

2138 KITTREDGE ST

2138 KITTREDGE ST, BERKELEY, CA 94704

AUSTIN GROUP



RENDERING FOR EXAMPLE ONLY

DEVELOPER

THE AUSTIN GROUP LLC
 164 OAK ROAD
 ALAMO, CA 94507
 CONTACT: BILL SCHRADER
 PHONE: (925) 683-8782

ARCHITECTURE

NILES BOLTON ASSOCIATES
 3060 PEACHTREE RD. N.W., SUITE 600
 ATLANTA, GA 30305
 CONTACT: MOHAMED MOHSEN
 PHONE: (404) 365-7600

CIVIL ENGINEERING

HUMANN COMPANY INC.
 1021 BROWN AVE.
 LAFAYETTE, CA 94549
 CONTACT: HANY NAOOM
 PHONE: (925) 283-5000

LANDSCAPE ARCHITECTURE

RW STOVER & ASSOCIATES, INC.
 1620 NORTH MAIN STREET, SUITE 4
 WALNUT CREEK, CA 94596
 CONTACT: RICK STOVER
 PHONE: (925) 933-2583

SHEET LIST

- A0-00 COVER SHEET
- A0-01 PROJECT STATS
- A0-02 DENSITY BONUS PLANS
- A0-03 DENSITY BONUS TABULATION FORMS
- A0-04 EXISTING SITE PHOTOS
- A0-05 EXISTING SITE PHOTOS
- A0-06 SITE EXHIBITS
- A0-07 AFFORDABLE HOUSING PLAN DIAGRAMS

- A1-01 PLANS LEVELS 1-3
- A1-02 PLANS LEVELS 4-8
- A1-03 PLANS ROOF

- A3-01 ELEVATION NORTH
- A3-02 ELEVATION WEST
- A3-03 ELEVATION SOUTH
- A3-04 ELEVATION EAST
- A3-05 STREET STRIP ELEVATION
- A3-11 PERSPECTIVE
- A3-12 PERSPECTIVE
- A3-21 SHADOW STUDIES - JUNE
- A3-22 SHADOW STUDIES - DECEMBER
- A3-23 SHADOW STUDIES - APRIL

- A4-01 BUILDING SECTIONS

- L0 LANDSCAPE
- L0 LANDSCAPE
- L0 LANDSCAPE
- L0 LANDSCAPE
- L0 LANDSCAPE
- L0 LANDSCAPE



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

DOCUMENT ISSUANCES:

SB330 PRE APP | 2/14/24
 USE PERMIT | 7/22/24

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
 COVER SHEET

SHEET NUMBER:
A0-00
 USE PERMIT
 07/22/2024

NOT RELEASED FOR CONSTRUCTION

UNIT MIX

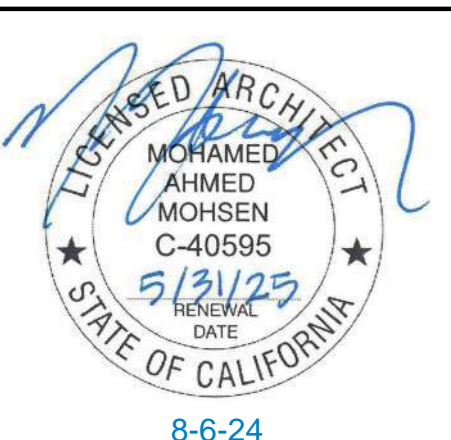
| LEVEL | UNIT TYPE # OF BEDROOMS | S | A | B |
|----------------|----------------------------|-----|-----|-----|
| | | 1 | 1 | 2 |
| 1 | | 4 | 0 | 0 |
| 2 | | 6 | 2 | 1 |
| 3 | | 6 | 2 | 1 |
| 4 | | 6 | 2 | 1 |
| 5 | | 6 | 2 | 1 |
| 6 | | 6 | 2 | 1 |
| 7 | | 6 | 2 | 1 |
| 8 | | 6 | 1 | 1 |
| TOTAL UNITS | | 46 | 13 | 7 |
| TOTAL BEDROOMS | | 46 | 13 | 14 |
| UNIT MIX % | | 70% | 20% | 11% |
| BEDROOM MIX % | | 63% | 18% | 19% |

| TOTAL BEDROOMS | TOTAL UNITS |
|----------------|-------------|
| 4 | 4 |
| 10 | 9 |
| 10 | 9 |
| 10 | 9 |
| 10 | 9 |
| 10 | 9 |
| 10 | 9 |
| 10 | 9 |
| 9 | 8 |
| 73 | 66 |

| LEVEL | RES | AMENITY / LOBBY | COMMON | SERVICE* |
|------------|--------|-----------------|--------|----------|
| 1 | 1,416 | 673 | 1,654 | 1,281 |
| 2 | 4,055 | - | 1,277 | 86 |
| 3 | 4,055 | - | 1,277 | 86 |
| 4 | 4,055 | - | 1,277 | 86 |
| 5 | 4,055 | - | 1,277 | 86 |
| 6 | 4,055 | - | 1,277 | 86 |
| 7 | 4,055 | - | 1,277 | 86 |
| 8 | 3,499 | 557 | 1,277 | 86 |
| TOTAL AREA | 29,245 | 1,230 | 10,593 | 1,883 |

| TOTAL AREA |
|---------------|
| 5,024 |
| 5,418 |
| 5,418 |
| 5,418 |
| 5,418 |
| 5,418 |
| 5,418 |
| 5,419 |
| 42,951 |

* INCLUDES BIKE PARKING



PROJECT #: 123109
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

WAIVER/CONCESSION LIST

- WAIVER TO EXCEED THE HEIGHT LIMIT - PROPOSED AT 82'-0", WHERE 60 FT/75 FT WITH USE PERMIT IS THE LIMIT. THE 82'-0" PROPOSED IS MEASURED TO TOP OF ROOF AND DOES NOT INCLUDE THE ADDITIONAL 5 FEET PARAPET ALLOWED BY RIGHT.
- WAIVER TO CONSTRUCT ROOFTOP PROJECTIONS, SUCH AS MECHANICAL APPURTENANCES OR ARCHITECTURAL ELEMENTS WHICH EXCEED THE MAXIMUM HEIGHT LIMIT FOR THE DISTRICT.
- WAIVER TO REDUCE THE 15' MINIMUM FRONT SETBACKS ABOVE 75'
- WAIVER TO REDUCE THE MINIMUM LANDSCAPE COVERAGE OF USABLE OPEN SPACE FROM 40% OF THE PROVIDED USABLE OPEN SPACE TO 25% OF THE PROVIDED USABLE OPEN SPACE
- CONCESSION FOR 95% REDUCTION IN USEABLE OPEN SPACE AND THE PERCENTAGE OF ASSOCIATED LANDSCAPED AREA.

CODE INFORMATION

THE PROPOSED PROJECT WILL COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019, WHERE BUILDING DESIGN MUST INCORPORATE ALL-ELECTRIC SYSTEMS.

SITE PLAN



EXISTING SITE INFORMATION

ADDRESS: 2138 KITTREDGE ST
APN: 057-2029-015-00

THE EXISTING SITE CONTAINS 0 SF OF COMMERCIAL AREA AND 3,602 SF OF RESIDENTIAL AREA. THE EXISTING BUILDING CONTAINS 3 RESIDENTIAL UNITS, WHICH ARE CURRENTLY OCCUPIED.

ZONING TABULATION FORM

| PROPOSED PROJECT TABULATION FORM | | | |
|---|--------------|-----------|---|
| | EXISTING | PROPOSED | REQUIRED OR ALLOWED |
| PROJECT ADDRESS: 2138 KITTREDGE ST APPLICANT NAME: BILL SCHRADER DATE: 02/14/2024 ZONING DISTRICT: C-DMU OUTER CORE | | | |
| UNIT, PARKING SPACES, AND BEDROOMS | | | |
| NUMBER OF DWELLING UNITS | 3 | 66 | - |
| NUMBER OF PARKING SPACES - MAX 0.5 SPACES PER UNIT | 4 (CARPORT) | 0 | 0 MIN / 37 MAX |
| NUMBER OF BIKE PARKING SPACES - 73 BEDROOMS - 1 LONG TERM SPACE PER 3 BEDROOMS = 25 SPACES - 1 SHORT TERM SPACE PER 40 BEDROOMS = 2 SPACES | 0 | 28 | 27 |
| YARDS AND HEIGHTS | | | |
| FRONT YARD SETBACK (FT) | 0' | 4'-4" | 0' MIN (0'-75' HEIGHT) 15' MIN (75'+ HEIGHT) 5' MAX (0'-20' HEIGHT) |
| BUILDING HEIGHT (STORIES) | 2 + BASEMENT | 8 | - |
| MAXIMUM HEIGHT (FT) | 35' | 82' | 75' |
| AREAS | | | |
| LOT AREA (SQ.FT) | 6,750 SF | 6,750 SF | - |
| TOTAL GROSS FLOOR AREA - TOTAL AREA COVERED BY ALL FLOORS | 3,602 SF | 37,722 SF | - |
| BUILDING FOOTPRINT | 1,870 SF | 5,743 SF | - |
| LOT COVERAGE | 28% | 85% | - |
| USEABLE OPEN SPACE - 80 SF OF USEABLE OPEN SPACE PER UNIT | 0 SF | 320 SF | 5,760 SF |
| FLOOR AREA RATIO | 0.5:1 | 5.6:1 | - |

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
2138 KITTREDGE ST
BERKELEY, CA 94704
AUSTIN GROUP

APPLICANT:
THE AUSTIN GROUP LLC
BILL SCHRADER
(925) 683-8782

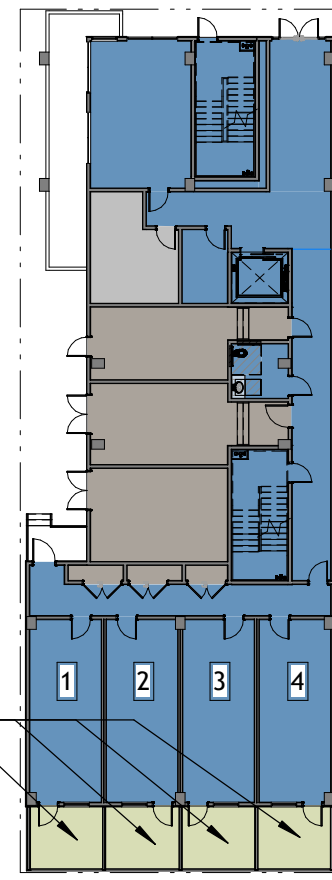
SHEET TITLE:
PROJECT STATS

SHEET NUMBER:
A0-01
USE PERMIT
07/22/2024

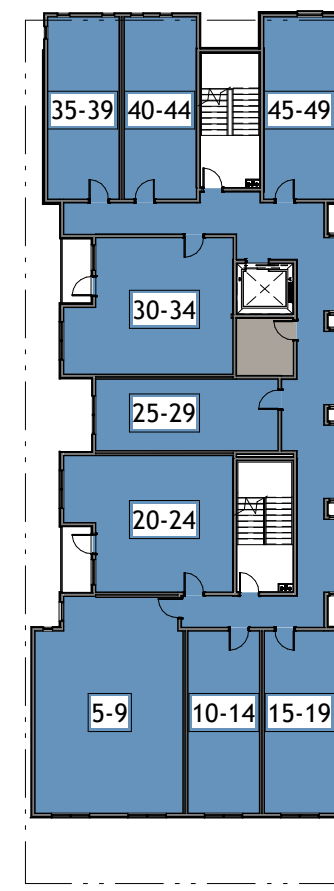
NOT RELEASED FOR CONSTRUCTION

BASE PROJECT FLOOR PLANS

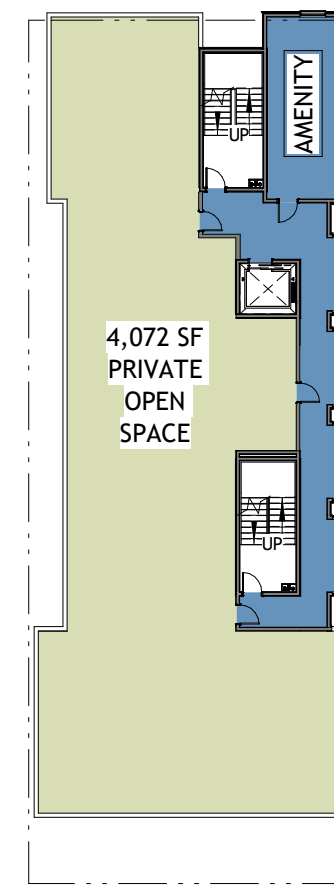
110 SF PRIVATE OPEN SPACE PROVIDED AT EACH PRIVATE UNIT TERRACE. THIS AREA SATISFIES THE OPEN SPACE REQUIREMENT ONLY FOR THESE UNITS PER 23.304.090-B.2. IN OPEN SPACE CALCULATIONS, THIS IS EQUIVALENT TO 320 SF TOTAL (80 SF X 4 UNITS).



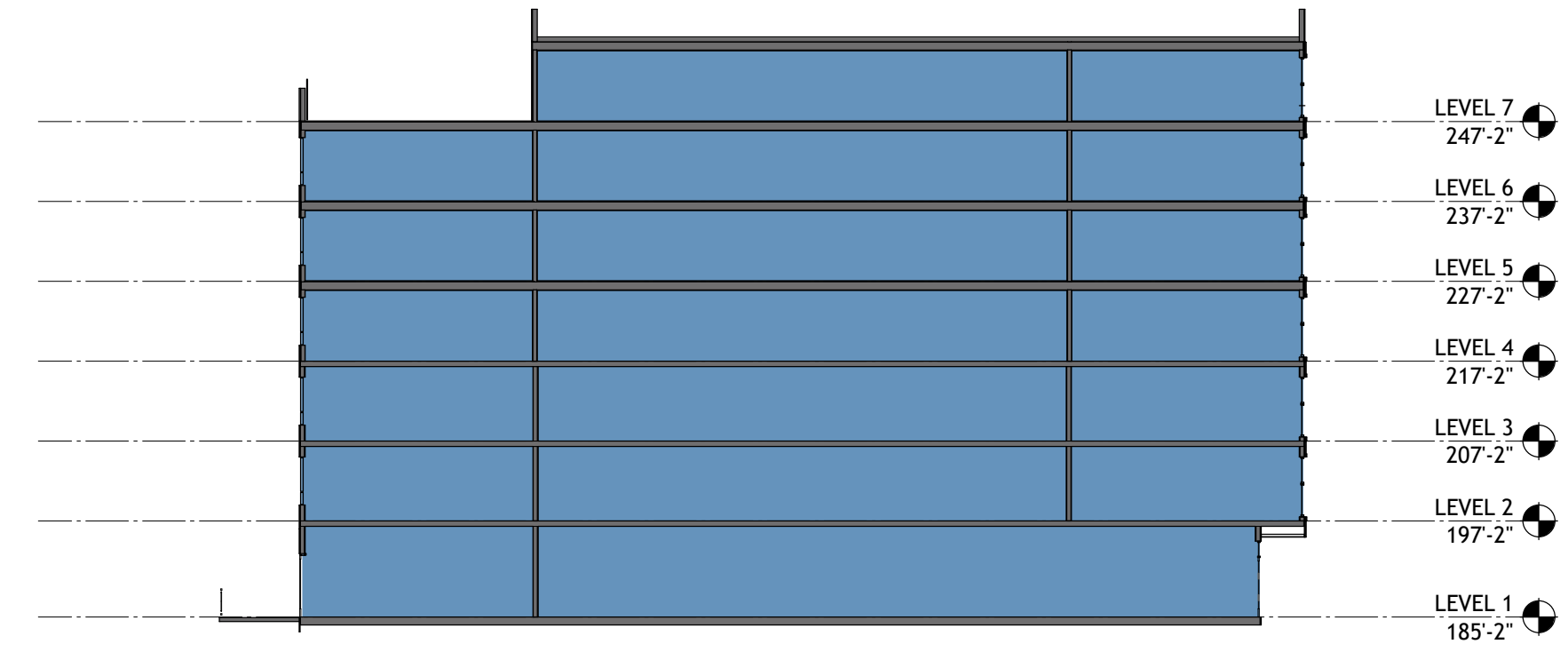
LEVEL 1 - BASE PROJECT



LEVEL 2-6 - BASE PROJECT



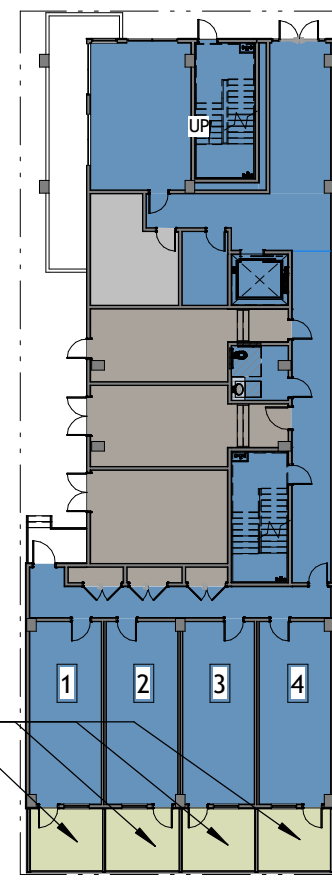
LEVEL 7 - BASE PROJECT



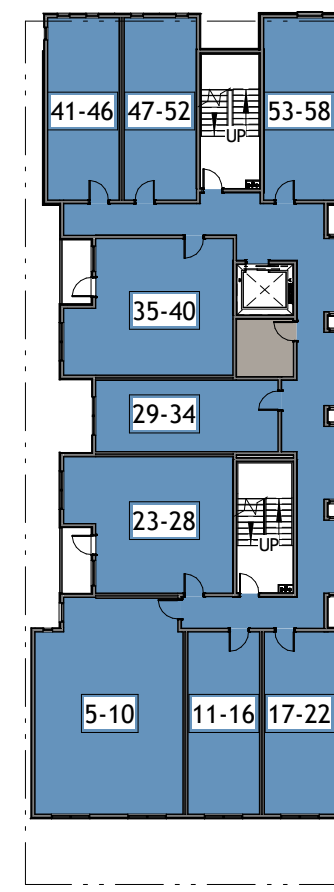
BUILDING SECTION - PROPOSED PROJECT

PROPOSED PROJECT FLOOR PLANS

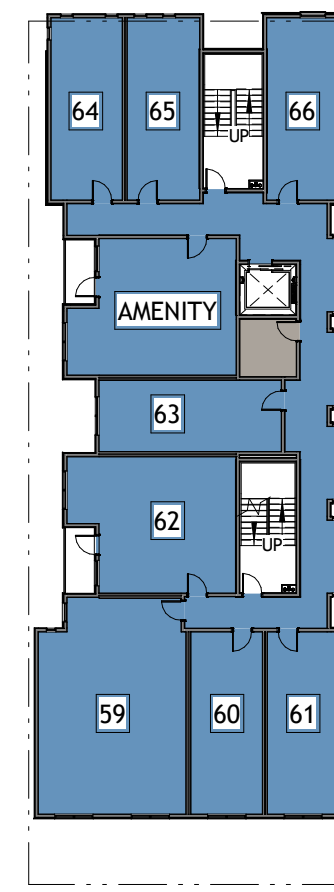
110 SF PRIVATE OPEN SPACE PROVIDED AT EACH PRIVATE UNIT TERRACE. THIS AREA SATISFIES THE OPEN SPACE REQUIREMENT ONLY FOR THESE UNITS PER 23.304.090-B.2. IN OPEN SPACE CALCULATIONS, THIS IS EQUIVALENT TO 320 SF TOTAL (80 SF X 4 UNITS).



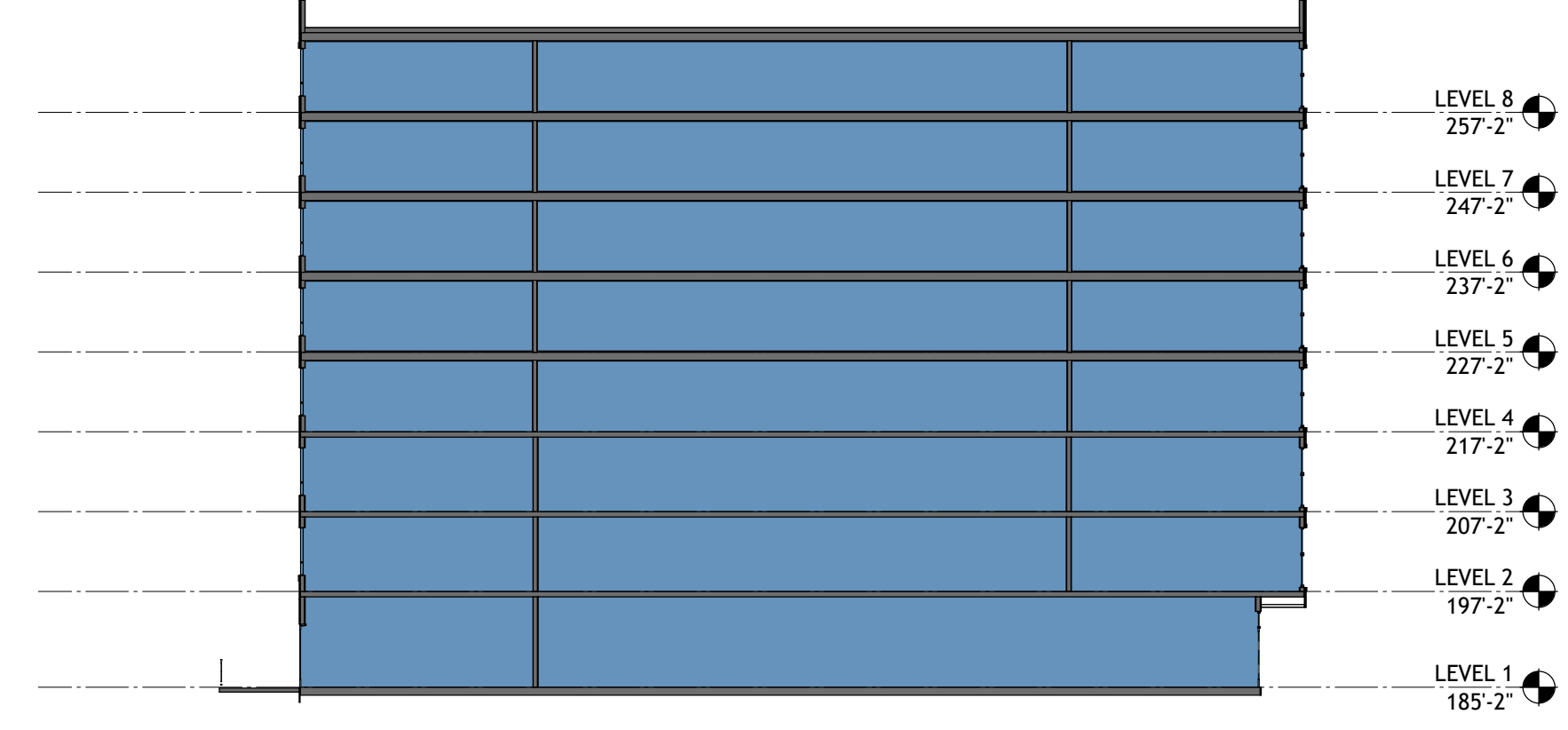
LEVEL 1 - PROPOSED PROJECT



LEVEL 2-7 - PROPOSED PROJECT



LEVEL 8 - PROPOSED PROJECT



BUILDING SECTION - PROPOSED PROJECT

■ RESIDENTIAL, AMENITY, AND COMMON SPACE - INCLUDED IN DENSITY BONUS AREA ■ PARKING - EXCLUDED FROM AREA TOTAL ■ UTILITY - EXCLUDED FROM AREA TOTAL ■ EXTERIOR - EXCLUDED FROM AREA TOTAL

BASE AND PROPOSED STATISTICS

BASE PROJECT AREA TOTALS

| | RESIDENTIAL | COMMON | AMENITY | TOTAL |
|--------------|-------------|--------|---------|---------------|
| L1 | 1,416 | 1,654 | 673 | 3,743 |
| L2 | 4,055 | 799 | | 4,854 |
| L3 | 4,055 | 799 | | 4,854 |
| L4 | 4,055 | 799 | | 4,854 |
| L5 | 4,055 | 799 | | 4,854 |
| L6 | 4,055 | 799 | | 4,854 |
| L7 | 0 | 679 | 361 | 1,040 |
| TOTAL | | | | 29,053 |

BASE PROJECT BEDROOM MIX

| | STUDIO | 1 BEDROOM | 2 BEDROOM | TOTAL UNITS | TOTAL BEDROOMS |
|--------------|--------|-----------|-----------|-------------|----------------|
| L1 | 4 | 0 | 0 | 4 | 4 |
| L2 | 6 | 2 | 1 | 9 | 10 |
| L3 | 6 | 2 | 1 | 9 | 10 |
| L4 | 6 | 2 | 1 | 9 | 10 |
| L5 | 6 | 2 | 1 | 9 | 10 |
| L6 | 6 | 2 | 1 | 9 | 10 |
| L7 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | 49 | 54 |

PROPOSED PROJECT AREA TOTALS

| | RESIDENTIAL | COMMON | AMENITY | TOTAL |
|--------------|-------------|--------|---------|---------------|
| L1 | 1,416 | 1,654 | 673 | 3,743 |
| L2 | 4,055 | 799 | | 4,854 |
| L3 | 4,055 | 799 | | 4,854 |
| L4 | 4,055 | 799 | | 4,854 |
| L5 | 4,055 | 799 | | 4,854 |
| L6 | 4,055 | 799 | | 4,854 |
| L7 | 4,055 | 799 | | 4,854 |
| L8 | 3,499 | 799 | 557 | 4,855 |
| TOTAL | | | | 37,722 |

PROPOSED PROJECT BEDROOM MIX

| | STUDIO | 1 BEDROOM | 2 BEDROOM | TOTAL UNITS | TOTAL BEDROOMS |
|--------------|--------|-----------|-----------|-------------|----------------|
| L1 | 4 | 0 | 0 | 4 | 4 |
| L2 | 6 | 2 | 1 | 9 | 10 |
| L3 | 6 | 2 | 1 | 9 | 10 |
| L4 | 6 | 2 | 1 | 9 | 10 |
| L5 | 6 | 2 | 1 | 9 | 10 |
| L6 | 6 | 2 | 1 | 9 | 10 |
| L7 | 6 | 2 | 1 | 9 | 10 |
| L8 | 6 | 1 | 1 | 8 | 9 |
| TOTAL | | | | 66 | 73 |

NOTES:

THE BIKE PARKING IS EXCLUDED FROM THE AREA CALCULATIONS FOR THE BASE AND PROPOSED PROJECTS. IT IS LOCATED ON LEVEL 1 IN BOTH PROJECTS.

PARKING AND UTILITY AREAS ARE EXCLUDED FROM THE RESIDENTIAL FLOOR AREA CALCULATIONS IN BOTH PROJECTS (BASE & PROPOSED).

DENSITY BONUS CALCULATOR

DENSITY BONUS CALCULATOR

| Base Project | Base # Units | Base # Units | % VLI units | # VLI Units | #VLI Units | Bonus % | # DB Units | # DB Units | Total Units |
|---------------------------------|-----------------------------|--|-------------------------------|----------------------|------------|---------|------------------------------------|------------------------------------|-----------------------------------|
| sq. ft. - see calculation below | base project/avg. unit size | Base Units/Max. Residential Density (rounded up) | VLI = Very Low Income <50 AMI | % VLI x Base # Units | | | %Bonus x Base # Units (rounded up) | %Bonus x Base # Units (rounded up) | base unit + DB Units (rounded up) |
| 29,053 | 50.83 | 51.00 | 8% | 4.08 | 5.00 | 27.5% | 14.03 | 15.00 | 66 |

| Base Project Square Footage (a,b) | Floor | Residential Sq. Footage Proposed (a) | Number of Units Proposed |
|-----------------------------------|--------------|--------------------------------------|--------------------------|
| 3,743 | first | 3,743 | 4 |
| 4,854 | second | 4,854 | 9 |
| 4,854 | third | 4,854 | 9 |
| 4,854 | fourth | 4,854 | 9 |
| 4,854 | fifth | 4,854 | 9 |
| 4,854 | sixth | 4,854 | 9 |
| 1,040 | seventh | 4,854 | 9 |
| 4,854 | eighth | 4,855 | 8 |
| 29,053 | TOTAL | 37,722 | 66 |

| Total Square Footage: | %VLI | %DB |
|-----------------------|-----------|---------------|
| 37,722 | 5% | 20.00% |
| | 6% | 22.50% |
| | 7% | 25.00% |
| | 8% | 27.50% |
| | 9% | 30.00% |
| | 10% | 32.50% |
| | 11% | 35.00% |
| | 12% | 38.75% |
| | 13% | 42.50% |
| | 14% | 46.25% |
| | 15% | 50.00% |

(a) Includes Residential Amenities (lobby, mailbox room, restrooms, etc.)

Note that required outdoor area (80 sf/unit) will be provided at public plazas and elevated outdoors decks

(b) Based on a 75' maximum building height



PROJECT #: 123109
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

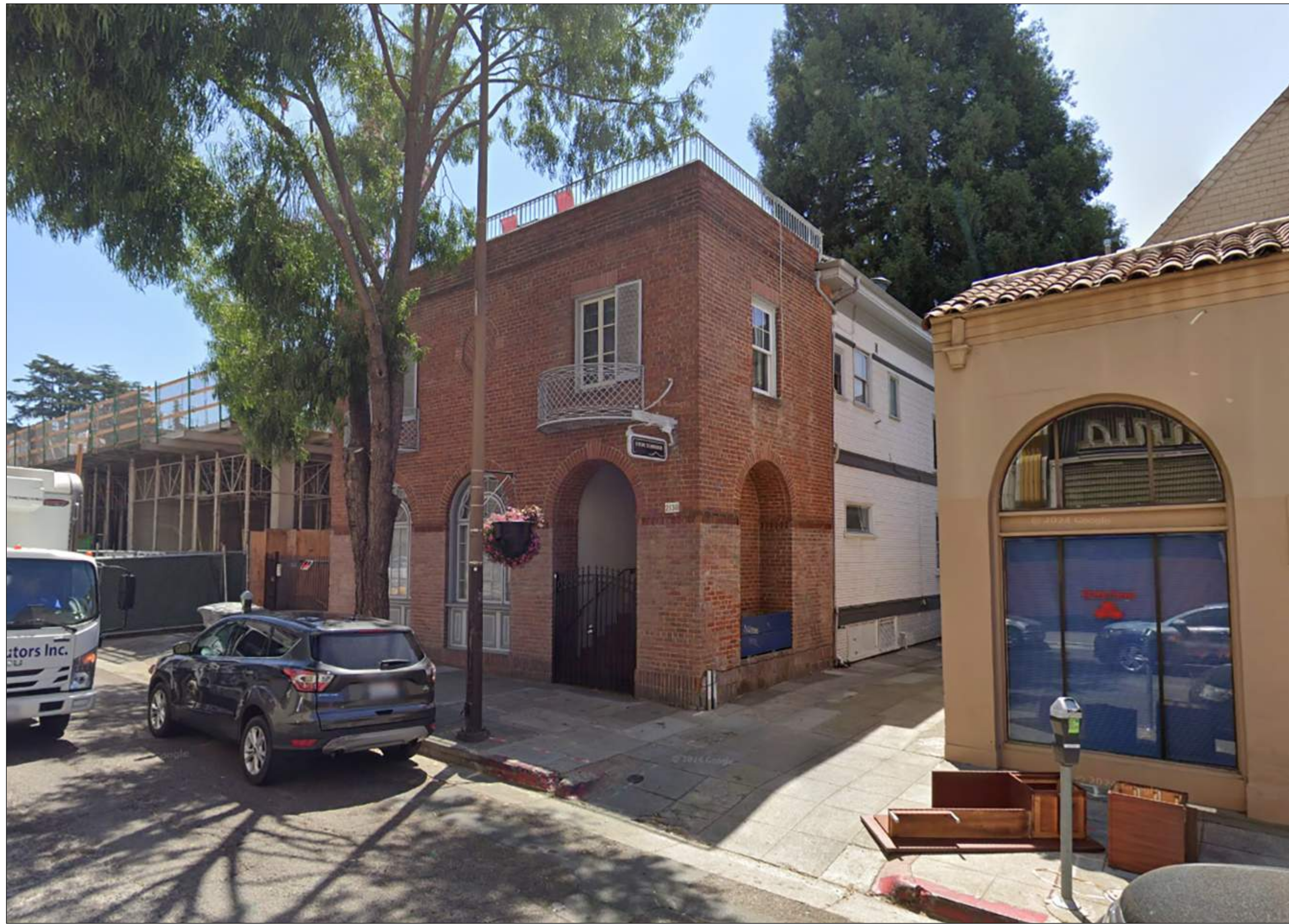
2138 KITTREDGE ST
2138 KITTREDGE ST
BERKELEY, CA 94704
AUSTIN GROUP

APPLICANT:
THE AUSTIN GROUP LLC
BILL SCHRADER
(925) 683-8782

SHEET TITLE:
DENSITY BONUS PLANS

SHEET NUMBER:
A0-02
USE PERMIT
07/22/2024

NOT RELEASED FOR CONSTRUCTION



1 KITTREDGE ST FRONTAGE 1
A0-04 12" = 1'-0"



2 KITTREDGE ST FRONTAGE 2
A0-04 12" = 1'-0"



3 KITTREDGE ST FRONTAGE 3
A0-04 12" = 1'-0"



4 KITTREDGE ST AERIAL
A0-04 12" = 1'-0"



PROJECT #: 123109
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

| No. | Description | Date |
|-----|-------------|----------|
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
2138 KITTREDGE ST
BERKELEY, CA 94704
AUSTIN GROUP

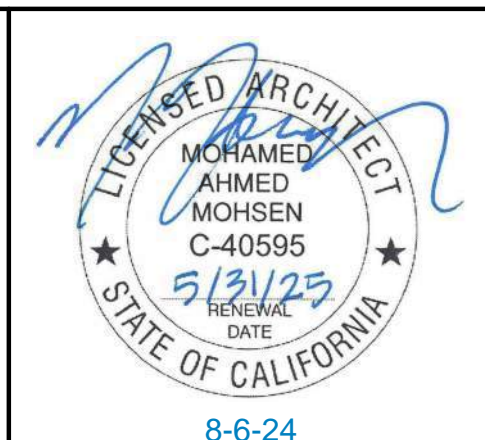
APPLICANT:
THE AUSTIN GROUP LLC
BILL SCHRADER
(925) 683-8782

SHEET TITLE:
EXISTING SITE
PHOTOS

SHEET NUMBER:
A0-04

USE PERMIT
07/22/2024

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

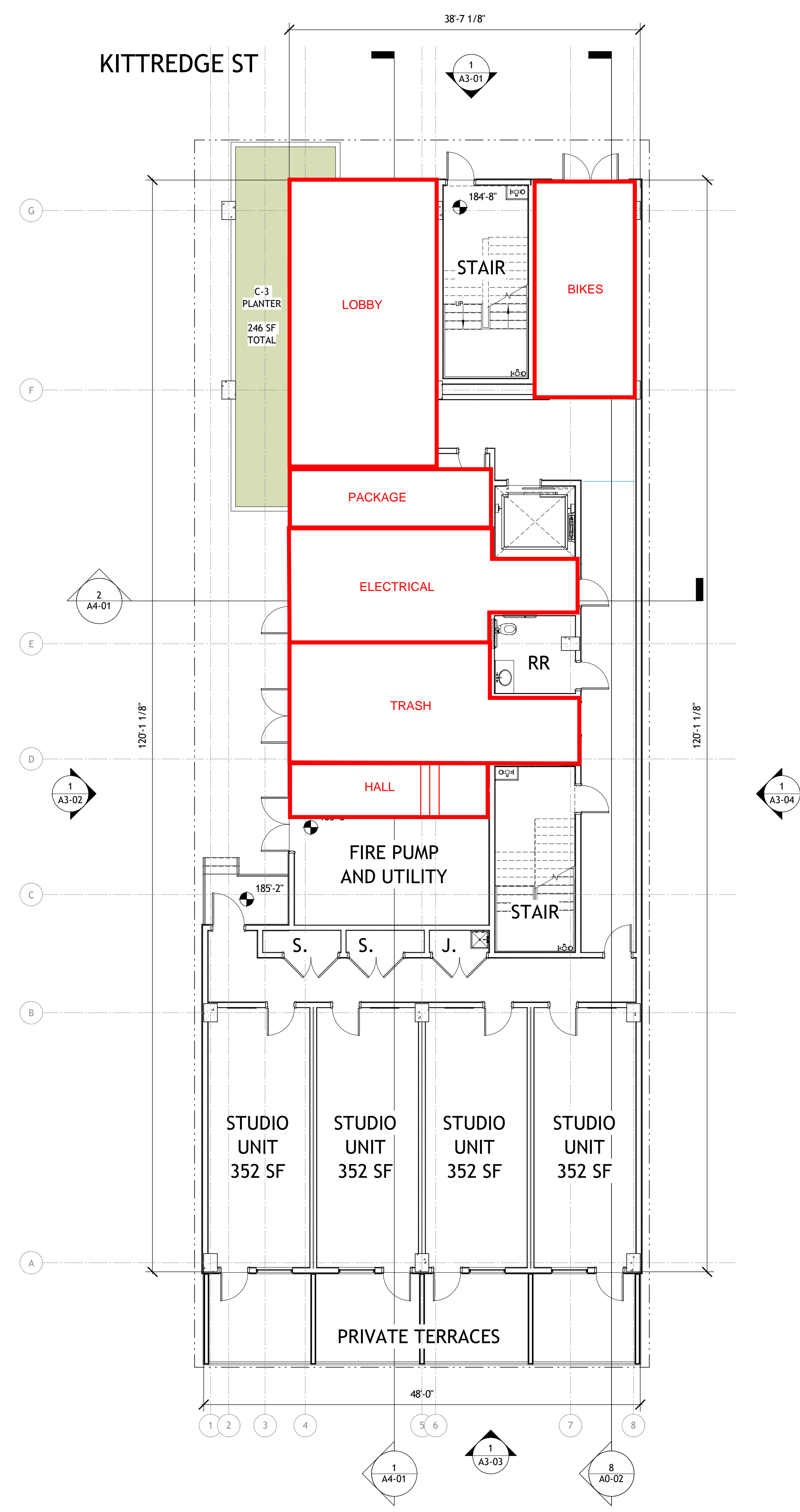
This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

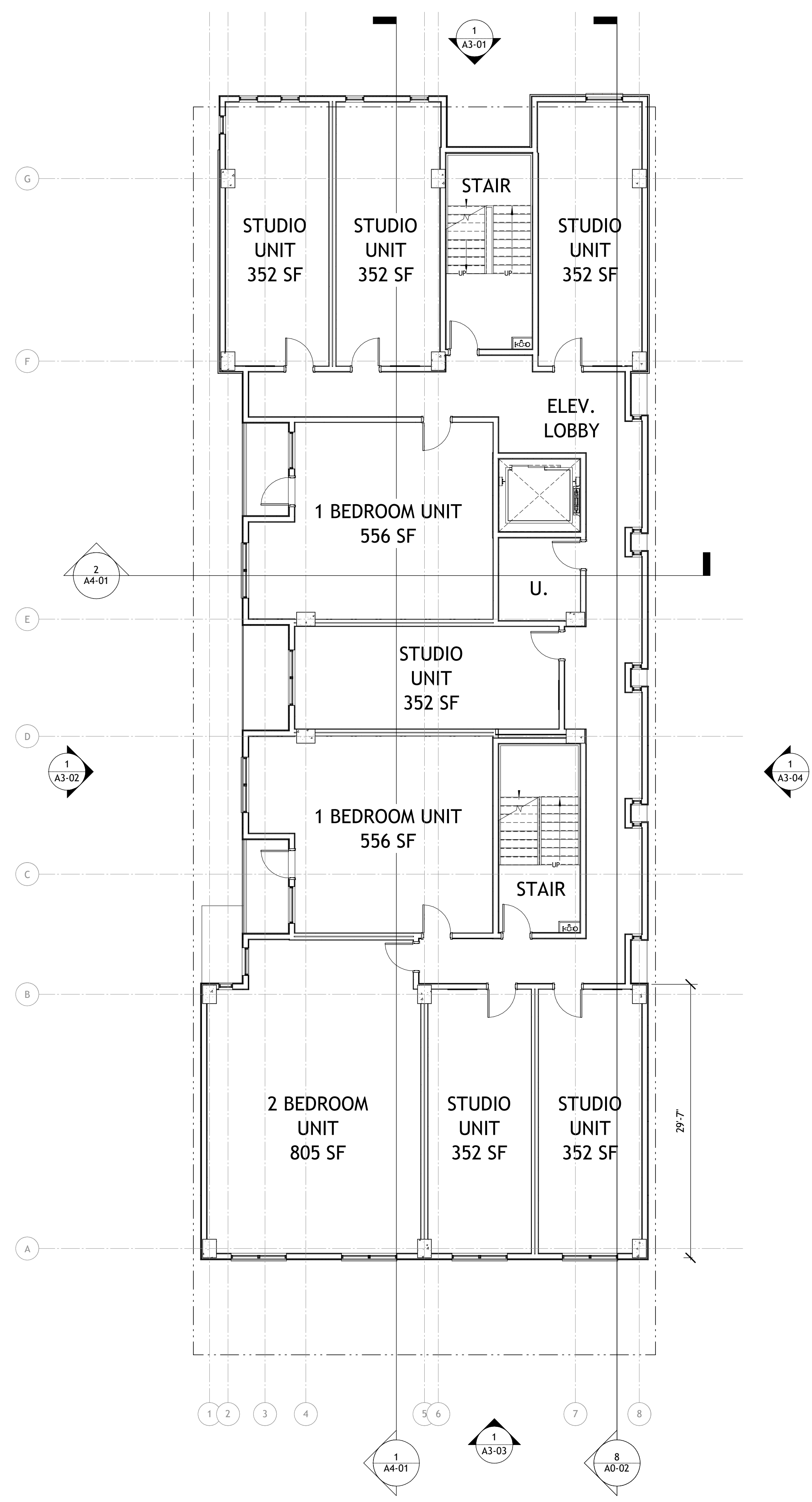
APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
PLANS LEVELS 1-3

SHEET NUMBER:
A1-01
 USE PERMIT
 07/22/2024



1 FLOOR PLAN ENTITLEMENT- LEVEL 1
 1/8" = 1'-0"



2 FLOOR PLAN ENTITLEMENT- LEVEL 2-3
 1/8" = 1'-0"



NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

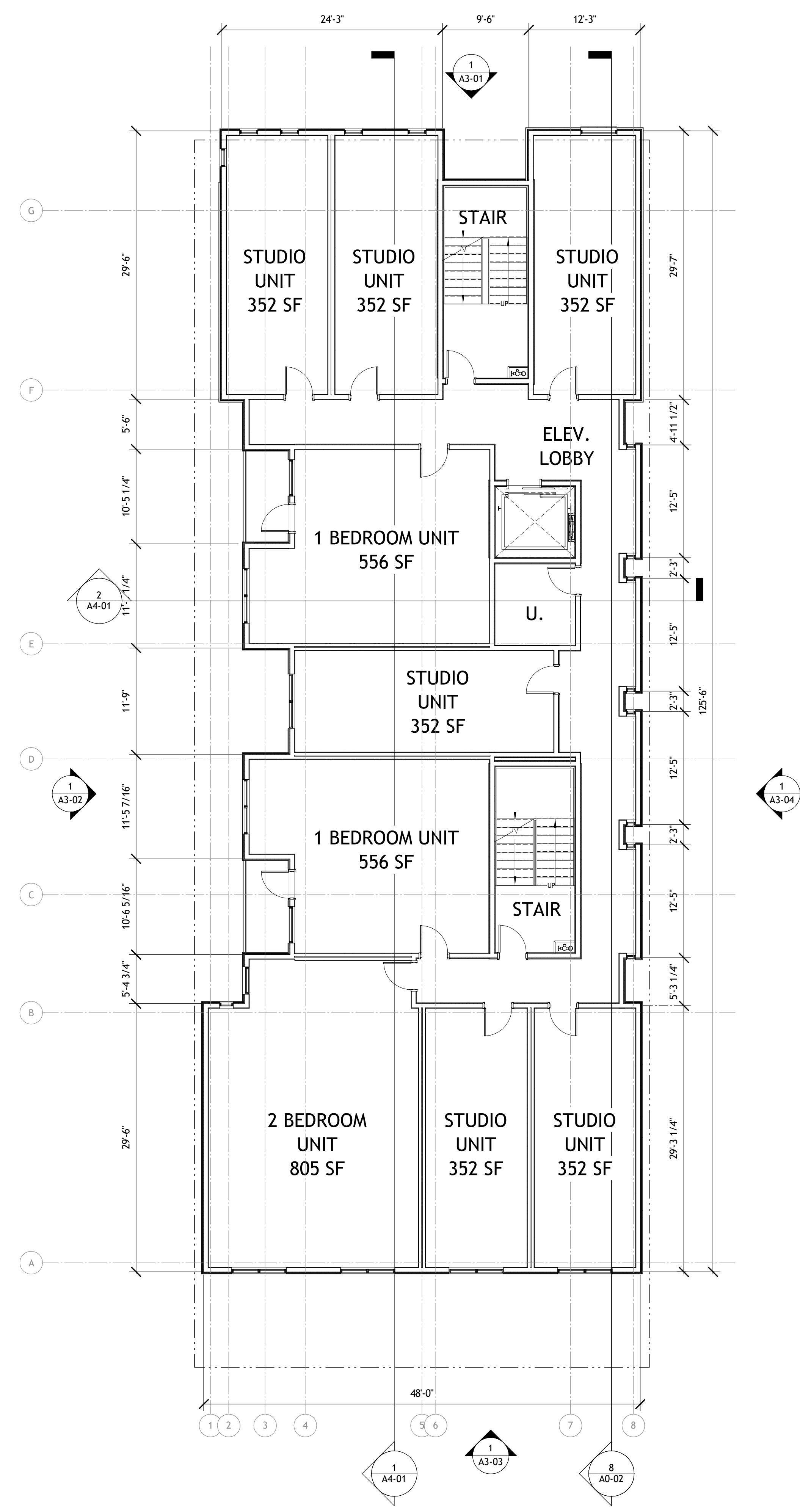
This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

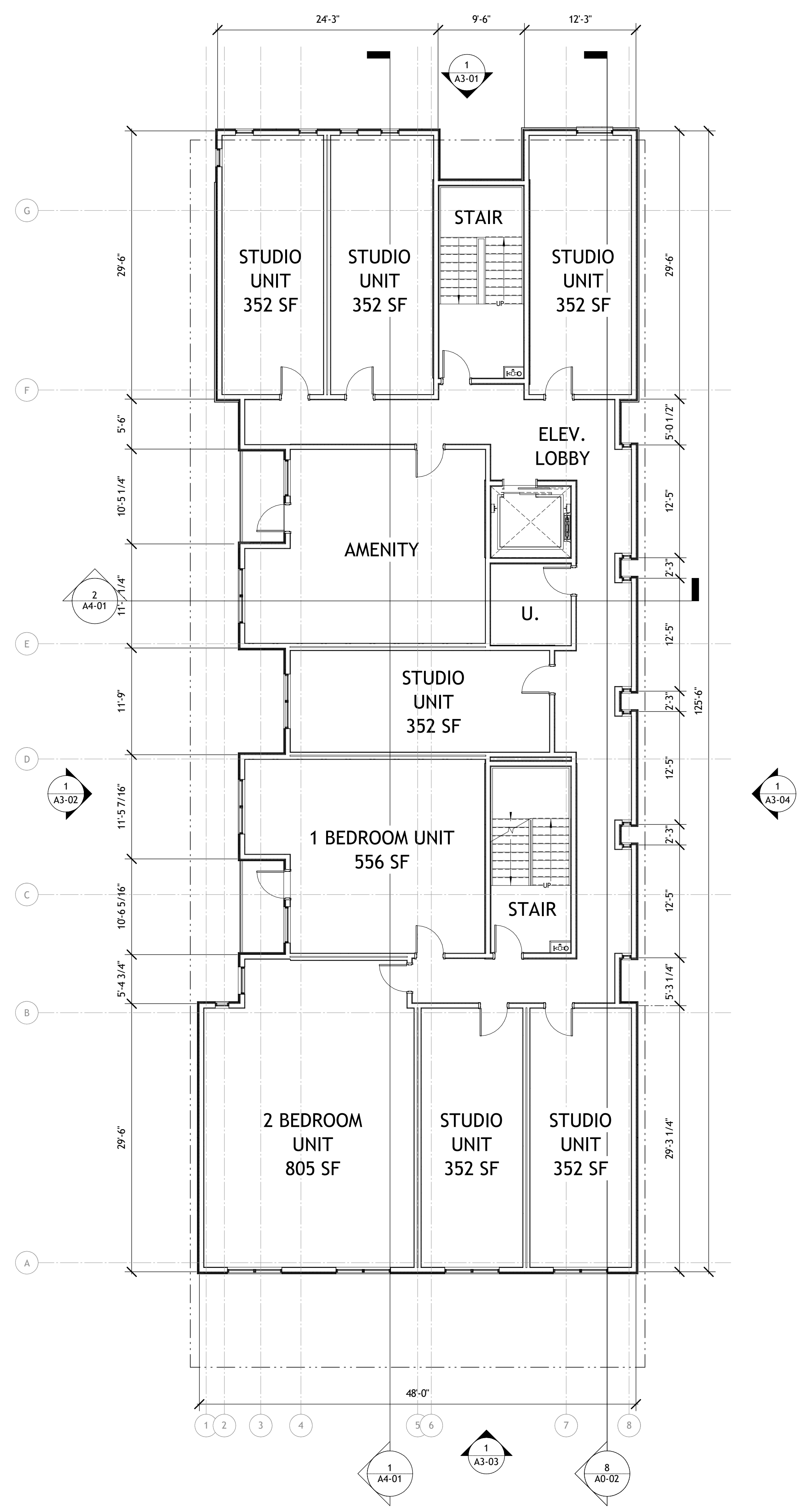
APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
PLANS LEVELS 4-8

SHEET NUMBER:
A1-02
 USE PERMIT
 07/22/2024



1 FLOOR PLAN ENTITLEMENT- LEVEL 4-7
 1/8" = 1'-0"



2 FLOOR PLAN ENTITLEMENT- LEVEL 8
 1/8" = 1'-0"



NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

| No. | Description | Date |
|-----|-------------|----------|
| B | USE PERMIT | 07/22/24 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

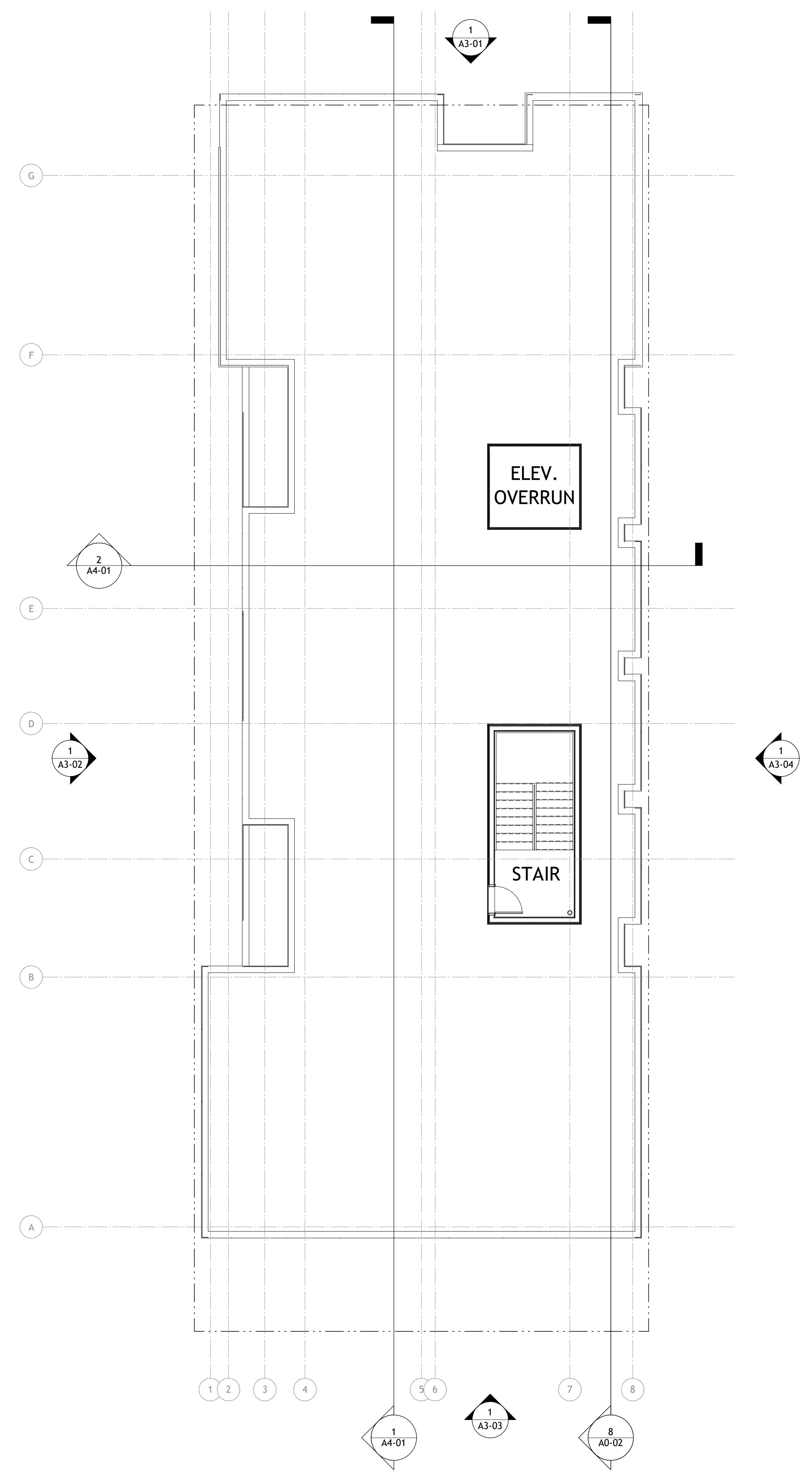
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
2138 KITTREDGE ST
BERKELEY, CA 94704
AUSTIN GROUP

APPLICANT:
THE AUSTIN GROUP LLC
BILL SCHRADER
(925) 683-8782

SHEET TITLE:
PLANS ROOF

SHEET NUMBER:
A1-03
USE PERMIT
07/22/2024



1 FLOOR PLAN ENTITLEMENT- ROOF
A1-03
1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
ELEVATION NORTH

SHEET NUMBER:
A3-01
 USE PERMIT
 07/22/2024



1 ELEVATION ENTITLEMENT- NORTH (KITTREDGE ST)
 A3-01 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

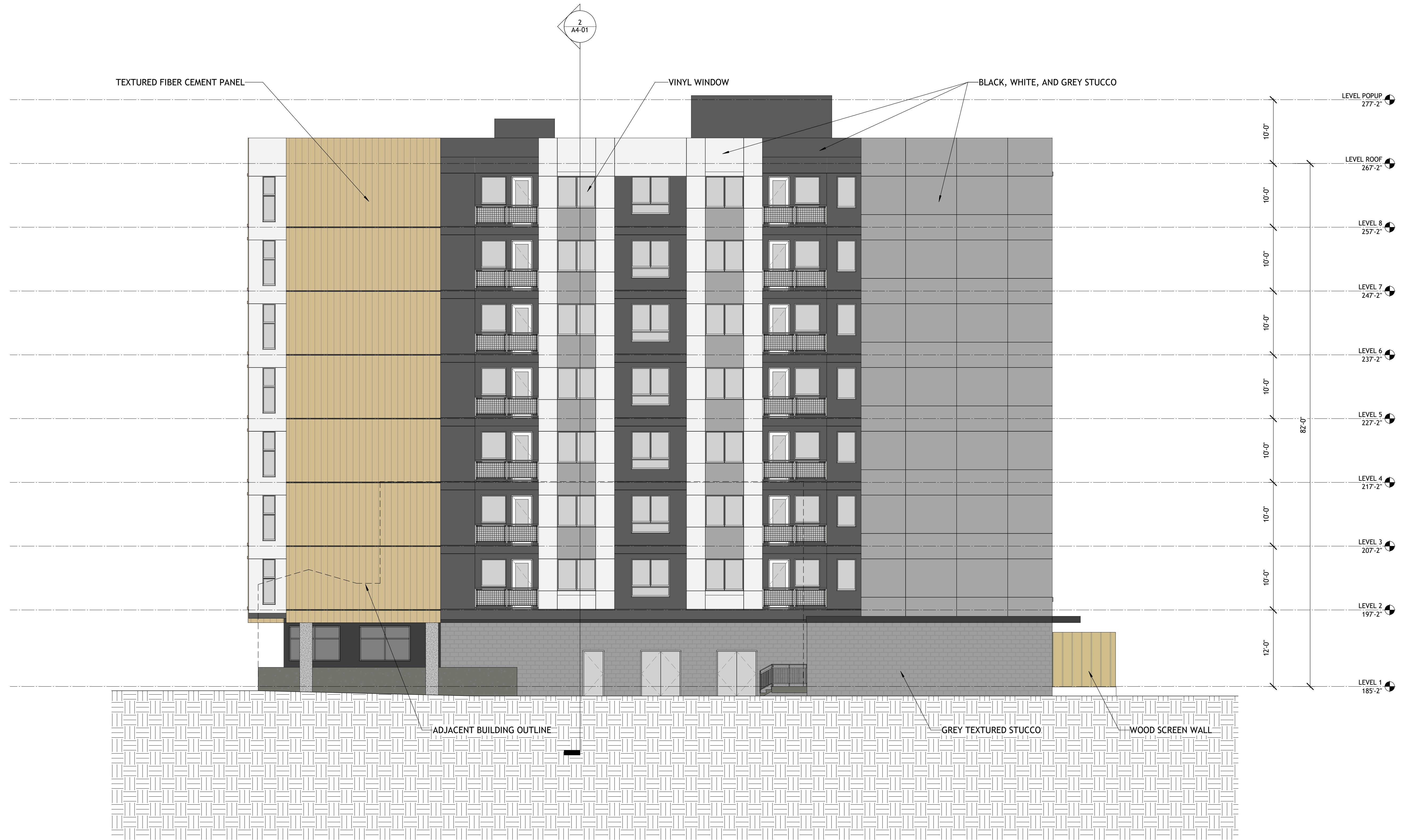
This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
ELEVATION WEST

SHEET NUMBER:
A3-02
 USE PERMIT
 07/22/2024



1 ELEVATION ENTITLEMENT- WEST (INTERIOR BLOCK)
 A3-02 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
ELEVATION SOUTH

SHEET NUMBER:
A3-03

USE PERMIT
 07/22/2024



1 ELEVATION ENTITLEMENT- SOUTH (INTERIOR BLOCK)
 A3-03 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|---------------|----------|
| A | SB330 PRE APP | 02/14/24 |
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

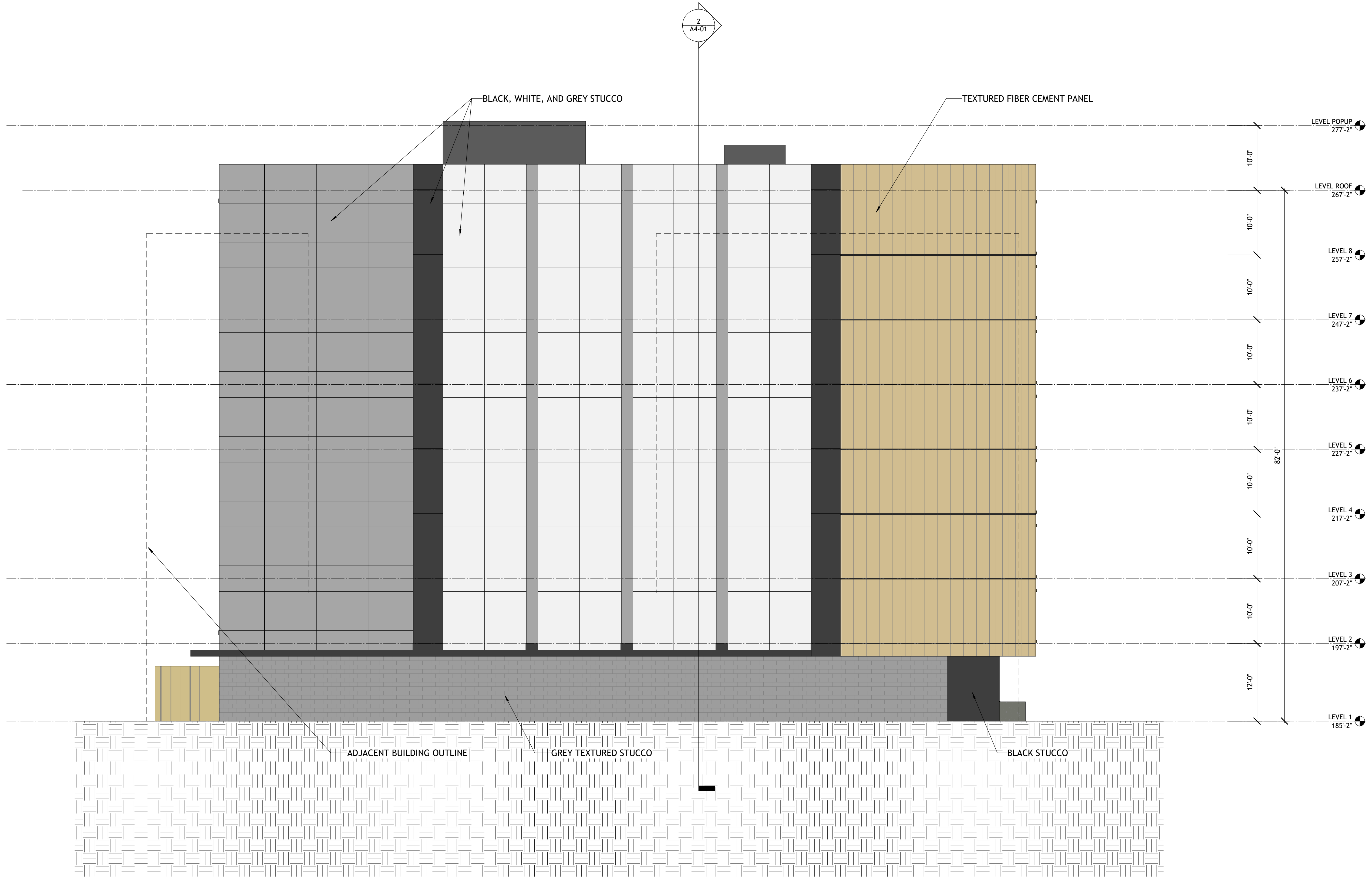
2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704
 AUSTIN GROUP

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
ELEVATION EAST

SHEET NUMBER:
A3-04
 USE PERMIT
 07/22/2024

NOT RELEASED FOR CONSTRUCTION



1 ELEVATION ENTITLEMENT- EAST (INTERIOR BLOCK)
 A3-04 1/8" = 1'-0"



1 PERSPECTIVE - KITTREDGE ST FACADE
A3-11 12" = 1'-0"



2 PERSPECTIVE - REAR FACADE
A3-11 12" = 1'-0"



3 PERSPECTIVE - KITTREDGE ST AND SHATTUCK AVE INTERSECTION
A3-11 12" = 1'-0"



4 PERSPECTIVE - KITTREDGE ST STREET LEVEL
A3-11 12" = 1'-0"



PROJECT #: 123109
DRAWN BY: TF
CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
T 404 365 7600
www.nilesbolton.com

| No. | Description | Date |
|-----|-------------|----------|
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
2138 KITTREDGE ST
BERKELEY, CA 94704
AUSTIN GROUP

APPLICANT:
THE AUSTIN GROUP LLC
BILL SCHRADER
(925) 683-8782

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
A3-11
USE PERMIT
07/22/2024

NOT RELEASED FOR CONSTRUCTION



PROJECT #: 123109
 DRAWN BY: TF
 CHECKED BY: MM

NILES BOLTON ASSOCIATES

3060 Peachtree Rd. N.W.
 Suite 600
 Atlanta, GA 30305
 T 404 365 7600
 www.nilesbolton.com

| No. | Description | Date |
|-----|-------------|----------|
| B | USE PERMIT | 07/22/24 |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

2138 KITTREDGE ST
 2138 KITTREDGE ST
 BERKELEY, CA 94704

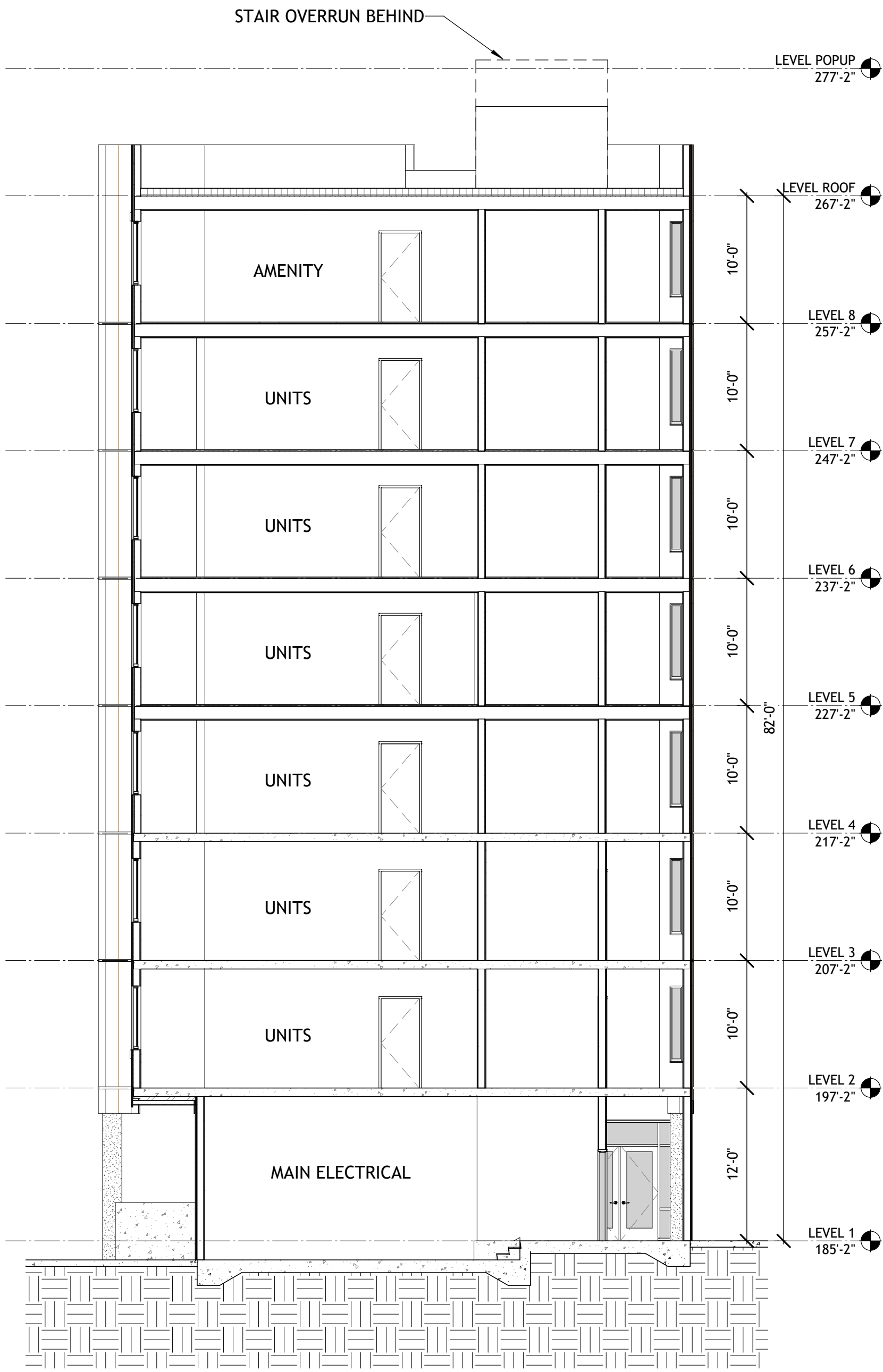
AUSTIN GROUP

APPLICANT:
 THE AUSTIN GROUP LLC
 BILL SCHRADER
 (925) 683-8782

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A4-01
 USE PERMIT
 07/22/2024

NOT RELEASED FOR CONSTRUCTION



2 WEST-EAST BUILDING SECTION
 A4-01 1/8" = 1'-0"



1 SOUTH-NORTH BUILDING SECTION
 A4-01 1/8" = 1'-0"