

2230 SHATTUCK AVE - CORDER BUILDING, BERKELEY, US

RESIDENTIAL PAVILIONS + TOWER, HISTORIC BUILDING RESTORATION

Architecture Conceptual Design



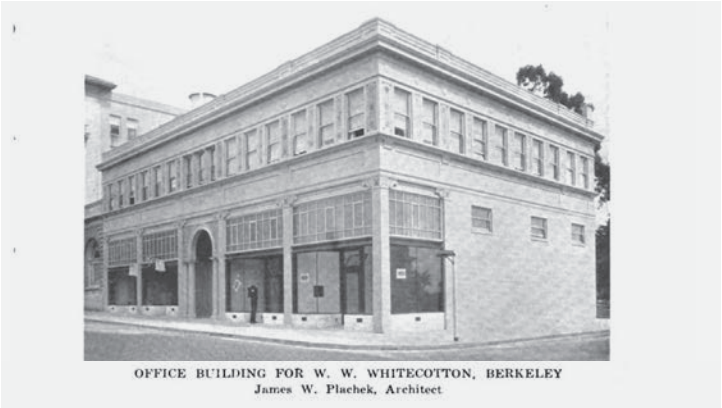
Corder Building before 2005 Restoration Work



Corder Building after 2005 Restoration Work



BUILDING FOR W. C. MORSE, OAKLAND
James W. Plachek, Architect



OFFICE BUILDING FOR W. W. WHITECOTTON, BERKELEY
James W. Plachek, Architect

Buildings in Berkeley Designed by James W. Plachek, Architect

By WELLS DRURY, Secretary Berkeley Chamber of Commerce



JOINING utility and architectural beauty with wise economy, Mr. James W. Plachek, architect of Berkeley, California, has, during the past year, created a number of buildings that will stand the test of the severest criticism.

Among those that may be particularly mentioned are the U. C. Theatre on University avenue, near Milvia street, the Hotel Central on Shattuck avenue, the John Muir School at Clarendon and Russell streets, the R. W. Hawley log cabin in Thousand Oaks (built of the natural timbers which formed the pergolas of the Oregon building at the Panama-Pacific International Exposition), the North Congregational Church at Cedar and Walnut streets, the Burkhalter Apartments at Dana and Woolsey streets, the T. J. Donahue residence in the Uplands, Sill's grocery store at University and Walnut street, and numerous other structures.

A distinct achievement is recorded in the Sill grocery store, which was designed specially for the use to which it is devoted. A dominant feature is the daylight effect created by large skylights and wide windows. The result is most satisfactory both from the standpoint of illumination and the standpoint of sanitation, since every part of the large market or selling room is sweetened and kept clean by the clear sunlight. The rear of the first floor is given over to the delivery clerks, who, under equally favorable lighting conditions, handle the supplies that are dealt in by the company.

"The Berkeley Bungalow Church" is the name appropriately applied to the North Congregational church, designed by Mr. Plachek and which has been extensively copied by other churches in the State. The structure attracts attention because of its symmetry and the simplicity of its surroundings. With its graceful pergola and entrance, the edifice presents a restful home-like appearance that is at once appealing both to the passer-by and the church attendant. The rigid churchly atmosphere generally prevalent in the more formal structures is noticeably absent.

Mr. Plachek's most important building in size and cost is the U. C. Theatre. Besides the auditorium, the building contains a number of stores and offices. The theatre proper is 150 by 91 feet, with posts and pillars conspicuous by their absence. The auditorium comfortably seats 2000 persons. There is no gallery.

The Hawley log cabin in Berkeley's picturesque suburb, Thousand Oaks, recalls memories of the pioneer days of the West, when human habitations were constructed from the rude materials of the primeval forest. Amid surroundings that bring to mind the days of original settlement of the country, a veritable *rus in urbis*, Mr. Plachek has set this gem of modern comfort. So well does it com-



SKETCH FOR SCHOOL BUILDING



MR. PLACHEK'S COUNTRY HOUSE IN MARIN COUNTY

port with the landscape that the building seems to be part of the natural scene, and one would be surprised not to find it there.

In the Heywood office and store building on Shattuck avenue, the architect has achieved something really worth while in polychrome terra cotta. The facade of this small but attractive structure is of white glazed terra cotta, with polychrome ornamentation, the only building of its kind in Berkeley. It is used as an office building by Mr. W. H. Heywood, the owner, and Mr. Plachek. The ground floor is occupied as a retail store.

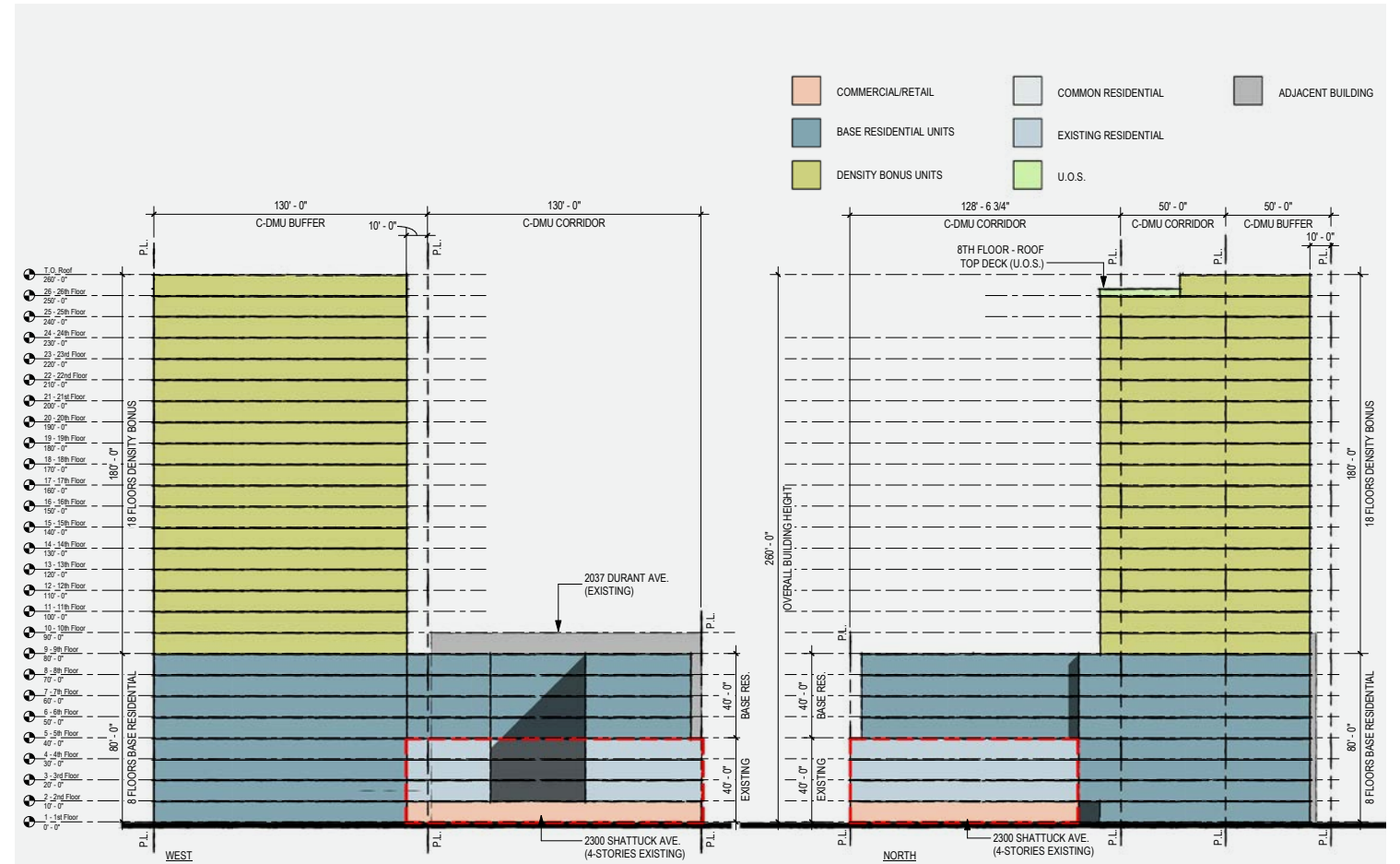
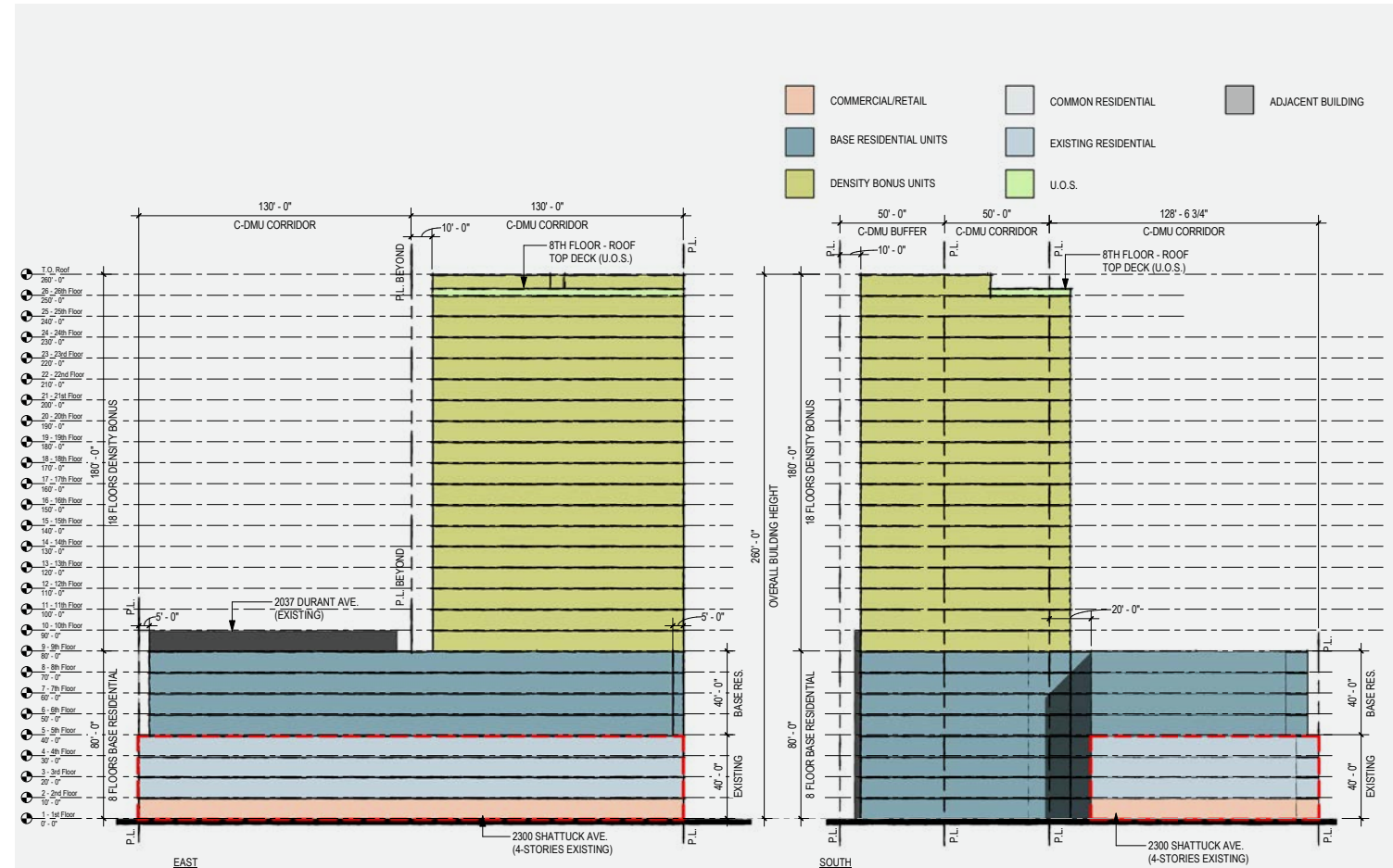
The John Muir school in Clarendon is a truly delightful building and a model of what a school should be for small children. The John Muir school is built in the English half-timber style and offers every suggestion of home-like simplicity. The usual forbidding appearance of most of our schools is here changed into a welcoming hospitality—a feeling that ought always to predominate in a lower grade school. When the scheme is completed the building will be in the form of a U, the present auditorium being in the center.

These are but a few of the buildings planned and constructed under the direction of Mr. Plachek in the city of Berkeley for a period of less than four years.



STUDY FOR AN APARTMENT-FLAT BUILDING
JAMES W. PLACHEK, ARCHITECT, BERKELEY, CALIFORNIA

Architecture Conceptual Design



Project Address:

2036 Bancroft Way

Project Code:

LKR26

Date:

11/16/2022

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 projecting unit size	Base Units/Max. Residential Density (rounded up)	VLI + Very Low Income <50 AMI	% VLI + Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
303,271	161.85	162.80	15%	24.30	25.00	50.0%	81.00	81.00	243

Base Project Residential Square Footage	Floor	Residential Sq Footage Proposed	1-bed	2-bed	3-bed	Total Square Footage:
13,201	first	13,201	0	0	0	460,948
42,810	second	35,040	2	4	4	
42,810	third	35,040	2	4	4	Proposed Units: 246
42,810	fourth	35,040	2	4	4	
42,810	fifth	32,799	2	4	4	Average Unit Size: 1,874
42,810	sixth	32,799	2	4	4	
38,010	seventh	32,799	2	4	4	
38,010	eighth	32,799	2	4	4	
	ninth	12,000	2	4	4	
	tenth	12,000	2	4	4	
	eleventh	12,000	2	4	4	
	twelfth	12,000	2	4	4	
	thirteen	12,000	2	4	4	
	fourteen	12,000	2	4	4	
	fifteen	12,000	2	4	4	
	sixteen	12,000	2	4	4	
	seventeen	12,000	2	4	4	
	eighteen	12,000	2	4	4	
	nineteen	12,000	2	4	4	
	twenty	12,000	2	4	4	
	twenty-one	12,000	2	4	4	
	twenty-two	12,000	2	4	4	
	twenty-three	12,000	2	4	4	
	twenty-four	12,000	2	4	4	
	twenty-five	12,000	2	4	4	
	twenty-six	7,421	2	2	2	
303,271	TOTAL	466,948				Total
			50	98	98	246
			Beds	100	392	490
			Beds, SF	301		
Commercial SF		25,690				
TOTAL GFA		486,638	Target Sq. Footage:		454,907	

	%VLI	%DB
	5%	20.0%
	6%	22.5%
	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%
	12%	38.7%
	14%	46.3%
	15%	58.8%

HIGH-RISE OPTION #1

UNIT MIX:	SF	# OF UNITS
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1 BED / 1 BATH (2 OCCUPANTS):	682 SF	50
TOTAL:		50

2 BED / 2 BATH (4 OCCUPANTS):	1.000 SF	98
TOTAL:		98

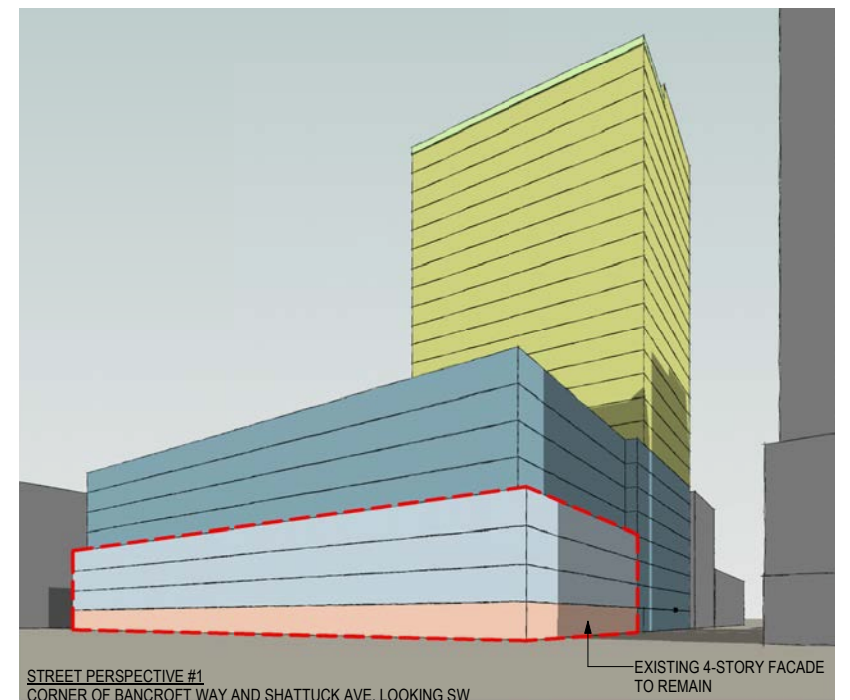
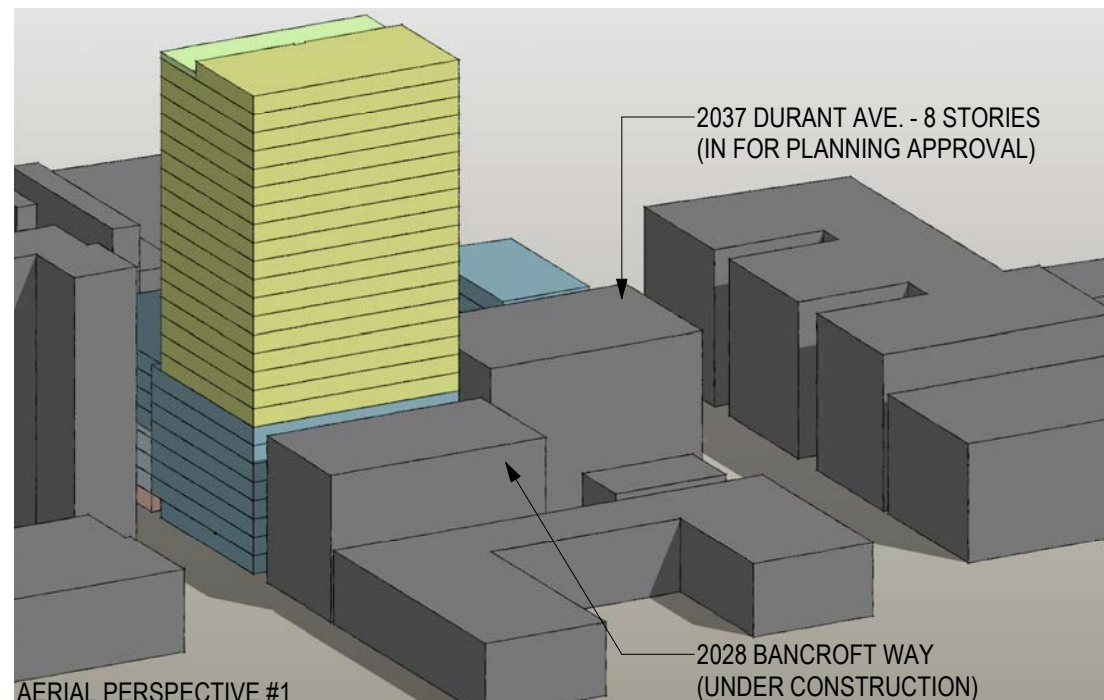
3 BED / 2 BATH (5 OCCUPANTS)	1.075 SF	98
TOTAL:		98

UNIT TOTAL:	246
TOTAL BED COUNT:	982

DENISTY BONUS:
50% DB = 15% VLI (Very Low Income) Units
163 BASE UNITS X 15% = 25 VLI Units Required

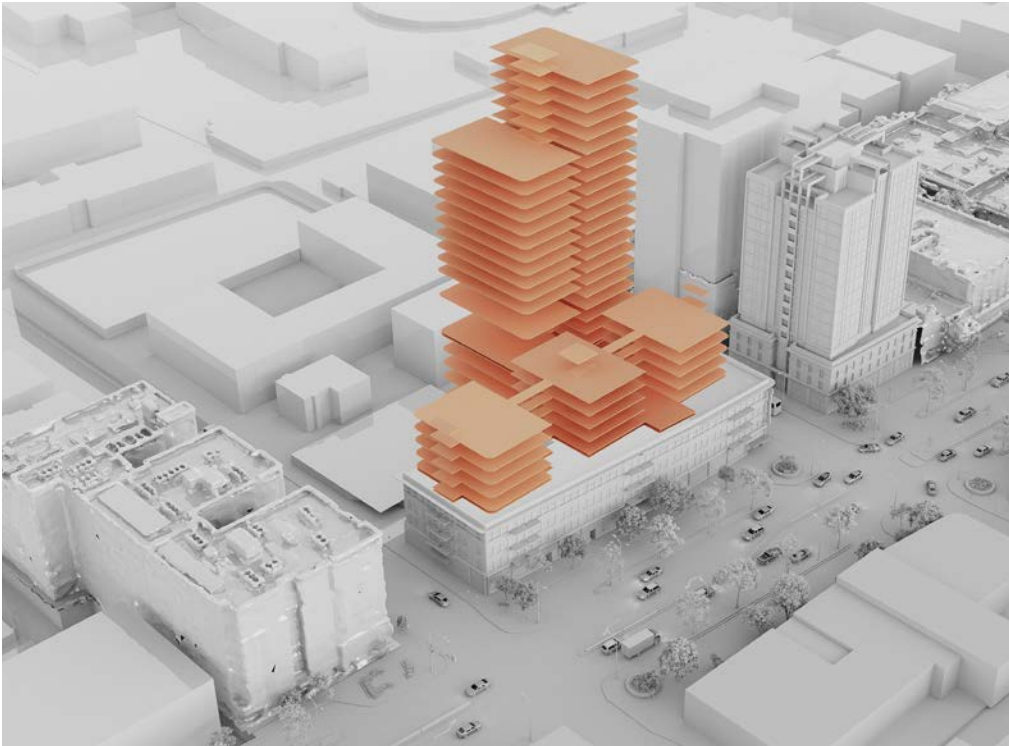
VLI UNIT MIX:

1 BEDROOM:	5
2 BEDROOM:	10
3 BEDROOM:	10
TOTAL VLI UNITS:	25

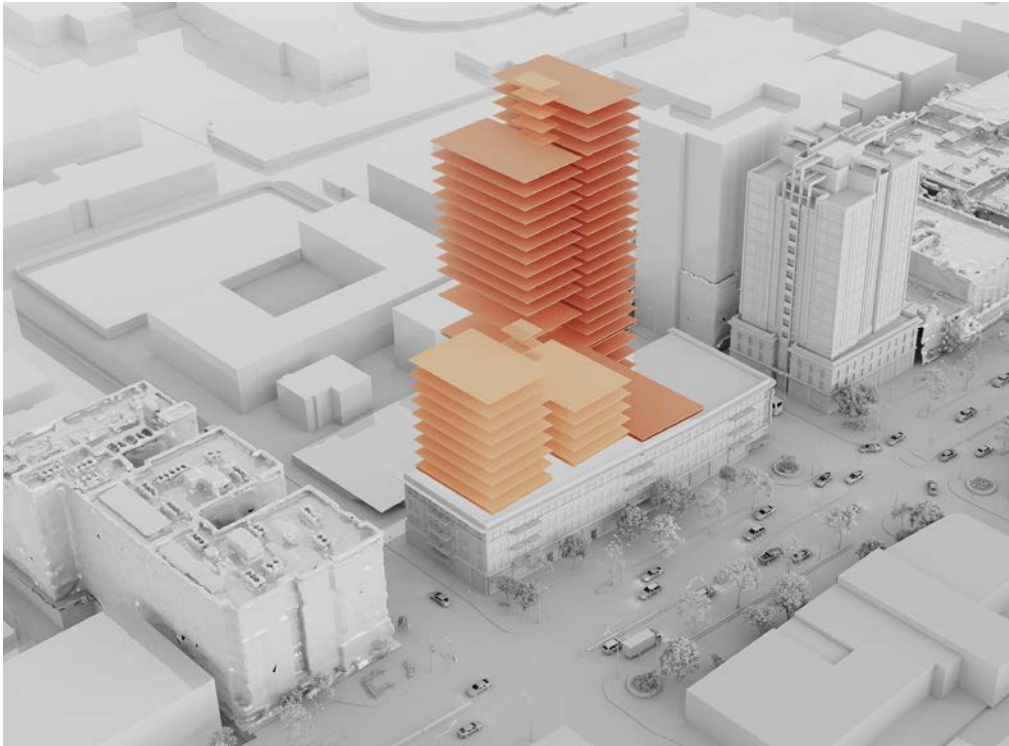


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OPTION 1



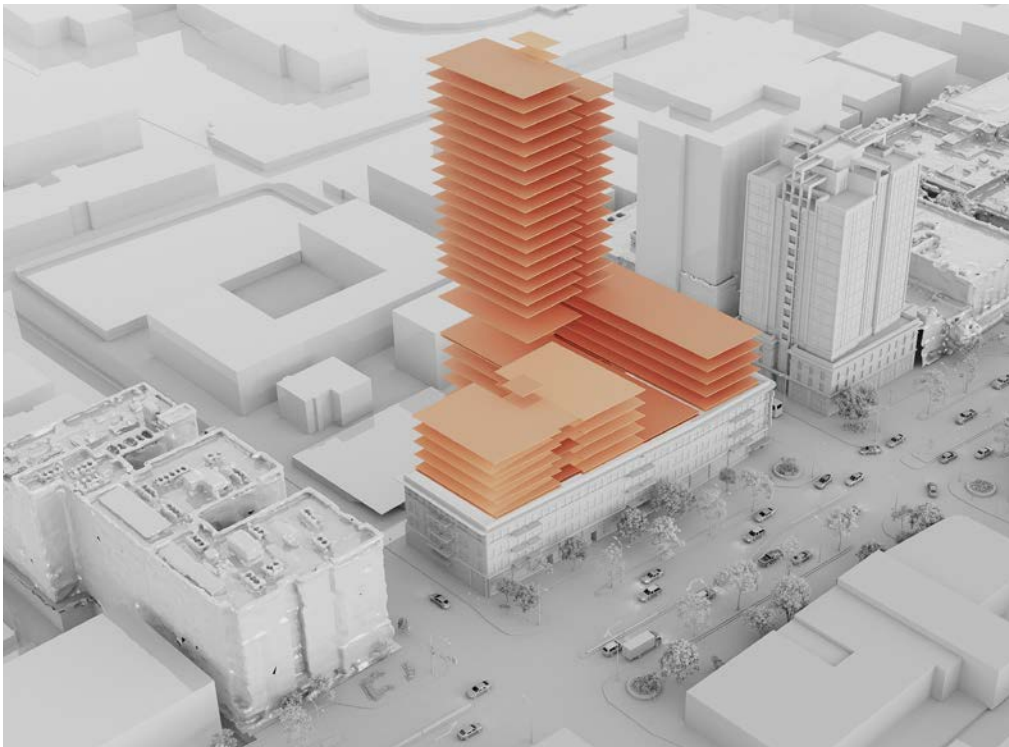
OPTION 2



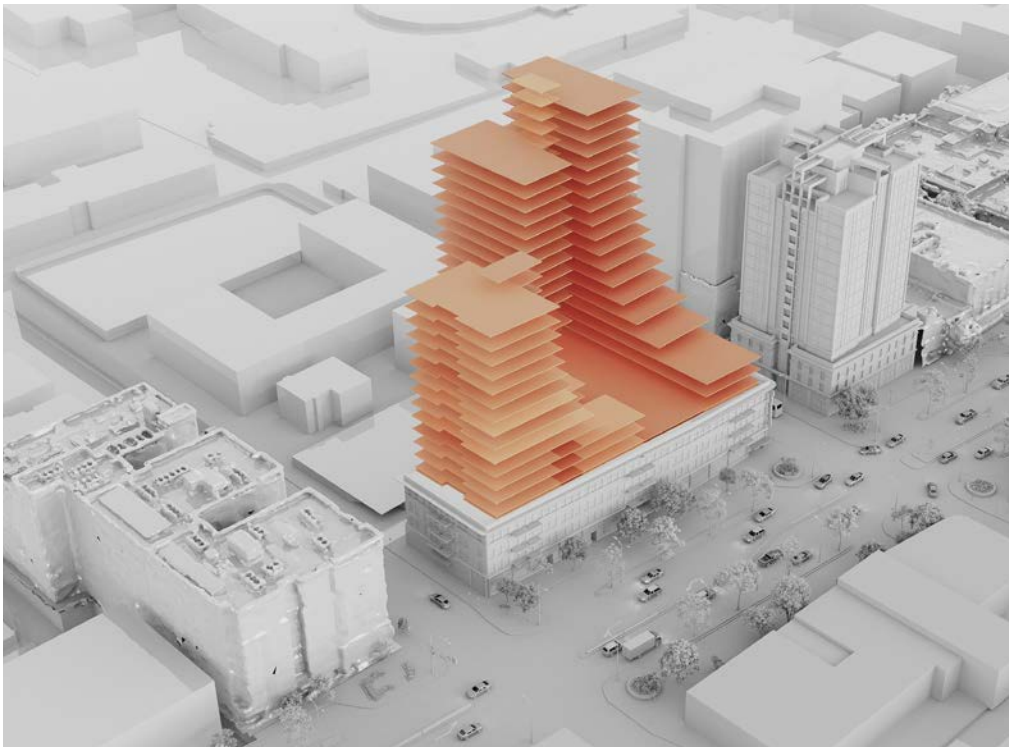
OPTION 3



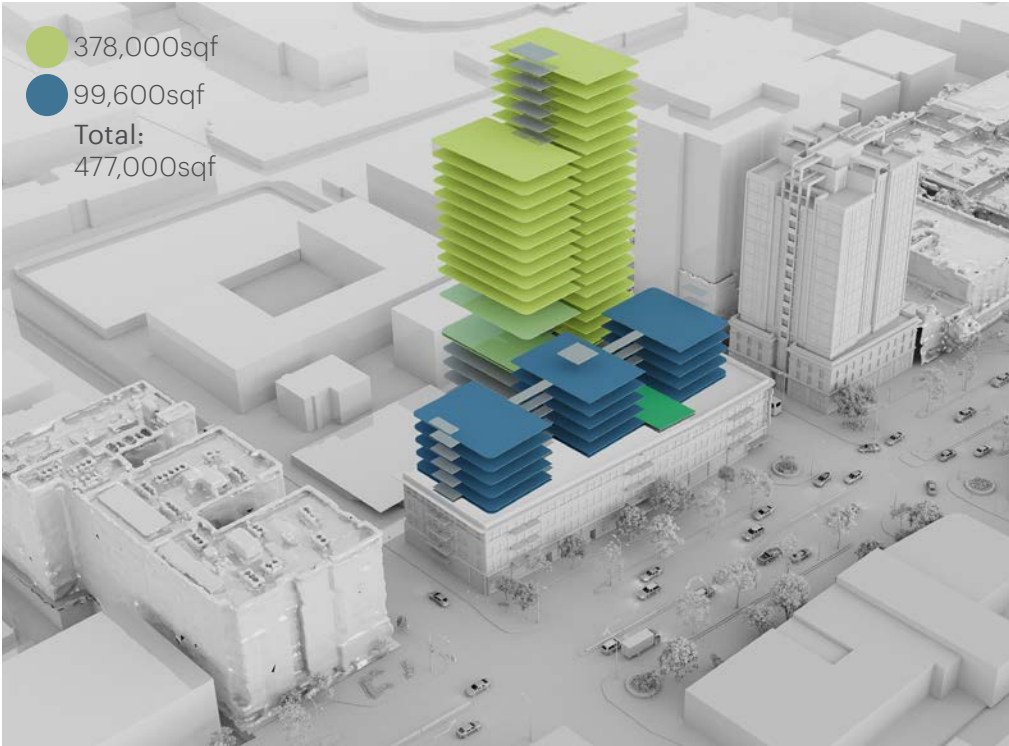
OPTION 4



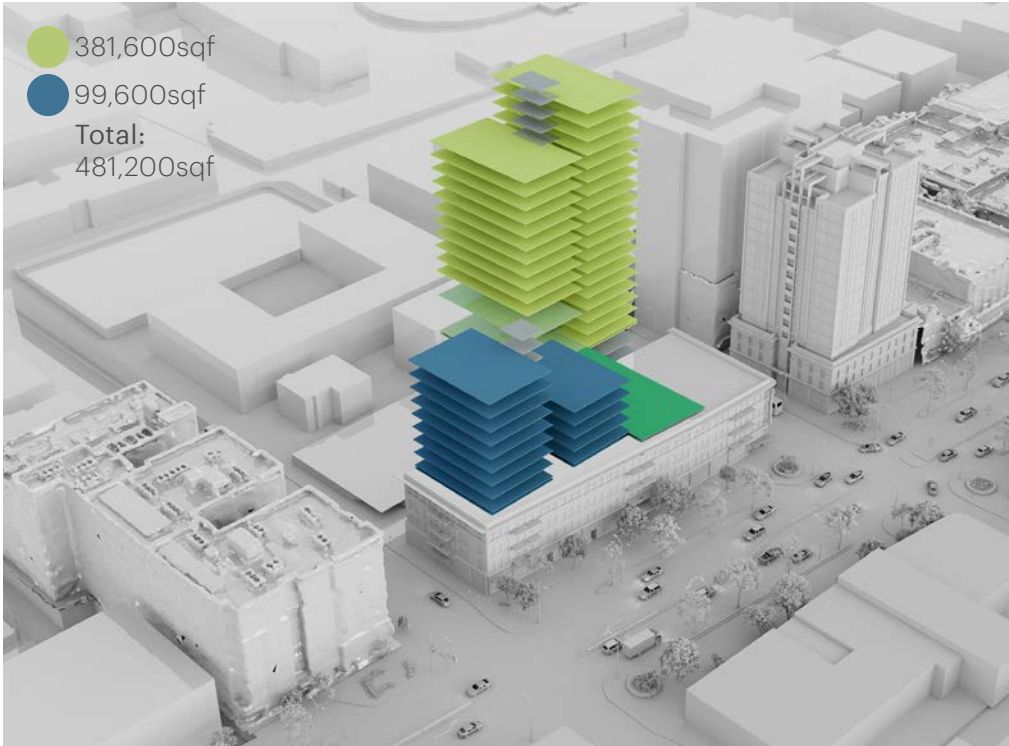
OPTION 5



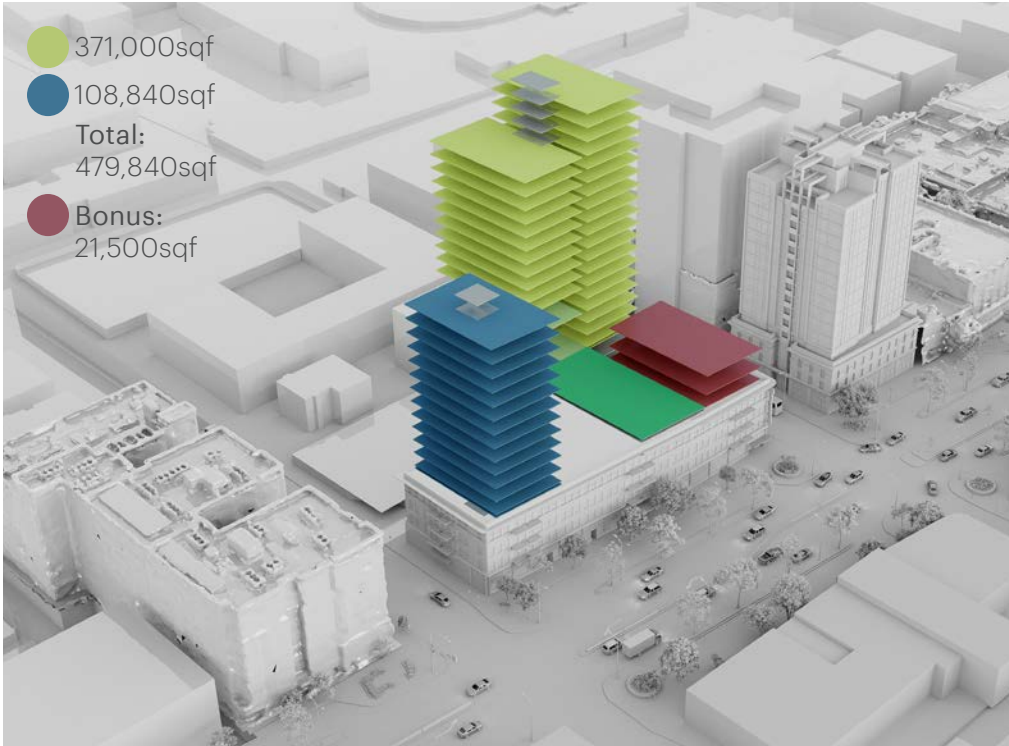
OPTION 6



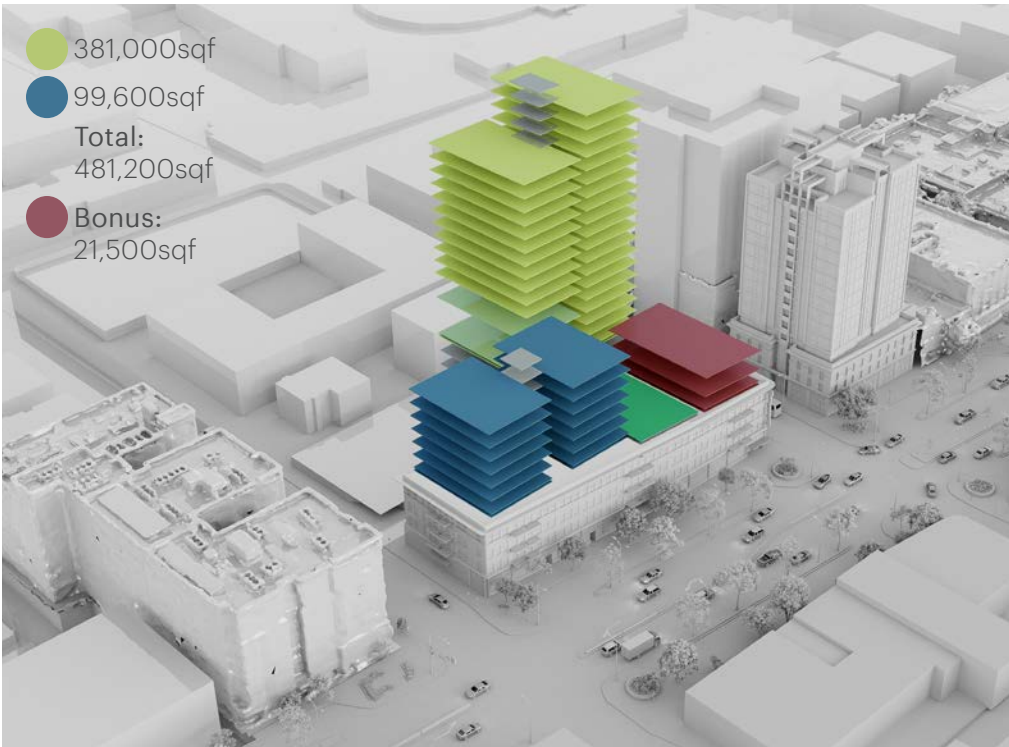
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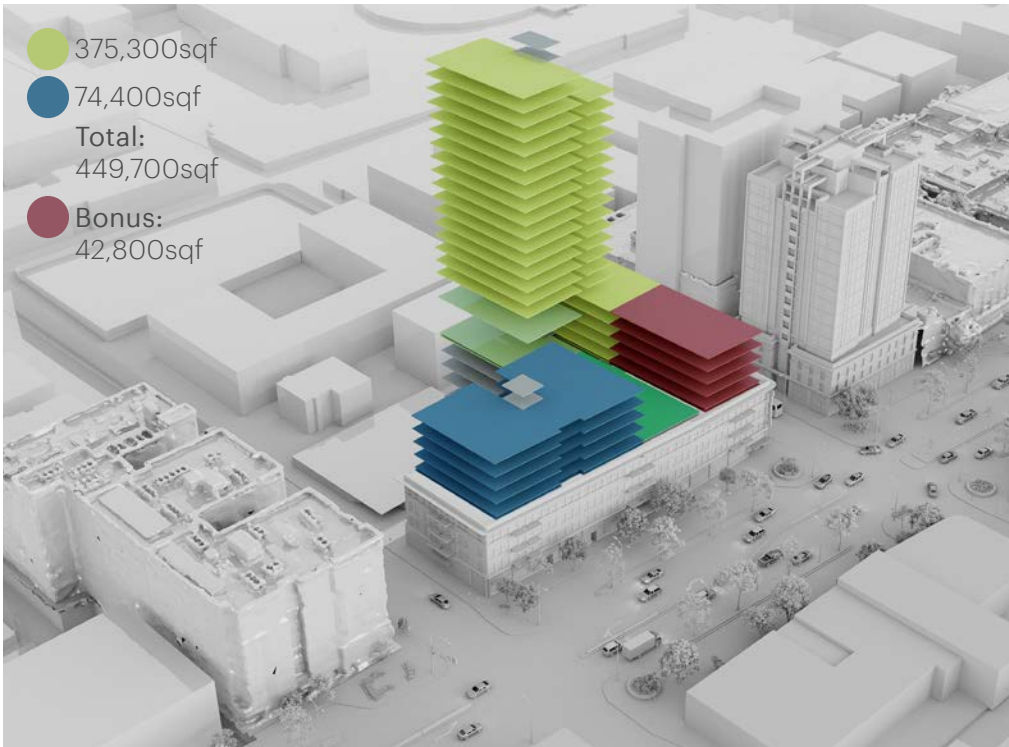
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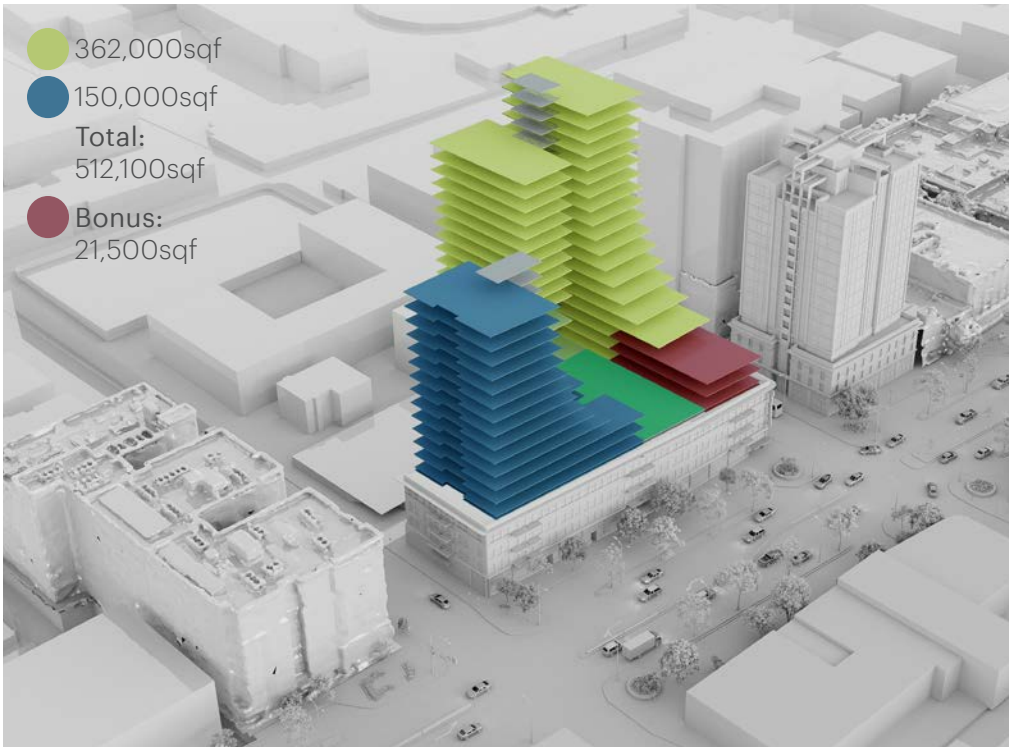
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OPTION 4



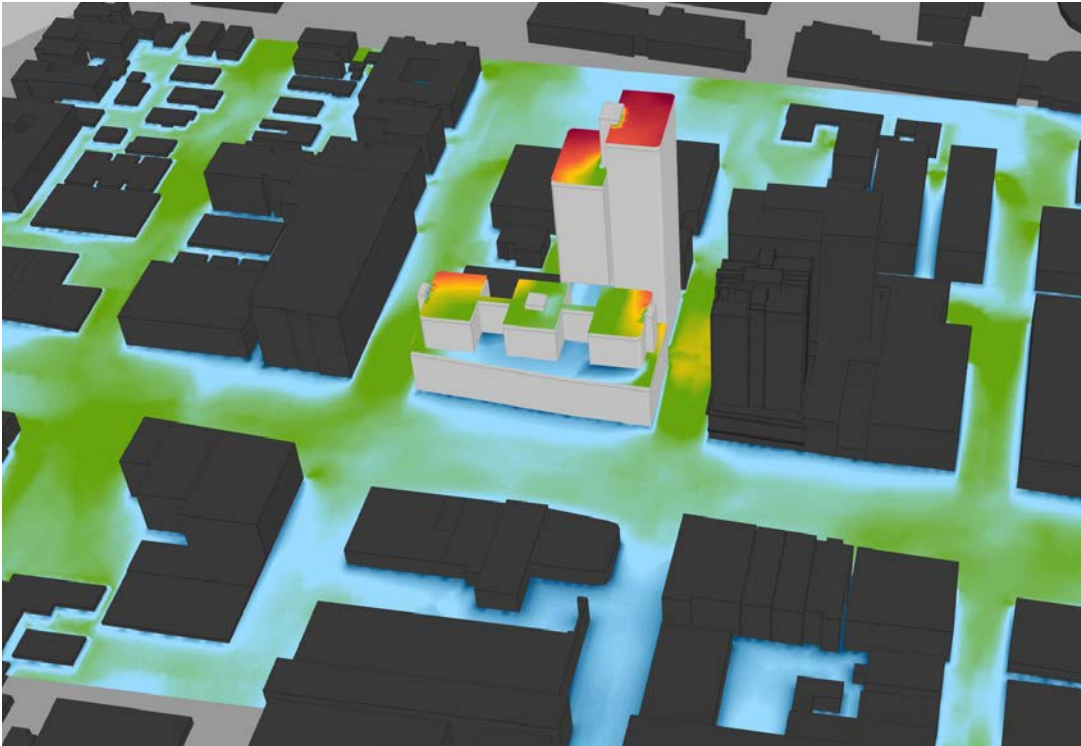
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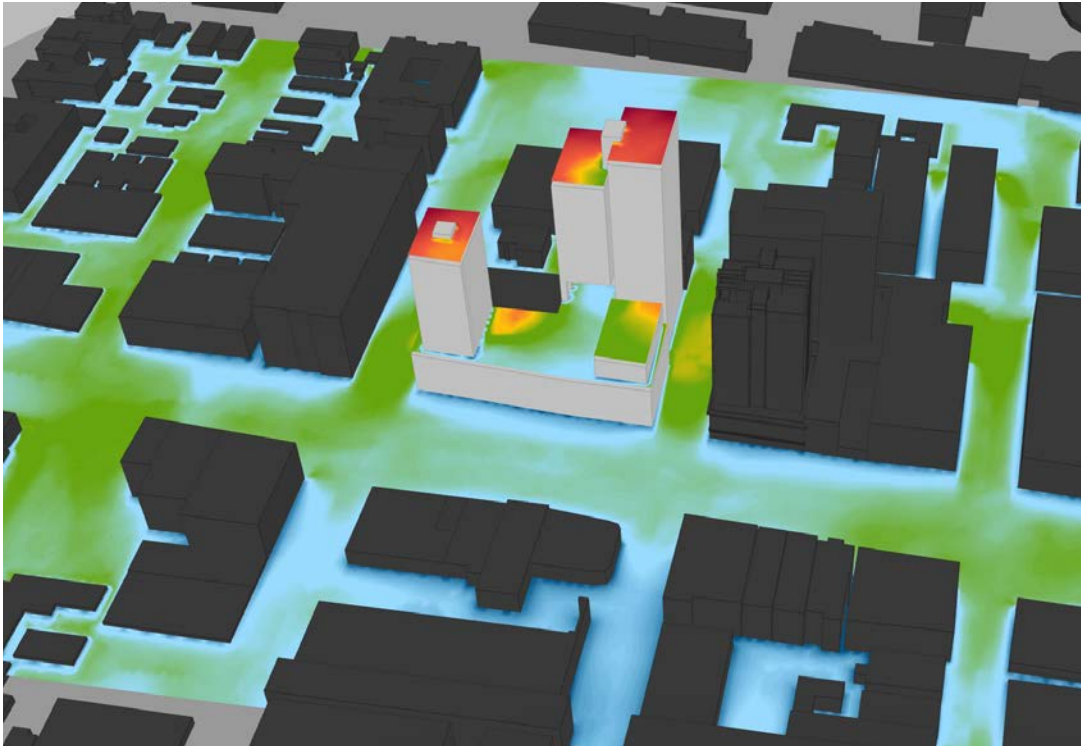
OPTION 6

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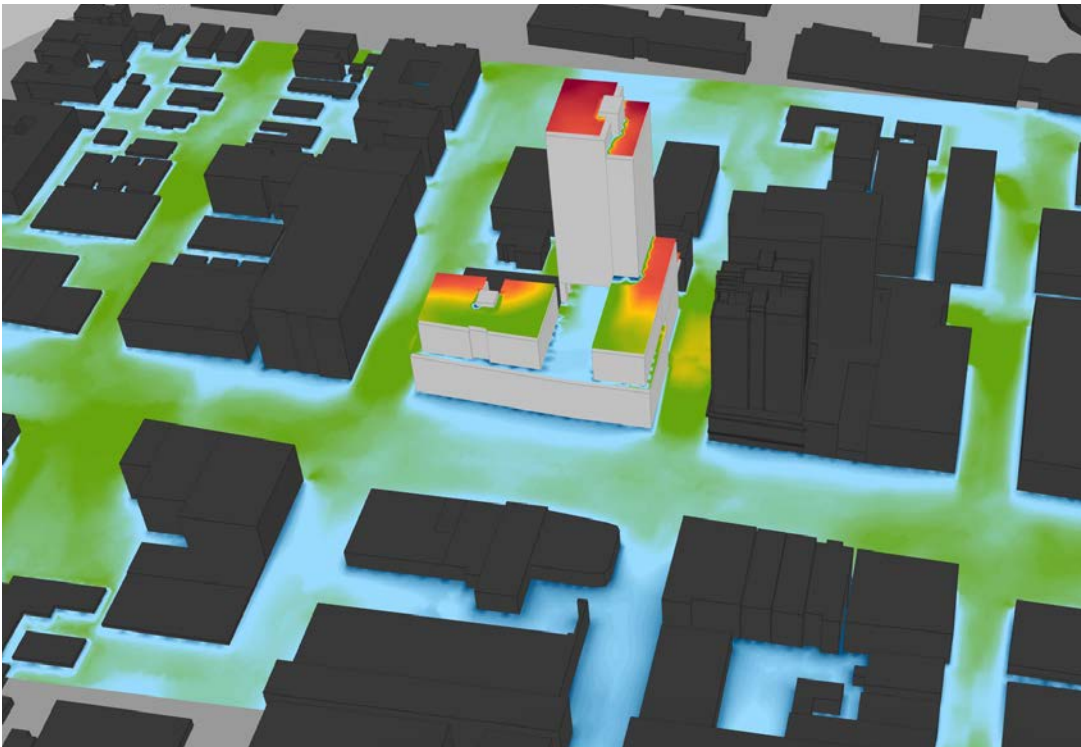
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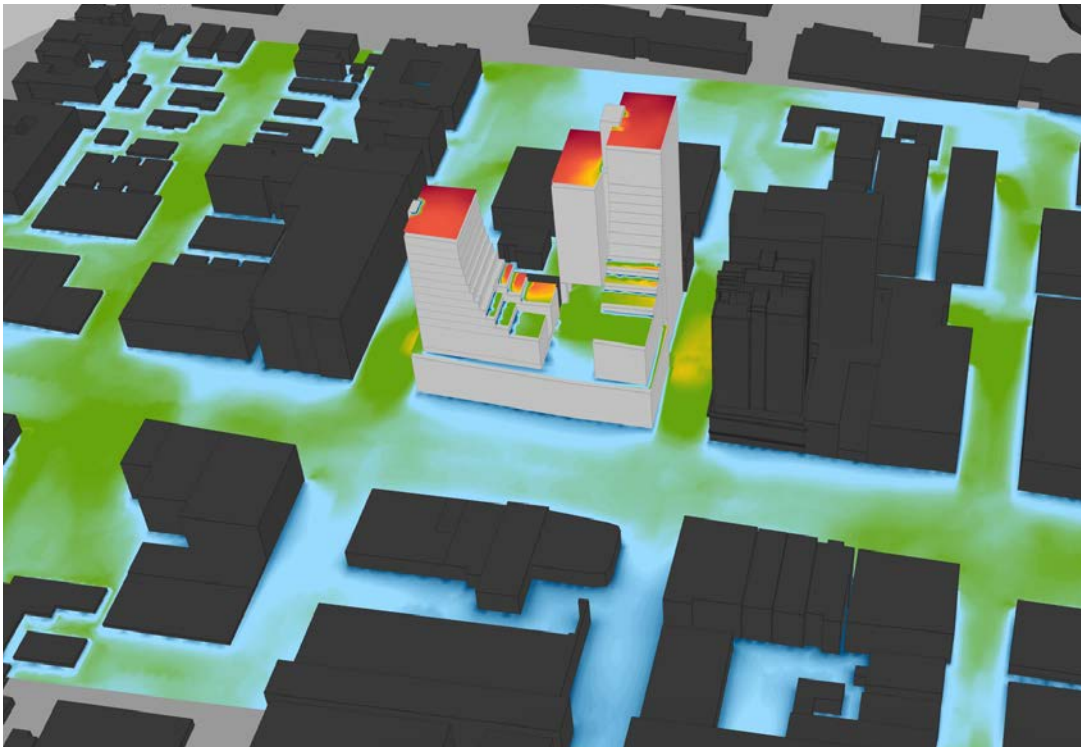
OPTION 1



OPTION 3



OPTION 5



OPTION 6



PASSIVE	< 3.1m/s < 11km/h < 7mph
ACTIVE	< 4.9m/s < 18km/h < 11mph
UNCOMFORTABLE	> 4.9m/s > 18km/h > 11mph

Pedestrian Wind Comfort Criteria

Aims to classify different areas by the activities pedestrians may tolerate under predicted wind conditions. In essence, pedestrians can tolerate different strengths of wind depending on their activity. A runner, for instance, may tolerate or even enjoy a moderate breeze; on the other hand, diners enjoying a meal on a patio may find that those same winds detract from their dining experience.

The color scale indicates three types of zones. These indicate what a specific location is best suited for (80% of the time or more, statistically):

- **Passive** – Calm or light breezes desired for outdoor restaurants
- **Active** – Moderate winds that would be appropriate for window shopping or strolling down a street, plaza or park
- **Uncomfortable** – Strong winds considered a nuisance for all pedestrian activities, mitigation typically recommended

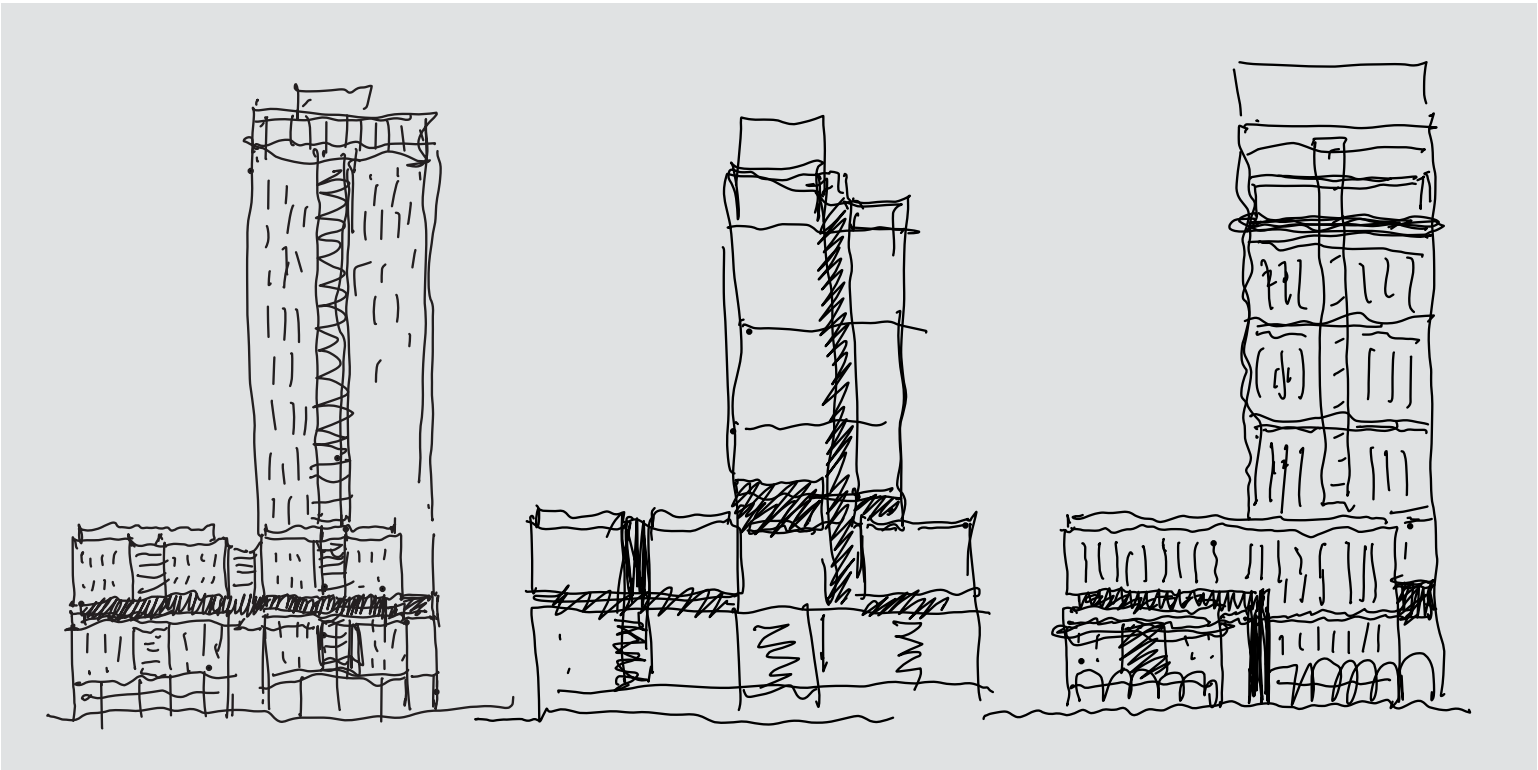
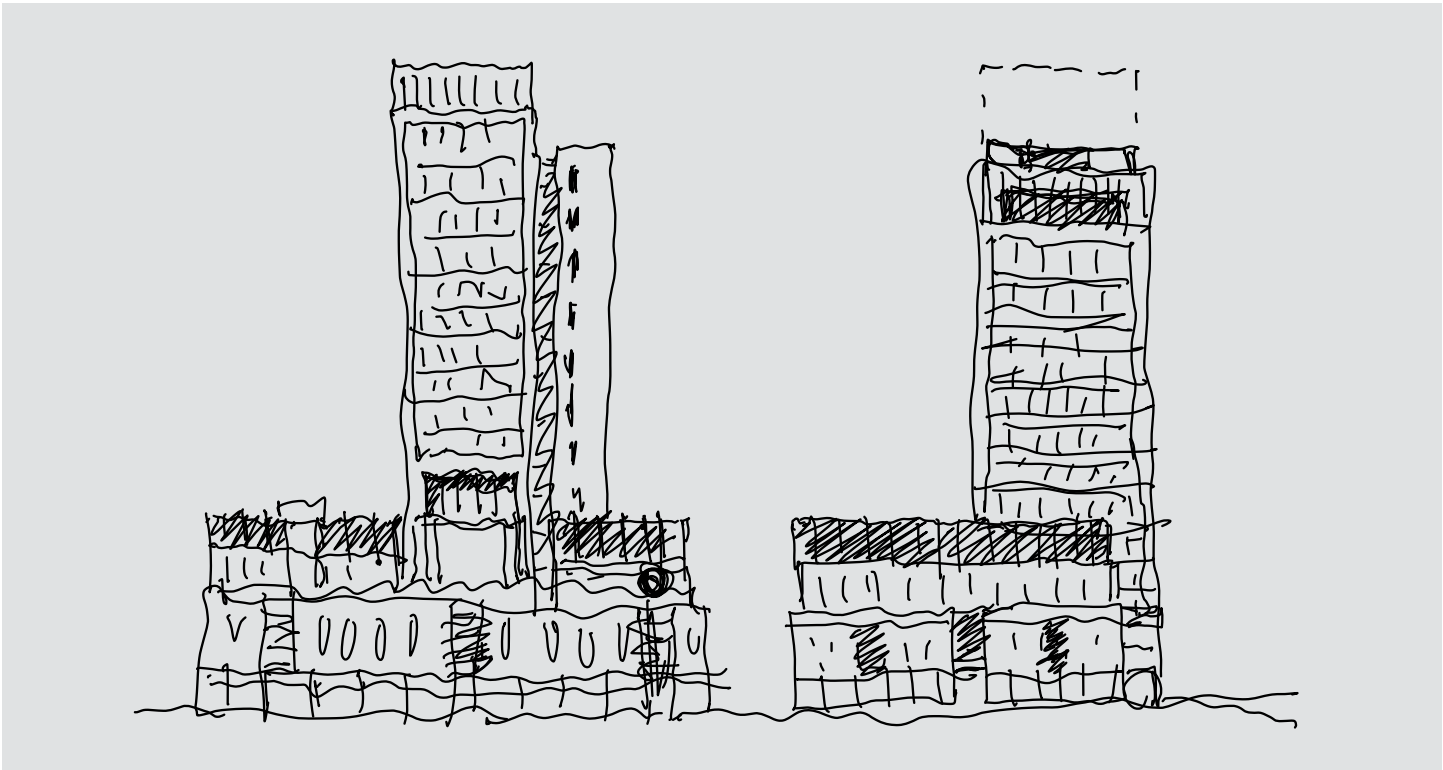
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STU
DIO
MBJ

Architecture
+ Urbanism



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