



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

**For Committee Discussion/
Majority Recommendation**
APRIL 21, 2022

2440 Shattuck Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DR2021-0021 to demolish one existing commercial building and construct an eight story, mixed use building with 40 dwelling units and 2,700 square feet of ground floor commercial space.

I. Introduction

This project is located at the Northwest corner of Shattuck and Haste in the C-DMU Core District of Downtown Berkeley.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

The demolition referral went before the Landmarks Preservation Commission on April 7, 2022 where the Commission took no action. It is scheduled to go before the Zoning Adjustments board on May 12, 2022. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The project would demolish the existing building, remove the existing curb cut and driveway on Haste Street, and construct a new mixed-use building with the following primary components:

- 40 dwelling units (7 one-bedroom, 19 two-bedroom, 14 three-bedroom) for a total of 87 beds;

- 2,700 square feet of commercial space for two retail tenants on the ground floor at the west side of the property with access from Shattuck Avenue;
- A bicycle storage room for 44 bicycles on the ground floor and a total of four on-site short-term bicycle racks located along Shattuck Avenue;
- A residential lobby with “green wall” and recessed entry, access to Haste Street;
- Residential amenities on the ground floor including community kitchen, office, lounge with fireplace, and space for cubicles and conference room;
- Three new street trees along Haste Street;
- Useable open space of 1,150 square feet, located on the eighth-floor terrace fronting Shattuck Avenue;
- A five-foot setback at the right (interior) and rear property lines to allow for access to the mechanical, bike storage, refuse and electrical rooms at the rear of the building on the first floor.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located in downtown Berkeley, along the north side of Haste Street at the corner of Shattuck Avenue and Haste Street. The surrounding area consists of commercial, mixed use, residential and medical office buildings ranging from one to five stories in height. One block north between Channing Way and Durant Avenue is the approved Logan Park development – two eight-story buildings totaling 287,872 square feet, including 237 dwelling units and 12,000 square feet of ground-floor commercial space.¹ The Downtown Berkeley BART station is located to the north within a short walking distance from the project site (0.3 miles). In addition, bus service is available via transit lines on Shattuck Avenue.

B. Site Conditions:

The project site rectangular and generally level, 8,560 square foot corner lot with 79 feet of frontage along Shattuck Avenue and approximately 105 feet of frontage along Haste Street. The site is currently developed with a one-story 6,500 square-foot concrete commercial building, which until recently contained the Dollar Tree. There is a bus stop located at the south property line along Haste Street, including 81 feet of red curb and 70-foot long by nine-foot wide bus stop concrete apron. A curb cut and yellow loading zone occupy the remaining street frontage along Haste Street toward the rear of the property. A concrete bulb out and street trees are located in the sidewalk at the front of the property facing Shattuck Avenue.

Figure 1: Vicinity Map

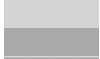



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial, Retail (Dollar Store)	C-DMU (Corridor)	Avenue Commercial
Surrounding Properties	North	Commercial, Restaurant (Noodles Fresh)		
	South	Commercial, Retail (Vacant)	C-DMU (Buffer)	
	East	Mixed-Use	C-DMU (Corridor)	
	West	Residential (4-story apartment building)	R-3	High Density Residential (HDR)

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required	
BMC Sections 23.204.130, 23.322.030					
Lot Area (sq. ft.)		8,560	6,258	N/A	
Gross Floor Area (sq. ft.)		6,500	58,288	N/A	
Floor Area Ratio		0.76	9.3	N/A	
Dwelling Units	Total	0	40	N/A	
	Affordable	0	3 VLI	N/A	
Building Height	Average (ft.)	23'-6"	87'-0"	40' min/60' max 75' max with Use Permit	
	Maximum (ft.)	23'-6"	87'-0"	N/A	
	Stories	1	8	N/A	
Building Setbacks (ft.)	Front (Shattuck Ave)		0'	0' min. (0' - 75')	
			20'	15' min. (above 75')	
	Rear		0'	5' min. (0' - 20')	
			5'	5' min. (21'-75')	
			5'	15' min. (above 75')	
	Left Street Side (Haste)		0'	0' min. (0' - 20')	
			0'	5' min. (21' - 75')	
			0'	15' min. (above 75')	
	Right Interior Side (North)	0'-65' from lot frontage	0'	5'	0' min. (0'-75')
			5'	5' min. (above 75')	
>65' from lot frontage		0'	5'	0' min. (0'-20')	
		5'	5' min. (21'-75')		
Lot Coverage (%)		76	81	N/A	
Usable Open Space (sq. ft.)	Residential	N/A	1,150	80/Unit 3,200 Min.	
	Commercial		0	1/50 sq.ft. 54 min.	
Parking	Commercial		0	6 min.	
	Residential		0	0 min.	
	Bicycle	Short- term	0	44 Long-term	29 min. Long-term
Long-term		2 Short-term		2 min. Short-term	

 = Waiver, pursuant to State Density Bonus Law, requested to modify the district standard.
 = Concession, pursuant to State Density Bonus Law, requested to modify the district standard.

IV. Project Description

A. Requested Use Permits

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a mixed-use residential development
- Use Permit under BMC Section 23.204.030(B)(1) to construct greater than 10,000 square feet of new gross floor area
- Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural features over the maximum height limit

B. CEQA Determination

It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development"). The determination is made by ZAB.

C. Density Bonus Information

- Concession to reduce the required commercial off-street parking spaces from six spaces to zero
- Waiver of BMC Section 23E.68.070.A to exceed the maximum 75-foot height limit and permit an 87-foot tall building
- Waiver from BMC Section 23.204.130(E)(3) to reduce the rear setback above 75 feet in height from 15 feet to 5 feet
- Waiver of BMC Section 23.204.130(E)(3) to reduce the street side setback between 21 and 75 feet in height from 5 feet to zero feet, and above 75 feet in height from fifteen feet to zero feet
- Waiver from BMC Section 23.204.130(E)(3) to reduce the interior side setback above 75 feet in height from 15 feet to 5 feet
- Waiver of BMC Section 23.204.130(E)(4) to reduce the residential useable open space requirement from 3,200 square feet to 1,150 square feet
- Waiver of BMC Section 23.204.130(E)(4) to reduce the commercial useable open space requirement from 54 square feet to zero

V. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

All Buildings

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.
- Consider how the building's form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.
- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5th floor, or near the top of the buildings that are less tall.
- Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

The Shattuck Street frontage for this project is designated as required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.
- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk

- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the downtown design guidelines can be found online at:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_DAP/DBDesignGuidelines2012.pdf

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This project is located on the Northwest corner of Shattuck and Haste in the CDMU-Corridor, with CDMU- Buffer to the West of the property, and R-3 Residential district further to the West on Haste. The surrounding area consists of commercial, mixed use, residential and medical office buildings ranging from one to five stories in height. There is a surface parking lot directly adjacent to the parcel on the West side with a 4-story residential complex beyond in the neighboring residential district.

Setbacks The project proposes 0' setbacks at the East and South sides where the building meets Shattuck and Haste, respectively. There is a 5' setback proposed at the West and North sides at the interior of the lot.

Encroachments The design proposes 18"-30" encroachments over the public right of way on both Haste and Shattuck. Public Works review and approval is required for these encroachments.

Massing This 8-story mass meets the property line at the Shattuck and Haste Street sides. The massing is broken up by subtle step backs that occur at the 2nd, 3rd, and 7th floors. The 8th floor steps back on the Shattuck Street side, with an East facing rooftop terrace. Material changes provide further visual relief.

Ground Floor Design The project proposes retail along Shattuck on the East side of the ground floor with the residential lobby opening South to Haste. The lobby entrance is recessed, as is the storefront that wraps from Shattuck to Haste. The lobby space includes meeting rooms, a co-working space, community kitchen and mail room. Electrical and mechanical rooms, bike storage and refuse room are located at the Northwest end of the ground floor accessible by a corridor that runs along the rear of the lobby space, all of which are also accessible by doors that connect to the North side yard.

Landscape/ Open Space The project's open space requirement is met by a 2,700 square foot roof deck oriented East and overlooking Shattuck. The streetscape will feature 6 new street trees, with one existing street tree to be removed and replaced.

Building Materials The material palette includes brick, plaster, a wood trellis at the roof deck, and a green wall at the ground floor residential entry.

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Main Residential Entrance
- Building Materials
- Open Space / Landscape Plan

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with conditions as necessary to address any design concerns and specific direction for Final Design Review.

Attachments:

1. Project Plans, received March 23, 2022
2. Applicant Statement, received January 25, 2022
3. GreenRated Checklist, received March 23, 2022
4. Material Board, received April 5, 2022

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410



2440 Shattuck Avenue

Vicinity Map APN#055-1896-005-00

Site Area = 8,560 sf



Project Summary

Ground Floor	Gross Area = 6,916 sf
Second Floor	Gross Area = 7,634 sf
Third Floor	Gross Area = 7,634 sf
Fourth Floor	Gross Area = 7,634 sf
Fifth Floor	Gross Area = 7,634 sf
Sixth Floor	Gross Area = 7,634 sf
Seventh Floor	Gross Area = 7,634 sf
Eighth Floor	Gross Area = 5,568 sf
Total Gross Area = 58,288 sf	

Residential Summary

(7 levels)
7 One Bdrm
19 Two Bdrm
14 Three Bdrm
Total = 40 units (87 Bedrooms)
Open Space
Open Space @ 80 sf/unit = 3,200 sf Required
Open Space Provided = 1,150 sf
Parking
2,700 sf Retail @ 2 cars/1,000 sf = 6 cars Required
Residential Parking = 0 cars Required
Total cars required = 6 cars
Total cars provided = 0 cars
Bike Parking
Long Term - 1 Bike/3 Bedrooms = 29 Long Term Bikes Required
Total Long Term Bikes Provided = 44 Bikes
Short Term - 1 Bike/40 Bedrooms = 2 Short Term Bikes Required
Commercial 1 Bike/2,000 sf = 2 Short Term Bikes Required
Total Short Term Bikes Required = 4 Bikes
Total Short Term Bikes Provided = 4 Bikes

Tabulation Form

Project Address:	2440 Shattuck Ave			Date:	11.22
Applicant's Name:	Dave Johnson / Johnson Lyman Architects				
Zoning District:	C-DMU Corridor				
Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:					
Units, Parking Spaces & Bedrooms	Existing	Proposed	Permitted/ Required¹		
Number of Dwelling Units (#)	0	40	N/A		
Number of Parking Spaces (#)	0	0	4	Retail (667sf/car)=4 Cars Res = 0 Cars	
Number of Bedrooms (#)	N/A	N/A	N/A		
Yards and Height					
Front Yard Setback (Shattuck) (Feet)	0'	0'	0'	0' Min (0 to 75' height) 15' Min (76 to 120' height)	
Side Yard Setbacks: (facing property)					
Left: (Feet)	0'	0'	0'	0' Min (0 to 20' height) 5' Min (21 to 75' height)	
Right: (Feet)	0'	5'	5'	0' Min (0 to 75' height) 5' Min (76 to 120' height)	
Rear Yard Setback (Feet)	0'	5'	5'	5' Min (21 to 75' height) 15' Min (76 to 120' height)	
Building Height* (# Stories)	1	8	N/A		
Average* (Feet)	236"	87"-Top of Parapet	60"	75'-wall, 150' permit	
Maximum* (Feet)	N/A	87'-0"	75'		
Areas					
Lot Area (Square-Foot)	8,560 sf	8,560 sf	N/A		
Gross Floor Area* (Square-Foot)	6,500 sf	58,288 sf	N/A		
Total Area Covered by All Floors (Square-Foot)	6,500 sf	6,916 sf	N/A		
Lot Coverage* Residential only (Building Footprint/Lot Area) (%)	76%	81%	N/A		
Useable Open Space* (Square-Foot)	N/A	1,150 sf	3,200 sf	80 sf/Unit	
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A		

Project Team

Developer
Bill Schrader
The Austin Group LLC
925.743.8836 (o&t)
925.683.8782 (c)

Architect
Johnson Lyman Architects
Dave Johnson
1375 Locust St., #202
Walnut Creek, CA 94596
925.930.9690

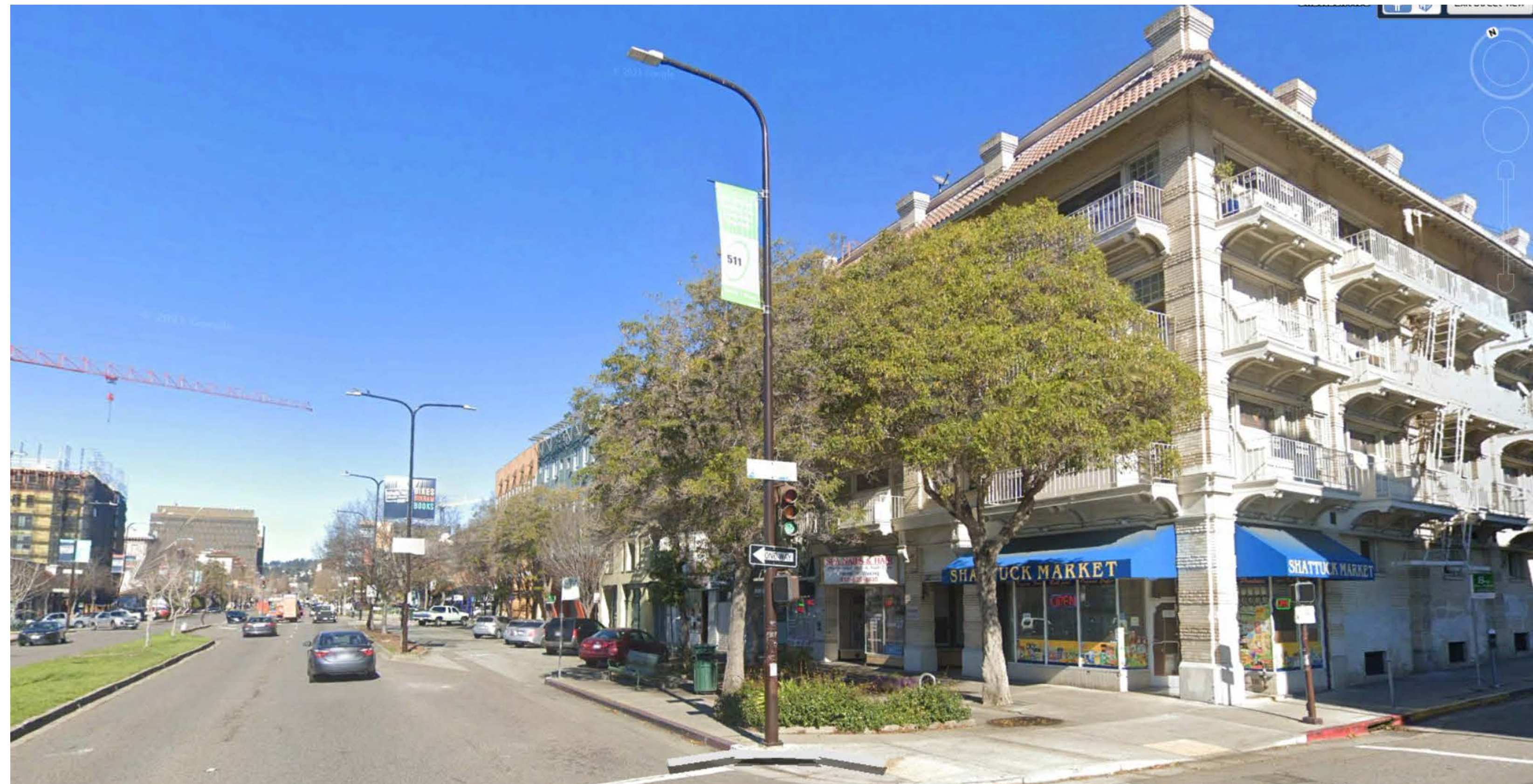
Civil Engineer
Humann Company
1021 Brown Ave.,
Lafayette, CA 94549
Ph. 925.284.0265

Landscape Arch
Thomas Baak & Assoc
Rick Stover
1629 North Main
Walnut Creek, CA 94596
925.933.2583

Sheet Index

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P2	Rendering	SH2	Sun Study
P3	Rendering	L1	Landscape Plan
P4	Photo Montage	L2	Landscape Details
P5	Photo Montage	C01	Preliminary Grading Plan
All	Ground Plan	C02	Preliminary Utility Plan
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CB	Color/Materials		
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A32	Sections/Details		

A0
3.1.22



View from Shattuck Avenue looking Northeast



View from Shattuck Avenue looking Northwest

The Lair @ Haste

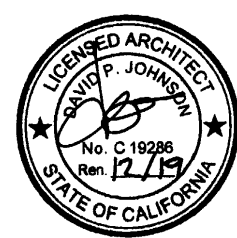


View to Lobby



JOHNSON
LYMAN
ARCHITECTS

1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax



The Lair @ Haste



View from Shattuck Avenue



View of Lobby/Conference Area



View Looking East from Haste



Existing View



View Looking South West from Shattuck Avenue



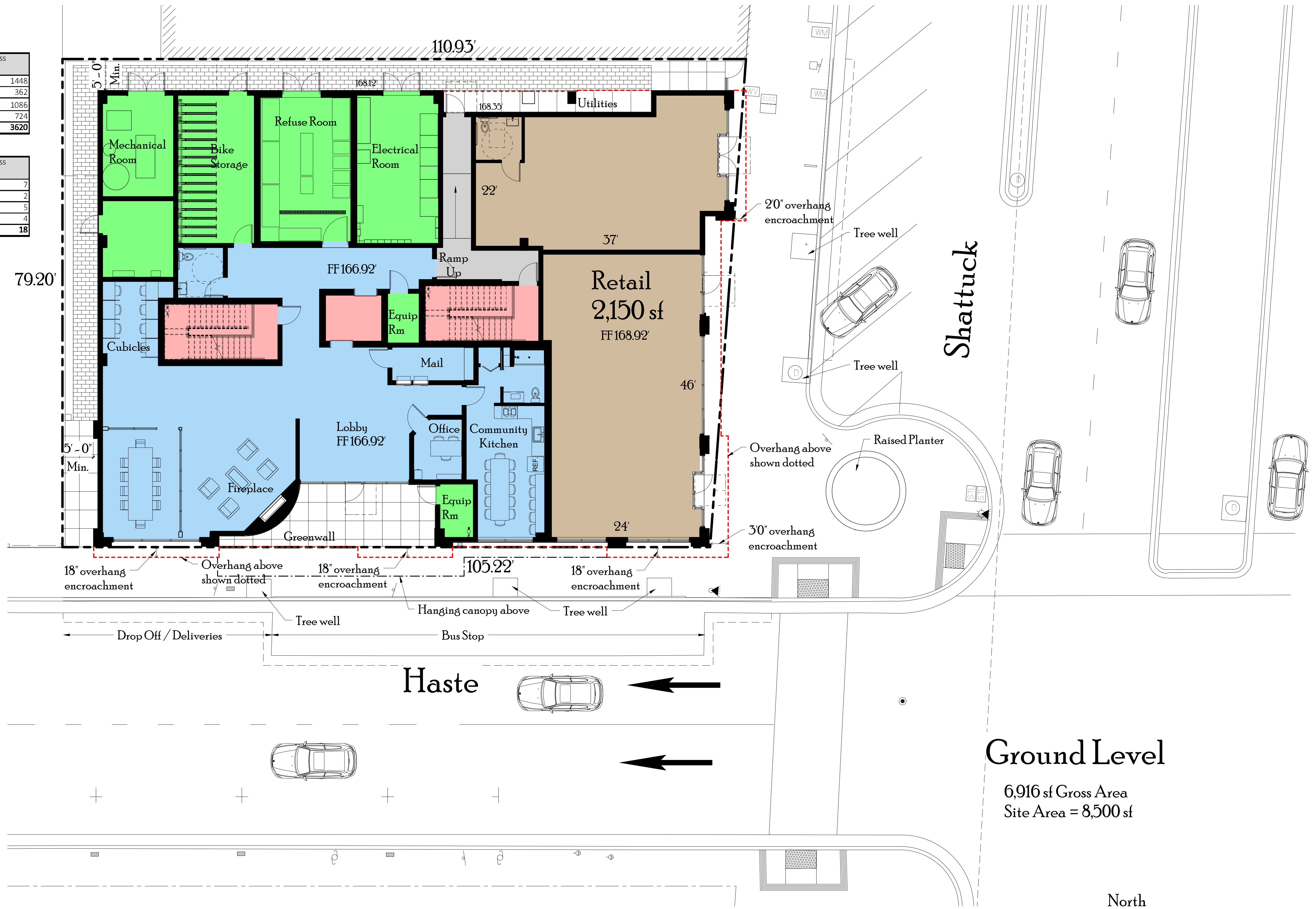
Existing View

Refuse Calculation

Enter Total # Residents: **181**

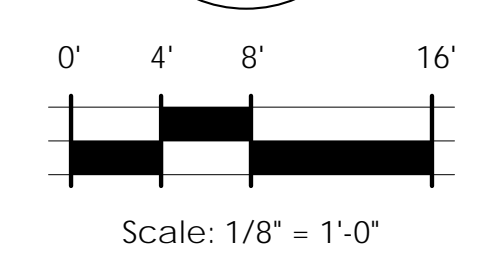
Estimated Capacity Required (in Gallons)	Minimum Capacity	20% Excess Capacity
Refuse Estimate 40% (gal):	1207	1448
Container Recycling Estimate 10% (gal):	302	362
Cardboard/Paper Recycling Estimate 30% (gal):	905	1086
Compost/Organics Estimate 20% (gal):	603	724
Total Waste Volume Estimate (gal):	3017	3620

Estimated Capacity Required (in Cubic Yards)	Minimum Capacity	20% Excess Capacity
Refuse Estimate 40% (cubic yards):	6	7
Container Recycling Estimate 10% (cubic yards):	2	2
Cardboard/Paper Recycling Estimate 30% (cubic yards):	5	5
Compost/Organics Estimate 20% (cubic yards):	3	4
Total Waste Volume Estimate (cubic yards):	15	18



Ground Level

6,916 sf Gross Area
Site Area = 8,500 sf

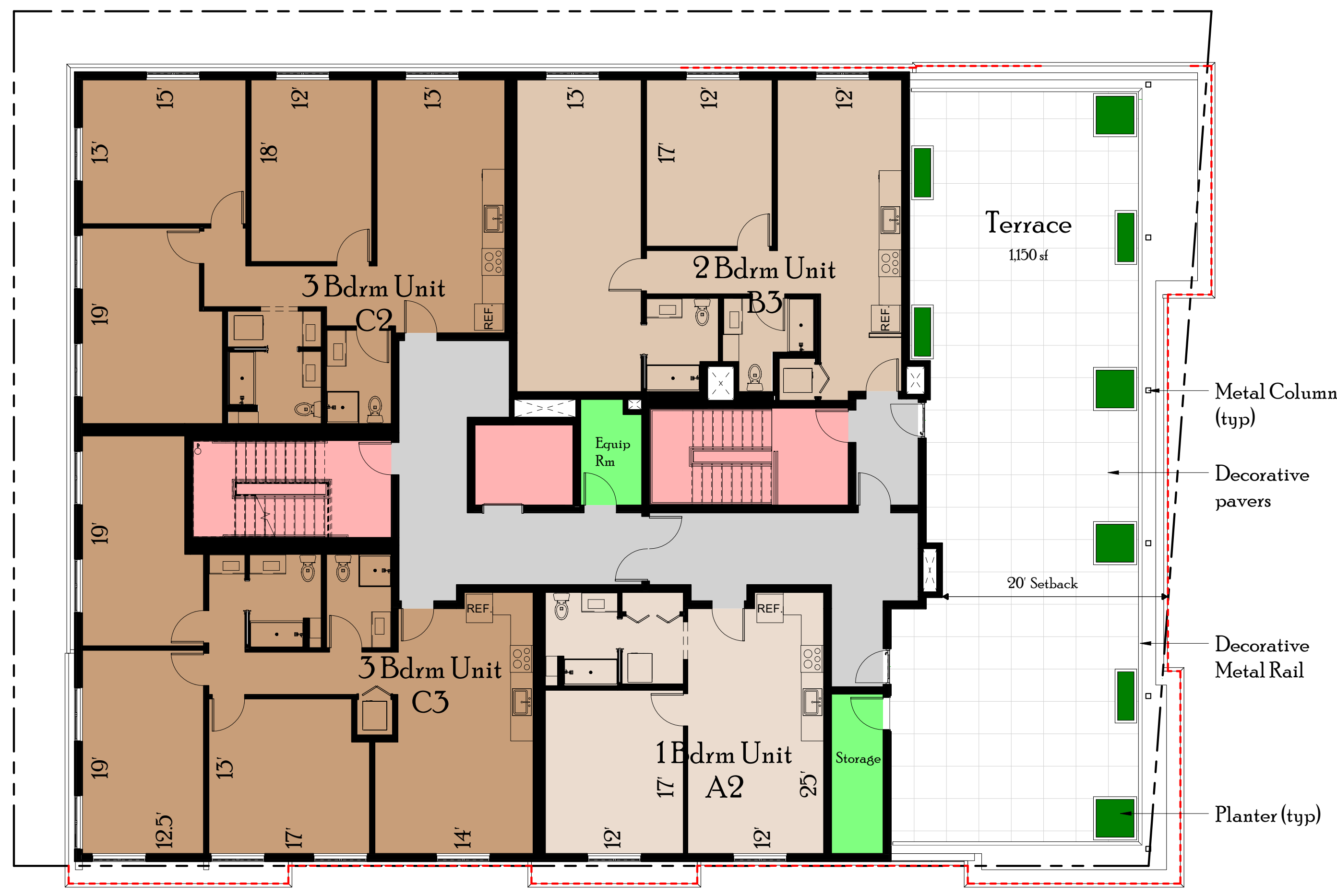


The Lair @ Haste

Ground Level

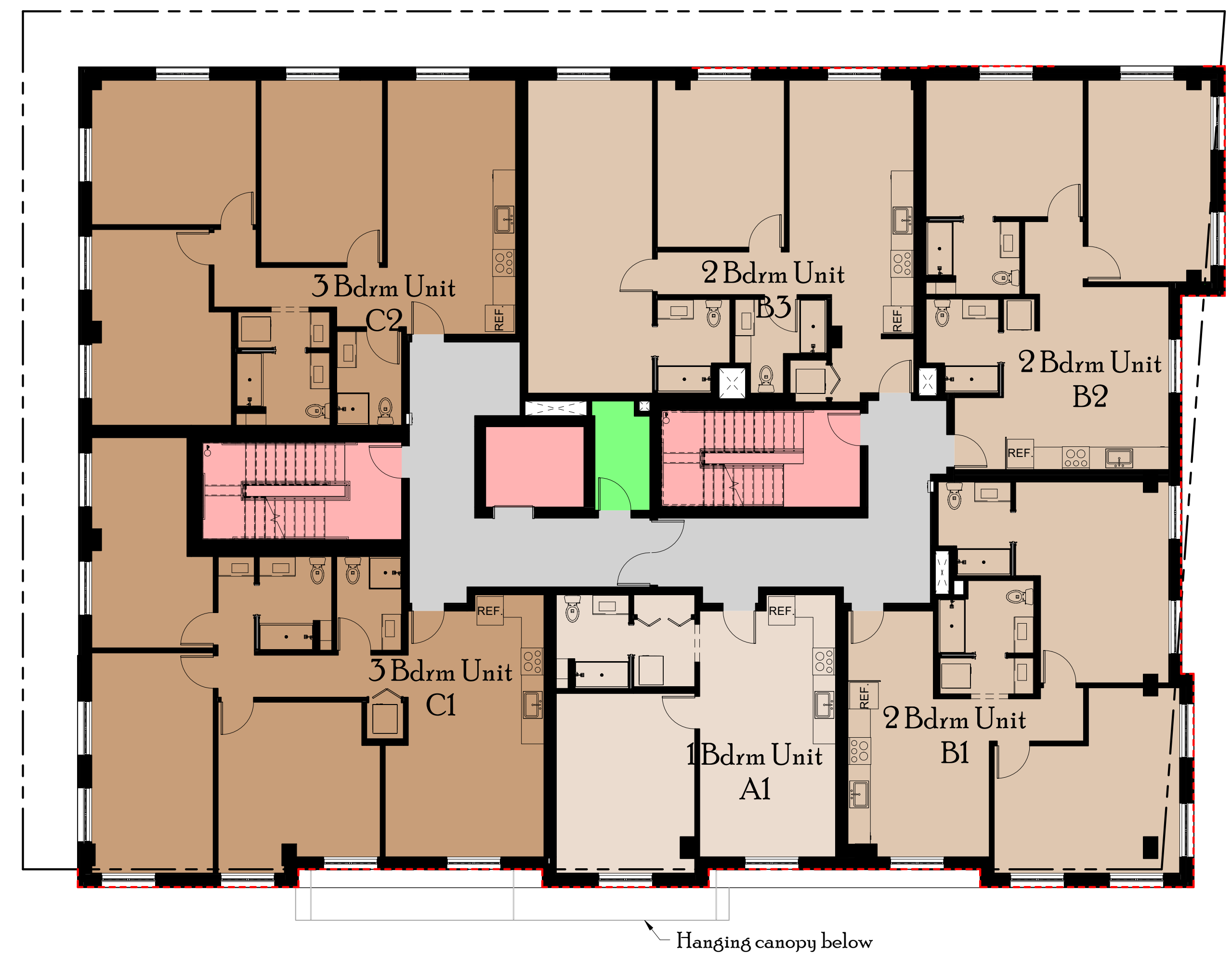
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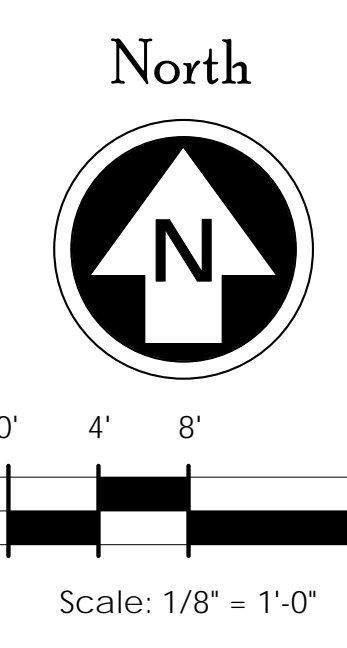


8th Level (3rd-7th Level similar)
 4 units Gross Area = 5,568 sf

- (1) One Bdrm
- (3) Two Bdrm
- (2) Three Bdrm



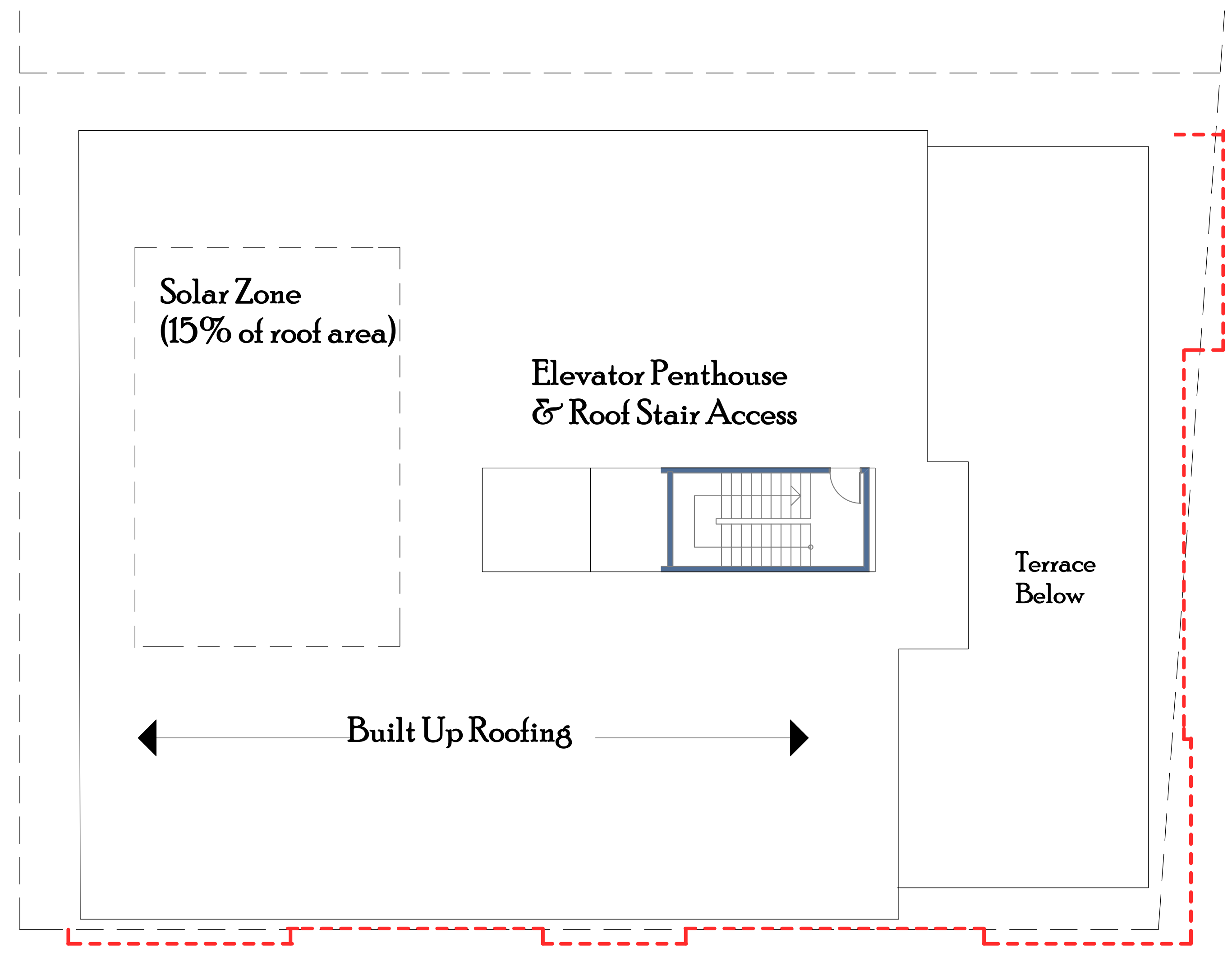
2nd Level (3rd-7th Level similar)
 6 units Gross Area = 7,634 sf



The Lair @ Haste

Upper Levels

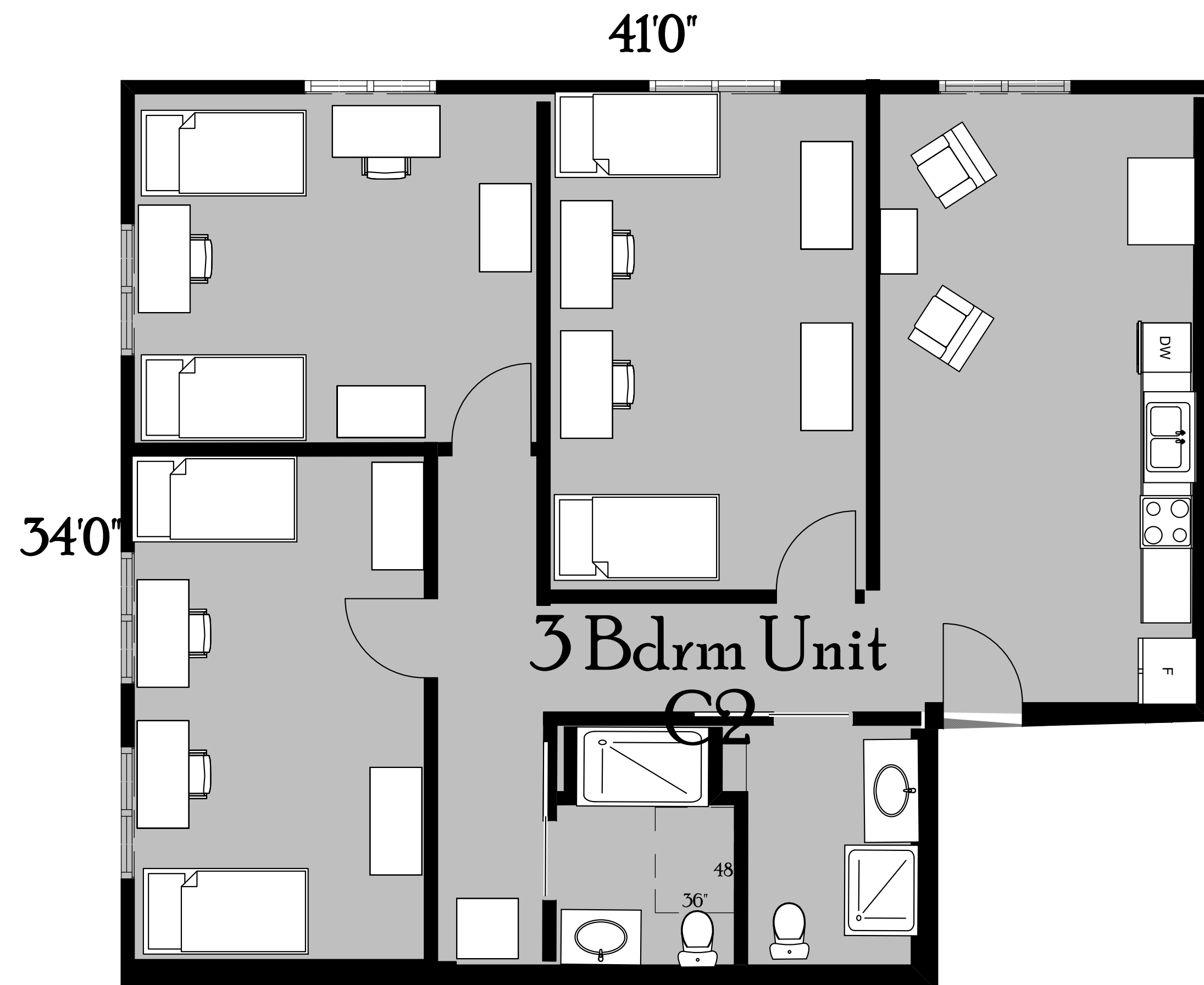
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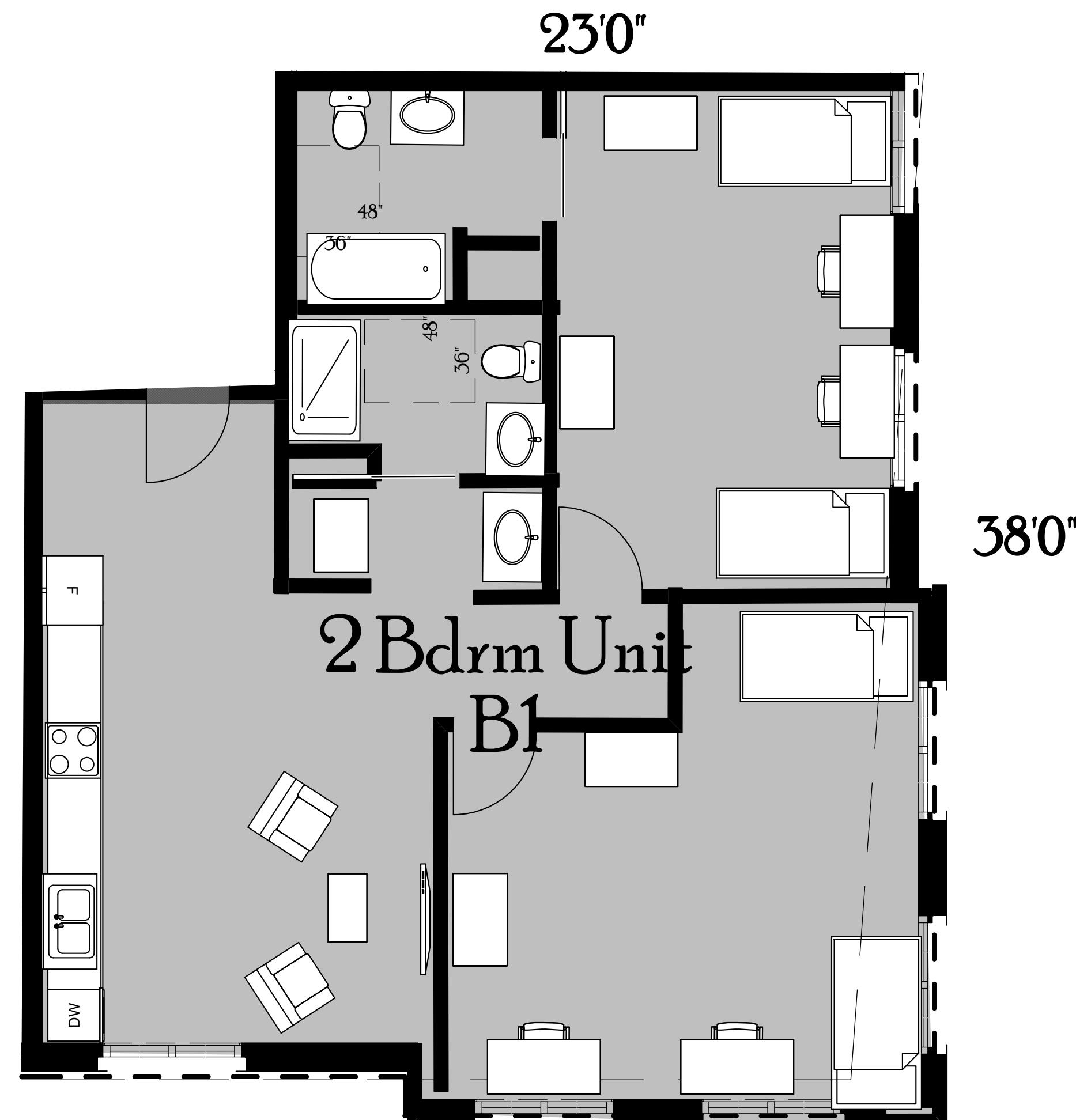
Average Area of all Floors = 7,634 sf
Area of stair and elevator projection above roof = 360 sf
Percentage of projection = 5% < 15%

Roof Plan

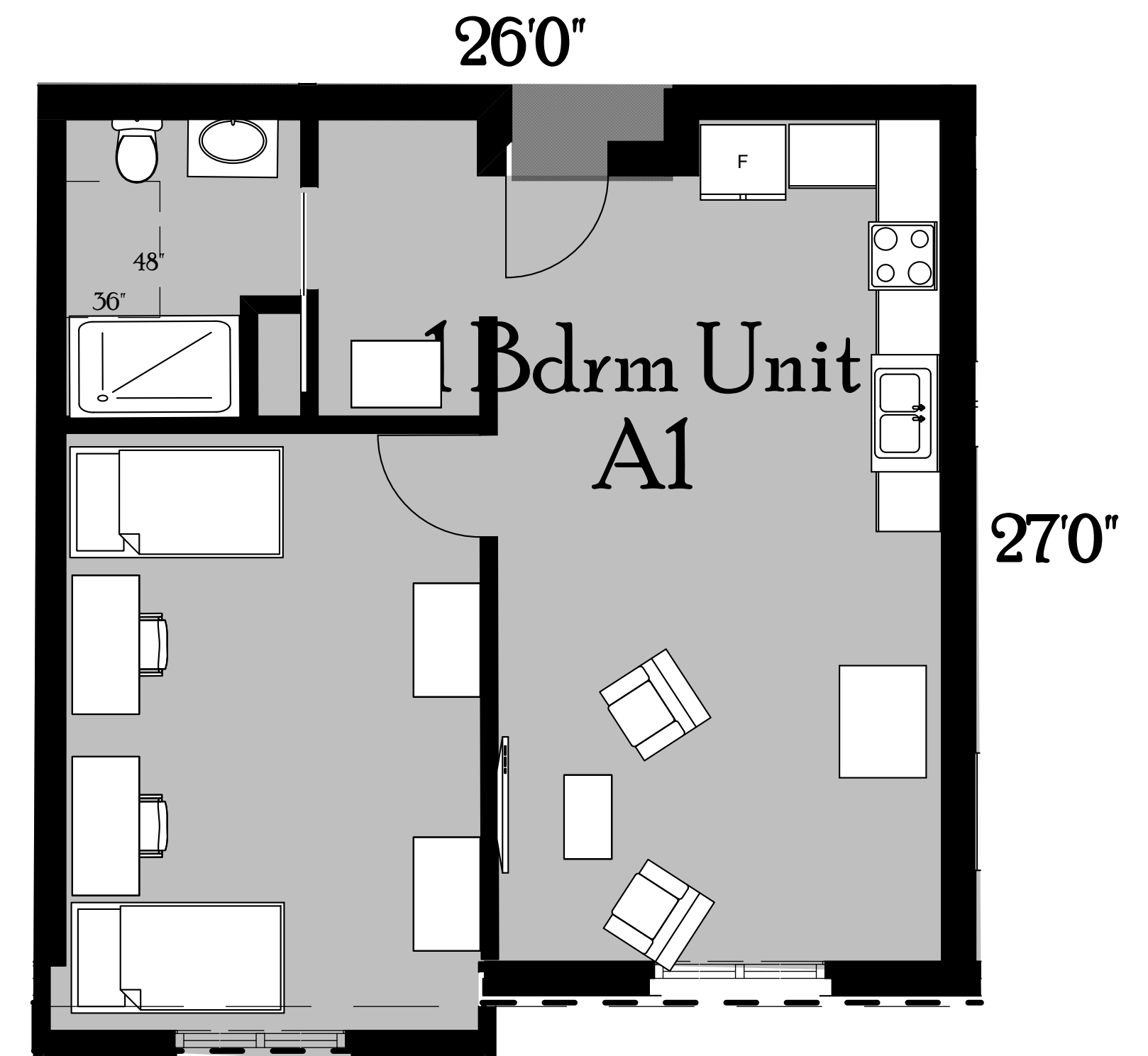
The Lair @ Haste



Three Bedroom
1,270 sf Gross Area



Two Bedroom
1,050 sf Gross Area



One Bedroom
710 sf Gross Area

Typical Floor Plans

The Lair @ Haste

Base Project Summary

Ground Floor Gross Building Area 6,916 sf	Fifth Floor Gross Area = 7,634 sf
Second Floor Gross Area = 7,634 sf	Sixth Floor Gross Area = 7,634 sf
Third Floor Gross Area = 7,634 sf	Total Gross Area = 45,085 sf
Fourth Floor Gross Area = 7,634 sf	

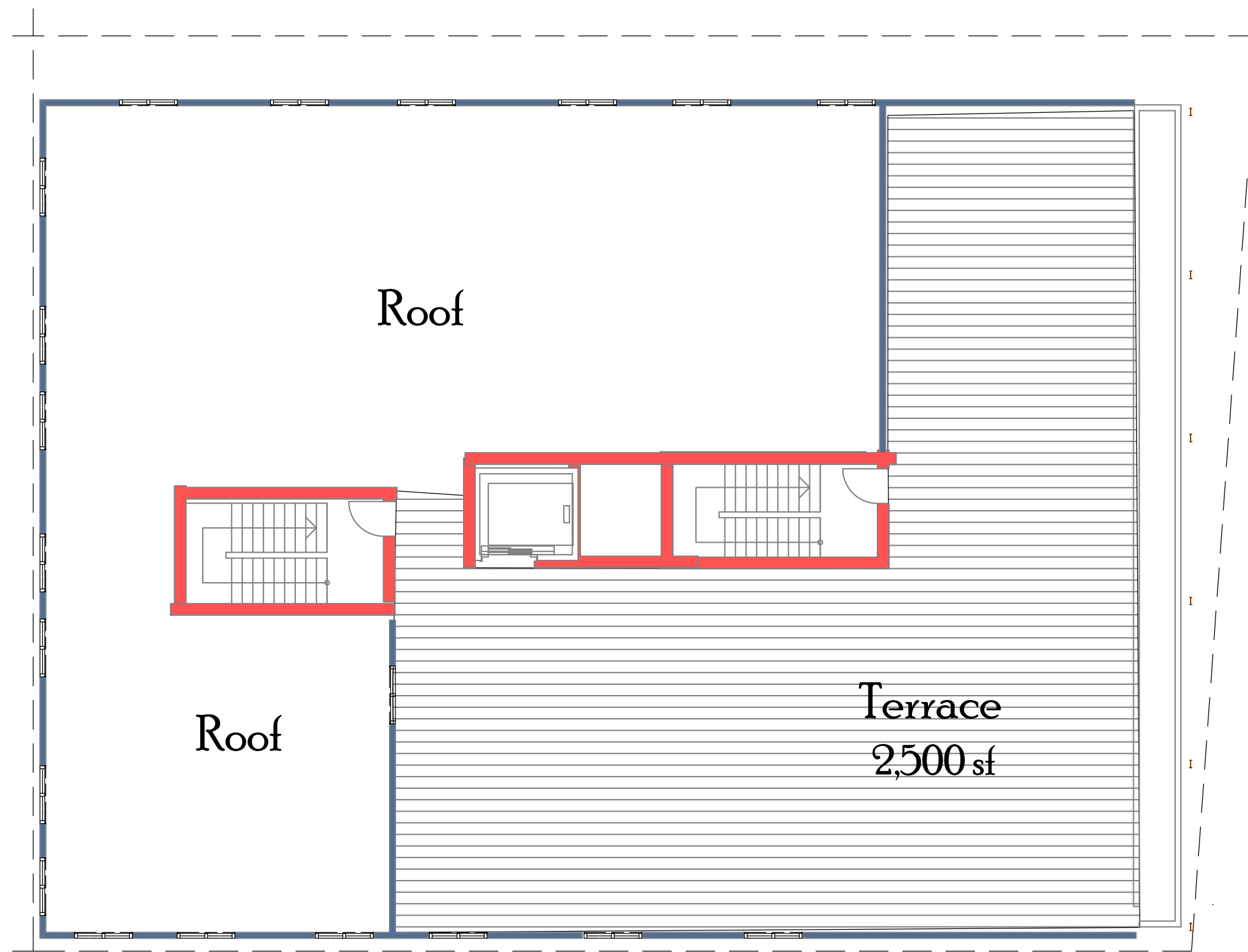
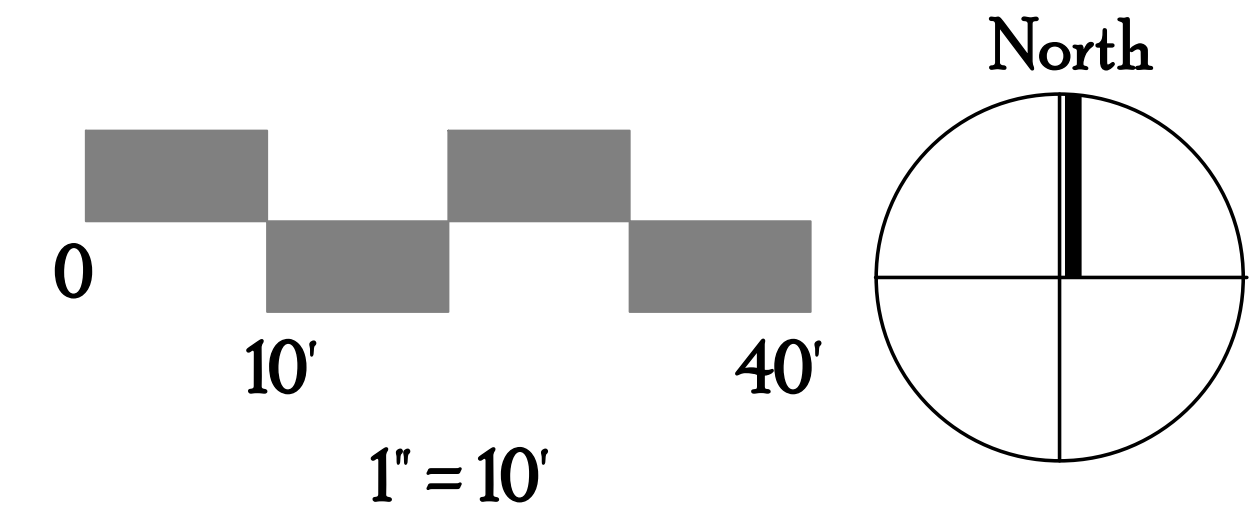
Open Space
Open Space @ 80 sf/unit = 2,400sf Required
Open Space Provided = 2,500 sf

Parking
Retail 2700/667 = 5 cars Required
Total cars provided = 5 cars in Basement

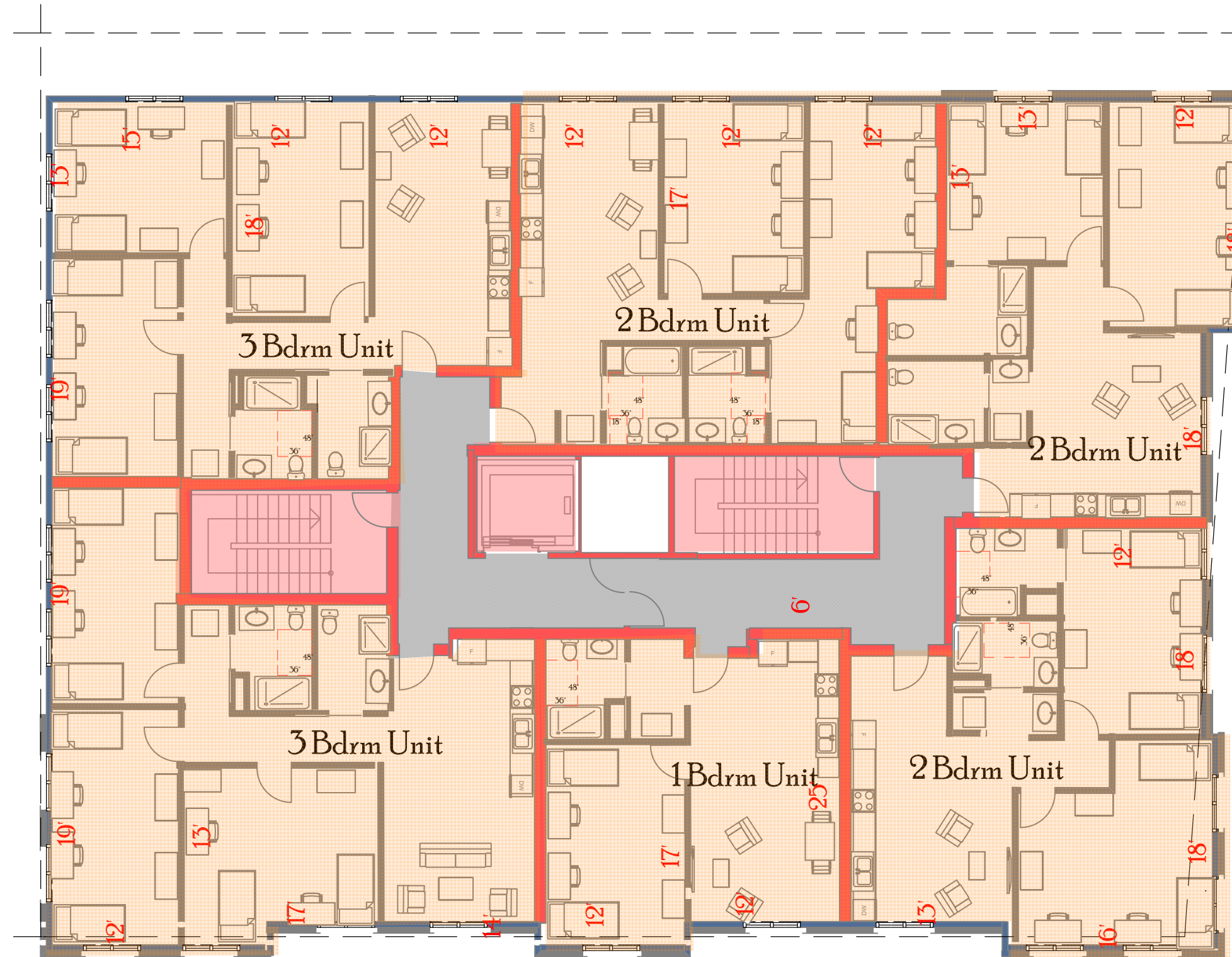
Bike Parking
1 Bike/3 Bedrooms = 10 Bikes Required
Total Bikes Provided = 16 Bikes

Residential Breakdown
(5 levels)
5 One Bdrm
15 Two Bdrm
10 Three Bdrm

Total = 30 units (65 Bedrooms)



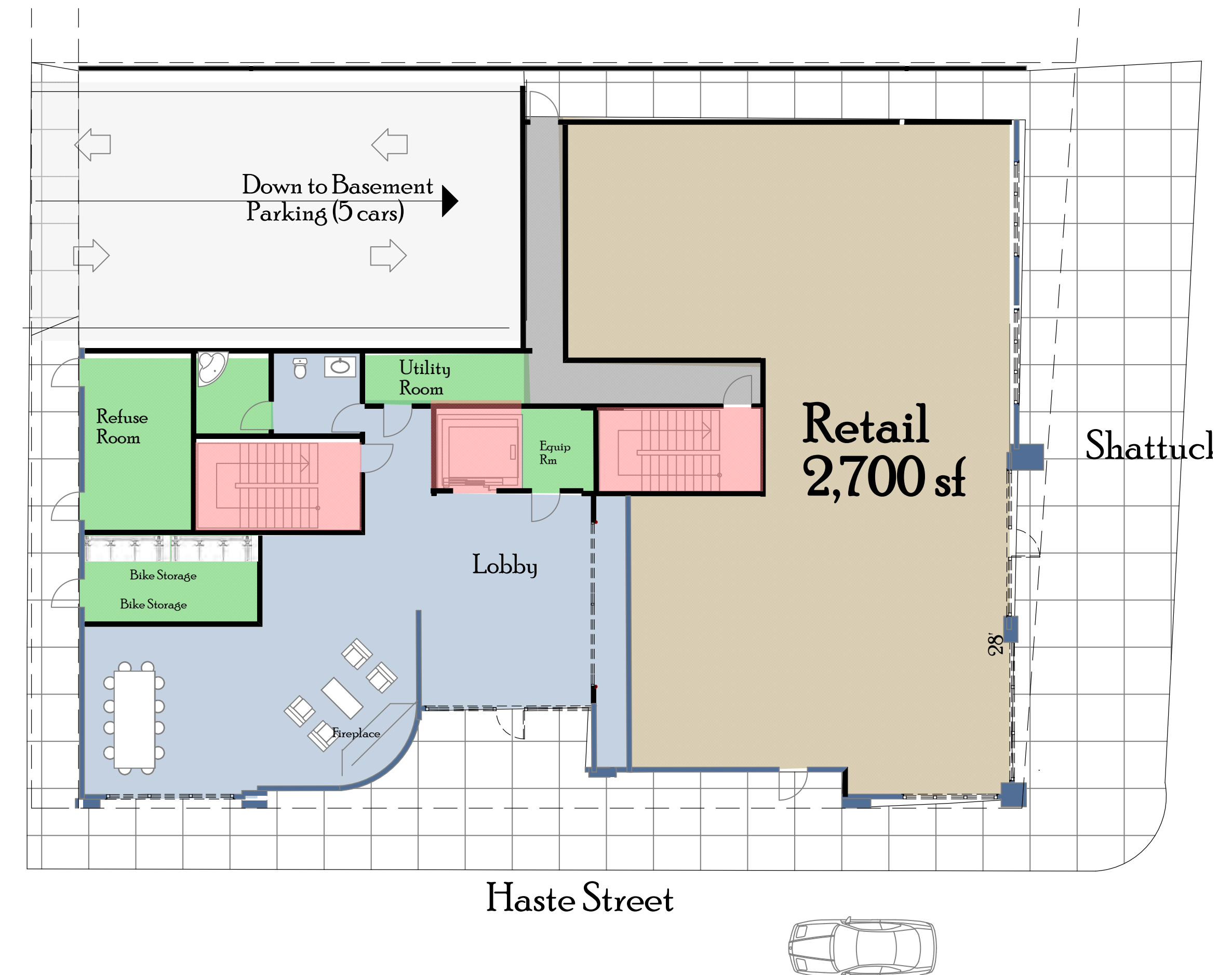
Roof Level



2nd Level (3rd-6th Level Similar)
6 Units

- Residential Area = 6,647 sf
(Included in Base Area)
- Corridor Area = 573 sf
(Included in Base Area)
- Stairs/Elevators = 414 sf
(Not included in Base Area)

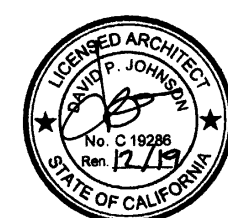
Gross Area 7,634sf
Base Area = 7,220 sf

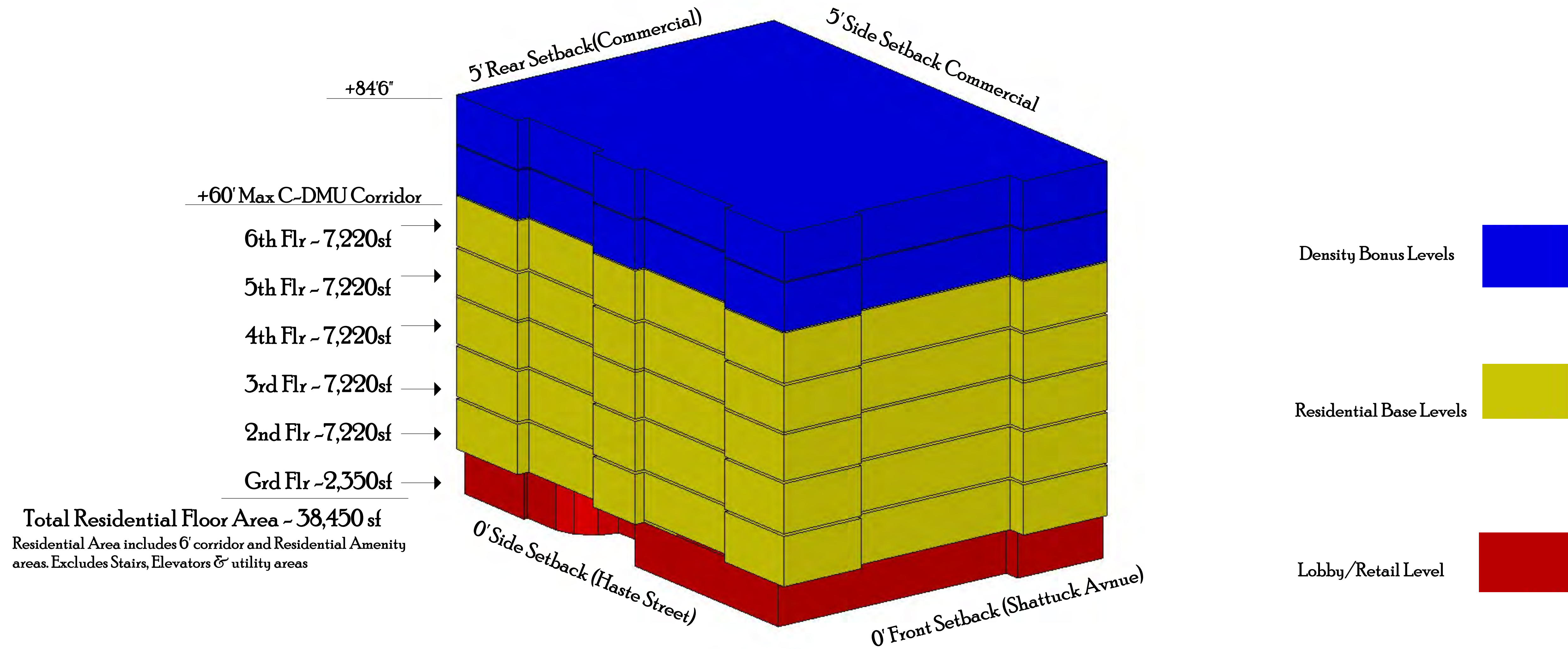


Ground Level

- Retail Area = 2,700 sf
(Not included in Base Area)
- Utility Area = 834 sf
(Not included in Base Area)
- Lobby = 1,785 sf
(Included in Base Area)
- Stairs/Elevators = 414 sf
(Included in Base Area)
- Corridor Area = 151 sf
(Included in Base Area)

Gross Area = 6,916 sf
Base Area = 2,350 sf





Total Residential Floor Area ~ 38,450 sf
Residential Area includes 6' corridor and Residential Amenity areas. Excludes Stairs, Elevators & utility areas

Base Plan Model

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)
38,450	29.97	30.00	10%	3.00	3.00	32.50%	9.75	10.00	40

Base Project Square Footage (a,b)	Floor	Residential Sq. Footage Proposed (a)	Number of Units Proposed
2,350	first	2,852	0
7,220	second	7,220	6
7,220	third	7,220	6
7,220	fourth	7,220	6
7,220	fifth	7,220	6
7,220	sixth	7,220	6
	seventh	7,220	6
	eighth	5,154	4
38,450	TOTAL	51,326	40

	%VLI	%DB
Total Square Footage: 51,326	5%	20.0%
Proposed Units: 40	6%	22.5%
Average Unit Size: 1,283	7%	25.0%
	8%	27.5%
	9%	30.0%
	10%	32.5%
	11%	35.0%
	12%	38.75%
	13%	42.50%
	14%	46.25%
	15%	50.0%

Base Plan Calculation Lair

Density Bonus Calculation

DB2



South Elevation

View from Haste Street

1" = 16'



East Elevation

View from Shattuck Avenue

1" = 16'

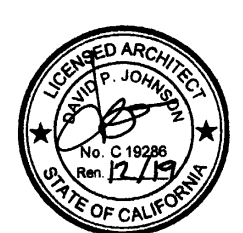


North Elevation

3/16" = 10"

The Lair @ Haste

**JOHNSON
LYMAN
ARCHITECTS**
1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax



A2.2

11.22



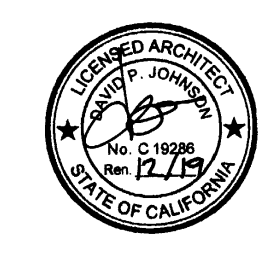
East Elevation

View from Shattuck Avenue

3/16" = 10"

The Lair @ Haste

**JOHNSON
LYMAN
ARCHITECTS**
1375 Locust Street, #202, Walnut Creek, CA 94596
925.930.9690 930.9039 fax



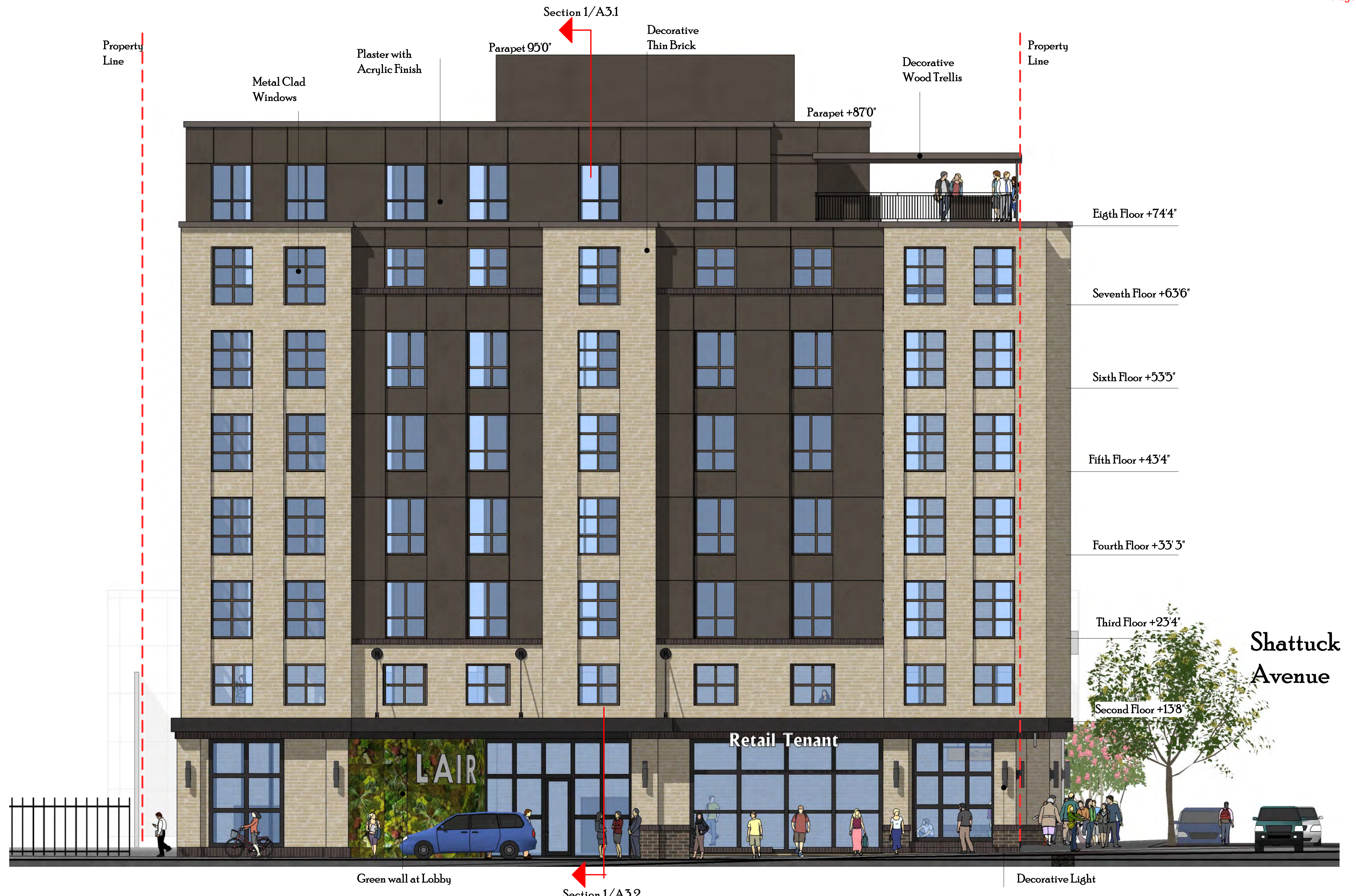
A2.3
11.22



West Elevation

The Lair @ Haste





South Elevation

View from Haste

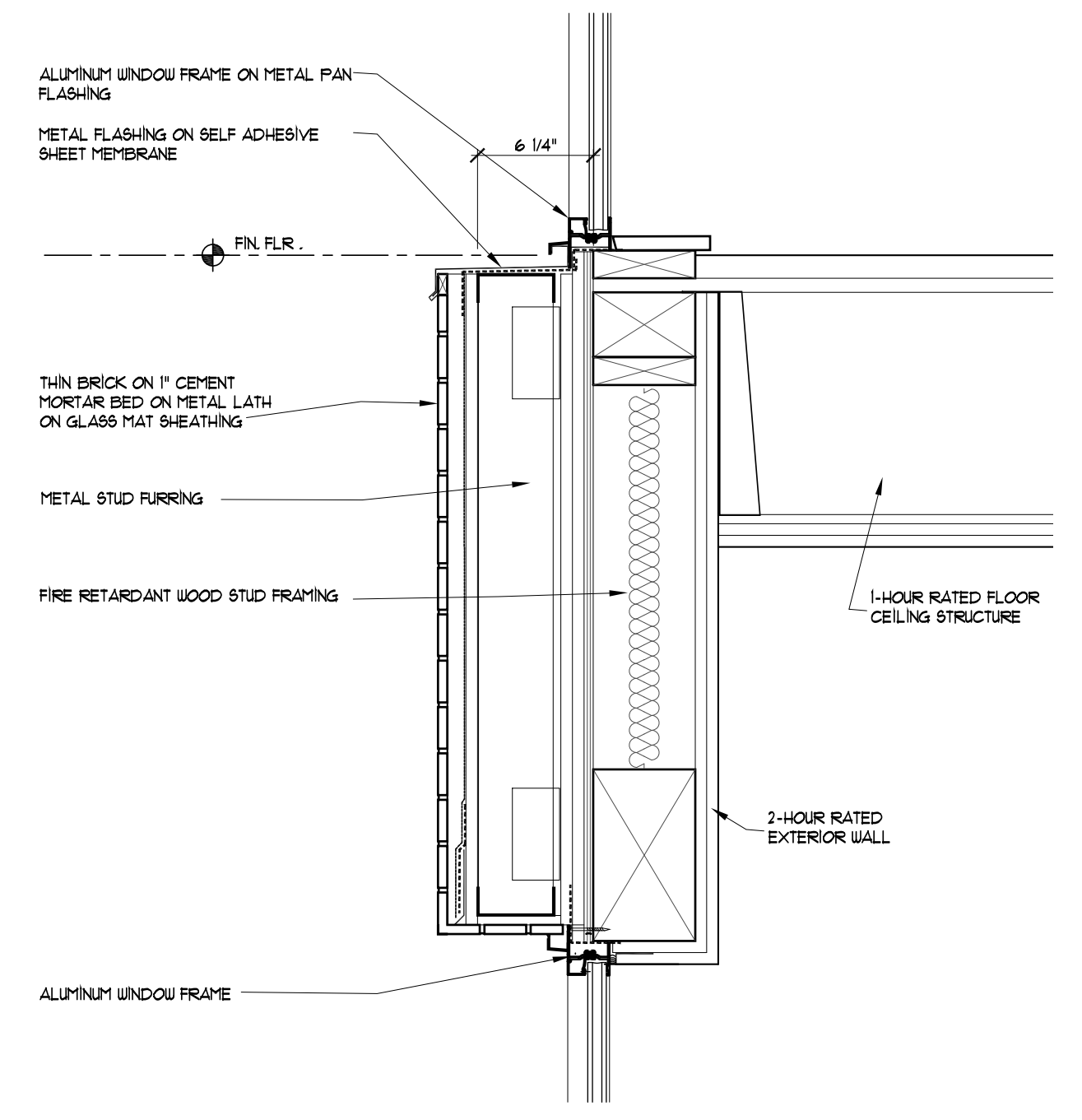
The Lair @ Haste

3/16" = 10'

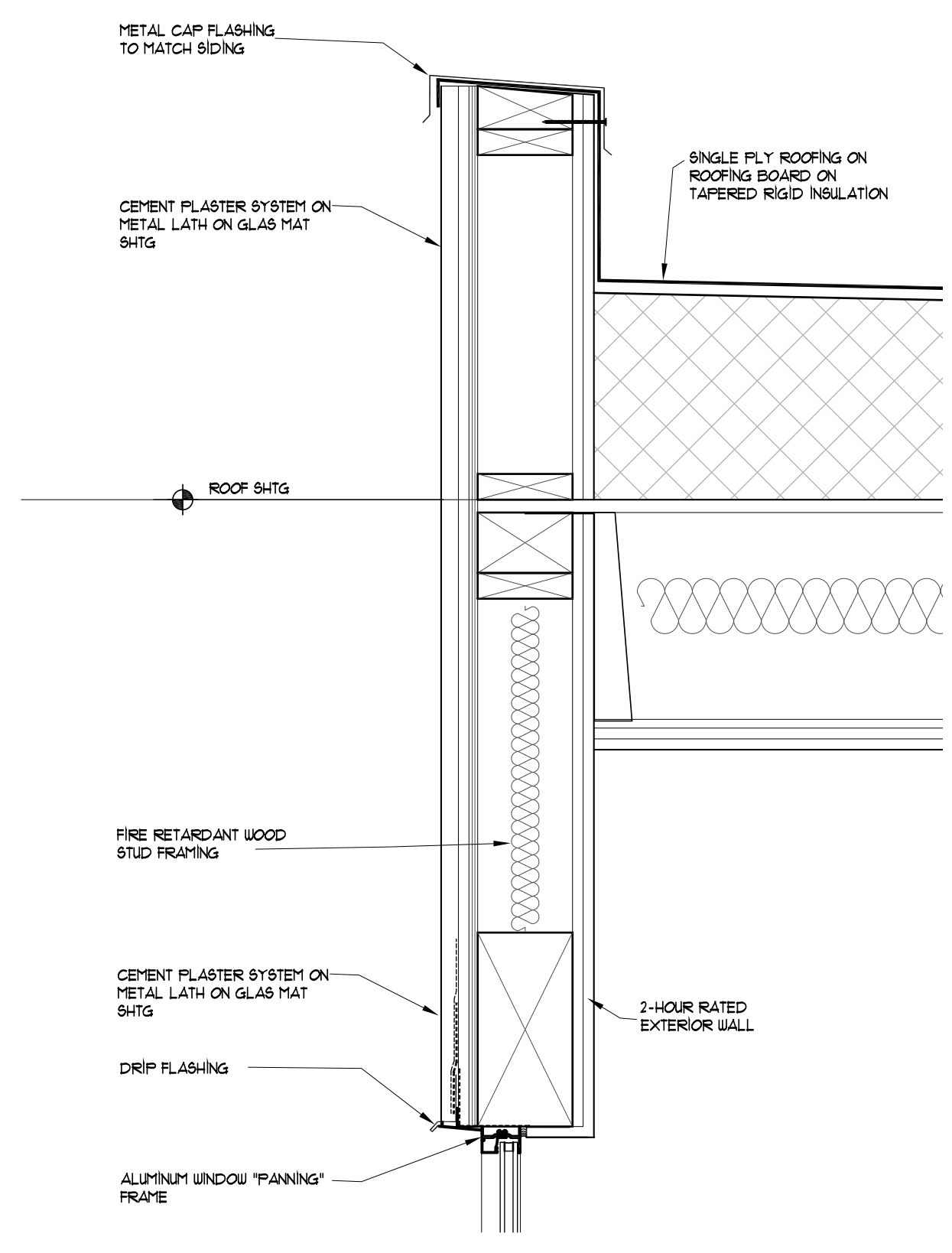


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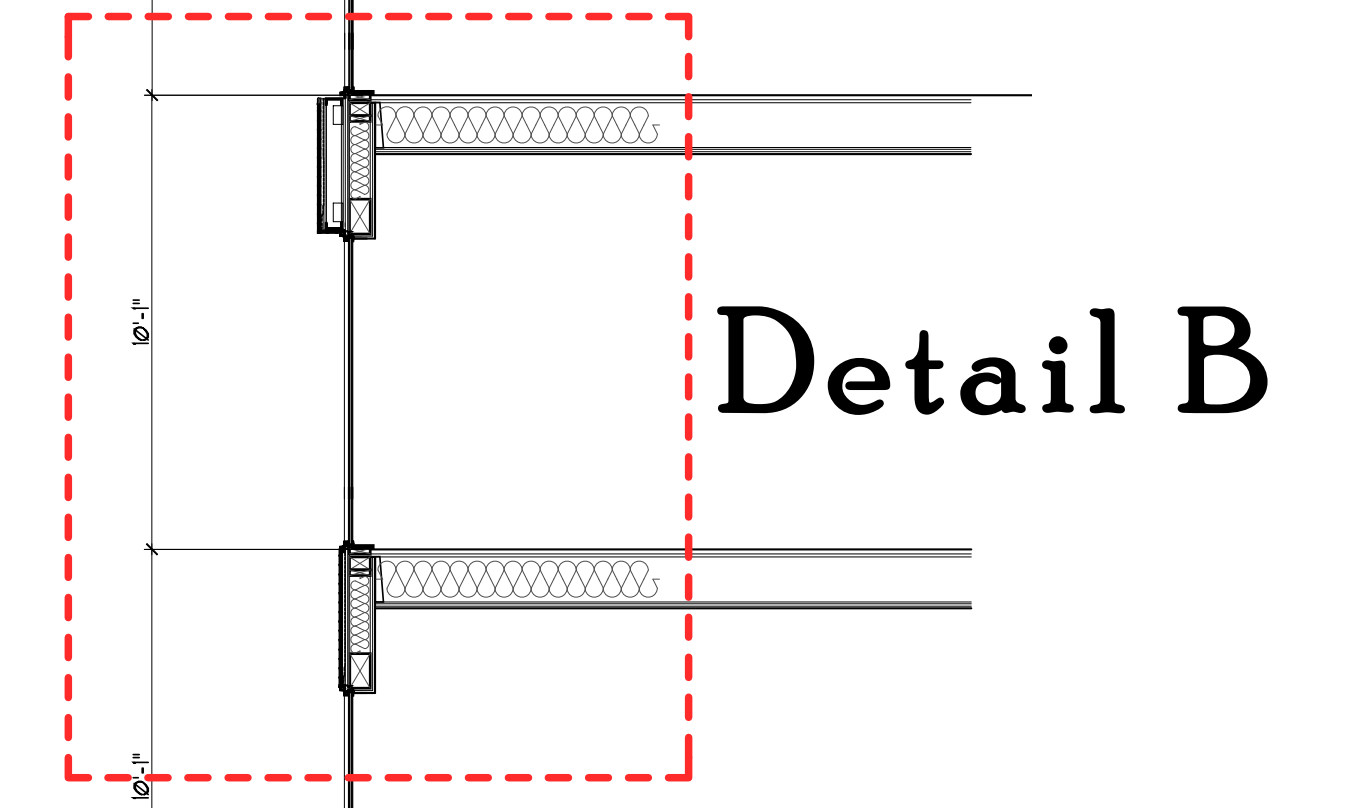
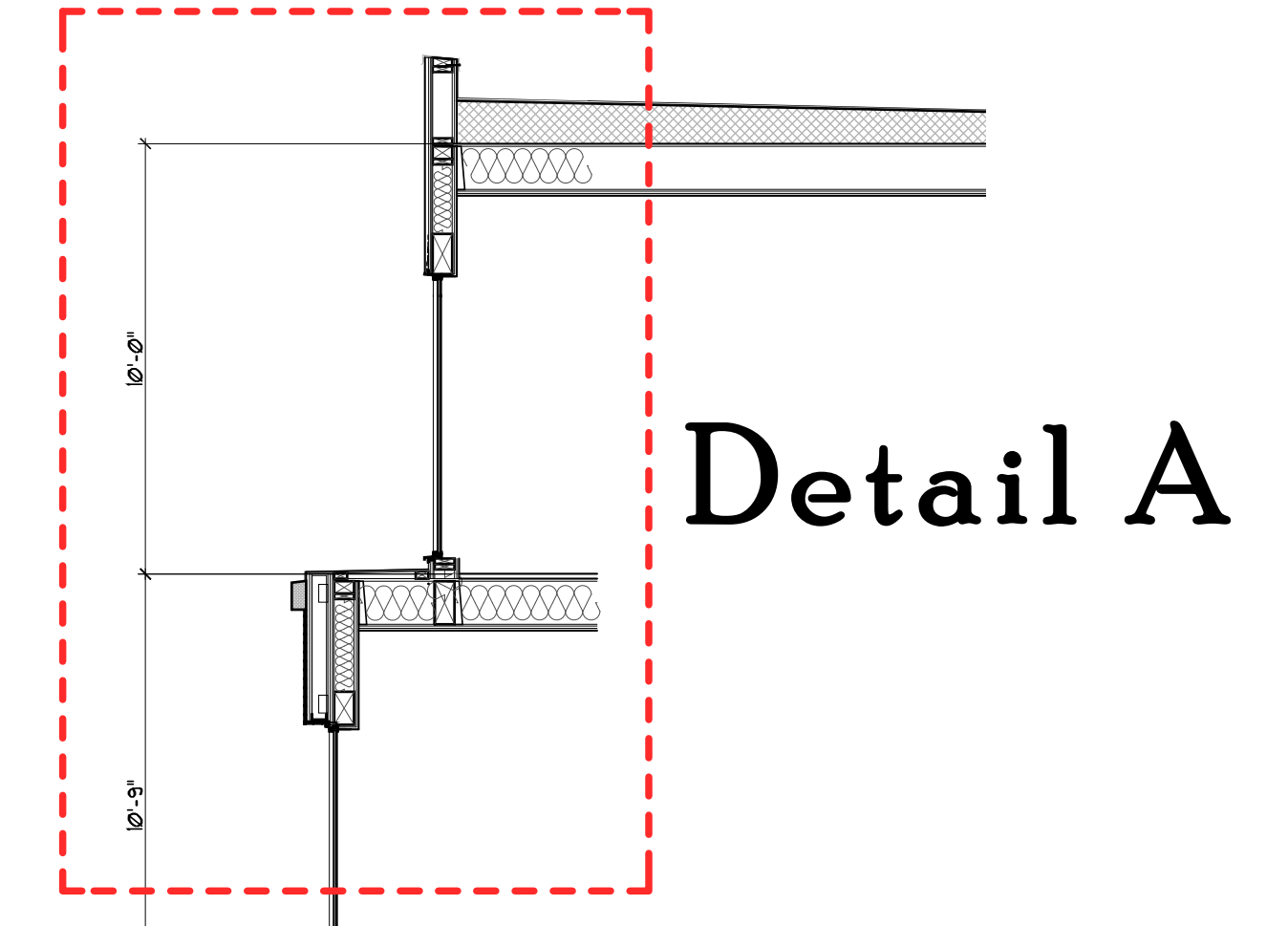
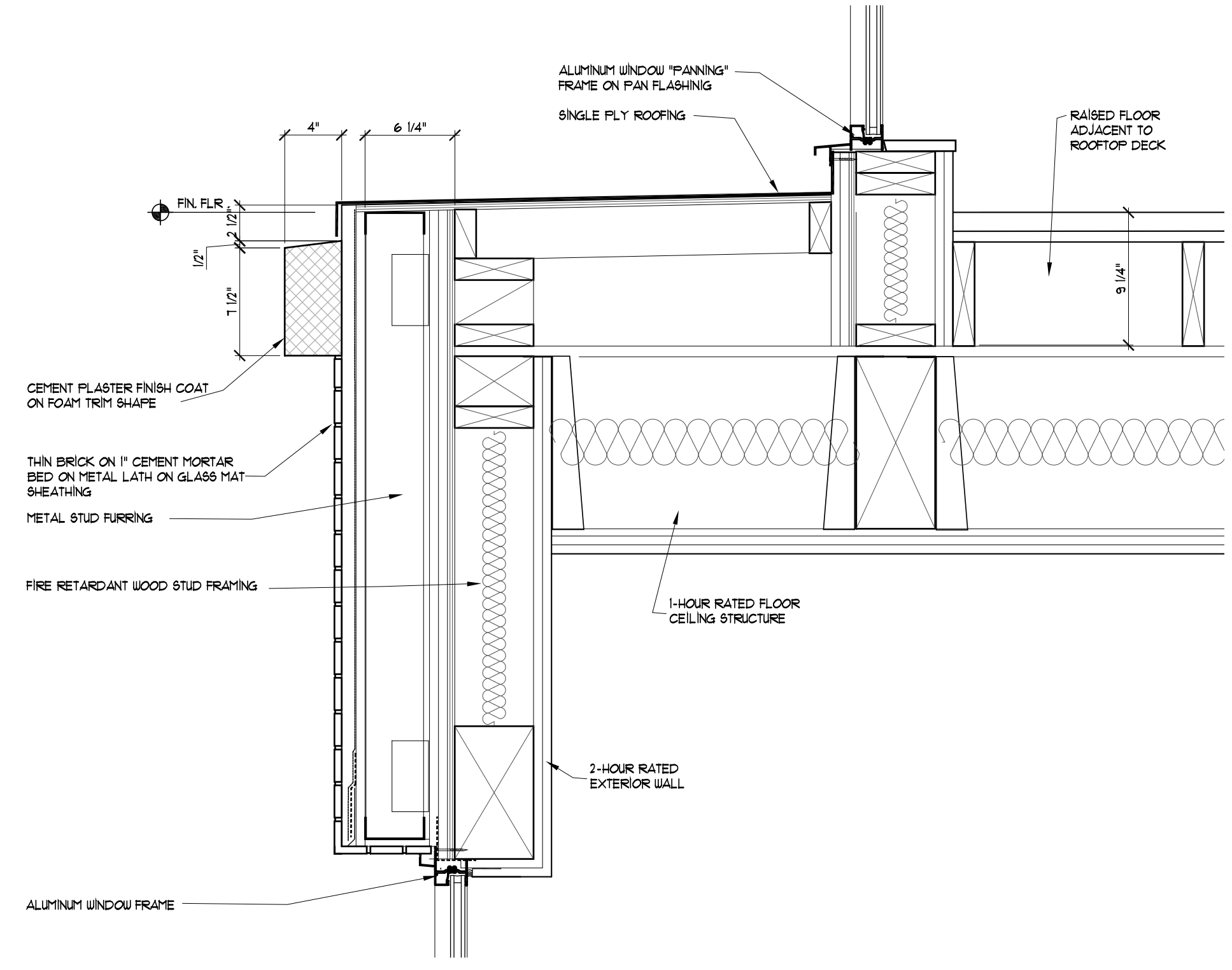
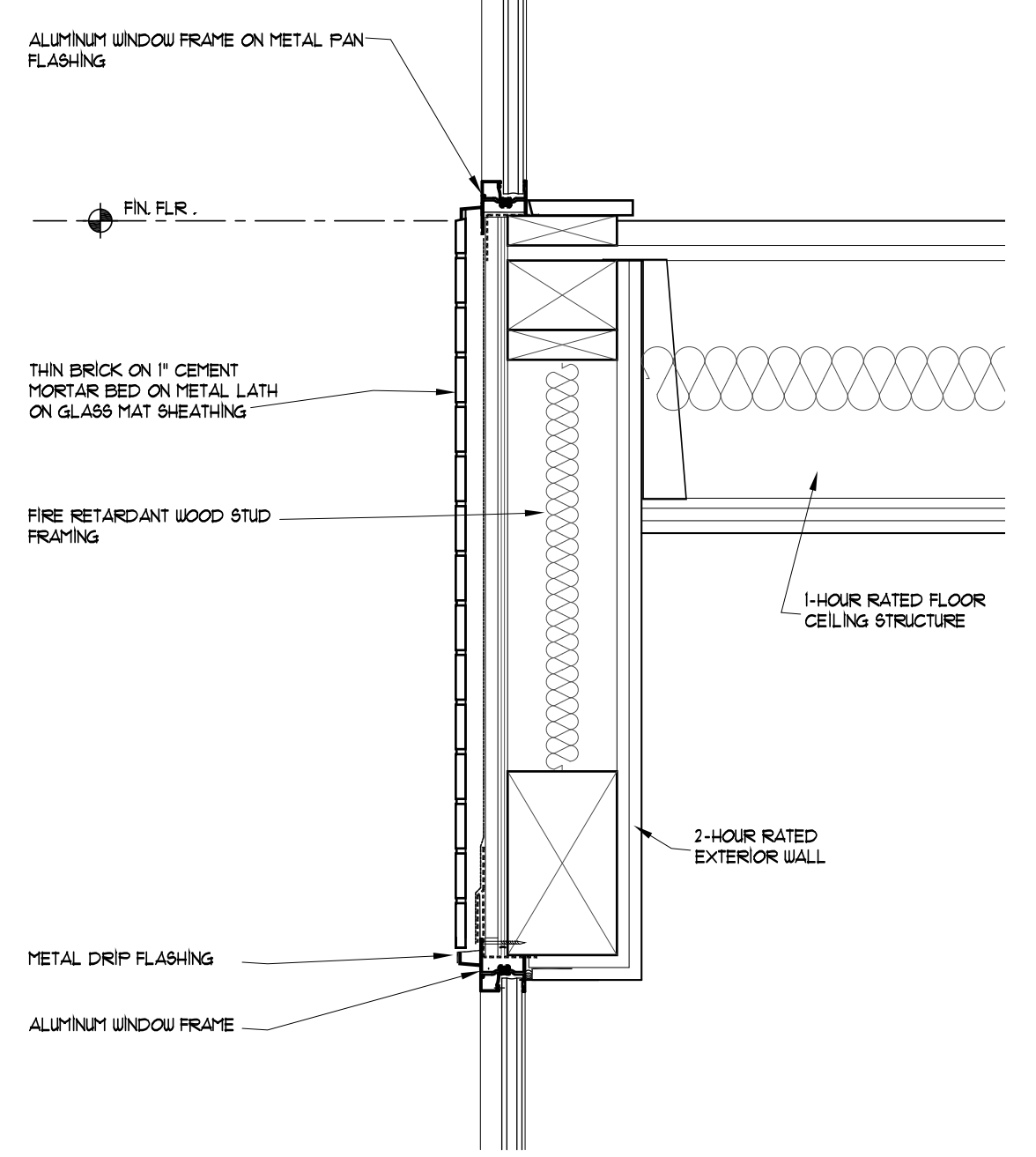
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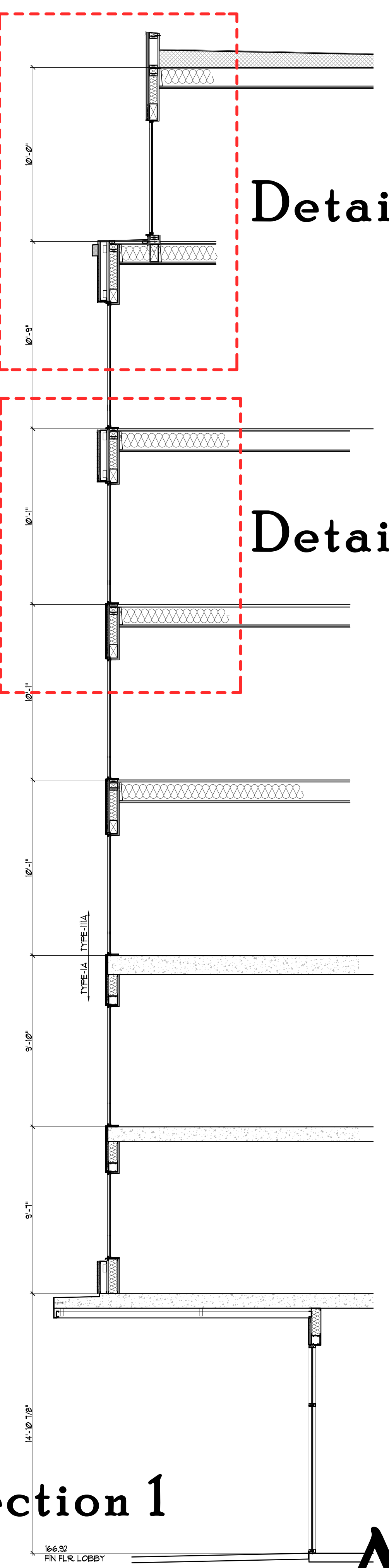
Detail B



Detail A

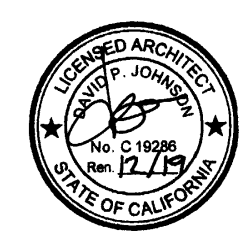


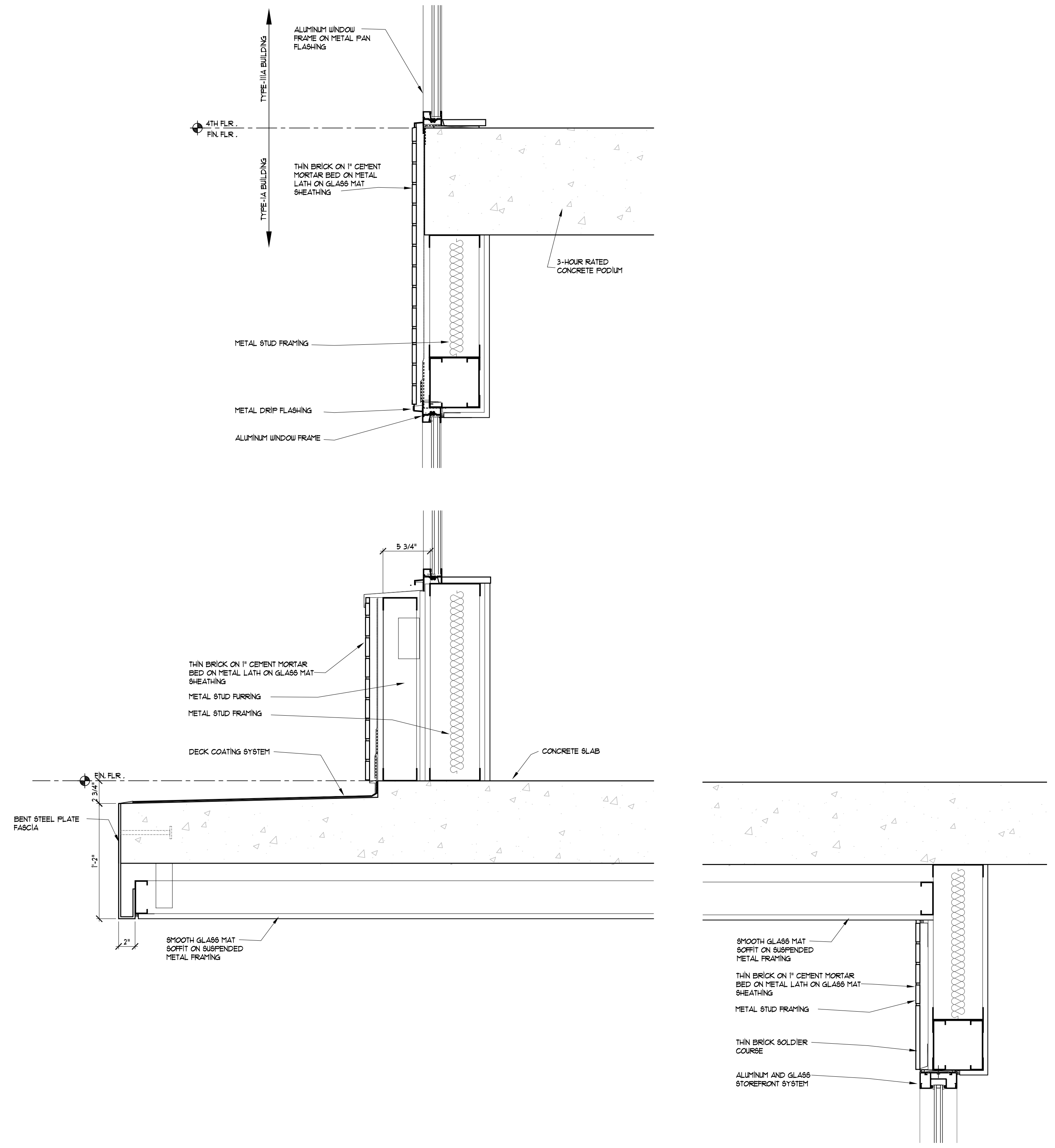
Section 1



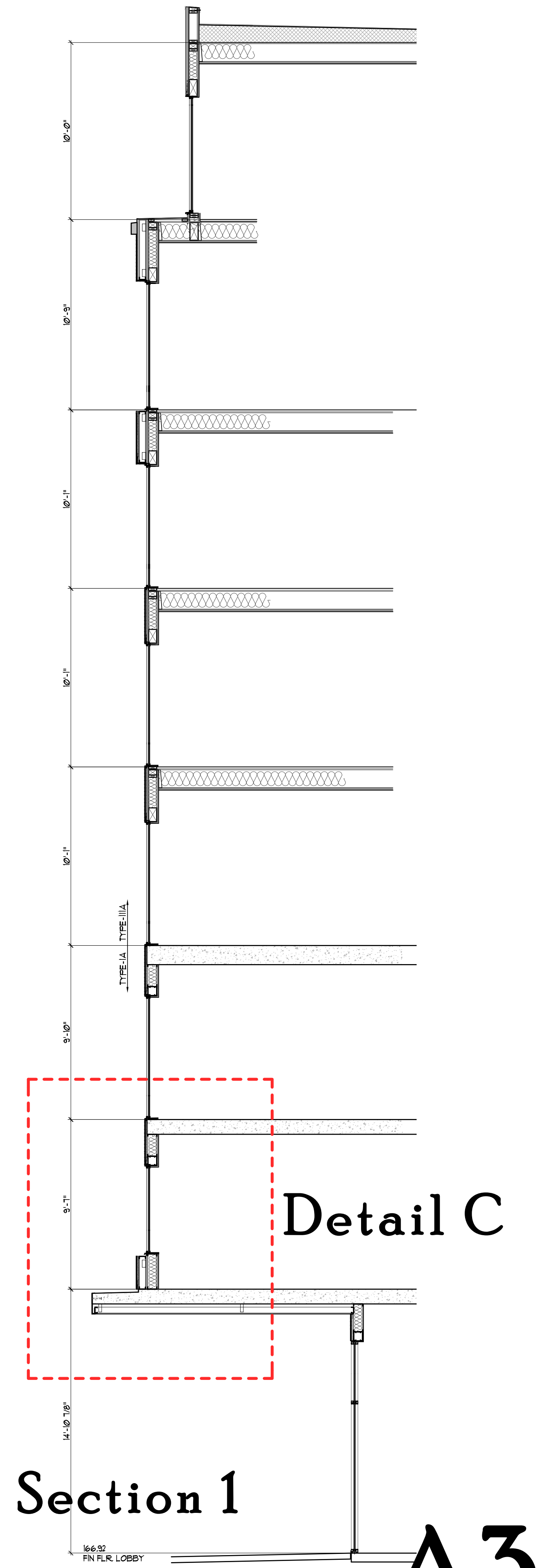
A3.1

11.22



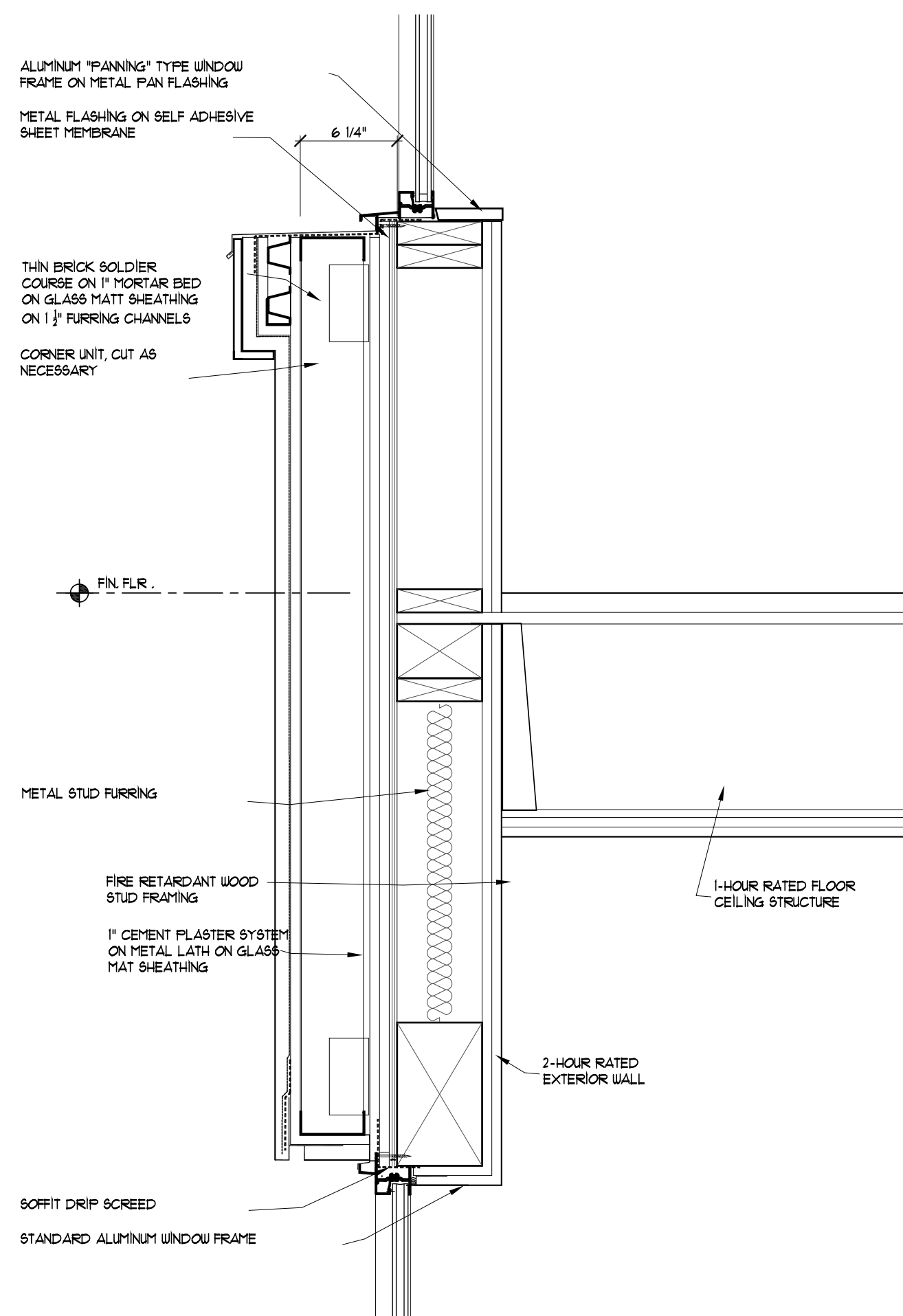
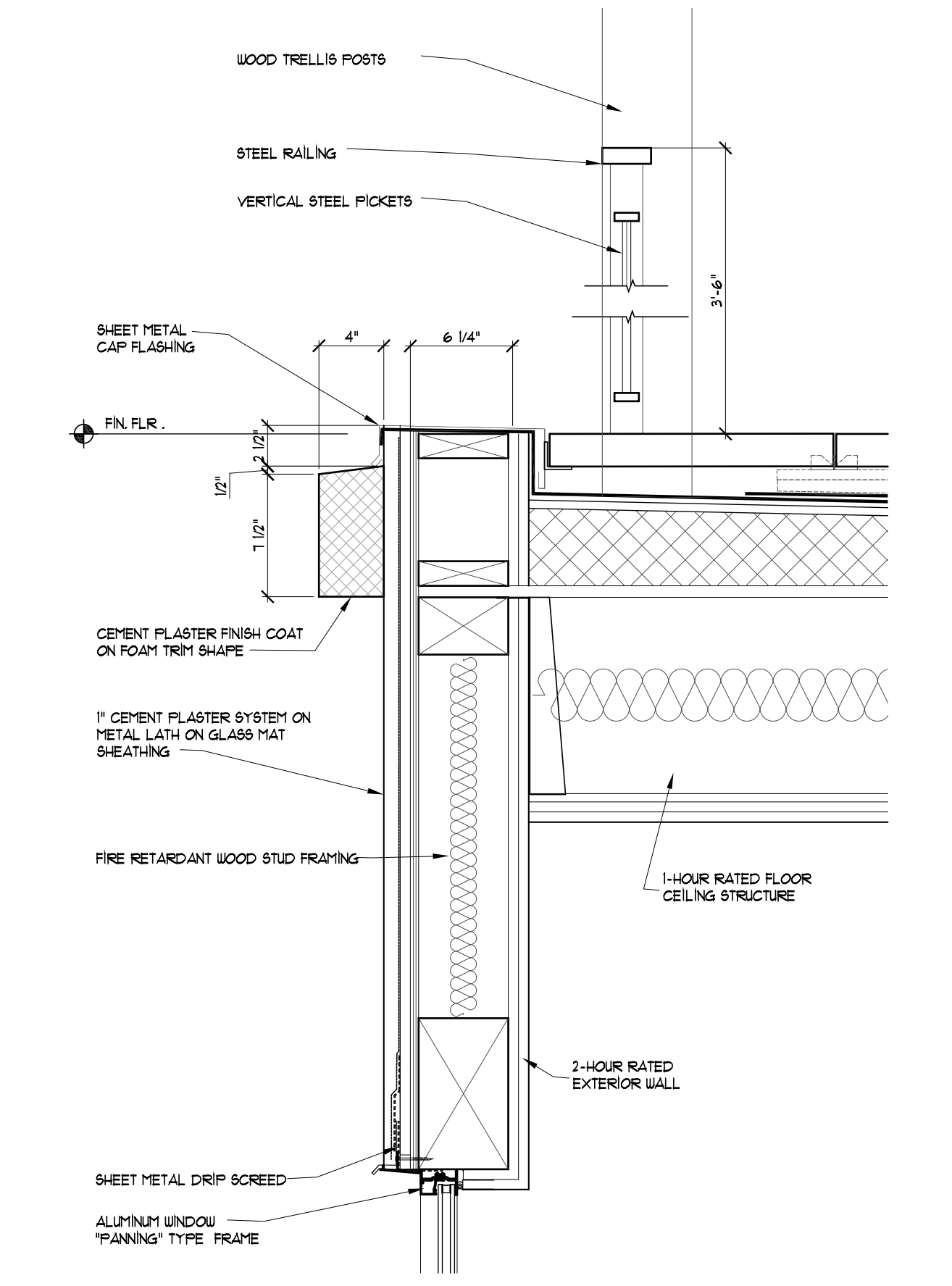


Detail C

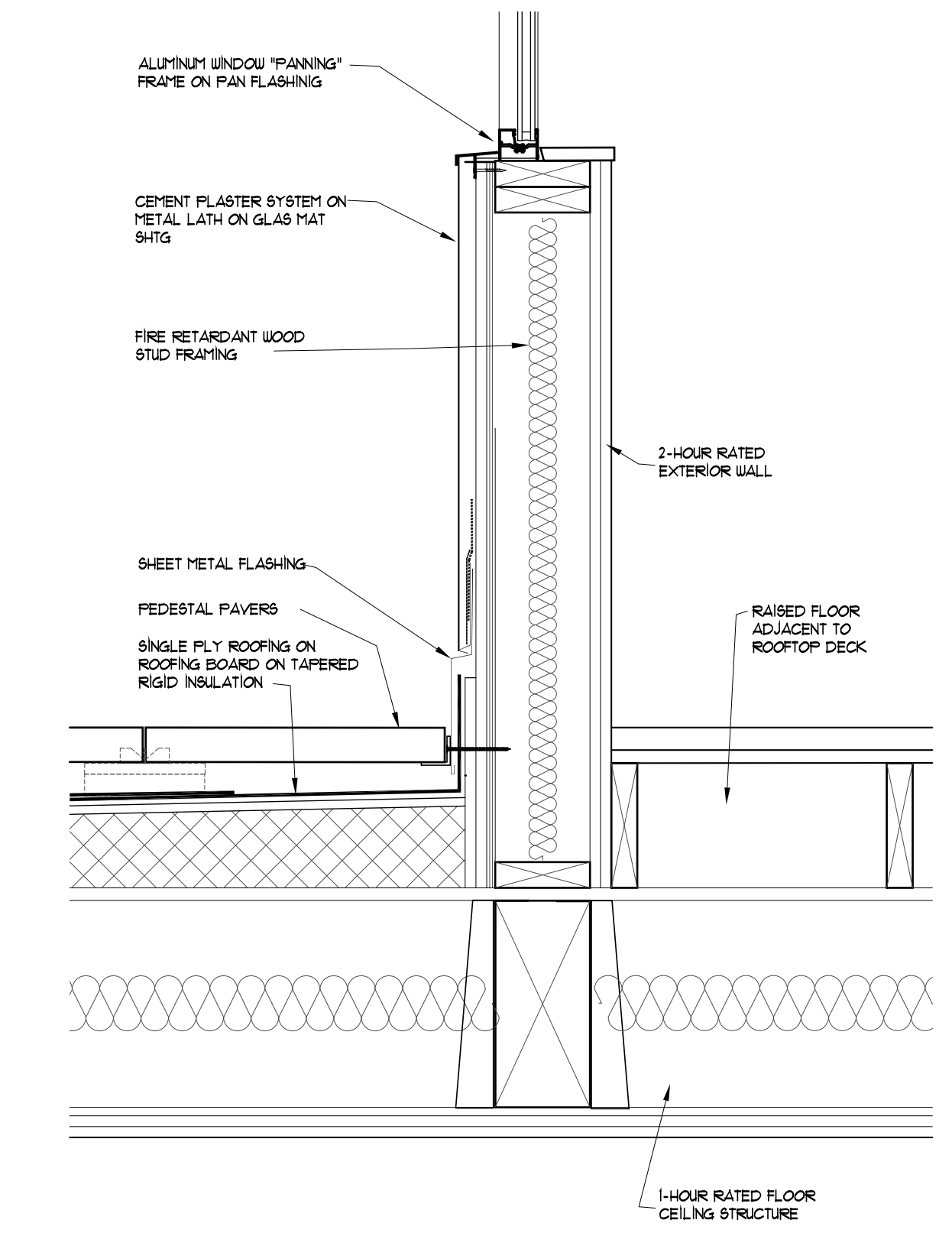
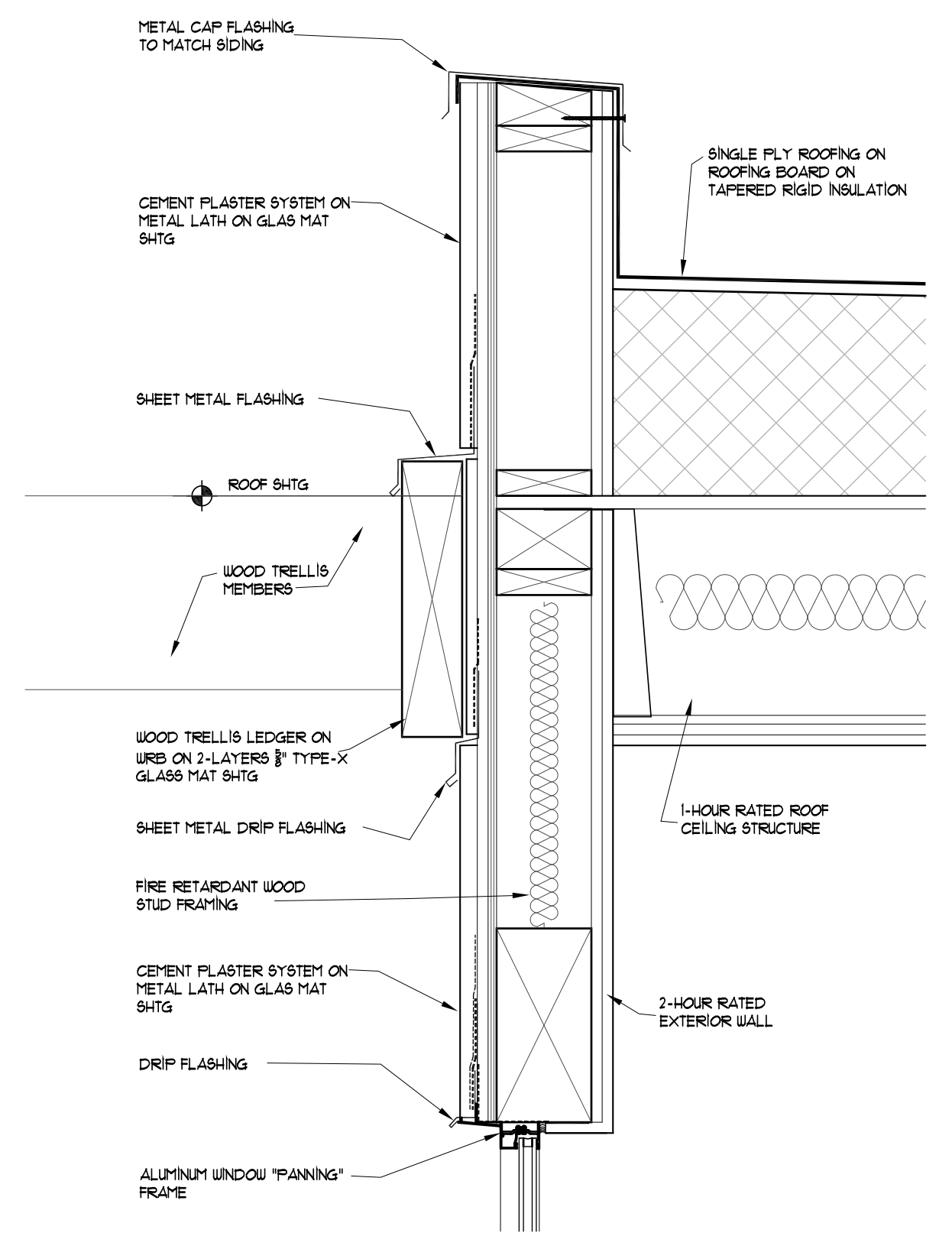


Section 1

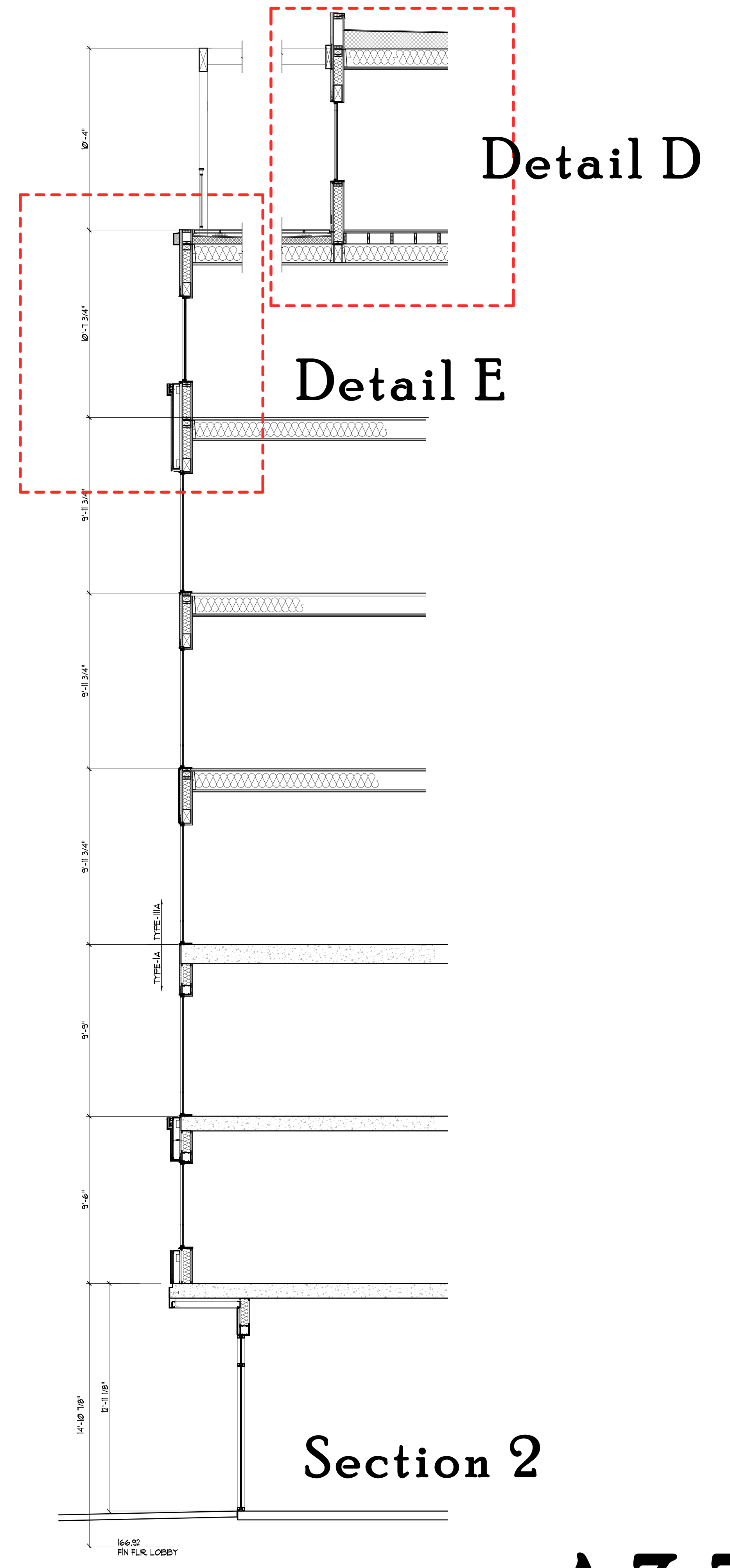
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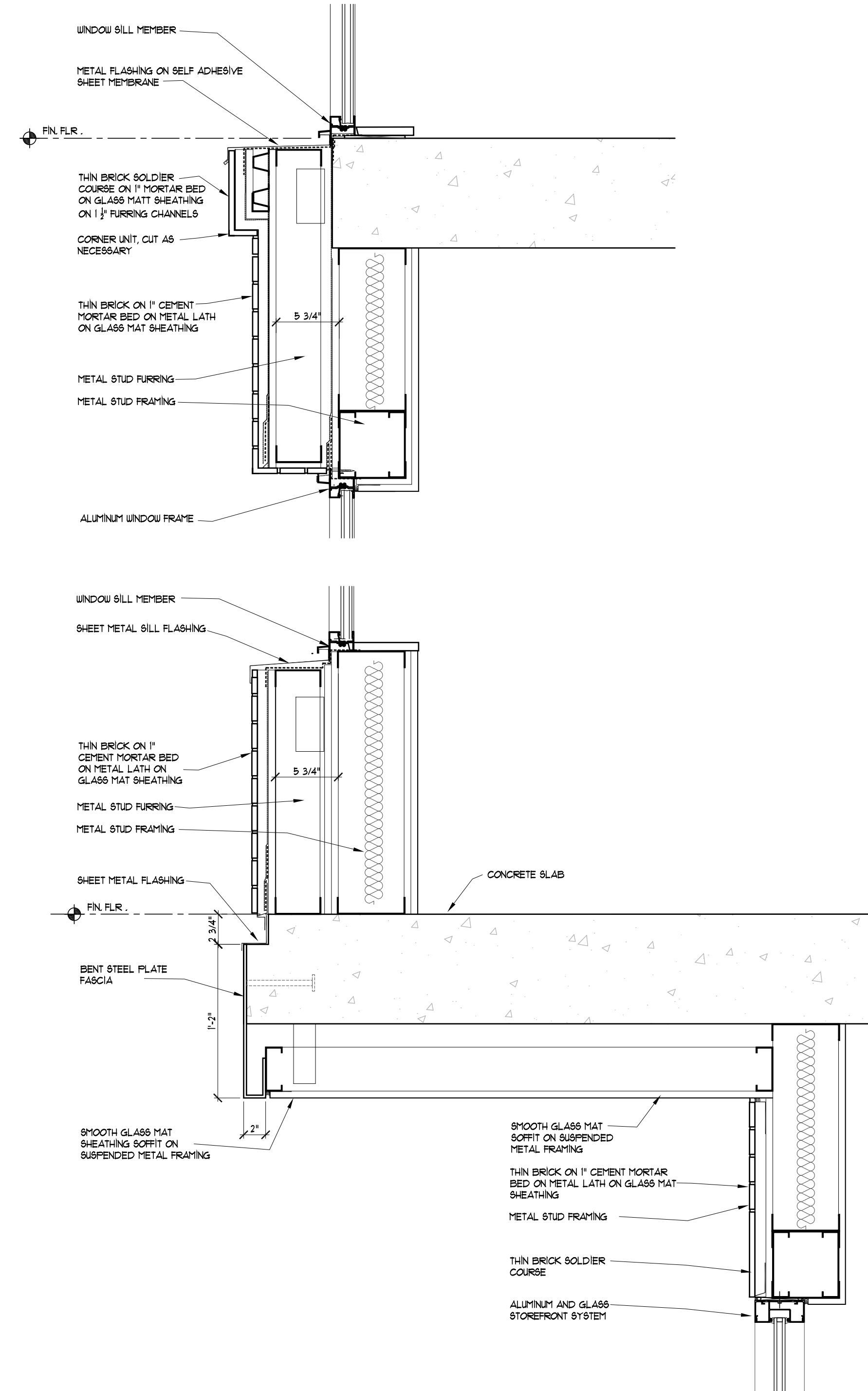


Detail E

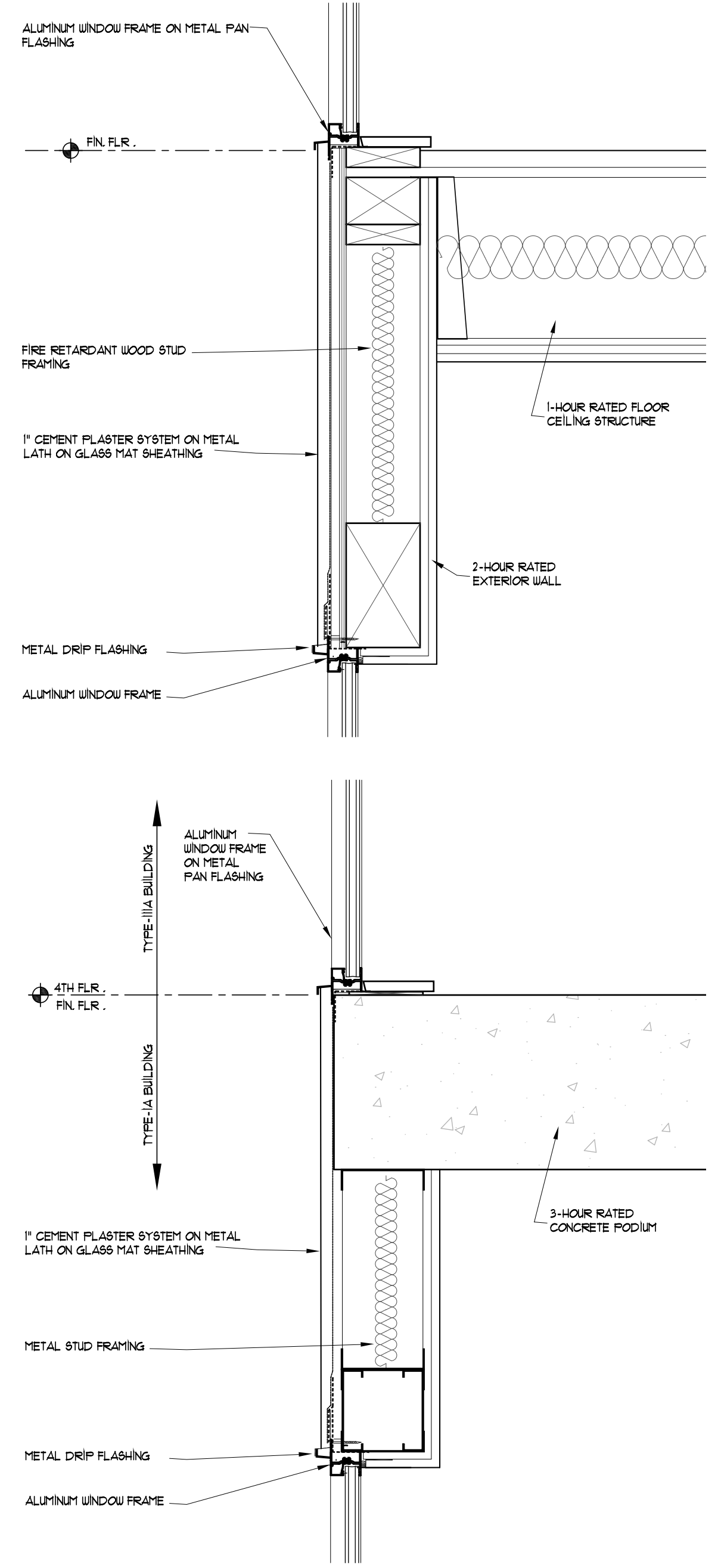


Detail D

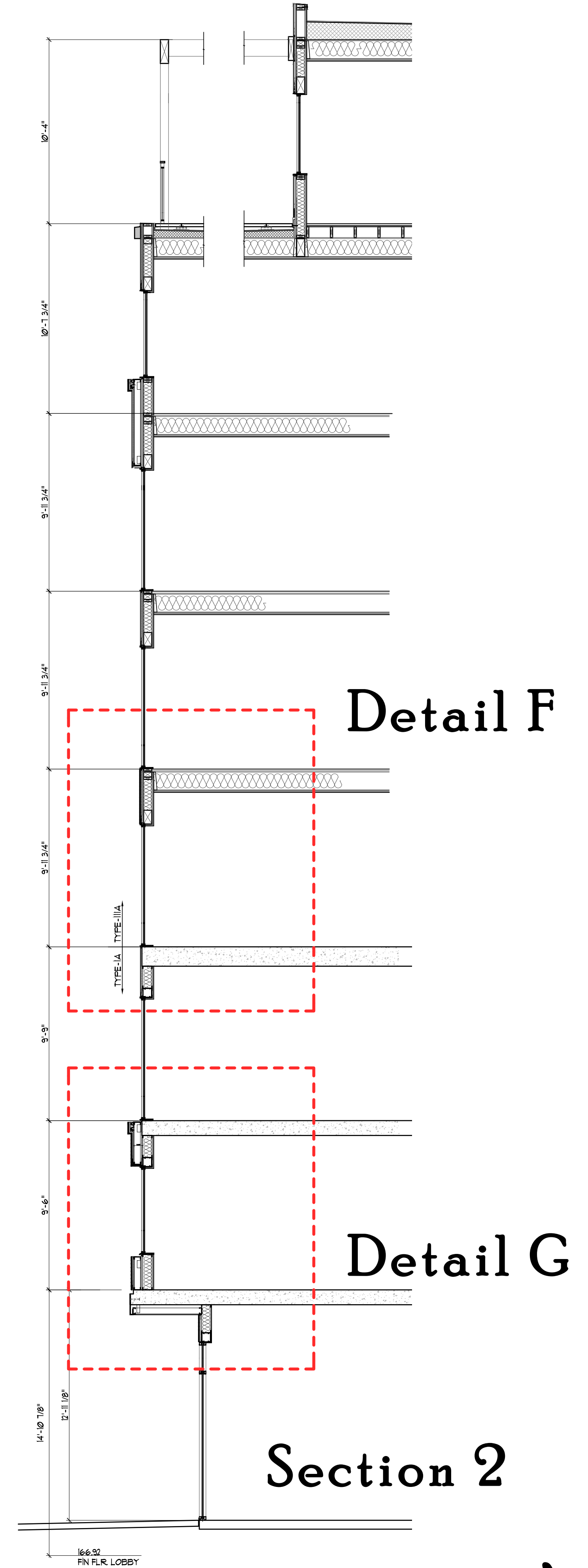




Detail G



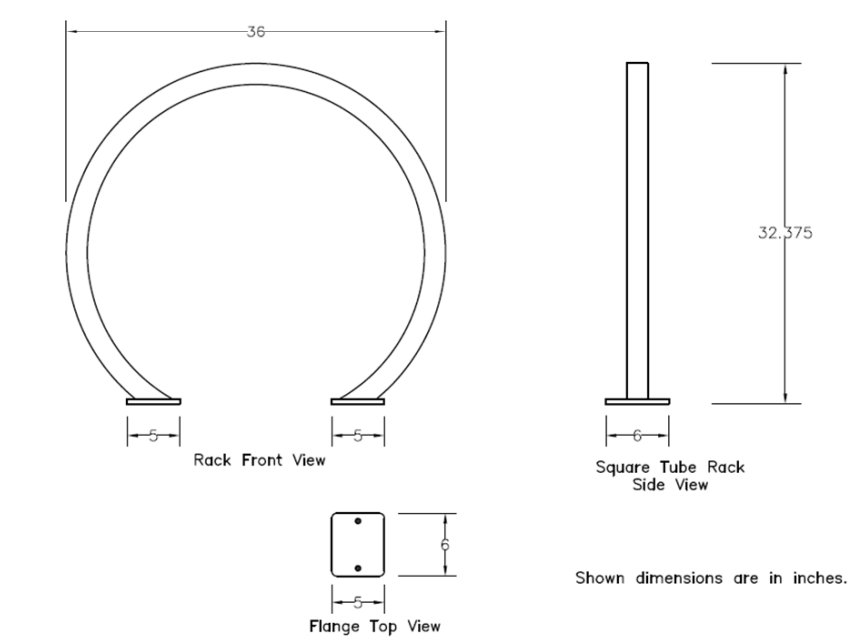
Detail F



Detail F

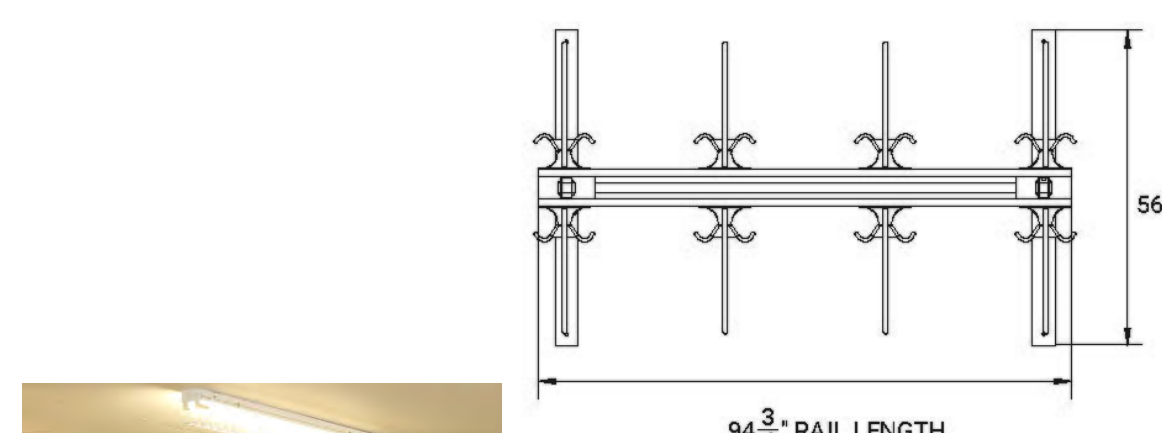
Detail G

Section 2



Surface Mounted Single Circular Rack
 Height: 32.375"
 Width: 36"
 Flanges: 5" x 6" x 3/8"
 Mounting Holes: (4) 9/16" dia.
 Mounting Bolts: 1/2"x3.75" Wedge Anchor Bolt or 1/2"x3.75" Anchor Rawl Spike
 Hoop: 2"x2"x0.188" Square Tube
 Finish: Hot-dipped galvanized (-G)
 Powder-coating (-P)
 Stainless #4 Brush Finish (-SS)

Bike rack



Bike Storage
 Park A Bike



Lobby Entry Green Wall
 Habitat Horticulture



Wall Sconce
 Progress Light 5675



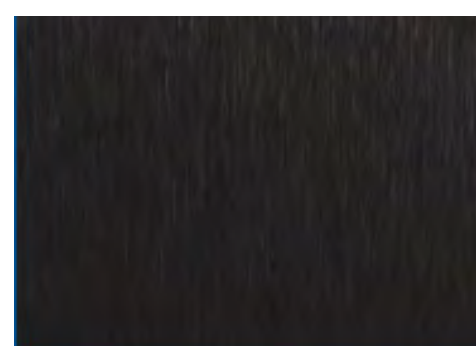
Railroad Brown
 McNear Brick



Smooth Plaster
 BM Distant Gray 2124



Beige
 McNear Brick

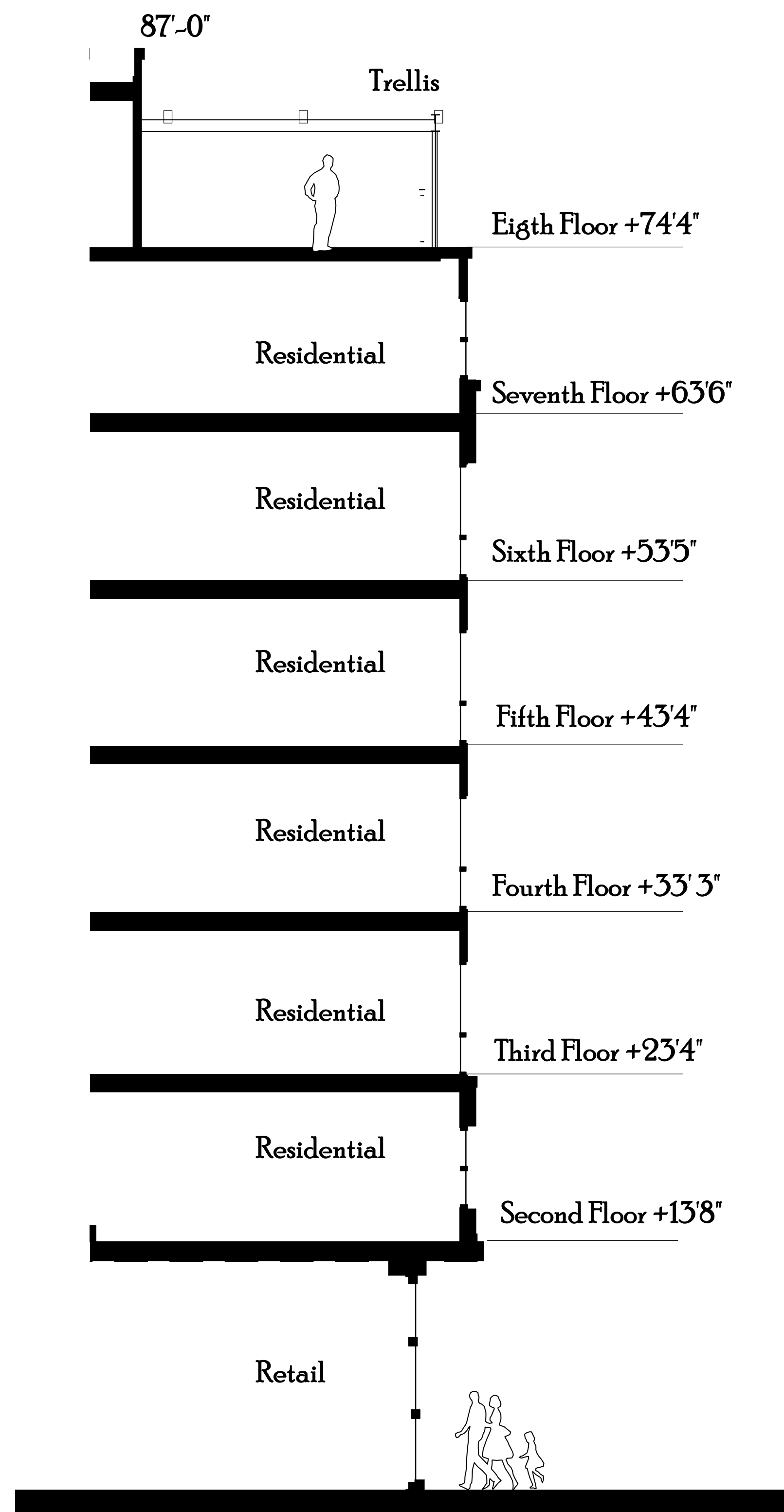


Black Anodized
 Window Frame

Materials



1375 Locust Street, #202, Walnut Creek, CA 94596
 925.930.9690 930.9039 fax



Section A-A

The Lair @ Haste



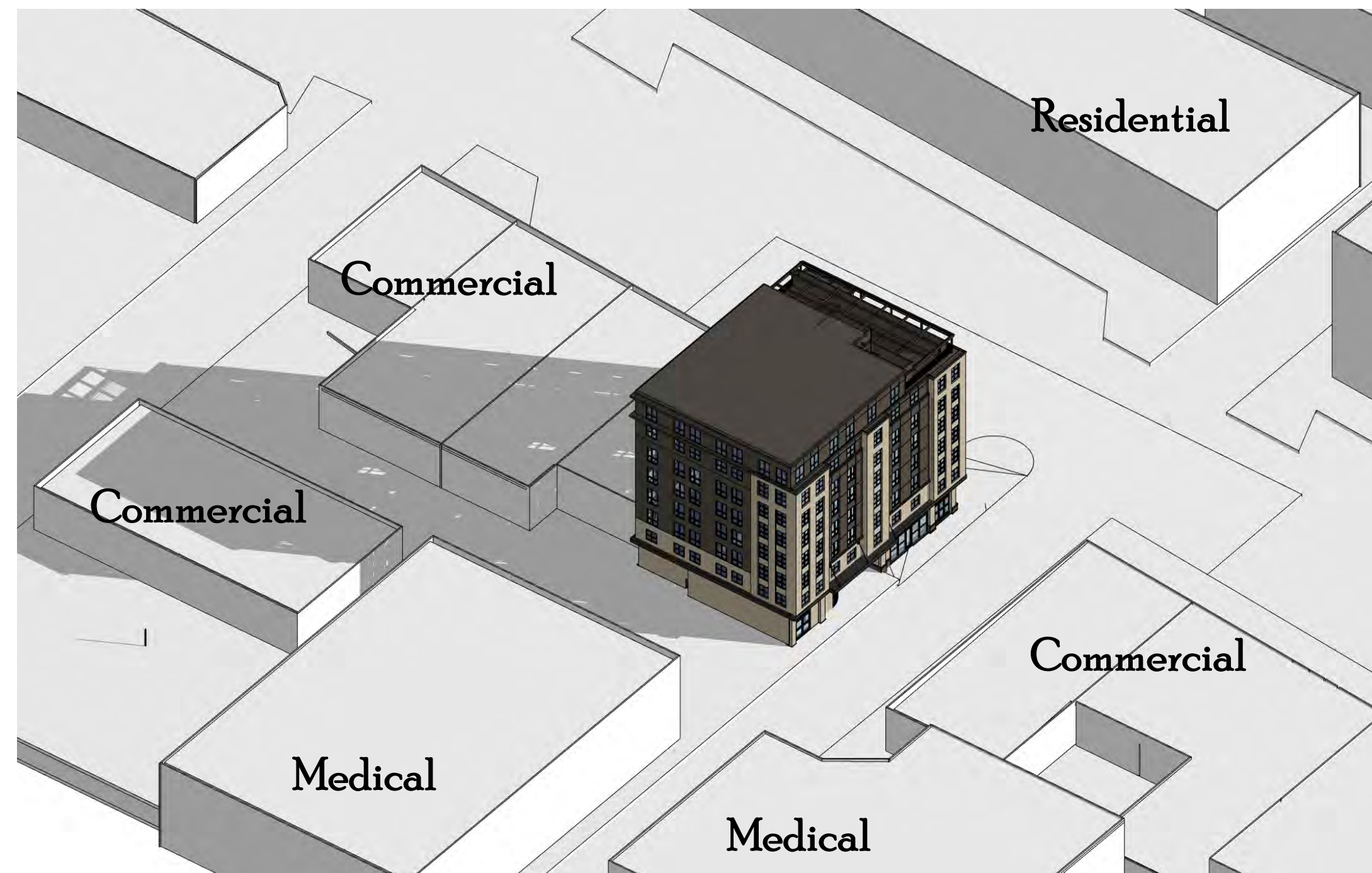
Enlarged Elevation

3/16" = 10"

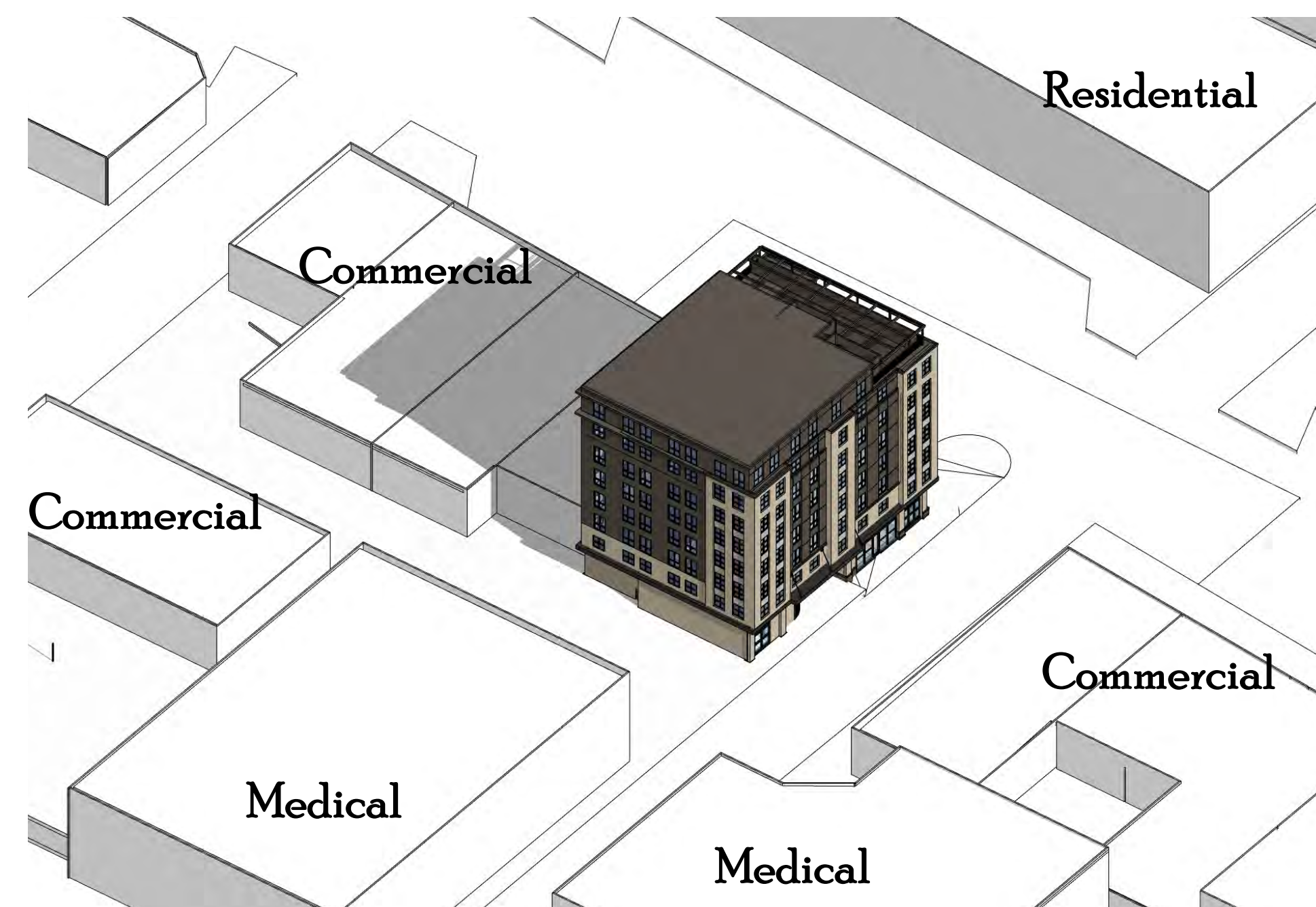
Sections/Materials



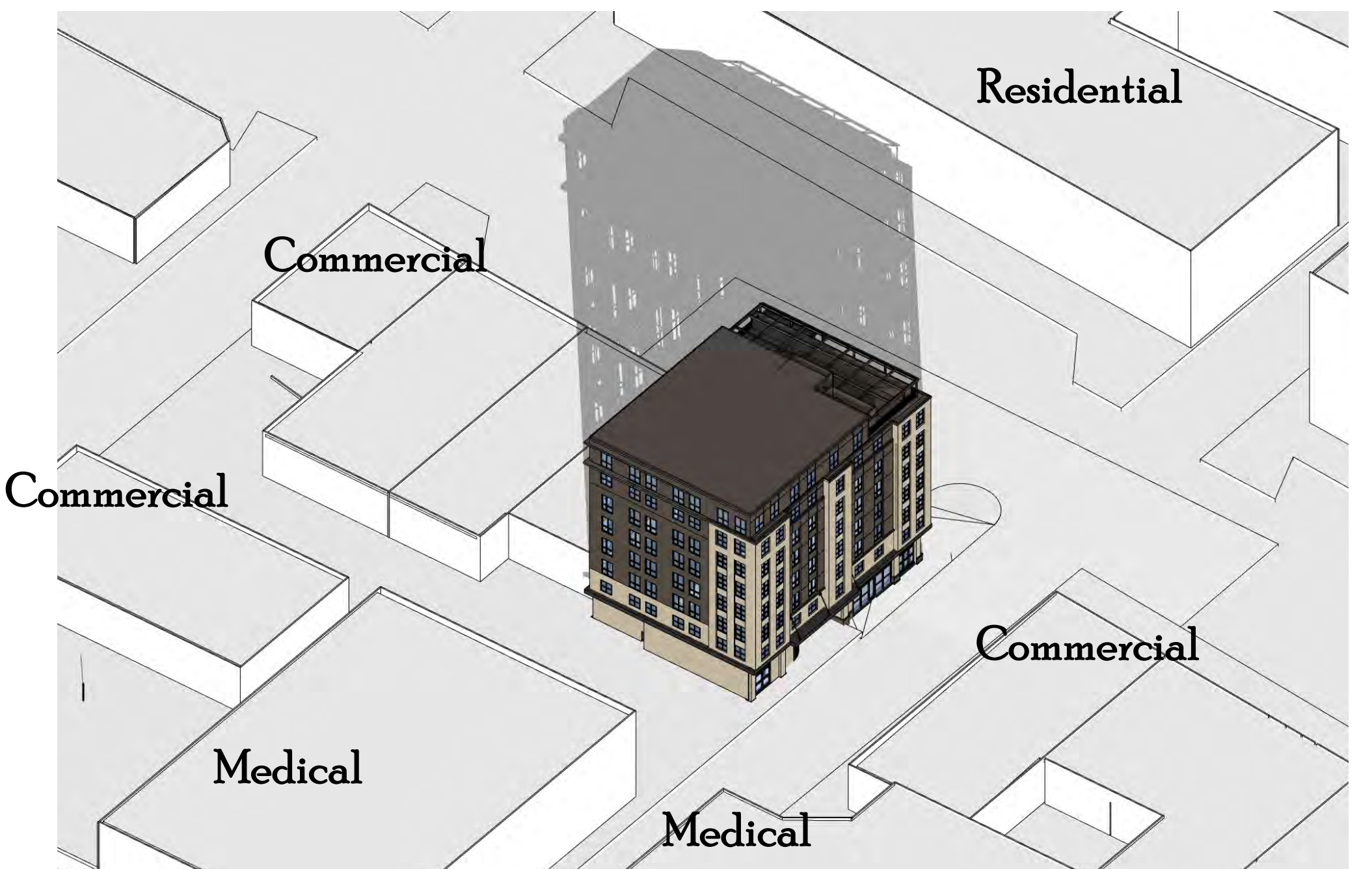
11.22



December 21 - 9:21am
Two Hours after Sunrise

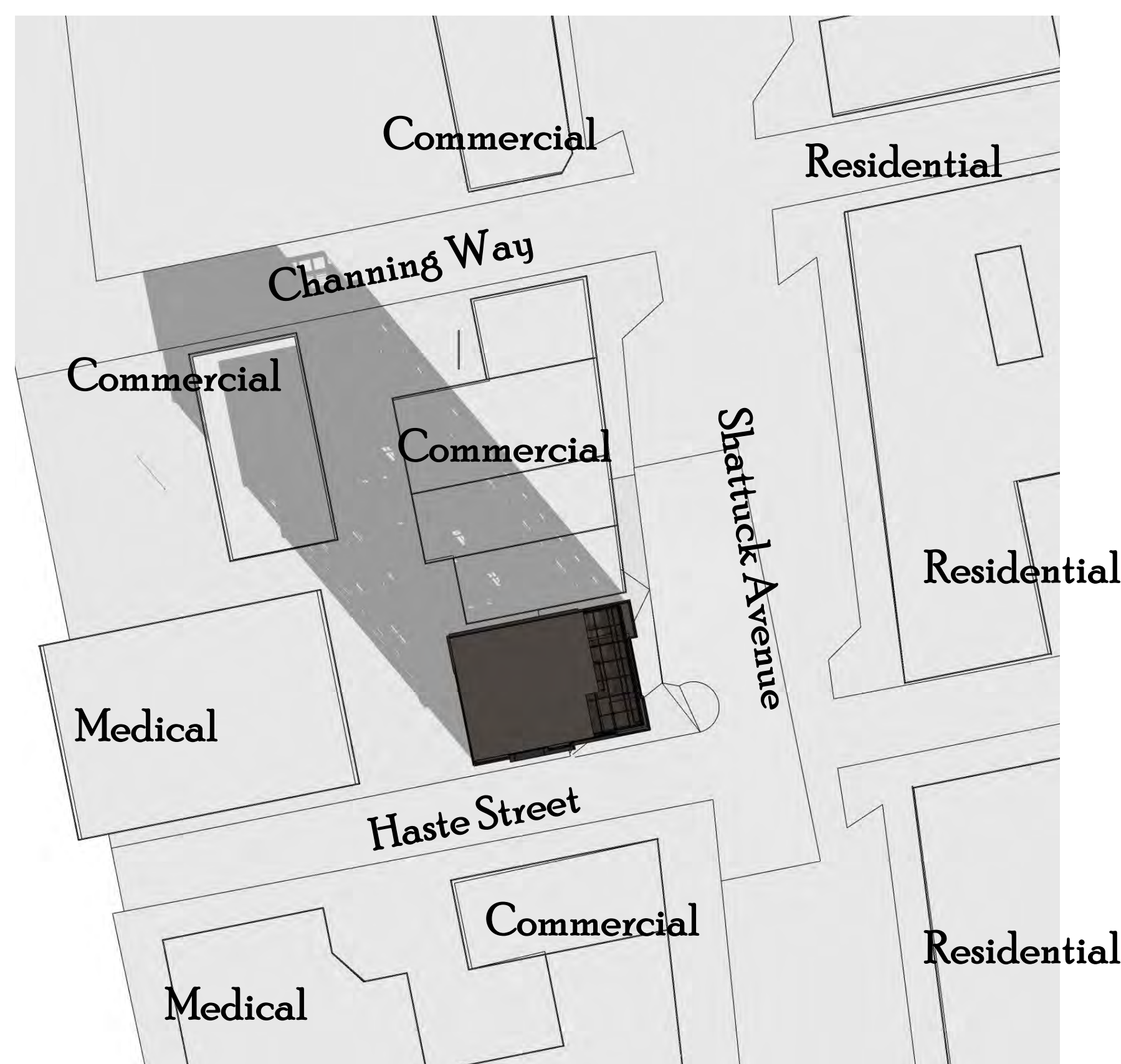


December 21 - 12pm

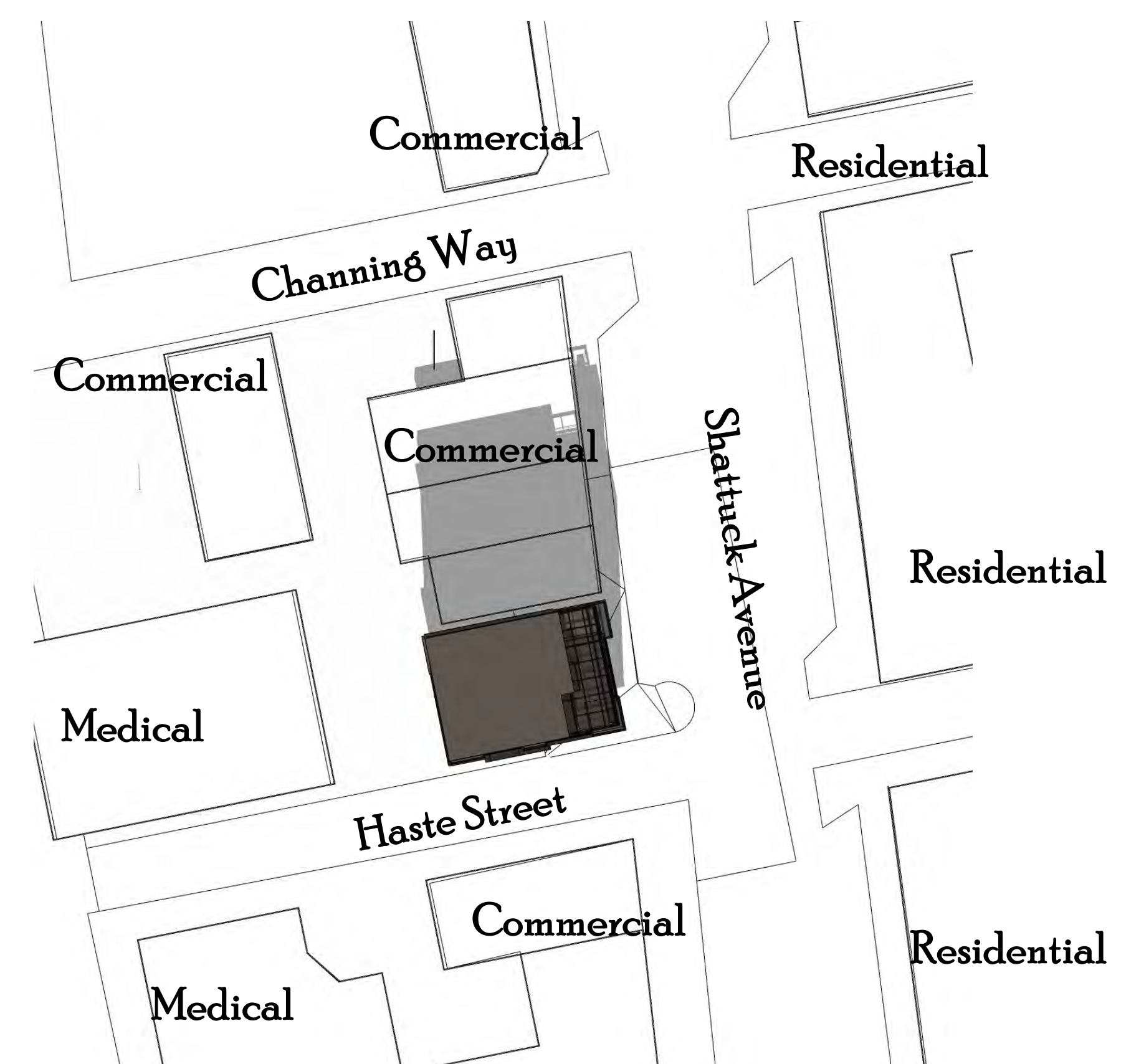


December 21 - 2:54pm
Two Hours before Sunset

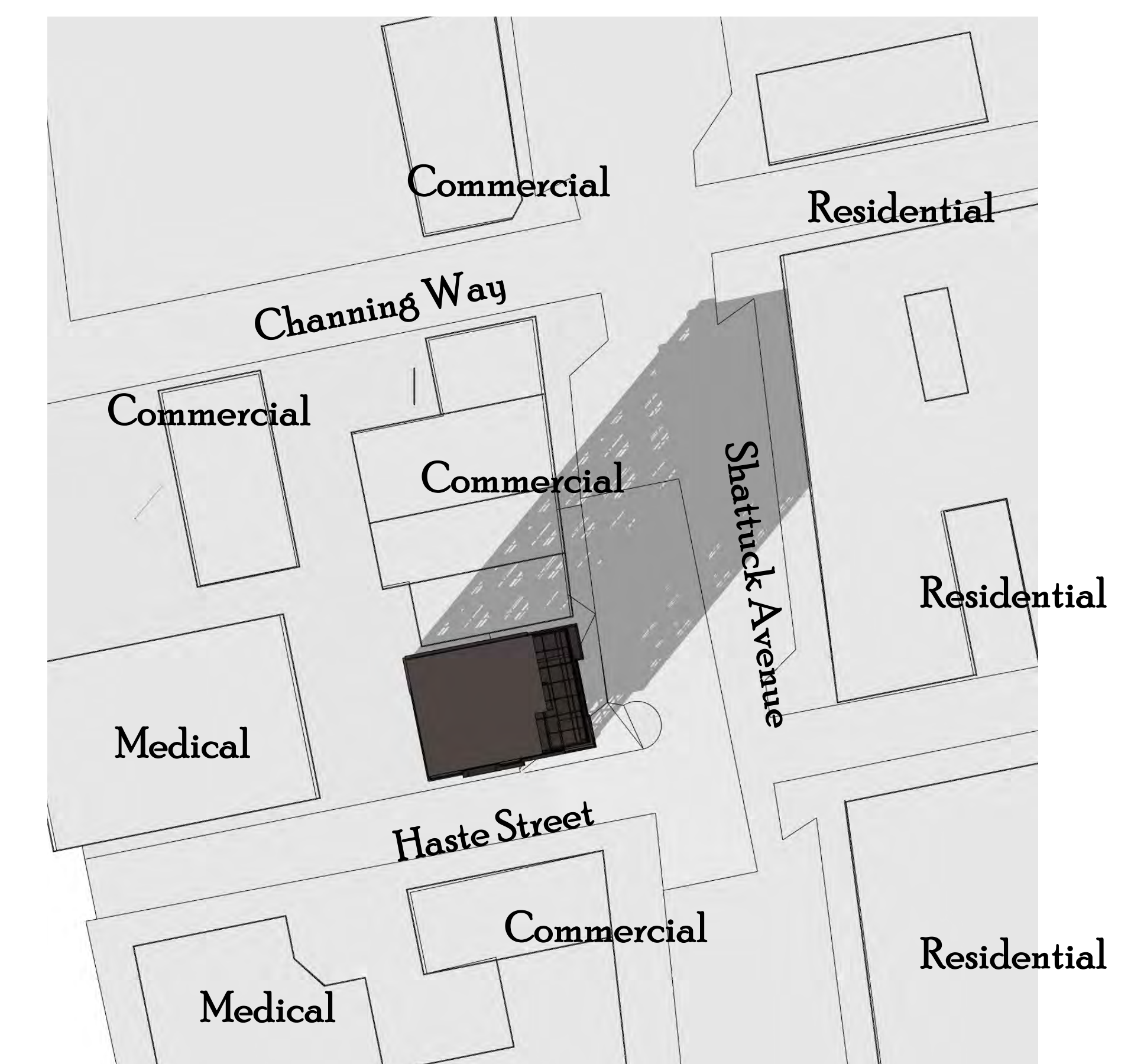
Aerial Views



December 21 - 9:21am
Two Hours after Sunrise



December 21 - 12pm



December 21 - 2:54pm
Two Hours before Sunset

Plan Views

The Lair @ Haste

Sun Study

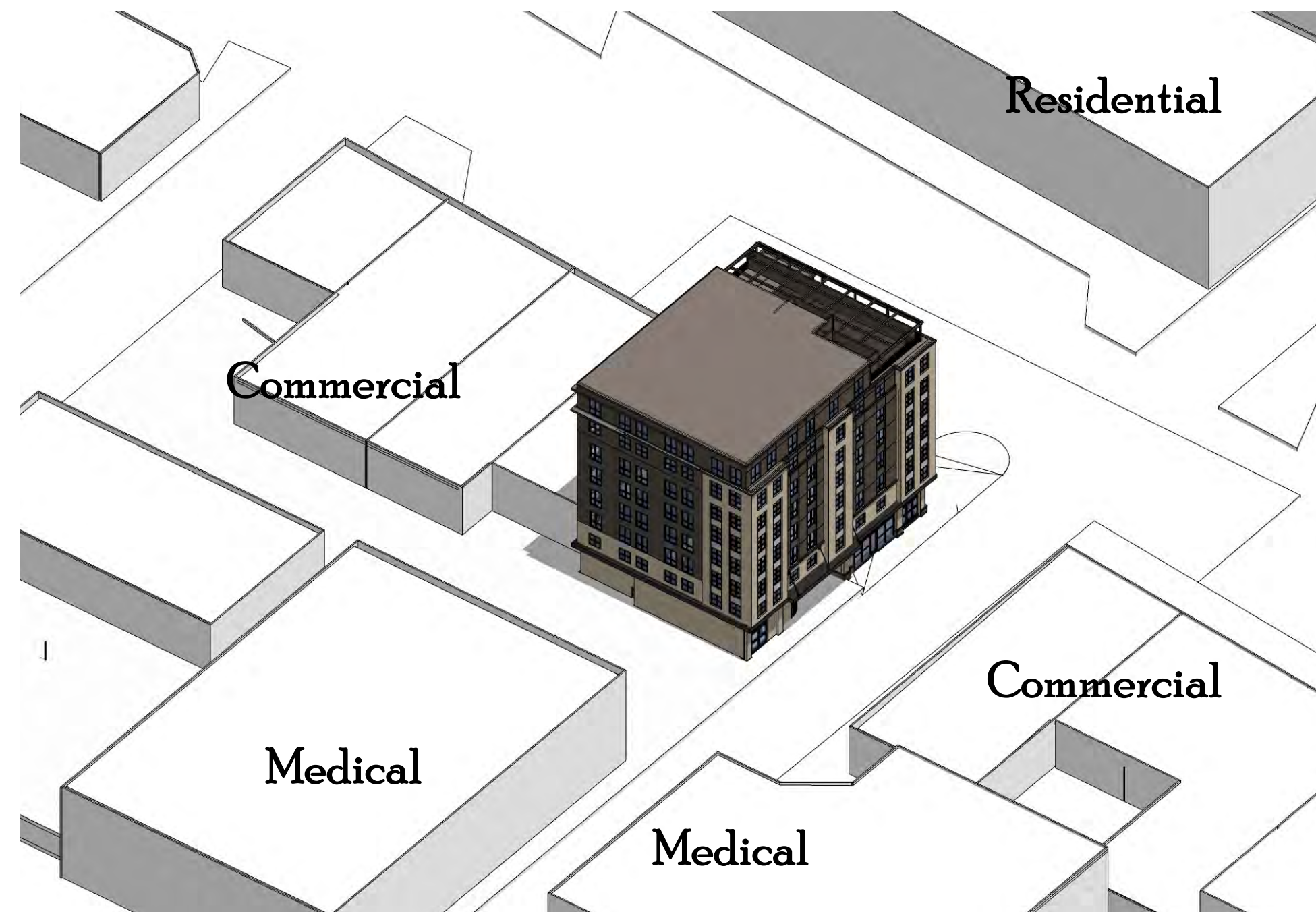


SH1

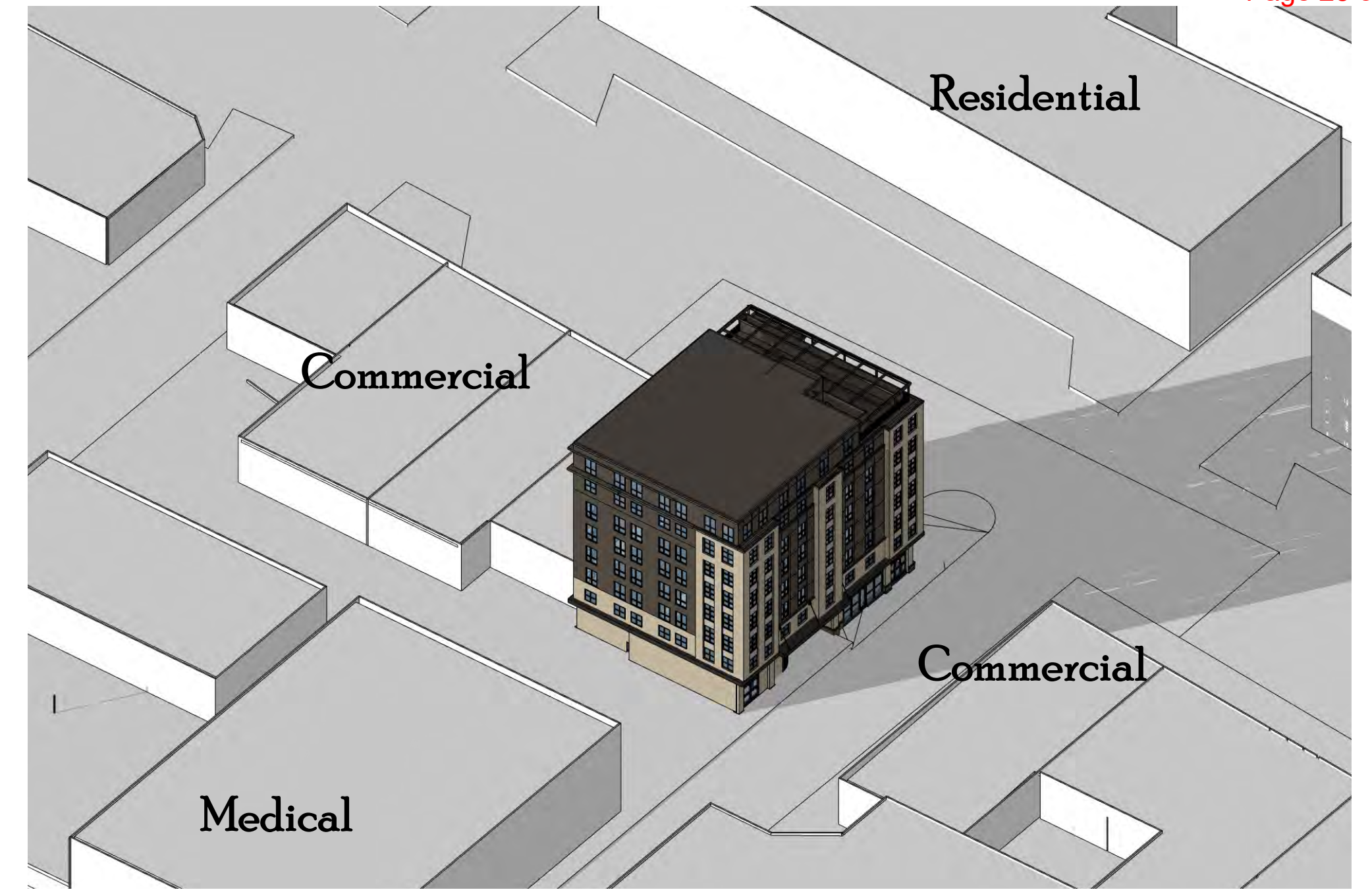
11.22



June 21 - 7:48am
Two Hours after Sunrise

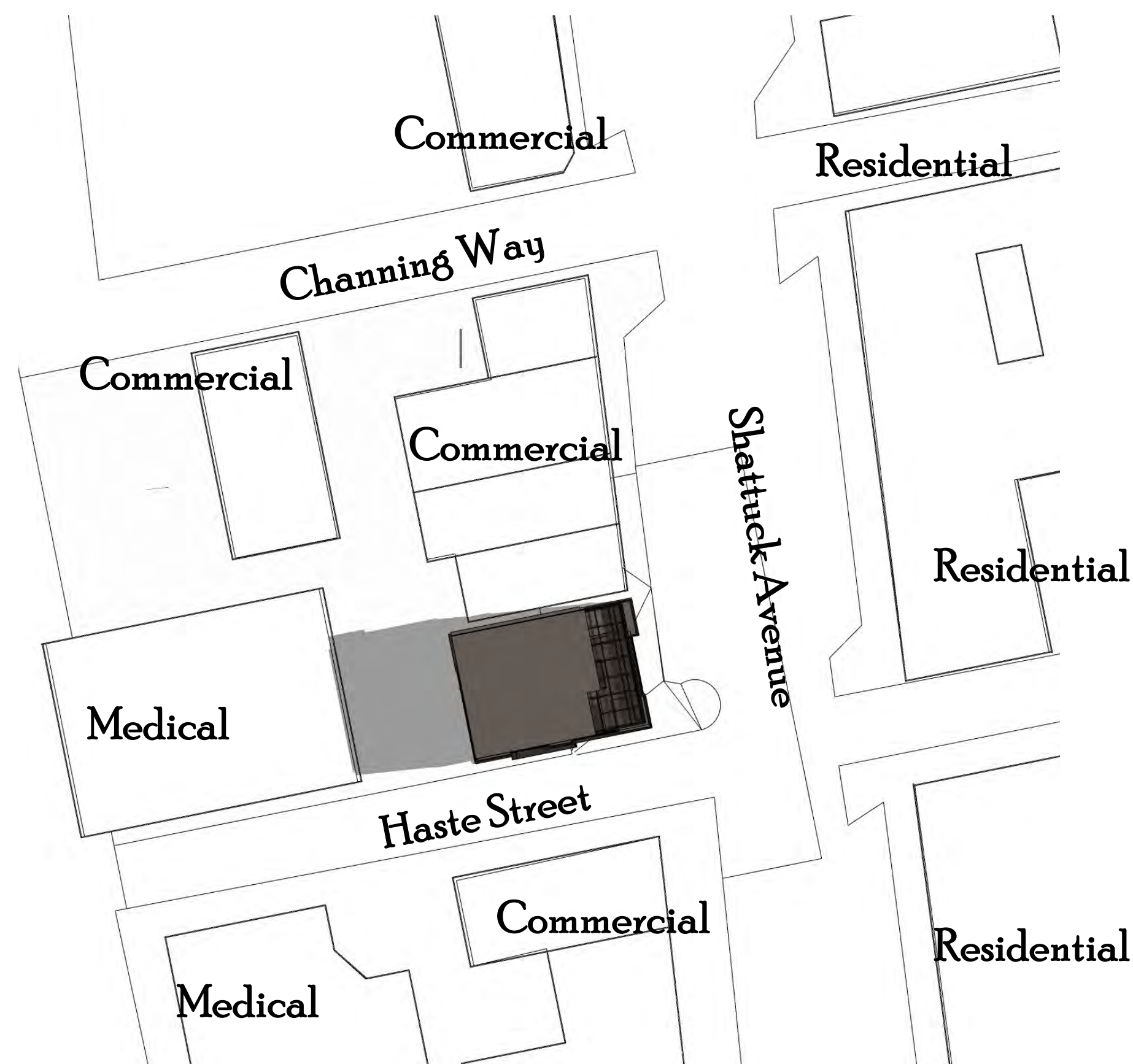


June 21 - 12pm

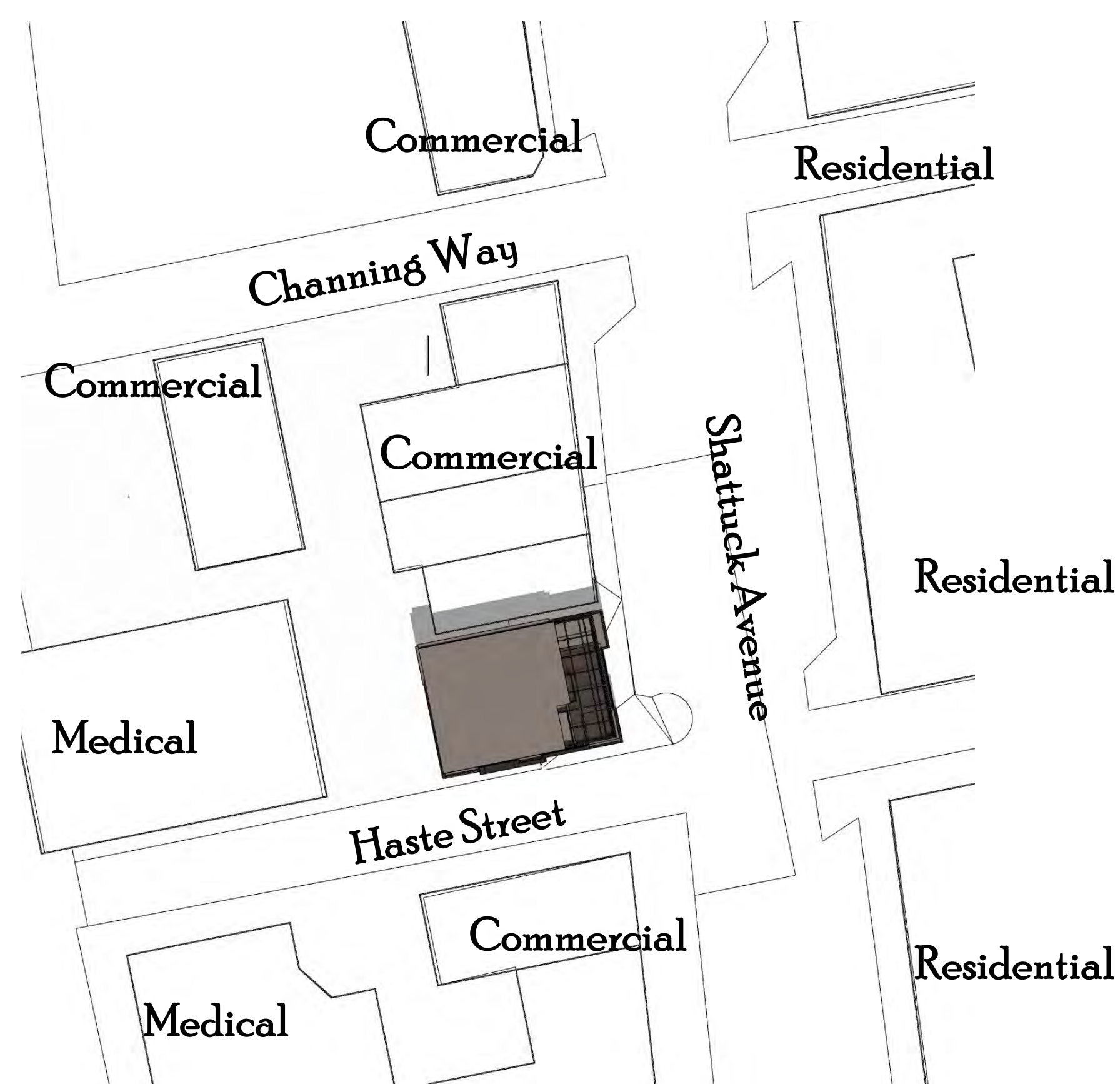


June 21 - 6:34pm
Two Hours before Sunset

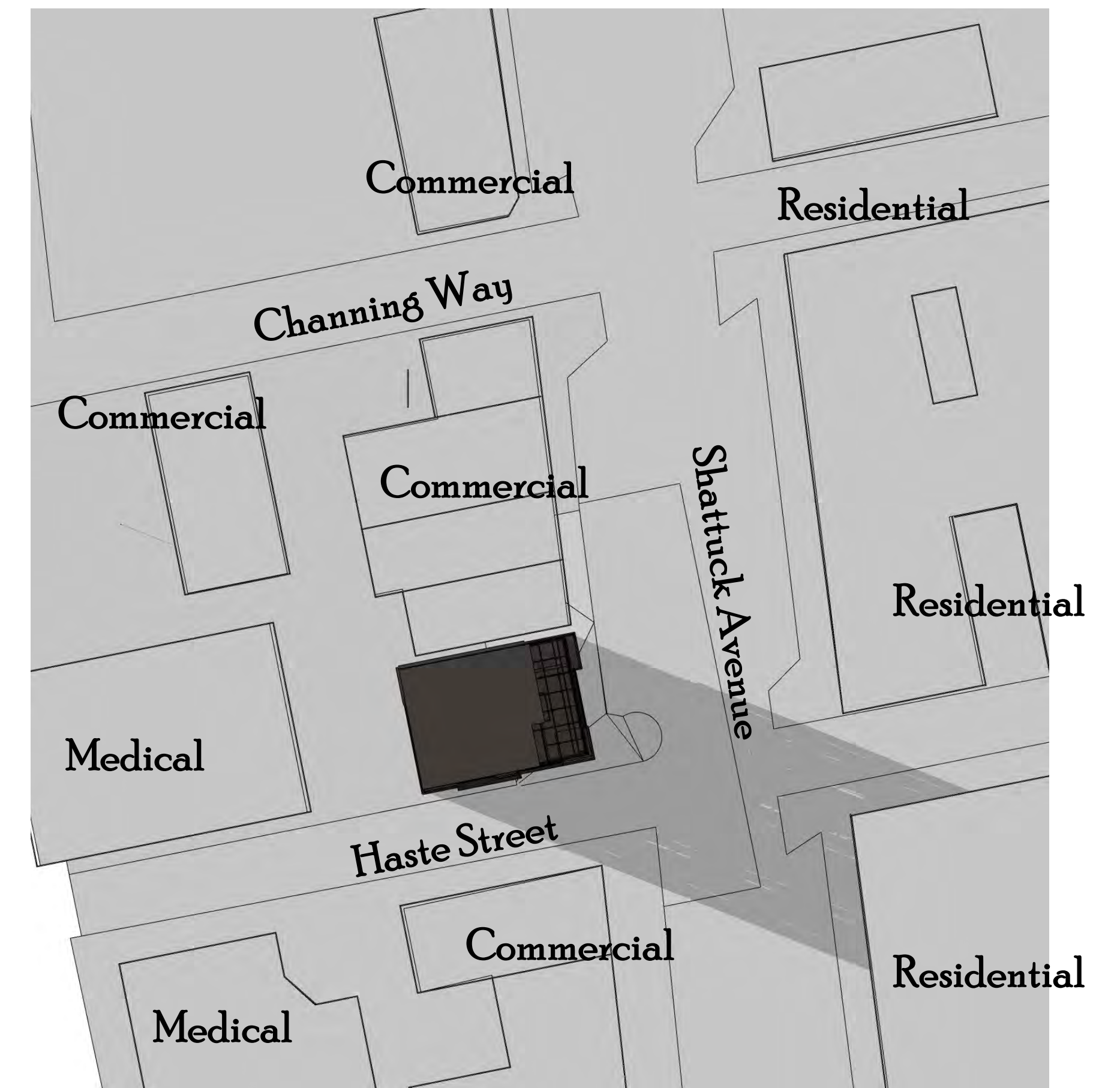
Aerial Views



June 21 - 7:48am
Two Hours after Sunrise



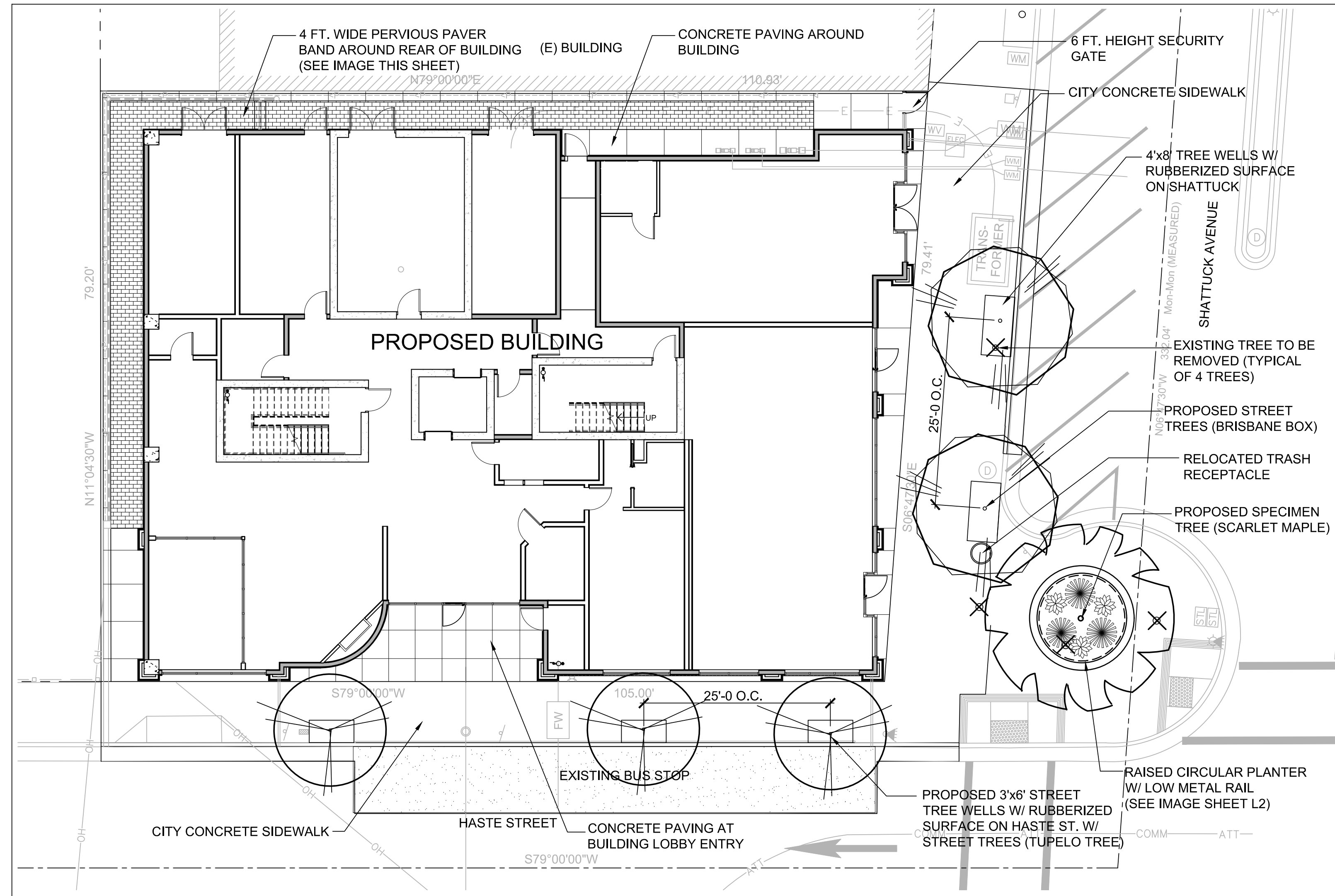
June 21 - 12pm



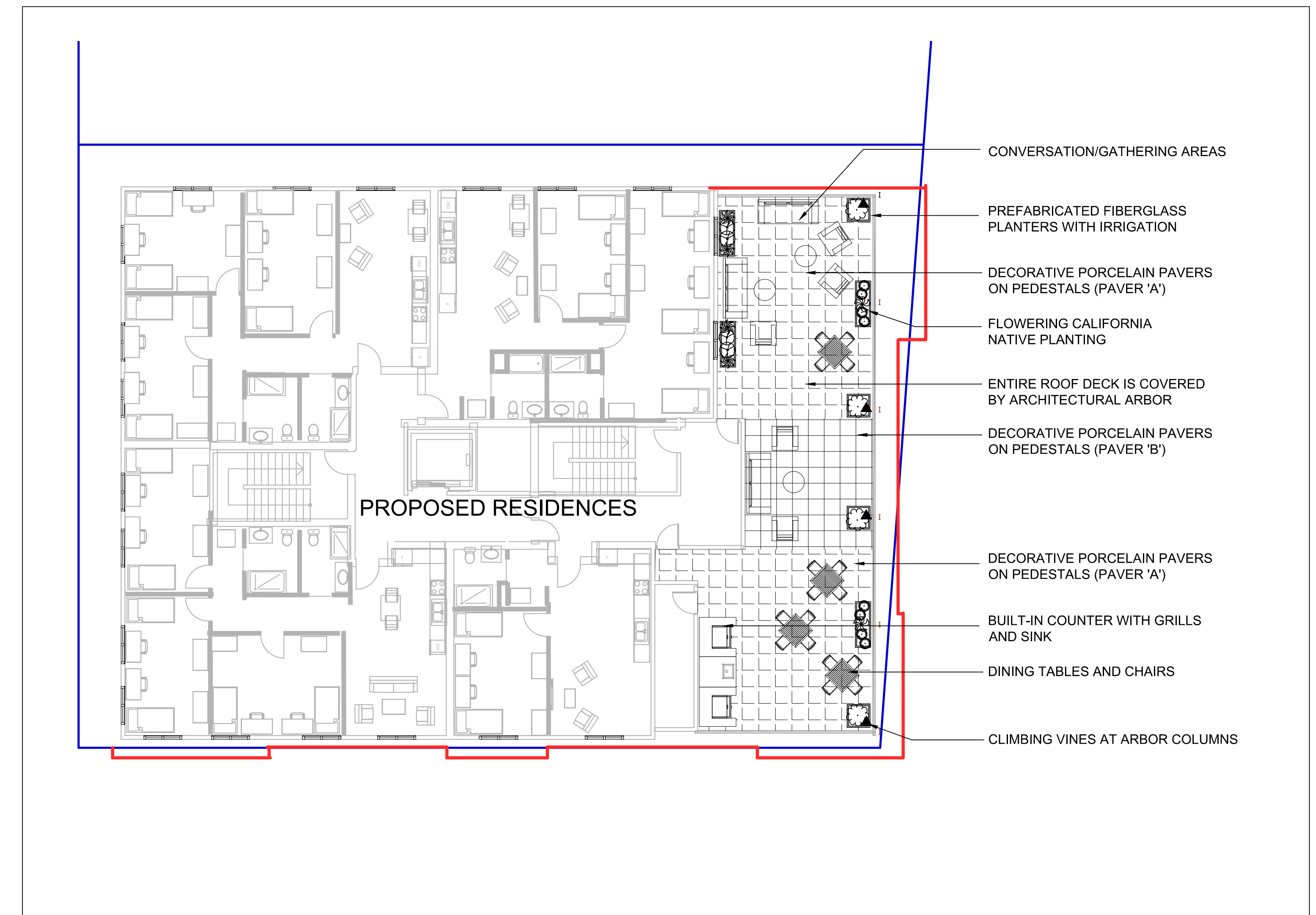
June 21 - 6:34pm
Two Hours before Sunset

Plan Views

The Lair @ Haste



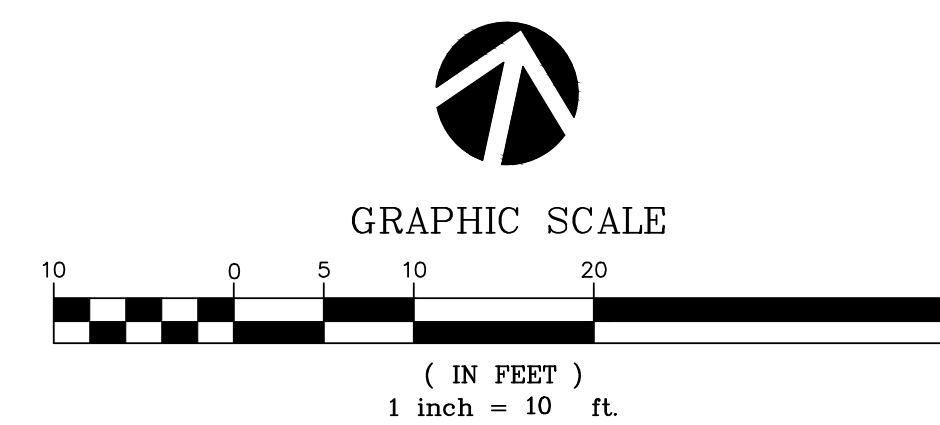
Ground Level



Roof Plan

WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ET ₀):		41.8					
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.2	BUBBLER	0.81	0.2469135	113	27.9012255	723.1
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	69	42.5925891	1103.8
					TOTALS:	182	70
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
ETWU TOTAL:							1,827
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							2,123
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA				70			
TOTAL LANDSCAPE AREA				182			
AVERAGE ETAF				0.39			
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA				70			
TOTAL LANDSCAPE AREA				182			
SITEWIDE ETAF				0.39			

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.



- GENERAL NOTES**
- ALL PLANTING AREAS, EXCEPT STORMWATER PLANTERS, SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF FIR BARK DRESSING.
 - ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

	TOTAL AREA	LANDSCAPE AREA
• ROOF LEVEL	1,150 SF	1,150 SF (INCLUDES ARBOR)

CITY REQUIREMENT:
LANDSCAPE AREA TO EQUAL 40% OF USABLE PRIVATE OPEN SPACE, TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 100% OF USABLE PRIVATE OPEN SPACE

RECOMMENDED PLANT LIST:

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS	NATIVE WATER USE
TREES:					
ACER RUBURM	SCARLET MAPLE	1	36" BOX	MED	NO
LOPHOSTEMON CONFERTUS	BRISBANE BOX	2	24" BOX	MED	NO
NYSSA SYLVATICA 'WILDFIRE'	TUPELO TREE	3	24" BOX	MED	NO
SHRUBS/PERENNIALS:					
AGAVE ATTENUATA	FOXTAIL AGAVE	3	5 GA	LOW	NO
CORDYLINA 'ELECTRIC PINK'	CORDYLINA	3	5 GA	LOW	NO
DICENTRA SPECTABILIS	BLEEDING HEART	4	5 GA	MED	YES
GALVESIA SPECIOSA	ISLAND SNAPDRAGON	4	5 GA	MED	YES
IRIS DOUGLASII	PACIFIC COAST IRIS	8	1 GA	LOW	YES
PENSTEMON SPECTABILIS	BEARD TONGUE	2	5 GA	LOW	YES
SALVIA CLEVELANDII 'COMPACTA'	CLEVELAND SAGE	4	5 GA	LOW	YES
VINE:					
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	4	5 GA	LOW	NO



ACER RUBRUM
(SCARLET MAPLE)



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)



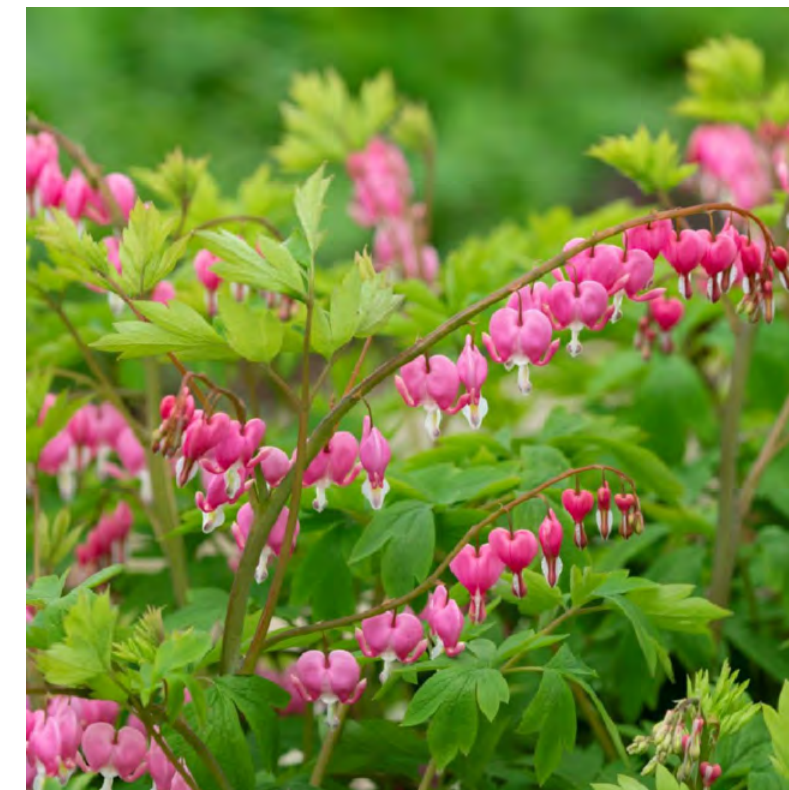
NYSSA SYLVATICA 'WILDFIRE'
(TUPELO)



AGAVE ATTENUATA
(FOXTAIL AGAVE)



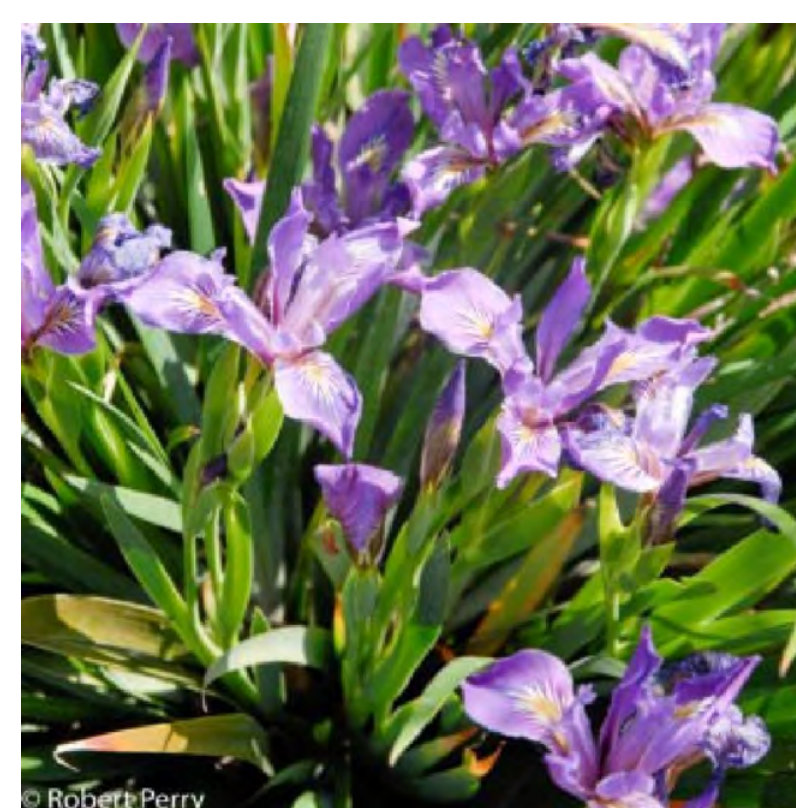
CORDYLINE 'ELECTRIC PINK'
(CORDYLINE)



DICENTRA SPECTABILIS
(BLEEDING HEART)



GALVIA SPECIOSA
(ISLAND SNAPDRAGON)



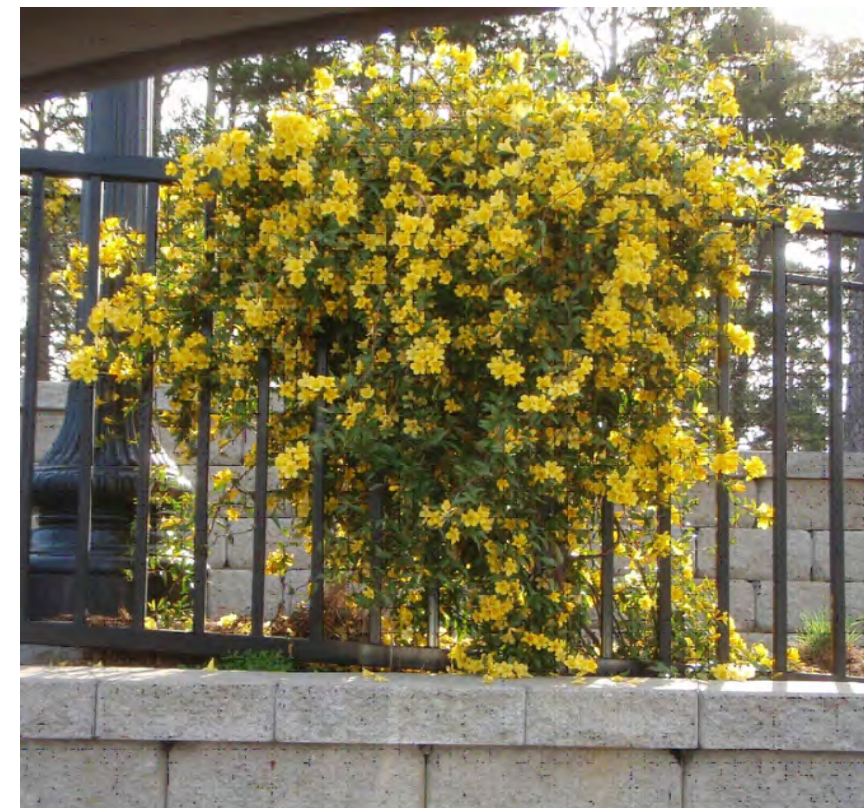
IRIS DOUGLASIANA
(PACIFIC COAST IRIS)



PENSTEMON SPECTABILIS
(BEARD TONGUE)



SALVIA CLEVELANDII 'COMPACTA'
(CLEVELAND SAGE)



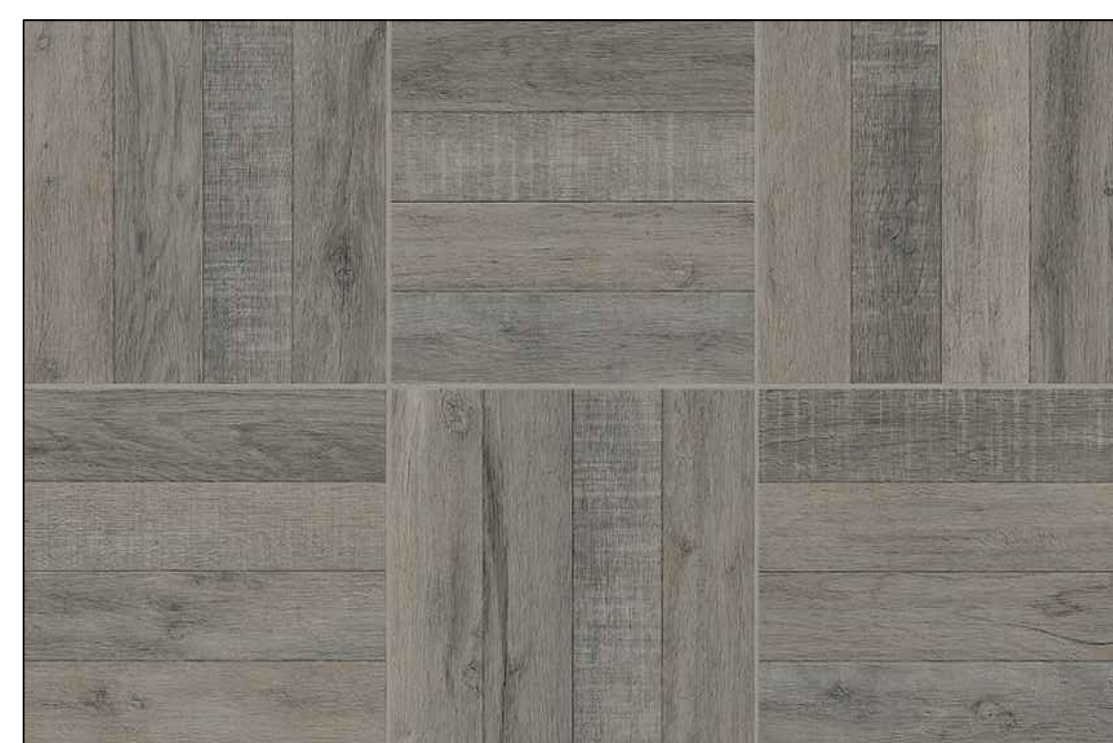
GELSEMIUM SEMPERVIRENS
(CAROLINA JESSAMINE)



FIBERGLASS PRE-FABRICATED PLANTERS:
TOURNESOL SITEWORKS 'WILSHIRE' SERIES
PLANTERS WITH A METAL BRONZE FINISH



LOUNGE FURNITURE/CONVERSATION AREAS



DECORATIVE PAVER 'A' AT ROOF:
LANDMARK OUTDOOR 'FRONTIER 20'
24" SQ. PAVER W/ PEPPER WOOD GRAIN
APPEARANCE



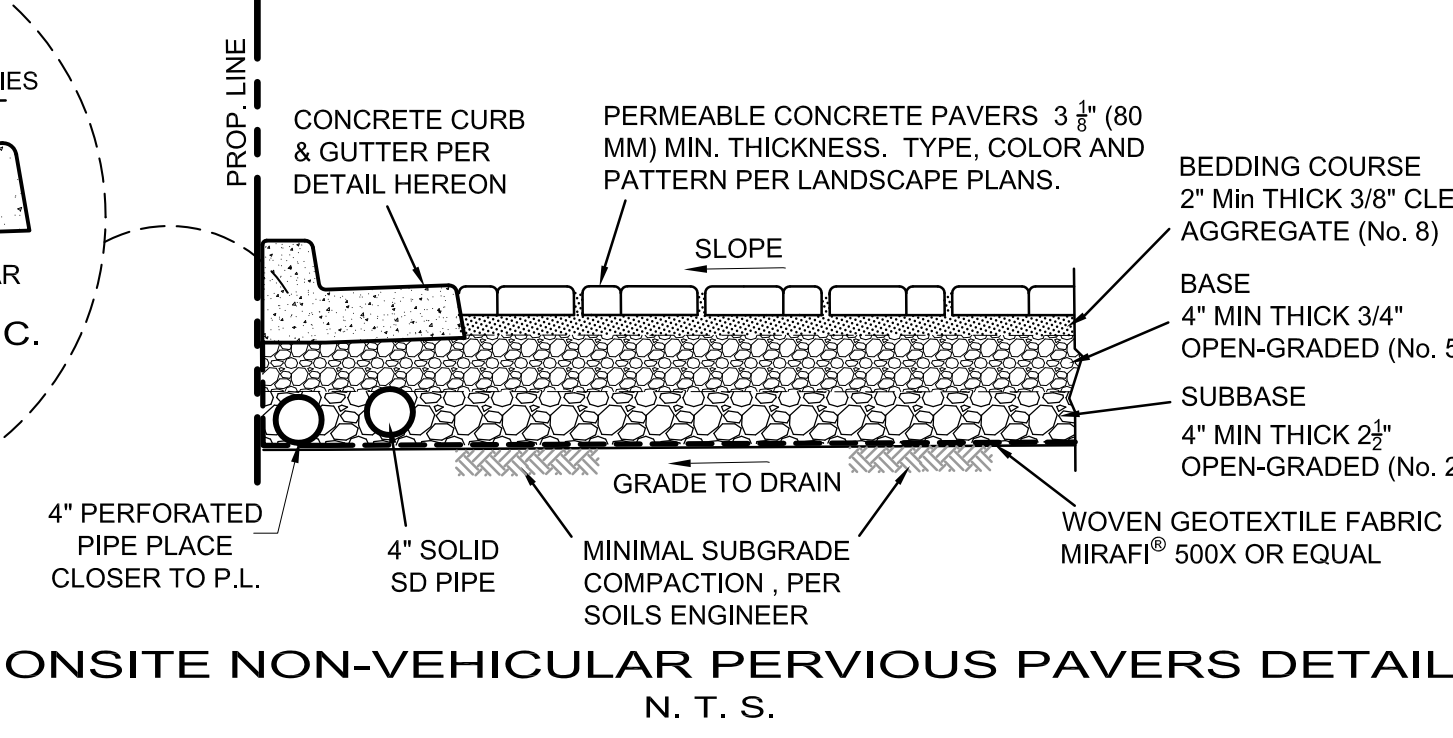
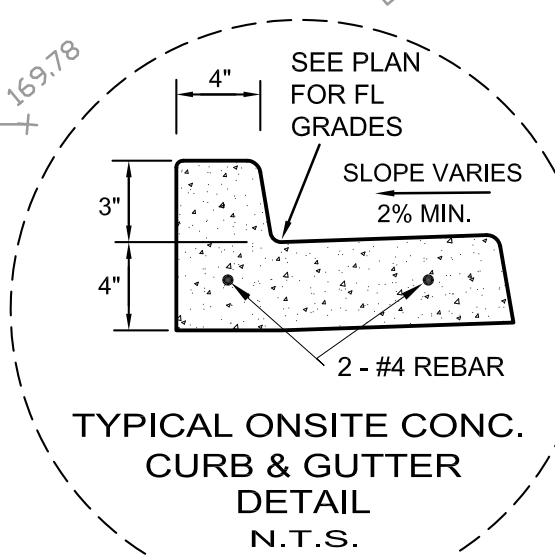
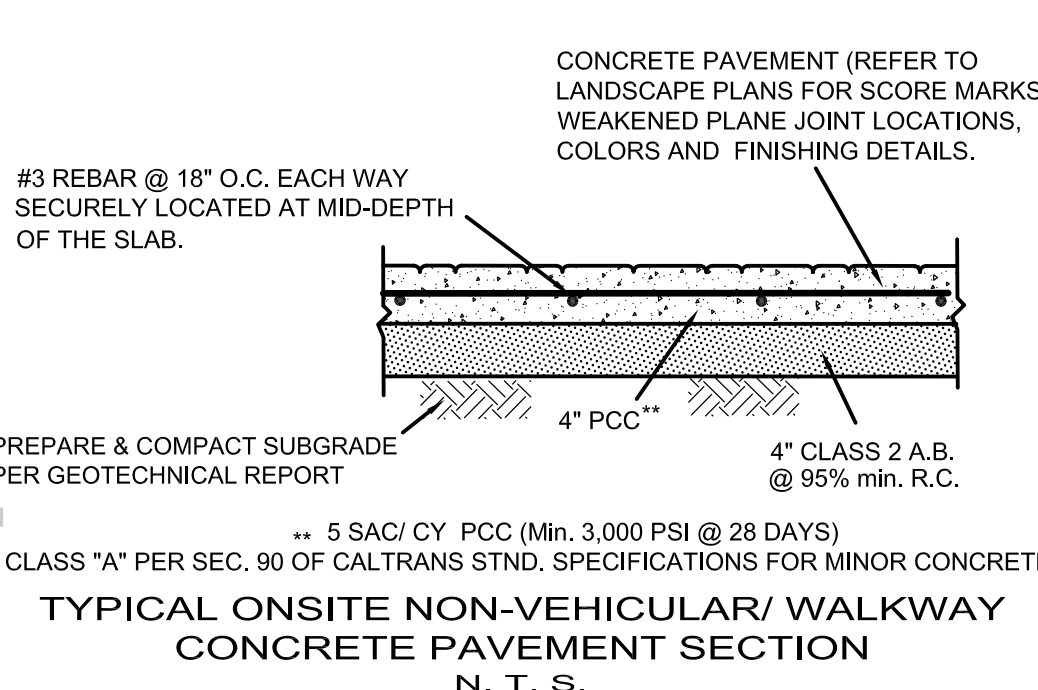
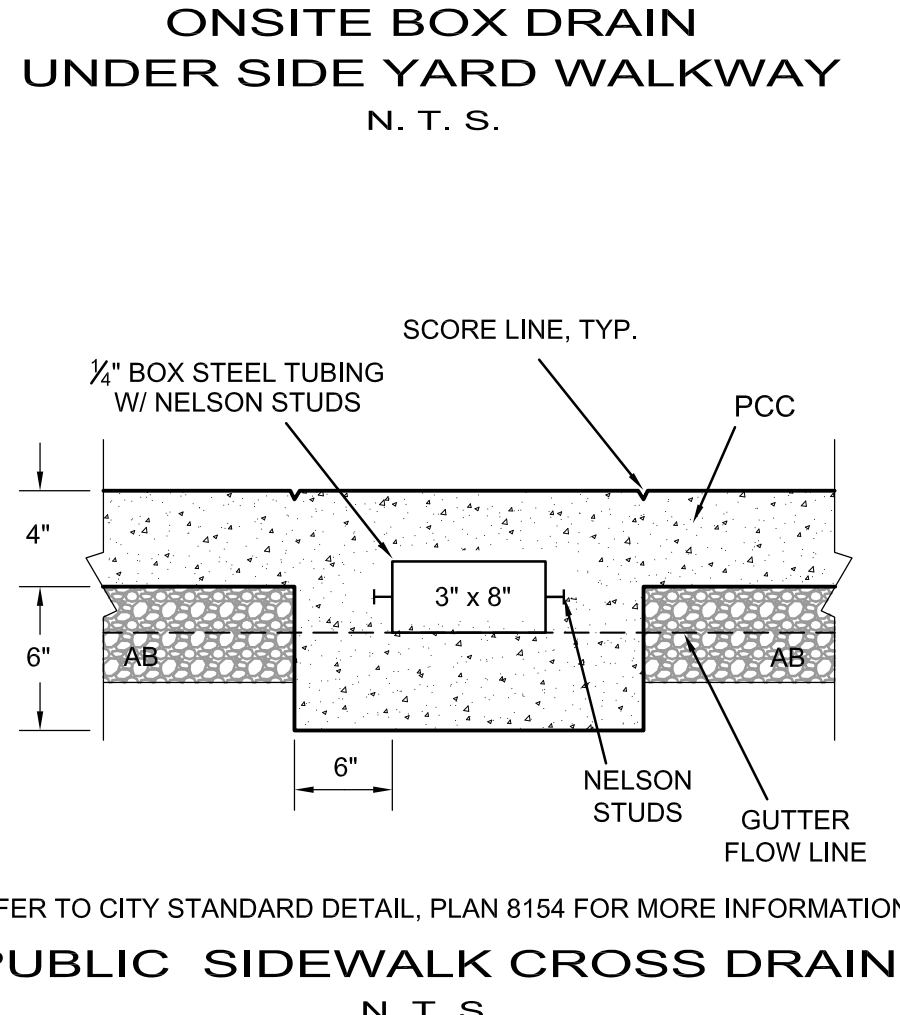
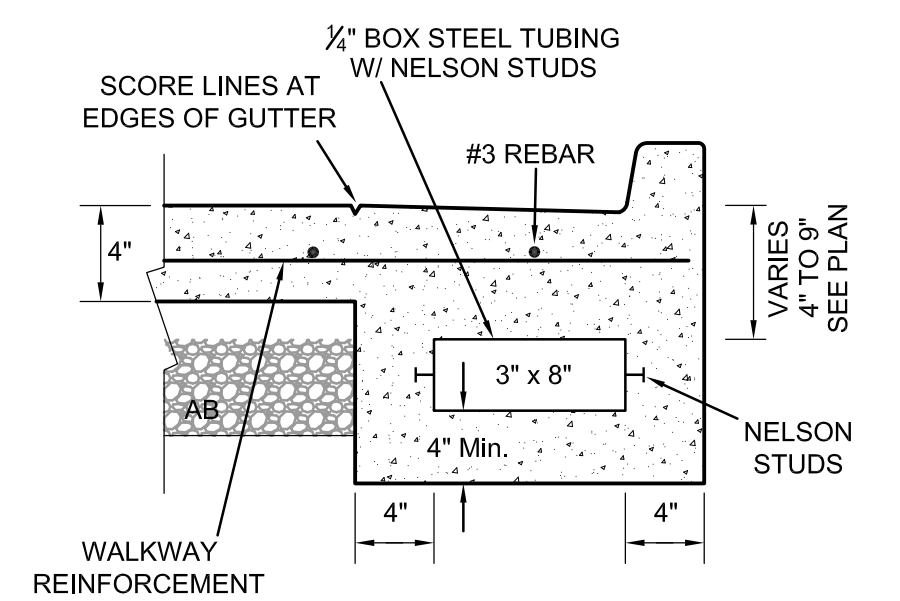
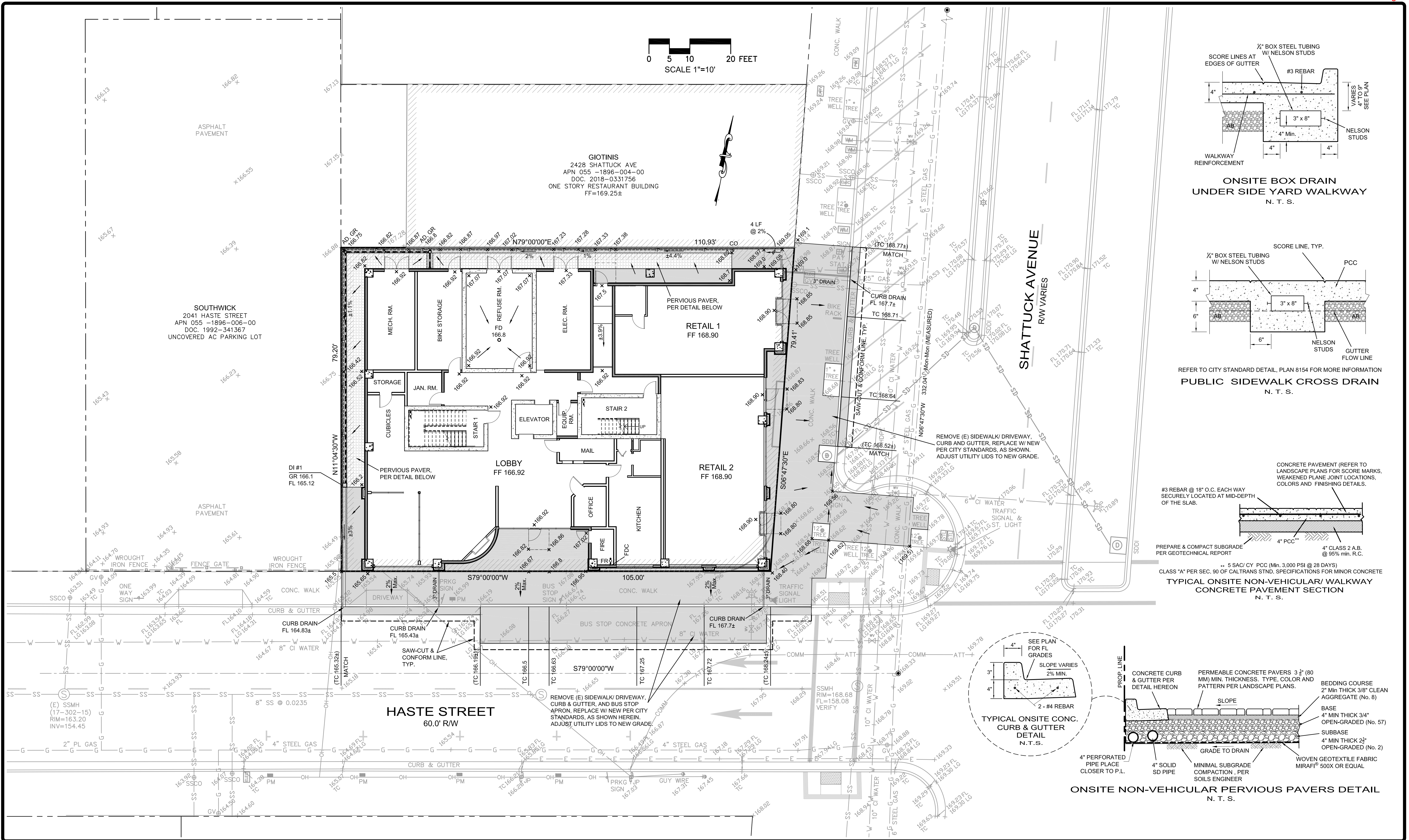
DECORATIVE PAVER 'B' AT ROOF:
LANDMARK OUTDOOR 'FRONTIER 20'
24" SQ. PAVER W/ NATURAL IVORY
STONE APPEARANCE



PERMEABLE PAVER AT GROUND LEVEL:
BELGARD 'AQUALINE' 80mm (4-1/2 x 9 x3-1/8)
MODULE, VICTORIAN COLOR BLEND (SHOWN)



EXAMPLE IMAGE: 2450 SHATTUCK AVENUE
RAISED CIRCULAR PLANTER WITH LOW METAL RAILING



NO.	DATE	BY	REVISIONS

SCALE 1"=10'
DATE 03/01/2022
ENGINEER H.N.
JOB NO. 21-127

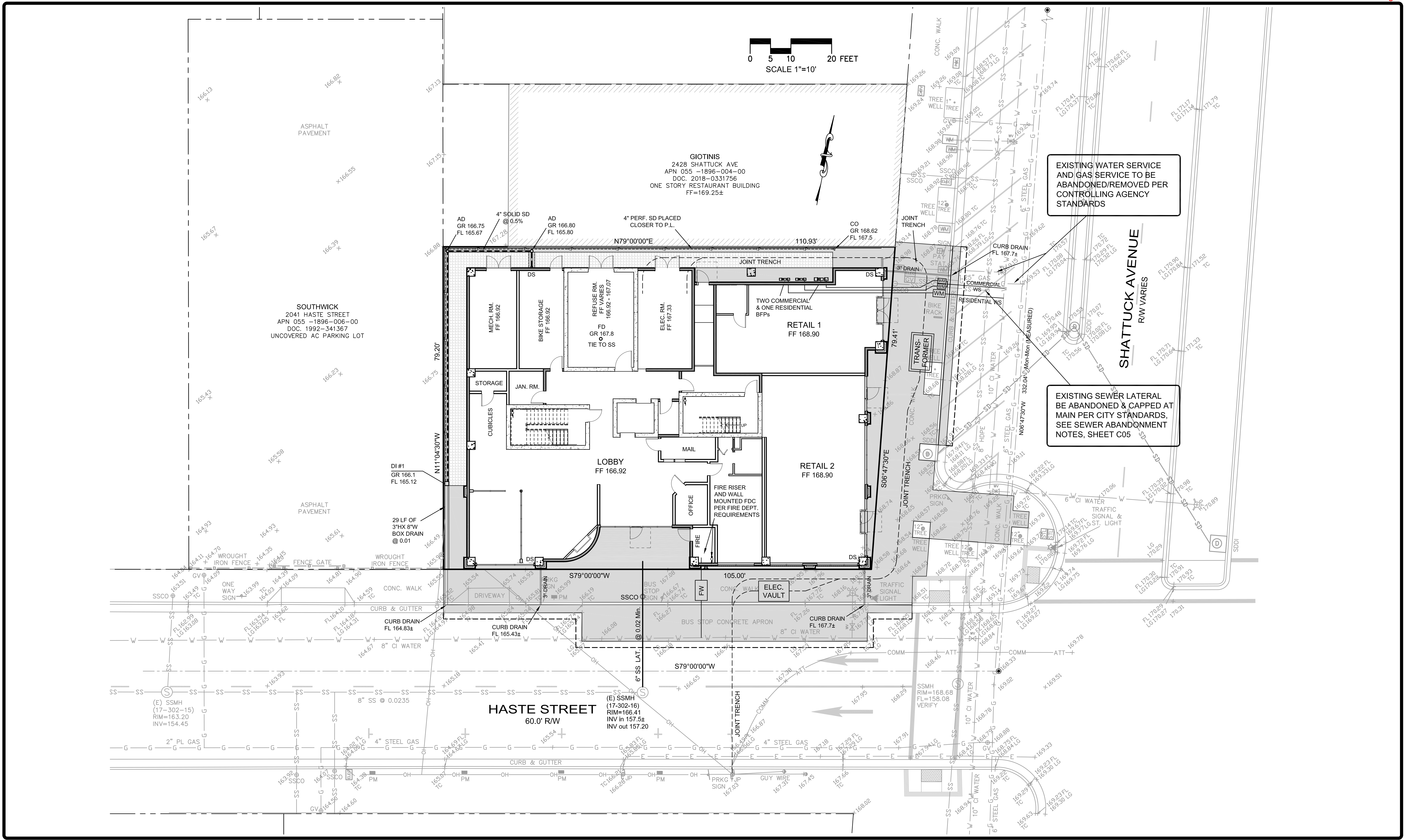
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 29528
IZZAT S. NASHASHIBI
R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
THE LAIR
2440 SHATTUCK AVENUE
APN 055 -1896-005-00

BERKELEY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET C01
OF 3 SHEETS
JOB NO. 21-127



NO.	DATE	BY	REVISIONS

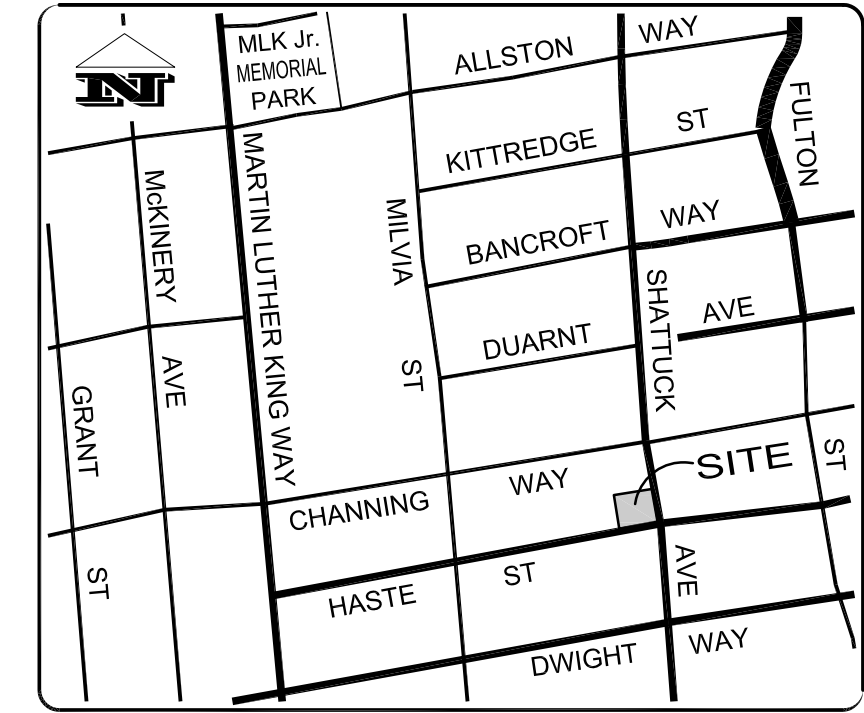
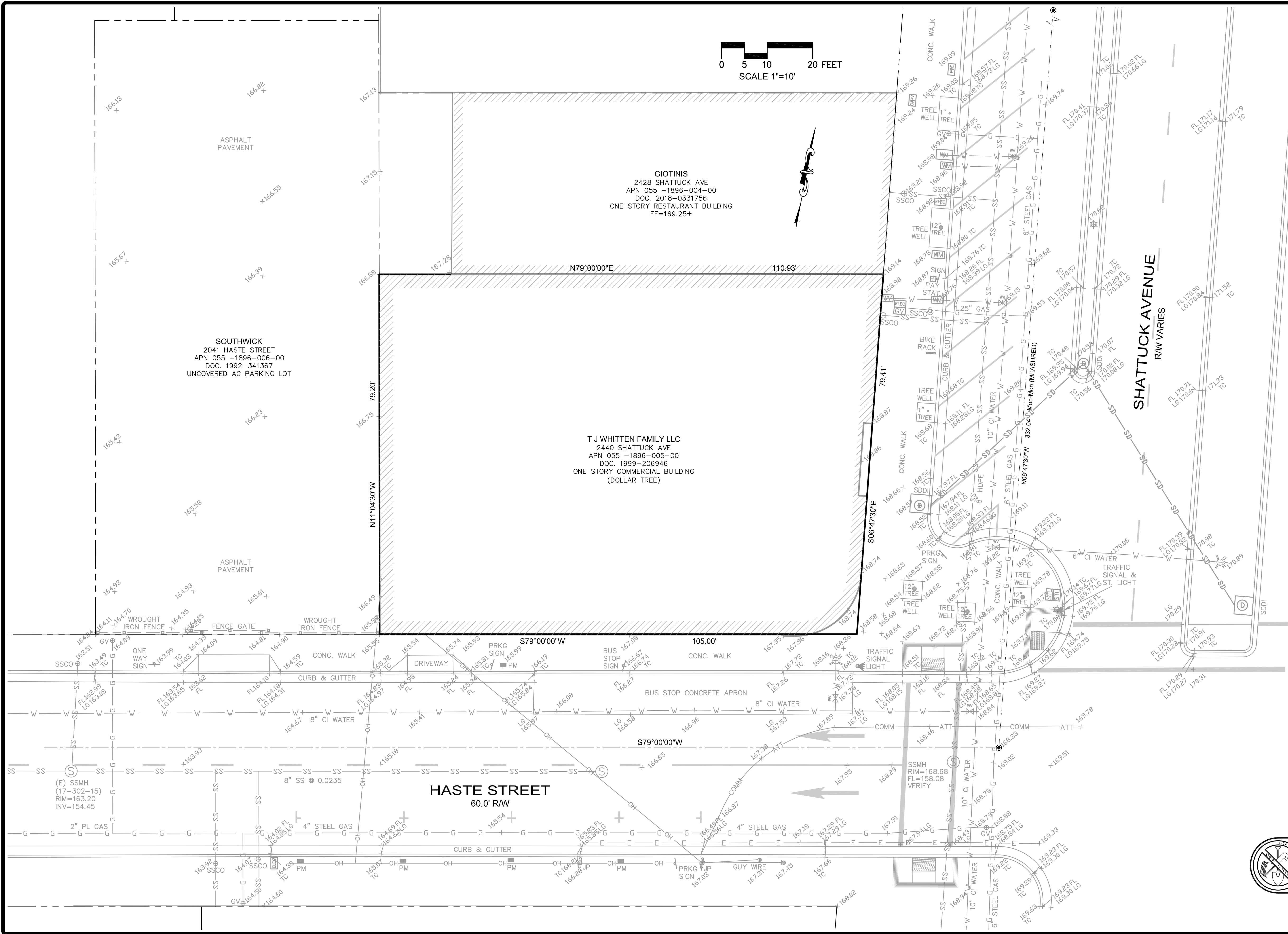
SCALE	1"=10'
DATE	03/01/2022
ENGINEER	H.N.
JOB NO.	21-127

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 29528
H.N. Nashashibi
IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY UTILITY PLAN
FOR
THE LAIR
2440 SHATTUCK AVENUE
APN 055 -1896-005-00
BERKELEY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET **C02**
OF 3 SHEETS
JOB NO. 21-127



LEGEND

	PROPERTY LINE
	CENTERLINE
	JOINT POLE
	SANITARY SEWER & MANHOLE
	STORM SEWER & MANHOLE
	DRAIN INLET/CATCH BASIN
	FIRE HYDRANT
	FORCED MAIN
	COMMUNICATION
	WATER MAIN & GATE VALVE
	SPOT ELEVATION
	OVERHANG UTILITY
	SIGN
	EXISTING TREE
	STANDARD CITY MONUMENT
	DCD ASSEMBLY, SERVICE & VALVE
	WATER SERVICES & METER
	ELECTRIC BOX
	STREET LIGHT
	PG&E BOX
	CABLE TELEVISION BOX
	TRAFFIC SIGNAL BOX

BASIS OF BEARINGS:
TAKEN AS NORTH 06°47'30" WEST BETWEEN THE TWO FOUND MONUMENTS IN SHATTUCK AVENUE AS SHOWN ON PARCEL MAP 1983 (91 M 56).

DATUM:
ELEVATIONS SHOWN HEREON ARE BASED UPON B0361
1/2" Ø BRASS PIN IN MONUMENT WELL ELEVATION: 168.33'

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE (USA) NOTIFICATION NUMBER SHALL BE KEPT AT THE JOB SITE.

LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS WALLS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

NO.	DATE	BY	REVISIONS

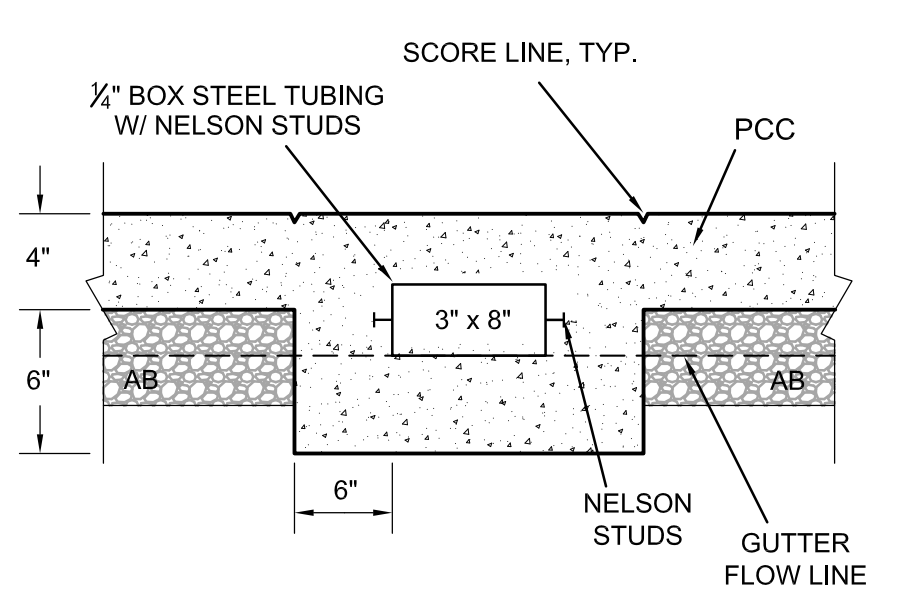
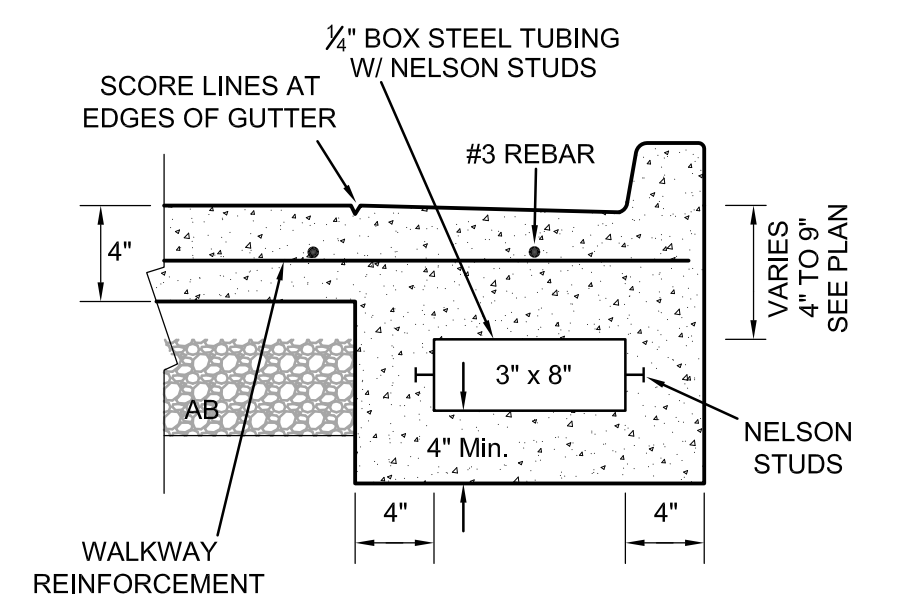
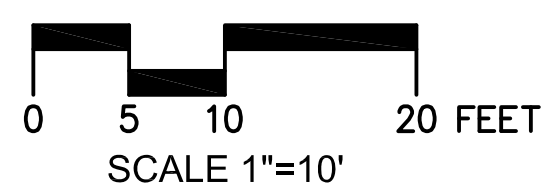
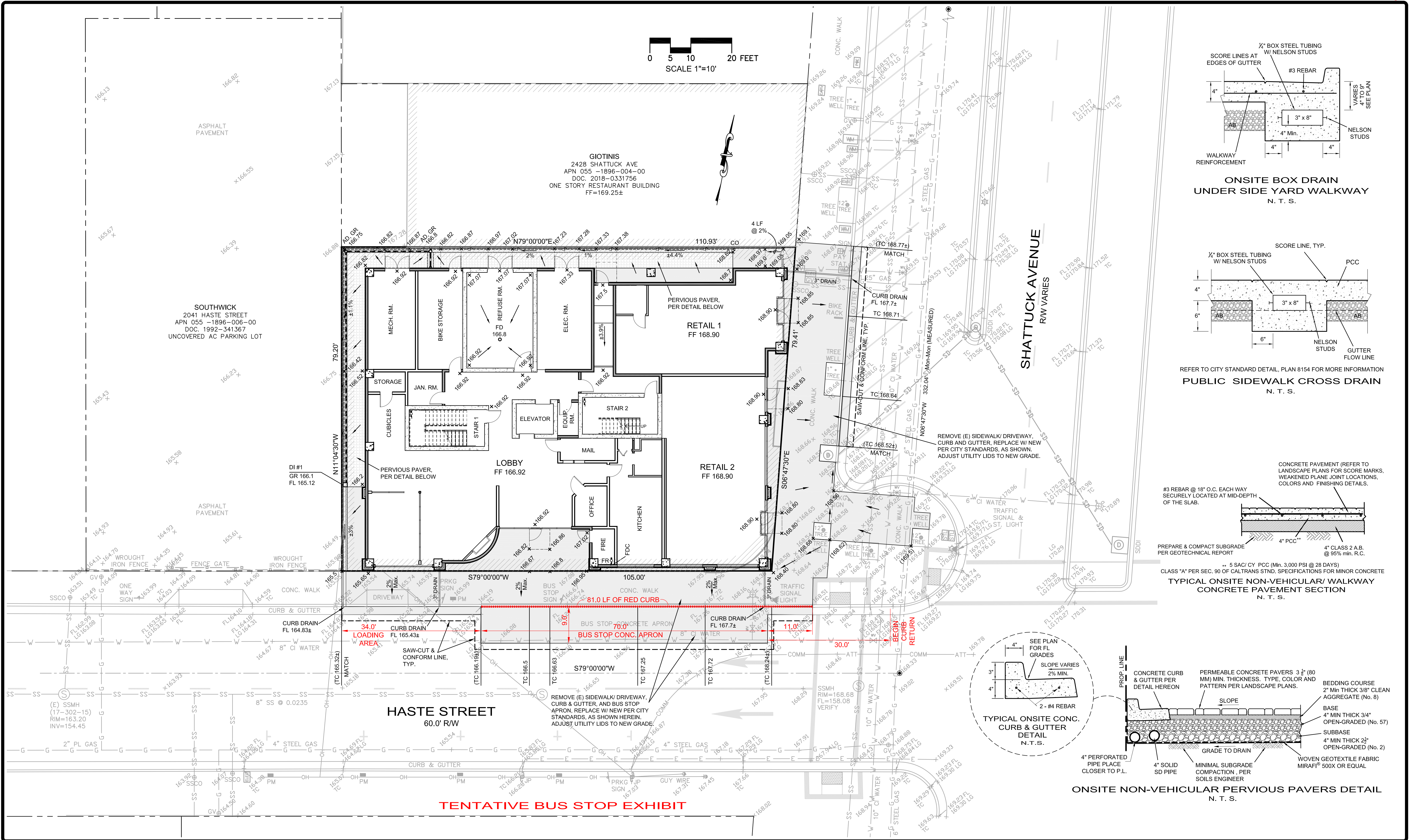
SCALE	1"=10'
DATE	07/20/2021
ENGINEER	EK/HN
JOB NO.	21-127

LICENSED LAND SURVEYOR
ERIC (RICK) HUMANN
No. 5452
P.L.S. 5452

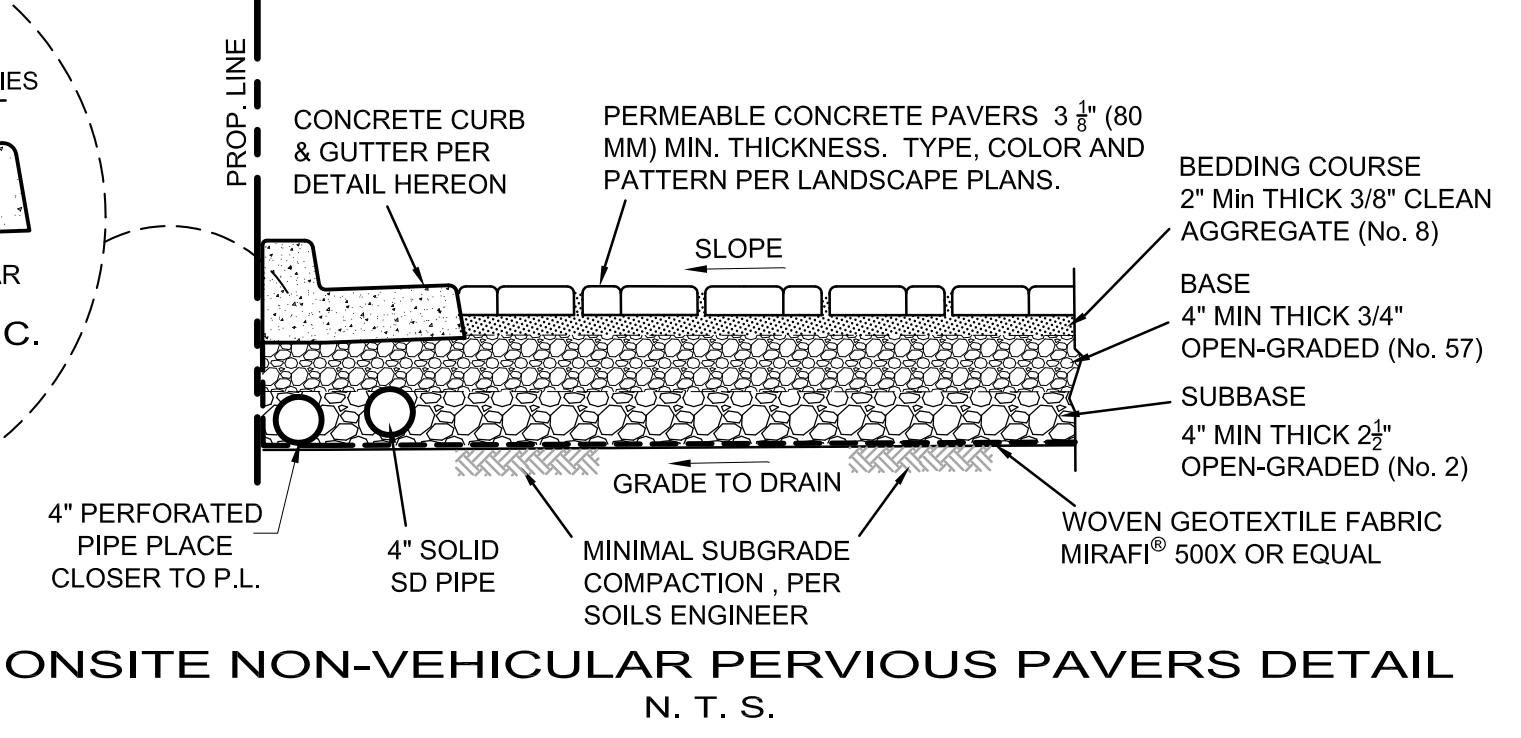
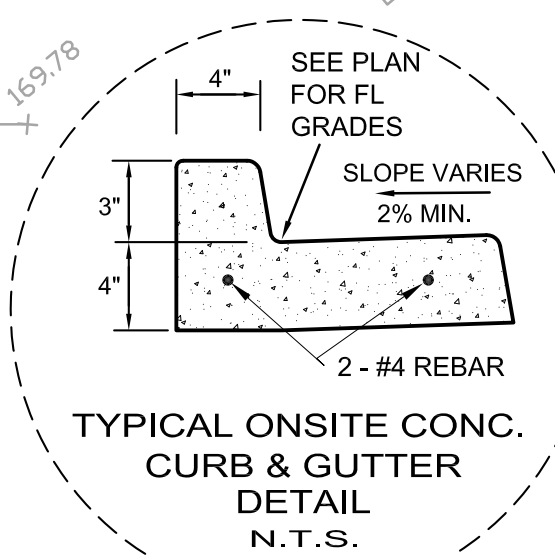
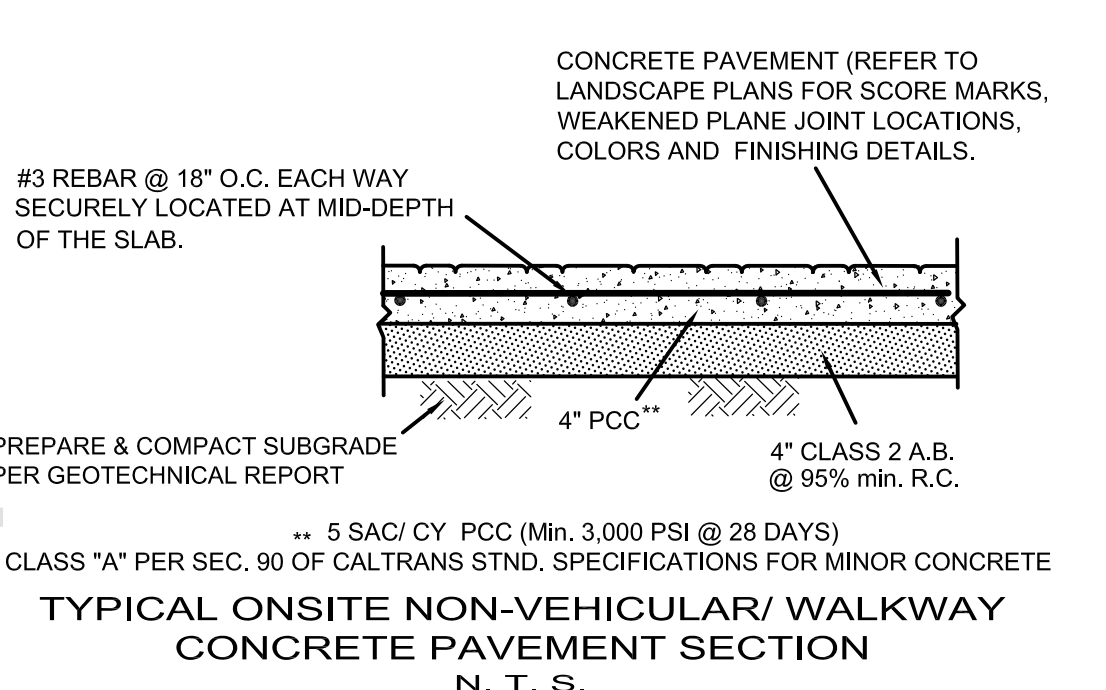
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
T. J. WHITTEN FAMILY LLC
2440 SHATTUCK AVENUE
APN 055 -1896-005-00
BERKELEY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET	C03
OF 3 SHEETS	
JOB NO.	21-127



REFER TO CITY STANDARD DETAIL, PLAN 8154 FOR MORE INFORMATION



NO.	DATE	BY	REVISIONS

SCALE 1"=10'
DATE 03/01/2022
ENGINEER H.N.
JOB NO. 21-127

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 29528
IZZAT S. NASHASHIBI R.C.E. 29528

TENTATIVE BUS STOP EXHIBIT FOR THE LAIR
2440 SHATTUCK AVENUE
APN 055 -1896-005-00
BERKELEY CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET EXH.1
OF 1 SHEETS
JOB NO. 21-127

The Lair

2440 Shattuck Avenue, Berkeley, CA

APPLICATION STATEMENT (1.25.22)

The Lair is a proposed eight-story mixed-use project located at 2440 Shattuck Avenue. The design goal was to create a well-articulated and sculpted building which creates a unique statement in the area and provide much needed housing in Berkeley. The approximately 58,288 sf, eight-story project will be 84'6" height to the top of the roof. The site area is 8,560 sf. All units will be rental, and we are requesting a State Density Bonus. The base project consists of 30 units, and the overall proposed project, including density bonus units, will be 40 units.



The Lair consists of 40 dwelling units with a mix of one, two & three bedroom units, on seven levels, over approximately 2,700 sf of ground level retail and amenity uses for the residents. At the residential lobby entry, a dramatic curving green wall that extends into the lobby (designed and maintained by Habitat Horticulture) creates an inviting and unique statement for the project. (www.habitathorticulture.com).

The project incorporates a retail presence along the street with a variation of building materials and forms that break down the building's mass. The retail is differentiated with a strong horizontal band, hollow metal deep depth storefronts, providing a bold statement for the retail and an exciting pedestrian interaction at the street. In addition, to providing open space, The Lair also includes on-site



amenities that provide sustainable livability for the residents.

Concessions/Waivers Requested to Accommodate Density Bonus

CONCESSIONS

1. **Parking** No parking will be provided for the retail (667sf/car= 5 Cars)
A basement parking garage is not financially feasible

WAIVERS

1. **Height** To exceed 60 feet in the C-DMU zone in order to accommodate and allow construction of the proposed project including the density bonus units.
2. **SetBack** To limit our interior side and rear setbacks to 5' on all floors, exceeding the 15' minimum setback greater than 75' in height, except for the 8th Flr front setback along Shattuck, which will be at least 20'.
3. **Open Space** We are providing a roof terrace, but will be under the 80/sf requirement.
4. **Landscape Coverage** We will be under the 40% coverage on the landscaping requirement.

HOUSING AFFORDABILITY/DENSITY BONUS STATEMENT

The Lair is proposed as an all rental project and would comply with the City's Housing Mitigation Fee Ordinance by providing the requisite number of units at affordable rental rates according to California State Density Bonus law. This project will include Very Low Income units in order to qualify for a density bonus, and development standard waivers (for height) under the State Density Bonus Law (Government Code section 65915). The applicant would pay the resulting affordable housing impact fees reduced by virtue of the provision of the very low-income units. The applicant reserves the right to pay the in-lieu fee

As noted above, the overall number of affordable income units would be 3 units and these units would be reasonably dispersed throughout the building. The size and amenities of the affordable units would be of comparable size, and would contain the same number of bedrooms, and have comparable appearance, materials and finish quality as the market rate units in the project.

Natural Gas Prohibition, Berkeley Energy Code, and Berkeley Green Code

The Project will not include any natural gas, including the ground floor for restaurant uses, and will conform with BMC Chapter 12.80. 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.



NEW HOME RATING SYSTEM, VERSION 8.2

Blueprint Scoresheet

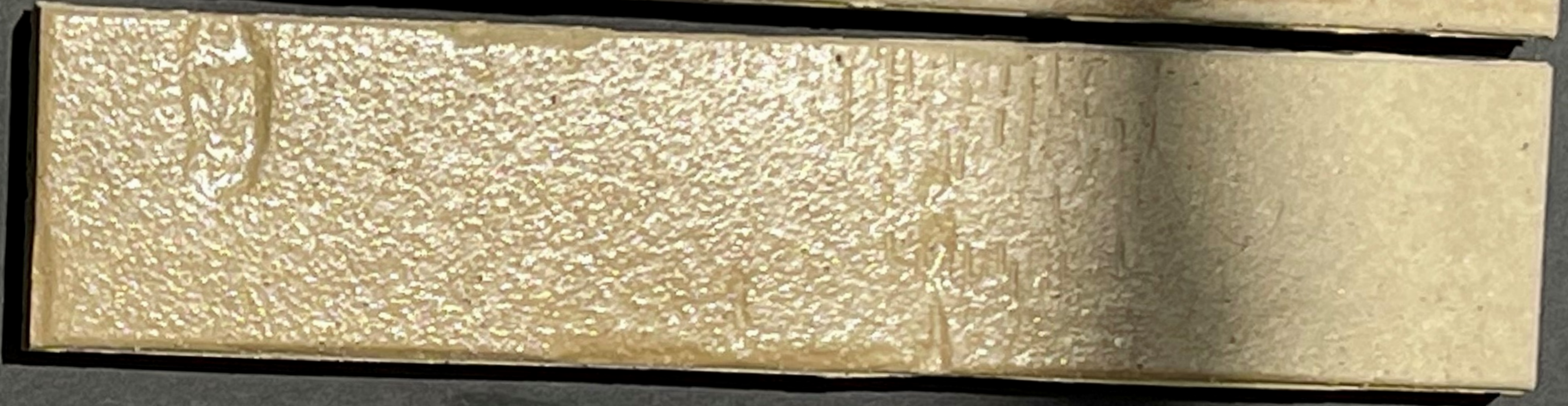
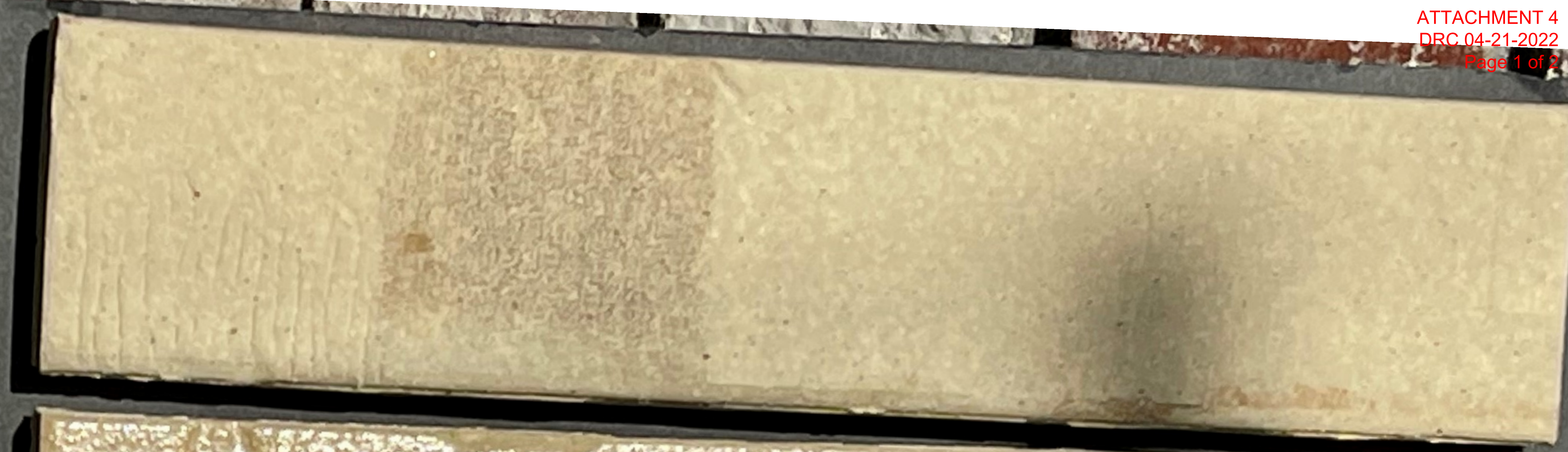
Points Targeted: 132.0
 Certification Level Targeted: Gold
 Compliance Pathway Targeted: Option 2: All Electric Compliance
 T24 Compliance Targeted: 1 %

The Lair		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
A. SITE									
A2. Job Site Construction Waste Diversion									
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1			
Yes	A3. Recycled Content Base Material	1				1			
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		1					
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1				
Yes	A6. Stormwater Control: Prescriptive Path	1					1		
	A6.2 Filtration and/or Bio-Retention Features	1					1		
B. FOUNDATION									
Yes	B1. Fly Ash and/or Slag in Concrete	1				1			
Yes	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	2			2				
Yes	B5. Structural Pest Controls	1				1			
	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1			
C. LANDSCAPE									
13.20%	Enter the landscape area percentage. Points capped at 3 for less than 15%.								
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1		
Yes	C2. Three Inches of Mulch in Planting Beds	1					1		
Yes	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	0				1			
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	0					3		
Yes	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	0					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	0					2		
Yes	C6. High-Efficiency Irrigation System								
Yes	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0					2		
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2		
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2		
≤0.5 Eto	C11. Landscape Meets Water Budget	0					1		
Yes	C12. Environmentally Preferable Materials for Site								
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1			
Yes	C13. Reduced Light Pollution	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
Yes	D10. Structural Pest and Rot Controls								
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1			
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1			
E. EXTERIOR									
Yes	E1. Environmentally Preferable Decking	1				1			
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1			
Yes	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		
F. INSULATION									
Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes	F1.1 Walls and Floors	0.5				0.5			
Yes	F1.2 Ceilings	0.5				0.5			
Yes	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes	F2.1 Walls and Floors	0.5			0.5				
Yes	F2.2 Ceilings	0.5			0.5				
Yes	F3. Insulation That Does Not Contain Fire Retardants								
Yes	F3.1 Cavity Walls and Floors	1			1				
Yes	F3.2 Ceilings	1			1				
Yes	F3.3 Interior and Exterior Insulation	1			1				
G. PLUMBING									
Yes	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
Yes	G2. Install Water-Efficient Fixtures								
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
Yes	H1. Sealed Combustion Units								
Yes	H1.2 Sealed Combustion Water Heater	2			2				
Yes	H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1			1				
Yes	H4. ENERGY STAR® Bathroom Fans								
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1				
Yes	H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1			1				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1				
Yes	H7. Effective Range Design and Installation								
Yes	H7.1 Effective Range Hood Ducting and Design	1			1				
J. BUILDING PERFORMANCE AND TESTING									
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1				
Yes	J2. Supply and Return Air Flow Testing	2		1	1				
Yes	J3. Mechanical Ventilation Testing and Low Leakage	1			1				
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1				
Yes	J5. Building Energy Performance								
Opport. All Electric Compliance	J5.1 Home Outperforms Title 24	27		25+					
10.03%	J5.2 Non-Residential Spaces Outperform Title 24	10.0346		15					
K. FINISHES									
≥50%	K4. Environmentally Preferable Materials for Interior Finish								
≥50%	K4.1 Cabinets	1				2			
≥50%	K4.2 Interior Trim	1				2			
≥50%	K4.4 Doors	1				2			
Yes	K4.5 Countertops	1				1			
Yes	K5. Formaldehyde Emissions in Interior Finish Exceed CARB								
Yes	K5.1 Doors	1			1				
Yes	K5.2 Cabinets and Countertops	2			2				
Yes	K5.3 Interior Trim and Shelving	2			2				
Yes	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2			2				

Yes	K9. Durable Cabinets	2				2			
L. FLOORING									
≥50%	L1. Environmentally Preferable Flooring	2				3			
≥50%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	2			3				
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	
<25 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	1		2					
	M5. Lighting Efficiency								
Yes	M5.1 High-Efficacy Lighting	2		2					
Yes	M8. Gearless Elevator	1		1					
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1					1	
>35	N1.3 Conserve Resources by Increasing Density	4		2				2	
Yes	N1.4 Cluster Homes for Land Preservation	2	1					1	
	N2. Home(s) Development Located Near Transit								
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1						
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2						
10	Enter the number of Tier 1 services								
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						
	N7. Adaptable Building								
Yes	N7.1 Universal Design Principles in Units	2	1			1			
O. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5			1	0.5	
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5		0.5	0.5	
	O6. Green Building Education								
Yes	O6.1 Marketing Green Building	2	2						
Yes	O6.2 Green Building Signage	1		0.5				0.5	
P. DESIGN CONSIDERATIONS									
	P1. Acoustics: Noise and Vibration Control	0	1			1			
3	Enter the number of Tier 1 practices								
2	Enter the number of Tier 2 practices								
	P2. Mixed-Use Design Strategies								
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1			1	
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1				
	P3. Commissioning								
Yes	P3.1 Design Phase	2		1		1			
Summary									
Total Available Points in Specific Categories		404.5	47	135.5	73	91	58		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Targeted		132	14	51.535	30.5	27.5	8.5		



Smooth Plaster
SW Turkish Coffee 6076



Beige McNear Brick



Black Anodized
Window Frame



San Juan & Myford McNear Brick

The Lair ~ 2440 Shattuck Avenue



Smooth Plaster
SW Turkish Coffee 6076



Beige McNear Brick



Black Anodized
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