



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Recommendation
AUGUST 20, 2026

2955 Shattuck Avenue PRELIMINARY DESIGN REVIEW

Design Review #DRCP2024-0009 to demolish three commercial buildings, merge two parcels, and construct a 78,000 square-foot, 8-story (84 feet,), mixed-use residential/ commercial building, with 74 units (4 Very-Low Income), 1,465 square feet of commercial space, and 24 parking spaces, utilizing a State Density Bonus.

I. Introduction

This project is located on the east side of Shattuck, mid-block between Ashby and Russell. This parcel is located in the South Area Commercial District (C-SA).

The existing 1-story and 2-story commercial buildings will be demolished. A historic resource evaluation included with the Use Permit application has found no historical significance for the existing structures. This project is subject to State Law AB130 and is not subject to CEQA review. It will not be forwarded to LPC for a demolition referral for the commercial structures on site.

The application for the Project is subject to the Housing Crisis Act of 2019 (Senate Bill 330), the State Density Bonus Law, the California Environmental Quality Act (CEQA) exemption for infill development specified in Assembly Bill 130, and the Housing Accountability Act (HAA).

The project is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project is an 8-story mixed-use building at 2955 Shattuck Avenue, in the C-SA zoning district. The proposed project will provide:

- (74) new residential units, including
- (30) 1-bedroom apartments, (38) 2-bedroom apartments, and (6) 3-bedroom apartments;
- (24) off-street parking spaces, including (1) accessible space;

- Ground floor commercial space;
- Shared residential amenity spaces such as a secure bike room, a mail package room, and a garden courtyard;
- Fifth floor will include an enclosed amenity space and an outdoor roof garden; and
- Eighth floor will also include a western-facing shared roof deck.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located within the South Area Commercial District (C-SA) and is designated as Neighborhood Commercial in the General Plan. It is surrounded by commercial uses along Shattuck Avenue, with low-density residential uses to the east bordering the Telegraph Avenue commercial corridor, and high-density residential uses to the west bordering the Adeline Street commercial corridor. Multiple AC Transit bus lines and bike-share stations are located along Shattuck Avenue, with additional bus and bike service available on Adeline Street one block to the east and on Telegraph Avenue three blocks to the west.

B. Site Conditions:

The subject property is an approximately 16,968-square-foot interior lot on the east side of the 2900 block of Shattuck Avenue, between Russell Street and Ashby Avenue. The lot is an irregular, polygon-shaped, flat parcel with an indented section creating a jog along the south side. It is the result of two merged abutting lots (one 4,702 square feet on the north and the other 12,266 square feet to the south) resulting in a parcel that is approximately 117 feet deep and 119 (east property line) to 160 (west property line) feet wide, with street frontage on Shattuck Avenue to the west. The property includes an existing surface parking lot with 15 parking spaces, two two-story commercial buildings, and one one-story commercial building.

Figure 1: Vicinity Map

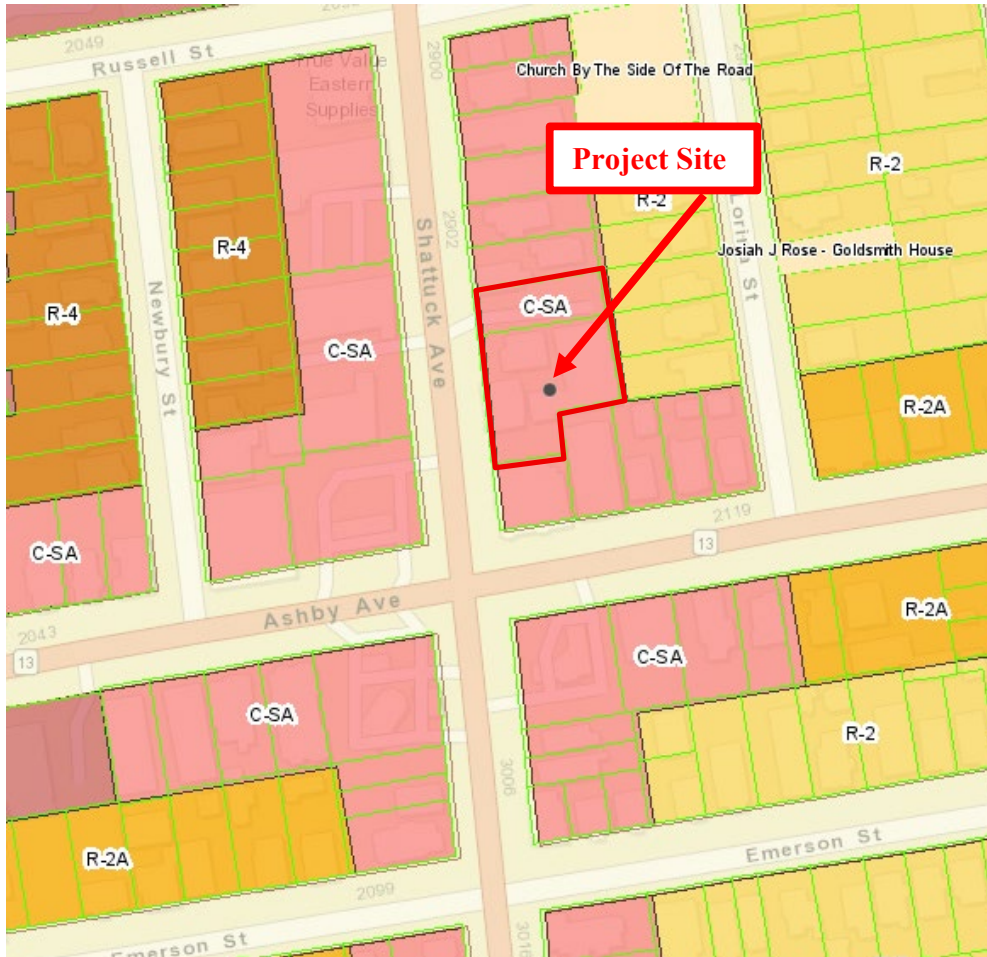


Table 1: Land Use Information

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Neighborhood Commercial (NC)	South Area Commercial District (C-SA)	Residential
South	Neighborhood Commercial (NC)	South Area Commercial District (C-SA)	Mixed-Use
East	Moderate Density Residential (MDR)	Residential Multi-Unit 2 District (R-2)	Residential
West	Neighborhood Commercial (NC)	South Area Commercial District (C-SA)	Commercial (Office and retail)

Table 2: Development Standards

C-SA South Area Commercial Zoning District Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		16,968	N/A	16,968	N/A
Gross Floor Area (sq. ft.)		12,923	64,894	77,817	N/A
Floor Area Ratio		0.76	3.84	4.6	4
Lot Coverage (%)		51	41	92	35 Max.
Commercial Floor Area (sq. ft.)		12,923	(11,458)	1,465	N/A
Dwelling Units	Total	0	74	74	N/A
	Bedrooms	0	124	124	N/A
Building Height & Stories (ft. - in.)	Height	36'-0"	48'-9"	84'-9"	36'-0" Max.
	Stories	2	6	8	3 Max.
Building Setbacks (ft. - in.)	Front (west) (Shattuck Avenue)	0'-0"	0'-0"	0'-0"	15'-0" Min.
	North Interior Side	1'-5"	3'-7"	5'-0"	1 st and 2 nd Floor 4'-0" Min. 3 rd Floor 6 ft. Min. 4 th Floor 8 ft. Min. 5 th Floor 10 ft. Min.
	South Interior Side	0'-0"	5'-0"	5'-0"	

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
					6 th Floor 12 ft. Min.
	Rear (east)	5'-2"	(4'-2")	1'-0"	15'-0" Min.
Usable Open Space (sq. ft.)		0	4,233	4,233	2,960
Automobile Parking		15	9	24	N/A ³
Bicycle Parking	Commercial (1,465 sq. ft.)	3	(2)	1	1
	Residential ^d – Long Term	0	44	44	42
	Residential– Short Term	0	4	4	4
 = Concession or Waiver requested to modify the district standard Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (") Notes: 1. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit.					

IV. Project Description

A. Requested Use Permits

- **Demolition.** BMC Section 23.326.070(A) "Main Non-Residential Building" to demolish a non-residential building. (UPPH)
- **New Construction.** BMC Section 23.204.020 (A) "Allowed Land Uses" to construct a new mixed-use development. (UPPH)
- **New Floor Area.** BMC Section 23.204.030(A)(1) "Floor Area Permit Requirements" to create new floor area of 3,000 square feet or more. (UPPH)
- **Modification of Standards.** BMC Section 23.204.100(D)(3) "Modification for Mixed Use and Residential Projects" to modify the required height and stories, setbacks, and lot coverage in the C-SA District
- **Mixed Use Building.** Use permit under BMC Section 23.204.100(B)(2)(b) to construct a mixed-use development in the C-SA district.*
- **Setback.** BMC Section 23.304.030(C)(2)(b) "Non-Residential Districts Setbacks" to modify the required rear setback for a lot in a commercial district that abuts lots in a residential district
- **Height Projection.** "BMC Section 23.304.050 (A) Projections Above Height Limits" exceed height limit with a rooftop projection. (AUP)

B. CEQA Determination

The Project requests an exemption from CEQA under Assembly Bill (AB) 130. The City is conducting tribal consultation pursuant to AB 130. The CEQA determination is pending the conclusion of tribal consultation.

C. Density Bonus Information

- **FAR.** Waiver from BMC Section 23.204.100(D)(1) to increase the FAR from 4 to 4.6
- **Stories.** Waiver from BMC Section 23.204.100(D)(1) to increase the stories from 3 to 8 stories
- **Height.** Waiver from BMC Section 23.204.100(D)(1) to increase the height from 36 to 85 feet
- **Setback.** Waiver from BMC Section 23.204.100(D)(1) to reduce the front setback from 15 feet to 0 feet
- **Setback.** Waiver from BMC Section 23.204.100(D)(1) to reduce the rear setback from 15 feet to 1 foot
- **Setback.** Waiver from BMC Section 23.204.100(D)(1) to reduce the interior side setbacks from 6 to 12 feet to 5 feet
- **Lot Coverage.** Waiver from BMC Section 23.204.100(D)(1) to increase the lot coverage from 35 to 92 percent

V. Design Review Guidelines

The City's South Shattuck Strategic Plan (1998) is applicable for this project. Included below are the Plan's Urban Design and Transportation Objectives and Strategies:

Urban Design

Create and enhance the identity of the South Shattuck commercial corridor as a unique and pleasant district that complements adjacent residential neighborhoods.

1. Enhance the pedestrian orientation of the commercial corridor through upgraded and expanded streetscape improvements and the reduction of automobile impacts.
2. Enhance the sense of place and district identity through careful building design and improved relationships between buildings, activities, residents, and shoppers in the South Shattuck corridor.
3. Enhance the visual quality of the corridor by creating an overall district identity, using features appropriate to each of the target areas.

Transportation

Make traffic improvements which complement economic development and urban design goals, encourage the use of alternatives to the automobile, and preserve the quality of life in residential neighborhoods.

1. Make capital improvements in the public right-of-way which increase pedestrian access and safety on commercial streets.
2. Support the location of new businesses in the South Shattuck corridor by identifying acceptable parking configurations for both anchor businesses and small tenants.
3. Make circulation system improvements which direct non-local traffic away from residential neighborhoods, minimize spillover effects from one neighborhood street to another, and allow resident access to major arterials.
4. Support alternatives to the automobile (transit, shuttles, bicycling, and walking) by developing and implementing policies which encourage non-automobile travel, including a plan for targeted street improvements.

For a complete set of the South Shattuck Strategic Plan, please refer to the following link: <https://berkeleyca.gov/your-government/our-work/adopted-plans/south-shattuck-strategic-plan>

City-Wide Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Setbacks**

Street façade: the street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

- **Parking and Driveways**

Garage entrance: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

- **Facades**

Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

- **Articulation:** Street faces in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

- **Heights:** In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable in certain situations.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.
- **Landscape**
Sidewalk Areas should include landscaping that is coordinated with the neighborhood design. The consistent use of one species of tree along a street or block is encouraged.
- **Building Entrances**
Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork, or changes in paving material to define entry point.
- **Bicycle Parking**
New developments should provide usable bicycle racks that are visible from a public way and that do not impede pedestrian or auto circulation.

The complete city-wide Design Review Guidelines are located within the Design Review Submittal Application, which can be accessed online at:
https://berkeleyca.gov/sites/default/files/2022-02/DR_Basic_Submittal_Packet.pdf

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project site is located within the South Area Commercial District (C-SA) and is designated as Neighborhood Commercial in the General Plan. It is surrounded by commercial uses along Shattuck Avenue, with low-density residential uses to the east bordering the Telegraph Avenue commercial corridor, and high-density residential uses to the west bordering the Adeline Street commercial corridor.

Massing/ Building Design The layout of the building concentrates the majority of the units along Shattuck, with the building lowered on the East to four stories and setback 1'-0" on the ground floor, 10'-0" from the property line where the site abuts the residential zone on floors 2 through 4, and 19'-0" on floors 5 through 8. In the center of the site is a courtyard open to above, creating light and air

to the adjacent apartments. The facade along Shattuck is articulated further with stepped setbacks and material changes to reduce the overall mass.

Setbacks The majority of the ground floor facade on Shattuck Avenue steps back from the property line with recessed entries provided at the lobby, retail, and garage entrances. The setback proposed on the east is 1' at the ground floor garage space, but steps back 10' thru the fifth floor, and 19' in the northeast corner thru the eighth floor.

Encroachments The main entry canopy encroaches over the public right of way on Shattuck, as well as several minor bay encroachments and a trellis feature at the eighth floor roof deck above for added façade articulation. The applicant is working with Public Works to obtain Encroachment Permits for those conditions.

Ground Floor Design The ground floor will include a commercial space, garage access, shared residential amenity spaces such as a secure bike room, a mail package room, and a garden courtyard.

Landscape/ Open Space Open space is provided by a ground floor garden space adjacent to the lobby and lounge areas. The fifth floor will include an enclosed amenity space and an outdoor roof garden. The eighth floor will also include a western-facing shared roof deck.

Colors and Materials The project proposes painted stucco, Hardi artisan siding, board-formed concrete, freeform sharkfin corrugated panels, vertical aluminum screen feature below roof deck, and dark bronze aluminum frame features. See material legend on rendered elevations, Sheets A200 – A203.

B. Issues for Discussion:

- Neighborhood Context
- Massing/Building Design
- Landscape / Open Space
- Colors and Materials

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with direction for Final Design Review.

Attachments:

1. Project Plans, received July 27, 2026
2. Correspondence Received

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



PROJECT INFORMATION

NEWBURY STATION

EPC09 - USE PERMIT RESPONSE #6 - 07/22/2026



2 PROJECT TEAM

1 PROJECT DESCRIPTION

* Complies with Modification for Mixed Use and Residential Projects BMC/23.204.100(D)(2)



NEWBURY
STATION

2955 SHATTUCK AVE. BERKELEY,
CA



**USE PERMIT
RESPONSE #6**

Eight-Story													
Project Address:		2955 Shattuck Ave.											
Project Code:		EPC09											
Date:		5/21/2024											
Base Project	Base # Units	Base # Units	% VLI units				# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units	
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI				% VLI x Base # Units	% VLI x Base # Units (round-up)	%DB	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)	
67,872	66.91	67.00	5%				3.35	4.00	20.0%	13.40	14.00	81	
Base Project Residential Square Footage	Floor	Proposed Residential Sq. Footage							Total Square Footage: 75,065	Proposed Units: 74	Average Unit Size: 1,014	%VLI	%DB
			Studio	1 Br	2Br	3Br						5%	20.0%
10,632	first	3,475	0	0	0	0	0	Total Square Footage: 75,065	75,065	Proposed Units: 74	Average Unit Size: 1,014	6%	22.5%
14,310	second	12,501	0	6	5	2	13					7%	25.0%
14,310	third	12,279	0	6	5	2	13					8%	27.5%
14,310	fourth	12,110	0	6	5	2	13					9%	30.0%
14,310	fifth	9,891	0	3	6	0	9					10%	32.5%
	sixth	8,670	0	3	6	0	9					11%	35.0%
	seventh	8,574	0	3	6	0	9					12%	38.7%
	eight	7,765	0	3	5	0	8					14%	46.3%
67,872	TOTAL	75,065				0	Total					15%	50.0%
		Units	0	30	38	6	74						
		Beds	0	30	76	18	124						
Commercial SF		1,465											
Total (DB Residential SF + Commercial)		76,530											

BASE PROJECT AREAS	
Level	Area
COMMERCIAL	
01 - 1st Floor	2000 SF
	2000 SF
BASE RESIDENTIAL	
01 - 1st Floor	10632 SF
02 - 2nd Floor	14310 SF
03 - 3rd Floor	14310 SF
04 - 4th Floor	14310 SF
05 - 5th Floor	14310 SF
	67872 SF
	69872 SF

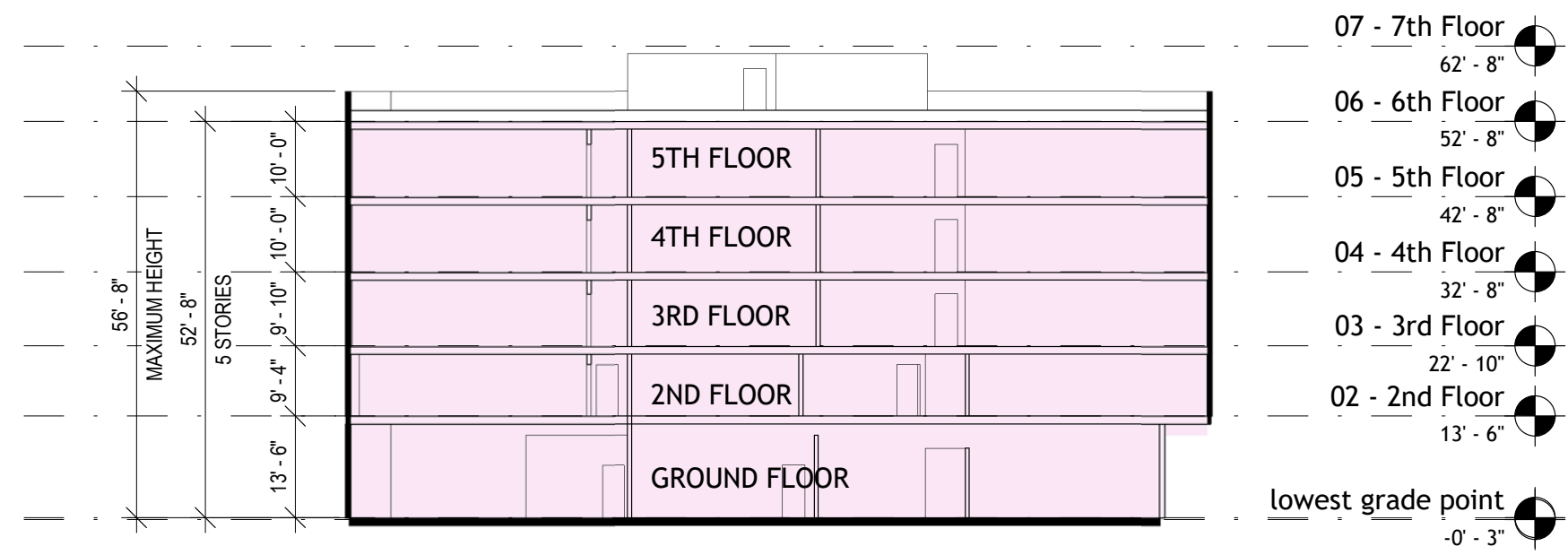
BASE PROJECT LEGEND

-  BASE RESIDENTIAL
 COMMERCIAL
 U.O.S.

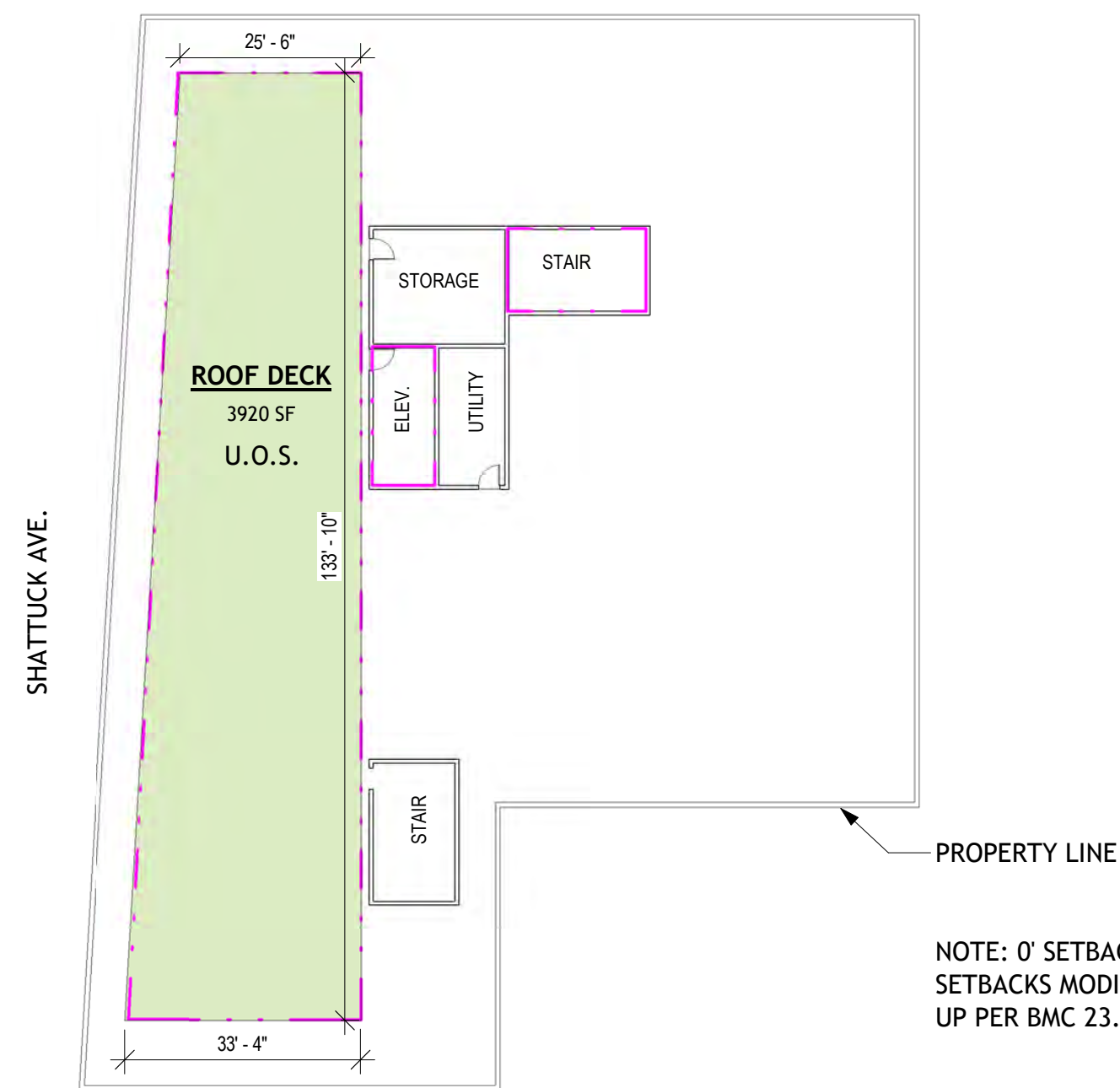
UNIT COUNT			
	1 BR	2 BR	3 BR
First Floor	4	2	1
Second Floor	10	3	2
Third Floor	10	3	2
Fourth Floor	10	3	2
Fifth Floor	10	3	2
Units	44	14	9
Beds	44	28	27
			Total
			67
			99

ZONING COMPLIANCE TABLE					
	BASE PROJECT			PROPOSED PROJECT	
	UNMODIFIED REQUIREMENTS	ALLOWED MODIFICATIONS	UP #	PROPOSED PROJECT	WAIVERS / CONCESSIONS
PROJECT FAR	4	NOT ALLOWED		4.6	WAIVER
USABLE OPEN SPACE	2,600	NOT ALLOWED		4,233	
FRONT YARD SETBACK	15'	0'	1	0'	
SIDE YARD SETBACK	VARIES 4'-12'	0'		5'	
REAR YARD SETBACK	15'	0'		1'	
BUILDING HEIGHT	36'	60'	2	85'	WAIVER
BUILDING STORIES	3	5	3	8	WAIVER
LOT COVERAGE	35%	100%	4	92%	

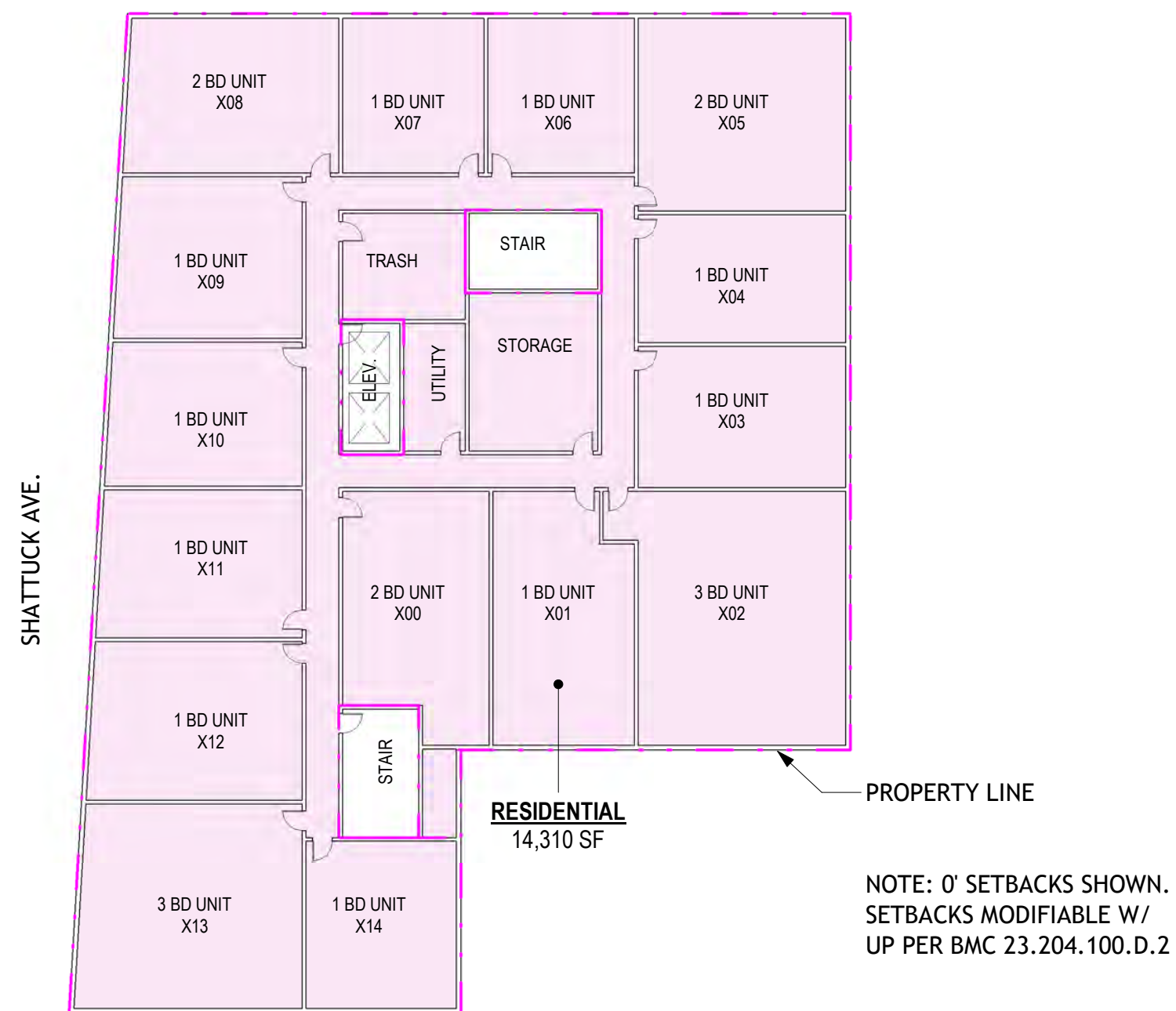
Modification with Use Permit allowed per BMC 23.204.100(D)(2)



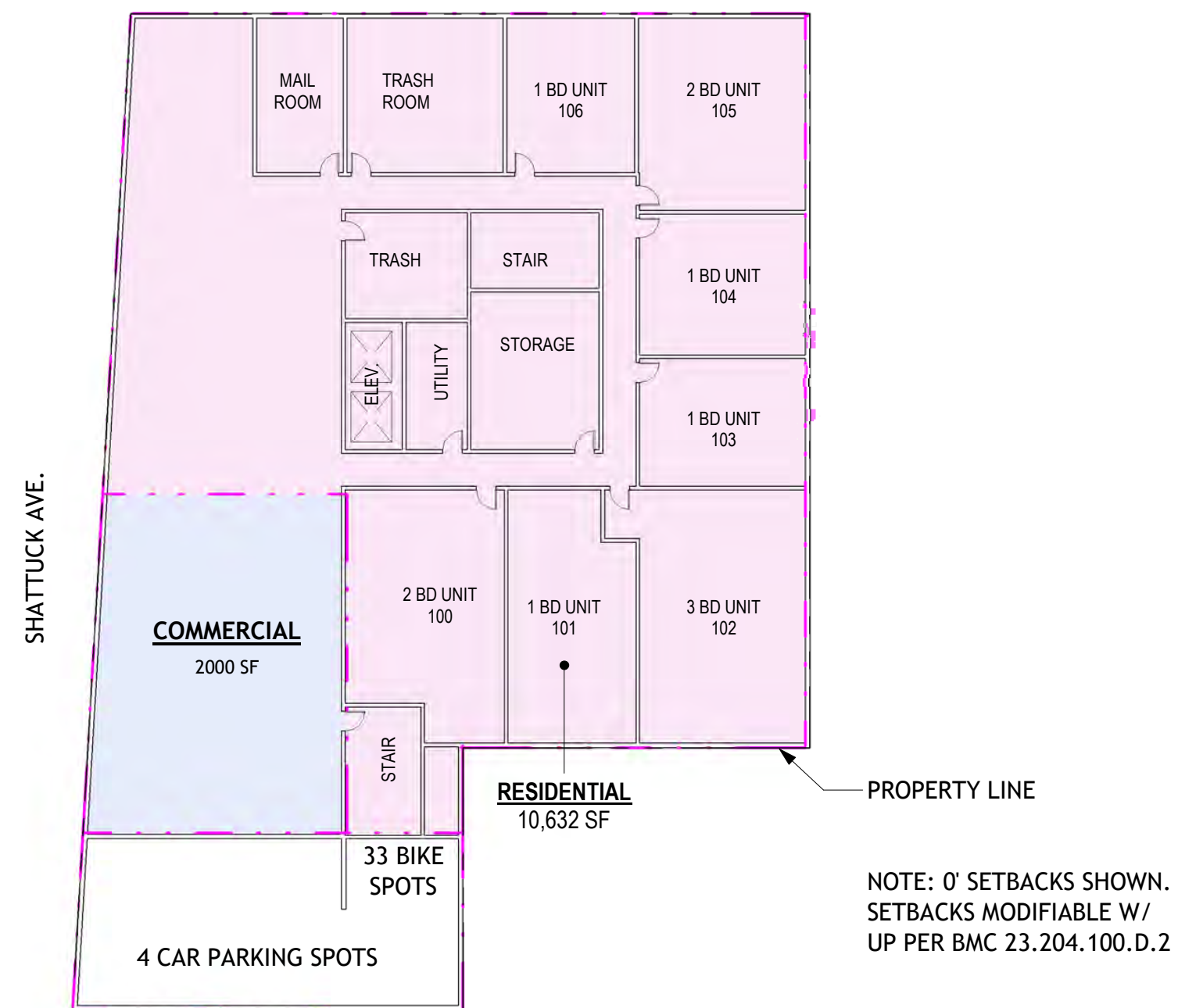
3 BASE BUILDING SECTION
3/64" = 1'-0"



4 BASE BUILDING ROOF
3/64" = 1'-0"



2 BASE BUILDING LEVELS 2-5 TYP.
3/64" = 1'-0"



1 BASE BUILDING LEVEL 1
3/64" = 1'-0"

[illegible]

PROJECT #: EPC09

ISSUE DATE: 10/17/23

DENSITY BONUS - BASE
PROJECT

G001

Eight-Story														
Project Address:		2955 Shattuck Ave.												
Project Code:		EPC09												
Date:		5/21/2024												
Base Project	Base # Units	Base # Units	% VLI units				# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units		
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI				% VLI x Base # Units	% VLI x Base # Units (round-up)	%DB	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)		
67,872	66.91	67.00	5%				3.35	4.00	20.0%	13.40	14.00	81		
Base Project Residential Square Footage	Floor	Proposed Residential Sq. Footage												
			Studio	1 Br	2Br	3Br								
			10,632	first	3,475	0	0	0	0	0	Total Square Footage: 75,065			
			14,310	second	12,501	0	6	5	2	13	Proposed Units: 74			
			14,310	third	12,279	0	6	5	2	13	Average Unit Size: 1,014			
			14,310	fourth	12,110	0	6	5	2	13				
			14,310	fifth	9,691	0	3	6	0	9				
				sixth	8,670	0	3	6	0	9				
				seventh	8,574	0	3	6	0	9				
				eight	7,765	0	3	5	0	8				
67,872	TOTAL	75,065					0	Total						
		Units	0	30	38	6	74							
		Beds	0	30	76	18	124							
Commercial SF		1,465												
Total (DB Residential SF + Commercial)		76,530												



2919 SHATTUCK AVE.
(E) PARKING LOT
15 PARKING SPOTS

2925, 2927 SHATTUCK AVE.
1,438 SF

2925, 2927 SHATTUCK AVE.
3,858 SF

2929, 2969, 2973 SHATTUCK AVE.
3,400 SF

SHATTUCK AVE.

 LANDSCAPED USABLE OPEN SPACE

The floor plan illustrates the second floor of a building. It features a central corridor system. On the left side, there are several rooms, including a large room labeled 'AREA #3 716 SF' which is shaded green. This area is bounded by dimensions of 25'-7" and 28'-2". To the right of the central corridor, there are multiple rooms, some of which are labeled 'STAIRS'. The plan also shows various smaller rooms, possibly offices or storage areas, and a large open area at the bottom right. The overall layout is symmetrical around the central corridor.

The floor plan shows a building layout with a large green area on the right side. The green area is labeled **AREA #2** and has a total area of 2031 SF. The dimensions of the green area are 25'-6" wide and 29'-1" deep. The building has a complex layout with multiple rooms, including bedrooms, bathrooms, and a central staircase. The green area is located adjacent to the building, and its dimensions are indicated by dashed lines and arrows.

AREA #1
1486 SF

Dimensions: 38' - 4", 62' - 11", 29' - 11", 18' - 10", 0' - 5"

Furniture includes: tables, chairs, sofas, and a staircase.

111

△ PROJECT ISSUE RECORD:

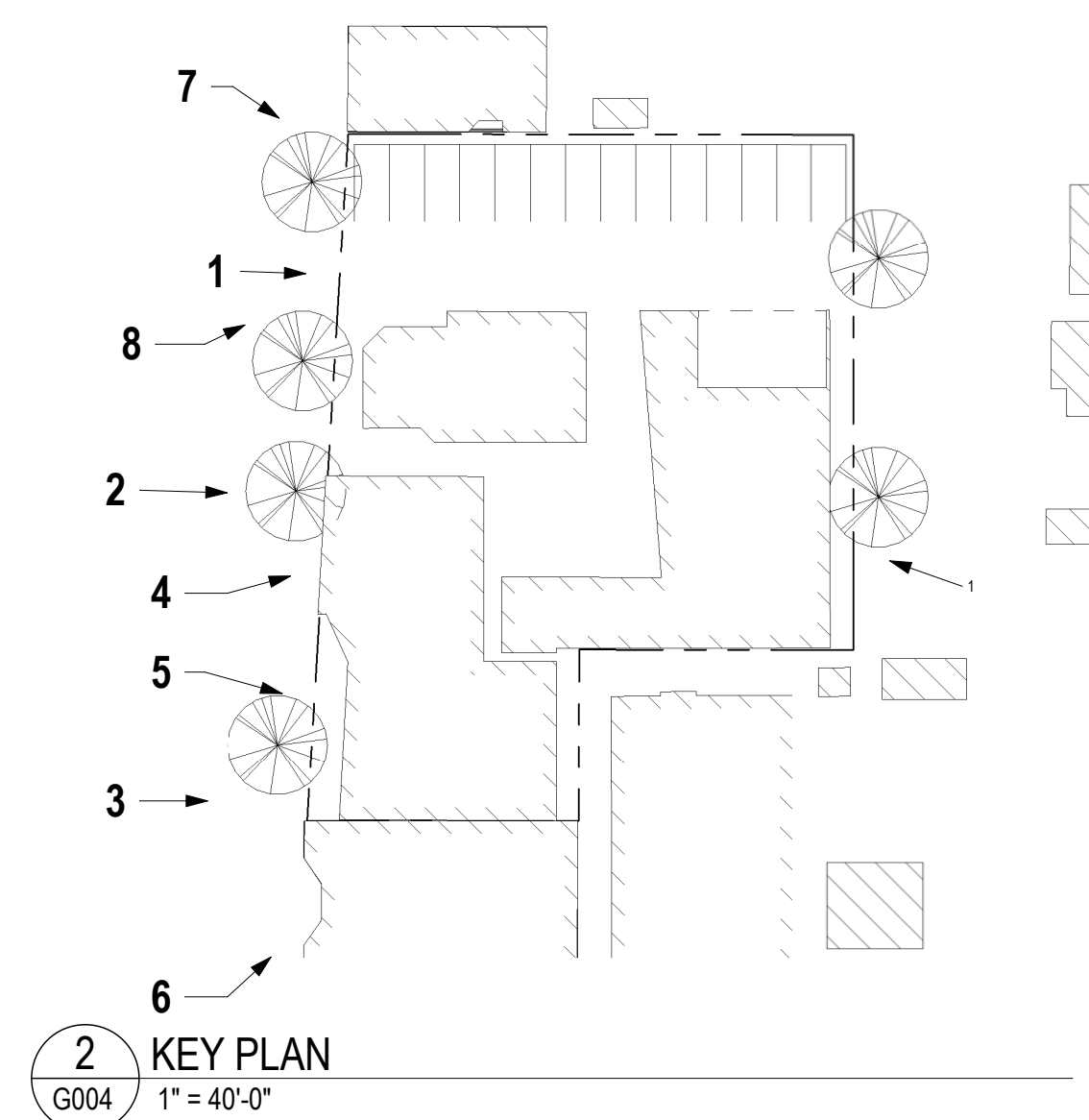
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PROJECT #: EPC09

ISSUE DATE: 07/11/17

LOT COVERAGE AND USABLE OPEN SPACE DIAGRAMS

G003





4 PERSPECTIVE VIEW - LOBBY ENTRANCE



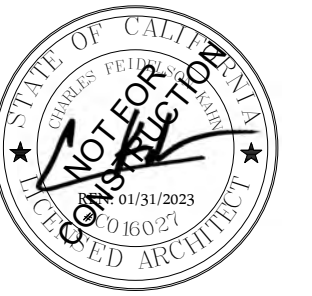
2 PERSPECTIVE VIEW -SOUTH WEST CORNER AT NIGHT



3 PERSPECTIVE VIEW - NORTHWEST CORNER



1 PERSPECTIVE VIEW -SOUTH WEST CORNER



USE PERMIT
RESPONSE #6

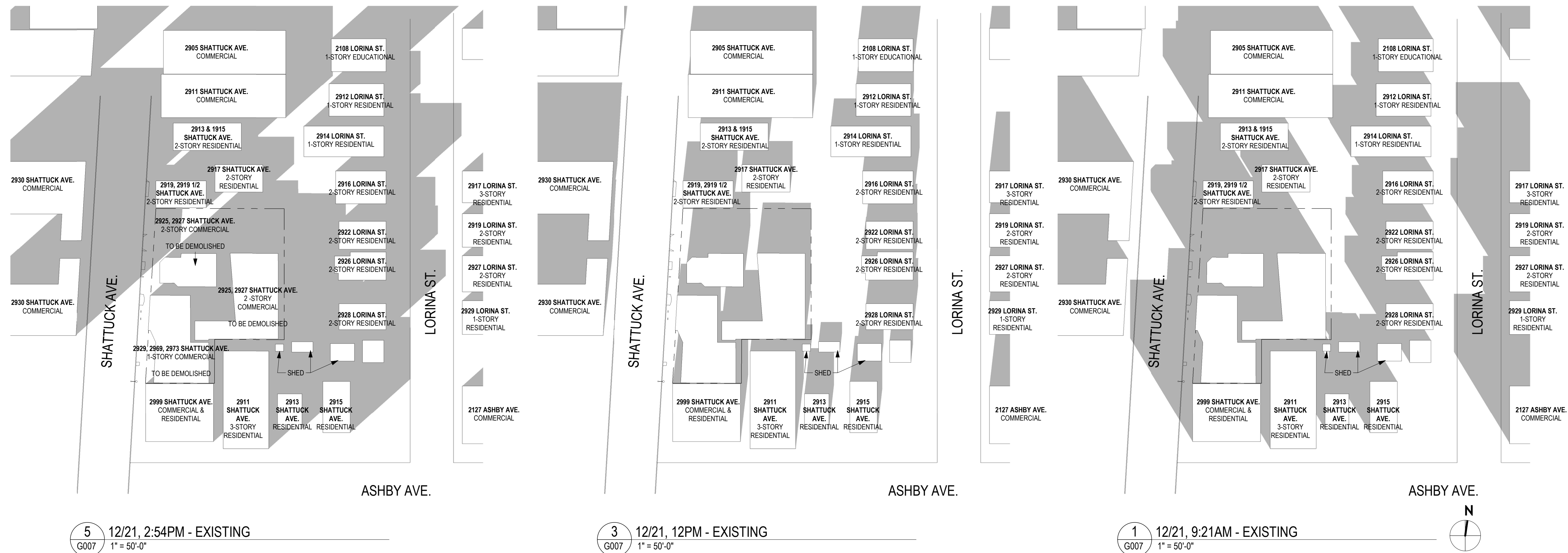
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PROJECT #: EPC09

ISSUE DATE: 11/14/23

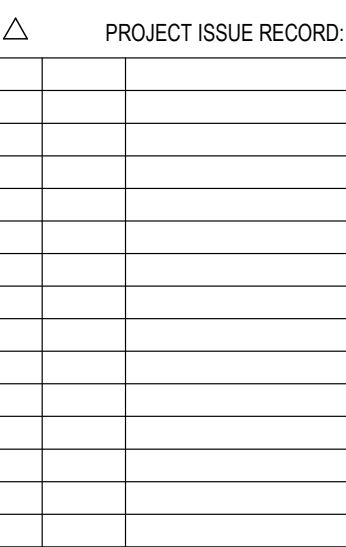
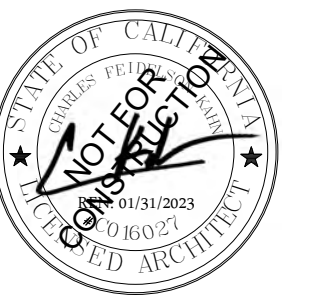
PERSPECTIVE VIEWS

G006

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SHADOW STUDIES - DEC.

G007



PROJECT #: EPC09

ISSUE DATE: 01/24/24

SHADOW STUDIES - JUNE

G008

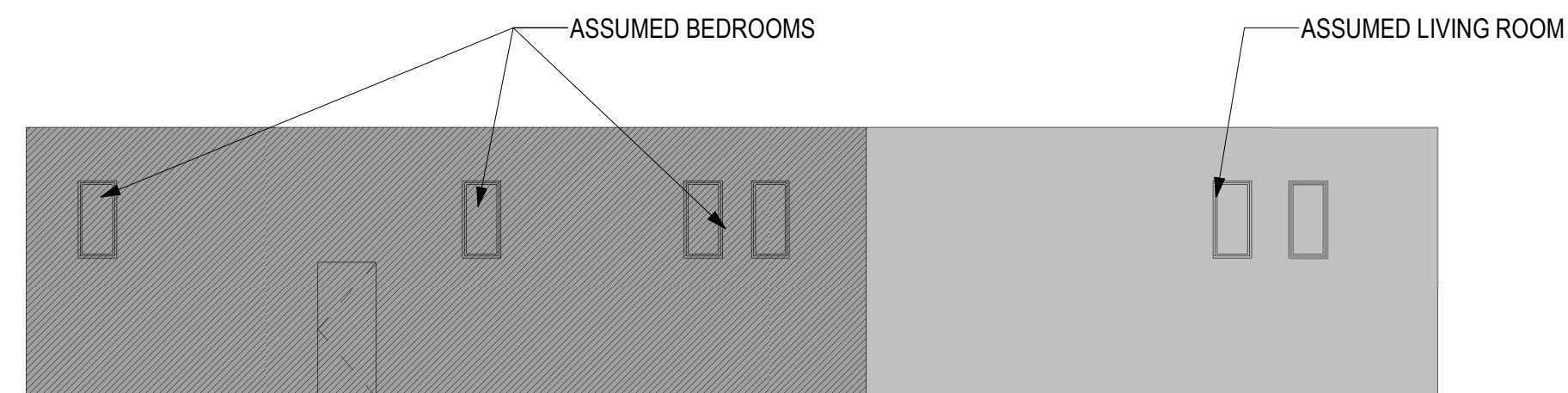


SHADOW HATCH LEGEND

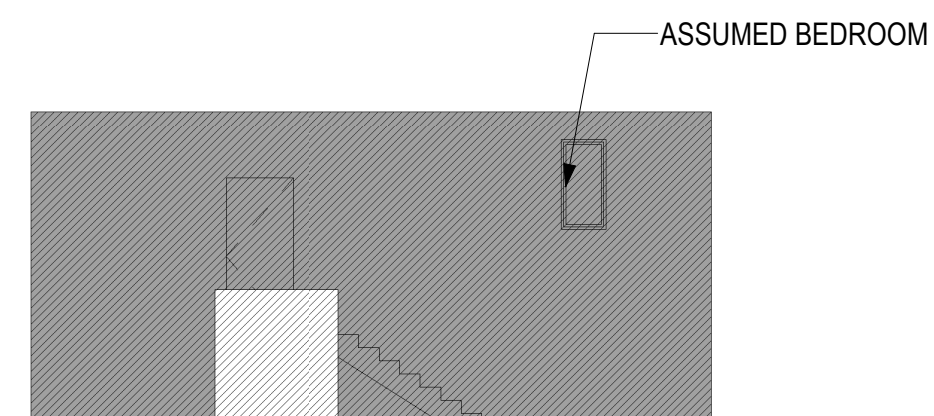
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EXISTING SHADOW

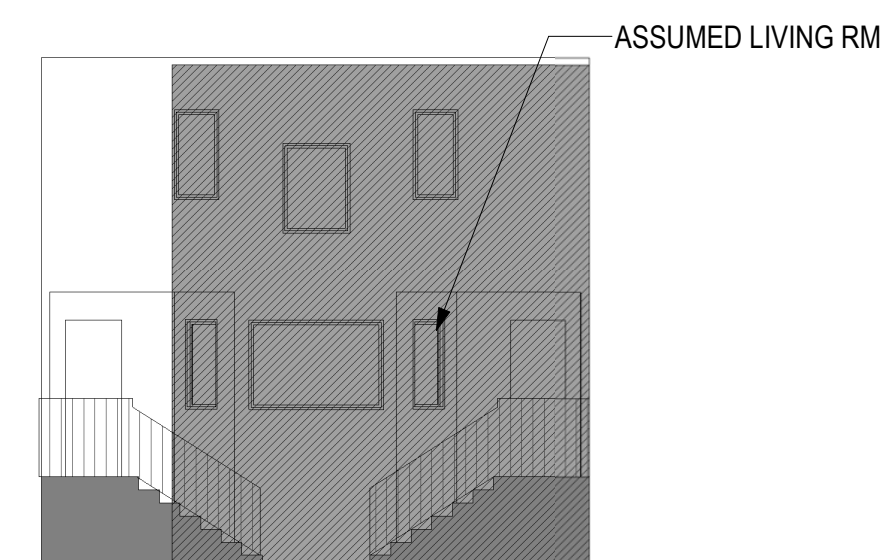
	NO SHADOW
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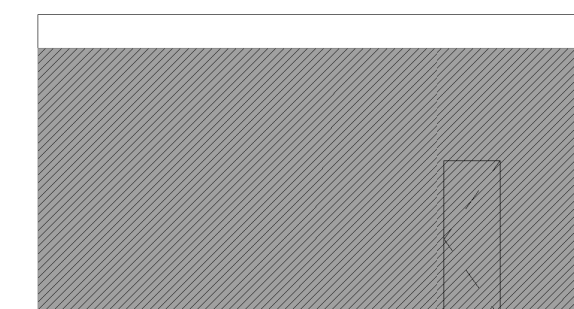
8 12/21, 2:54PM 2914 LORINA ST. SOUTH ELEVATION
G009 1/8" = 1'-0"



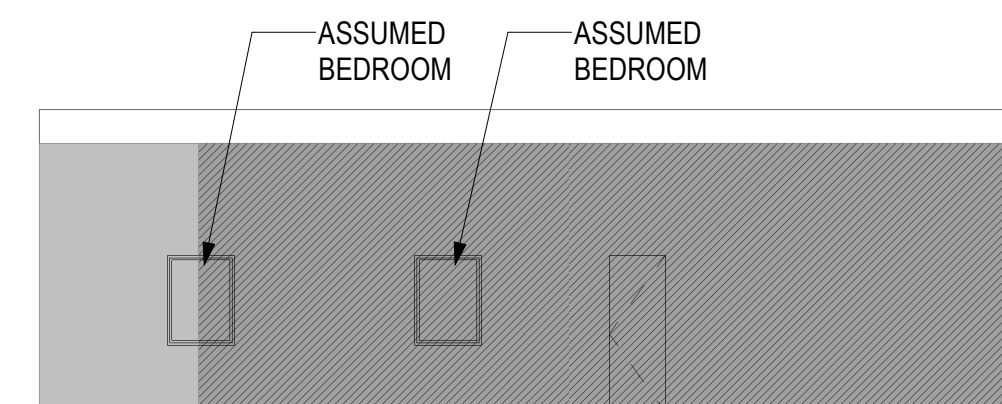
7 12/21, 2:54PM 2912 LORINA ST. WEST ELEVATION
G009 1/8" = 1'-0"



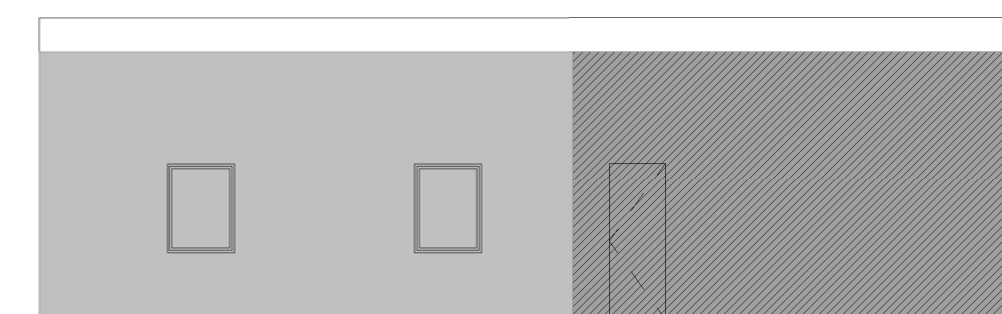
4 12/21, 12PM - 2919 SHATTUCK AVE. WEST ELEVATION
G009 1/8" = 1'-0"



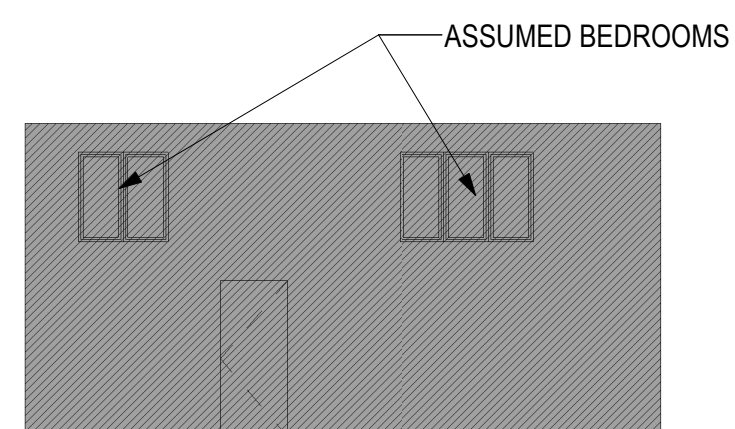
3 12/21, 12PM - 2917 SHATTUCK AVE. WEST ELEVATION
G009 1/8" = 1'-0"



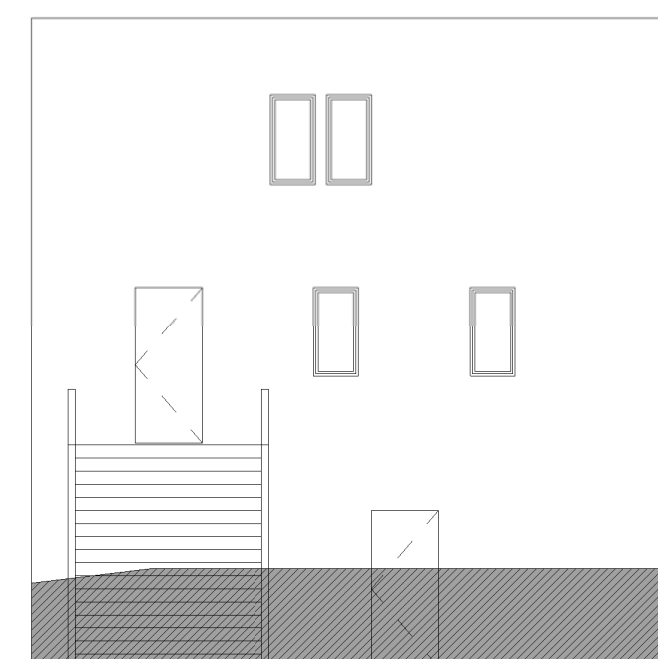
2 12/21, 12PM - 2917 SHATTUCK AVE. SOUTH ELEVATION
G009 1/8" = 1'-0"



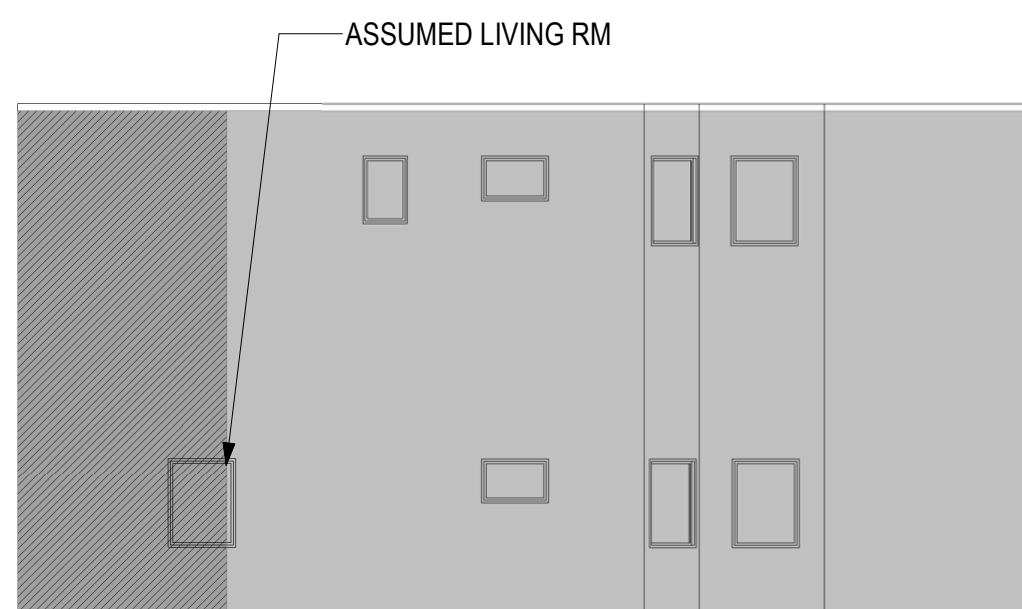
12/21, 9:21AM - 2917 SHATTUCK AVE. SOUTH ELEVATION
1/8" = 1'-0"



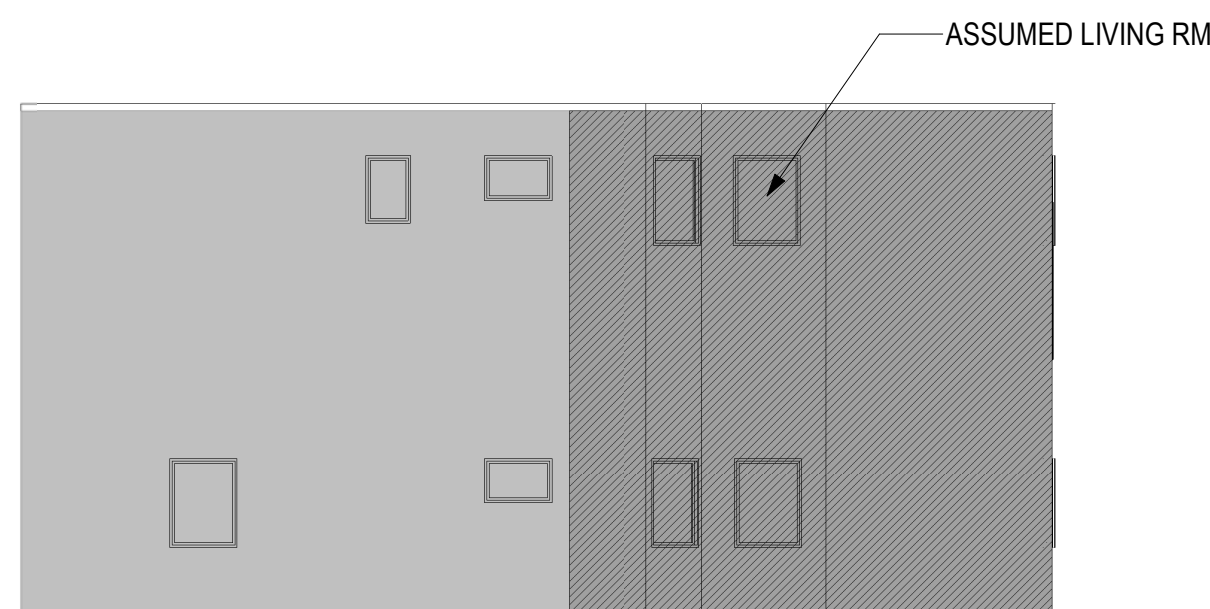
10 12/21, 2:54PM 2914 LORINA ST. WEST ELEVATION
G009 1/8" = 1'-0"



6 12/21, 2:54PM 2907 LORINA ST WEST ELEVATION
G009 1/8" = 1'-0"



5 12/21, 12PM - 2919, 2919 1/2 SHATTUCK AVE. SOUTH ELEVATION
G009 1/8" = 1'-0"



9 12/21, 2:54PM - 2917, 2919, 2919 1/2 SHATTUCK AVE. SOUTH ELEVATION
G009 1/8" = 1'-0"

[illegible]

PROJECT #: EPC0

ISSUE DATE: 01/24/2018

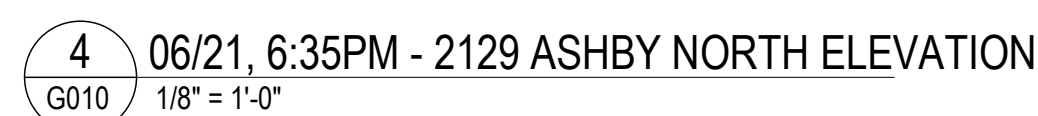
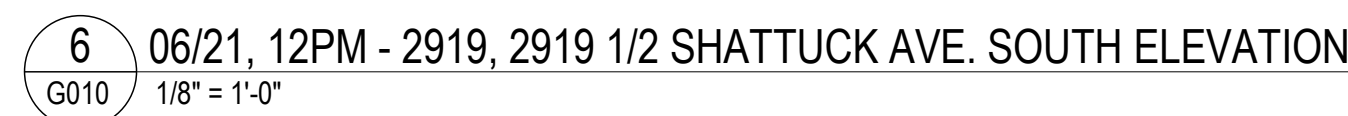
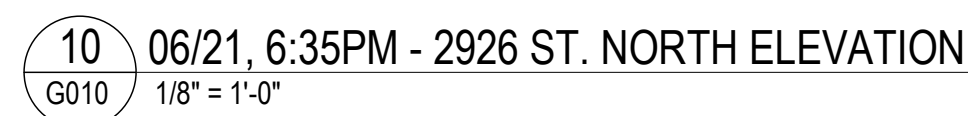
SHADOW STUDY
ELEVATIONS DEC

G009

2955 SHATTUCK AVE. BERKELEY,
CA



**USE PERMIT
RESPONSE #6**

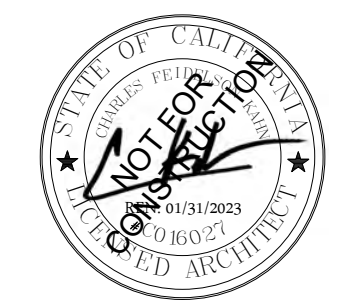
[illegible]

ISSUE DATE: 01/24/2012

SHADOW STUDY
ELEVATIONS JUNI

G010

2955 SHATTUCK AVE. BERKELEY,
CA

[illegible]

PROJECT #: EPC00

ISSUE DATE: 01/24/2

AFFORDABLE HOUSING
COMPLIANCE PLAN

G011

FLOOR	Residential Unit Floor Area (SF)	# of Residential Units
02 - 2nd Floor	10,335 SF	13
03 - 3rd Floor	10,103 SF	13
04 - 4th Floor	9,860 SF	13
05 - 5th Floor	7,193 SF	9
06 - 6th Floor	7,159 SF	9
07 - 7th Floor	7,084 SF	9
08 - 8th Floor	6,296 SF	8
	58,030 SF	74

- AMENITY
- CIRCULATION
- COMMERCIAL
- PARKING
- RESIDENTIAL UNIT FLOOR AREA
- U.O.S.
- UTILITY

EIGHTH FLOOR		
800 1BD	32'-3" x 15'-7"	547 SF
801 1BD	23'-8" x 20'-11"	516 SF
802 2BD	33'-8" x 27'-7"	929 SF
803 2BD	29'-2" x 28'-10"	841 SF
804 2BD	29'-2" x 29'-0"	846 SF
806 2BD	33'-6" x 28'-10"	966 SF
807 2BD	34'-10" x 28'-11"	832 SF
808 2BD	28'-11" x 27'-4"	820 SF
EIGHTH FLOOR TOTAL = 6,296 SF		

806
33'-0"
26'-0"
34'-10"
29'-11"
29'-11"
27'-4"

807

808

ROOF DECK

804
29'-0"
29'-2"

803
28'-10"
29'-2"
33'-8"
29'-11"
19'-7"
15'-8"

800

802
29'-11"
29'-2"

801

Floor plan of the second floor of the building. The plan shows the following rooms and dimensions:

- Room 601:** 22'-0" x 29'-0"
- Room 602:** 33'-8" x 22'-0"
- Room 603:** 31'-2" x 28'-10"
- Room 604:** 29'-2" x 29'-0"
- Room 605:** 29'-2" x 28'-0"
- Room 606:** 33'-0" x 28'-0"
- Room 607:** 34'-10" x 29'-11"
- Room 608:** 27'-4" x 29'-11"

The plan also includes a central staircase, an elevator, and a large common area with a blue floor. Dimensions are provided for each room and the common area.

Floor plan of the second floor of a building. The plan shows a central corridor (CORRIDOR) and two stairwells (STAIR 1 and STAIR 2). The rooms are numbered 200 through 212. The dimensions for each room and the central area are as follows:

- Room 200: 32'-2" x 19'-7"
- Room 201: 29'-11" x 22'-8"
- Room 202: 27'-4" x 37'-8"
- Room 203: 37'-2" x 25'-10"
- Room 204: 29'-2" x 29'-12"
- Room 205: 29'-2" x 28'-6"
- Room 206: 33'-6" x 28'-10"
- Room 207: 28'-11" x 39'-2"
- Room 208: 29'-11" x 37'-1"
- Room 209: 28'-4" x 24'-4"
- Room 210: 29'-4" x 24'-4"
- Room 211: 27'-11" x 37'-1"
- Room 212: 27'-11" x 19'-7"

The central corridor (CORRIDOR) is 28'-11" wide. The stairwells (STAIR 1 and STAIR 2) are 19'-7" wide.

8	08 - 8th Floor
G011	3/64" = 1'-0"

6 06 - 6th Floor
G011 3/64" = 1'-0"

4	04 - 4th Floor
G011	3/64" = 1'-0"

2 02 - 2nd Floor
G011 $\frac{3}{64}'' = 1'-0''$

[illegible]

Floor plan of the 1st floor of the building. The plan shows a central light blue area, likely a courtyard or common area, surrounded by rooms. The rooms are labeled with numbers in bold, underlined text. Dimensions are provided in feet and inches.

- Room 301: 29'-0" x 29'-11"
- Room 302: 33'-8" x 29'-0"
- Room 303: 31'-2" x 29'-0"
- Room 304: 29'-2" x 29'-0"
- Room 305: 29'-2" x 29'-0"
- Room 306: 33'-6" x 29'-0"
- Room 307: 39'-2" x 29'-11"
- Room 308: 37'-1" x 29'-11"
- Room 309: 26'-7" x 24'-4"
- Room 310: 24'-4" x 26'-7"
- Room 311: 19'-1" x 27'-1"
- Room 312: 19'-1" x 27'-1"
- Room 300: 19'-1" x 27'-1"

CORRIDOR

BIKE RM

ELEC RM

MECH RM

STORAGE

STAIR 2

CORRIDOR

LOBBY

U.O.S.

PARKING

ELEV

OFFICE

MAIL

STAIR 1

TRASH

ELEV RM

COMMERCIAL

7 07 - 7th Floor
G011 $3/64" = 1'-0"$

5 05 - 5th Floor
G011 3/64" = 1'-0"

3 03 - 3rd Floor
G011 $3/64" = 1'-0"$

1	01 - 1st Floor
G011	3/64" = 1'-0"

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© Build It Green GreenPoint Rated New Home Multifamily Checklist Version 3.0

© Build It Green GreenPoint Rated New Home Multifamily Checklist Version 9.0

G015

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**Berkeley,
California
94705**

ST JOHN LAND CONSULTING
BENICIA, CA 94510 WWW.STJOHNSURVEYS.COM 707-392-6789



OF I

1. TOPOGRAPHIC SURVEY WAS PERFORMED IN NOVEMBER 2023 BY ST. JOHN LAND CONSULTING. GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
2. NO TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. EASEMENTS AND PUBLIC RIGHTS-OF-WAY MAY EXIST THAT ARE NOT HEREON.
3. UTILITY LOCATIONS ARE BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. ACTUAL LOCATION AND DEPTHS MAY ONLY BE DEFINITELY DETERMINED BY POT-HOLING. ACTUAL LOCATIONS MAY VARY.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. CALL U.S.A. (811) AT LEAST 48 HOURS PRIOR TO ANY DIGGING TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
5. TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT EXITS THE GROUND AND THE DIAMETER AT BREAST HEIGHT. EXACT LOCATION OF THE TREES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY DESIGN WORK. TREES TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST IF NECESSARY.
6. BOUNDARY INFORMATION IS BASED UPON A DRAFT RECORD OF SURVEY CURRENTLY BEING PREPARED BY ST. JOHN LAND CONSULTING FOR REVIEW BY THE ALAMEDA COUNTY SURVEYOR. POST-CONSTRUCTION MONUMENTATION WILL BE SET AFTER ANY PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED.
6. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF GREG HOFF AND HIS CONSULTANTS. USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.

-----	PROPERTY LINE
-----	CENTER LINE
-----	SUBJECT PARCEL LINE
-----	SS
-----	G
-----	NATURAL GAS
-----	OE
-----	OVERHEAD ELECTRIC
-----	W
-----	WATER
-----	ROOF OVERHANG
	CONCRETE
	WALL
	BUILDING LINE
	TELEPHONE MANHOLE
	FIRE HYDRANT
	HOSE BIB
	JOINT UTILITY POLE
	BIKE RACK
	MAILBOX
	SIGN
	STORM DRAIN MANHOLE
	WATER METER
	WATER VALVE

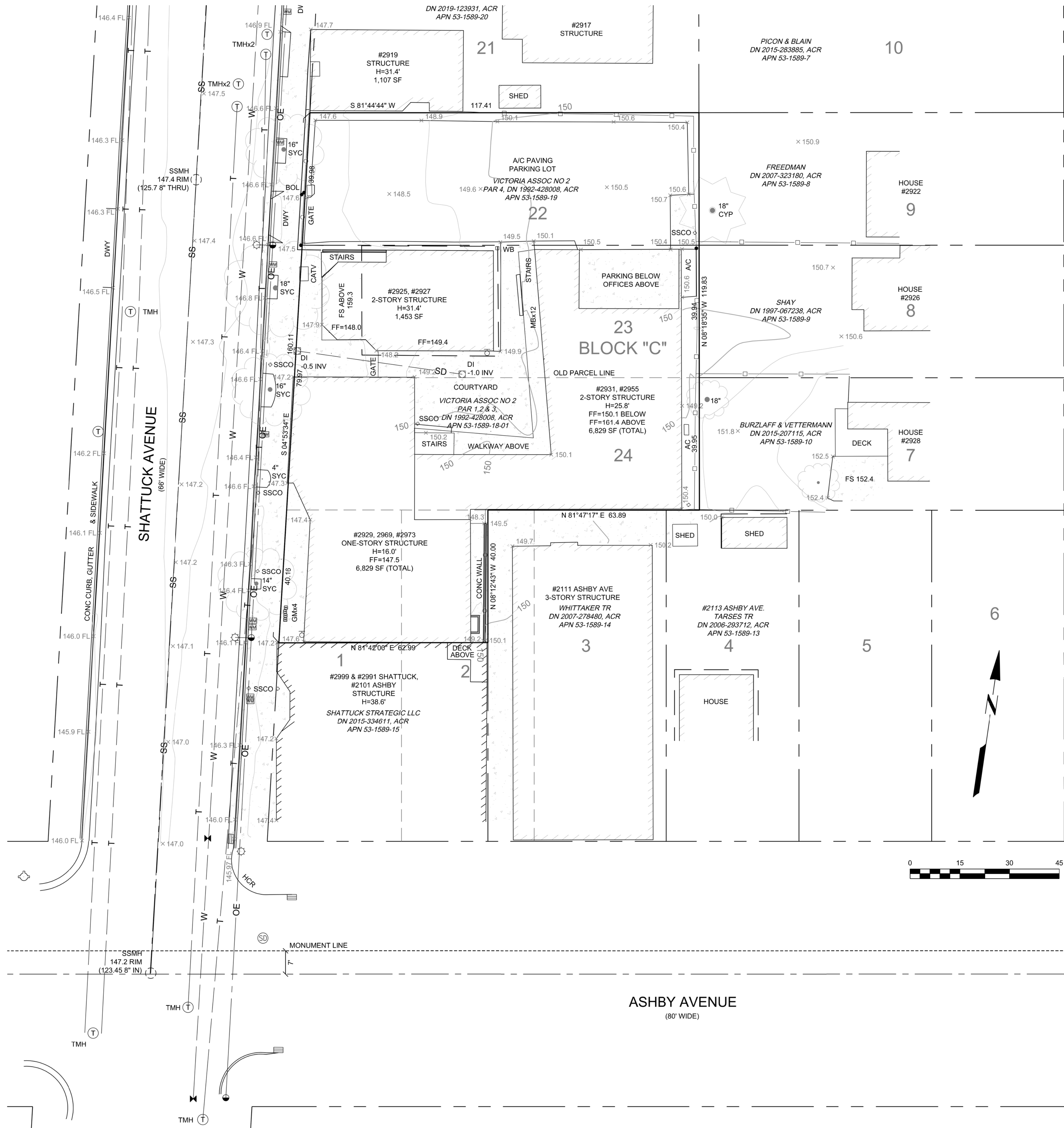
AC	ASPHALTIC CONCRETE
AC	AIR CONDITIONER
ACR	ALAMEDA COUNTY RECORDS
APN	ASSESSOR'S PARCEL NUMBER
BOL	BOLLARD
CB	CATCH BASIN
CATV	CABLE BOX
COMM	COMMUNICATIONS BOX
CONC	CONCRETE
CYP	CYPRESS
DN	DILUVENT NUMBER
DI	DRAIN INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
FF	FIRE HYDRANT
FI	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
H	HEIGHT
HCR	HANDICAP RAMP
INV	INVERT
MON	MONUMENT
OR	OFFICIAL RECORDS
SF	SQUARE FEET
SSCO	SEWATER SEWER CLEANOUT
SSMH	SEWATER SEWER MANHOLE
SYC	SYCAMORE
TMH	TELEPHONE MANHOLE
TW	TOP OF WALL
WB	WATER BOX
WM	WATER METER
()	RECORD DATA CITY OF BERKELEY

NAD83 2011 (EPOCH 2010.00) ZONE 0403 AS DERIVED BY REDUNDANT GPS OBSERVATIONS FROM CGPS STATIONS HONL, P181, P224, P261 AND TIBB AS PUBLISHED BY NGS AND PROCESSED USING JAVAD JUSTIN V.3 SOFTWARE. DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) ZONE 0403. ALL DISTANCES ARE GRID DISTANCES AND ARE EXPRESSED IN DECIMAL FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY ALL DISTANCES BY 1.000080026.

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED USING GEOID18. TO CALCULATE CITY OF BERKELEY ELEVATIONS SUBTRACT 5.79 FEET. CALCULATION BASED UPON FIELD TIES TO MONUMENT B0122 (ASHBY AVE AND WHEELER ST).

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF GREG HOFF IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT IN DECEMBER 2023.

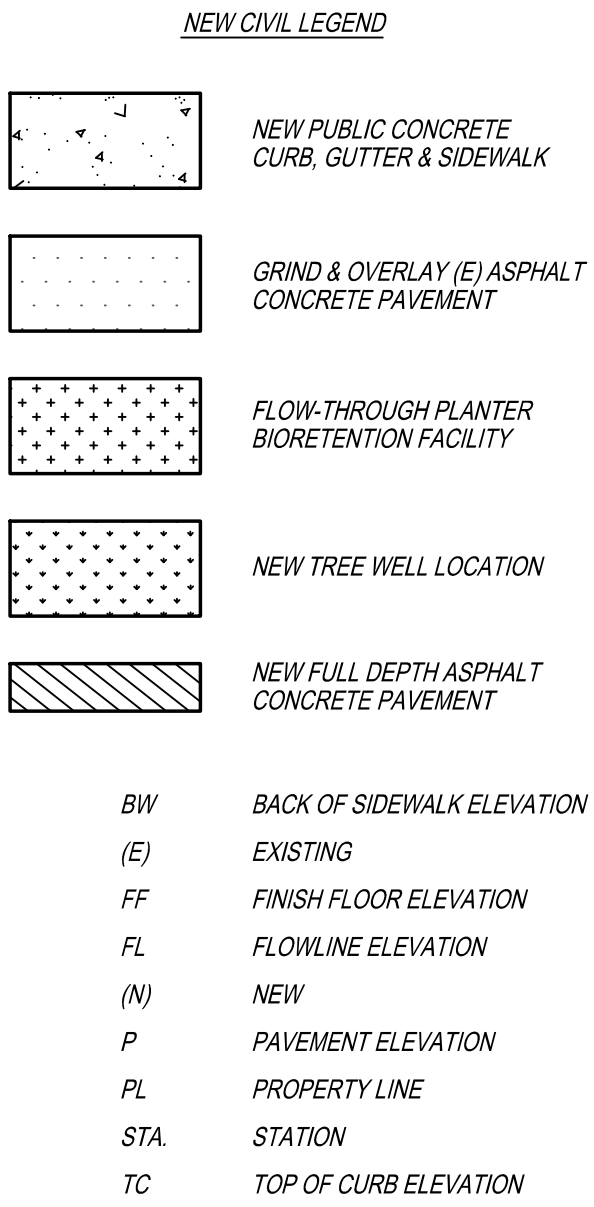
DATE: 12/18/2023



NEWBURY
STATION

KSR CIVIL ENGINEERING
215 LAFAYETTE CIRCLE
SUITE A, LAFAYETTE, CA 94501
(510)774-5471

USE PERMIT

[illegible]

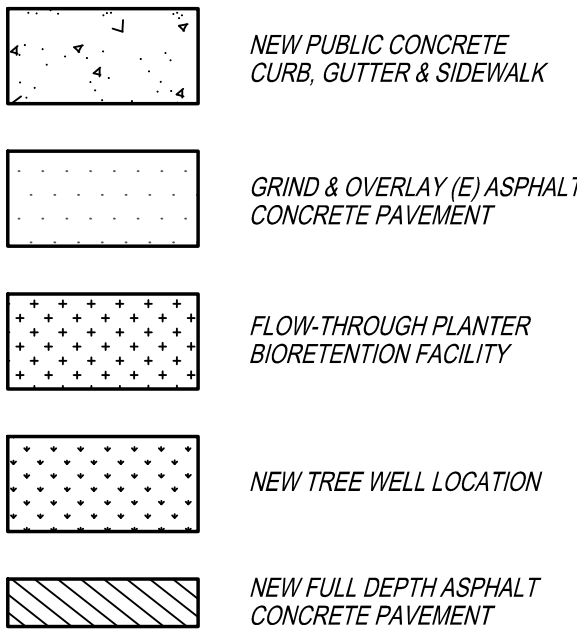
PROJECT #: EPC09

ISSUE DATE: 01/23/25

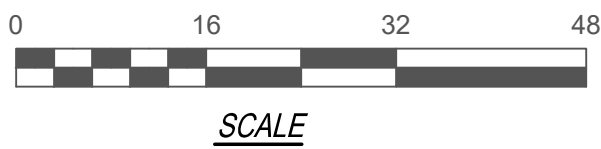
PRELIMINARY CIVIL ENGINEERING SITE IMPROVEMENT PLAN

C101





- | | |
|------|-----------------------------------|
| CW | PROPOSED COMMERCIAL WATER SERVICE |
| DW | PROPOSED DOMESTIC WATER SERVICE |
| FIRE | PROPOSED FIRE SERVICE |
| IRR | PROPOSED IRRIGATION SERVICE |
| SS | PROPOSED SANITARY SEWER |
| TSO | PROPOSED TREATED STORM DRAIN |
| USO | PROPOSED UNTREATED STORM DRAIN |
| CWM | COMMERCIAL WATER METER |
| DCV | DETECTOR CHECK VALVE |
| DWM | DOMESTIC WATER METER |
| IWM | IRRIGATION WATER METER |
| SDCO | STORM DRAIN CLEANOUT |
| SDMH | STORM DRAIN MANHOLE |
| SSCO | SANITARY SEWER CLEANOUT |
| SMH | SANITARY SEWER MANHOLE |



ASHBY AVENUE
(80' WIDE)



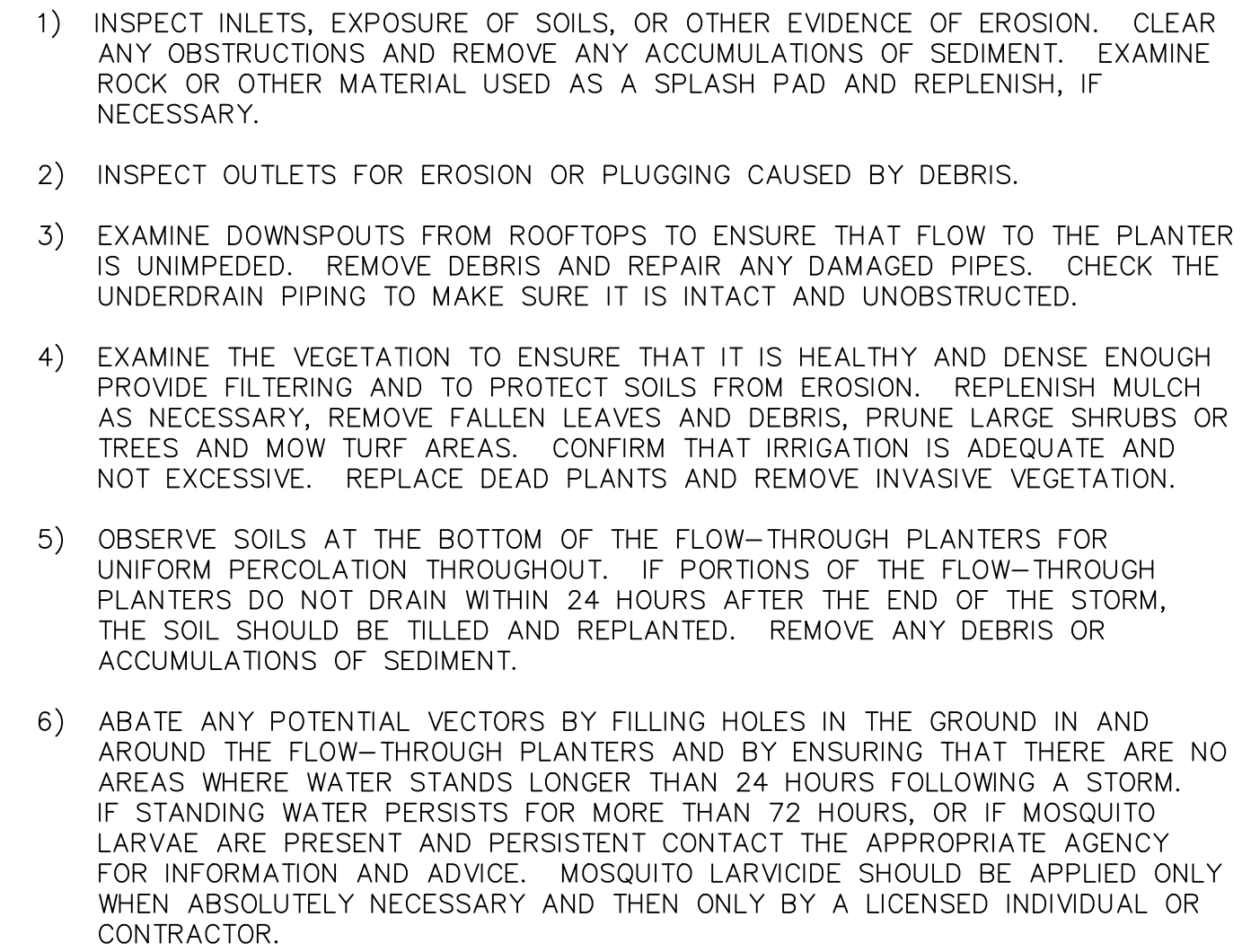
C102

[illegible]

PROJECT #: EPC09

ISSUE DATE: 01/23/25

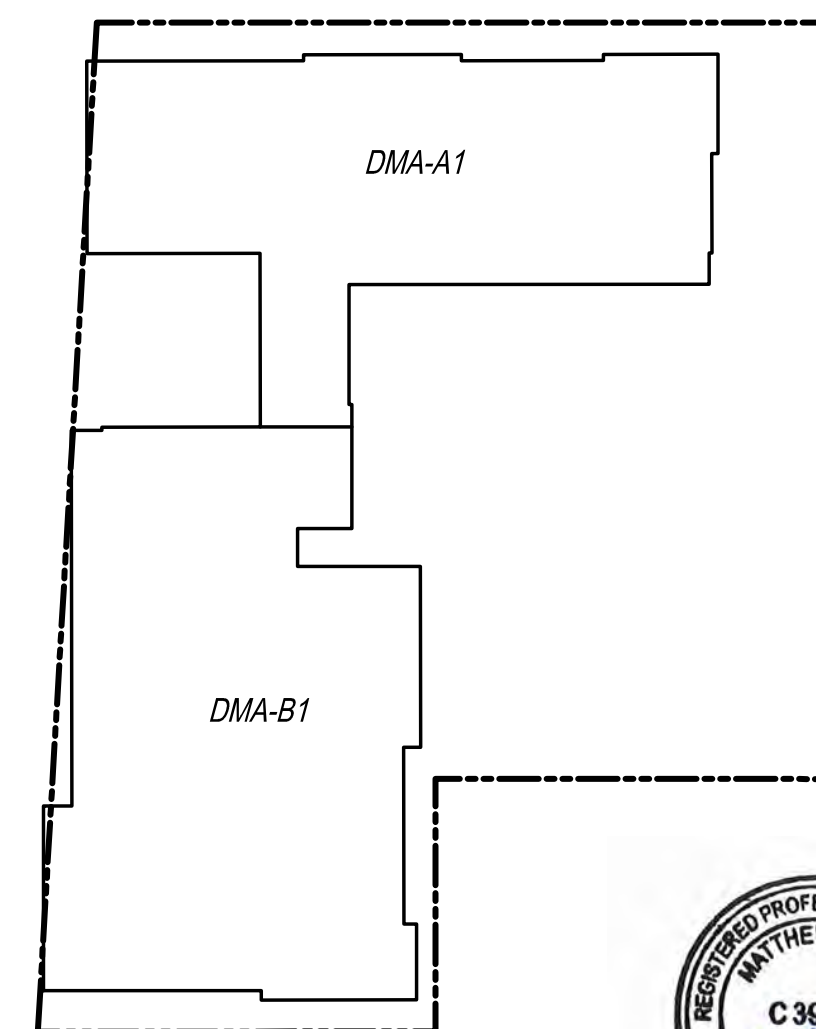
PRELIMINARY CIVIL
ENGINEERING SITE
UTILITY PLAN



STORMWATER MANAGEMENT NOTES

*** - BIORETENTION REQUIRED AREA BASED ON 4% METHOD
((IMPERVIOUS AREA + 0.1(PERVIOUS AREA)) x 0.04)**

**NOTE: ON-SITE AREA DRAINS TO BE MARKED
WITH "NO DUMPING - DRAINS TO BAY"**



ROOF

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERE TO REMAINS WITH BLOCS DESIGN GROUP, PC. USE WITHOUT WRITTEN CONSENT OF BLOCS DESIGN GROUP, PC IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

LANDSCAPE PLANS FOR:

NEWBURY STATION

BERKELEY, CALIFORNIA

APN: 53-1589-18-1 & 53-1589-19

LANDSCAPE SHEET LIST	
Sheet Number	Sheet Title
L-00	LANDSCAPE TITLE SHEET
L-01	GROUND FLOOR PLANTING PLAN
L-02	FIFTH FLOOR PLANTING PLAN
L-03	EIGHTH FLOOR PLANTING PLAN
L-04	HYDROZONE MAPS

GENERAL NOTES

1.

CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
2.

WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE (BERKELEY / COUNTY OF ALAMEDA).
3.

THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY KSR CIVIL ENGINEERING DATED (DATE).
4.

THE GEOTECHNICAL SOILS ENGINEERING REPORT BY (GEOTECH. SOILS ENG. CO. NAME) DATED (DATE) IS A PART OF THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH THE REPORT'S RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
5.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
6.

THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
7.

A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
8.

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
9.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
10.

UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE PROJECT OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
11.

DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
12.

LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
13.

SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:

A.

PRE-CONSTRUCTION CONFERENCE

B.

SELECTION AND TAGGING OF SPECIMEN TREES AT NURSERIES

C.

LANDSCAPE GRADING PRIOR TO PLANTING

D.

LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT

E.

PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE

F.

OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (PRE-MAINTENANCE)

G.

FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL)
14.

SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
15.

CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
16.

THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE; THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

COMPOST

THE CONTRACTOR SHALL INSTALL COMPOST APPLICATION TO ACHIEVE A MINIMUM 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON A MWEL0 SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL. REFER TO PLANTING SPECIFICATIONS TO BE LOCATED IN THE LANDSCAPE CONSTRUCTION DRAWINGS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	MATURE SIZE (W'XH')	QTY	REMARKS	
TREES								
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	VL		15'-20'	4	NATIVE, POLLINATOR	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M		20'X50'	2	STREET TREE	
	NYSSA SYLVATICA TUPELO	24" BOX	M		30' X 50'	3	STREET TREE	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W'XH')		SPACING	QTY	REMARKS
SHRUBS								
	ATHYRIUM FILIX-FEMINA COMMON LADY FERN	5 GAL	M	1.5X2.5		24" o.c.	43	NATIVE
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	1X1		12" o.c.	90	NATIVE
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL	L	1.5X2.5		24" o.c.	52	NATIVE, POLLINATOR
	FICUS PUMILA CREEPING FIG	5 GAL	M	10X10		36" o.c.	9	
	HAKONECHLOA MACRA JAPANESE FOREST GRASS	5 GAL	M	2X2		24" o.c.	54	
	HEUCHERA X 'OBSIDIAN' OBSIDIAN CORAL BELLS	1 GAL	M	1.5X2.5		18" o.c.	61	POLLINATOR
	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL	M	1.5X1.5		12" o.c.	138	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	M	1.5X1.5		24" o.c.	163	NATIVE
	LOMANDRA X 'LITTLE LIME' LITTLE LIME MAT RUSH	5 GAL	L	2'-3'		24" o.c.	68	
	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	5 GAL	L	1.5X2.5		24" o.c.	80	NATIVE
	SATUREJA DOUGLASII YERBA BUENA	1 GAL	L	1X1.5		12" o.c.	116	NATIVE, POLLINATOR

CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET ₀)	41.8	PROJECT TYPE	Non-Residential	0.45			
HYDROZONE # / PLANTING DESCRIPTIONS	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENT (IE) _c	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) _d
REGULAR LANDSCAPE AREAS							
GROUND FLOOR ~ Low/Moderate Water Pots & Planters	0.4	DRIP	0.81	0.49	630	311	8063
GROUND FLOOR ~ Low/Moderate Water Interior Pots	0.4	DRIP	0.55	0.73	110	80	2073
GROUND FLOOR ~ Low Water Bioretention Planter	0.3	DRIP	0.81	0.37	110	41	1056
GROUND FLOOR ~ Very Low Trees	0.1	DRIP	0.55	0.18	64	12	302
STREET TREES ~ Moderate Trees	0.4	DRIP	0.81	0.49	80	40	1024
GROUND FLOOR ~ No Water Syn. Turf	0.4	NA	0.75	0.53	318	0	0
THIRD FLOOR ~ Low/Moderate Water Pots & Planters	0.4	DRIP	0.81	0.49	300	148	3839
THIRD FLOOR ~ Low Water Bioretention Planter	0.3	DRIP	0.81	0.37	354	131	3398
FOURTH FLOOR ~ Low/Moderate Water Pots	0.4	DRIP	0.81	0.49	148	73	1894
SPECIAL LANDSCAPE AREAS							
None				1		0	0
				TOTALS	0	0	0
						ETWU TOTAL	21649
							24654
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) _e							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS							
TOTAL ETAF x AREA	835						
TOTAL AREA	2114						
AVERAGE ETAF	0.40						
ALL LANDSCAPE AREAS							
TOTAL ETAF x AREA	835						
TOTAL AREA	2114						

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

	1.22.2025
BLAKE TOMILLOSO-RHINEHART, LANDSCAPE ARCHITECT	DATE
CA LICENSE #6255	08-31-26
REGISTRATION	EXP. DATE
BLOCS DESIGN GROUP 3800 MAYBELLE AVE. UNIT 6 OAKLAND, CA 94619	

IRRIGATION CONCEPT

1.

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2.

THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3.

ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4.

ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5.

THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, FLOW SENSOR, MASTER SHUTOFF VALVE, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6.

THE IRRIGATION DESIGN SHALL SPECIFY A RAIN SENSOR THAT IS COMPATIBLE WITH THE MASTER CONTROL VALVE.

NATIVE PLANT CALCULATIONS

NUMBER OF TREE SPECIES PROPOSED:	3 SPECIES
NUMBER OF NATIVE TREE SPECIES PROPOSED:	1 SPECIES (33%)
NUMBER OF SHRUB SPECIES PROPOSED:	11 SPECIES
NUMBER OF NATIVE SHRUB SPECIES PROPOSED:	6 SPECIES (54%)
NUMBER OF GROUNDCOVER SPECIES PROPOSED:	2 SPECIES
NUMBER OF NATIVE GROUNDCOVER SPECIES PROPOSED:	2 SPECIES (100%)
OVERALL:	
NUMBER OF SPECIES PROPOSED:	16 SPECIES
NUMBER OF NATIVE SPECIES PROPOSED:	9 SPECIES (56%)

STREET TREE INSTALLATION NOTES

- PLANT TREES IN ACCORDANCE WITH THE CITY OF BERKELEY TREE PLANTING AND TREE PLANTING LOCATION STANDARDS AS WELL AS THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012, PLANTING AND TRANSPLANTING WHICH OUTLINES ITEMS SUCH AS:
1.

PLANTING IN PLANTING PITS TWICE THE SIZE OF THE ROOT BALL.
2.

LEAVING THE TREE 1 INCH HIGHER THAN NATURAL GRADE.
3.

BACK FILLING THE HOLE WITH NATIVE SOIL.
4.

REMOVE THE NURSERY STAKE AND REPLACE WITH A TWO-STAKE SYSTEM THAT ENCOURAGES TREE MOVEMENT.
5.

TREES SHOULD BE PLANTED IN THE 24-INCH BOX SIZE.
6.

NO ROOT BARRIER, PAVERS, OR TREE GRATES SHOULD BE USED.
7.

PLEASE USE FLEXI-PAVE IN THE TREE WELLS.

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6266 LA SALLE AVE.
OAKLAND CA 94611

PROJECT
NEWBURY
STATION
2955 SHATTUCK AVE
BERKELEY, CA

PROJECT: 23-15
DATE: 1.22.2025

REVISIONS



SHEET TITLE
LANDSCAPE TITLE
SHEET

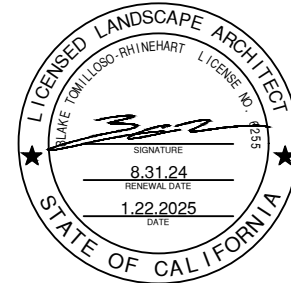
SHEET NUMBER

L-00



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**NEWBURY
STATION**

2955 SHATTUCK AVE
BERKELEY, CA

PROJECT: 23-15
DATE: 1.22.2025

REVISIONS



SHEET TITLE
**GROUND FLOOR
PLANTING PLAN**

SHEET NUMBER

L-01

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	MATURE SIZE (W'XH')	QTY	REMARKS
TREES							
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	VL		15'-20'	4	NATIVE, POLLINATOR
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M		20'X50'	2	STREET TREE
	NYSSA SYLVATICA TUPELO	24" BOX	M		30' X 50'	3	STREET TREE
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W'XH')	SPACING	QTY	REMARKS
SHRUBS							
	ATHYRIUM FILIX-FEMINA COMMON LADY FERN	5 GAL	M	1.5X2.5	24" o.c.	43	NATIVE
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	1X1	12" o.c.	90	NATIVE
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL	L	1.5X2.5	24" o.c.	52	NATIVE, POLLINATOR
	FICUS PUMILA CREEPING FIG	5 GAL	M	10X10	36" o.c.	9	
	HAKONECHLOA MACRA JAPANESE FOREST GRASS	5 GAL	M	2X2	24" o.c.	54	
	HEUCHERA X 'OBSIDIAN' OBSIDIAN CORAL BELLS	1 GAL	M	1.5X2.5	18" o.c.	61	POLLINATOR
	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL	M	1.5X1.5	12" o.c.	138	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	M	1.5X1.5	24" o.c.	163	NATIVE
	LOMANDRA X 'LITTLE LIME' LITTLE LIME MAT RUSH	5 GAL	L	2'-3'	24" o.c.	68	
	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	5 GAL	L	1.5X2.5	24" o.c.	80	NATIVE
	SATUREJA DOUGLASII YERBA BUENA	1 GAL	L	1X1.5	12" o.c.	116	NATIVE, POLLINATOR
GROUND COVERS							
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	PLUGS	L	.5X.5		430 SF	NATIVE, POLLINATOR
	FRAGARIA CALIFORNICA CALIFORNIA STRAWBERRY	PLUGS	M	.5X.5		337 SF	NATIVE, POLLINATOR

CONCEPTUAL PLANTING IMAGES



Cercis occidentalis
Western Redbud



Lophostemon confertus
Brisbane Box



Nyssa sylvatica
Tupelo



Epilobium californicum
California Fuchsia



Athyrium filix-femina
Common Lady Fern



Carex tumulicola
Foothill Sedge



Ficus pumila
Creeping Fig



Juncus patens
CA Gray Rush



Satureja douglasii
Yerba Buena



Hosta x 'Blue Mouse Ears'
Blue Mouse Ears Hosta



Hakonechloa macra
Japanese Forest Grass



Heuchera x 'Obsidian'
Obsidian Coral Bells



Lomandra x 'Little Lime'
Little Lime Mat Rush



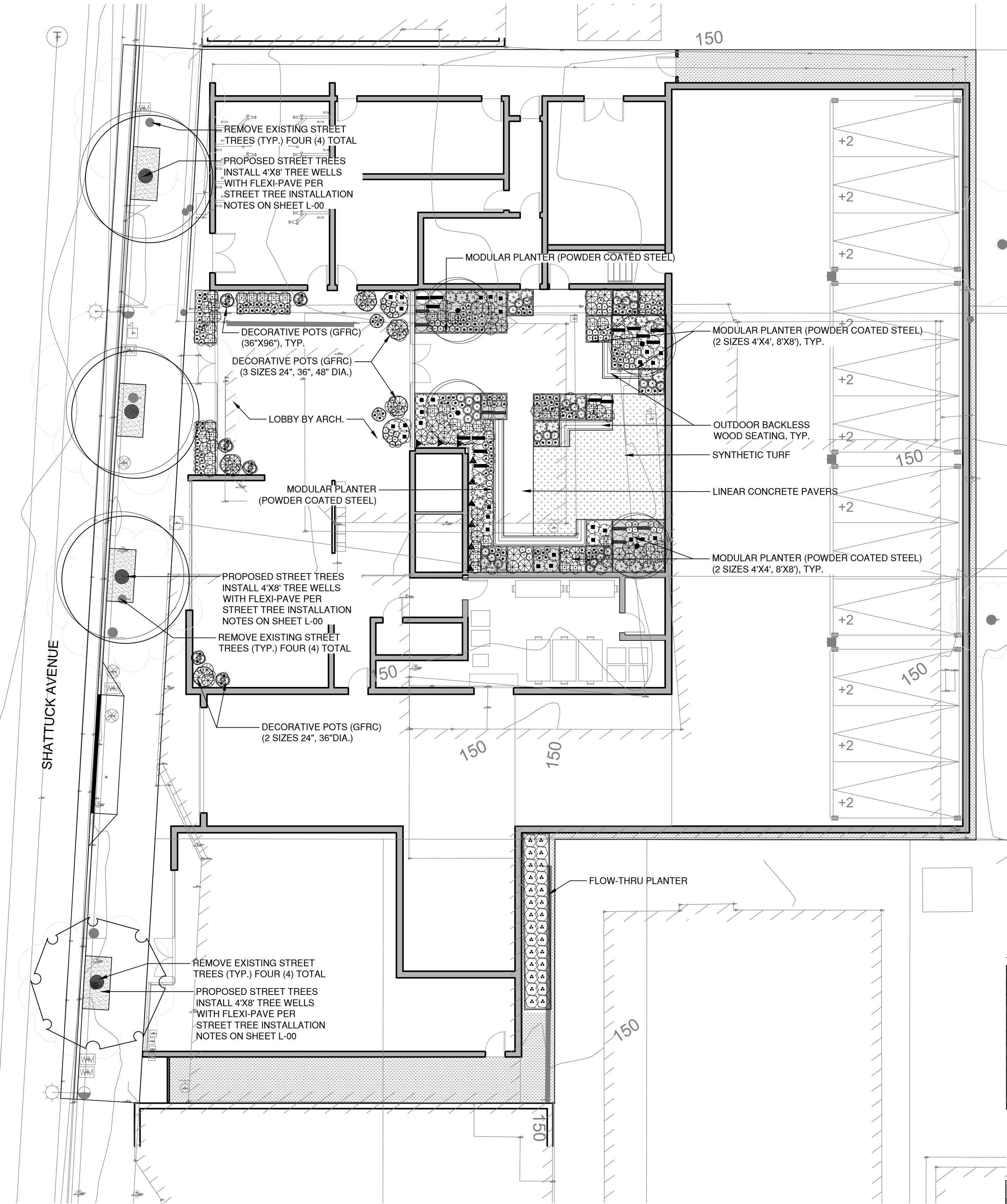
Polypodium californicum
'Sarah Lyman'
California Polypody



Arctostaphylos uva-ursi
'Point Reyes'
Point Reyes Kinnikinnick



Fragaria californica
California Strawberry



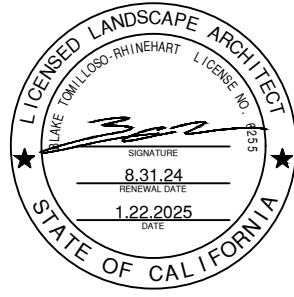
PROPOSED GROUND FLOOR



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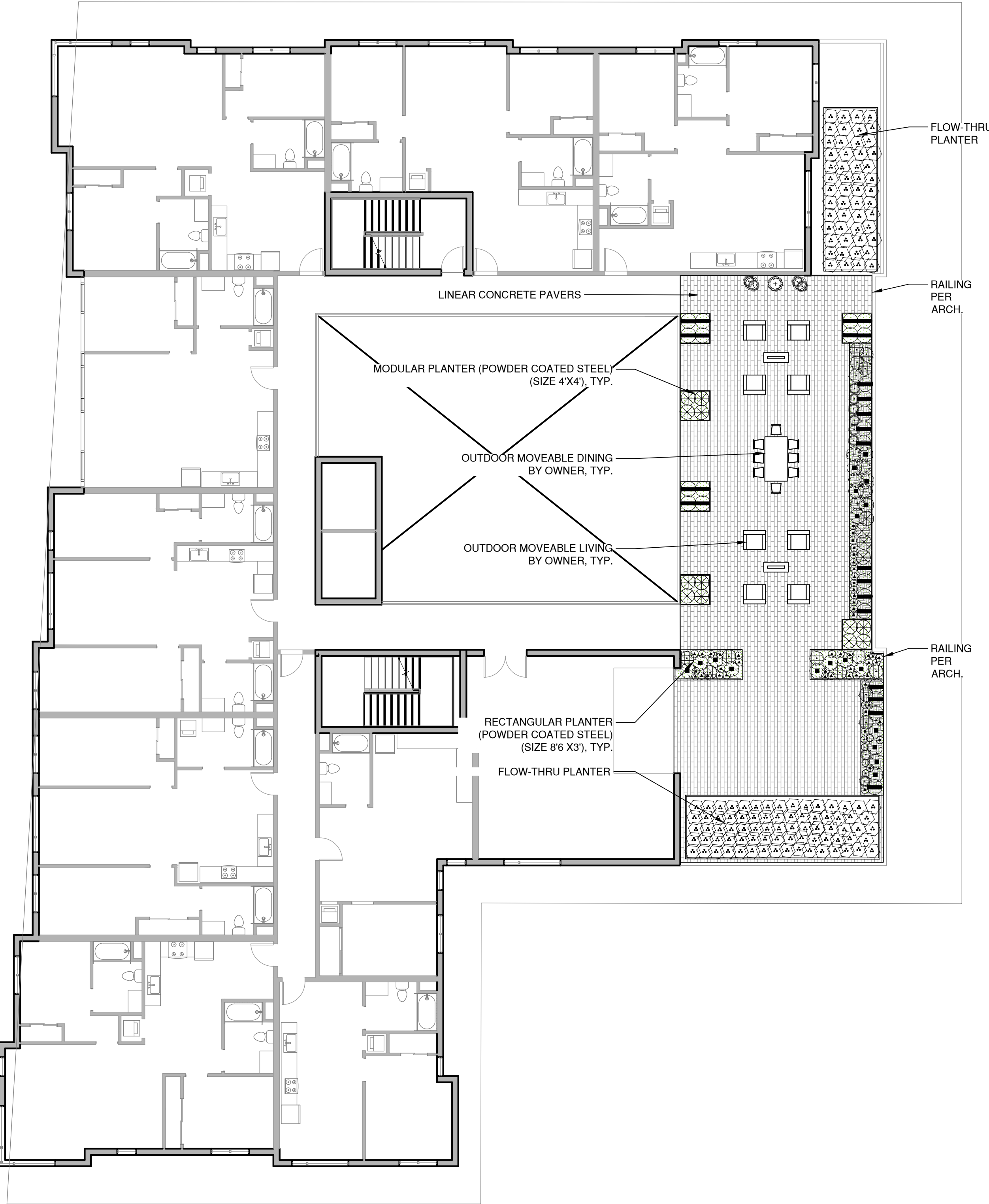
REVISIONS



SHEET TITLE
FIFTH FLOOR
PLANTING PLAN

SHEET NUMBER

L-02



PROPOSED FIFTH FLOOR

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	MATURE SIZE (W'X'H')	QTY	REMARKS
TREES							
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	VL		15'-20'	4	NATIVE, POLLINATOR
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M		20'X50'	2	STREET TREE
	NYSSA SYLVATICA TUPELO	24" BOX	M		30' X 50'	3	STREET TREE
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W'X'H')	SPACING	QTY	REMARKS
SHRUBS							
	ATHYRIUM FILIX-FEMINA COMMON LADY FERN	5 GAL	M	1.5X2.5	24" o.c.	43	NATIVE
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	1X1	12" o.c.	90	NATIVE
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL	L	1.5X2.5	24" o.c.	52	NATIVE, POLLINATOR
	FICUS PUMILA CREEPING FIG	5 GAL	M	10X10	36" o.c.	9	
	HAKONECHLOA MACRA JAPANESE FOREST GRASS	5 GAL	M	2X2	24" o.c.	54	
	HEUCHERA X 'OBSIDIAN' OBSIDIAN CORAL BELLS	1 GAL	M	1.5X2.5	18" o.c.	61	POLLINATOR
	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL	M	1.5X1.5	12" o.c.	138	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	M	1.5X1.5	24" o.c.	163	NATIVE
	LOMANDRA X 'LITTLE LIME' LITTLE LIME MAT RUSH	5 GAL	L	2'-3'	24" o.c.	68	
	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	5 GAL	L	1.5X2.5	24" o.c.	80	NATIVE
	CALIFORNIA POLYPODY SATUREJA DOUGLASII YERBA BUENA	1 GAL	L	1X1.5	12" o.c.	116	NATIVE, POLLINATOR
GROUND COVERS							
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	PLUGS	L	.5X.5		430 SF	NATIVE, POLLINATOR
	FRAGARIA CALIFORNICA CALIFORNIA STRAWBERRY	PLUGS	M	.5X.5		337 SF	NATIVE, POLLINATOR

CONCEPTUAL PLANTING IMAGES



Cercis occidentalis
Western Redbud
🌿🍷📏



Lophostemon confertus
Brisbane Box



Nyssa sylvatica
Tupelo



Epilobium californicum
California Fuchsia
🌿🍷📏



Athyrium Filix-femina
Common Lady Fern
🌿



Carex tumulicola
Foothill Sedge
🌿



Ficus pumila
Creeping Fig



Juncus patens
CA Gray Rush
🌿



Satureja douglasii
Yerba Buena
🌿🍷📏



Hosta x 'Blue Mouse Ears'
Blue Mouse Ears Hosta



Hakonechloa macra
Japanese Forest Grass



Heuchera x 'Obsidian'
Obsidian Coral Bells
🍷📏



Lomandra x 'Little Lime'
Little Lime Mat Rush



Polypodium californicum
'Sarah Lyman'
California Polypody
🌿



Arctostaphylos uva-ursi 'Point Reyes'
Point Reyes Kinnikinnick
🌿🍷📏



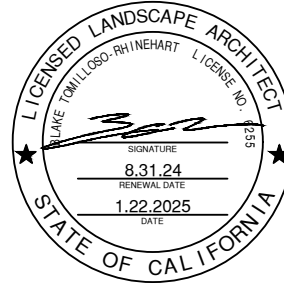
Fragaria californica
California Strawberry
🌿🍷📏



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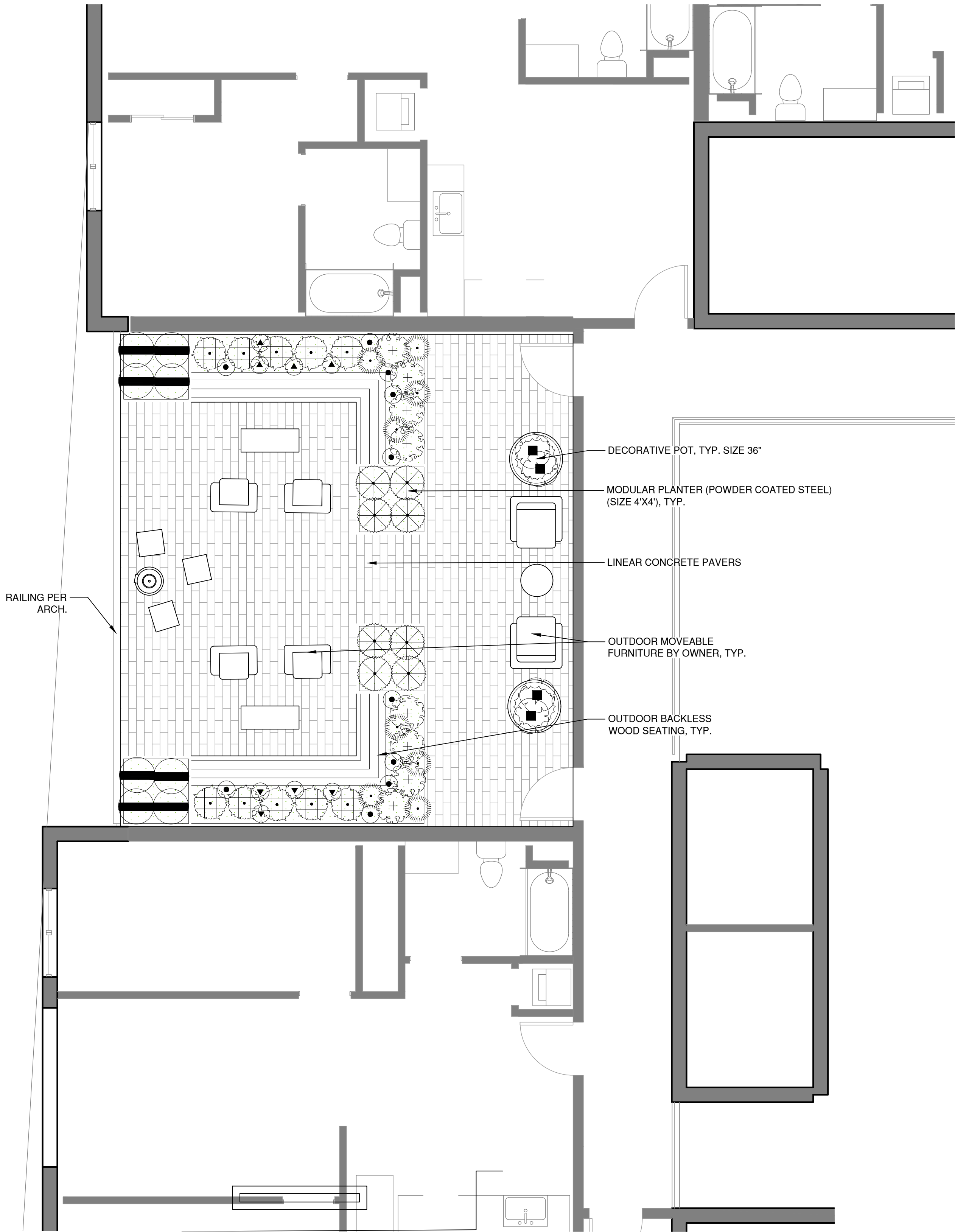
REVISIONS



SHEET TITLE
**EIGHTH FLOOR
PLANTING PLAN**

SHEET NUMBER

L-03



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	MATURE SIZE (W'XH')	QTY	REMARKS	
TREES								
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	VL		15'-20'	4	NATIVE, POLLINATOR	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M		20'X50'	2	STREET TREE	
	NYSSA SYLVATICA TUPELO	24" BOX	M		30' X 50'	3	STREET TREE	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W'XH')		SPACING	QTY	REMARKS
SHRUBS								
	ATHYRIUM FILIX-FEMINA COMMON LADY FERN	5 GAL	M	1.5X2.5		24" o.c.	43	NATIVE
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	1X1		12" o.c.	90	NATIVE
	EPILOBIUM CALIFORNICUM CALIFORNIA FUCHSIA	5 GAL	L	1.5X2.5		24" o.c.	52	NATIVE, POLLINATOR
	FICUS PUMILA CREEPING FIG	5 GAL	M	10X10		36" o.c.	9	
	HAKONECHLOA MACRA JAPANESE FOREST GRASS	5 GAL	M	2X2		24" o.c.	54	
	HEUCHERA X 'OBSIDIAN' OBSIDIAN CORAL BELLS	1 GAL	M	1.5X2.5		18" o.c.	61	POLLINATOR
	HOSTA X 'BLUE MOUSE EARS' BLUE MOUSE EARS HOSTA	1 GAL	M	1.5X1.5		12" o.c.	138	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	M	1.5X1.5		24" o.c.	163	NATIVE
	LOMANDRA X 'LITTLE LIME' LITTLE LIME MAT RUSH	5 GAL	L	2'-3'		24" o.c.	68	
	POLYPODIUM CALIFORNICUM 'SARAH LYMAN'	5 GAL	L	1.5X2.5		24" o.c.	80	NATIVE
	SATUREJA DOUGLASII YERBA BUENA	1 GAL	L	1X1.5		12" o.c.	116	NATIVE, POLLINATOR
GROUND COVERS								
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	PLUGS	L	.5X.5			430 SF	NATIVE, POLLINATOR
	FRAGARIA CALIFORNICA CALIFORNIA STRAWBERRY	PLUGS	M	.5X.5			337 SF	NATIVE, POLLINATOR

CONCEPTUAL PLANTING IMAGES



Cercis occidentalis
Western Redbud




Lophostemon confertus
Brisbane Box



Nyssa sylvatica
Tupelo

LEGEND

 California Native
 Pollinator



Epilobium californicum
California Fuchsia




Athyrium Filix-femina
Common Lady Fern




Carex tumulicola
Foothill Sedge




Ficus pumila
Creeping Fig



Juncus patens
CA Gray Rush




Satureja douglasii
Yerba Buena




Hosta x 'Blue Mouse Ears'
Blue Mouse Ears Hosta



Hakonechloe macra
Japanese Forest Grass



Heuchera x 'Obsidian'
Obsidian Coral Bells




Lomandra x 'Little Lime'
Little Lime Mat Rush



Polypodium californicum
'Sarah Lyman'
California Polypody




Arctostaphylos uva-ursi 'Point Reyes'
Point Reyes Kinnikinnick




Fragaria californica
California Strawberry




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HYDRZONE MAP LEGEND

- LOW / MODERATE WATER POTS & PLANTERS
- LOW / MODERATE BIORETENTION PLANTER
- LOW / MODERATE INTERIOR POTS & PLANTERS
- NO WATER SYN. TURF
- VERY LOW WATER TREES
- MODERATE LOW WATER TREES

PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME SIZE WUCOLS

TREES

- CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK

24" BOX

VL
- LOPHOSTEMON CONFERTUS
BRISBANE BOX

24" BOX

M
- NYSSA SYLVATICA
TUPELO

24" BOX

M

SYMBOL BOTANICAL / COMMON NAME SIZE WUCOLS

SHRUBS

- ATHYRIUM FILIX-FEMINA
COMMON LADY FERN

5 GAL

M
- CAREX TUMULICOLA
FOOTHILL SEDGE

1 GAL

L
- EPILOBIUM CALIFORNICUM
CALIFORNIA FUCHSIA

5 GAL

L
- FICUS PUMILA
CREEPING FIG

5 GAL

M
- HAKONECHLOA MACRA
JAPANESE FOREST GRASS

5 GAL

M
- HEUCHERA X 'OBSIDIAN'
OBSIDIAN CORAL BELLS

1 GAL

M
- HOSTA X 'BLUE MOUSE EARS'
BLUE MOUSE EARS HOSTA

1 GAL

M
- JUNCUS PATENS
CALIFORNIA GRAY RUSH

5 GAL

M
- LOMANDRA X 'LITTLE LIME'
LITTLE LIME MAT RUSH

5 GAL

L
- POLYPODIUM CALIFORNICUM 'SARAH
LYMAN'

5 GAL

L
- CALIFORNIA POLYPODY
SATUREJA DOUGLASII
YERBA BUENA

1 GAL

L

GROUND COVERS

- ARCTOSTAPHYLOS UVA-URSI 'POINT
REYES'

PLUGS

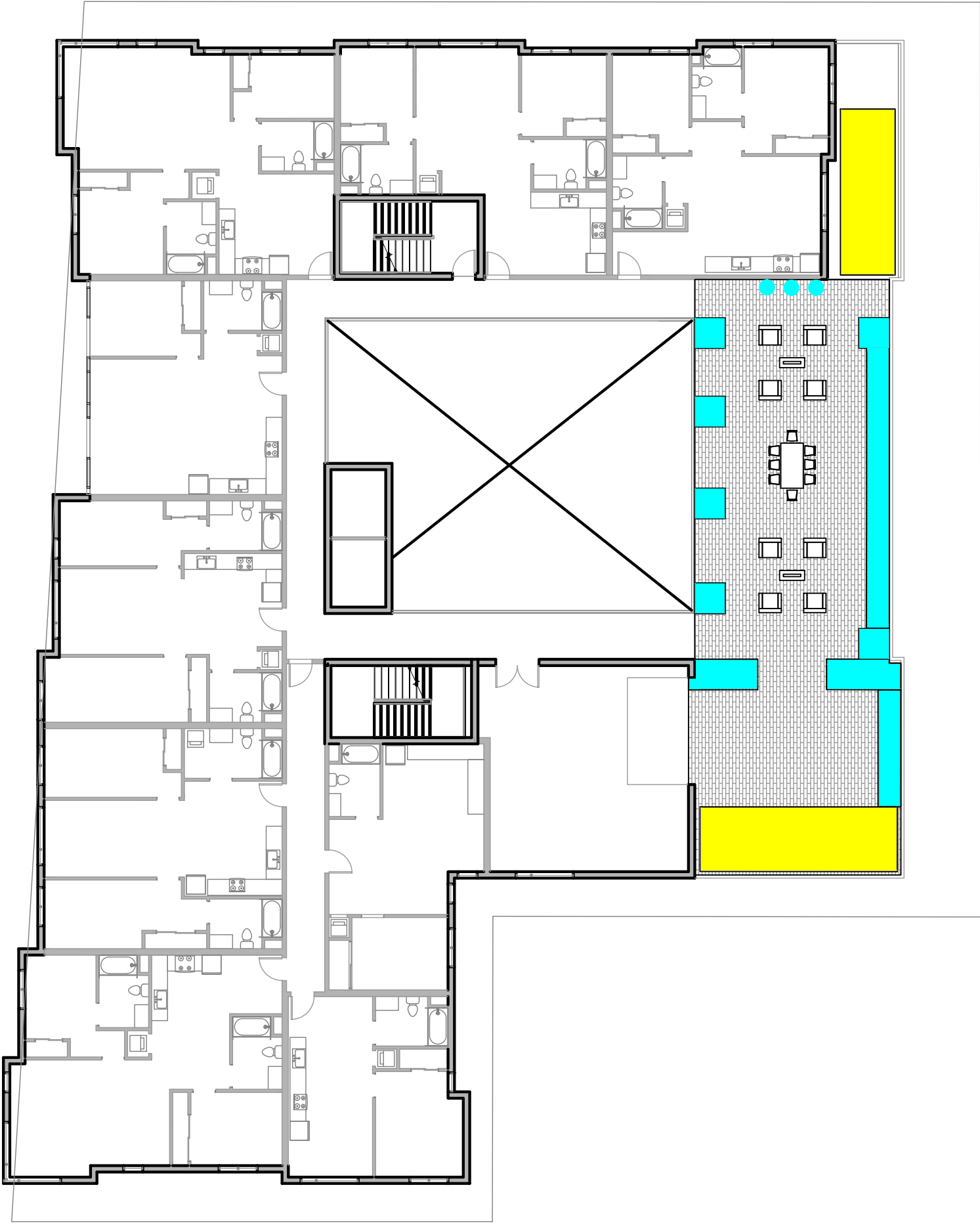
L
- POINT REYES KINNIKINNICK
FRAGARIA CALIFORNICA
CALIFORNIA STRAWBERRY

PLUGS

M

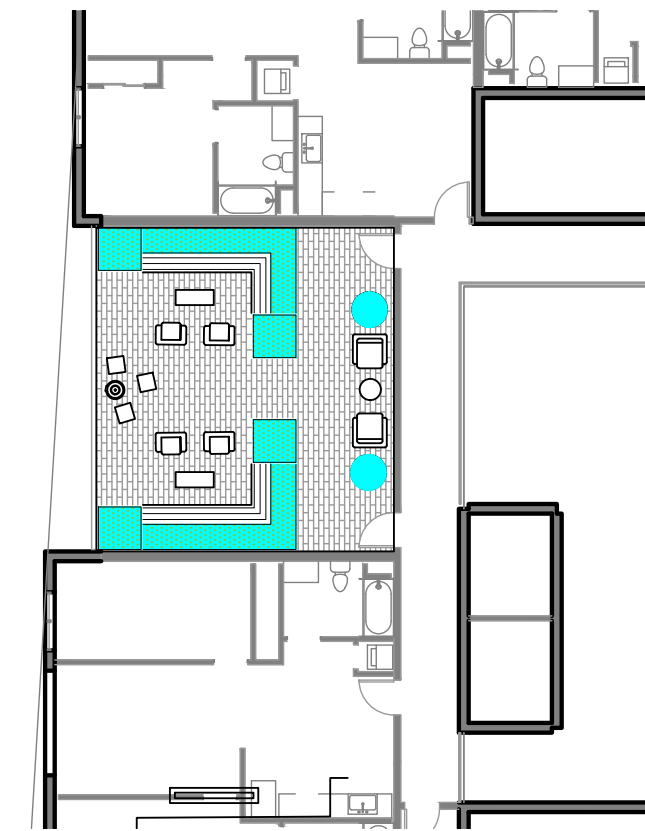


PROPOSED GROUND FLOOR



PROPOSED FIFTH FLOOR

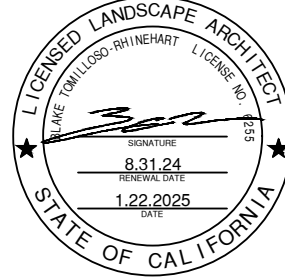
CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET									
REFERENCE EVAPOTRANSPIRATION (ET ₀)	41.8			PROJECT TYPE	Non-Residential		0.45		
HYDROZONE #/ PLANTING DESCRIPTIONs	PLANT FACTOR (PF)	IRRIGATION METHODs	IRRIGATION EFFICIENCY (E _i)	ETAF (PF/E _i)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) ₁		
REGULAR LANDSCAPE AREAS									
GROUND FLOOR – Low/Moderate Water Pots & Planters	0.4	DRIP	0.81	0.49	630	311	8063		
GROUND FLOOR – Low/Moderate Water Interior Pots	0.4	DRIP	0.55	0.73	110	80	2073		
GROUND FLOOR – Low Water Bioretention Planter	0.3	DRIP	0.81	0.37	110	41	1056		
GROUND FLOOR – Very Low Trees	0.1	DRIP	0.55	0.18	64	12	302		
STREET TREES – Moderate Trees	0.4	DRIP	0.81	0.49	80	40	1024		
GROUND FLOOR – No Water Syn. Turf	0.4	NA	0.75	0.53	318	0	0		
THIRD FLOOR – Low/Moderate Water Pots & Planters	0.4	DRIP	0.81	0.49	300	148	3839		
THIRD FLOOR – Low Water Bioretention Planter	0.3	DRIP	0.81	0.37	354	131	3398		
FOURTH FLOOR – Low/Moderate Water Pots	0.4	DRIP	0.81	0.49	148	73	1894		
SPECIAL LANDSCAPE AREAS									
	None			1		0	0		
				TOTALS	0	0	0		
						ETWU TOTAL	21649		
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ₂									
ETAF CALCULATIONS									
REGULAR LANDSCAPE AREAS									
TOTAL ETAF x AREA	835								
TOTAL AREA	2114								
AVERAGE ETAF	0.40								
ALL LANDSCAPE AREAS									
TOTAL ETAF x AREA	835								
TOTAL AREA	2114								



PROPOSED EIGHTH FLOOR

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OAKLAND CA 94611

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BERKELEY, CA

PROJECT: 23-15
DATE: 1.22.2025

REVISIONS

- △
- △
- △
- △
- △

SHEET TITLE
HYDROZONE
MAPS

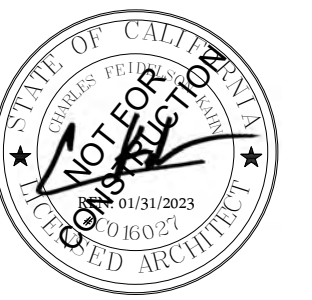
SHEET NUMBER

L-04



NEWBURY
STATION

2955 SHATTUCK AVE. BERKELEY,
CA



**USE PERMIT
RESPONSE #6**

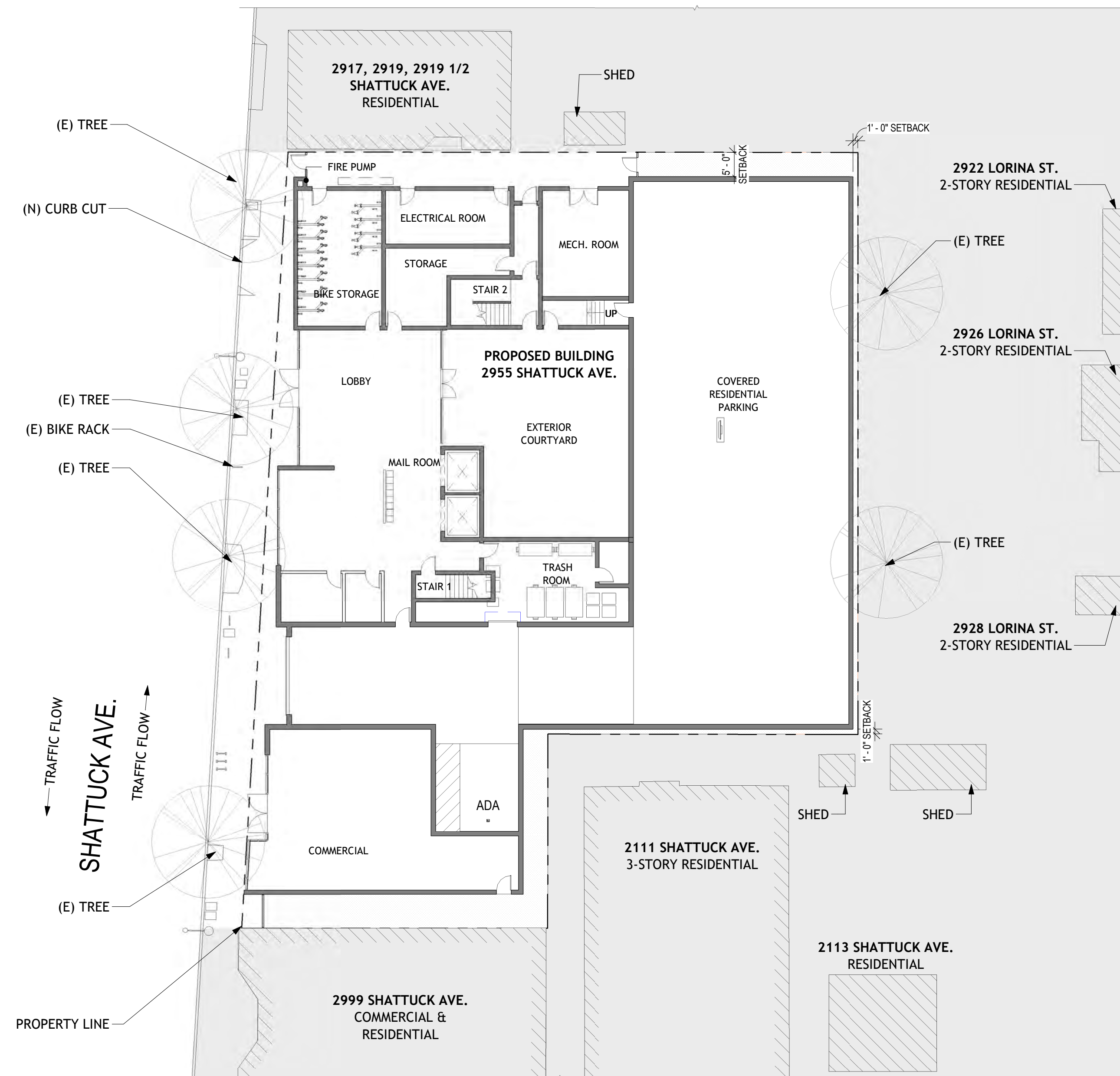
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PROJECT #: EPC09

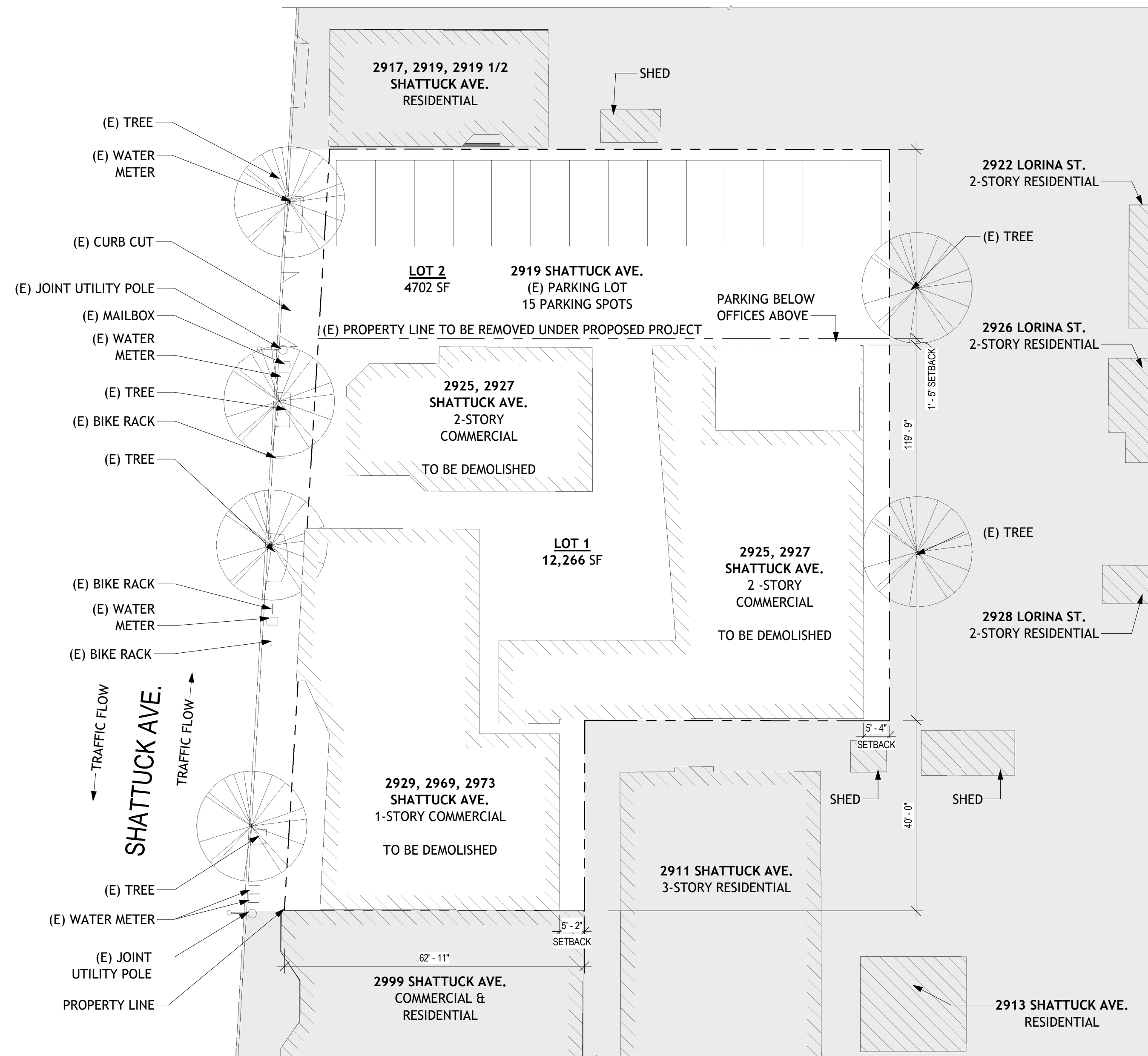
ISSUE DATE: 12/2/2016

SITE PLAN

A100



2 PROPOSED SITE PLAN
A100 1/16" = 1'-0"



1 EXISTING SITE PLAN
A100 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:



LANDSCAPED AREA, SLD

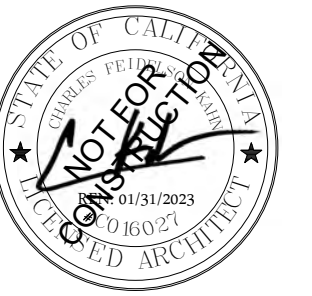
SITE PLAN NOTES & LEGEND

NOT TO SCALE



NEWBURY
STATION

2955 SHATTUCK AVE. BERKELEY,
CA



USE PERMIT
RESPONSE #6

[illegible]

PROJECT #: EPC09

SUE DATE: 08/22/23

LEVEL 2 FLOOR PLAN

A102



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[illegible]

PROJECT #: EPC09

SUE DATE: 08/22/23

LEVEL 3 FLOOR PLAN

A103



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[illegible]

PROJECT #: EPC09

SUE DATE: 08/22/23

LEVEL 4 FLOOR PLAN

A104



1 FOURTH FLOOR PLAN
1/8" = 1'-0"



[illegible]

PROJECT #: EPC09

SUE DATE: 08/22/23

LEVEL 5 FLOOR PLAN

A105



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[illegible]

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LEVEL 6 FLOOR PLAN

A106



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[illegible]

PROJECT #: EPC09

ISSUE DATE: 08/22/23

LEVEL 7 FLOOR PLAN

A107



1 SEVENTH FLOOR PLAN
1/8" = 1'-0"

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RESPONSE #6**

[illegible]

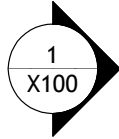
PROJECT #: EPC09

SUE DATE: 08/22/23

LEVEL 8 FLOOR PLAN

A108







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RESPONSE #6**

[illegible]

PROJECT #: EPC09

SUE DATE: 11/28/23

WEST ELEVATION

A200

MATERIAL LEGEND:

P-1
PAINTED STUCCO
SW-9109 NATURAL LINEN



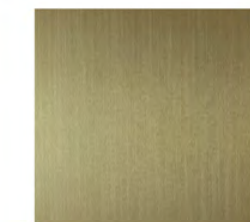
P-2
HARDI ARTISAN V-GROOVE
BM CW-505 WINDSOR GREENS



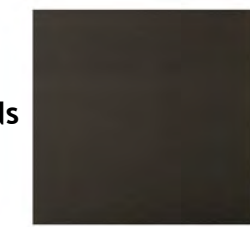
HARDI ARTISAN V-GROOVE
BM CW 757 EVERARD BLUE



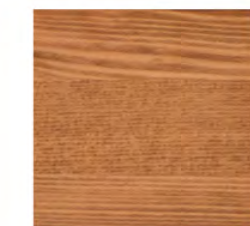
C-1
BOARD FORMED CONCRETE
VERTICAL



M-1
FREEFORM SHARKFIN CORRUGATED
PANEL,
HAMPTON BRASS



M-2
ALUMINUM FRAME,
DARK BRONZE



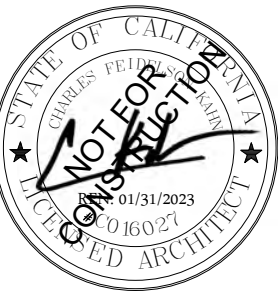
M-3
LONGBOARD ALUMINUM SCREEN,
DARK FIR



BIRD SAFE BUILDING COMPLIANCE

PER BIRD SAFE BUILDING REQUIREMENTS, SECTION 23.304.150, ALL WINDOWS LOCATED BETWEEN THE GROUND AND 75 FEET ABOVE GRADE WILL COMPLY WITH OPTION 1, THREAT FACTOR RATING OF 30 OR LESS

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RESPONSE #6**

[illegible]

PROJECT #: EPC09

ISSUE DATE: 11/28/23

NORTH ELEVATION

BIRD SAFE BUILDING COMPLIANCE

PER BIRD SAFE BUILDING REQUIREMENTS, SECTION 23.304.150, ALL WINDOWS LOCATED BETWEEN THE GROUND AND 75 FEET ABOVE GRADE WILL COMPLY WITH OPTION 1, THREAT FACTOR RATING OF 30 OR LESS

A201



PER BIRD SAFE BUILDING REQUIREMENTS, SECTION 23.304.150, ALL WINDOWS LOCATED BETWEEN THE GROUND AND 75 FEET ABOVE GRADE WILL COMPLY WITH OPTION 1, THREAT FACTOR RATING OF 30 OR LESS

[illegible]

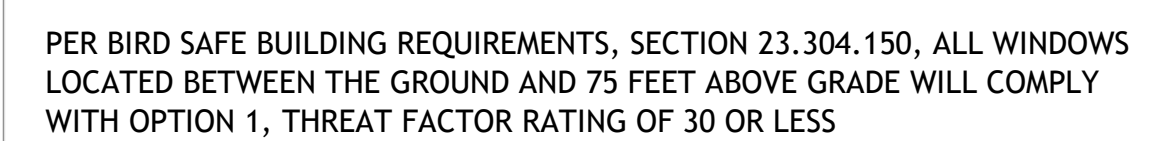
PROJECT #: EPC09

SUE DATE: 11/28/23

FAST ELEVATION

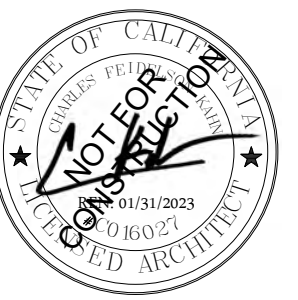
A202

M-3
 LONGBOARD ALUMINUM SCREEN,
 DARK FIR

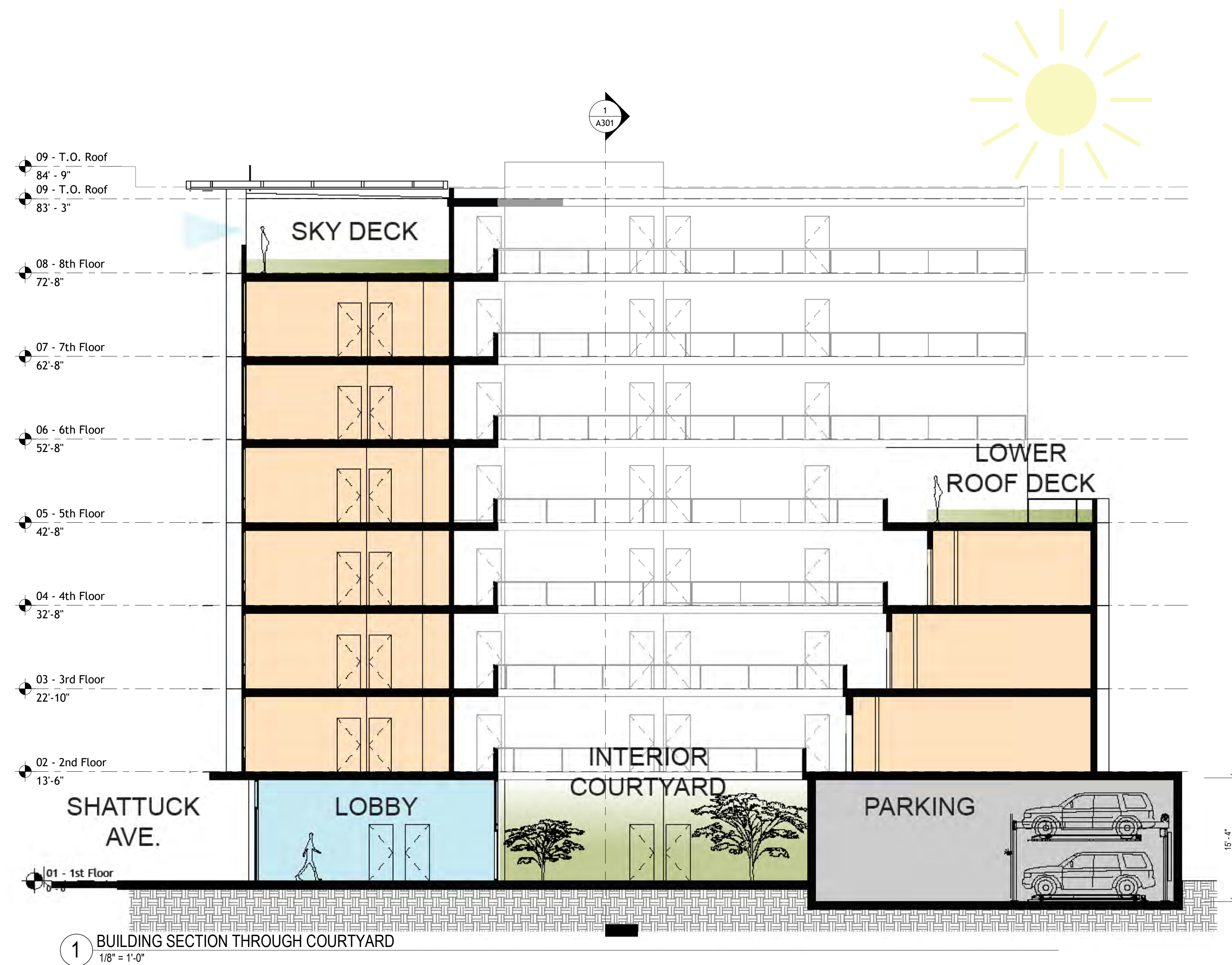


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**USE PERMIT
RESPONSE #6**

[illegible]

PROJECT #: EPC0

ISSUE DATE: 11/28/2011

SECTION

A300

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RESPONSE #6**

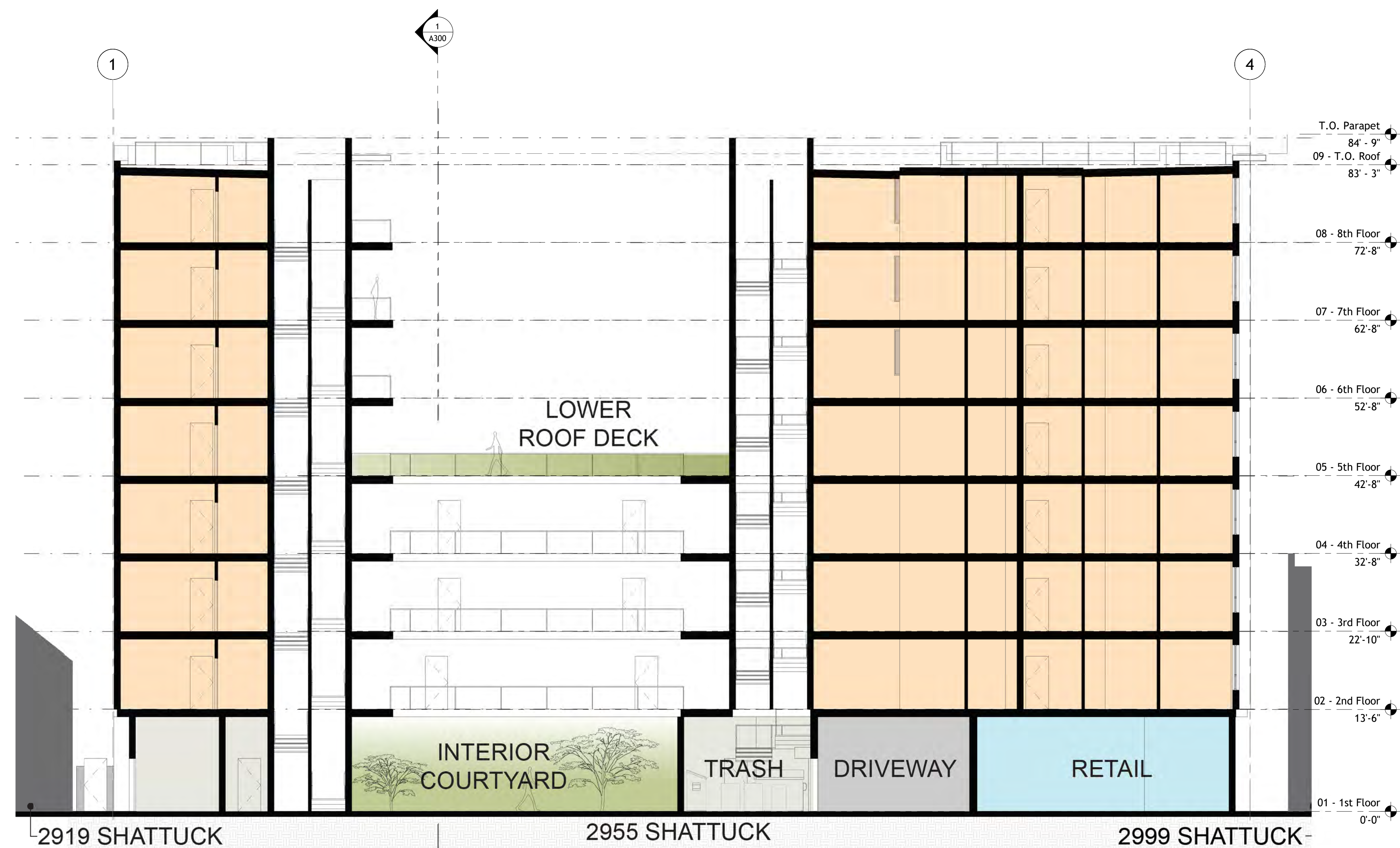
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PROJECT #: EPC09

SUE DATE: 11/28/23

SECTION

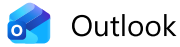
A301



1 NORTH/SOUTH SECTION
A301 1/8" = 1'-0"

3/31/26, 8:50 AM

Building project - Karimzadegan, Niloufar - Outlook



Building project

From Joyce Freedman <rejoycef68@gmail.com>

Date Fri 3/27/2026 1:30 PM

To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello N Karimzadegan,

My name is Joyce Freedman. I talked to Allison Riemer last year about the proposal to erect an 8-story building at 2955 Shattuck Ave. I was informed that Allison was on maternity leave, then wrote to Sarah Price, who said you were assigned this project. Please let me know if the Zoning Board has approved this project, as I live at 2922 Lorina St, Berkeley CA 94705 and will be directly affected by this huge building. If the Zoning Board hasn't met re this project, when will it meet? Is there any recourse for those of us who will be severely impacted?

If it was approved, when will demolition of the current buildings occur, and when will the new building commence?

Thank you for responding,
Joyce Freedman