



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

**For Committee Decision**  
JANUARY 19, 2023

# 3000 SHATTUCK AVENUE

## PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2022-0006** to demolish the existing gas station, and add a 10-story mixed use building with 166 dwellings, including 17 Very Low-Income units, and 1,043 square-feet of commercial space.

### I. Introduction

This project is located on the southwest corner of Ashby and Shattuck Avenues. The site is located in the C-SA, South Area Commercial zoning district.

A previous application for this location had a demolition referral that went before the Landmark Preservation Commission (LPC) at their May 2016 meeting where no action was taken to designate the existing building. That previous design was brought before the Design Review Committee (DRC) in 2017, where the Committee forwarded a favorable recommendation to ZAB. The project has since been redesigned and is returning under a new application.

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

The project is before the DRC this month for Preliminary Design Review. This project is tentatively scheduled for a hearing date with Zoning Adjustments Board (ZAB) in March.

### II. Background

The L-shaped 10-story density bonus project is located on the corner of Ashby and Shattuck Avenue. This application proposes a mixed-use ground floor, with a commercial space at the Northwest corner, residential units arranged along the

North, and residential amenity spaces and mechanical arranged along the West, and a garden space at the Southeast corner to buffer the adjacent R-2 residential district. Above are 9 residential floors with a roof deck proposed along the North edge of the project overlooking Ashby and the intersection at Shattuck.

### **III. Project Setting**

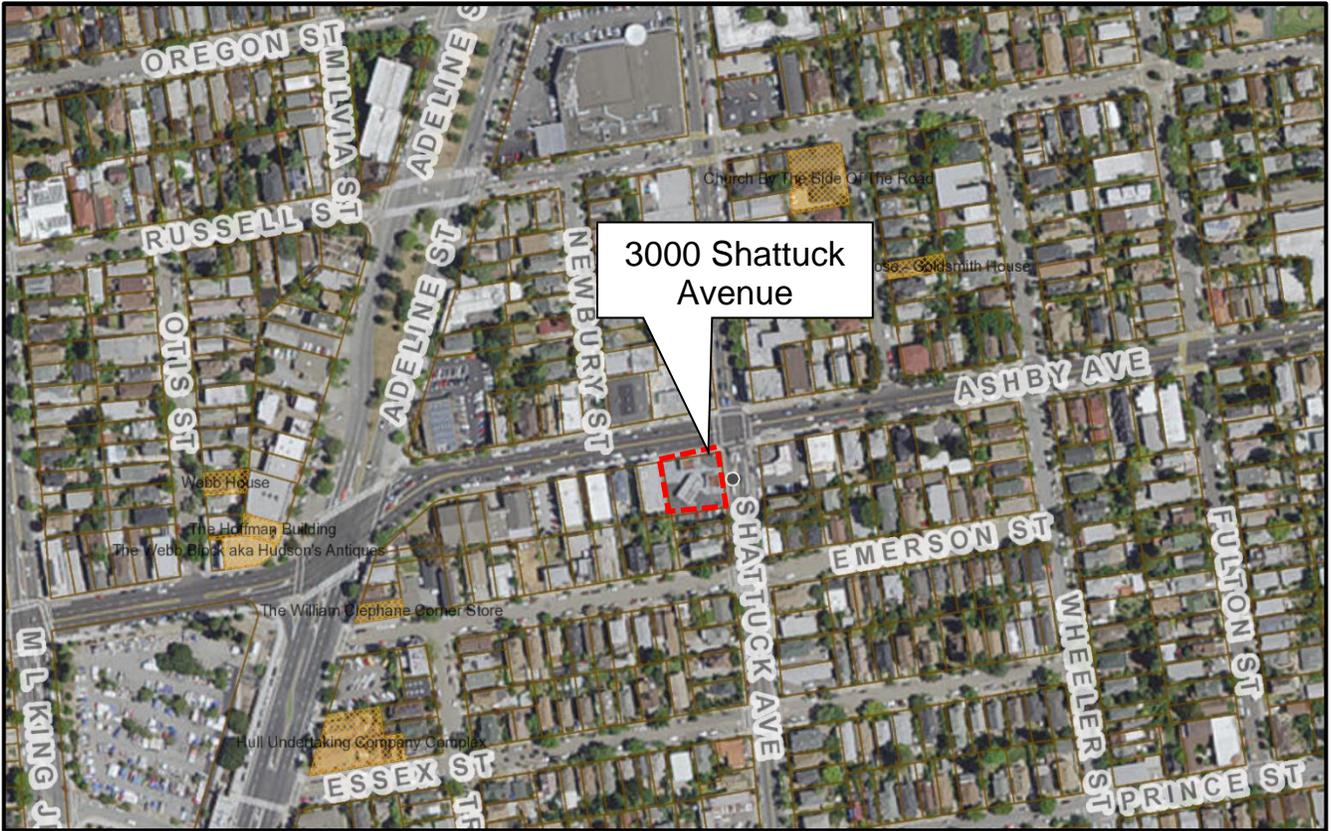
#### **A. Neighborhood/Area Description:**

This project is located in the C-SA Southside commercial district on the Southwest corner of the intersection at Ashby and Shattuck. There is a gas station and auto service shop on the Northwest corner of the intersection, and an Enterprise car rental location on the Southeast corner of the intersection. Surrounding parcels on Ashby consist mainly of single- and two-story residential structures with a three-story mixed use building directly adjacent to the project to the West. Parcels along Shattuck contain a mix of one- to two-story residential and commercial structures.

#### **B. Site Conditions:**

The subject site is located at the intersection of Shattuck and Ashby. The site is currently occupied by a gas station and auto service shop.

Figure 1: Vicinity Map



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Existing Gas Station	C-SA	Neighborhood Commercial
Surrounding Properties	North	Existing Gas Station	C-SA	Neighborhood Commercial
	South	Residence		
	East	Rental Car Service		
	West	Mixed Use Building		

**Table 4: Development Standards**

Standard		Existing	Proposed Total	Permitted/ Required
BMC Sections 23.204.100				
Lot Area (sq. ft.)		13,561	13,561	n/a
Gross Floor Area (sq. ft.)		1,180	81,330	n/a
Floor Area Ratio		0.09	6	4
Dwelling Units	Total	0	166	n/a
	Affordable	0	17	n/a
Building Height	Maximum (ft.)	14'	113'-10"	36' (modifiable with Use Permit)
	Stories	1	10	3 (modifiable with Use Permit)
Building Setbacks (ft.)	Front (Ashby Ave)	35'	3'	15' (modifiable with Use Permit)
	Rear	41'	11'-3" to 85'-3"	15'
	Left Side (East)	35'	0' to 7'	6'-15' (modifiable with Use Permit)
	Right Side (West)	26'	5'-8" to 48'-5"	4'-12' (modifiable with Use Permit)
Lot Coverage (%)		9	68	40 (modifiable with Use Permit)
Usable Open Space (sq. ft.)		n/a	8,516	6,640
Parking	Automobile	11	0	0
	Bicycle	0	62	61

## IV. Project Description

### A. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building;
- Use Permit pursuant to BMC Section 23.204.100(B)(4)(b) to construct a mixed-use development of more than 5,000 square-feet.
- Use Permit pursuant to BMC Section 23.204.020 to add multi-family dwellings.
- Use Permit pursuant to BMC Section 23.204.100(D)(2) to modify the height and stories, setbacks, and lot coverage.
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to allow architectural features over the maximum height limit.

### Concessions and Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915):

- Waiver of BMC Section 23.204.100(D)(1) to exceed the setback limits – to be 3' at the front, 0' at the street side, 5'-8" at the interior side, and 11'-3" at the rear, where 15' at the front, 6' to 15' at the street side, 4' to 12' at the interior side, and 15' at the rear is the limit.
- Waiver of BMC Section 23.204.100(D)(1) to exceed building height limits – to be 113'-10" and 10 stories, where 36 feet and 3 stories is the limit.
- Waiver of BMC Section 23.204.100(D)(1) to exceed the FAR limit limits – to be 5.85, where 4.0 is the maximum.

### B. CEQA Determination:

- An addendum to the Initial Study-Negative Declaration prepared for a previous project at the same site has been prepared, and is being finalized. The draft is available for review (<https://aca.cityofberkeley.info/Community/><sup>1</sup>).

### C. Density Bonus Information

- The project requests a waiver to exceed the setback limits to 3' at the front, 0' at the street side, 5'-8" at the interior side, and 11'-3" at the rear to accommodate the density bonus units.
- The project requests a waiver to increase the maximum building height from 36' and 3 stories, to 113'-10" and 10 stories to accommodate the density bonus units.
- The project requests a waiver to increase the maximum FAR to 5.85 to accommodate the density bonus units.

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<sup>1</sup> Go to the Zoning tab, entering the permit number ZP2022-0046 or 3000 Shattuck Avenue, and clicking on *Attachments* under the *Record Info* drop down menu.

## V. Design Review Guidelines

**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](https://berkeleyca.gov/sites/default/files/2022-02/DR_Basic_Submittal_Packet.pdf)

The City's South Shattuck Strategic Plan (1998) area is located directly north of this project site on the north side of Ashby Avenue. Even though this site is not in the plan area, we are including a link to the plan below since so close.

<https://berkeleyca.gov/your-government/our-work/adopted-plans/south-shattuck-strategic-plan>

## VI. Issues and Analysis

### A. Design Issues:

- **Neighborhood Context** This project is located at the intersection of Ashby and Shattuck in the C-SA South Area Commercial District where the surrounding structures are primarily one-, two-, three- story commercial, and mixed-use buildings. A gas station and car rental service, both with large surface lots, occupy the Northwest and Southeast corners of the intersection, with a three-story mixed-use structure on the Northeast corner. Immediately adjacent to the west of the subject parcel is a three-story mixed use building, with a two-story single family home directly adjacent to the South. The parcels adjacent to the southwest are zoned as R-2.
- **Massing/ Building Design** This 10-story mixed use structure has its main front on Shattuck Avenue. The L- shaped design allows the project to organize the massing nearest to the commercial corridor to the North and East with a ground floor garden acting as a buffer for the R-2 district to the Southeast. The concrete ground floor provides a visual base supporting nine residential floors above. The corner is accentuated by a light-colored volume extending from the second floor to above the parapet. The North and East facades are organized by vertical window bands that are framed by metal fins at three story increments and accented with metal infill panels.
- **Ground Floor Design** The design proposes a 1,095 square foot commercial space at the Northeast corner of the project. The residential lobby entrance is located at the center of the East façade on Shattuck. A club room connects the lobby to the west facing garden space. The lobby space connects directly to a bike storage space and leasing office, with additional bike storage, trash room, and mechanical spaces proposed at the southeast corner of the project. Ground floor units are arranged along the North side of the project overlooking Ashby.
- **Setbacks** The massing is stepped along the east façade to work with the angled property line. It is setback approximately 1'-7" at the southeast corner, with the setback increasing to 6'-9" before the commercial space steps out to meet the property line on Shattuck. The Northeast corner is cut back for a more gracious entrance to the corner commercial space. The West façade is setback 5'-8" at the

Northwest corner, and increases to 39'-5" at the ground floor garden space. The project is set back 11'-3" from the South property line and 3'-0" from the North property line.

- **Encroachments** The corner bay extends a maximum of 2'3" over the property line at the Northeast corner of the project. An encroachment permit will be required by Public Works.
- **Open Space Design** The project provides open space with a ground floor garden space and a roof level deck space. The ground floor garden space will provide a seating area with drop down movie screen, green space and planting areas. The roof deck will feature a planting area at the center of the deck space, with hardscaped seating areas situated at the Northeast and Northwest corners. Countertop seating is proposed at the corners to take advantage of views to the Bay and to the hills. An outdoor kitchen is proposed at the west end of the roof deck with a fire pit proposed at the East end. Raised planters and planting areas are proposed throughout.
- **Colors and Materials** The material palette includes cast in place concrete at the base, insulated metal panels at the residential floors, and aluminum windows and metal infill panels throughout.

#### **B. Issues for Discussion:**

- Neighborhood Context
- Building Design
- Ground Floor Design
- Open Space Design

### **VII. Recommendation**

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

#### **Attachments:**

1. Project Plans, received January 10, 2023

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

TRACHTENBERG  
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# 3000 SHATTUCK

3000 Shattuck Ave  
Berkeley, CA

03.15.2022 ZONING APPLICATION  
07.08.22 ZONING INCOMPLETE RESPONSE  
01.19.23 DRC HEARING SET

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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  
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LANDSCAPE ARCHITECT:  
Penn Phillips  
INSIDEOUT DESIGN  
6000 Harwood Avenue  
Oakland CA 94618  
510.855.7674  
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

A0.0 GENERAL INFORMATION	A3.6 PHOTO CONTEXT VIEWS	I1.2 IRRIGATION NOTES AND LEGENDS
A0.1 ZONING INFORMATION & DIAGRAMS	A3.7 PHOTO CONTEXT VIEWS	I1.6 IRRIGATION DETAILS AND WELO
A0.3A DENSITY BONUS DIAGRAMS	A3.8 PERSPECTIVE VIEWS	
A0.3B DENSITY BONUS CALCULATIONS	A3.9 PERSPECTIVE VIEWS	
A0.4A SHADOW STUDIES	A3.10 PERSPECTIVE VIEWS	
A0.4B SHADOW STUDIES	A3.11 PERSPECTIVE VIEWS	
A0.4C SHADOW STUDIES	A3.12 PERSPECTIVE VIEWS	
A0.5 SITE CONTEXT PHOTOS	A3.13 PERSPECTIVE VIEWS	
A0.6 VICINITY MAP	A3.14 PERSPECTIVE VIEWS	
A1.1 SITE SURVEY	A3.15 PERSPECTIVE VIEWS	
A2.1 FLOOR PLANS	MAT MATERIAL BOARD	
A2.2 FLOOR PLANS	A4.1 BUILDING SECTION	
A2.3 FLOOR PLANS	A5.1 CONCEPTUAL GRADING PLAN	
A3.1 BUILDING ELEVATIONS	L1.0 GROUND LEVEL LANDSCAPE PLAN	
A3.2 BUILDING ELEVATIONS	L1.1 ROOF DECK LANDSCAPE PLAN	
A3.3 BUILDING ELEVATIONS	L2.0 LANDSCAPE IMAGERY	
A3.4 BUILDING ELEVATIONS	I1.0 GROUND LEVEL IRRIGATION PLAN	
A3.5 STREETSCAPE ELEVATIONS	I1.1 ROOF DECK IRRIGATION PLAN	

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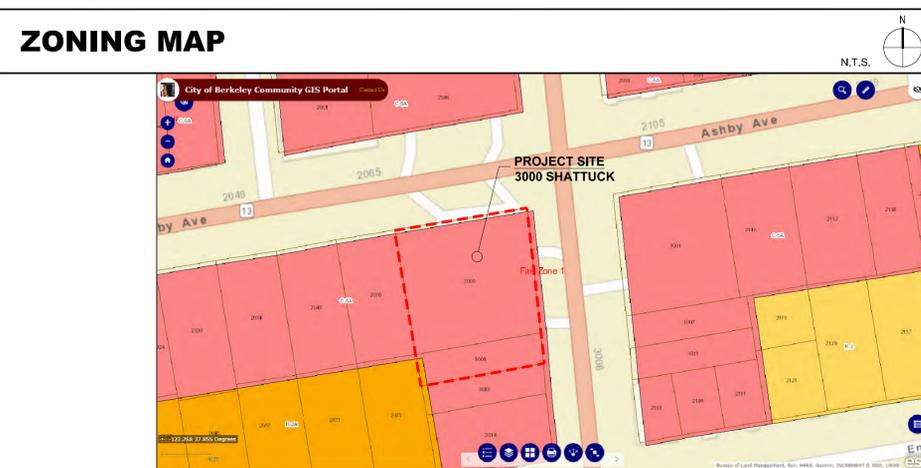
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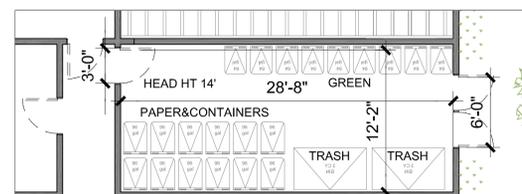
SHEET:

ZONING DATA

# A0.1



## REFUSE AND RECYCLING

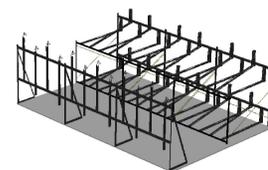


Waste and Recycling Calculation						
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)	Waste (40%)	Recycling (40%)	Organics (20%)
166	1.00	166	13.83 cy	2,767 gal	5.53 cuft	1,107 gal
Space Calculation			Container Quantities	Space Required	Space/ Container	150% Additional
			Waste	Recycling	Organics	Factor/container
						Required
						Provided
			3 cy bin (606 gal)	2		28 sf
			2 cy bin (404 gal)			56 sf
			96 gallon cart	12		28 sf
			64 gallon cart	9		84 sf
						50 sf
			Total capacity	1212 gal	1152 gal	576 gal
						190 sf
						284 sf
						363 sf

## LONG TERM BIKE PARKING

### Stretch Rack

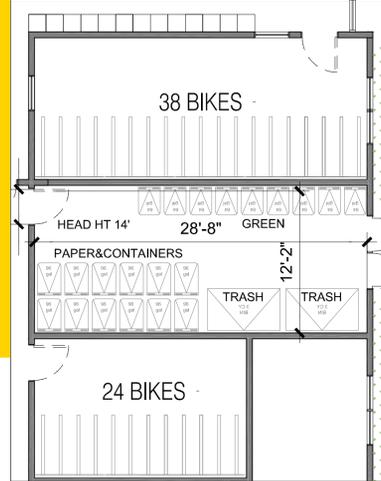
Recommended Spacing



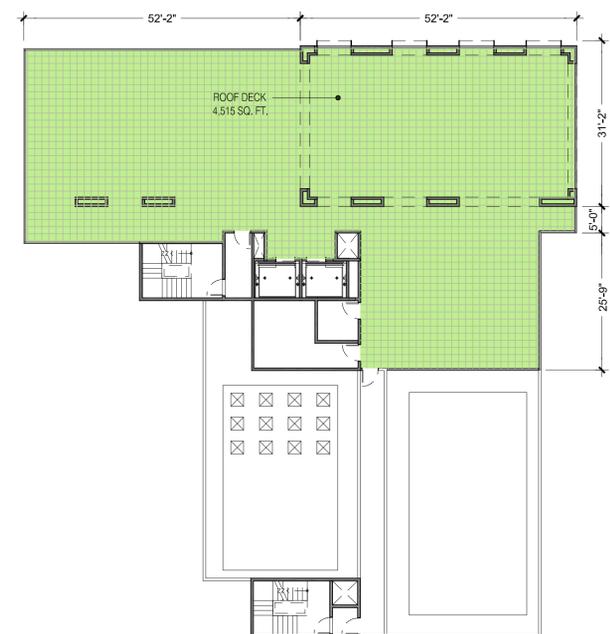
#### Product Details

- 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
- 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 rolling clearance required
- Anchors must be purchased separately



## OPEN SPACE DIAGRAMS



ROOF LEVEL



LEVEL 1

## ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS			
	BASELINE ZONING ALLOWABLE/REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/ DENSITY BONUS
NUMBER OF DWELLING UNITS	N/A	N/A	166
COMMERCIAL AREA	N/A	N/A	1,043
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	N/A	61	62
FRONT YARD SETBACK (ASHBY)	15'	23.204.100.D.2	2'-6" and 3'-0" **
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' COMPLIES W/ UP BMC 23.204.100.D.2	0" to 6'-8" **
SIDE YARD SETBACK	VARIES; 4' TO 12'	0' COMPLIES W/ UP BMC 23.204.100.D.2	5'-7" to 39'-4" **
REAR YARD SETBACK	15'	0' COMPLIES W/ UP BMC 23.204.100.D.2	11'-3" to 85'-2" **
BUILDING HEIGHT	36'	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	113'-10" **
BUILDING STORIES	3	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	10 **
LOT AREA	13,561	13,561	13,561
LOT AREA (ACRES)	0.31	0.31	0.31
GROSS FLOOR AREA (SEE TABLE)	54,244	54,244	81,552
BUILDING FOOTPRINT	6,781	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	8,1522 **
LOT COVERAGE	50%	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	62% **
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	4.0	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	4.0	4.0	6.0
FLOOR AREA	54,244	54,244	81,552

PROPOSED FLOOR AREA WITH DENSITY BONUS			
	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 10		8,125	8,125
LEVEL 9		8,125	8,125
LEVEL 8		8,125	8,125
LEVEL 7		8,125	8,125
LEVEL 6		8,125	8,125
LEVEL 5		8,125	8,125
LEVEL 4		8,125	8,125
LEVEL 3		8,125	8,125
LEVEL 2		8,125	8,125
GROUND LEVEL (EXCLUDES PARKING)	1,043	7,384	8,427
TOTAL FLOOR AREA W/ DENSITY BONUS	1,043	80,509	81,552
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	

BICYCLE PARKING CALCULATIONS				
	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ.	PROVIDED
NEW COMMERCIAL	1,043	1/2000	1	2
RESIDENTIAL (LONG TERM)	166	0.33	55	55
RESIDENTIAL (SHORT TERM)	166	0.025	5	5
TOTAL PARKING			61	62

PARKING TABLE				
	UNITS/SF	MIN.	REQUIRED	PROPOSED
RESIDENTIAL	166	0	0	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	43	2/1000 SF	0	0

ROOFTOP ARCHITECTURAL ELEMENTS CALCS	
AVERAGE AREA	7901
TOTAL AREA OF ROOFTOP ELEMENTS	752
% AREA OF ROOFTOP ARCH. FEATURES	9.5%

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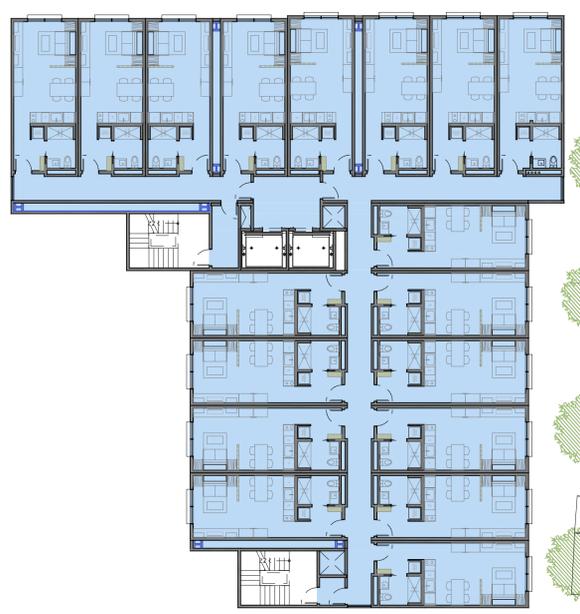
SHEET:  
DENSITY BONUS  
DIAGRAMS

## A0.3A

ZONING COMPLIANCE TABLE	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		VARIES 2'-6" AND 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'-7" TO 39'-4"	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

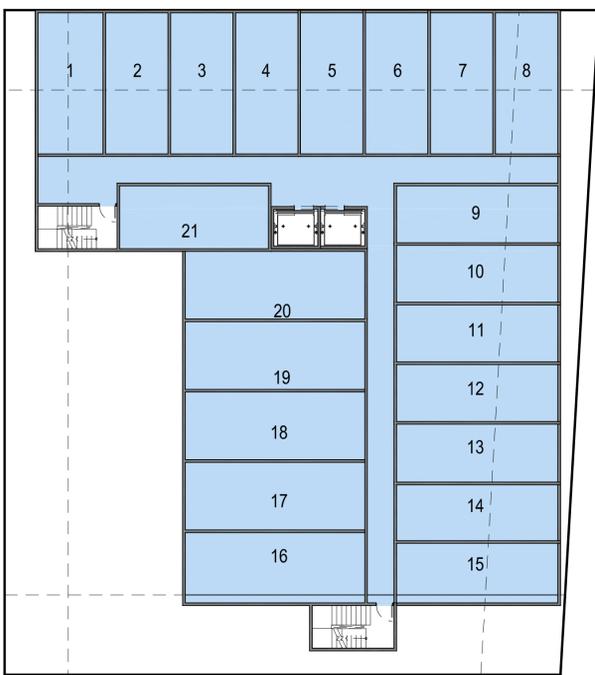
- RESIDENTIAL AREA
- COMMERCIAL AREA



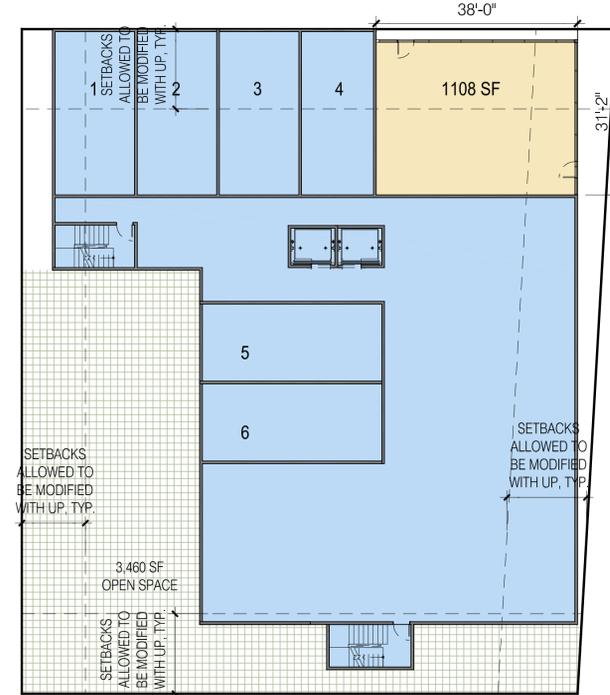
PLAN AT LEVELS 2-10



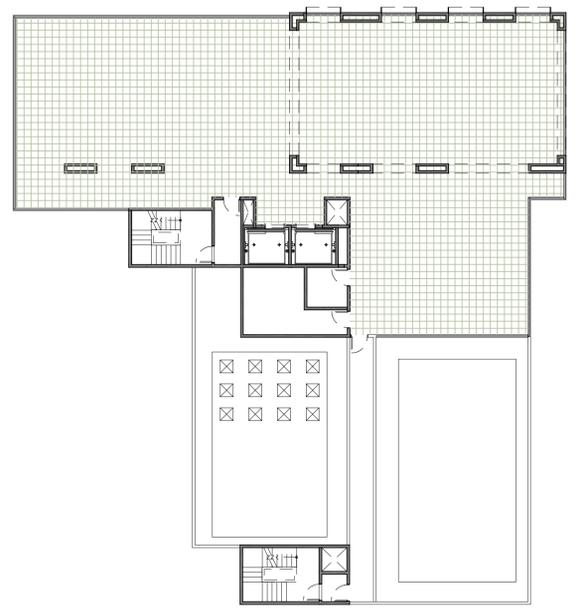
PLAN AT GROUND



PLAN AT LEVELS 2-6



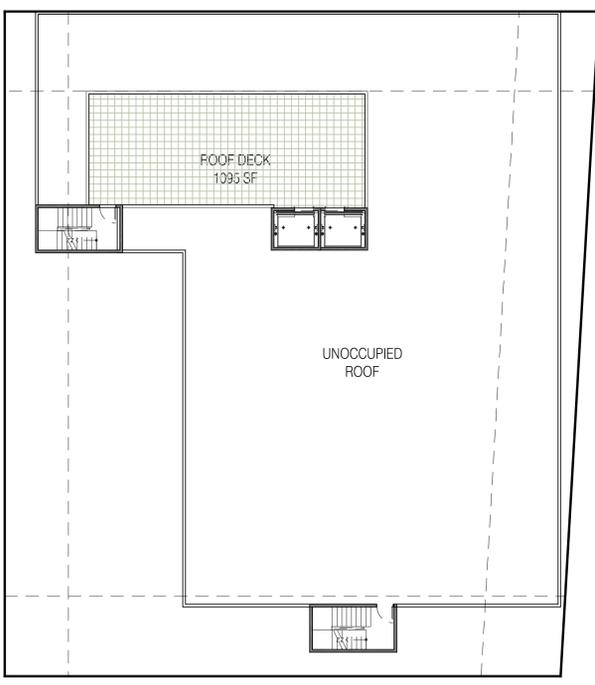
PLAN AT GROUND



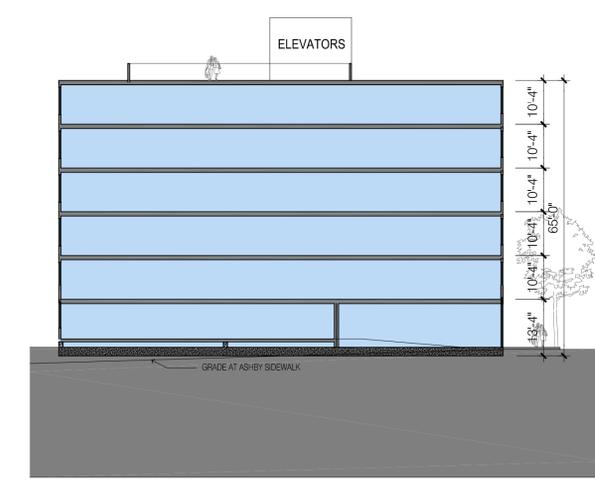
PLAN AT ROOF



PROPOSED DENSITY BONUS PROJECT



PLAN AT ROOF



BASE PROJECT

TRACHTENBERG  
ARCHITECTS

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# 3000 SHATTUCK

3000 Shattuck Ave  
Berkeley, CA

03.15.2022 ZONING APPLICATION  
07.08.22 ZONING INCOMPLETE RESPONSE  
01.19.23 DRC HEARING SET

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JOB: 2104

SHEET:

## DENSITY BONUS CALCULATIONS

# A0.3B

### DENSITY BONUS TABLE

Base Project	Base # Units	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	8,125	6	5%	20.00%	134	1
	Ninth	8,125	7	6%	22.50%	136	1
	Eighth	8,125	8	7%	25.00%	139	1
	Seventh	8,125	9	8%	27.50%	142	1
	Sixth	8,125	10	9%	30.00%	145	1
8,985	Fifth	8,125	12	10%	32.50%	148	2
8,985	Fourth	8,125	13	11%	35.00%	150	2
8,985	Third	8,125	14	12%	38.75%	155	2
8,985	Second	8,125	15	13%	42.50%	159	2
8,985	Ground	8,125	16	14%	46.25%	163	2
8,193	Ground	7,384	17	15%	50.00%	167	3
<b>Total Floor Area:</b>	<b>53,118</b>	<b>80,509</b>					

Base Project # of Units	Floor	Proposed Project # of Units	Proposed Area:
	Tenth	18	80,509
	Ninth	18	
	Eighth	18	Proposed Units: 166
	Seventh	18	
21	Sixth	18	Average Unit Size: 485
21	Fifth	18	
21	Fourth	18	
21	Third	18	
21	Second	18	
6	Ground	4	
<b>Total Units:</b>	<b>111</b>	<b>166</b>	

### 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

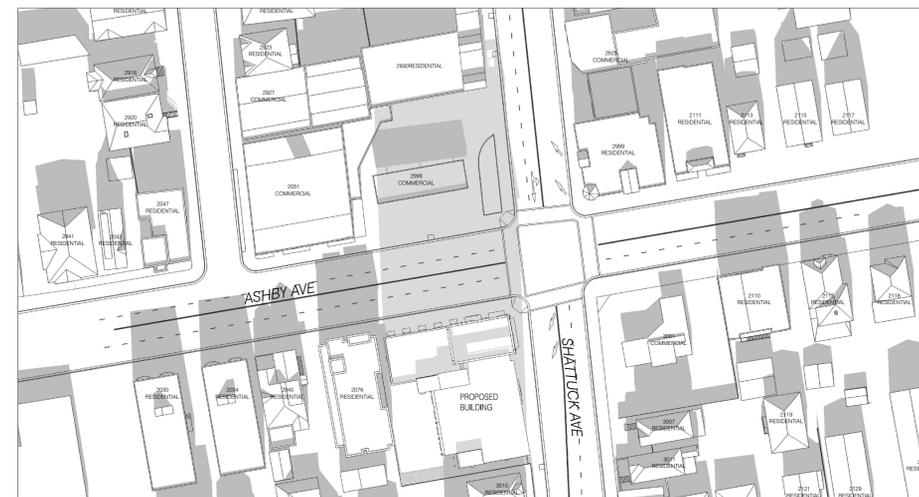
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5 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE  
NTS



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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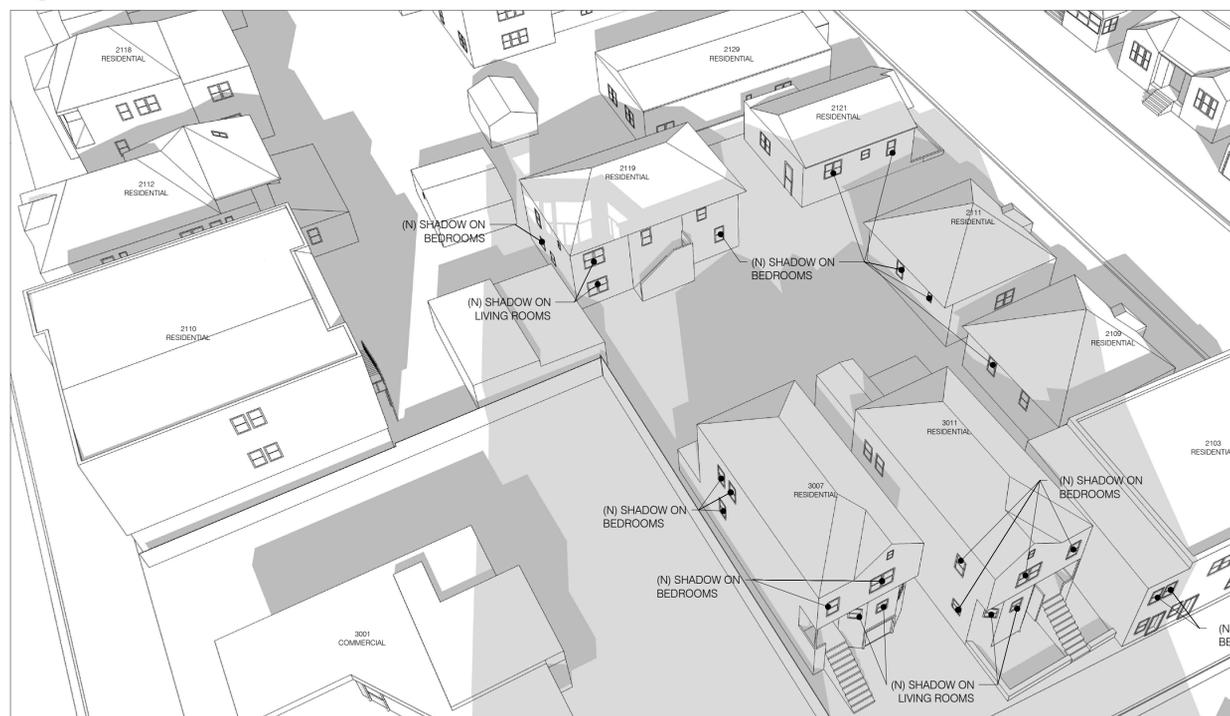
SHADOW STUDIES  
DECEMBER 21ST

# A0.4A

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



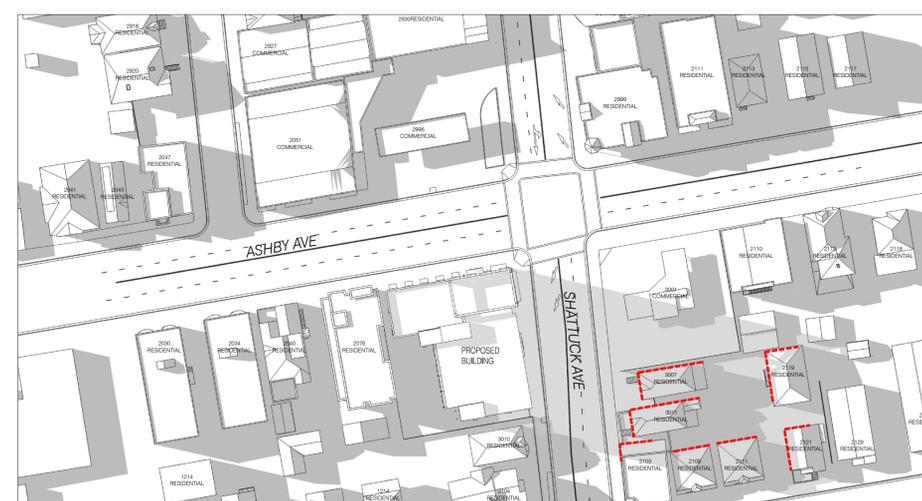
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NTS



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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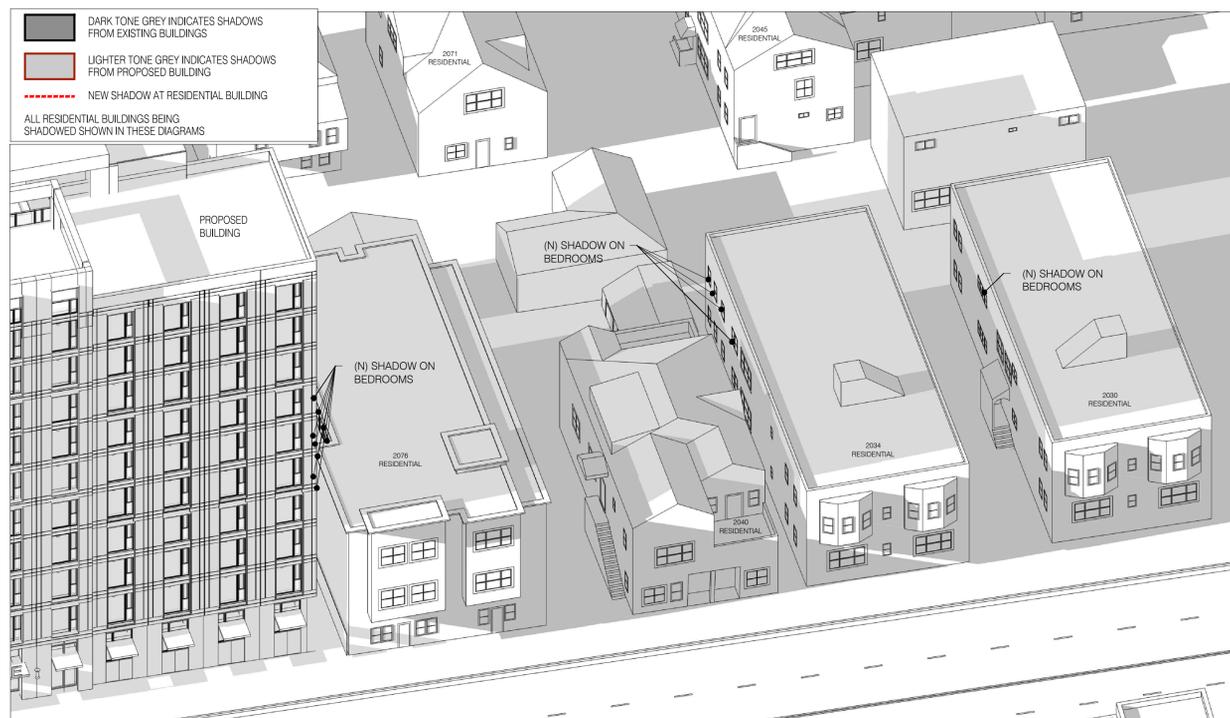
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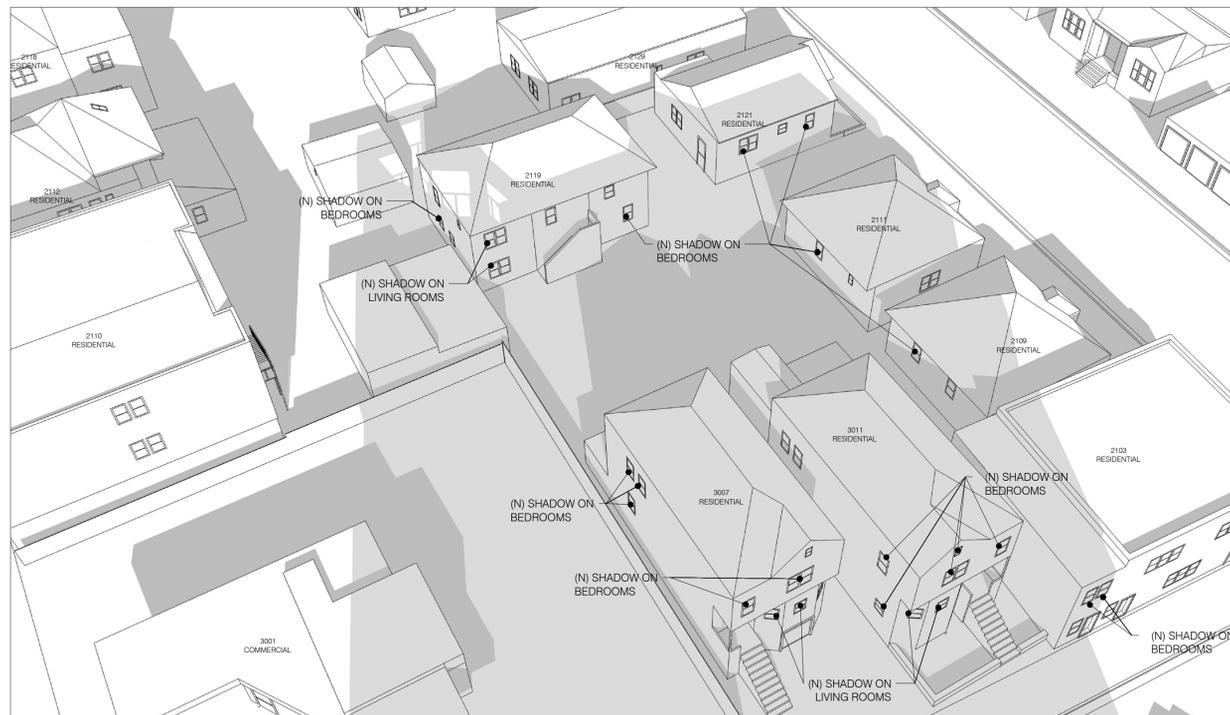
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SHADOW STUDIES  
JUNE 21ST

# A0.4B

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



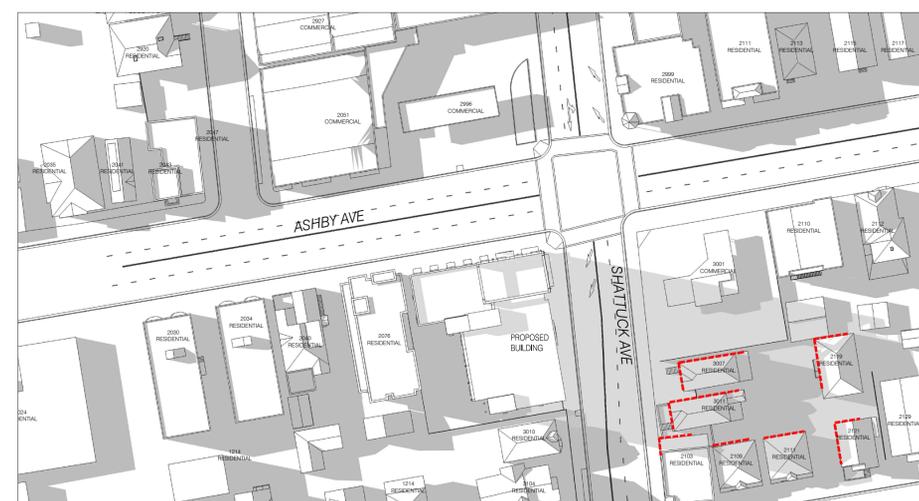
4 SHADOW STUDY AXONOMETRIC - JULY 8: 2-HRS BEFORE SUNSET  
NTS



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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SHEET:  
SHADOW STUDIES  
JULY 8TH

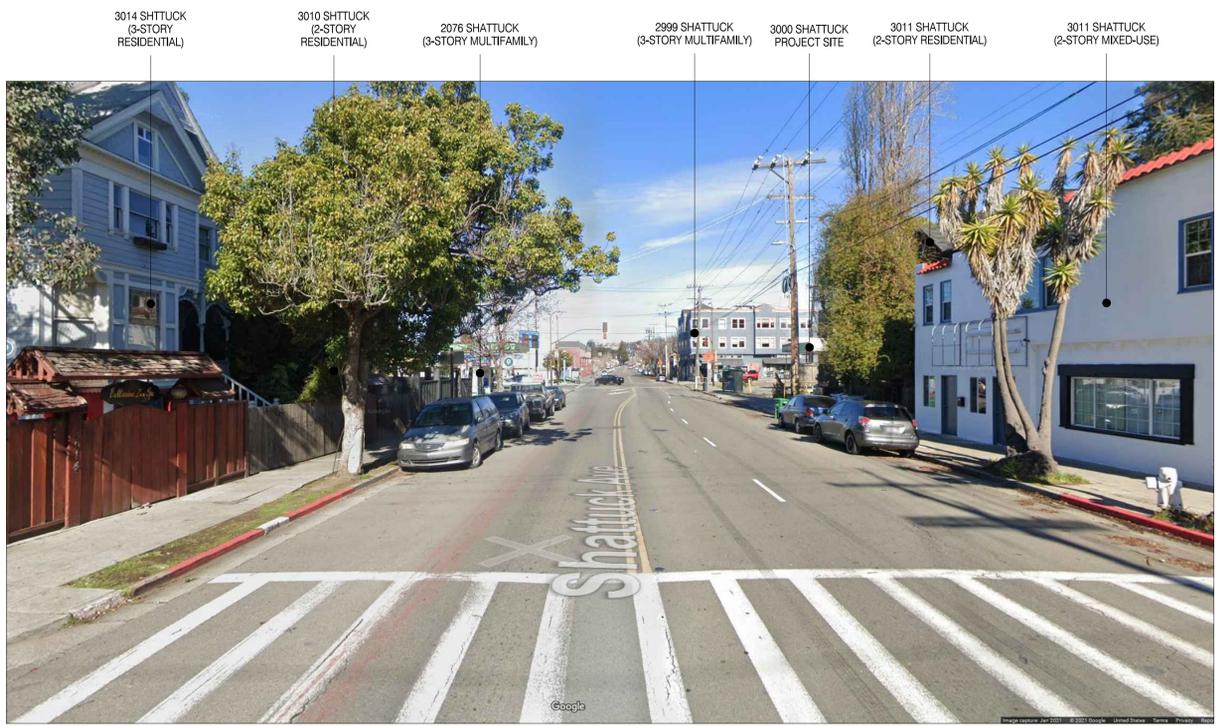
A0.4C



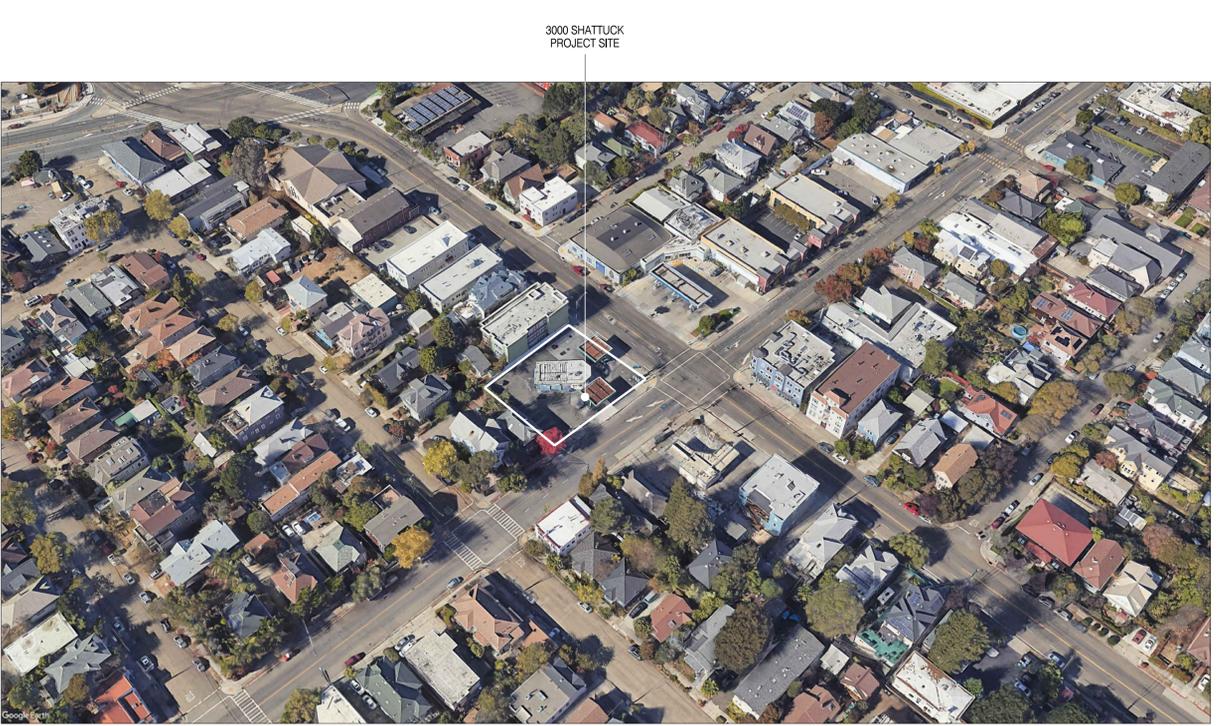
4 VIEW FROM SHATTUCK LOOKING SOUTH



2 VIEW FROM ASHBY LOOKING WEST



3 VIEW FROM SHATTUCK LOOKING NORTH



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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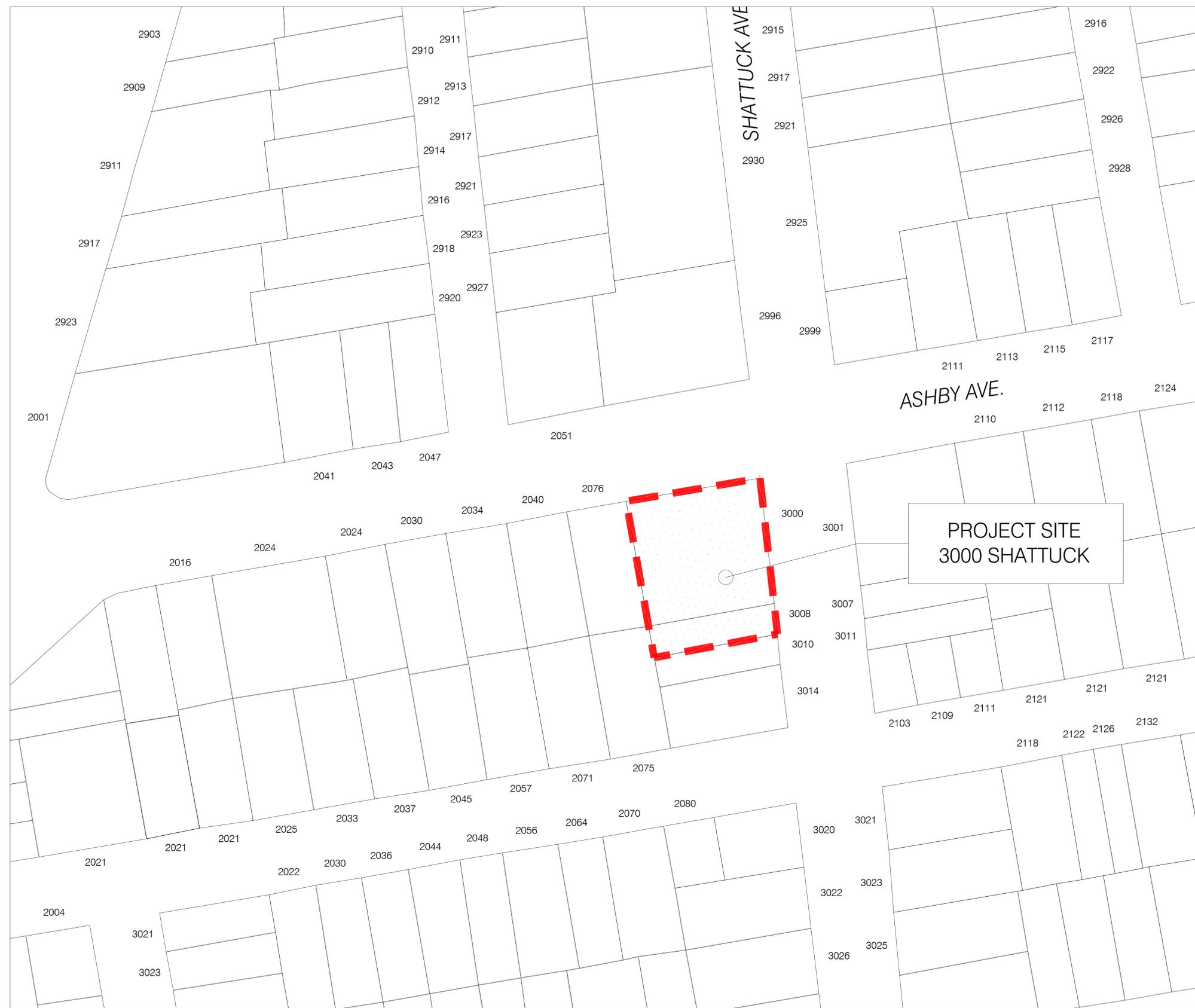
JOB: 2104

SHEET:  
SITE CONTEXT  
PHOTOS

**A0.5**

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SHEET:  
**VICINITY MAP**

**A0.6**

1  
-  
VICINITY MAP  
NTS



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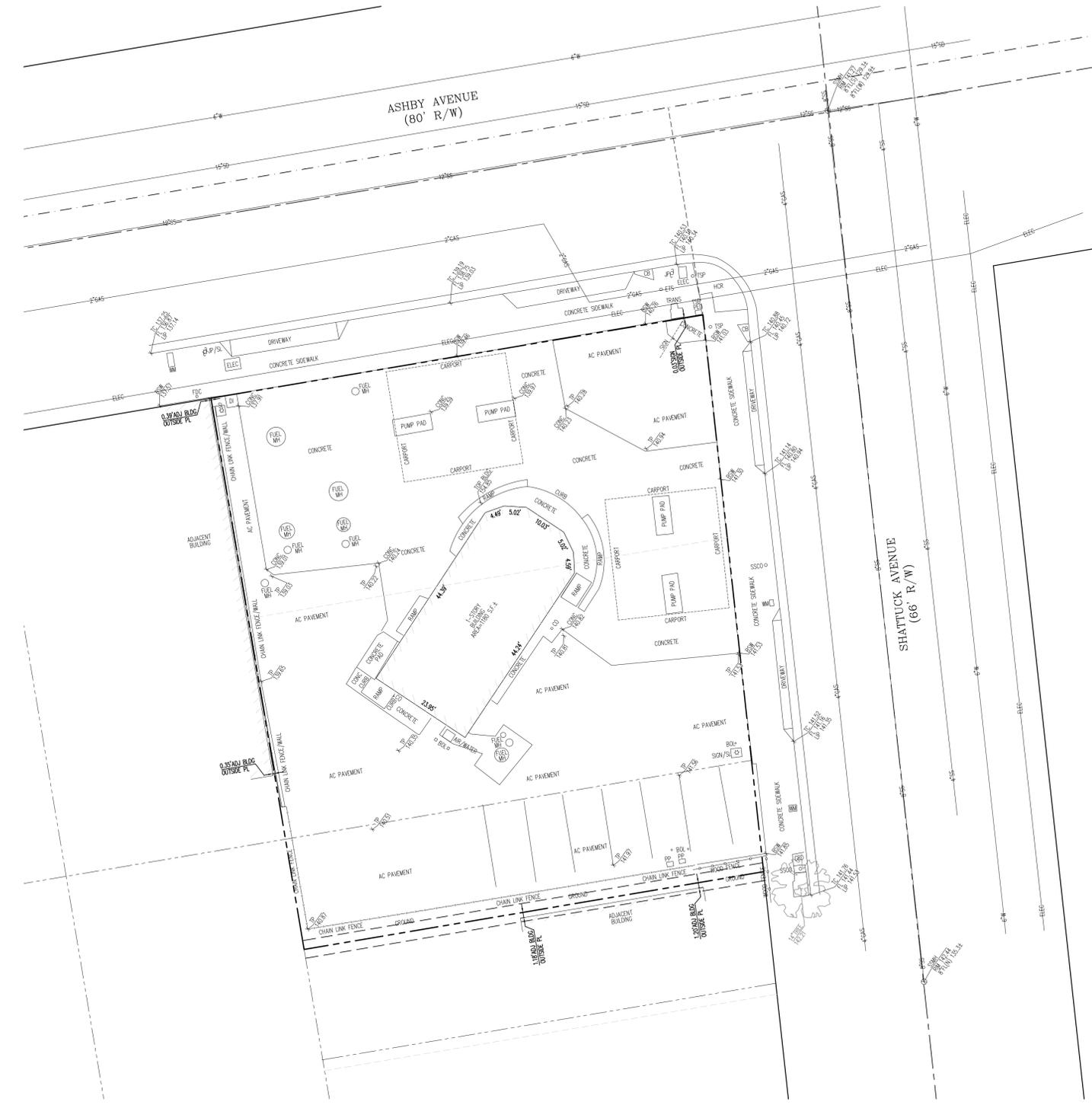
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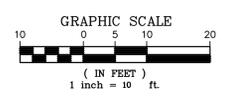
SHEET:  
SURVEY /  
EXISTING CONDITIONS

# A1.1



**LEGEND**

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
SSOH	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
SSCO	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
BSW Y 65.00	BACK OF SIDEWALK ELEVATION
CONC Y 65.60	TOP OF CONCRETE ELEVATION
LIP Y 65.00	LIP OF GUTTER ELEVATION
TC Y 65.64	TOP OF CURB ELEVATION
TP Y 65.64	TOP OF PAVEMENT ELEVATION
FL Y 65.64	FLOW LINE ELEVATION
TREE	TREE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE
GAS	STORM DRAIN LINE
ELEG	STORM DRAIN LINE



1 SURVEY / EXISTING CONDITIONS  
3/64" = 1'-0" @ 24X36 3/32" = 1'-0" @ 11X17

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



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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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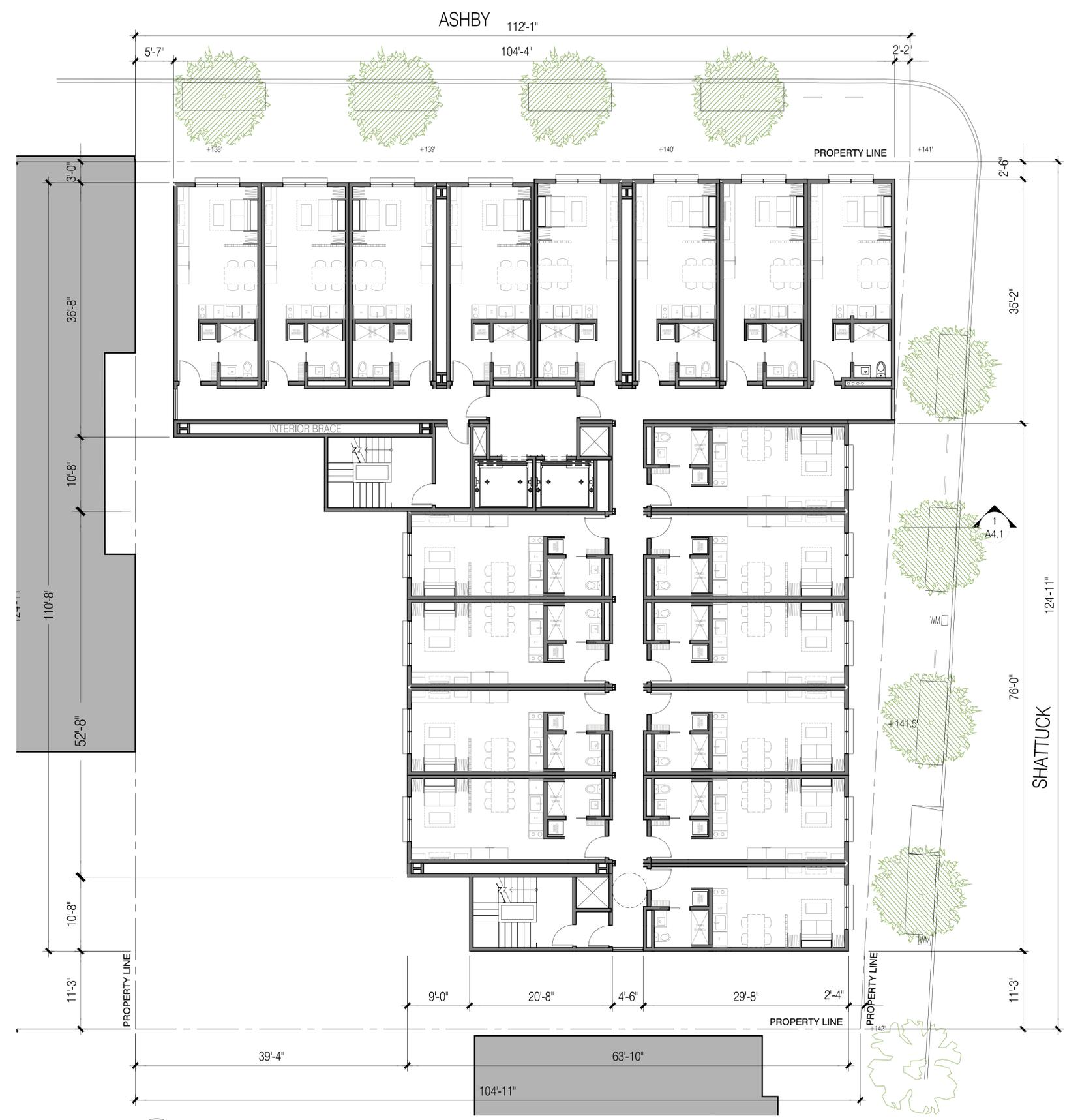
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SHEET:

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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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



INSULATED METAL PANELS,  
(STUCCO FINISH)

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



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SHEET:  
BUILDING  
ELEVATIONS

## A3.2



ALUMINUM WINDOWS  
INSULATED METAL PANELS  
METAL INFILL PANELS  
INSULATED METAL PANELS

T.O. ELEV. ROOF  
9'-8"  
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  
17'-4"  
110'-4"  
(SHATTUCK AVE.)  
P.C. GRADE

INSULATED METAL PANELS,  
(STUCCO FINISH)

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



INSULATED METAL PANELS  
METAL INFILL PANEL  
ALUMINUM WINDOWS  
INSULATED METAL PANELS

T.O. ELEV. ROOF  
9'-8"  
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  
110'-4"  
ASHBY AVE.  
AVG. GRADE

WOOD FENCE  
INSULATED METAL PANELS,  
(STUCCO FINISH)

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

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SHEET:  
BUILDING  
ELEVATIONS

## A3.4



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

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

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SHEET:  
**STREET STRIP  
ELEVATIONS**



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

**A3.5**

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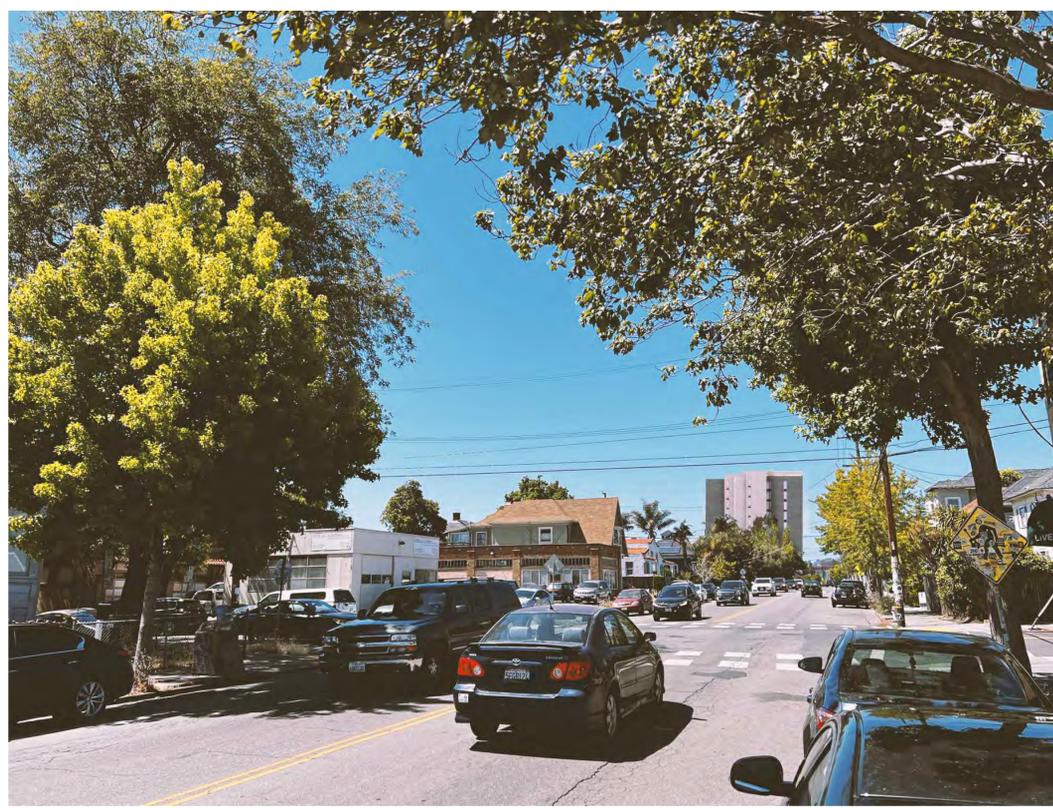
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SHEET:  
**PHOTO CONTEXT  
VIEWS**

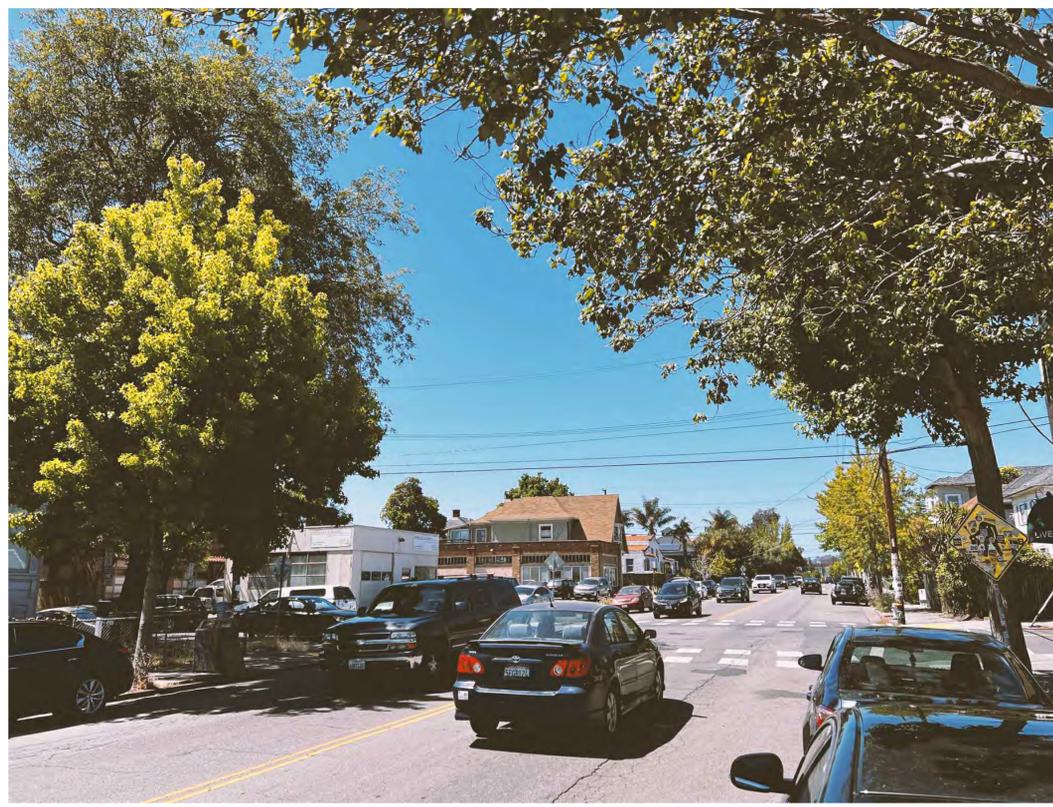
**A3.6**



4 SHATTUCK LOOKING NORTH - AFTER



2 SHATTUCK LOOKING SOUTH - AFTER



3 SHATTUCK LOOKING NORTH - BEFORE



1 SHATTUCK LOOKING SOUTH - BEFORE

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01.19.23 DRC HEARING SET

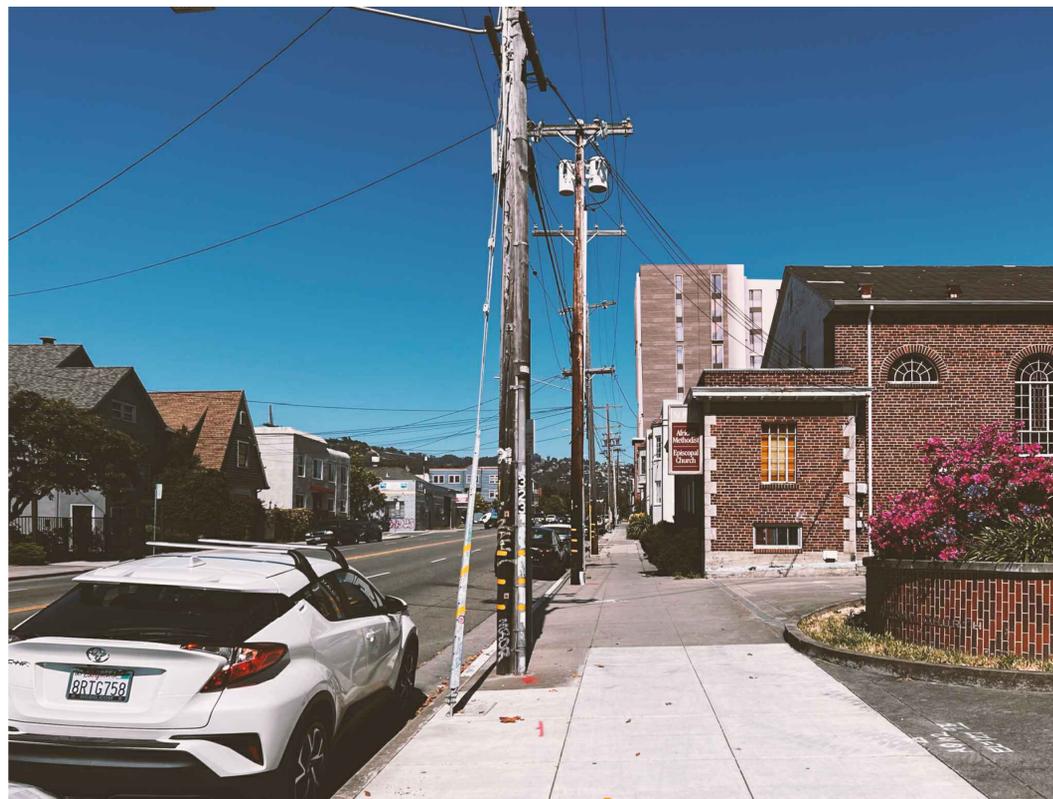
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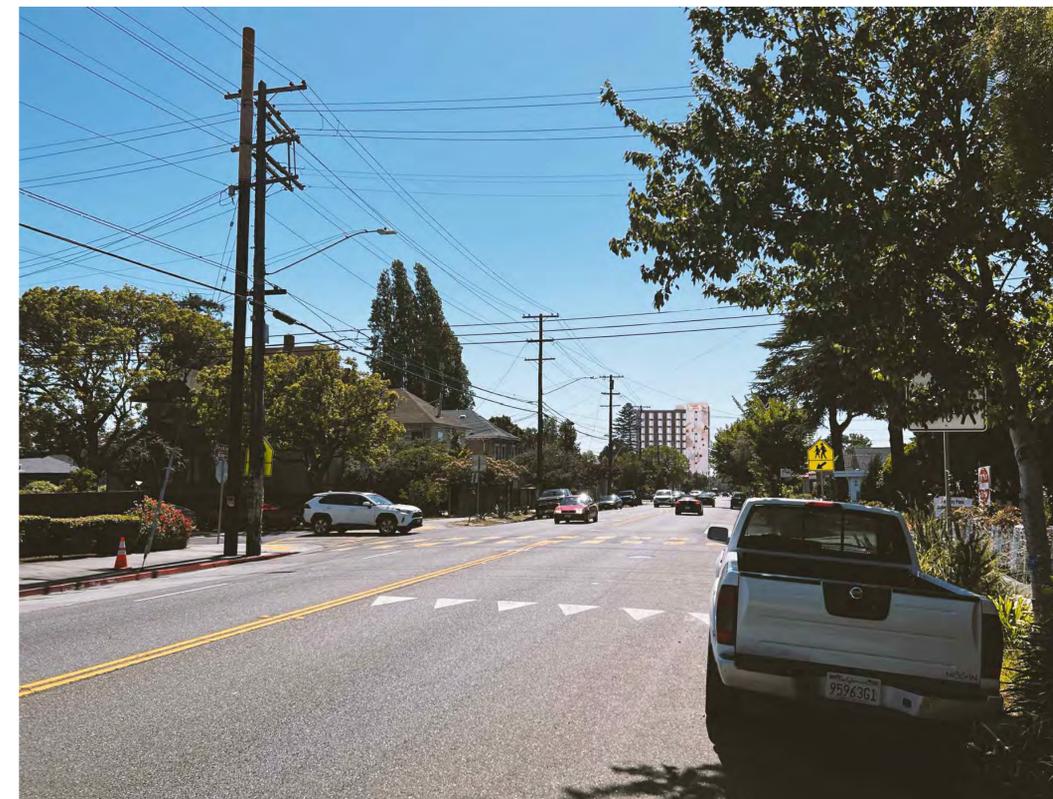
SHEET:

PHOTO CONTEXT  
VIEWS

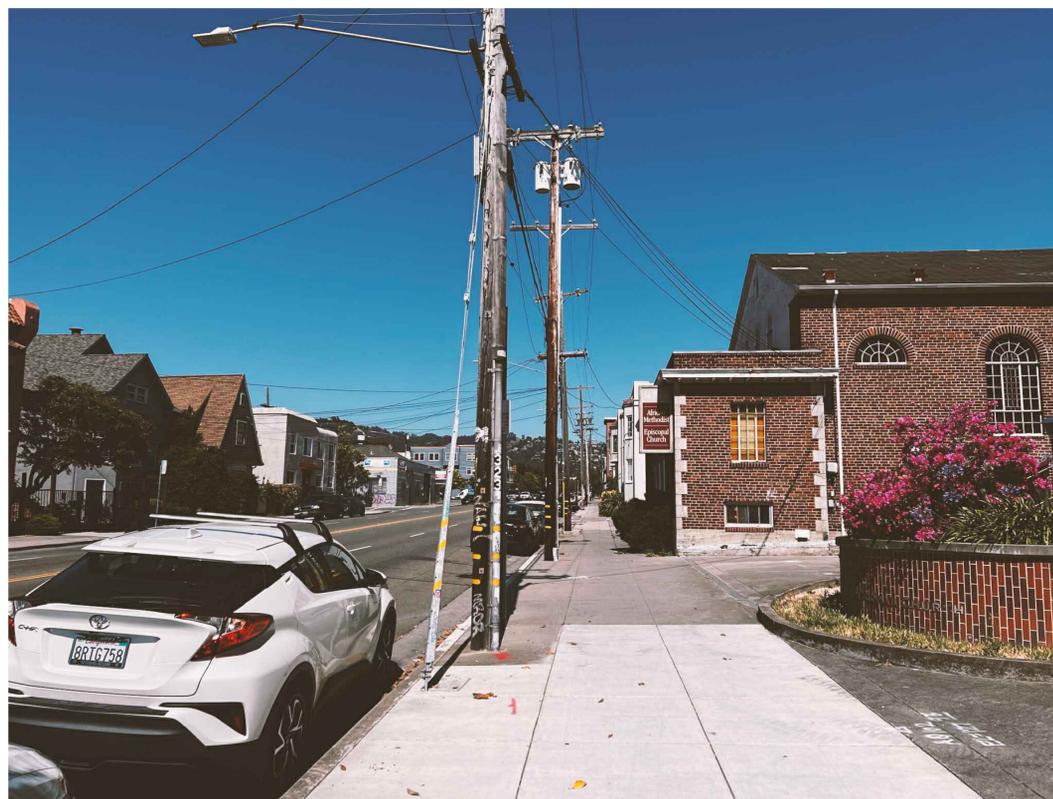
**A3.7**



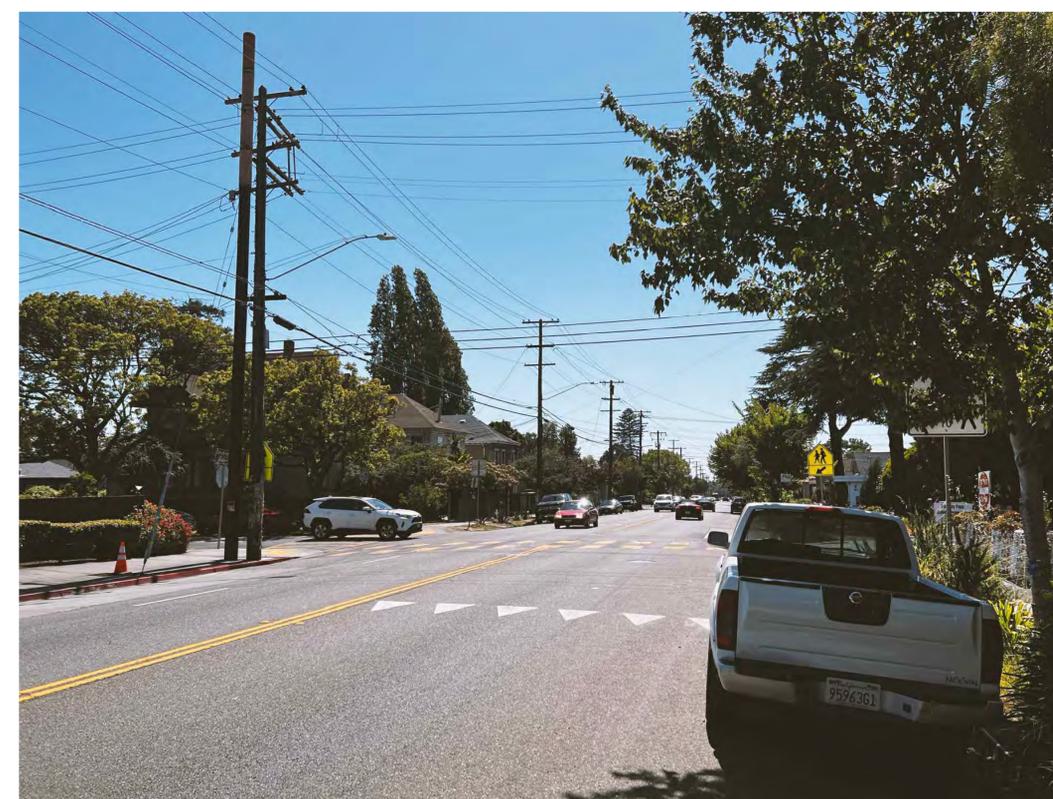
4 - ASHBY LOOKING EAST - AFTER



2 - ASHBY LOOKING WEST - AFTER



3 - ASHBY LOOKING EAST - BEFORE



1 - ASHBY LOOKING WEST - BEFORE

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SHEET:

PERSPECTIVE  
VIEWS

## A3.8



1

VIEW ALONG SHATTUCK LOOKING SOUTH WEST

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SHEET:  
**PERSPECTIVE  
VIEWS**

**A3.9**



1 VIEW ALONG ASHBY LOOKING SOUTH WEST

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SHEET:

PERSPECTIVE  
VIEWS

# A3.10



1  
-  
VIEW ALONG SHATTUCK LOOKING NORTH WEST

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SHEET:  
PERSPECTIVE  
VIEWS

## A3.11



1  
VIEW ALONG ASHBY LOOKING EAST

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SHEET:  
PERSPECTIVE  
VIEWS

## A3.12



1  
-  
DETAIL AT SIDEWALK LEVEL

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SHEET:

PERSPECTIVE  
VIEWS

**A3.13**



1 RETAIL ENTRY CLOSE-UP VIEW

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SHEET:  
**PERSPECTIVE  
VIEWS**

**A3.14**



1  
-  
DETAIL AT SIDEWALK LOOKING EAST

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SHEET:

PERSPECTIVE  
VIEWS

**A3.15**



1 LOBBY ENTRY CLOSE-UP VIEW



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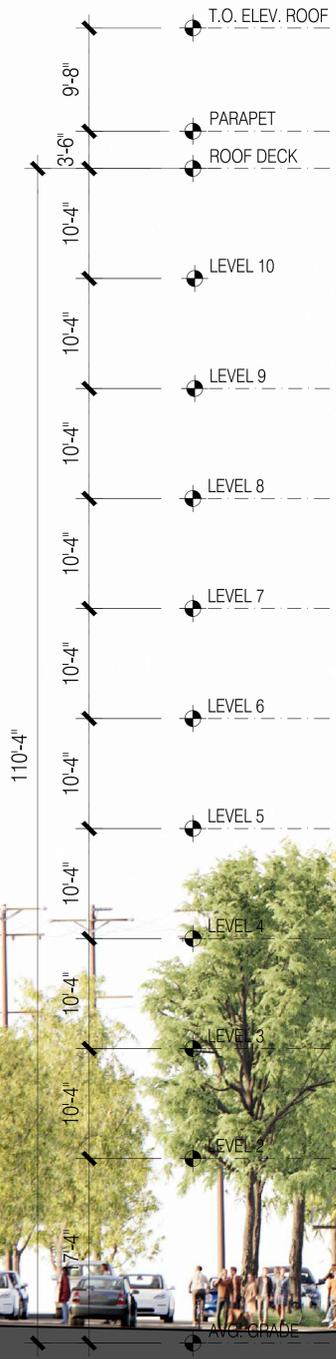
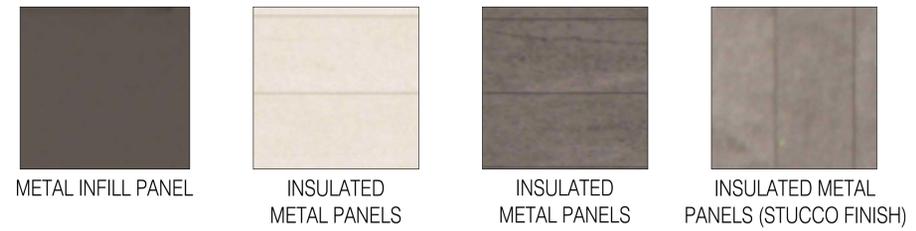
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SHEET:  
BUILDING  
MAT

# MAT



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



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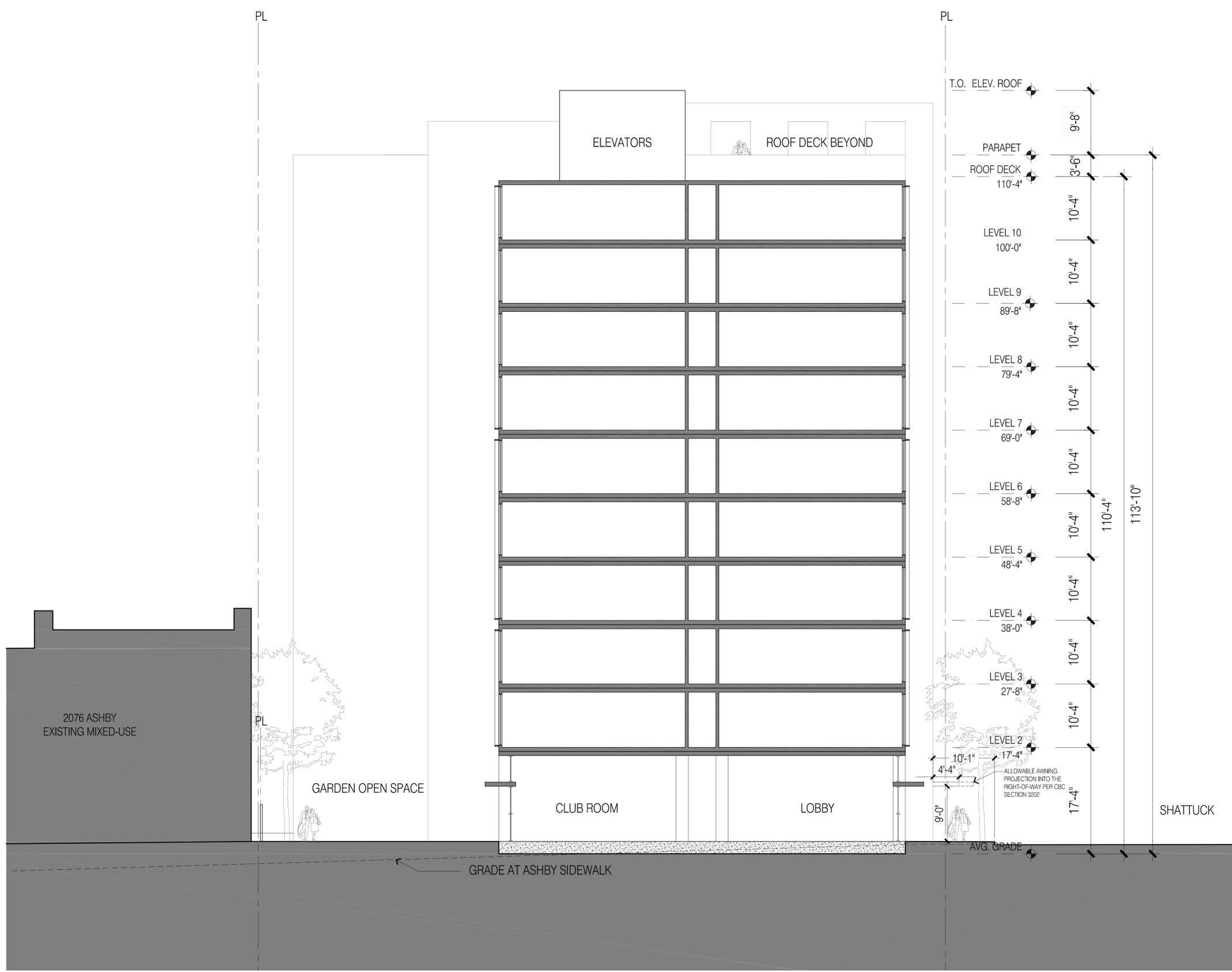
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SHEET:

BUILDING SECTION

# A4.1



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



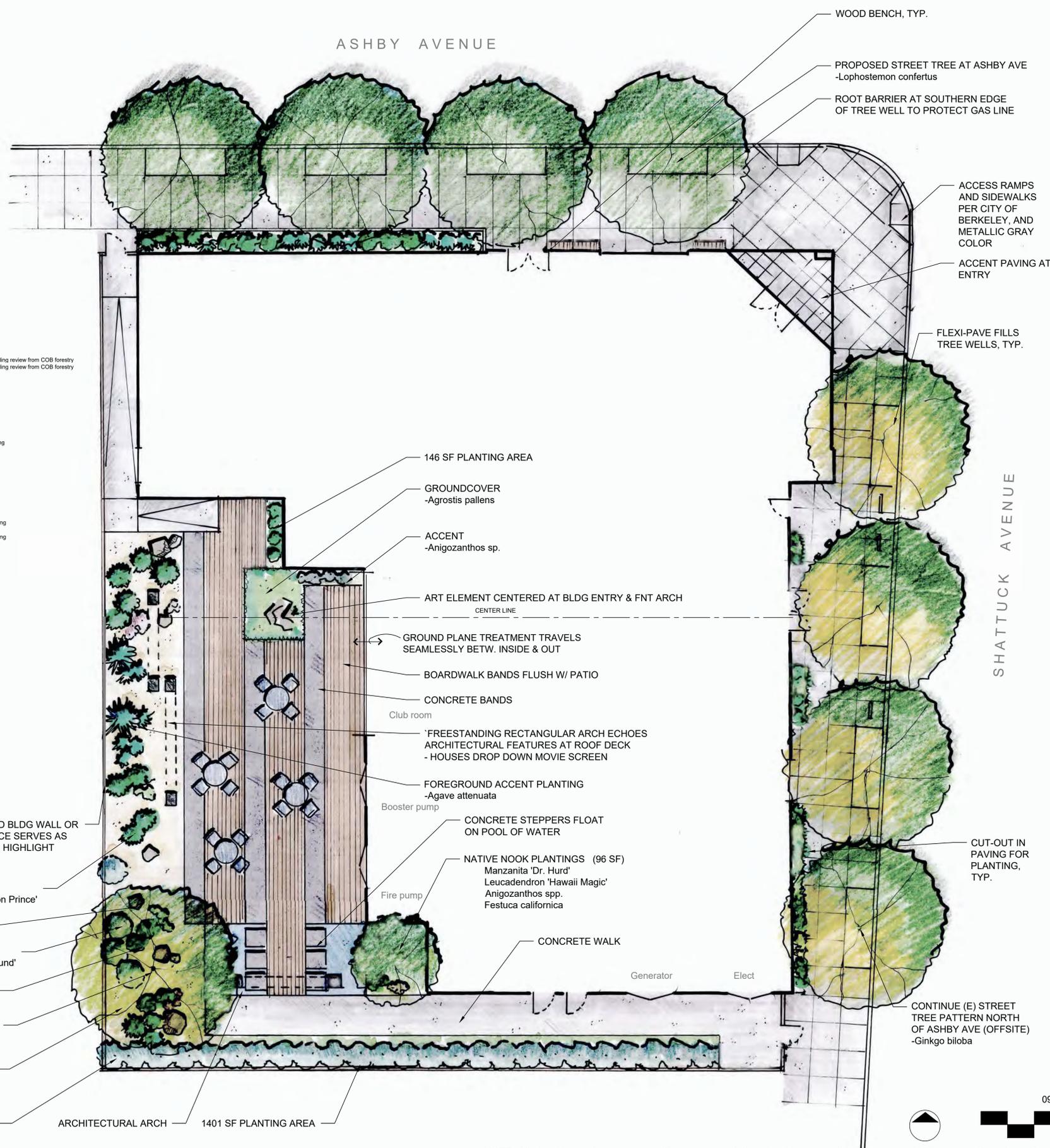
### 3000 Shattuck Hardscape / Softscape Breakdown

Total Usable Area: 9420 SF

Surface	Area	Percentage
Hardscape	5952 SF	60%
Planting area	3568 SF	40%

#### 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		Roof deck tree
CC	Colinus coggygria	Smoke tree	15 gallon	L				Proposed street tree - pending review from COB forestry
GB	Ginkgo biloba	Ginkgo	24" box	As Shown	M			Proposed street tree - pending review from COB forestry
LC	Lophostemon confertus	Brisbane box	15 gallon	L				
LM	Lagerstroemia x 'Muskoget'	Muskogee Grape 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 picatifolia	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		
HO	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"	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



**PROGRESS**  
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- PAINTED OR REFURBISHED BLDG WALL OR OFFSET VERTICAL SURFACE SERVES AS BACKDROP/CONTRAST TO HIGHLIGHT PROPOSED PLANTINGS
- NATIVE ACCENT GRASS - Elymus condensatus 'Canyon Prince'
- ROCK OUT-CROP, TYP
- FLOWERING ACCENT - Spiraea nipponica 'Snowmound'
- ACCENT GRASS - Helictotrichon sempervirens
- SHADE TREE - Palo verde 'Desert Meusem'
- DECOMPOSED GRANITE GROUND PLANE
- EVERGREEN SCREEN - Pittosporum 'Silver Sheen'

ARCHITECTURAL ARCH 1401 SF PLANTING AREA

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



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SHEET:

**GROUND LEVEL LANDSCAPE PLAN**

**L1.0**

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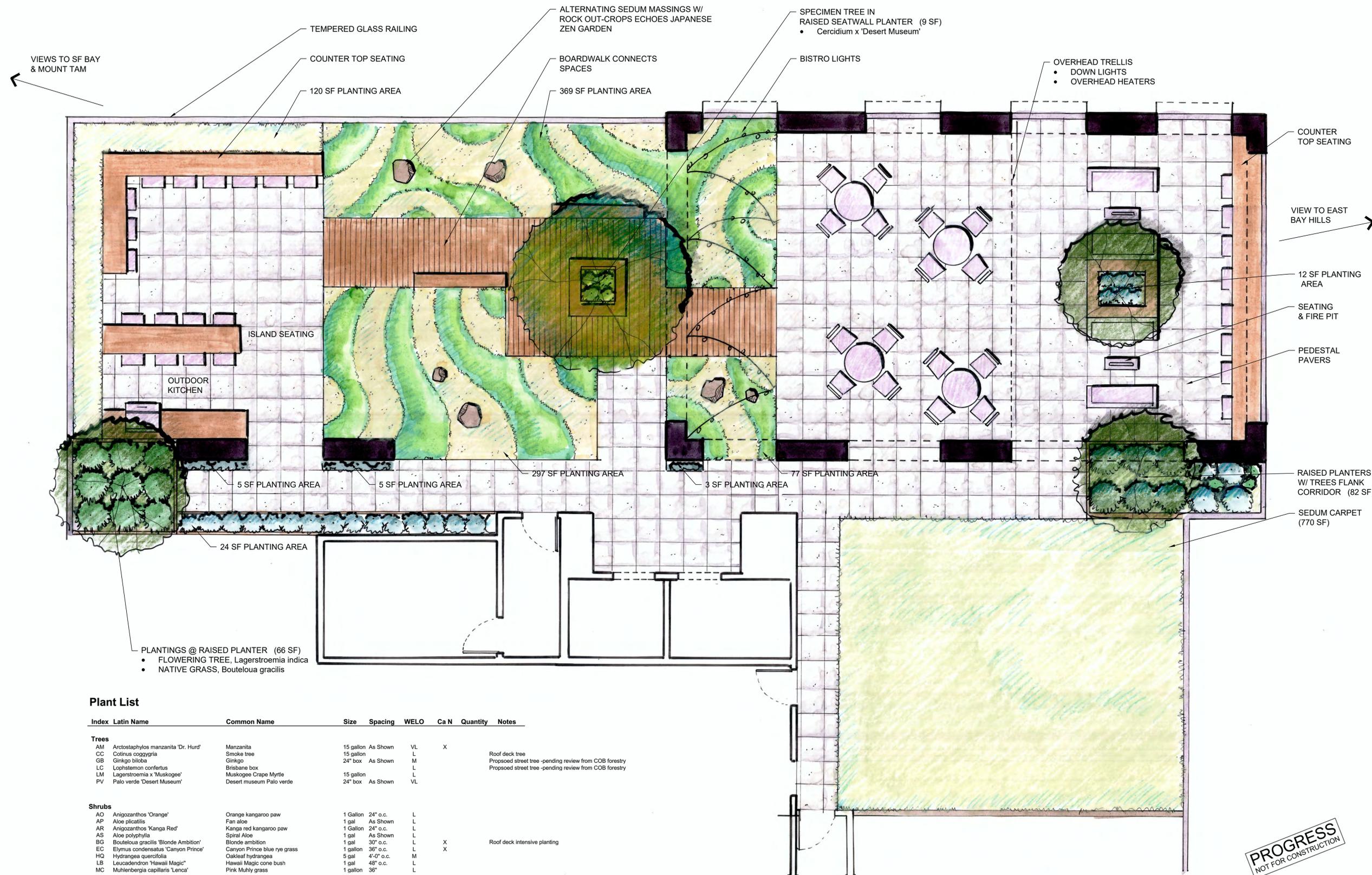
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ROOF DECK  
GROUND LEVEL

L1.1



VIEWS TO SF BAY & MOUNT TAM

TEMPERED GLASS RAILING

COUNTER TOP SEATING

120 SF PLANTING AREA

ALTERNATING SEDUM MASSINGS W/  
ROCK OUT-CROPS ECHOES JAPANESE  
ZEN GARDEN

BOARDWALK CONNECTS  
SPACES

369 SF PLANTING AREA

SPECIMEN TREE IN  
RAISED SEATWALL PLANTER (9 SF)  
• Cercidium x 'Desert Museum'

BISTRO LIGHTS

OVERHEAD TRELLIS  
• DOWN LIGHTS  
• OVERHEAD HEATERS

COUNTER  
TOP SEATING

VIEW TO EAST  
BAY HILLS

12 SF PLANTING  
AREA

SEATING  
& FIRE PIT

PEDESTAL  
PAVERS

ISLAND SEATING

OUTDOOR  
KITCHEN

5 SF PLANTING AREA

5 SF PLANTING AREA

297 SF PLANTING AREA

3 SF PLANTING AREA

77 SF PLANTING AREA

RAISED PLANTERS  
W/ TREES FLANK  
CORRIDOR (82 SF)

SEDUM CARPET  
(770 SF)

24 SF PLANTING AREA

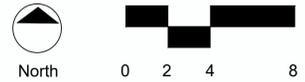
PLANTINGS @ RAISED PLANTER (66 SF)  
• FLOWERING TREE, Lagerstroemia indica  
• NATIVE GRASS, Bouteloua gracilis

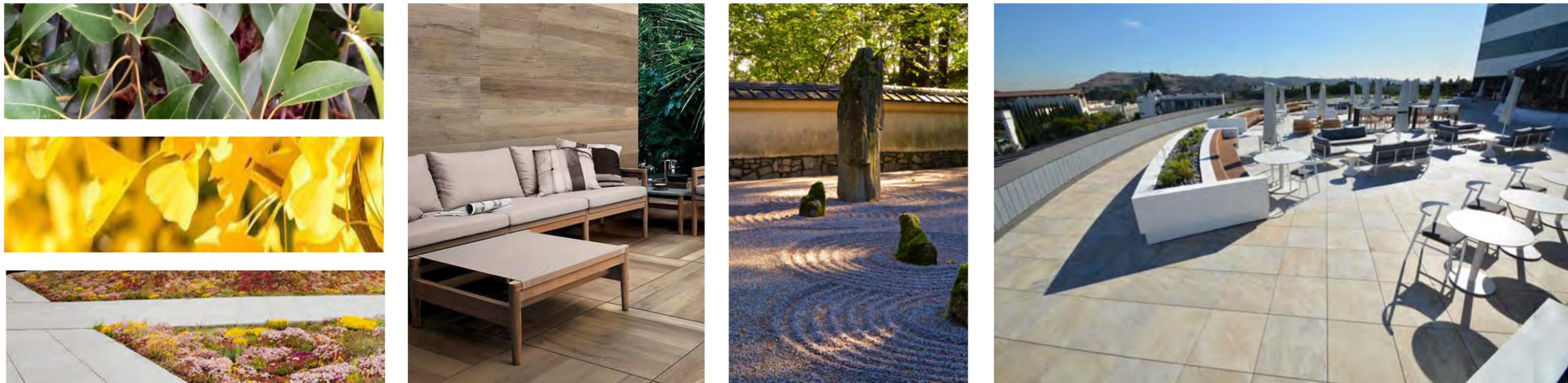
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LM	Lagerstroemia x 'Muskoegae'	Muskogee Craps Myrtle	15 gallon		L				
PV	Palo verde 'Desert Museum'	Desert museum Palo verde	24" box	As Shown	VL				
<b>Shrubs</b>									
AO	Anigozanthos 'Orange'	Orange kangaroo paw	1 Gallon	24" o.c.	L				
AP	Aloe 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	Leucaedendron 'Hawaii Magic'	Hawaii Magic cone bush	1 gal	48" o.c.	L				
MC	Muhlenbergia capillaris 'Lencia'	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		
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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  
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SHEET:

LANDSCAPE  
IMAGERY

# L2.0

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SHEET:

GROUND LEVEL  
IRRIGATION PLAN

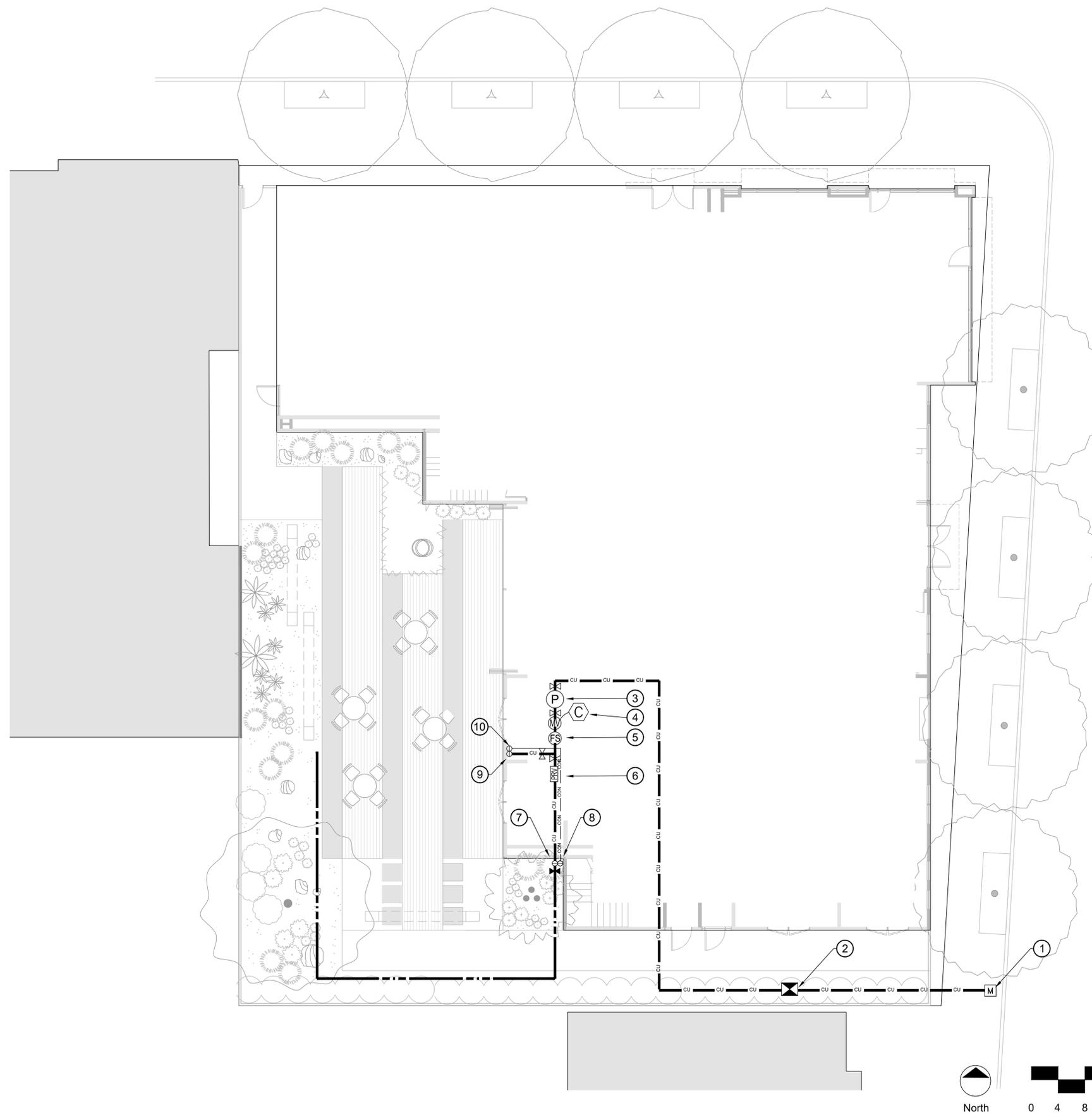
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### PLAN NOTES LEGEND

- 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.
- ⑧ 1.25" ELECTRICAL CONDUIT AND SPLICE BOX FOR 2-WIRE CABLE TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS LOCATION UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- ⑨ 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE ROOF 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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03.09.2021 REVISED BASE PLANS  
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JOB: 2104

SHEET:

**ROOF DECK  
IRRIGATION PLAN**

**11.1**

**PLAN NOTES LEGEND**

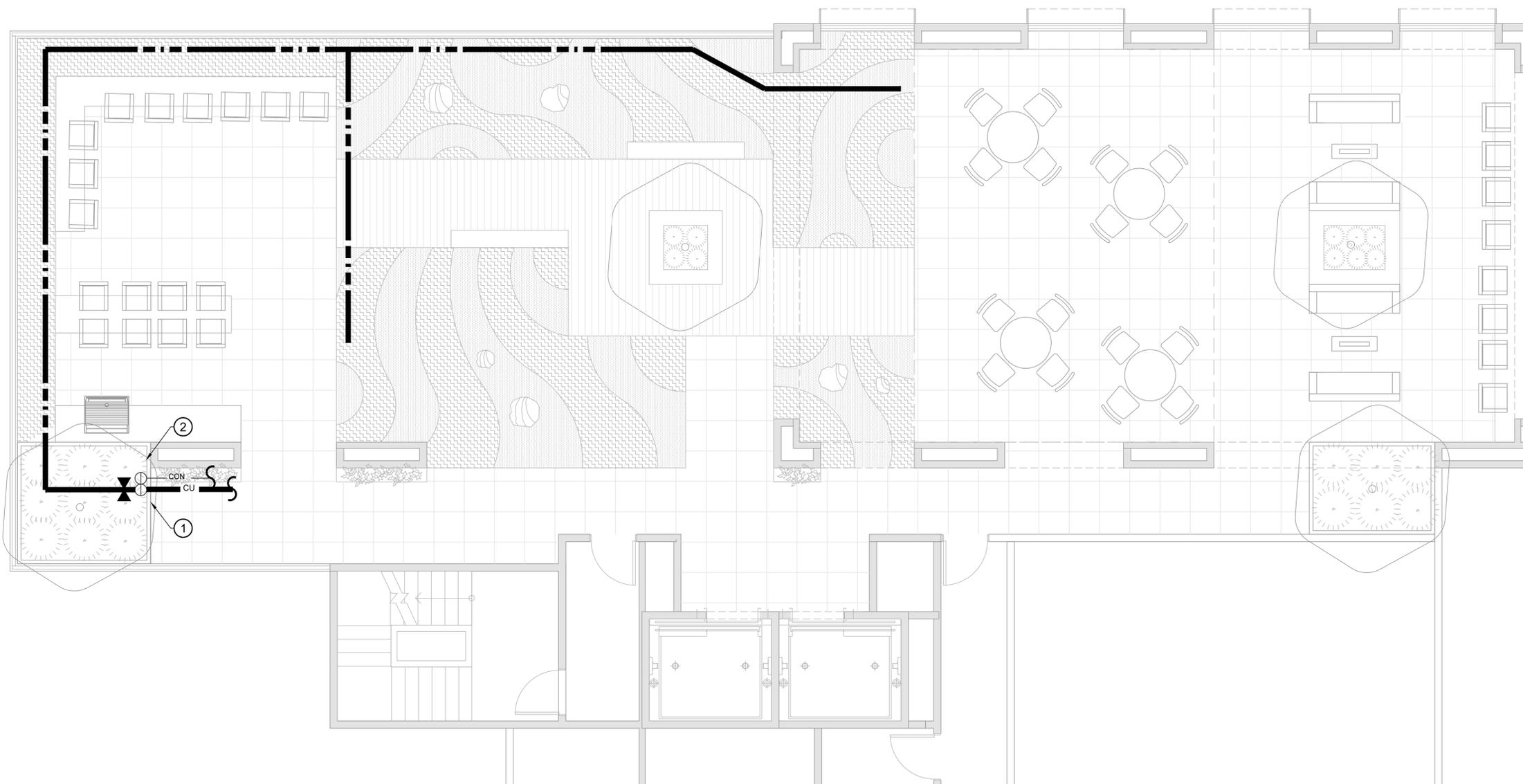
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**NOTES:**

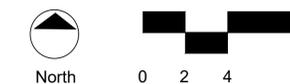
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- 4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
 

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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IRRIGATION  
NOTES AND LEGEND

11.2

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.

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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	HUNTER ECO-INDICATOR			
	ICV-101/AS-40 ICZ-101-40	HUNTER REMOTE CONTROL VALVE WITH 40 PSI PRESSURE REGULATOR			
	44-LRC	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)			
	QB44RCAR10	BUCKNER 1" TWO-PIECE QUICK COUPLING VALVE (ANTI-ROTATION)			
	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
	500XLHR	WILKINS PRESSURE REDUCING VALVE			
	WT-MV-100G-SNO	WeatherTRAK 1" BRASS MASTER VALVE (NORMALLY OPEN)			
	WTFLOW-HD-P-100	WeatherTRAK 1" FLOW SENSOR			
	975XL2SEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBL.			
	WTPRO3-C-H2048-SWM	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: 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.			
		MAIN LINE: 1.25" THROUGHOUT: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. SHOWN FOR REFERENCE ONLY, SEE PLUMBING PLANS FOR ROUTING THROUGH STRUCTURE.			
		ELECTRICAL CONDUIT: SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ROUTING THROUGH STRUCTURE.			
		DRIPLINE REMOTE CONTROL VALVE DRIP 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 DRIP 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 DRIP ZONE 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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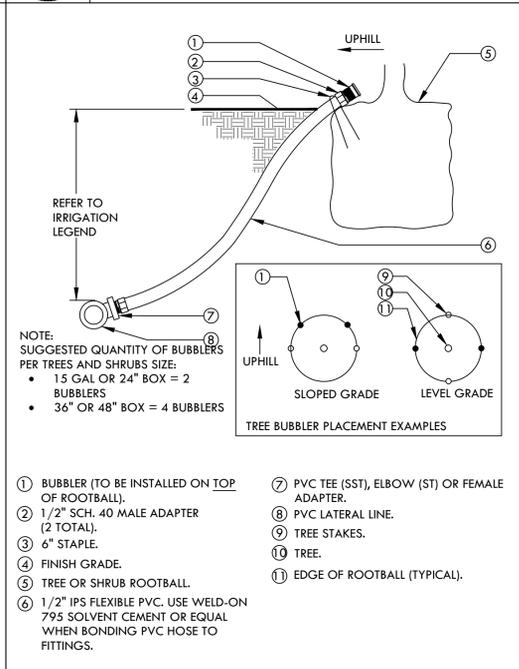
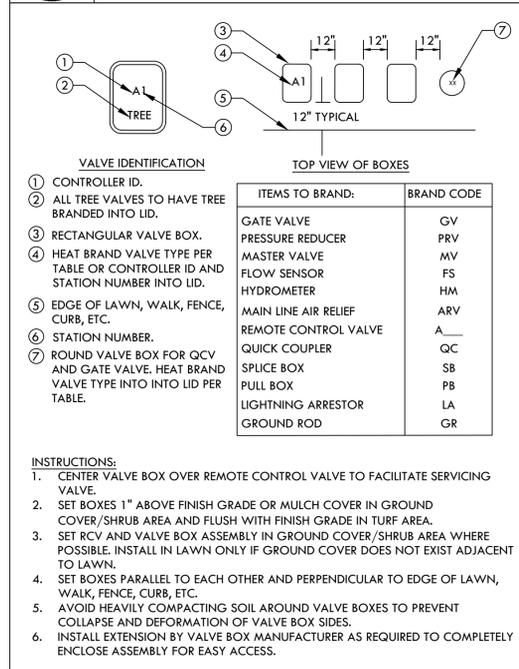
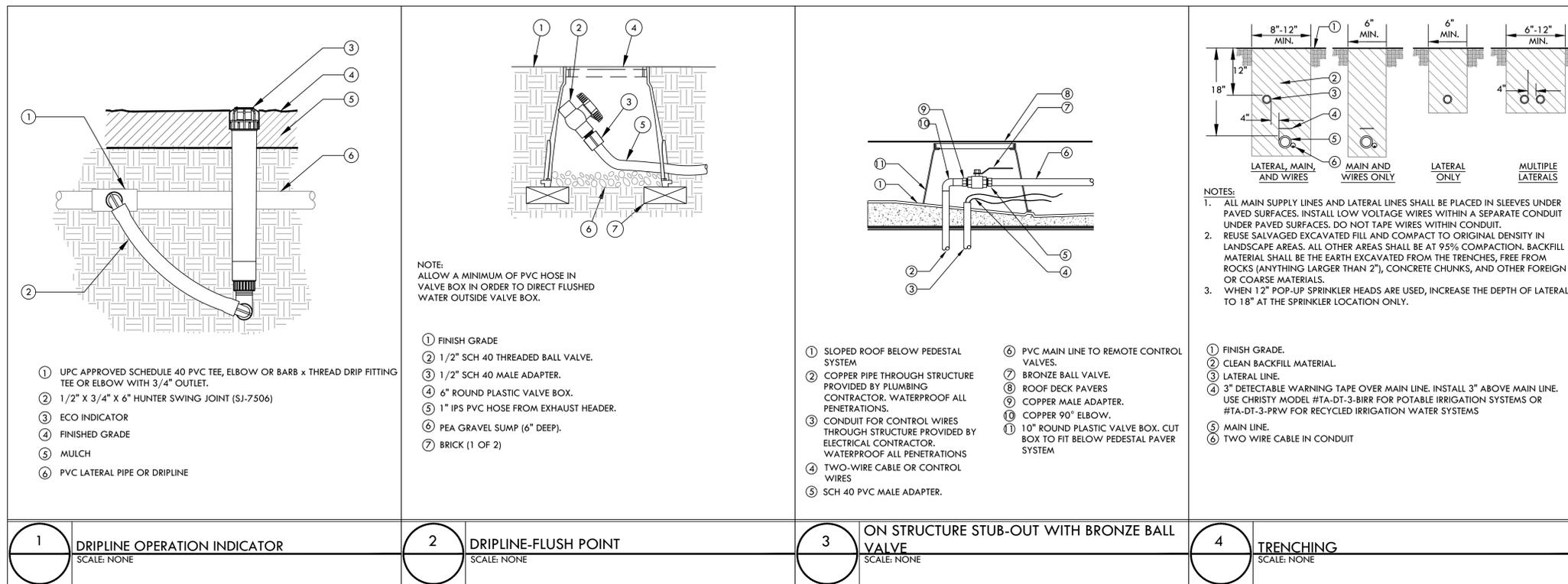
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JOB: 2104

SHEET:

IRRIGATION  
DETAIL

11.6



**4** WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	39.7

**REGULAR LANDSCAPE AREAS**

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>

**SPECIAL LANDSCAPE AREAS**

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					0%

MAWA	GALLONS/YR	35,223
ACRE FEET/YR	0.11	
HCF/YR	47.09	

**ETWU FORMULA**  
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR  
ETWU= (ETO)(.62)(ETAF x LA)

**ETWU**

GALLONS/YR	31,907
ACRE FEET/YR	0.10
HCF/YR	42.66

**ETAF Calculations**

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

**ETAF Calculations**

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

**SITE IRRIGATION EFFICIENCY**

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

**ETAF Calculations**

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

**ETAF Calculations**

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**ETAF Calculations**

REGULAR LANDSCAPE AREAS	ETAF
TOTAL ETAF x AREA	1,29