

# WEST CAMPUS

EXISTING CONDITIONS,  
INITIAL STUDY & CURRENT DESIGN

APRIL 18, 2018

**CAW**  
ARCHITECTS



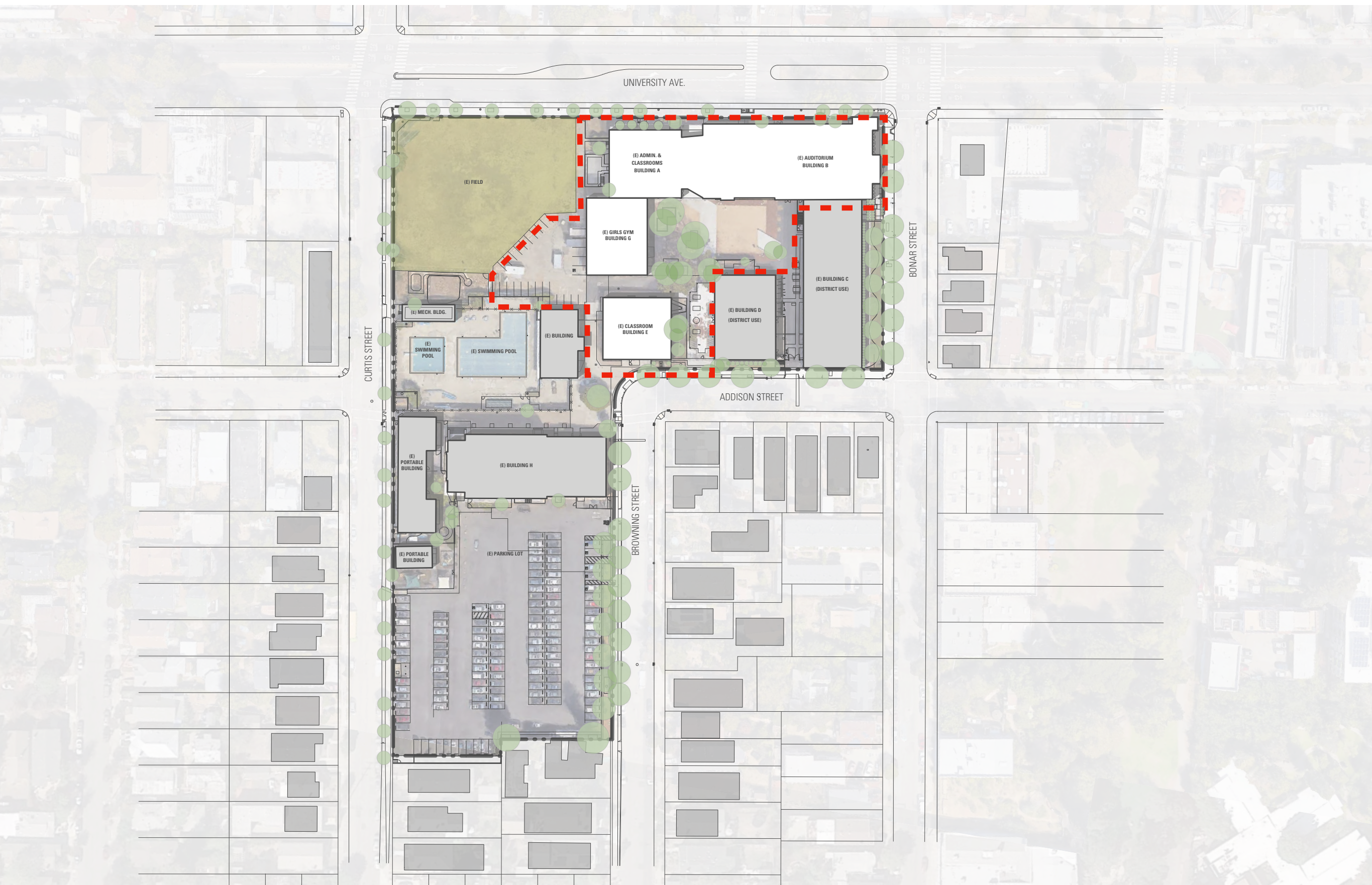
The background image shows a school courtyard. On the left, there are tall palm trees and a person standing. In the center, there is a large stack of wooden pallets. To the right, there is a building with red and yellow walls, and a group of people sitting on a bench. The sky is blue with some clouds.

# EXISTING CONDITIONS



# WEST CAMPUS

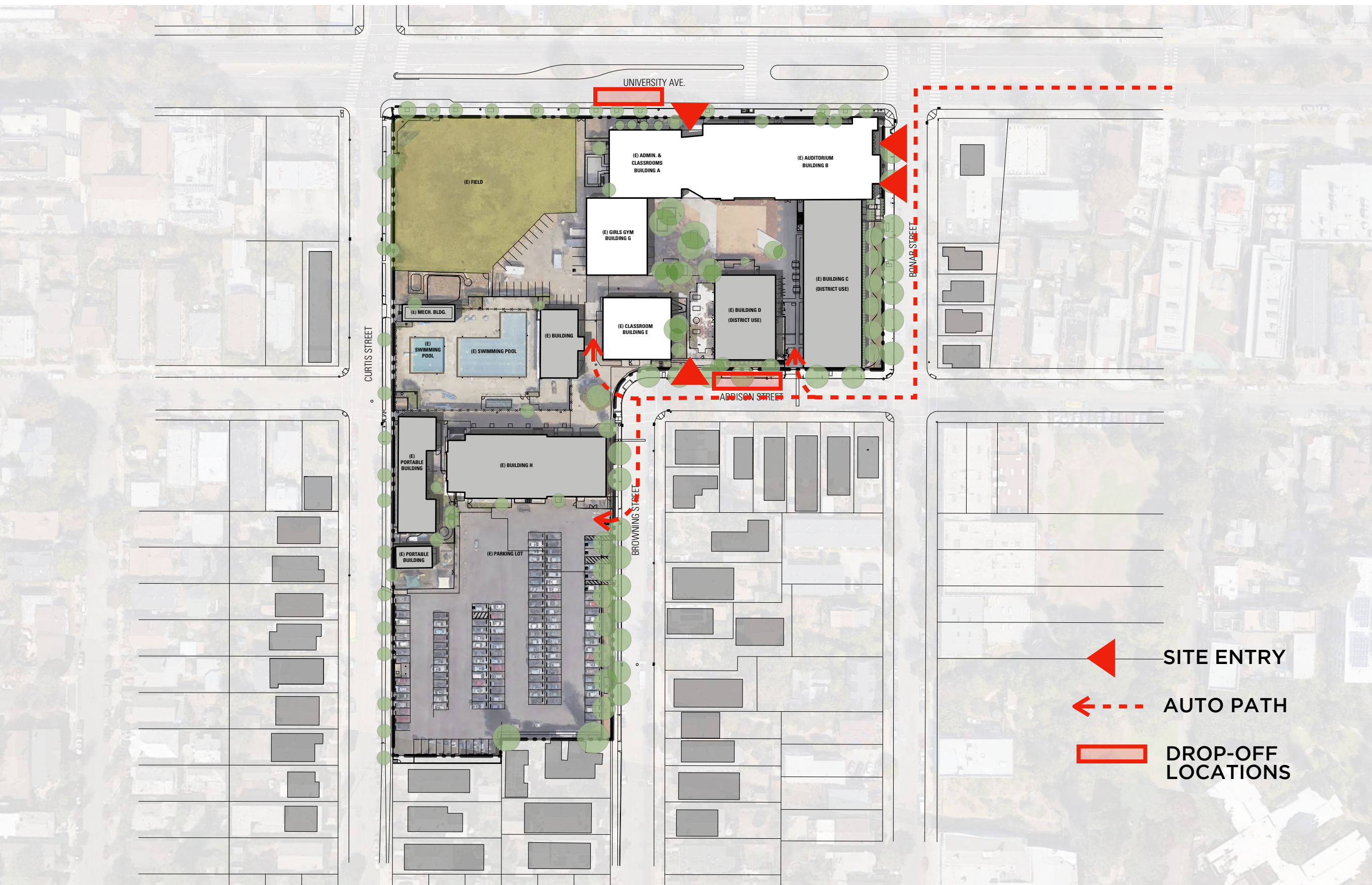
## EXISTING SITE PLAN - PROJECT BOUNDARY





# WEST CAMPUS

## EXISTING SITE PLAN - SITE CIRCULATION





# WEST CAMPUS

## EXISTING CAMPUS PLAN





# WEST CAMPUS

## EXISTING CAMPUS PLAN - CURRENT USERS





# WEST CAMPUS

## EXISTING CONDITIONS - AUDITORIUM & BAND ROOM





# WEST CAMPUS

## EXISTING CONDITIONS - GYM





# WEST CAMPUS

## EXISTING CONDITIONS - LOCKER ROOM





# WEST CAMPUS

## EXISTING CONDITIONS - CLASSROOMS





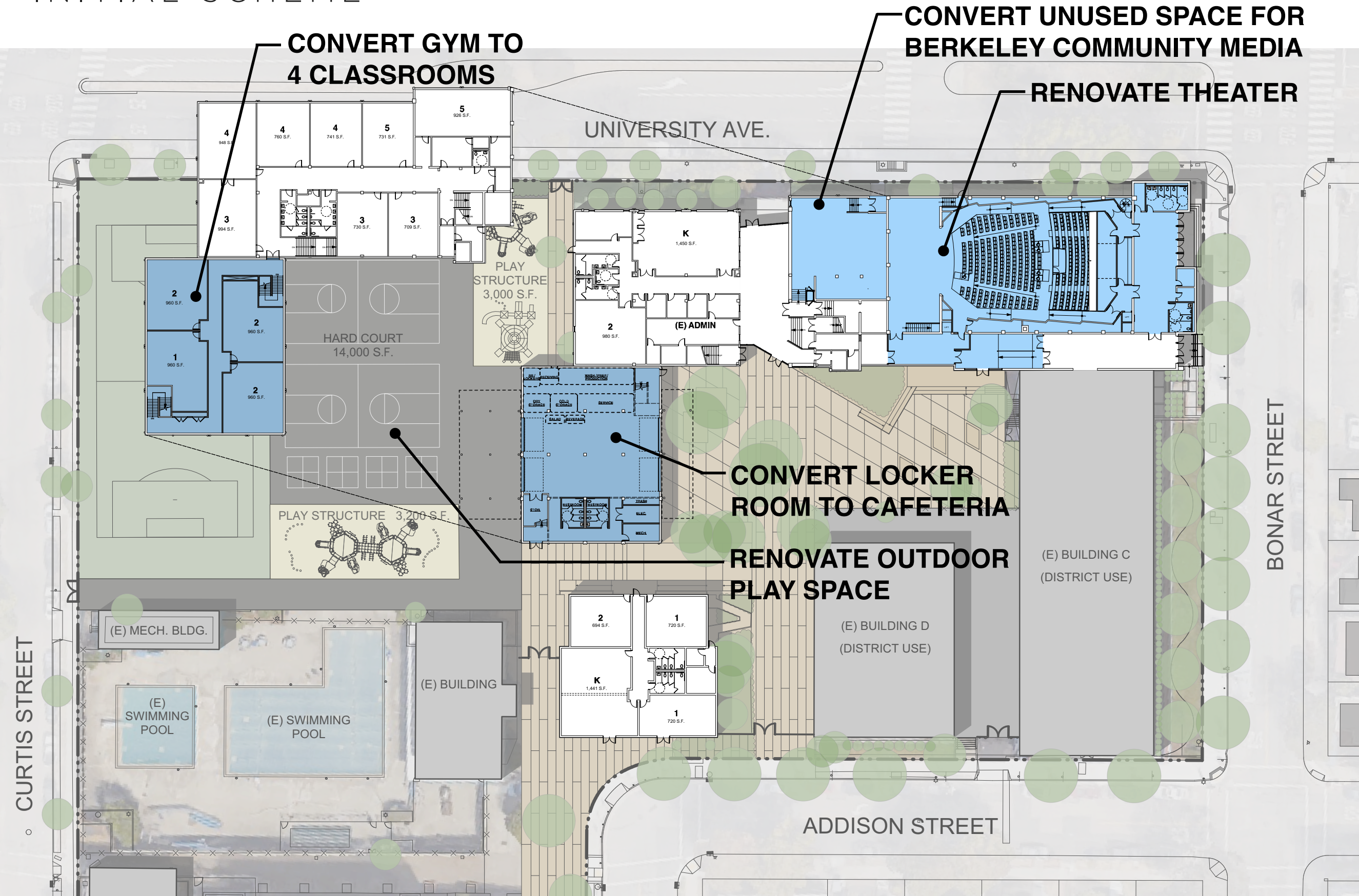
# INITIAL STUDY





# WEST CAMPUS

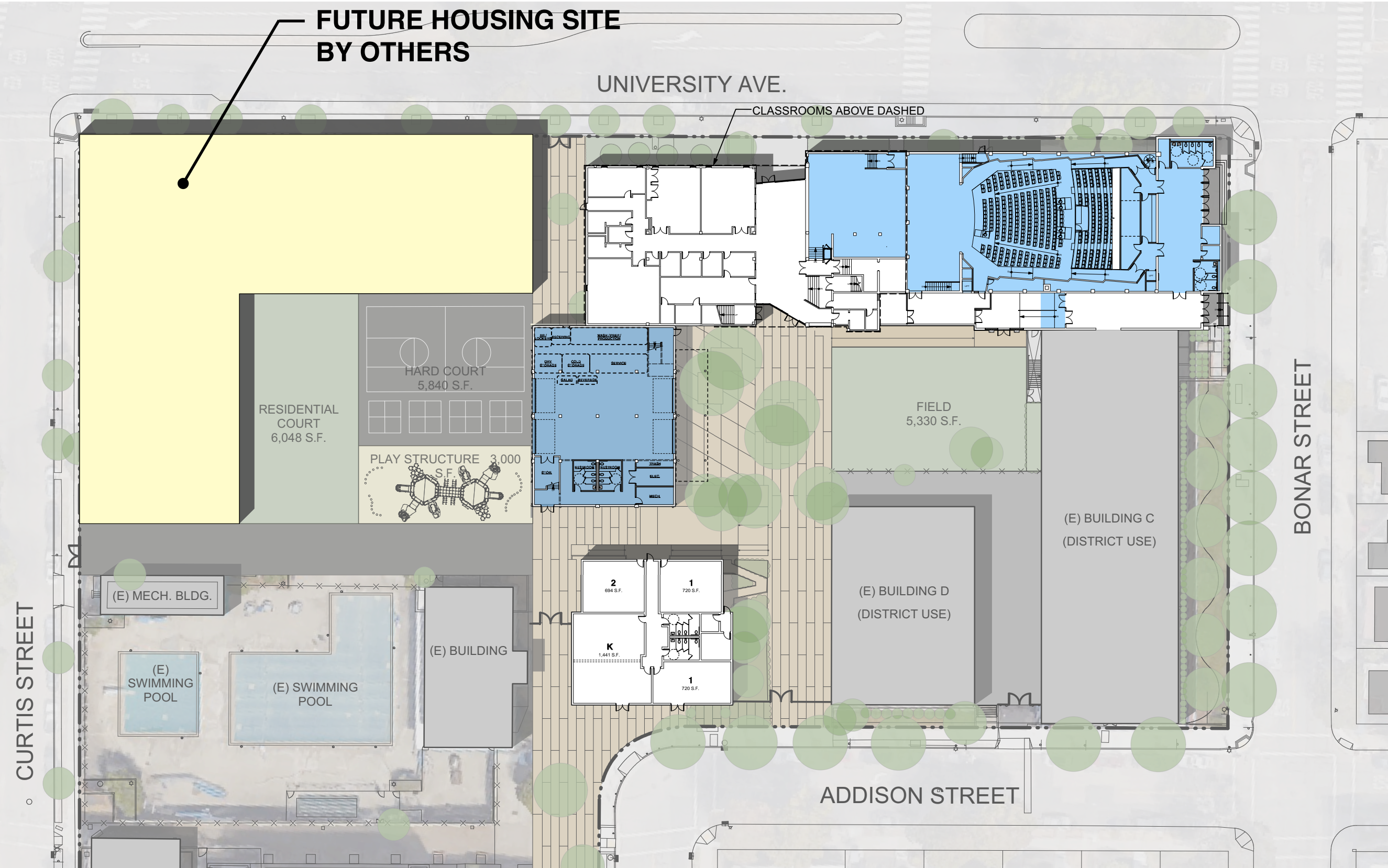
## INITIAL SCHEME





# WEST CAMPUS

## INITIAL SCHEME - WITH FUTURE HOUSING



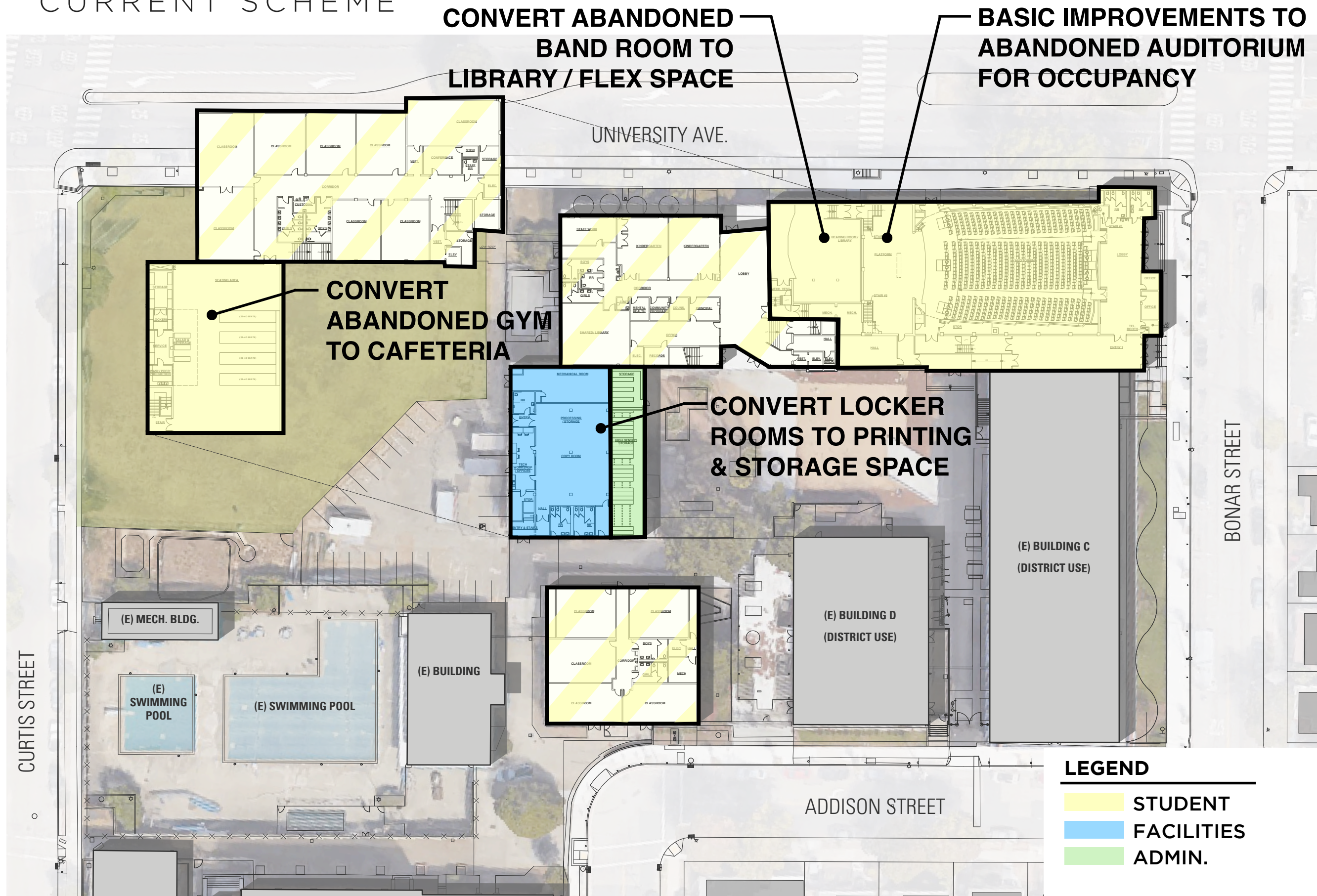


# CURRENT DESIGN



# WEST CAMPUS

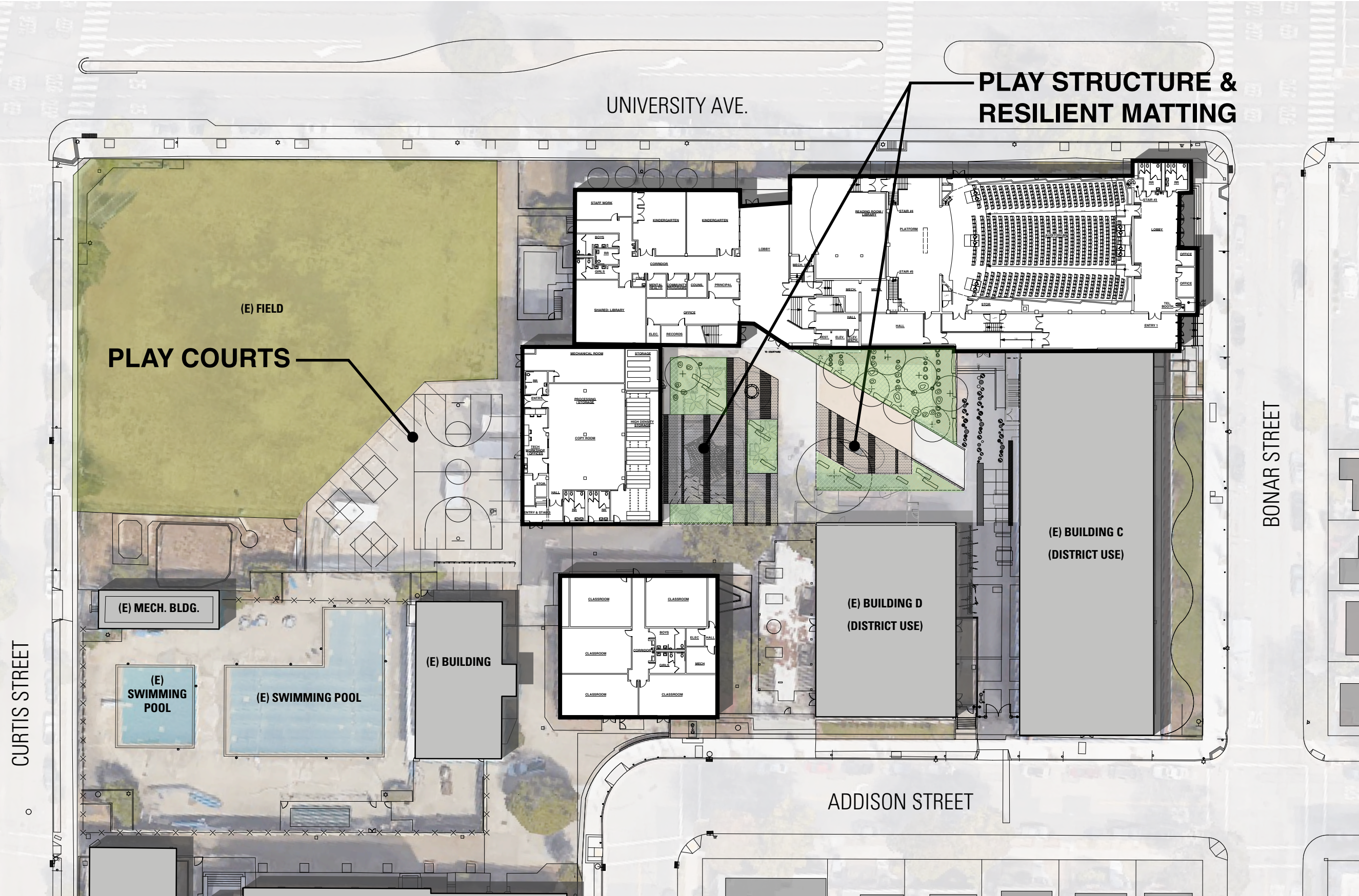
## CURRENT SCHEME





# WEST CAMPUS

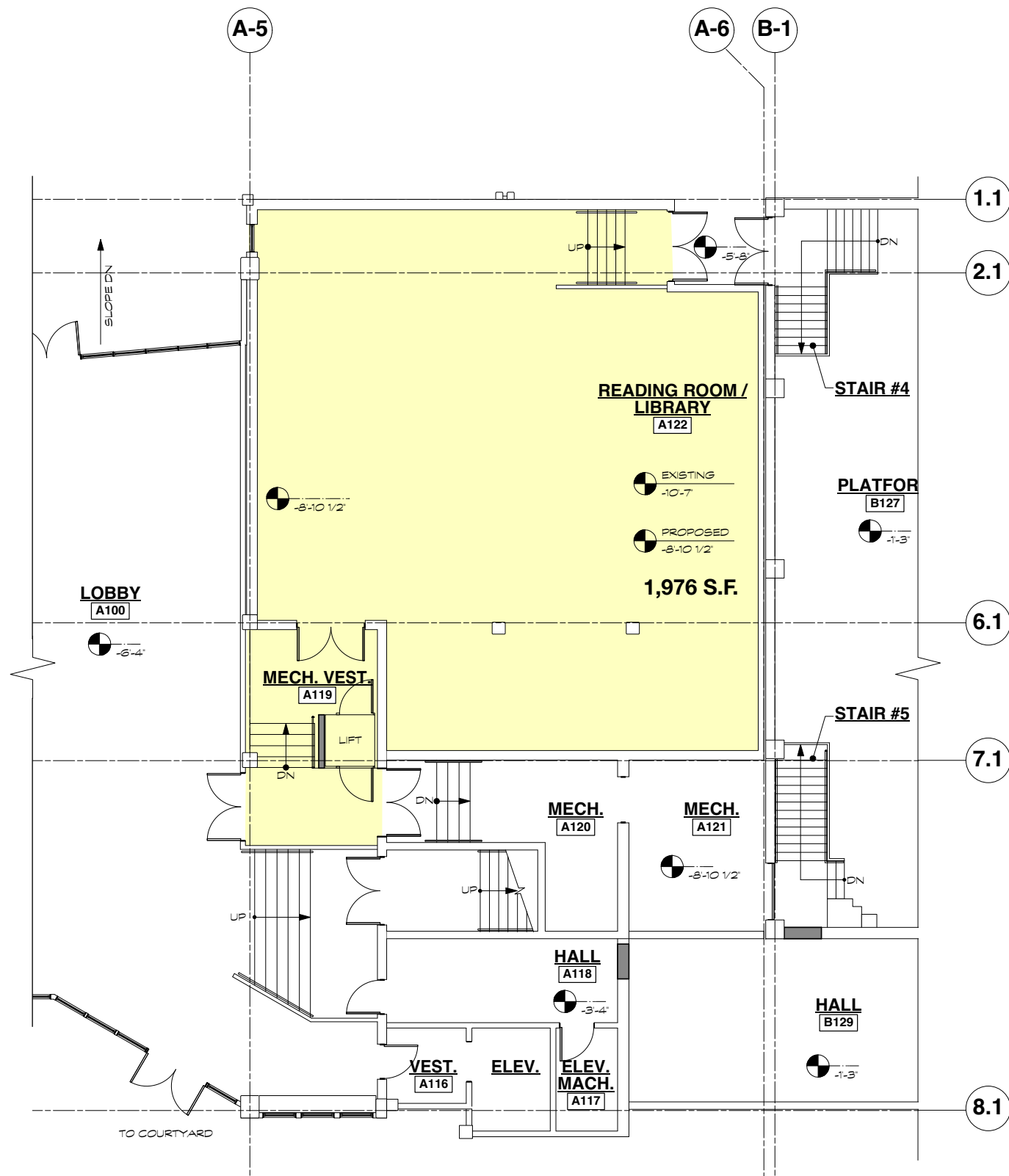
## CURRENT SCHEME - LANDSCAPE





# WEST CAMPUS

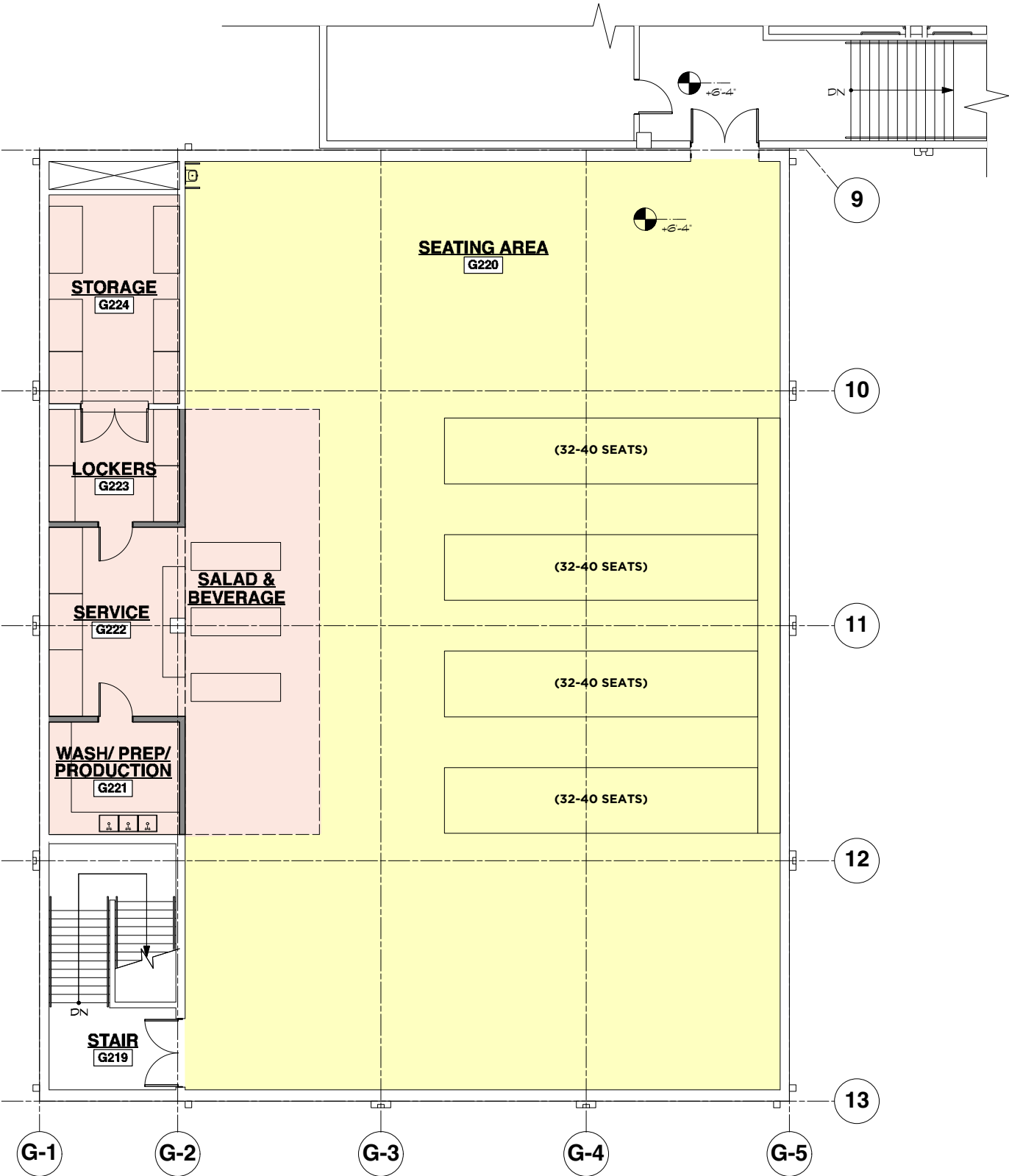
## READING ROOM / LIBRARY PLAN





# WEST CAMPUS

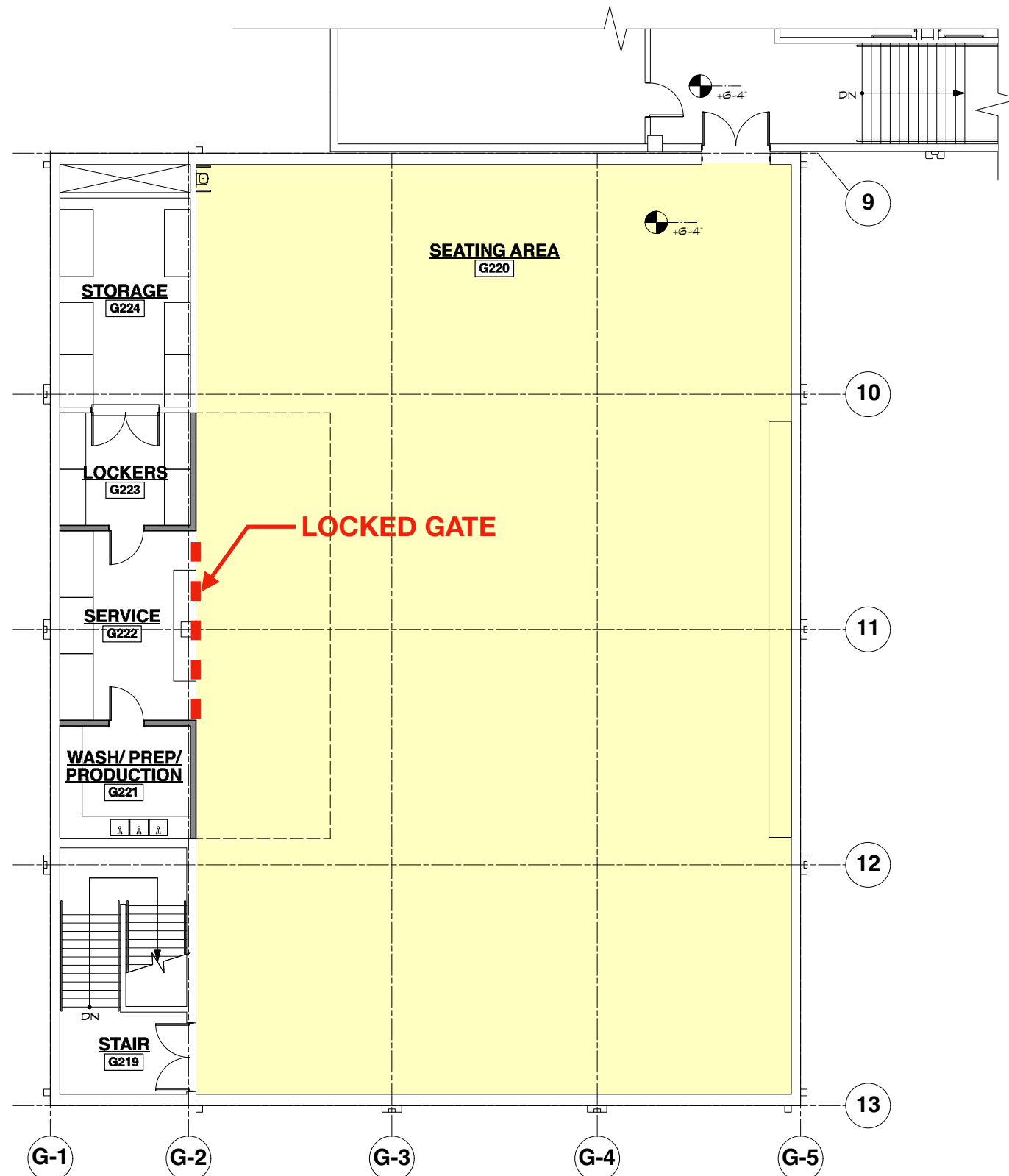
## KITCHEN & CAFETERIA PLAN (TABLES DOWN)





# WEST CAMPUS

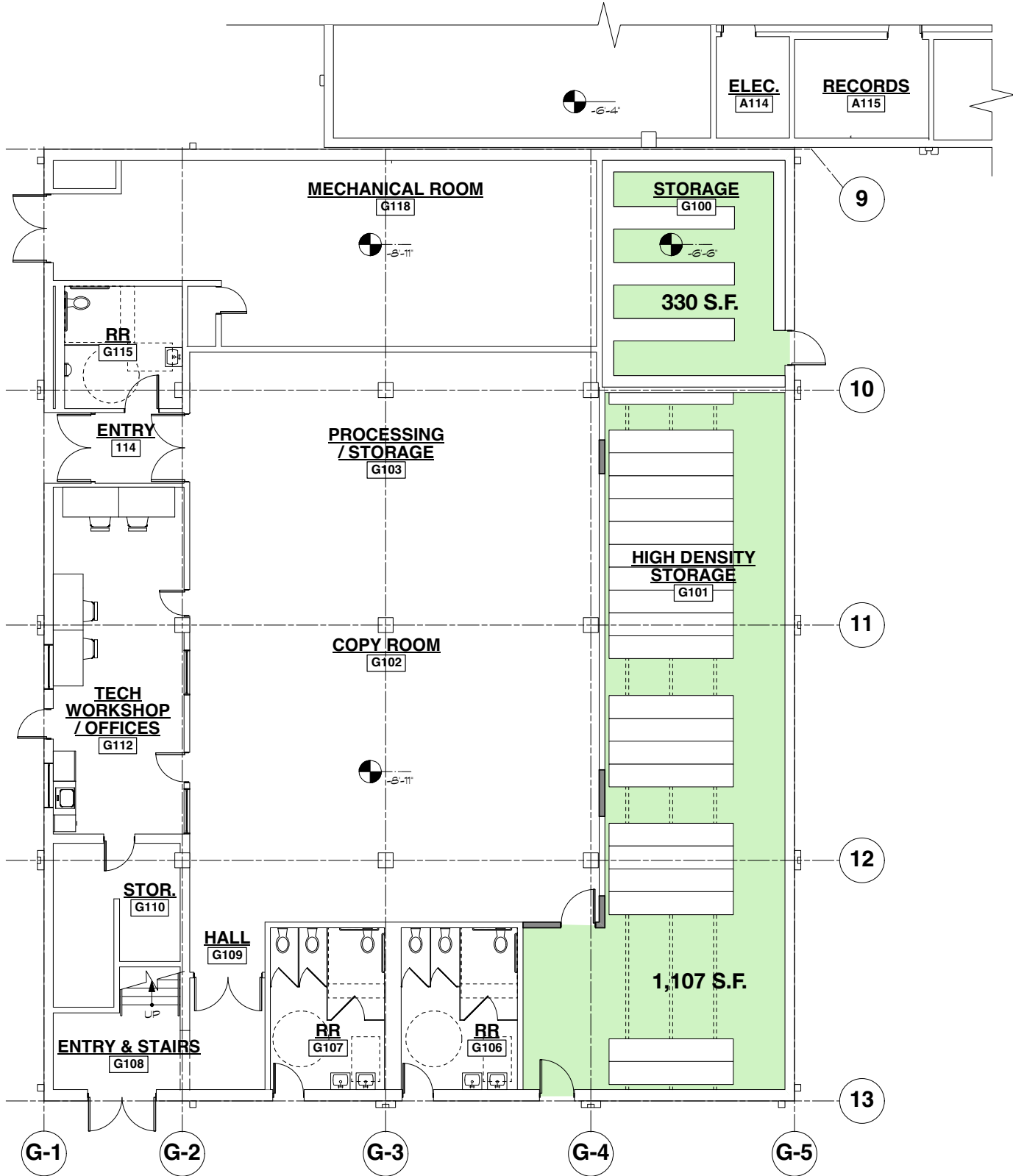
## CAFETERIA PLAN (TABLES UP)



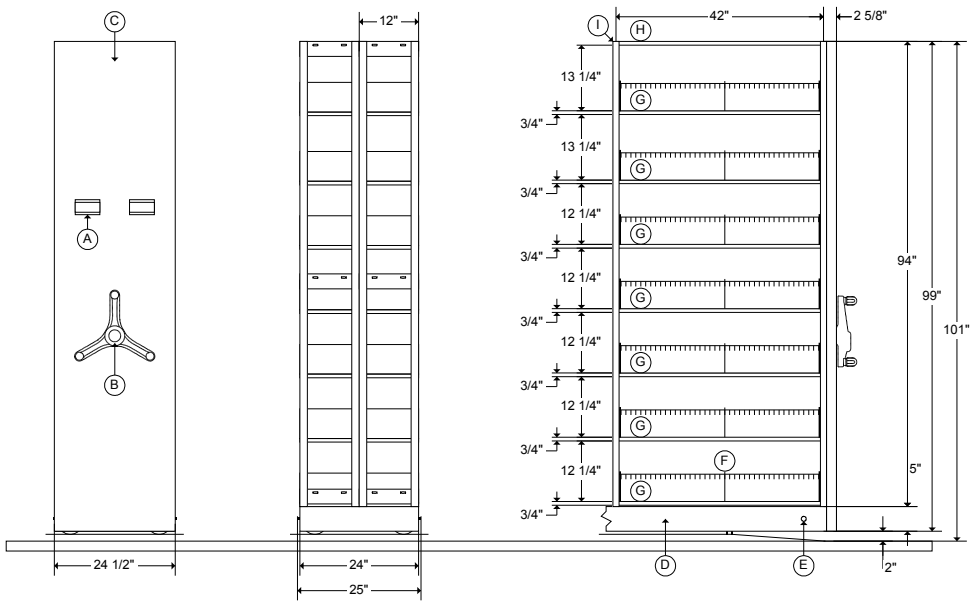


# WEST CAMPUS

## DOCUMENT STORAGE PLAN



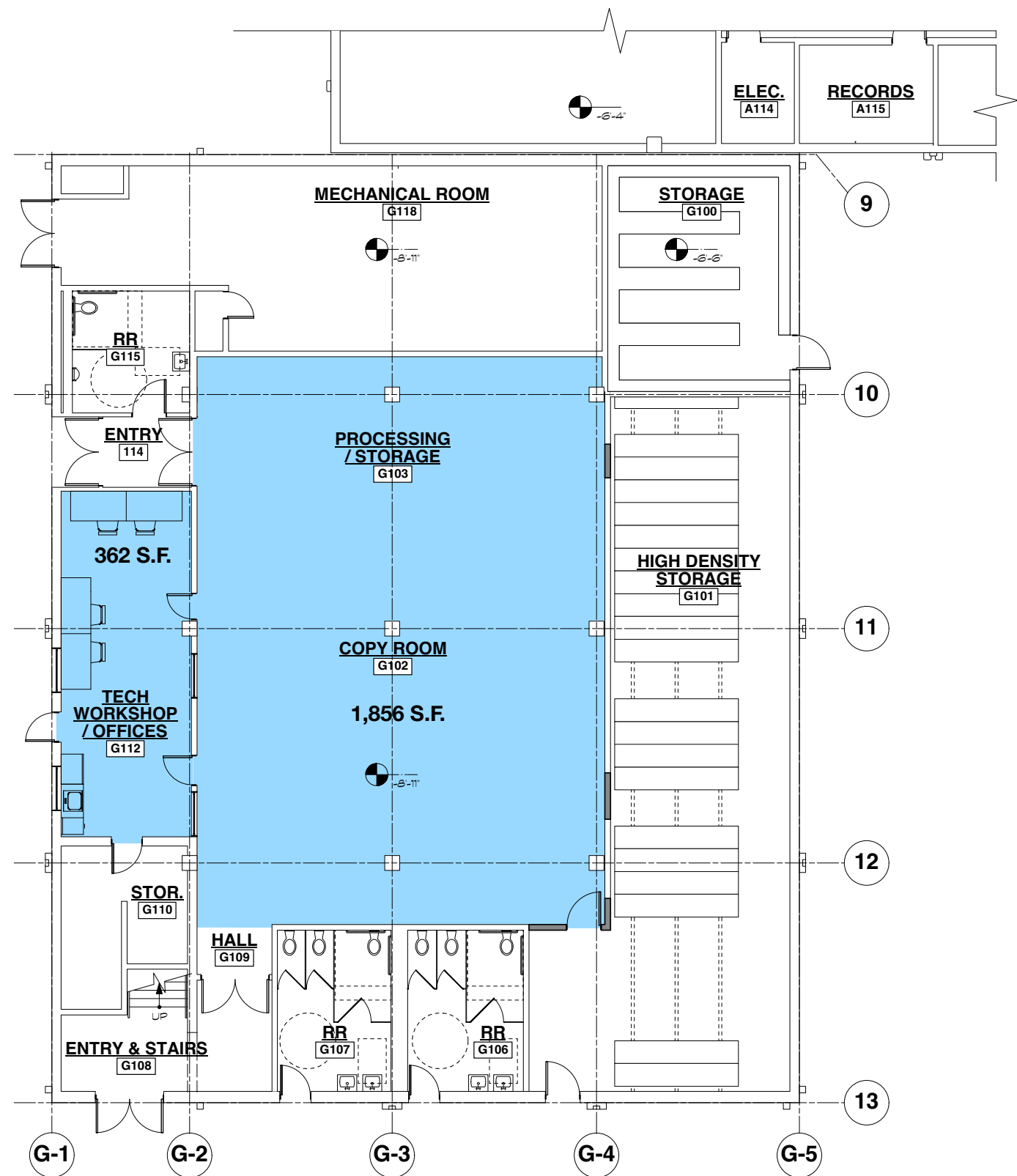
Total Linear Storage :	49376"
Storage Surface :	4.115 square feet
Total Shelves :	1155
Total Sections :	84





# WEST CAMPUS

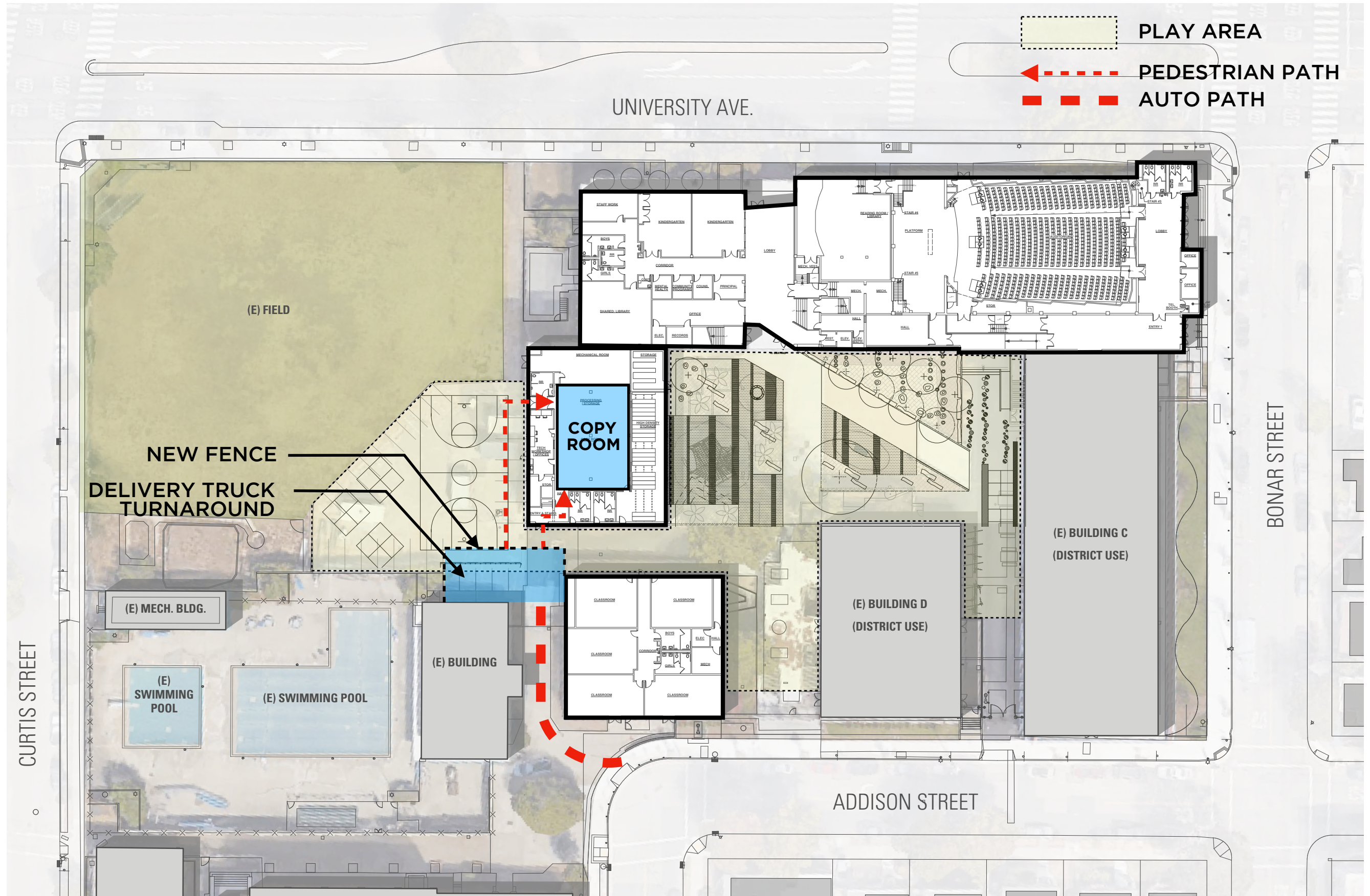
## COPY ROOM PLAN





# WEST CAMPUS

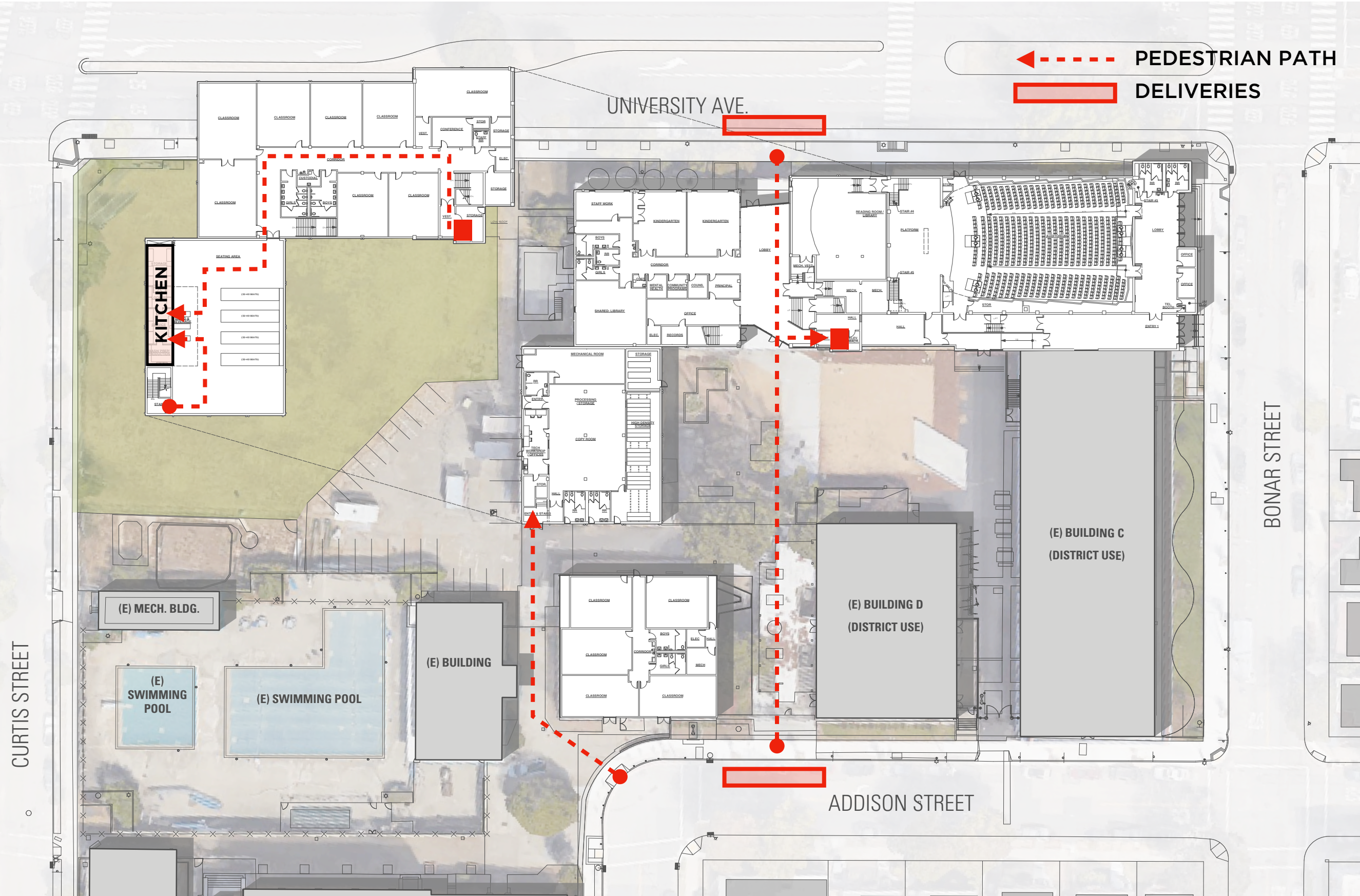
## CURRENT SCHEME - COPY CIRCULATION





# WEST CAMPUS

## CURRENT SCHEME - KITCHEN CIRCULATION





# WEST CAMPUS

## SCHEDULE & BUDGET

### PROJECT SCHEDULE:

- |                             |                          |
|-----------------------------|--------------------------|
| • D.S.A. SUBMITTAL          | <b>AUGUST 15, 2018</b>   |
| • D.S.A. TARGET APPROVAL    | <b>FEBRUARY 15, 2019</b> |
| • TARGET CONSTRUCTION START | <b>APRIL 1, 2019</b>     |

### BUDGET UPDATE: (PROJECT COST)

- |                   |                |
|-------------------|----------------|
| • INITIAL STUDY   | <b>\$26M</b>   |
| • CURRENT PROJECT | <b>\$10.1M</b> |

- |                      |                     |
|----------------------|---------------------|
| • NEXT BUDGET UPDATE | <b>JUNE 1, 2018</b> |
|----------------------|---------------------|







# WEST CAMPUS

## LANDSCAPE ELEMENTS



1.5 POURED IN PLACE RESILIENT SURFACING



2.1 EXPLORER DOME



2.6 SALVAGED LOGS



4.2, 4.3 ASPHALT COATING / SPORT STRIPING



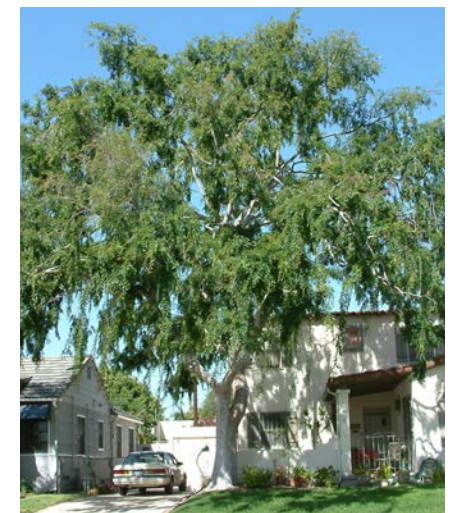
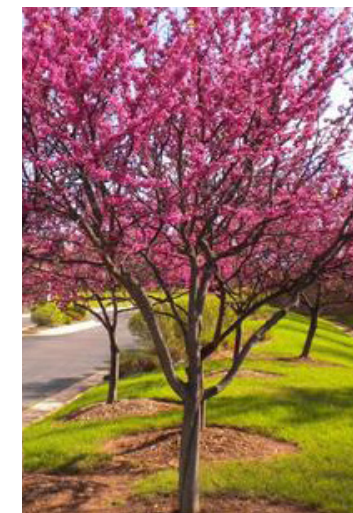
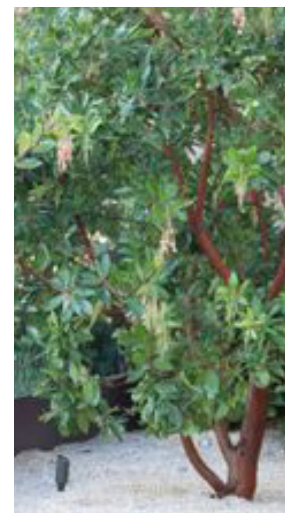
2.2 HAMMOCK



2.3 SPINNER

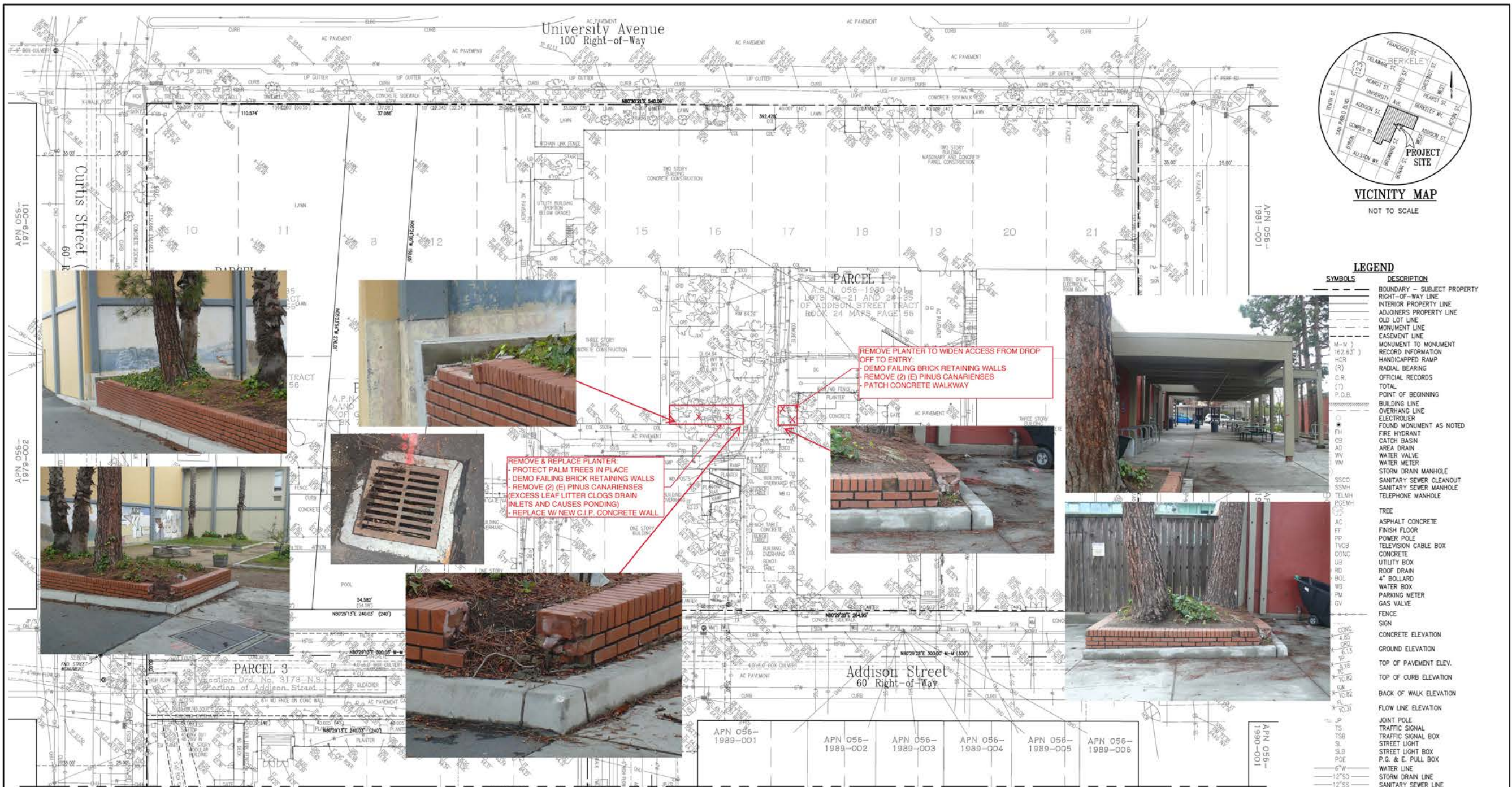


5.2 BOULDERS



5.1 PROPOSED TREE SPECIES: Arbutus 'Marina', Cercis occidentalis, Ulmus parvifolia





#### LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

##### PARCEL ONE:

LOTS 10 THRU 21, INCLUSIVE, AND LOTS 24 THRU 35, INCLUSIVE, MAP OF ADDISON STREET TRACT, FILED FEBRUARY 24, 1909, IN MAP BOOK 24, PAGE 56, ALAMEDA COUNTY RECORDS.

##### PARCEL TWO:

LOTS 8 AND 9, MAP OF GARFIELD TRACT, FILED FEBRUARY 28, 1883, IN MAP BOOK 7, PAGE 58, ALAMEDA COUNTY RECORDS.

##### PARCEL THREE:

A PORTION OF ADDISON STREET, BETWEEN BROWNING AND CURTIS STREETS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ADDISON STREET AND THE WEST LINE OF BROWNING STREET, AS SHOWN ON THE MAP OF THE BRYANT TRACT, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, NOVEMBER 1, 1890, IN THE BOOK OF MAPS NO. 9, AT PAGE 64, AND RUNNING THENCE WESTERLY ALONG SAID SOUTH LINE OF ADDISON 240 FEET TO THE EAST LINE OF CURTIS STREET FORMERLY KNOWN AS BRUCE STREET, THENCE NORTHERLY ALONG SAID EAST LINE EXTENDED, 60 FEET TO THE NORTH LINE OF ADDISON STREET, THENCE EASTERLY ALONG SAID NORTH LINE 240 FEET TO THE DIRECT EXTENSION NORTHERLY OF THE WEST LINE OF BROWNING STREET, THENCE SOUTHERLY ALONG SAID WEST LINE EXTENDED 60 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION (CONT.)

##### PARCEL FOUR:

LOTS 1 THRU 10, INCLUSIVE, AND LOTS 27 THRU 32, INCLUSIVE, AND THE NORTHERN 28 FEET OF LOT 11 AND THE NORTHERN 38 FEET OF LOT 26, BLOCK C, MAP OF BRYANT TRACT, FILED NOVEMBER 1, 1890, IN MAP BOOK 9, PAGE 64, ALAMEDA COUNTY RECORDS.

##### PARCEL FIVE:

BEGINNING AT A POINT ON THE WESTERN LINE OF BROWNING STREET, DISTANT THEREON NORTHERLY, 248 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHERN LINE OF ALLSTON WAY, AS SAID STREET AND WAY ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO, RUNNING THENCE NORTHERLY ALONG SAID LINE OF BROWNING STREET, 64 FEET, THENCE WESTERLY, PARALLEL WITH SAID LINE OF ALLSTON WAY 120 FEET, THENCE SOUTHERLY, PARALLEL WITH SAID LINE OF BROWNING STREET, 64 FEET, AND THENCE EASTERLY, PARALLEL WITH SAID LINE OF ALLSTON WAY, 120 FEET TO THE POINT OF BEGINNING.

BEING LOT 12, AND A PORTION OF LOTS 11 AND 13, BLOCK C, MAP OF BRYANT TRACT, FILED NOVEMBER 1, 1890, MAP BOOK 9, PAGE 64, ALAMEDA COUNTY RECORDS.

APN: 056-1980-001 AND 056-1986-017-01

#### NOTES

- DATE OF FIELD SURVEY: SEPTEMBER 26 AND 28, 2017 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 25, 2017 AT 8:30 A.M., TITLE NO. 220205752-PL.

#### BASIS OF BEARINGS

THE BEARING FROM THE FOUND STANDARD CITY MONUMENT AT THE INTERSECTION OF BROWNING STREET AND ALLSTON STREET TO THE FOUND STANDARD CITY MONUMENT AT THE INTERSECTION OF BROWNING STREET AND ADDISON STREET SHOWN AS NORTH 93°30' WEST ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 14, 1966 IN BOOK 6 OF RECORDS OF SURVEY AT PAGE 7 OF ALAMEDA COUNTY RECORDS, WAS TAKEN AS NORTH 93°30' WEST (659.16' M-M MEAS.) AS THE BASIS OF BEARINGS FOR THIS SURVEY.

#### BENCHMARK

BENCHMARK 1: CITY OF BERKELEY BENCHMARK, BEING A SANITARY SEWER MANHOLE (RM) AT THE INTERSECTION OF ALLSTON STREET AND BONAR STREET. ELEVATION = 71.255 FEET, VERTICAL DATUM: CITY OF BERKELEY.

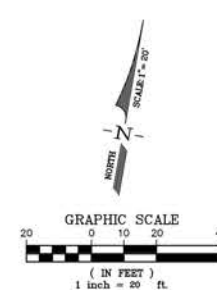
BENCHMARK 2: CITY OF BERKELEY BENCHMARK, BEING A SANITARY SEWER MANHOLE (RM) AT THE INTERSECTION OF ADDISON STREET AND BONAR STREET. ELEVATION = (73.01 FEET) 72.99 FEET MEASURED, VERTICAL DATUM: CITY OF BERKELEY.

#### SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN OCTOBER 2017.

JACQUELINE LUK, P.E., S. 8934  
FOR LUK & ASSOCIATES, INC.

DATE: OCTOBER 11, 2017



#### PROPOSED LANDSCAPE DEMO/TREE REMOVAL DIAGRAM

BTD | APRIL 9, 2018

## TOPOGRAPHIC AND BOUNDARY SURVEY

FOR  
1222 UNIVERSITY AVENUE  
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA  
OCTOBER 2017

PREPARED BY  
LUK & ASSOCIATES  
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547 (510) 724-3388

SHEET 1 OF 2  
JOB NO: 26110-10

PLOT DATE: OCTOBER 11, 2017