

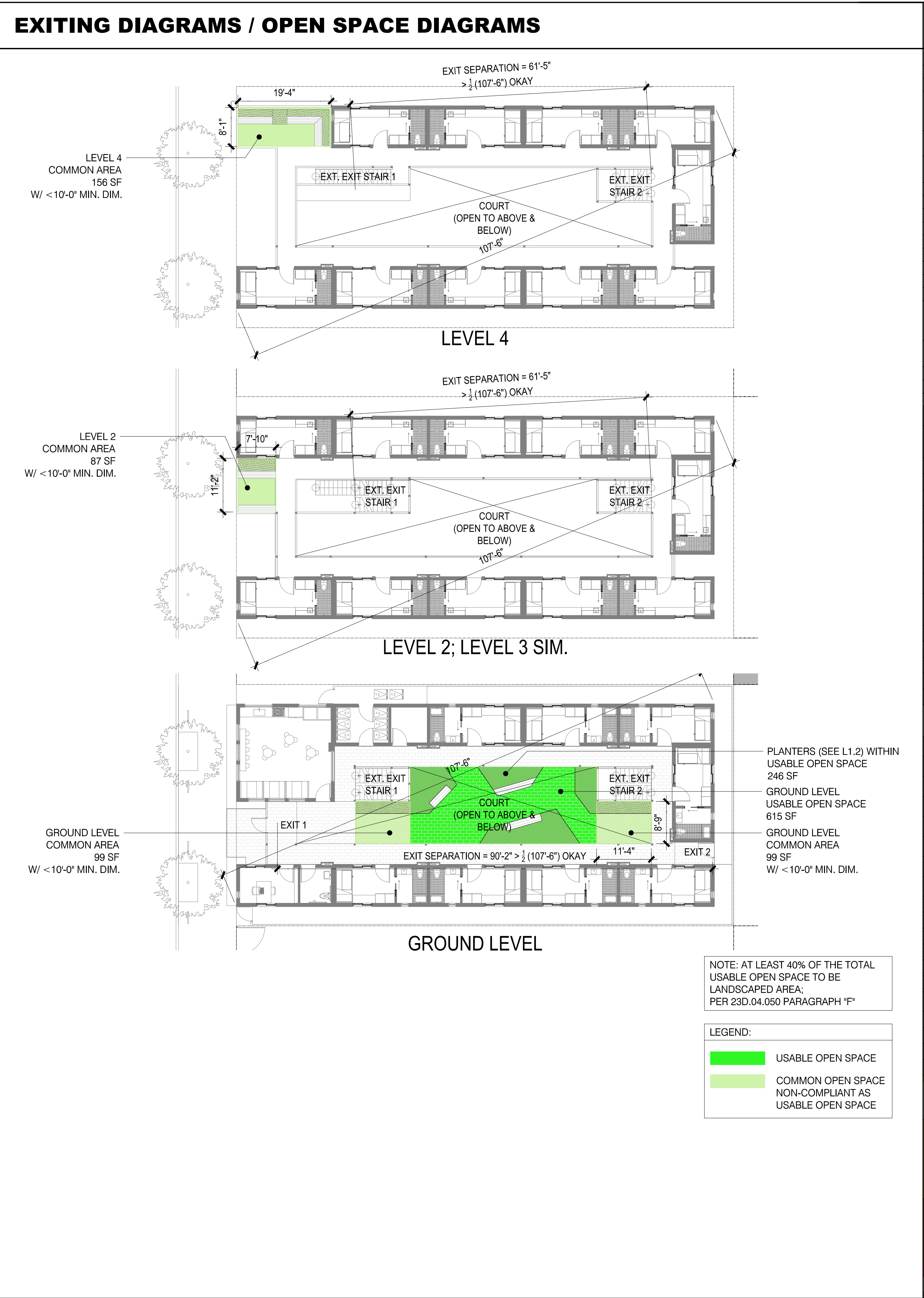




BUILDING CODE DATA									
Building Information 10/11/2019									
Occupancy Type		Congregate Living Facilities (R-2) Type V-A							
Construction Type		Type V-A (Stories 1-4)							
Building Story and Height Limitation (CBC Table 504.3 & 504.4)									
* story count measured from floor above Type I-A per CBC 510.2									
Occupancy Type		Construction Type	Allowable Stories	Proposed Stories	Allowable Building Height		Proposed Building Height		
R-2 (Congregate Living Facilities)		V-A	4	4	70'		40'		
Area Limitation Analysis - Type V-A									
Allowable Building Area Analysis - Separated Occupancies (CBC Table 506.2 506.3 & 506.2.4)									
Aa = Allowable Area = [At + (NS x If)]			If=Frontage Increase=(F/P-0.25)W/30						
At = Area (Table 506.2)		NS = Area (Table	F=231'	P=298'	W=30'				
Occupancy		Type	At	NS	If	Aa	Proposed		%
Ground Floor R-2		V-A	36000	12000	0.000	36,000	2,153		6%
Second Floor R-2		V-A	36000	12000	0.000	36,000	1,918		5%
Third Floor R-2		V-A	36000	12000	0.000	36,000	1,918		5%
Fourth Floor R-2		V-A	36000	12000	0.000	36,000	1,741		5%
Type V-A Ground to Fourth Total							7,730		
Total Allowed per CBC 506.2.4 (200%)									21%
Separations of Occupancies (CBC 508.4)									
Occupancies		Rating			Occupancies			Rating	
Between Sleeping Units		1 Hr Floor & Walls(CBC 708.3&711.3)							
Fire Resistance of Exterior Walls (Table 602)									
Ground Floor Type I-A (R-2, A-3)									
Wall Location		Fire Sep. Dist.		Rating	Fire Sep. Dist.		Rating		
		X<5		1	10x<30		1		
		5x<10		1	X≥30		0		
Floors 2-6 Type III-A (R-2)									
Wall Location		Fire Separation Distance			Rating				
		X<5		1	10x<30		1		
		5x<10		1	X≥30		0		
Fire Resistance of Requirements (Table 601)									
Type V-A									
Building Element		Required			Provided				
Structural Frame		1			1				
Bearing Walls - Exterior		1			1				
Bearing Wall-Interior		1			1				
Non-bearing Walls - Exterior		See Table 602							
Non-bearing Wall - Interior		0			0				
Floor Construction		1			1				
Roof Construction		1			1				

## REFUSE AND RECYCLING

Waste and Recycling Calculation									
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3		Waste (40%)		Recycling (40%)	Organics (20%)	
40	1.00	40	3.33 cy	667 gal	1.33 cuft	267 gal	267 gal	133 gal	
Space Calculation		Container Quantities			Space Required		150% Additional		
	Waste	Recycling	Organics	Factor/container	Space/ Container		Required	Provided	
2 cy bin (404 gal)					28 sf		sf		
96 gallon cart		3	3	2	7 sf		56 sf		
64 gallon cart					6 sf		sf		
Total capacity		288 gal	288 gal	192 gal			56 sf	84 sf	120



ZONING CODE DATA				
ZONING SUMMARY				
ZONING	C-1, NON-NODE, NORTHSIDE, UNIVERSITY AVE SPECIFIC PLAN			
LOT AREA (SF)	5,150			
	BASE ZONING	W/ USE PERMIT	MAX W/ DENSITY BONUS	PROPOSED W/ DENSITY BONUS
EXCLUSIVE RESIDENTIAL USE	DEVELOPMENT STANDARDS PER 23E.36.070.E			
DENSITY LIMIT	N/A	N/A	N/A	40 ROOMING UNITS
HEIGHT, RESIDENTIAL ONLY	36'	MODIFIABLE W/ UP	46'	40' w/ DB
STORIES, RESIDENTIAL ONLY	3	MODIFIABLE W/ UP	4	4 w/ DB
FAR	2.2	2.2	2.97	1.80
FAR FLOOR AREA LIMIT	11,330	11,330	15,296	9,273
SOLAR REAR YARD SETBACK	APPLIES	APPLIES	N/A	WAIVER
LOT COVERAGE PER R-3	40%	MODIFIABLE W/ UP	N/A	49%
LOT COVERAGE FLOOR AREA LIMIT	2,060	MODIFIABLE W/ UP	N/A	2,543
# FLOORS	3	MODIFIABLE W/ UP	4	WAIVER
TOTAL MAX GFA PER COVERAGE	6,180	MODIFIABLE W/ UP	8,343	9,273
PARKING	1 PER 5 RESIDENTS & 1 FOR MANAGER	MODIFIABLE W/ UP	N/A	0 SPACES W/ CONCESSION
OPEN SPACE (90 SF / ROOMING UNIT)	90 SF / ROOMING UNIT	MODIFIABLE W/ UP	N/A	615 SF W/ CONCESSION
FRONT YARD	2'	MODIFIABLE W/ UP	N/A	WAIVER
SIDE YARD	0'	MODIFIABLE W/ UP	N/A	4'
REAR YARD	15'	MODIFIABLE W/ UP	N/A	WAIVER
UNIT TABLE				
	ROOMING UNIT			
LEVEL 4	10			
LEVEL 3	11			
LEVEL 2	11			
LEVEL 1	8			
TOTAL	40			
BEDROOMS PER UNIT	1			
TOTAL RESIDENTIAL BEDROOMS	40			
PROJECT AREAS				
		TOTAL AREA		
LEVEL 4		2,094		
LEVEL 3		2,318		
LEVEL 2		2,318		
GROUND LEVEL		2,543		
TOTAL		9,273		
		FAR	1.80	
		MAX ALLOWABLE FAR	2.97	
PARKING CALCULATIONS				
		CARS	PER	REQ'D
RESIDENTIAL BEDROOMS	40	0.2	1	8
MANAGER		1	1	1
BASE REQUIRED PARKING				9
REQUESTED CONCESSION				9
TOTAL PROPOSED PARKING				0
USABLE OPEN SPACE CALCULATIONS				
	UNITS	SF / RES.	TOTAL	LANDSCAPED
ROOMING UNITS	40	90	3,600	
TOTAL OPEN SPACE REQUIRED			3,600	
REQUESTED CONCESSION			2,985	
TOTAL OPEN SPACE PROVIDED			615	246 (40%)
GROUND FLOOR OPEN SPACE			615	
ROOFTOP ARCHITECTURAL ELEMENTS CALCS				
			PROPOSED	ALLOWABLE
AVERAGE AREA OF FLOORS			-	-
TOTAL AREA OF PROPOSED ROOFTOP ARCH. ELEMENTS			0	-
% AREA OF ROOFTOP ARCHITECTURAL FEATURES			#DIV/0!	15.0%

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

ZONING  
INFORMATION &  
DENSITY BONUS  
DIAGRAMS

A0.1





## NEW HOME RATING SYSTEM, VERSION 7.0

### MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES.2, H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)  
**Build It Green is not a code enforcement agency.**

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

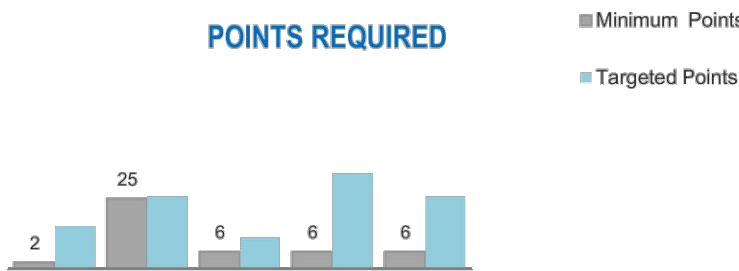
New Home Multifamily Version 7

Project Name: 1367 University  
Street: 1367 University Ave.  
City: Berkeley  
Project Zip: 94702

Total Points Targeted: 112

Certification Level: G Id

#### POINTS REQUIRED



Measures		Points Achieved	Possible Points					Notes
CALGreen								
Yes	CALGreen Res (REQUIRED)	4	1	1	1	1	1	
A. SITE								
No	A1. Construction Footprint	0				1		
A2. Job Site Construction Waste Diversion								
No	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0				2		
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	A3. Recycled Content Base Material					1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			
A6. Stormwater Control: Prescriptive Path								
No	A6.1 Permeable Paving Material	0					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	0					1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
No	A6.4 Smart Stormwater Street Design	0	1					
Yes	A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION								
No	B1. Fly Ash and/or Slag in Concrete	0				1		
No	B2. Radon-Resistant Construction	0			2			
Yes	B3. Foundation Drainage System	2				2		
N/A	B4. Moisture Controlled Crawlspace	0			1			
B5. Structural Pest Controls								
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
17.00%	Enter the landscape area percentage							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2					2	
No	C5. Trees to Moderate Building Temperature	0		1	1		1	
Yes	C6. High-Efficiency Irrigation System	2					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2	
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2					2	
No	C11. Landscape Meets Water Budget	0					1	
C12. Environmentally Preferable Materials for Site								
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0					1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0					1	
Yes	C13. Reduced Light Pollution	1	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
TBD	C16. Maintenance Contract with Certified Professional						1	
No	C17. Community Garden	0	2					

© Build It Green

GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1. Optimal Value Engineering								
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1					1	
No	D1.3 Advanced Framing Measures	0					2	
No	D2. Construction Material Efficiencies	0					1	
D3. Engineered Lumber								
TBD	D3.1 Engineered Beams and Headers						1	
Yes	D3.2 Wood Joists or Web Trusses for Floors	1					1	
Yes	D3.3 Engineered Lumber for Roof Rafters	1					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0					1	
Yes	D3.5 OSB for Subfloor	0.5					0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5					0.5	
No	D4. Insulated Headers	0		1				
D5. FSC-Certified Wood								
TBD	D5.1 Dimensional Lumber, Studs, and Timber						6	
TBD	D5.2 Panel Products						3	
D6. Solid Wall Systems								
No	D6.1 At Least 90% of Floors	0					1	
No	D6.2 At Least 90% of Exterior Walls	0		1			1	
No	D6.3 At Least 90% of Roofs	0		1			1	
Yes	D7. Energy Heels on Roof Trusses	1		1				
No	D8. Overhangs and Gutters	0		1			1	
D9. Reduced Pollution Entering the Home from the Garage								
No	D9.1 Detached Garage	0				2		
No	D9.2 Mitigation Strategies for Attached Garage	0				1		
D10. Structural Pest and Rot Controls								
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1					1	
Yes	D10.2 Wood Framing, Sheathing, Siding, or Siding-Impregnated, or Wood Materials Other Than Wood	1					1	
Yes	D10.3 Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2				1	1	
E. EXTERIOR								
TBD	E1. Environmentally Preferable Decking						1	
TBD	E2. Flashing Installation Third-Party Verified						2	
Yes	E3. Rain Screen Wall System	2					2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1					1	
E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	R
No	E6. Vegetated Roof	0	2	2				
F. INSULATION								
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
No	F1.1 Walls and Floors	0					1	
No	F1.2 Ceilings	0					1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
No	F2.1 Walls and Floors	0				1		
No	F2.2 Ceilings	0				1		
F3. Insulation That Does Not Contain Fire Retardants								
No	F3.1 Cavity Walls and Floors	0				1		
No	F3.2 Ceilings	0				1		
No	F3.3 Interior and Exterior Insulation	0				1		
G. PLUMBING								
G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	
≤1.28 gpf	G2.3 WaterSense Toilets with a maximum performance (max) of 1.28 gpf or less	1					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1	
No	G3. Pre-Plumbing for Graywater System	0					1	
No	G4. Operational Graywater System	0					3	
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1					1	
Yes	G6. Submeter Water for Tenants	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								

© Build It Green

GreenPoint Rated New Home Multifamily Checklist Version 7.0

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414

[www.TrachtenbergArch.com](http://www.TrachtenbergArch.com)

## 1367 UNIVERSITY HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

GREEN BUILDING  
CHECKLIST

A0.2A



1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

GREEN BUILDING  
CHECKLIST

A0.2B

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	Indoor Air Quality	Resources	Water	
TBD	L1. Environmentally Preferable Flooring					3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3			
Yes	L3. Durable Flooring	1				1		
No	L4. Thermal Mass Flooring	0	0	1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
	M2. Efficient Clothes Washing and Drying							
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		1			2	
Yes	M2.2 Energy Star Dryer	1		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting system designed to achieve footcandle standards or designed by Lighting Consultant	2		2				
TBD	M6. Electric Vehicle Charging Stations and Infrastructure			2				
No	M7. Central Laundry	0					1	
Yes	M8. Gearless Elevator	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1		
	N1.5 Home Size Efficiency	9				9		
811	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
63	Enter the number of Tier 1 services							
23	Enter the number of Tier 2 services							
No	N3.2 Connection to Pedestrian Pathways	0	1					
No	N3.3 Traffic Calming Strategies	0		2				
Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
Yes	N3.6 Bicycle Storage for Non-Residents	1	1					
1 space per unit	N3.7 Reduced Parking Capacity	2	2					
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public outdoor gathering places with direct access to tier 1 Community Services	0	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Affordability							
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
No	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1					
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N9. Mixed-Use Developments							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	Indoor Air Quality	Resources	Water	
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
No	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	0			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operate windows and skylights Located to induce cross ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	H8. High Efficiency HVAC Filter (MERV 13+)	0			1			
No	H9. Advanced Refrigerants	0			1			
I. RENEWABLE ENERGY								
No	I1. Pre-Plumbing for Solar Water Heating	0		1				
Yes	I2. Preparation for Future Photovoltaic Installation	1		1				
0.00%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				
No	I5. Energy Storage System	0		1				
No	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
No	I7. Photovoltaic System for Multifamily Projects	0		8				
J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1			
No	J2. Supply and Return Air Flow Testing	0		1	1			
No	J3. Mechanical Ventilation Testing	0			1			
No	J4. Combustion Appliance Safety Testing	0			1			
	J5. Building Energy Performance							
1.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	7		30				
1.00%	J5.2 Non-Residential Spaces Outperform Title 24	1		15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				
TBD	J8. ENERGY STAR for Homes			1				
No	J9. EPA Indoor airPlus Certification				1			
No	J10. Blower Door Testing	0			3			
No	J11. Compartmentalization of Units	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1			
Yes	K1.2 Entryways to Buildings	1			1			
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
TBD	K9. Durable Cabinets					2		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					1		
L. FLOORING								



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

GREEN BUILDING  
CHECKLIST

A0.2C

Project Name: 1367 University Project Street: 1367 University Ave. Project City: Berkeley Project Zip: 94702		Points Achieved	Community	Energy	Indoor Air Quality	Health	Resources	Water	
<b>N9. Social Equity</b>									
No	N9.1 Diverse Workforce	0	1				1		
No	N9.2 Community Location	0	1		1				
<b>O. OTHER</b>									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5			1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs Use: owner's or developer's management team are trained green building Professionals	0		0.5	0.5	0.5	0.5	0.5	
No	O5. Home System Monitors								
No	O5.1 Energy Home System Monitors	0		1					
No	O5.2 Water Home System Monitors	0						1	
<b>O6. Green Building Education</b>									
TBD	O6.1 Marketing Green Building		2						
TBD	O6.2 Green Building Signage			0.5				0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0					1		
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2						
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan						1		
Yes	O11. Tobacco Free Buildings	2				2			
TBD	O12. Integrated Pest Management Plan						1		
<b>P. DESIGN CONSIDERATIONS</b>									
P1. Acoustics: Noise and Vibration Control			1		1				
	Enter the number of Tier 1 practices								
	Enter the number of Tier 2 practices								
P2. Mixed-Use Design Strategies									
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1			1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1				
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1				
P3. Commissioning									
TBD	P3.1 Design Phase			1	1				
TBD	P3.2 Construction Phase			2	1				
TBD	P3.3 Post-Construction Phase			2	1				
No	P4. Building Enclosure Testing	0		1	1	1			
<b>Summary</b>									
Total Available Points in Specific Categories		404	46	141	69	94	54		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Achieved		112.0	15.0	26.0	11.0	34.0	26.0		



DENSITY BONUS TABLE									
	Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	Maximum DB Project
	sq. ft. - see calculation below	base project area / avg. unit size	Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
	6,720	28.99	29	15%	4.35	5.00	35.0%	10.1500	40
	Base Project Res. Area	Floor	Proposed Project Res. Area		Base	#VLI	%VLI	%DB	Total DB
					29				
		Fourth	2,094	Proposed Area:	9,273	2	5%	20.0%	35
	2,450	Third	2,318			3	6%	22.5%	36
	3,320	Second	2,318	Proposed Units:	40	3	7%	25.0%	37
	950	First	2,543			3	8%	27.5%	37
						3	9%	30.0%	38
Total:	6,720		9,273	Average Unit Size:	232	3	10%	32.5%	39
Avg. Unit Size:	232		232			4	11%	35.0%	40
	Base Project # of Units	Floor	Proposed Project # of Units			4	12%	35.0%	40
						4	13%	35.0%	40
		Fourth	10			5	14%	35.0%	40
	13	Third	11			5	15%	35.0%	40
	16	Second	11						
		First	8						
Total:	29		40						

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - Parking

		Spaces	Ratio	Total
Residents	29	1	5	6
Manager	1	1.0	1	1.0
Commercial	773	2.0	1000	2.0
Total				9

Base Project - Commercial Area

	Allowable
Lot Size	5,150
Req.	15%
Lot Size	773

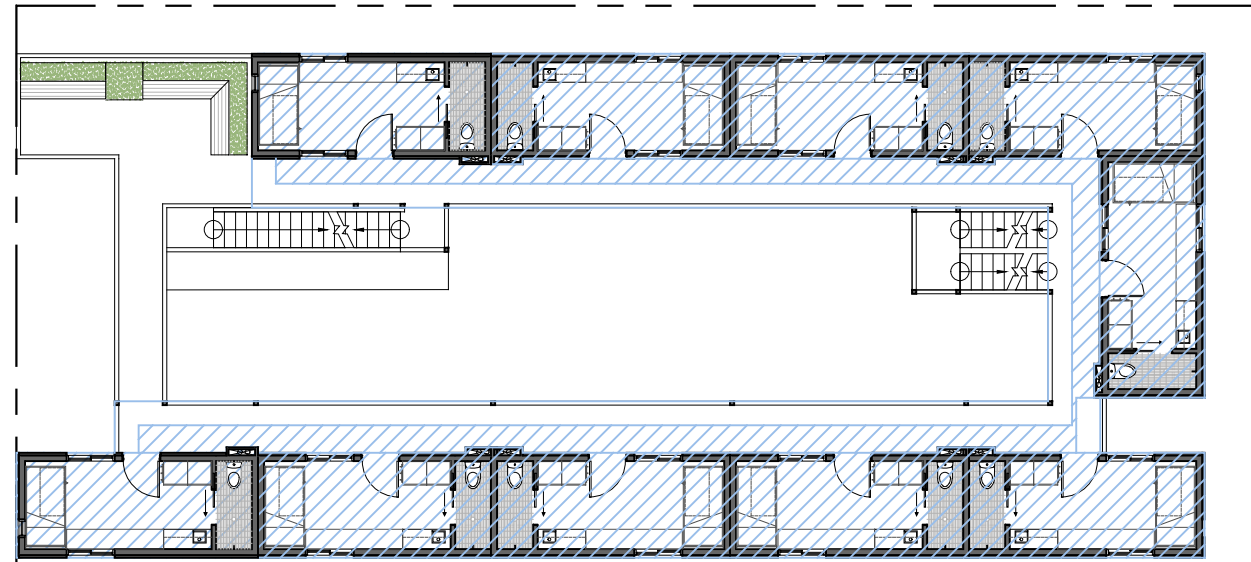
Base Project - FAR

	Allowable	Proposed
Lot Size	5,150	5,150
FAR	2.20	1.30
GFA	11,330	6,720

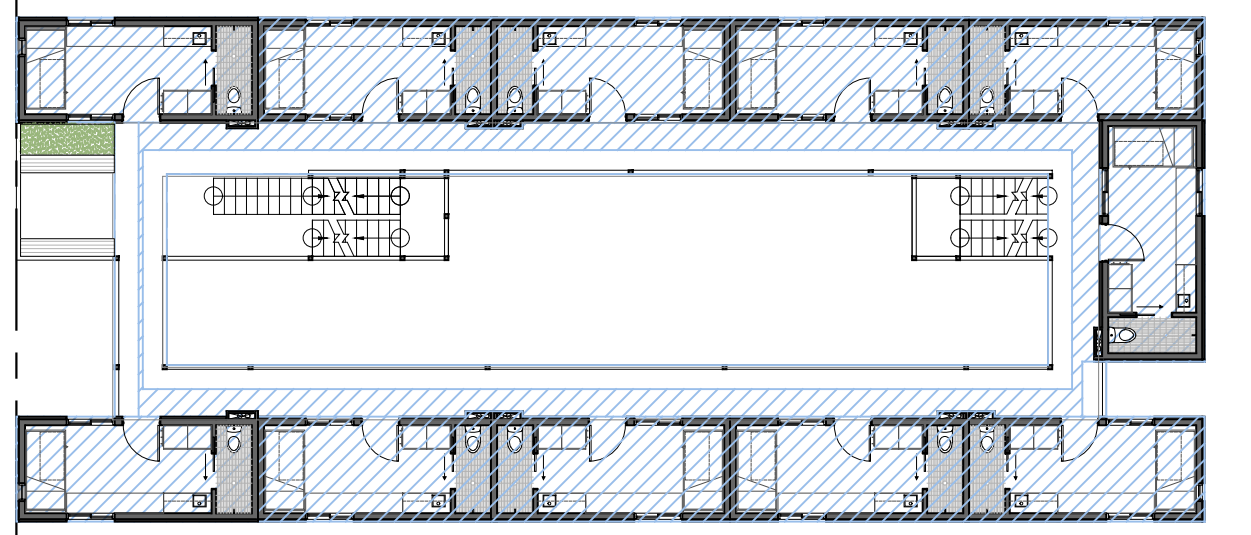
Base Project - Open Space

	Units	Ratio	Total Area	Required at Univ. / Entireties
Base Units	29	90	2610	10%, 261 sf
Provided Open Space			3233	
Ground			732	
Podium			261	
Roof Decks			2240	

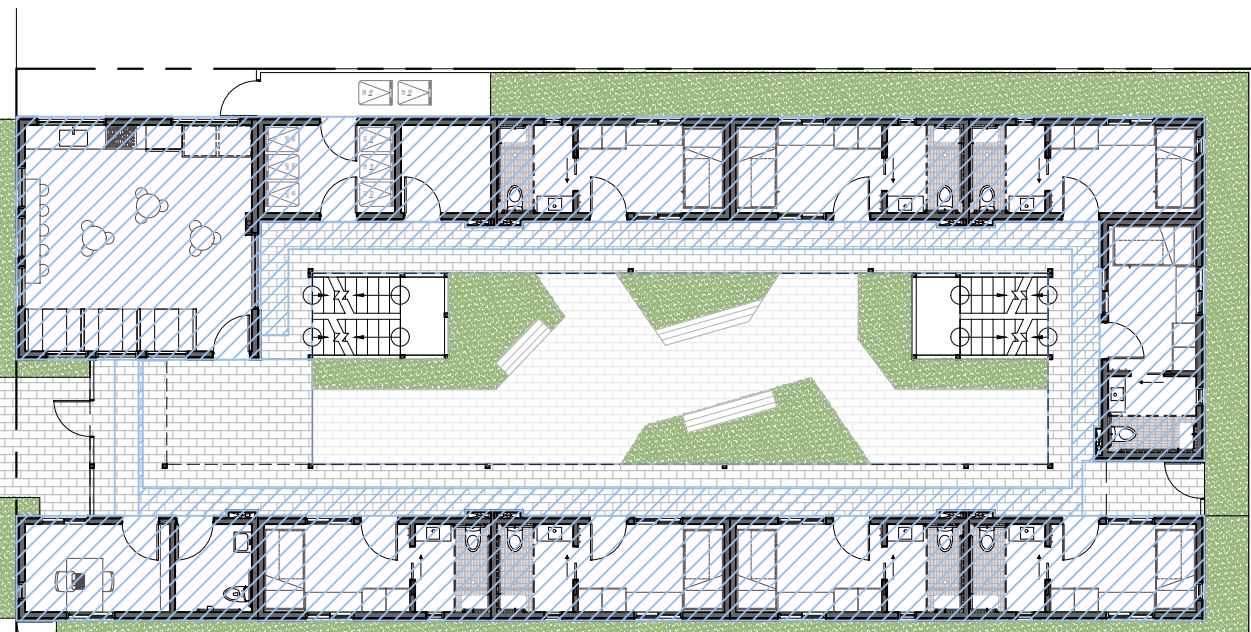
**Floor Area, Gross:** The total gross horizontal areas of all floors of a building or enclosed structure, including, but not limited to, usable basements and cellars, below the roof and within the outer surface of the main walls of principal or accessory buildings (or the centerlines of party walls separating such buildings or portions thereof) or within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls, except that in the case of a multi-story building which has covered or enclosed stairways, stairwells and elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent. Areas that shall be excluded from gross floor area shall include covered or uncovered areas used for off-street parking spaces or loading spaces and driveways, ramps between floors of a multi-level parking garage and maneuvering aisles relating thereto; mechanical, electrical and telephone equipment rooms below Finish Grade; and areas which qualify as usable open space. For non-residential uses, Gross Floor Area includes pedestrian access interior walkways or corridors, or interior courtyards, walkways, paseos or corridors covered by a roof or skylight; but excludes arcades, porticoes and similar open areas which are located at or near street level, which are accessible to the general public and which are not designed or used as sales, display, storage, service or production areas.



LEVEL 4

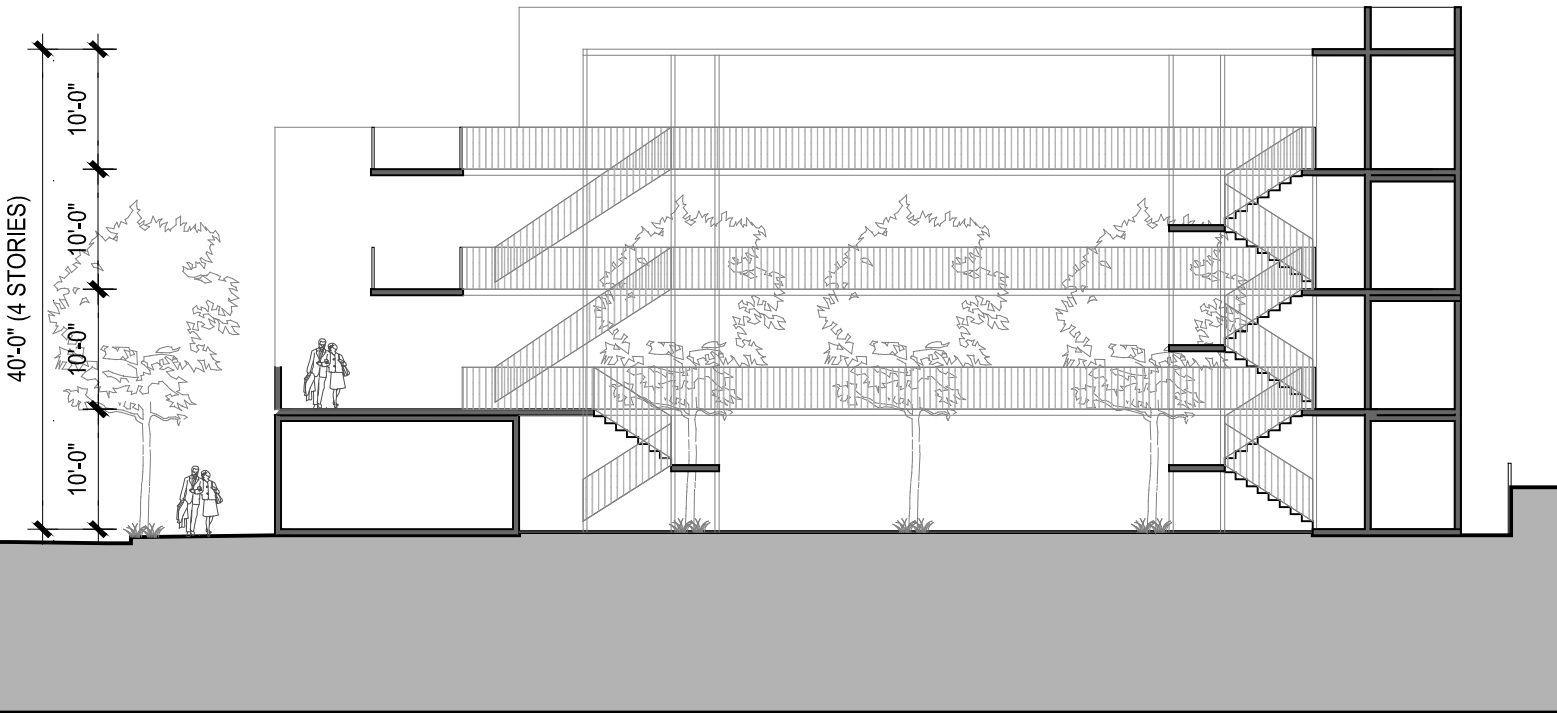


LEVEL 2; LEVEL 3 SIM.

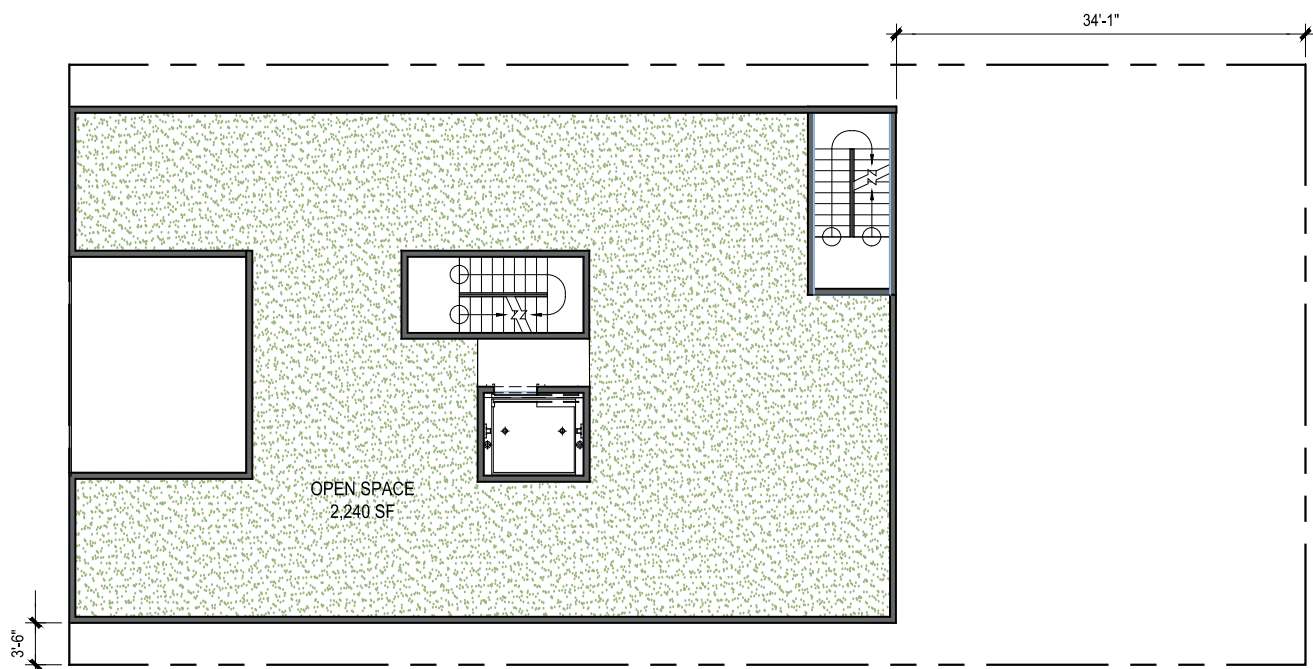


GROUND LEVEL

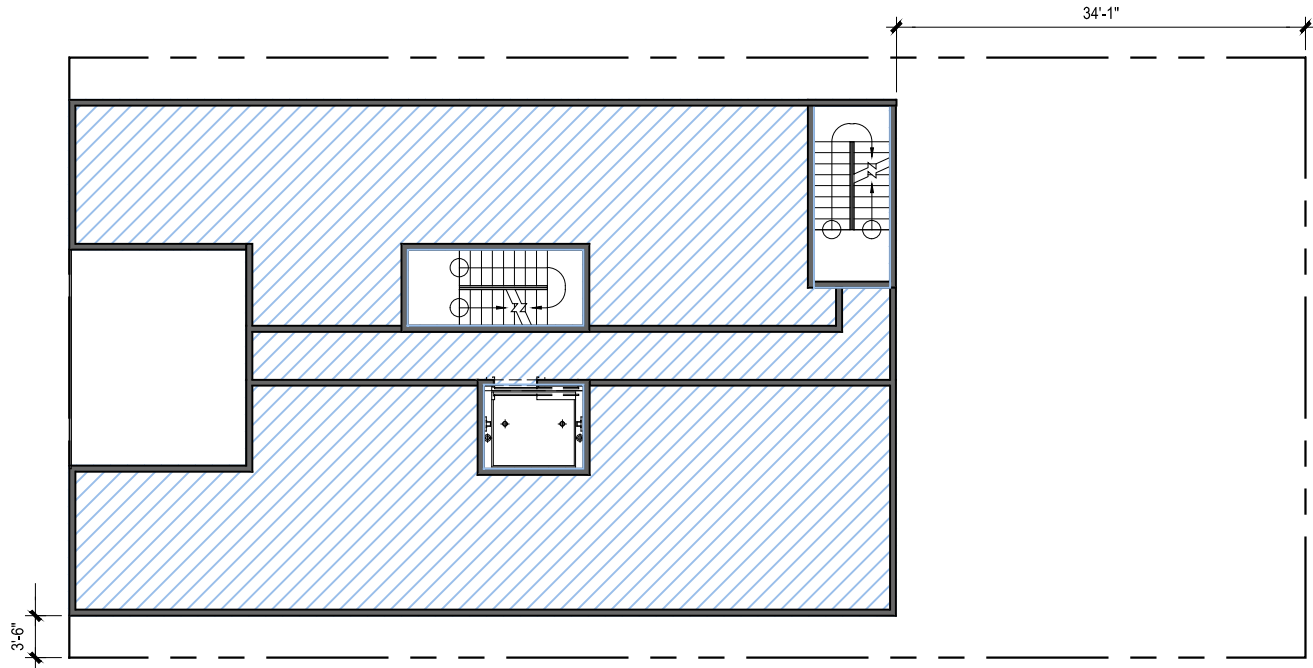
PROPOSED PROJECT PLANS



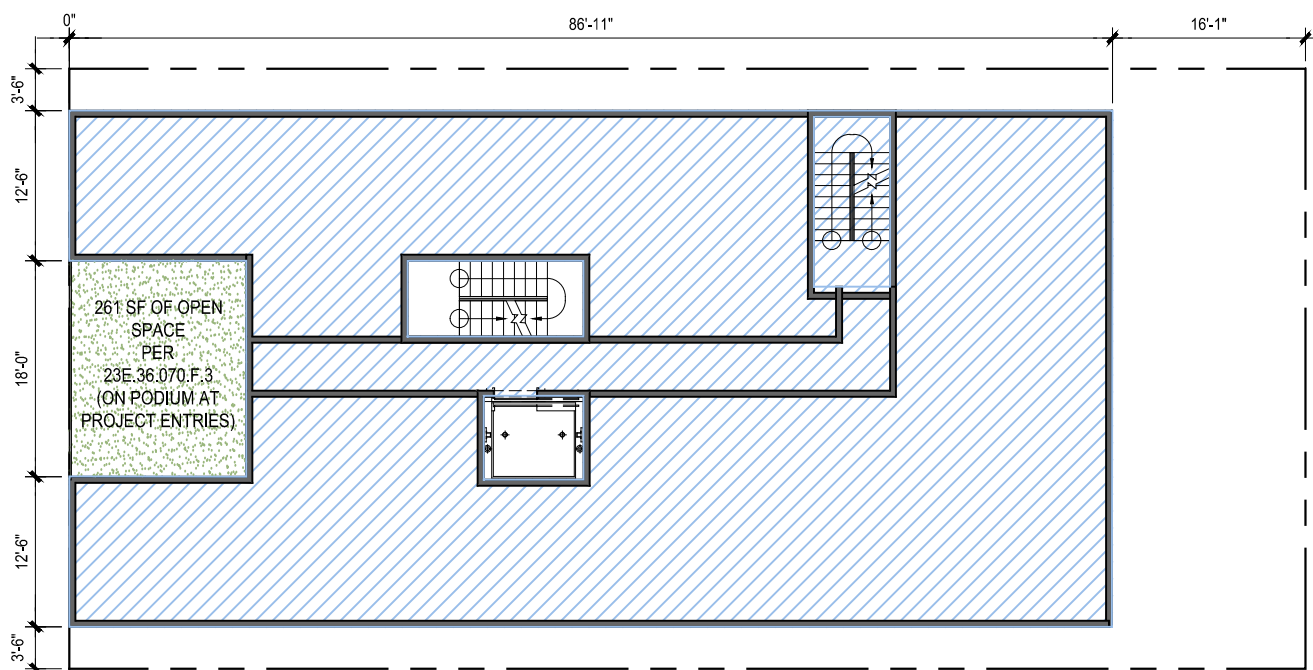
PROPOSED PROJECT SECTION



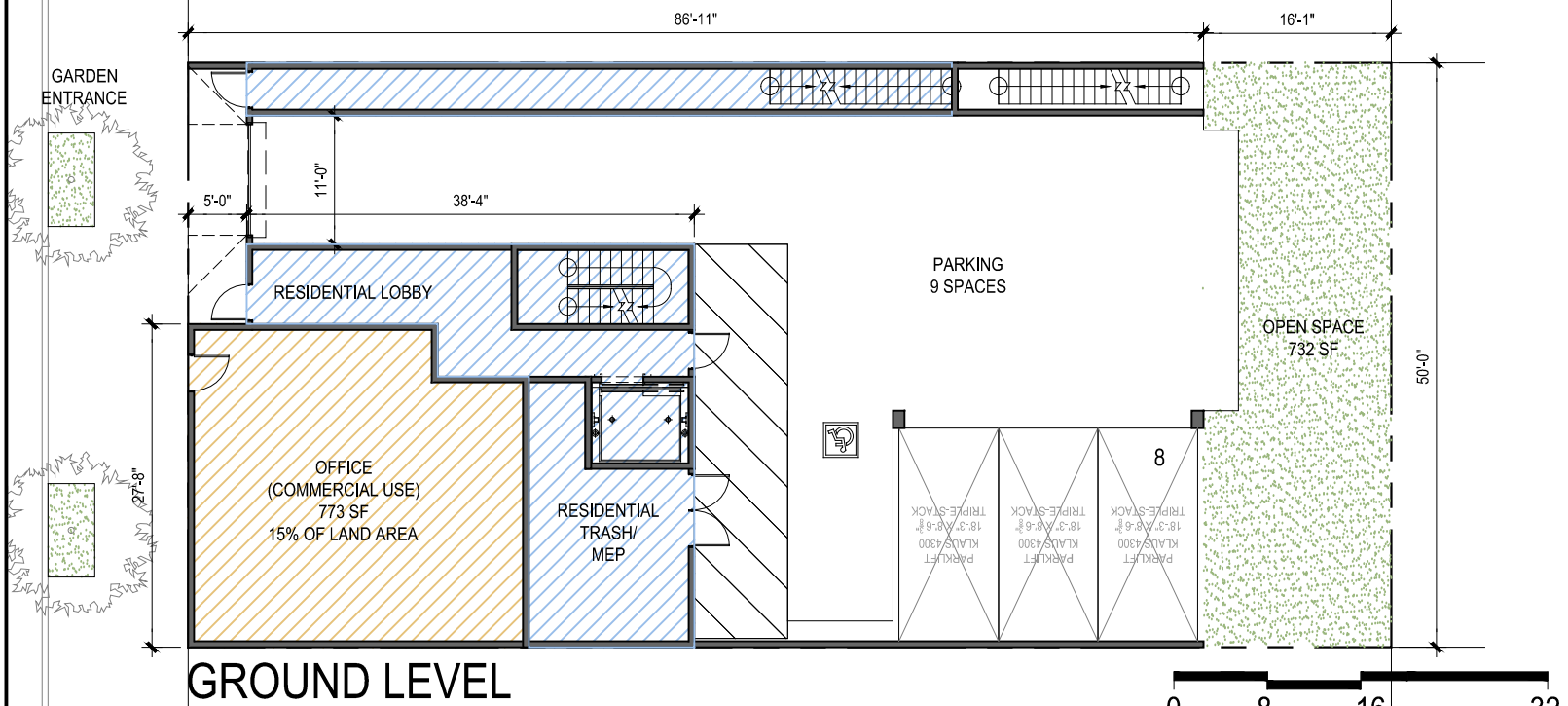
ROOF DECK LEVEL 3



LEVEL 3 LEVEL 2

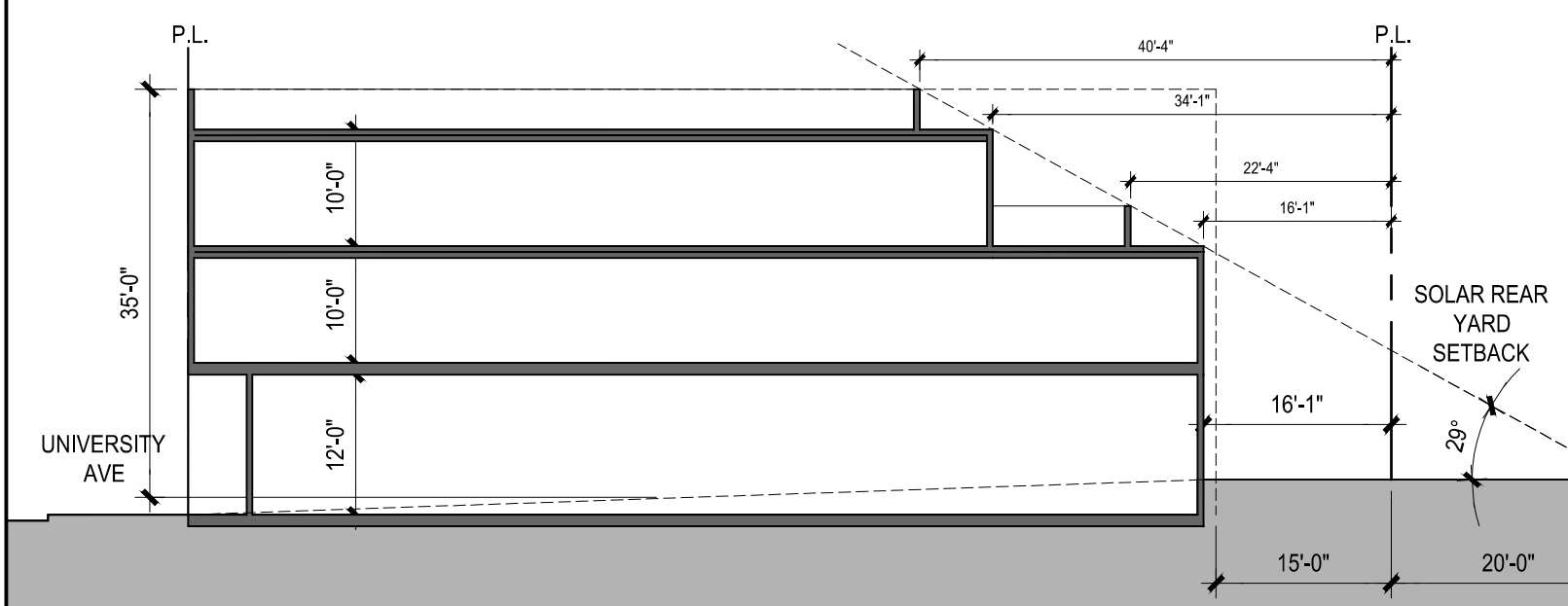


LEVEL 2 GROUND LEVEL



GROUND LEVEL

BASE PROJECT PLANS



BASE PROJECT SECTION

TRACHTENBERG ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367 UNIVERSITY HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

DENSITY BONUS DIAGRAMS

A0.3



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

## 1367 UNIVERSITY HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

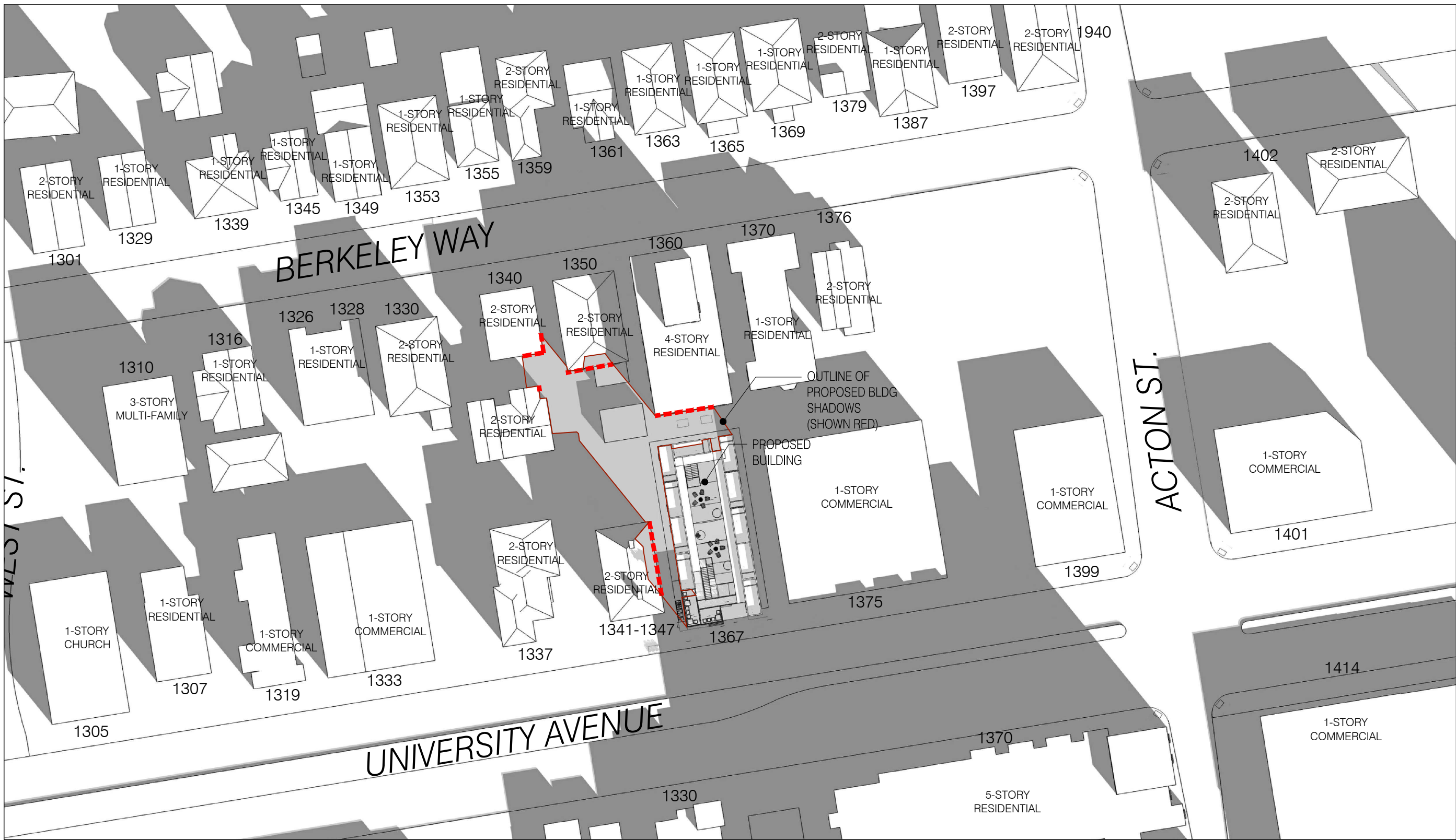
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

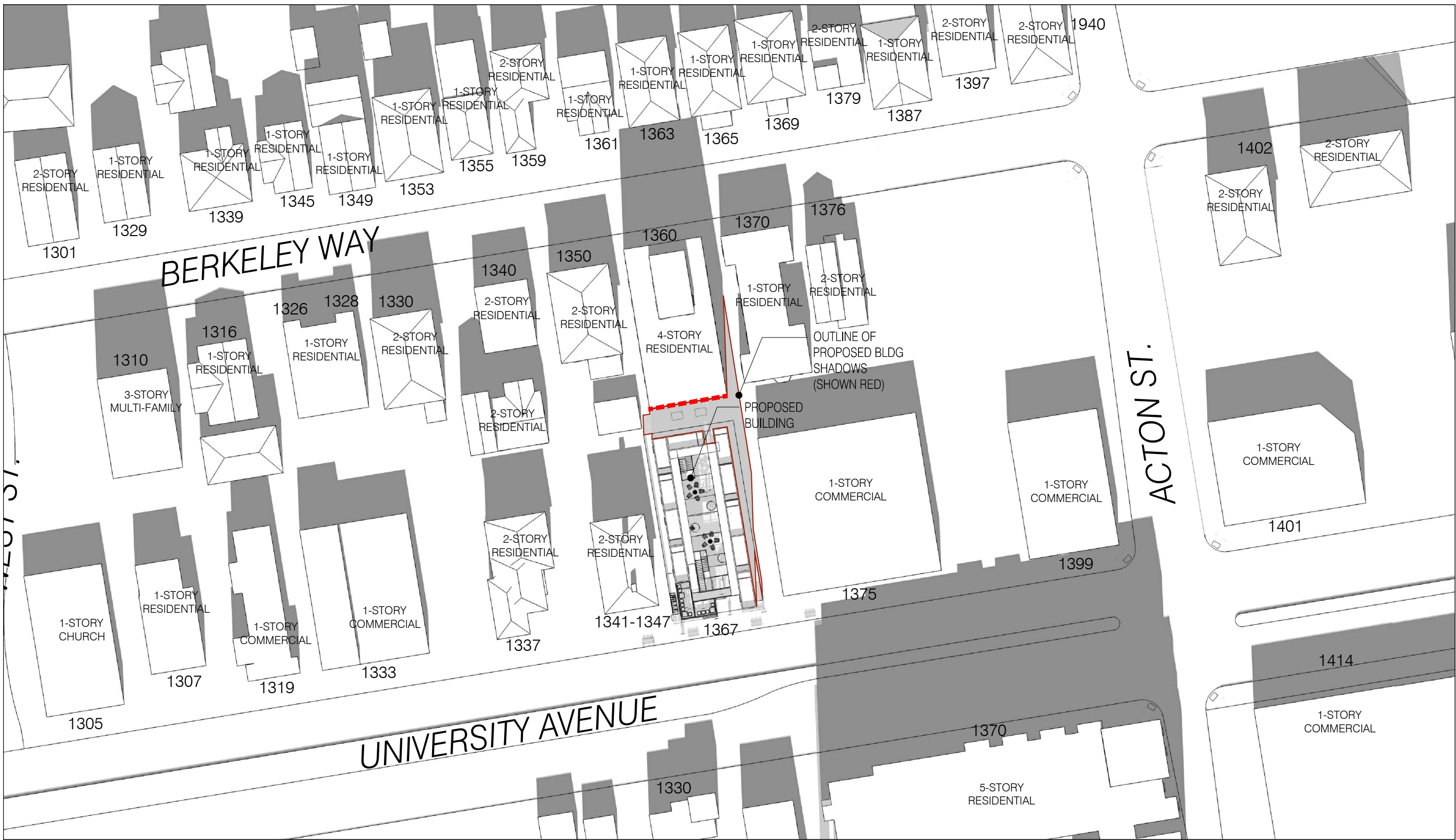
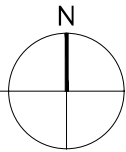
SHEET:

SHADOW STUDIES  
DECEMBER 21ST

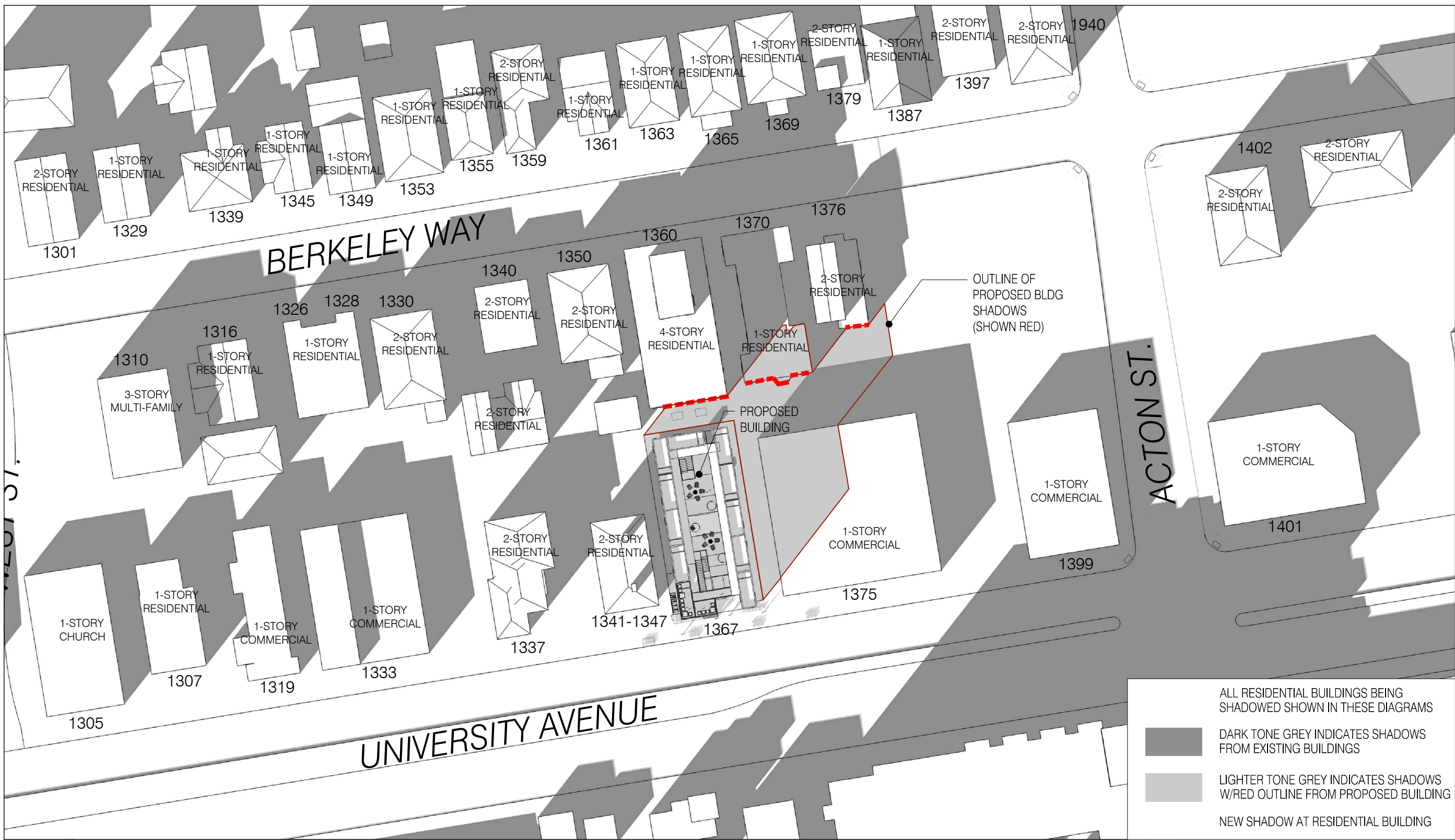
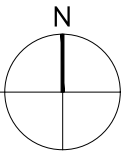
# A0.4A



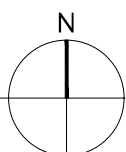
1 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE  
1:100 @ 11X17 1:50 @ 24X36



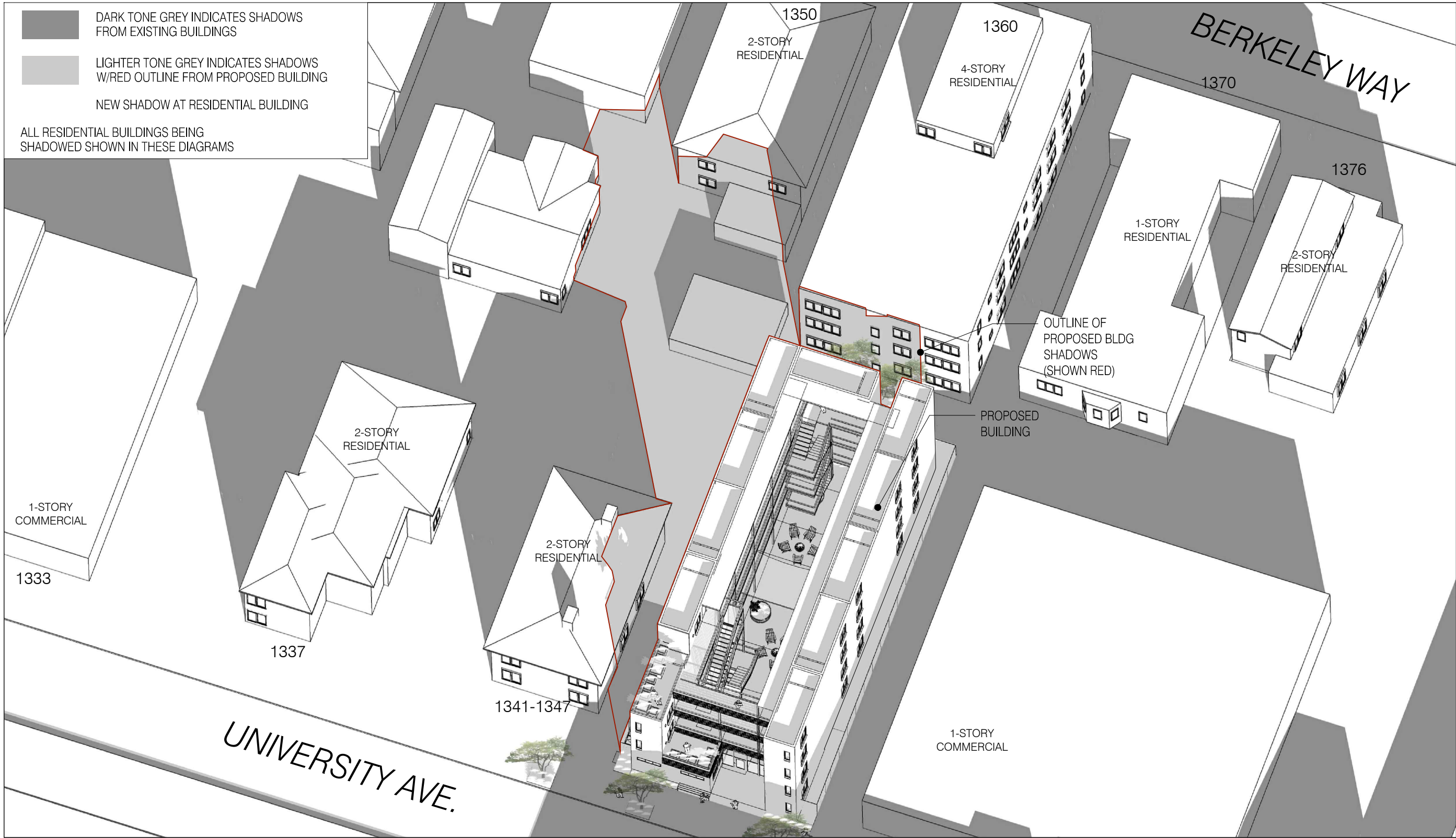
2 SHADOW STUDY - DECEMBER 21: NOON  
1:100 @ 11X17 1:50 @ 24X36



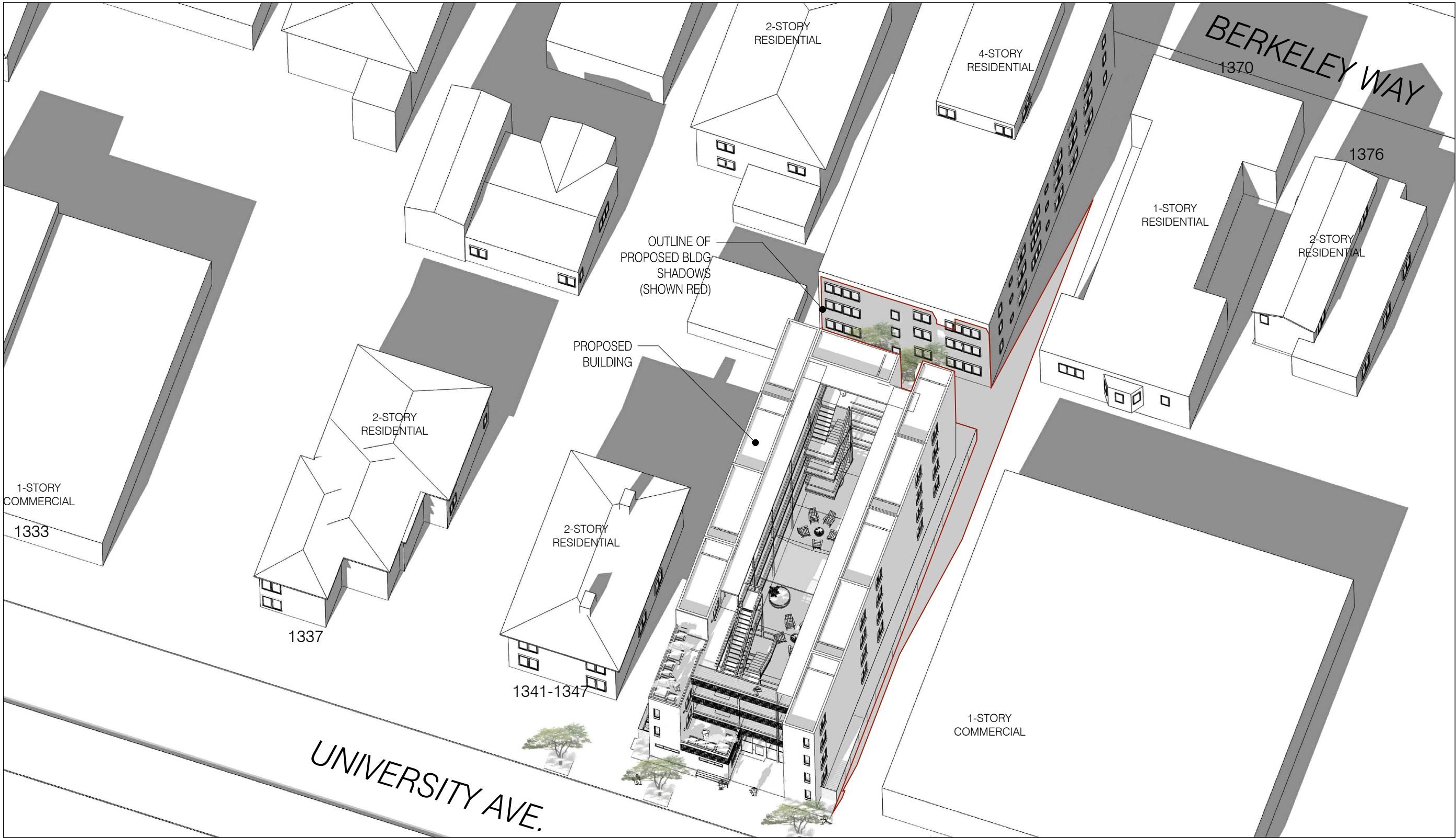
3 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET  
1:100 @ 11X17 1:50 @ 24X36



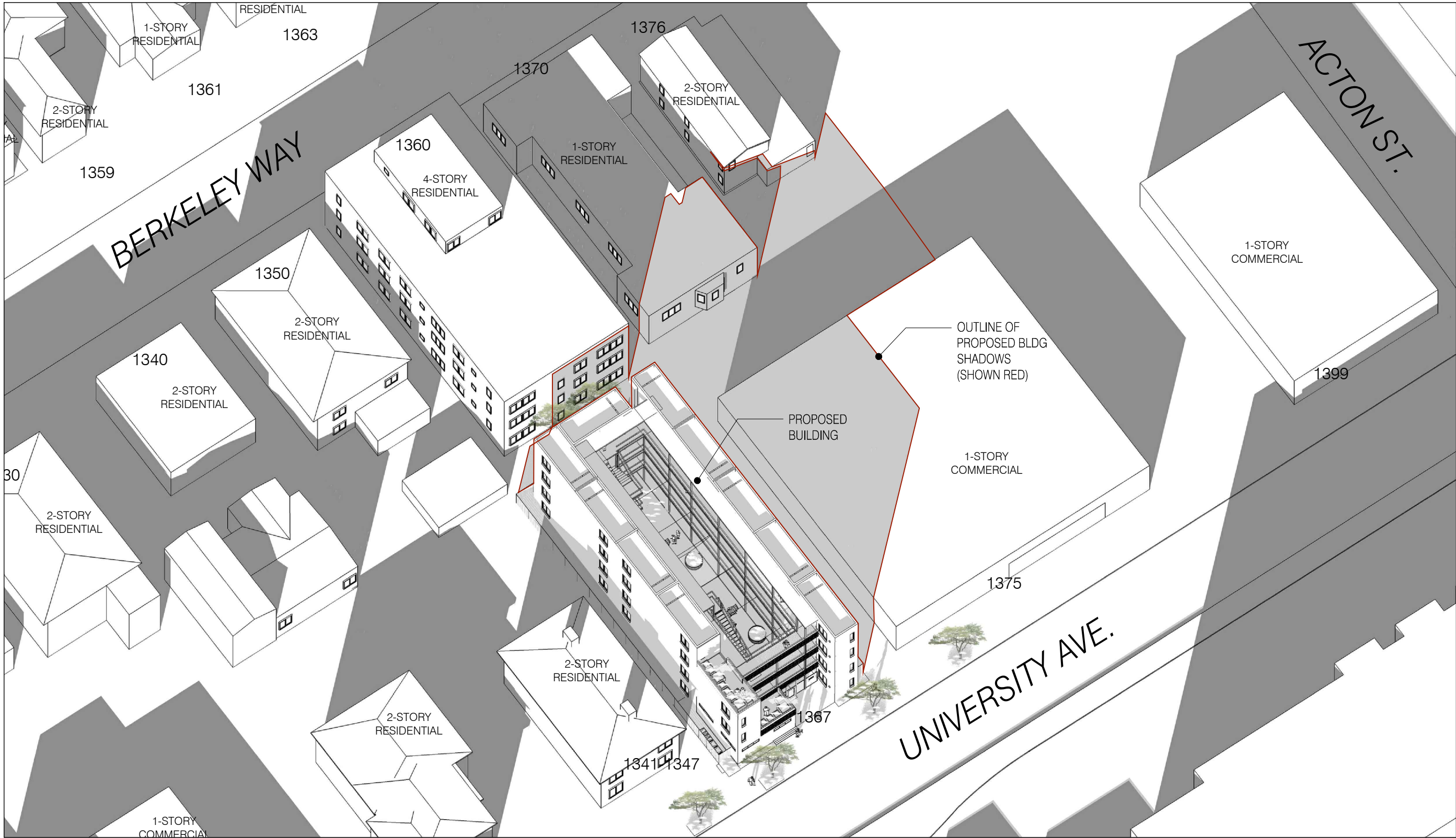




1 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE  
NTS



2 SHADOW STUDY AXONOMETRIC - DECEMBER 21: NOON  
NTS



3 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS BEFORE SUNSET  
NTS

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

SHADOW STUDIES  
DECEMBER 21ST

A0.4B



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

## 1367 UNIVERSITY HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

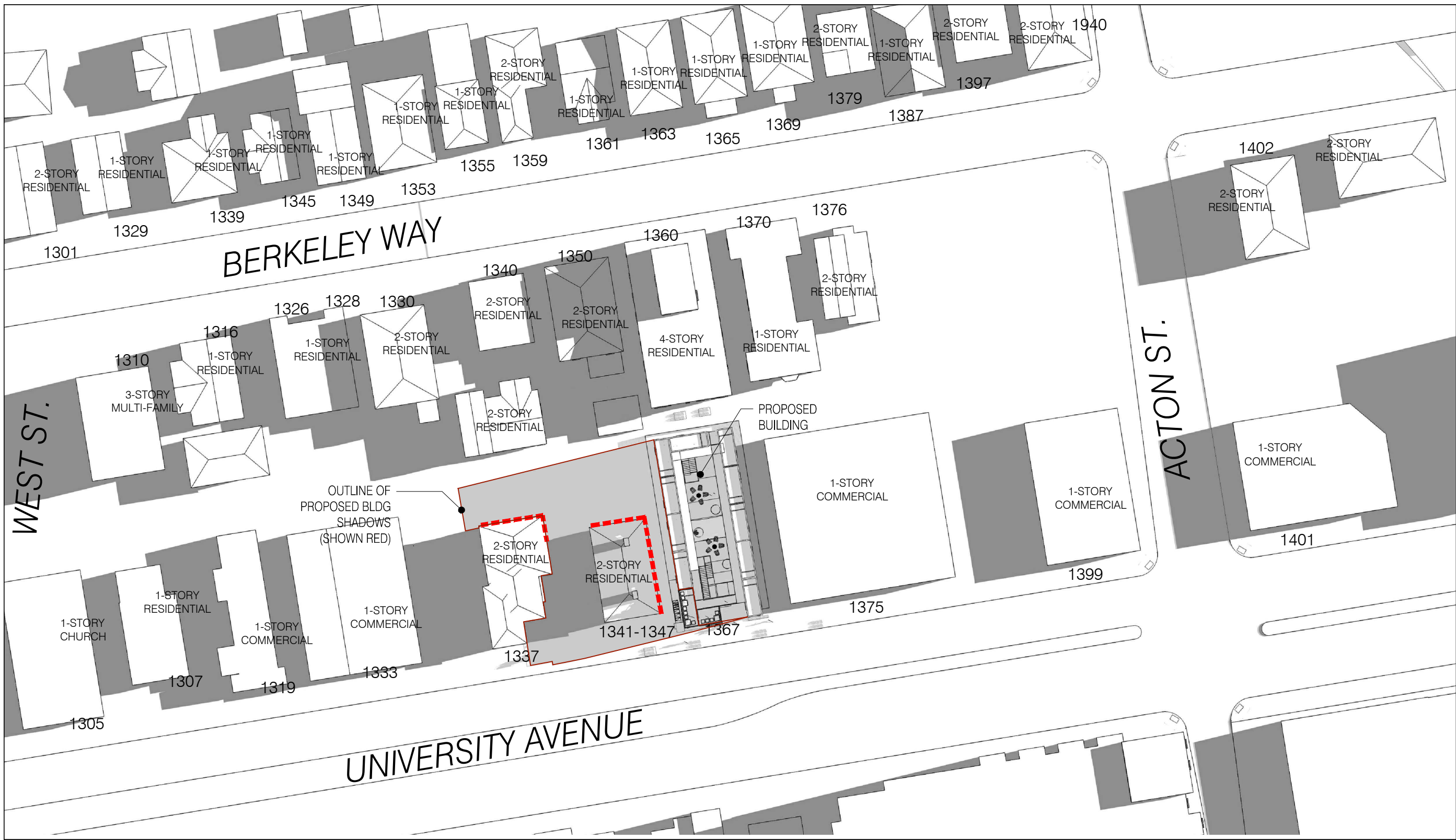
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

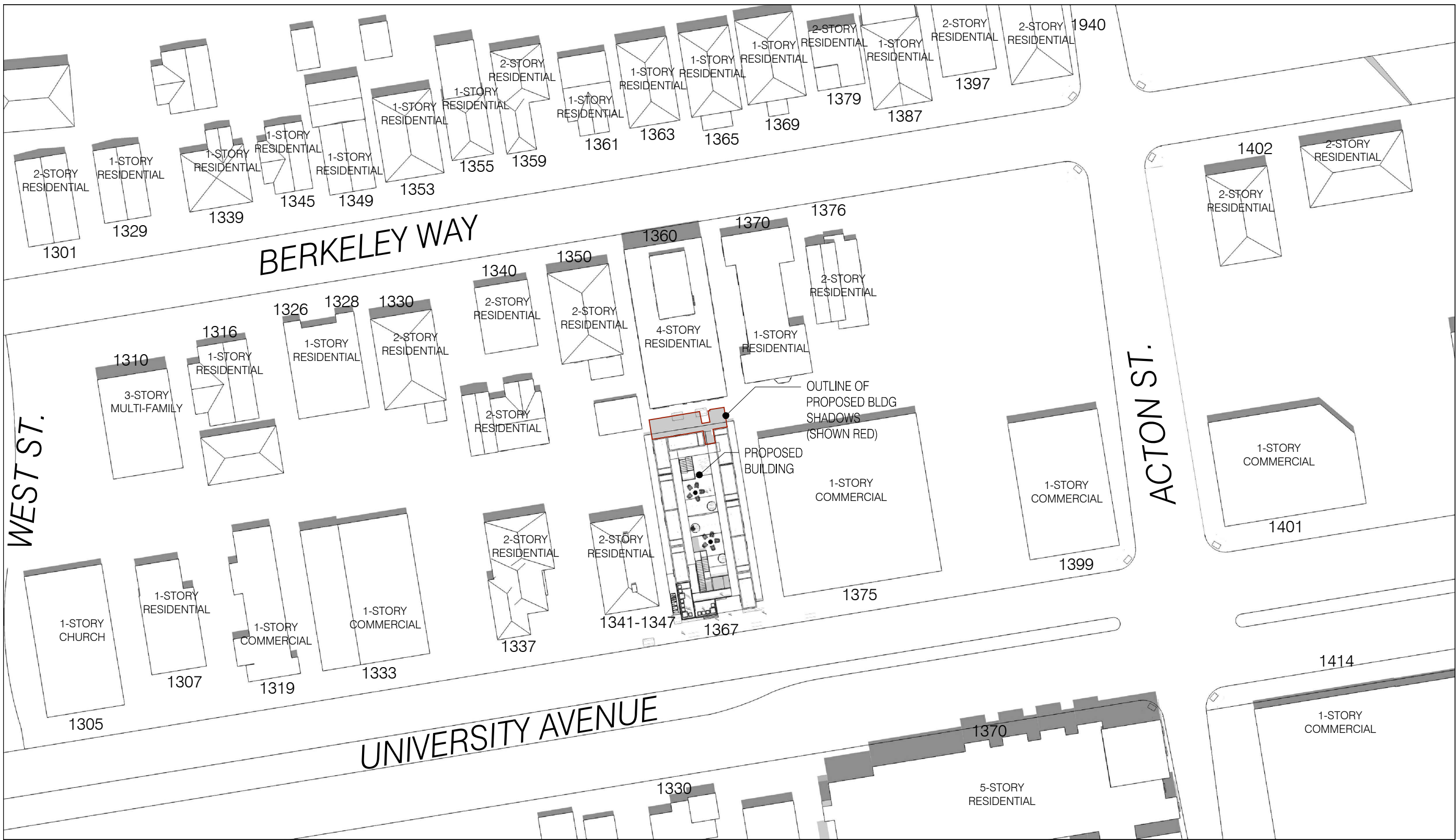
SHEET:

SHADOW STUDIES  
JUNE 21ST

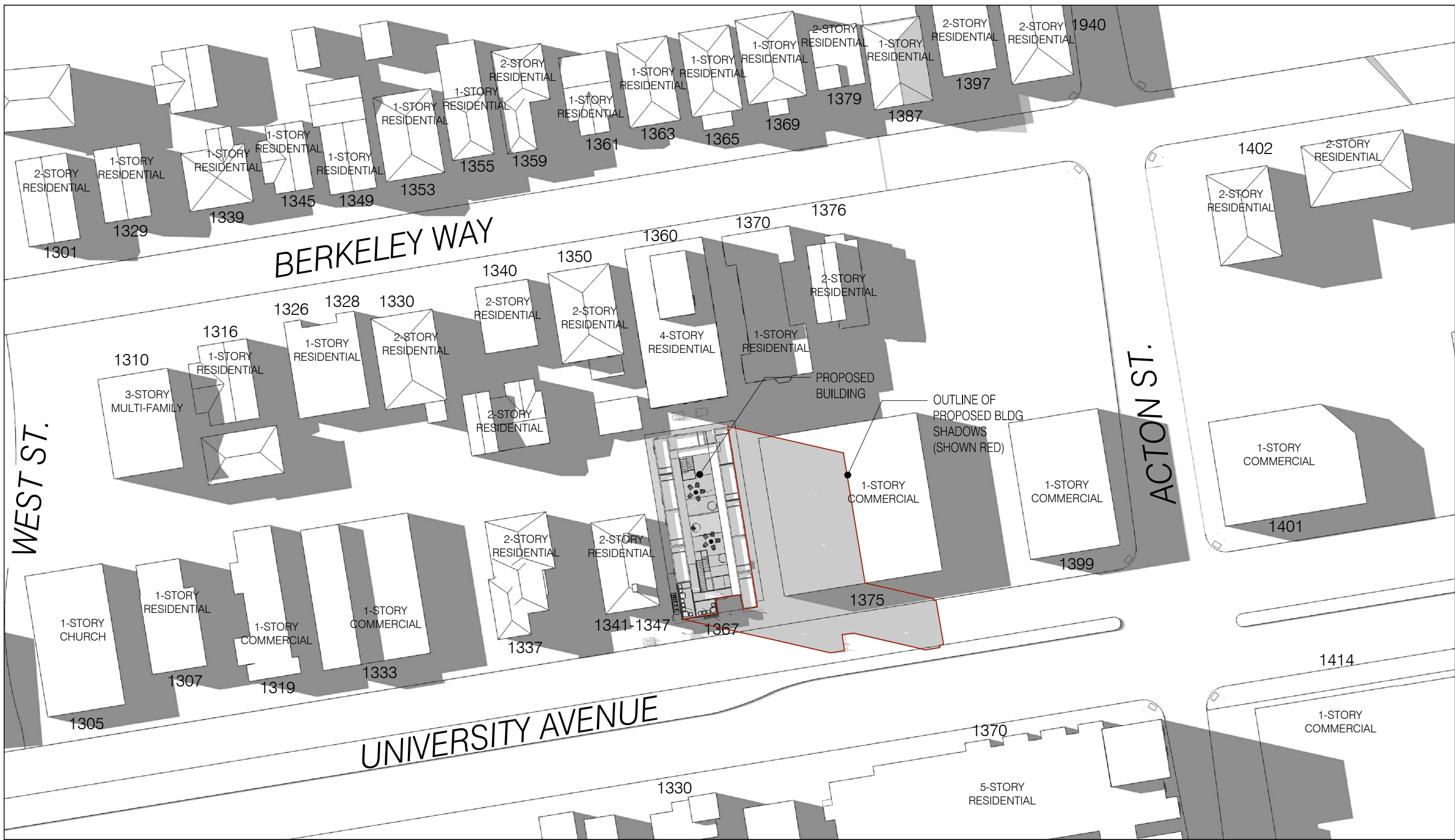
# A0.4C



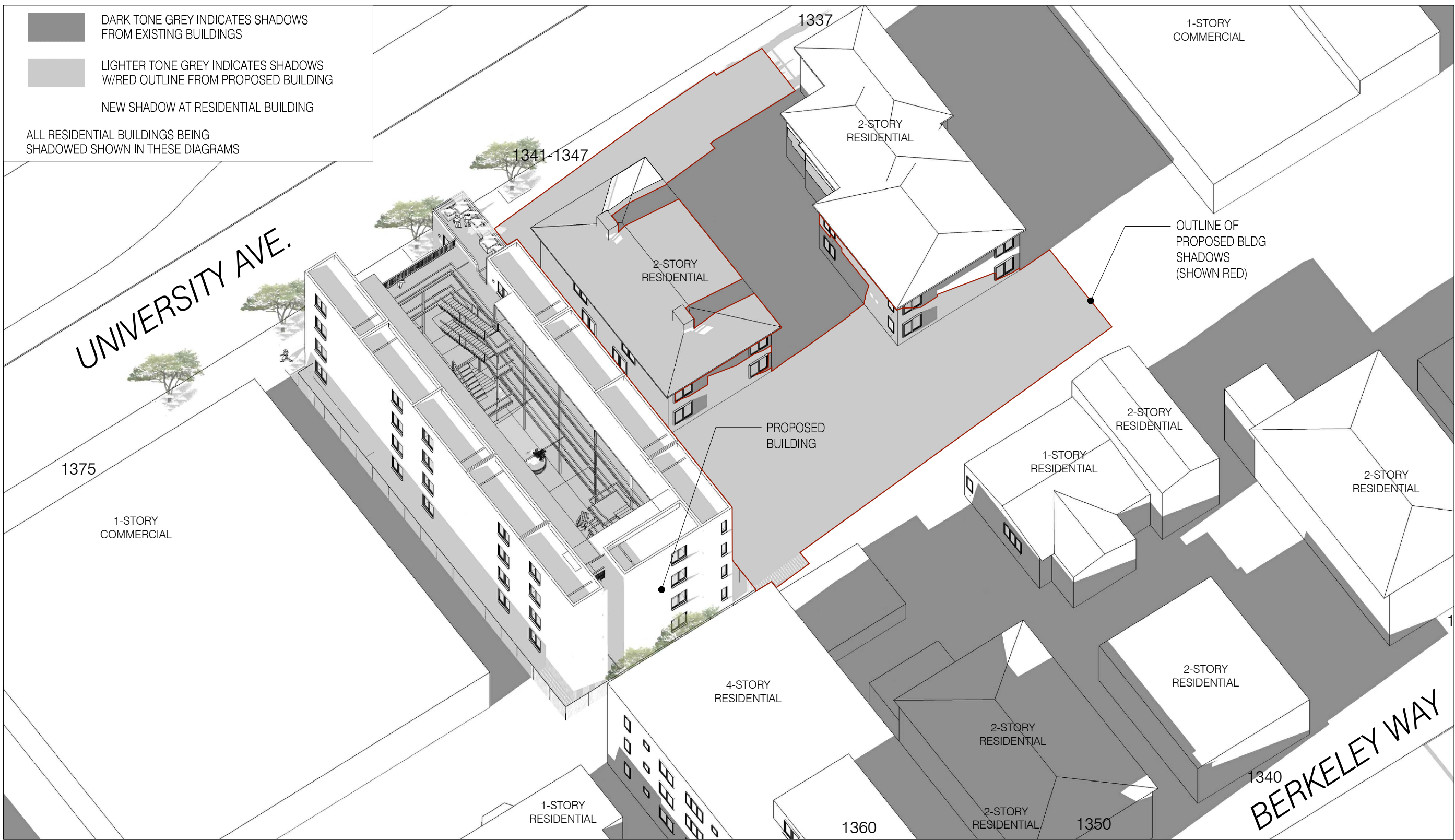
1 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE  
1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY - JUNE 21: NOON  
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET  
1:100 @ 11X17 1:50 @ 24X36



4 SHADOW STUDY AXONOMETRIC - JUNE 21: 2-HRS AFTER SUNRISE  
NTS



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

## 1367 UNIVERSITY HOUSING

1367 University Avenue  
Berkeley, CA

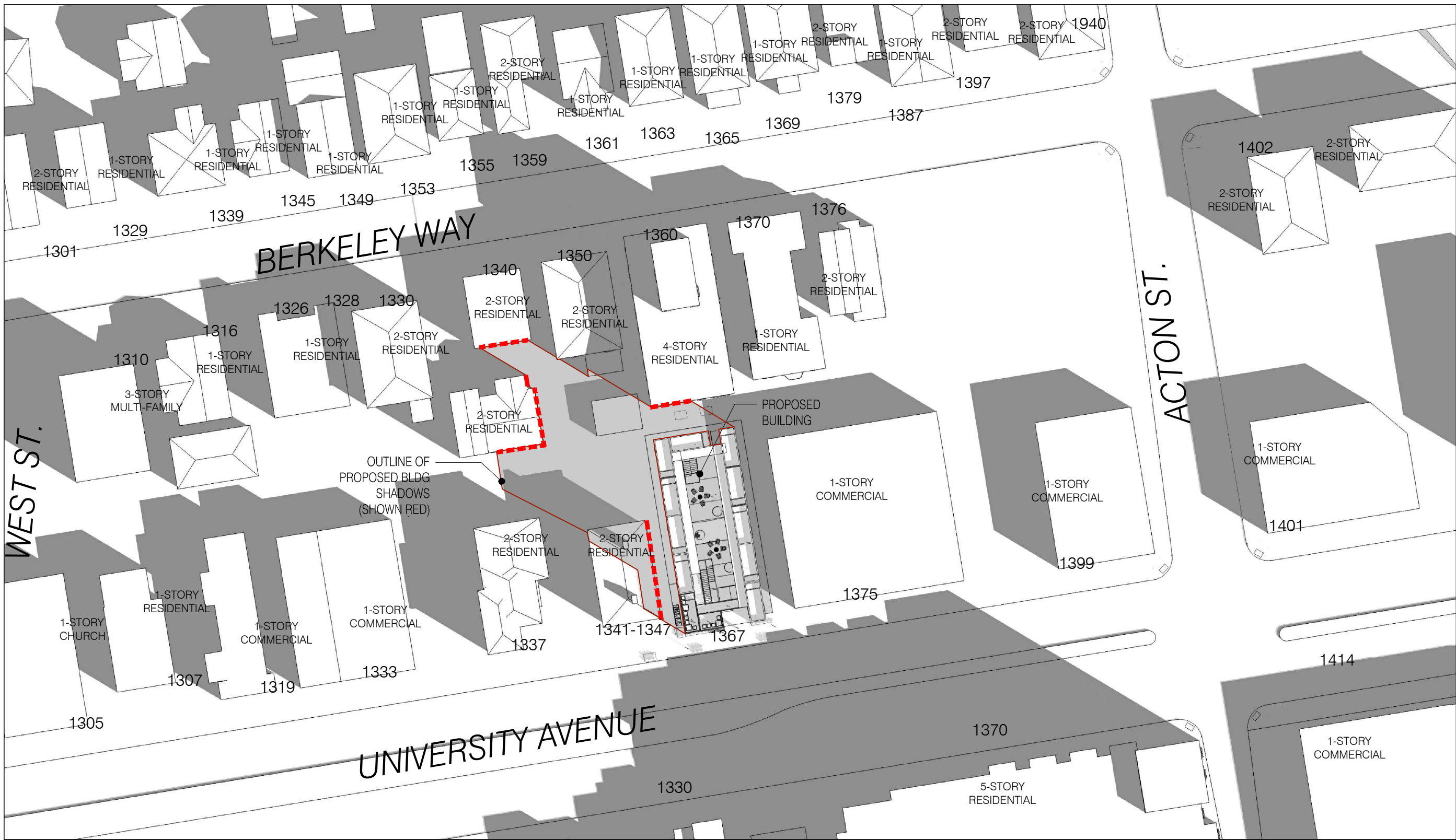
11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

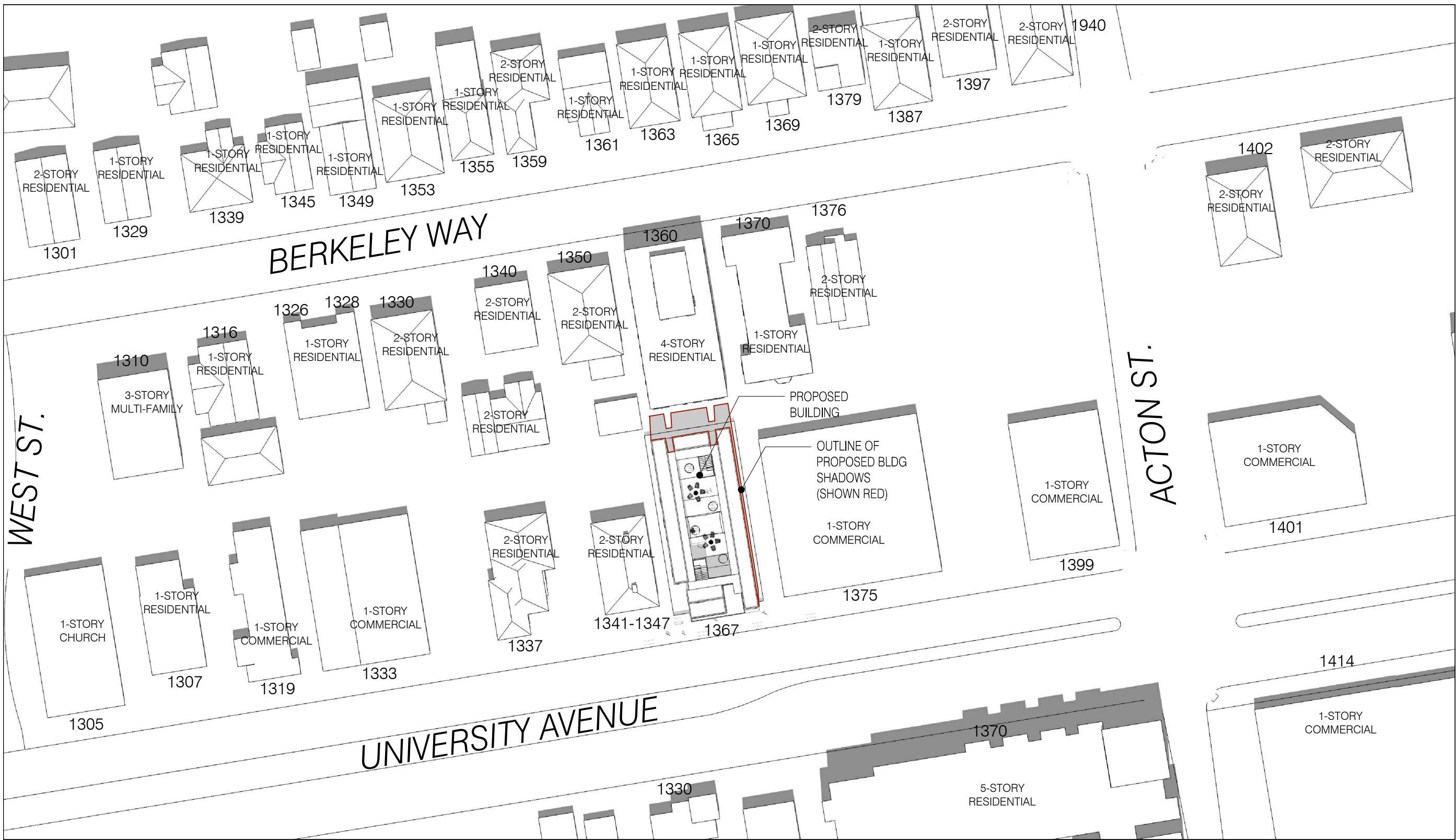
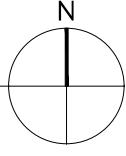
JOB: 1822

SHEET:  
SHADOW STUDIES  
OCT 15TH

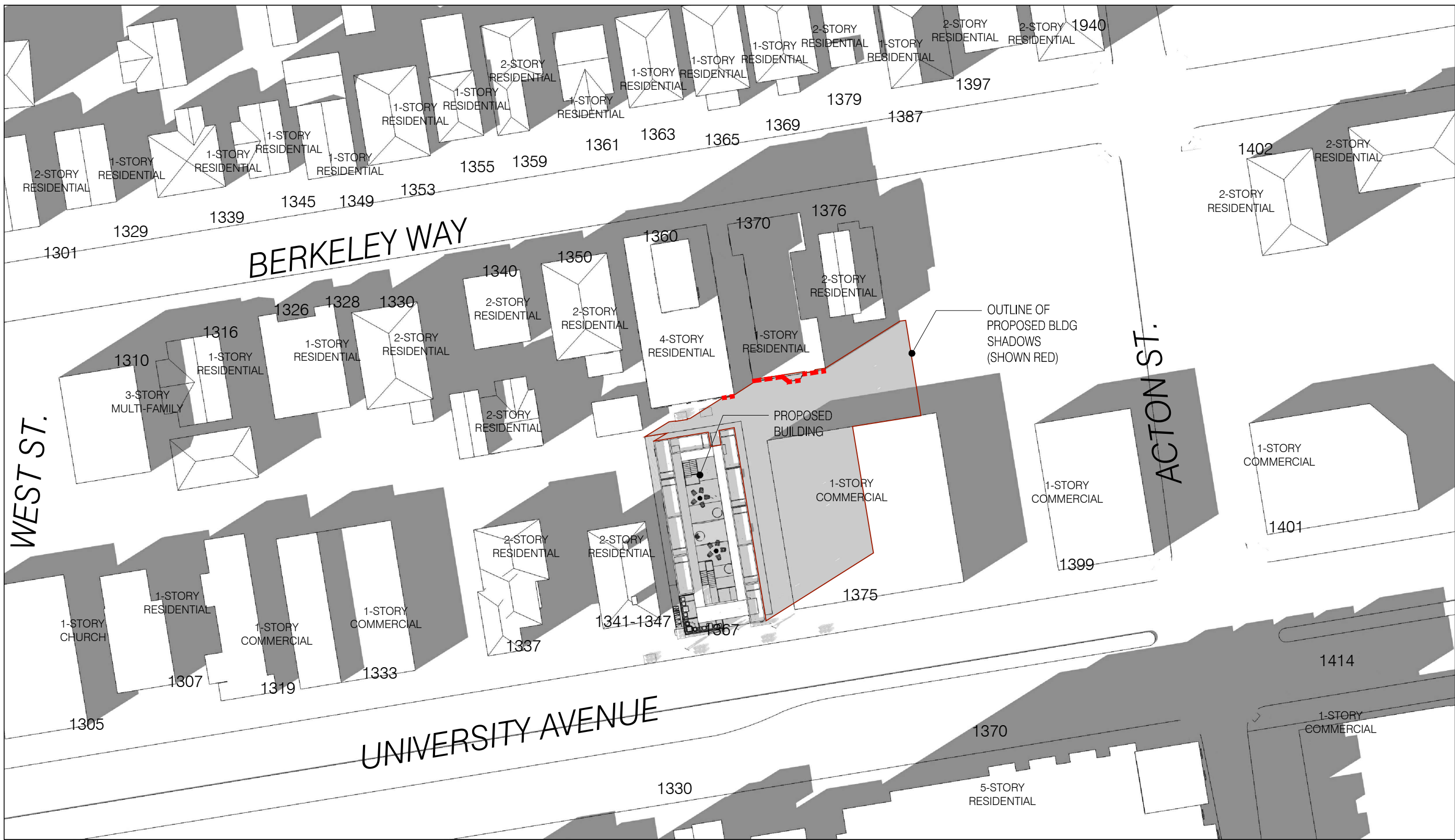
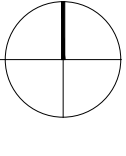
# A0.4D



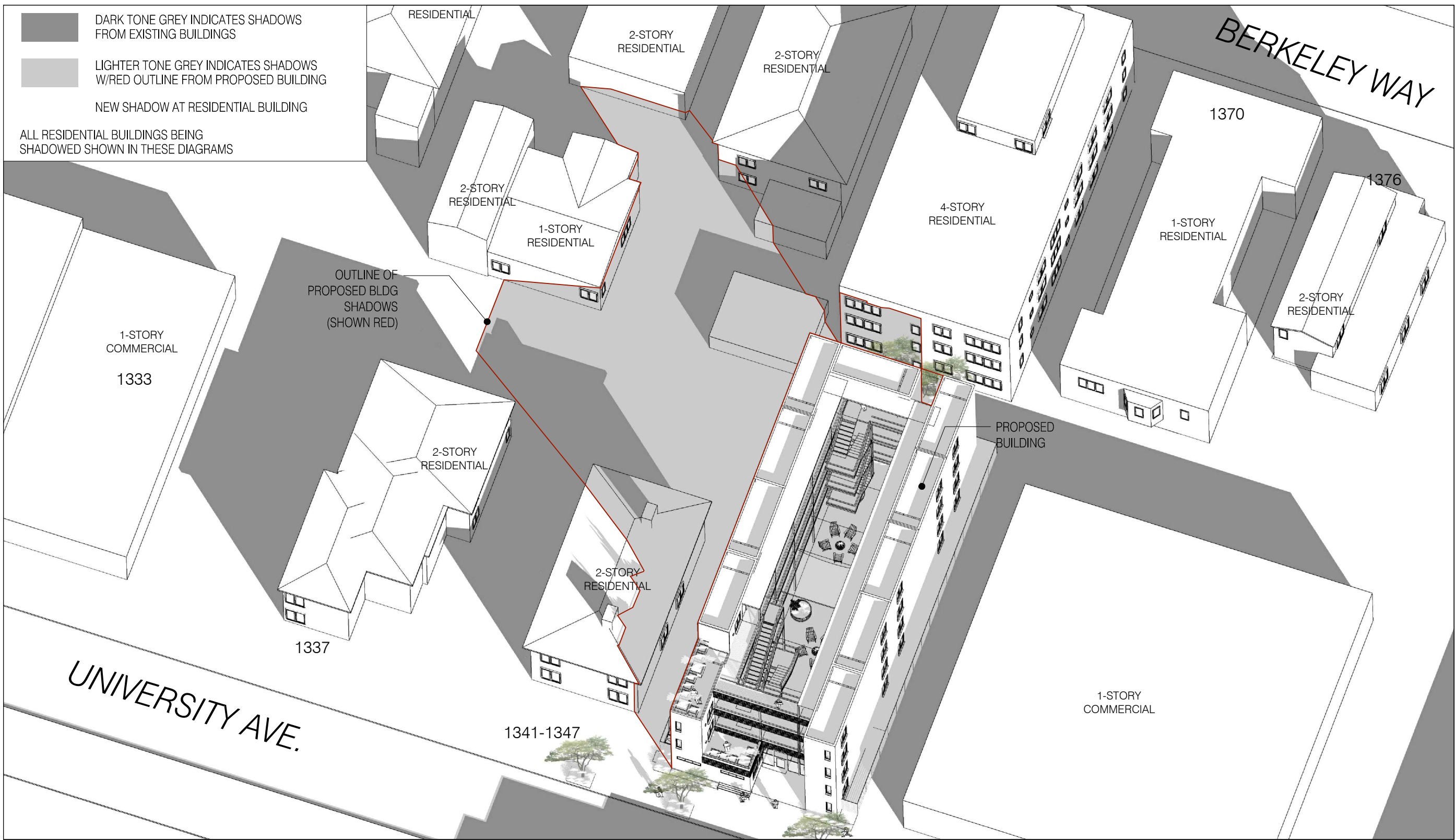
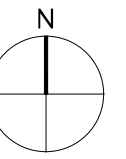
1 SHADOW STUDY - OCT 15TH: 2 HRS AFTER SUNRISE  
1:100 @ 11X17 1:50 @ 24X36



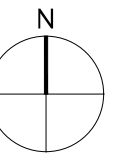
2 SHADOW STUDY - OCT 15TH: NOON  
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - OCT 15TH: 2-HRS BEFORE SUNSET  
1:100 @ 11X17 1:50 @ 24X36



4 SHADOW STUDY AXONOMETRIC - OCT 15TH: 2-HRS AFTER SUNRISE  
NTS





2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

**1367  
UNIVERSITY  
HOUSING**

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

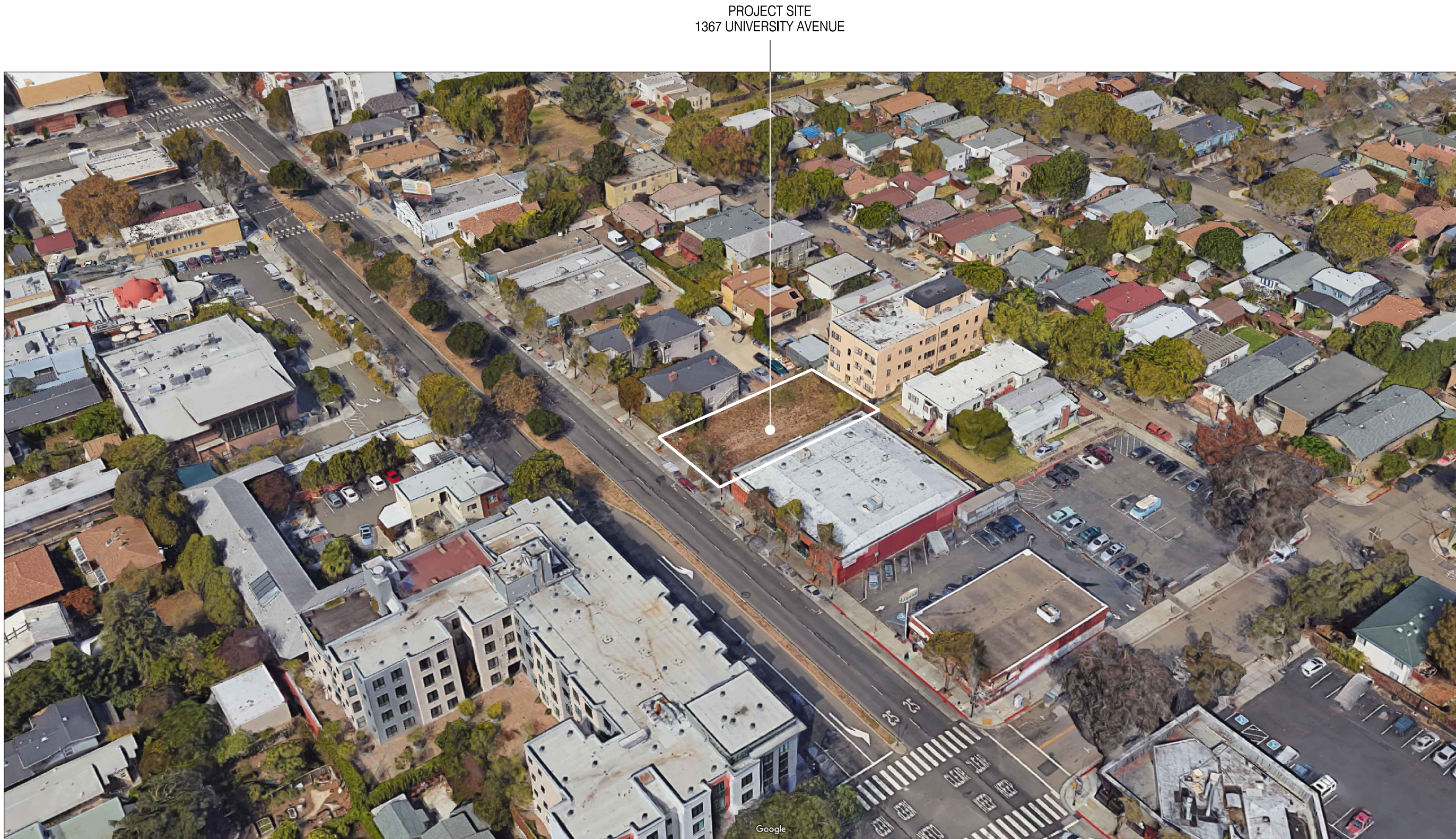
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

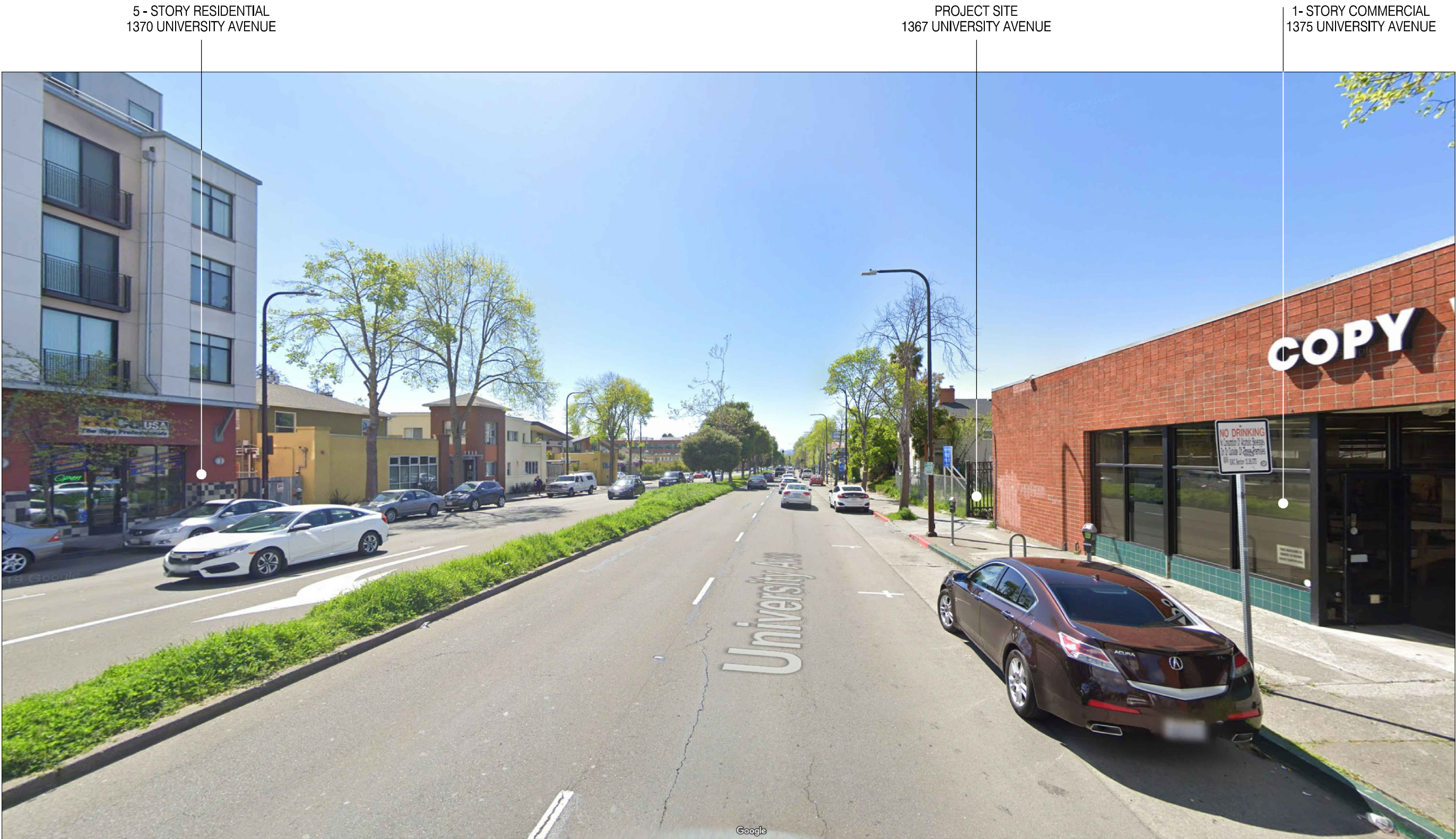
SHEET:

SITE CONTEXT  
PHOTOS

**A0.5**



1  
-  
GOOGLE EARTH BIRD'S EYE CONTEXT VIEW



2  
-  
VIEW FROM UNIVERSITY LOOKING WEST

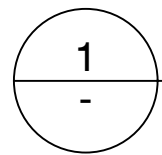
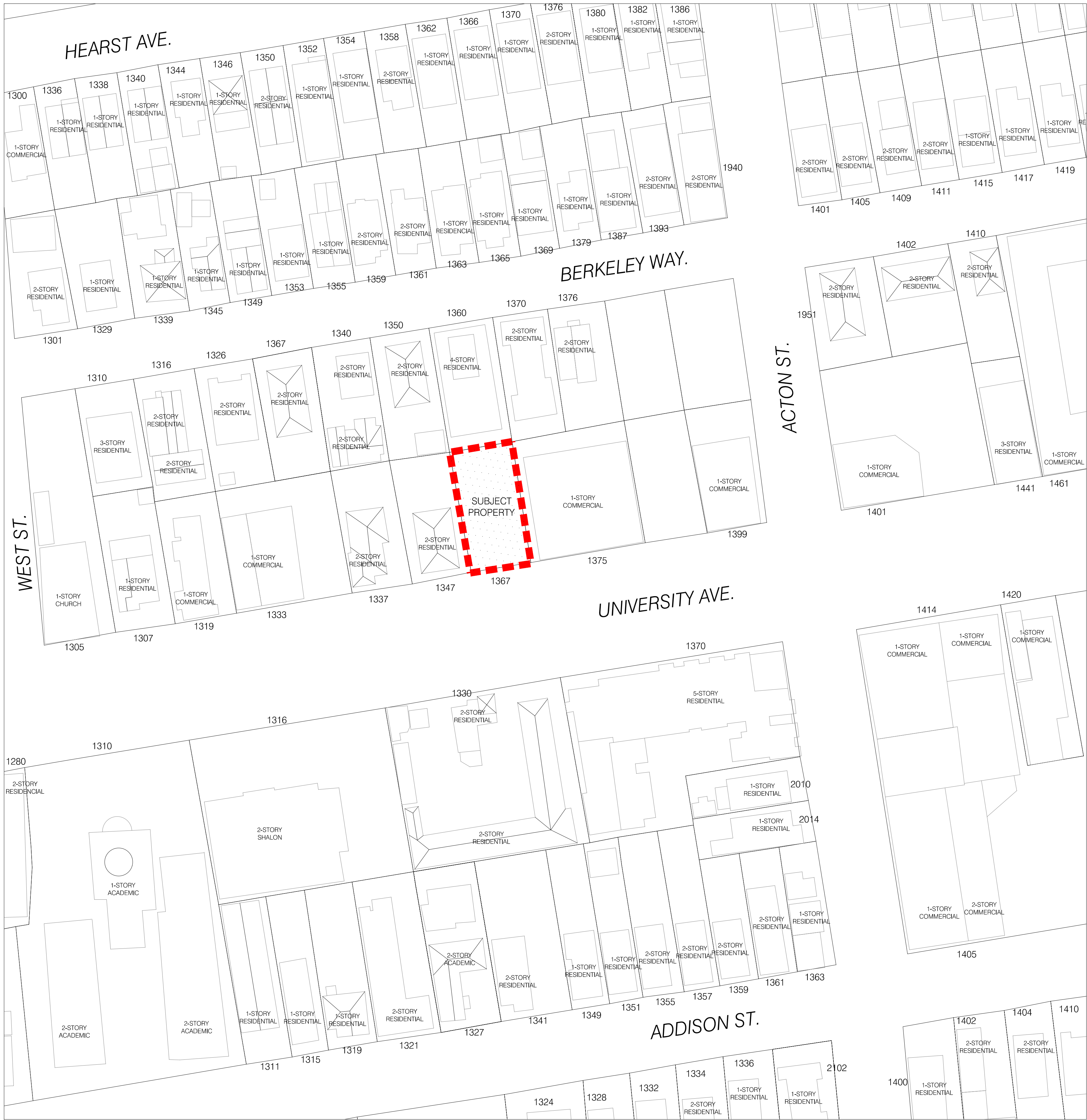


3  
-  
VIEW FROM ACTON LOOKING NORTHWEST



4  
-  
VIEW FROM UNIVERSITY LOOKING EAST





**VICINITY MAP**  
1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

VICINITY MAP

A0.6



1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL

01.31.2020 ZONING SUBMITTAL

03.03.2020 ZONING SUBMITTAL

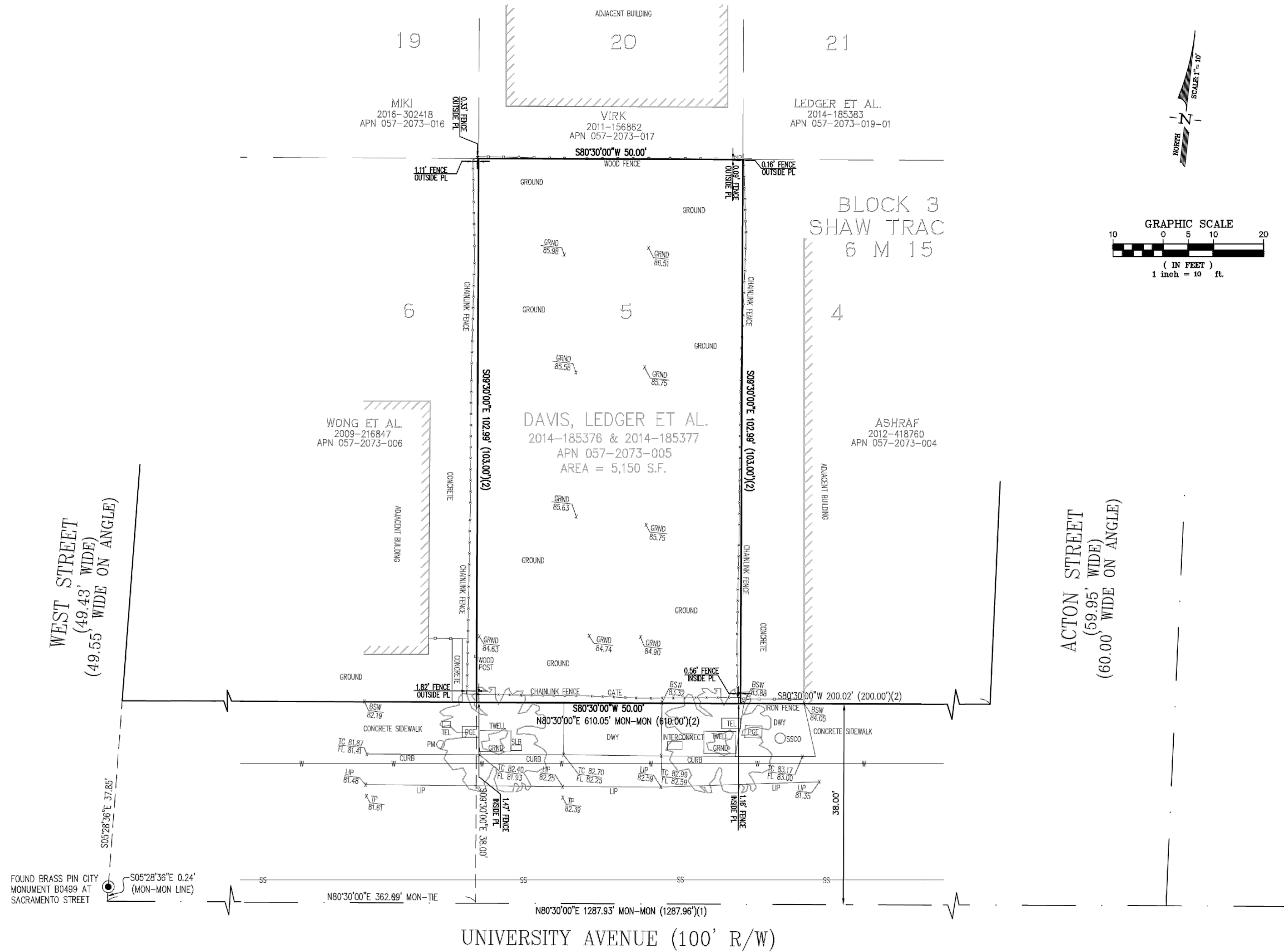
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

# ZONING SITE SURVEY

## A1.0





1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL
<b>09.37.2020 ZONING SUBMITTAL OPTION V2</b>
03.03.2020 ZONING SUBMITTAL

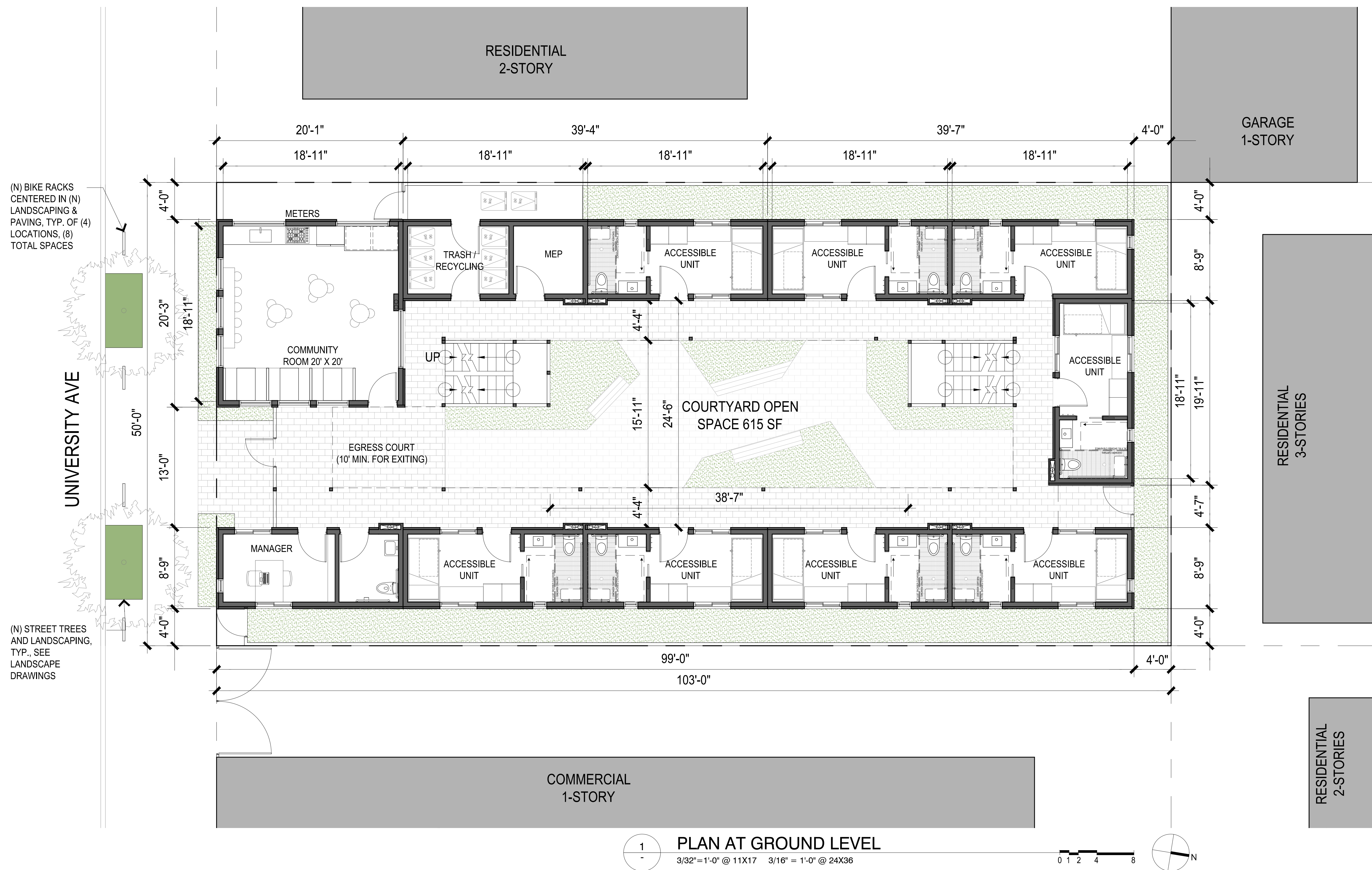
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET

PLAN AT  
GROUND LEVEL

## A2.1





1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
09.31.2020 ZONING SUBMITTAL OPTION V2  
03.03.2020 ZONING SUBMITTAL

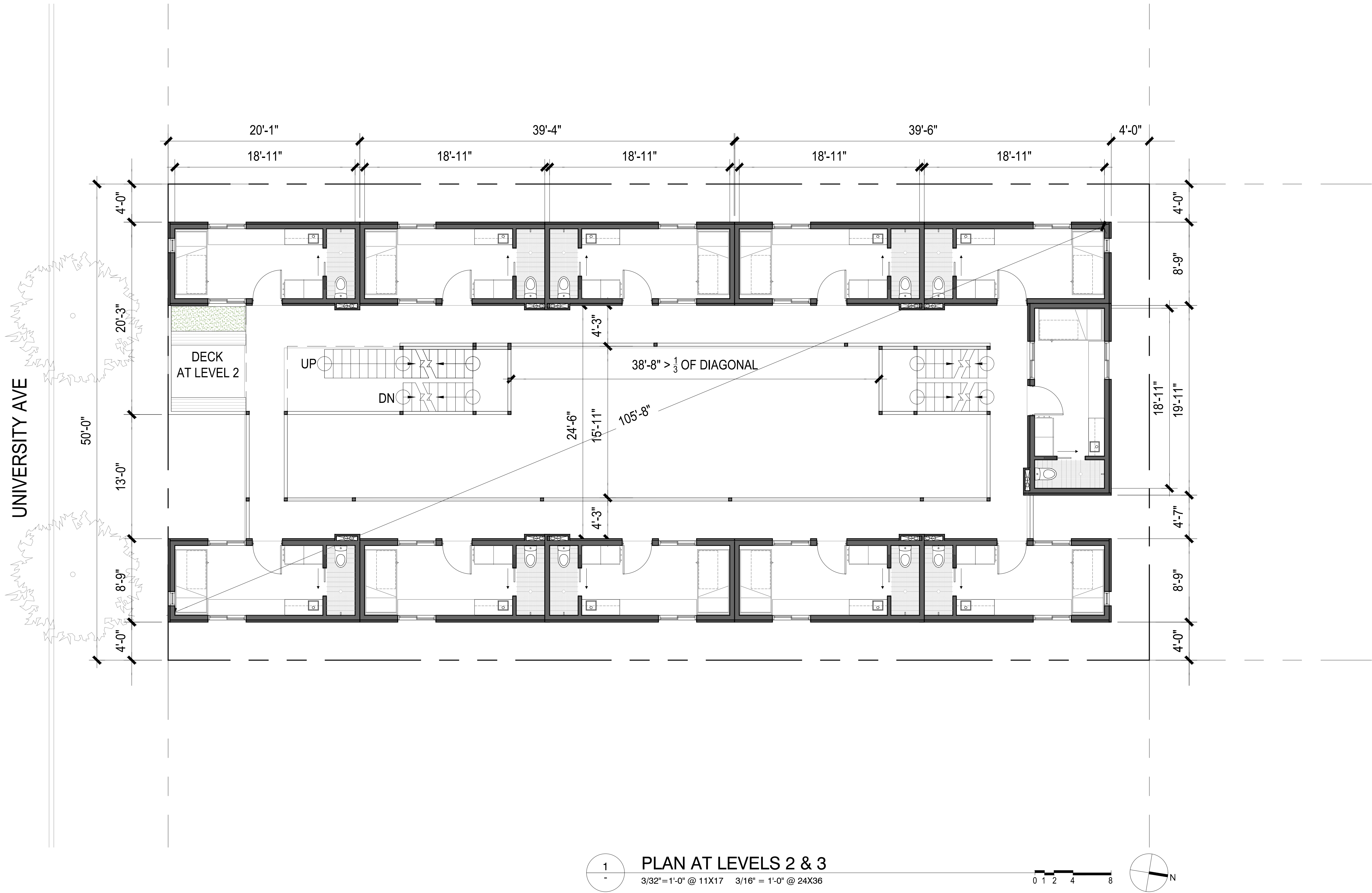
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

PLAN AT  
LEVELS 2 & 3

A2.2





1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
09.31.2020 ZONING SUBMITTAL OPTION V2  
03.03.2020 ZONING SUBMITTAL

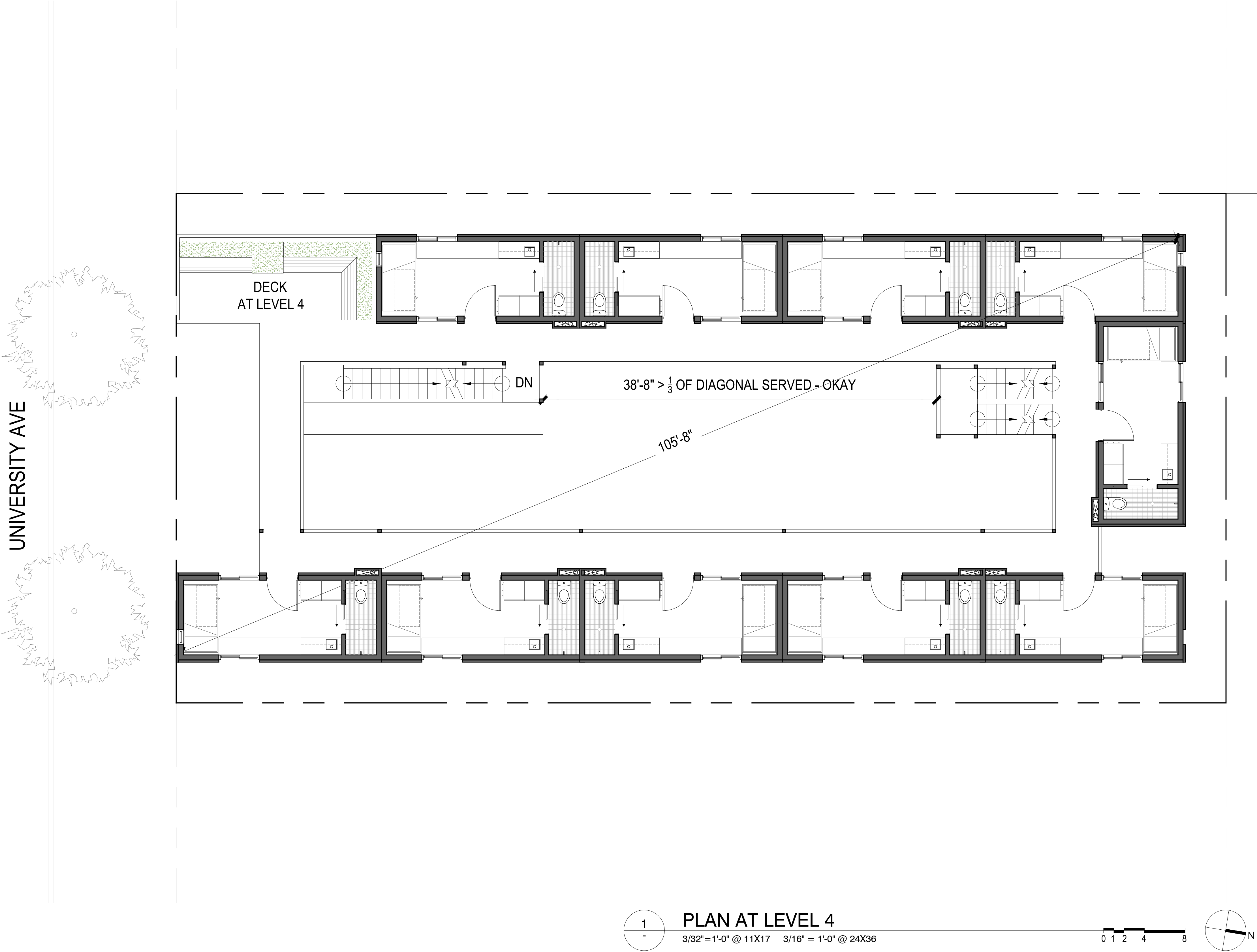
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

PLAN AT  
LEVEL 4

A2.3





1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
09.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

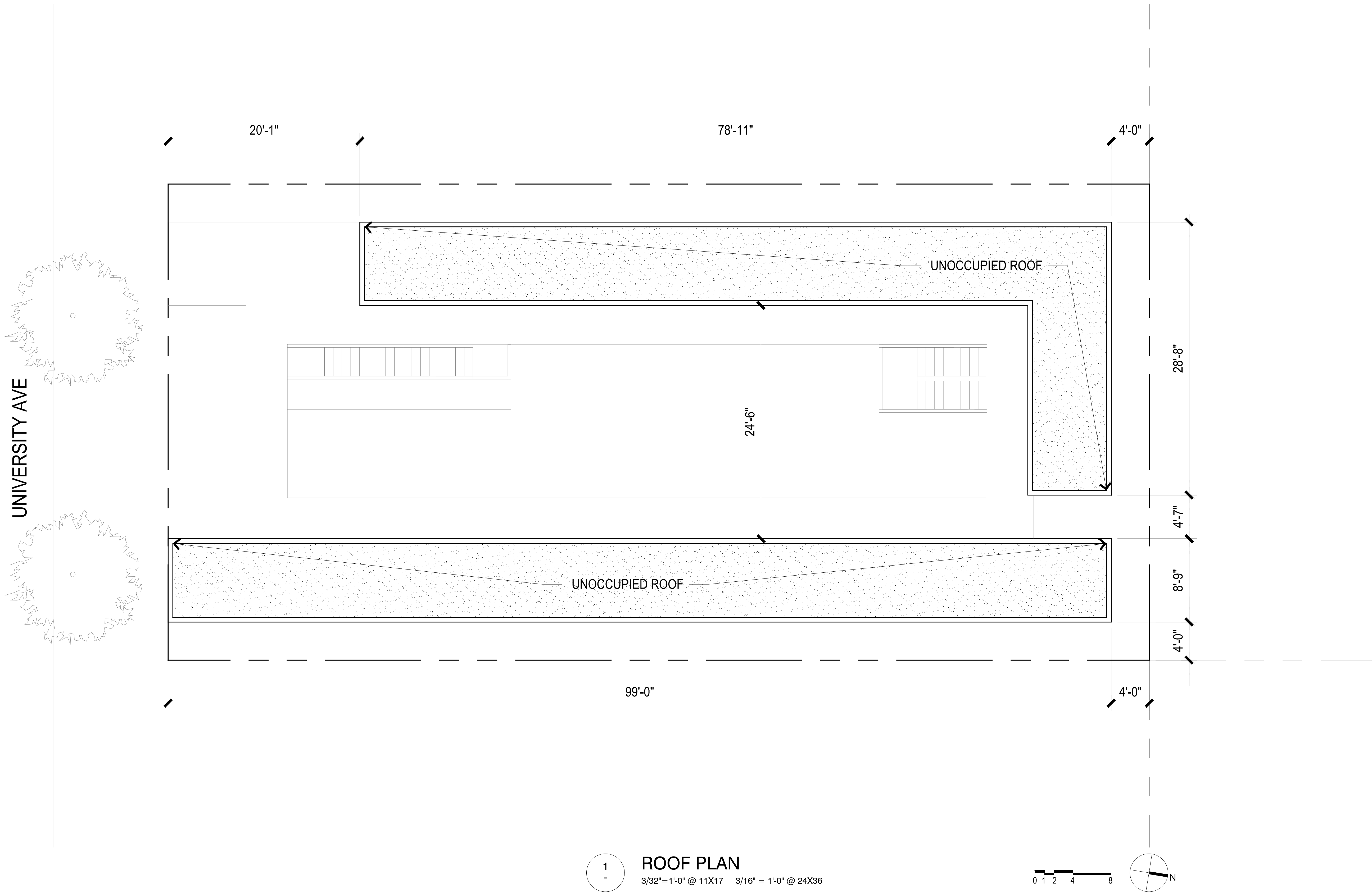
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

ROOF PLAN

A2.4





1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
09.31.2020 ZONING SUBMITTAL OPTION V2  
03.03.2020 ZONING SUBMITTAL

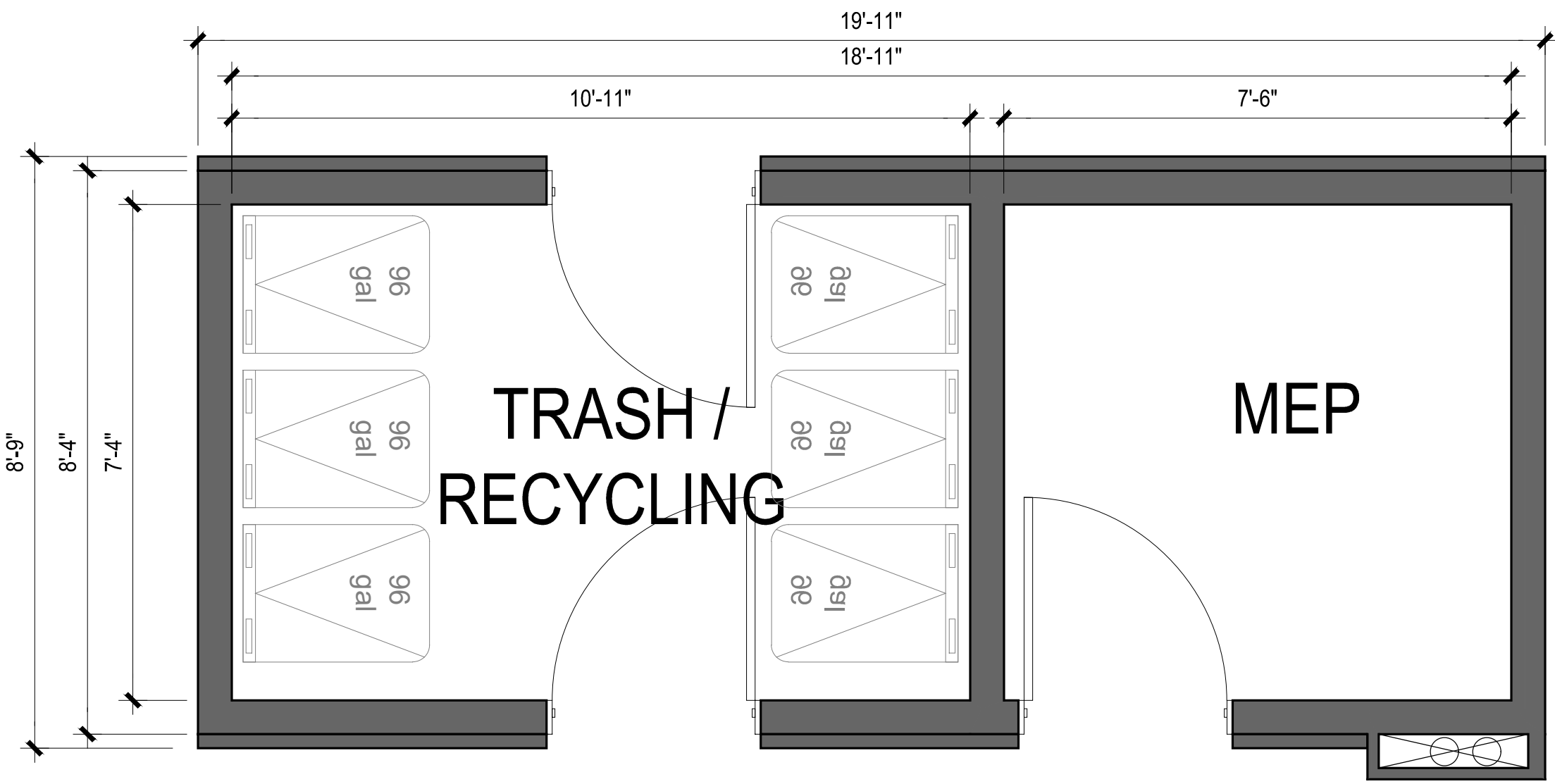
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

UNIT  
PLANS

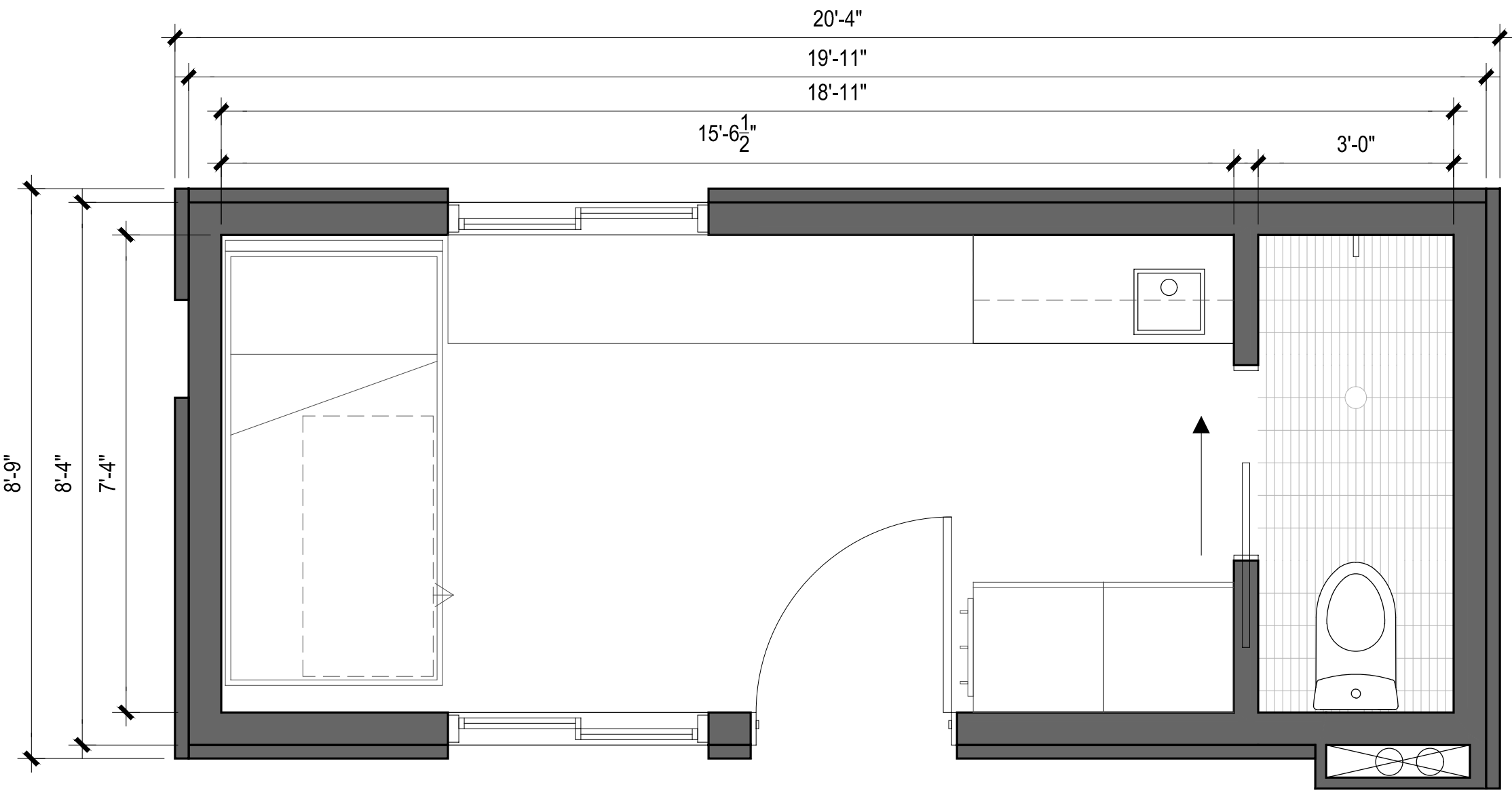
A2.5



3  
-  
TRASH / MEP PLAN

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

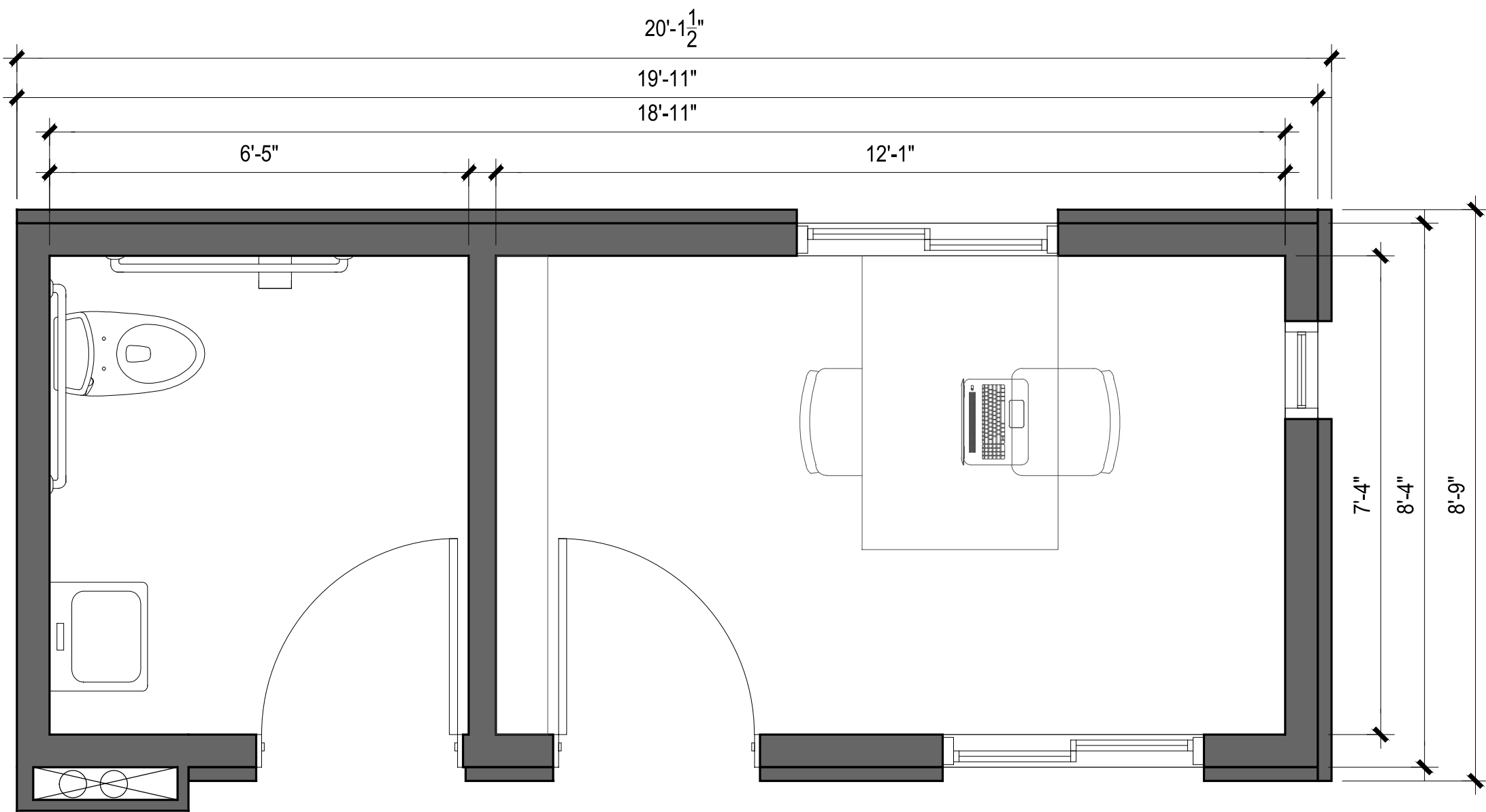
0 1/2 1 2



2  
-  
TYPICAL UNIT AT LEVELS 2, 3 & 4

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

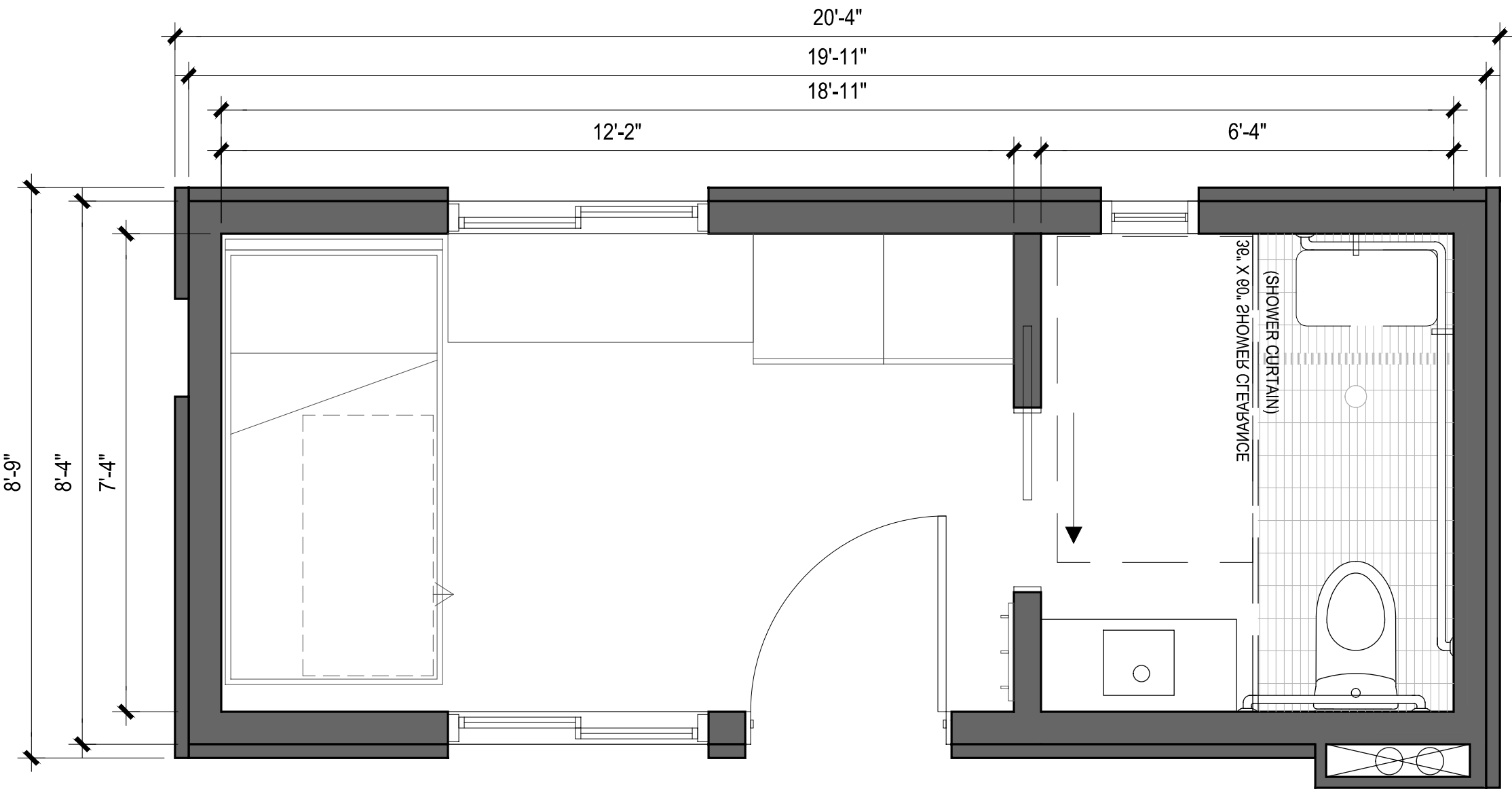
0 1/2 1 2



4  
-  
OFFICE / BATH PLAN

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

0 1/2 1 2



1  
-  
TYPICAL ADA UNIT (AT GROUND LEVEL)

1/4"=1'-0" @ 11X17 1/2" = 1'-0" @ 24X36

0 1/2 1 2



1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
09.31.2020 ZONING SUBMITTAL OPTION V2  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

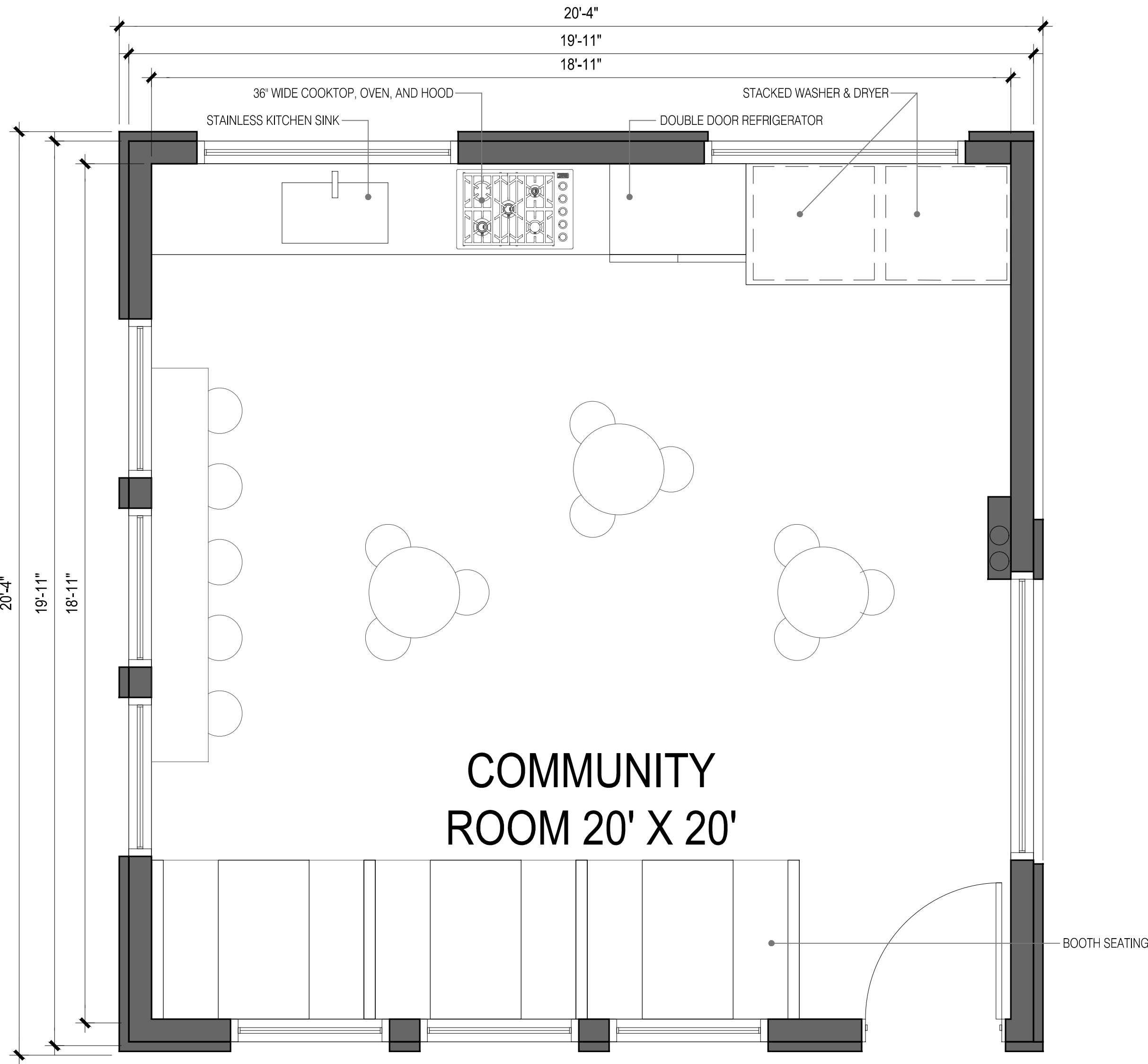
SHEET:

COMMUNITY ROOM  
PLAN

A2.6



2  
-  
COMMUNITY ROOM  
NTS



1  
-  
COMMUNITY ROOM PLAN  
1/4" = 1'-0" @ 11X17 1/2" = 1'-0" @ 24X36







3  
-

**NORTH ELEVATION**

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8



2  
-

**SOUTH ELEVATION**

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 1 2 4 8



1  
-

**STREET STRIP ELEVATION @ UNIVERSITY AVE.**

1/16"=1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

0 2 6 12

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

**1367  
UNIVERSITY  
HOUSING**

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

BUILDING  
ELEVATIONS &  
STREET STRIP  
ELEVATION

**A3.1**









2  
-

UNIVERSITY AVENUE LOOKING WEST - AFTER



1  
-

UNIVERSITY AVENUE LOOKING WEST - BEFORE

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

PHOTO CONTEXT  
VIEWS

A3.3





4  
- UNIVERSITY AVENUE LOOKING EAST - AFTER



3  
- UNIVERSITY AVENUE LOOKING EAST - BEFORE



2  
- BERKELEY WAY LOOKING WEST - AFTER



1  
- BERKELEY WAY LOOKING WEST - BEFORE

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:  
PHOTO CONTEXT  
VIEWS



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:

PERSPECTIVE  
VIEW

A3.5





2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

**1367  
UNIVERSITY  
HOUSING**

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:  
**PERSPECTIVE  
VIEW**

**A3.6**



1  
-  
COURTYARD VIEW



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

**1367  
UNIVERSITY  
HOUSING**

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

JOB: 1822

SHEET:  
**PERSPECTIVE  
VIEW**





1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

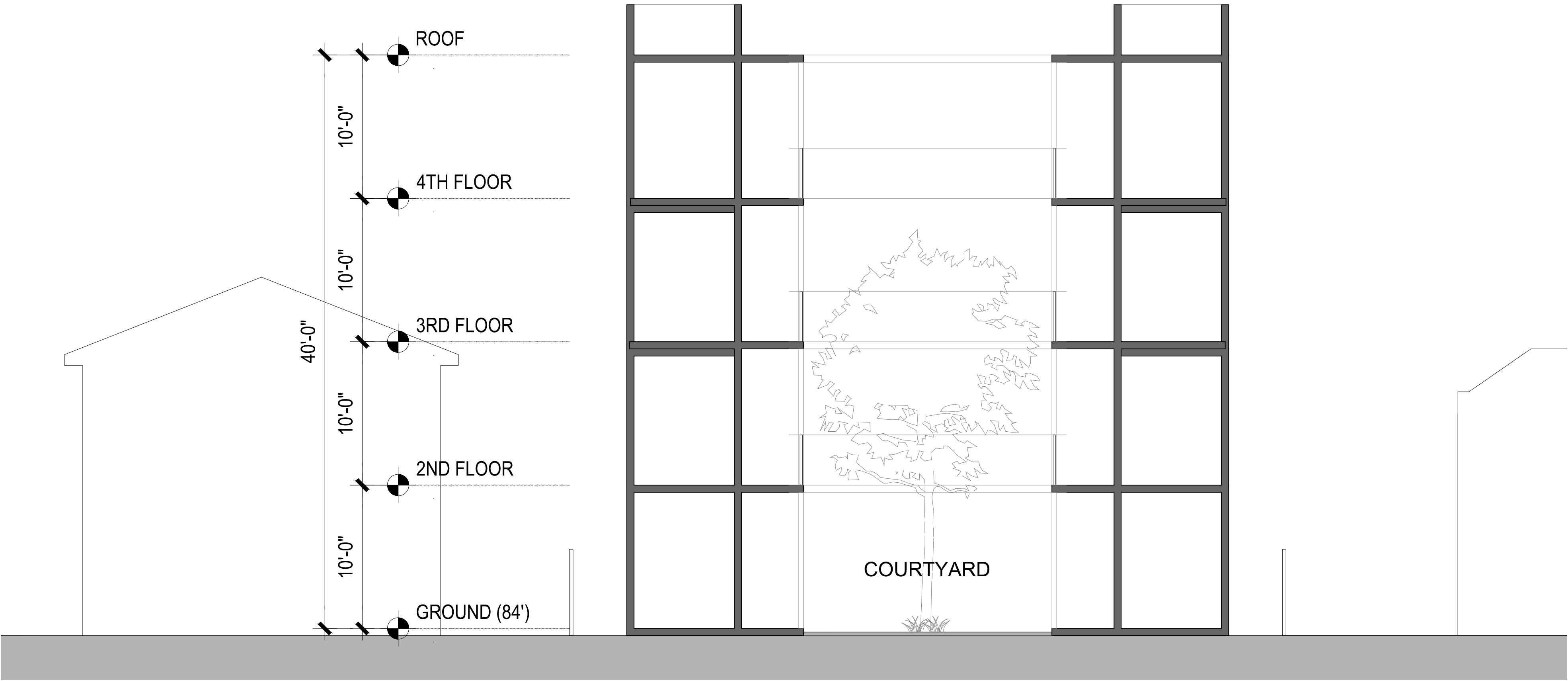
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

BUILDING  
SECTION

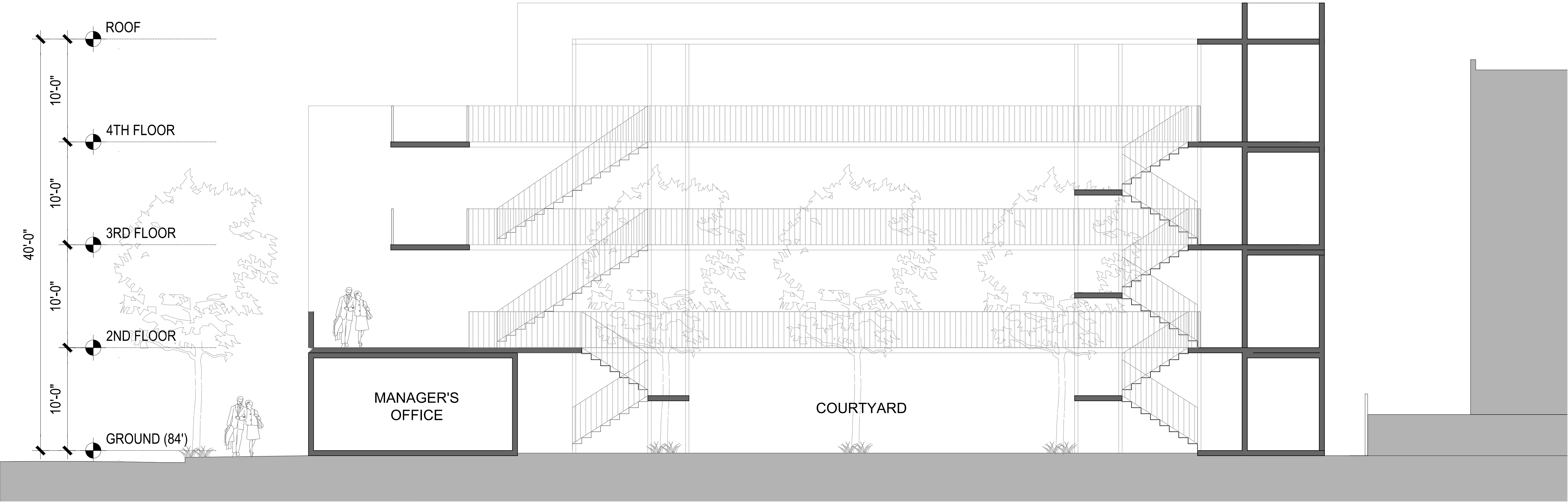
A4.1



2  
-  
E-W SECTION

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

0 2 4 8 16



1  
-  
N-S SECTION

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36

0 2 4 8 16



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

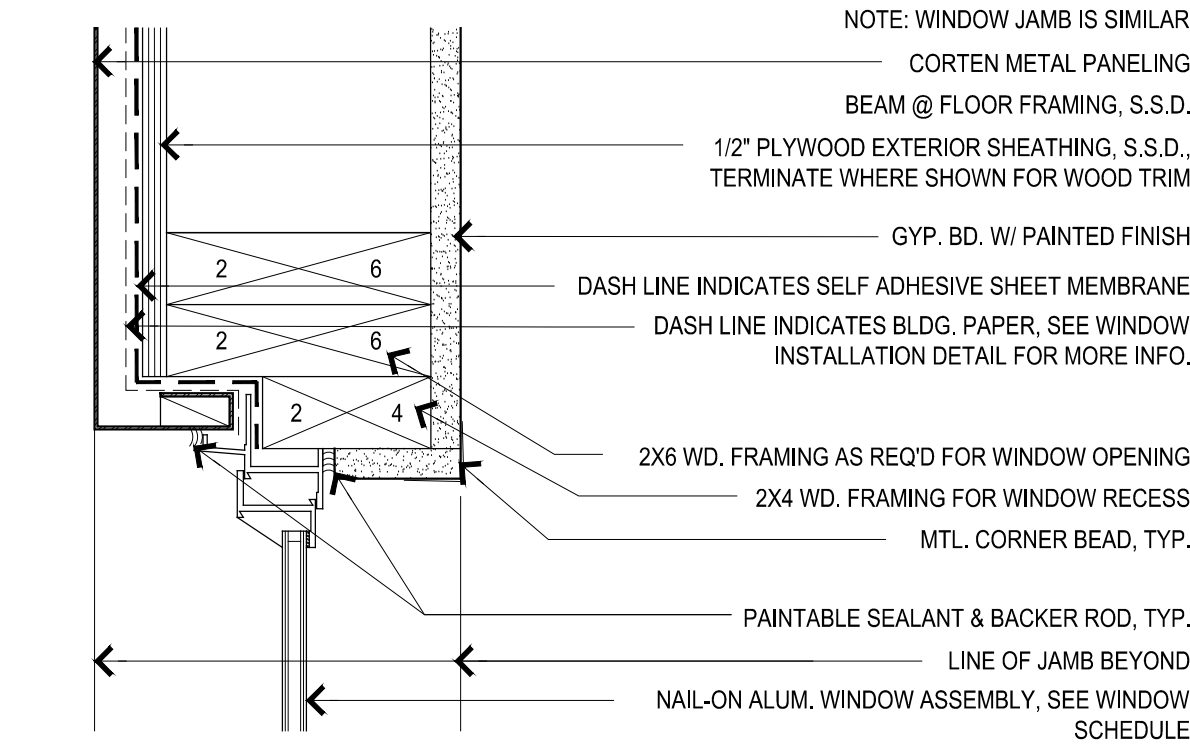
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1822

SHEET:

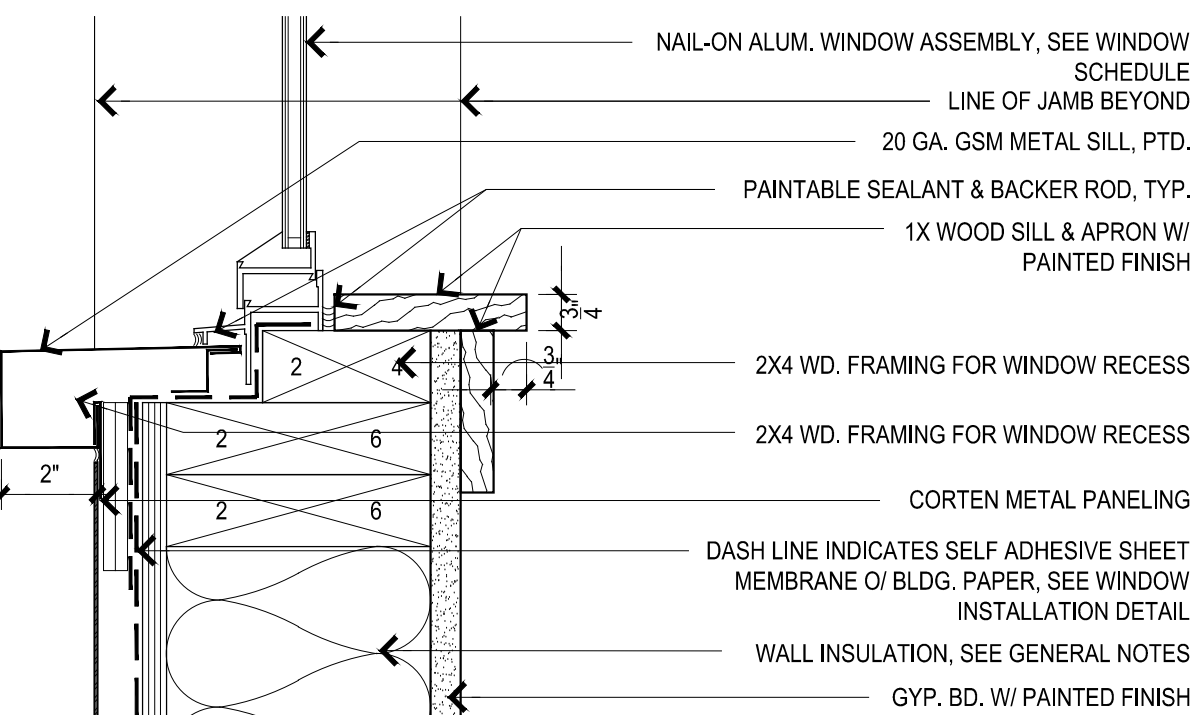
WALL SECTIONS &  
DETAILS

A4.2



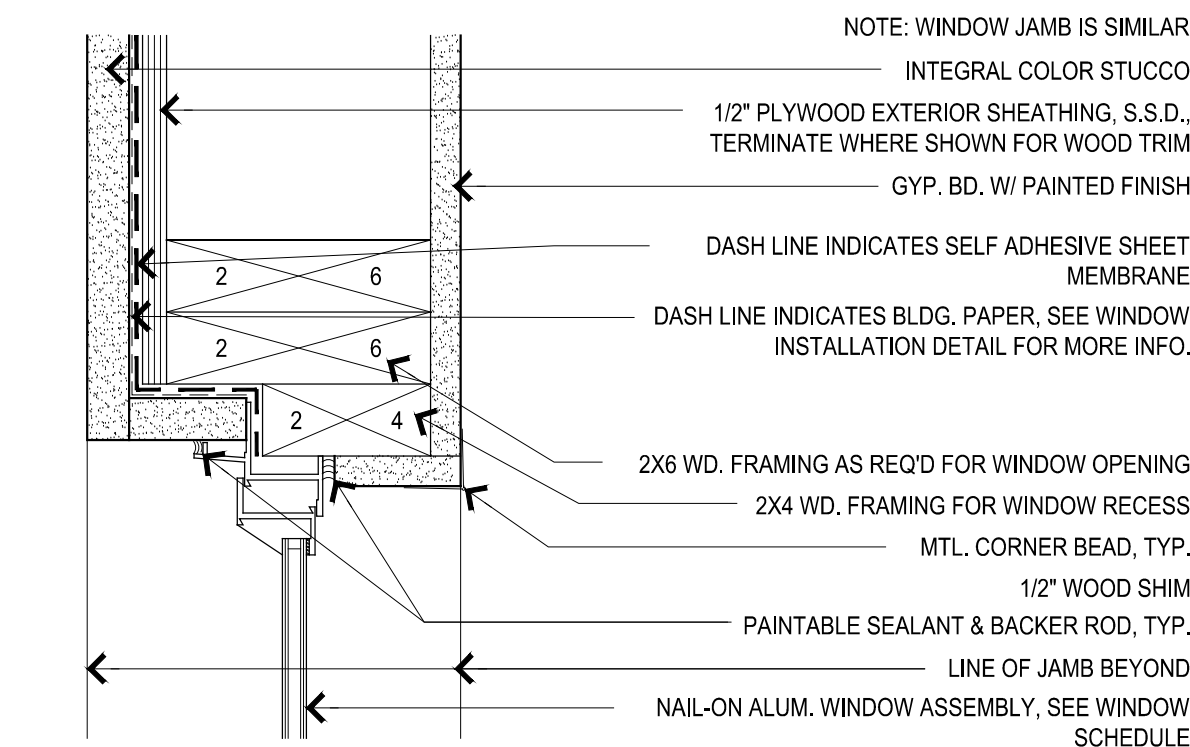
8 TYP. CORTEN HEAD / JAMB

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



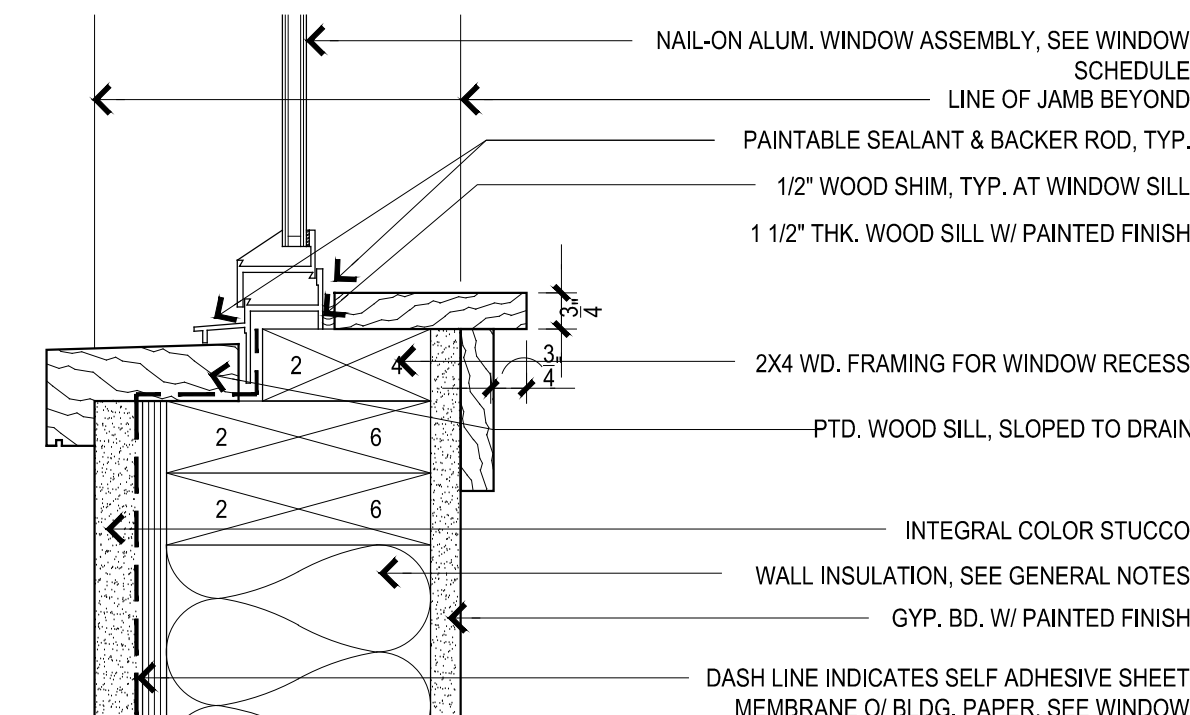
7 TYP. CORTEN SILL

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



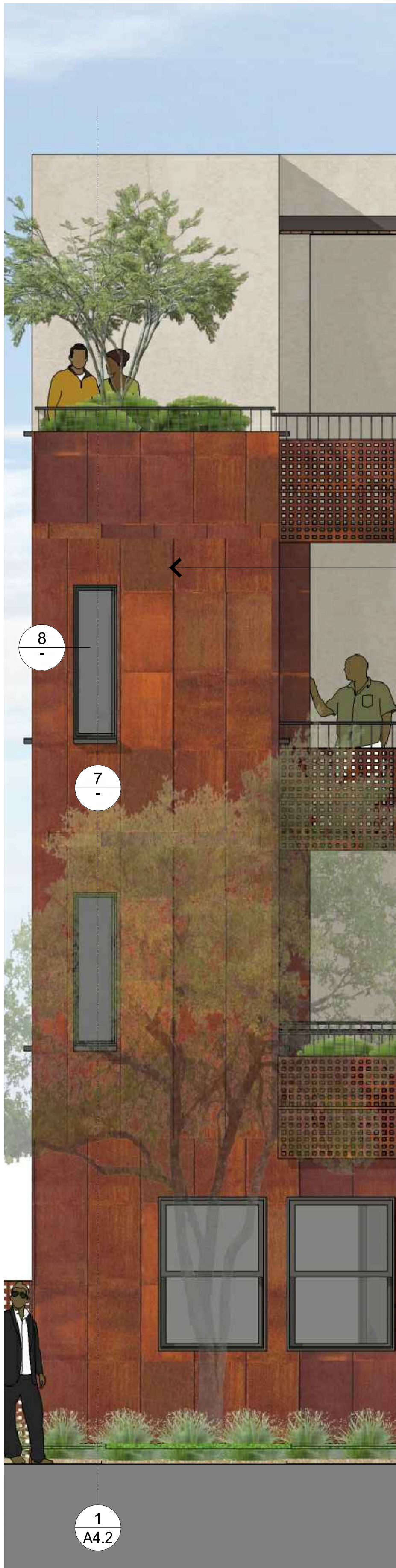
6 TYP. STUCCO HEAD / JAMB

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



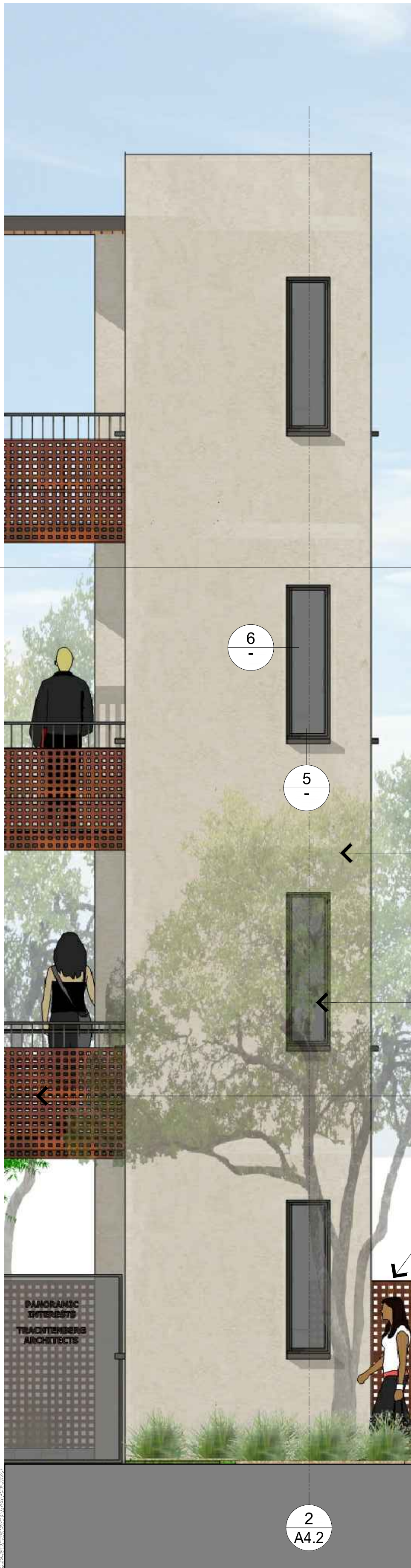
5 TYP. STUCCO SILL

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



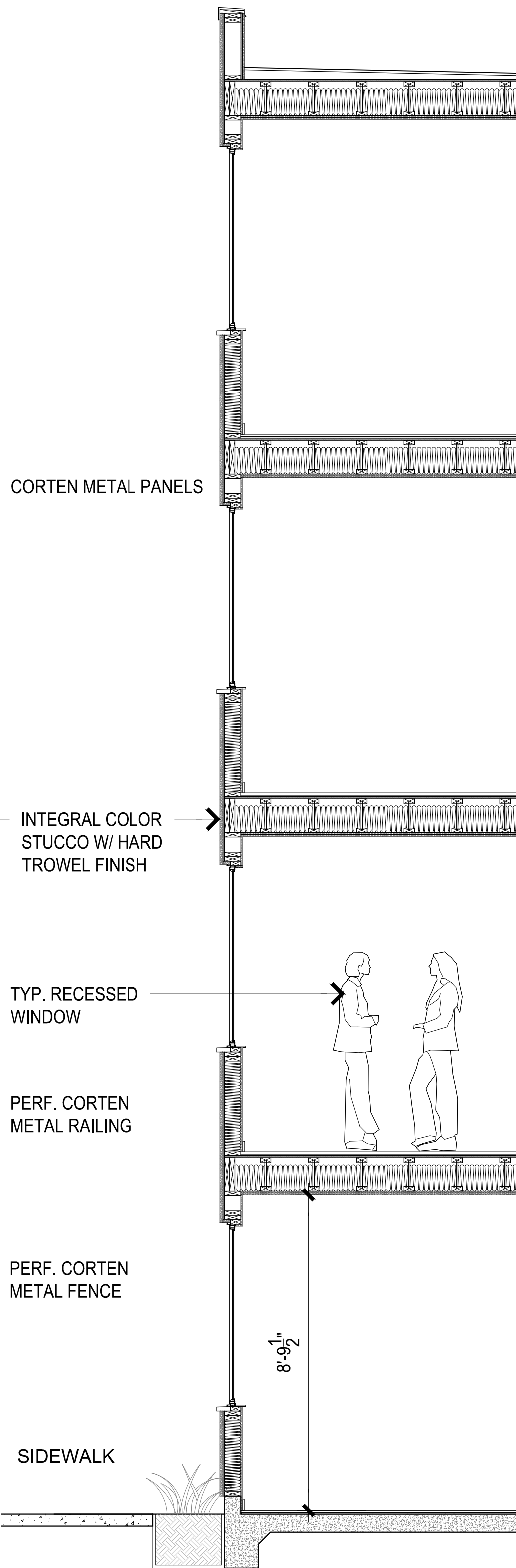
4 ELEVATION DETAIL

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



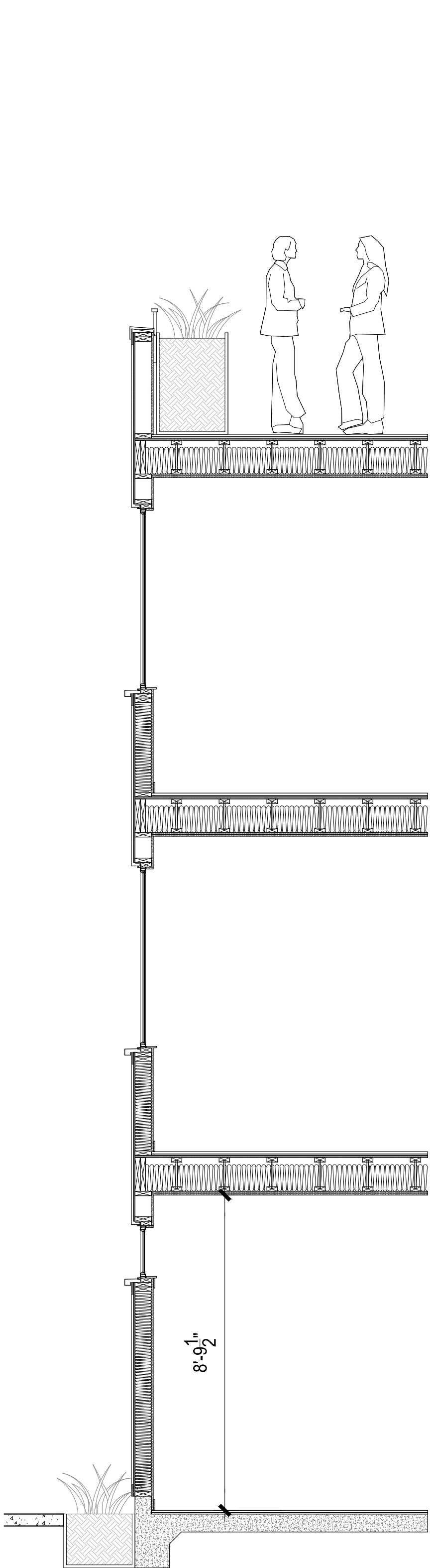
3 ELEVATION DETAIL

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



2 SECTION

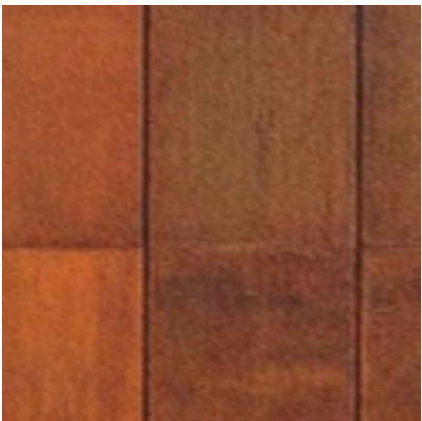
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



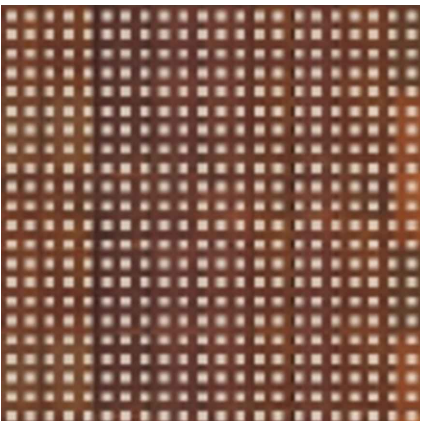
1 SECTION

3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

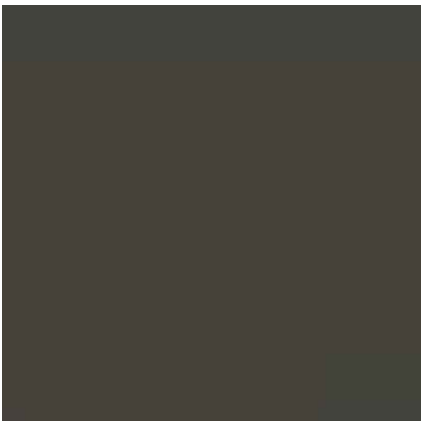




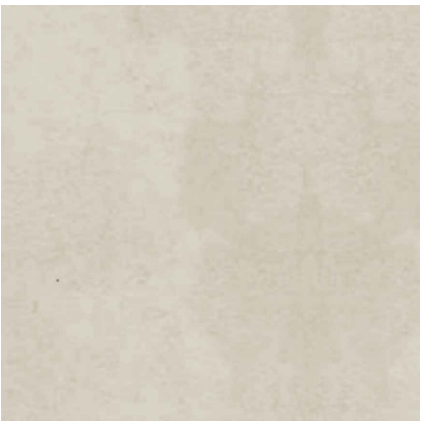
CORTEN METAL PANELS



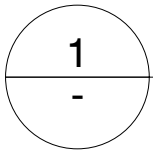
PERFORATED CORTEN METAL  
RAILING & FENCE



STEEL, PTD.



INTEGRAL COLOR STUCCO  
HARD TROWEL FINISH



SOUTH ELEVATION

1/8"=1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

0 1 2 4 8

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

11.22.2019 ZONING SUBMITTAL  
01.31.2020 ZONING SUBMITTAL  
03.03.2020 ZONING SUBMITTAL

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.

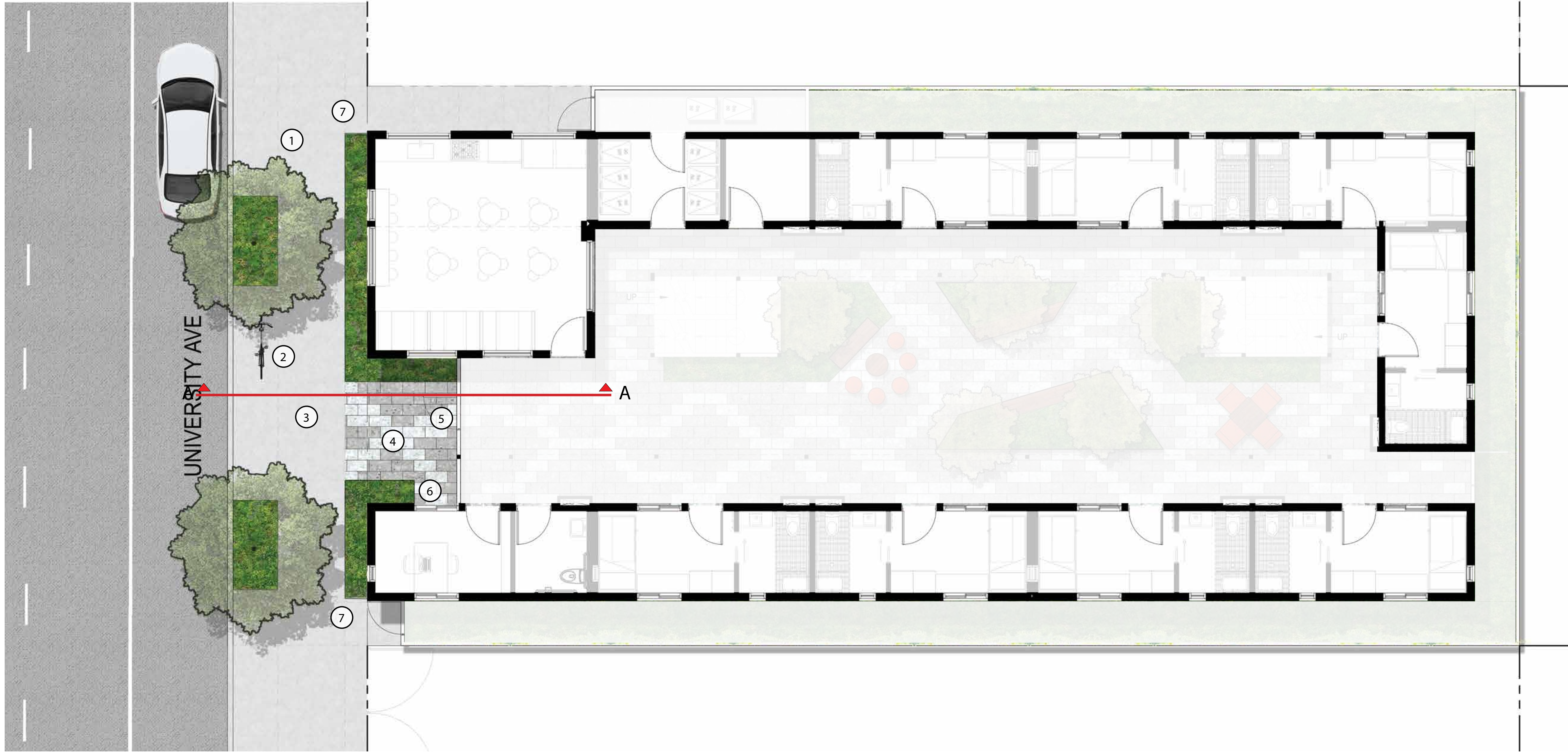
JOB: 1822

SHEET:

MATERIAL  
BOARD

MAT





- LEGEND
- 1. NEW STREET TREE & PLANTING
  - 2. BICYCLE RACK
  - 3. CONCRETE PAVING
  - 4. COLORED PAVERS
  - 5. FRONT ENTRY
  - 6. MANAGER'S KIOSK
  - 7. FOUNDATION PLANTING

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

MILLER COMPANY  
landscape architects

1585 FOLSOM ST. SAN FRANCISCO, CA 94103  
415.252.7288 www.millercomp.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

2020.03.03 PROGRESS SET

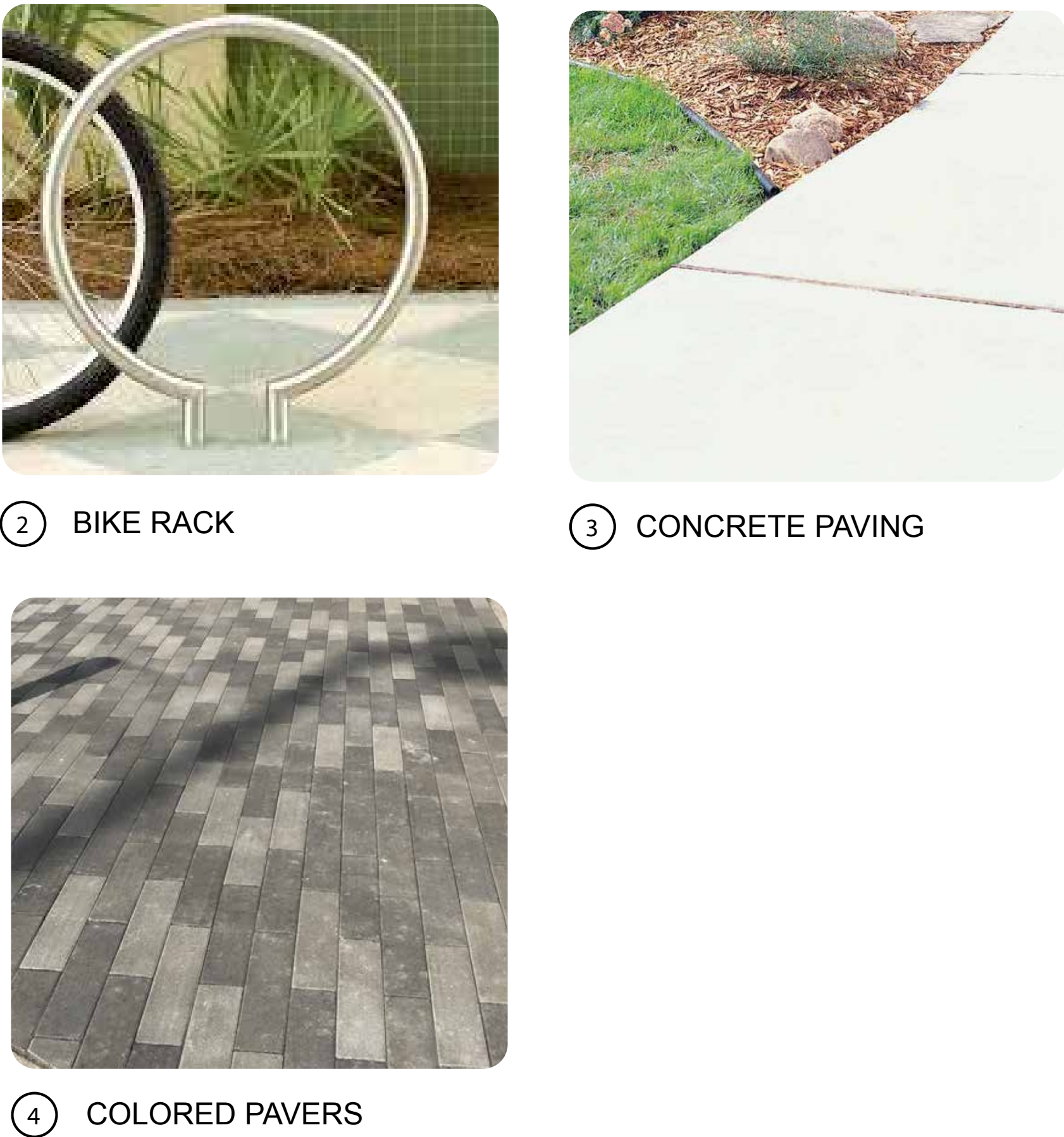
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1367

STREET SECTION



LANDSCAPE MATERIALS



PLANTING MATERIALS



SHEET:  
LANDSCAPE PLAN  
GROUND LEVEL  
STREET

L1.1

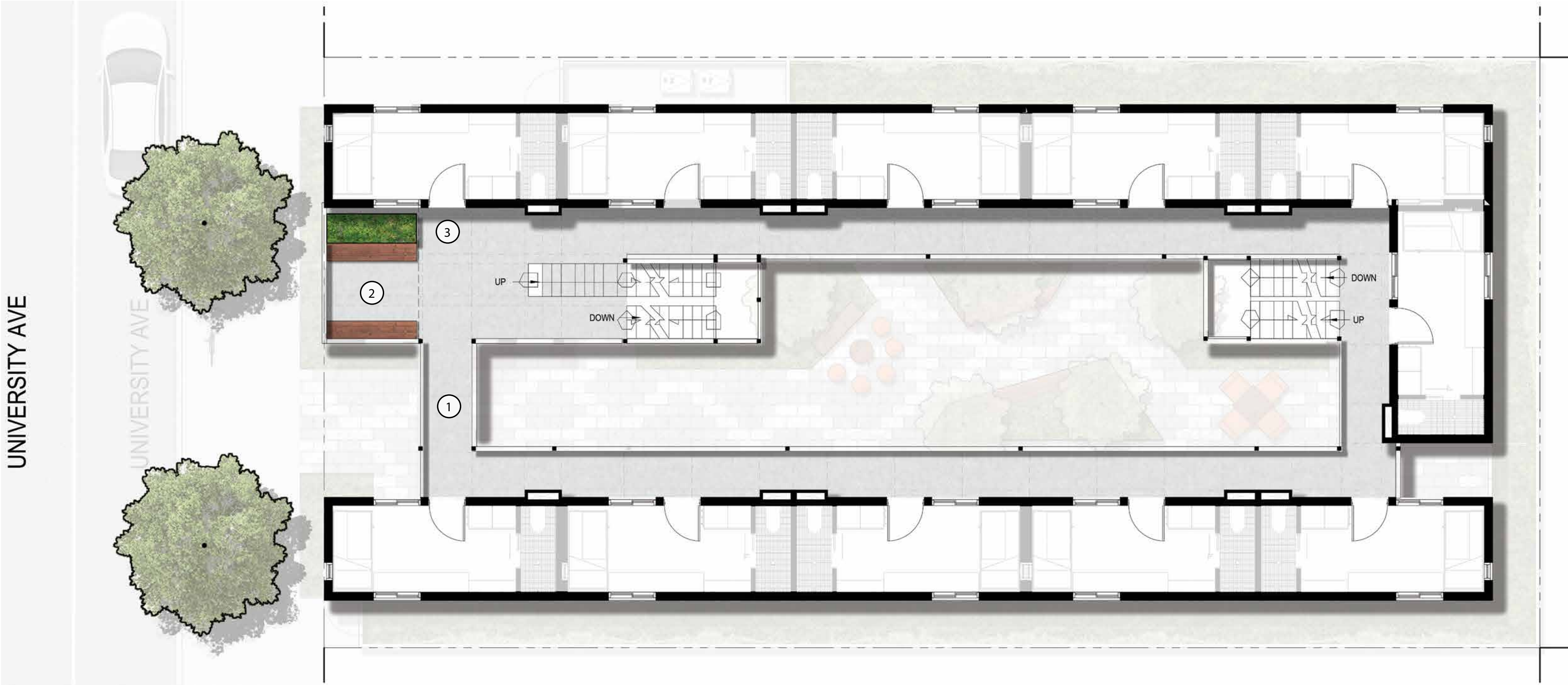
SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8' 12'

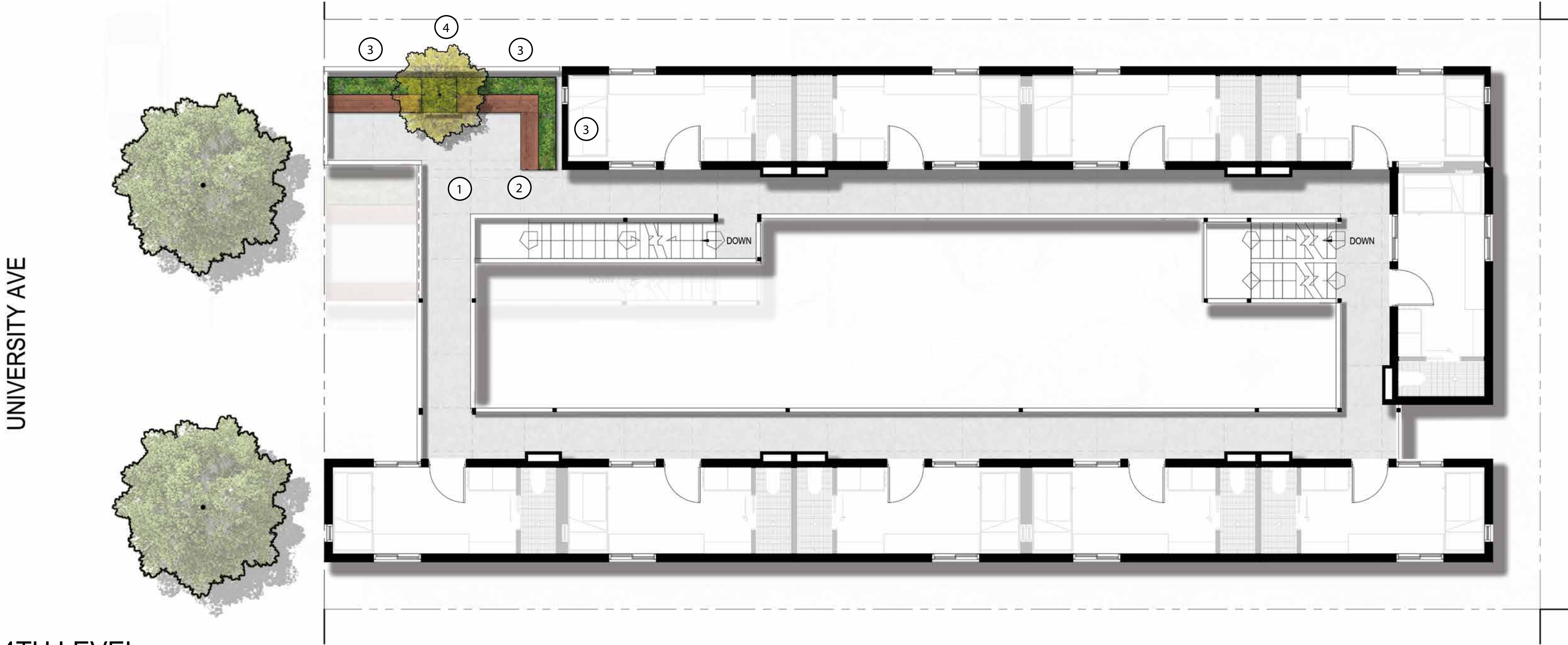








2ND LEVEL



4TH LEVEL

LEGEND

- 1. CONCRETE PAVING
- 2. WOOD BENCH
- 3. 18" RAISED PLANTER
- 4. 36" RAISED PLANTER

PLANT MATERIALS



*Olea europaea 'Monher'*  
MAJESTIC BEAUTY OLIVE



*Leucadendron 'Safari Sunset'*  
SAFARI CONEBUSH



*Muhlenbergia capillaris 'Lenca'*  
REGAL MIST PINK MUHLY GRASS

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

MILLER COMPANY  
landscape architects

1585 FOLSOM ST. SAN FRANCISCO, CA 94103  
415.252.7288 www.millercomp.com

1367  
UNIVERSITY  
HOUSING

1367 University Avenue  
Berkeley, CA

2020.03.03 PROGRESS SET

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.

JOB: 1367

SHEET:  
LANDSCAPE PLAN  
2ND & 4TH LEVEL

L1.3

SCALE: 3/16" = 1'-0"  
0' 1' 2' 4' 8' 12'