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Berkeley, California 94710
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**PANORAMIC
@ 1752
SHATTUCK
AVENUE**

Berkeley, CA

01.10.2022 ZONING APPLICATION
03.03.2022 ZONING COMPLETENESS

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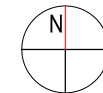
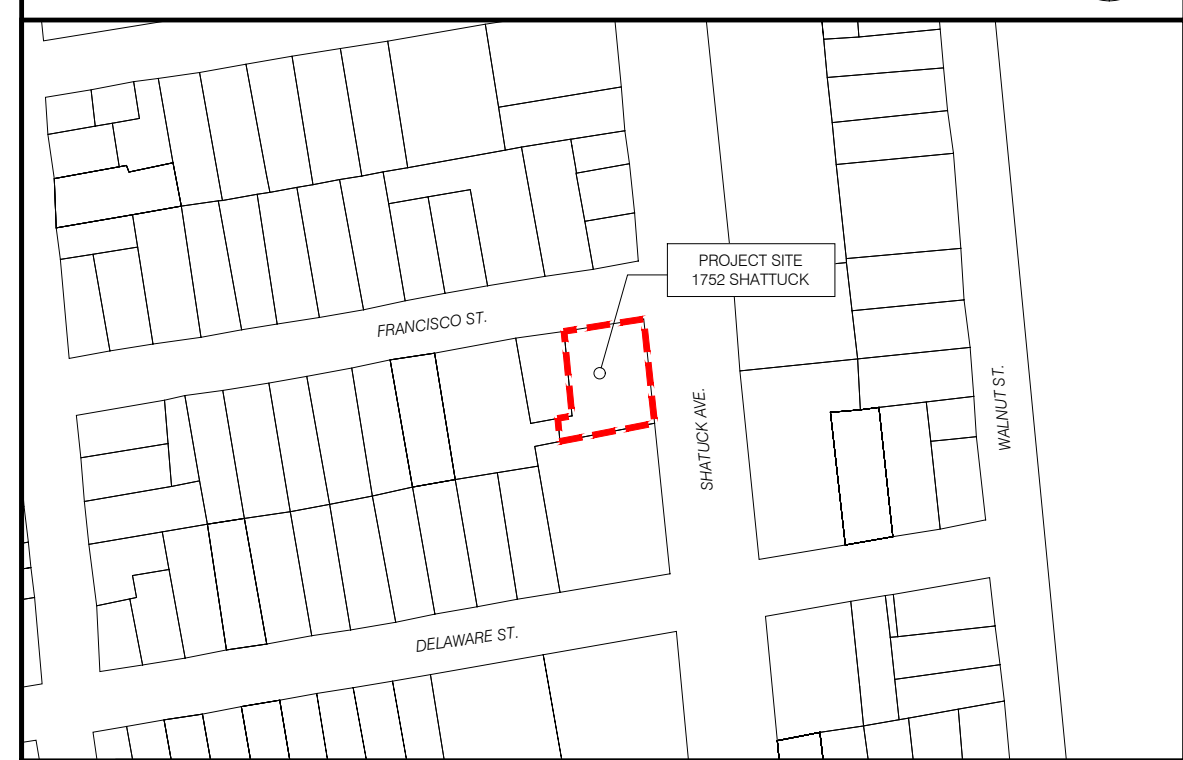
JOB: 2120

SHEET:

GENERAL
INFORMATION

A0.0



VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST	LANDSCAPE																																
<p>N.T.S. </p> 	<p>OWNER/APPLICANT: Patrick Kennedy PANORAMIC INTERESTS 1321 Mission Street San Francisco, CA 94103</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p>	<p>PROJECT ADDRESS: 1752 Shattuck Ave. Berkeley, CA 94709 (APN: 058 217600101)</p> <p>SCOPE OF WORK: REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURE & CONSTRUCTION OF A NEW 7-STORY MIXED-USE BUILDING WITH 68-DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA DENSITY BONUS.</p> <p>ZONING CODE SUMMARY (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)</p> <p>ZONING: C-1</p> <p>SEE SHEET A0.1 FOR COMPLETE ZONING DATA</p>	<p>ARCHITECTURAL</p> <table border="0"> <tr> <td>A0.0 GENERAL INFORMATION</td> <td>A2.2 FLOOR PLANS</td> </tr> <tr> <td>A0.1 ZONING INFORMATION & DIAGRAMS</td> <td>A2.3 FLOOR PLANS</td> </tr> <tr> <td>A0.3A DENSITY BONUS DIAGRAMS</td> <td>A2.4 FLOOR PLANS</td> </tr> <tr> <td>A0.3B DENSITY BONUS CALCULATIONS</td> <td>A3.1 BUILDING ELEVATIONS</td> </tr> <tr> <td>A0.4A SHADOW STUDIES</td> <td>A3.2 BUILDING ELEVATIONS</td> </tr> <tr> <td>A0.4B SHADOW STUDIES</td> <td>A3.3 BUILDING ELEVATIONS</td> </tr> <tr> <td>A0.4C SHADOW STUDIES</td> <td>A3.4 BUILDING ELEVATIONS</td> </tr> <tr> <td>A0.4D SHADOW STUDIES</td> <td>A3.5 STREETScape ELEVATIONS</td> </tr> <tr> <td>A0.4E SHADOW STUDIES</td> <td>A3.6 PHOTO MATCH PERSPECTIVES</td> </tr> <tr> <td>A0.4F SHADOW STUDIES</td> <td>A3.7 PHOTO MATCH PERSPECTIVES</td> </tr> <tr> <td>A0.5 SITE CONTEXT PHOTOS</td> <td>A4.1 BUILDING SECTIONS</td> </tr> <tr> <td>A0.6 VICINITY MAP</td> <td>A4.2 BUILDING SECTIONS</td> </tr> <tr> <td>A1.1 SITE SURVEY</td> <td>A4.3 BUILDING SECTIONS</td> </tr> <tr> <td>A1.2 SITE SURVEY</td> <td>MAT MATERIAL BOARD</td> </tr> <tr> <td>A2.1 FLOOR PLANS</td> <td></td> </tr> </table>	A0.0 GENERAL INFORMATION	A2.2 FLOOR PLANS	A0.1 ZONING INFORMATION & DIAGRAMS	A2.3 FLOOR PLANS	A0.3A DENSITY BONUS DIAGRAMS	A2.4 FLOOR PLANS	A0.3B DENSITY BONUS CALCULATIONS	A3.1 BUILDING ELEVATIONS	A0.4A SHADOW STUDIES	A3.2 BUILDING ELEVATIONS	A0.4B SHADOW STUDIES	A3.3 BUILDING ELEVATIONS	A0.4C SHADOW STUDIES	A3.4 BUILDING ELEVATIONS	A0.4D SHADOW STUDIES	A3.5 STREETScape ELEVATIONS	A0.4E SHADOW STUDIES	A3.6 PHOTO MATCH PERSPECTIVES	A0.4F SHADOW STUDIES	A3.7 PHOTO MATCH PERSPECTIVES	A0.5 SITE CONTEXT PHOTOS	A4.1 BUILDING SECTIONS	A0.6 VICINITY MAP	A4.2 BUILDING SECTIONS	A1.1 SITE SURVEY	A4.3 BUILDING SECTIONS	A1.2 SITE SURVEY	MAT MATERIAL BOARD	A2.1 FLOOR PLANS		<p>LANDSCAPE</p> <table border="0"> <tr> <td>L.1 LANDSCAPE CONCEPT</td> </tr> <tr> <td>L.2 LANDSCAPE PALETTE & IMAGES</td> </tr> </table>	L.1 LANDSCAPE CONCEPT	L.2 LANDSCAPE PALETTE & IMAGES
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ZONING DATA

A0.1

OPEN SPACE DIAGRAMS

LEVEL 7

REFUSE AND RECYCLING

Waste and Recycling Calculation						
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)	Waste (40%)	Recycling (40%)	Organics (20%)
153	1.00	153	12.75 cy	2,550 gal	1,020 gal	510 gal

Space Calculation						
Container Quantities			Space Required		150% Additional	
Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
2 cy bin (404 gal)	2	2		28 sf	112 sf	
96 gallon cart	4	4		7 sf	98 sf	
64 gallon cart				6 sf		
Total capacity	1192 gal	1192 gal		576 gal	210 sf	315 sf

ZONING MAP

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	PROPOSED	PERMITTED/REQUIRED	ALLOWABLE W/ 50% DENSITY BONUS
NUMBER OF DWELLING UNITS	68	45	N/A
COMMERCIAL AREA	1,210	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	30	55	N/A
FRONT YARD SETBACK (FRANCISCO)	0'	0'	N/A
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	N/A
SIDE YARD SETBACK	VARIES; 4'-6' TO 25'-6"	0'	N/A
REAR YARD SETBACK	5'-0"	0'	N/A
BUILDING HEIGHT	78'-9" **	50'	80' **
BUILDING STORIES	7	4	7 **
LOT AREA	10,522	10,522	10,522
LOT AREA (ACRES)	0.24	0.24	0.24
GROSS FLOOR AREA (SEE TABLE)	47,137	N/A	47,349
BUILDING FOOTPRINT	8,605	10,522	N/A
LOT COVERAGE	82%	100%	N/A
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	4.48 **	3.0	4.5 **

** Via Density Bonus Waiver

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 50% DENSITY BONUS	PROPOSED W/ DENSITY BONUS
SITE AREA	10,522	10,522	10,522
FAR	3.00	4.50	4.48
FLOOR AREA	31,566	47,349	47,137

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 7		5,347		5,347
LEVEL 6		7,502		7,502
LEVEL 5		7,502		7,502
LEVEL 4		7,502		7,502
LEVEL 3		7,502		7,502
LEVEL 2		7,502		7,502
GROUND LEVEL (EXCLUDES PARKING)	1,210	2,554	516	4,280
TOTAL FLOOR AREA W/ DENSITY BONUS	1,210	45,411		47,137
FAR (FLOOR AREA RATIO)				4.48
PARKING				4,026
TOTAL WITH PARKING				51,163

UNIT COUNTS

UNIT TYPE	STUDIO	2-BED	3-BED	TOTAL
LEVEL 7	1	4	3	8
LEVEL 6	2	5	5	12
LEVEL 5	2	5	5	12
LEVEL 4	2	5	5	12
LEVEL 3	2	5	5	12
LEVEL 2	2	5	5	12
GROUND LEVEL				
TOTAL	11	29	28	68
PERCENT OF TOTAL	16%	43%	41%	
TOTAL BEDROOM COUNT	11	58	84	153

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	68	200	13,600	
TOTAL REQUIRED			13,600	
TOTAL CONCESSION REQUESTED			10,860	
TOTAL AREA PROVIDED			2,102	848
LEVEL 7 ROOF DECKS			2,102	

BIKE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ.	PROVIDED
NEW COMMERCIAL	1,210	1/2000	0	0
RESIDENTIAL (LONG TERM)	153	0.33	51	18
RESIDENTIAL (SHORT TERM)	153	0.025	4	12
TOTAL PARKING			55	30
TOTAL CONCESSION REQUESTED			33 LONG TERM SPACES	

PARKING TABLE

	UNITS/SF	MIN.	REQUIRED	PROPOSED
RESIDENTIAL	68	0	0	2
COMMERCIAL	1210	2/1000 SF	2	4

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	7686
TOTAL AREA OF ROOFTOP ELEMENTS	384
% AREA OF ROOFTOP ARCH. FEATURES	5.0%
ALLOWABLE % (PER 23.304.050A)	15.0%

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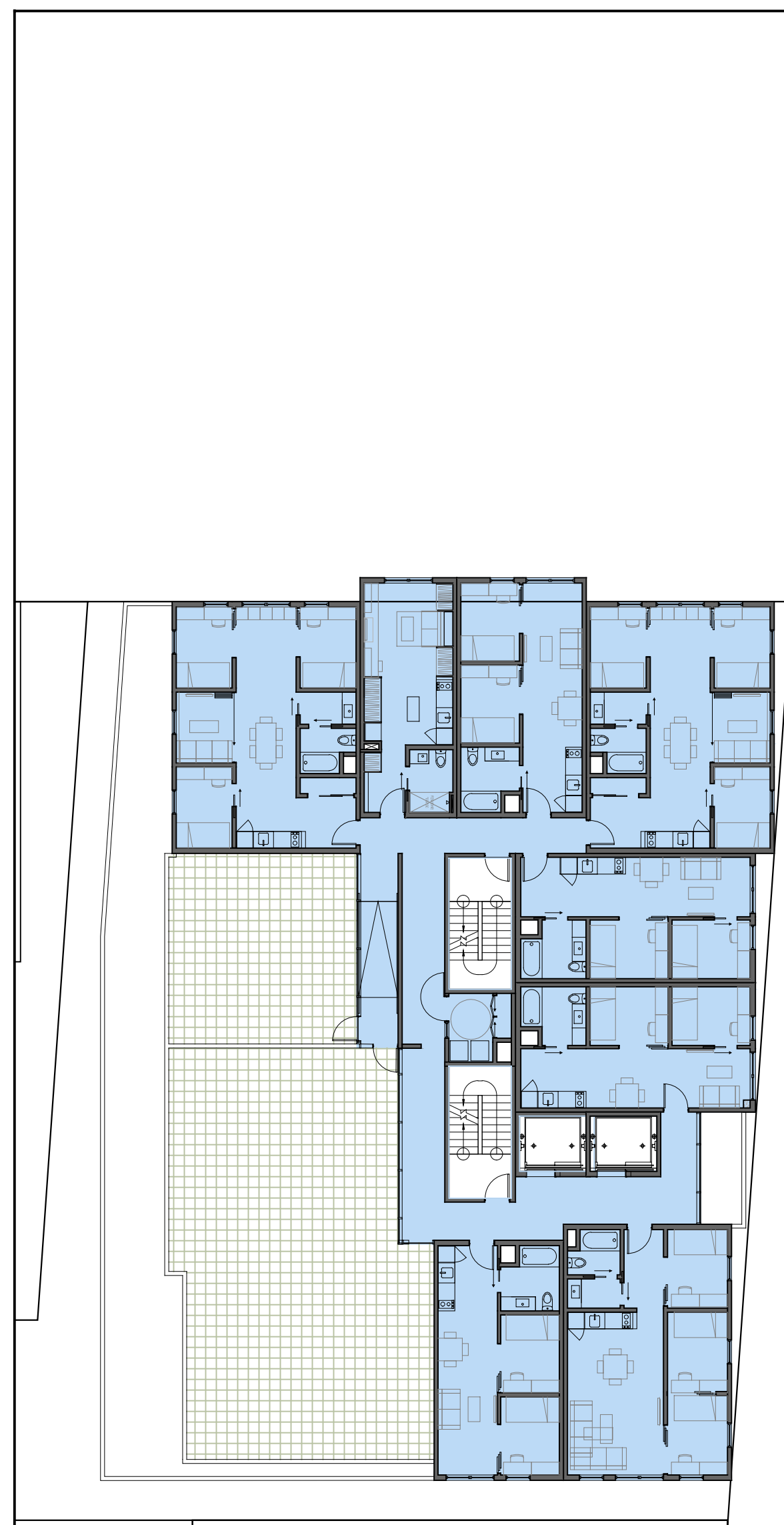
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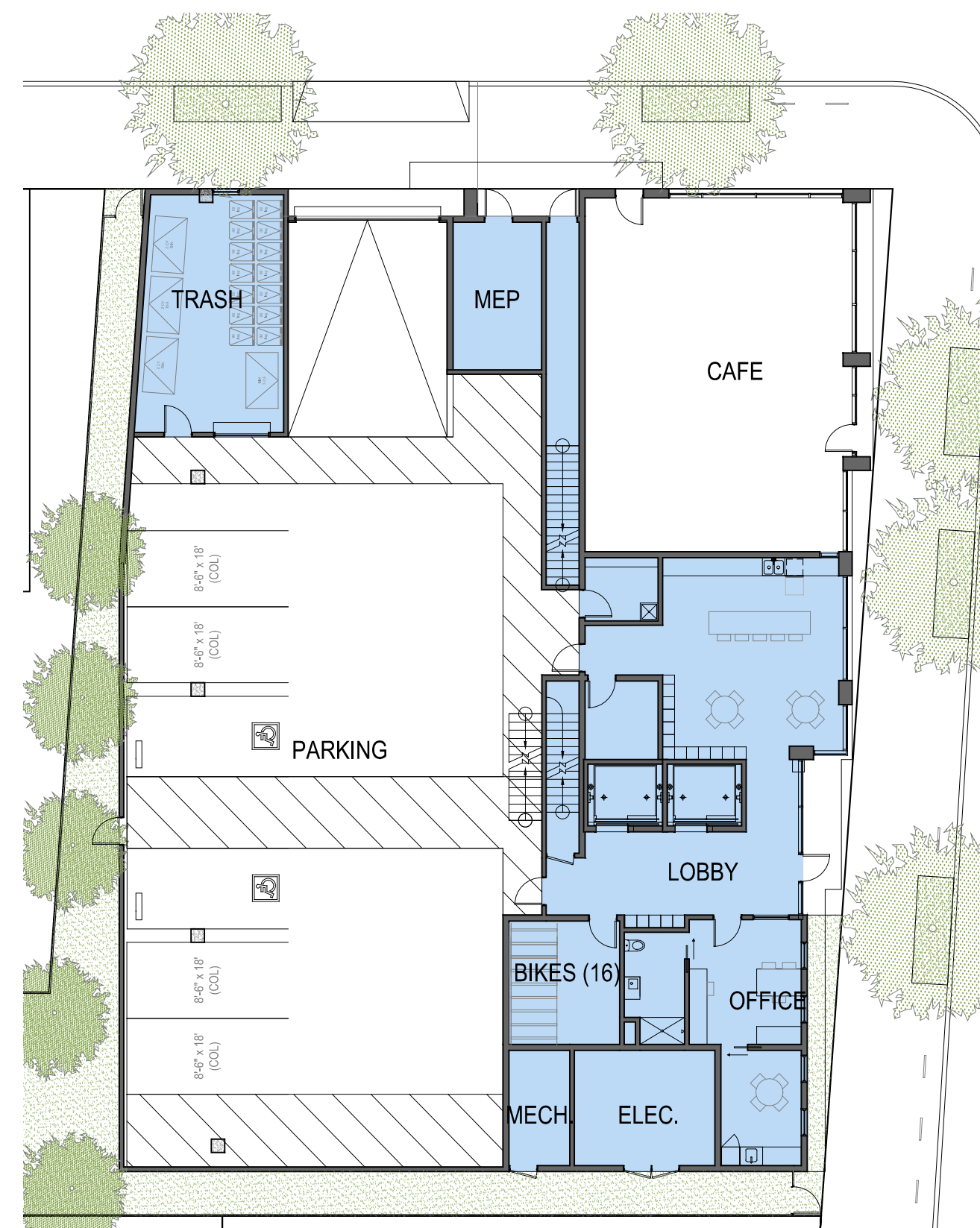
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DENSITY BONUS
DIAGRAMS

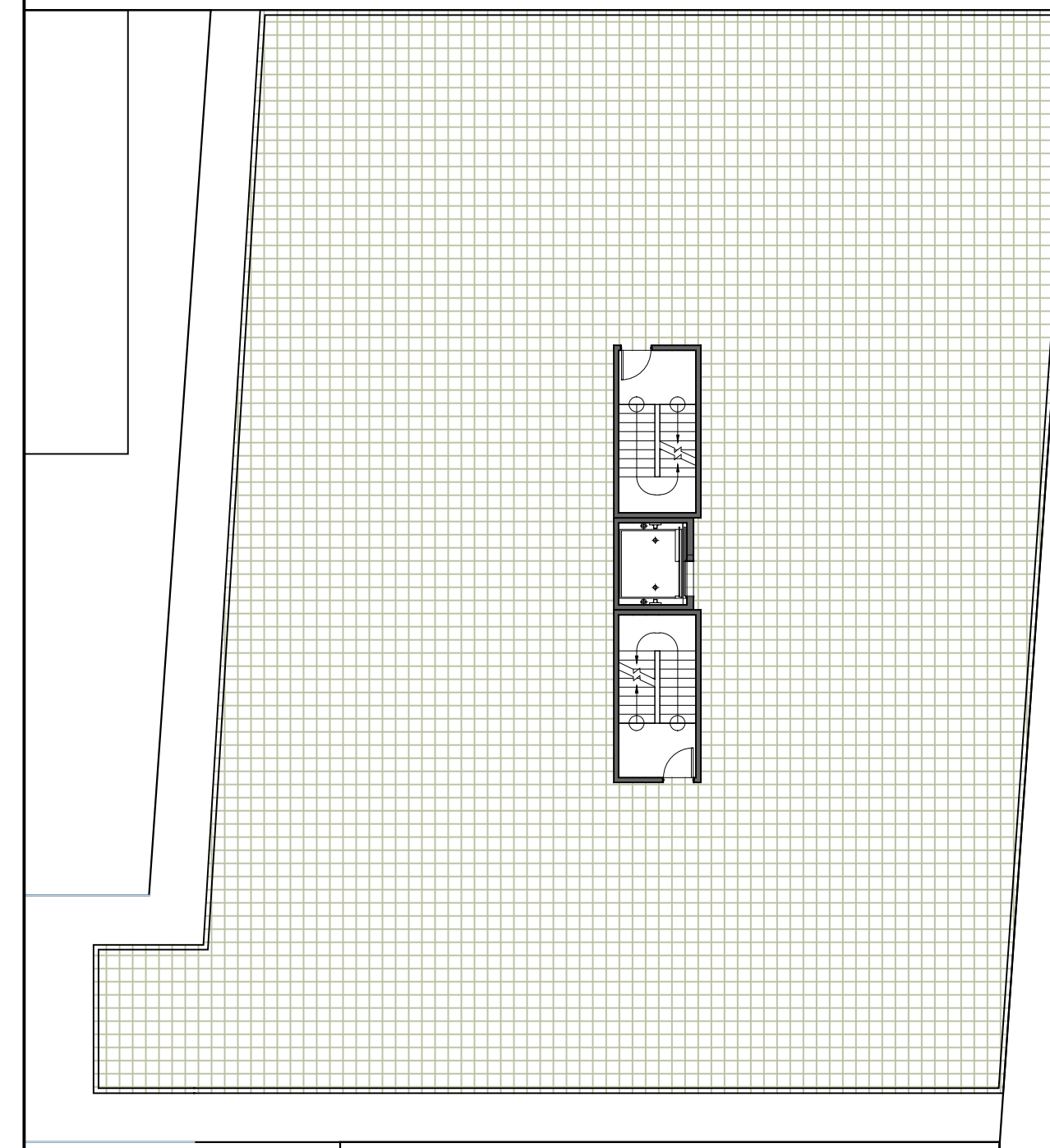
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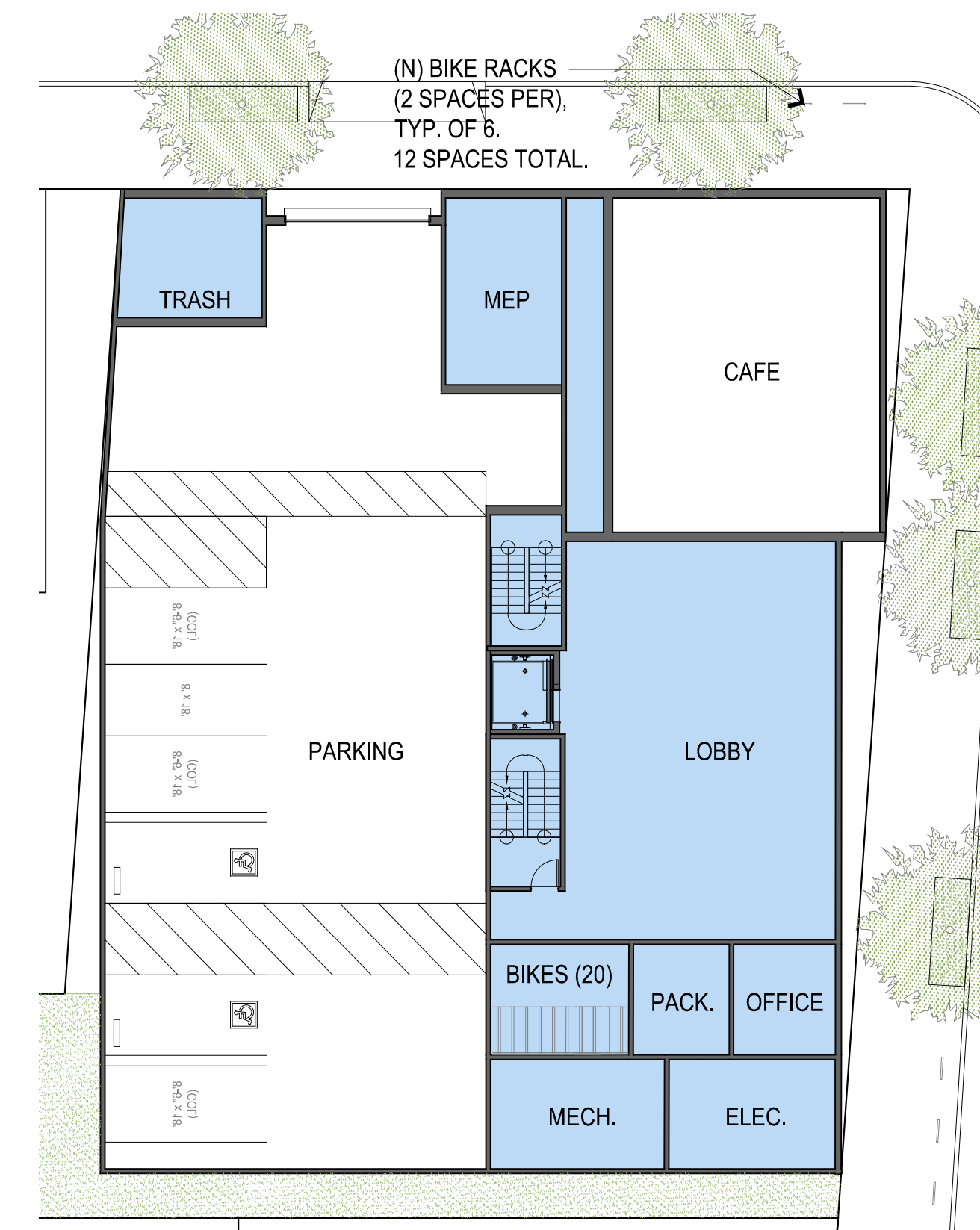
PLAN AT LEVEL 7



PLAN AT GROUND



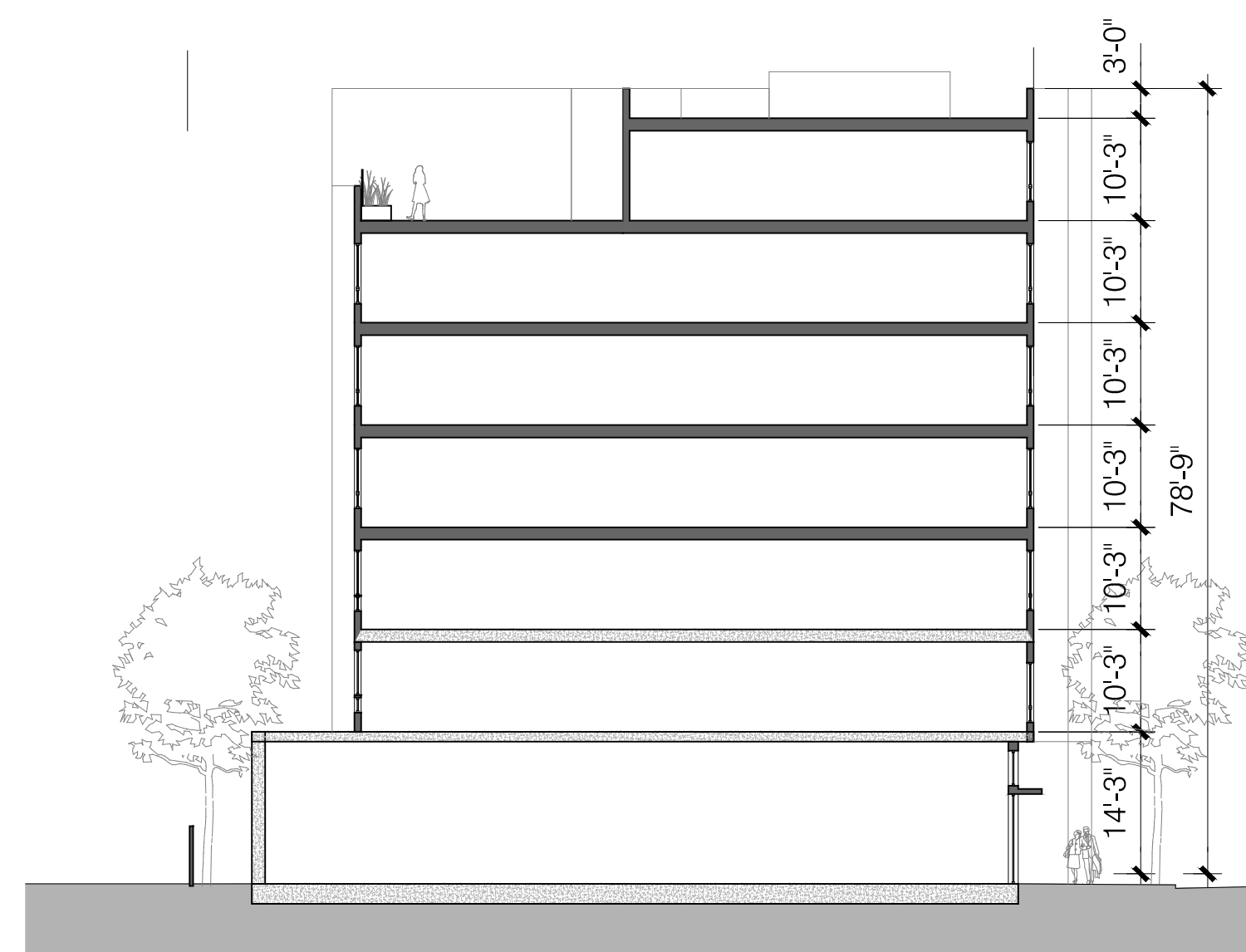
PLAN AT ROOF



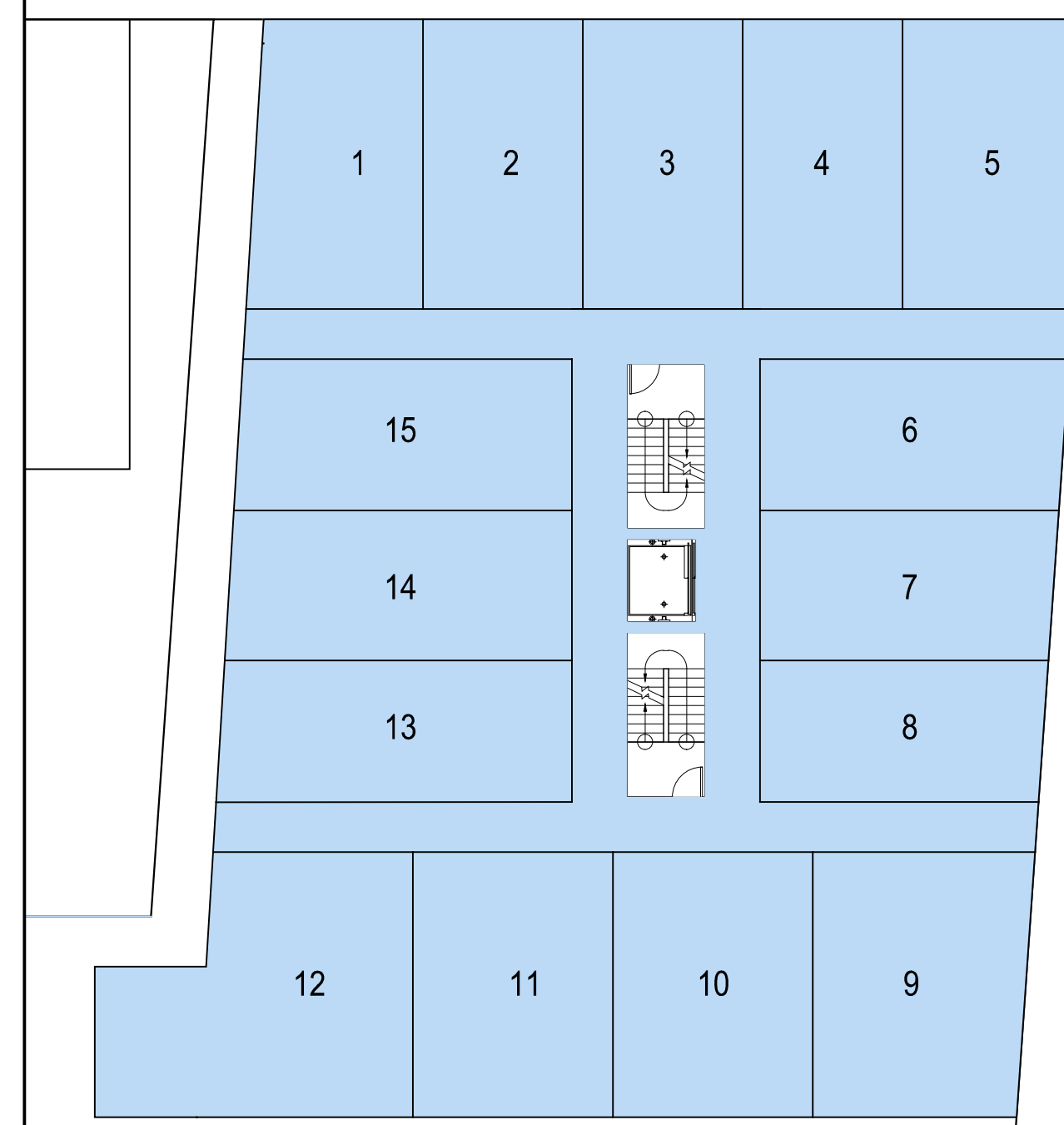
PLAN AT GROUND



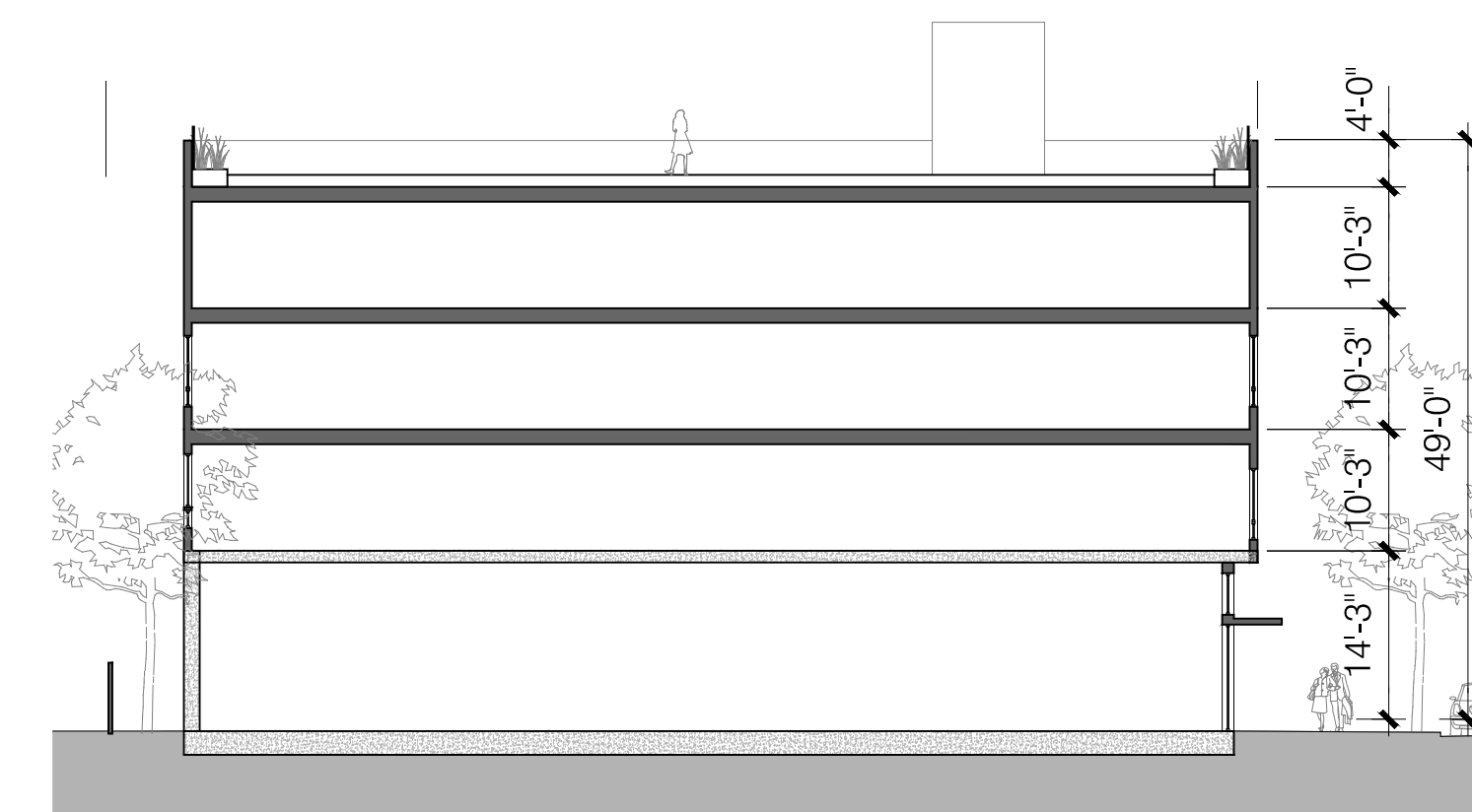
PLAN AT LEVELS 2-6



PROPOSED DENSITY BONUS PROJECT



PLAN AT LEVELS 2-4



BASE PROJECT

DENSITY BONUS TABLE

Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base project area / avg. unit size	Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
30,356	44.95	45	15%	6.75	7.00	50.0%	22.5000	23	68

TRACHTENBERG ARCHITECTS

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Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Seventh	5,347	3	5%	20.0%	54	1
	Sixth	7,502	3	6%	22.5%	56	1
	Fifth	7,502	4	7%	25.0%	57	1
	Fourth	7,502	4	8%	27.5%	58	1
8,904	Third	7,502	5	9%	30.0%	59	1
8,904	Second	7,502	5	10%	32.5%	60	2
8,904	Ground	3,070	5	11%	35.0%	61	2
3,644			6	12%	38.75%	63	2
30,356		45,927	6	13%	42.5%	65	2
			7	14%	46.3%	66	2
			7	15%	50.0%	68	3

Total Floor Area:

Base Project # of Units	Floor	Proposed Project # of Units
	Seventh	8
	Sixth	12
	Fifth	12
15	Fourth	12
15	Third	12
15	Second	12
	Ground	
45		68

Total Units:

Proposed Area: **45,927**

Proposed Units: **68**

Average Unit Size: **675**

#Concessions

1. Reduce open space requirement
2. Reduce bicycle parking requirement

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	45	200	9000
Provided Open Space (Roof Deck)			9012

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	30,356	1210	31,566
Site Area			10,522
FAR			3.000

Base Project - Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	2
Commercial	1,210	N/A	2/1000 SF	2	4

Base Project -Bicycle Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,210		1/2000	0	0
Res. (Long)		39	0.33	13	16
Res (Short)		39	0.025	2	12

Base Project - Stormwater

	Roof Area	%	Required	Provided
Base Units	9115	4%	365	949

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DENSITY BONUS
CALCULATIONS

A0.3B

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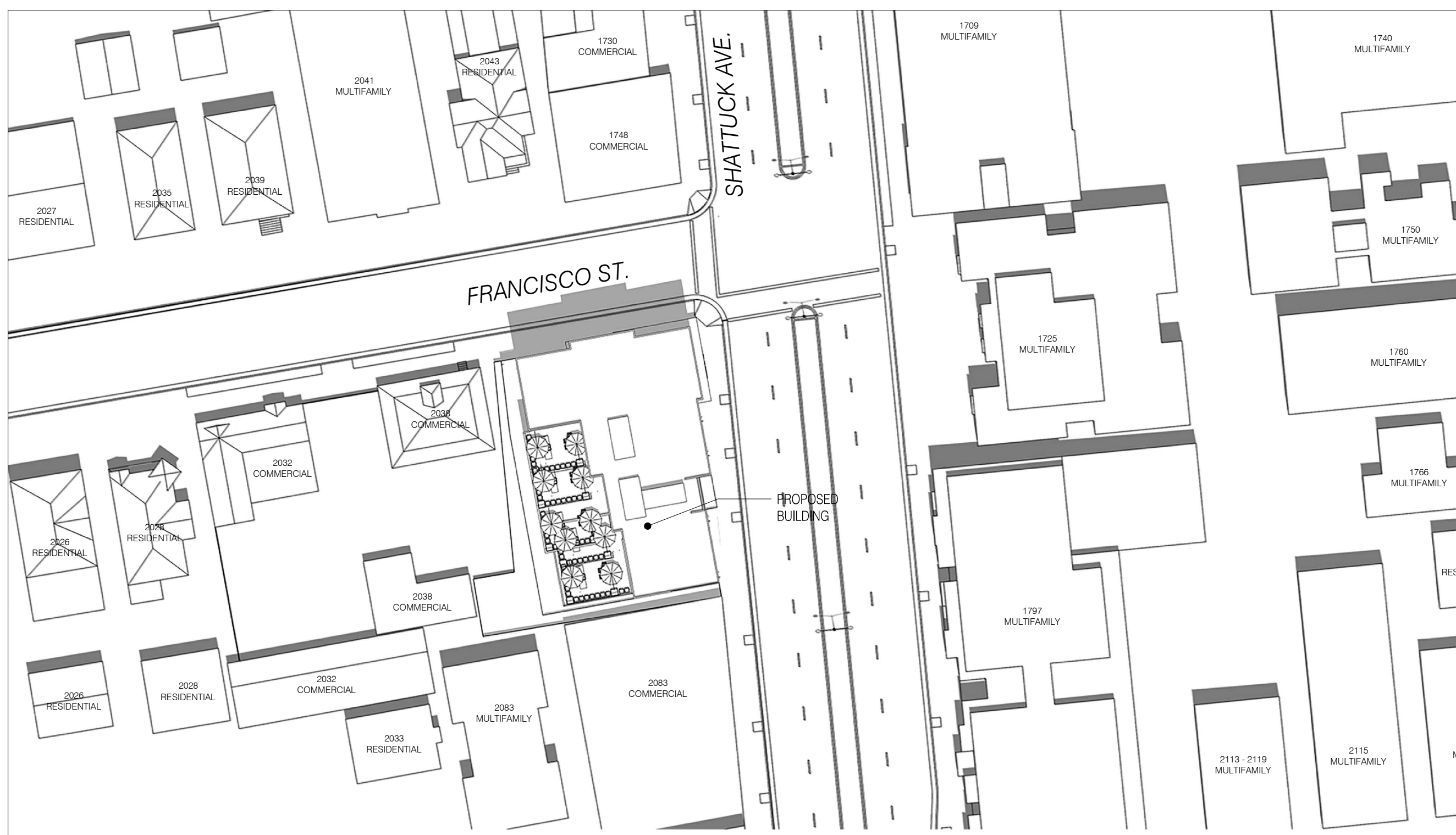
SHEET:
SHADOW STUDIES
JUNE 21ST

A0.4A

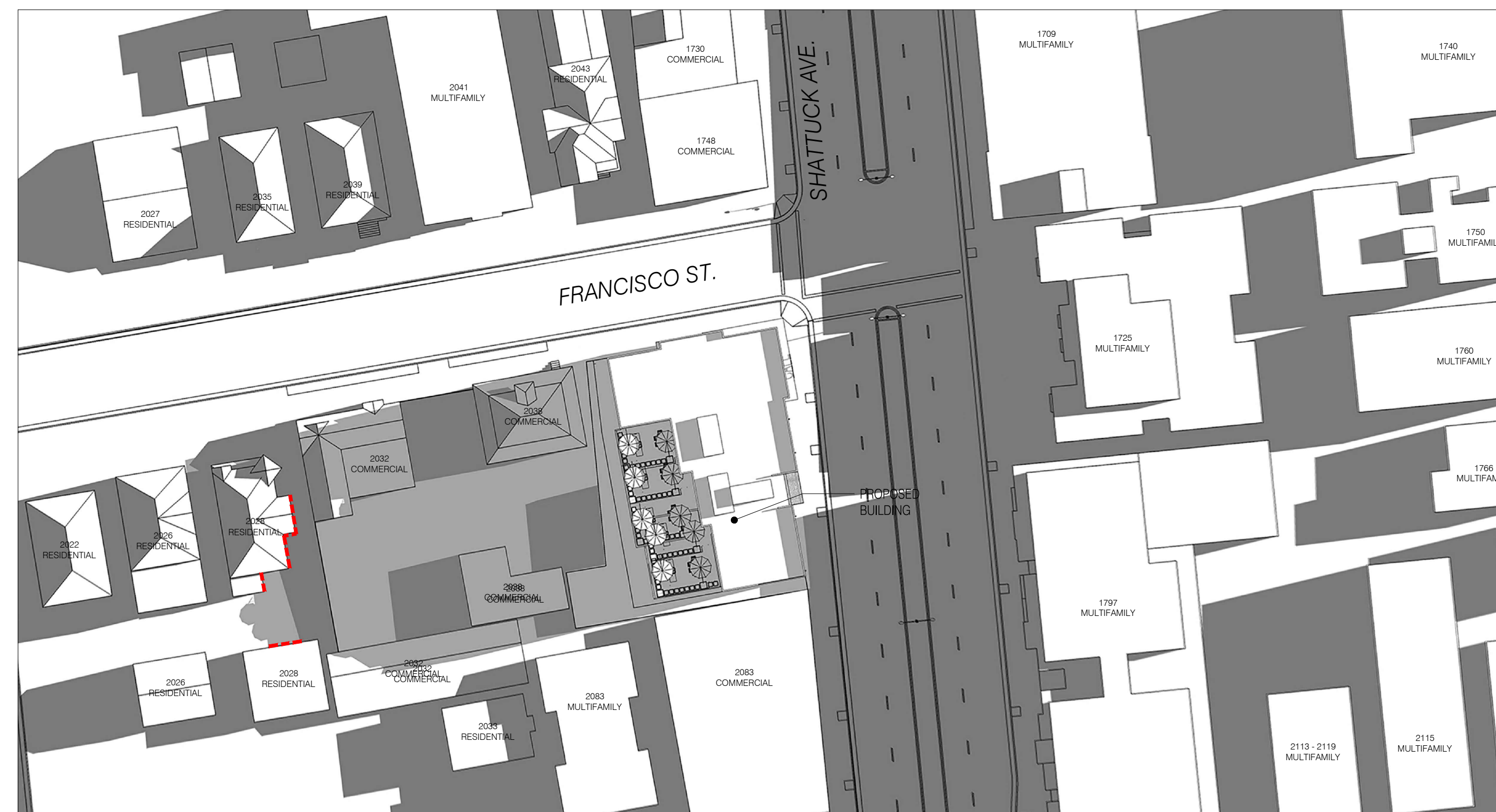
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■ LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- - - - NEW SHADOW AT RESIDENTIAL BUILDING
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: NOON
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE
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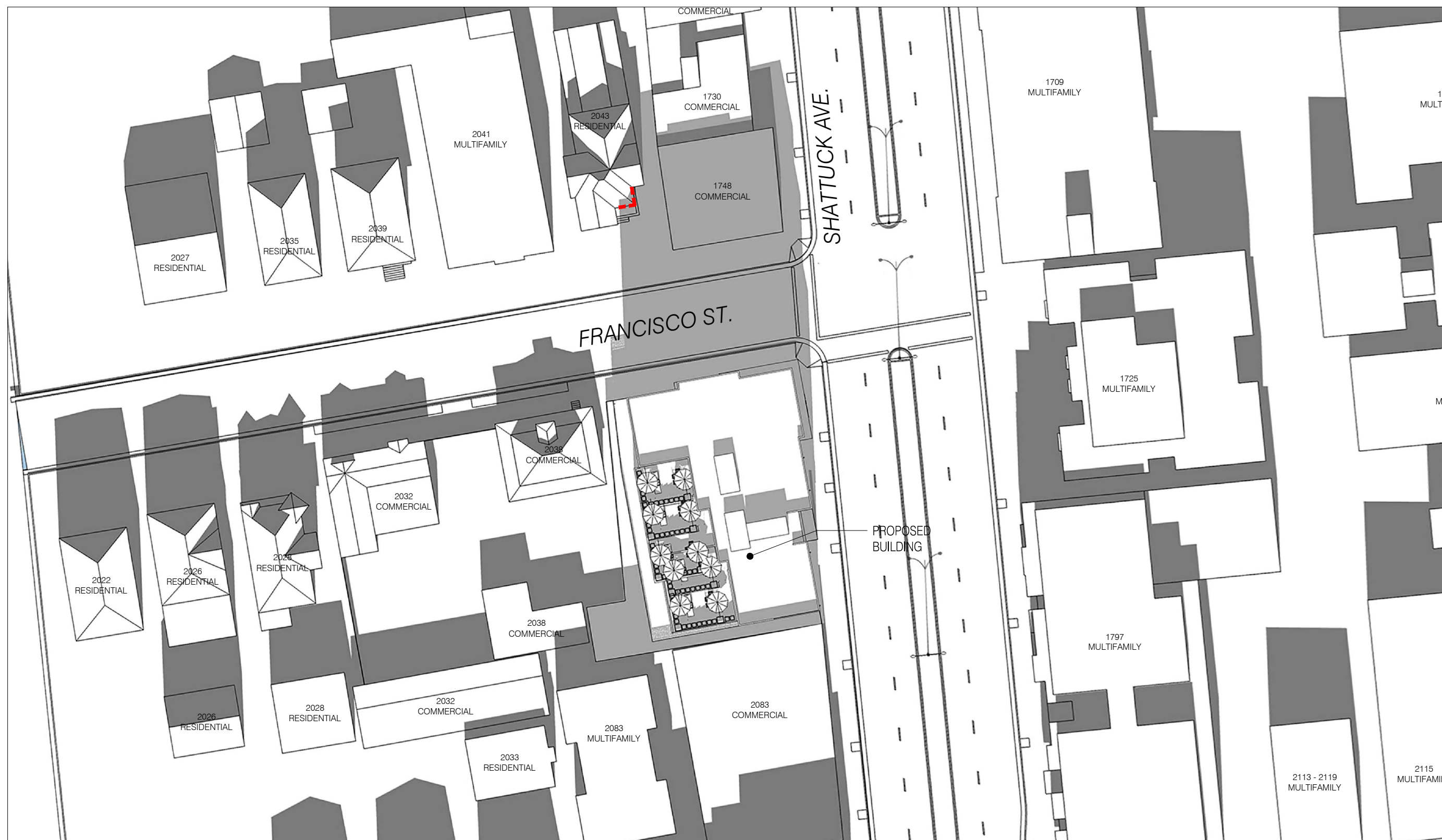
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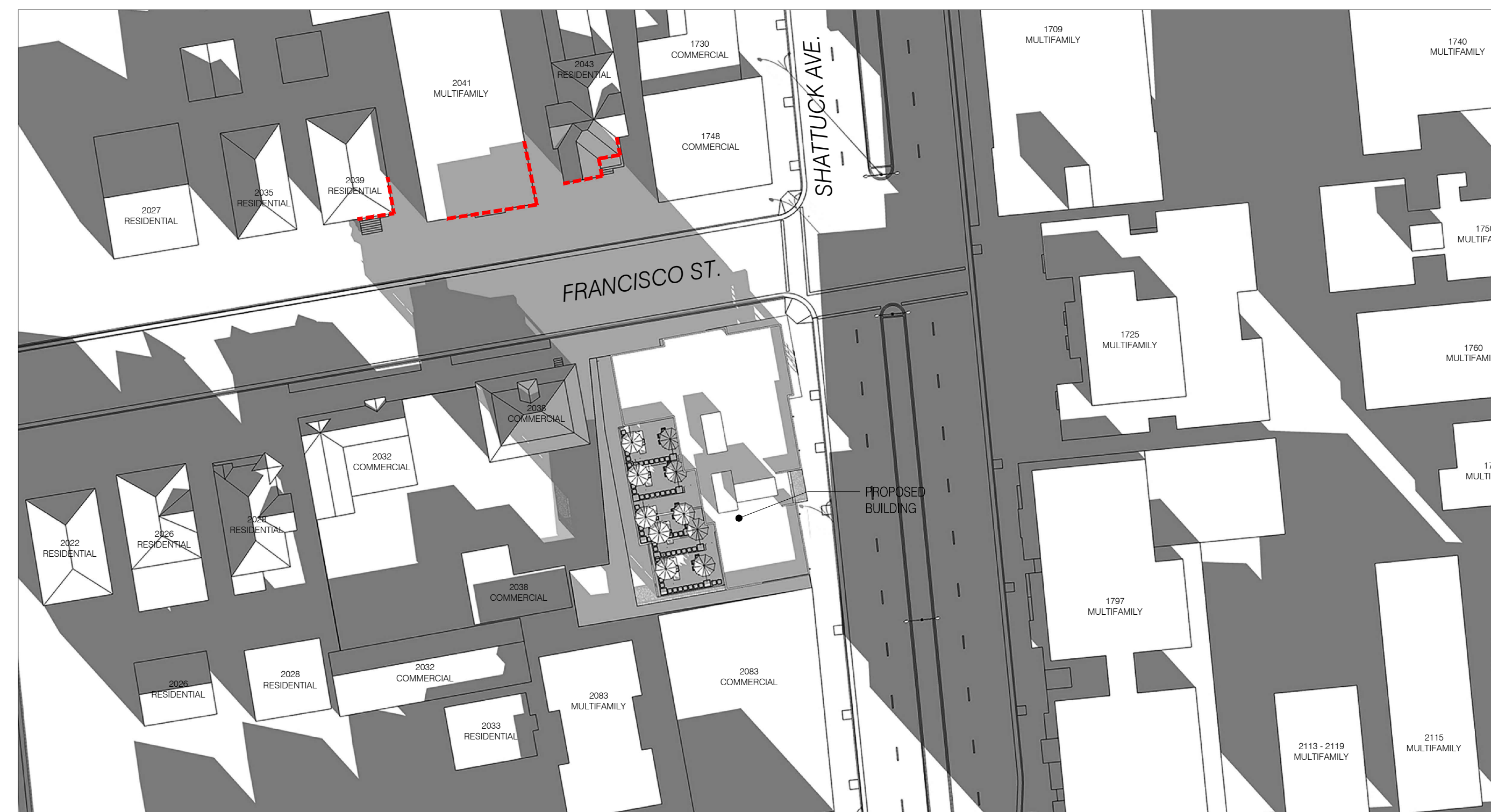
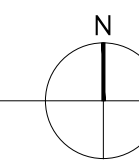
SHEET:
SHADOW STUDIES
NOV. 26TH

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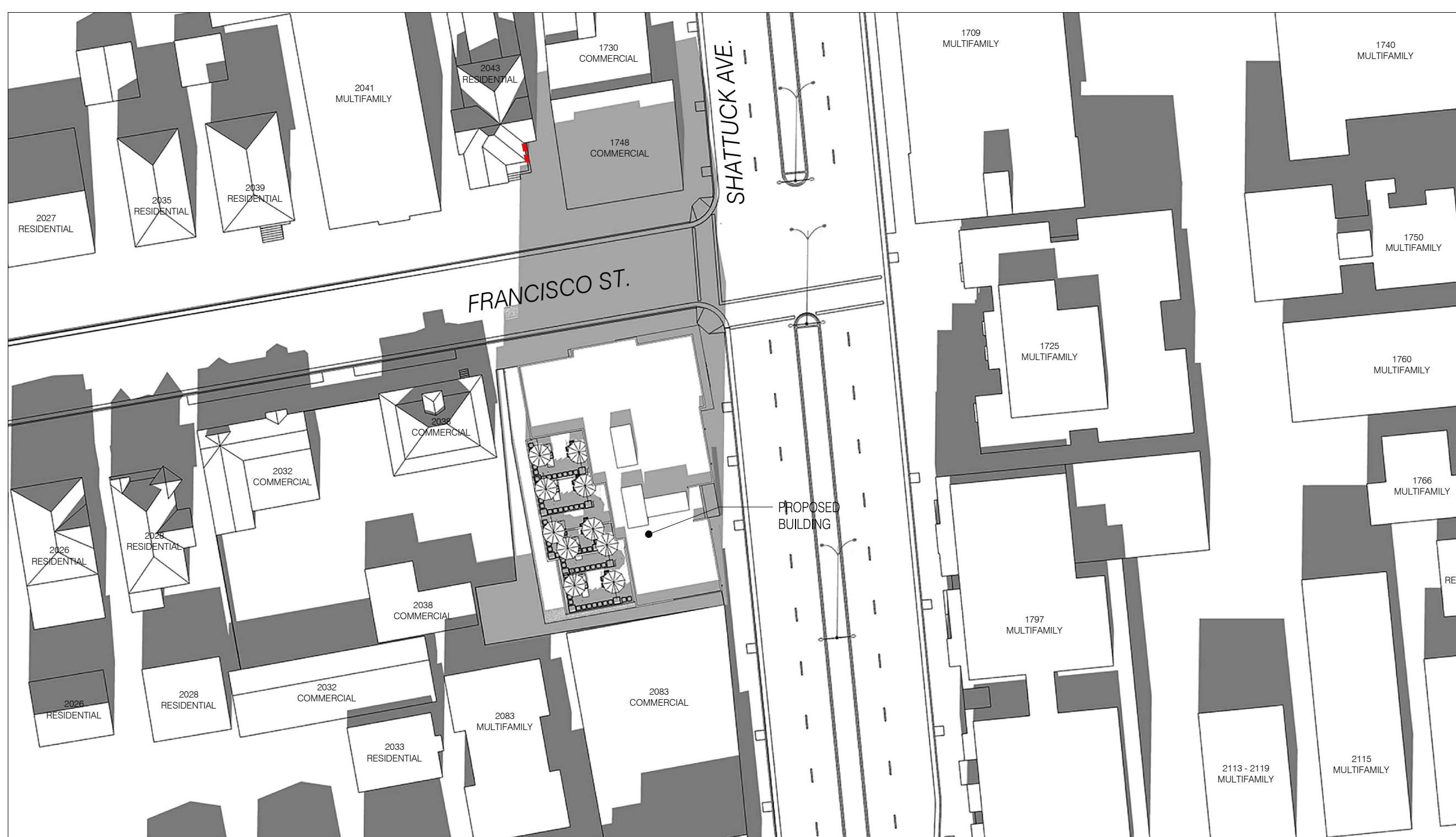
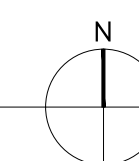
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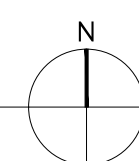
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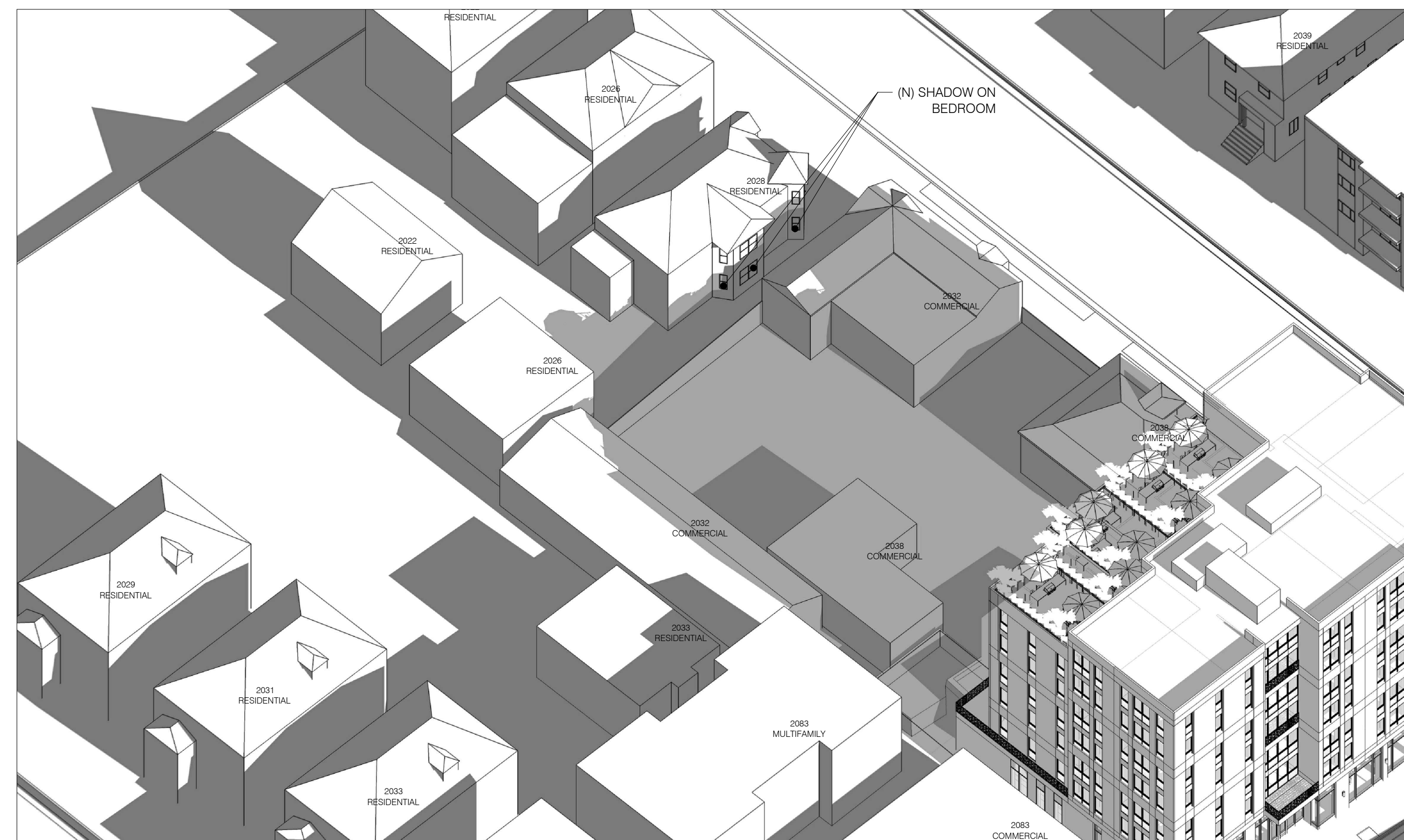


3 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
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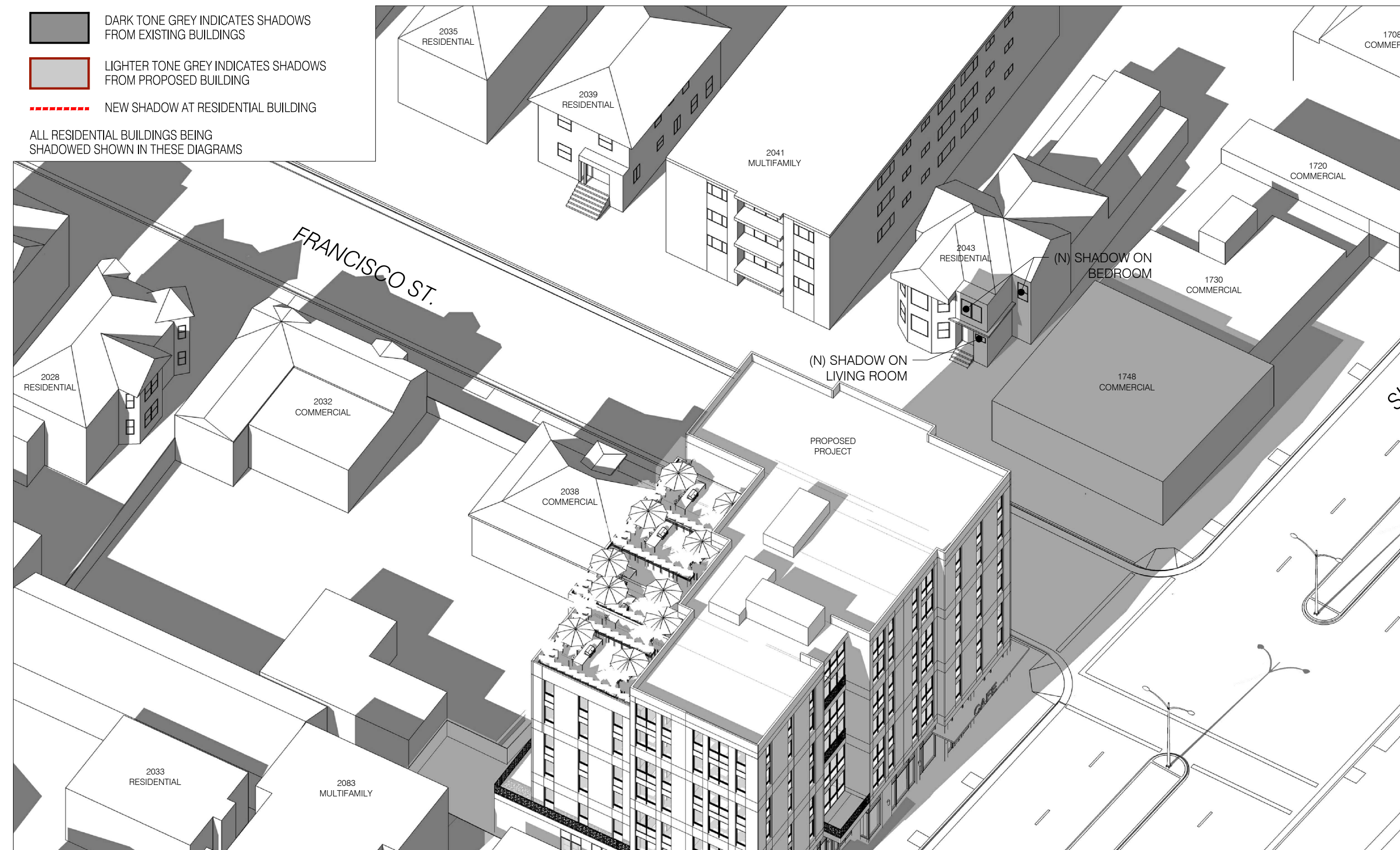
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JOB: 2120

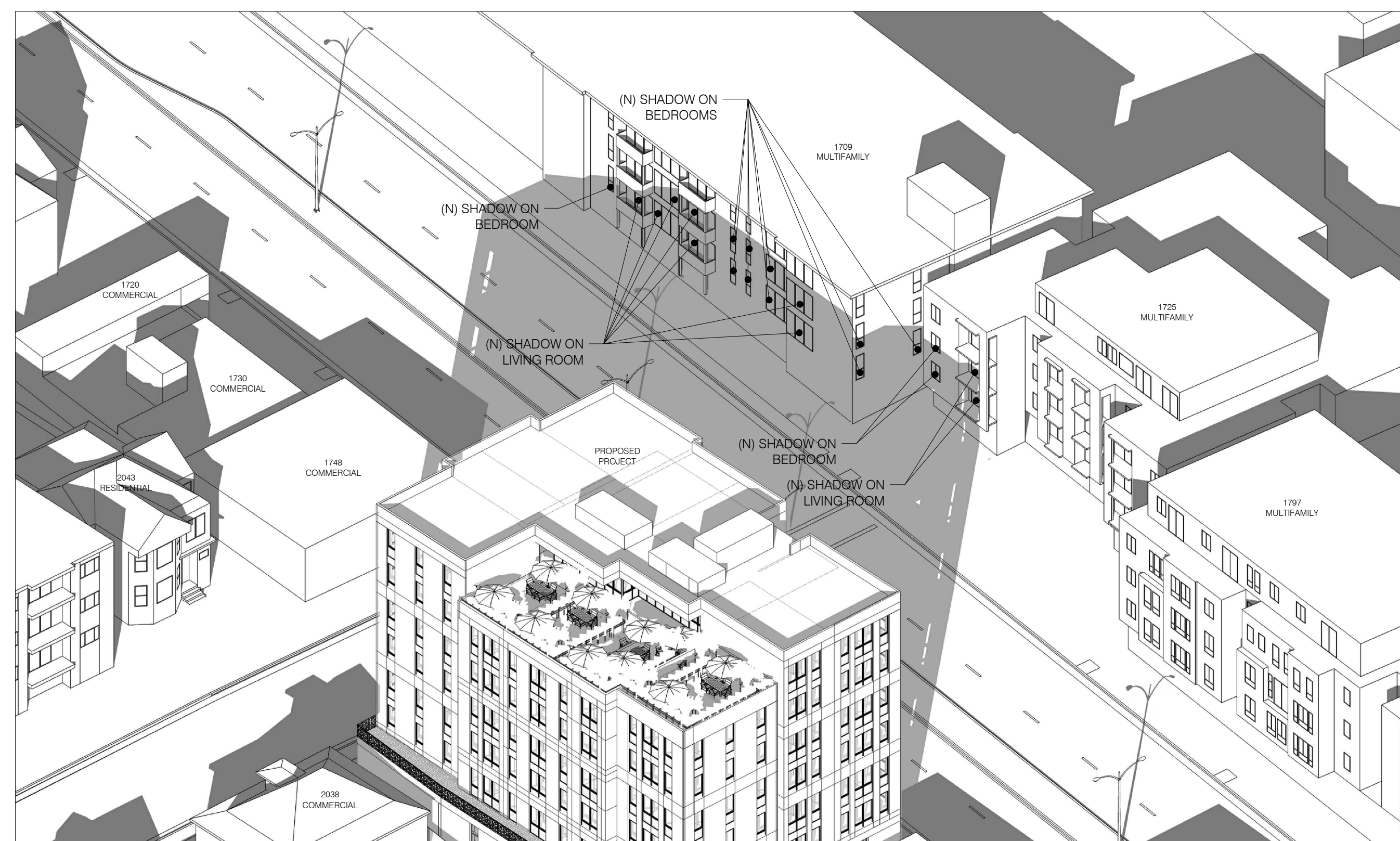
SHEET:

SHADOW STUDIES
DECEMBER 21ST

A0.4E



2 **SHADOW STUDY - DEC 21: NOON**
1:100 @ 11X17 1:50 @ 24X36



3 **SHADOW STUDY - DEC 21: 2 HRS BEFORE SUNSET**
1:100 @ 11X17 1:50 @ 24X36



1 **SHADOW STUDY - DEC 21: 2 HOURS AFTER SUNRISE**
1:100 @ 11X17 1:50 @ 24X36

**PANORAMIC
@ 1752
SHATTUCK
AVENUE**

Berkeley, CA

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SHEET:
SHADOW STUDIES
NOV 26

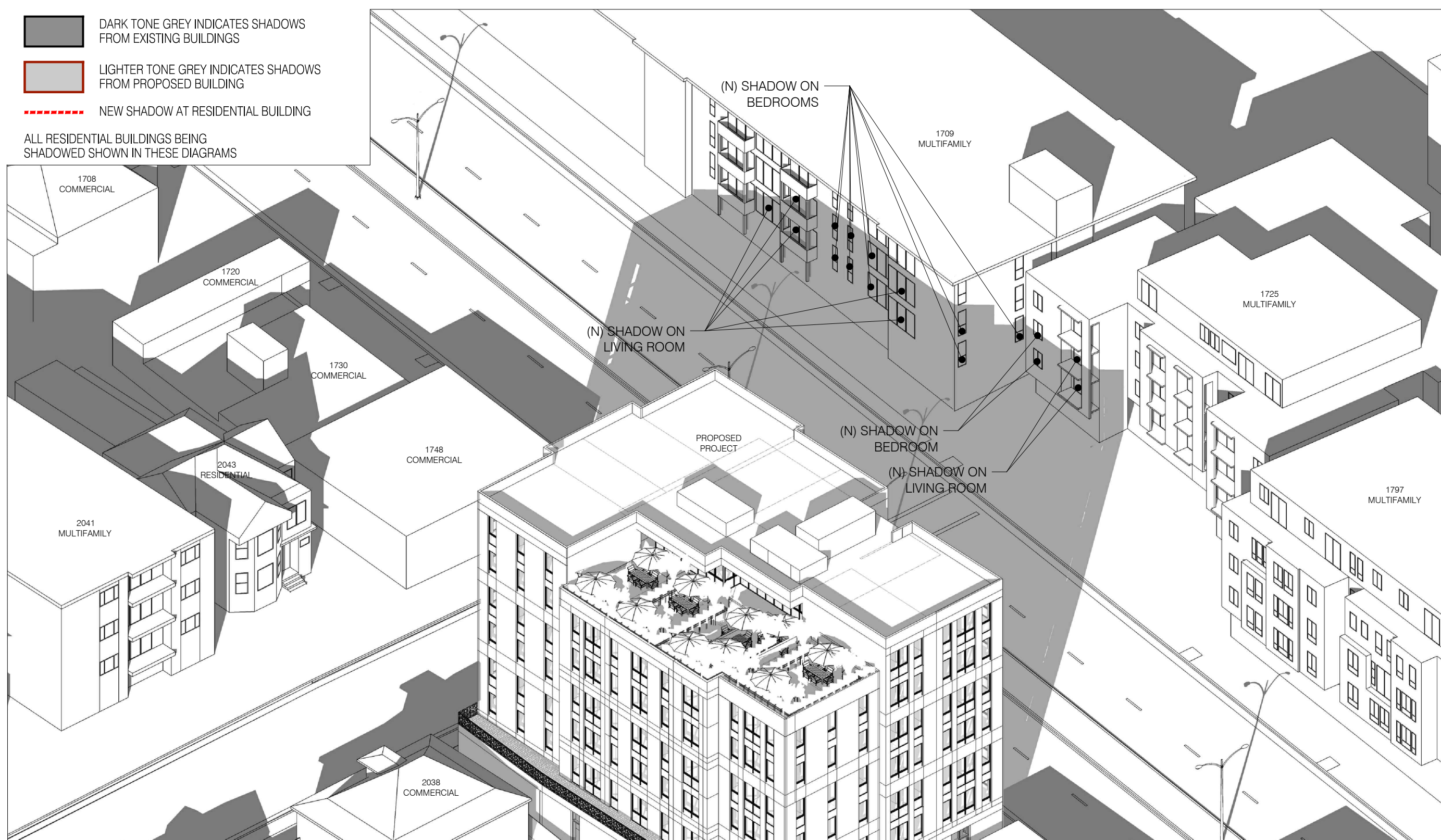
A0.4F



1 SHADOW STUDY AXONOMETRIC - NOV 26: NOON
NTS



2 SHADOW STUDY AXONOMETRIC - NOV 26: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY AXONOMETRIC - NOV 26: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

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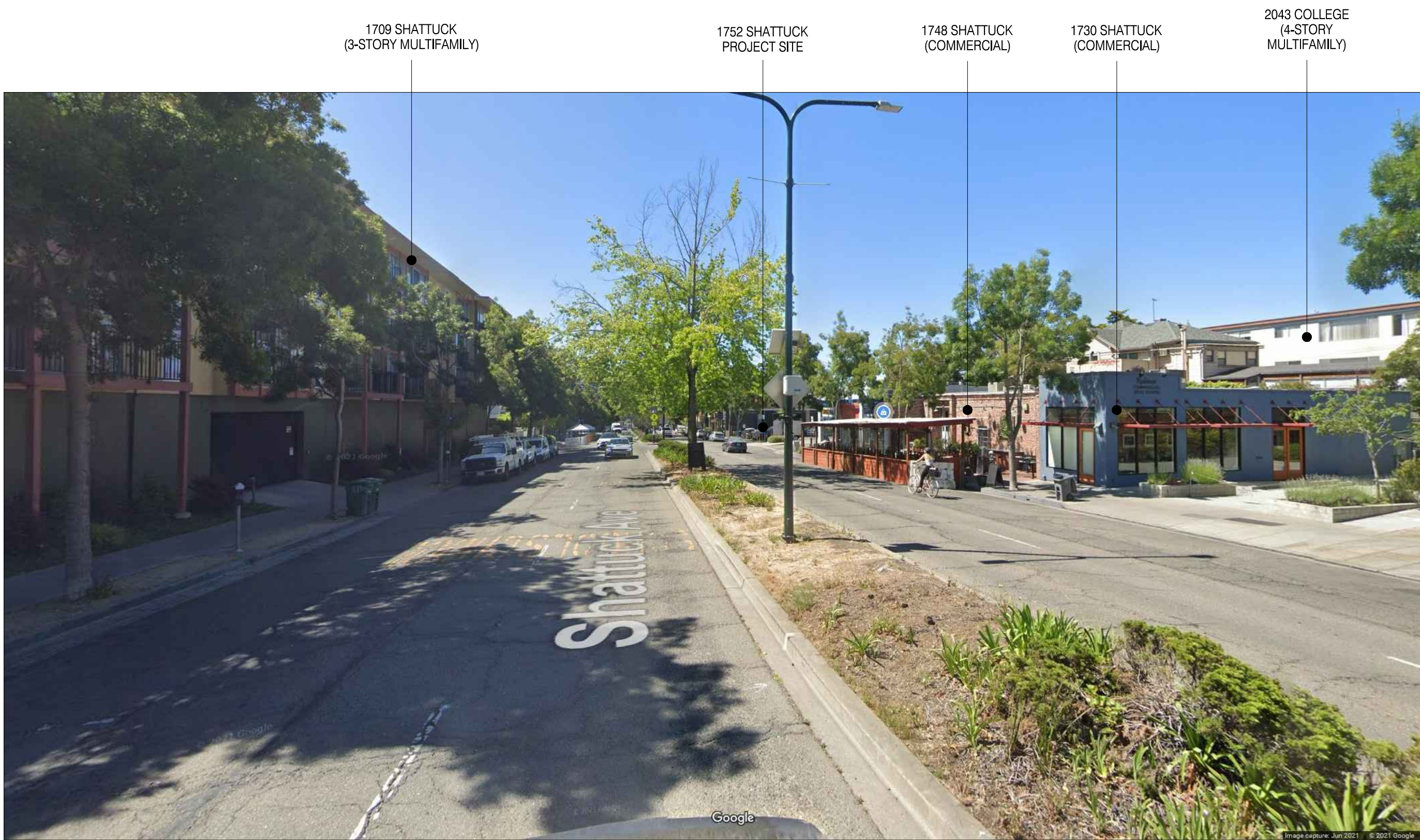
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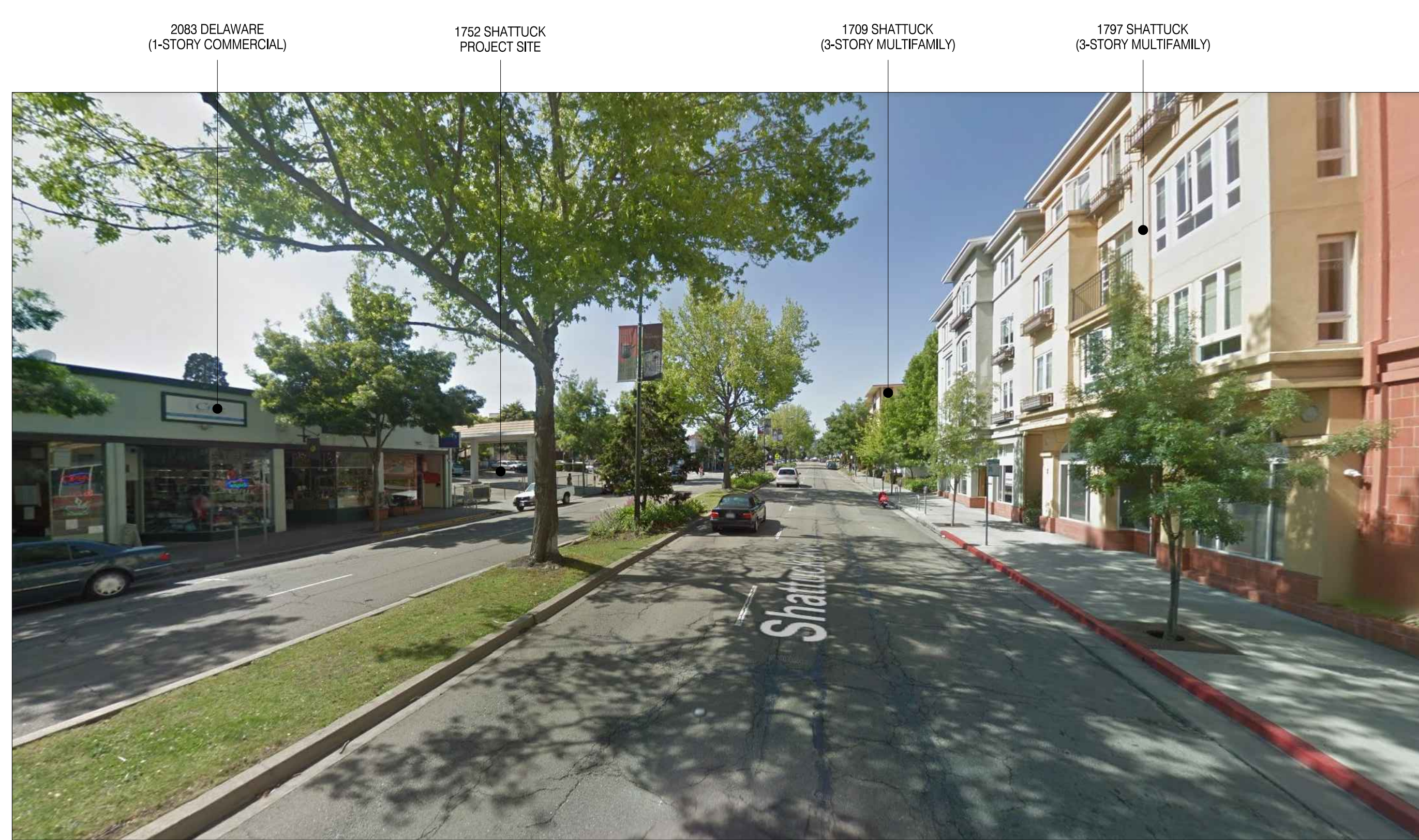
JOB: 2120

SHEET:
SITE CONTEXT
PHOTOS

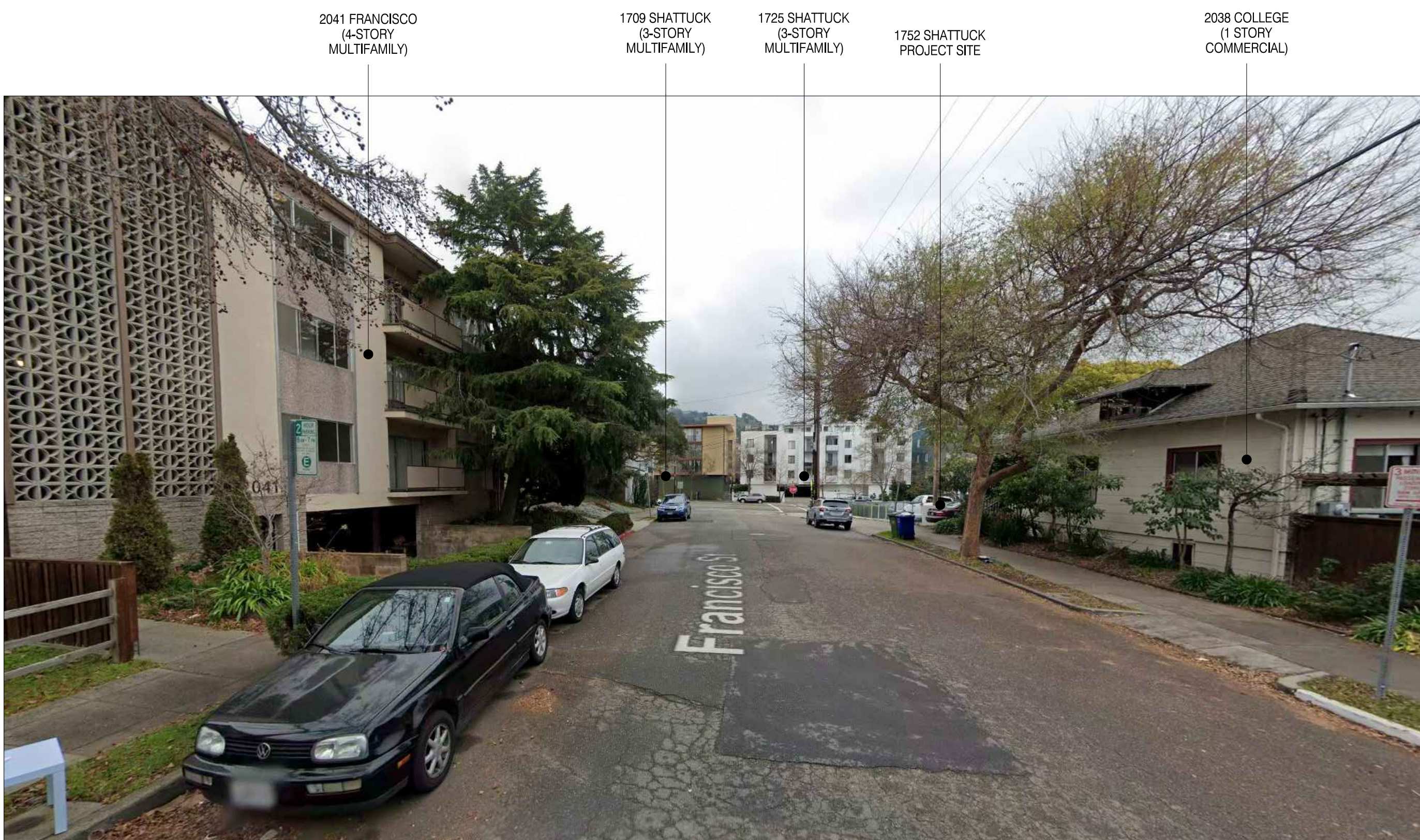
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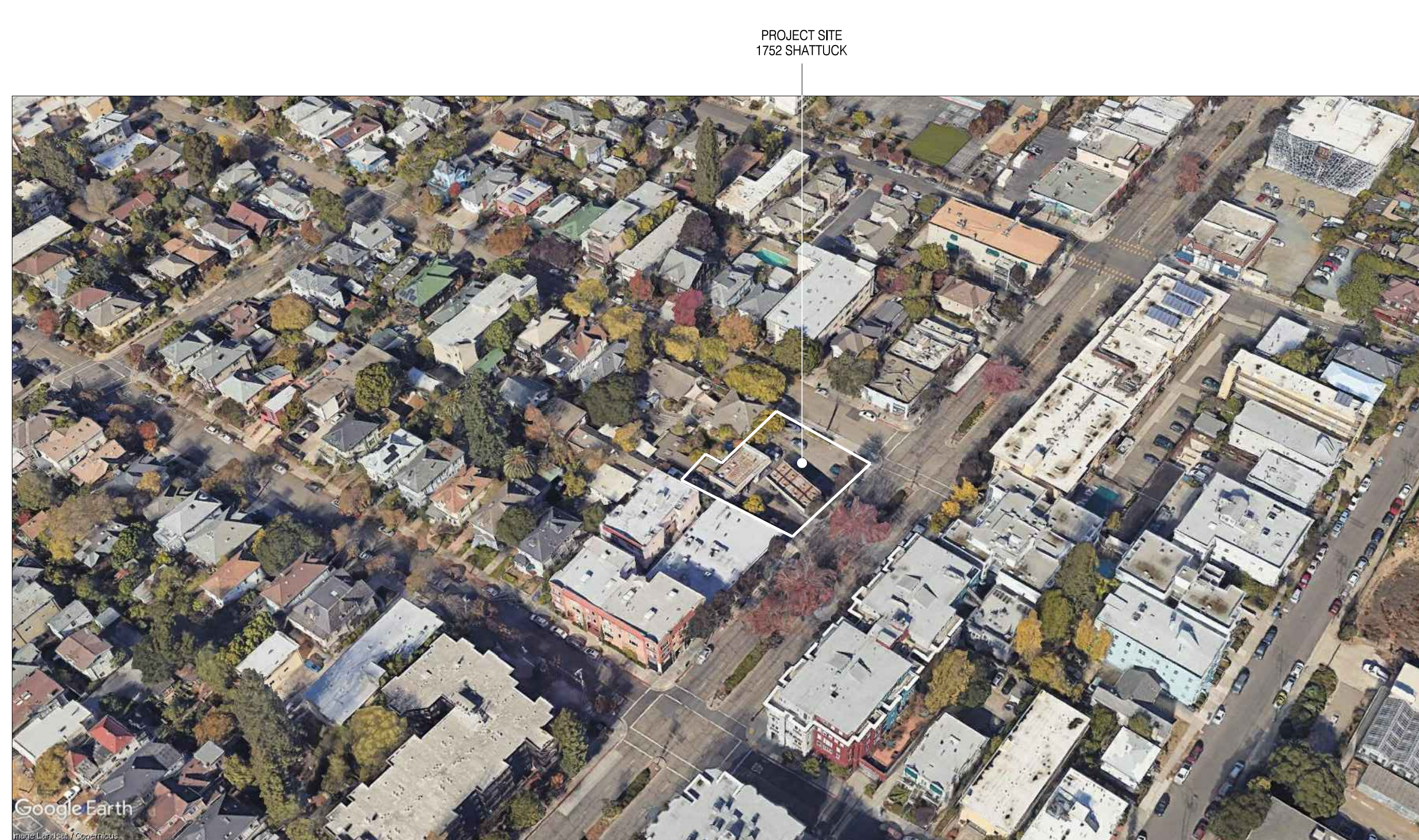
4 VIEW FROM SHATTUCK LOOKING SOUTH



2 VIEW FROM SHATTUCK LOOKING NORTH



3 VIEW FROM FRANCISCO LOOKING EAST



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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PROJECT SITE
1752 SHATTUCK

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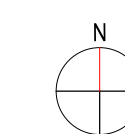
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SHEET:

VICINITY MAP



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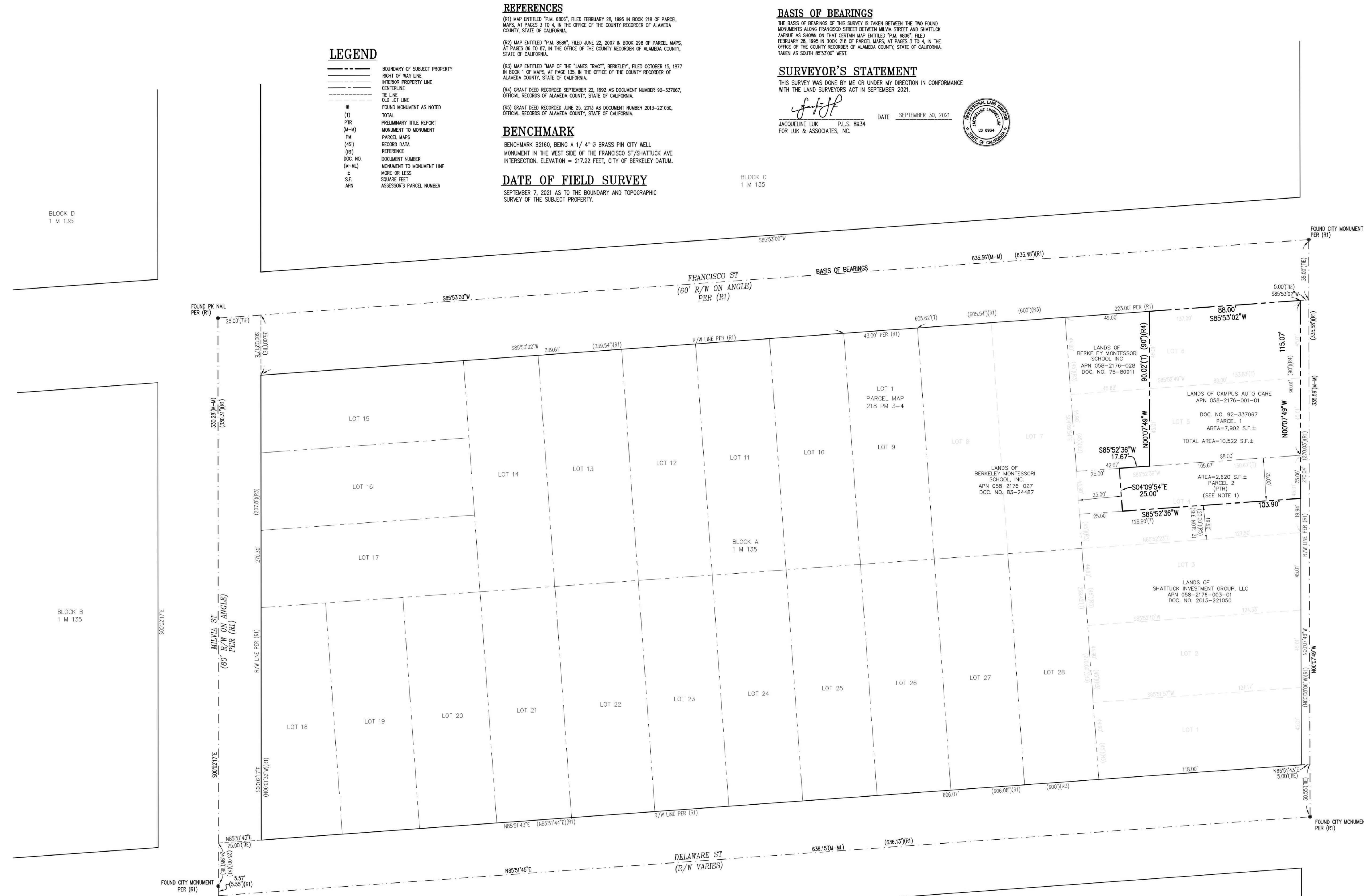
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JOB: 2120

SHEET:

SITE SURVEY

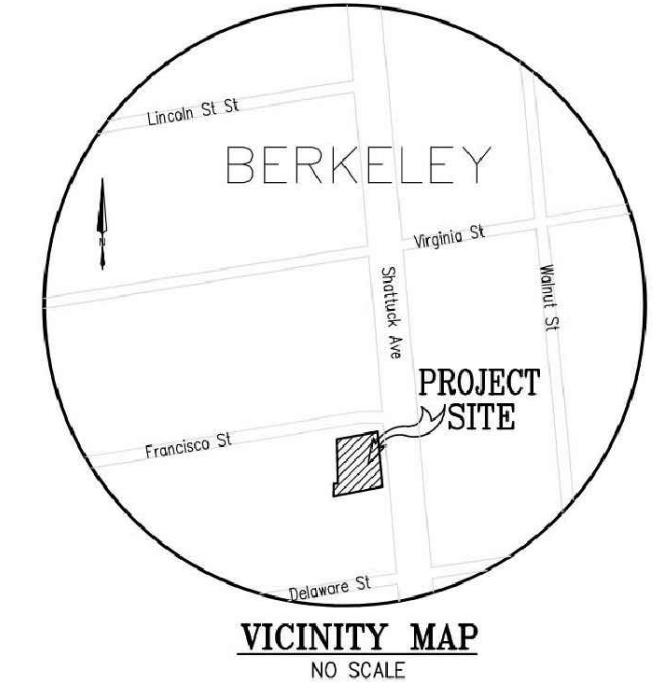
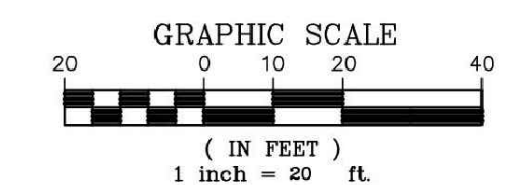
A1.1



BLOCK D
1 M 135

BLOCK B
1 M 135

1
BLOCK SURVEY
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36



**TOPOGRAPHIC &
BOUNDARY SURVEY**
OF
1752 SHATTUCK AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
SEPTEMBER 2021
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

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SHEET:

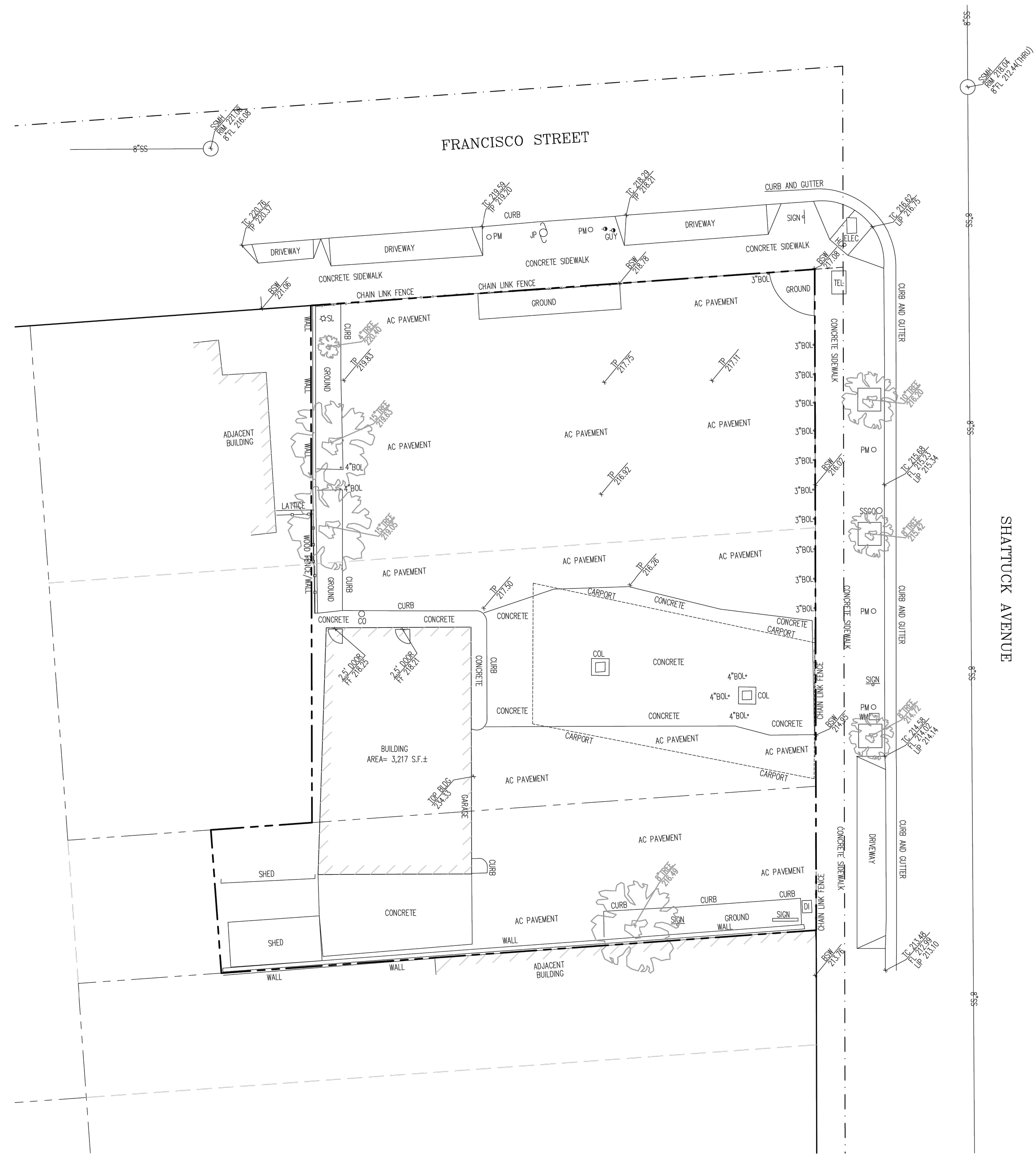
SITE SURVEY

A1.2

**TOPOGRAPHIC &
BOUNDARY SURVEY**

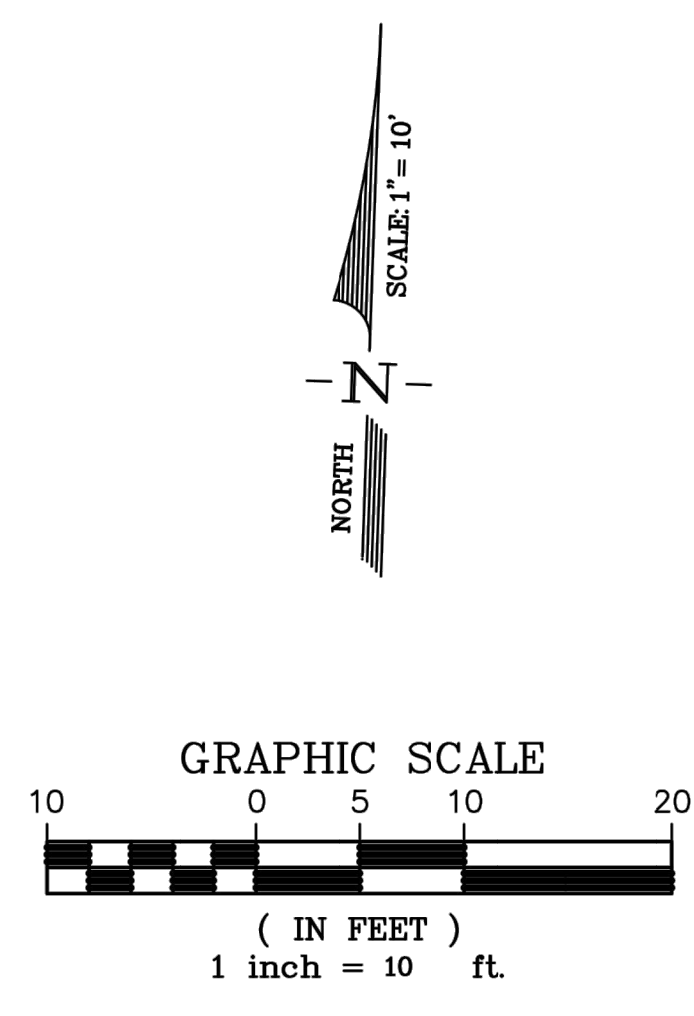
OF
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CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
SEPTEMBER 2021

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LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	CENTERLINE
---	TIE LINE
---	OLD LOT LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
SL	STREET LIGHT
DI	DRAIN INLET
CO	CLEAN OUT
ELEC	ELECTRIC BOX
PM	PARKING METER
WM	WATER METER
COL	COLUMN
FF	FINISHED FLOOR
BOL	BOLLARD
HCR	HANDICAP RAMP
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
LIP	LIP OF GUTTER ELEVATION
TP	TOP OF PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK ELEVATION
TREE	TREE



1 SITE SURVEY
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

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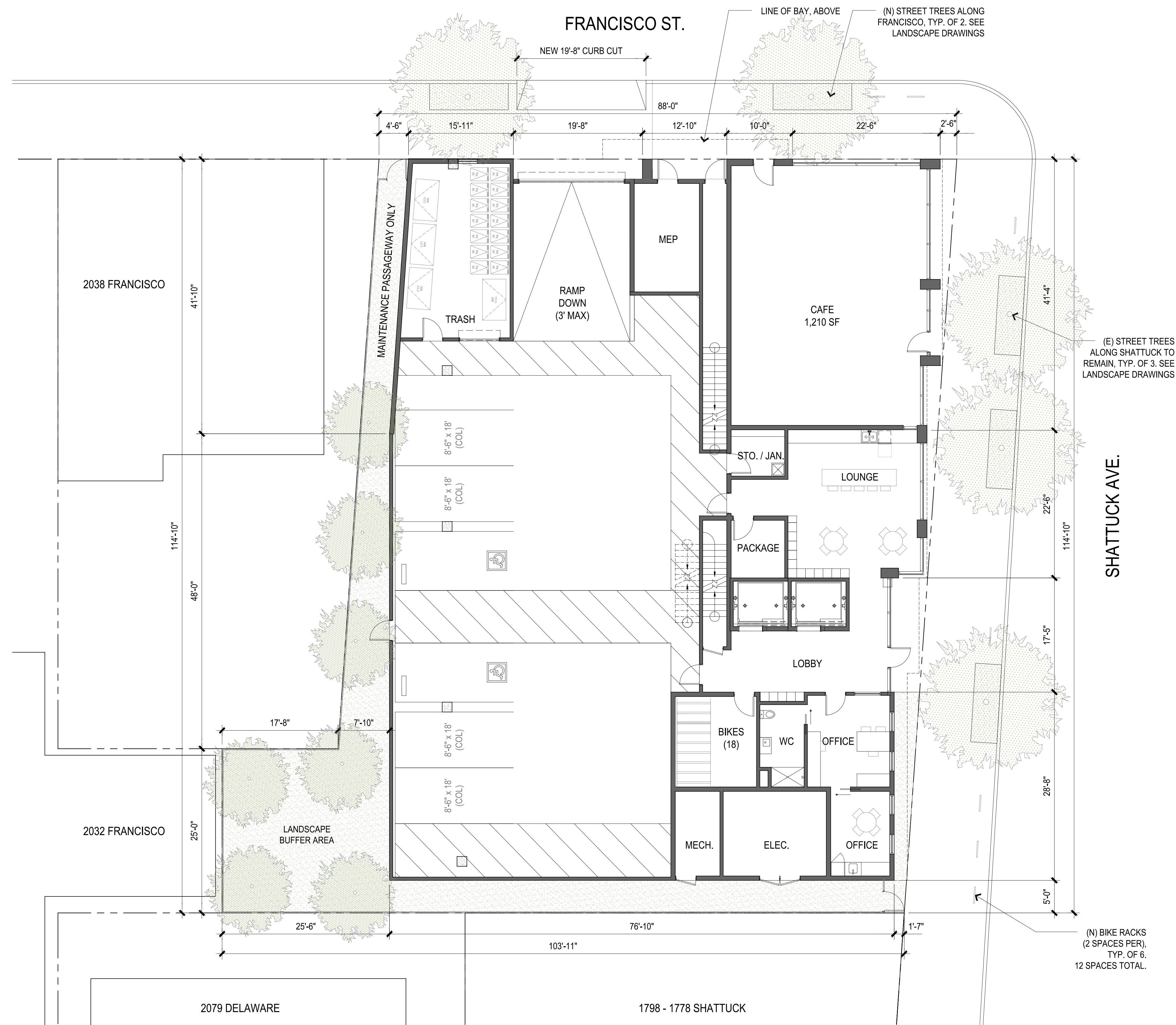
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SHEET:

PLAN AT GROUND LEVEL

A2.1

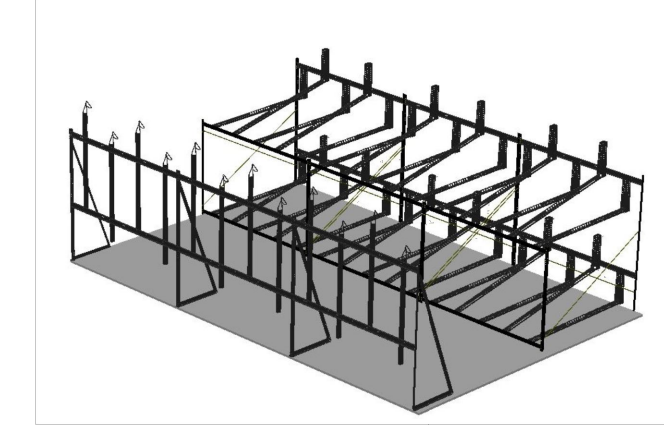


1 GROUND LEVEL PLAN
1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36



Stretch Rack OR EQUIVALENT

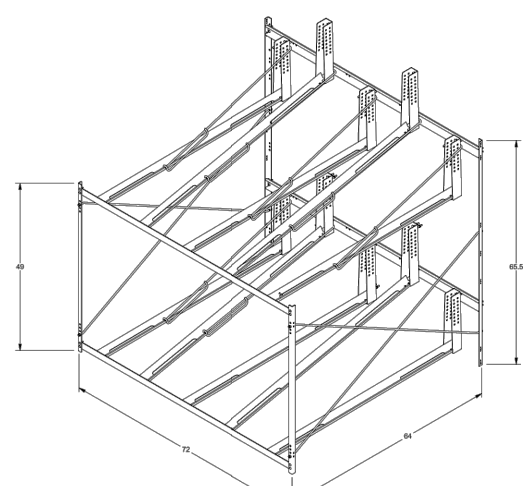
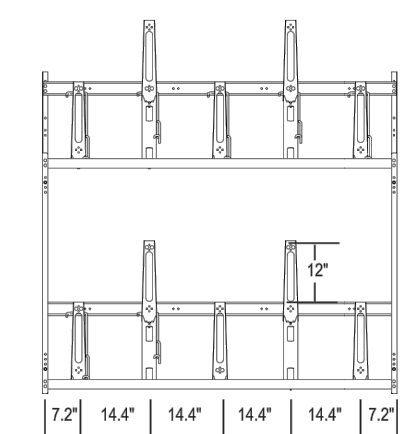
Recommended Spacing



- Product Details**
- Modular construction allows for easy expansion, side by side or back to back
 - Staggered bike position saves space and eases clearance between bikes
 - Can be combined with vertical racks for full bike room layout
 - Does not require anchoring (wall or floor)
 - Bolt together design

- Stretch Rack as manufactured by Saris
- 6, 8 or 10 bikes
- Powder coat black only
- Anchoring not required
- Units can be combined in a row. Can be freestanding or mounted into wall
- 8 ft ceiling clearance required

Anchors must be purchased separately



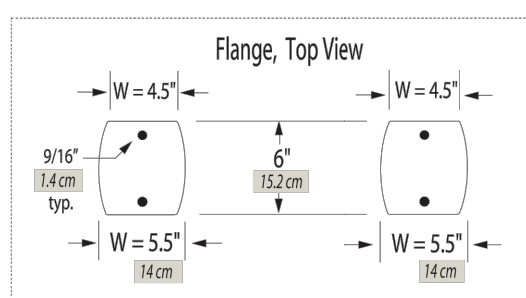
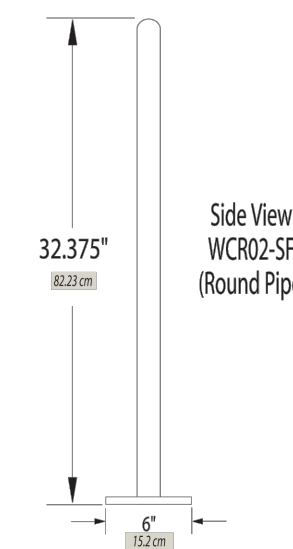
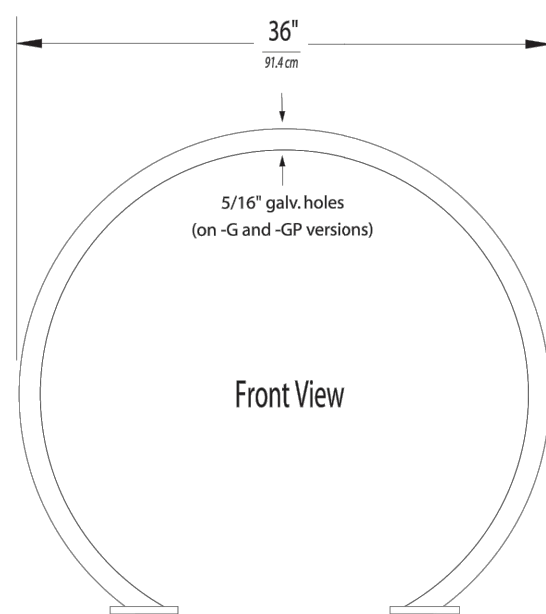
8110 shown OR EQUIVALENT



3 INT. BIKE RACK CUT SHEET

BIKEPARKING.COM
Tel: 415.333.6428 Tel: 888.764.2453 Fax: 415.333.2032 E: info@bikeparking.com
Palmer Group, LLC, 1728 Ocean Avenue #132 San Francisco, CA 94112 USA

Weller Circular Rack
Surface Flange Round Pipe OR EQUIVALENT



Weller Circular Rack, Surface Flange Round Pipe					
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges
Round Pipe	WCRO2-SF	32 lbs	<ul style="list-style-type: none"> GP Hot Dipped Galvanized GP Powder Coated (color) GP Hot Dipped Galvanized with Powder Coat (color) GP Top Coat SS Stainless H4 Brush Finish 	<ul style="list-style-type: none"> 4-P 2.375" O.D. x 0.154" Wall Schedule 40 Pipe (Popular Steel) 5S 2.375" O.D. x 0.154" Wall Schedule 40 Pipe (304/316) 	<ul style="list-style-type: none"> (2) 5" x 6" x 3/8" Plates (2) 1/2" x 2.375" Raw Splice each with (2) 9/16" Holes (2) 1/2" x 3.375" (2) 1/2" x 3.375" Wedge Anchor Bolt

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2 EXT. BIKE RACK CUT SHEET

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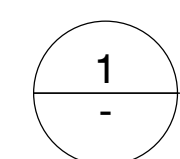
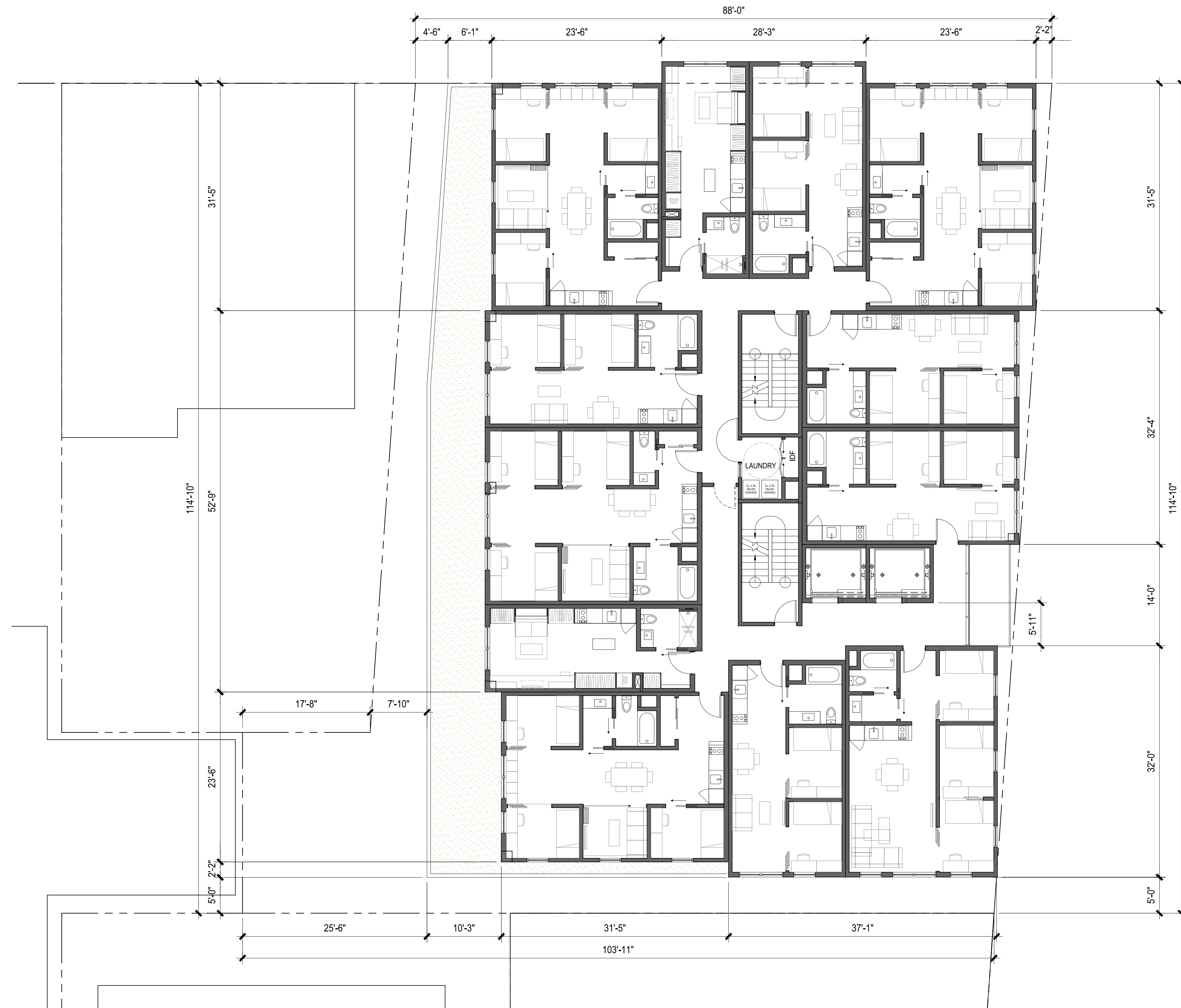
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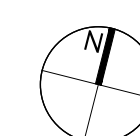
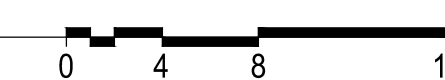
PLAN AT
LEVELS 2-6

A2.2



PLAN AT LEVELS 2-6

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



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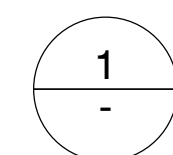
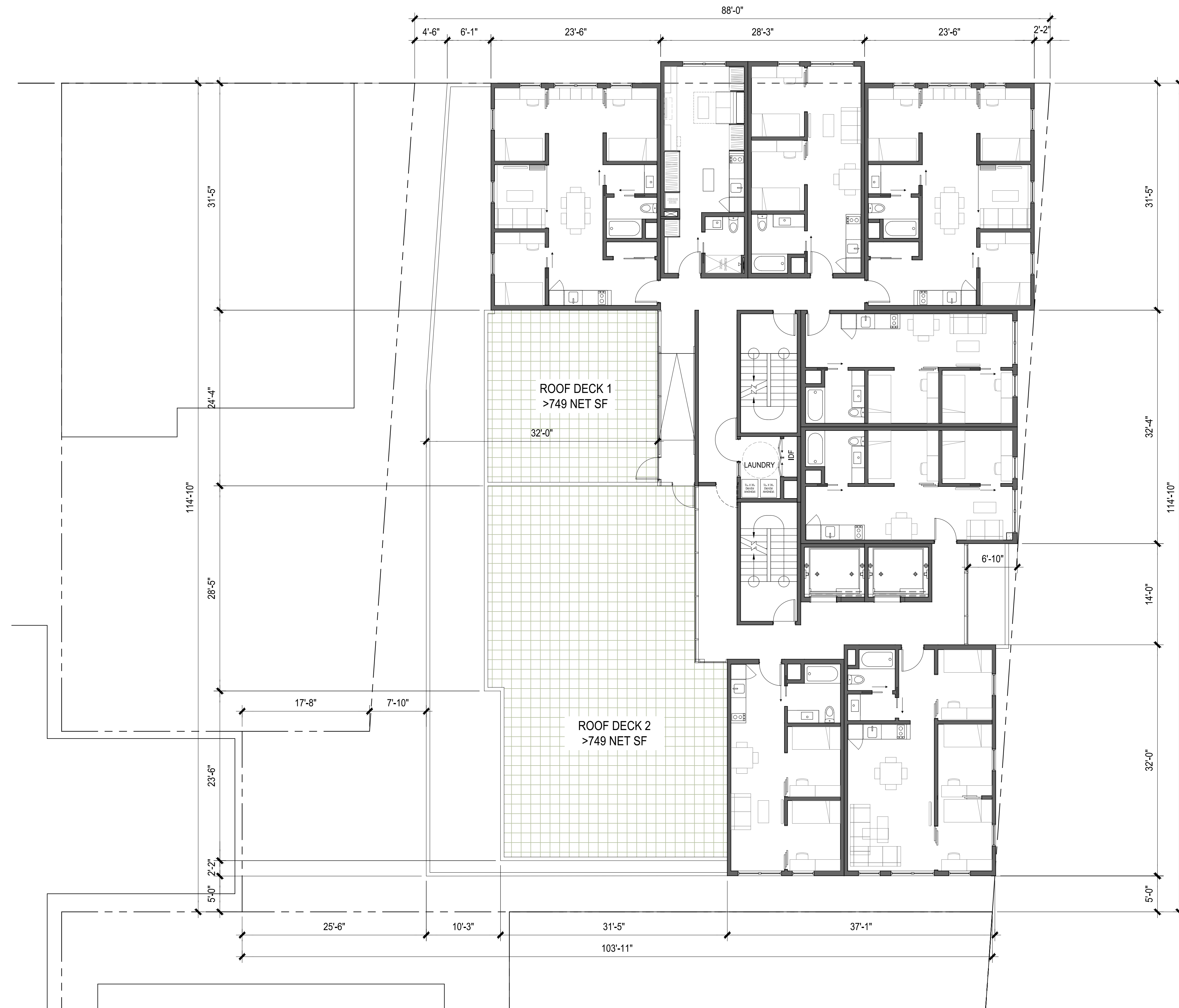
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JOB: 2120

SHEET:

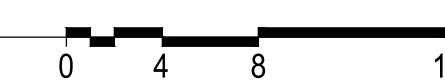
PLAN AT
LEVELS 7

A2.3



PLAN AT LEVEL 7

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



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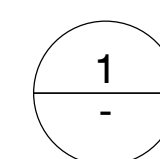
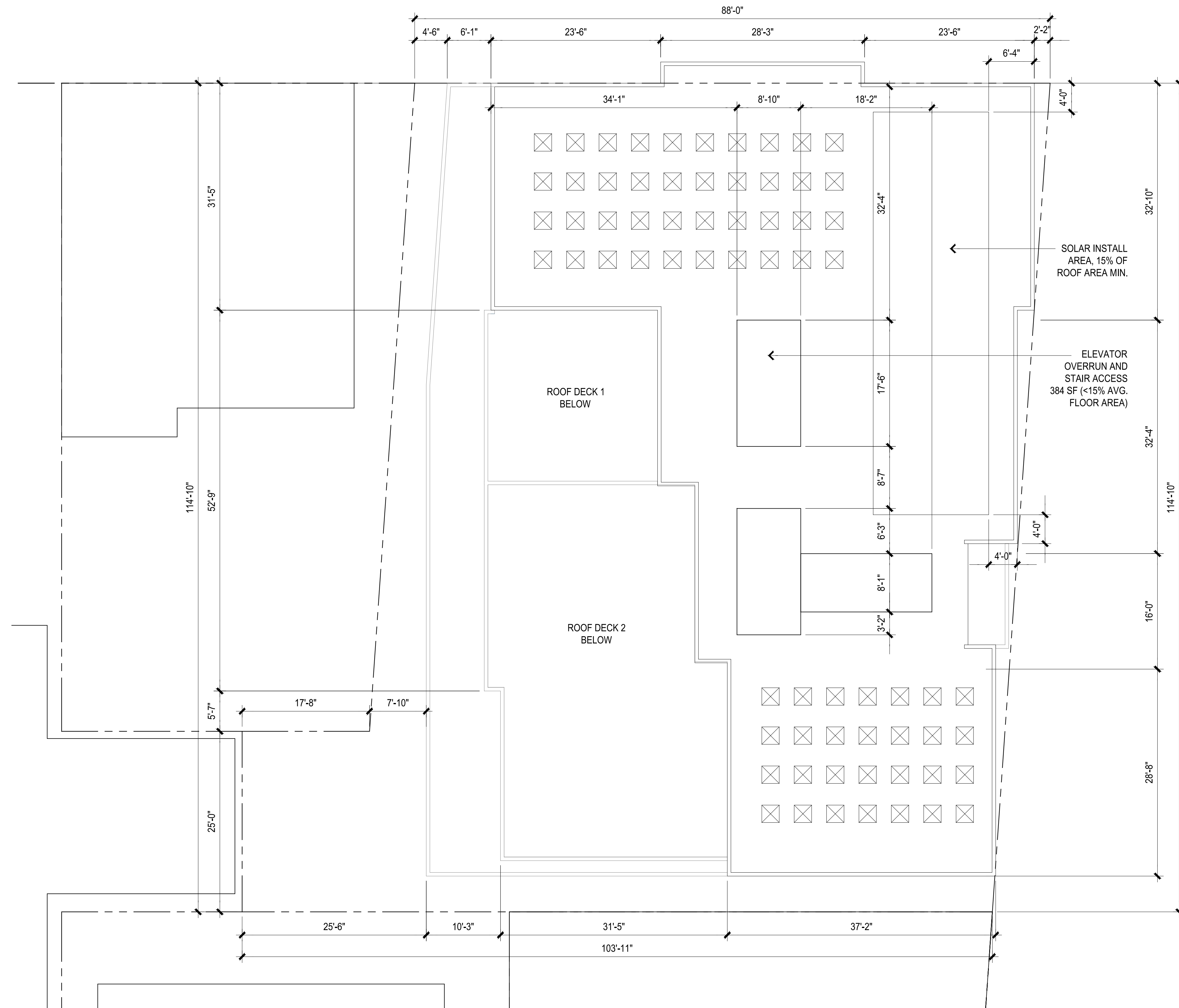
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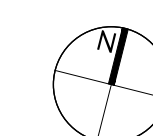
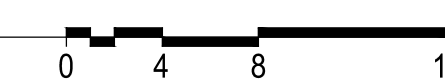
PLAN AT
ROOF

A2.4



PLAN AT ROOF

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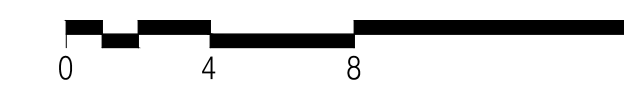
JOB: 2120

SHEET:
BUILDING
ELEVATIONS

A3.1



1 EAST ELEVATION
3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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SHEET:

BUILDING
ELEVATIONS

A3.2



1 NORTH ELEVATION
3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 2120

SHEET:

BUILDING
ELEVATIONS

A3.3



1 WEST ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 4 8 16

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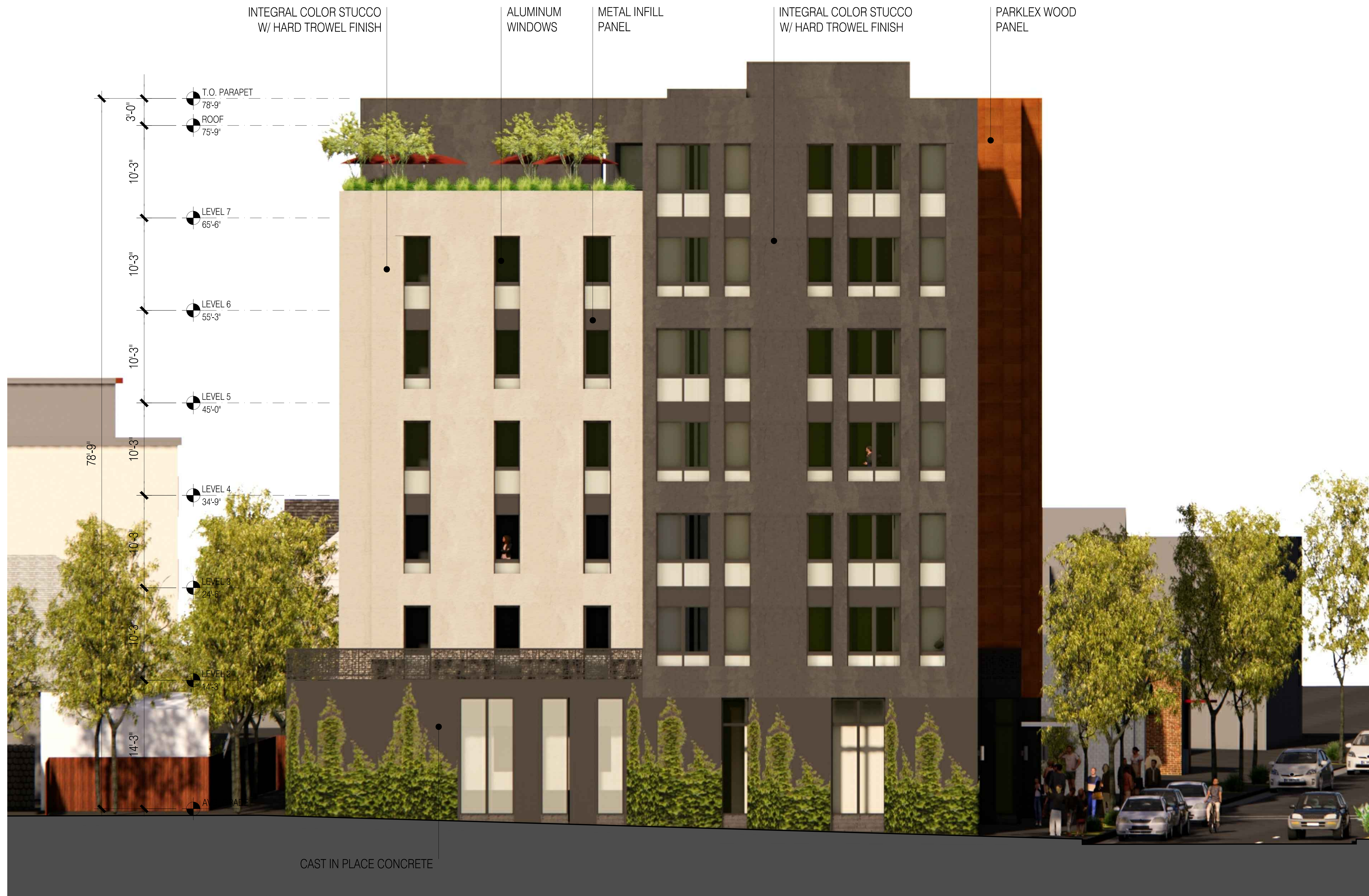
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SHEET:

BUILDING
ELEVATIONS

A3.4



CAST IN PLACE CONCRETE

1 SOUTH ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 4 8 16



2

STREET STRIP ELEVATION @ FRANCISCO STREET

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

STREET STRIP
ELEVATIONS

A3.5



1

STREET STRIP ELEVATION @ SHATTUCK AVENUE

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4
-
FRANCISCO LOOKING EAST - AFTER



2
-
SHATTUCK LOOKING NORTH - AFTER



3
-
FRANCISCO LOOKING EAST - BEFORE



1
-
SHATTUCK LOOKING NORTH - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.7



2
-
SHATTUCK LOOKING SOUTH - AFTER



1
-
SHATTUCK LOOKING SOUTH - BEFORE

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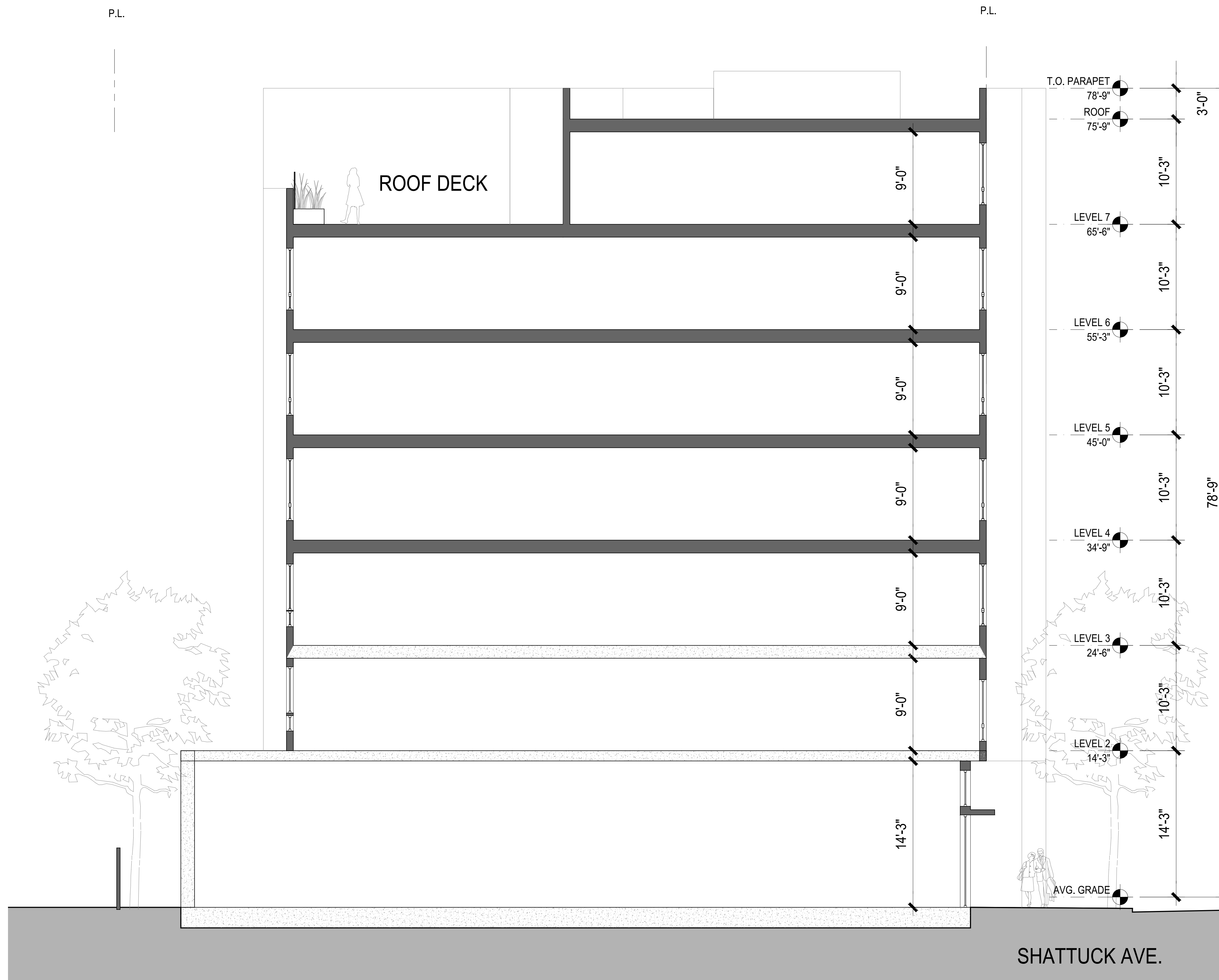
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JOB: 2120

SHEET:

SECTION

A4.1



1
-
E-W SECTION
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

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03.03.2022 ZONING COMPLETENESS

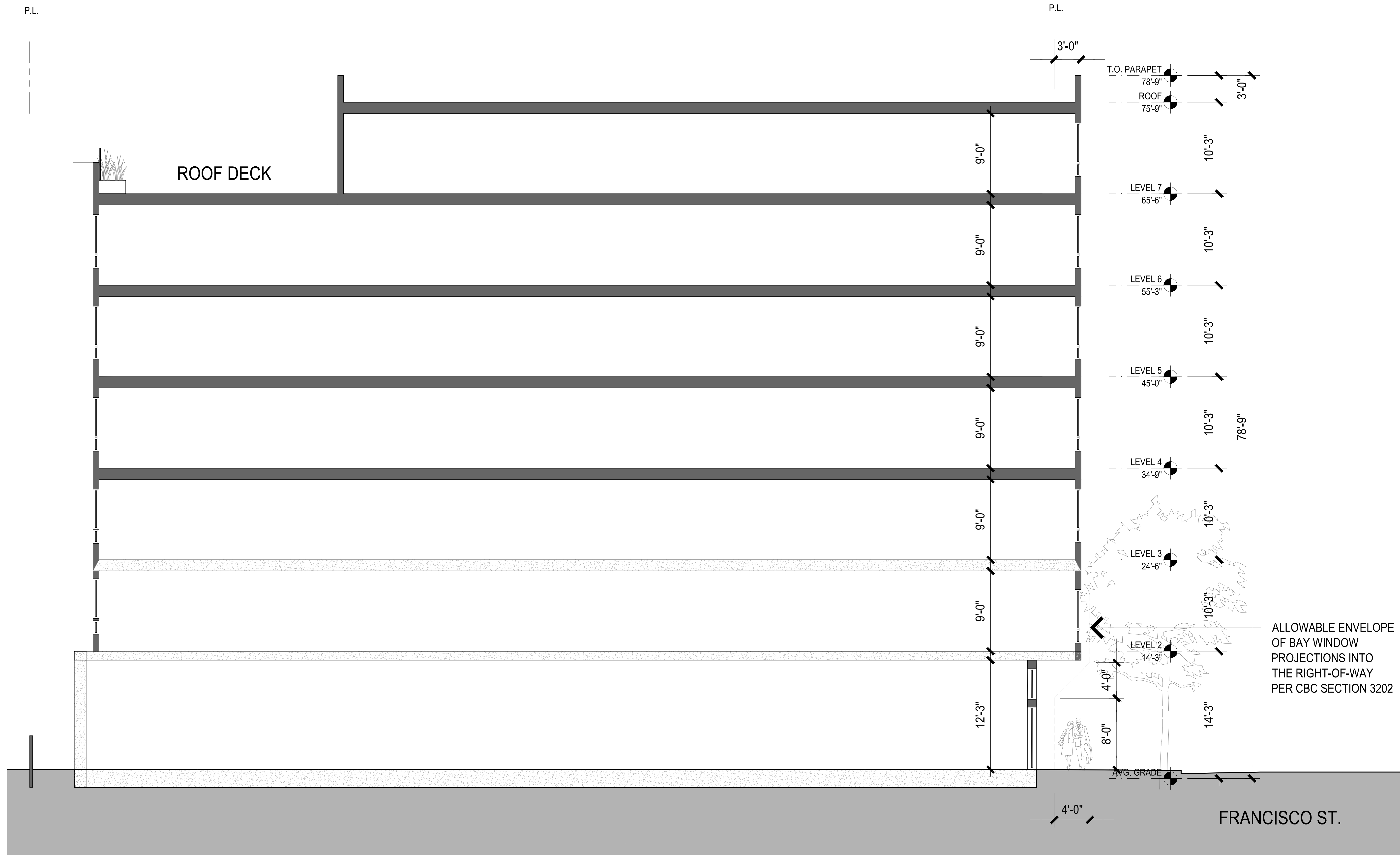
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JOB: 2120

SHEET:

SECTION

A4.2



1 N-S SECTION
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

P.L.

P.L.

ROOF DECK

T.O. PARAPET

78'-9"

ROOF

75'-9"

LEVEL 7

65'-6"

LEVEL 6

55'-3"

LEVEL 5

45'-0"

LEVEL 4

34'-9"

LEVEL 3

24'-6"

LEVEL 2

14'-3"

AVG. GRADE

FRANCISCO ST.

ALLOWABLE ENVELOPE
OF BAY WINDOW
PROJECTIONS INTO
THE RIGHT-OF-WAY
PER CBC SECTION 3202

**PANORAMIC
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01.10.2022 ZONING APPLICATION
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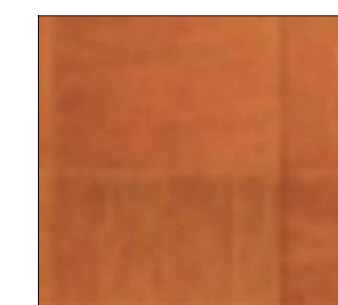
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JOB: 2120

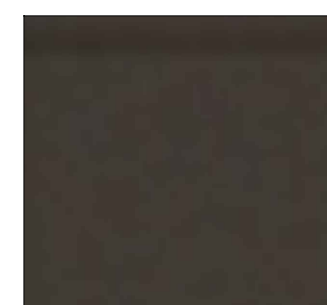
SHEET:

BUILDING
MAT

MAT



PARKLEX WOOD
PANELS



METAL INFILL
PANEL



INTEGRAL COLOR
STUCCO W/ HARD
TROWEL FINISH



INTEGRAL COLOR
STUCCO W/ HARD
TROWEL FINISH



CAST -IN-PLACE
CONCRETE

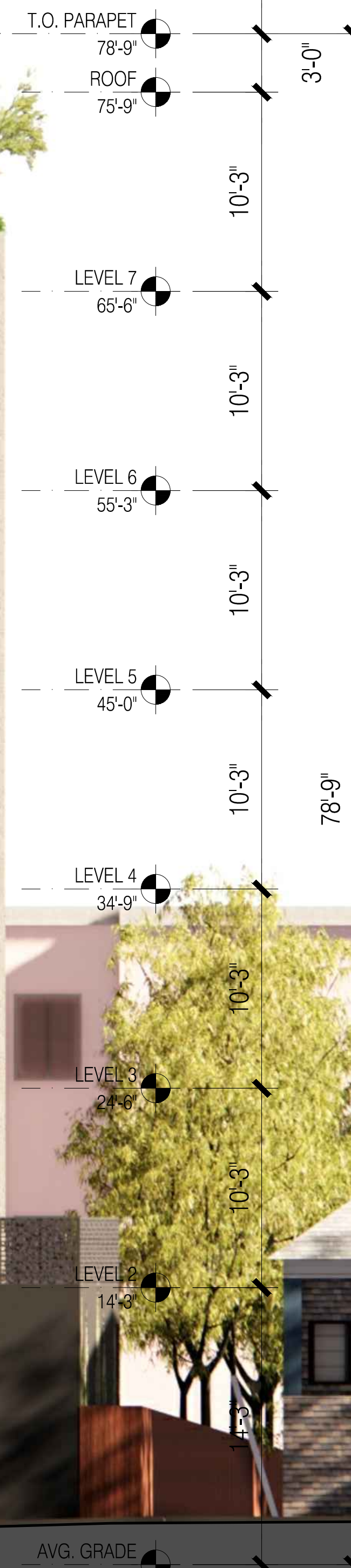
PARKLEX WOOD
PANEL

ALUMINUM
WINDOWS

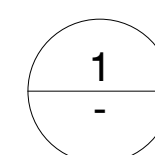
METAL INFILL
PANEL

INTEGRAL COLOR STUCCO
W/ HARD TROWEL FINISH

INTEGRAL COLOR STUCCO
W/ HARD TROWEL FINISH



CAST IN PLACE CONCRETE



NORTH ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36





REVISIONS

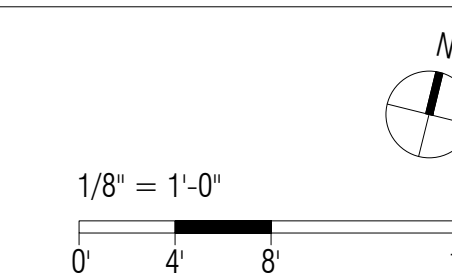
No.	Date	Title
1	2022.03.02	ZONING RESUBMITTAL

Registration and Signature

LANDSCAPE CONCEPT

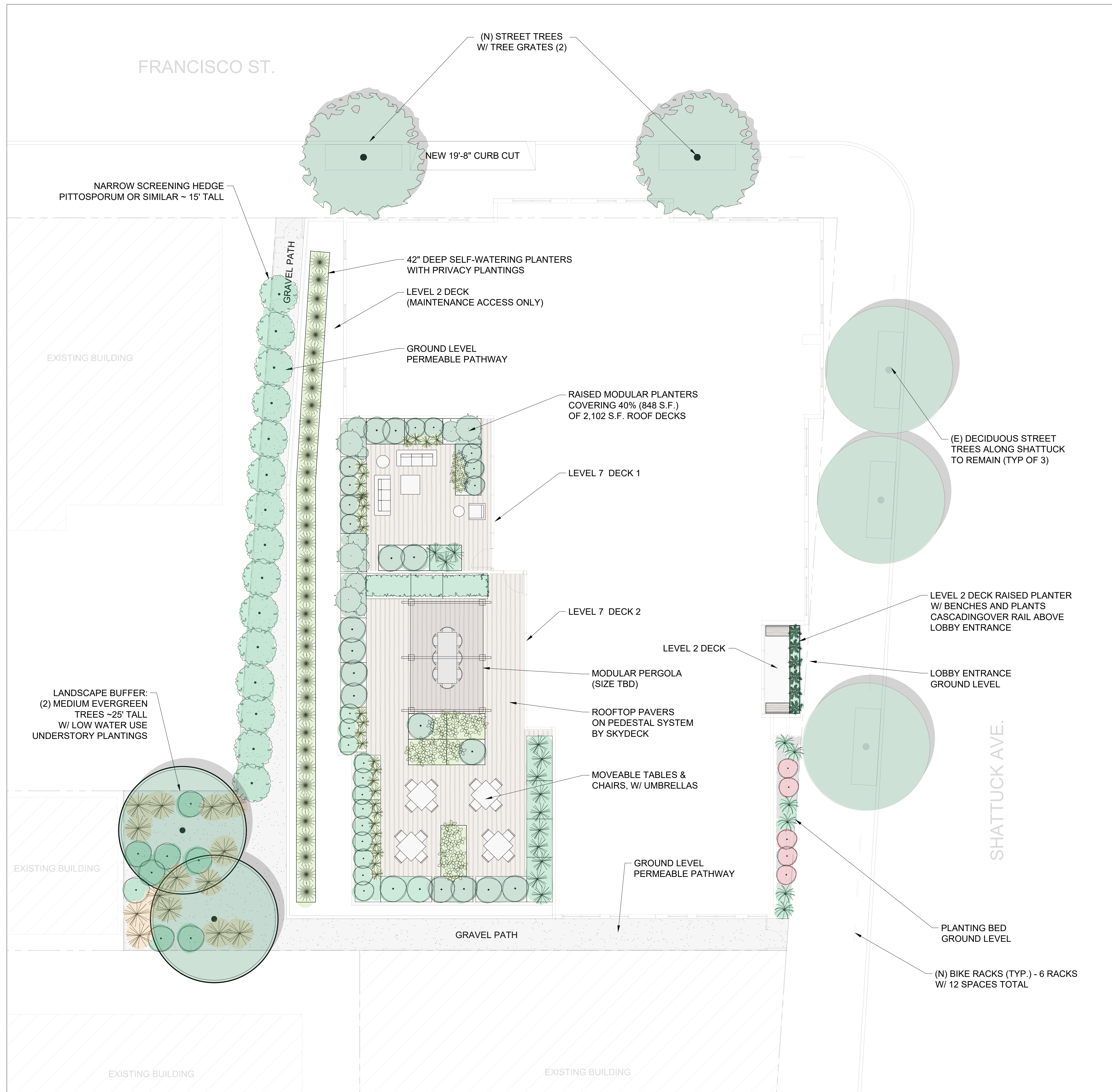
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Lead Associate: J. Mathers
Principal: R. Radford
Job Name: 1752 Shattuck
APN: 058 217600101



SHEET NO.

L.1



TOURNESOL SELF-WATERING PLANTERS (WILSHIRE COLLECTION)



PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	WATER USE	HEIGHT	WIDTH	NATIVE
STREET TREES						
<i>Arbutus X 'Marina'</i>	strawberry tree	T	L	25 - 40'	10 - 30'	
SCREENING HEDGE (GROUND LEVEL)						
<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver Sheen kohuhu	S	M	15 - 20'	6 - 8'	
SCREENING CONTAINER ALTERNATIVES (LEVEL 2)						
<i>Acacia cognata 'Cousin Itt'</i>	Cousin Itt bower wattle	S	L	2 - 3'	4 - 6'	
<i>Bambusa multiplex</i>	hedge bamboo	Ba	L	15 - 20'	5 - 10'	
<i>Dodonaea viscosa 'Purpurea' or 'Saratoga'</i>	hopseed bush	S	L	10 - 18'	6 - 12'	
<i>Myrtus communis</i>	common myrtle	S	L	3 - 15'	5 - 15'	
<i>Phoenix roebelenii</i>	pygmy date palm	T	L	6 - 15'	6 - 8'	
SAMPLE PLANTS FOR STREETScape & CONTAINERS (GROUND LEVEL & LEVEL 7)						
<i>Agave x 'Blue Flame'</i>	Blue Flame agave	Su	L	2 - 5'	2 - 5'	
<i>Aloe striata</i>	coral aloe	Su	L	1 - 3'	1 - 2'	
<i>Artemisia californica 'Canyon Grey'</i>	Canyon Grey sagebrush	S	L	1 - 2'	6"	Y
<i>Echeveria x imbricata</i>	hen and chicks	Su	L	1'	1'	
<i>Epilobium canum</i>	California fuschia	P	L	1 - 3'	3 - 6"	Y
<i>Eriogonum latifolium</i>	coast buckwheat	P	L	1'	3 - 4"	Y
<i>Festuca californica</i>	California fescue	G	L	1 - 3'	2"	Y
<i>Frangula californica ssp. californica</i>	California coffeeberry	S	L	5 - 15'	5 - 15"	Y
<i>Heteromeles arbutifolia</i>	toyon	S	L	6 - 30'	10 - 15"	Y
<i>Juncus effusus</i>	soft rush	P	M	3 - 6"	3 - 6"	Y
<i>Olea europaea 'Little Ollie'</i>	Little Ollie dwarf olive	S	L	4 - 6"	4 - 6"	
<i>Prostanthera ovalifolia 'Variegata'</i>	variegated mint bush	S	L	4 - 6"	3 - 5"	
<i>Ribes sanguineum var. glutinosum</i>	pink-flowering currant	S	L	5 - 12"	5 - 12"	Y
PLANT TYPES: Ba - BAMBOO G - GRASS P - PERENNIAL S - SHRUB Su - SUCCULENT T - TREE V - VINE						



CALIFORNIA FUSCHIA
Epilobium canum



AGAVE 'BLUE GLOW' & 'BLUE FLAME'



DROUGHT-TOLERANT MEDITERRANEAN
PERENNIAL GARDEN



PYGYM DATE PALM
Phoenix roebelenii

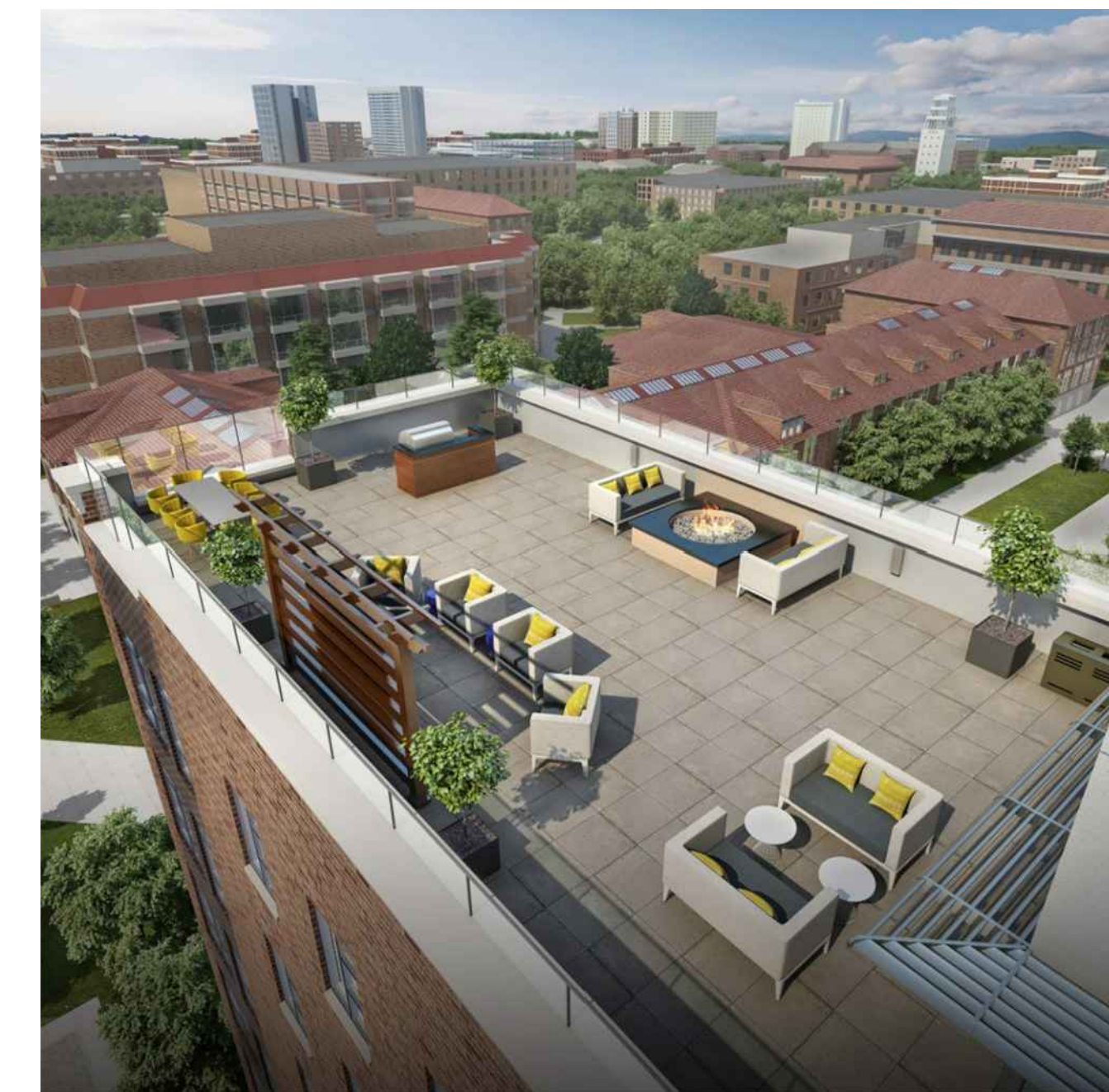


SILVER SHEEN PITTOSPORUM HEDGE
Pittosporum tenuifolium 'Silver Sheen'



STRAWBERRY TREE
Arbutus X 'Marina'

SKYDECK PEDESTAL PAVING SYSTEM



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LANDSCAPE PALETTE & IMAGES

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SHEET NO.

L.2