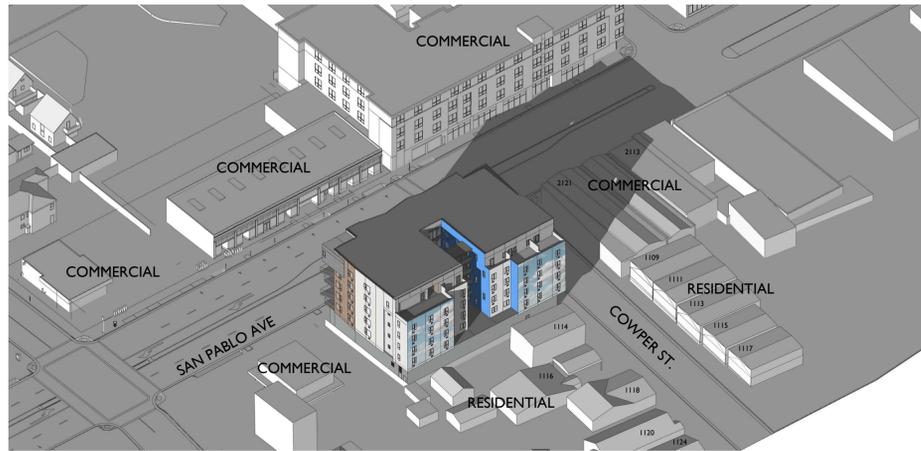


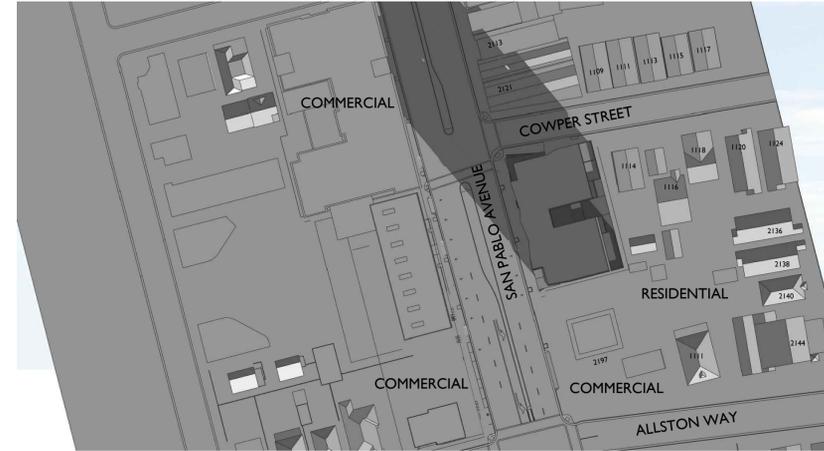


COPYRIGHT © 2023 THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

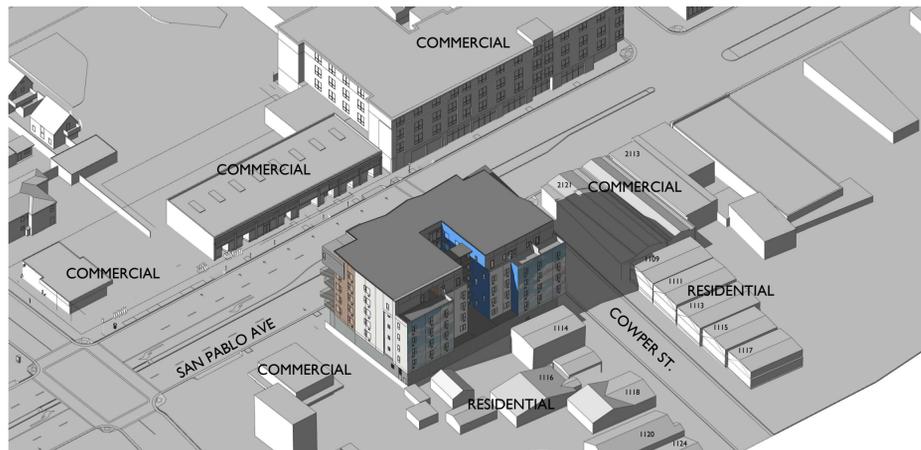
2147 SAN PABLO AVENUE
BERKELEY, CALIFORNIA 94702



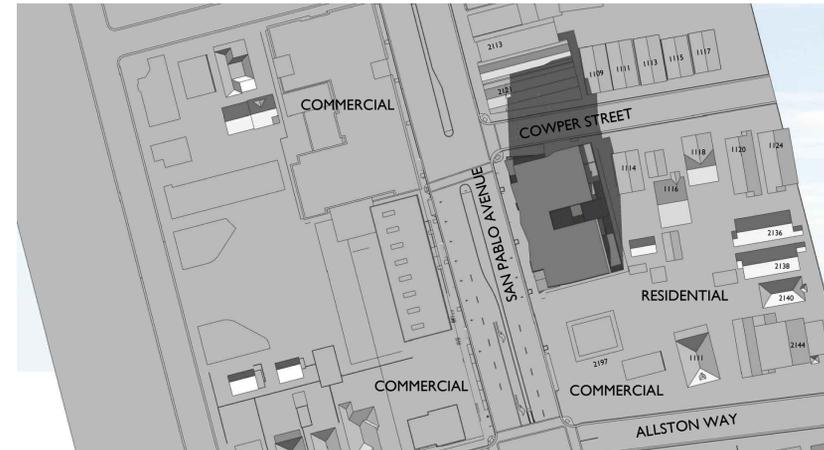
6 SHADOW STUDY: DECEMBER 21, 9:21 AM - PERSPECTIVE



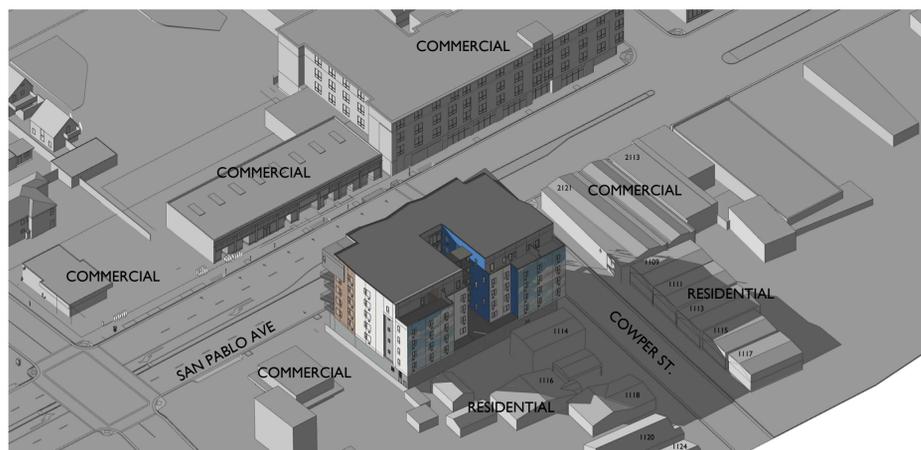
3 SHADOW STUDY: DECEMBER 21, 9:21 AM - PLAN VIEW



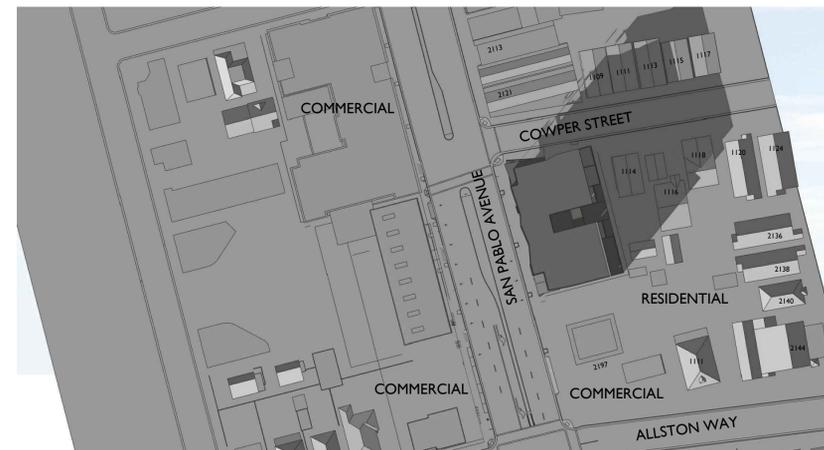
5 SHADOW STUDY: DECEMBER 21, 12:00 PM - PERSPECTIVE



2 SHADOW STUDY: DECEMBER 21, 12:00 PM - PLAN VIEW



4 SHADOW STUDY: DECEMBER 21, 2:54 PM - PERSPECTIVE



1 SHADOW STUDY: DECEMBER 21, 2:54 PM - PLAN VIEW

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:

KWP06

TITLE:

SHADOW STUDIES - DECEMBER 21

SHEET:

G020



www.122westdesign.com
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

STREETSCAPE - PLANT SCHEDULE

SYMBOL	LOCATION	SPECIES	NOTES
	SAN PABLO AVENUE	LONDON PLANE TREE (EXISTING)	- ALL EXISTING STREET TREES TO BE EVALUATED FOR PRUNING AND SOIL AMENDMENTS PRIOR TO CONSTRUCTION BY A CERTIFIED ARBORIST.
	COWPER STREET	ISLAND OAK - <i>Quercus tomentella</i> *	- 24" BOX SIZE - PROPOSED LOCATIONS PER PLAN, - 7' MINIMUM BRANCHING HEIGHT
	COWPER STREET	DEERGRASS <i>Muhlenbergia rigens</i> *	- #5 GAL - PROPOSED LOCATIONS PER PLAN

PAVING	DESCRIPTION	COLOR	MANUFACTURER
P-1	DECOMPOSED GRANITE	MEDIUM GRAY	AMERICAN SOIL & STONE

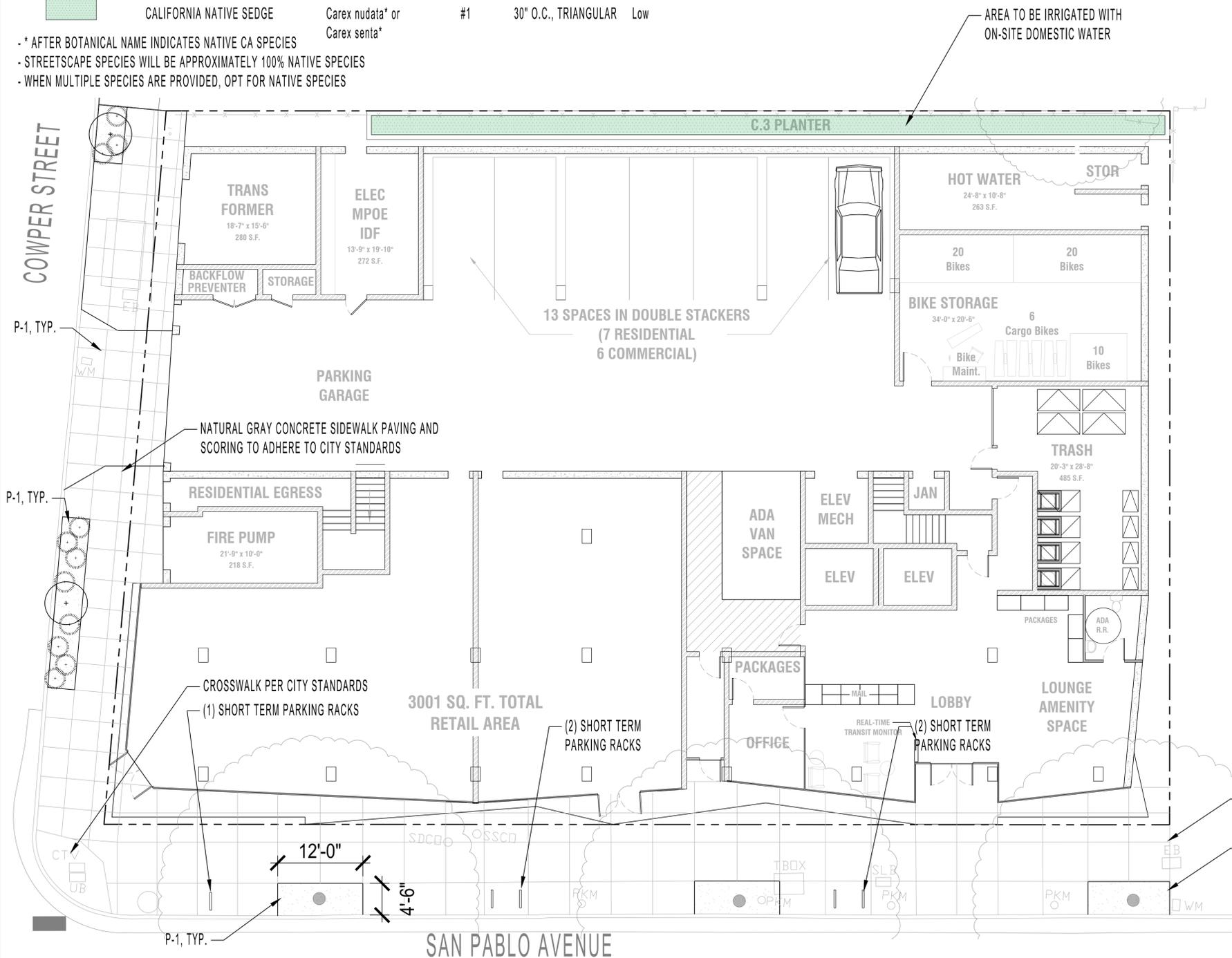
DECOMPOSED GRANITE



FLOW-THROUGH PLANTERS

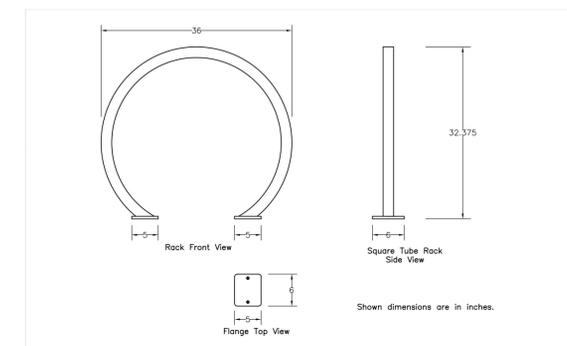
COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
CALIFORNIA GRAY RUSH	<i>Juncus patens</i> *	#1	30" O.C., TRIANGULAR	Low
DOUGLAS IRIS	<i>Iris douglasiana</i> *	#5 Min.	30" O.C., TRIANGULAR	Low
CALIFORNIA NATIVE SEDGE	<i>Carex nudata</i> * or <i>Carex senta</i> *	#1	30" O.C., TRIANGULAR	Low

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- STREETSCAPE SPECIES WILL BE APPROXIMATELY 100% NATIVE SPECIES
- WHEN MULTIPLE SPECIES ARE PROVIDED, OPT FOR NATIVE SPECIES



CITY APPROVED SHORT TERM BIKE RACK

CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK SPECIFICATIONS



Surface Mounted Single Circular Rack

- Height: 32.375"
- Width: 36"
- Flanges: 5" x 6" x 3/8"
- Mounting Holes: (4) 9/16" dia.
- Mounting Bolts: 1/2" x 3.75" Wedge Anchor Bolt, or 1/2" x 3.75" Anchor Rawl Spike
- Hoop: 2" x 2" x 0.188" Square tube
- Finish: Hot-dipped Galvanized (-G), Powder-coated (-P), Stainless #4 Brush Finish (-SS)

SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

LANDSCAPE PLAN
STREETSCAPE

NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 11/14/2022.





www.122westdesign.com
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

LANDSCAPE PLAN
COURTYARD

L-2

IRIS DOUGLASIANA - C3 FLOW THROUGH PLANTER



COURTYARD - PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING / MIX PERCENTAGE	WUCOLS
	WEAVER'S BAMBOO	Bambusa textilis	#20 Min.	Per Plan	Low
	TASMANIAN TREE FERN	Dicksonia antarctica	#20 Min.	Per Plan	High
	PHILODENDRON	Monstera deliciosa	#20 Min.	Per Plan	High
	BAMBOO PALM	Chamaedorea seifrizii	#20 Min.	Per Plan	High
	WOODLAND STRAWBERRY	Fragaria vesca*	#1	15%	Low
	CAST IRON PLANT	Aspidistra elatior	#1, #5	15%	Low
	STAR JASMINE	Trachelospermum jasminoides	#1	10%	Moderate
	GIANT CHAIN FERN	Woodwardia fimbriata*	#1, #5	15%	Moderate
	TURF LILY	Liriope gigantea	#1	10%	Moderate
	WESTERN SWORD FERN	Polystichum munitum*	#1, #5	15%	Moderate
	CREeping RASPBERRY	Rubus calycinoideus*	#5	20%	Moderate

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- STREETSCAPE SPECIES WILL BE APPROXIMATELY 37% NATIVE SPECIES
- WHEN MULTIPLE SPECIES ARE PROVIDED, OPT FOR NATIVE SPECIES

FLOW-THROUGH PLANTERS (See Sheet L-1)

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
CALIFORNIA GRAY RUSH	Juncus patens*	#1	30" O.C., TRIANGULAR	Low
DOUGLAS IRIS	Iris douglasiana*	#5 Min.	30" O.C., TRIANGULAR	Low
CALIFORNIA NATIVE SEDGE	Carex nudata* or Carex senta*	#1	30" O.C., TRIANGULAR	Low

LANDSCAPE MATERIALS SCHEDULE

PAVING

DESCRIPTION	MANUFACTURER	COLOR	NOTES
P-2 PRECAST CONCRETE PAVERS - PORTERO	QCP	MIX: 75% BUNGALOW / 25% NATURAL	MORTARED ON CONCRETE SLAB. SLAB DRAINAGE BY ARCHITECT.

MOVABLE SITE FURNISHINGS

DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1 METAL BISTRO TABLE & CHAIR SET	FERMOB	TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-2 WOVEN LOUNGE CHAIR	INNIT DESIGNS	WEAVE: TBD FRAME: TBD	COLOR PENDING FINAL MATERIALS SELECTION

PLANTERS

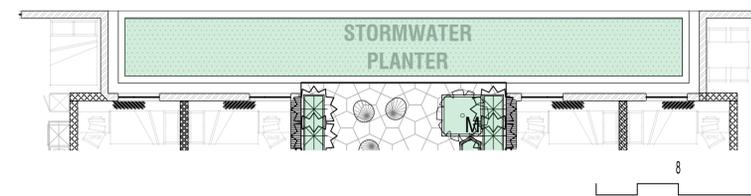
DESCRIPTION	MATERIAL	MANUFACTURER	MODEL	COLOR, FINISH
FTP FLOW-THROUGH PLANTER	CAST-IN-PLACE CONCRETE	-	-	NATURAL GRAY, BOARDFORM FINISH
PT-C1 PERIMETER PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-962430	PUDDLE / T-2
PT-C2 36" SQUARE PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-3600	PUDDLE / T-2
PT-C3 48" SQUARE PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-4824	PUDDLE / T-2
PT-C4 ACCENT PLANTER	FRP	HARLIE COLLECTION	TBD	TBD

- NOTES:
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.

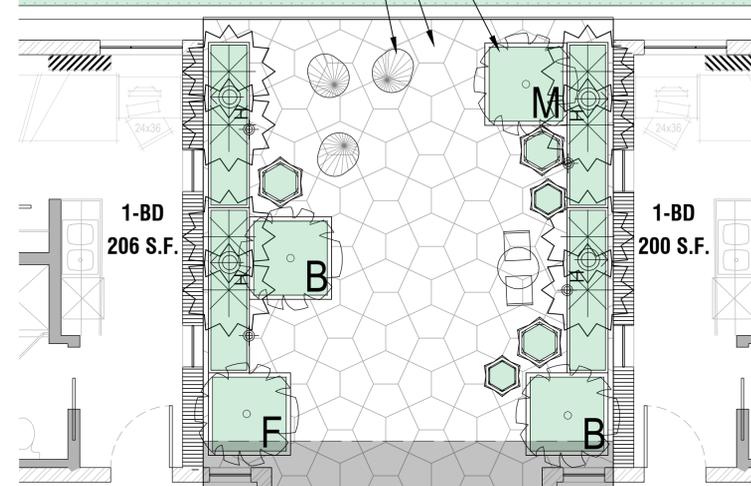
LANDSCAPE LIGHTING

DESCRIPTION	NOTES
PLANTER LIGHT	LED, LOUVERED STEP LIGHT RECESSED IN FACE OF PLANTER
HEDGE / WASH LIGHT	LED, 6" HIGH, LOW-VOLTAGE, METAL FIXTURE ON AUTOMATIC TIMER DIRECTED TO BLANK ARCHITECTURAL WALL

C3 FLOW-THROUGH PLANTERS PLAN



PT-C3, TYP.
P-2
MOVABLE SITE FURNISHINGS



SKYBRIDGE, ABOVE COURTYARD

1-BD
113 S.F.

PT-C3, TYP.

PT-C4, TYP.

PT-C2, TYP.

PT-C1, TYP.

1-BD
113 S.F.

COURTYARD PLAN

1-BL
243 S

4



www.122westdesign.com
510.992.3122

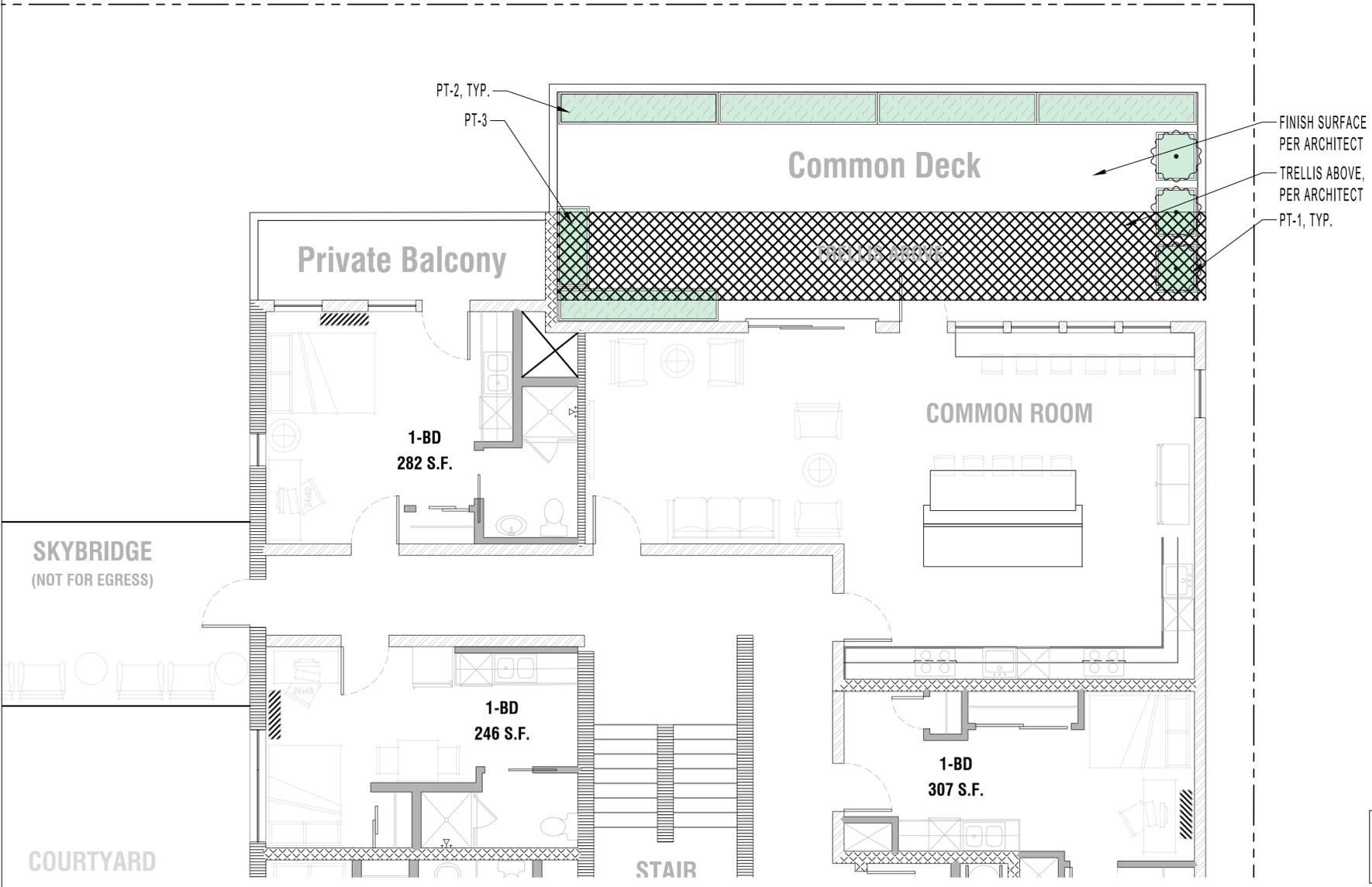
The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

COMMON DECK TOURNESOL PLANTERS		COMMON NAME / BOTANICAL NAME	SIZE	SPACING	WUCOLS
	NATIVE PERENNIALS AND CULINARY HERBS	Hyssop spp.* Lavender spp.* Mint spp. Oregano spp. Penstemon spp.* Rosemary spp. Salvia spp.* Strawberry spp. Thyme spp. Yarrow spp.*	#5 Min.	Per Plan	Moderate
	FRUIT TREE VARS.	Citrus aurantifolia 'Bearss' Citrus limon 'Meyer' Nagami Kumquat	#20/25 Min.	Per Plan	Moderate

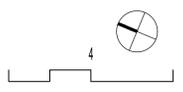
PLANTER POTS			
	DESCRIPTION	MANUFACTURER / MODEL	COLOR, FINISH
PT-1	FRP 36"x30"x42" PLANTER	TOURNESOL / MODEL #WR-363042	PUDDLE / T-2
PT-2	FRP 120"x24"x42" PLANTER	TOURNESOL / MODEL #WR-1202442	PUDDLE / T-2
PT-3	FRP 36"x30"x42" PLANTER	TOURNESOL / MODEL #WR-602442	PUDDLE / T-2

NOTES:
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- COMMON DECK SPECIES WILL BE APPROXIMATELY 38% NATIVE SPECIES
- WHEN MULTIPLE SPECIEES ARE PROVIDED, OPT FOR NATIVE SPECIES



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

LANDSCAPE PLAN
ROOFDECK



www.122westdesign.com
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to any plans remains the sole property of 122 West Landscape Architecture.

SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

COMMERCIAL LANDSCAPE

2147 San Pablo Ave. Berkeley, CA

Estimated Applied Water Use (EAWU)

KI = Landscape Coefficient LA = Landscape Area (square feet) 0.62 = Conversion factor (gallons/ square foot) IE = Irrigation Efficiency = IME x DU	Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges) Kmc = Microclimate Factor (range = 0.5 to 1.4) WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf
---	--

EAWU Calculation: $ETo \times KI \times LA \text{ in SF} \times 0.62 = \text{Gallons per Year}$

	ETo	KI	LA	Conversion	IE	EAWU (Gallons Per Year)
Non-Irrigated Landscape	41.8	x 0.00	x 288	x 0.62	÷ 1	= 0
Water Feature	41.8	x 1.00	x 0	x 0.62	÷ 1	= 0
High Using Shrub (drip)	41.8	x 0.70	x 28	x 0.62	÷ 0.81	= 627
Moderate Using Shrub (drip)	41.8	x 0.30	x 376	x 0.62	÷ 0.81	= 3,609
Low Using Shrub (drip)	41.8	x 0.20	x 600	x 0.62	÷ 0.81	= 3,839
Total EAWU =			1,292 SF			8,076 Gallons per year 11 Billing units

The EAWU (12,005 gallons per year) is less than the MAWA (22,622 gallons per year).

The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Drip	0.6"/Hr	1.00
Stream Bubbler	1.5"/Hr.	0.90
Spray Nozzle	1.0"/hr.	0.78

KI Resource Table

Special Landscape Area	0.30
Cool Season Turf (spray)	0.80
Warm Season Turf (spray)	0.60
High Using Shrub (drip)	0.70
Moderate Using Shrub (drip)	0.30
Low Using Shrub (drip)	0.20
Very-Low Using Shrub (drip)	0.10
Pool	1.00

ETo Table

Yearly	41.8
July	4.7

Water Efficient Landscape Worksheet

2147 San Pablo Ave. Berkeley, CA

Point-of-Connections: COMMERCIAL LANDSCAPE

Maximum Applied Water Allowance (MAWA)

Total MAWA = $(ETo \times 0.45 \times LA \text{ in SF} \times 0.62 + (ETo \times .3 \times SLA \text{ in SF} \times 0.62)) = \text{Gallons per Year for LA+SLA}$

Where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- ETo = Reference Evapotranspiration (54.6 inches per year)
- 0.45 = ET Adjustment Factor (ETAF) Non-Residential
- 1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area
- LA = Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Special Landscape Area (square feet)
- Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

	ETo	ETAF	LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	42.9	x 0.45	x 1,292	x 0.62	15,464
MAWA for SLA =	42.9	x 0.3	x 0.0	x 0.62	0
Total Area (SF) =			1,292	Total MAWA =	15,464 Gal/Yr.
				=	21 Billing units

- 0.55 = ET Adjustment Factor (ETAF) Residential
- 0.45 = ET Adjustment Factor (ETAF) Non-Residential

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

IRRIGATION
CALCULATIONS



COPYRIGHT © 2022. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND ALL RIGHTS REMAIN THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2147 SAN PABLO AVENUE

BERKELEY, CALIFORNIA 94702



ALLSTON WAY

Cowper Street

San Pablo Avenue



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:
KWPO6

TITLE:
SITE PLAN -
EXISTING

SHEET:

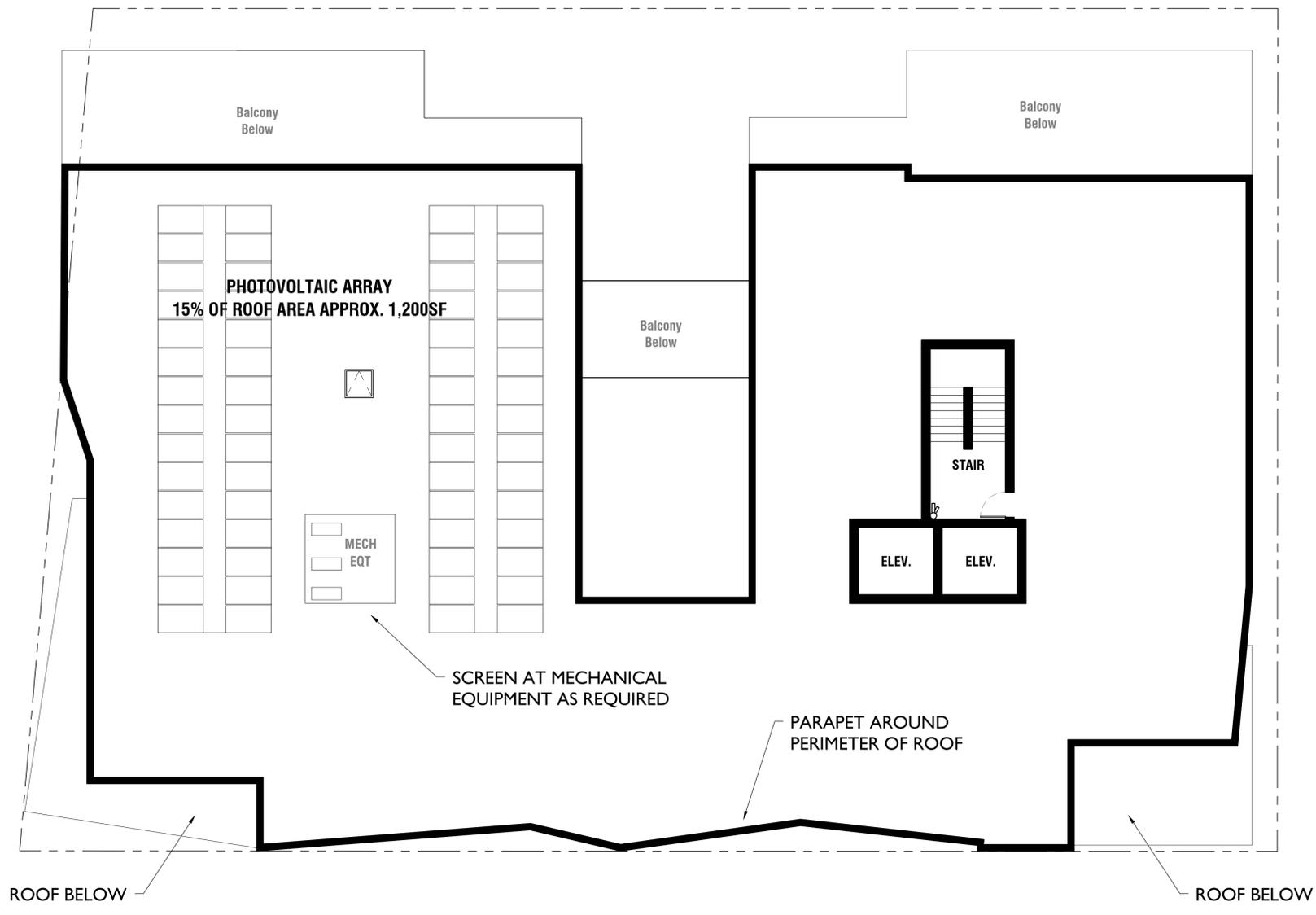
A010



COPYRIGHT © 2023. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2147 SAN PABLO AVENUE

BERKELEY, CALIFORNIA 94702



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:
KW06

TITLE:
ROOF PLAN



