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Office of the City Manager

INFORMATION CALENDAR
June 16, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: 2276 Shattuck Avenue /#LMSAP2024-0005

## INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that "a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting."

## CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject Landmark property. This action is subject to a 15-day appeal period, which began after the notice was mailed on June 1, 2026.

## BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by June 16, 2026. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Allison Riemer, Senior Planner, Planning and Development, 510-981-7433

Attachments:

1: Notice of Decision – #LMSAP2024-0005 / 2276 Shattuck Avenue

Attachment 1, Part 1

LANDMARKS PRESERVATION COMMISSION

# Notice of Decision

**DATE OF BOARD DECISION: December 4, 2025**
**DATE NOTICE MAILED: June 1, 2026**
**APPEAL PERIOD EXPIRATION: June 16, 2026**
**EFFECTIVE DATE (Barring Appeal or Certification): June 17, 2026[1]**

# 2276 Shattuck Avenue – Morse Block (Donogh Arms)

## Structural Alteration Permit #LMSAP2024-0005 to rehabilitate street-facing elevations and construct a 15-story addition at a City Landmark property.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Applicant** Rhoades Planning Group
  2140 Shattuck Ave., Suite 705
  Berkeley, CA

- **Property Owner** Pasand Courtyard, LLC
  2804 Gateway Oaks Dr., #100
  Berkeley, CA

**ZONING DISTRICT:** Downtown Mixed Use (C-DMU)

**ENVIRONMENTAL REVIEW STATUS:** The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation.*

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1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 15-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2024-0005
2276 Shattuck Avenue
Mailed: June 1, 2026


**The application materials for this project are available online at:**
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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**FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

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**COMMISSION VOTE: 6-0-0-1**

**YES:** FINACOM, LEUSCHNER, MONTGOMERY, MONTILLA, ORBUCH, SCHWARTZ

**NO:** NONE

**ABSTAIN:** NONE

**ABSENT:** CRANDALL

**TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):**
To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $3,000. This fee may be reduced to $1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
   b. The fee for all appeals by Applicants is $6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day

following expiration of the appeal period.

**NOTICE CONCERNING YOUR LEGAL RIGHTS:**

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:

   A. That this belief is a basis of your appeal.

   B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.

   C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

   If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

**PUBLIC COMMENT:**

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

**FURTHER INFORMATION:**

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

**ATTACHMENTS:**

1. Findings and Conditions
2. Project Plans

**ATTEST:**

Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
Rhoades Planning Group, 2140 Shattuck Ave., Suite 705, Berkeley 94704
Pasand Courtyard, LLC, 2804 Gateway Oaks Dr., #100, Sacramento 95833

Attachment 1, Part 2

Findings and Conditions

# 2276 Shattuck Avenue – Morse Block (Donogh Arms)

## Structural Alteration Permit #LMSAP2024-0005 to rehabilitate street-facing elevations and construct a 15-story addition at a City Landmark property.

### FINDINGS REQUIRED UNDER CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation").

### FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

Regarding the Secretary of the Interior's Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Evidence: The property will retain its historic mixed-use, including commercial and residential uses.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Evidence: The proposed project would rehabilitate the building's street-facing elevations. The proposed overall retention of extant storefronts and selective addition of an entrance front and a storefront on Bancroft Way would not affect any historic forms, spaces or features of the historic building façades while adding compatibly designed features. The proposed scope of work retains all the building's character-defining features, aside from its three-story roof with flat roof and parapet.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   Evidence: The proposed residential entry and storefront entry at the lounge along Bancroft Way will be differentiated from the existing historic storefronts.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   Evidence: The subject property does not feature changes that have acquired significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

   Evidence: The proposed project will retain all of the identified character-defining forms, features and materials of the historic building façades along with the construction techniques and craftsmanship embodied therein, without change or loss.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Evidence: The proposed project would retain and repair deteriorated historic features including existing storefront windows and surrounding brick exterior, spandrel panels, decorative elements at the upper façade, and decorative cornice elements. Deteriorated wood windows at the second and third floors will be replaced with aluminum windows when retention is not feasible.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Evidence: The proposed historic building façade work will include cleaning and repairing identified historic exterior elements and materials, consistent with the Standards.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Evidence: The project does not have the potential to affect any archaeological resources because the project does not require any excavation or substantial ground disturbance.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   Evidence: The proposed project includes constructing a 15-story addition above the historic, three-story building, of which the street-facing elevations will be rehabilitated. The project will retain and reuse the architecture of a turn-of-the-20th century, downtown mixed-use building within its historic urban setting. The proposed design establishes a clear separation between the old building and the new addition by setting the addition

back. The proposed new addition is a contemporary design and employs contemporary details and materials. The proposed use of color to subtly differentiate between the historic base and tower addition further distinguishes the old and the new. While relatively large, the proposed addition enables reuse as well as the retention and protection of the historic building façades.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Evidence: If the proposed new addition were to be removed in the future, the historic building façades would remain and continue to retain most of its character-defining features and continue to convey its historic significance as an early 20th century mixed-use building.

## FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

*(a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.*

Evidence: The character-defining exterior features of this Neoclassical mixed-use building include its prominent corner location, three-story height, U-shaped footprint with light court, tripartite composition, expression of the piano nobile, prominent decorative cornice, brick pilasters and quoins, spandrel panels, buff brick exterior, wood one-over-one windows at second and third stories, and ground floor storefronts. Overall, most of the character-defining features will be retained under the proposed project.

*(b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.*

Evidence: N/A. The site is a designated City Landmark Park and not in a Historic District.

*(c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the*

*proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.*

Evidence: N/A. The site is a designated City Landmark Park and not a Structure of Merit.

# Exhibit A

## Conditions of Approval
December 4, 2025

| I. General Administrative Conditions | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1. | **Project Approval**. This Structural Alteration Permit approval is for 2276 Shattuck Avenue, as substantially shown and described on the project plans received October 17, 2025, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on December 4, 2025 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City. | City of Berkeley | On-Going | Land Use Planning |
| 2. | **Approval Limited to Proposed Project.** This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description. | City of Berkeley BMC Sections 23.404.060 | On-Going | Land Use Planning |
| 3. | **Compliance Required.** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property. | City of Berkeley | On-Going | Land Use Planning |
| 4. | **Conformance to Approved Plans.** All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval. | City of Berkeley BMC Section 23.404.060. B.4 | On-Going | Land Use Planning |

| | I. General Administrative Conditions | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 5. | **Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral. | City of Berkeley BMC Section 23.404.080 | On-Going | Land Use Planning |
| 6. | **Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.<br>A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.<br>B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.<br>C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).<br>D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit. | City of Berkeley BMC Section 23.404.060 (C) "Time Limits" | On-Going | Land Use Planning |
| 7. | **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, | City of Berkeley | On-Going | Land Use Planning |

| I. General Administrative Conditions | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| | "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. | | | |

| II. At Building Permit Submittal | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1. | **Conditions of Approval on Building Permit Plan Submittal**<br>**Structural Alteration Permit.** The Conditions of Approval for this Structural Alteration Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title 'Structural Alteration Permit Conditions.' | City of Berkeley | At the Time of Building Permit Submittal | Building & Safety/Land Use Planning |

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| 2. | **Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis.<br>**Please designate the name of this individual below:**<br><br>☐ **Project Liaison** _____<br>Name Phone # | City of Berkeley | At the Time of Building Permit Submittal | Building & Safety/Land Use Planning |
| 3. | **Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste. | City of Berkeley<br>BMC Chapter 19.37 | At Building Permit Submittal | Building & Safety Division |

| **III. During Construction**<br>**A. Building & Safety Division** | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1 | **Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday. | City of Berkeley | During Construction | Building & Safety |
| 2. | **Construction Hours- Exceptions**. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days. | City of Berkeley | During Construction | Building & Safety |

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| 3. | **Construction / No Parking Permits**. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff. | City of Berkeley | During Construction | Building & Safety |

| **IV. During Construction<br>B. Land Use Planning** | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1. | **Paleontological Resources (Ongoing throughout demolition, grading, and/or construction)**. In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval. | City of Berkeley | During Construction | Land Use Planning |

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| 2. | **Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,** all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required. | City of Berkeley | During Construction | Land Use Planning |
| 3. | **Archaeological Resources (Ongoing throughout demolition, grading, and/or construction**). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:<br>**A**. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.<br>**B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.<br>**C.** In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations. | City of Berkeley | During Construction | Land Use Planning |

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| | **D.** If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.<br>**E.** If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center. | | | |

| **IV. During Construction**<br>**C. During Construction: Public Works** | | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1. | **Site Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground. | City of Berkeley | During Construction | Public Works |
| 2. | **Street & Sidewalk Damages.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site. | City of Berkeley | During Construction | Public Works |
| 3. | **Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction | City of Berkeley | During Construction | Public Works |
| 4. | **Hauling of Debris.** Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board. | City of Berkeley | During Construction | Public Works |

| | V. Structural Alteration Permit Conditions | Regulation Source | Timing/Implementation | Enforcement/Monitoring |
|---|---|---|---|---|
| 1. | **Repair and replacement of character-defining features**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence. | City of Berkeley | On-Going | Land Use Planning |
| 2. | **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible. | City of Berkeley | On-Going | Land Use Planning |
| 3. | **Equipment.** Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 4. | **Glass.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 5. | **Exterior Lighting.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels. | City of Berkeley | On-Going | Land Use Planning |
| 6. | **Landscaping.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 7. | **Other Permits.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work. | City of Berkeley | On-Going | Land Use Planning |
| 8. | **Final Design Review.** Pursuant to BMC Section 23.406.070, prior to issuance of any building permit for this project, the project proponent shall obtain Final Design Review (FDR) approval | City of Berkeley | Prior to Building Permit Issuance | Land Use Planning |

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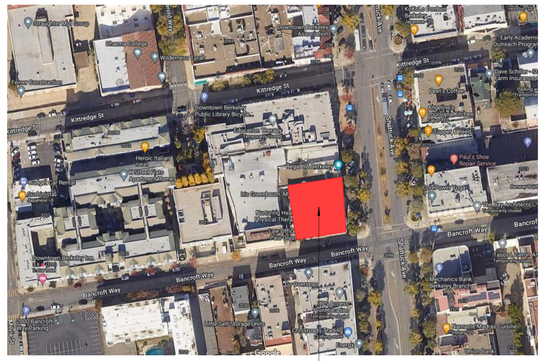
|---|---|---|---|---|
| | from the Landmarks Preservation Commission. | | | |
| 9. | **Site-Specific Preservation Treatment Plan.** A site-specific historic preservation plan for the retained portion of the City Landmark Morse Block shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. All procedures should be defined to avoid inadvertent damage to historic building façades that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 10. | **Ground Floor Glass.** Ground floor glass is to be clear, not opaque or tinted windows. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 11. | **Restored Brick.** No painting of restored brick. | City of Berkeley | On-Going | Land Use Planning |
| 12. | **Existing Cornice.** Retain and rehabilitate existing cornice elements and colors. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 13. | **Plaque.** Update the existing plaque to incorporate the new improvements or install a new plaque that includes details about the changes. | City of Berkeley | Prior to Certificate of Occupancy | Land Use Planning |

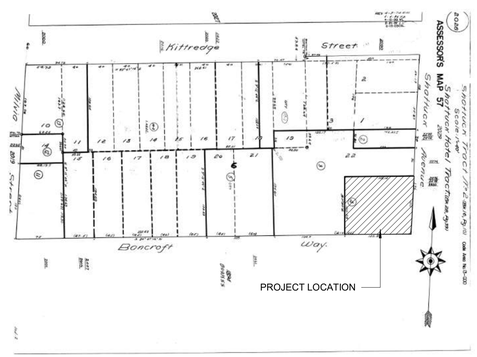
| | | | | |
|---|---|---|---|---|
| 14. | **Horizontal Banding.** Revisit the horizontal banding. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |
| 15. | **Window Depth.** Show more window and elevation details for window depth. | City of Berkeley | At the Time of Building Permit Submittal | Land Use Planning |

# 2276 SHATTUCK AVENUE
# ENTITLEMENT APPLICATION 11/22/24, LPC REVISIONS 10/15/25




5 LOCATION MAP

4 VICINITY MAP




3 ASSESSOR'S PARCEL MAP

## ZONING CODE INFORMATION

| | | | |
|---|---|---|---|
| **SITE INFORMATION** | | | |
| ADDRESS | **2276 SHATTUCK AVENUE BERKELEY, CA** | | |
| APN | **057 2028-04** | | |
| ZONING DISTRICT | **C-DMU CORRIDOR** | | |
| **SEISMIC SAFETY** | | | |
| ALQUIST PRIOLO | NO | LIQUEFACTION ZONE | NO |
| LANDSLIDE ZONE | NO | UNREINFORCED MASONRY | NO |
| **HISTORIC INFO** | | | |
| LANDMARK / STRUCTURE OF MERIT | YES | | |
| **ENVIRONMENTAL SAFETY** | | | |
| CREEK BUFFER | NONE | FIRE ZONE | **1** |
| REDEVELOPMENT AREA | NO | FLOOD ZONE | NO |

## BUILDING DATA PER PLANNING CODE

| | EXISTING | PERMITTED / REQUIRED | NEW: BASE PROJECT CALCULATION | NEW: PROPOSED PROJECT CALCULATION | NOTES / CODE REFERENCE |
|---|---|---|---|---|---|
| **BUILDING / LOT INFO** | | | | | |
| LOT AREA | 10,948 SF | - | NO CHANGE | NO CHANGE | |
| BUILDING FOOTPRINT | 10,230 SF | - | 10,948 SF | 10,308 SF | |
| LOT COVERAGE | 93% | - | 100% | 94% | |
| **AREAS** | | | | | |
| COMMERCIAL FLOOR AREA | 32,350 SF | | 7,403 SF | 4,855 SF | |
| RESIDENTIAL FLOOR AREA | 0 SF | - | 67,891 SF | 132,153 SF | |
| GROSS FLOOR AREA | 32,350 SF | - | 75,294 SF | 137,008 SF | |
| COMMERCIAL USABLE OPEN SPACE | 0 SF | 7,403 SF / 50 SF = 149 SF | 0 SF | 0 SF | 1 SQ.FT / 50 SF BMC TABLE 23.204-39 |
| | | 4,855 SF / 50 SF = 98 SF | - | 0 | ***FEE IN-LIEU OF POPOS*** |
| RESIDENTIAL USABLE OPEN SPACE | 0 SF | 67 UNITS X 80 SF = 5,360 SF | 8,296 SF | - | 80 SF/UNIT |
| | | 134 UNITS X 80 SF = 10,720 SF | - | 4,197 SF | BMC TABLE 23.204-40 |
| | | | | | ***DENSITY BONUS WAIVER REQUESTED*** |
| LANDSCAPED OPEN SPACE | 0 SF | 40% OF 10,720 = 4,288 SF | - | 11% OF 10,720 = 1,164 SF | ***DENSITY BONUS WAIVER REQUESTED*** |
| IMPERVIOUS SURFACE AREA | 10,909 SF | - | | 9,673 SF | |
| **HEIGHT** | | | | | |
| # STORIES | 3 | - | 8 | 18 | |
| MAX BLDG HEIGHT | +/- 46'-0" | 75'-0" | 75'-0" | 205'-0" | BMC:23.204-36: C-DMU |
| | | | | | ***DENSITY BONUS WAIVER REQUESTED*** |
| **SETBACKS** | | | | | |
| FRONT YARD SETBACK | 0'-0" | 0 - 20'-0" BLDG HT= NO MIN. | 0'-0" | 0' | BMC: TABLE 23.204-38 |
| | | 21' - 75' BLDG HT= NO MIN. | 0'-0" | 0' TO 9'-9" | |
| | | 76' - 120'0 + BLDG HT= 15'-0" MIN. | - | | |
| EAST SETBACK | 0'-0" | 0 - 20'-0" BLDG HT= NO MIN. | 0'-0" | 0'-0" | |
| | | 21' - 75' BLDG HT= 0' - 5'-0" | 0'-0" | 0' TO 2'-0" | |
| | | 76'-120' + BLDG HT = 5' - 15' | - | 2' TO 12'-9" | |
| INTERIOR WEST SETBACK | 5'-6" | 0 - 20'-0" BLDG HT= NO MIN. | 0' TO 5' | 0' TO 10'-5" | |
| | | 21' - 75' BLDG HT= 0'- 5'-0" | 5'-0" | 6' TO 10'-5" | |
| | | 76'-120' + BLDG HT = 5' - 15' | - | 6' TO 10'-5" | |
| REAR YARD SETBACK | 0'-0" | 0 - 20'-0" BLDG HT= NO MIN | 0' TO 5' | 0'-0" | |
| | | 21' - 75' BLDG HT= 5'-0" | 5'-0" | 3' TO 9'-7" | |
| | | 76'-120'+ BLDG HT = 15'-0" | - | 3' TO 9'-7" | |
| **UNITS** | | | | | |
| RESIDENTIAL DENSITY (UNIT COUNT) | | | | | |
| STUDIO | 0 | - | 6 | 15 | |
| 1-BEDROOM | 0 | - | 7 | 16 | |
| 2-BEDROOM | 0 | - | 19 | 31 | |
| 3-BEDROOM | 0 | - | 35 | 72 | |
| **TOTAL** | 0 | - | 67 | 134 | |
| BELOW MARKET RATE UNITS | 0 | | - | 11 | 15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02) |
| MODERATE INCOME UNITS | 0 | | - | 11 | 15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR MI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02) |
| **PARKING** | | | | | |
| RESIDENTIAL CAR PARKING | 0 | 0 | 0 | 0 | BMC 23.322-2 |
| COMMERCIAL CAR PARKING | 0 | 4,855 SF / 1000 SF X 1.5 = 8 | - | 0 | ***AB2097 PARKING EXEMPTION*** |
| ADA PARKING | 0 | | 0 | 0 | |
| BIKE PARKING (COMMERCIAL) | 0 | 7,403 / 2000 = 4<br>4,855 SF / 2,000 SF = 3 | 4 | 4 | |
| BIKE PARKING (SHORT TERM RESIDENTIAL) | 0 | 156 / 40 = 4<br>309 / 40 = 8 | 4 | 8 | 2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER |
| BIKE PARKING (LONG TERM RESIDENTIAL) | 0 | 156 / 3 = 52<br>309/ 3 = 103 | 52 | 105 | 1/3 BEDROOMS, BMC TABLE 23.322-90 |

**UNIT MIX:**

15% VLI + 15% MI FOR 100% DENSITY BONUS =
15% OF 67 (BASE UNITS) = 10.05 = 11

| | MR | BMR | MI | TOTAL |
|---|---|---|---|---|
| **STUDIO:** | **13** | **1** | **1** | **15** |
| **1-BEDROOM:** | **12** | **2** | **2** | **16** |
| **2-BEDROOM:** | **25** | **3** | **3** | **31** |
| **3-BEDROOM:** | **62** | **5** | **5** | **72** |
| | **112** | **11** | **11** | **134** |

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2 PROJECT TEAM

THE PROPOSED PROJECT AT 2276 SHATTUCK AVE WILL RETAIN THE ORIGINAL PRIMARY SOUTH AND EAST FACADES OF THE BUILDING AND CONSTRUCT AN 18-STORY MIXED-USE BUILDING WITH APPROX. 137,008 SF. THE PROPOSED BUILDING WILL INCLUDE COMMERICAL (RETAIL) AT THE GROUND FLOOR, AND (134) DWELLING UNITS ACROSS THE 2ND-17TH FLOORS. THIS DENSITY BONUS PROJECT WILL HAVE 11 VLI UNITS AND 11 MI UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE 18TH FLOOR. THERE IS NO PARKING EXISTING OR PROPOSED.

1 PROJECT DESCRIPTION

10/16/2025 1:06:45 PM Autodesk Docs://23075 - 2276 Shattuck Ave/23075 - 2276 Shattuck.rvt
For Assessment Use Only

# GENERAL NOTES

PERFORMANCE OF THE WORK

1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL CODES, STANDARDS, AND ORDINANCES.
2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
3. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
4. INVESTIGATE EXISTING CONDITIONS; VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT. NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS CONTRARY TO THE CONTRACT DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
5. ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE A CONDITION OF THE FULFILLMENT OF THE CONTRACT.
6. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND THE ARCHITECT.

BIDDING AND CONTRACT DOCUMENTS

1. INCLUDED AS PART OF THE BIDDING AND CONTRACT DOCUMENTS ARE THE DRAWINGS AND THE PROJECT MANUAL, THAT INCLUDES WHETHER BOUND IN THE PROJECT MANUAL OR FOUND ON THE DRAWINGS, BUT IS NOT LIMITED TO, AIA DOCUMENT A201-MOST RECENT EDITION-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (WHETHER OR NOT BOUND IN THE BIDDING AND CONTRACT DOCUMENTS), DIVISION 1 GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR REQUIREMENTS OF THE WORK.
2. THE DRAWINGS AND PROJECT MANUAL SHALL BE ISSUED TOGETHER AND COMPLETELY AS A DOCUMENT SET FOR BIDDING AND CONSTRUCTION.
3. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, EACH TO THE OTHER, AND WHAT IS CALLED FOR BY ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. FOR MATERIALS IDENTIFIED ON THE DRAWINGS, SEE THE SPECIFICATIONS FOR GENERAL, PRODUCT AND EXECUTION INFORMATION.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE EVERYTHING REQUISITE AND NECESSARY TO COMPLETE THE WORK EVEN IF EVERYTHING REQUIRED FOR SUCH WORK IS NOT SPECIFICALLY MENTIONED OR INDICATED.
5. NOTES AND REFERENCES RELATIVE TO DIFFERENT CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS APPEAR ON VARIOUS SHEETS. SUCH NOTES AND REFERENCES ON ANY ONE SHEET ARE APPLICABLE TO RELATED DRAWINGS THROUGHOUT THE SET.
6. SHOULD A DISCREPANCY BETWEEN NOTES, DRAWINGS AND/OR TECHNICAL SPECIFICATIONS BE DISCOVERED, SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF THE DISCREPANCY.
7. KEYNOTES TAGGED TO THE DRAWINGS WITH NUMBERED OR LETTERED SYMBOLS ARE TYPICAL FOR ALL SIMILAR CONDITIONS WHETHER TAGGED OR NOT.
8. DETAILS SHOWN ARE INDICATIVE OF PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK.
9. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILS SHOWN.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. PRINTED DRAWINGS MAY BE REPRODUCED AT A SCALE DIFFERENT THAN INTENDED BY THE ORIGINAL DRAWING. SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF ANY DIMENSIONAL DISCREPANCIES.
11. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
12. VERIFY ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO EXISTING CONDITIONS, LAYOUT OF THE WORK, AND WORK ALREADY INSTALLED BEFORE PROCEEDING WITH NEW WORK.

COORDINATION AND SUBSTITUTION

1. COORDINATE WORK OF ALL TRADES WITH ONE ANOTHER IN ORDER TO AVOID INTERFERENCES, TO PRESERVE MAXIMUM HEAD ROOM AND TO AVOID OMISSIONS.
2. ALL ADDITIONAL COSTS, INCLUDING ALTERATION COSTS OF WORK ALREADY INSTALLED, RESULTING FROM SUBMITTALS AND SHOP DRAWINGS NOT SUBMITTED IN A TIMELY MANNER, AND NOT ALLOWING RELATED WORK TO BE INSTALLED FOR THE PROPER INSTALLATION OF THE SUBJECT WORK, SHALL BE THE SUBMITTING CONTRACTOR'S RESPONSIBILITY.
3. PROPOSED CHANGES TO ANY CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS, ETC. SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT IN ACCORDANCE WITH THE PROJECT MANUAL.
4. ACCEPTED SUBSTITUTIONS REQUIRE THAT THE CONTRACTOR RESPONSIBLE FOR THE PROPOSED CHANGE TO FULLY COORDINATE WITH ALL TRADES AFFECTED BY THE SUBSTITUTION WITH RESPECT TO, BUT NOT LIMITED TO, DIMENSIONS, CLEARANCES, CONNECTIONS, ETC., REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION. SUBSTITUTING CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL RELATED COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING RELATED COSTS OF OTHER TRADES OR ALTERATION COSTS TO ADAPT ANOTHER'S INSTALLED WORK.

CONSTRUCTION PREMISES

1. PROVIDE TEMPORARY FENCING AND PROTECTIONS AS REQUIRED BY THE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION.
2. PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. REPAIR OR REPLACE TO THE SATISFACTION OF THE OWNER, ALL ELEMENTS DAMAGED DURING THE PROJECT.
3. KEEP PREMISES IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR DEBRIS AND WASTE MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM SWEPT FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE WORK.
4. CLEAN AND WASH ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILES UPON COMPLETION OF THE PROJECT.

MISCELLANEOUS

1. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
2. REFER TO DRAWINGS OF ALL DISCIPLINES FOR EQUIPMENT REQUIRING CONCRETE EQUIPMENT PADS. PROVIDE SUCH PADS, COORDINATING THEIR SIZES AND LOCATIONS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. COMPLETELY CONNECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY APPENDAGES. COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.

# LIST OF ABBREVIATIONS

| | | | |
|---|---|---|---|
| A/C | AIR CONDITIONER | LPT | LOW POINT |
| AD | AREA DRAIN | LV | LOW VOLTAGE |
| AFF | ABOVE FINISHED FLOOR | MASY | MASONRY |
| ALT | ALTERNATE | MAX | MAXIMUM |
| ALUM | ALUMINUM | MC | MEDICINE CABINET |
| ASF | ABOVE STRUCTURAL FLOOR | MECH | MECHANICAL |
| B/ or BO | BOTTOM OF | MFR | MANUFACTURER(S) |
| BD | BOARD | MIN | MINIMUM |
| BLDG | BUILDING | MISC | MISCELLANEOUS |
| BSMT | BASEMENT | MO | MASONRY OPENING |
| CAB | CABINET | MTL | METAL |
| CFM | CUBIC FEET PER MINUTE | MW | MICROWAVE |
| CL | CENTER LINE | NIC | NOT IN CONTRACT |
| CLG | CEILING | NO | NUMBER |
| CMU | CONCRETE MASONRY UNIT | NOM | NOMINAL |
| COD | CO DETECTOR | NTS | NOT TO SCALE |
| CONC | CONCRETE | OC | ON CENTER |
| CPT | CARPET | ORNI | ORNAMENTAL IRON |
| CT | CERAMIC TILE | OSD | OPEN SITE DRAIN |
| D | DEEP | PAN | PANTRY |
| DEMG | DEMISING | PL | PLATE |
| DIA | DIAMETER | PLAM | PLASTIC LAMINATE |
| DL | DEAD LOAD | PT | PAINT |
| DN | DOWN | QT | QUARRY TILE |
| DS | DOWNSPOUT | R | RADIUS |
| DW | DISHWASHER | REF | REFRIGERATOR |
| EL | ELEVATION | REQD | REQUIRED |
| ELEC | ELECTRIC(AL) | REV | REVISION |
| ELEV | ELEVATOR | RNG | RANGE |
| EQ | EQUAL | RO | ROUGH OPENING |
| EXIST | EXISTING | S&R | SHELF AND ROD |
| FD | FLOOR DRAIN | SC | SOLID CORE |
| FDTN | FOUNDATION | SD | SMOKE DETECTOR |
| FP | FIRE PLACE | SF | SQUARE FEET |
| FPHB | FROST PROOF HOSE BIBB | SH | SHELF |
| FRT | FIRE RETARDANT TREATED | SST | STAINLESS STEEL |
| FURN | FURNACE | STD | STANDARD |
| G DISP | GARBAGE DISPOSAL | STL | STEEL |
| GA | GAGE or GAUGE | T&G | TONGUE AND GROOVE |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | T/ or TO | TOP OF |
| | | THK | THICK(NESS) |
| GYP BD | GYPSUM BOARD | TYP | TYPICAL |
| HC | HOLLOW CORE | UNO | UNLESS NOTED OTHERWISE |
| HM | HOLLOW METAL | VCT | VINYL COMPOSITION TILE |
| HORIZ | HORIZONTAL | VERT | VERTICAL |
| HPT | HIGH POINT | VIF | VERIFY IN FIELD |
| HT | HEIGHT | W | WIDE |
| INCL | INCLUDE(D) (ING) | W/D | WASHER / DRYER |
| INSUL | INSULATION | WC | WATER CLOSET |
| JT | JOINT | WD | WOOD |
| KS | KITCHEN SINK | WH | WATER HEATER |
| L CL | LINEN CLOSET | WIC | WALK IN CLOSET |
| LAM | LAMINATE | WP | WATER PROOF |
| LAV | LAVATORY | WWF | WELDED WIRE FABRIC |
| LL | LIVE LOAD | | |

# MATERIAL LEGEND

- EARTHWORK
- GRAVEL
- CONCRETE
- BRICK
- CLAY TILE
- TERRA COTTA
- CONCRETE MASONRY
- GLAZED BLOCK
- STONE
- STEEL
- WOOD
- BOARD INSULATION
- SPRAY INSULATION
- BATT INSULATION
- GYPSUM BOARD
- ACOUSTIC SOUND MAT

# SYMBOL LEGEND

- DETAIL / SHEET NUMBER (X / AX-)
- DETAIL CALLOUT
- ELEVATION TAG (X / AX-)
- SECTION / SHEET NUMBER (X / AX-)
- WINDOW TAG - SEE WINDOW SCHEDULE (X)
- DOOR TAG - SEE DOOR SCHEDULE / DOOR NUMBER / ROOM NUMBER (X / XX)
- KEYNOTE TAG (X.X)
- ROOM NUMBER (XXX)
- PARTITION TAG - SEE PARTITION SCHEDULE (X)
- REVISION TAG (A)

# SHEET LIST

| Sheet Group | SHEET # | SHEET NAME | SB330 ZONING SUBMITTAL | ENTITLEMENT SUBMITTAL |
|---|---|---|---|---|
| 02 GENERAL | | | | |
| 02 GENERAL | A002 | RENDERINGS | | X |
| 02 GENERAL | G0-00 | PROJECT INFORMATION | X | X |
| 02 GENERAL | G0-01 | SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS | | X |
| 02 GENERAL | G0-02 | DENSITY BONUS CALCULATIONS - BASE PROJECT | X | X |
| 02 GENERAL | G0-03 | DENSITY BONUS CALCULATIONS - PROPOSED PROJECT | X | X |
| 02 GENERAL | G0-04 | AFFORDABLE HOUSING COMPLIANCE PLAN | | X |
| 02 GENERAL | G0-05 | LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS | | X |
| 02 GENERAL | G0-06 | EXISTING SITE PHOTOS | | X |
| 02 GENERAL | G0-07 | EXISTING BUILDING FACADE PHOTOS | | X |
| 02 GENERAL | G0-08 | EXISTING BUILDING FACADE PRESERVATION CALCULATION | | X |
| 02 GENERAL | G0-09 | EXISTING BUILDING FACADE PRESERVATION | | X |
| 02 GENERAL | G0-10 | EXISTING BUILDING FACADE LIGHTING | | X |
| 02 GENERAL | G0-11 | EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS | | X |
| 02 GENERAL | G0-12 | STREET STRIP ELEVATION - BANCROFT WAY | | X |
| 02 GENERAL | G0-13 | STREET STRIP ELEVATION - SHATTUCK AVE | | X |
| 02 GENERAL | G0-14 | SHADOW STUDIES - DEC 21 | | X |
| 02 GENERAL | G0-15 | SHADOW STUDIES - JUNE 21 | | X |
| 02 GENERAL | G0-16 | SHADOW STUDIES - OCTOBER 1 | | X |
| 02 GENERAL | G0-17 | SUSTAINABILITY / LEED CHECKLIST | | X |
| 02 GENERAL | G0-18 | PERSPECTIVE CONTEXT RENDERINGS | | X |
| 02 GENERAL | G0-19 | NIGHT-TIME & RESIDENTIAL ENTRY RENDERING | | X |
| 04 CIVIL | | | | |
| 04 CIVIL | C0.0 | COVER SHEET | | X |
| 04 CIVIL | C1.0 | TOPOGRAPHIC SURVEY AND DEMO PLAN | | X |
| 04 CIVIL | C2.0 | SITE PLAN | | X |
| 04 CIVIL | C3.0 | UTILITY PLAN | | X |
| 04 CIVIL | C4.0 | GRADING PLAN | | X |
| 04 CIVIL | C4.1 | SECTIONS | | X |
| 04 CIVIL | C5.0 | STORMWATER CONTROL PLAN | | X |
| 04 CIVIL | C7.0 | DETAILS | | X |
| 04 CIVIL | C7.1 | DRAINAGE DETAILS | | X |
| 04 CIVIL | C7.2 | CITY OF BERKELEY STANDARD DETAILS | | X |
| 04 CIVIL | C7.3 | CITY OF BERKELEY POLLUTION PREVENTION PLAN | | X |
| 04 CIVIL | C7.4 | EROSION CONTROL DETAILS | | X |
| 05 LANDSCAPE | | | | |
| 05 LANDSCAPE | L1-00 | CAL GREEN CHECKLIST | | X |
| 05 LANDSCAPE | L1-01 | MATERIAL PLANS LEVEL 1 | | X |
| 05 LANDSCAPE | L1-02 | MATERIALS PLANS LEVEL 18 | | X |
| 05 LANDSCAPE | L2-00 | IRRIGATION CALCULATIONS | | X |
| 05 LANDSCAPE | L2-01 | IRRIGATION WATER USE PLANS LEVEL 1 | | X |
| 05 LANDSCAPE | L2-02 | IRRIGATION WATER USE PLANS LEVEL 18 | | X |
| 05 LANDSCAPE | L3-00 | PLANTING SCHEDULE | | X |
| 05 LANDSCAPE | L3-01 | PLANTING PLAN LEVEL 1 | | X |
| 05 LANDSCAPE | L3-02 | PLANTING PLANS LEVEL 1 | | X |
| 05 LANDSCAPE | L3-03 | PLANTING PLANS LEVEL 18 | | X |
| 05 LANDSCAPE | L3-04 | PLANTING DETAILS | | X |
| 08 ARCHITECTURAL DEMOLITION | | | | |
| 08 ARCHITECTURAL DEMOLITION | AD1-11 | EXISTING BASEMENT DEMOLITION PLAN | | X |
| 08 ARCHITECTURAL DEMOLITION | AD1-12 | EXISTING FIRST FLOOR DEMOLITION PLAN | | X |
| 08 ARCHITECTURAL DEMOLITION | AD1-13 | EXISTING SECOND FLOOR DEMOLITION PLAN | | X |
| 08 ARCHITECTURAL DEMOLITION | AD1-14 | EXISTING THIRD FLOOR DEMOLITION PLAN | | X |
| 08 ARCHITECTURAL DEMOLITION | AD1-15 | EXISTING ROOF DEMOLITION PLAN | | X |
| 09 ARCHITECTURE | | | | |
| 09 ARCHITECTURE | A0-01 | EXISTING SITE PLAN | X | X |
| 09 ARCHITECTURE | A0-02 | PROPOSED SITE PLAN | X | X |
| 09 ARCHITECTURE | A1-11 | FLOOR PLAN - BASEMENT | X | X |
| 09 ARCHITECTURE | A1-12 | FLOOR PLAN - LEVEL 01 | X | X |
| 09 ARCHITECTURE | A1-13 | FLOOR PLAN - LEVEL 02 | | X |
| 09 ARCHITECTURE | A1-14 | FLOOR PLAN - LEVEL 03 | X | X |
| 09 ARCHITECTURE | A1-15 | FLOOR PLAN - LEVEL 04 | X | X |
| 09 ARCHITECTURE | A1-16 | FLOOR PLAN - LEVEL 05-10 | X | X |
| 09 ARCHITECTURE | A1-17 | FLOOR PLAN - LEVEL 11-17 | X | X |
| 09 ARCHITECTURE | A1-18 | FLOOR PLAN - LEVEL 18 | | X |
| 09 ARCHITECTURE | A1-19 | ROOF PLAN | | X |
| 09 ARCHITECTURE | A2-00 | BUILDING AXONS | X | X |
| 09 ARCHITECTURE | A2-01 | EXTERIOR ELEVATIONS | X | X |
| 09 ARCHITECTURE | A2-02 | EXTERIOR ELEVATIONS | X | X |
| 09 ARCHITECTURE | A2-03 | EXTERIOR ELEVATION MATERIALS | | X |
| 09 ARCHITECTURE | A2-04 | EXTERIOR ELEVATIONS - LIGHTING | | X |
| 09 ARCHITECTURE | A2-05 | EXTERIOR ELEVATIONS - LIGHTING | | X |
| 09 ARCHITECTURE | A2-06 | EXTERIOR ELEVATIONS - BIRD SAFE GLAZING | | X |
| 09 ARCHITECTURE | A2-07 | EXTERIOR ELEVATIONS - BIRD SAFE GLAZING | | X |
| 09 ARCHITECTURE | A3-01 | OVERALL BUILDING SECTIONS | | X |

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2276 Shattuck Ave
Berkeley, California
94704

CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

| | |
|---|---|
| ENTITLEMENT SUBMITTAL | 11/22/24 |

| # | DESCRIPTION | DATE |
|---|---|---|

SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G0-01

| Base Project | Base # Units | Base # Units | Avg. Unit Size | % VLI units | # VLI Units | #VLI Units | % MI units | #MI Units | #MI 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) | Base SF / Base Units (rounded up) | VLI = Very Low Income <50 AMI | % VLI x Base # Units | | MI = Moderate Income | % MI x Base # Units | | | %Bonus x Base # Units (rounded up) | %Bonus x Base # Units (rounded up) | base unit + DB Units (rounded up) |
| 67,891 | 67.00 | 67.00 | 1014 | 15% | 10.05 | 11.00 | 15% | 10.05 | 11.00 | 100.0% | 67.00 | 67.00 | 134 |

| Base Project Residential Square Footage | Floor | Residential Sq. Footage Proposed | Studio | 1B | 2B | 3B |
|---|---|---|---|---|---|---|
| | | | | | | |
| 0 | basement** | 0 | 0 | 0 | 0 | 0 |
| 7,670 | first** | 4,439 | 0 | 0 | 0 | 0 |
| 8,603 | second** | 8,264 | 0 | 1 | 2 | 4 |
| 8,603 | third** | 8,195 | 1 | 1 | 1 | 5 |
| 8,603 | fourth | 7,731 | 1 | 0 | 2 | 5 |
| 8,603 | fifth | 7,731 | 1 | 0 | 2 | 5 |
| 8,603 | sixth | 7,731 | 1 | 0 | 2 | 5 |
| 8,603 | seventh | 7,731 | 1 | 0 | 2 | 5 |
| 8,603 | eighth | 7,731 | 1 | 0 | 2 | 5 |
| | ninth | 7,731 | 1 | 0 | 2 | 5 |
| | tenth | 7,731 | 1 | 0 | 2 | 5 |
| | eleventh | 7,731 | 1 | 2 | 2 | 4 |
| | twelfth | 7,731 | 1 | 2 | 2 | 4 |
| | thirteenth | 7,731 | 1 | 2 | 2 | 4 |
| | fourteenth | 7,731 | 1 | 2 | 2 | 4 |
| | fifteenth | 7,731 | 1 | 2 | 2 | 4 |
| | sixteenth | 7,731 | 1 | 2 | 2 | 4 |
| | seventeenth | 7,731 | 1 | 2 | 2 | 4 |
| | eighteenth | 3,021 | 0 | 0 | 0 | 0 |
| 67,891 | TOTAL | 132,153 | | | | |
| | | Units | 15 | 16 | 31 | 72 | 134 |
| | | Bedrooms | 15 | 16 | 62 | 216 | 309 |
| | Commercial SF | 4,855 | | | | | |
| | TOTAL GFA | 137,008 | Target Square Footage | | | | 135,782 |

| | |
|---|---|
| %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% | 50.0% |
| %MI | %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% | 50.0% |

Total Square Footage: 132,153

Proposed Units: 134

Average Unit Size (SF): 1,014

**Existing structure

**LEGEND:**

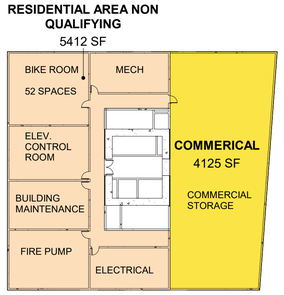
- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

BASE PROJECT UNIT MATRIX:

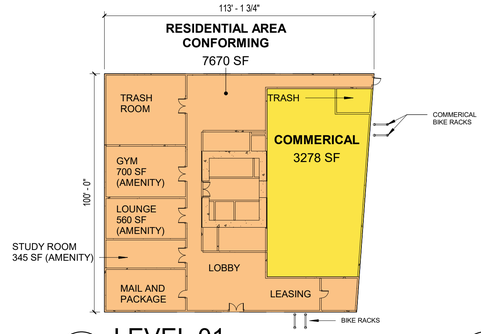
(6) STUDIO UNITS
(7) 1-BEDROOM UNITS
(19) 2-BEDROOM UNITS
(35) 3-BEDROOM UNITS

TOTAL UNITS: 67 UNITS

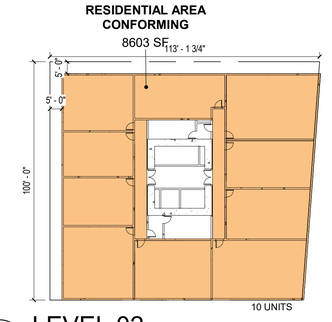
TOTAL NUMBER OF BEDROOMS: 156 BEDROOMS



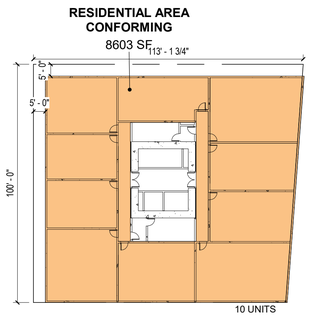

E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



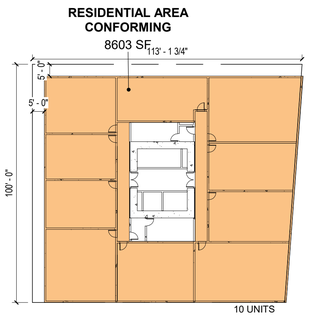

E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



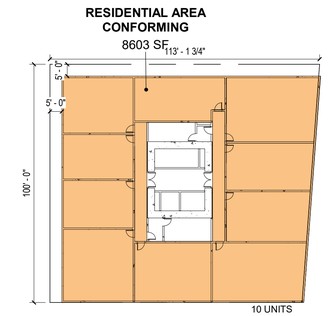

E6 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



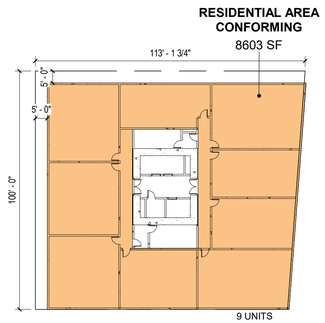

C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



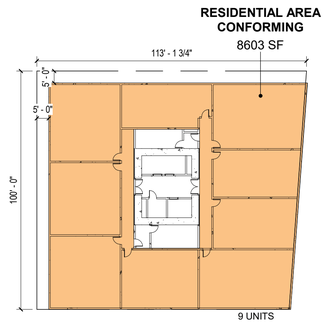

C5 LEVEL 04
1" = 30'-0" (1" = 60'-0" ON 12X18)



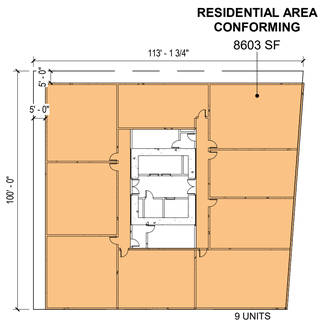

C6 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)




A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)




A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)




A3 LEVEL 08
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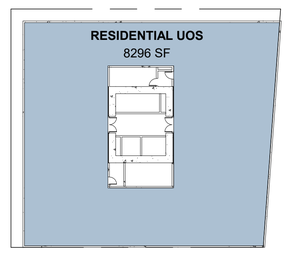
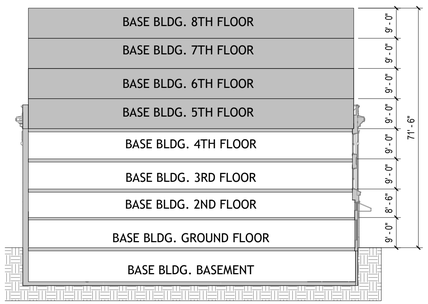



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)




A6 BASE PROJECT SECTION
3/64" = 1'-0"

0 15' 30' 60'

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Berkeley, California
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CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

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|---|---|
| ENTITLEMENT SUBMITTAL | 11/22/24 |
| SB 330 APPLICATION SUBMITTAL | 12/14/23 |

| # | DESCRIPTION | DATE |
|---|---|---|

DENSITY BONUS CALCULATIONS - BASE PROJECT

G0-02

| Base Project | Base # Units | Base # Units | Avg. Unit Size | % VLI units | # VLI Units | #VLI Units | % MI units | #MI Units | #MI 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) | Base SF / Base Units (rounded up) | VLI = Very Low Income <50 AMI | % VLI x Base # Units | | MI = Moderate Income | % MI x Base # Units | | | %Bonus x Base # Units (rounded up) | %Bonus x Base # Units (rounded up) | base unit + DB Units (rounded up) |
| 67,891 | 67.00 | 67.00 | 1014 | 15% | 10.05 | 11.00 | 15% | 10.05 | 11.00 | 100.0% | 67.00 | 67.00 | 134 |

| Base Project Residential Square Footage | Floor | Residential Sq. Footage Proposed | Studio | 1B | 2B | 3B | %VLI | %DB |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | 5% | 20.0% |
| 0 | basement** | 0 | 0 | 0 | 0 | 0 | 6% | 22.5% |
| 7,670 | first** | 4,439 | 0 | 0 | 0 | 0 | 7% | 25.0% |
| 8,603 | second** | 8,264 | 0 | 1 | 2 | 4 | 8% | 27.5% |
| 8,603 | third** | 8,195 | 1 | 1 | 1 | 5 | 9% | 30.0% |
| 8,603 | fourth | 7,731 | 1 | 0 | 2 | 5 | 10% | 32.5% |
| 8,603 | fifth | 7,731 | 1 | 0 | 2 | 5 | 11% | 35.0% |
| 8,603 | sixth | 7,731 | 1 | 0 | 2 | 5 | 12% | 38.7% |
| 8,603 | seventh | 7,731 | 1 | 0 | 2 | 5 | 14% | 46.3% |
| 8,603 | eighth | 7,731 | 1 | 0 | 2 | 5 | 15% | 50.0% |
| | ninth | 7,731 | 1 | 0 | 2 | 5 | %MI | %DB |
| | tenth | 7,731 | 1 | 0 | 2 | 5 | 5% | 20.0% |
| | eleventh | 7,731 | 1 | 2 | 2 | 4 | 6% | 22.5% |
| | twelfth | 7,731 | 1 | 2 | 2 | 4 | 7% | 25.0% |
| | thirteenth | 7,731 | 1 | 2 | 2 | 4 | 8% | 27.5% |
| | fourteenth | 7,731 | 1 | 2 | 2 | 4 | 9% | 30.0% |
| | fifteenth | 7,731 | 1 | 2 | 2 | 4 | 10% | 32.5% |
| | sixteenth | 7,731 | 1 | 2 | 2 | 4 | 11% | 35.0% |
| | seventeenth | 7,731 | 1 | 2 | 2 | 4 | 12% | 38.7% |
| | eighteenth | 3,021 | 0 | 0 | 0 | 0 | 14% | 46.3% |
| 67,891 | TOTAL | 132,153 | | | | | 15% | 50.0% |
| | | Units | 15 | 16 | 31 | 72 | Total | 134 |
| | | Bedrooms | 15 | 16 | 62 | 216 | | 309 |
| | Commercial SF | 4,855 | | | | | | |
| | TOTAL GFA | 137,008 | Target Square Footage | | | | | 135,782 |

Total Square Footage: 132,153

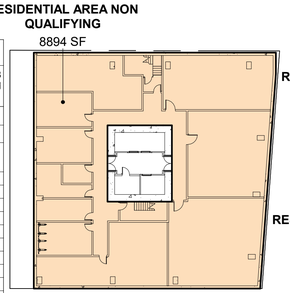
Proposed Units: 134

Average Unit Size (SF): 1,014

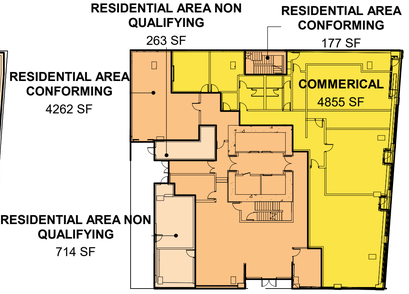
**Existing structure

**LEGEND:**

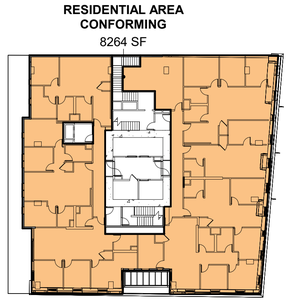
- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE



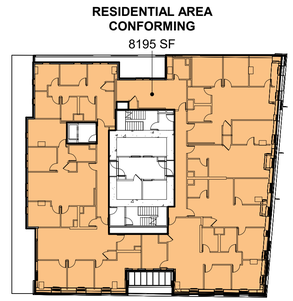

E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



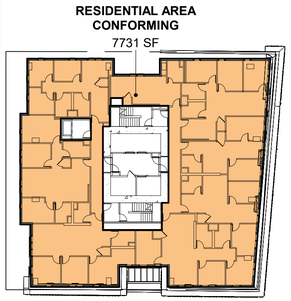

E4 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



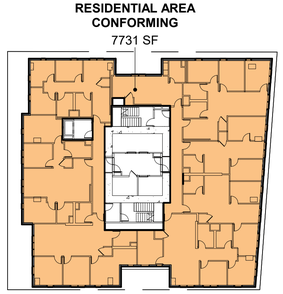

E5 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



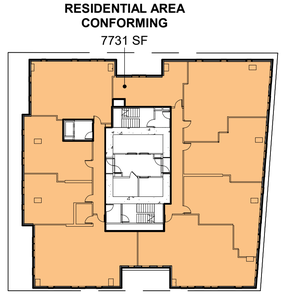

E6 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



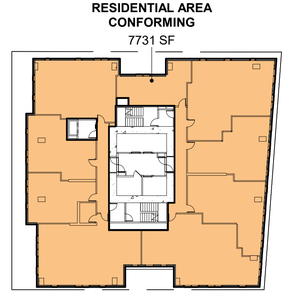

D3 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)



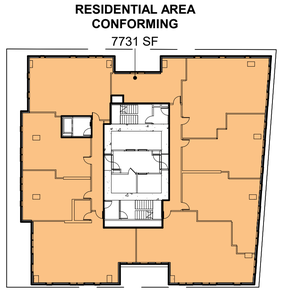

D4 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)



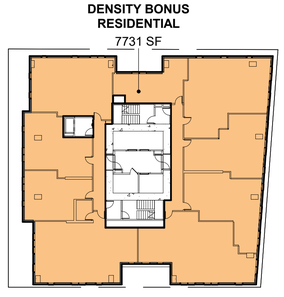

D5 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)



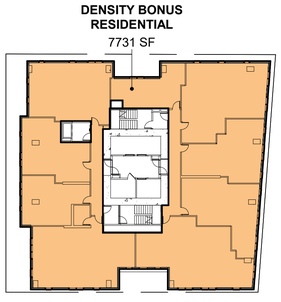

D6 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)




B1 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)




B2 LEVEL 09
1" = 30'-0"(1" = 60'-0" ON 12X18)




B3 LEVEL 10
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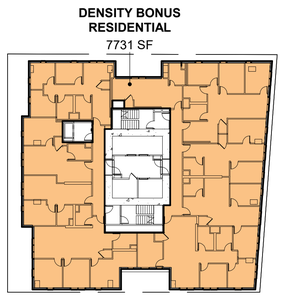
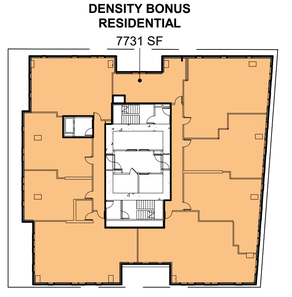



B4 LEVEL 11
1" = 30'-0" (1" = 60'-0" ON 12X18)




B5 LEVEL 12
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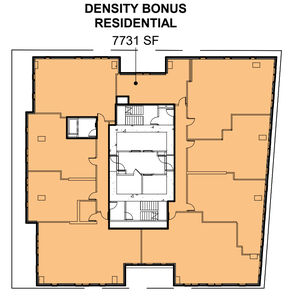
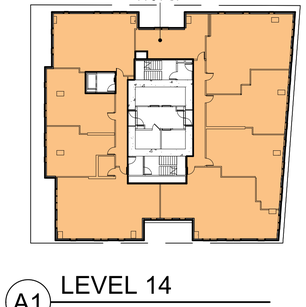



B6 LEVEL 13
1" = 30'-0" (1" = 60'-0" ON 12X18)




A1 LEVEL 14
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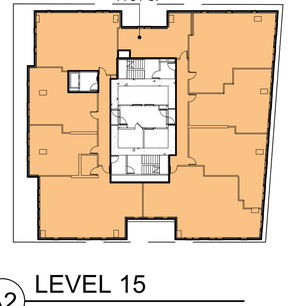
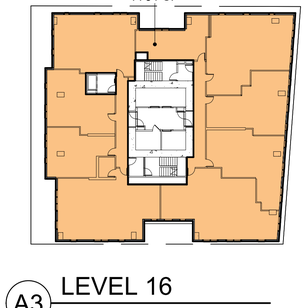



A2 LEVEL 15
1" = 30'-0" (1" = 60'-0" ON 12X18)




A3 LEVEL 16
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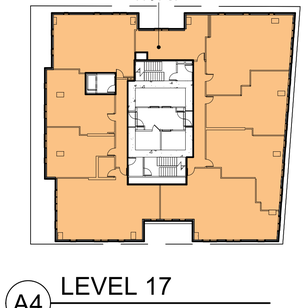
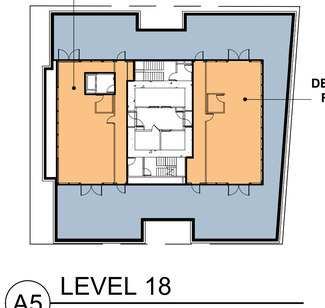



A4 LEVEL 17
1" = 30'-0" (1" = 60'-0" ON 12X18)




A5 LEVEL 18
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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| # | DESCRIPTION | DATE |
|---|---|---|
| | ENTITLEMENT SUBMITTAL | 11/22/24 |
| | SB 330 APPLICATION SUBMITTAL | 12/14/23 |

DENSITY BONUS CALCULATIONS - PROPOSED PROJECT

G0-03

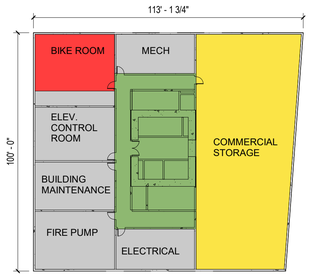
| Base Project Floor | Residential Unit Floor Area (SF) | # of Residential Units |
|---|---|---|
| basement | 0 | 0 |
| first | 0 | 0 |
| second | 7,486 | 10 |
| third | 7,486 | 10 |
| fourth | 7,486 | 10 |
| fifth | 7,486 | 10 |
| sixth | 7,508 | 9 |
| seventh | 7,508 | 9 |
| eighth | 7,508 | 9 |
| rooftop | 0 | 0 |
| **TOTAL** | **52,468** | **67** |

**LEGEND:**

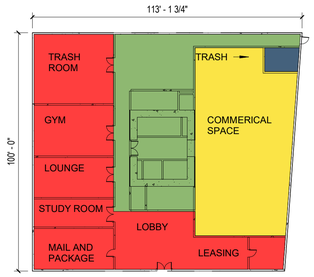
- COMMERCIAL AREA
- RESIDENTIAL UNIT FLOOR AREA
- UTILITY
- COMMERCIAL USABLE OPEN SPACE
- RESIDENTIAL USABLE OPEN SPACE
- CIRCULATION
- AMENITY

**BMC 23.328.030 AFFORDABLE HOUSING REQUIREMENTS**
OPTION III. PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
((REQUIRED BMRS - NUMBER OF BMRS PROVIDED)/TOTAL NUMBER OF BMRS REQUIRED) = X%
X% X (TOTAL RUFA SQ. FT.) = Y SQ. FT.
Y SQ. FT. X $56.25 = $Z (TOTAL IN-LIEU FEE REQUIRED)

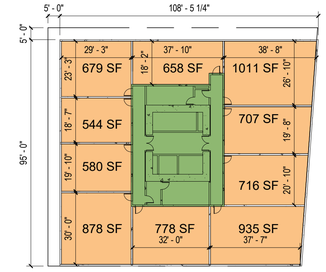
((14-11)/14)) = 21.4%
21.4% X 52,486 SF X $56.25 = $631,583.55



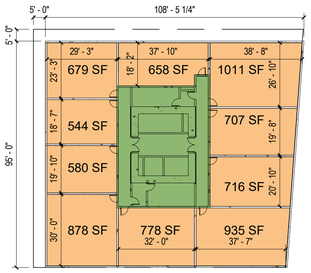

E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



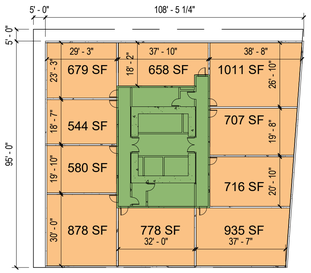

E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



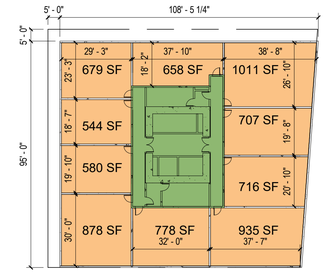

E6 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



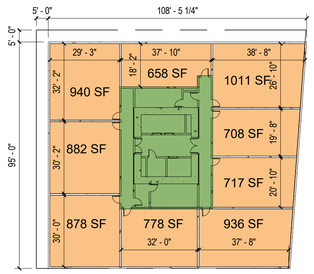

C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



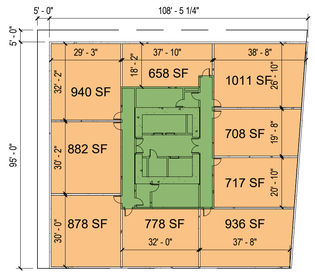

C5 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)



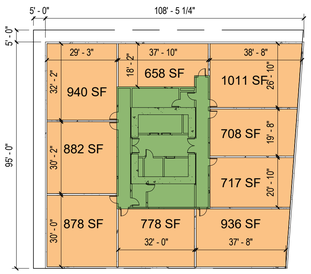

C6 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)



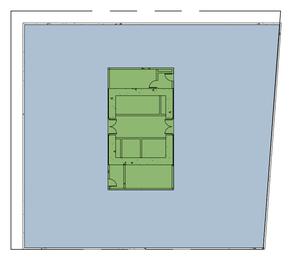

A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)




A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)




A3 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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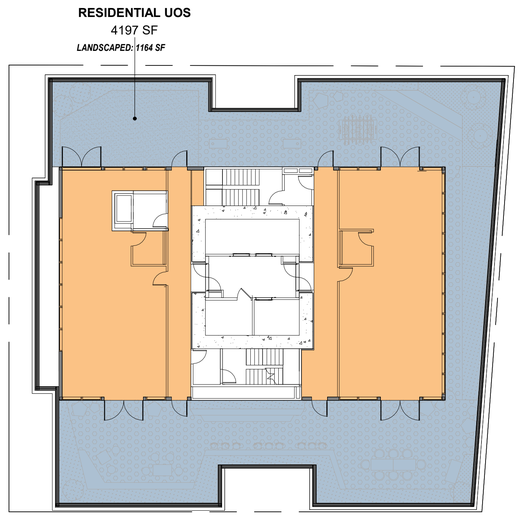
AFFORDABLE HOUSING COMPLIANCE PLAN

G0-04

# USABLE OPEN SPACE CALCULATIONS




## D3 UOS - LEVEL 18

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)

**LEGEND:**

- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

**UOS REQUIREMENTS:**

NON-RESIDENTIAL USES:
1 SQ. FT. OF PRIVATELY-OWNED PUBLIC OPEN SPACE PER 50 SQ. FT. OF COMMERCIAL FLOOR AREA.
*EACH SQUARE FOOT OF USABLE OPEN SPACE PROVIDED AS PRIVATELY-OWNED PUBLIC OPEN SPACE IS COUNTED AS TWO SQUARE FEET OF REQUIRED ON-SITE OPEN SPACE.

RESIDENTIAL:
80 SF PER UNIT

**UOS CALCS:**

NON-RESIDENTIAL USES:
4,750 SF / 50 = 95 SF UOS
PROPOSED COMMERCIAL = **0 SF**
**FEE IN-LIEU OF POPOS**

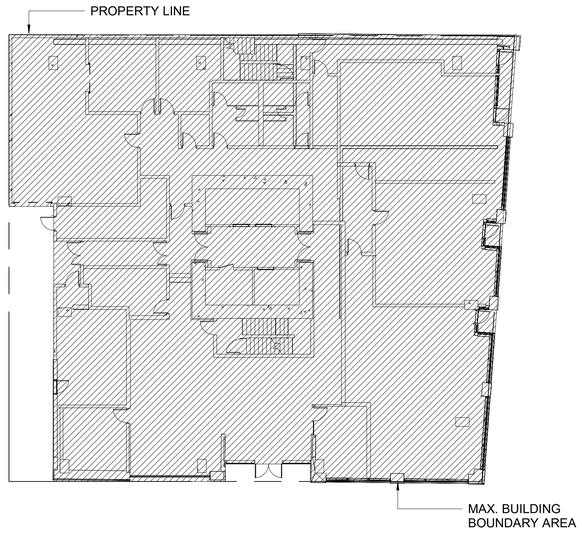
RESIDENTIAL:
134 UNITS x 80 SF = 10,720 SF
PROPOSED COMMON = 4,197 SF
RESIDENTIAL TOTAL = 4,197 SF
**DENSITY BONUS WAIVER REQUESTED**

LANDSCAPED UOS (RESIDENTIAL):
40% OF COMMON UOS
REQUIRED: 40% OF 10,720 (COMMON) = 4,288 SF
PROPOSED: 11% OF 10,720 (COMMON) = 1,164 SF
**DENSITY BONUS WAIVER REQUESTED**

# LOT COVERAGE CALCULATIONS

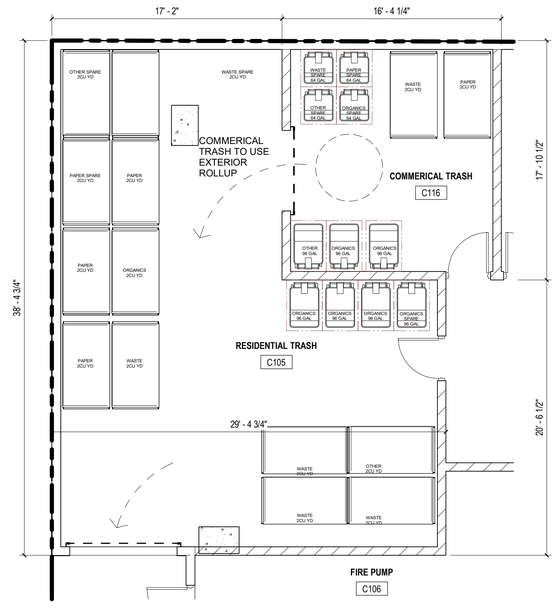
**LOT COVERAGE CALCUALTIONS**

| | |
|---|---|
| MAX. BLDG. BOUNDRY AREA | |
| BUILDING FOOTPRINT | = 10,308 SF |
| LOT SIZE | = 10,948 SF |
| **LOT COVERAGE = 10,308/10,948** | **= 94%** |




## A1 LEVEL 01 - LOT COVERAGE CALCULATIONS

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)




**Residential Container Calculation**

| Container Info | | Quantities | | | | Space | | |
|---|---|---|---|---|---|---|---|---|
| | | | Recycling | | | | | |
| Type | Gal. | Waste | Paper | Other | Organics | QTY. | Factor | Footprint |
| 2 cu yd Bin | 404 | 4 | 3 | 1 | 1 | 9 | 45 | 405 sf |
| 1 cu yd Bin | 202 | | | | | 0 | 38 | 0 sf |
| 96 gal cart | 96 | | | | 3 | 3 | 14 | 42 sf |
| 64 gal cart | 64 | | | | | 0 | 12 | 0 sf |
| **Total Capacity Provided** | | **1616** | **1212** | **404** | **692** | | | **447 sf** |
| **Collection x2** | | **3232** | **2424** | **808** | **1384** | | | |
| Total Capacity Req'd (Gal) | | 2550 | 1912.5 | 638 | 1275 | | | |

**Notes: Requires 2x week collection**

**Commercial Container...**

| Container Info | | Quantities | | | | Space | | |
|---|---|---|---|---|---|---|---|---|
| | | | Recycling | | | | | |
| Type | Gal. | Waste | Paper | Other | Organics | QTY. | Factor | Footprint |
| 2 cu yd Bin | 404 | 1 | 1 | | | 2 | 45 | 90 sf |
| 1 cu yd Bin | 202 | | | | | 0 | 38 | 0 sf |
| 96 gal cart | 96 | | | 1 | 2 | 3 | 14 | 42 sf |
| 64 gal cart | 64 | | | | | 0 | 12 | 0 sf |
| **Total Capacity Provided** | | **404** | **404** | **96** | **192** | | | **132 sf** |
| **Collection x2** | | **808** | **808** | **192** | **384** | | | |
| Total Capacity Req'd (Gal) | | 633 | 475 | 158 | 317 | | | |

**Notes: Requires 2x week collection**

## A3 ENLARGED TRASH ROOM PLAN AND CALCS

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 8' 16' 32'

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|---|---|---|
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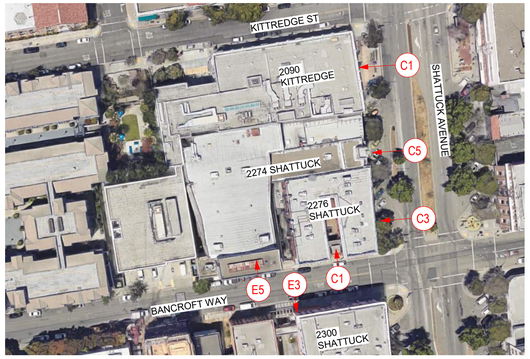
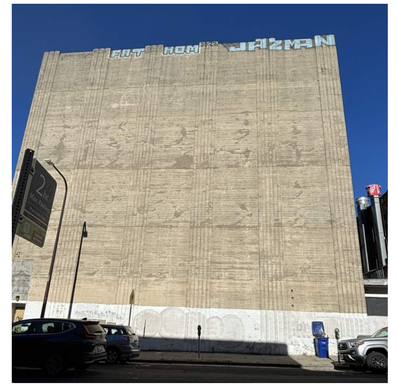
LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS

G0-05




E1 2276 SHATTUCK AVE SITE CONTEXT KEY

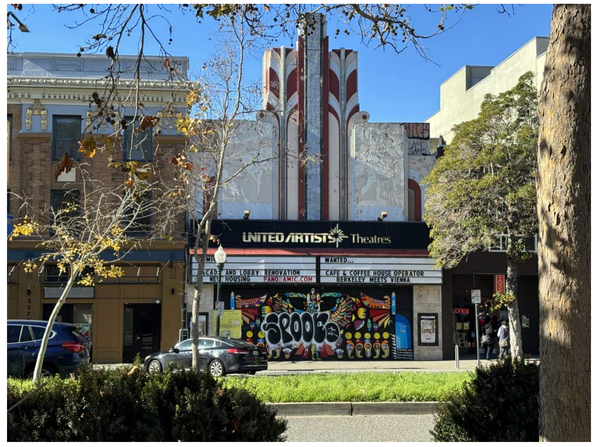
E3 2300 SHATTUCK LOOKING SOUTH



E5 2274 SHATTUCK AVE LOOKING SOUTH

C1 2276 SHATTUCK AVE LOOKING NORTH

C3 2276 SHATTUCK AVE LOOKING WEST



C5 2274 SHATTUCK AVE LOOKING WEST

A1 2090 KITTREDGE ST LOOKING WEST

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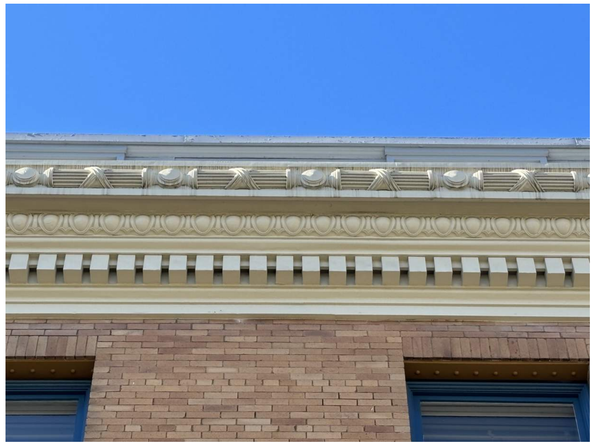
EXISTING SITE PHOTOS

G0-06

C1 UPPER FACADE DETAILING



C3 CORNICE DETAILING

C5 CORNICE ORNAMENTATION

A1 EXISTING WINDOWS AND TRIM

A3 EXISTING AWNINGS

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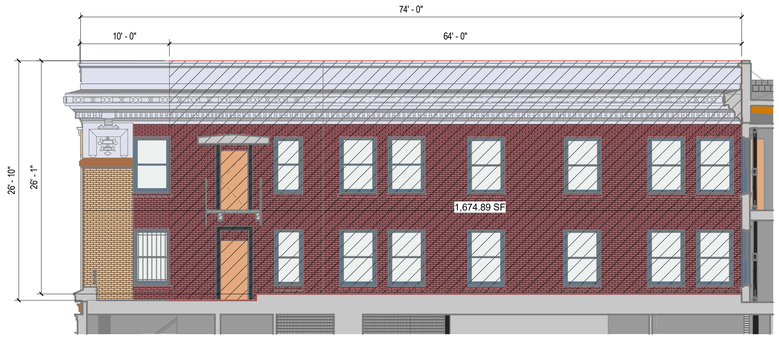
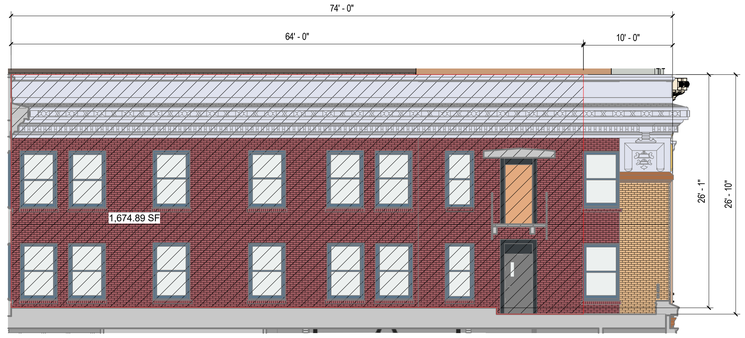
EXISTING BUILDING FACADE PHOTOS

G0-07




EAST LIGHTWELL ELEVATION




WEST LIGHTWELL ELEVATION

## E1 EXISTING FACADE LIGHTWELL ELEVATION

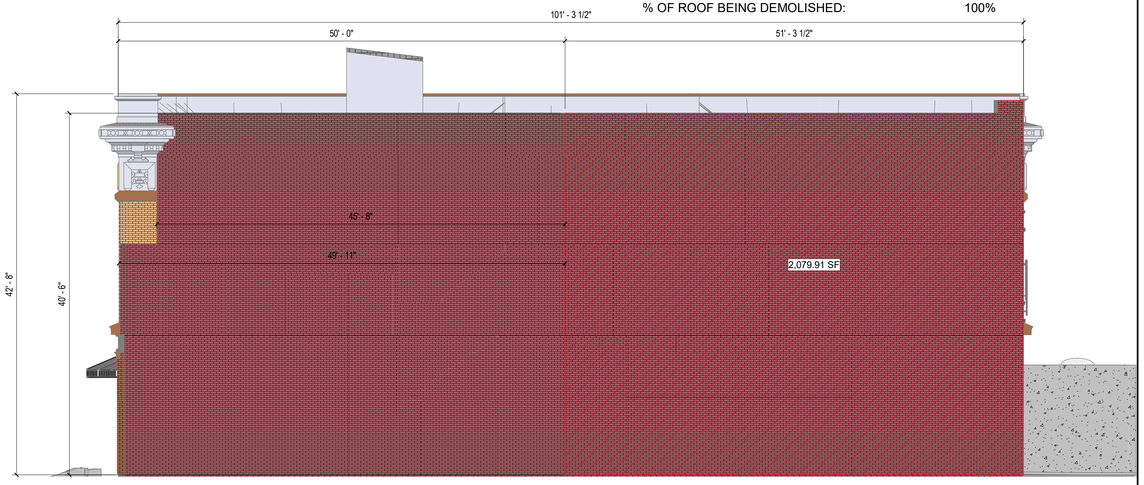
1/8" = 1'-0"

## EXISTING WALL AND ROOF AREA (SF) CALCULATION

| | |
|---|---|
| SOUTH ELEVATION WALL AREA (SF): | 4195.95 |
| SOUTH ELEVATION DEMO AREA (SF): | 1,215.12 |
| % DEMOLISHED: | 36% |
| EAST ELEVATION WALL AREA (SF): | 4,330.58 |
| EAST ELEVATION DEMO AREA (SF): | 0 |
| % DEMOLISHED: | 0 |
| NORTH ELEVATION WALL AREA (SF): | 4,109.99 |
| NORTH ELEVATION DEMO AREA (SF): | 2,079.91 |
| % DEMOLISHED: | 51% |
| WEST ELEVATION WALL AREA (SF): | 4,075.65 |
| WEST ELEVATION DEMO AREA (SF): | 3,107.97 |
| % DEMOLISHED: | 76% |
| EAST LIGHTWELL ELEVATION WALL AREA (SF): | 1,941.75 |
| EAST LIGHTWELL ELEVATION DEMO AREA (SF): | 1,674.89 |
| % DEMOLISHED: | 86% |
| WEST LIGHTWELL ELEVATION WALL AREA (SF): | 1,941.75 |
| WEST LIGHTWELL ELEVATION DEMO AREA (SF): | 1,674.89 |
| % DEMOLISHED: | 86% |
| TOTAL WALL AREA (SF): | 20,595.67 |
| TOTAL DEMO AREA (SF): | 9,752.78 |
| % DEMOLISHED: | 47% |
| EXISTING ROOF: | 8,310 SF |
| ROOF BEING DEMOLISHED: | 8,310 SF |
| % OF ROOF BEING DEMOLISHED: | 100% |

## D3 EXISTING FACADE EAST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)




## D5 EXISTING FACADE NORTH ELEVATION

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)

## D1 EXISTING FACADE SOUTH ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)

## D6 EXISTING FACADE WEST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18) (1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

1 2 3 4 5 6 7

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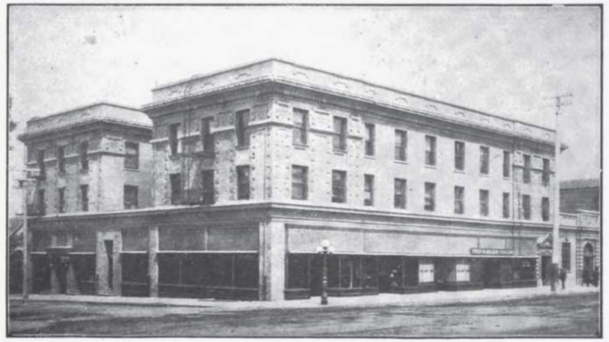
EXISTING BUILDING FACADE PRESERVATION CALCULATION

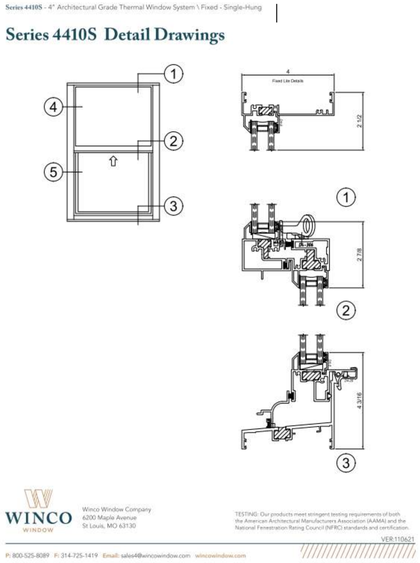
G0-08

MODIFIED HISTORICAL EXTERIOR

ORIGINAL HISTORICAL EXTERIOR



*Morse Apartment House and Post Office, Berkeley* *C. W. Dickey, Architect*



*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

## C1 EXISTING FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

## C4 PROPOSED FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

## A1 EXISTING FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

## A4 PROPOSED FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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EXISTING BUILDING FACADE PRESERVATION

G0-09

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-BK

C3 PROPOSED FACADE SOUTH ELEV. LIGHTING

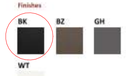
1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)

9/22/22, 2:06 PM Ultra Narrow Beam Wall Mount | WAC Lighting Co.

**Tube Architectural - Ultra Narrow Beam Wall Mount**
**High performance facade LED wall mount light**

- IP65 rated, ETL & cETL wet location listed
- Solid aluminum construction
- Universal driver (120V-220V-277V)
- **Power:** 11W
  **Delivered Lumens:** Up to 155
  **CRI:** 85
  **Dimming :** (0-10V) 100% - 20%, (ELV) 100%-10%
  **Rated Life :** 80,000 hours

Finishes




Where to buy?

| Distribution | Model | Beam | Color Temp | CRI | Light Direction | Finish | Order Number |
|---|---|---|---|---|---|---|---|
| Single | **DS-WS05** 5", 11W | U 6° | **27** 2700K | 85 | B Towards the wall | **BK**- Black | DS-WS05-U27B-BK |
| | **DS-WS06** 6", 11W | | **30** 3000K | 85 | | **WT**- White | Add to Wish List |
| | | | **35** 3500K | 85 | | **BZ**- Bronze | |
| | | | **40** 4000K | 85 | | **GH**- Graphite | |
| Double | **DS-WD05** Double, 5", 11x2W | U 6° | **27** 2700K | 85 | B Towards the wall | **BK**- Black | DS-WD05-U27B-BK |
| | **DS-WD06** Double, 6", 11x2W | | **30** 3000K | 85 | | **WT**- White | Add to Wish List |
| | | | **35** 3500K | 85 | | **BZ**- Bronze | |
| | | | **40** 4000K | 85 | | **GH**- Graphite | |

launch.waclighting.com/product/3210 1/1

A3 PROPOSED FACADE EAST ELEV. LIGHTING

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

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EXISTING BUILDING FACADE LIGHTING

G0-10

TOTAL GLAZING AREA: 484SF
TOTAL FACADE AREA: 3208 SF

484 SF / 3208 SF X 100 = 15%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

## D1 SOUTH FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

**LEGEND:**

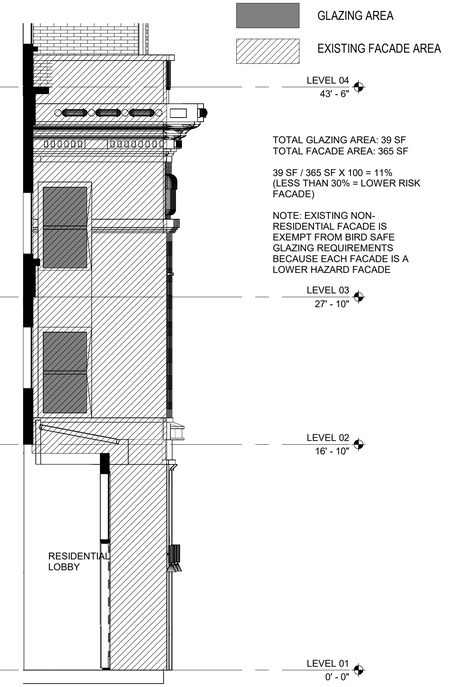
GLAZING AREA

EXISTING FACADE AREA

TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE




## D6 ENTRY RECESS BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

TOTAL GLAZING AREA: 957 SF
TOTAL FACADE AREA: 4620 SF

1043 SF / 4620 SF X 100 = 22%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

**DOWNTOWN BERKELEY DESIGN GUIDELINES:**

STREET FACING FACADE AREA: 1727 SF
CLEAR GLASS AREA: 480 SF

690 SF / 1727 SF X 100% = 40%

**WAIVER REQUESTED**

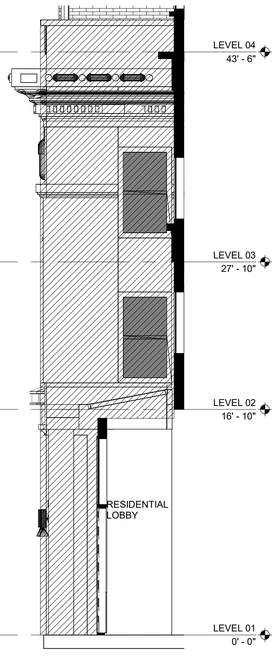
## A1 EAST FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE




## A6 ENTRY RECESS - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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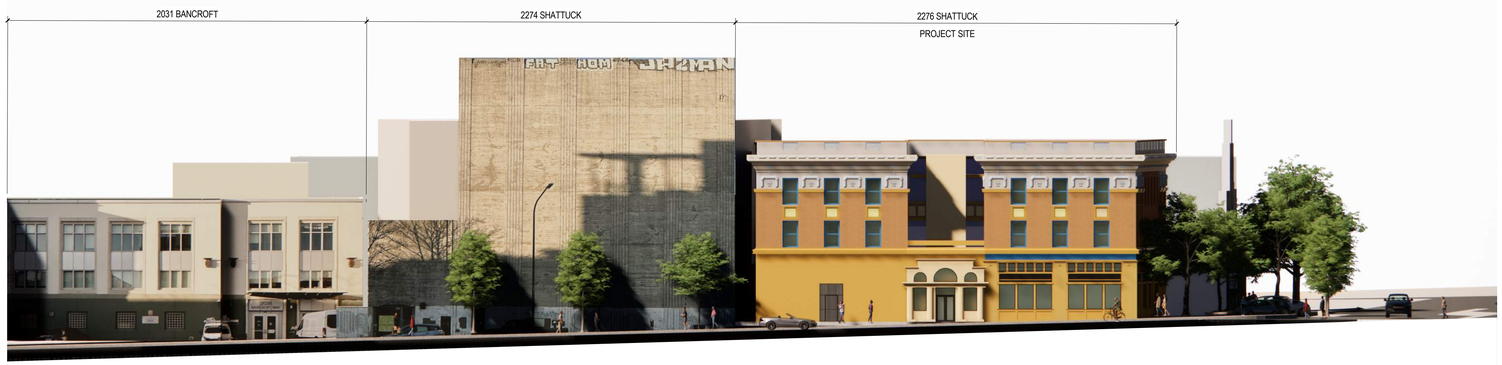
EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS

G0-11

C1 PROPOSED BANCROFT WAY STREET STRIP ELEVATION




A1 (E) BANCROFT WAY STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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STREET STRIP ELEVATION - BANCROFT WAY

G0-12

## C1 PROPOSED SHATTUCK AVE STREET STRIP ELEVATION

## A1 (E) SHATTUCK AVE STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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|---|---|
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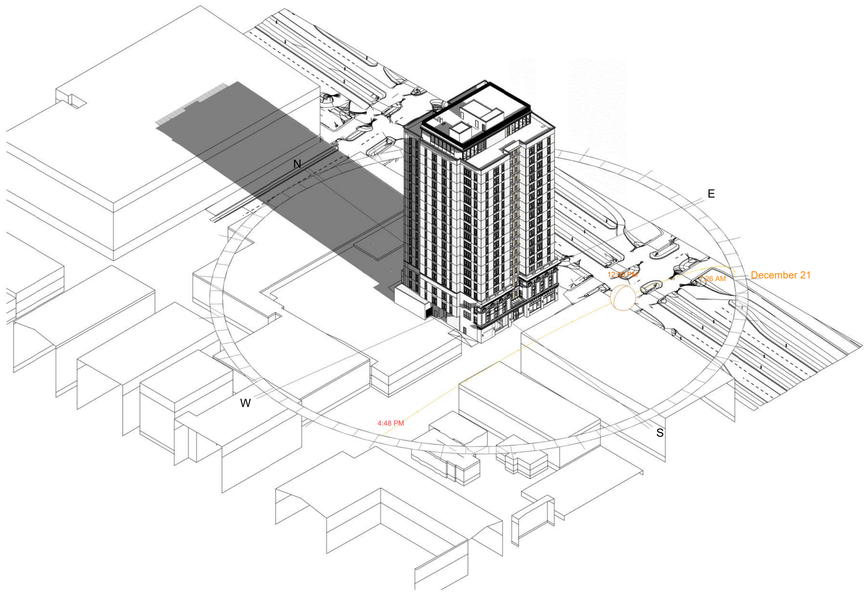
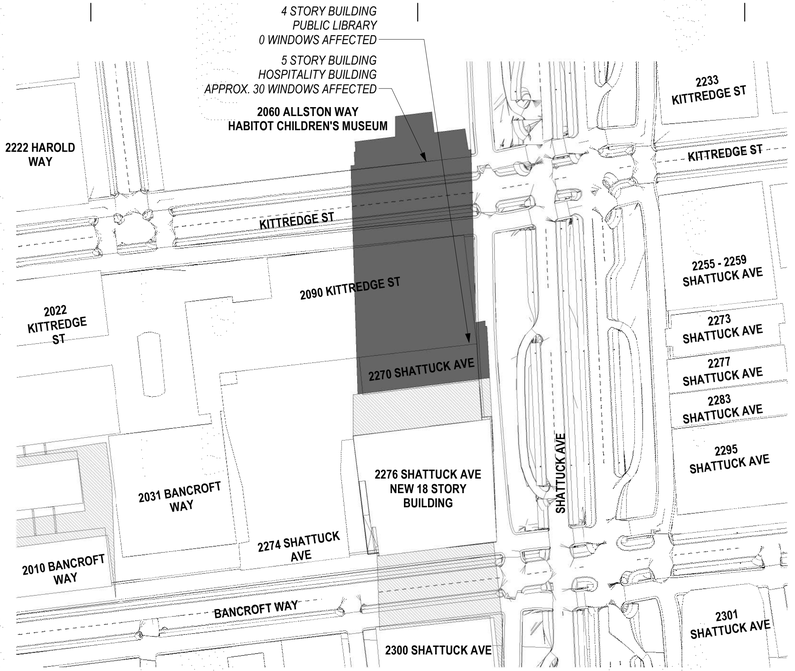
| # | DESCRIPTION | DATE |
|---|---|---|

STREET STRIP ELEVATION - SHATTUCK AVE

G0-13




## D1 SHADOW STUDY - DEC 21



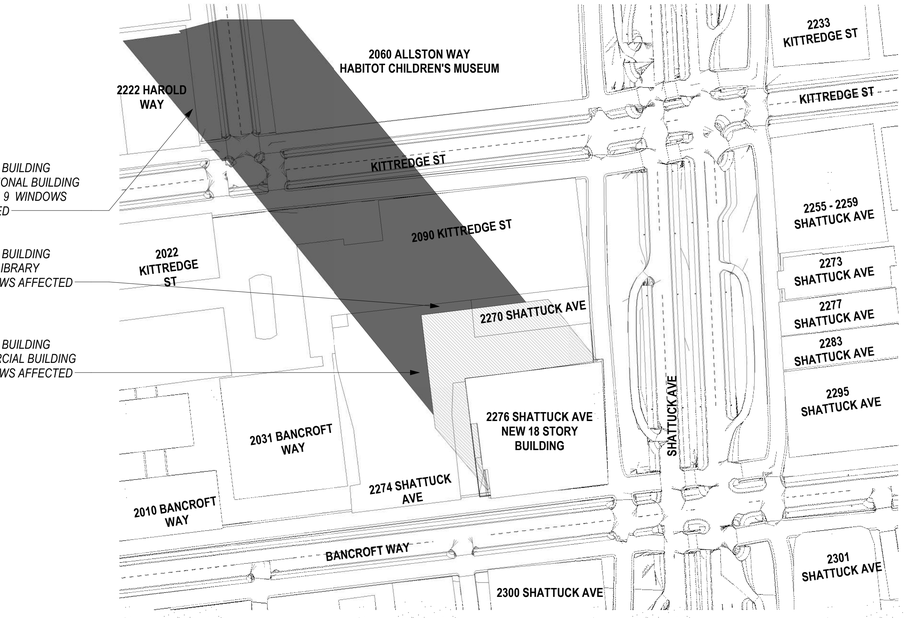

**SHADOW LEGEND:**

EXISTING SHADOW

NEW SHADOW

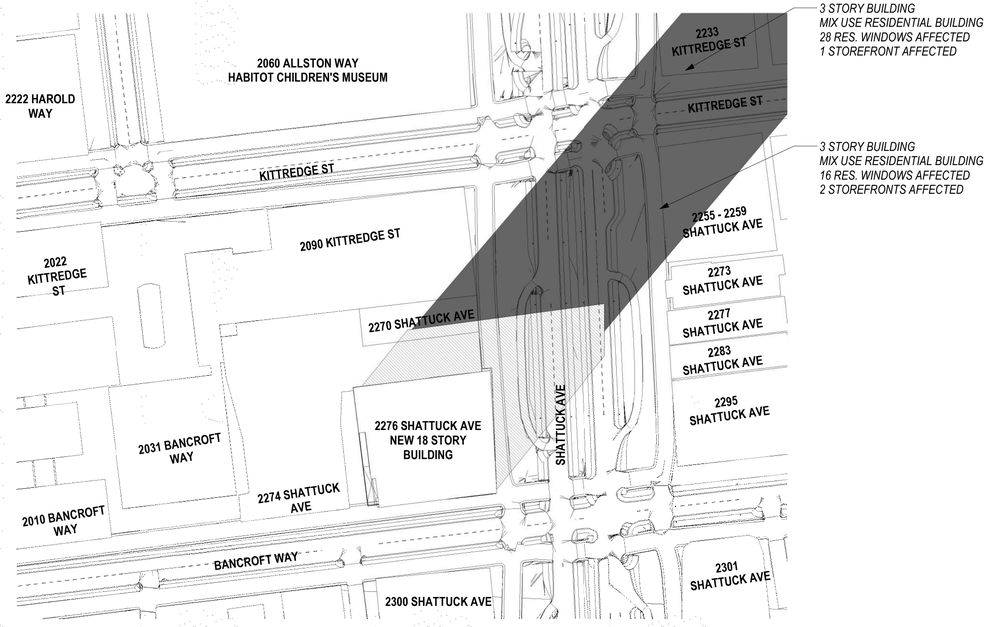
## D4 DEC 21 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)




## A1 DEC 21 PROPOSED - 9 21 AM

1" = 60'-0"(1" = 120'-0" ON 12X18)




## A4 DEC 21 PROPOSED - 2 54 PM

1" = 60'-0" (1" = 120'-0" ON 12X18)

0' 4' 8' 16'

N

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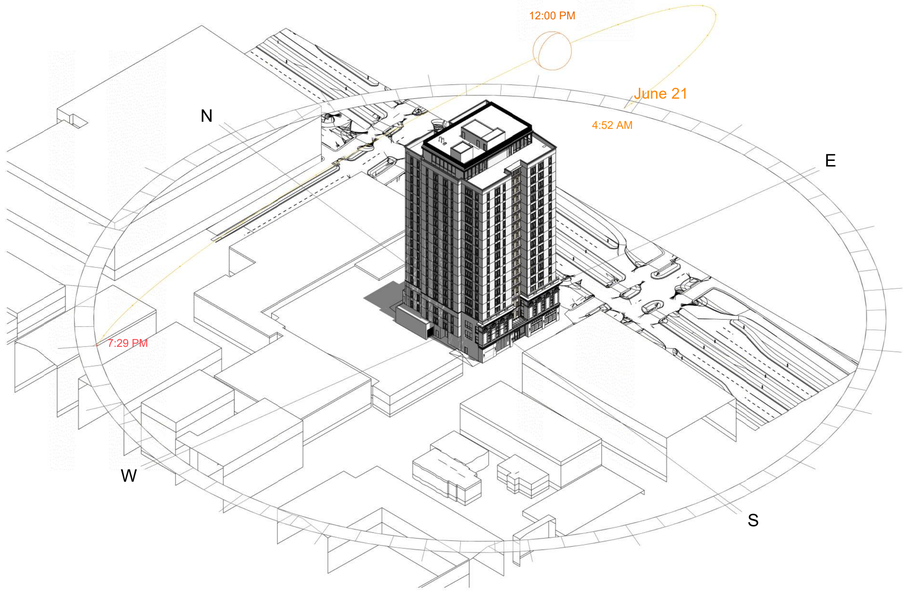
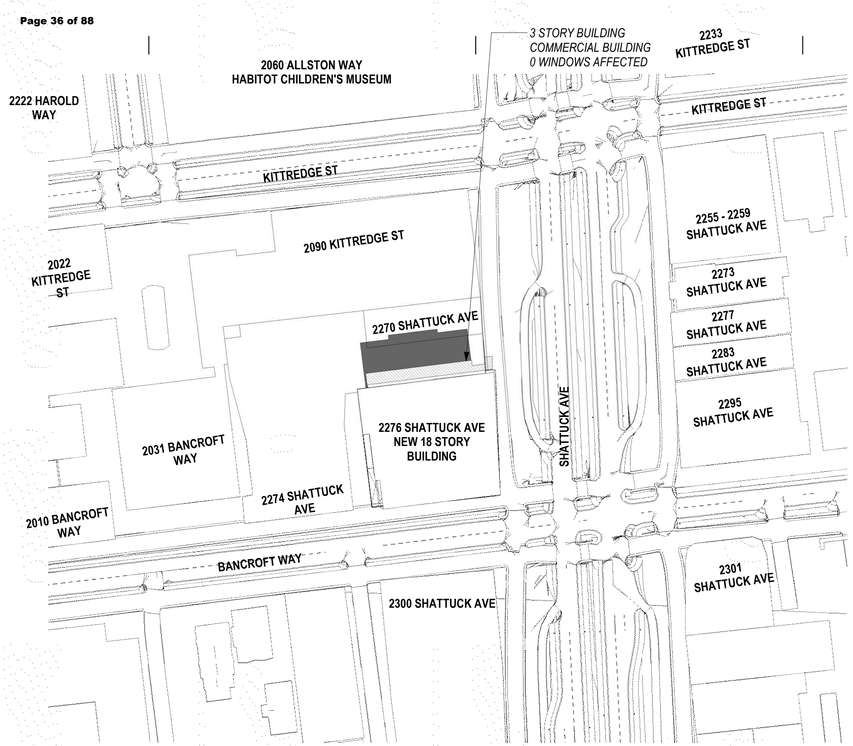
SHADOW STUDIES - DEC 21

G0-14

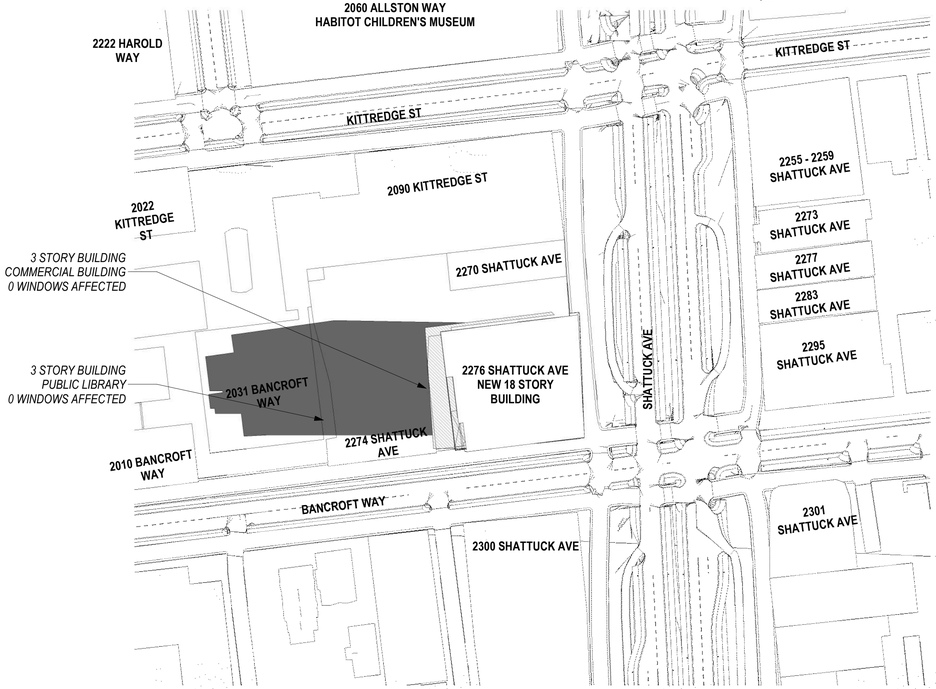



## D1 SHADOW STUDY - JUNE 21



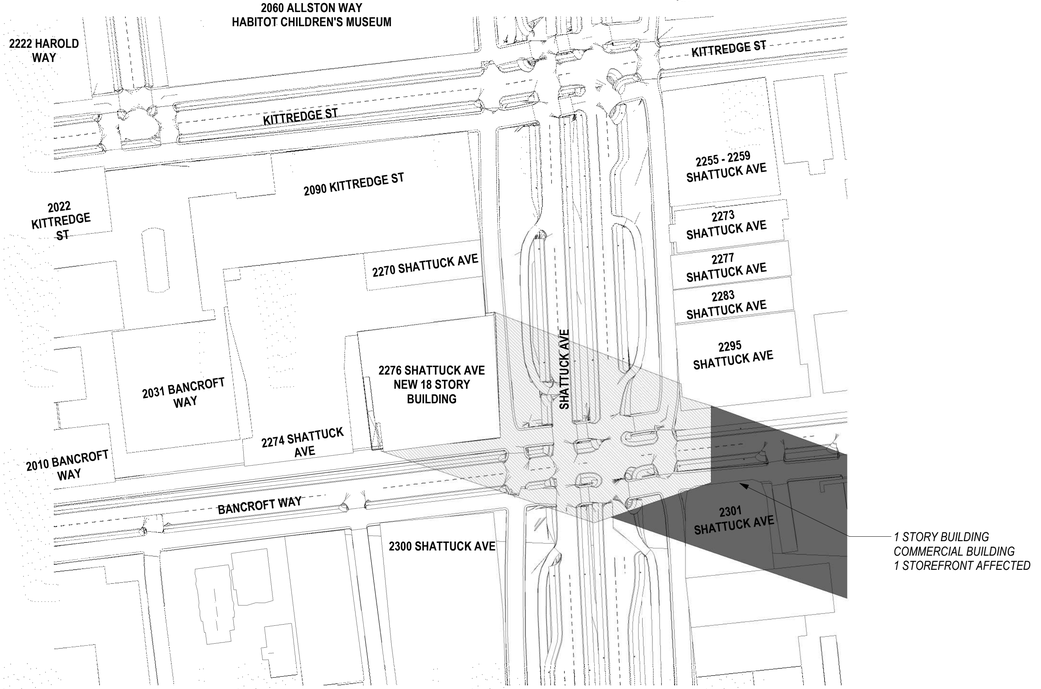

## D4 JUNE 21 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)




## A1 JUNE 21 PROPOSED - 8 30 AM

1" = 60'-0" (1" = 120'-0" ON 12X18)




## A4 JUNE 21 PROPOSED - 6 15 PM

1" = 60'-0" (1" = 120'-0" ON 12X18)

0' 4' 8' 16'

**SHADOW LEGEND:**

EXISTING SHADOW

NEW SHADOW

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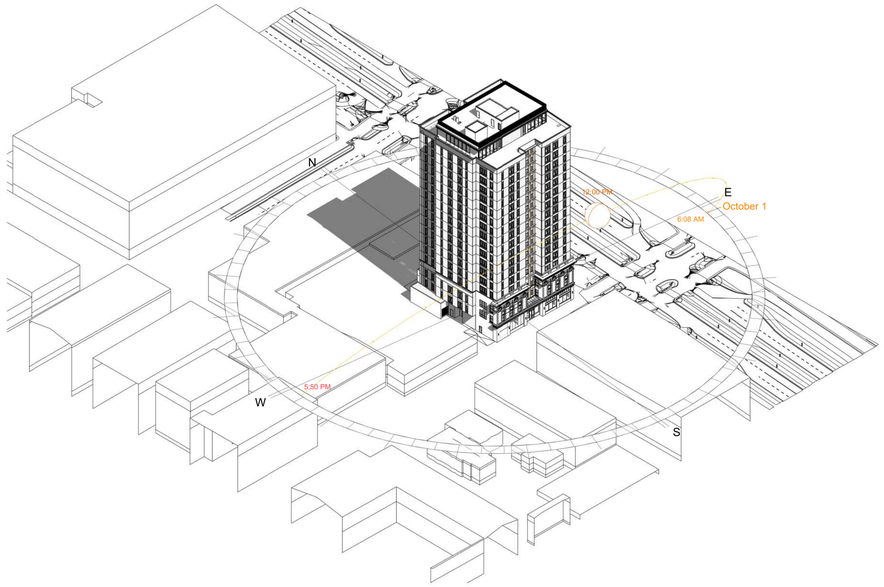
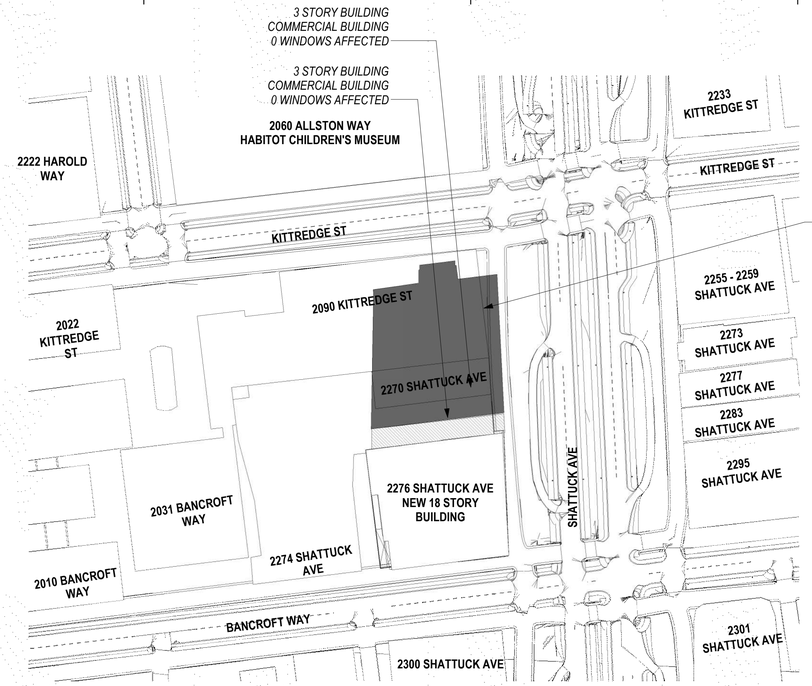
SHADOW STUDIES - JUNE 21

G0-15




## D1 SHADOW STUDY - OCTOBER 1



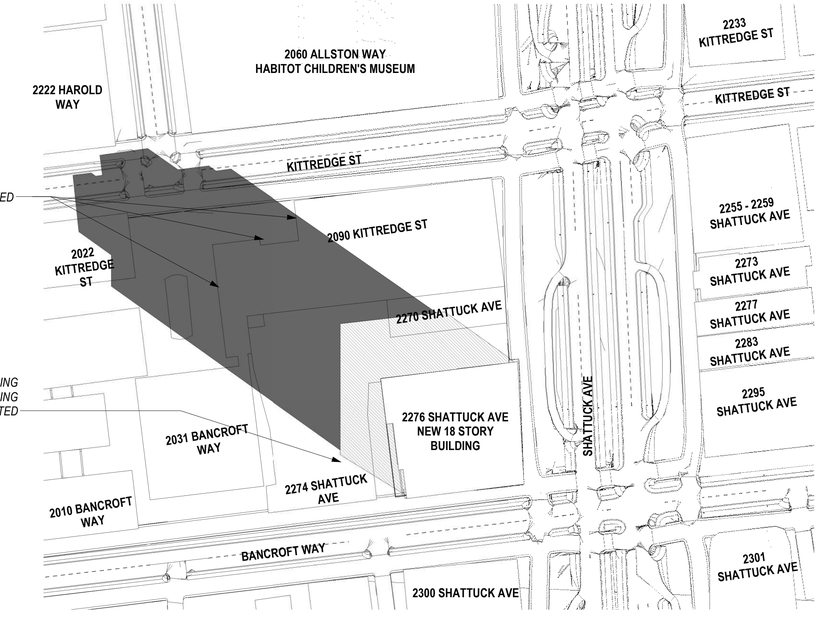

**SHADOW LEGEND:**

EXISTING SHADOW

NEW SHADOW

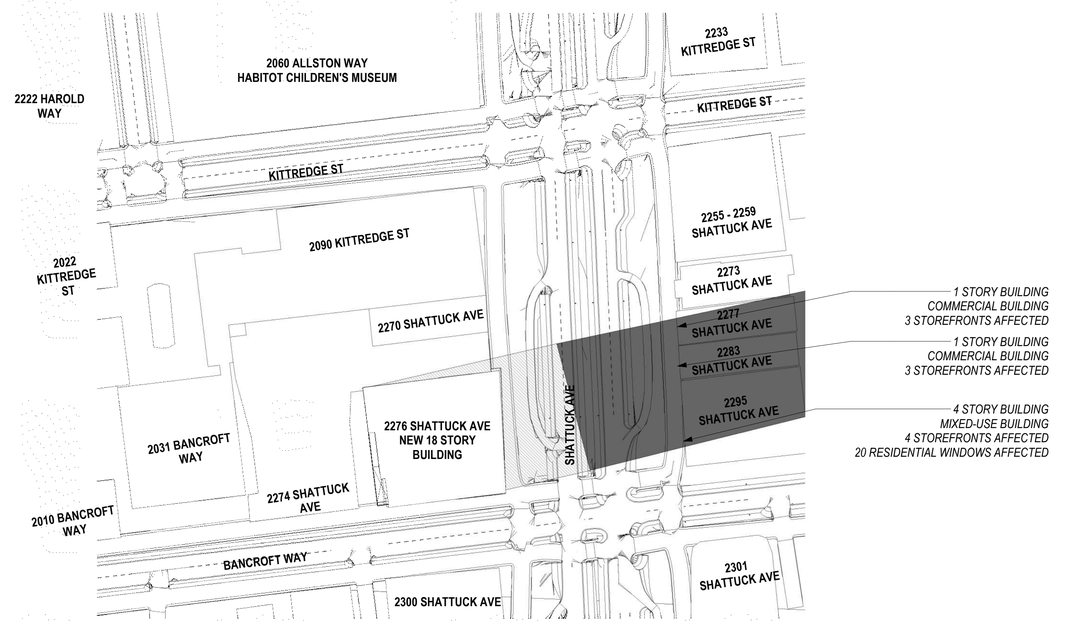
## D4 JUNE 1 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)




## A1 OCTOBER 1 PROPOSED - 9 04 AM

1" = 60'-0"(1" = 120'-0" ON 12X18)




## A4 OCTOBER 1 PROPOSED - 4 50 PM

1" = 60'-0"(1" = 120'-0" ON 12X18)

0' 4' 8' 16'

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SHADOW STUDIES - OCTOBER 1

G0-16

# LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 2276 Shattuck Berkeley, CA
Date: Concept Design-01/2024

| Y | ? | N | | | |
|---|---|---|---|---|---|
| 1 | | | Credit | Integrative Process | 1 |

| 14 | 0 | 2 | **Location and Transportation** | | 16 |
|---|---|---|---|---|---|
| | | | Credit | LEED for Neighborhood Development Location | 16 |
| 1 | | | Credit | Sensitive Land Protection | 1 |
| 1 | | 1 | Credit | High Priority Site | 2 |
| 5 | | | Credit | Surrounding Density and Diverse Uses | 5 |
| 5 | | | Credit | Access to Quality Transit | 5 |
| 1 | | | Credit | Bicycle Facilities | 1 |
| 1 | | | Credit | Reduced Parking Footprint | 1 |
| | | 1 | Credit | Green Vehicles | 1 |

| 5 | 0 | 5 | **Sustainable Sites** | | 10 |
|---|---|---|---|---|---|
| Y | | | Prereq | Construction Activity Pollution Prevention | Required |
| 1 | | | Credit | Site Assessment | 1 |
| 2 | | | Credit | Site Development - Protect or Restore Habitat | 2 |
| | | 1 | Credit | Open Space | 1 |
| 1 | | 2 | Credit | Rainwater Management | 3 |
| 1 | | 1 | Credit | Heat Island Reduction | 2 |
| | | 1 | Credit | Light Pollution Reduction | 1 |

| 7 | 0 | 4 | **Water Efficiency** | | 11 |
|---|---|---|---|---|---|
| Y | | | Prereq | Outdoor Water Use Reduction | Required |
| Y | | | Prereq | Indoor Water Use Reduction | Required |
| Y | | | Prereq | Building-Level Water Metering | Required |
| 1 | | 1 | Credit | Outdoor Water Use Reduction | 2 |
| 4 | | 2 | Credit | Indoor Water Use Reduction | 6 |
| 2 | | | Credit | Cooling Tower Water Use | 2 |
| | | 1 | Credit | Water Metering | 1 |

| 15 | 5 | 13 | **Energy and Atmosphere** | | 33 |
|---|---|---|---|---|---|
| Y | | | Prereq | Fundamental Commissioning and Verification | Required |
| Y | | | Prereq | Minimum Energy Performance | Required |
| Y | | | Prereq | Building-Level Energy Metering | Required |
| Y | | | Prereq | Fundamental Refrigerant Management | Required |
| 5 | | 1 | Credit | Enhanced Commissioning | 6 |
| 10 | | 8 | Credit | Optimize Energy Performance | 18 |
| | | 1 | Credit | Advanced Energy Metering | 1 |
| | | 2 | Credit | Demand Response | 2 |
| | 3 | | Credit | Renewable Energy Production | 3 |
| | | 1 | Credit | Enhanced Refrigerant Management | 1 |
| | 2 | | Credit | Green Power and Carbon Offsets | 2 |

| 8 | 0 | 5 | **Materials and Resources** | | 13 |
|---|---|---|---|---|---|
| Y | | | Prereq | Storage and Collection of Recyclables | Required |
| Y | | | Prereq | Construction and Demolition Waste Management Planning | Required |
| 3 | | 2 | Credit | Building Life-Cycle Impact Reduction | 5 |
| 2 | | | Credit | Building Product Disclosure and Optimization - Environmental Product Declarations | 2 |
| 1 | | 1 | Credit | Building Product Disclosure and Optimization - Sourcing of Raw Materials | 2 |
| | | 2 | Credit | Building Product Disclosure and Optimization - Material Ingredients | 2 |
| 2 | | | Credit | Construction and Demolition Waste Management | 2 |

| 4 | 1 | 11 | **Indoor Environmental Quality** | | 16 |
|---|---|---|---|---|---|
| Y | | | Prereq | Minimum Indoor Air Quality Performance | Required |
| Y | | | Prereq | Environmental Tobacco Smoke Control | Required |
| 1 | | 1 | Credit | Enhanced Indoor Air Quality Strategies | 2 |
| 2 | | 1 | Credit | Low-Emitting Materials | 3 |
| 1 | | | Credit | Construction Indoor Air Quality Management Plan | 1 |
| | 1 | 1 | Credit | Indoor Air Quality Assessment | 2 |
| | | 1 | Credit | Thermal Comfort | 1 |
| | | 2 | Credit | Interior Lighting | 2 |
| | | 3 | Credit | Daylight | 3 |
| | | 1 | Credit | Quality Views | 1 |
| | | 1 | Credit | Acoustic Performance | 1 |

| 2 | 0 | 4 | **Innovation** | | 6 |
|---|---|---|---|---|---|
| 1 | | 4 | Credit | Innovation | 5 |
| 1 | | | Credit | LEED Accredited Professional | 1 |

| 4 | 0 | 0 | **Regional Priority** | | 4 |
|---|---|---|---|---|---|
| 1 | | | Credit | Optimize Energy Performance (>24%) | 1 |
| 1 | | | Credit | Indoor Water Use Reduction (>40%) | 1 |
| 1 | | | Credit | Access to Quality Transit | 1 |
| 1 | | | Credit | BPDO - Sourcing of Raw Materials | 1 |

| 60 | 6 | 44 | **TOTALS** | Possible Points: | 110 |
|---|---|---|---|---|---|

**Certified:** 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Optimize Energy Performance-min. 10 pts.
Building Life-Cycle Impact Reduction-min. 3 pts.
Indoor Water Use Reduction-min. 4 pts.
Access to Quality Transit-min. 5 pts.
BPDO - Sourcing of Raw Materials-min. 1 pt.
Rainwater Management-min. 3 pts.

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23075

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2276 Shattuck Ave
Berkeley, California
94704

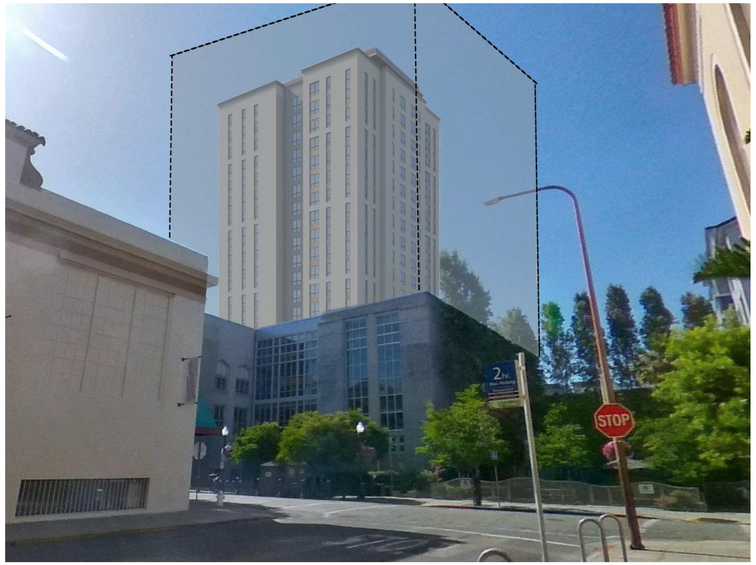
CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE. SUITE 310. BERKELEY, CA 94705

| | | |
|---|---|---|
| | ENTITLEMENT SUBMITTAL | 11/22/24 |

| # | DESCRIPTION | DATE |
|---|---|---|

SUSTAINABILITY / LEED CHECKLIST

G0-17




D1 NW CONTEXT VIEW

D3 NE CONTEXT VIEW

A1 SW CONTEXT VIEW

A3 SE CONTEXT VIEW

A6 CONTEXT VIEW MAP

0' 4' 8' 16'

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| # | DESCRIPTION | DATE |
|---|---|---|
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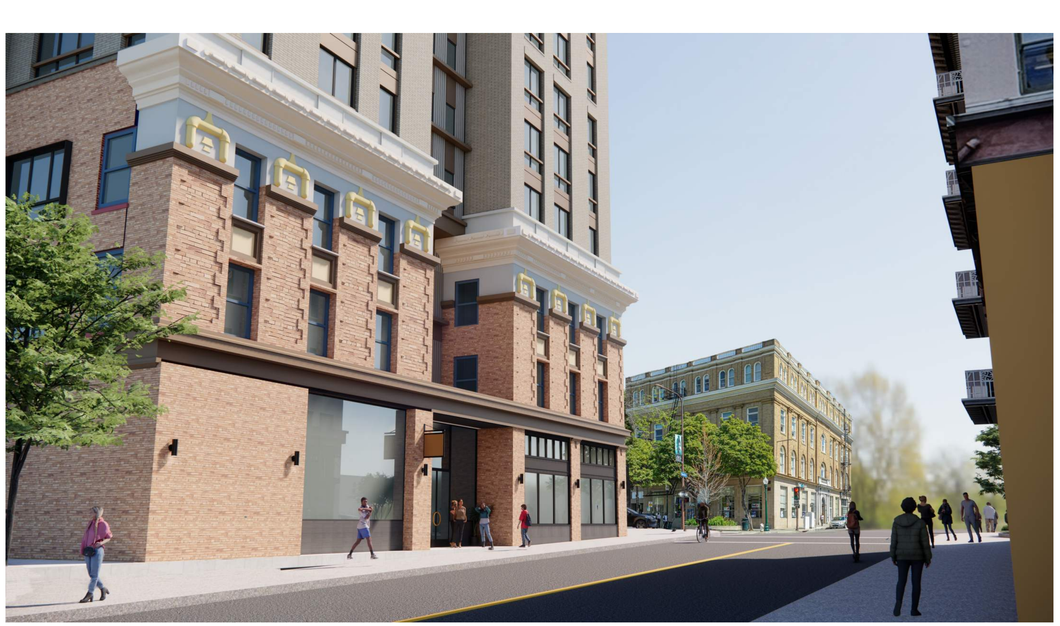
PERSPECTIVE CONTEXT RENDERINGS

G0-18



A1 RESIDENTIAL ENTRY SW RENDERING

A5 NIGHT-TIME SE RENDERING

0' 4' 8' 16'

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| | | |
|---|---|---|
| ENTITLEMENT SUBMITTAL | | 11/22/24 |
| # | DESCRIPTION | DATE |

NIGHT-TIME & RESIDENTIAL ENTRY RENDERING

G0-19

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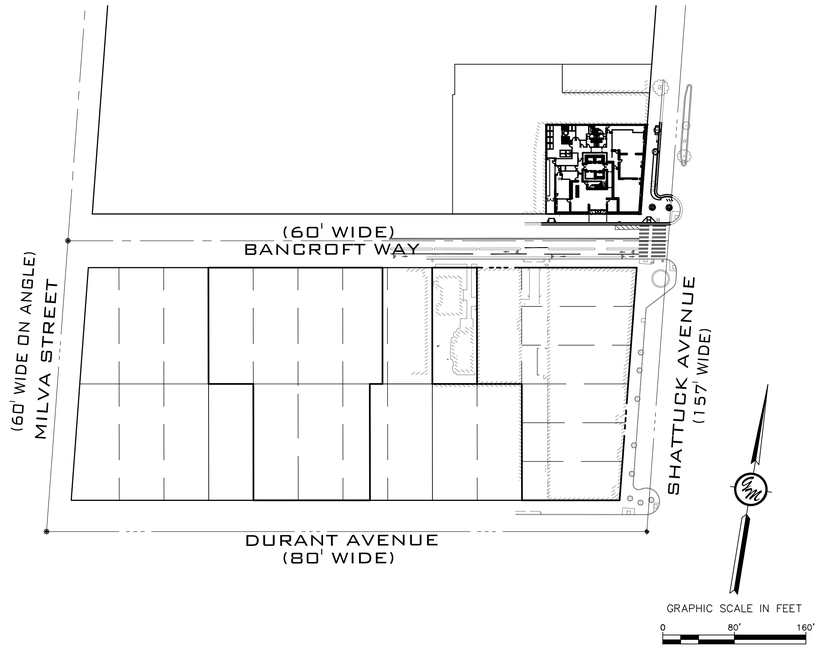
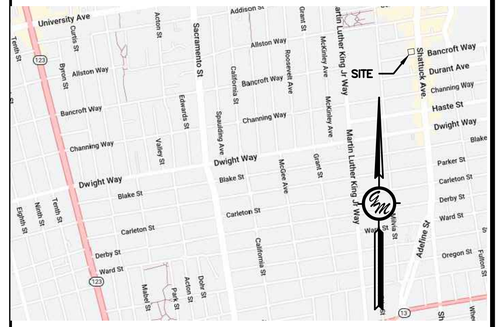
# PRELIMINARY PLANS
# 2276 SHATTUCK AVENUE
# BERKELEY, CA 94704
# APN: 57-2028-4




## VICINITY MAP

**ENGINEER:**
GREENWOOD & MOORE, INC.
JEFFERY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

**OWNER/APPLICANT:**
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE., STE 310
BEREKLEY, CA 94704

**PROPERTY ADDRESS:**
2276 SHATTUCK AVENUE
BERKELEY, CA 94704

**ASSESSOR'S PARCEL NO:**
APN: 57-2028-4

## PROJECT INFORMATION

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | TOPOGRAPHIC SURVEY & DEMO PLAN |
| C2.0 | SITE PLAN |
| C3.0 | UTILITY PLAN |
| C4.0 | GRADING PLAN |
| C4.1 | SECTIONS |
| C5.0 | STORMWATER CONTROL PLAN |
| C7.0 | DETAILS |
| C7.1 | DRAINAGE DETAILS |
| C7.2 | CITY OF BERKELEY STANDARD DETAILS |
| C7.3 | CITY OF BERKELEY POLLUTION PREVENTION PLAN |
| C7.4 | EROSION CONTROL DETAILS |

## SHEET INDEX

## ABBREVIATIONS

| | |
|---|---|
| AB | AGGREGATE BASE |
| AC | ASPHALTIC CONCRETE |
| AD | AREA DRAIN |
| AL | AREA LIGHT |
| ANC | ANCHOR |
| ANG PT | ANGLE POINT |
| AP | ANCHOR POLE |
| ARV | AIR RELIEF VALVE |
| ASB | AGGREGATE SUB-BASE |
| BC | BEGINNING OF CURVE |
| BOC | BACK OF CURB |
| BOW | BACK OF SIDEWALK |
| BM | BENCH MARK |
| BO | BLOWOFF |
| BPD | BACKFLOW PREVENTION DEVICE |
| BVC | BEGINNING OF VERTICAL CURVE |
| BW | BOTTOM OF WALL |
| CATV | CABLE TELEVISION |
| C&G | CURB AND GUTTER |
| CB | CATCH BASIN |
| CIP | CAST IRON PIPE |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| CONF | CONFORM |
| CONC | CONCRETE |
| COTG | CLEANOUT TO GRADE |
| DDCV | DOUBLE DETECTOR CHECK VALVE |
| CY | CUBIC YARDS |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DWG | DRAWING |
| DWY | DRIVEWAY |
| (E) | EXISTING |
| EA | EACH |
| EC | END OF CURVE |
| EG | EXISTING GRADE |
| ELEC | ELECTRIC |
| ELECTRO | ELECTROLIER |
| ELEV | ELEVATION |
| EP | EDGE OF PAVEMENT |
| EVC | END OF VERTICLE CURVE |
| FM | FIELD MEASURMENT |
| FC | FACE OF CURB |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOW LINE |
| G | GAS MAIN |
| GAS V | GAS VALVE |
| GM | GAS METER |
| GB | GRADE BREAK |
| GR | GRATE ELEVATION |
| GV | GATE! VALVE |
| HC | HANDICAP |
| HGL | HYDRAULIC: GRADE! LINE |
| HOR | HORIZONTAL |
| HP | HIGH POINT |
| INT | INTERSECTION |
| INV | INVERT ELEVATION |
| JP | JOINT POLE |
| LP | LOW POINT |
| LS | LANDSCAPING |
| LT | LEFT |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MIN | MINIMUM |
| MON | MONUMENT |
| (N) | NEW |
| NTS | NOT TO SCALE |
| OD | OUTSIDE DIAMETER |
| P | PAVEMENT |
| PCC | PORTLAND CONCRETE CEMENT |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| POC | POINT OF CURVE |
| PRC | POINT OF REVERSE CURVATURE |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLY VINYL CHLORIDE |
| PIVC | POINT OF VERTICAL INTERSECTION |
| PL | PROPERTY LINE |
| R | RADIUS |
| (R) | RADIAL LINE |
| RCP | REINFORCED CONCRETE PIPE |
| RIM | RIM ELEVATION |
| RT | RIGHT |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SHT | SHEET |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT/RISER |
| SSMH | SANITARY SEWER MANHOLE |
| STA | STATION |
| STD | STANDARD |
| SW | SIDEWALK |
| T | TELEPHONE LINE |
| TBO | TEMPORARY BLOWOFF |
| TC | TOP OF CURB |
| TELE | TELEPHONE |
| TS | TRAFFIC SIGNAL |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UNO | UNLES NOTED OTHEWISE |
| VAR | VARIES |
| VC | VERTICAL CURVE |
| VCP | VITRIFIED CLAY PIPE |
| VERT | VERICAL |
| W | WATER |
| W/ | WITH |
| W/O | WITHOUT |
| WM | WATER METER |
| WV | WATER VALVE |
| YL | YARD LIGHT |

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | AREA LIGHT |
| BO | BO | BLOWOFF |
| | | BRUSH LINE |
| | | BUILDING |
| CTV | CTV | CABLE TV LINE |
| | | CATCH BASIN |
| | | CONCRETE |
| | | CURB |
| | | CURB & GUTTER |
| | | CURB, GUTTER & SIDEWALK |
| | | CUT/FILL LINE |
| | | DAYLIGHT LINE |
| DI | | DROP INLET |
| E | E | ELECTRIC LINE |
| | | ELECTROLIER |
| X | X | FENCE |
| | | FIRE HYDRANT |
| F | F | FIRE MAIN |
| | | FLAG POLE |
| G | G | GAS MAIN |
| | | GAS VALVE |
| GM | GM | GAS METER |
| UPA | UPA | GUY ANCHOR |
| JT | JT | JOINT TRENCH |
| | | MONUMENT |
| | CO | SANITARY SEWER CLEANOUT |
| SS | SS | SANITARY SEWER LINE |
| SSMH | SSMH | SANITARY SEWER MANHOLE |
| | | SIGN |
| | | SLOPE |
| SD | | STORM DRAIN LINE |
| D | | STORM DRAIN MANHOLE |
| T | T | TELEPHONE LINE |
| | | TELEPHONE VAULT |
| | | TRAFFIC SIGNAL |
| | | TRANSFORMER |
| | | UTILITY POLE |
| | | VALLEY GUTTER |
| | | WALL |
| | | WATER GATE VALVE |
| W | W | WATER MAIN |
| WM | WM | WATER METER |
| | | WATER VALVE |

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY OF BERKELEY MONUMENT FOUND AT MILVIA STREET AND AT SHATTUCK AVENUE WAS TAKEN AS N80°47'17"E AS SHOWN ON PARCEL MAP NO. 6889, FILED IN BOOK 223 OF MAPS, AT PAGES 69 AND 70, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY WERE ESTABLISHED USING THE BENCHMARK B0403, A ⅜" DIAMETER BRASS PIN FOUND IN A MONUMENT WELL AT THE INTERSECTION OF SHATTUCK AVE. AND DURANT AVE., BEING CITY OF BERKELEY BM# B0403. ELEVATION: 171.96' FT

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

(1) --- "MAP OF THE BARKER TRACT" FILED FEB. 10, 1881, BK. 7 OF MAPS, PG. 37.
(2) --- PARCEL MAP 6889, FILED JUNE 13, 1996, BK. 223 OF MAPS, PG'S. 69-70.
(3) --- CORNER RECORD, CR 3943, FILED NOV. 23, 2009, C.R. BK.35, PG. 43.
(4) --- GRANT DEED 2005491781, FILED NOVEMBER 16, 2005, O.R. ALAMEDA COUNTY.
(5) --- GRANT DEED 2014241712, FILED OCTOBER 2, 2014, O.R. ALAMEDA COUNTY.
(6) --- GRANT DEED 2020088073, FILED APRIL 20, 2020, O.R. ALAMEDA COUNTY.
(7) --- RECORD OF SURVEY 3625, FILED JANUARY 11, 2023, BK. 50 OF MAPS, PG. 59.

BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-2813 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER JEFFERY R. MOORE No. C043628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

COVER SHEET

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=80'
DATE: 10-15-2025
PROJECT NO.: 2023.058
PHASE NO.: XX
SHEET NO.: C0.0

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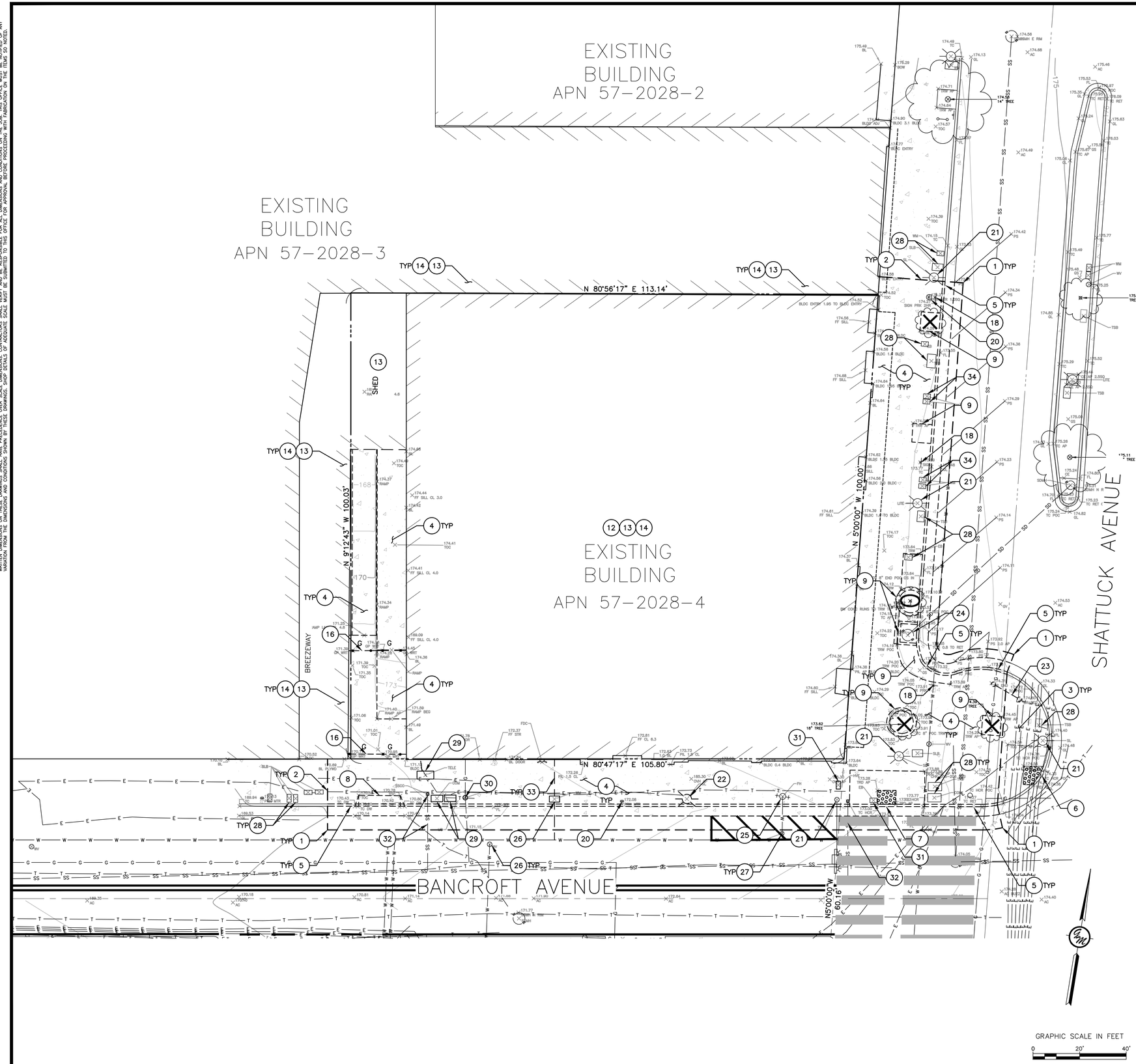


KEYNOTES: (#)

1. SAWCUT
2. LIMIT OF REMOVAL
3. (E) CONCRETE TO REMAIN
4. (E) CONCRETE/ASPHALT TO BE REMOVED
5. REMOVE (E) SIDEWALK, CURB, & GUTTER
6. (E) CURB RAMP TO REMAIN
7. (E) CURB RAMP TO BE REMOVED
8. (E) DRIVEWAY TO BE REMOVED
9. (E) CONCRETE CURB/PLANTER AREA TO BE REMOVED
10. (E) PLANTER AREA TO REMAIN
11. REMOVE (E) RETAINING WALL. COORDINATE WALL REMOVAL WITH ADJACENT PROPERTY OWNER. PROVIDE TEMPORARY 1 TO 1 MAXIMUM SLOPE TO GRADE ON PROJECT PROPERTY (NOT ADJACENT PROPERTY).
12. (E) BUILDING & FOUNDATION TO BE MODIFIED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO RETROFITTING AND/OR DEMOLITION OF THE (E) BUILDING.
13. USE CAUTION REMOVING BUILDING/FOUNDATION ADJACENT TO EXISTING BUILDING ON ADJACENT PROPERTY. PRIOR TO REMOVAL OF EXISTING FOUNDATION, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING FOUNDATION TO DETERMINE WHETHER THE REMOVAL OF THE FOUNDATION WILL IMPACT THE FOUNDATION OF EXISTING BUILDING ON ADJACENT PROPERTY. CONSULT STRUCTURAL ENGINEER TO DETERMINE IMPACT, IF ANY.
14. CONTRACTOR TO PROTECT EXISTING BUILDINGS ON ADJACENT PROPERTY DURING DEMOLITION OF EXISTING BUILDING.
15. NOT USED
16. REMOVE (E) FENCE AND GATE
17. (E) SIGN TO BE RELOACTED
18. (E) SIGN TO REMAIN
19. NOT USED
20. (E) PARKING METER TO REMAIN
21. (E) LIGHT POLE TO REMAIN
22. (E) LIGHT POLE TO BE RELOCATED (BY OTHERS)
23. (E) BIKE RACK TO BE REMOVED OR RELOCATED. REFER TO LANDSCAPE PLAN
24. (E) STORM DRAINAGE STRUCTURE AND ASSOCIATED UTILITY LINE TO REMAIN.
25. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
26. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
27. (E) WATER VALVE AND ASSOCIATED UTILITY LINE TO REMAIN
28. (E) UTILITY BOX TO REMAIN
29. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
30. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
31. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
32. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    D. REMOVE (E) CLEANOUT FRAME & COVER.
33. (E) FIRE SERVICE LATERAL TO BE DEMOLISHED AND CAPPED PER EBMUD STANDARDS AND SPECIFICATIONS
34. COORDINATE REMOVAL/PRESERVATION OF (E) WATER METERS/SERVICES WITH OWNER & EBMUD

(E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

REMOVE (E) TREE AND/OR (E) STUMP

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-6913 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER BRIAN DOUGLAS DEWEY GREENWOOD & MOORE, INC. No. C082628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

**PRELIMINARY PLANS**
**2276 SHATTUCK AVENUE**
**BERKELEY, CA 94704**
**APN: 57-2028-4**

**TOPOGRAPHIC SURVEY & DEMOLITION PLAN**

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | 1"=20' |
| DATE | 10-15-2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C1.0 |

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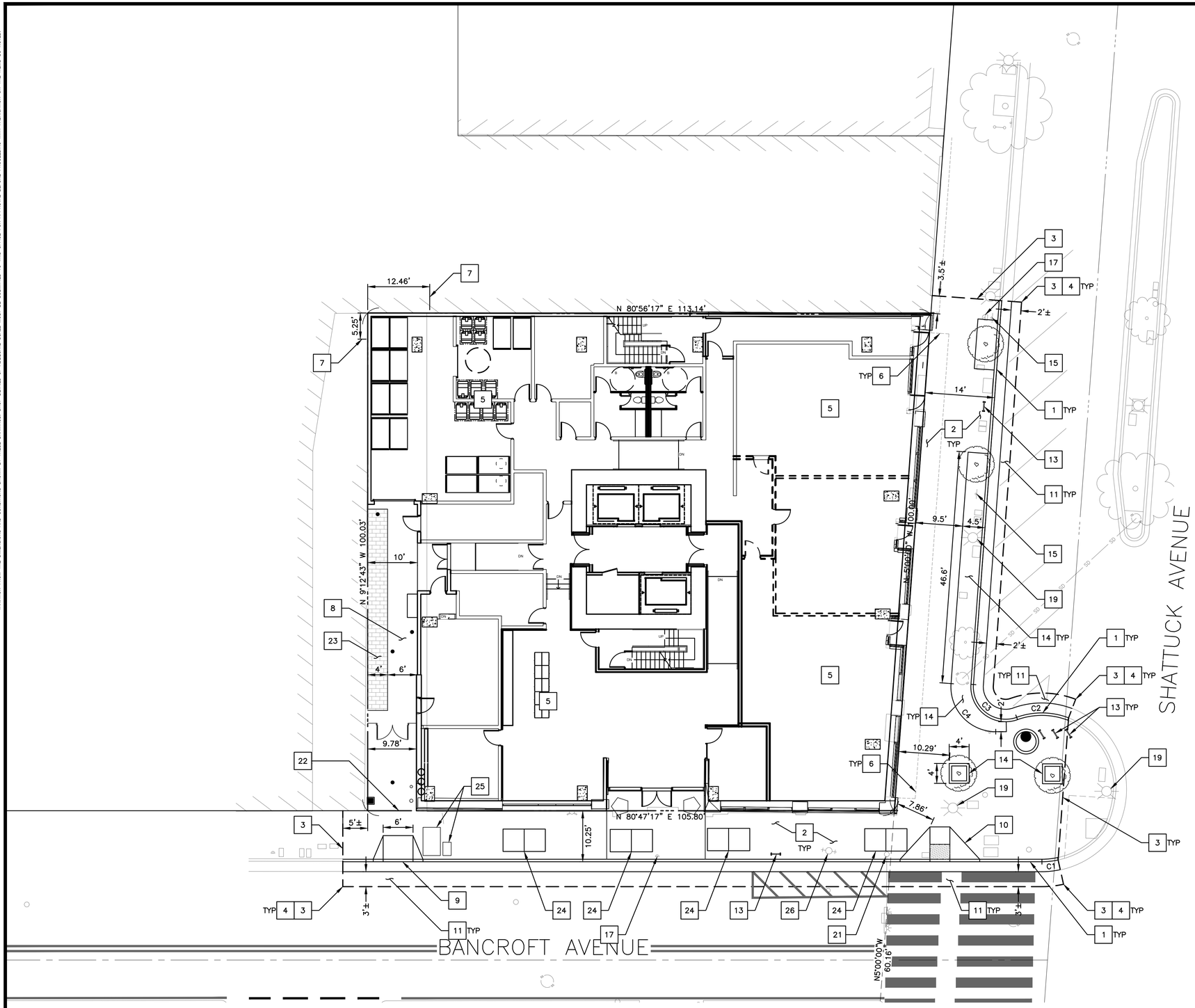


KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.2
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.2
3. CONFORM TO EXISTING
4. SAWCUT LINE PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. LINE OF BUILDING ABOVE
7. DIMENSION TO GRIDLINE. REFER TO ARCHITECTURAL PLAN FOR GRIDLINE NUMBER/LETTER
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. 6' WIDE DRIVEWAY APRON FOR TRASH/RECYCLE BINS PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.2.
10. (N) CONCRETE CURB RAMP WITH DETECTABLE WARNING SURFACE
11. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
12. (E) BIKE RACK TO REMAIN
13. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFORMATION
14. LANDSCAPE PLANTER AREA/TREE WELL. REFER TO LANDSCAPE PLANS (BY OTHERS)
15. (E) SIGN TO REMAIN
16. RELOCATED 2-HOUR MAX PARKING SIGN. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
17. (E) PARKING METER TO REMAIN
18. LOCATION OF RELOCATED PARKING METER. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
19. (E) STREET LIGHT TO REMAIN
20. LOCATION OF RELOCATED STREET LIGHT. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
21. (E) TRAFFIC SIGNAL TO REMAIN
22. (N) GATE BY OTHERS
23. PERMEABLE PAVERS
24. TRANSFORMER/ELECTRICAL BOX
25. (N) WATER METER
26. (E) FIRE HYDRANT

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 3.28 | 15.00 | Δ12°31'53" |
| C2 | 10.65 | 15.00 | Δ40°40'30" |
| C3 | 12.93 | 6.50 | Δ113°57'38" |
| C4 | 14.80 | 9.00 | Δ94°12'43" |

GRAPHIC SCALE IN FEET
0 10' 20'

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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C073628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

SITE PLAN

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE 10-15-2025
PROJECT NO. 2023.058
PHASE NO. XX
SHEET NO. C2.0

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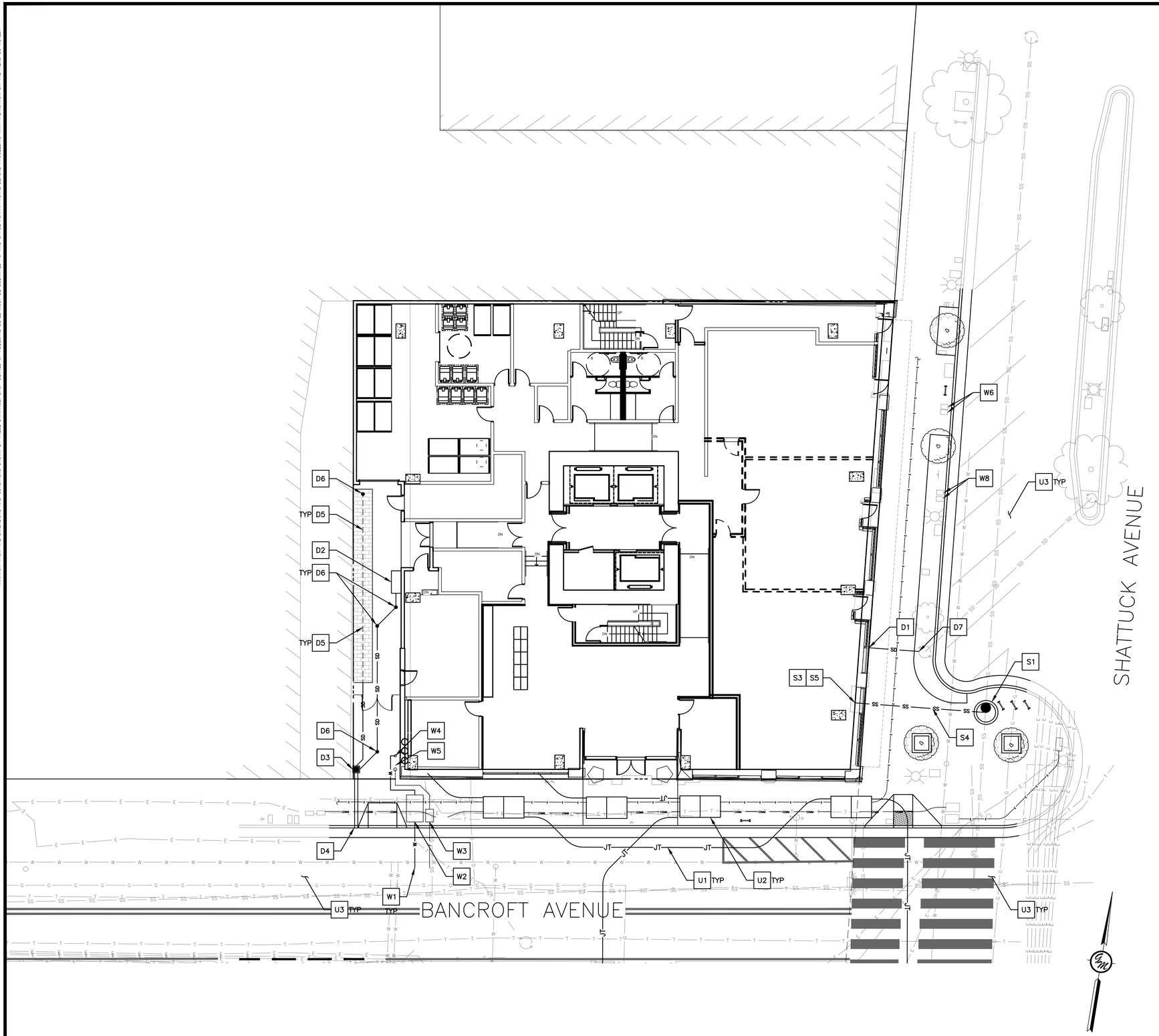


STORM DRAINAGE KEYNOTES D#

1. STORM DRAIN STUB TO BUILDING. COORDINATE SIZE & LOCATION WITH PLUMING PLANS
2. ABOVE GROUND CONTECT FILTER VAULT PER SHEET 3/C7.1. DOWNSPOUTS FROM (N) BUILDING TO OUTFALL INTO FILTER VAULT. REFER TO STORM WATER CONTROL PLAN, SHEET C5.0 FOR ADDITION INFORMATION
3. DRAINAGE INLET
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 11/C7.0. USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. SUBDRAIN UNDER PERMEABLE PAVERS
6. STORM WATER CLEANOUT
7. CONNECT TO (E) STORM DRAIN

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.4 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. HDPE SDR 17 S=0.02 MINIMUM SLOPE
5. 2-WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) COMMERCIAL 1" WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS. FINAL NUMBER OF TENANTS & METERS TO BE DETERMINED AT A LATER DATE
7. WATER SERVICE TO RETAIL SPACE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
8. COMMERCIAL (E) 3/4".

UTILITY KEYNOTES U#

1. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
2. UTILITY VAULT BY OTHERS. SEE JOINT TRENCH PLANS
3. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.4
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF

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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C073628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

UTILITY PLAN

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | 1"=10' |
| DATE | 10-15-2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C3.0 |

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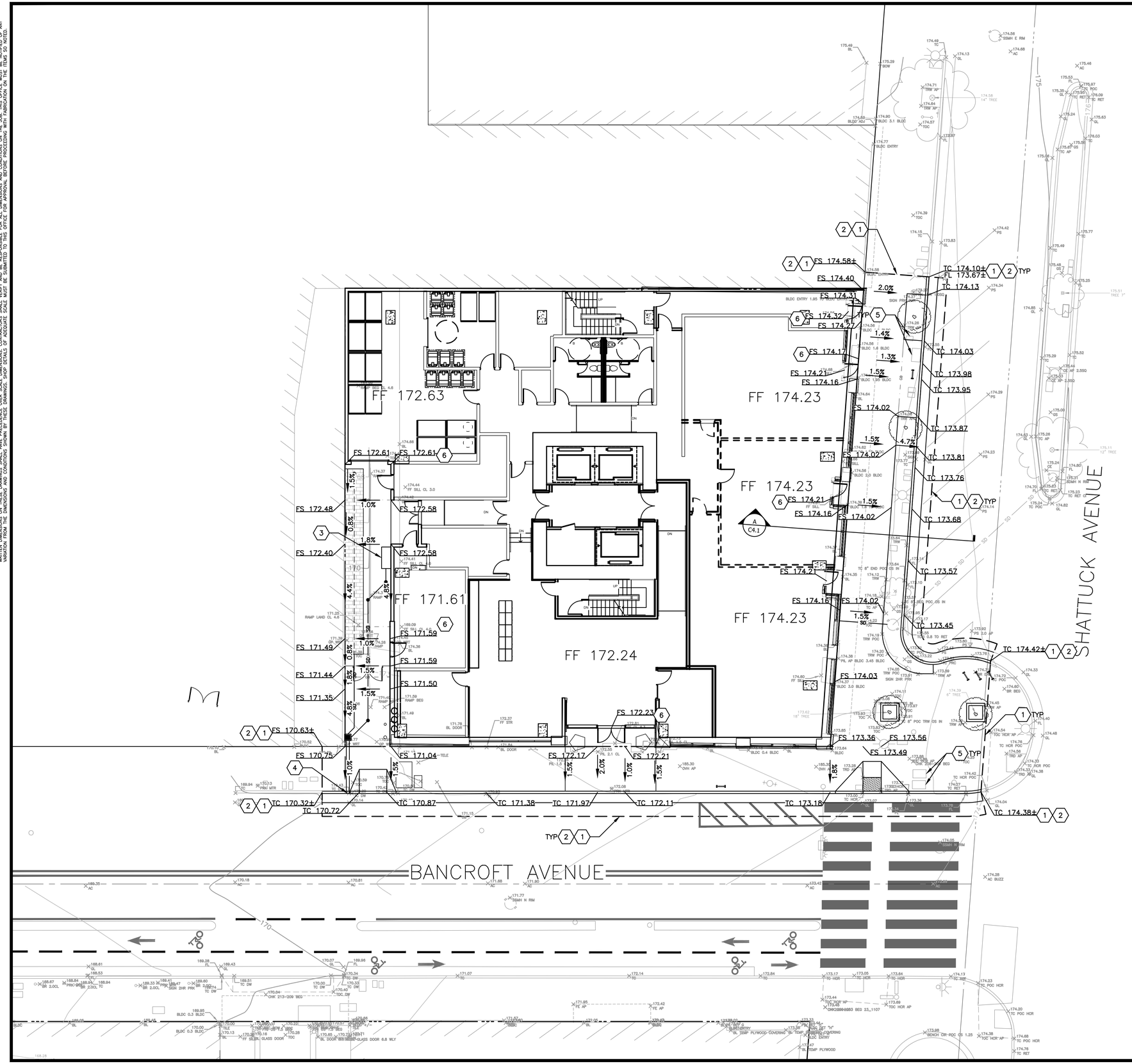


KEYNOTES: (#)

1. CONFORM TO (E)
2. SAWCUT PER 1/C7.0
3. ABOVE GROUND CONTECH CARTRIDGE CATCHBASIN PER 3/C7.1 ROOF DRAIN STORMFILTER TO TREAT ROOFTOP PATIOS. REFER TO DRAINAGE AND STORM WATER CONTROL PLAN SHEETS FOR ADDITIONAL INFORMATION.
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 11/C7.0. USE 3"X12" METAL DUCT WITH AN 24" GALVANIZED STAINLESS STEEL CHECKER PLATE.
5. ADJUST (E) UTILITY BOX COVER TO FINISH GRADE.
6. THRESHOLD AT DOORWAY. FINISH FLOOR OF BUILDING TO BE 1/4–INCH HIGHER THAN ADJACENT FINISH GRADE OF HARDSCAPE AT DOORWAY

GRAPHIC SCALE IN FEET
0 10' 20'

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. CIVIL 28628
Exp. 03/31/2026
BRIAN DOLL
CIVIL
CALIFORNIA

**PRELIMINARY PLANS**
**2276 SHATTUCK AVENUE**
**BERKELEY, CA 94704**
**APN: 57-2028-4**

**GRADING PLAN**

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | 1"=10' |
| DATE | 10-15-2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C4.0 |

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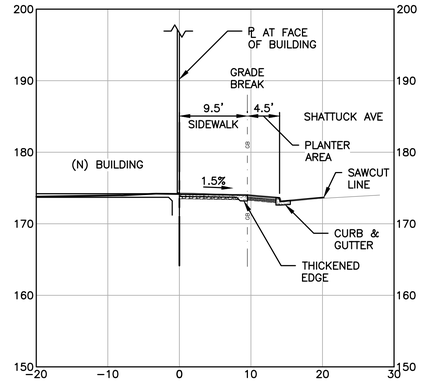


SECTION A

SCALE: 1"=10'

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PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LOWE
No. C092628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

**PRELIMINARY PLANS**
**2276 SHATTUCK AVENUE**
**BERKELEY, CA 94704**
**APN: 57-2028-4**

**SECTIONS**

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | AS SHOWN |
| DATE | 10-15-2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C4.1 |

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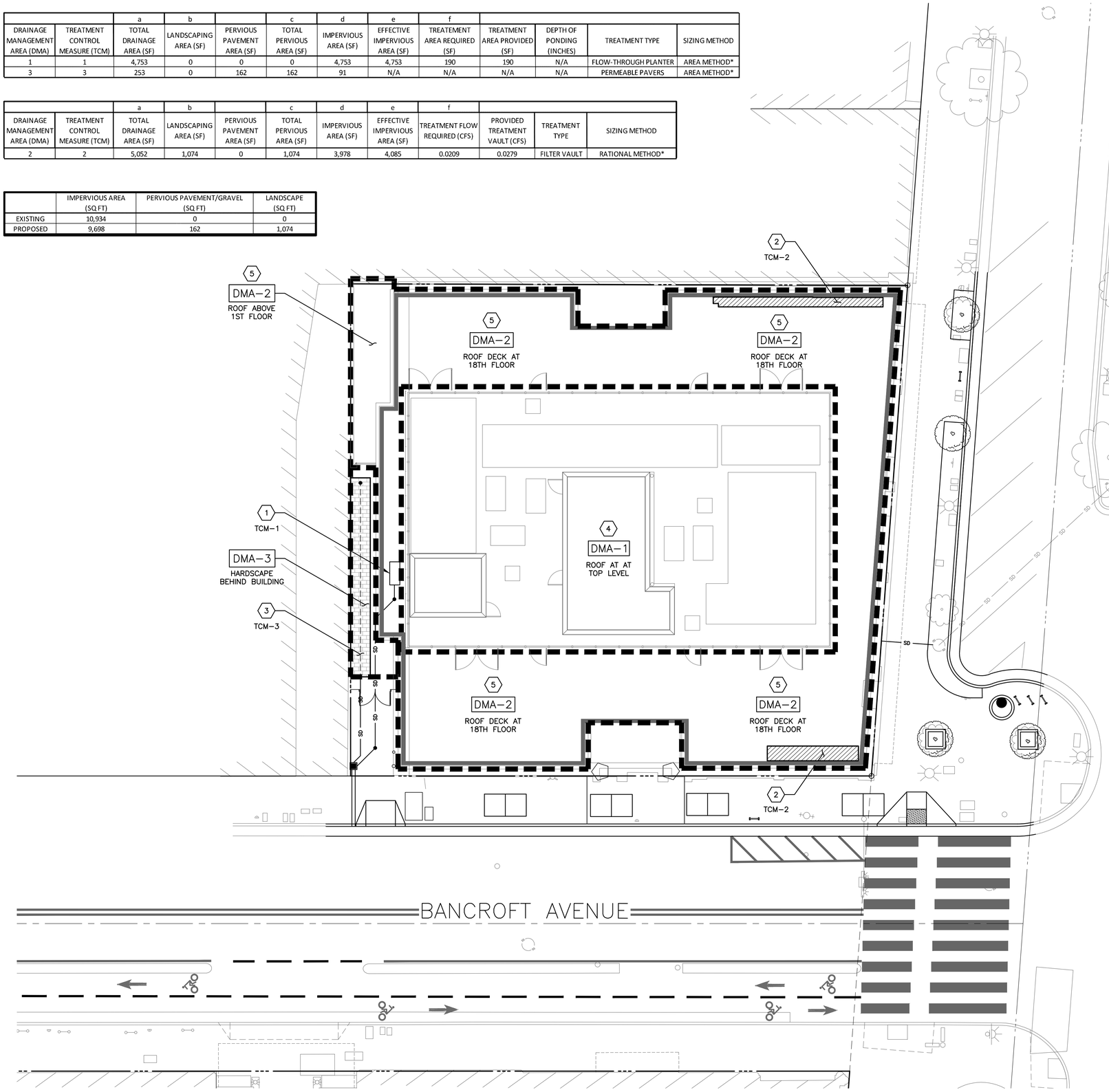
| DRAINAGE MANAGEMENT AREA (DMA) | TREATMENT CONTROL MEASURE (TCM) | a TOTAL DRAINAGE AREA (SF) | b LANDSCAPING AREA (SF) | PERVIOUS PAVEMENT AREA (SF) | c TOTAL PERVIOUS AREA (SF) | d IMPERVIOUS AREA (SF) | e EFFECTIVE IMPERVIOUS AREA (SF) | f TREATEMENT AREA REQUIRED (SF) | TREATMENT AREA PROVIDED (SF) | DEPTH OF PONDING (INCHES) | TREATMENT TYPE | SIZING METHOD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 4,753 | 0 | 0 | 0 | 4,753 | 4,753 | 190 | 190 | N/A | FLOW-THROUGH PLANTER | AREA METHOD* |
| 3 | 3 | 253 | 0 | 162 | 162 | 91 | N/A | N/A | N/A | N/A | PERMEABLE PAVERS | AREA METHOD* |

| DRAINAGE MANAGEMENT AREA (DMA) | TREATMENT CONTROL MEASURE (TCM) | a TOTAL DRAINAGE AREA (SF) | b LANDSCAPING AREA (SF) | PERVIOUS PAVEMENT AREA (SF) | c TOTAL PERVIOUS AREA (SF) | d IMPERVIOUS AREA (SF) | e EFFECTIVE IMPERVIOUS AREA (SF) | f TREATMENT FLOW REQUIRED (CFS) | PROVIDED TREATMENT VAULT (CFS) | TREATMENT TYPE | SIZING METHOD |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 2 | 5,052 | 1,074 | 0 | 1,074 | 3,978 | 4,085 | 0.0209 | 0.0279 | FILTER VAULT | RATIONAL METHOD* |

| | IMPERVIOUS AREA (SQ.FT) | PERVIOUS PAVEMENT/GRAVEL (SQ.FT) | LANDSCAPE (SQ.FT) |
|---|---|---|---|
| EXISTING | 10,934 | 0 | 0 |
| PROPOSED | 9,698 | 162 | 1,074 |




KEYNOTES

1. CONTECH FILTER VAULT TO RUNOFF FROM TREAT ROOF DECK. SEE GRADING PLAN FOR MORE INFORMATION.
2. FLOWTHROUGH PLANTER (BY OTHER).
3. PERMEABLE PAVERS
4. DMA–1 TO BE TREATED IN FLOWTHROUGH PLANTER AT 18TH FLOOR ROOF DECK
5. DMA–2 TO BE TREATED IN ABOVE GROUND FILTER VAULT AT GROUND LEVEL

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

LEGEND

- DMA BOUNDARY
- PERVIOUS PAVERS
- FLOW THROUGH PLANTER

GRAPHIC SCALE IN FEET
0 10' 20'

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER BRIAN DOUGLAS DEMINAR No. C071628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

**PRELIMINARY PLANS**
**2276 SHATTUCK AVENUE**
**BERKELEY, CA 94704**
**APN: 57–2028–4**

**STORMWATER CONTROL PLAN**

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | 1"=10' |
| DATE | 10–15–2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C5.0 |

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BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLAN GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.
   - 1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:
   - 1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.
   - 1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
   - 1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.
   - 1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD.
   - 1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
   - 1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACTS(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.
   - 1.2. SAND FOR BIORETENTION SOIL:
   - 1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.
   - 1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

| SIEVE SIZE | PERCENT PASSING (BY WEIGHT) MIN | MAX. |
|---|---|---|
| 3/8" | 100 | 100 |
| NO. 4 | 90 | 100 |
| NO. 8 | 70 | 100 |
| NO. 16 | 40 | 95 |
| NO. 30 | 15 | 70 |
| NO. 40 | 5 | 55 |
| NO. 100 | 0 | 15 |
| NO. 200 | 0 | 5 |

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3 COMPOSTED MATERIAL

COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:

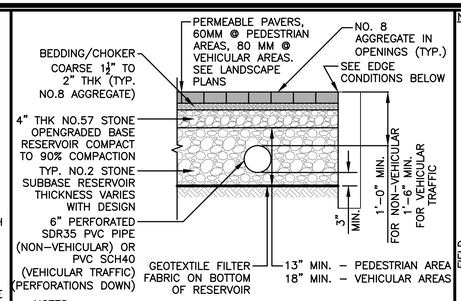
1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
   - 4.a. OXYGEN TEST < 1.3 02/UNIT TS/HR
   - 4.b. SPECIFIC OXY. TEST < 1.5 02/UNIT BVS/
   - 4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
   - 4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
   - 4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
   - 5.a. NH4- :NO3 < 3
   - 5.b. AMMONIUM < 500PPM, DRY BASIS
   - 5.c. SEED GERMINATION > 80% OF CONTROL
   - 5.d. PLANT TRIALS > 80% OF CONTROL
   - 5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
   - 6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
   - 6.b. BORON: TOTAL SHALL BE < 80PPM: SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.
9. COMPOST FOR BIORETENTION SOIL TEXTURE

COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

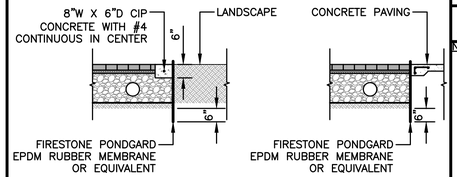
| SIEVE SIZE | PERCENT PASSING (BY WEIGHT) MIN | MAX. |
|---|---|---|
| 1" | 99 | 100 |
| 1/2" | 90 | 100 |
| 1/4" | 40 | 90 |
| NO. 200 | 2 | 10 |

C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD
D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.
E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.
F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.
G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM
H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.
I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931, (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST.

TREATMENT SOIL NOTES | 14




NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS

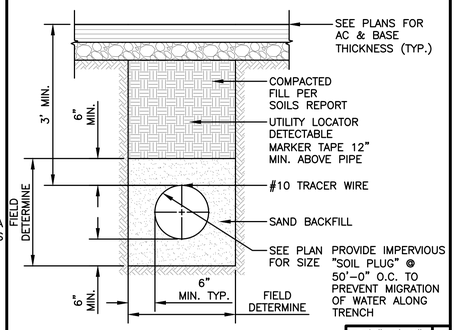



1 1/2"=1'-0"

PERVIOUS GRAVEL | 12

NOT USED | 13

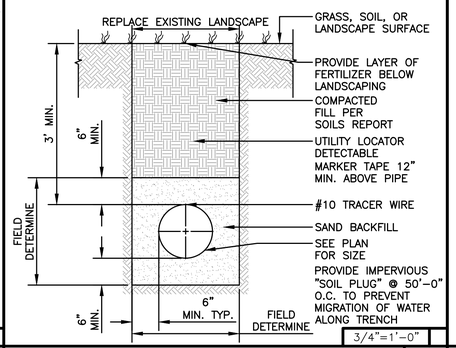
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY




3/4"=1'-0"

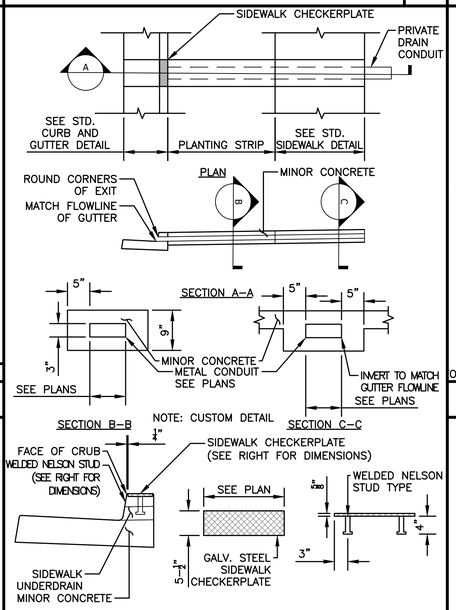
ASPHALT TRENCH | 9

NOTES
1. SEE 1/8.1 FOR TRENCH DETAIL AT ALL SANITARY SEWERS.




3/4"=1'-0"

TRENCH & LANDSCAPE | 10




SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

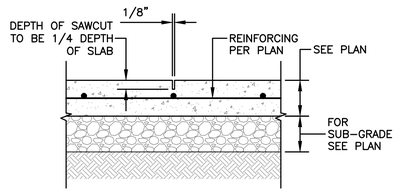
SIDEWALK CHECKERPLATE DETAIL

NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT | 11

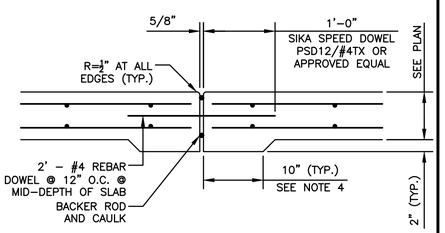
NOT USED

NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.




1 1/2"=1'-0"

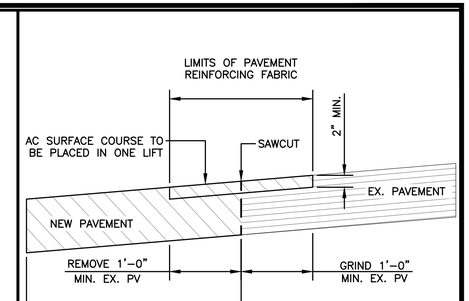
CRACK CONTROL JOINT | 6




NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE 5/C5.0 FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 30 DAYS AFTER CONCRETE PLACEMENT
4. AT 6" & 4" SLAB, THICKEN SLAB AS SHOWN OR

1 1/2"=1'-0"

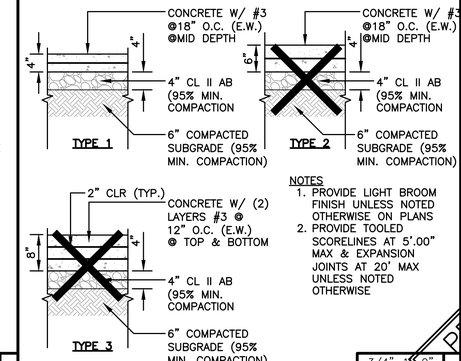
EXPANSION JOINT | 7




1"=1'-0"

SAWCUT | 1

NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE




3/4"=1'-0"

CONCRETE SLAB | 2

NOT USED | 3

NOT USED | 4

NOT USED | 8

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER BRIAN D. MOORE No. C042628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

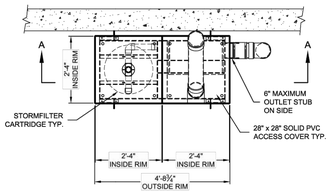
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

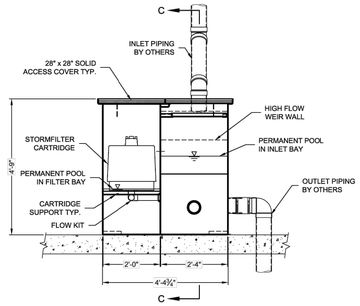
DETAILS

CHECKED BY: BD
DRAWN BY: TRL
SCALE: AS SHOWN
DATE: 10-15-2025
PROJECT NO.: 2023.058
PHASE NO.: XX
SHEET NO.: C7.0

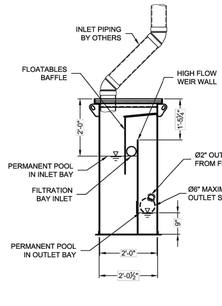
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON - AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



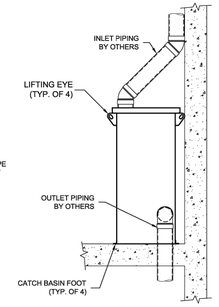

PLAN VIEW




SECTION A-A




SECTION C-C




ROOF DRAIN CONNECTION DETAIL

## ROOF DRAIN STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE NUMBER OF CARTRIDGES. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

| | |
|---|---|
| CARTRIDGE HEIGHT | 18" |
| REQUIRED HYDRAULIC DROP | 2.3' |
| SPECIFIC FLOW RATE (gpm/sf) | 2 gpm/ft² |
| CARTRIDGE FLOW RATE (gpm) | 15 |
| PEAK HYDRAULIC CAPACITY (cfs) | 1.8 |
| OVERALL STRUCTURE HEIGHT | 4'-9" |

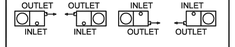
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER STEEL ROOF DRAIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUB FOR OUTLET PIPING. STANDARD OUTLET STUB IS 6 INCHES IN DIAMETER MAXIMUM. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY ATTACHMENT OR ANCHORING PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING EYES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED RUNOFF.

## 1-CARTRIDGE DEEP ROOF DRAIN STORMFILTER DATA

| | | |
|---|---|---|
| STRUCTURE ID | | XXX |
| WATER QUALITY FLOW RATE (cfs) | | X.XX |
| PEAK FLOW RATE (<1.8 cfs) | | X.XX |
| RETURN PERIOD OF PEAK FLOW (yrs) | | XXX |
| CARTRIDGE FLOW RATE (gpm) | | 15 |
| MEDIA TYPE | | ZPG |
| RIM ELEVATION | | XXX.XX' |
| PIPE DATA: | I.E. | DIAMETER |
| INLET STUB | XXX.XX' | 6" |
| OUTLET STUB | XXX.XX' | 6" |

CONFIGURATIONS




NOTES/SPECIAL REQUIREMENTS:

StormFilter™ IS A PRODUCT OF CONTECH ENGINEERED SOLUTIONS LLC
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,350,374; 6,406,605; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,390,410; 7,425,262; 7,470,366; 7,563,363; 7,625,484; 7,686,951; 7,708,888; 7,905,367; 7,959,795; 8,431,005; 8,557,104; 8,673,151; 8,802,048; 8,858,795; 8,945,384; 9,039,897; 9,162,166; 9,352,256; 9,475,004; 9,504,939; 9,616,360; 9,675,913; 9,675,914; 9,687,761; 9,707,503; 9,713,778; 9,744,481; 9,764,272; 9,795,902; 9,795,903; 9,795,904; 9,802,137; 9,861,919; 9,861,920; 9,861,921; 9,861,922; 9,861,923; 9,861,924; 9,861,925; 9,861,926; 9,861,927; 9,861,928; 9,861,929; 9,861,930; 9,861,931; 9,861,932; 9,861,933; 9,861,934; 9,861,935; 9,861,936; 9,861,937; 9,861,938; 9,861,939; 9,861,940; 9,861,941; 9,861,942; 9,861,943; 9,861,944; 9,861,945; 9,861,946; 9,861,947; 9,861,948; 9,861,949; 9,861,950; 9,861,951; 9,861,952; 9,861,953; 9,861,954; 9,861,955; 9,861,956; 9,861,957; 9,861,958;

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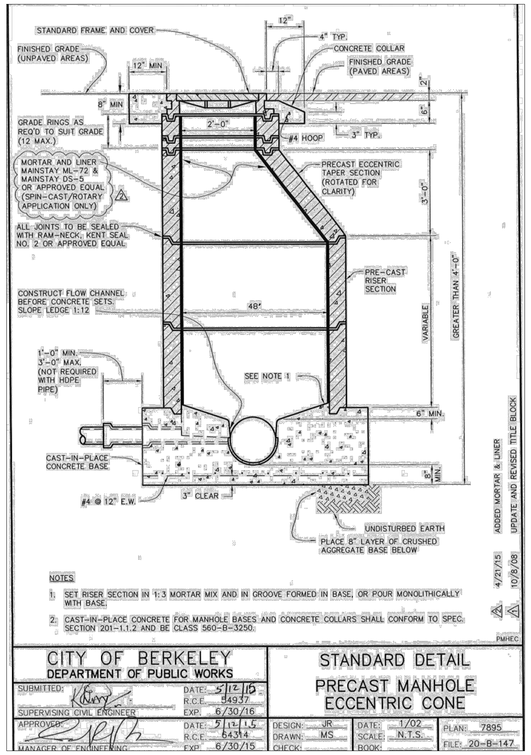
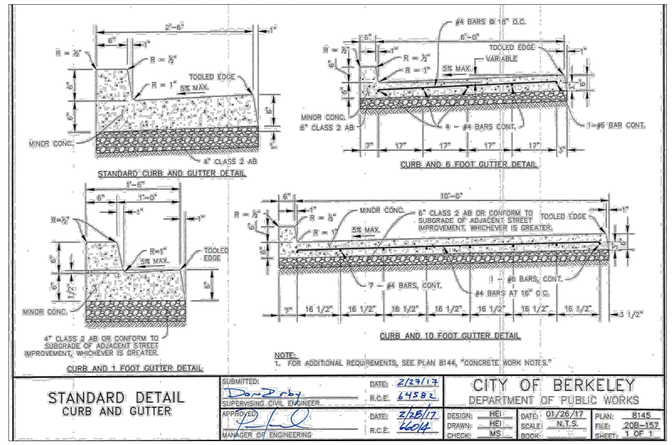



NOTES:
1. SET RISER SECTION IN 1:3 MORTAR MIX AND IN GROOVE FORMED IN BASE, OR POUR MONOLITHICALLY WITH BASE.
2. CAST-IN-PLACE CONCRETE FOR MANHOLE BASES AND CONCRETE COLLARS SHALL CONFORM TO SPEC. SECTION 201-1.1.2 AND BE CLASS 560-B-3250.

| CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS | | | | | |
|---|---|---|---|---|---|
| SUBMITTED: | DATE: 5/12/10 | STANDARD DETAIL PRECAST MANHOLE ECCENTRIC CONE | | | |
| SUPERVISING CIVIL ENGINEER | R.C.E. 54937 EXP. 6/30/16 | | | | |
| APPROVED: | DATE: 5/12/10 | DESIGN: JR | DATE: 1/02 | PLAN: 7895 | |
| MANAGER OF ENGINEERING | R.C.E. 54314 EXP. 6/30/15 | DRAWN: MS | SCALE: N.T.S. | FILE: 20-B-147 | |
| | | CHECK: | BOOK: | | |

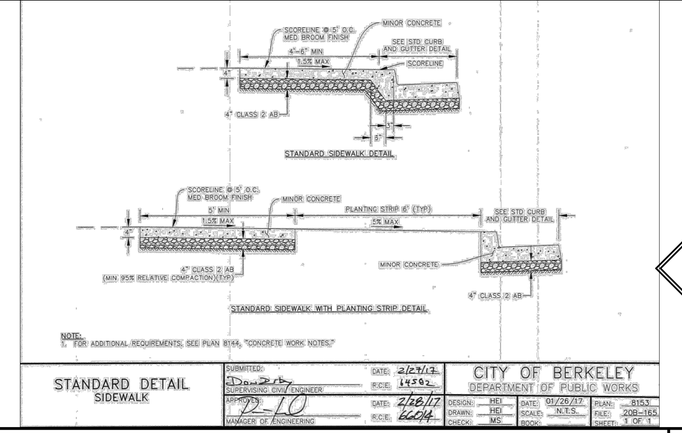
COB PRECAST MANHOLE 4




NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8146, "CONCRETE WORK NOTES."

| STANDARD DETAIL CURB AND GUTTER | | | | | |
|---|---|---|---|---|---|
| | | CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS | | | |
| SUBMITTED: | DATE: 2/27/17 | | | | |
| SUPERVISING CIVIL ENGINEER | R.C.E. 64582 | | | | |
| APPROVED: | DATE: 2/28/17 | DESIGN: HEI | DATE: 01/26/17 | PLAN: 8145 | |
| MANAGER OF ENGINEERING | R.C.E. 66014 | DRAWN: HEI | SCALE: N.T.S. | FILE: 20B-157 | |
| | | CHECK: MS | BOOK: | SHEET: 1 OF 1 | |

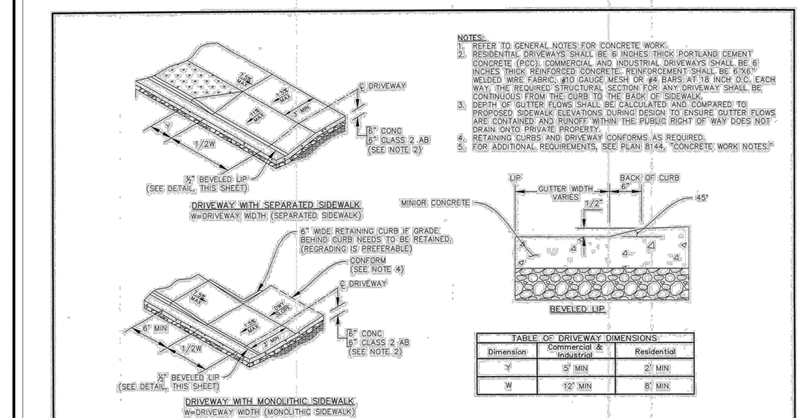
COB STANDARD CURB & GUTTER 1




NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

| STANDARD DETAIL SIDEWALK | | | | | |
|---|---|---|---|---|---|
| | | CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS | | | |
| SUBMITTED: | DATE: 2/27/17 | | | | |
| SUPERVISING CIVIL ENGINEER | R.C.E. 64582 | | | | |
| APPROVED: | DATE: 2/28/17 | DESIGN: HEI | DATE: 01/26/17 | PLAN: 8153 | |
| MANAGER OF ENGINEERING | R.C.E. 66014 | DRAWN: HEI | SCALE: N.T.S. | FILE: 20B-165 | |
| | | CHECK: MS | BOOK: | SHEET: 1 OF 1 | |

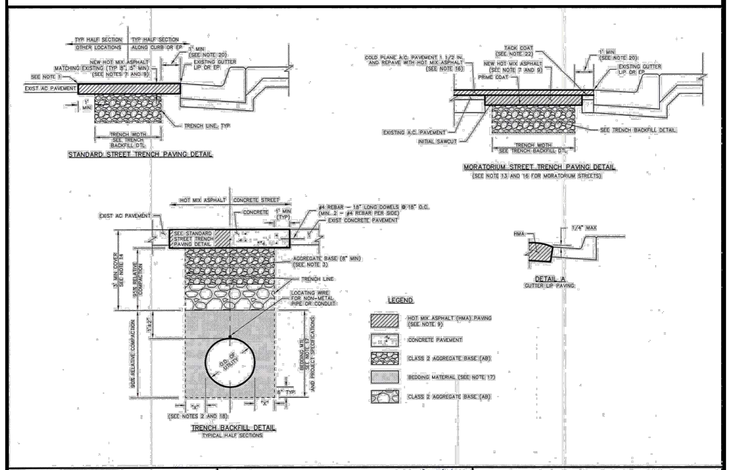
COB STANDARD SIDEWALK 2




| TABLE OF DRIVEWAY DIMENSIONS: | | |
|---|---|---|
| Dimension | Commercial & Industrial | Residential |
| 'd' | 5' MIN | 2' MIN |
| 'W' | 12' MIN | 8' MIN |

| STANDARD DETAIL DRIVEWAY | | | | | |
|---|---|---|---|---|---|
| | | CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS | | | |
| SUBMITTED: | DATE: 2/27/17 | | | | |
| SUPERVISING CIVIL ENGINEER | R.C.E. 64582 | | | | |
| APPROVED: | DATE: 2/28/17 | DESIGN: HEI | DATE: 01/26/17 | PLAN: 8151 | |
| MANAGER OF ENGINEERING | R.C.E. 66014 | DRAWN: HEI | SCALE: N.T.S. | FILE: 20B-163 | |
| | | CHECK: MS | BOOK: | SHEET: 1 OF 1 | |

COB DRIVEWAY 5


TYP HALF SECTION ERROR LOCATIONS
NEW HOT MIX ASPHALT MATCHING EXISTING (TYP 8", 5" MIN) (SEE NOTE 7 AND 16)
SEE NOTE 5
EXIST AC PAVEMENT
1" MIN
TRENCH WIDTH SEE TRENCH BACKFILL D/S
STANDARD STREET TRENCH PAVING DETAIL
TYP HALF SECTION ALONG CURB OR LIP
1" MIN (SEE NOTE 20)
EXISTING GUTTER LIP OR EP
TRENCH LINE, TYP
COLD PLANE A.C. PAVEMENT 1 1/2 IN. AND REPAVE WITH HOT MIX ASPHALT (SEE NOTE 16)
TACK COAT (SEE NOTE 22)
NEW HOT MIX ASPHALT (SEE NOTE 7 AND 9)
PRIME COAT
EXISTING A.C. PAVEMENT
INITIAL SAWCUT
SEE TRENCH BACKFILL DETAIL
MORATORIUM STREET TRENCH PAVING DETAIL
(SEE NOTE 13 AND 16 FOR MORATORIUM STREETS)
HOT MIX ASPHALT
CONCRETE STREET
EXIST AC PAVEMENT
CONCRETE
4" MIN (TYP)
#4 REBAR - 18" LONG DOWELS @ 18" O.C. (MIN. 2 - #4 REBAR PER SIDE)
EXIST CONCRETE PAVEMENT
SEE STANDARD STREET TRENCH PAVING DETAIL
AGGREGATE BASE (6" MIN) (SEE NOTE 3)
TRENCH LINE
LOCATING WIRE FOR NON-METAL PIPE OR CONDUIT
MIN. COVER SEE NOTE 11
SEE NOTE 12
SEE NOTE 12
SEE NOTE 12

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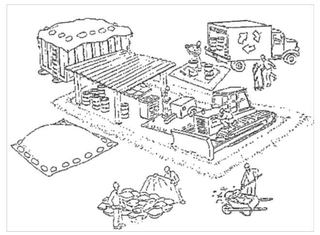
# City of Berkeley's Pollution Prevention - It's Part of the Plan



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

## Materials storage & spill cleanup

### Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

### Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

### Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc. ) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

## Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

## Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

## Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

## Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

## Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

## Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

## Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

**Storm drain polluters may be liable for fines of $10,000 or more per day!**

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C062628
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STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | NO SCALE |
| DATE | 10-15-2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C7.3 |

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON - AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND MUST GIVE WRITTEN APPROVAL TO ANY SUBSTITUTIONS BEFORE PROCEEDING WITH THE WORK.

EROSION CONTROL NOTES

**TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON – OCTOBER 1 TO APRIL 30**

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"–4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:

   CONTACT PERSON'S NAME: XXXXX
   TELEPHONE NUMBER: XXXXX

9. STAND–BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

| | |
|---|---|
| 'BLANDO' BROME | 40 LBS/ACRE |
| ZORRO FESCUE | 10 LBS/ACRE |
| HYKON ROSE CLOVER | 9 LBS/ACRE |
| SUB CLOVER | 5 LBS/ACRE |
| CALIFORNIA NATIVE WILDFLOWER | 8 LBS/ACRE |
| FERTILIZER | 300 LBS/ACRE |
| ORGANIC BINDER | 100 LBS/ACRE |
| STRAW MULCH | 4000 LBS/ACRE |

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

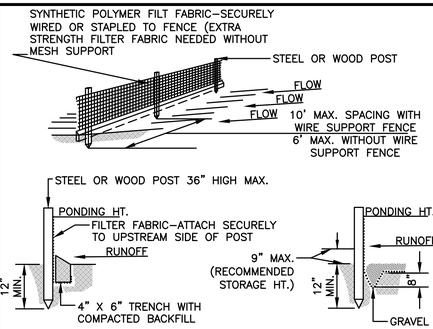
| GRADE OF CHANNEL | INTERVAL |
|---|---|
| LESS THAN 3% | 100 FEET |
| 3% TO 6% | 50 FEET |
| OVER 6% | 25 FEET |

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

| GRADE OF THE STREET | INTERVAL |
|---|---|
| LESS THAN 2% | AS REQUIRED |
| 2% TO 4% | 100 FEET |
| 4% TO 10% | 50 FEET |
| OVER 10% | 25 FEET |

27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

EROSION CONTROL NOTES | 10

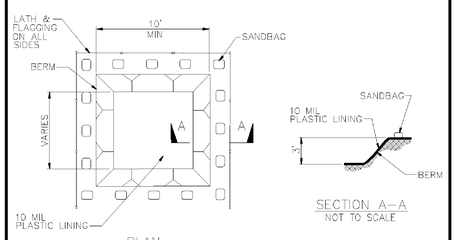


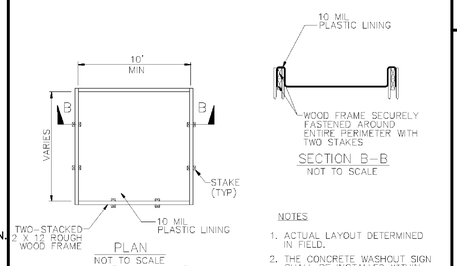

STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

1/2"=1'–0"

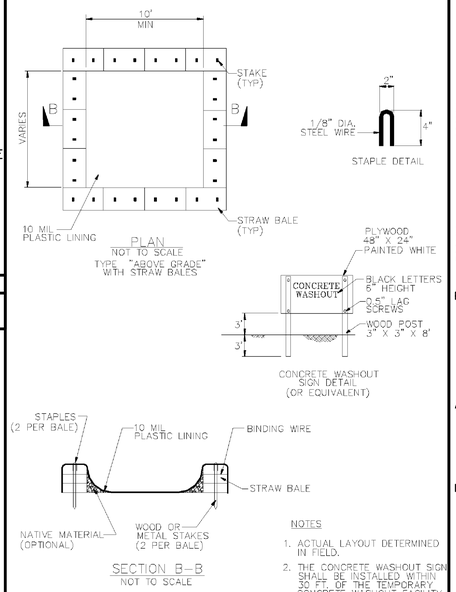
SILT FENCE | 9




NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM–8 CONCRETE WASTE MANAGEMENT | 7




NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
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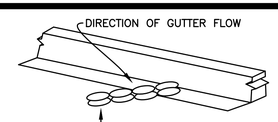
CONCRETE WASTE MANAGEMENT WM–8 | 8



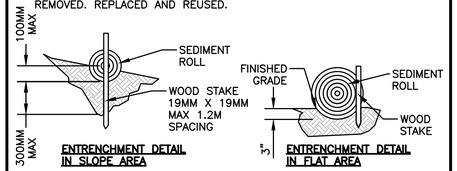

NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.



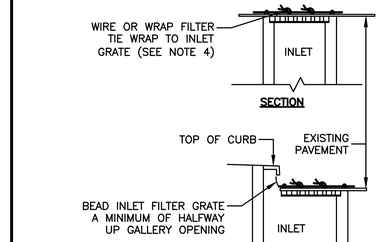

PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

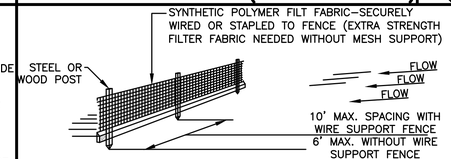
STRAW WATTLE | 6




NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

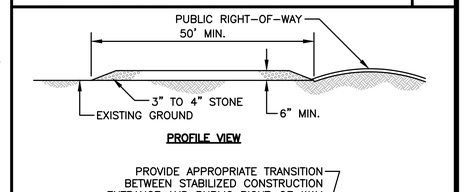
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1




1/2"=1'–0"

SEDIMENT BASIN 1 | 2




1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS DEMARTINI
No. C062628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57–2028–4

EROSION CONTROL DETAILS

| | |
|---|---|
| CHECKED BY: | BD |
| DRAWN BY: | TRL |
| SCALE: | 1"=10' |
| DATE | 10–15–2025 |
| PROJECT NO. | 2023.058 |
| PHASE NO. | XX |
| SHEET NO. | C7.4 |

## Bay-Friendly Basics Landscape Checklist

| Yes | No | N/A | Measure & Requirement | Documentation | Notes |
|---|---|---|---|---|---|
| ☑ | ☐ | ☐ | **5. Do Not Plant Invasive Plant Species**<br>**Requirement**<br>None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan.<br><br>**Definition**<br>An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311.<br><br>**Reference**<br>Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php. | • Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area.<br>• Submit the complete plant palette.<br>• Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species. | Signed statement to be provided upon completion of construction. |
| ☑ | ☐ | ☐ | **6. Grow drought tolerant CA native, Mediterranean or climate adapted plants**<br>**Requirement**<br>A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.<br><br>**Recommendation**<br>California native or Mediterranean species are strongly recommended.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf. | • Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org).<br>• Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement. | Bay Friendly plant legend is included in drawing set.<br><br>Signed statement to be provided upon completion of construction. |



## Bay-Friendly Basics Landscape Checklist

| Yes | No | N/A | Measure & Requirement | Documentation | Notes |
|---|---|---|---|---|---|
| ☐ | ☐ | ■ | **7. Minimize the lawn**<br>**Requirement**<br>A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.* | • Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area.<br>• Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields.<br>• Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit. | No turf included in project. |
| | | | **Irrigation** | | |
| ☑ | ☐ | ☐ | **8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff<br>**Requirement**<br>Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com. | • Submit the make and model and product sheet of the irrigation controller.<br>• Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity. | Signed statement to be provided upon completion of construction. |
| ☑ | ☐ | ☐ | **9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide**<br>**Requirement**<br>Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler. | • Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide. | Signed statement to be provided upon completion of construction. |

**Bay-Friendly Basics**: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainablity. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.



## Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

**Project:** 2276 Shattuck

**Address:** 2276 Shattuck Ave **Date:** 9/20/2024

| Yes | No | N/A | Measure & Requirement | Documentation | Notes |
|---|---|---|---|---|---|
| | | | **Earthwork & Soil Health** | | |
| ☑ | ☐ | ☐ | **1. Mulch**<br>**Requirement**<br>All soil on site is protected with a minimum of 3 inches of mulch after construction.<br><br>**Recomendation**<br>Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching. | • Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth.<br>• Submit a delivery ticket or receipt of purchased mulch and/or,<br>• Submit receipts for sheet mulching materials and/or,<br>• (Optional) Submit photos of trees being chipped for mulch (if applicable). | See L3-00 for SF of plantings areas and CY of mulch.<br><br>Remaining information to be submitted during construction. |
| ☑ | ☐ | ☐ | **2. Amend the Soil with Compost Before Planting**<br>**Requirement**<br>Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.<br><br>**Recommendation**<br>Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org | • Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used.<br>• Submit+H35 compost details from construction documents.<br>• Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased.<br><br>*If a waiver is requested based on soil organic matter content or the needs of plant palette,*<br>• Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR<br>• Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater. | Soil analysis to be submitted with building permit application. |



## Bay-Friendly Basics Landscape Checklist

| Yes | No | N/A | Measure & Requirement | Documentation | Notes |
|---|---|---|---|---|---|
| | | | **Materials** | | |
| ☑ | ☐ | ☐ | **3. Reduce and Recycle Landscape Construction Waste**<br>**Requirement**<br>Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling.<br><br>**Reference:**<br>StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org. | • State the percent diversion goal in the design documents.<br>• List specific goals and recycling and reuse requirements in plans and specifications.<br>• Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan.<br>• Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org.<br>• After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%). | Percent diversion to be included in project specifications. |
| | | | **Planting** | | |
| ☑ | ☐ | ☐ | **4. Choose & Locate Plants to Grow to Natural Size**<br>**Requirement**<br>Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements.<br><br>**Reference**<br>*Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.* | • Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread.<br>• Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement. | Signed statement to be provided upon completion of construction. |



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CLIENT:

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PASAND COURTYARD, LLC

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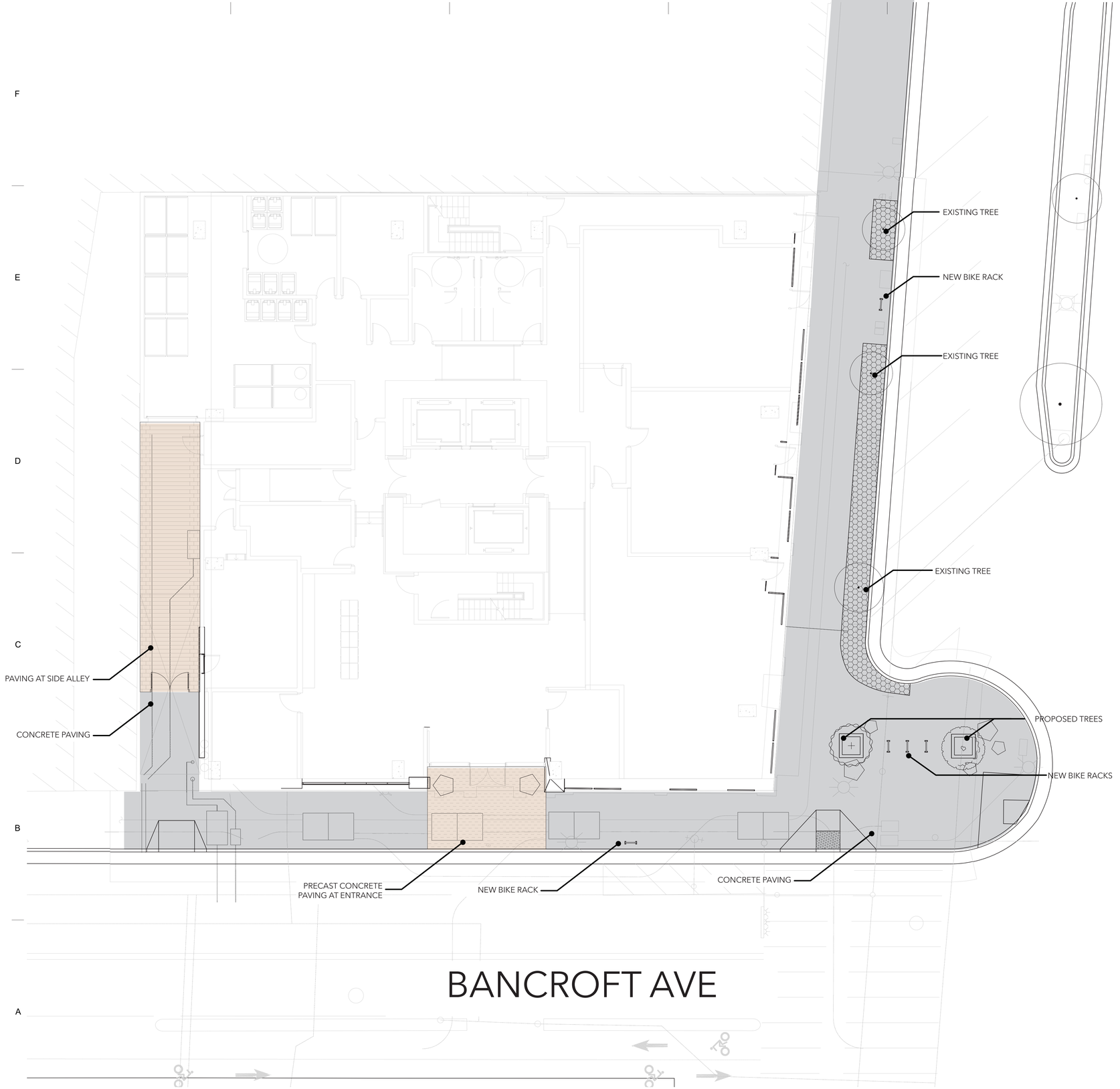
SUITE 310. BERKELEY, CA
94705

| # | DESCRIPTION | DATE |
|---|---|---|

OCT 15, 2025

CAL GREEN CHECKLIST

L1-00

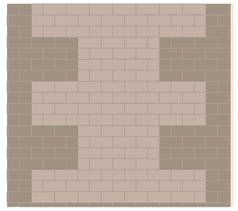



# Level 1 Materials

PRECAST CONCRETE POTS

BIKE RACK

PRECAST PAVER PATTERN OPTION 1


PRECAST PAVER PATTERN OPTION 2

ALLEY PAVERS

BUILDING FACADE

PAVER COLOR

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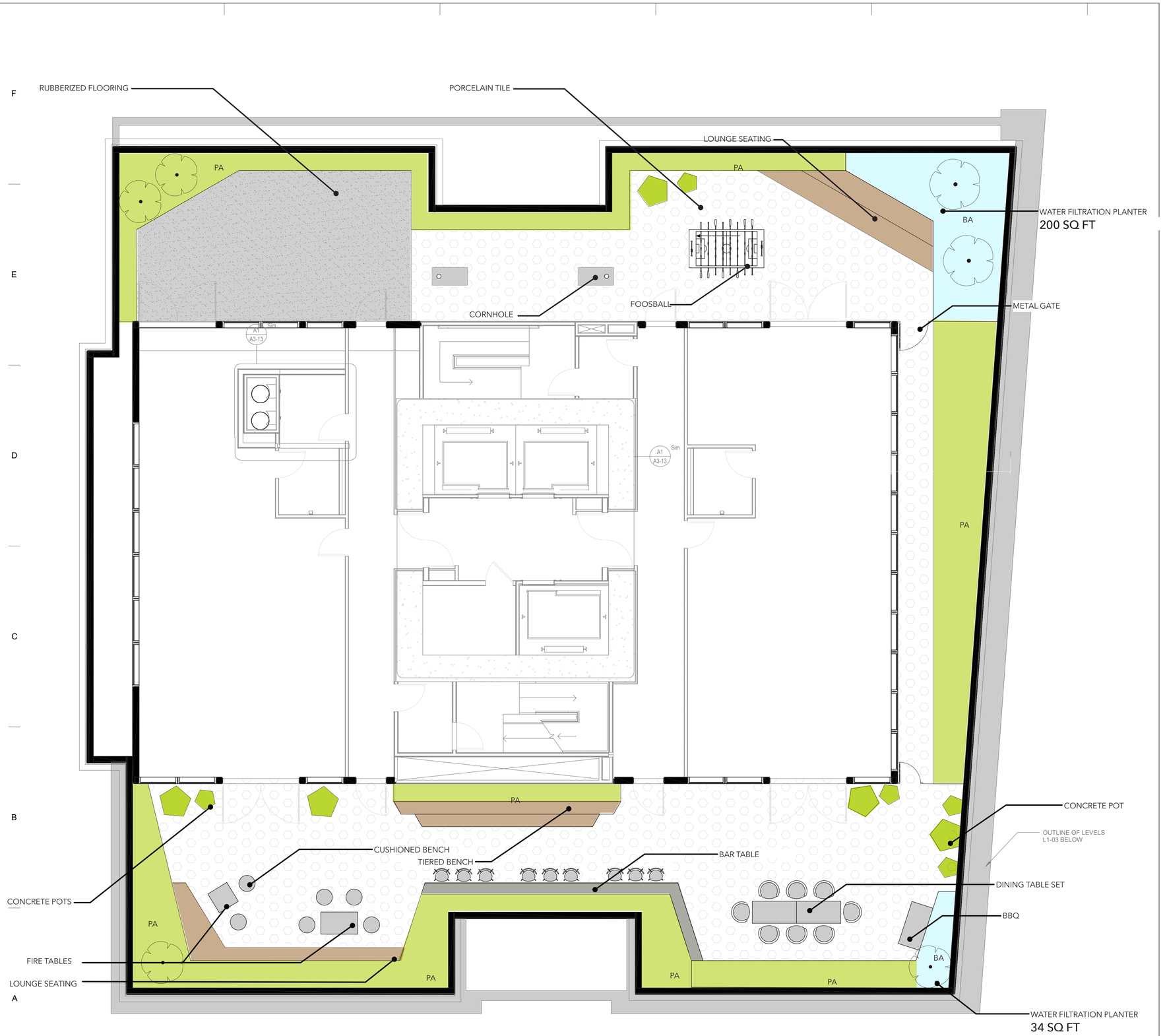
|---|---|---|
| | | OCT 15, 2025 |

MATERIAL PLAN LEVEL 1

L1-01

0' 5' 10' 20'




# Level 18 Materials

METAL PLANTERS

BAR TABLE

MOVABLE FURNITURE

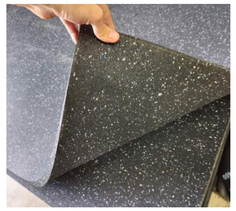
FOOSBALL

BUILT IN CUSHION BENCH

BUILT IN WOOD BENCHES

FIRE TABLE (ETHANOL)

ELECTRIC BBQ



RUBBERIZED FLOORING

PORCELAIN PAVERS

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| # | DESCRIPTION | DATE |
|---|---|---|

OCT 15, 2025

MATERIAL PLAN
LEVEL 18

L1-02

0' 2' 4' 8' 16'

## WELO
## Water Budget and Water Use Calculator

**INSTRUCTIONS:**

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

| | |
|---|---|
| **Date:** | 2025.10.15 |
| **Project Name:** | 2276 Shattuck |
| **Project Contact:** | CHRISTINE SPINDLER |
| **Project Contact Email:** | christine@groundworksoffice.com |

| Maximum Applied Water Allowance (MAWA) | Project Type | ETo | ETAF | Special Landscape Area (SLA) | | MAWA (gal/yr) | |
|---|---|---|---|---|---|---|---|
| | Resider | 41.8 | 0.55 | - | 1,473 | **20,996** | MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]. |

| Estimated Total Water Use (ETWU) | ETo | (SF * PF) / IE | SLA | ETWU (gal/yr) | |
|---|---|---|---|---|---|
| | 41.8 | 581 | - | **15,047** | ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA] |

| | | |
|---|---|---|
| **Difference between MAWA and ETWU** | **5,949** | **Project meets water budget.** |

| ETWU Calculation (Regular landscape areas) | Zone # | Description | Select Irrigation | Square Feet (SF) | Plant Factor (PF) | ation Efficiency | (SF * PF) / IE |
|---|---|---|---|---|---|---|---|
| | 1 | Perennials | Drip | 1,183 | 0.30 | 0.81 | 438 |
| | 2 | Planter (grass) | Drip | 19 | 0.50 | 0.81 | 12 |
| | 3 | Planter (perennial) | Drip | 50 | 0.30 | 0.81 | 19 |
| | 4 | Bioretention | Drip | 234 | 0.35 | 0.81 | 101 |
| | 5 | Street/Bldg trees | Bubbler | 18 | 0.50 | 0.81 | 11 |
| | | | | | | | - |
| | | | | | | | - |
| | | **Landscape area (not including SLA)** | | **1,504** | | | **581** |

| ETWU Calculation (Special Landscape Areas (SLA)) | Description | Square Feet (SF) | Plant Factor / Irrigation Efficiency (PF/IE) | (SF * PF) / IE |
|---|---|---|---|---|
| | Edible planting area | | 1.0 | - |
| | Multi-use and sports field turf area | | 1.0 | - |
| | Area irrigated with recycled water | | 1.0 | - |
| | Pool | | 1.0 | - |
| | **Total SLA** | **0** | | **0** |

| | |
|---|---|
| **Total Landscape Area (including SLA) from ETWU Calculation** | **1,504** |

**RAIN SENSOR AND MASTER CONTROL VALVE SPECIFIED, SEE SHEETS L2-01 AND L2-02.**

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| # | DESCRIPTION | DATE |
|---|---|---|

OCTOBER 15, 2025

IRRIGATION CALCULATIONS

L2-00

## LEGEND

- LOW WATER NEED
- MODERATE WATER NEED
- LOW WATER NEED TREE
- MODERATE WATER NEED TREE

SHATTUCK AVE

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | BUBBLER |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | SUPERIOR-3000-1"<br>MASTER CONTROL VALVE |
| | AREA TO RECEIVE DRIPLINE<br>HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | TORO-TPV-F-100-MM<br>REMOTE CONTROL VALVE |
| HB | HOSE BIBB |
| BF | NETAFIM 61BFG3G 3"<br>NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS. |
| C | HUNTER-IC-600-M/ICM-600<br>ELECTRIC CONTROLLER (12) STATION |
| | IRRIGATION BACKFLOW PREVENTION DEVICE |
| RG | HUNTER -WSS-SEN<br>WIRELESS WEATHER SENSOR |
| POC HT | POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC CLASS 200 SDR 21 |

***FOR SCHEMATIC PRICING PURPOSES ONLY, DESIGN AND CONSTRUCTION TO BE PROVIDED BY LICENSED IRRIGATION SPECIALIST***

0' 5' 10' 20'

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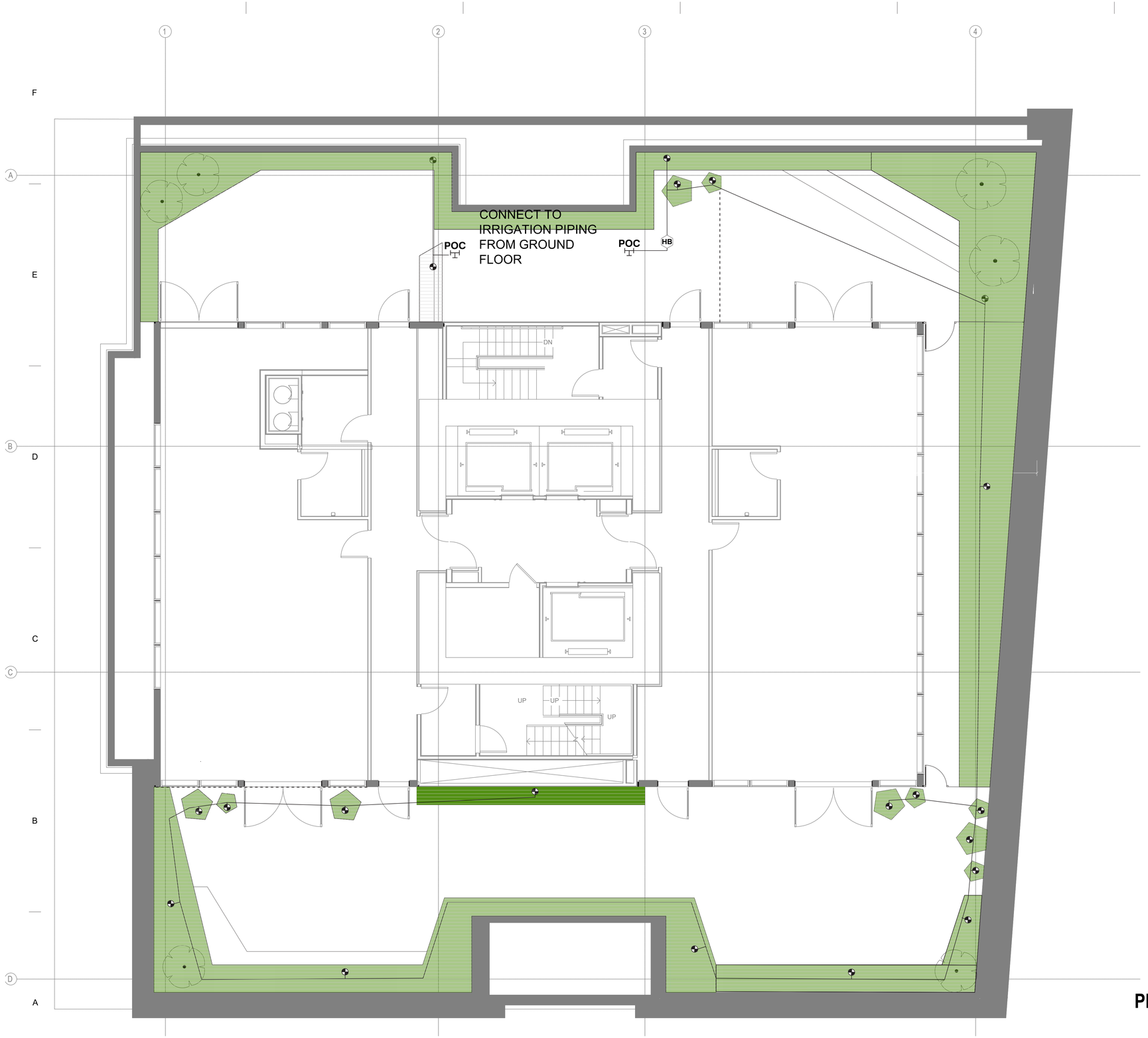
|---|---|---|

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 1

L2-01




# LEGEND

LOW WATER NEED

LOW WATER NEED TREE

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| V | BUBBLER |
| | SUPERIOR-3000-1" MASTER CONTROL VALVE |
| | AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS. |
| | TORO-TPV-F-100-MM REMOTE CONTROL VALVE |
| HB | HOSE BIBB |
| BF | NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS. |
| C | HUNTER-IC-600-M/ICM-600 ELECTRIC CONTROLLER (12) STATION |
| | IRRIGATION BACKFLOW PREVENTION DEVICE |
| RG | HUNTER -WSS-SEN WIRELESS WEATHER SENSOR |
| POC | POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC CLASS 200 SDR 21 |

***FOR SCHEMATIC PRICING PURPOSES ONLY, DESIGN AND CONSTRUCTION TO BE PROVIDED BY LICENSED IRRIGATION SPECIALIST***

0' 2' 4' 8' 16'

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| # | DESCRIPTION | DATE |
|---|---|---|

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 18

L2-02

## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | NATIVE | WATER USE | SUN EXPOSURE | WILDLIFE | SEASON OF BLOOM |
|---|---|---|---|---|---|---|---|---|
| | QUERCUS HYPOLEUCOIDES | SILVER LEAF OAK | 36" BOX | N | LOW | PART SHADE, FULL SUN | ATTRACTS HUMMINGBIRDS | SPRING |
| | ACER RUBRUM 'OCTOBER GLORY' | RED MAPLE 'OCTOBER GLORY' | 36" BOX | N | MODERATE | PART SHADE, FULL SUN | ATTRACTS BIRDS | SPRING |
| SHRUBS & BUSHES | BOTANICAL NAME | COMMON NAME | SIZE | NATIVE | WATER USE | SUN EXPOSURE | WILDLIFE | SEASON OF BLOOM |
| | ARCTOSTAPHYLOS MANZANITA 'ST. HELENA' | ST. HELENA MANZANITA | 24" BOX | Y | VERY LOW | FULL SUN | ATTRACTS CATERPILLARS, BUTTERFLIES | SPRING |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | NATIVE | WATER USE | SUN EXPOSURE | WILDLIFE | SEASON OF BLOOM |
| | ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY | 1 GAL. | Y | VERY LOW | FULL SUN | ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES | SPRING, SUMMER, FALL |
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL. | Y | LOW | PART SHADE, FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | SPRING, SUMMER |
| | EPILOBIUM CANUM | CALIFORNIA FUCHSIA | 1 GAL. | Y | LOW | PART SHADE, FULL SUN | ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES | LATE SUMMER, FALL |
| | STIPA PULCHRA | PURPLE NEEDLEGRASS | 1 GAL. | Y | VERY LOW | FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | LATE WINTER, EARLY SPRING |
| | JUNCUS PATENS | COMMON RUSH | 1 GAL. | Y | LOW | FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | SPRING, FALL |
| | IRIS DOUGLASIANA | DOUGLAS IRIS | 1 GAL. | Y | LOW | SHADE, PART SHADE, FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | SPRING, EARLY SUMMER |
| | CAREX TUMULICOLA | FOOTHILL SEDGE | 1 GAL. | Y | LOW | PART SHADE, FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | SPRING |
| | CEANOTHUS THYRSIFLORUS 'COOL BLUE' | CEANOTHUS THYRSIFLORUS 'COOL BLUE' | 1 GAL. | Y | LOW | PART SHADE | ATTRACTS CATERPILLARS, BUTTERFLIES | WINTER, SPRING |
| | ESCHSCHOLZIA CALIFORNICA | CALIFORNIA POPPY | 1 GAL. | Y | VERY LOW | FULL SUN | ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES | SPRING, SUMMER, FALL |
| | AQUILEGIA FORMOSA | WESTERN COLUMBINE | 1 GAL. | Y | LOW | SHADE, PART SHADE, FULL SUN | ATTRACTS BIRDS, BUTTERFLIES , MOTHS | LATE SPRING, EARLY SUMMER |
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL. | Y | LOW | PART SHADE, FULL SUN | ATTRACTS BUTTERFLIES, MOTHS | SPRING, SUMMER |
| | SALVIA SPATHACEA | HUMMINGBIRD SAGE | 1 GAL. | Y | LOW | SHADE, PART SHADE, FULL SUN | ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES | SPRING, EARLY SUMMER |
| | CALAMAGROSTIS × ACUTIFLORA | FEATHER REED-GRASS | 1 GAL. | Y | MODERATE | FULL SUN, PART SHADE | ATTRACTS BIRDS, BUTTERFLIES, BEES | EARLY SUMMER, LATE FALL |
| | MIMULUS JELLY BEAN | JELLY BEAN MONKEYFLOWER | 1 GAL. | Y | LOW | FULL SUN, PART SHADE | ATTRACTS HUMMINGBIRDS | SPRING |
| | MUHLENBERGIA RIGENS | DEER GRASS | 1 GAL | Y | LOW | FULL SUN | ATTRACTS BIRDS, CATERPILLARS, BUTTERFLIES | SPRING |
| | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | 1 GAL. | Y | LOW | FULL SUN, PART SHADE | ATTRACTS HUMMINGBIRDS | WINTER, SPRING, SUMMER, FALL |

Notes:
11.69 CY of mulch (3" minimum depth of mulch in all planting areas).

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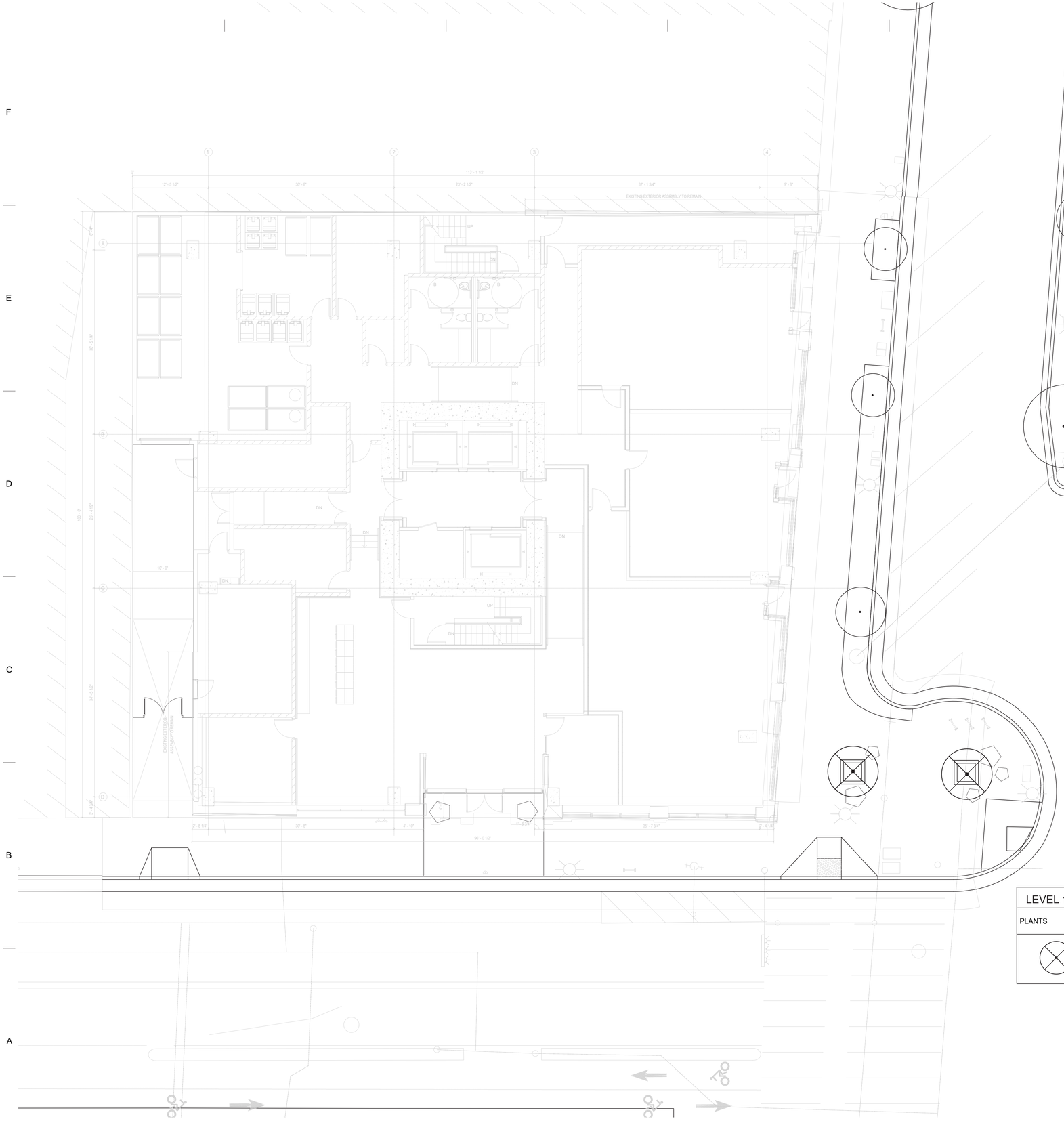
OCT 15, 2025

PLANTING SCHEDULE

L3-00




| LEVEL 1 TREE REMOVAL | | | | |
|---|---|---|---|---|
| PLANTS | BOTANICAL NAME | COMMON NAME | CONDITION | QUANTITY |
| ⊗ | PITTOSPORUM UNDULATUM | VICTORIAN BOX | APHIDS, DYING BRANCHES | 2 |

0' 5' 10' 20'

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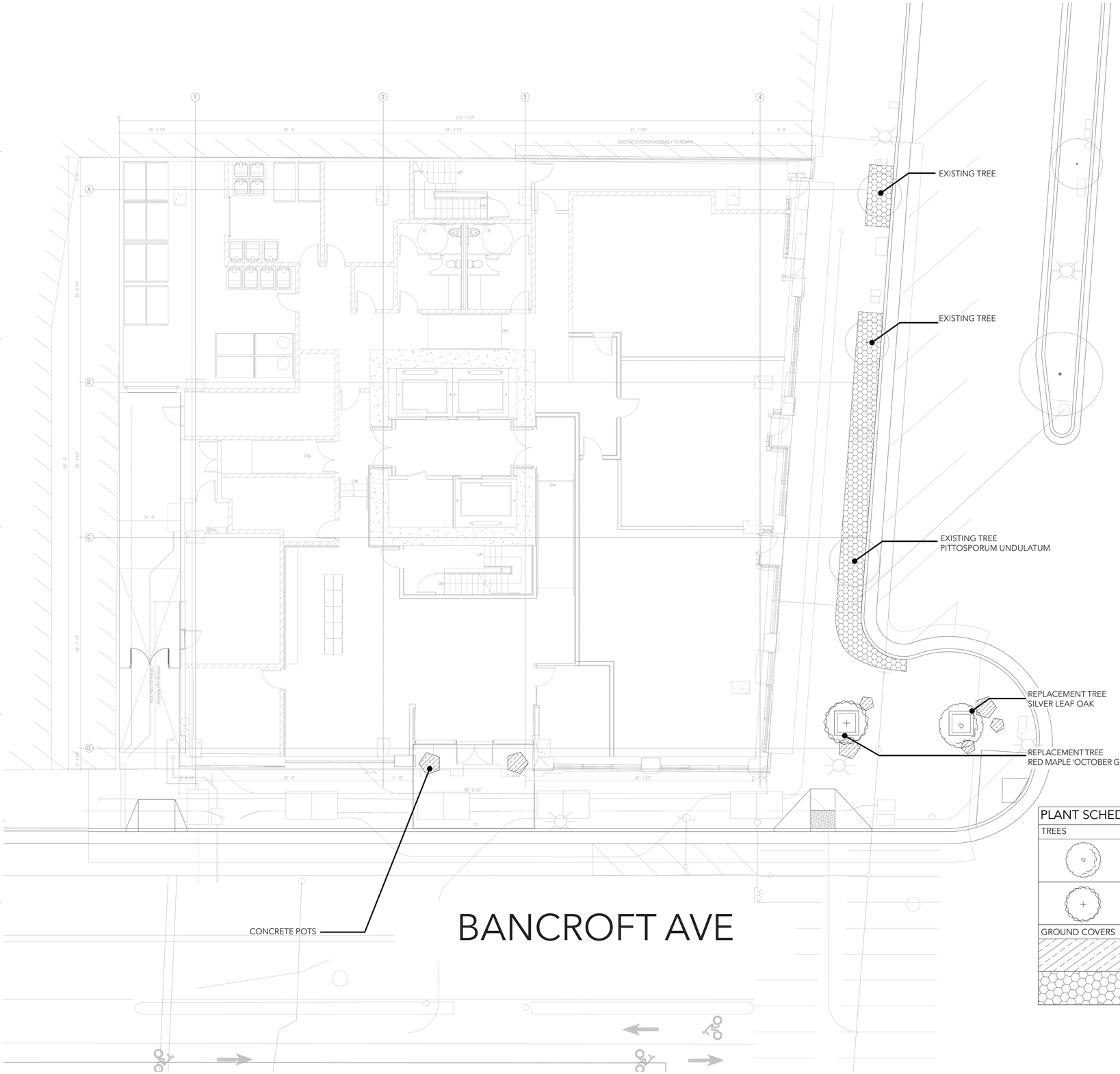
| | | OCT 15, 2025 |

TREE REMOVAL PLAN
LEVEL 1

L3-01

# Level 1 Planting



RED MAPLE

CALIFORNIA POPPY

SILVER LEAF OAK

CALIFORNIA FESCUE

BRISBANE BOX

CALIFORNIA FUCHSIA

PURPLE NEEDLEGRASS

| PLANT SCHEDULE | | | | |
|---|---|---|---|---|
| TREES | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
| | QUERCUS HYPOLEUCOIDES | SILVER LEAF OAK | 36" BOX | LOW |
| | ACER RUBRUM 'OCTOBER GLORY' | RED MAPLE 'OCTOBER GLORY' | 36" BOX | MODERATE |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE |
| | STIPA PULCHRA | PURPLE NEEDLEGRASS | 1 GAL. | VERY LOW |
| | ESCHSCHOLZIA CALIFORNICA, EPILOBIUM CANUM, FESTUCA GLAUCA | CALIFORNIA POPPY, CALIFORNIA FUCHSIA, BLUE FESCUE | 1. GAL | LOW |

0' 5' 10' 20'

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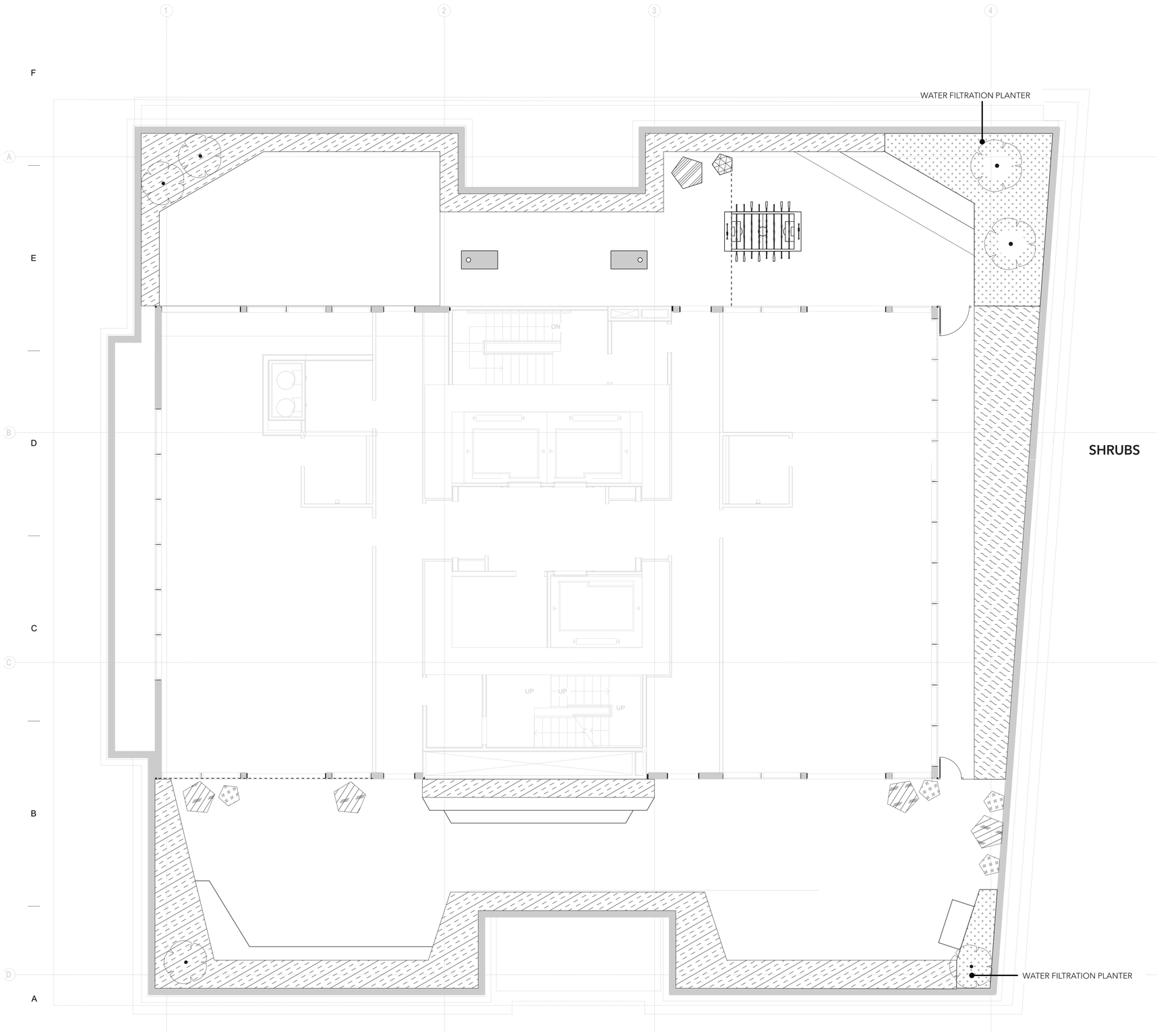
OCT 15, 2025

PLANTING PLAN
LEVEL 1

L3-02




# Level 18 Planting

## PERENNIALS AND GRASSES

JELLY BEAN MONKEYFLOWER

CALIFORNIA FESCUE

CALIFORNIA HONEYSUCKLE

FEATHER REED-GRASS

HUMMINGBIRD SAGE

WESTERN COLUMBINE

DEER GRASS

CALIFORNIA POPPY

COOL BLUE CEANOTHUS

## SHRUBS

PACIFIC MIST MANZANITA

COMMON YARROW

AUSTIN GRIFFITHS MANZANITA

DOUGLAS IRIS

COMMON RUSH

BERKELEY SEDGE

LEVEL 18 PLANT SCHEDULE

| PLANTS | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | QUANTITY |
|---|---|---|---|---|---|
| | JUNCUS PATENS, IRIS DOUGLASIANA, CAREX TUMULICOLA | COMMON RUSH, DOUGLAS IRIS, BERKELEY SEDGE | 1 GAL | LOW | 234 SQ FT |
| | ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS' | AUSTIN GRIFFITHS MANZANITA | 5 GAL | LOW | 6 |
| | CEANOTHUS THYRSIFLORUS 'COOL BLUE', ESCHSCHOLZIA CALIFORNICA | COOL BLUE CALIFORNIA LILAC, CALIFORNIA POPPY | 1 GAL | LOW | 574 SQ FT |
| | AQUILEGIA FORMOSA, FESTUCA CALIFORNICA, SALVIA SPATHACEA | WESTERN COLUMBINE, CALIFORNIA FESCUE, CALIFORNIA HUMMINGBIRD SAGE | 1 GAL | LOW | 279 SQ FT |
| | CALAMAGROSTIS × ACUTIFLORA | FEATHER REED-GRASS | 1 GAL | MODERATE | 32 SQ FT |
| | MIMULUS 'JELLY BEAN' | JELLY BEAN MONKEYFLOWER | 1 GAL | LOW | 14 SQ FT |
| | MUHLENBERGIA RIGENS | DEER GRASS | 1 GAL | LOW | 8 SQ FT |
| | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | 1 GAL | LOW | 3.5 SQ FT |

0' 2' 4' 8' 16'

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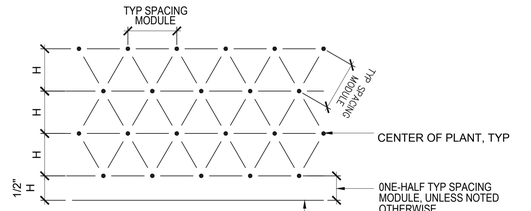
PLANTING PLAN
LEVEL 18

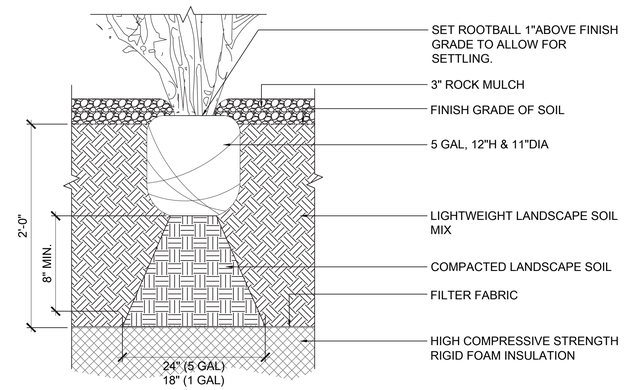
L3-03



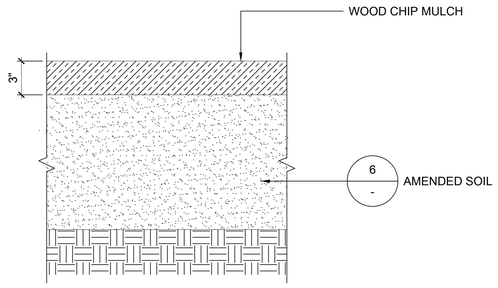

| TRIANGULAR SPACING MODULE | DISTANCE BETWEEN ROWS = H | TOTAL AREA PER PLANT |
|---|---|---|
| 6" | 5" | 0.21 SF |
| 8" | 7" | 0.38 SF |
| 9" | 8" | 0.50 SF |
| 10" | 8 1/2" | 0.59 SF |
| 12" (1'-0") | 10 1/2" | 0.88 SF |
| 15" | 13" | 1.35 SF |
| 18" | 15 1/2" | 1.95 SF |
| 21" | 18" | 2.63 SF |
| 24" (2'-0") | 21" | 3.50 SF |
| 30" | 26" | 5.41 SF |
| 36" (3'-0") | 31" | 7.73 SF |
| 48" (4'-0") | 42" | 14.00 SF |

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

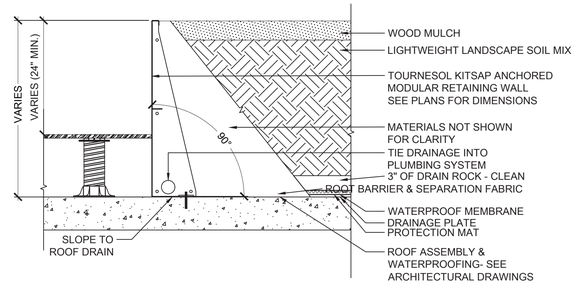
3 PLANT SPACING DIAGRAM — SCALE: NTS, TYPICAL SECTION




2 SHRUB PLANTING — SCALE: 1 1/2"=1', TYPICAL SECTION — 0, 1", 1', 2'




5 WOOD CHIP MULCH — SCALE: 2"=1', TYPICAL SECTION — 0, 1", 5", 12"




1 TURNESOL STEEL PLANTER WALL — SCALE: 1"=1'-0", TYPICAL SECTION — 0, 1', 2', 3'

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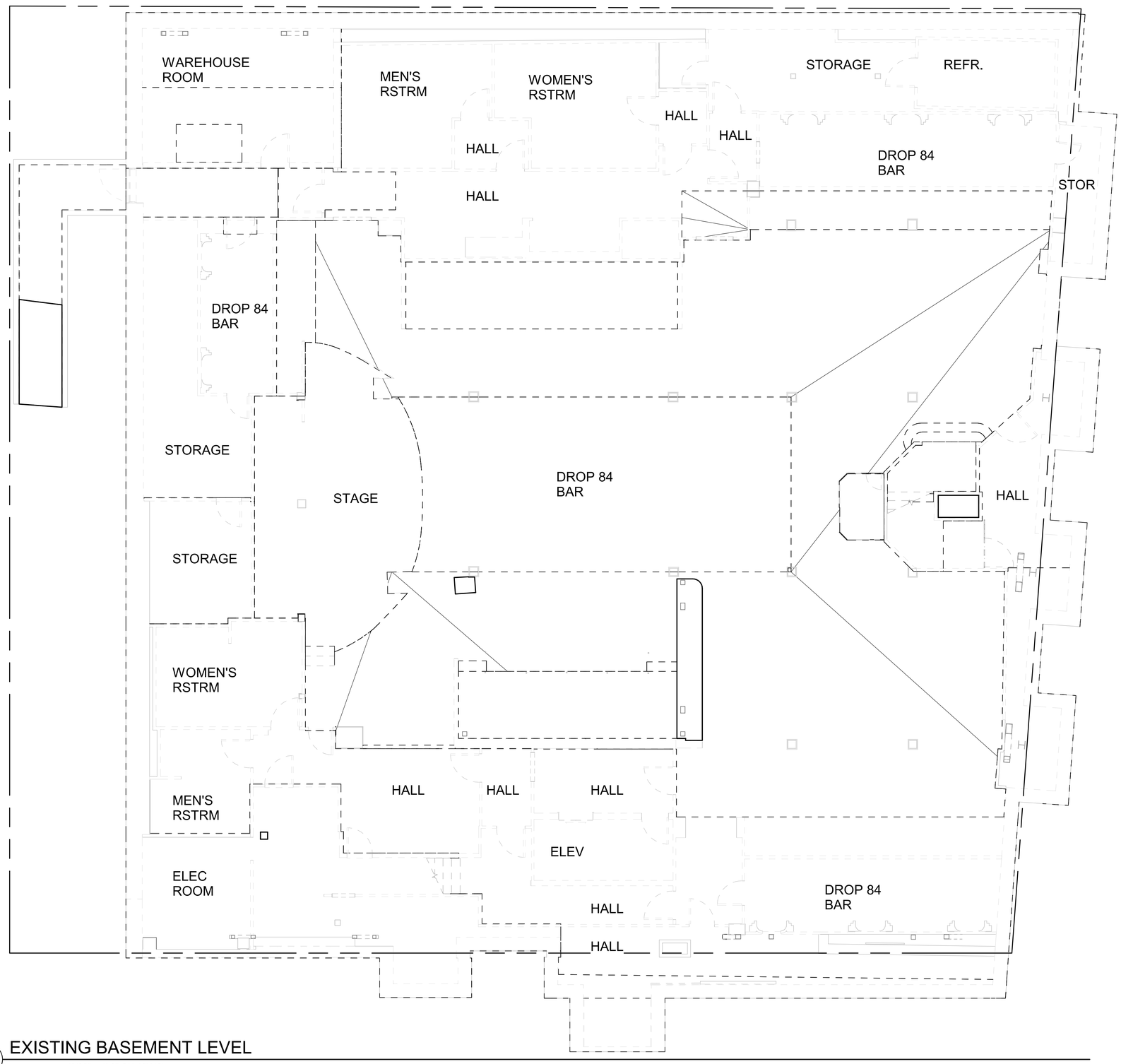
OCT 15, 2025

PLANTING DETAILS

L3-04




A2 EXISTING BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

## DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

3. MAINTAIN MINIMUM TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.

7. BOARD UP EXTERIOR OPENINGS AS REQUIRED.

8. REMOVE ALL MISCELLANEOUS ITEMS PROTRUDING FROM COLUMNS, WALLS, FLOORS AND CEILINGS.

9. REMOVE ALL PLUMBING EQUIPMENT, INCLUDING WATER SUPPLY, WASTE AND VENT PIPING, MISCELLANEOUS ATTACHMENTS, BRACKETS AND PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

## KEYNOTES

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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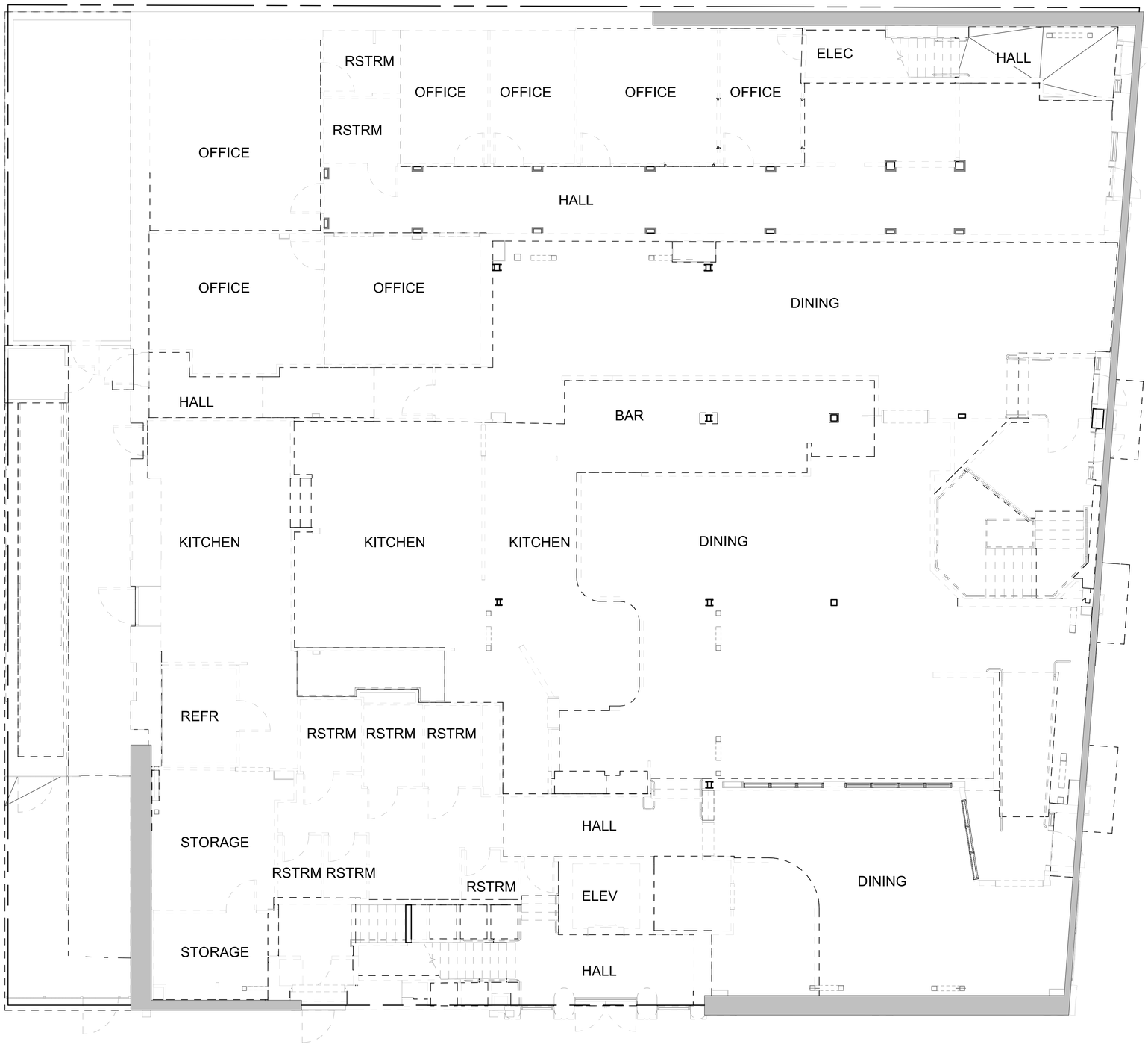
EXISTING BASEMENT DEMOLITION PLAN

AD1-11




A2 EXISTING LEVEL 01

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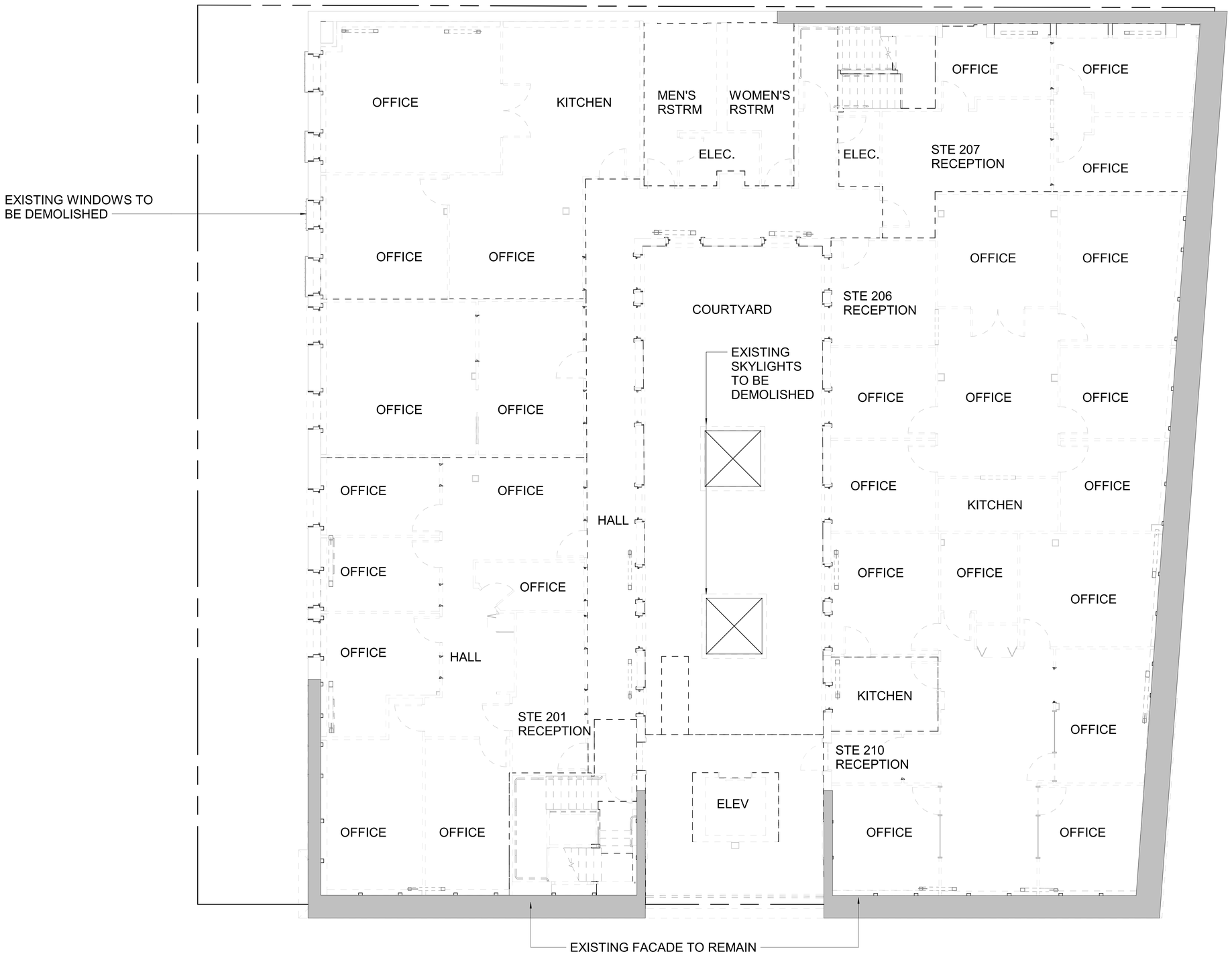
EXISTING FIRST FLOOR DEMOLITION PLAN

AD1-12




A2 EXISTING LEVEL 02

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## KEYNOTES

## LEGEND

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- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
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0' 4' 8' 16'

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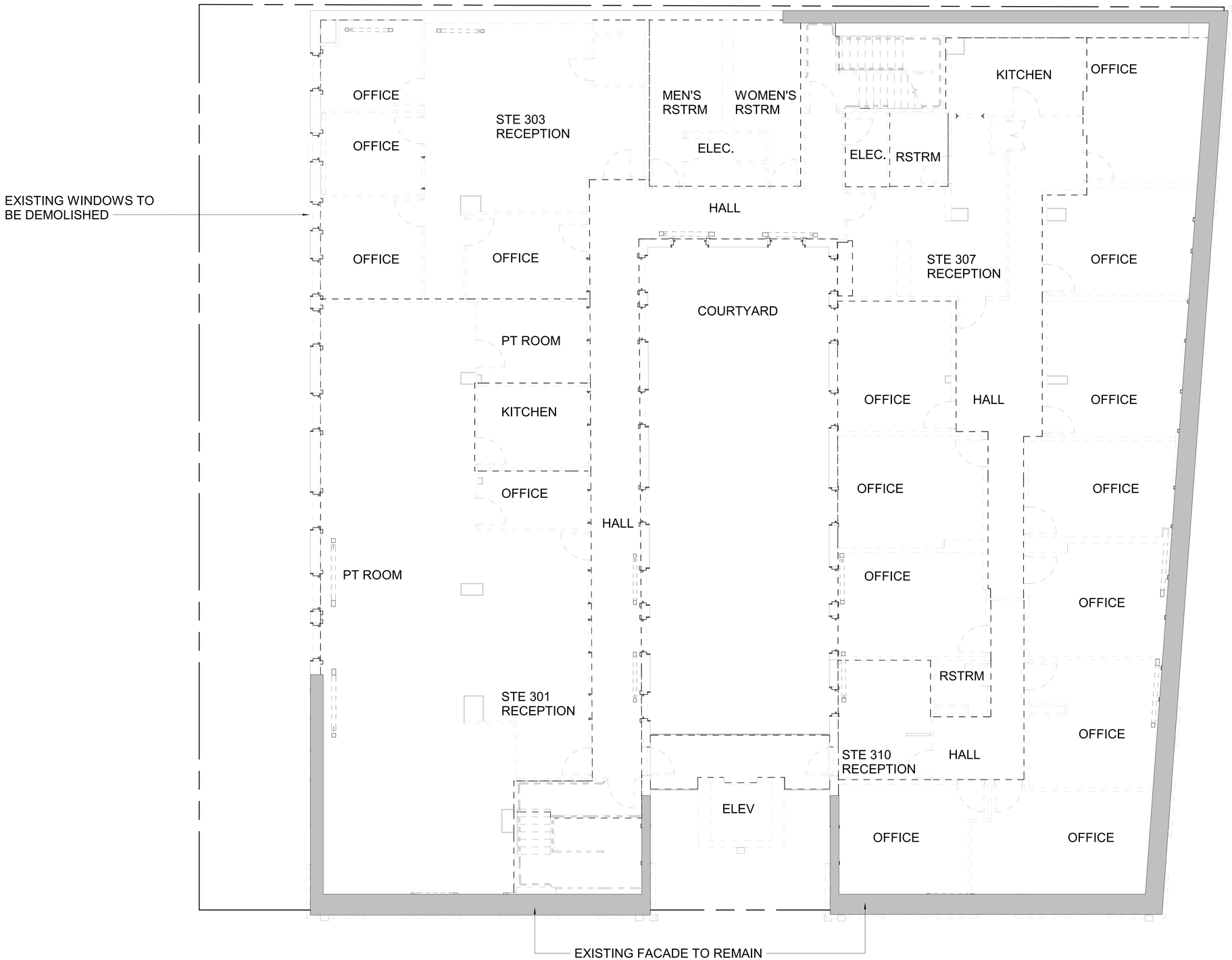
EXISTING SECOND FLOOR DEMOLITION PLAN

AD1-13

1 2 3 4 5 6 7




A2 EXISTING LEVEL 03

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

1 2 3 4 5 6 7

## DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

3. MAINTAIN MINIMUM TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.

7. BOARD UP EXTERIOR OPENINGS AS REQUIRED.

8. REMOVE ALL MISCELLANEOUS ITEMS PROTRUDING FROM COLUMNS, WALLS, FLOORS AND CEILINGS.

9. REMOVE ALL PLUMBING EQUIPMENT, INCLUDING WATER SUPPLY, WASTE AND VENT PIPING, MISCELLANEOUS ATTACHMENTS, BRACKETS AND PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

## KEYNOTES

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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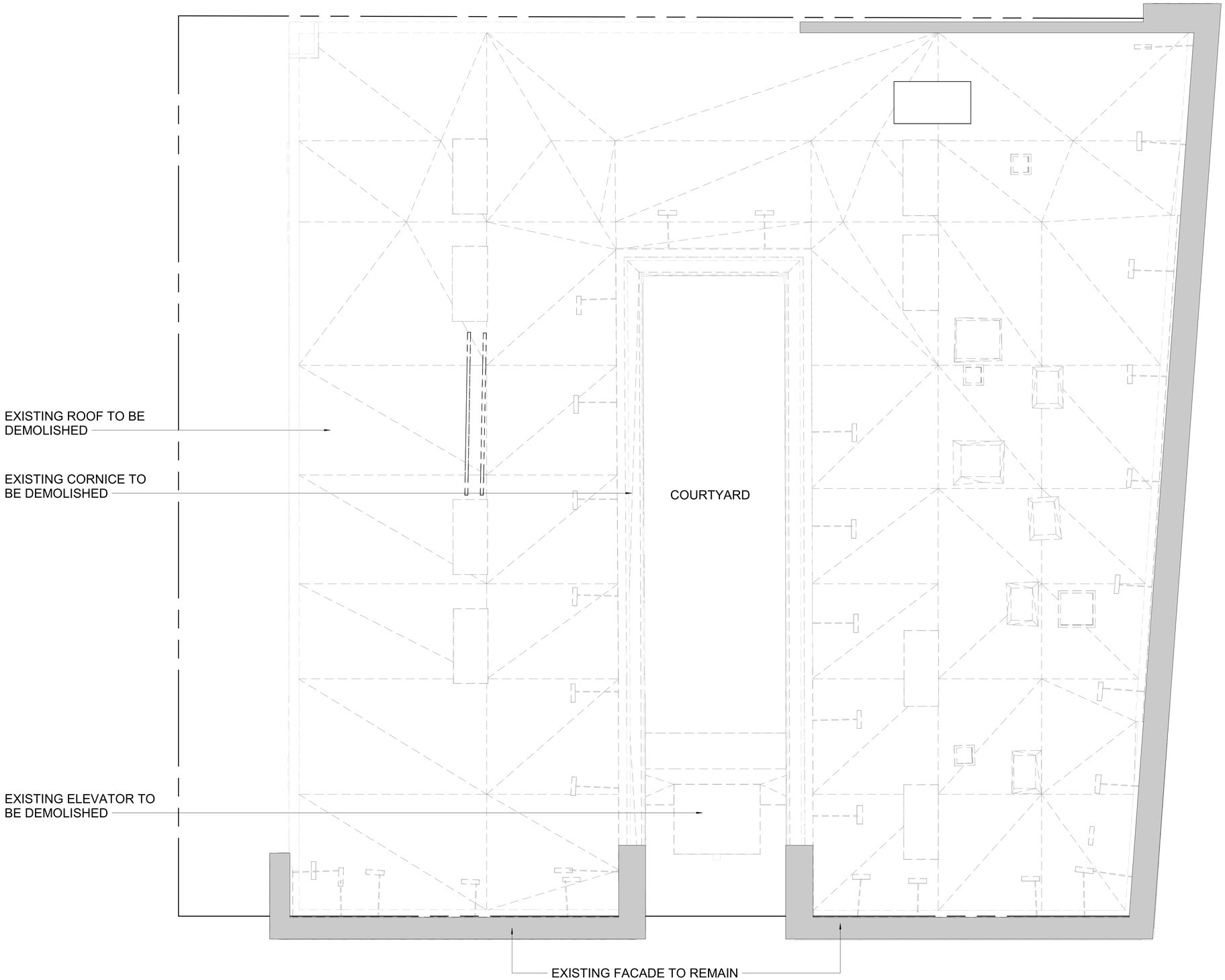
EXISTING THIRD FLOOR DEMOLITION PLAN

AD1-14




A2 EXISTING ROOF PLAN

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

## DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

2. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

3. MAINTAIN MINIMUM TWO MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

4. CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

5. REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF THE WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION.

6. PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) THAT MAY PRESENT A HAZARD.

7. BOARD UP EXTERIOR OPENINGS AS REQUIRED.

8. REMOVE ALL MISCELLANEOUS ITEMS PROTRUDING FROM COLUMNS, WALLS, FLOORS AND CEILINGS.

9. REMOVE ALL PLUMBING EQUIPMENT, INCLUDING WATER SUPPLY, WASTE AND VENT PIPING, MISCELLANEOUS ATTACHMENTS, BRACKETS AND PLUMBING FIXTURES. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.

10. REMOVE ALL HEATING AND COOLING SYSTEMS, INCLUDING RADIATORS AND SYSTEM PIPING, AIR HANDLERS, EXHAUST FANS, WINDOW UNITS, LOUVERS AND DUCTS. BOARD UP EXTERIOR OPENINGS AS NECESSARY. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

11. REMOVE ALL ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, FIXTURES, FEEDER BOXES, BREAKER PANELS AND MISCELLANEOUS ATTACHMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

## KEYNOTES

## LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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EXISTING ROOF DEMOLITION PLAN

AD1-15

## SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

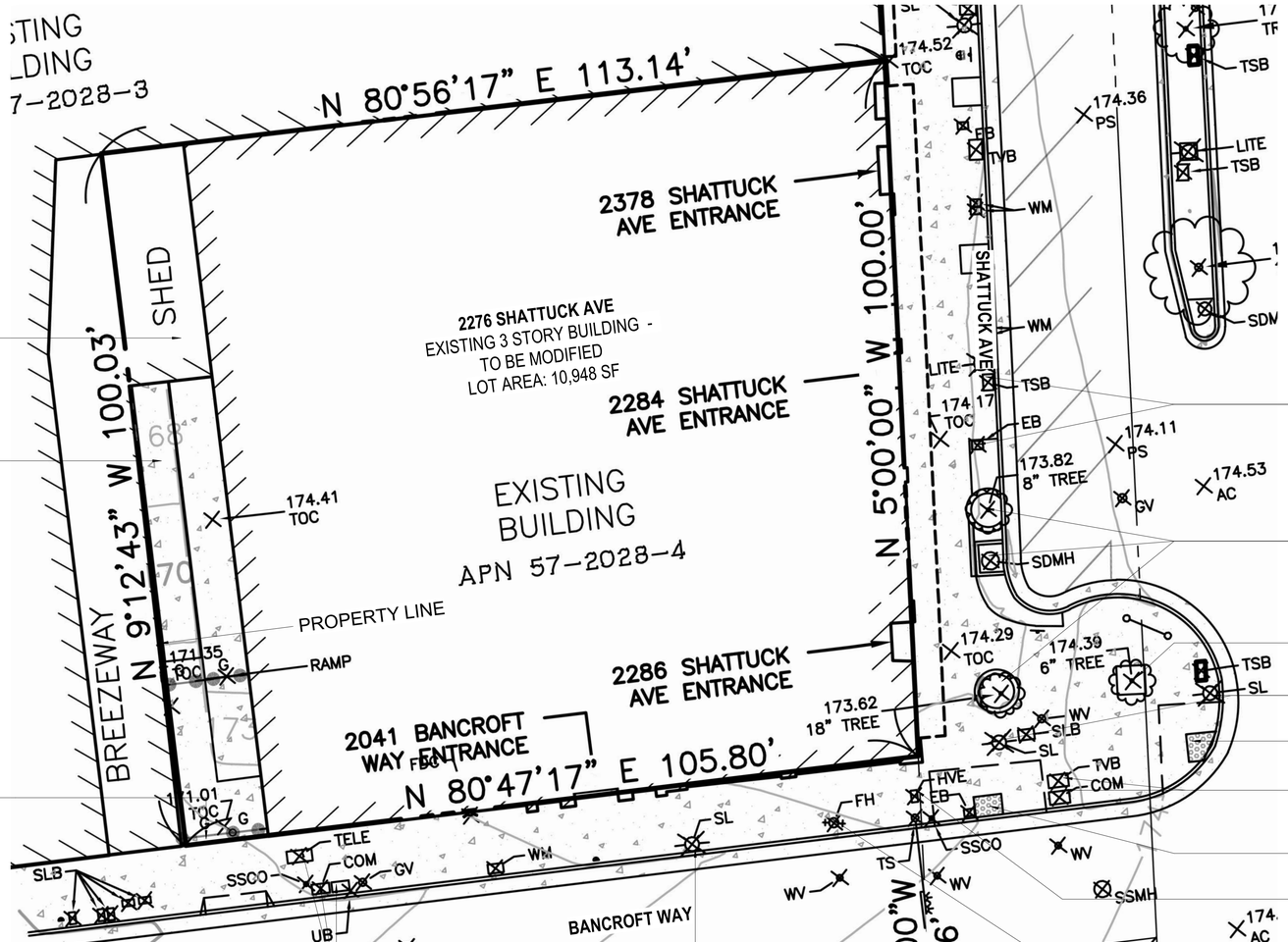
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

## LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION




A2 EXISTING SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

0 5' 10' 20'

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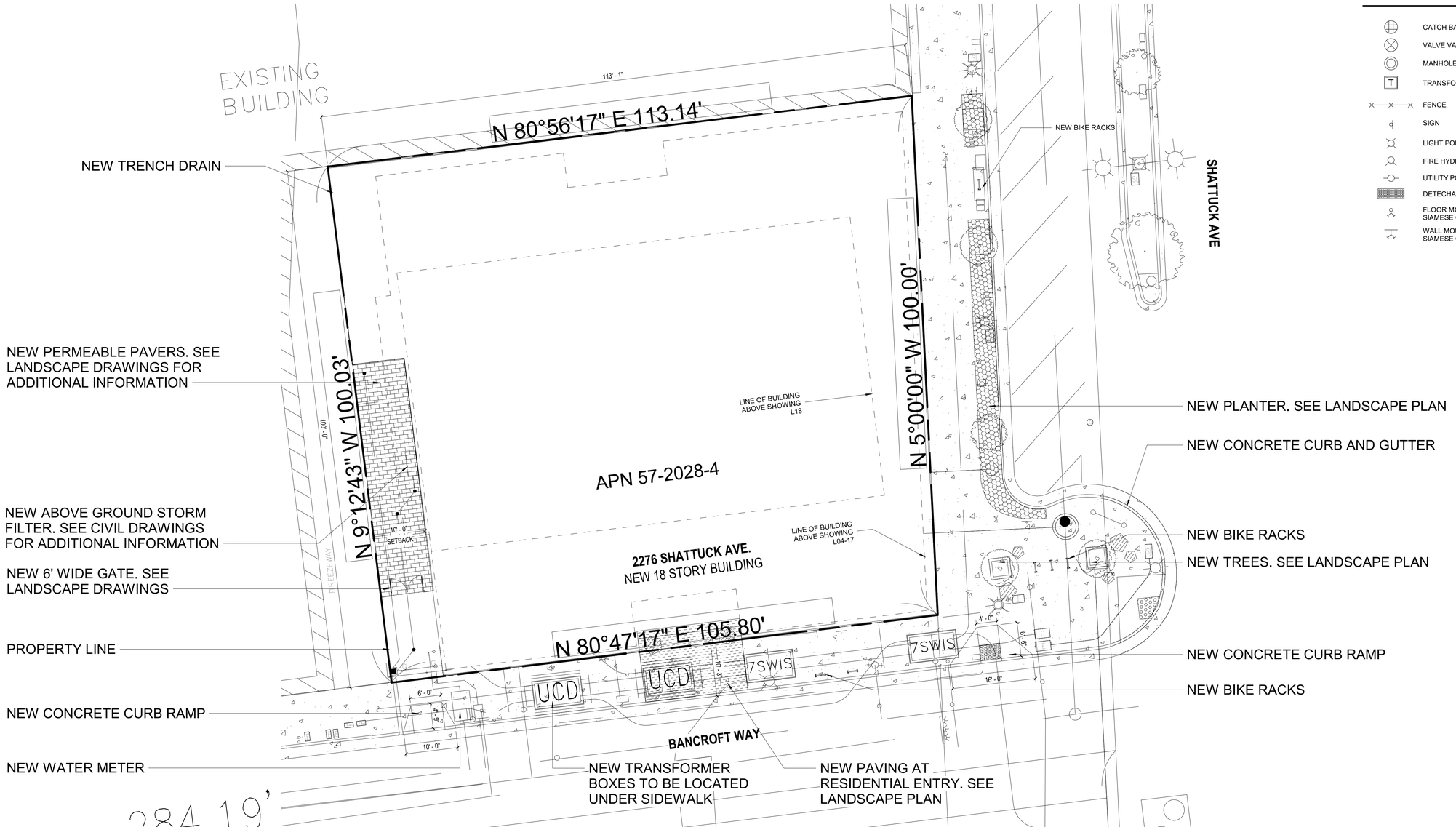
EXISTING SITE PLAN

A0-01




A2 PROPOSED SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

## SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

## LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION

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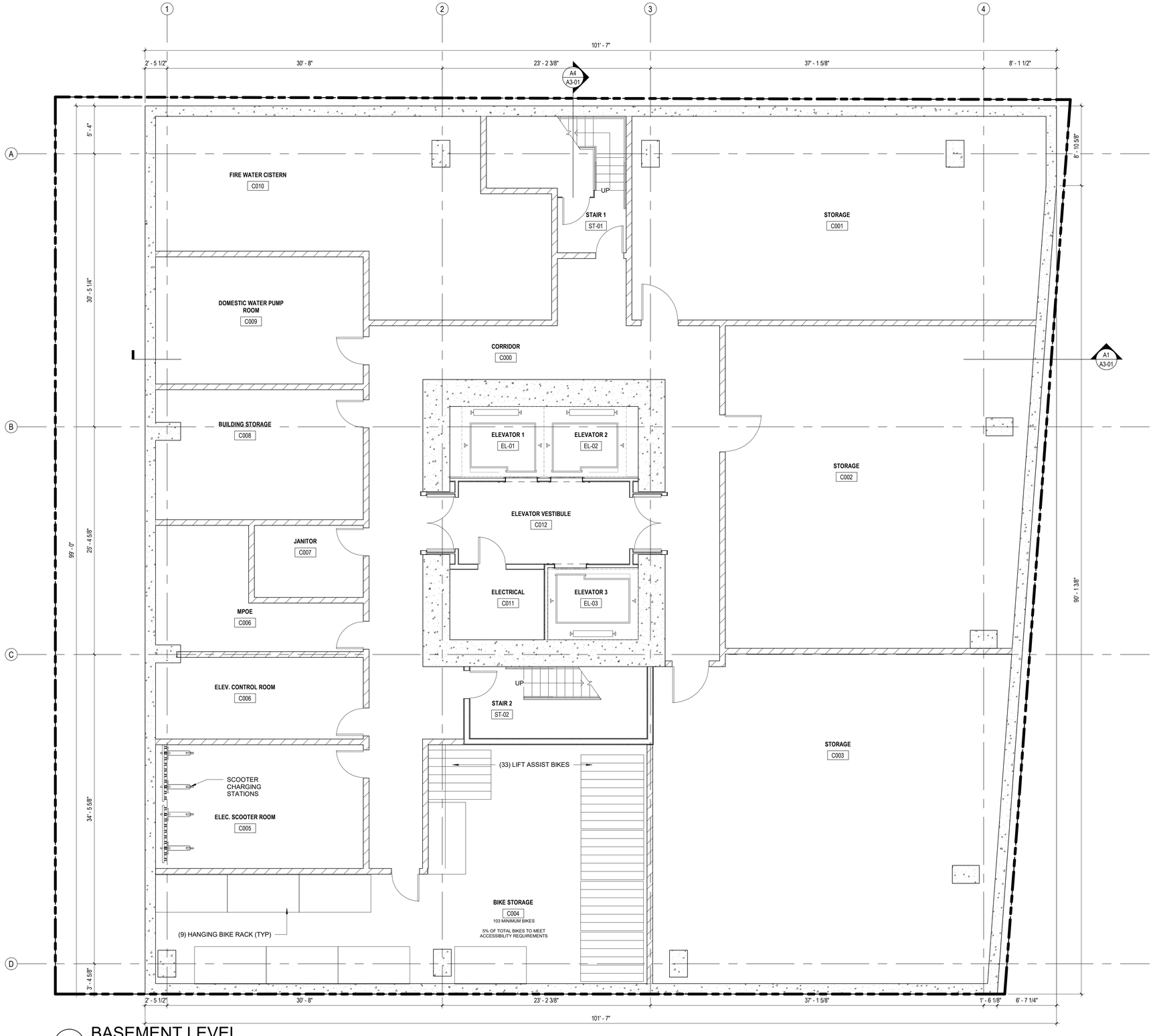
PROPOSED SITE PLAN

A0-02

0 5' 10' 20'




A2 BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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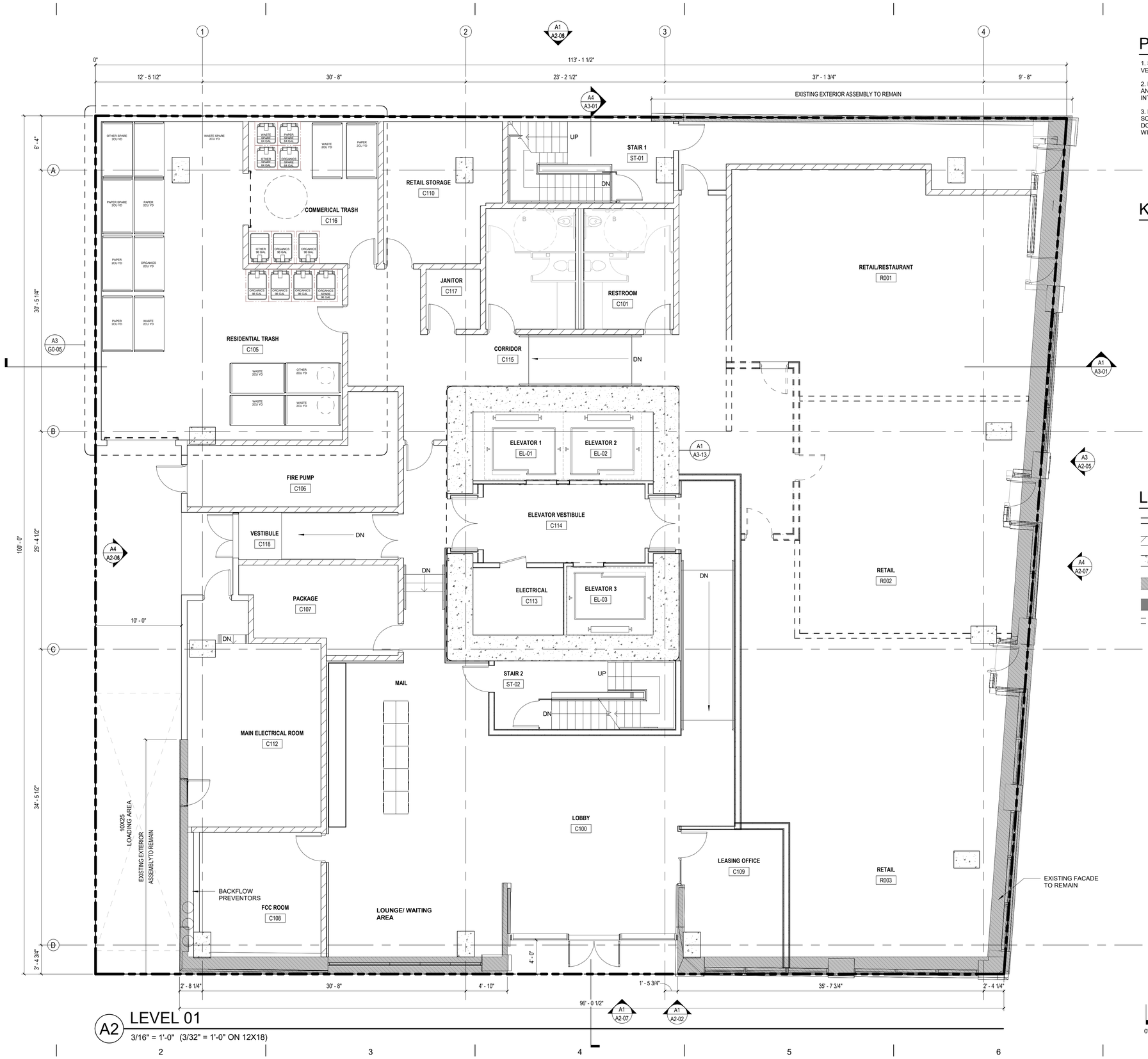
FLOOR PLAN - BASEMENT

A1-11




A2 LEVEL 01

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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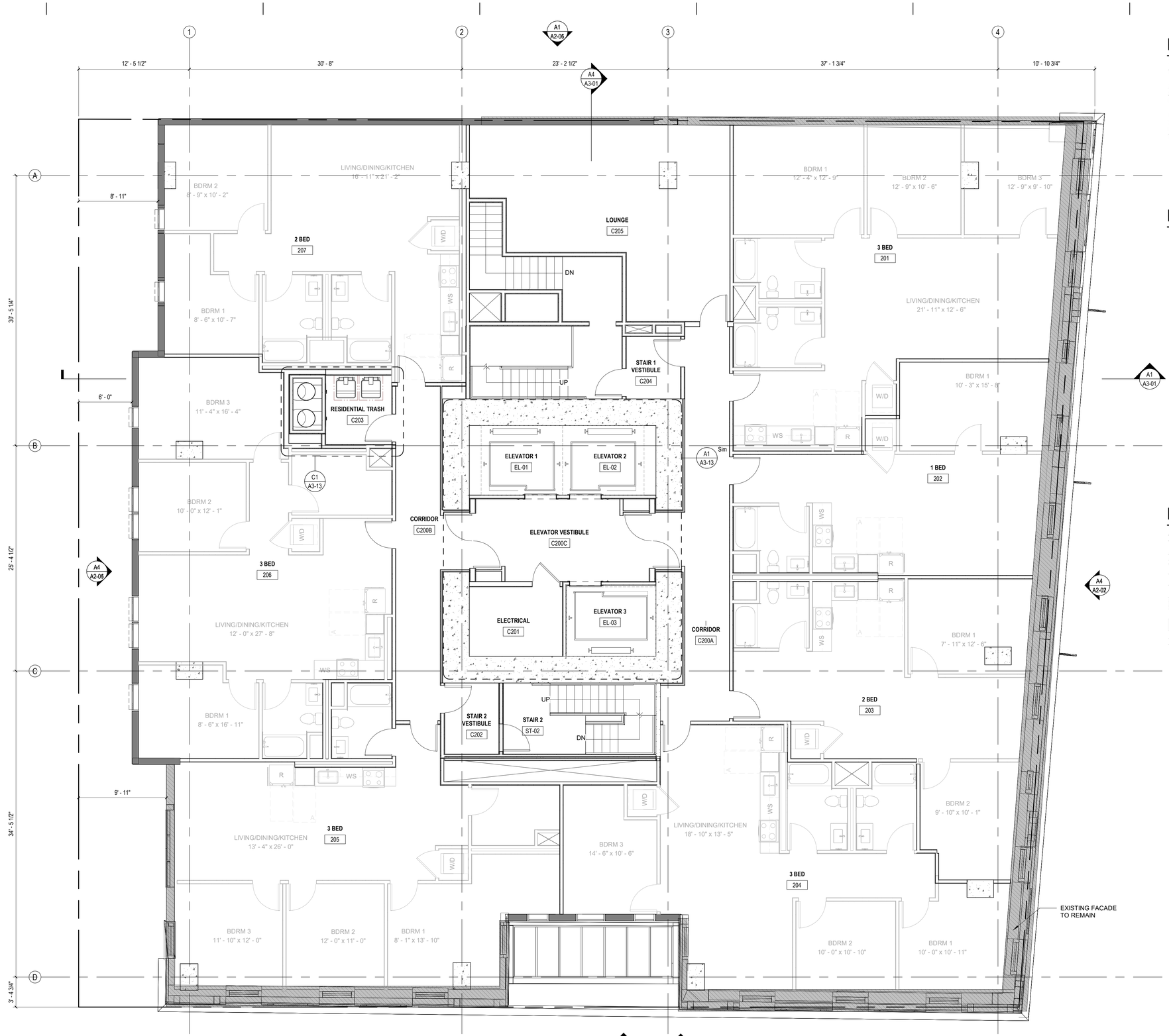
FLOOR PLAN - LEVEL 01

A1-12




A2 LEVEL 2

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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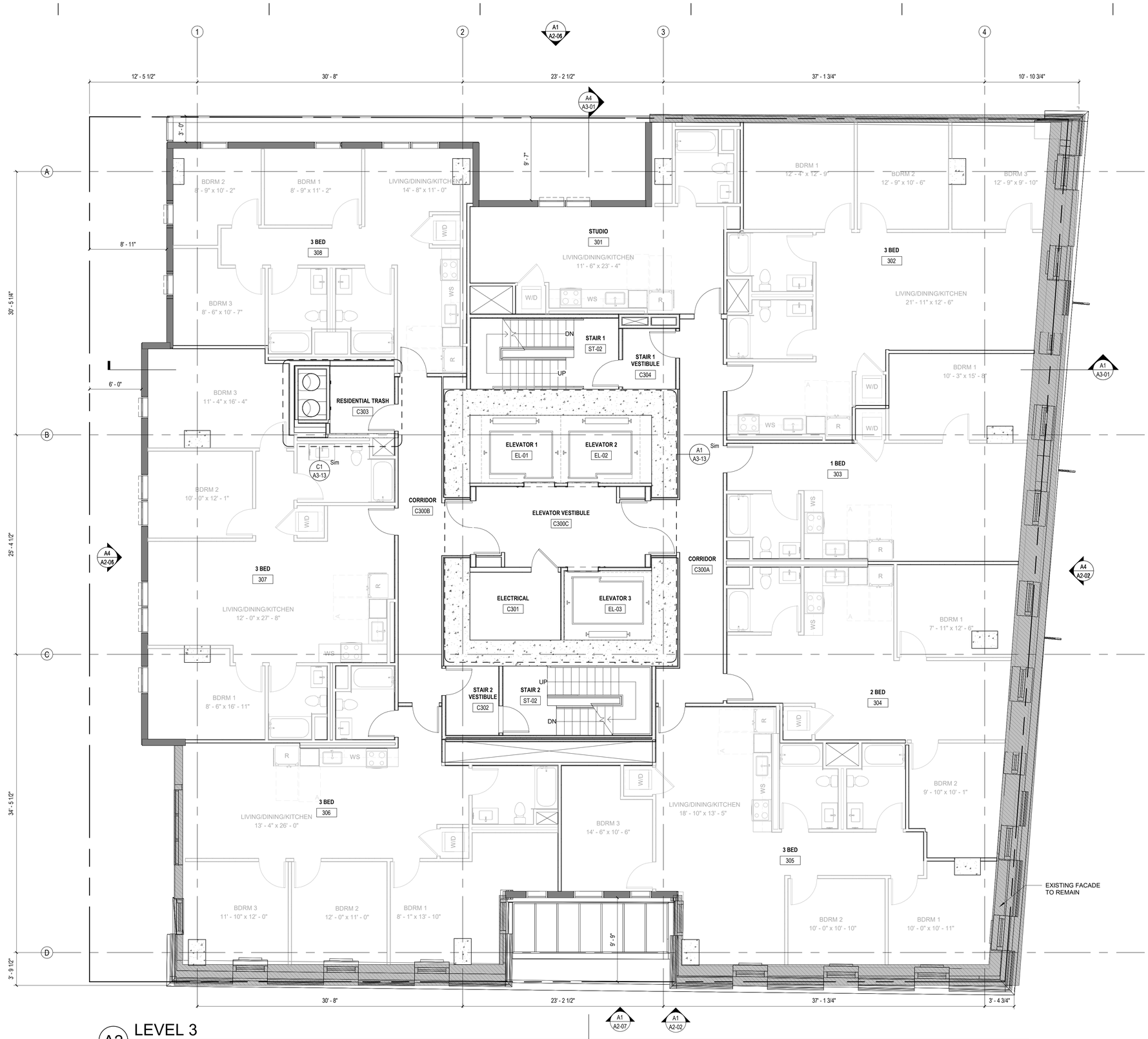
FLOOR PLAN - LEVEL 02

A1-13




A2 LEVEL 3

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

0 2'-8" 5'-4" 10'-8"

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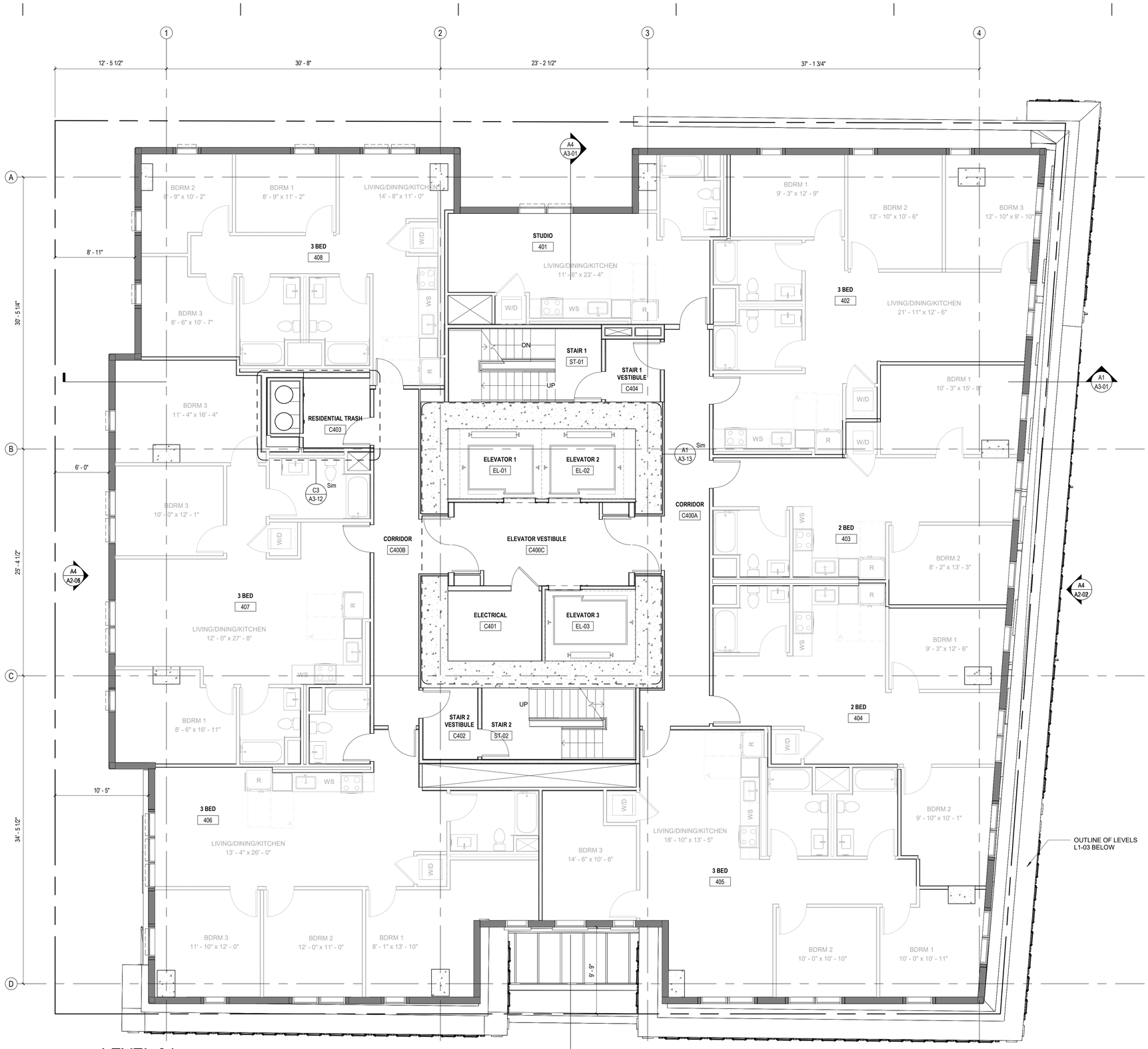
FLOOR PLAN - LEVEL 03

A1-14




A2 LEVEL 04

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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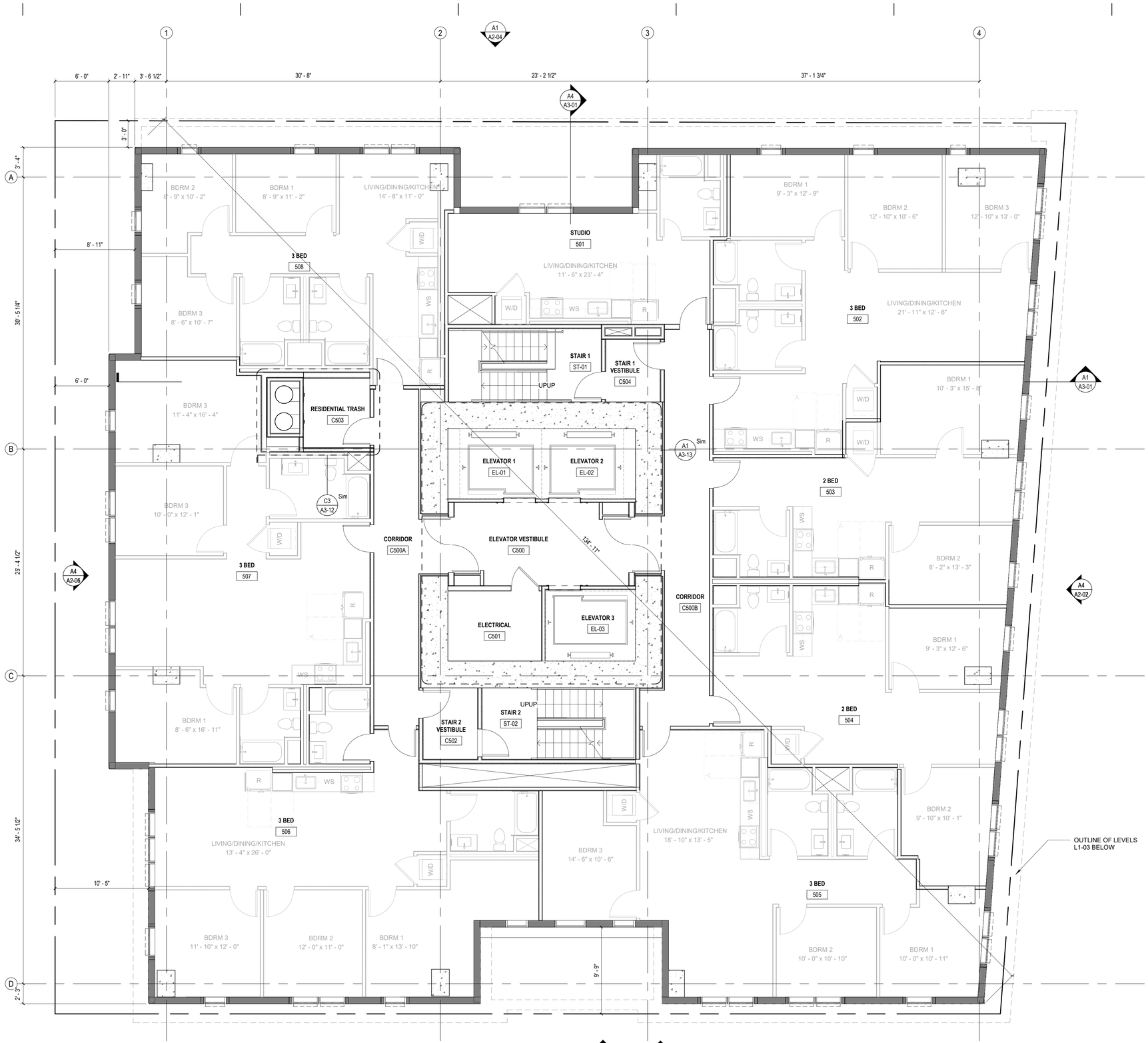
FLOOR PLAN - LEVEL 04

A1-15




# PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

# KEYNOTES

# LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

0 2'-8" 5'-4" 10'-8"

## A2 TYPICAL FLOOR PLAN (LEVEL 5-10)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

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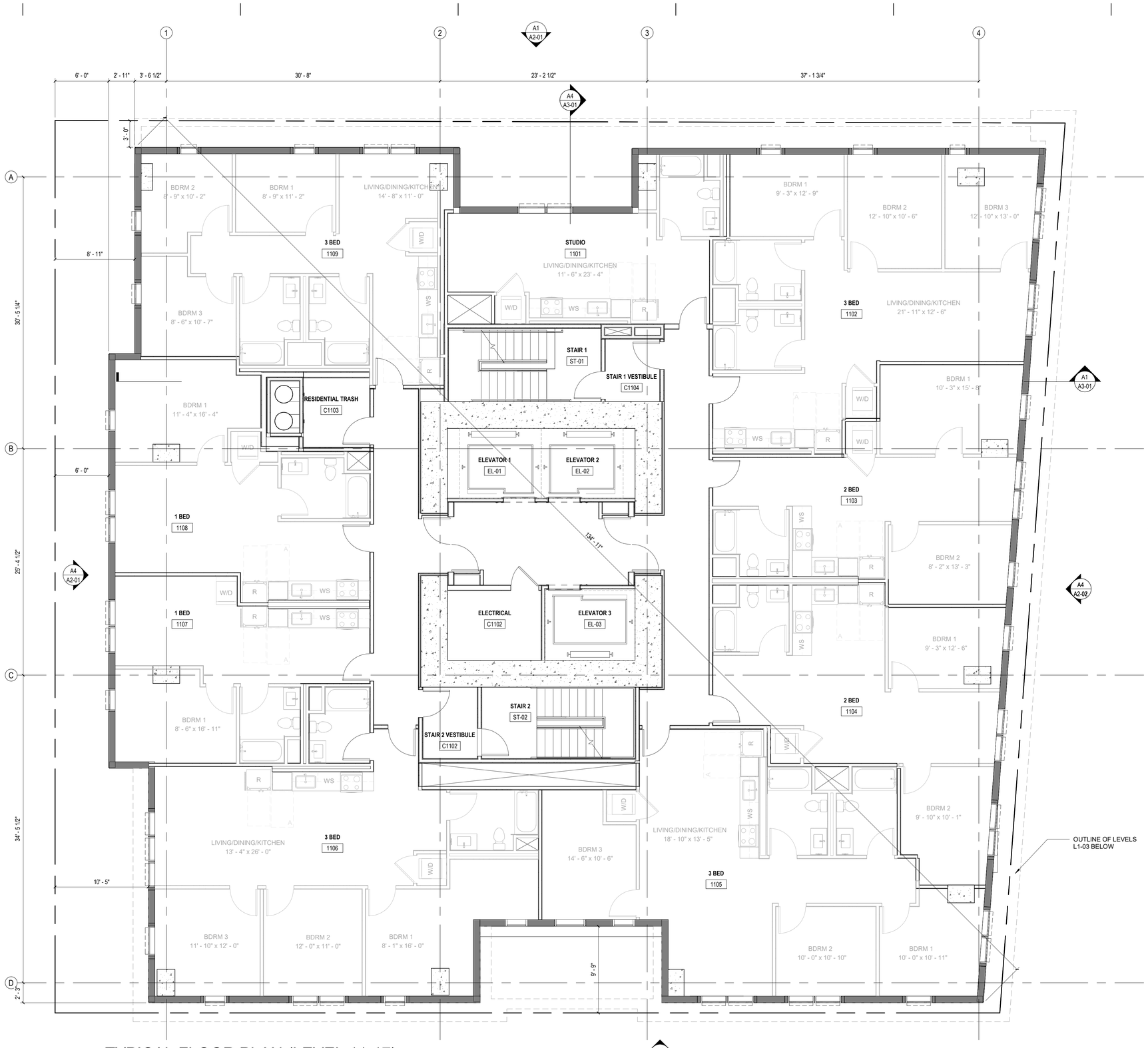
FLOOR PLAN - LEVEL 05-10

A1-16




1 TYPICAL FLOOR PLAN (LEVEL 11-17)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

0 2'-8" 5'-4" 10'-8"

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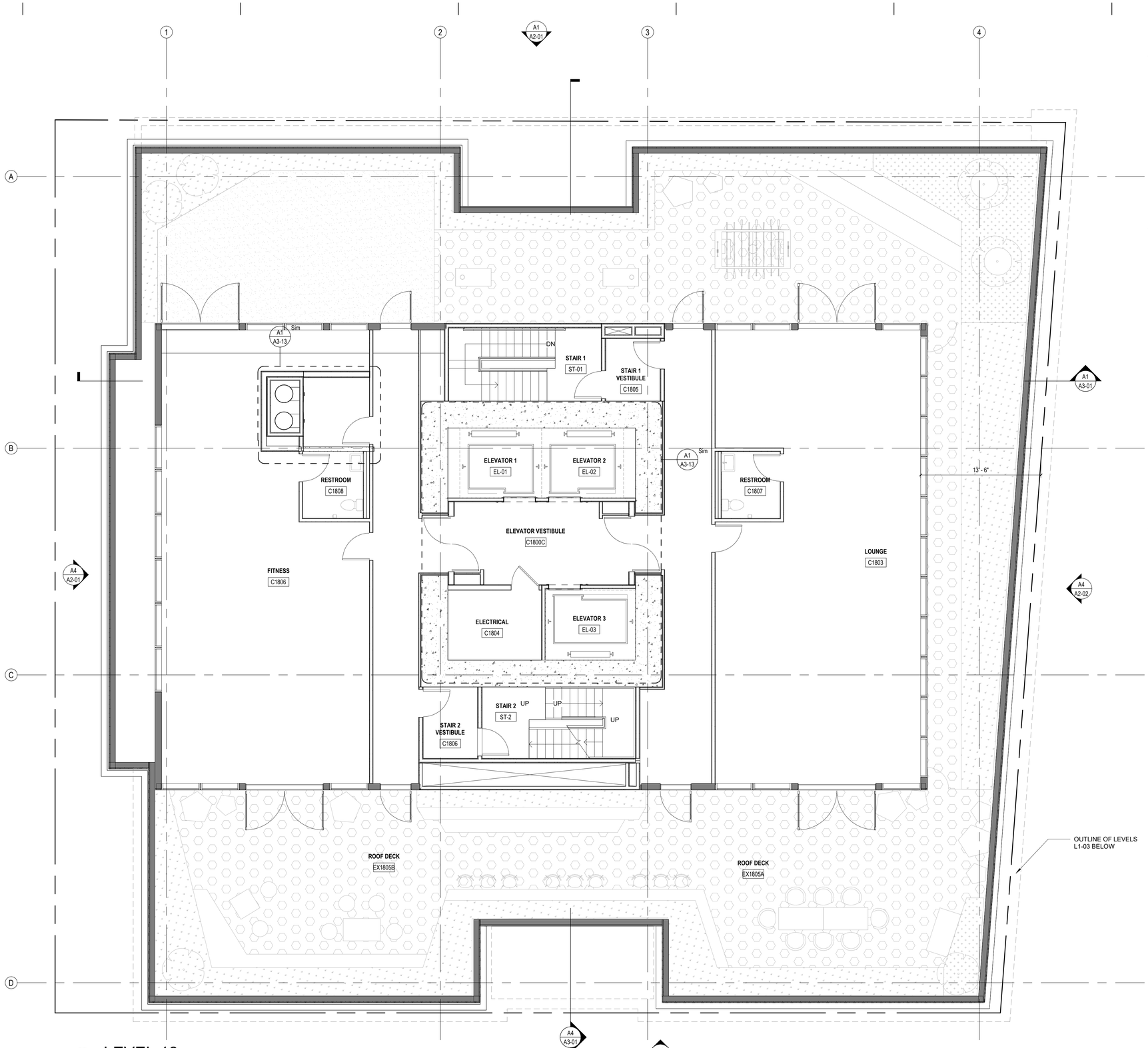
94704

CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

| # | DESCRIPTION | DATE |
|---|---|---|

FLOOR PLAN - LEVEL 11-17

A1-17




## PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

## KEYNOTES

## LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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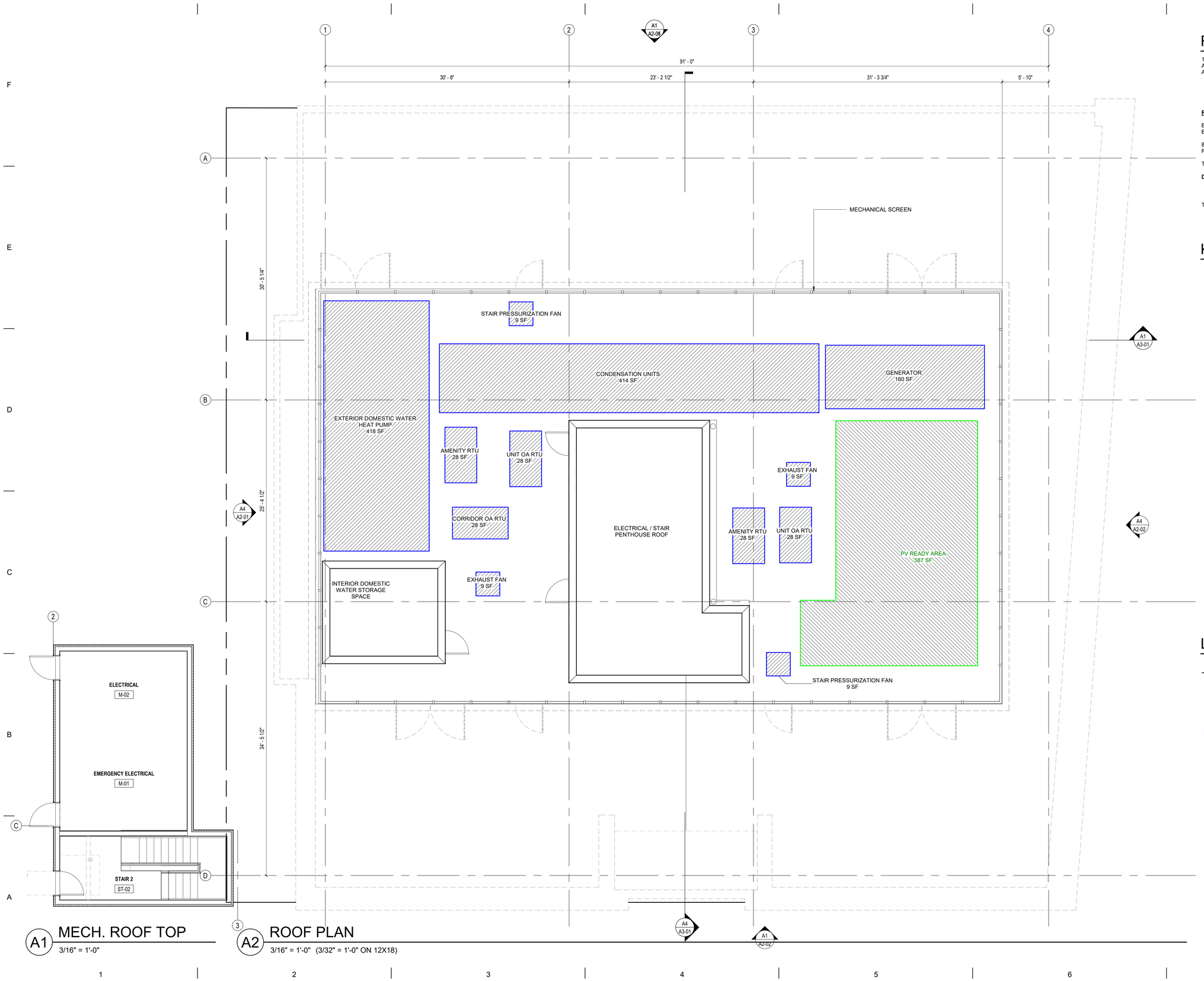
FLOOR PLAN - LEVEL 18

A1-18




## ROOF NOTES

1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

**ROOFTOP ELEMENTS CALCULATION:**

BUILDING AVERAGE FLOOR PLATE: 8,763 SF
BUILDING ROOF AREA: 4313 SF

8,763 SF X 15% = 1,314 SF PERMITTED AREA OF ROOF TOP ELEMENT

TOTAL ROOFTOP ELEMENTS AREA: 1,439 SF (17%)

**DENSITY BONUS WAIVER REQUESTED**

TOTAL PV READY AREA PROVIDED: 587 SF

## KEYNOTES

## LEGEND

- 1/4" / 12" — ROOF SLOPE
- ROOF DRAIN
- PV READY AREA
- ROOFTOP ELEMENTS

A1 MECH. ROOF TOP
3/16" = 1'-0"

A2 ROOF PLAN
3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

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ROOF PLAN

A1-19

A1 BUILDING AXON - S/W

A4 BUILDING AXON - N/E

0' 4' 8' 16'

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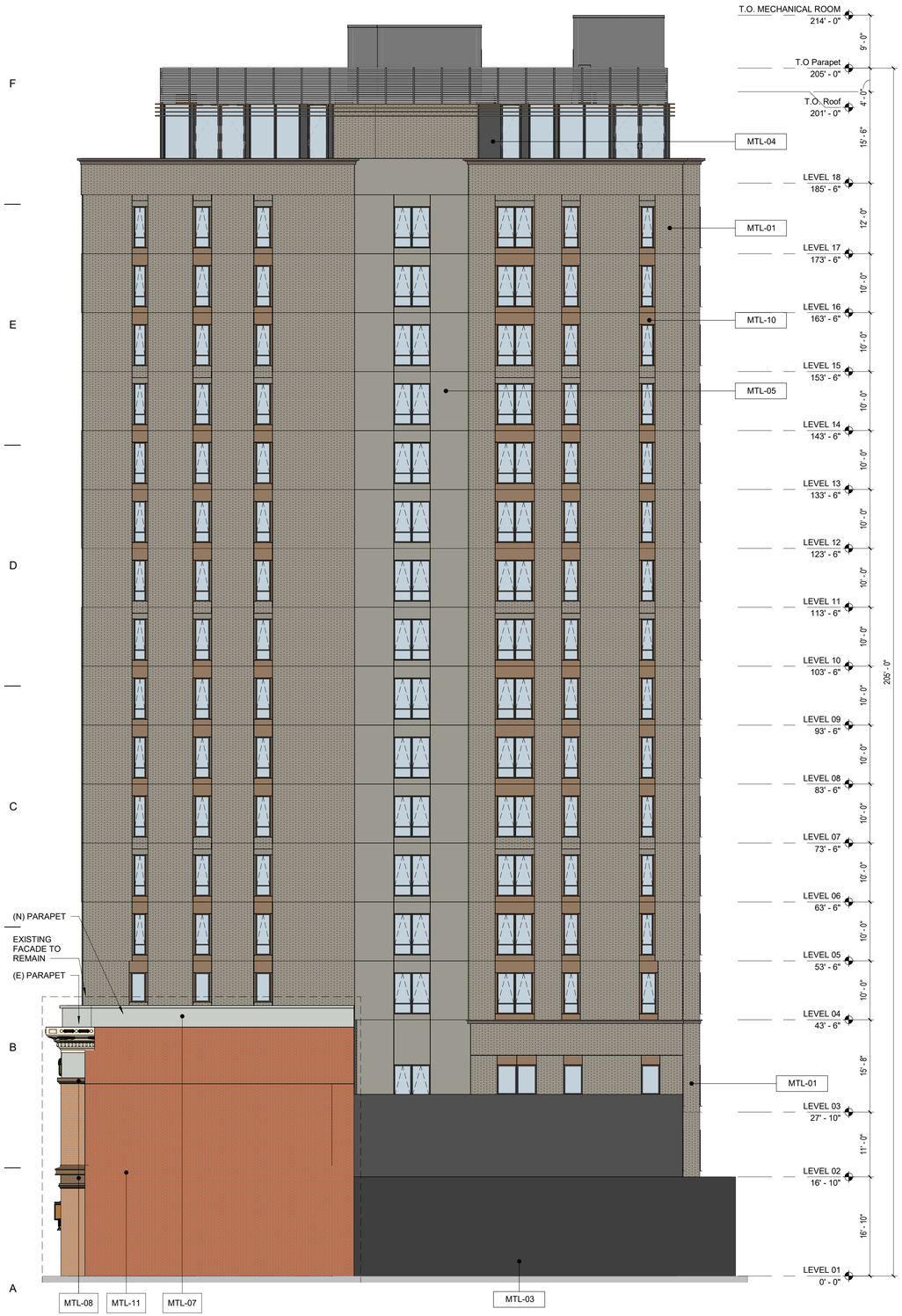
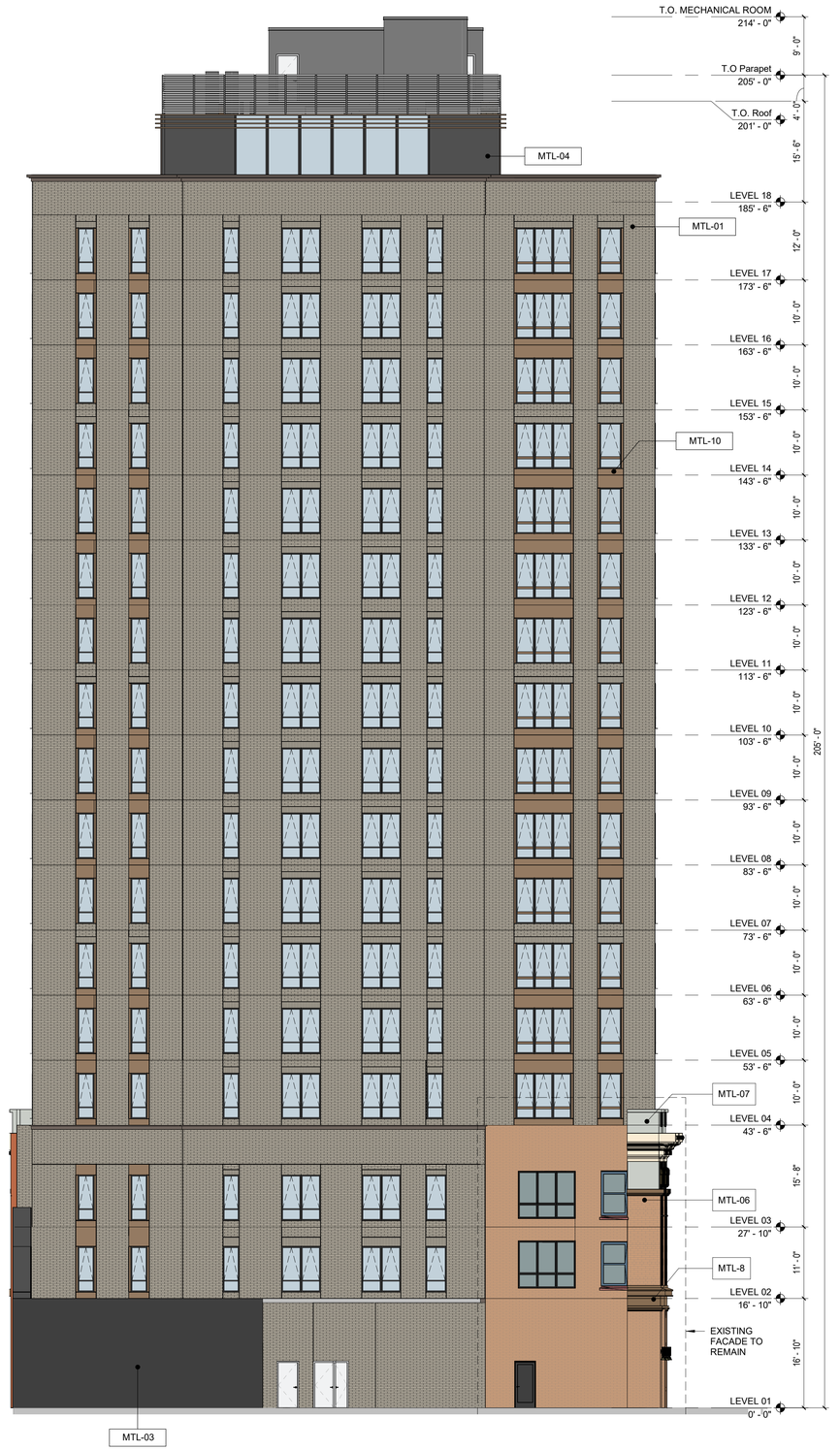
BUILDING AXONS

A2-00




A1 NORTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




A4 WEST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

## ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

## KEYNOTES

## GLAZING TYPES

GL-1 GLAZING TYPE 1

## BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

## MATERIAL LEGEND

**MATERIAL 1**
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

**MATERIAL 2**
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

**MATERIAL 3**
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

**MATERIAL 4**
GRAY ALUMINUM ACCENT
ALPOLIC

**MATERIAL 5**
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

**MATERIAL 6**
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

**MATERIAL 7**
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

**MATERIAL 8**
EXISTING GOLD STUCCO TO REMAIN

**MATERIAL 9**
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

**MATERIAL 10**
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

**MATERIAL 11**
EXISTING UTILITARIAN BRICK TO REMAIN

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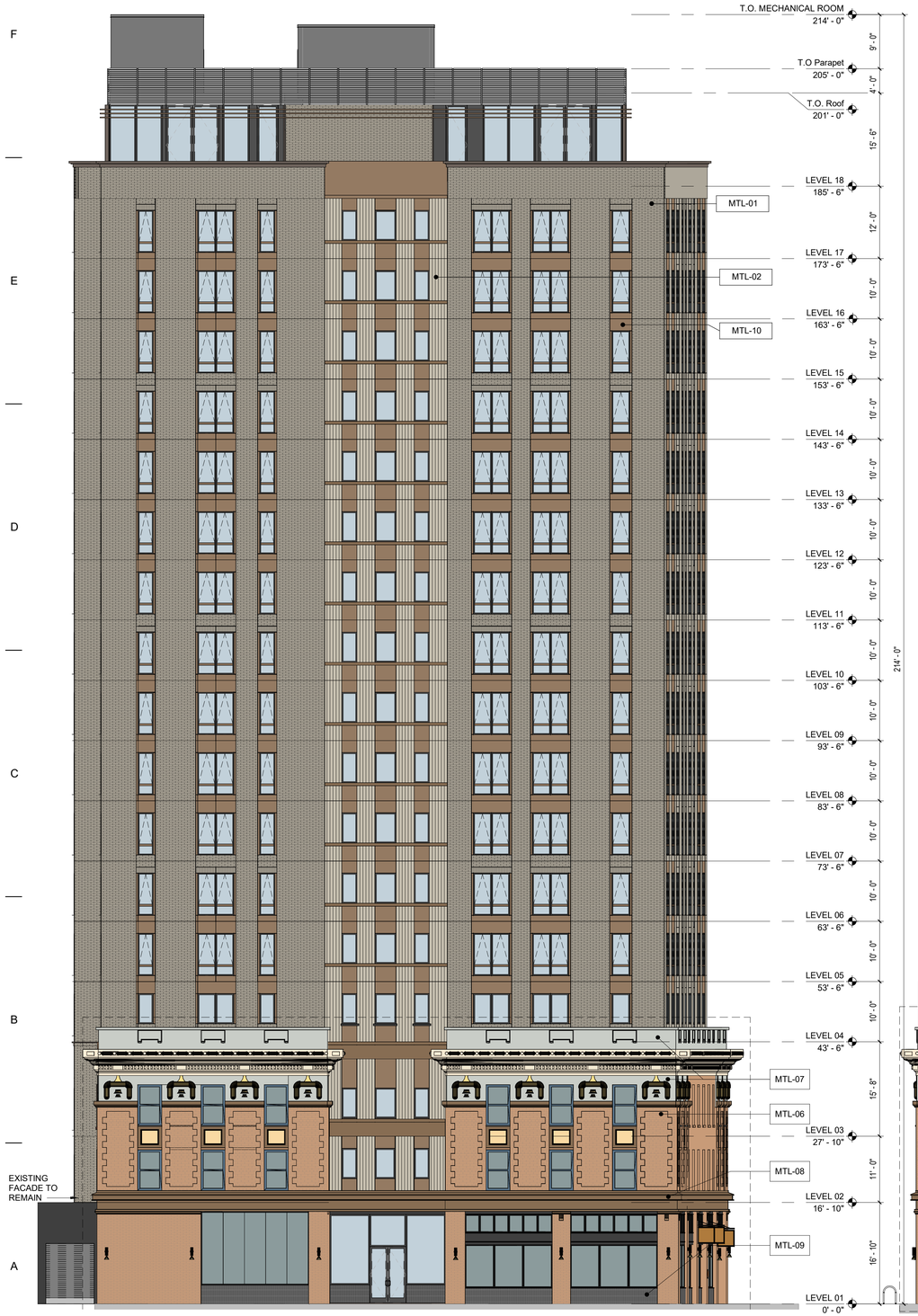
EXTERIOR ELEVATIONS

A2-01




A1 SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

A4 EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

A B C D E F

## ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

## KEYNOTES

## GLAZING TYPES

GL-1 GLAZING TYPE 1

## BIRD SAFE GLAZING

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## MATERIAL LEGEND

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CLARK PACIFIC
2.30
LIGHT SANDBLAST

**MATERIAL 2**
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

**MATERIAL 3**
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

**MATERIAL 4**
GRAY ALUMINUM ACCENT
ALPOLIC

**MATERIAL 5**
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

**MATERIAL 6**
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

**MATERIAL 7**
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

**MATERIAL 8**
EXISTING GOLD STUCCO TO REMAIN

**MATERIAL 9**
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

**MATERIAL 10**
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

**MATERIAL 11**
EXISTING UTILITARIAN BRICK TO REMAIN

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| # | DESCRIPTION | DATE |
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EXTERIOR ELEVATIONS

A2-02

**MATERIAL 1**
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

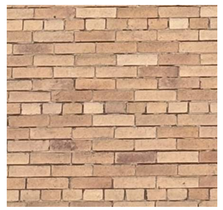
**MATERIAL 2**
BEIGE CONCRETE
CLARK PACIFIC
FORMLINER
LIGHT SANDBLAST

**MATERIAL 3**
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

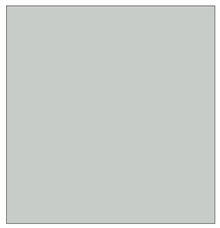
**MATERIAL 4**
GRAY ALUMINUM ACCENT
ALPOLIC

**MATERIAL 5**
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

**MATERIAL 6**
EXISTING WARM TONED
BRICK ON HISTORIC
FACADE TO REMAIN.



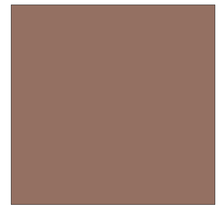
**MATERIAL 7**
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND



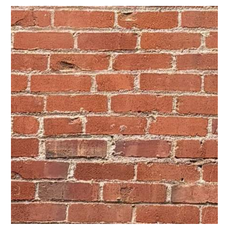
**MATERIAL 8**
EXISTING GOLD STUCCO TO REMAIN

**MATERIAL 9**
TILE ACCENTS AT EXISTING
FACADE STOREFRONTS

**MATERIAL 10**
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 TEA CHEST



**MATERIAL 11**
EXISTING UTILITARIAN BRICK
TO REMAIN



A1 Exterior Elevation Materials Enlarged

0' 4' 8' 16'

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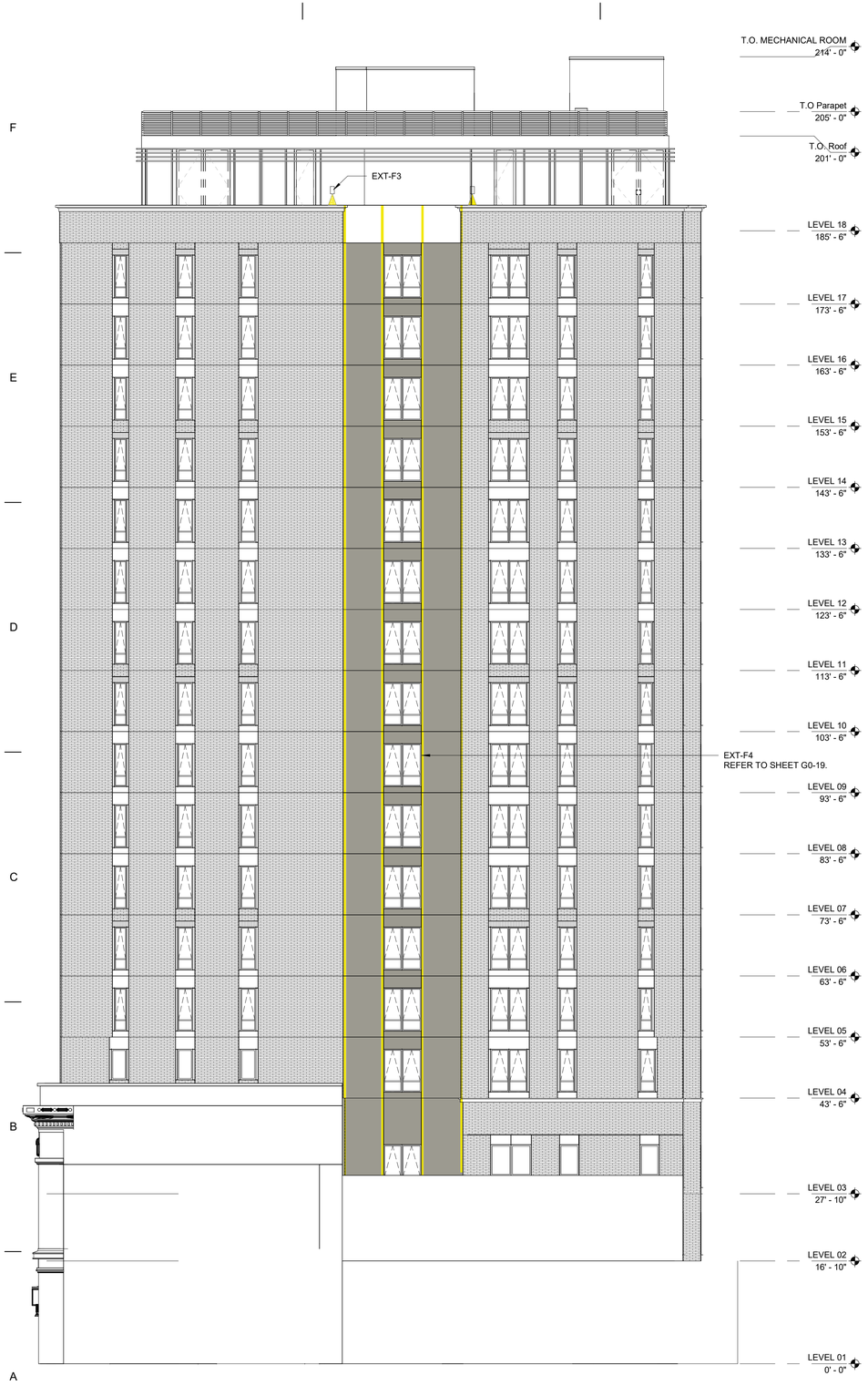
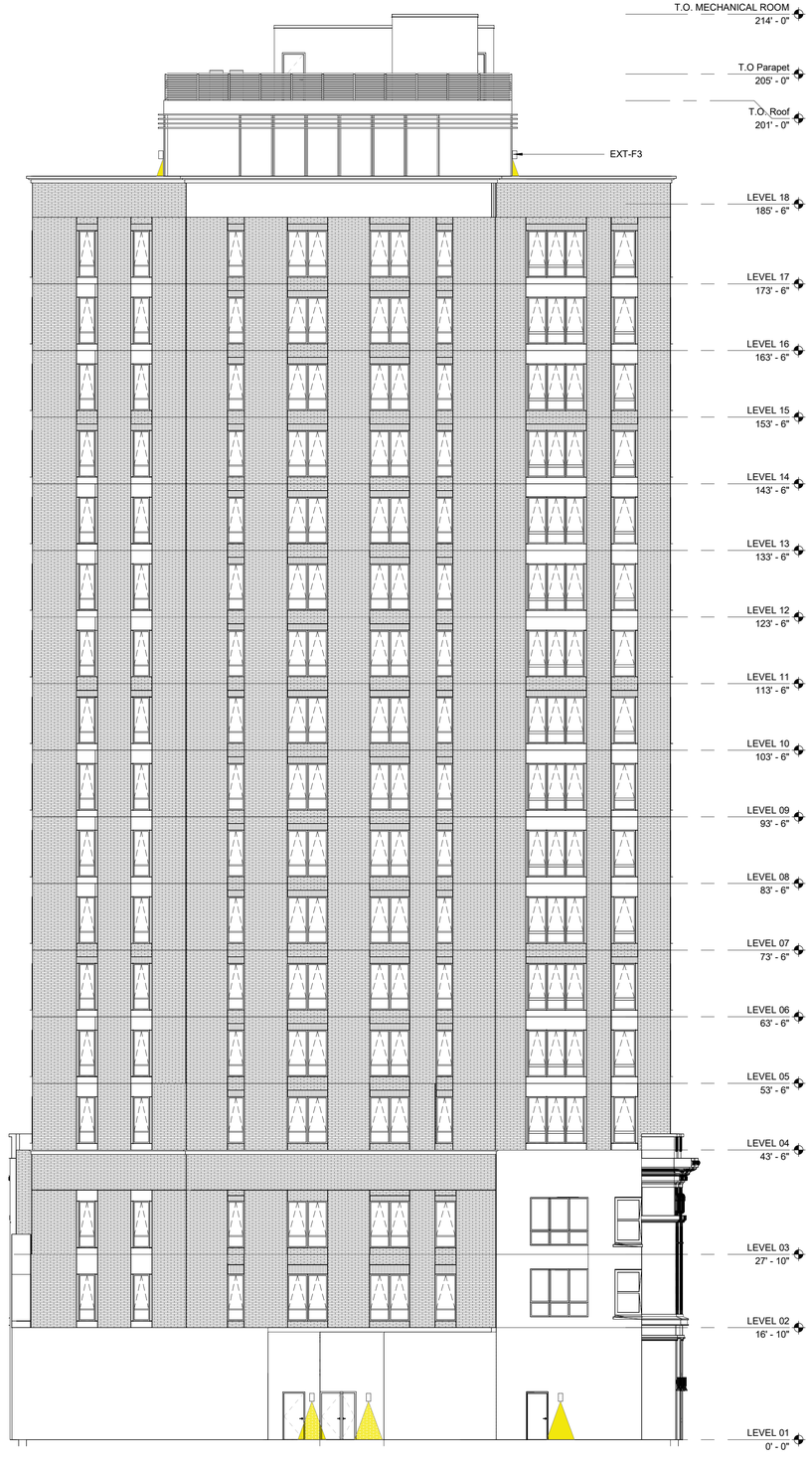
EXTERIOR
ELEVATION
MATERIALS

A2-03




A1 NORTH ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




A4 WEST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

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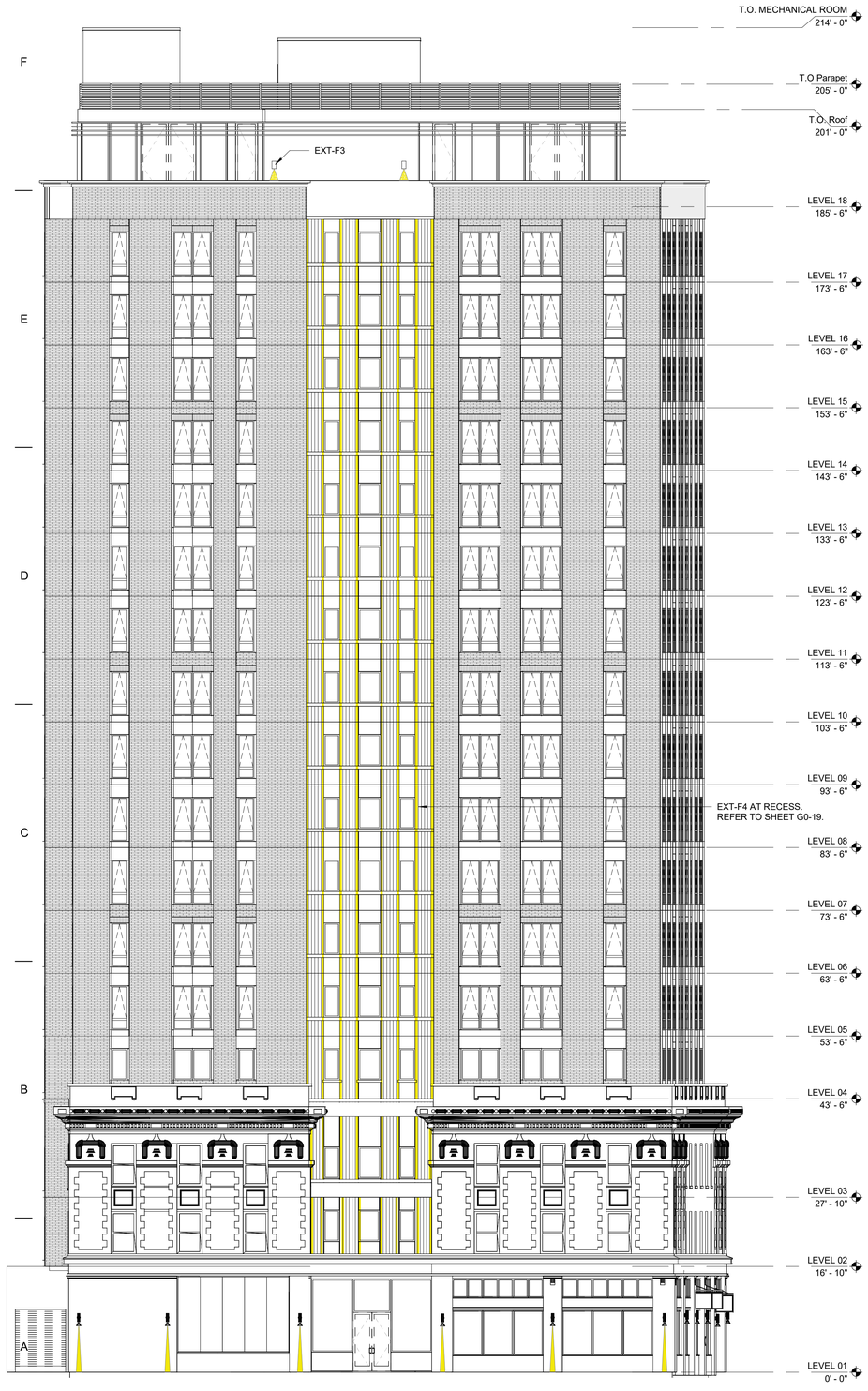
EXTERIOR ELEVATIONS - LIGHTING

A2-04




## A1 SOUTH ELEVATION LIGHTING

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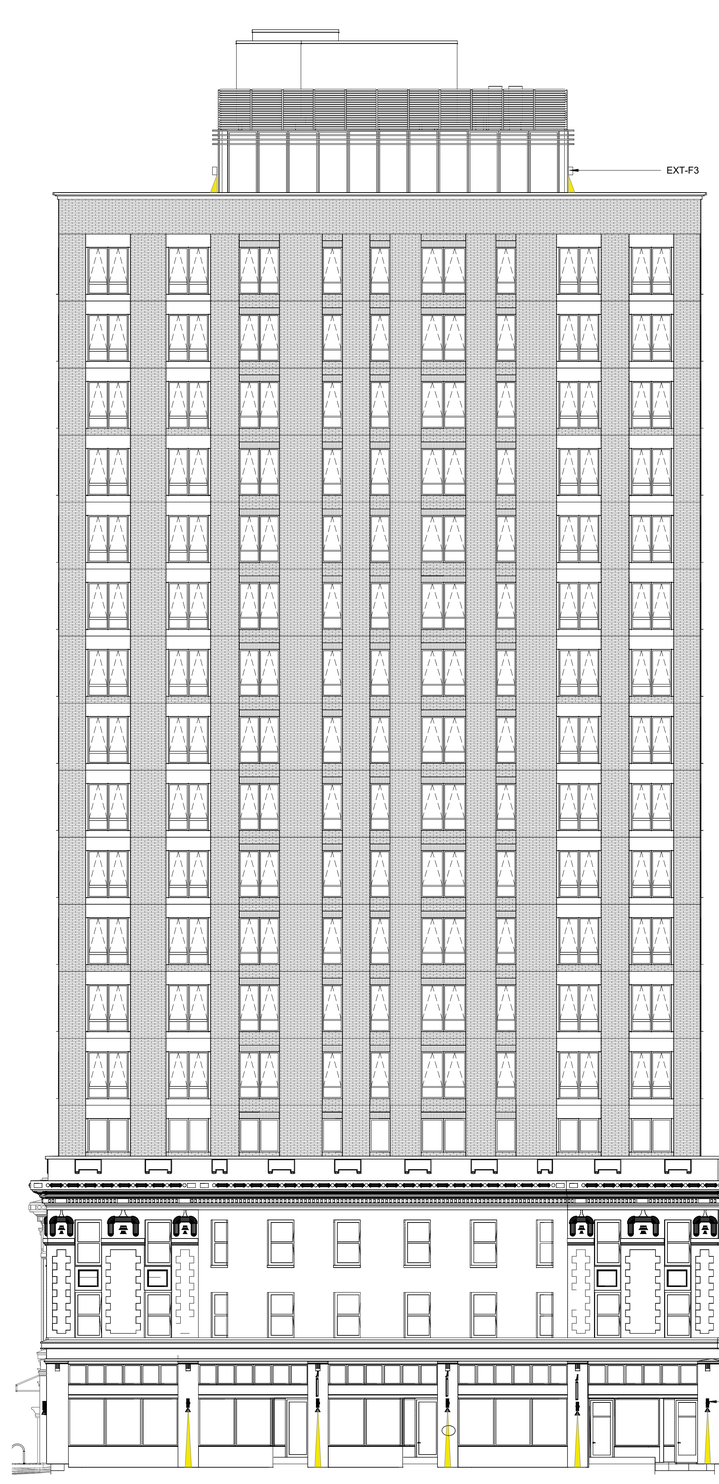


## A3 EAST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

## EXT-F3

**TUBE ARCHITECTURAL** DS-WE05 — WAC LIGHTING

LED Wall Mounts

Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

**FEATURES**

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz
**Dimming:** Electronic low voltage (ELV) ; 100% - 5% 0-10V; 100% - 1%
**Light Source:** High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
**Finish:** Electrostatically powder coated, white, black, bronze and graphite
**Standards:** IP65 rated, ETL & cETL wet location listed, Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
**Operating Temp:** 13°F to 122°F (-25°C to 50°C)

**ORDERING NUMBER**

| Diameter | Watt | Beam | Beam Angle | Color Temp | CRI | Reference Output † Lumens | CBCP | Efficacy (lm/w) | Light Distribution | Finish |
|---|---|---|---|---|---|---|---|---|---|---|
| DS-WE05 | 5" 25W | S Straight up or down | 18° | 927 | 90 | 1625 | 10050 | 73 | | BK Black |
| | | | | 927S | 85 | 2190 | 12037 | 88 | | WT White |
| | | | | 930S | 90 | 1885 | 10427 | 76 | | BZ Bronze |
| | | | | 30S | 85 | 2300 | 12644 | 92 | | GH Graphite |
| | | | | 35S | 85 | 2350 | 12937 | 94 | | |
| | | | | 40S | 85 | 2375 | 13062 | 95 | | |
| | | N Straight up or down | 25° | 927S | 90 | 1810 | 5280 | 72 | | |
| | | | | 27S | 85 | 2170 | 6331 | 87 | | |
| | | | | 930S | 90 | 1880 | 5478 | 75 | | |
| | | | | 30S | 85 | 2275 | 6643 | 91 | | |
| | | | | 35S | 85 | 2330 | 6797 | 93 | | |
| | | | | 40S | 85 | 2350 | 6863 | 94 | | |
| DS-WE05 DS-WE0517 | 5" 17W | F Straight up or down | 33° | 927S | 90 | 1900 | 4515 | 76 | | |
| | | | | 27S | 85 | 2280 | 5417 | 91 | | |
| | | | | 930S | 90 | 1970 | 4685 | 79 | | |
| | | | | 30S | 85 | 2390 | 5681 | 96 | | |
| | | | | 35S | 85 | 2445 | 5812 | 98 | | |
| | | | | 40S | 85 | 2470 | 5870 | 99 | | |
| | | F Away from the wall | N/A | 927A | 90 | 2000 | N/A | 80 | | |
| | | | | 27A | 85 | 2400 | | 96 | | |
| | | | | 930A | 90 | 2075 | | 83 | | |
| | | | | 30A | 85 | 2520 | | 101 | | |
| | | | | 35A | 85 | 2575 | | 103 | | |
| | | | | 40A | 85 | 2600 | | 104 | | |
| | | F Towards the wall | N/A | 927B | 90 | 2000 | N/A | 80 | | |
| | | | | 27B | 85 | 2400 | | 96 | | |
| | | | | 930B | 90 | 2075 | | 83 | | |
| | | | | 30B | 85 | 2520 | | 101 | | |
| | | | | 35B | 85 | 2575 | | 103 | | |
| | | | | 40B | 85 | 2600 | | 104 | | |

DS-WE05-_____-_____

†Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-WE05-F930A-WT**


waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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Port Washington, NY 11050

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**Western Distribution Center**
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*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. Sept 2019*


## EXT-F4

diodeled — **NEON BLAZE™** Diffused LED Lighting
Specification Sheet

**NEON BLAZE™** 24V
Diffused LED Lighting

Date

Project Notes

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

**FEATURES**

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

**ORDERING CODES**
Order spools, and components for field assembly

**OPTIONAL ORDERING CODES**
Mounting, drivers, and assembly preference

| Diode LED | Voltage | Form | Model | CCT | Length | Channels | Finish | Mounting | Driver | Delivery |
|---|---|---|---|---|---|---|---|---|---|---|
| DI | 24V | 10 Dots/Meter(p) 05 (1ft) Mid Drop | NBL1 NBL2 NBL4 | 05 (5000K) 04 (4000K) 03 (3500K) 02 (3000K) 01 (2700K) | 50 (50ft) 16 (16ft) 08 (8ft) 04 (4ft) | 00 (No Channel) 01 (Mini Low Profile) 02 (Low Profile) 03 (Mini Side Open) | 00 (No Finish) 01 (Clear) | 00 (No Mounting) 01 (Mounting Clip) 02 (Mounting Hardware) 03 (Ceiling Clip) | 00 (No Driver) 01 (Hardwired) 02 (0-10V Dimmable) 03 (Triac Dimmable) | FIELD (Field Assembly) FACTORY (Factory Delivery) |

| Model | 24V-SE-NBL1 | 24V-SE-NBL2 | 24V-SE-NBL4 | 24V-TE-NBL1 | 24V-TE-NBL2 | 24V-TE-NBL4 |
|---|---|---|---|---|---|---|
| Voltage: | 24V | 24V | 24V | 24V | 24V | 24V |
| Wattage: | 1.22 W/ft. | 2.44 W/ft. | 4.4 W/ft. | 1.22 W/ft. | 2.44 W/ft. | 4.4 W/ft. |
| 2700K | 82% | 140% | 256% | 86% | 170% | 330% |
| 3000K | 85% | 140% | 185% | 102% | 176% | 311% |
| 3500K | 86% | 150% | 194% | 86% | 156% | 336% |
| 4200K | - | 150% | - | - | - | - |
| Lumens 3000K | 106% | 192% | 172% | 86% | 145% | 225% |
| Amber | 42% | 52% | 76% | 76% | 76% | 21% |
| Blue | 25% | 41% | 84% | 75% | 107% | 164% |
| Green | 35% | - | 79% | 86% | 146% | 151% |
| Red | 13% | 63% | 53% | 26% | 83% | 162% |
| Teal | 71% | 21% | 34% | 97% | 45% | 94% |
| Cut Points | 2 in. | 2 in. | 2 in. | 2 in. | 2 in. | 2 in. |
| Max Run (ft.) | 66 ft. | 32 ft. | 16 ft. | 65 ft. | 32 ft. | 16 ft. |
| CRI | 80+ | 80+ | 80+ | 80+ | 80+ | 80+ |
| Dimensions | 0.37 in. x 0.75 in. x in. (W x H x L) | 0.37 in. x 0.75 in. x in. (W x H x L) | 0.37 in. x 0.75 in. x in. (W x H x L) | 0.85 in. x 0.59 in. x in. (W x H x L) | 0.85 in. x 0.59 in. x in. (W x H x L) | 0.85 in. x 0.59 in. x in. (W x H x L) |
| Environment | Outdoor / Wet Location (IP65) | Outdoor / Wet Location (IP65) | Outdoor / Wet Location (IP65) | Outdoor / Wet Location (IP65) | Outdoor / Wet Location (IP65) | Outdoor / Wet Location (IP65) |
| Ambient Temperature | -4 ~ 122°F (-20 ~ 50°C) | -4 ~ 122°F (-20 ~ 50°C) | -4 ~ 122°F (-20 ~ 50°C) | -4 ~ 122°F (-20 ~ 50°C) | -4 ~ 122°F (-20 ~ 50°C) | -4 ~ 122°F (-20 ~ 50°C) |
| Operating Temperature | -4 ~ 176°F (-20 ~ 80°C) | -4 ~ 176°F (-20 ~ 80°C) | -4 ~ 176°F (-20 ~ 80°C) | -4 ~ 176°F (-20 ~ 80°C) | -4 ~ 176°F (-20 ~ 80°C) | -4 ~ 176°F (-20 ~ 80°C) |
| Certification | UL Listed 2108 | UL Listed 2108 | UL Listed 2108 | UL Listed 2108 | UL Listed 2108 | UL Listed 2108 |
| Warranty | 5 Year | 5 Year | 5 Year | 5 Year | 5 Year | 5 Year |



0 5'-4" 10'-8" 21'-4"


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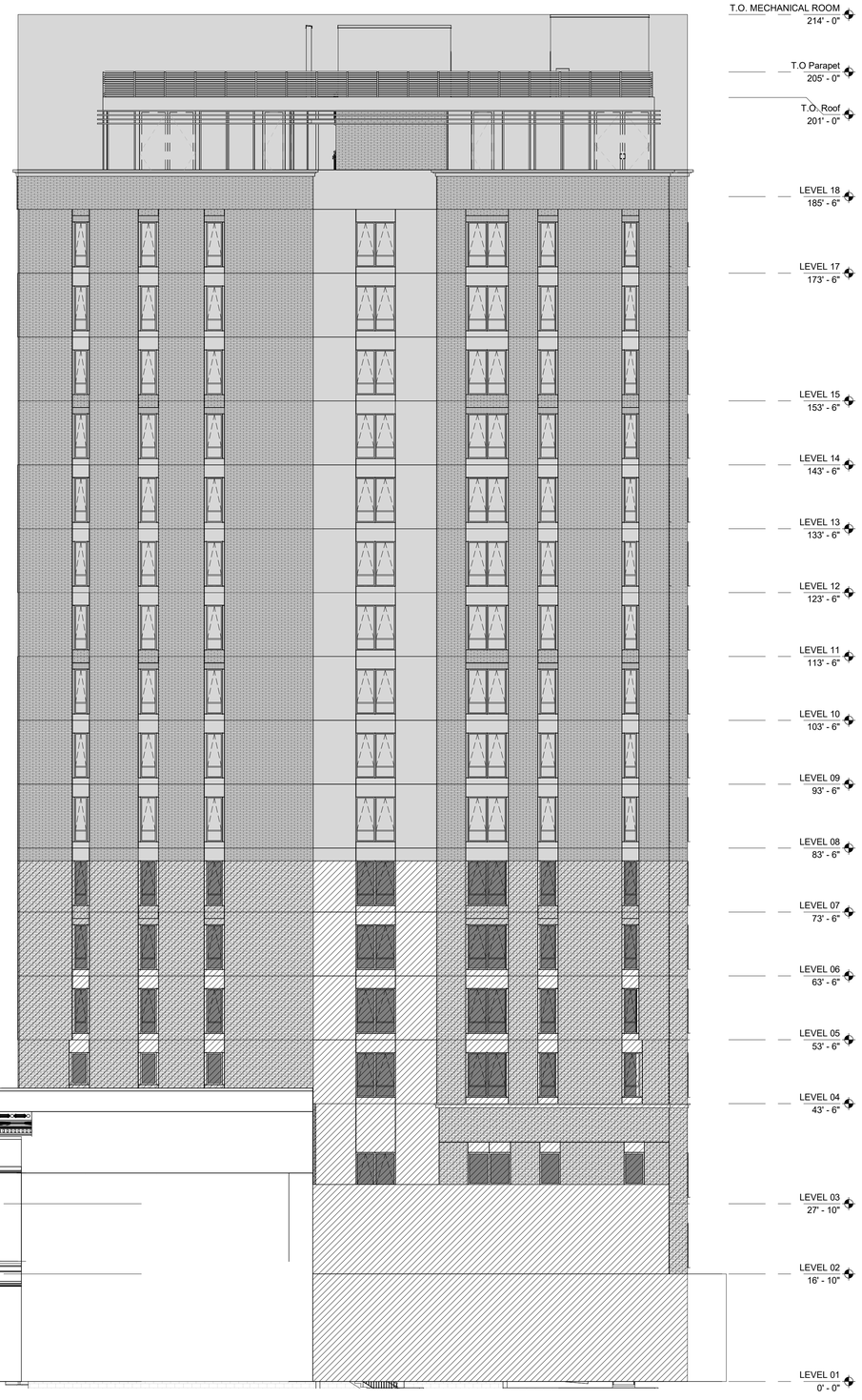
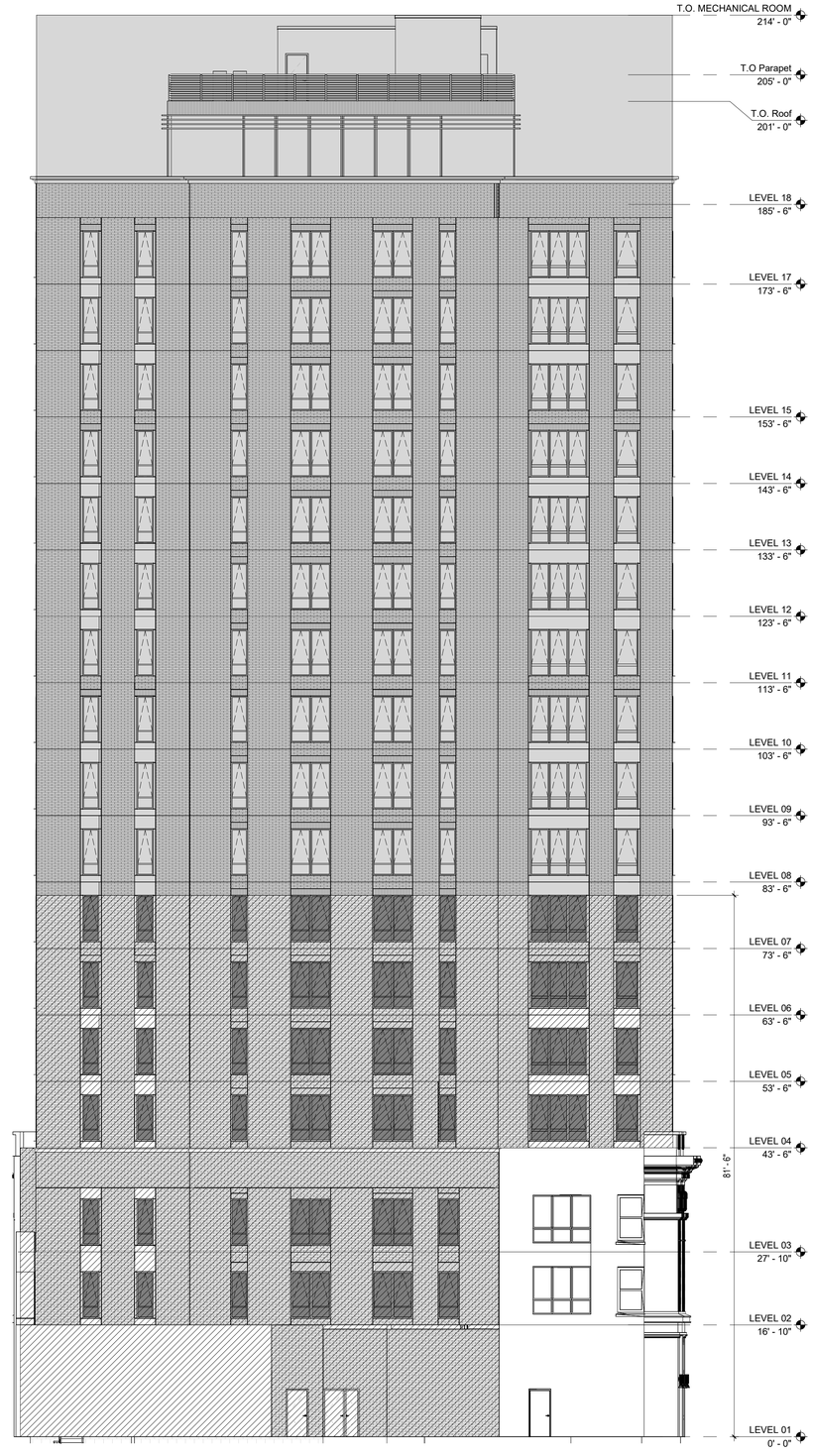
EXTERIOR ELEVATIONS - LIGHTING

A2-05




A1 NORTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




A4 WEST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

## ELEVATION NOTES

## KEYNOTES

## GLAZING TYPES

GL-1 GLAZING TYPE 1

## BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

## LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

**WEST ELEVATION:**
TOTAL GLAZING AREA: 1050 SF
TOTAL FACADE AREA: 6772 SF

1050 SF / 6772 SF X 100 = 16%

**NORTH ELEVATION:**
TOTAL GLAZING AREA: 619 SF
TOTAL FACADE AREA: 6425 SF

619 SF / 6425 SF X 100 = 10%

0 5'-4" 10'-8" 21'-4"

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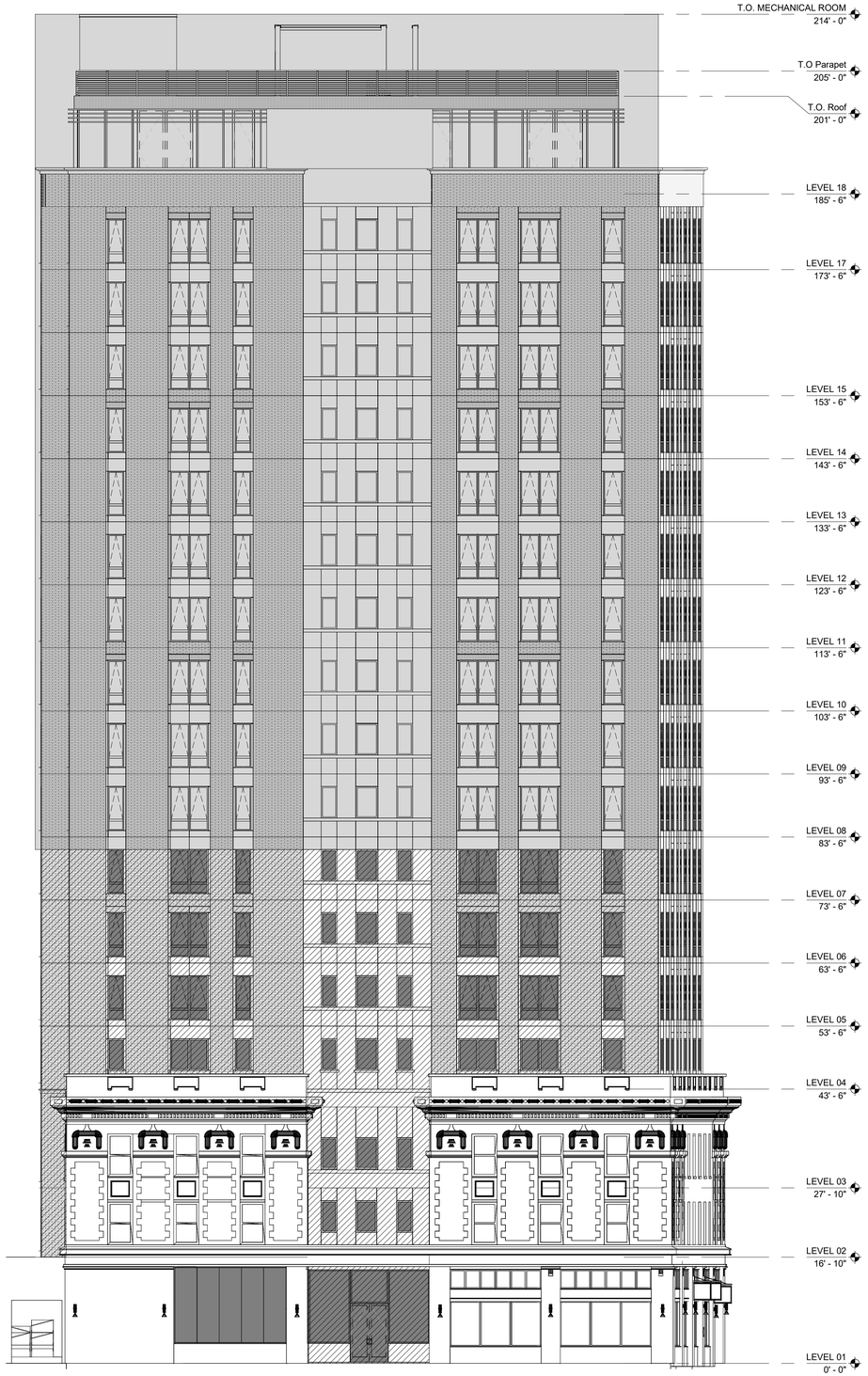
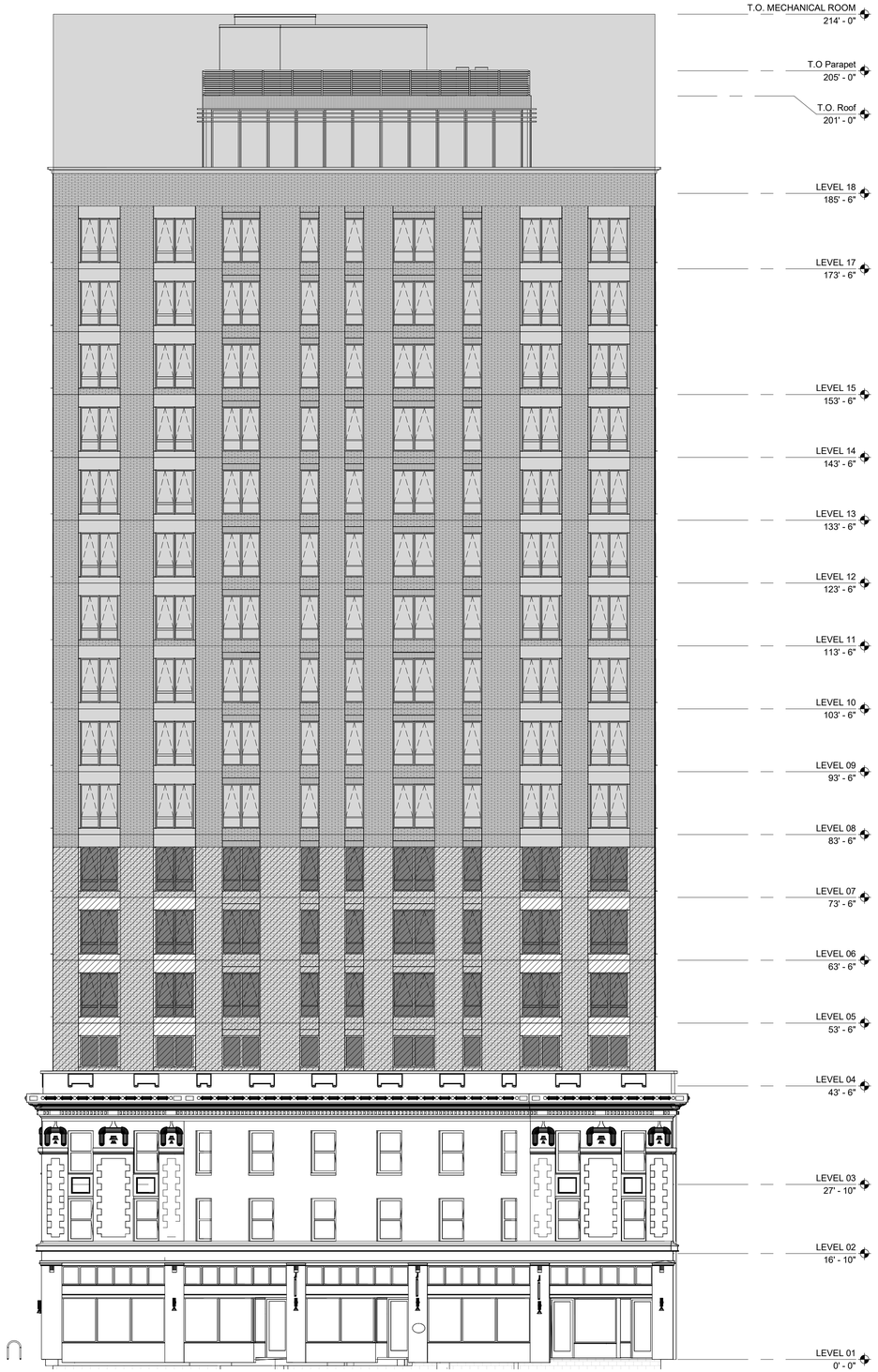
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-06




A1 SOUTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




A4 EAST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

## ELEVATION NOTES

## KEYNOTES

## GLAZING TYPES

GL-1 GLAZING TYPE 1

## BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

## LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

**EAST ELEVATION:**
TOTAL GLAZING AREA: 987 SF
TOTAL FACADE AREA: 3410 SF

987 SF / 3410 SF X 100 = 29%

**SOUTH ELEVATION:**
TOTAL GLAZING AREA: 1216 SF
TOTAL FACADE AREA: 4416 SF

1216 SF / 4416 SF X 100 = 28%

0 5'-4" 10'-8" 21'-4"

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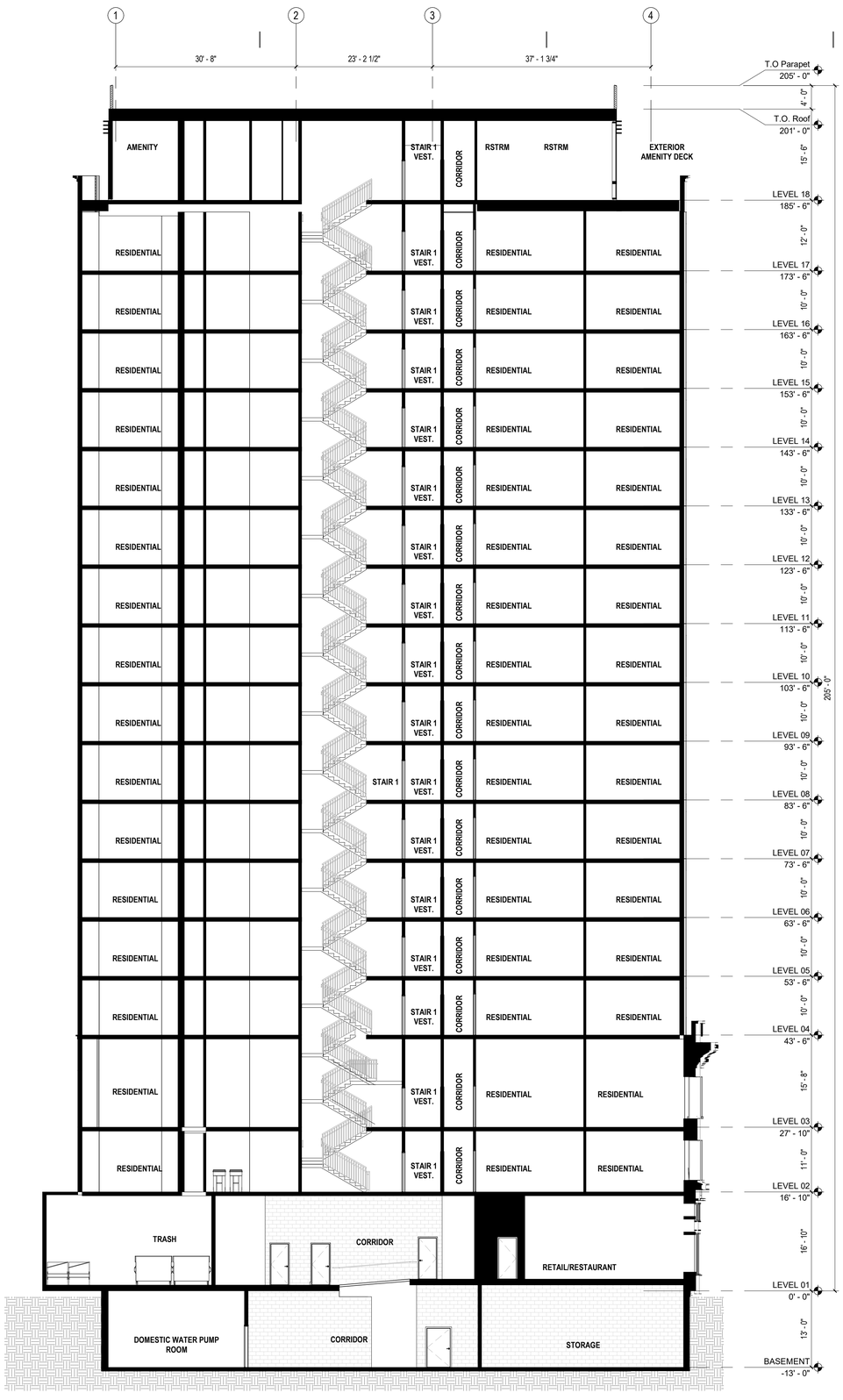
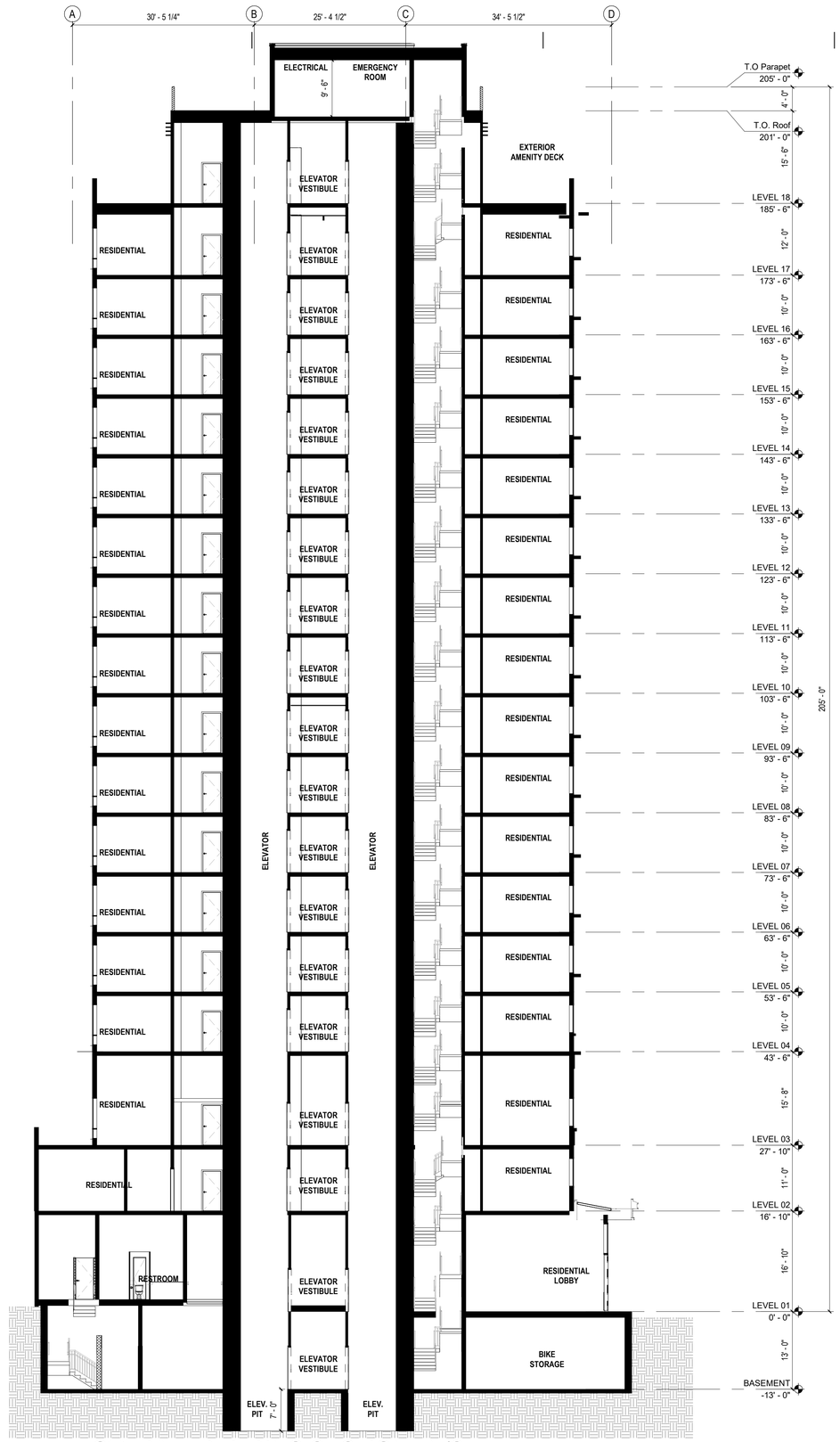
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-07



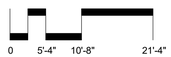

A1 OVERALL BUILDING SECTION - E/W

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




A4 OVERALL BUILDING SECTION - N/S

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)




## SECTION NOTES

1. PROJECT LEVELS REPRESENT THE TOP OF STRUCTURAL FLOORS OR SUBFLOORS.

2. SEE SHEET A5-00 FOR EXTERIOR WALL, FLOOR, AND ROOF CONSTRUCTION TYPES

## KEYNOTES

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OVERALL BUILDING SECTIONS

A3-01