

DAHANUKAR BRANDES ARCHITECTS
 ARCHITECTURE PLANNING INTERIOR DESIGN
 907 GREENHILL ROAD, MILL VALLEY, CA 94941
 415.383.7625

VERDE DESIGN, INC
 LANDSCAPE ARCHITECTURE
 2455 THE ALAMEDA, SUITE 200 - SANTA CLARA, CA 95050
 408.985.7200

JACOBS ENGINEERS
 CIVIL CONSULTANTS
 370 VILLAGE SQUARE - ORINDA, CA 94563
 925.254.9525

OLMM CONSULTING ENGINEERS
 STRUCTURAL ENGINEERING
 1404 FRANKLIN STREET, SUITE 350 - OAKLAND, CA 94612
 510.433.0828

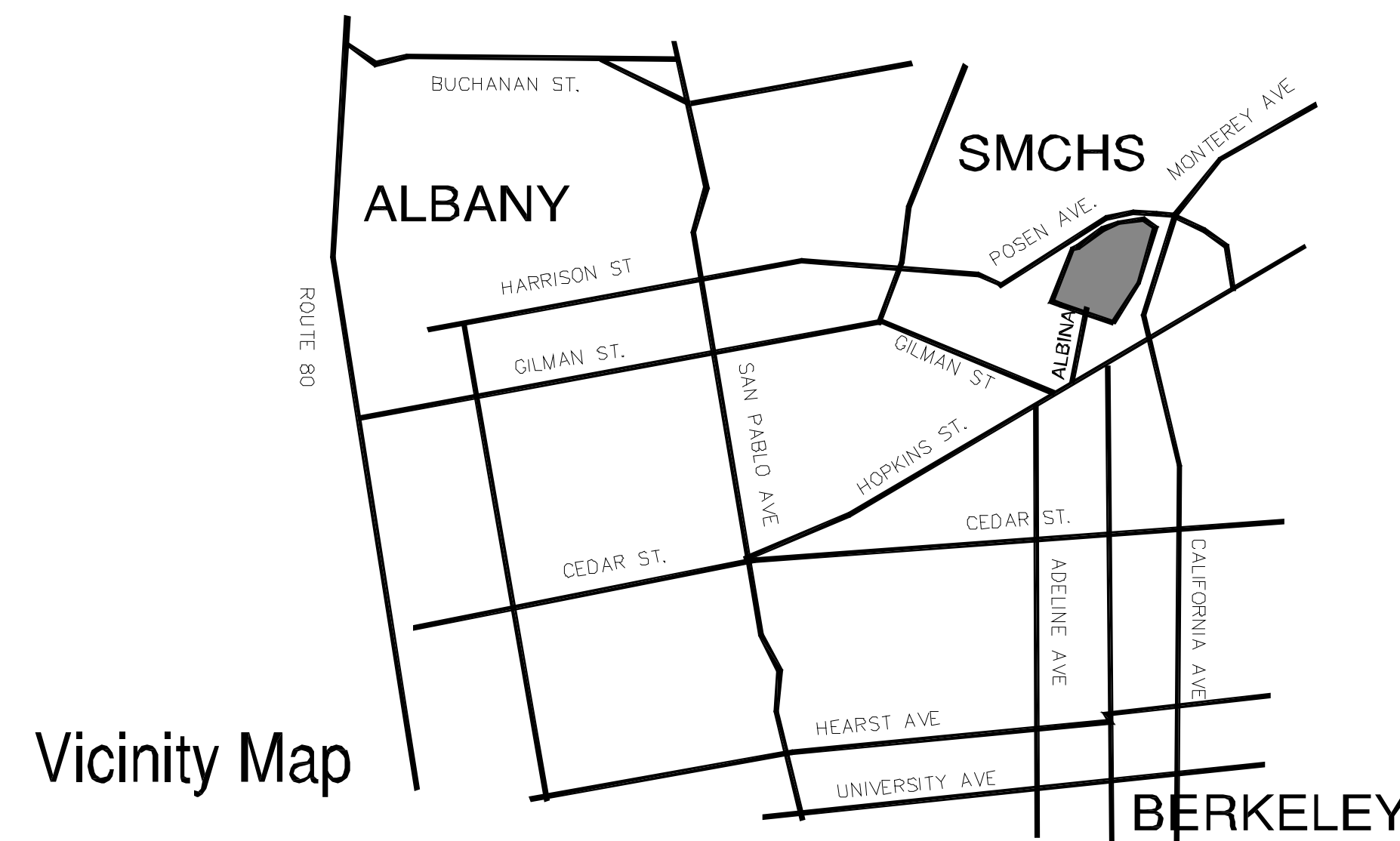
SJ ENGINEERS
 MECHANICAL & PLUMBING ENGINEERING
 300 FRANK H OGAWA PLAZA - OAKLAND, CA 94612
 510.832.1505

O'MAHONY & MYER
 ELECTRICAL ENGINEERING & LIGHTING DESIGN
 4340 REDWOOD HIGHWAY, SUITE 245 - SAN RAFAEL, CA 94903
 415.492.0420

CHARLES M SALTER ASSOCIATES, INC
 ACOUSTICAL CONSULTANTS
 130 SUTTER STREET, SUITE 500 - SAN FRANCISCO, CA 94104
 415.397.0442

GEOENGINEERS
 GEOTECHNICAL ENGINEERING & CONSULTING
 484 N. WIGET LANE - WALNUT CREEK, CA 94598
 925.945.0677

ENOVITY, INC
 ENERGY SERVICES
 100 MONTGOMERY STREET, SUITE 600 - SAN FRANCISCO, CA 94104
 415.974.0390



Vicinity Map

DESIGN REVIEW - MUSIC BUILDING SAINT MARY'S COLLEGE HIGH SCHOOL

ALBANY PROJECT ADDRESS
 1600 POSEN AVENUE

MAILING ADDRESS
 1294 ALBINA AVENUE, PERALTA PARK
 BERKELEY, CALIFORNIA 94706

ZONING DISTRICT: PF (PUBLIC FACILITY)

DRAWING INDEX

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- 0.2 PROJECT INFORMATION
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LANDSCAPE ENTRIES

LANDSCAPE PLANTING PLAN

FIELD ENTRY

PROJECT SUMMARY

The Music Building is all new construction replacing an existing structure that has inadequate program floor area and insufficient volume for proper acoustics. The project is a single story building housing instrumental and vocal music programs, with associated offices, storage, and toilets. There is a partial basement for storage of performing arts materials and equipment and other items currently stored in portable containers.

The project consists of a sloped tiled roof to match other campus structures, plaster walls, aluminum windows, and a covered entry arcade. The building will be set into the sloped site with a retaining wall along the field and track.

Associated work will include energy conservation strategies including insulated envelope, windows, natural light and ventilation, and mechanical and electrical systems.

Accessibility improvements will provide handicapped accessible routes from parking to the building arcade and from arcade to classrooms and to new toilets.

No changes in numbers of parking spaces are proposed.

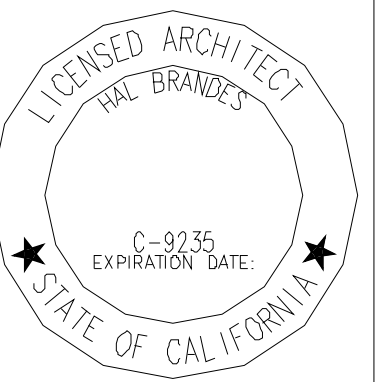
Excavation for new retaining wall and footings will be required, resulting in approximately 765 cubic yards of yards of removal material in both building and parking area. The final amount will also result from Geotechnical evaluation of subsurface conditions at time of excavation.

Planting and irrigation systems shall be integrated with the walk and ramp systems. Landscaping shall incorporate material that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

The project will be a Regulated Project under Provision C.3 of the Municipal Regional Permit (order R2-2009-0074) issued by the California Regional Water Quality Control Board of the San Francisco Bay Region. Storm water runoff from the building and parking will be directed to a bioretention facility located downslope.

This work shall comply with applicable requirements from the California Code of Regulations, Title 24 as adopted and amended by the local agency, including all relevant codes: 2010 versions of California Building Code (CBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Fire Code (CFC, if applicable), and California Energy Code (2008).

ALL ELEVATIONS BASED ON NGVD 29
 NATIONAL GEODEDIC VERTICAL DATUM



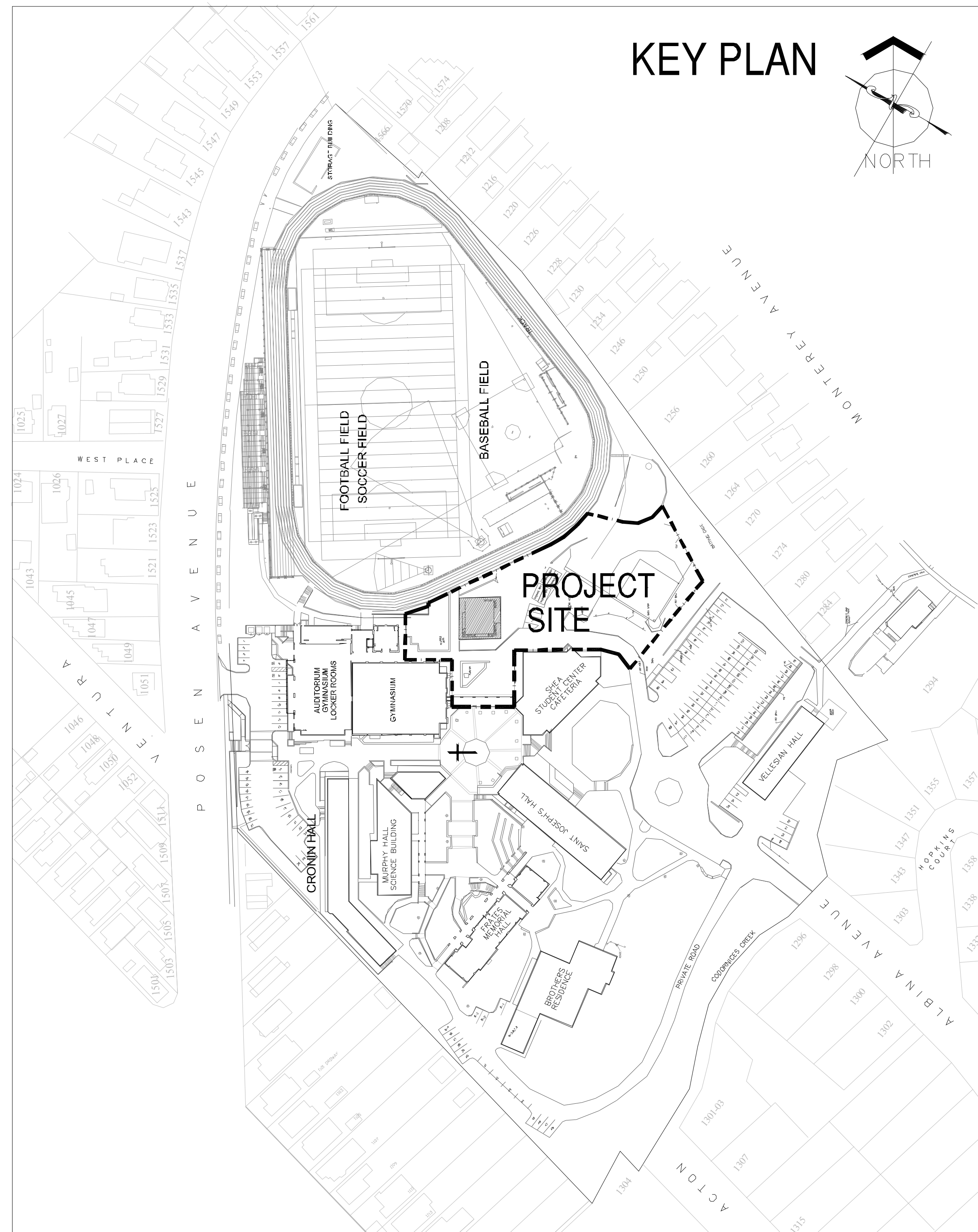
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DAHANUKAR BRANDES ARCHITECTS
 ARCHITECTURE PLANNING INTERIOR DESIGN
 907 GREENHILL ROAD, MILL VALLEY, CA 94941
 415-383-7625

DESIGN REVIEW - MAY 2011
**SAINT MARY'S COLLEGE HIGH SCHOOL
 MUSIC BUILDING**
 1294 ALBINA AVENUE, PERALTA PARK
 BERKELEY, CALIFORNIA 94706

TITLE SHEET

| | |
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| Drawn by: BDB/HB | |



OCCUPANCY TABULATION

OCCUPANT LOAD TABULATION Floor Areas, Use Occupant Load (Table 1004.1.1):

| USABLE AREA | GROSS FLOOR AREA | OCCUPANCY | SF: OCCUPANT | NUMBER OF OCCUPANTS | OCCUPANTS/EXIT | EXITS |
|------------------|------------------|-----------|--------------|---------------------|----------------|-------|
| LOBBY | 1,200 SF | A | 5 | 240 | >49 | 2 |
| VOCAL/DANCE | 1,700 SF | E | 20 | 85 | 49 | 2 |
| PRACTICE | 290 SF | E | 20 | 15 | 49 | 1 |
| OFFICE | 150 SF | B | 100 | 2 | 49 | 1 |
| HALL | 500 SF | A | 5 | 100 | 49 | 2 |
| JAN | 45 SF | S | 300 | 1 | 49 | 1 |
| TOILET 1 | 50 SF | | 100 | 1 | 49 | 1 |
| TOILETS 2 | 50 SF | | 100 | 1 | 49 | 1 |
| LIB | 95 SF | E | 20 | 5 | 49 | 1 |
| PRACTICE | 290 SF | E | 20 | 15 | 49 | 1 |
| OFFICE | 150 SF | B | 100 | 2 | 49 | 1 |
| INSTRUMENTAL | 2,250 SF | E | 20 | 113 | 49 | 2 |
| PERC | 390 SF | E | 20 | 20 | 49 | 1 |
| MEDIA | 100 SF | E | 20 | 5 | 49 | 1 |
| INST ALCOVE | 390 SF | E | 20 | 20 | 49 | 1 |
| STORAGE | 50 SF | S | 100 | 1 | 49 | 1 |
| AREA SUB-TOTAL | 7,700 SF | | | 626 | | |
| BASEMENT STORAGE | 3,300 SF | S | 300 | 11 | 49 | 1 |
| TOTAL | 11,000 SF | | | 637 | | |

GROSS FLOOR AREA IS USABLE AREA WITHIN INSIDE PERIMETER OF EXTERIOR WALLS.

Project Information

Area of Site (Campus):

544,453 Square Feet, 12.5 Acres

Description

New single story classroom building with partial basement.

Occupancy Classification

Group E EDUCATION
Group S STORAGE
Group A ASSEMBLY

Height & Number of Stories

Height: Two story, 30 feet

Type of Construction

Type VB, Non-rated
Automatic sprinkler system provided
Wall construction: non-rated (Table 503)
Roof & Ceiling Construction: Non-rated

Building Area

8,400 Square Feet, Upper Floor Gross Enclosed Area
1,700 Square Feet, Upper Floor Covered Arcade Area
10,100 Square Feet, Total Gross Upper Floor Area
3,300 Square Feet, Gross Basement Floor Area

13,400 Total Building and Arcade Gross Square Feet

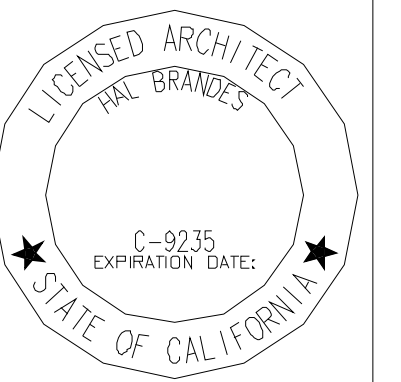
10,100 Square Feet Lot Coverage

Seismic Design Category

D - SDs = 1.268g

General Requirements

- Provisions for the handicapped shall be as required by the California Access Laws, including Title 24 of the State Building Code, the Americans with Disabilities Act, and the California building Code. Requirements include access standards, type and operation of hardware for doors, and handicapped accessibility to sanitary facilities.
- This work requires special inspections, structural observations, etc.
- Work shall comply with the Geotechnical Investigation Report, prepared by GeoEngineers, dated March 24, 2011. This work requires soil engineer review of foundation excavations and fill observation and testing during grading and placement.
- Contractor shall be responsible for utility hook-ups, permits, etc. Owner will reimburse Contractor for these fees.
- Title 24 Energy Calculations and Forms shall be provided with Permit Review Set of documents.
- Contractor shall make sure that construction run off does not flow to storm drain. Contractor shall comply with City requirements for storm water management practices.
- Hours of construction for exterior work are to comply with City requirements.
- All existing trees within the construction area not indicated for removal, shall be provided with protective structures and watered as required to preserve their health.



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DESIGN REVIEW - MAY 2011
SAINT MARY'S COLLEGE HIGH SCHOOL
CRONIN HALL ALTERATIONS
1294 ALBINA AVENUE, PEPALTA PARK
BERKELEY, CALIFORNIA 94706

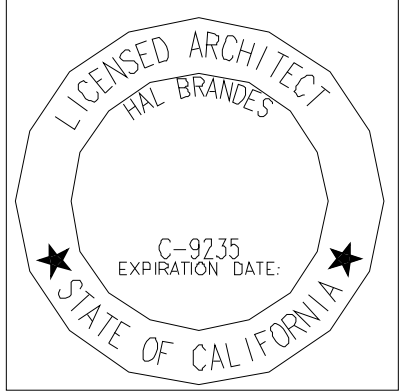
PROJECT INFORMATION

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EXISTING FIELDS

SITE PLAN

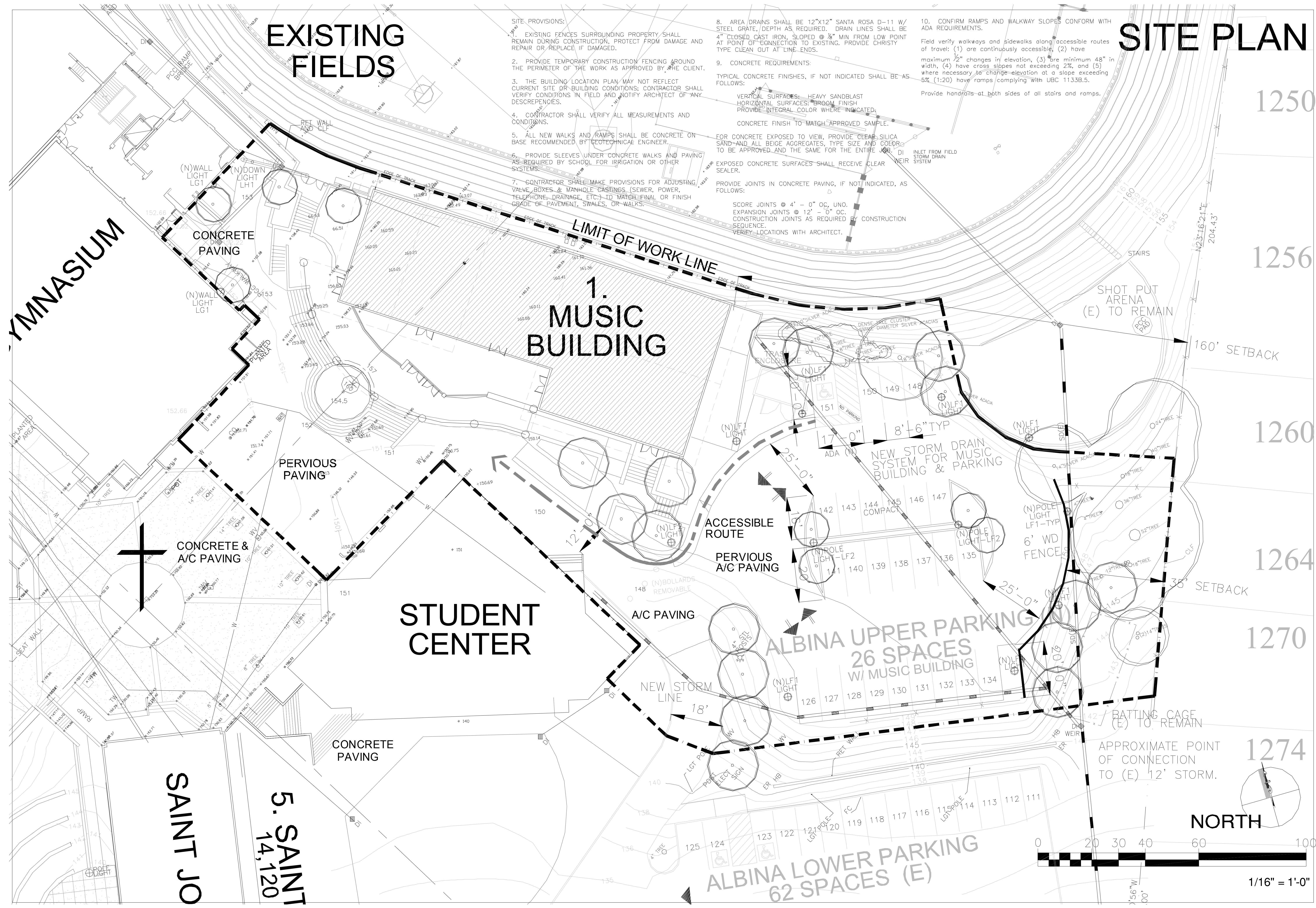


SITE PROVISIONS:

- EXISTING FENCES SURROUNDING PROPERTY SHALL REMAIN DURING CONSTRUCTION, PROTECT FROM DAMAGE AND REPAIR OR REPLACE IF DAMAGED.
- PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE WORK AS APPROVED BY THE CLIENT.
- THE BUILDING LOCATION PLAN MAY NOT REFLECT CURRENT SITE OR BUILDING CONDITIONS; CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS.
- ALL NEW WALKS AND RAMPS SHALL BE CONCRETE ON BASE RECOMMENDED BY GEOTECHNICAL ENGINEER.
- PROVIDE SLEEVES UNDER CONCRETE WALKS AND PAVING AS REQUIRED BY SCHOOL FOR IRRIGATION OR OTHER SYSTEMS.
- CONTRACTOR SHALL MAKE PROVISIONS FOR ADJUSTING VALVE BOXES & MANHOLE CASTINGS (SEWER, POWER, TELEPHONE, DRAINAGE, ETC.) TO MATCH FINAL OR FINISH GRADE OF PAVEMENT, SWALES, OR WALKS.

- AREA DRAINS SHALL BE 12"x12" SANTA ROSA D-11 W/ STEEL GRATE, DEPTH AS REQUIRED. DRAIN LINES SHALL BE 4" CLOSED CAST IRON, SLOPED @ 1/8" MIN FROM LOW POINT AT POINT OF CONNECTION TO EXISTING. PROVIDE CHRISTY TYPE CLEAN OUT AT LINE ENDS.
- CONCRETE REQUIREMENTS:
TYPICAL CONCRETE FINISHES, IF NOT INDICATED SHALL BE AS FOLLOWS:
VERTICAL SURFACES: HEAVY SANDBLAST
HORIZONTAL SURFACES: BROOM FINISH
PROVIDE INTEGRAL COLOR WHERE INDICATED.
CONCRETE FINISH TO MATCH APPROVED SAMPLE.
FOR CONCRETE EXPOSED TO VIEW, PROVIDE CLEAR SILICA SAND AND ALL BEIGE AGGREGATES, TYPE SIZE AND COLOR TO BE APPROVED AND THE SAME FOR THE ENTIRE JOB. DI
EXPOSED CONCRETE SURFACES SHALL RECEIVE CLEAR WEIR SEALER.
PROVIDE JOINTS IN CONCRETE PAVING, IF NOT INDICATED, AS FOLLOWS:
SCORE JOINTS @ 4' - 0" OC, UNO.
EXPANSION JOINTS @ 12' - 0" OC.
CONSTRUCTION JOINTS AS REQUIRED BY CONSTRUCTION SEQUENCE.
VERIFY LOCATIONS WITH ARCHITECT.

- CONFIRM RAMPS AND WALKWAY SLOPES CONFORM WITH ADA REQUIREMENTS.
Field verify walkways and sidewalks along accessible routes of travel: (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have cross slopes not exceeding 2%, and (5) where necessary to change elevation at a slope exceeding 5% (1:20) have ramps/complying with UBC 1133B.5.
Provide handrails at both sides of all stairs and ramps.



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DESIGN REVIEW - MAY 2011
SAINT MARY'S COLLEGE HIGH SCHOOL
MUSIC BUILDING
1294 ALBINA AVENUE, PERALTA PARK
BERKELEY, CALIFORNIA 94706

SITE PLAN
Scale: AS NOTED
Date: 5/9/11
Drawn by: BDB/HB
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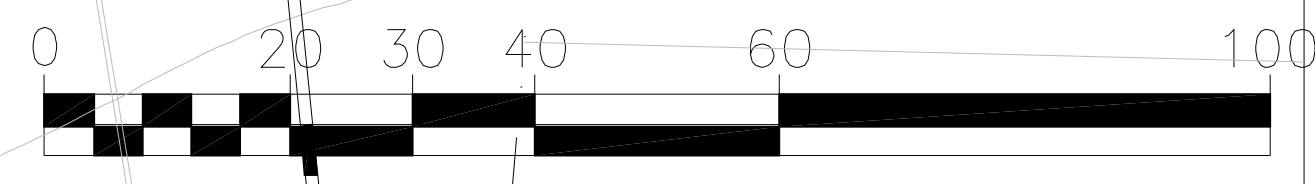
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1264

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1274

NORTH



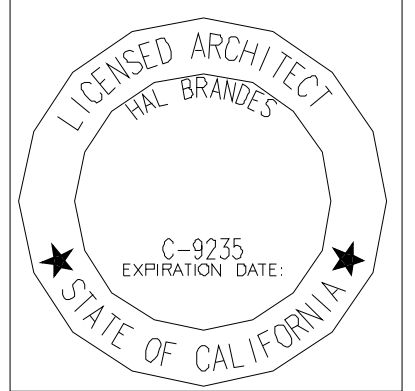
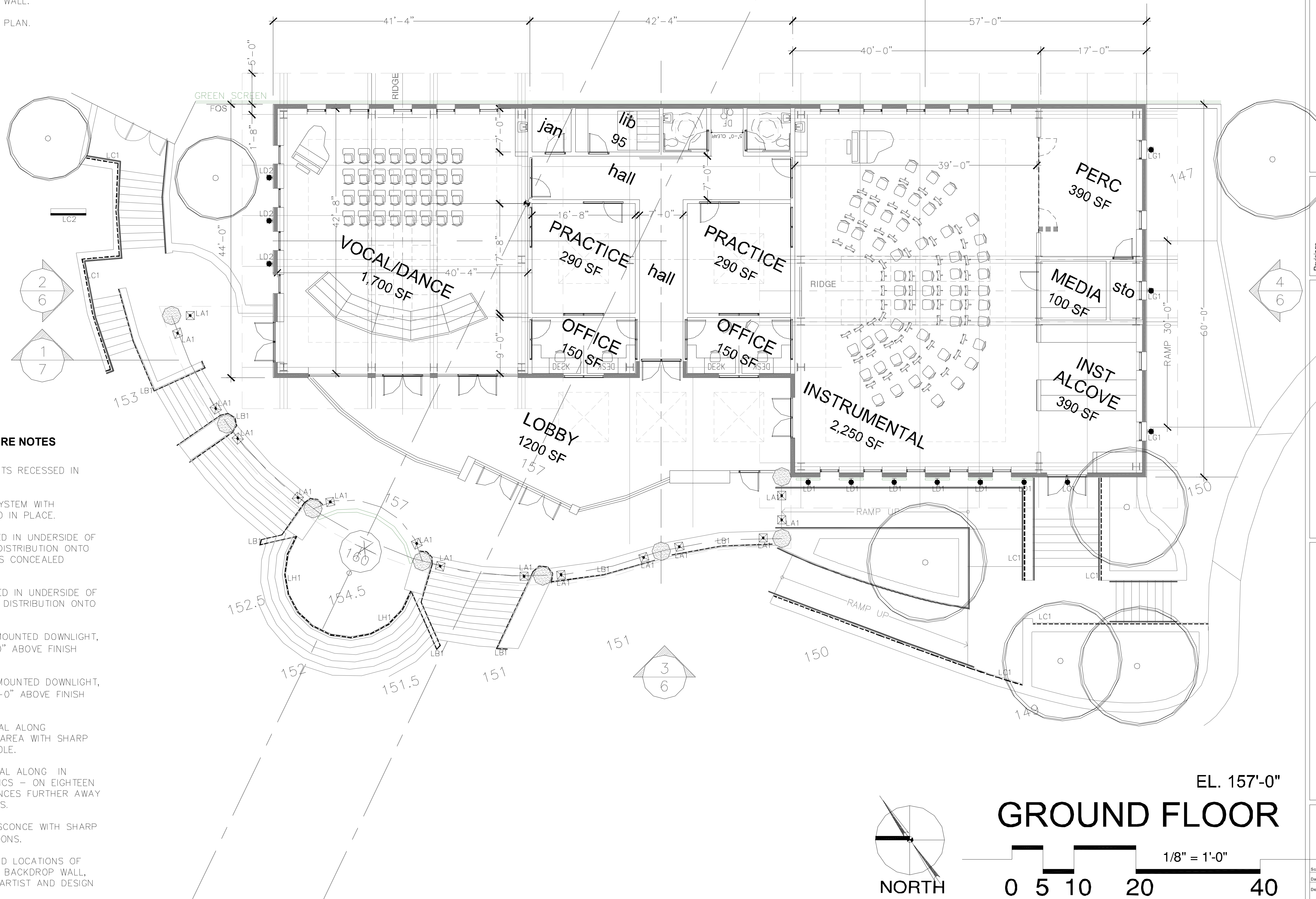
1/16" = 1'-0"

NUMBERED NOTES

1. - FOUNDERS STATUE, ARTIST AND DESIGN TO BE DETERMINED.
2. - CONCRETE PAVING, STAIR, RAMPS TYPICAL, HEAVY BROOM FINISH.
3. - ASPHALT PAVING
4. - CONCRETE RETAINING WALL/SEAT WALL.
5. - PLANTING AREA, SEE LANDSCAPE PLAN.

NUMBERED EXTERIOR LIGHT FIXTURE NOTES

- LA1 - L.E.D. COLUMN ACCENT DOWNLIGHTS RECESSED IN HEADER SPANNING COLUMNS.
- LB1 - L.E.D. SEMI-CUSTOM HANDRAIL SYSTEM WITH INTEGRAL DOWNLIGHTING SYSTEM, BOLTED IN PLACE.
- LC1 - RECESSED STRIP LIGHT CONCEALED IN UNDERSIDE OF LOW WALL CAPSTONE FOR DOWN LIGHT DISTRIBUTION ONTO STAIR TREADS, RAMP SURFACES, AND AS CONCEALED ILLUMINATION OF DONOR SIGN.
- LC2 - RECESSED STRIP LIGHT CONCEALED IN UNDERSIDE OF CAPSTONE FOR CONCEALED DOWN LIGHT DISTRIBUTION ONTO DONOR SIGN.
- LD1 - L.E.D. SHIELDED WALL BRACKET MOUNTED DOWNLIGHT, MOUNTED AT GREENSCREEN AT 9'-10'-0" ABOVE FINISH FLOOR.
- LD2 - L.E.D. SHIELDED WALL BRACKET MOUNTED DOWNLIGHT, MOUNTED ON EXTERIOR WALL AT 9'-10'-0" ABOVE FINISH FLOOR.
- LF1 - POLE MOUNTED L.E.D. OR OPTIONAL ALONG PEDESTRIAN WALKWAY AND IN PARKING AREA WITH SHARP CUT-OFF OPTICS - ON TWELVE FOOT POLE.
- LF2 - POLE MOUNTED L.E.D. OR OPTIONAL ALONG IN PARKING AREA WITH WIDER SPREAD OPTICS - ON EIGHTEEN FOOT POLE. FOR LOCATIONS WITH DISTANCES FURTHER AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- LG1 - L.E.D. EXTERIOR WALL MOUNTED SCOSCE WITH SHARP CUT-OFF FOR SERVICE/SECURITY LOCATIONS.
- LH1 - FINAL SELECTION, QUANTITIES, AND LOCATIONS OF FIXTURES FOR LIGHTING OF STATUE AND BACKDROP WALL, WILL BE FINALIZED ONCE SELECTION OF ARTIST AND DESIGN OF STATUE IS COMPLETED.



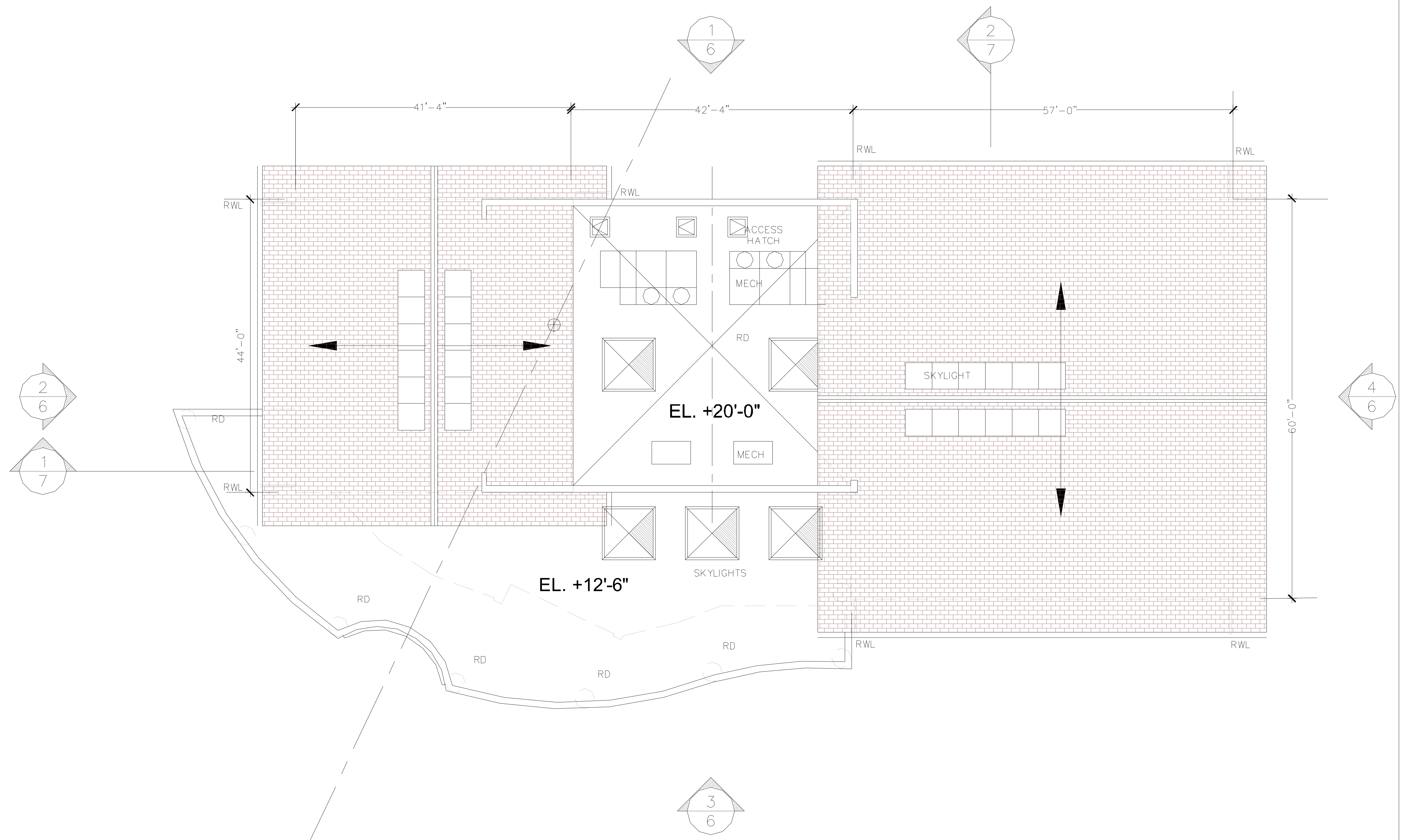
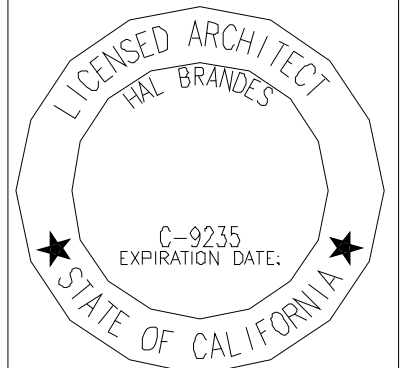
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**SAINT MARY'S COLLEGE HIGH SCHOOL
 MUSIC BUILDING**
 1294 ALBINA AVENUE, PERALTA PARK
 BERKELEY, CALIFORNIA 94706

PLAN

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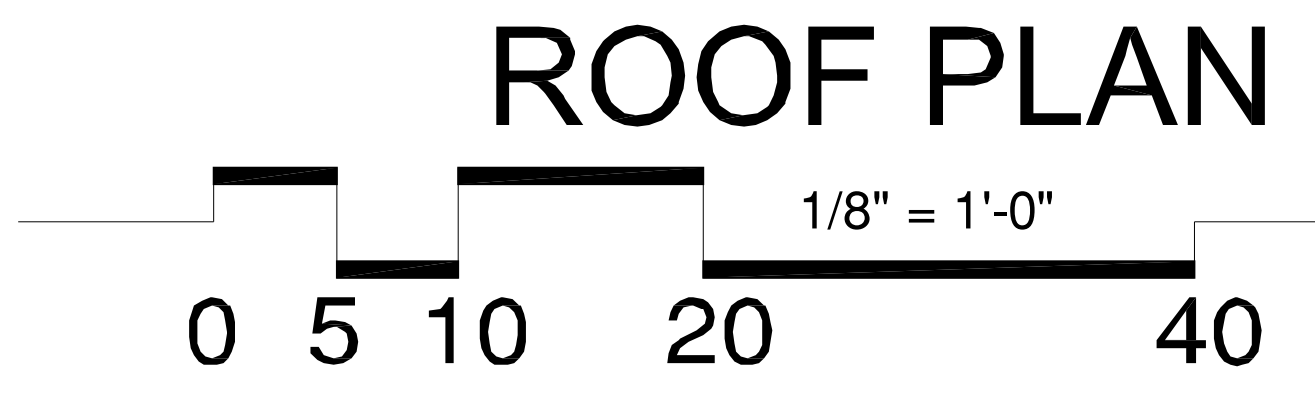
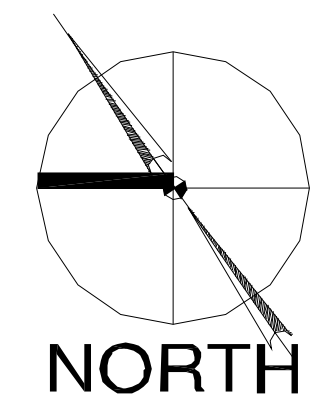
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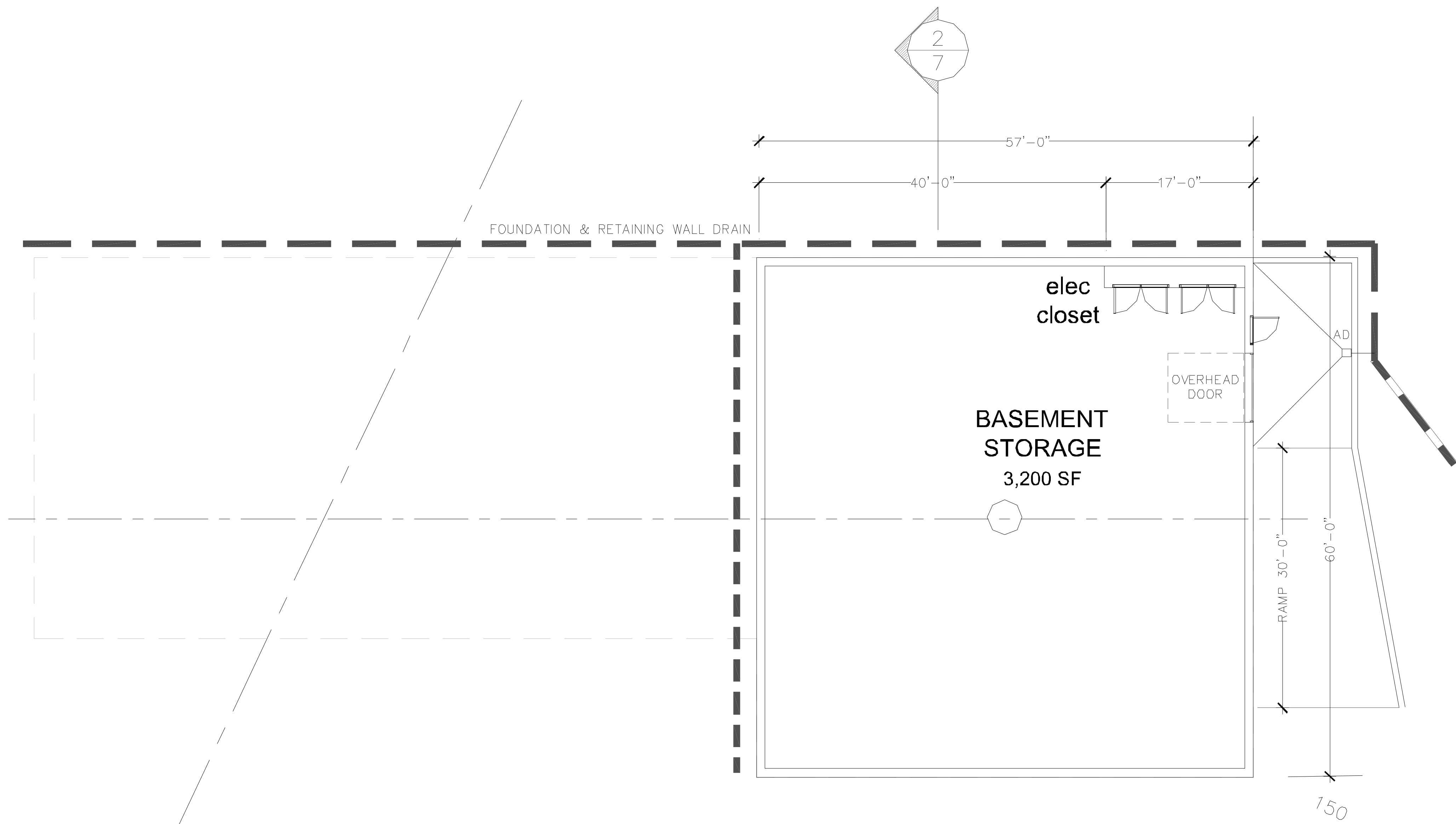
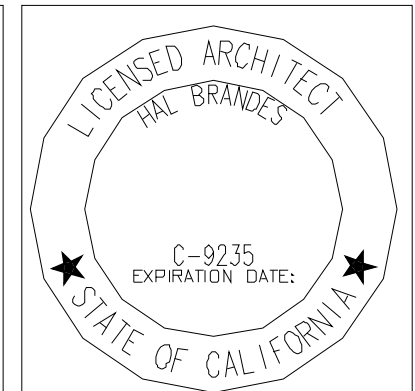
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MUSIC BUILDING
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ROOF PLAN

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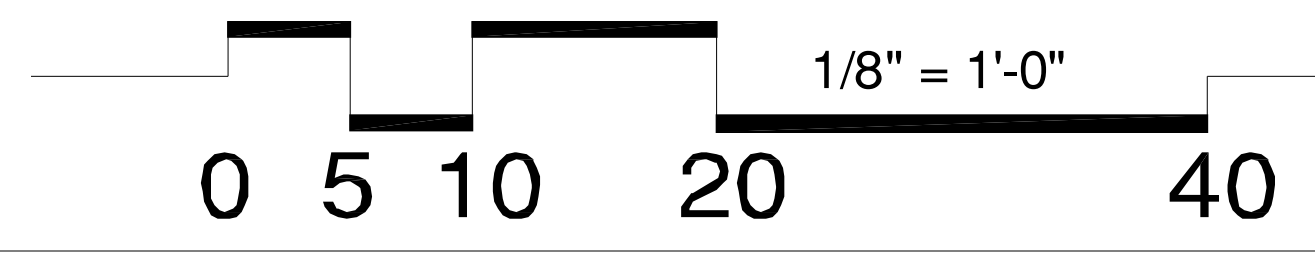
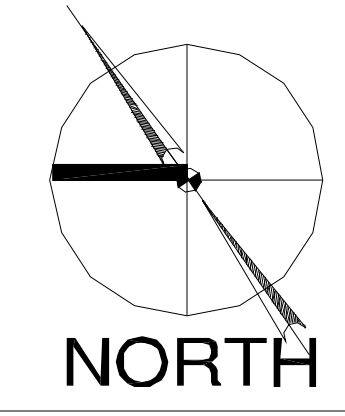
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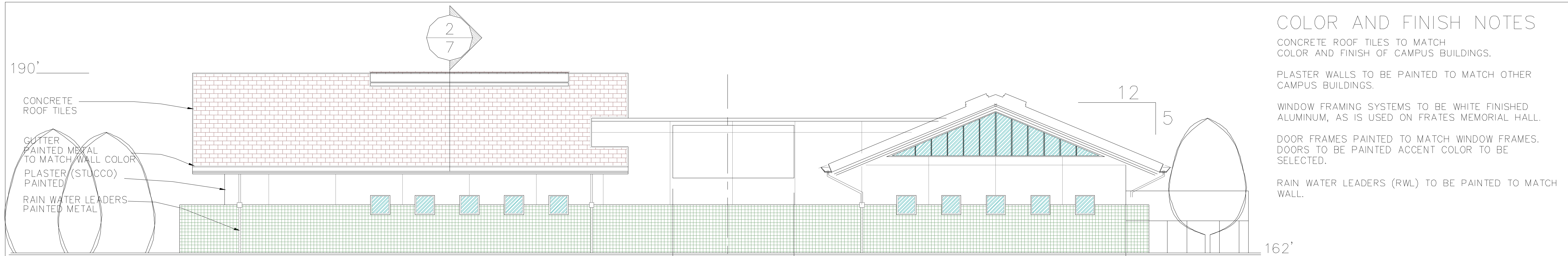
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EL. 147'-0"

BASEMENT PLAN





COLOR AND FINISH NOTES

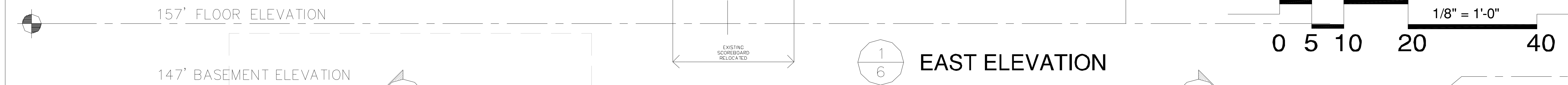
CONCRETE ROOF TILES TO MATCH COLOR AND FINISH OF CAMPUS BUILDINGS.

PLASTER WALLS TO BE PAINTED TO MATCH OTHER CAMPUS BUILDINGS.

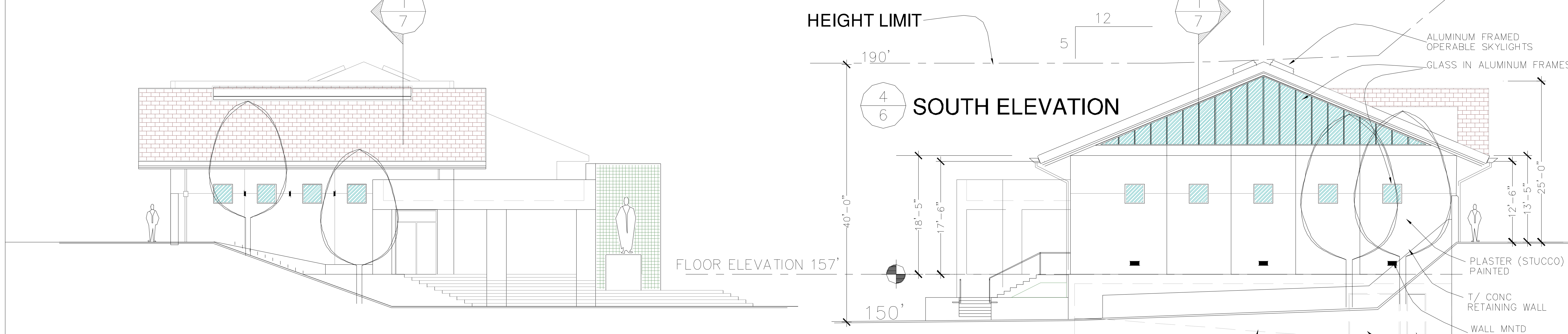
WINDOW FRAMING SYSTEMS TO BE WHITE FINISHED ALUMINUM, AS IS USED ON FRATES MEMORIAL HALL.

DOOR FRAMES PAINTED TO MATCH WINDOW FRAMES. DOORS TO BE PAINTED ACCENT COLOR TO BE SELECTED.

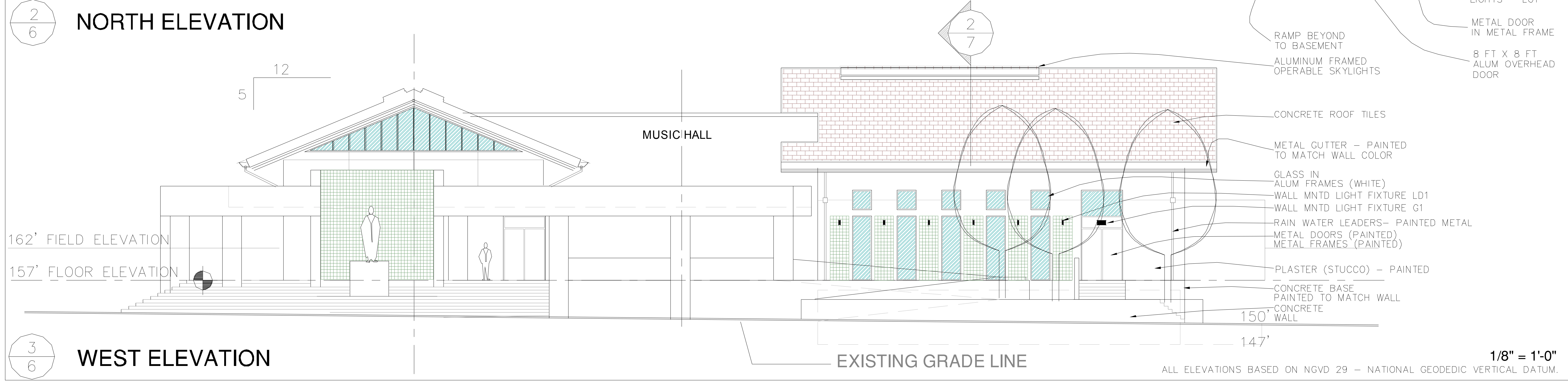
RAIN WATER LEADERS (RWL) TO BE PAINTED TO MATCH WALL.



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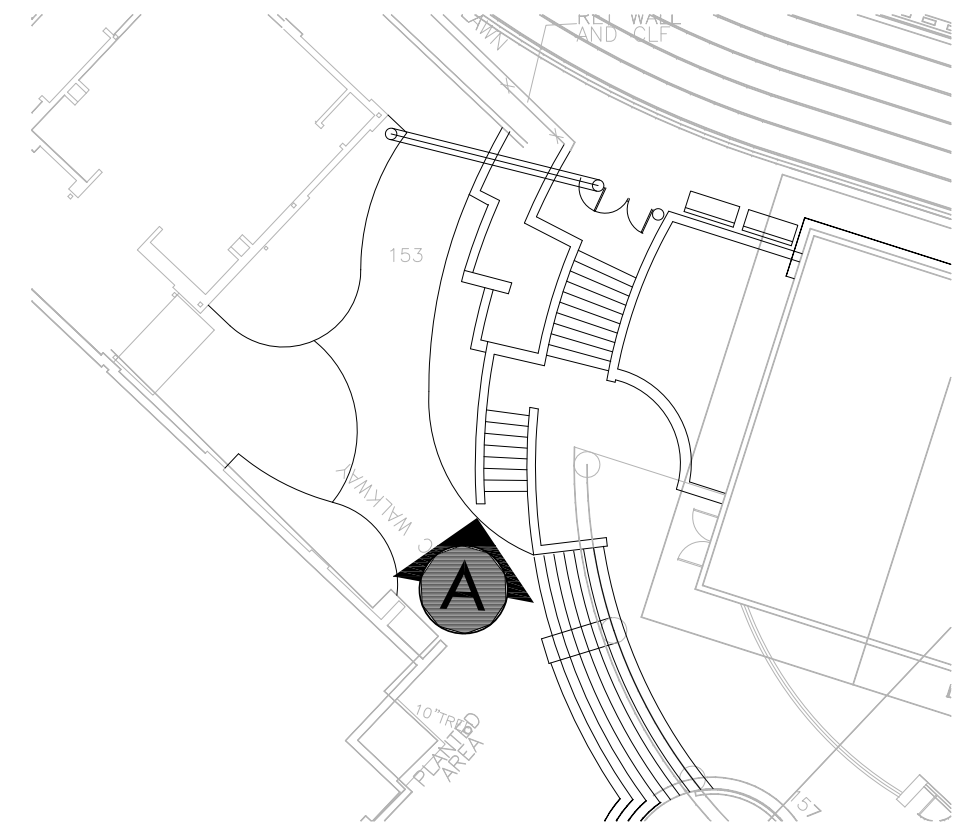
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ELEVATIONS

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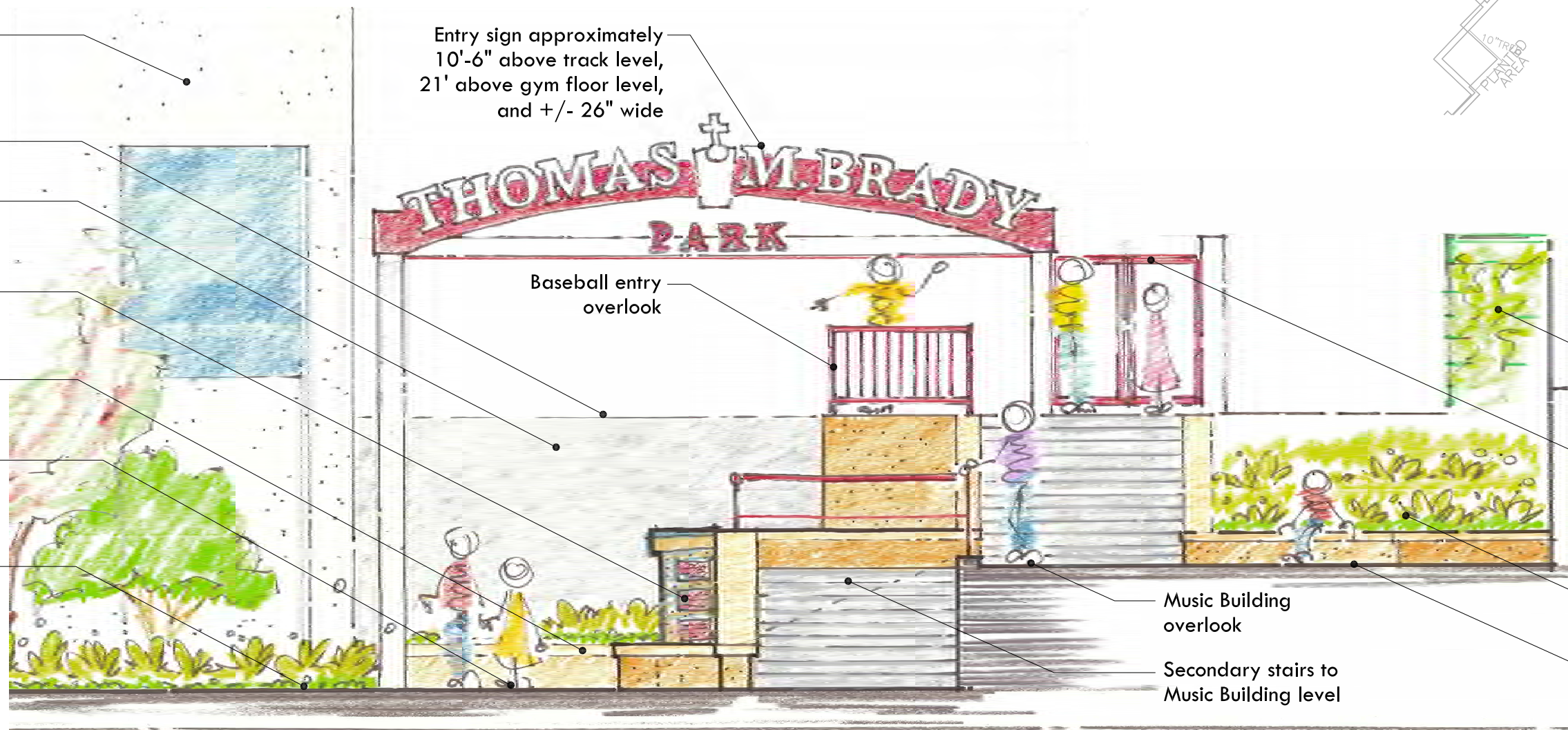
ALL ELEVATIONS BASED ON NGVD 29 - NATIONAL GEODESIC VERTICAL DATUM.



Entry sign approximately
10'-6" above track level,
21' above gym floor level,
and +/- 26" wide



Baseball entry
overlook



Music Building
Beginning of 'Green
Screen'
Baseball entry gates
to Thomas M. Brady
Park with stairs from
Music Building level
Sloped planting
Music Building level

Gym
Track level
Existing donor
wall
Plaque and
Brady Family
History Monolith
Seat wall and
planter, typ.
Track / football /
soccer entry
Gym floor level

Music Building
overlook
Secondary stairs to
Music Building level



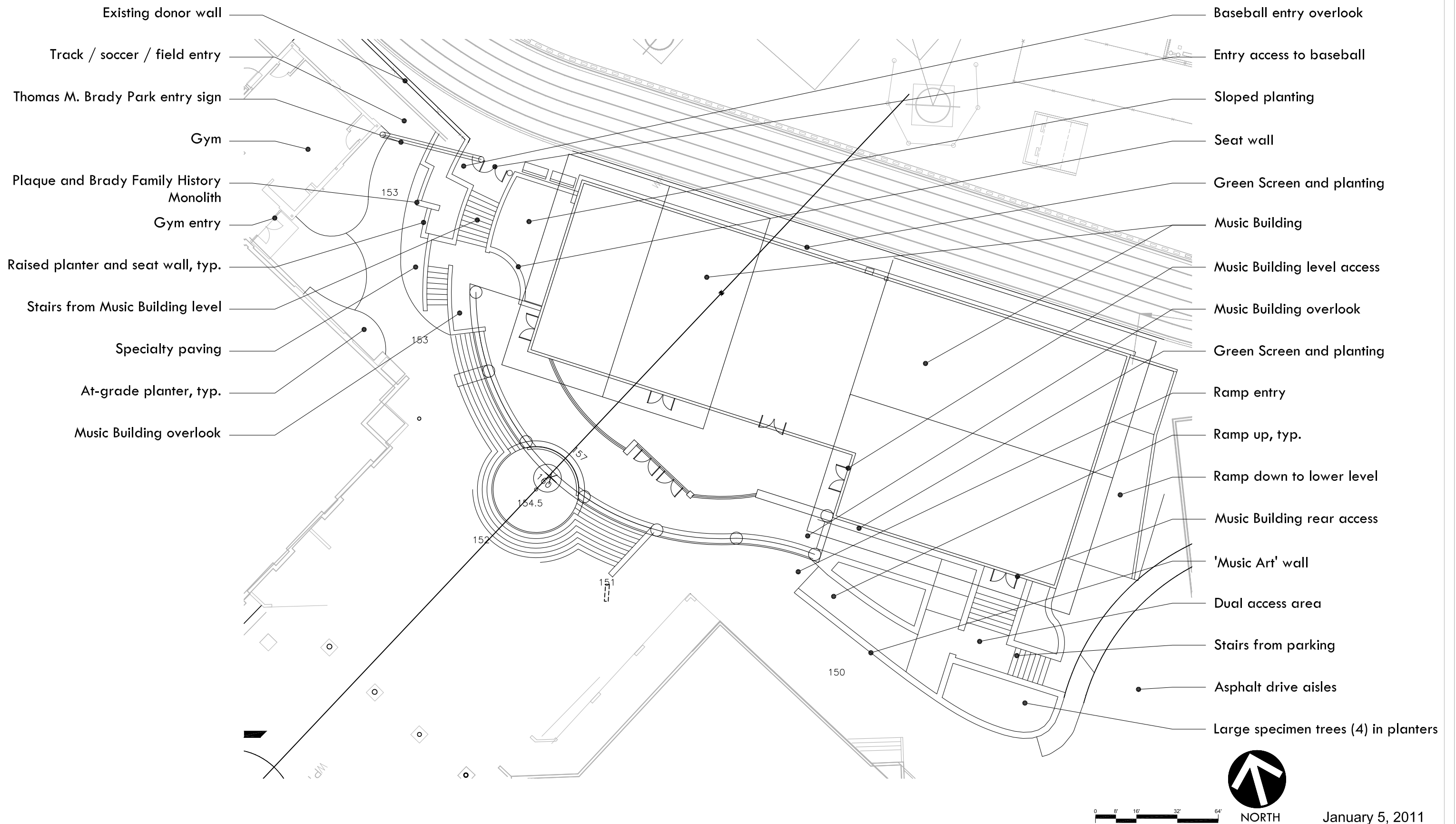
January 5, 2011



Design Review Music Building, Field Entry Saint Mary's College High School



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING DESIGN
2455 The Alameda, Suite 200
Santa Clara, CA 95050
t. 408.985.7200
f. 408.985.7260



- Existing donor wall
- Track / soccer / field entry
- Thomas M. Brady Park entry sign
- Gym
- Plaque and Brady Family History Monolith
- Gym entry
- Raised planter and seat wall, typ.
- Stairs from Music Building level
- Specialty paving
- At-grade planter, typ.
- Music Building overlook

- Baseball entry overlook
- Entry access to baseball
- Sloped planting
- Seat wall
- Green Screen and planting
- Music Building
- Music Building level access
- Music Building overlook
- Green Screen and planting
- Ramp entry
- Ramp up, typ.
- Ramp down to lower level
- Music Building rear access
- 'Music Art' wall
- Dual access area
- Stairs from parking
- Asphalt drive aisles
- Large specimen trees (4) in planters

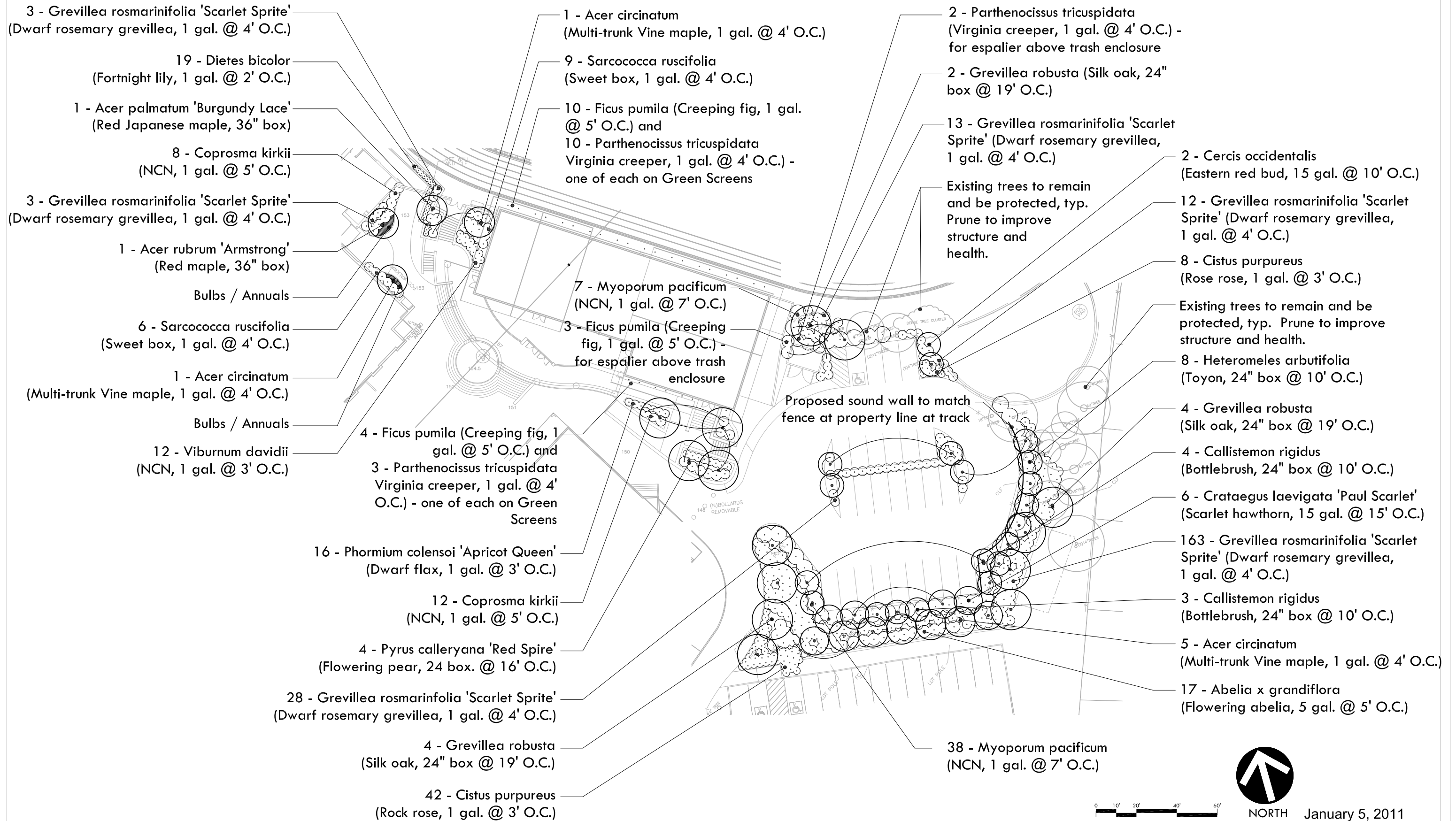


Design Review Music Building, Entries Saint Mary's College High School



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 2455 The Alameda, Suite 200
 Santa Clara, CA 95050
 t. 408.985.7200
 f. 408.985.7260

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Design Review Music Building, Planting Saint Mary's College High School



VERDE DESIGN

LANDSCAPE ARCHITECTURE
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