

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

# 3000 SHATTUCK

3000 Shattuck Ave  
Berkeley, CA

03.15.2022 ZONING APPLICATION  
07.08.22 ZONING INCOMPLETE RESPONSE

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JOB: 2104

SHEET:

GENERAL  
INFORMATION

# A0.0



## VICINITY MAP



## PROJECT DIRECTORY

PROJECT SPONSOR:  
3000 Shattuck Avenue, LLC  
**NX Ventures, LLC**  
1958A University Ave  
Berkeley, CA 94704

ARCHITECT:  
Isaiah Stackhouse, Principal  
**TRACHTENBERG ARCHITECTS**  
2421 Fourth Street  
Berkeley, CA 94710  
510.649.1414  
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:  
Penn Phillips  
**INSIDEOUT DESIGN**  
6000 Harwood Avenue  
Oakland CA 94618  
510.655.7674  
www.aboutinsideout.com

## PROJECT DESCRIPTION

PROJECT ADDRESS: 3000 Shattuck  
Berkeley, CA 94705 (APN: 053 159200100)

SCOPE OF WORK:  
REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURE & CONSTRUCTION OF A  
NEW 9-STORY MIXED-USE BUILDING WITH 156-DWELLING UNITS, GROUND LEVEL  
LOBBIES AND COMMERCIAL SPACE WITH STATE OF CALIFORNIA DENSITY BONUS.

### ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-SA

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

## DRAWING LIST

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A1.1 SITE SURVEY	A4.1 BUILDING SECTION
A2.1 FLOOR PLANS	A5.1 CONCEPTUAL GRADING PLAN
A2.2 FLOOR PLANS	L1.0 GROUND LEVEL LANDSCAPE PLAN
A2.3 FLOOR PLANS	L1.1 ROOF DECK LANDSCAPE PLAN
A3.1 BUILDING ELEVATIONS	L2.0 LANDSCAPE IMAGERY
A3.2 BUILDING ELEVATIONS	I1.0 GROUND LEVEL IRRIGATION PLAN
A3.3 BUILDING ELEVATIONS	I1.1 ROOF DECK IRRIGATION PLAN
A3.4 BUILDING ELEVATIONS	I1.2 IRRIGATION NOTES AND LEGENDS
	I1.6 IRRIGATION DETAILS AND WELO

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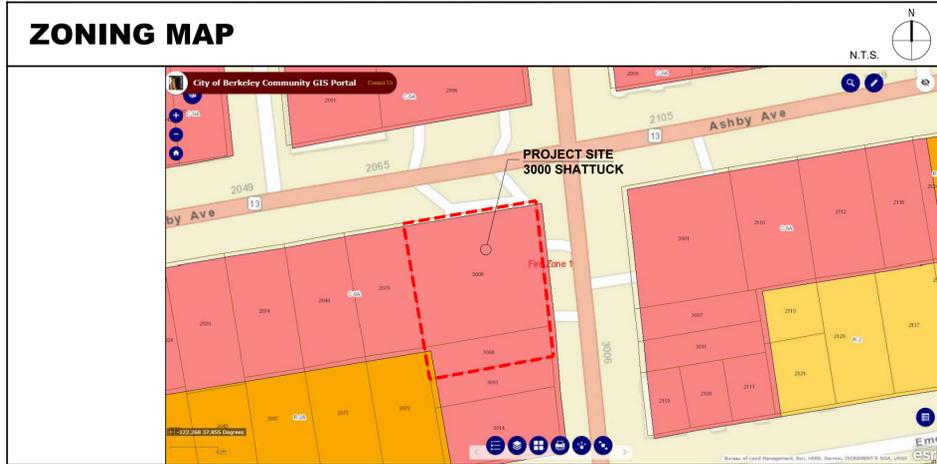
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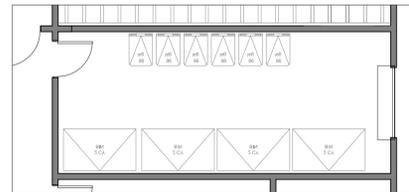
ZONING DATA

# A0.1

## ZONING MAP



## 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%)
166	1.00	166	13.83 cy 2,767 gal	5.53 cuft 1,107 gal	1,107 gal	1,107 gal	553 gal

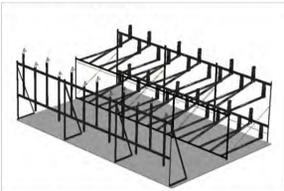
  

Space Calculation		Container Quantities		Space Required		150% Additional		
		Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
3 cy bin (606 gal)		2				28 sf	112 sf	
96 gallon cart				6		7 sf	42 sf	
64 gallon cart						6 sf	36 sf	
<b>Total capacity</b>		1212 gal	1212 gal	576 gal		154 sf	231 sf	348 SF

## LONG TERM BIKE PARKING

### Stretch Rack

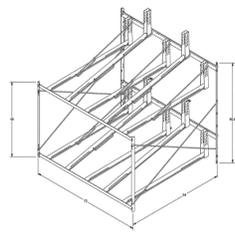
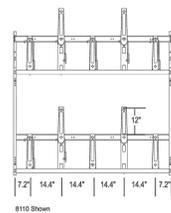
#### Recommended Spacing



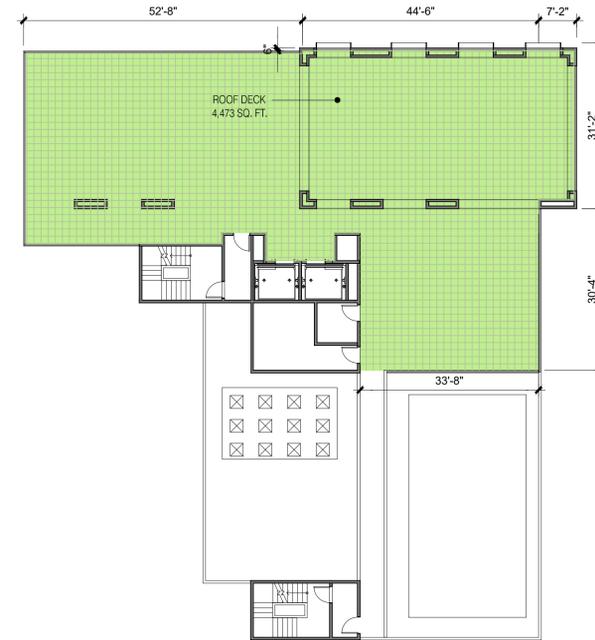
#### Product Details

- 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.
- 4, 8 or 10 bikes.
- Powder coat (black only).
- Anchoring not required.
- Units can be combined in a row. Can be freestanding or mounted (not wall).
- 8 ft ceiling clearance required.
- Anchors must be purchased separately.



## OPEN SPACE DIAGRAMS



ROOF LEVEL



LEVEL 1

## ZONING CODE DATA

### CITY OF BERKELEY ZONING TABULATIONS

	PROPOSED	PERMITTED/REQUIRED	ALLOWABLE W/DENSITY BONUS
NUMBER OF DWELLING UNITS	166	N/A	N/A
COMMERCIAL AREA	1,095	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	62	61	N/A
FRONT YARD SETBACK (ASHBY)	3'-0"	15'	0 **
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 0' TO 7'-0"	VARIES; 6' TO 15'	0 **
SIDE YARD SETBACK	VARIES; 5'-8" TO 39'-5"	VARIES; 4' TO 12'	0 **
REAR YARD SETBACK	VARIES; 11'-3" TO 85'-2"	15'	0 **
BUILDING HEIGHT	113'-10" **	65'	113'-10" **
BUILDING STORIES	10	6	10 **
LOT AREA	13,561	13,561	13,561
LOT AREA (ACRES)	0.31	0.31	0.31
GROSS FLOOR AREA (SEE TABLE)	81,330	N/A	81,366
BUILDING FOOTPRINT	8,502	13,561	13,561
LOT COVERAGE	63%	100%	100%
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	6.0	4.0	6.0 **

### FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/DENSITY BONUS	PROPOSED W/DENSITY BONUS
SITE AREA	13,561	13,561	13,561
FAR	4.00	6.00	6.00
FLOOR AREA	54,244	81,366	81,330

### PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 10		8,092	8,092
LEVEL 9		8,092	8,092
LEVEL 8		8,092	8,092
LEVEL 7		8,092	8,092
LEVEL 6		8,092	8,092
LEVEL 5		8,092	8,092
LEVEL 4		8,092	8,092
LEVEL 3		8,092	8,092
LEVEL 2		8,092	8,092
GROUND LEVEL (EXCLUDES PARKING)	1,095	7,407	8,502
TOTAL FLOOR AREA W/ DENSITY BONUS	1,095	80,235	81,330
FAR (FLOOR AREA RATIO)			6.0

### UNIT COUNTS

UNIT TYPE	STUDIO	TOTAL
LEVEL 10	18	18
LEVEL 9	18	18
LEVEL 8	18	18
LEVEL 7	18	18
LEVEL 6	18	18
LEVEL 5	18	18
LEVEL 4	18	18
LEVEL 3	18	18
LEVEL 2	18	18
GROUND LEVEL	4	4
TOTAL	166	166
PERCENT OF TOTAL	100%	
TOTAL BEDROOM COUNT	166	166

### OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
TOTAL UNITS	166	40	6,640	
TOTAL REQUIRED			6,640	
TOTAL AREA PROVIDED			8,516	3,406
GROUND LEVEL OPEN SPACE			4,043	
ROOF DECK			4,473	

### BIKE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	1,095	1/2000	1	2
RESIDENTIAL (LONG TERM)	166	0.33	55	55
RESIDENTIAL (SHORT TERM)	166	0.025	5	5
<b>TOTAL PARKING</b>			<b>61</b>	<b>62</b>

### PARKING TABLE

	UNITS/SF	MIN.	REQUIRED	PROPOSED
RESIDENTIAL	166	0	0	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	95	2/1000 SF	0	0

### ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	8160
TOTAL AREA OF ROOFTOP ELEMENTS	781
% AREA OF ROOFTOP ARCH. FEATURES	9.6%

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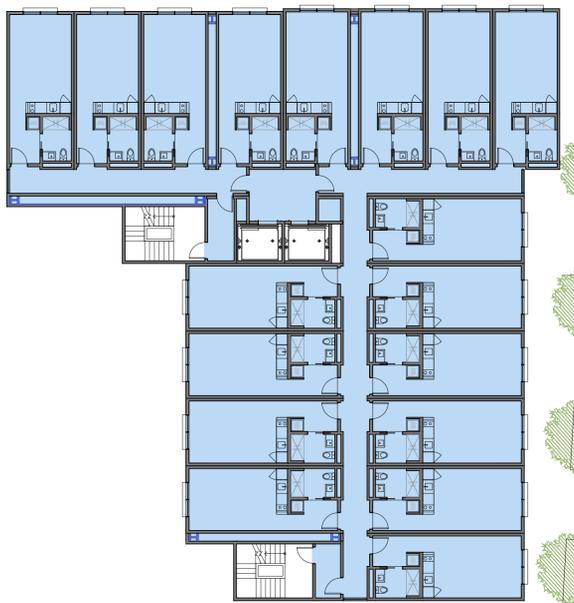
DENSITY BONUS  
DIAGRAMS

**A0.3A**

	ALLOWABLE BASE PROJECT W/ AVAILABLE USE PERMITS					PROPOSED DENSITY BONUS PROJECT	
	UNMODIFIED REQUIREMENT	ALLOWABLE MODIFICATION	CODE SECTION	TYPE	UP #	PROPOSED	COMPLIANCE CHECK
FRONT YARD SETBACK (ASHBY)	15'	0'	BMC 23.204.100.D.2	UP		3'-0"	COMPLIES W/ DENSITY BONUS WAIVER
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES 6' TO 15'	0'	BMC 23.204.100.D.2	UP		VARIES 0' TO 7'-0"	COMPLIES W/ DENSITY BONUS WAIVER
SIDE YARD SETBACK	VARIES 4' TO 12'	0'	BMC 23.204.100.D.2	UP		VARIES 5'-8" TO 39'-5"	COMPLIES W/ DENSITY BONUS WAIVER
REAR YARD SETBACK	15'	0'	BMC 23.204.100.D.2	UP	1	VARIES 11'-3" TO 85'-2"	COMPLIES W/ DENSITY BONUS WAIVER
BUILDING HEIGHT	36	NOT LIMITED	BMC 23.204.100.D.2	UP	2	113'-10"	COMPLIES W/ DENSITY BONUS WAIVER
BUILDING STORIES	3	NOT LIMITED	BMC 23.204.100.D.2	UP	3	10	COMPLIES W/ DENSITY BONUS WAIVER
LOT COVERAGE	VARIES 50% TO 40%	NOT LIMITED	BMC 23.204.100.D.2	UP	4	68%	COMPLIES W/ DENSITY BONUS WAIVER
USABLE OPEN SPACE	4440	NOT MODIFIABLE W/ UP				8516	COMPLIES
PROJECT FAR	4	NOT MODIFIABLE W/ UP				5.85	COMPLIES W/ DENSITY BONUS WAIVER

DENSITY BONUS DIAGRAM AREA KEY

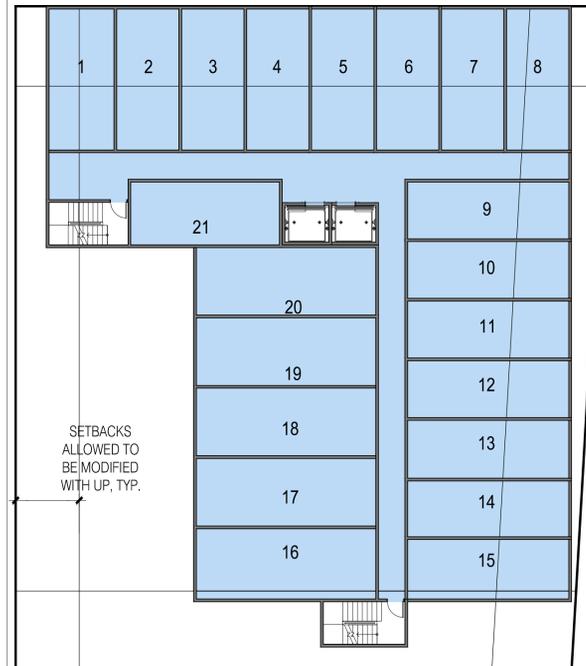
- RESIDENTIAL AREA
- COMMERCIAL AREA



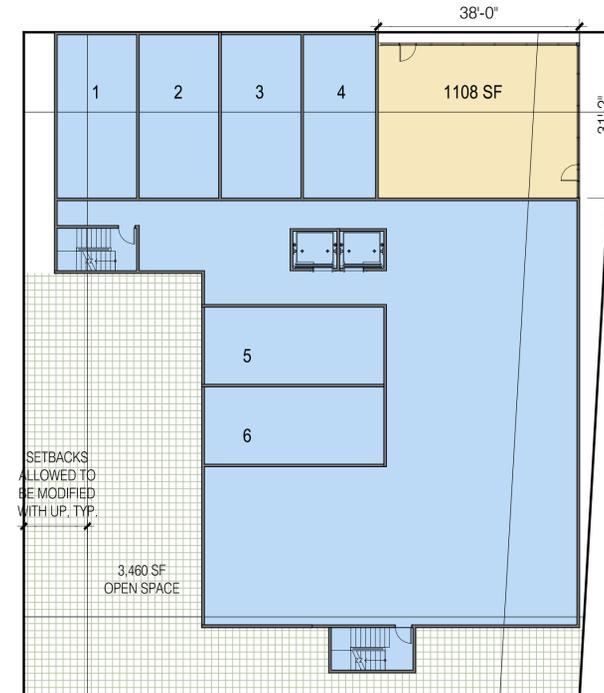
PLAN AT LEVELS 2-10



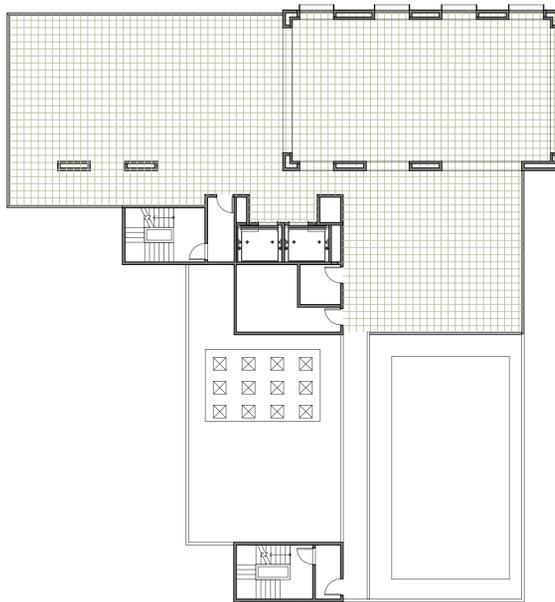
PLAN AT GROUND



PLAN AT LEVELS 2-6



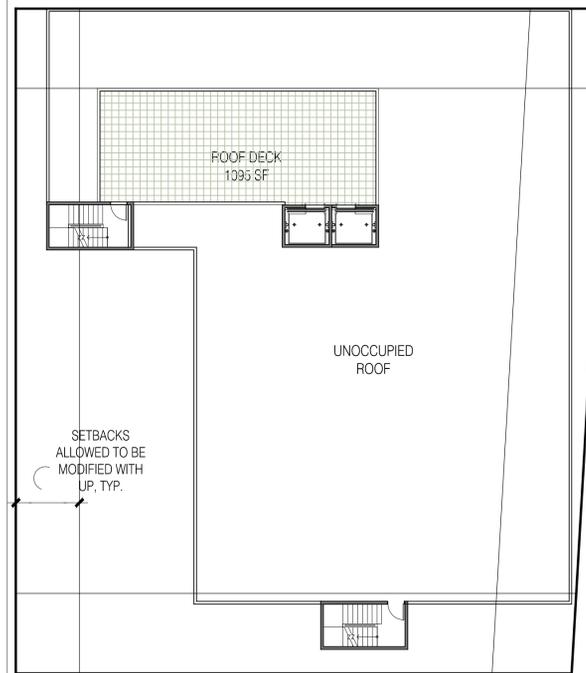
PLAN AT GROUND



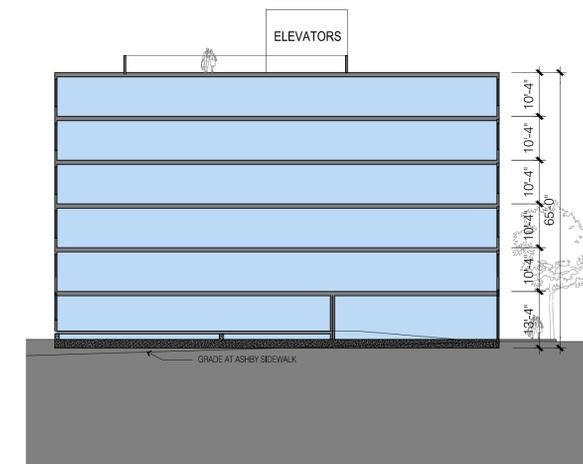
PLAN AT ROOF



PROPOSED DENSITY BONUS PROJECT



PLAN AT ROOF



BASE PROJECT

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## DENSITY BONUS CALCULATIONS

# A0.3B

### 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 / base avg. unit size	Base 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)
53,118	111	111	15%	16.65	17.00	50.0%	55.5000	56	167

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Tenth	8,092	6	5%	20.00%	134	1
	Ninth	8,092	7	6%	22.50%	136	1
	Eighth	8,092	8	7%	25.00%	139	1
	Seventh	8,092	9	8%	27.50%	142	1
8,985	Sixth	8,092	10	9%	30.00%	145	1
8,985	Fifth	8,092	12	10%	32.50%	148	2
8,985	Fourth	8,092	13	11%	35.00%	150	2
8,985	Third	8,092	14	12%	38.75%	155	2
8,985	Second	8,092	15	13%	42.50%	159	2
8,193	Ground	7,407	16	14%	46.25%	163	2
<b>53,118</b>		<b>80,235</b>	<b>17</b>	<b>15%</b>	<b>50.00%</b>	<b>167</b>	<b>3</b>

Total Floor Area:

Base Project # of Units	Floor	Proposed Project # of Units
	Tenth	18
	Ninth	18
	Eighth	18
	Seventh	18
21	Sixth	18
21	Fifth	18
21	Fourth	18
21	Third	18
21	Second	18
6	Ground	4
<b>111</b>		<b>166</b>

Total Units:

### BASE PROJECT ZONING COMPLIANCE CHECKS

#### Base Project - Open Space

	Units	Ratio	Total Area
Total Required for Base Units	111	40	4440
Total Area Provided			4555
Provided Open Space (Ground Floor Open Space)			3460
Provided Open Space (Roof Deck)			1095

#### Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	53,118	1108	54,226
Site Area			13,561
FAR			3.999

#### Base Project - Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	0
Commercial (1,000 exempt)	108	N/A	2/1000 SF	0	0

#### Base Project -Bicycle Parking

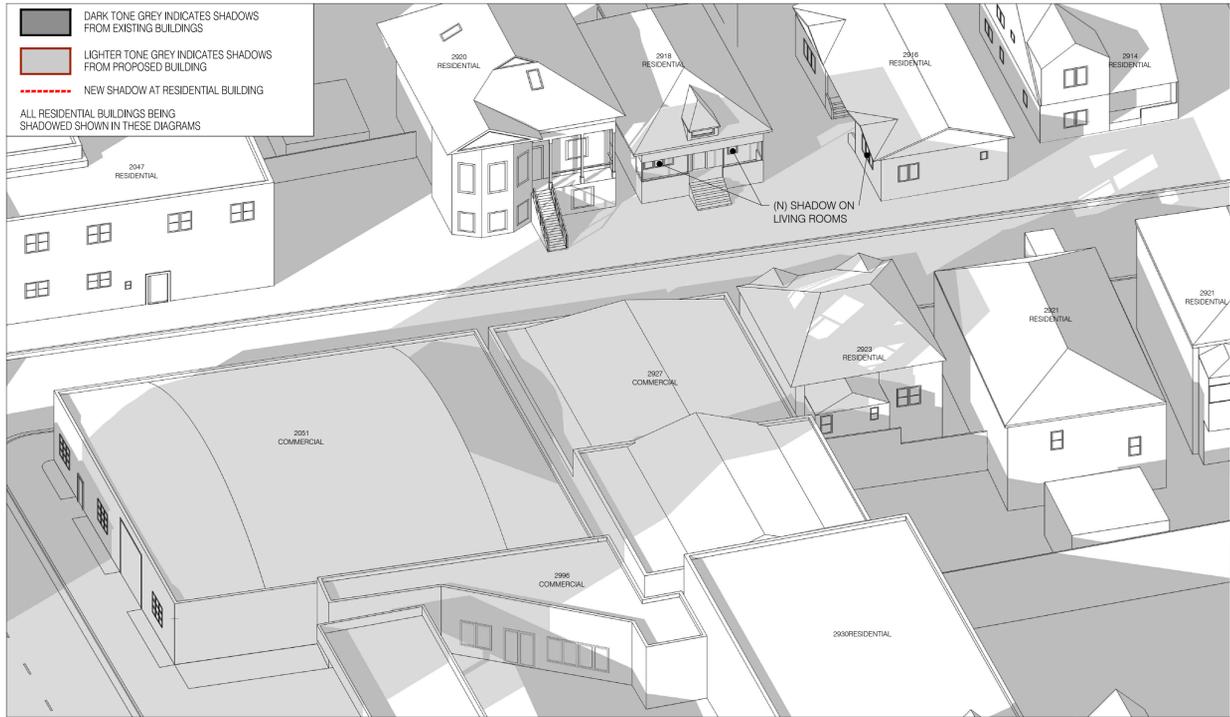
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,108		1/2000	2	2
Res. (Long)		111	0.33	37	34
Res (Short)		111	0.025	2	2

#### Base Project - Stormwater

	Roof Area	%	Required	Provided
Base Units	8,985	4%	359	949



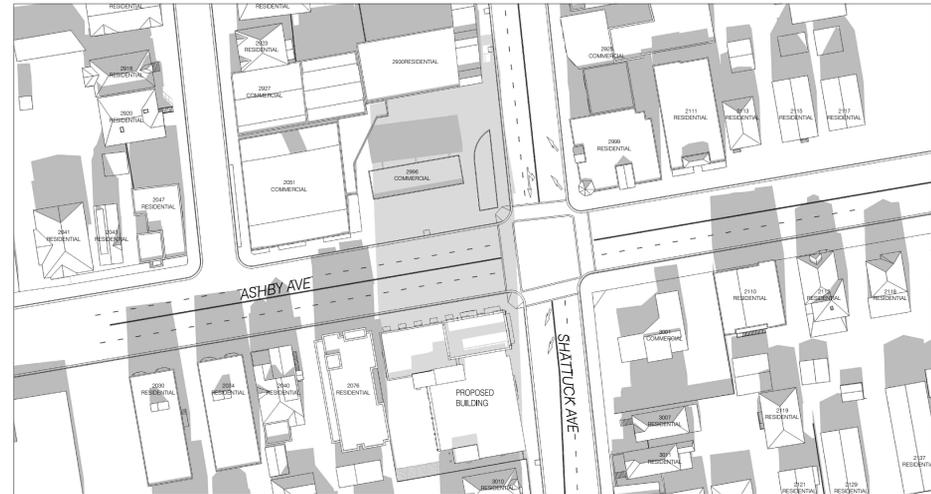
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5 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE  
 NTS



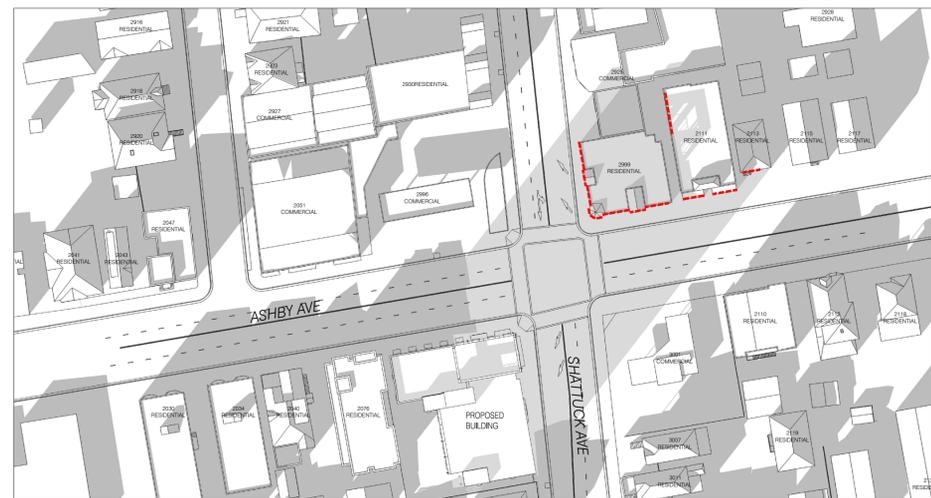
4 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS BEFORE SUNSET  
 NTS



3 SHADOW STUDY - DEC 21: NOON  
 1:130 @ 11X17 1:65 @ 24X36



2 SHADOW STUDY - DEC 21: 2 HRS AFTER SUNRISE  
 1:130 @ 11X17 1:65 @ 24X36



1 SHADOW STUDY - DEC 21: 2-HRS BEFORE SUNSET  
 1:130 @ 11X17 1:65 @ 24X36

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SHADOW STUDIES  
 DECEMBER 21ST

# A0.4A

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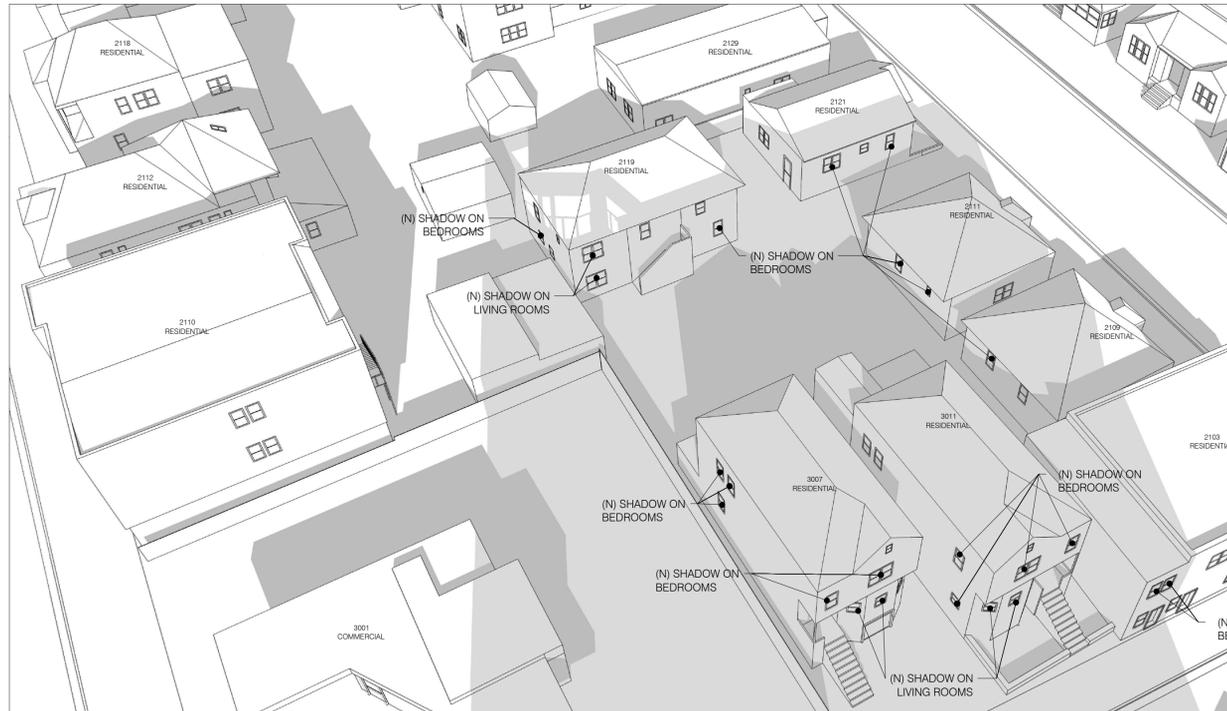
SHEET:

SHADOW STUDIES  
JUNE 21ST

# A0.4B



5 SHADOW STUDY AXONOMETRIC - JUNE 21: 2-HRS AFTER SUNRISE  
NTS



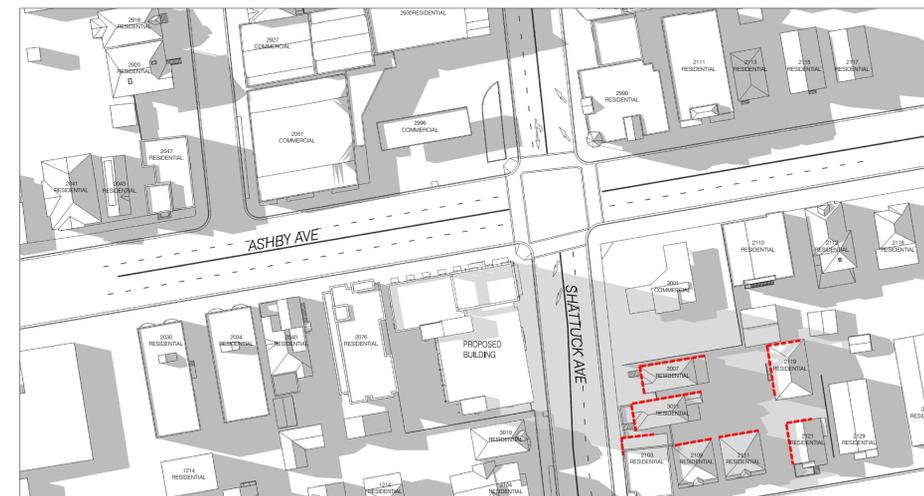
4 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET  
NTS



3 SHADOW STUDY - JUNE 21: NOON  
1:130 @ 11X17 1:65 @ 24X36



2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE  
1:130 @ 11X17 1:65 @ 24X36



1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET  
1:130 @ 11X17 1:65 @ 24X36

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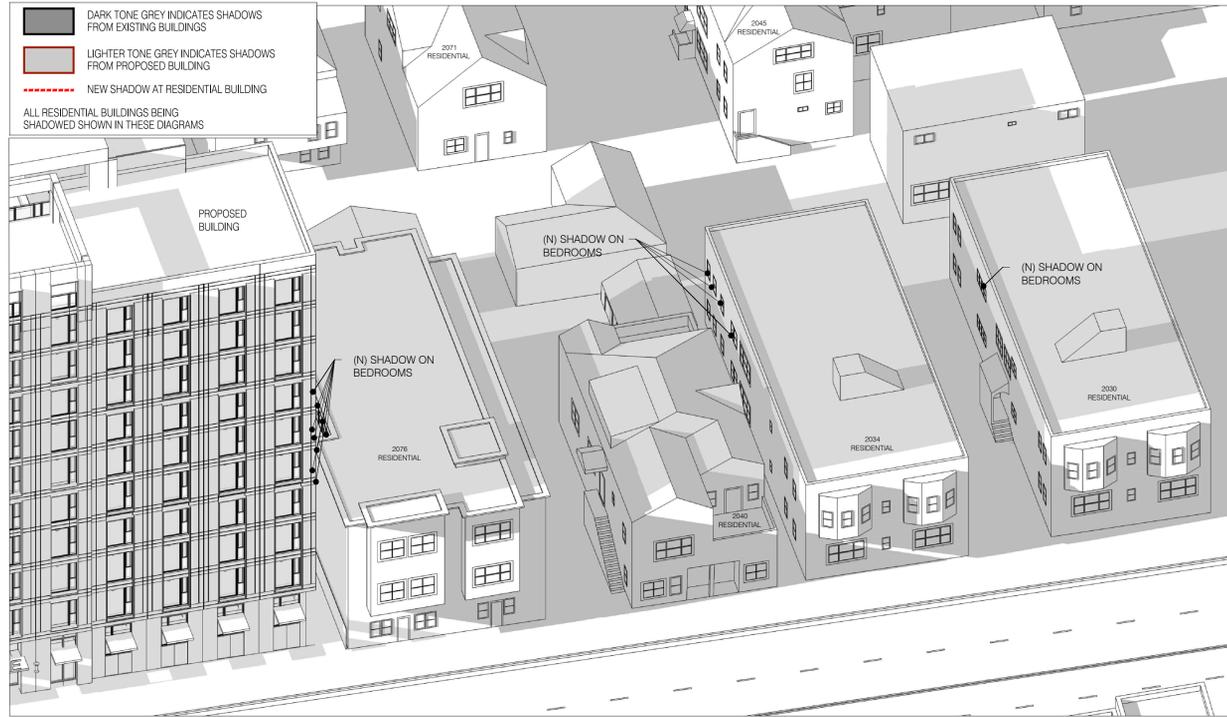
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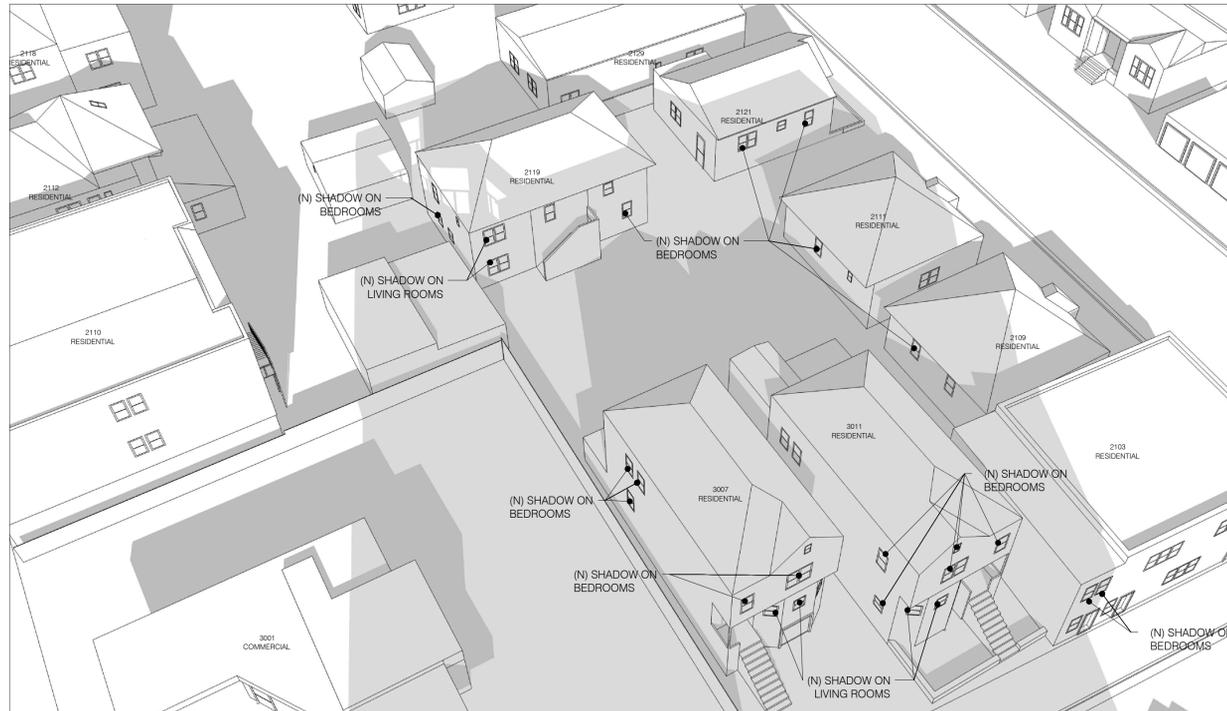
SHEET:

SHADOW STUDIES  
JULY 8TH

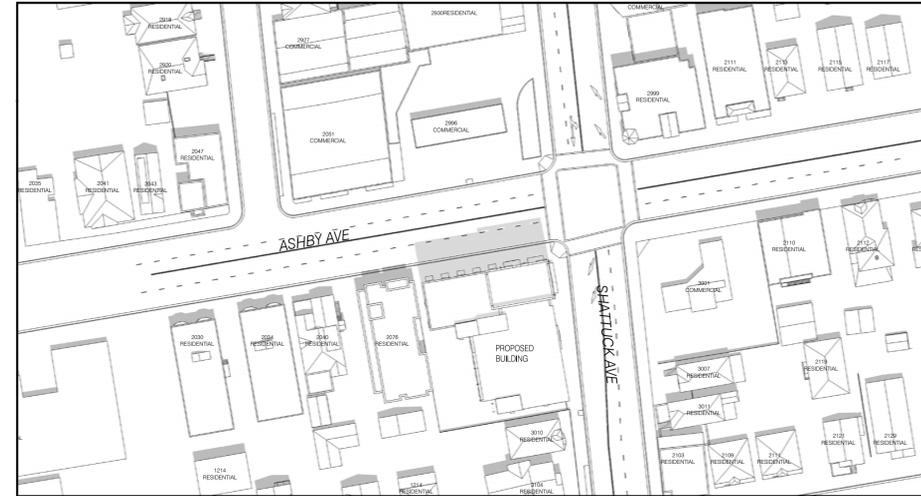
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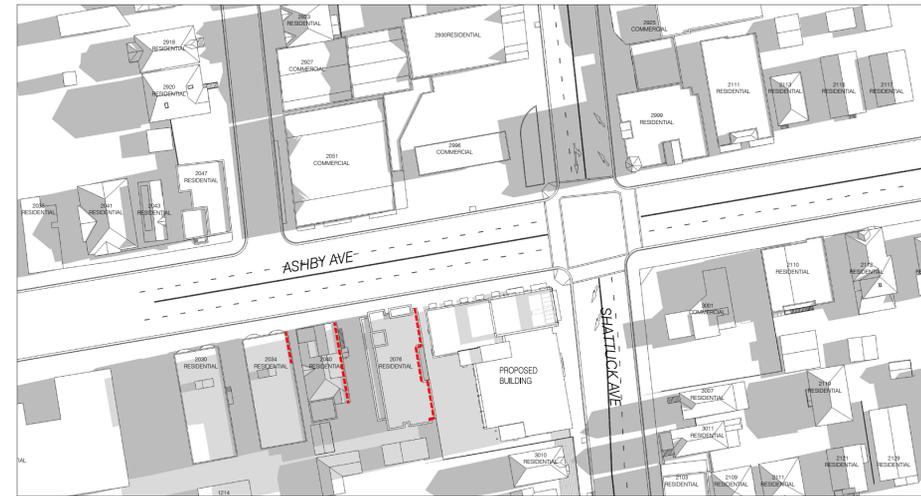
**5 SHADOW STUDY AXONOMETRIC - JULY 8: 2 HRS AFTER SUNRISE**  
1:100 @ 11X17 1:50 @ 24X36



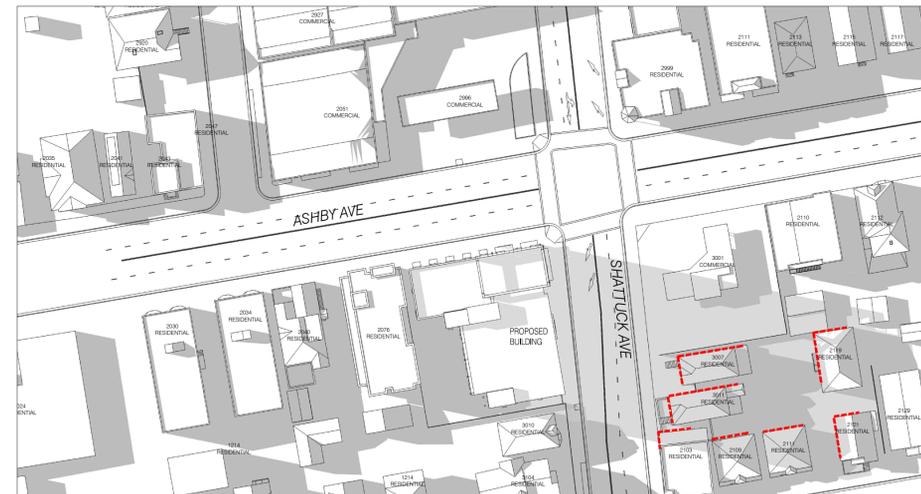
**4 SHADOW STUDY AXONOMETRIC - JULY 8: 2-HRS BEFORE SUNSET**  
NTS



**3 SHADOW STUDY - JULY 8: NOON**  
1:130 @ 11X17 1:65 @ 24X36



**2 SHADOW STUDY - JULY 8: 2 HRS AFTER SUNRISE**  
1:130 @ 11X17 1:65 @ 24X36



**1 SHADOW STUDY - JULY 8: 2-HRS BEFORE SUNSET**  
1:130 @ 11X17 1:65 @ 24X36

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JOB: 2104

SHEET:

SITE CONTEXT  
PHOTOS

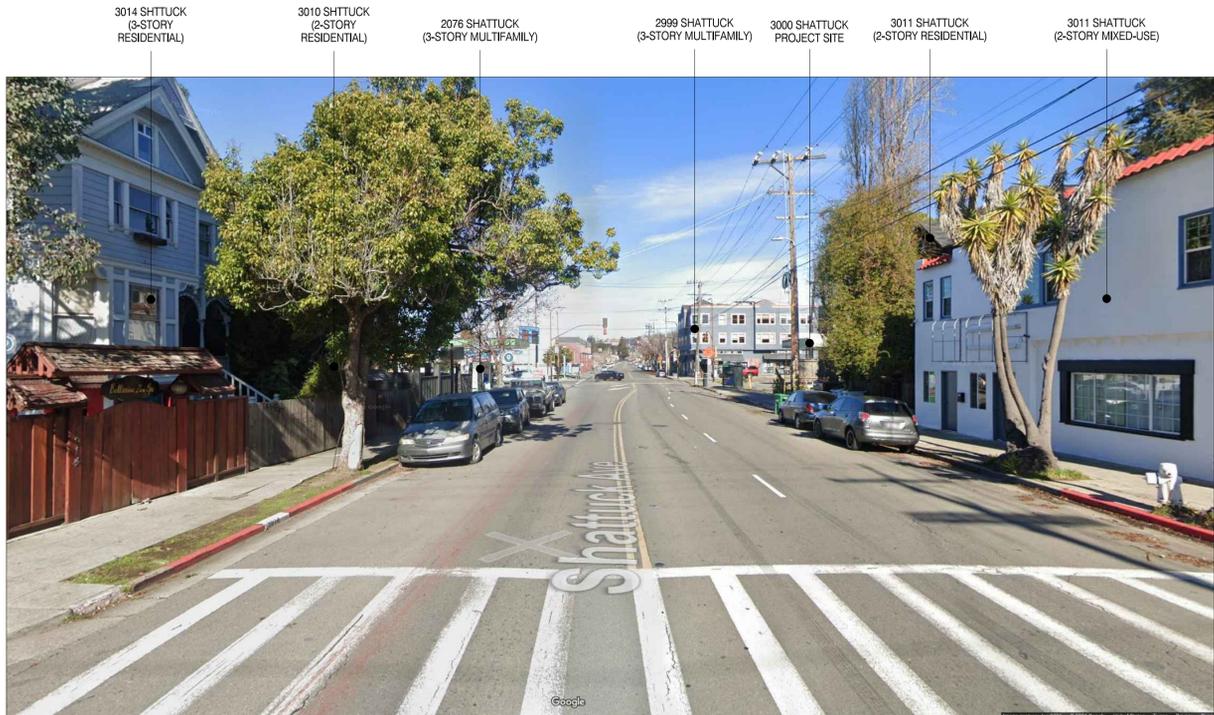
# A0.5



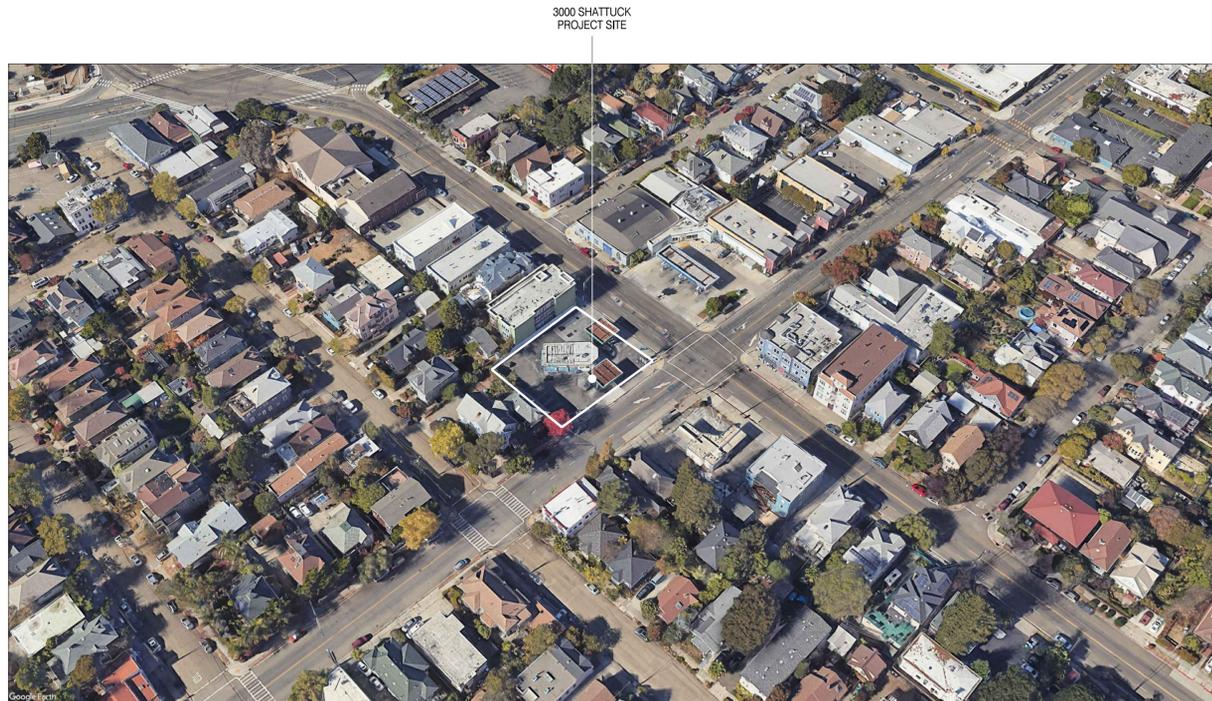
4 VIEW FROM SHATTUCK LOOKING SOUTH



2 VIEW FROM ASHBY LOOKING WEST



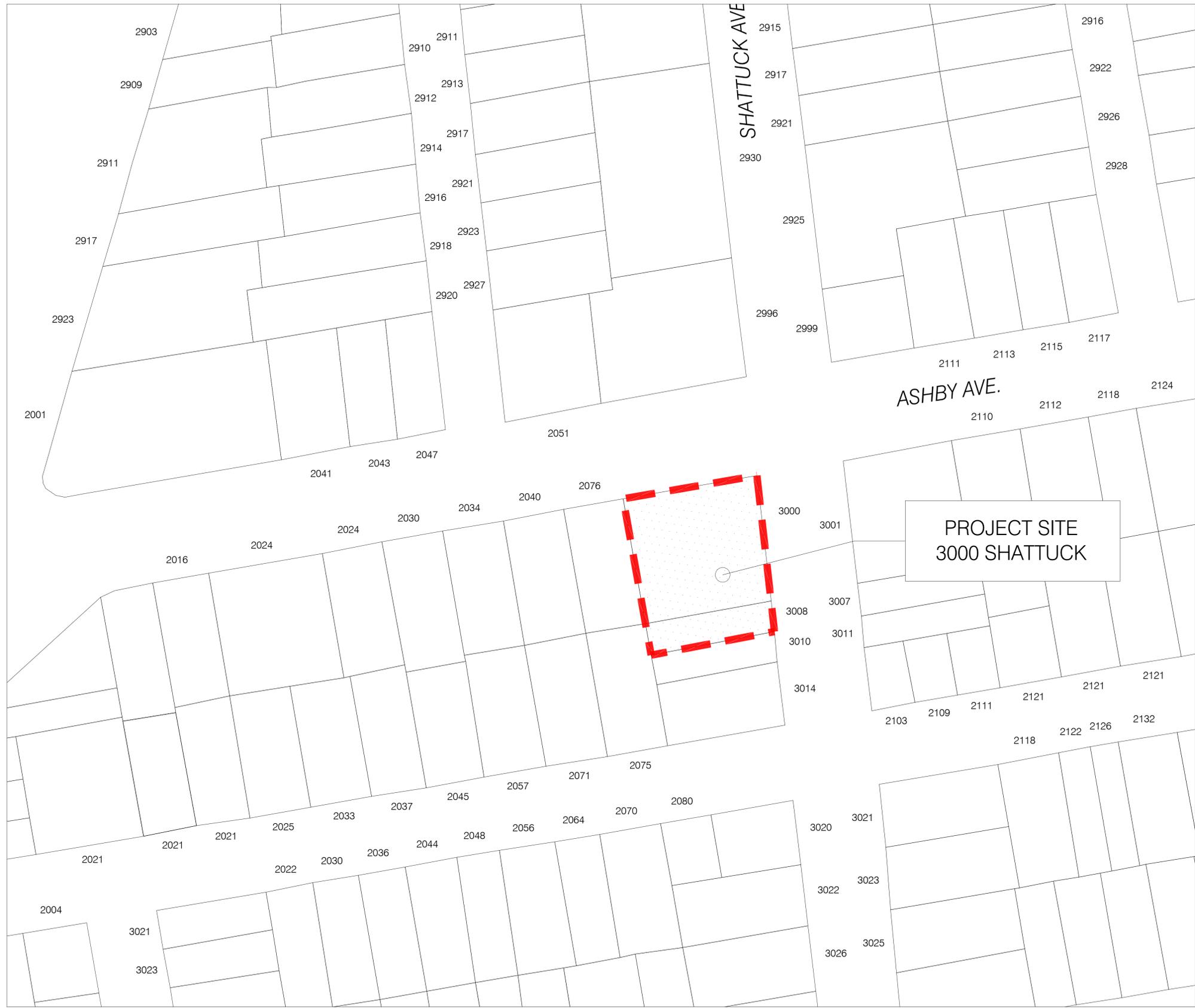
3 VIEW FROM SHATTUCK LOOKING NORTH



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW



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### 3000 SHATTUCK

3000 Shattuck Ave  
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PROJECT SITE  
3000 SHATTUCK

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07.08.22 ZONING INCOMPLETE RESPONSE

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SHEET:  
VICINITY MAP

# A0.6

1  
-  
VICINITY MAP  
NTS



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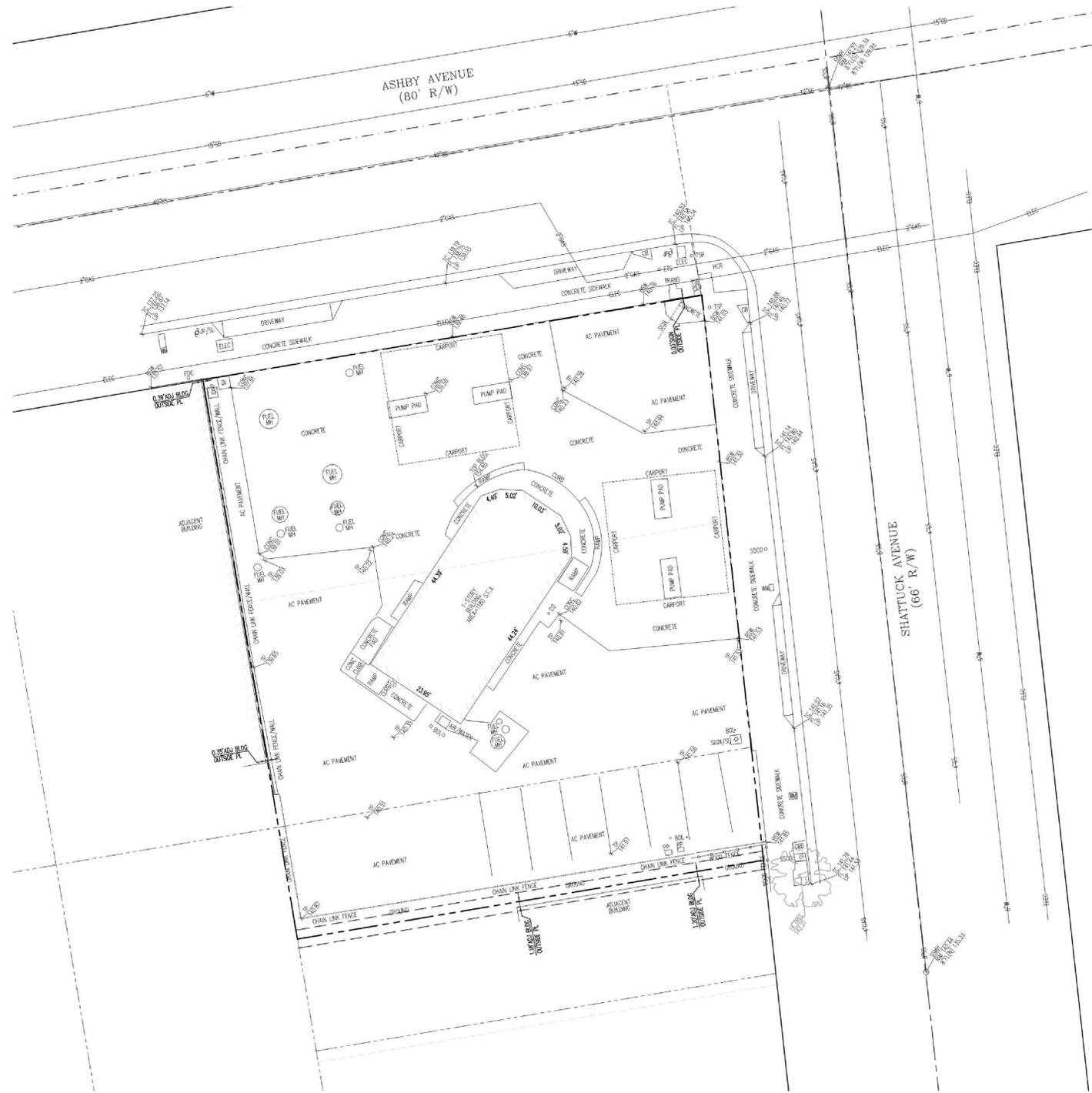
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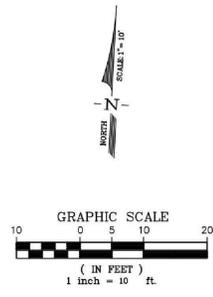
SHEET:

SURVEY /  
EXISTING CONDITIONS

# A1.1



SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	CENTERLINE
---	TIE LINE
---	OLD LOT LINE
---	EASEMENT LINE
WM	WATER METER
SSMH	SANITARY SEWER MAN HOLE
JP	JOINT POLE
SL	STREET LIGHT
CB	CATCH BASIN
FDC	FIRE DEPARTMENT CONNECTOR
ELEC	ELECTRIC BOX
ETS	ELECTROLYSIS TEST SYSTEM
DI	DRAIN INLET
TRANS	TRANSFORMER
SS00	SANITARY SEWER CLEAN OUT
TSP	TRAFFIC SIGNAL POLE
HCR	HANDICAP RAMP
PP	POWER POLE
TSB PED	TRAFFIC SIGNAL BOX PEDESTAL
AC PAVEMENT	ASPHALT CONCRETE
BOL	BOLLARD
FUEL MH	FUEL MAN HOLE
CONC	BOLLARD
GRD	FUEL MAN HOLE
X BSW 85.90	BACK OF SIDEWALK ELEVATION
X CONC 85.90	TOP OF CONCRETE ELEVATION
X LIP 85.90	LIP OF GUTTER ELEVATION
X TC 85.64	TOP OF CURB ELEVATION
X TP 85.64	TOP OF PAVEMENT ELEVATION
X FL 85.64	FLOW LINE ELEVATION
TREE	TREE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE
GAS	STORM DRAIN LINE
ELEC	STORM DRAIN LINE



ALTA/NSPS  
LAND TITLE SURVEY  
OF  
3000 SHATTUCK AVENUE  
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA  
MARCH 2022  
PREPARED BY  
LUK AND ASSOCIATES  
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547  
(510) 724-3388

SHEET 2 OF 2

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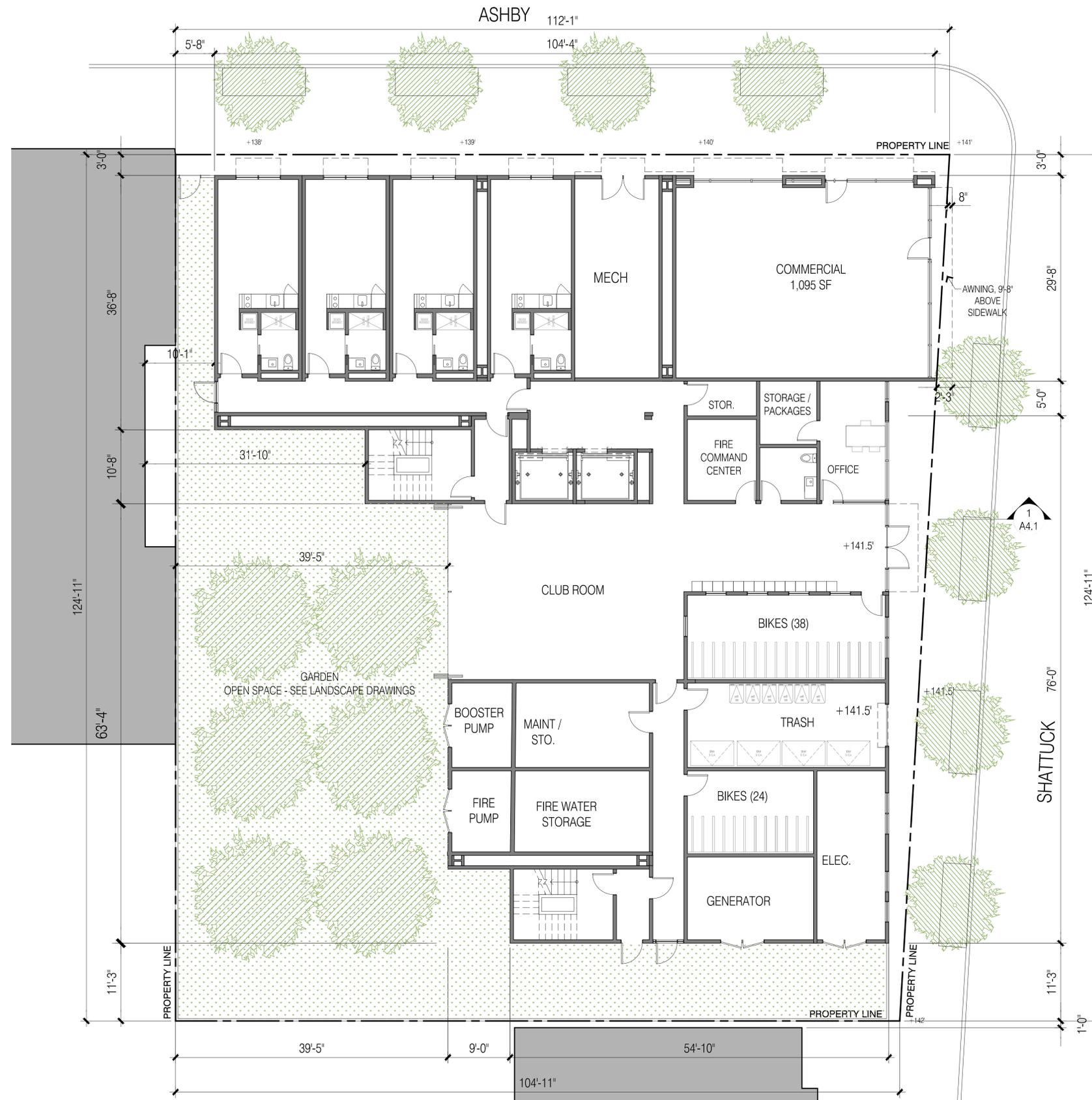
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SHEET:

PLAN AT  
 GROUND LEVEL

**A2.1**



**1** GROUND LEVEL PLAN  
 1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

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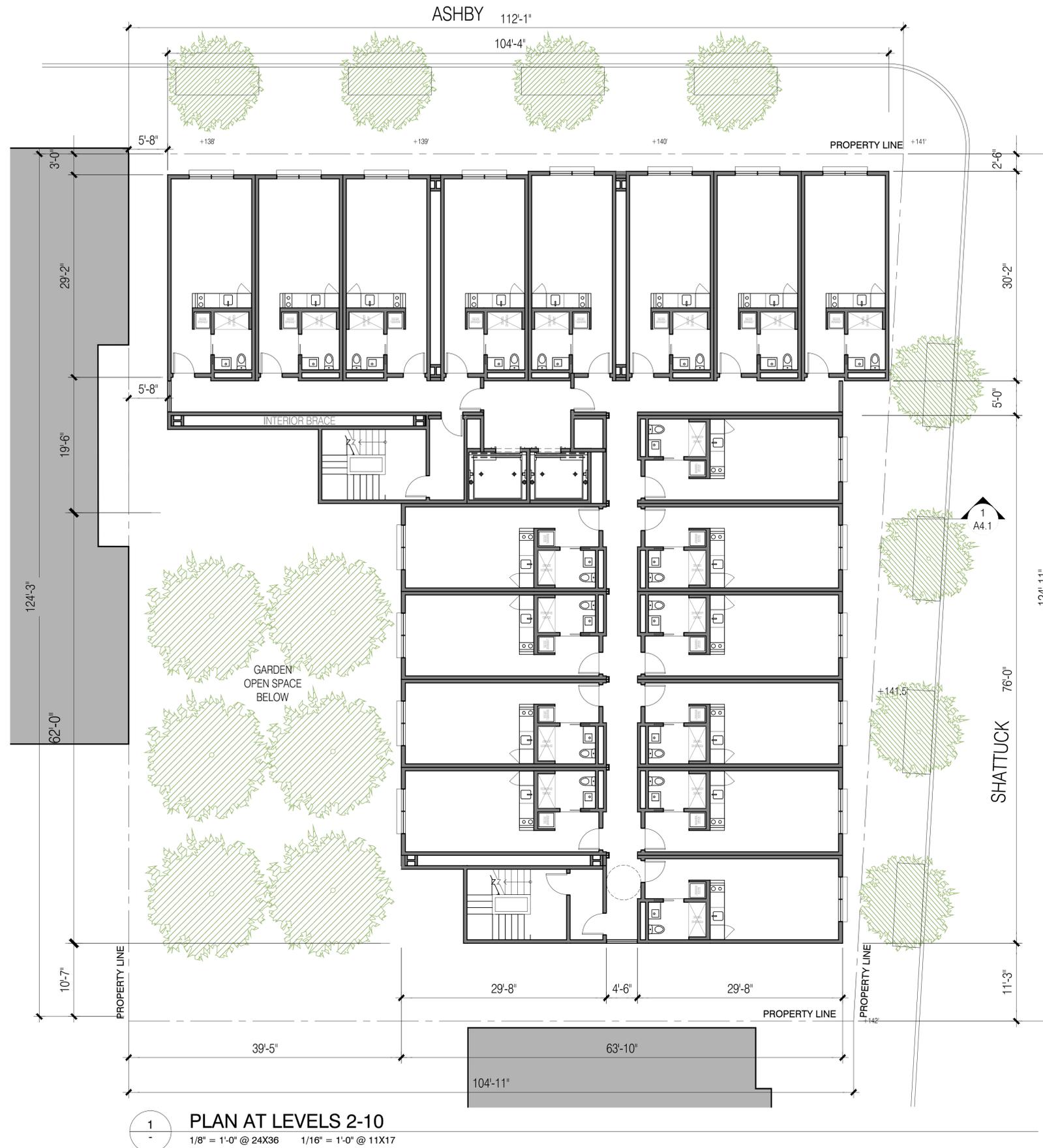
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JOB: 2104

SHEET:

PLAN AT  
LEVELS 2-10

## A2.2



1  
-  
PLAN AT LEVELS 2-10  
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

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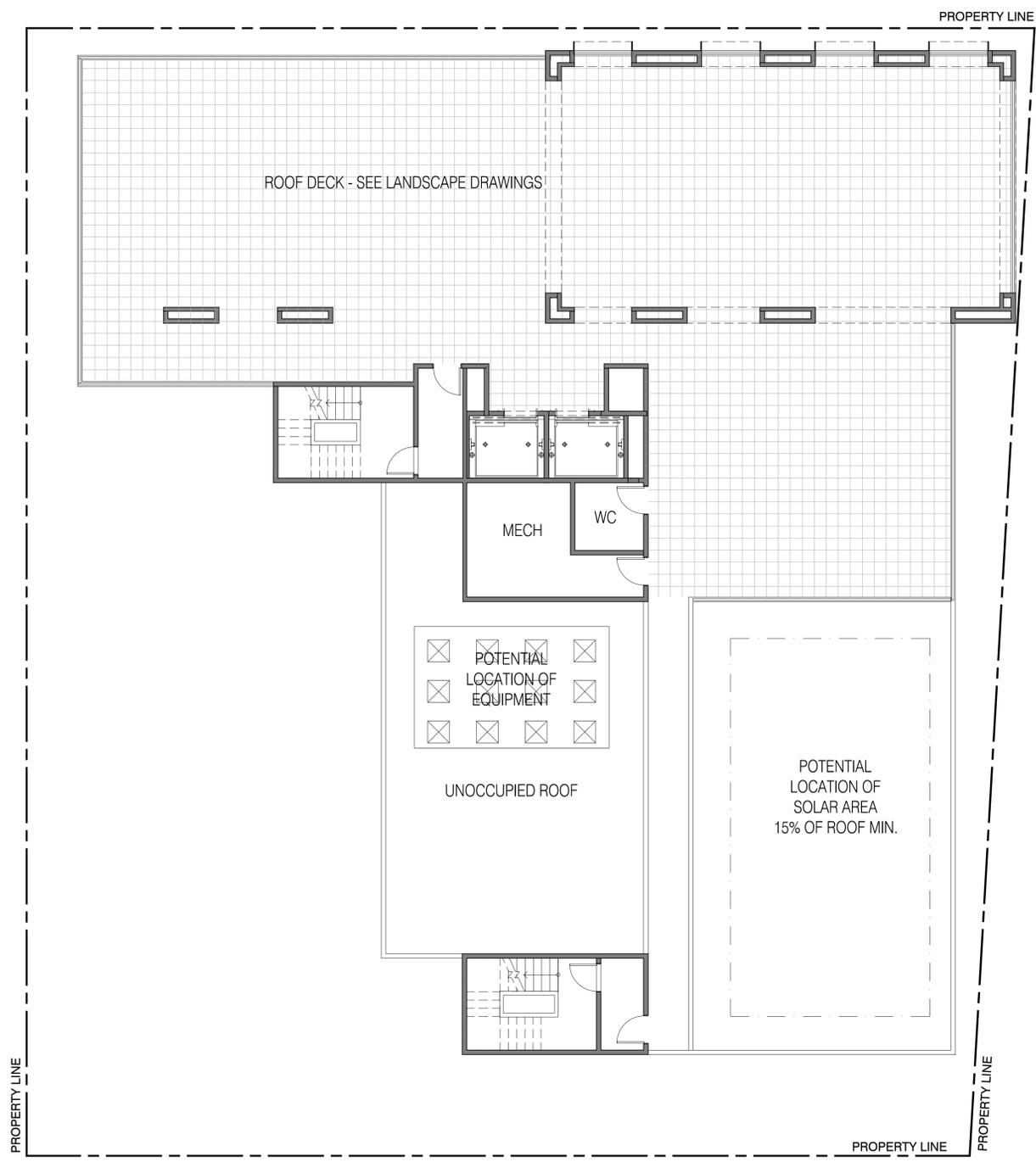
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JOB: 2104

SHEET:

PLAN AT  
ROOF DECK LEVEL

## A2.3



1 PLAN AT ROOF DECK LEVEL  
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

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SHEET:

BUILDING  
ELEVATIONS

# A3.1



1 EAST ELEVATION  
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



(ASHBY AVE.)

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SHEET:

BUILDING  
ELEVATIONS

# A3.2



ALUMINUM WINDOWS    INSULATED METAL PANELS    METAL INFILL PANELS    INSULATED METAL PANELS

T.O. ELEV. ROOF  
10'-6"  
PARAPET  
3'-6"  
ROOF DECK  
10'-4"  
LEVEL 10  
10'-4"  
LEVEL 9  
10'-4"  
LEVEL 8  
10'-4"  
LEVEL 7  
10'-4"  
LEVEL 6  
10'-4"  
LEVEL 5  
10'-4"  
LEVEL 4  
10'-4"  
LEVEL 3  
10'-4"  
LEVEL 2  
10'-4"  
17'-4" (SHATTUCK AVE.)  
AVG. GRADE

CAST IN PLACE CONCRETE

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

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SHEET:

BUILDING  
 ELEVATIONS

**A3.3**



1 WEST ELEVATION  
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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SHEET:

BUILDING  
 ELEVATIONS

**A3.4**



1 SOUTH ELEVATION  
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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SHEET:

STREET STRIP  
ELEVATIONS

## A3.5



2  
-  
STREET STRIP ELEVATION @ ASHBY AVENUE  
1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36 0 4 8 16 32



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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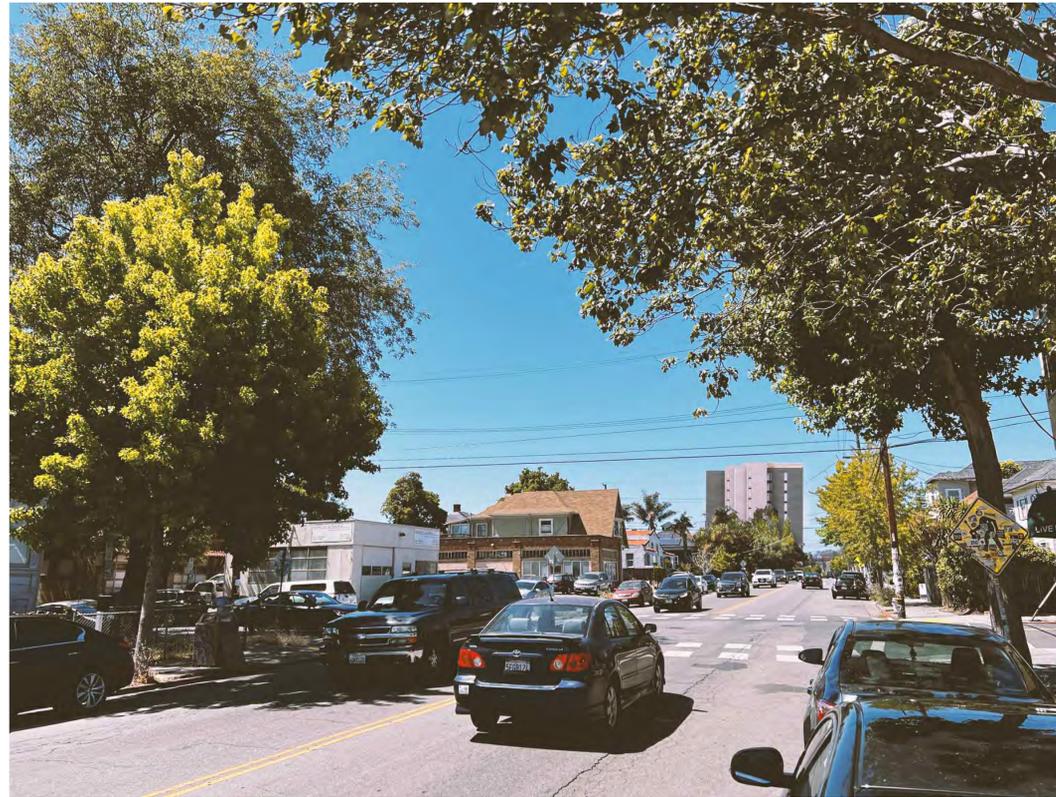
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SHEET:

PHOTO CONTEXT  
VIEWS

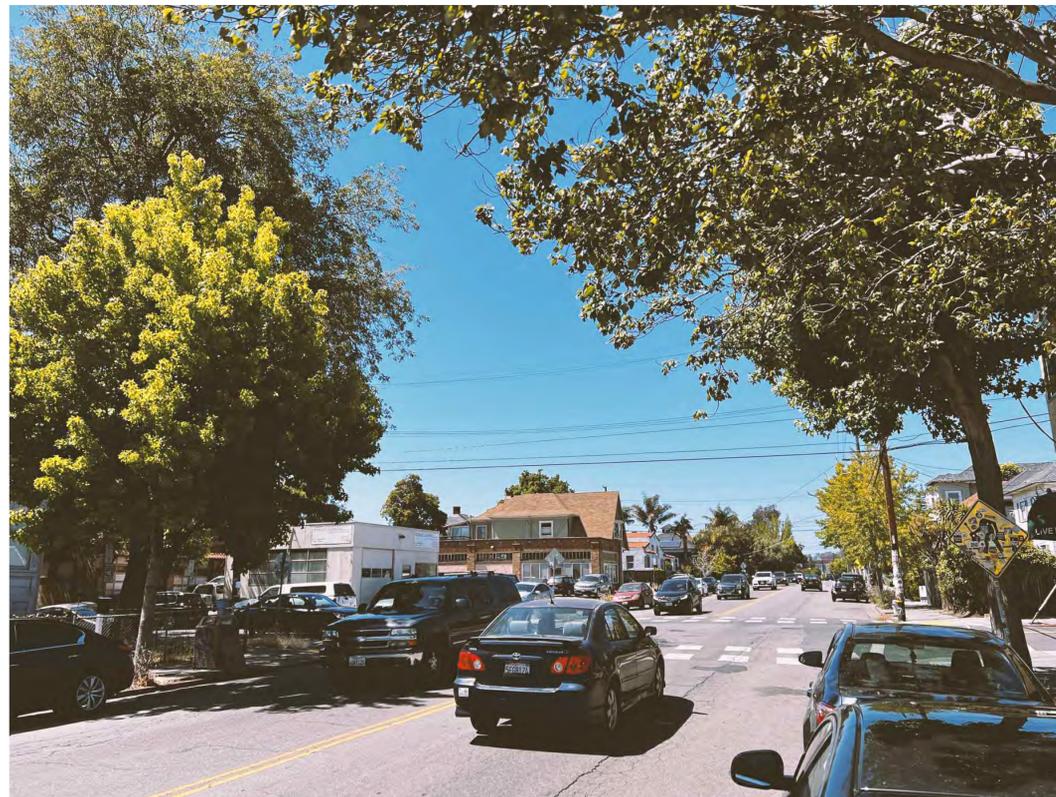
**A3.6**



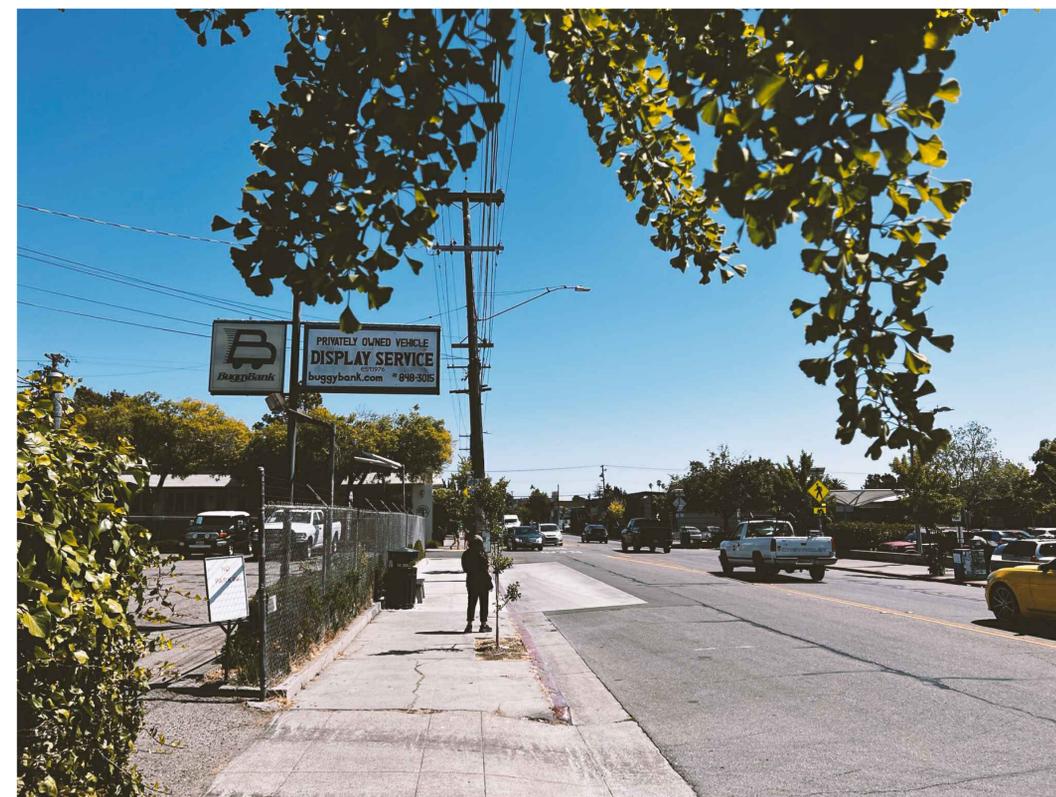
4 SHATTUCK LOOKING NORTH - AFTER



2 SHATTUCK LOOKING SOUTH - AFTER



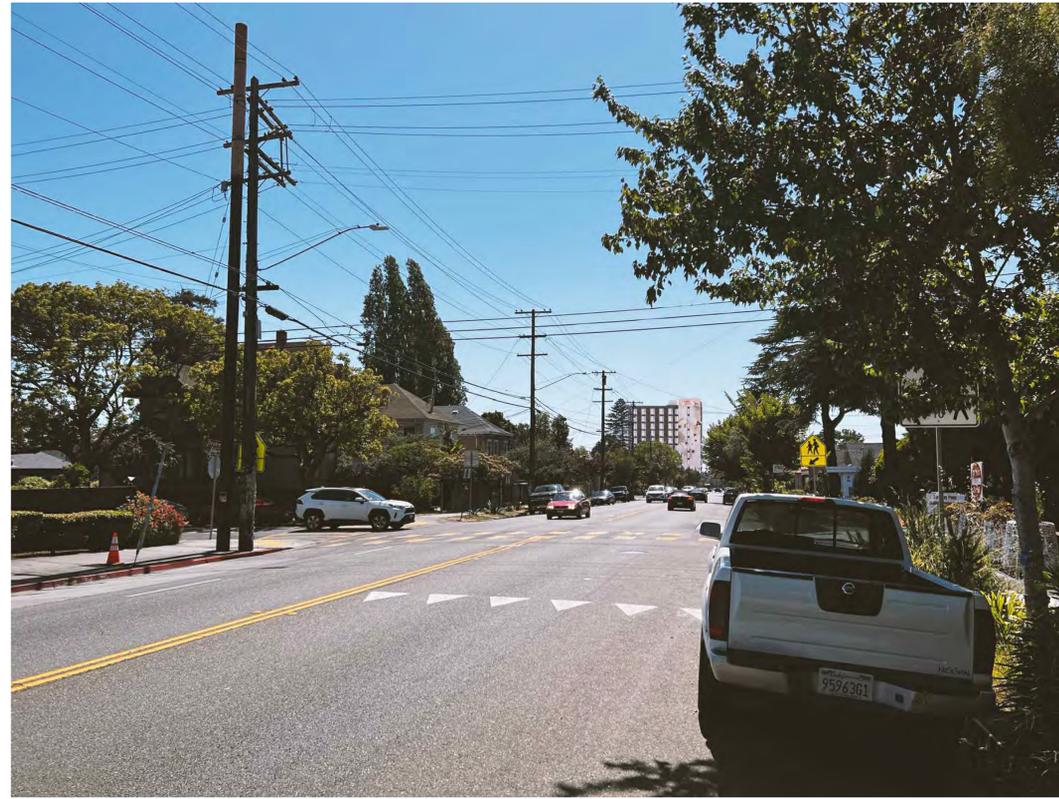
3 SHATTUCK LOOKING NORTH - BEFORE



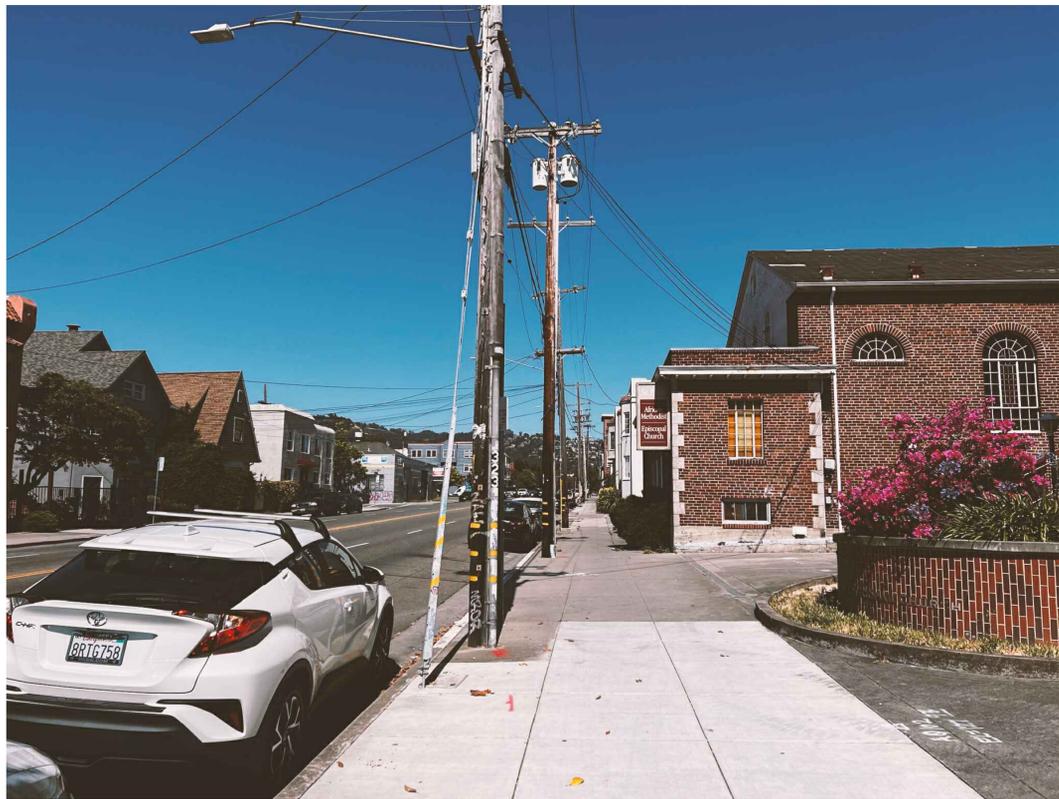
1 SHATTUCK LOOKING SOUTH - BEFORE



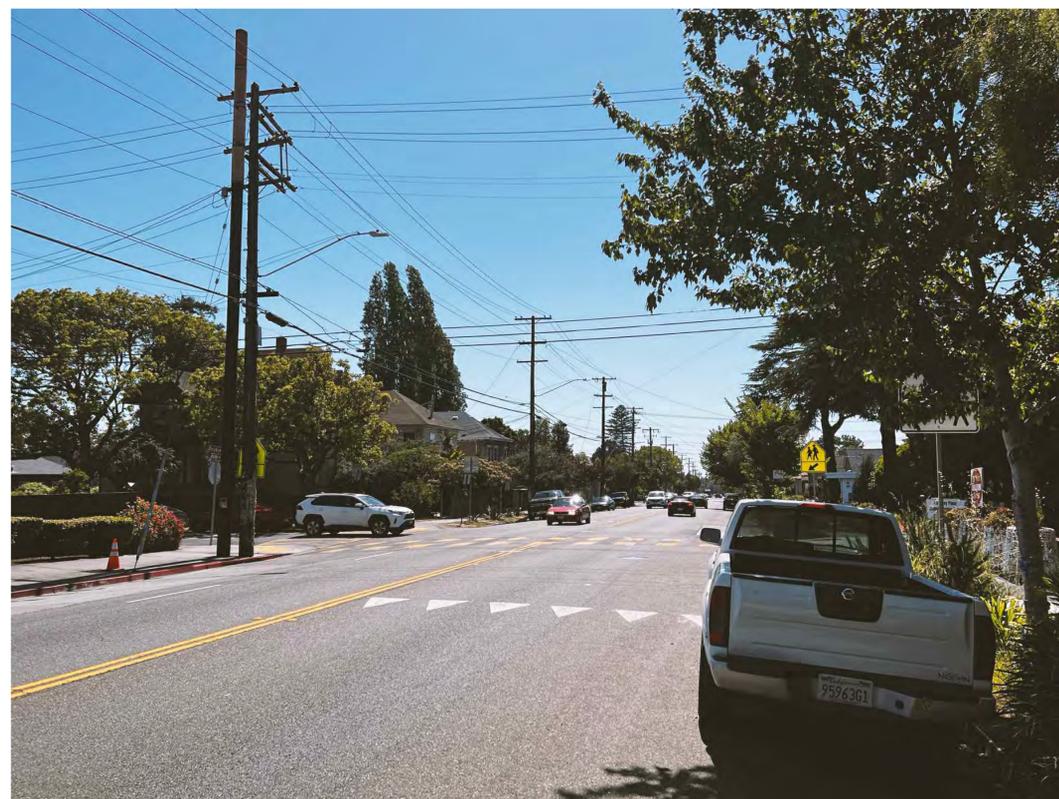
4 ASHBY LOOKING EAST - AFTER



2 ASHBY LOOKING WEST - AFTER



3 ASHBY LOOKING EAST - BEFORE



1 ASHBY LOOKING WEST - BEFORE

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SHEET:

PHOTO CONTEXT  
VIEWS

**A3.7**

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SHEET:

PERSPECTIVE  
VIEWS

## A3.8



1 VIEW ALONG SHATTUCK LOOKING SOUTH WEST

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SHEET:

PERSPECTIVE  
VIEWS

**A3.9**



1

DETAIL AT SIDEWALK LEVEL

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SHEET:

PERSPECTIVE  
VIEWS

**A3.10**



1 VIEW ALONG ASHBY LOOKING SOUTH EAST

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SHEET:

PERSPECTIVE  
VIEWS

**A3.11**



1 VIEW ALONG ASHBY LOOKING SOUTH WEST

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SHEET:

PERSPECTIVE  
VIEWS

**A3.12**



1 VIEW ALONG SHATTUCK LOOKING NORTH WEST

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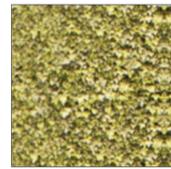
METAL INFILL PANEL



INSULATED  
METAL PANELS



INSULATED  
METAL PANELS



CAST-IN-PLACE  
CONCRETE



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SHEET:

BUILDING  
MAT

# MAT

1 NORTH ELEVATION

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



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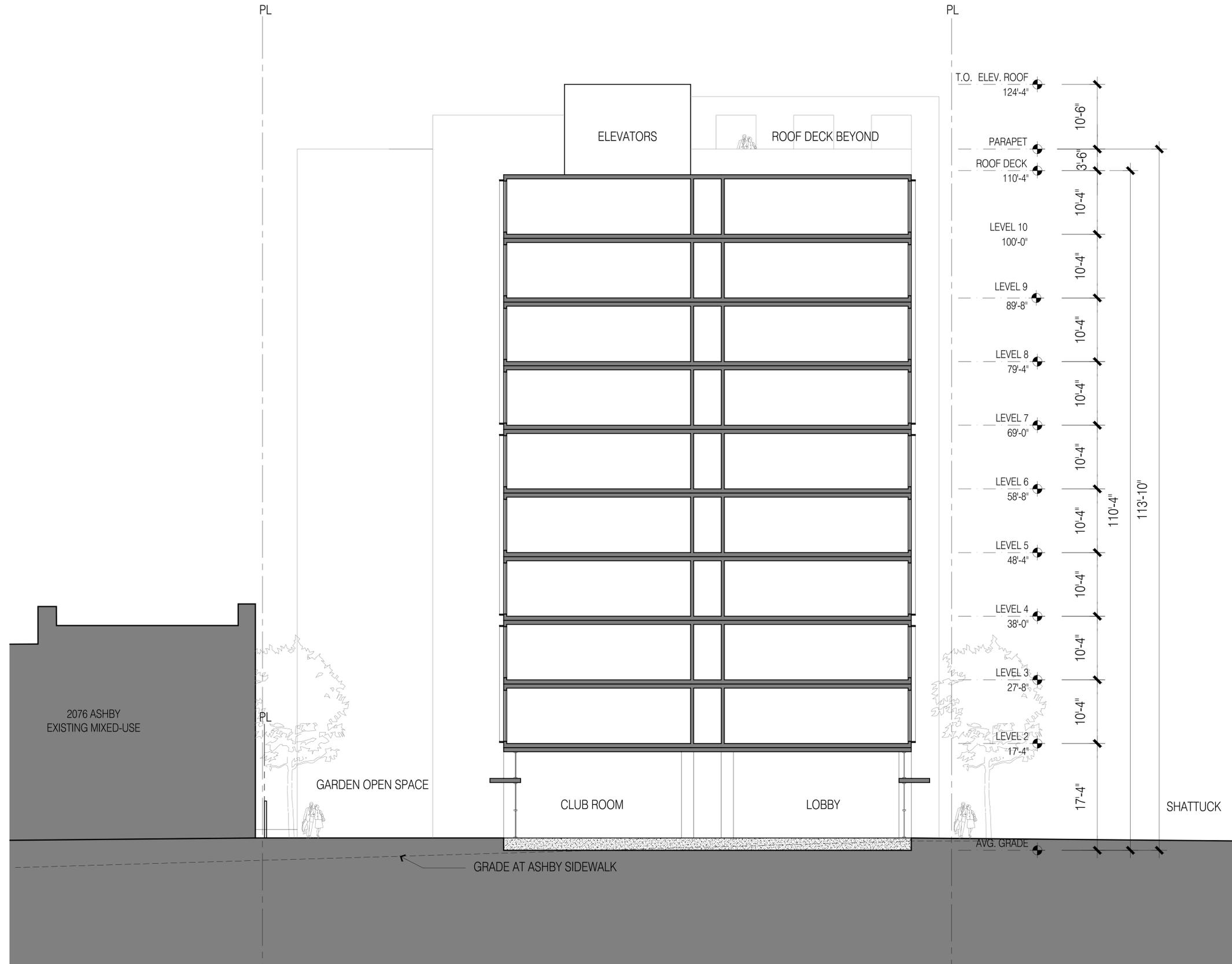
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SHEET:

BUILDING SECTION

**A4.1**



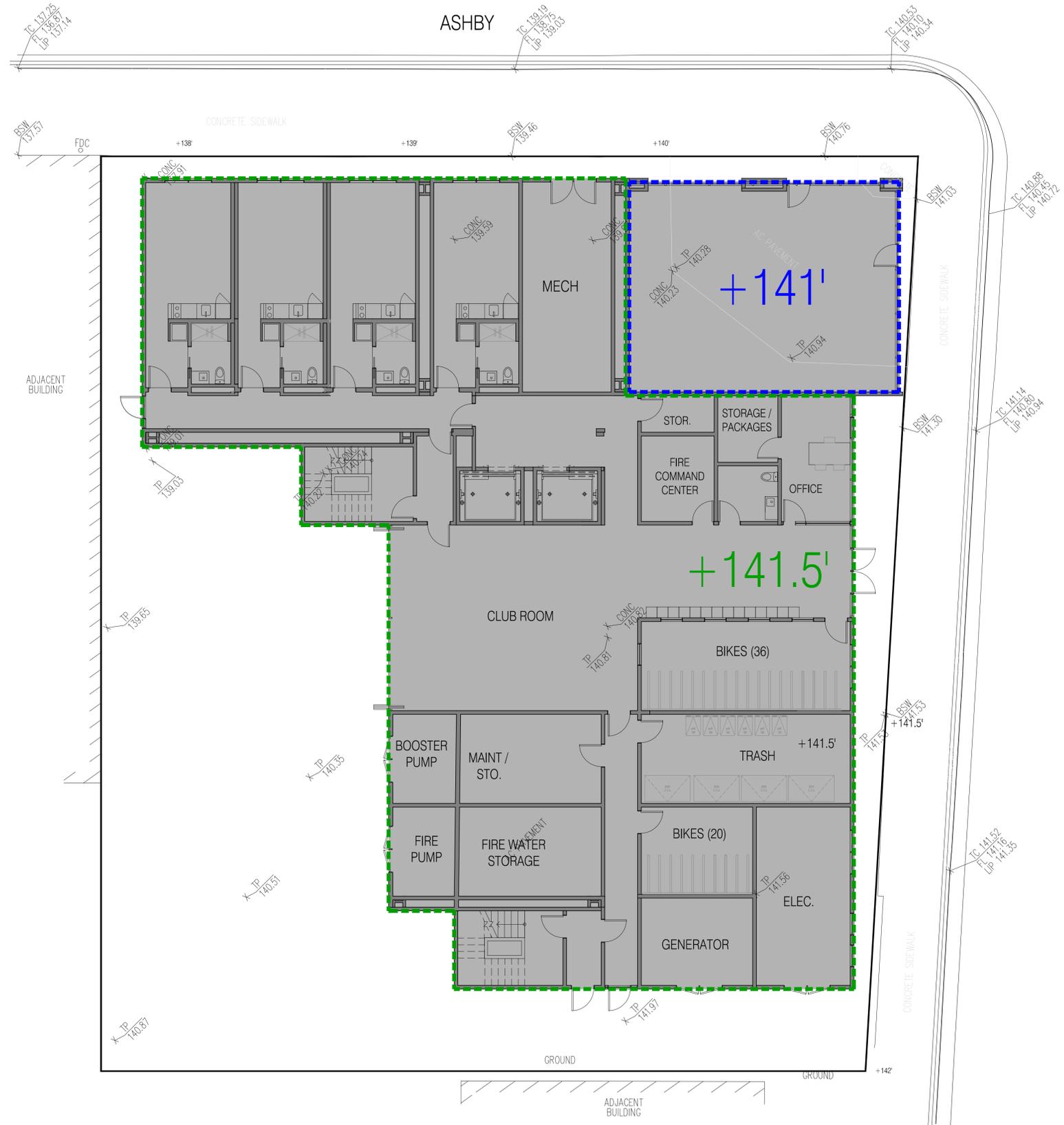
1  
 -  
**E-W SECTION**  
 1/8" = 1'-0" @ 24X36    1/16" = 1'-0" @ 11X17

**CUT AND FILL CALCULATIONS**

	CUT/FILL AREA	AVERAGE CUT/FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	8,502	2	630

**EARTHWORK NOTES:**

1. EARTHWORK QUANTITY IS A ROUGH ESTIMATE BASED ON A BUILDING PAD ELEVATION 12" BELOW FF OF GROUND FLOOR LEVEL. QUANTITIES MAY VARY DUE TO FINAL STRUCTURAL FOUNDATIONS AND PAVEMENT THICKNESS.
2. EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SOIL SWELLING, TRENCH SPOILS, SITE OVER-EXCAVATION REQUIREMENTS.



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SHEET:

CONCEPTUAL  
GRADING PLAN

**A5.1**

**1** GROUND LEVEL PLAN  
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

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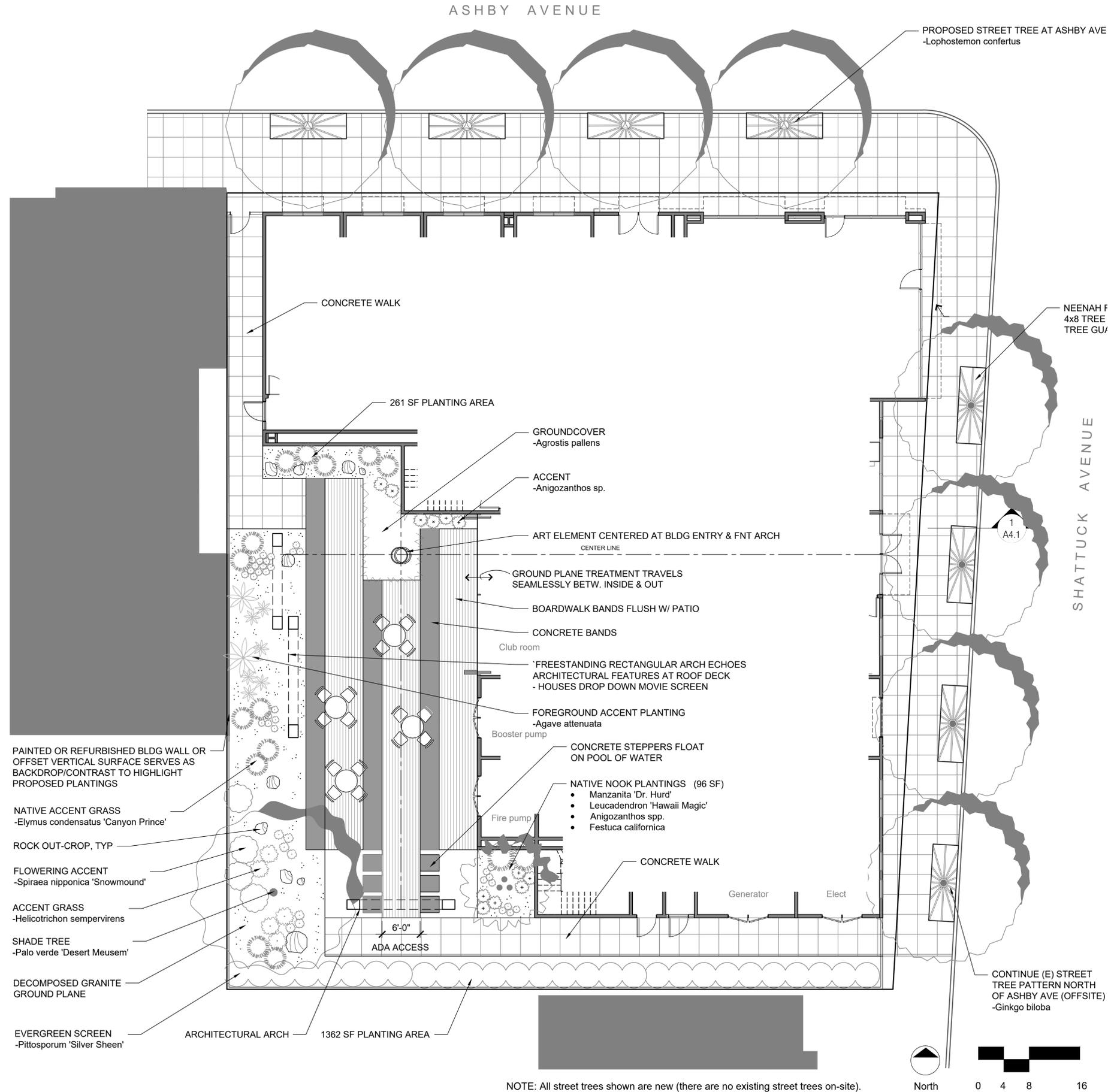
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JOB: 2104

SHEET:

**GROUND LEVEL  
 LANDSCAPE PLAN**

**L1.0**



**PROGRESS  
 NOT FOR CONSTRUCTION**

NOTE: All street trees shown are new (there are no existing street trees on-site).



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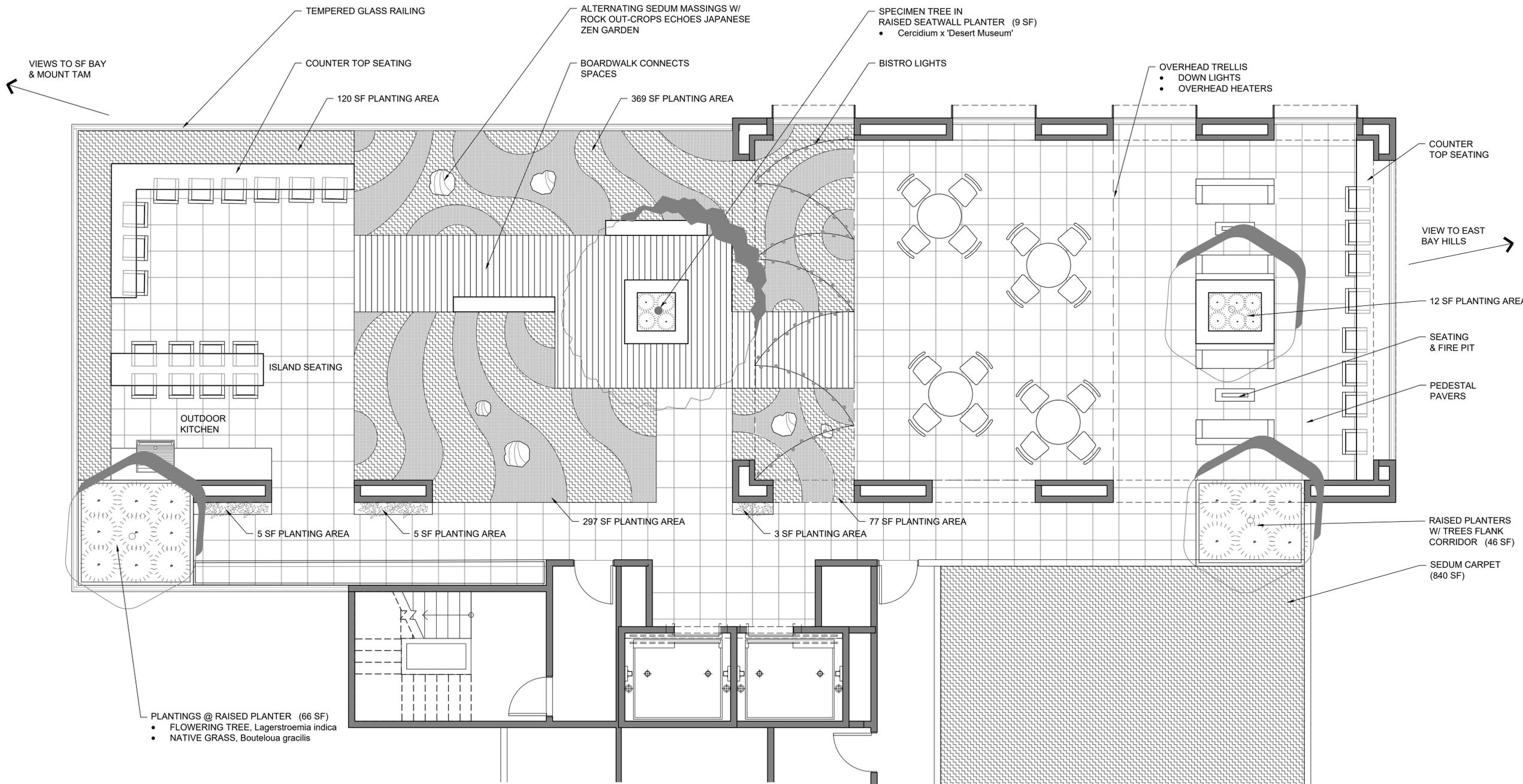
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JOB: 2104

SHEET:

ROOF DECK  
GROSS AREA PLAN

**L1.1**



**Plant List**

Index	Latin Name	Common Name	Size	Spacing	WELO	Ca N	Quantity	Notes
<b>Trees</b>								
AM	Arctostaphylos manzanita 'Dr. Hurd'	Manzanita	15 gallon	As Shown	VL	X		
CC	Cotinus coggygria	Smoke tree	15 gallon		L			Roof deck tree
GB	Ginkgo biloba	Ginkgo	24" box	As Shown	M			Proposed street tree - pending review from COB forestry
LC	Lophostemon confertus	Brisbane box			L			Proposed street tree - pending review from COB forestry
LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	15 gallon		L			
PV	Palo verde 'Desert Museum'	Desert museum Palo verde	24" box	As Shown	VL			
<b>Shrubs</b>								
AO	Anigozanthos 'Orange'	Orange kangaroo paw	1 Gallon	24" o.c.	L			
AP	Aloe plicatilis	Fan aloe	1 gal	As Shown	L			
AR	Anigozanthos 'Kanga Red'	Kanga red kangaroo paw	1 Gallon	24" o.c.	L			
AS	Aloe polyphylla	Spiral Aloe	1 gal	As Shown	L			
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde ambition	1 gal	30" o.c.	L	X		Roof deck intensive planting
EC	Elymus condensatus 'Canyon Prince'	Canyon Prince blue rye grass	1 gallon	36" o.c.	L	X		
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gal	4'-0" o.c.	M			
LB	Leucadendron 'Hawaii Magic'	Hawaii Magic cone bush	1 gal	48" o.c.	L			
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gallon	36"	L			
<b>Groundcovers</b>								
AP	Agrostis pallens	California native bent grass	SOD		L	X		
FG	Festuca glauca 'Elijah Blue'	Elijah blue fescue	4" pots	12"	L	X		
HA	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 Gallon		M	X		
NW	Nepeta 'Walkers Low'	Walkers catmint	1 gal	24" o.c.	L			
SC	Sedum carpet (various Sedum spp.)	Sedum Carpet	Trays		L			Roof deck extensive planting
SK	Sempervivum 'Krebs 2'	Krebs Desert Bloom Hens and Chicks	1 gal	As Shown	L			
SR	Sedum rupestre 'Angelina'	Angelina Stonecrop	trays	As Shown	L			Roof deck extensive planting

NOTE: Approximately 20% of specified plants are CA native and wildlife-supporting.

PROGRESS  
NOT FOR CONSTRUCTION





TRACHTENBERG  
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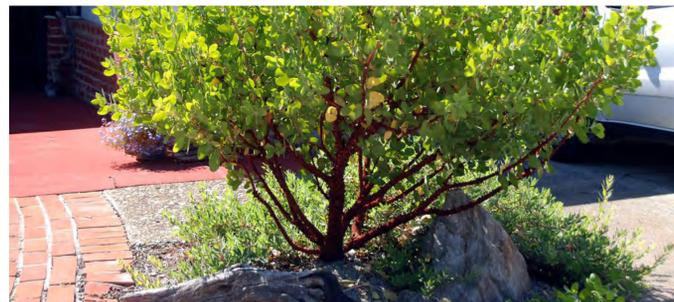
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Bar-style seating at railing, waterfall countertops, lounge seating and fire pit, floating steppers; 'Blonde Ambition' Gramma, Red Pacific Stonecrop, 'Canyon Prince' Blue Rye Grass, 'Dr. Hurd' Manzanita, 'Green Spice' Heuchera, 'Desert Museum' Palo Verde



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SHEET:

LANDSCAPE IMAGERY

## L2.0





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SHEET:

**GROUND LEVEL IRRIGATION PLAN**

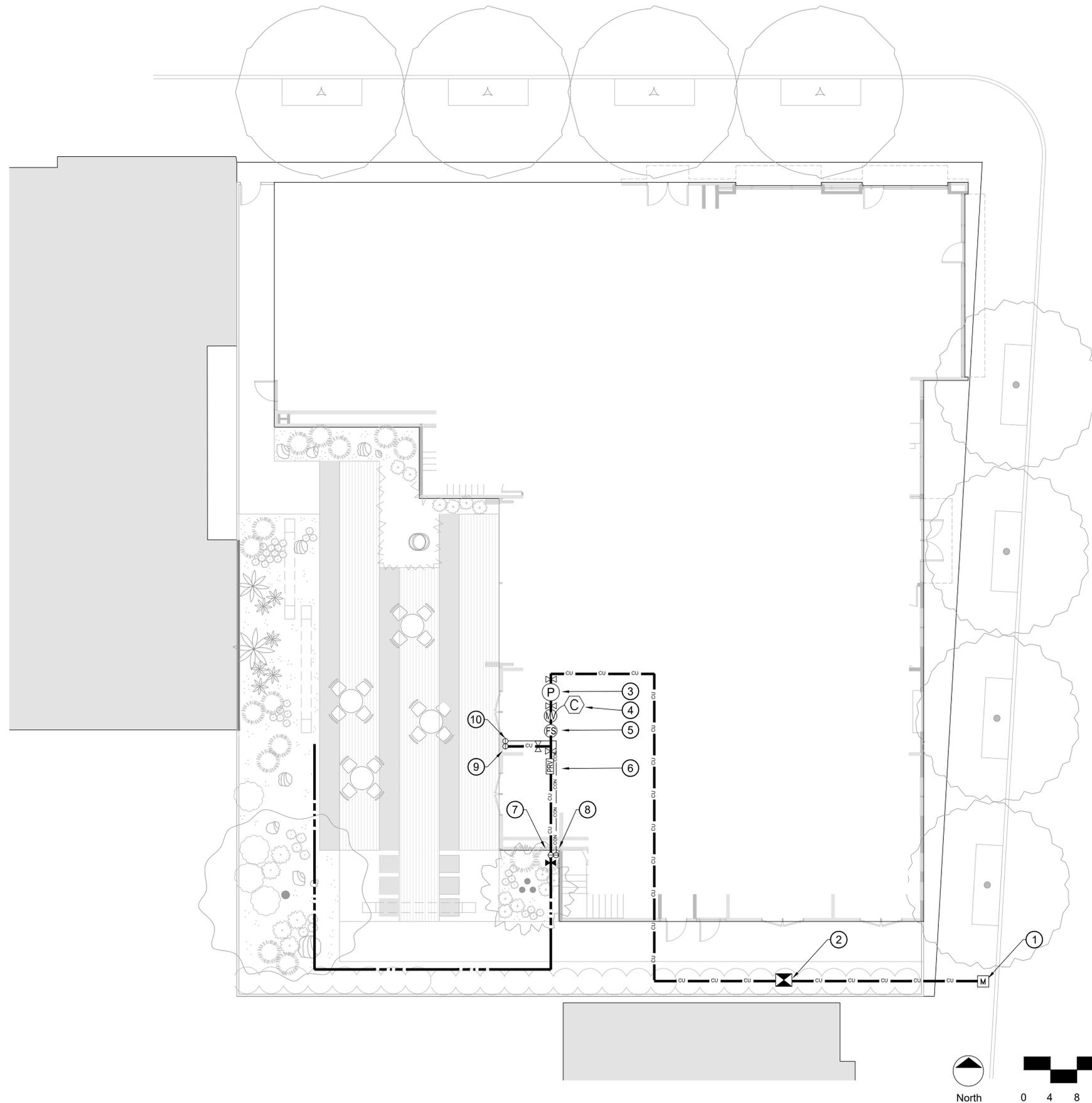
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**PLAN NOTES LEGEND**

- ① 1" WATER METER FOR IRRIGATION TO BE PROVIDED BY UTILITY EBMUD. MAXIMUM IRRIGATION DEMAND: ( ) GPM AT ( ) PSI STATIC PRESSURE AT WATER METER LOCATION.
- ② INSTALL A 1" IRRIGATION BACKFLOW PREVENTER AT THIS APPROXIMATE LOCATION.
- ③ APPROXIMATE LOCATION OF BOOSTER PUMP BY OTHERS. PRESSURE ON DISCHARGE SIDE OF BOOSTER PUMP SHALL BE 95 PSI.
- ④ IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- ⑤ IRRIGATION MASTER VALVE AND FLOW SENSOR.
- ⑥ INSTALL A 1" PRESSURE REDUCING VALVE FOR MAIN SERVICING SITE LEVEL. SET PRESSURE TO BE 50 PSI.
- ⑦ 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE SITE LEVEL PLANTERS TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPE WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
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**NOTES:**

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:  
0.75" 0-6 GPM  
1" 7-12 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:  
0.75 0-500 FT  
1" 501-1100 FT





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JOB: 2104

SHEET:

**ROOF DECK  
IRRIGATION PLAN**

**11.1**

**PLAN NOTES LEGEND**

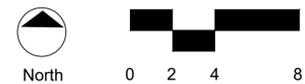
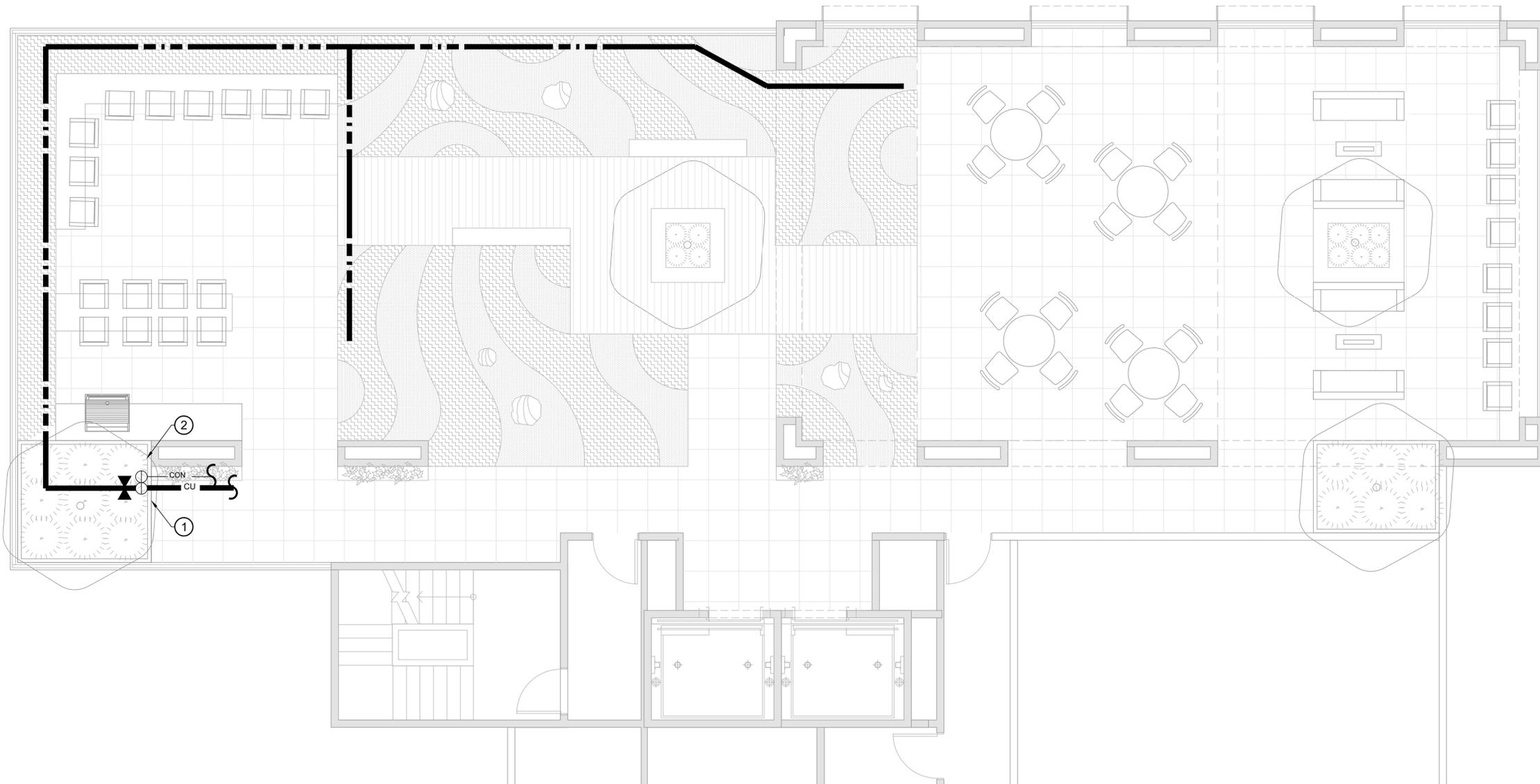
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0.75"	0-6 GPM
1"	7-12 GPM
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0.75	0-500 FT
1"	501-1100 FT



**IRRIGATION NOTES**

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
- INSTALL A 14"x19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

**IRRIGATION COORDINATION NOTES**

- COPPER PIPING WITHIN STRUCTURE SHALL BE PROVIDED, ROUTED, AND INSTALLED BY PLUMBING CONTRACTOR. EXIT OF PIPE TO PLANTER SHALL BE A MINIMUM OF 6" BELOW FINISH GRADE.
- IRRIGATION SLEEVING AND/OR CONDUIT IN STRUCTURE TO BE PROVIDED AND INSTALLED UNDER STRUCTURAL WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, PULL BOXES AND WIRE IN STRUCTURE. THE DRAWINGS INDICATE REQUIRED WIRE QUANTITIES FROM A GIVEN PLANTER LOCATION, THROUGH STRUCTURE, TO THE CONTROLLER LOCATION. 14 GAUGE WIRE SHALL BE USED FOR CONTROL WIRING AND 12 GAUGE FOR COMMON GROUND. FINAL CONNECTION OR WIRING TO REMOTE CONTROL VALVES AND CONTROLLER SHALL BE COMPLETED BY IRRIGATION CONTRACTOR.

*Irrigation Consultant:*  
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www.rma Irrigation.com

**IRRIGATION LEGEND**

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
	WLT-0500-T ECO-ID	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ICV-101 /AS-40 ICZ-101-40	HUNTER ECO-INDICATOR HUNTER REMOTE CONTROL VALVE WITH 40 PSI PRESSURE REGULATOR HUNTER REMOTE CONTROL VALVE WITH A 40 PSI PRESSURE REGULATOR AND A 1" FILTER.			
	44-LRC	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	Q844RCAR10 T-FP600A-LF-1"	BUCKNER 1" TWO-PIECE QUICK COUPLING VALVE (ANTI-ROTATION)			
	500XLHLR	NIBCO 1" BRASS BALL VALVE			
	WT-MV-100G-SNO	WILKINS PRESSURE REDUCING VALVE			
	WTFLOW-HD-P-100 975XL2SEU-1"	WeatherTRAK 1" BRASS MASTER VALVE (NORMALLY OPEN) WeatherTRAK 1" FLOW SENSOR			
	WTPRO3-C-H2048-SWM	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBL.			
		WeatherTRAK ET PRO3 2-WIRE 48 STATION CONTROLLER IN A STAINLESS STEEL WALL MOUNTED ENCLOSURE.			
	WT2W-H2O-1VD WT2W-H2O-2VD WT2W-H2O-MV WT2W-H2O-FS WT2W-H2O-PS WT2W-H2O-SA	WEATHERTRAK DECODER (1 PER VALVE) WEATHERTRAK DECODER - TWO STATION WEATHERTRAK MASTER VALVE DECODER WEATHERTRAK FLOW SENSOR DECODER WEATHERTRAK PUMP START DECODER WEATHERTRAK SURGE ARRESTOR (1 EVERY 500 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
	CIMXL-5YA NOT SHOWN ON PLANS	5 YEAR EXTENSION OF WeatherTRAK Central. ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
	WT-WRS	WIRELESS RAIN SENSOR SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING.			
		CONTROLLER AND STATION NUMBER REMOTE CONTROL VALVE SIZE (IN INCHES) FLOW (GPM) WATER USE CLASSIFICATION OF ZONE APPLICATION RATE (IN/HR) or DRIPLINE SPACING AREA (SQ. FT.) ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 1.25" THROUGHOUT: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
	CU	MAIN LINE: 1.25" THROUGHOUT: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. SHOWN FOR REFERENCE ONLY, SEE PLUMBING PLANS FOR ROUTING THROUGH STRUCTURE.			
	CON	ELECTRICAL CONDUIT: SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ROUTING THROUGH STRUCTURE.			
		DRIPLINE REMOTE CONTROL VALVE D RIP ZONE: HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIPLINE ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.			
		DRIPLINE REMOTE CONTROL VALVE APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIPLINE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			



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03.09.2021 REVISED BASE PLANS  
07.08.2022 ZONING INCOMPLETE RESPONSE

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**IRRIGATION NOTES AND LEGEND**

**11.2**

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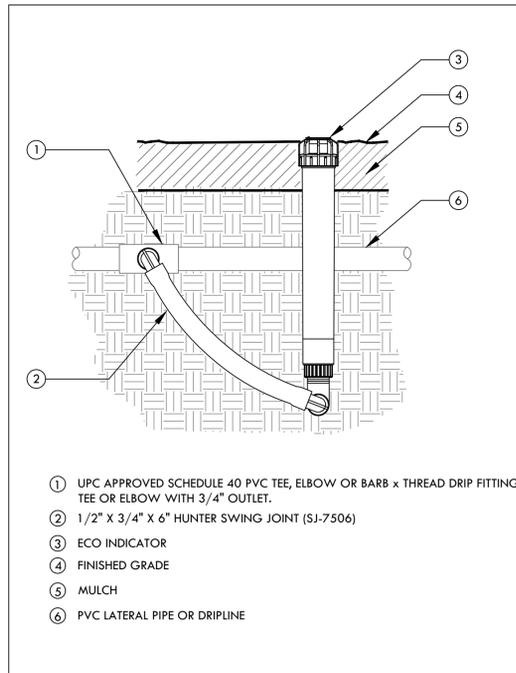
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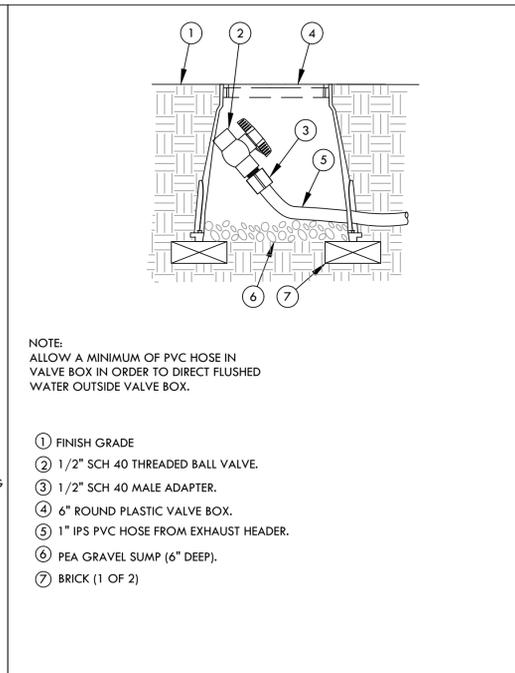
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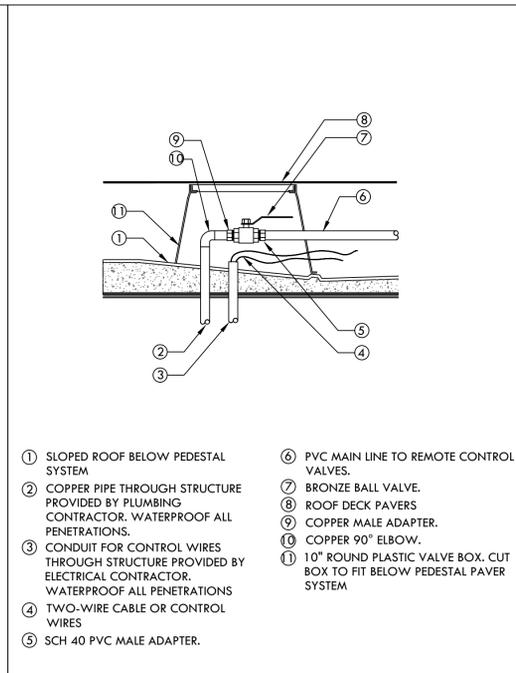
07.08.2022 ZONING INCOMPLETE RESPONSE



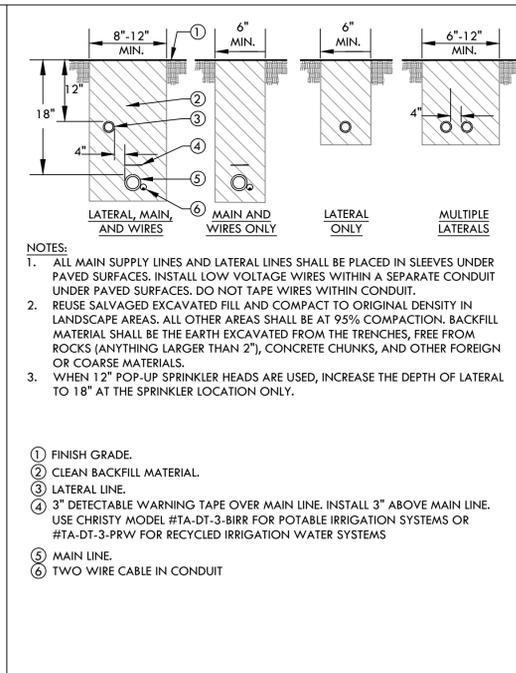
- 1 UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
- 2 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
- 3 ECO INDICATOR
- 4 FINISHED GRADE
- 5 MULCH
- 6 PVC LATERAL PIPE OR DRIPLINE



- NOTE:  
ALLOW A MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.
- 1 FINISH GRADE
  - 2 1/2" SCH 40 THREADED BALL VALVE.
  - 3 1/2" SCH 40 MALE ADAPTER.
  - 4 6" ROUND PLASTIC VALVE BOX.
  - 5 1" IPS PVC HOSE FROM EXHAUST HEADER.
  - 6 PEA GRAVEL SUMP (6" DEEP).
  - 7 BRICK (1 OF 2)



- 1 SLOPED ROOF BELOW PEDESTAL SYSTEM
- 2 COPPER PIPE THROUGH STRUCTURE PROVIDED BY PLUMBING CONTRACTOR. WATERPROOF ALL PENETRATIONS.
- 3 CONDUIT FOR CONTROL WIRES THROUGH STRUCTURE PROVIDED BY ELECTRICAL CONTRACTOR. WATERPROOF ALL PENETRATIONS
- 4 TWO-WIRE CABLE OR CONTROL WIRES
- 5 SCH 40 PVC MALE ADAPTER.
- 6 PVC MAIN LINE TO REMOTE CONTROL VALVES.
- 7 BRONZE BALL VALVE.
- 8 ROOF DECK PAVERS
- 9 COPPER MALE ADAPTER.
- 10 COPPER 90° ELBOW.
- 11 10" ROUND PLASTIC VALVE BOX. CUT BOX TO FIT BELOW PEDESTAL PAVER SYSTEM



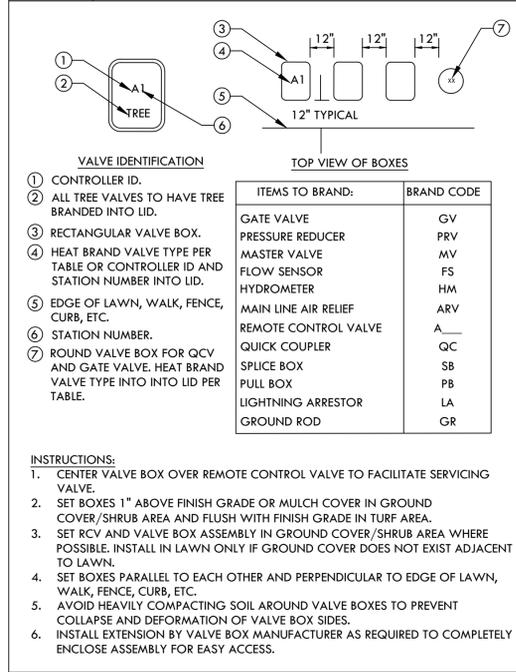
- NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
  2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
  3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.
- 1 FINISH GRADE.
  - 2 CLEAN BACKFILL MATERIAL.
  - 3 LATERAL LINE.
  - 4 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRV FOR RECYCLED IRRIGATION WATER SYSTEMS
  - 5 MAIN LINE.
  - 6 TWO WIRE CABLE IN CONDUIT

1 DRIPLINE OPERATION INDICATOR  
SCALE: NONE

2 DRIPLINE-FLUSH POINT  
SCALE: NONE

3 ON STRUCTURE STUB-OUT WITH BRONZE BALL VALVE  
SCALE: NONE

4 TRENCHING  
SCALE: NONE



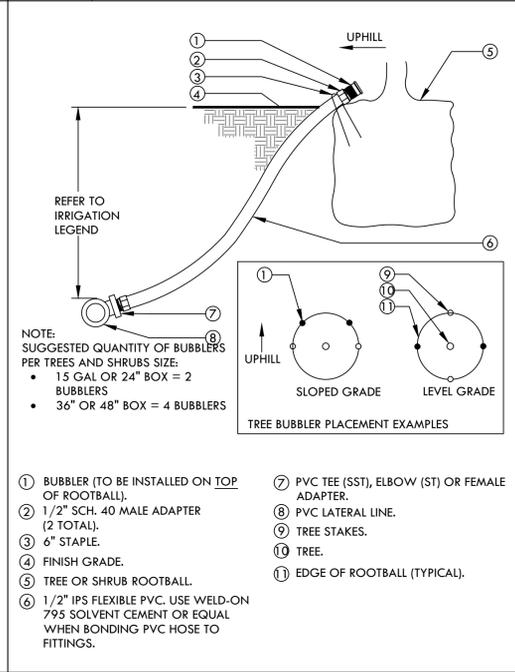
VALVE IDENTIFICATION

1 CONTROLLER ID.  
2 ALL TREE VALVES TO HAVE TREE BLEMED INTO LID.  
3 RECTANGULAR VALVE BOX.  
4 HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.  
5 EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
6 STATION NUMBER.  
7 ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A__
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

- INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
  2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
  3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
  4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
  5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
  6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.



- NOTE:  
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:  
• 15" GAL OR 24" BOX = 2 BUBBLERS  
• 36" OR 48" BOX = 4 BUBBLERS
- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
  - 2 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
  - 3 6" STAPLE.
  - 4 FINISH GRADE.
  - 5 TREE OR SHRUB ROOTBALL.
  - 6 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
  - 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
  - 8 PVC LATERAL LINE.
  - 9 TREE STAKES.
  - 10 TREE.
  - 11 EDGE OF ROOTBALL (TYPICAL).

5 VALVE BOX INSTALLATION  
SCALE: NONE

6 TREE BUBBLER  
SCALE: NONE

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	39.7

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
<b>GROUND LEVEL</b>	GC/SHRUBS	LOW	0.3	DRIP	0.81	0.370	1,692	627	15,425	0.05	20.62	53%
<b>ROOF</b>	GC/SHRUBS	LOW	0.3	DRIP	0.81	0.370	1,008	373	9,189	0.03	12.29	32%
<b>TREES</b>	TREES	MOD	0.5	BUBBLER	0.81	0.617	480	296	7,293	0.02	9.75	15%
<b>TOTALS</b>							<b>3,180</b>	<b>1,296</b>	<b>31,907</b>	<b>0.10</b>	<b>42.66</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	ETAF	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/YEAR	PERCENTAGE OF LANDSCAPE
<b>3</b>		1	0					0%
<b>TOTALS</b>			0					0%

MAWA	GALLONS/YR	35,223	ETWU FORMULA
	ACRE FEET/YR	0.11	ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
	HCF/YR	47.09	ETWU = ((ETO) * (0.62) * (ETAF x LA))

ETWU	GALLONS/YR	31,907	ETAF Calculations
	ACRE FEET/YR <td>0.10 <td>REGULAR LANDSCAPE AREAS</td> </td>	0.10 <td>REGULAR LANDSCAPE AREAS</td>	REGULAR LANDSCAPE AREAS
	HCF/YR <td>42.66 <td>TOTAL ETAF x AREA 1,296</td> </td>	42.66 <td>TOTAL ETAF x AREA 1,296</td>	TOTAL ETAF x AREA 1,296
			TOTAL AREA 3,180
			AVG. ETAF 40.76%

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.33	YES

ETAF Calculations	REGULAR LANDSCAPE AREAS
TOTAL ETAF x AREA	1,296
TOTAL AREA	3,180
AVG. ETAF	40.76%

MAWA FORMULA	ETWU FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
MAWA = (ETO) * (0.62) * ((LA x 0.45) + (0.55 x SLA))	ETWU = ((ETO) * (0.62) * (ETAF x LA))
ETWU = REFERENCE EVAPOTRANSPIRATION	ETWU = REFERENCE EVAPOTRANSPIRATION
0.55 = ET ADJUSTMENT FACTOR	PF = PLANT FACTOR FOR HYDROZONES
LA = LANDSCAPED AREA (SQUARE FEET)	HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)
	IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
	IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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IRRIGATION  
DETAIL

11.6