

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 Discussion/  
Majority Recommendation  
APRIL 20, 2023

# 1598 UNIVERSITY AVENUE

## PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2022-0008** to demolish an existing non-residential structure and construct a 134,409 square-foot, eighth-story mixed-use residential building containing 207 dwelling units (21 Very Low-Income unit) and 5,787 square foot commercial space, with 39 automobile parking spaces and 92 bicycle parking spaces. This the project is seeking a 50% Density Bonus by providing 15% of the base project units as affordable to very-low income households.

### I. Introduction

This eight-story mixed use project is located in the C-U University Avenue Commercial District within the South Side of University Node at the intersection of University and California.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on December 1, 2022 where no action was taken.

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 scheduled for the May 11, 2023 meeting of the Zoning Adjustments Board. It is before the Design Review Committee this month for Preliminary Design Review.

## II. Background

The proposed project would demolish an existing commercial building and construct a new eight-story residential building with the following primary components:

- 207 dwelling units (38 two-bedroom, 20 one-bedroom, and 149 studios) for a total of 245 bedrooms
- 82 long-term bicycle parking spaces onsite and seven short-term spaces
- 39 automobile parking spaces
- 6,273 square foot garden/ open space on the ground floor
- Communal facilities on the ground floor (i.e. club room and fitness center)
- Communal lounges and decks located on every other floor
- 5,943 commercial floor area located along California Street and at the corner of University Avenue and California Street

## III. Project Setting

### A. Neighborhood/Area Description:

University Avenue is situated between West Berkeley and Downtown Berkeley – regional commercial centers. The project site is located within the University Avenue Specific Plan (UASP)<sup>1</sup> area in a local-serving avenue node with existing neighborhood services. The project site is located at the corner of University Avenue and California Street, two blocks south of Ohlone Park. The project site is located at an intersection that is composed of one to three story mixed use and commercial buildings and associated surface parking. The rear of the site abuts a residential district which is characterized by single-family, two-family, and multi-family residential buildings. The project site is proximate to several bus lines and is within half a mile of the North Berkeley Bart Station.

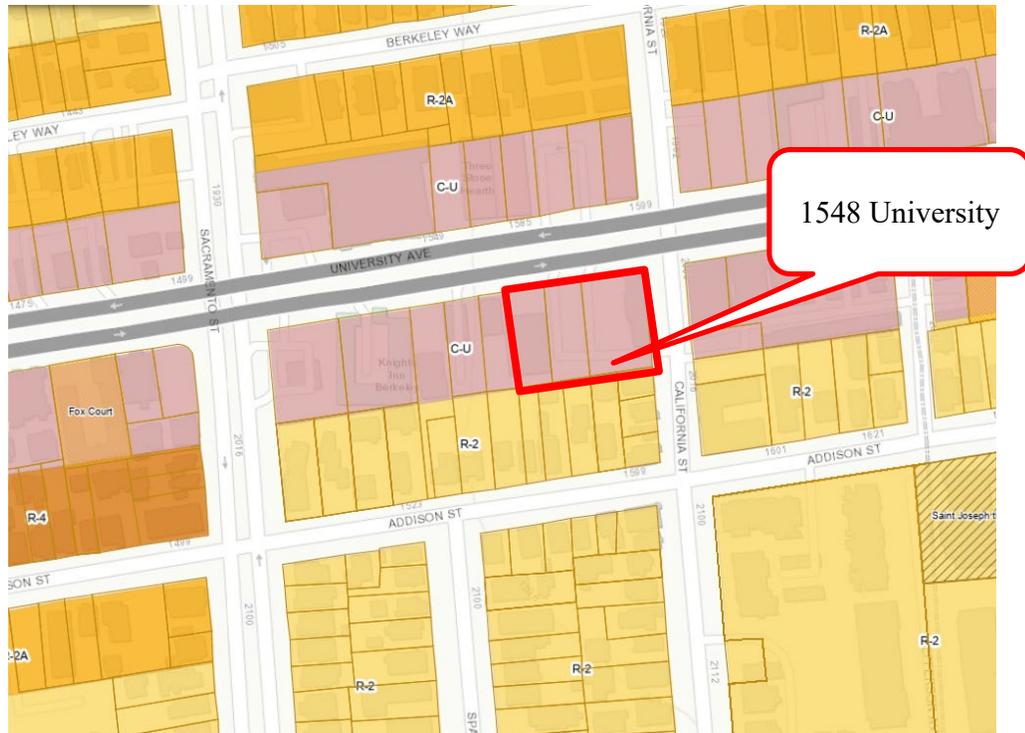
### B. Site Conditions:

The project site spans three rectangular, contiguous lots. The 28,936 square foot site maintains about 180 feet of frontage along University Avenue and about 138 feet of frontage along California Street. The western portion of the site area is partially developed with a Chinese language school and the eastern portion of the lot maintains a restaurant. The majority of the site is dedicated to off-street surface parking. The site is accessed along University Avenue at three separate curb cuts and at one curb cut along California street.

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<sup>1</sup> [University Avenue Specific Plan \(1996\)](#)

**Figure 1: Vicinity Map**



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Properties		Restaurant (commercial); Chinese language school (personal services)	C-U	Avenue Commercial
Surrounding Properties	North	Mixed-use building (residential-commercial)		
	West	Multifamily building		
	East	Thrift store (commercial)		
	South (Rear)	Duplex	R-2	Low Medium Density Residential

**Table 2: Development Standards**

Standard BMC Sections 23.204.020		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		28,936	No change	5,000 min
Gross Floor Area (sq. ft.)		7,884	134,053	N/A
Floor Area Ratio		0.27	4.63	3 max
Dwelling Units	Total	0	207	N/A
	Affordable	0	21	21 min
Building Height	Average (ft.)	21'-4"	89'-2"	48' max
	Maximum (ft.)	26'	92'-9"	N/A
	Stories	1	8	4 max
Building Setbacks (ft.)	Front	2'-10"	0	2' avg. min
	Rear	15'	57'-1" avg.	20' avg. min
	Left Side	3'-10"	5' avg.	0 min
	Right Side	1'-7"	17'-7"	0 min
Lot Coverage (%)		27	63	100 max
Usable Open Space (sq. ft.)		N/A	7,473	41,400 min
Parking	Automobile	33	39	0 min
	Bicycle	0	92	92 min
UASP Commercial Area (%)		100	21	30 min
UASP Commercial Area (sq. ft)		7,884	5,943	5,787 min
UASP Commercial Frontage Along University Avenue		N/A	35	75 min
UASP Open Space Entry (%)		10	10	10 min
UASP Pedestrian Open Space (%)		N/A	3	1 min
<p>█ = Waiver or Concession requested to modify the district standard</p> <p><u>Abbreviations:</u> sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent</p> <p>avg. = average; UASP = University Avenue Specific Plan (node)</p>				

## IV. Project Description

### A. Requested Use Permits

- **Use Permit** to demolish two non-residential buildings, under Berkeley Municipal Code (BMC) Section 23.326.070
- **Use Permit** to establish a mixed-use residential building, under BMC Section 23.204.020
- **Use Permit** to create 5,000 square feet of new floor area in the University Commercial District, under BMC Section 23.204.030(A)
- **Use Permit** to establish residential uses on the ground floor, under BMC 23.204.060(B)(3)
- **Administrative Use Permit** for projections that exceed the maximum building height limit, under 23.304.050(A)

### B. CEQA Determination

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("Infill Development Project"). The determination is made by ZAB.

### C. Density Bonus Information

- **Concession** to allow for a reduction in open space provided to 10,744 square feet, where the requirement is 41,400 square feet under BMC Section 23.204.060(D)(1)
- **Waiver** to increase the average building height to 89'-2" where the requirement is 48' under BMC Section 23.204.060(D)(1)
- **Waiver** to increase the number of stories to 8 where the requirement is 4 under BMC Section 23.204.060(D)(1)
- **Waiver** to increase the FAR to 4.47, where the requirement is 3 under BMC Section 23.204.060(D)(1)
- **Waiver** to reduce the front setback to 0', where the requirement is a 2' average, under BMC 23.204.060(D)(1)

## V. Design Review Guidelines

The University Avenue Strategic Plan was adopted by the City in 1997 in an attempt to revitalize the University Avenue corridor and enhance it as a gateway to the city, neighborhoods, and the downtown. Design guidelines are also a key component of the Plan. Some key guidelines are summarized below for your reference. The complete set of Design Guidelines can be found under Section 12 on the University Avenue Strategic Plan page on the City's website, located here: <http://www.cityofberkeley.info/ContentDisplay.aspx?id=382>. Sections of the

General Design Guidelines and Avenue Mixed-Use Guidelines are included in the attachments for your reference.

### **General Design Guidelines**

New buildings should maintain the overall proportions, articulation and defining features of other similar building types along the corridor.

- **Massing** – diverse and articulated massing is encouraged. Highlight building entries through the massing of the building.
- **Materials** - tile and masonry should be used judiciously for accents. Glass curtain walls and reflective glass are prohibited.
- **Signage** – signs for buildings along University Avenue are only permitted at the ground-floor level.

### **Avenue Mixed-Use Guidelines**

- **Base** – should visually carry the weight of the building and should match the height of the neighboring buildings.
- **Signage** – should be pedestrian-oriented in size and placement.

## **VI. Issues and Analysis**

### **A. Design Review Issues:**

**Neighborhood Context** The subject property is at the corner of University Avenue and California Street, two blocks south of Ohlone Park. The project site is located at an intersection that is composed of one to three story mixed-use and commercial buildings and associated surface parking. The rear of the site abuts a residential district which is characterized by single-family, two-family, and multifamily residential buildings.

**Massing** This eight-story mass has street frontages on both University and California. The ground floor commercial suites proposed on California have mezzanine levels and are recessed to give the appearance of a two-story base element. The Northeast corner is accentuated by a recessed window band on the East elevation, where the building then steps back as the property line angles away from the sidewalk. A similar move is made on the West façade. On the North elevation, the façade is broken by a recessed band extending from the lobby space to the roof showcasing double height amenity spaces with balconies proposed at the 3<sup>rd</sup>, 5<sup>th</sup> and 7<sup>th</sup> floors. A rooftop canopy element caps this band and breaks up the roofline.

The massing is designed in a “U” shape with a ground floor courtyard located at the center of the project, breaking up the massing to the South where the adjacent R-2 zone contains primarily single-family homes. Private balconies further reduce the massing to the South at the 7<sup>th</sup> and 8<sup>th</sup> floors.

**Ground Floor Design** The ground floor is organized around a south facing courtyard at the center of the plan. Residential amenity spaces are proposed along the north and east edges of the courtyard. The bike room and trash room flank the vehicular entrance at the Northwest corner. The commercial suites in the east wing are design to be double height and allow for a mezzanine level.

**Streetscape** A 661 square foot public plaza is proposed on California street adjacent to the ground floor commercial suites. Two loading zones are proposed - one in front of the residential lobby entrance on University and the other at the corner on California. Four street trees on University will be removed and replaced. Existing tree wells on California will be expanded and the street trees will remain.

**Setbacks** The project meets the property line on the North façade at University. There is a 5'-5" minimum setback from the West property line at the Northwest corner that expands to 17'-7" at the Southwest corner. The massing is set back 12'-0" from the South property line that borders the R-2 Residential district. There is at 8'-2" setback at the corner of California and University that has been established as a public plaza. The angled property line reduces that setback to 3'-2" at the Southeast corner of the project. The setback area on California has been proposed as a public plaza.

**Landscape/ Open Space** The main open space component proposed is a south-facing courtyard at the ground level. This courtyard space is broken into smaller spaces by building in seating and planting areas. Landscaped areas are proposed in the setbacks on the South and West sides of the project. A plant list is provided on Sheet L2.1.

**Parking and Vehicular Access** Vehicular access is provided at the West end of the project from University.

**Colors and Materials** The project proposes a cast-in-place concrete base, insulated metal panels for the residential floors, decorative metal screens at the balconies, and aluminum windows with metal infill panels.

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

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

### **VII. Recommendation**

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

**Attachments:**

1. Project Plans, received April 6, 2023
2. Correspondence Received

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

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# 1598 UNIVERSITY

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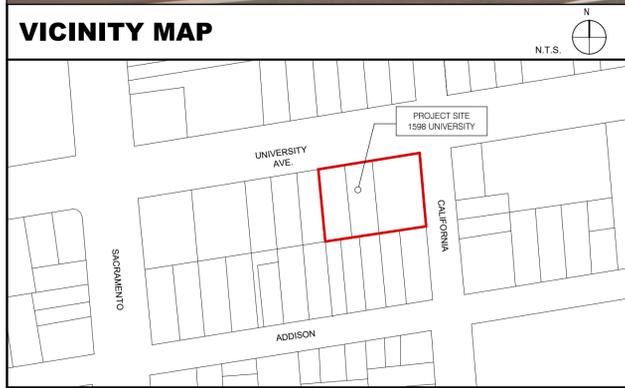
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## GENERAL INFORMATION

# A0.0



**PROJECT DIRECTORY**

OWNER/APPLICANT:  
1598 University Avenue, LLC  
NK VENTURES  
1958A University Ave  
Berkeley, CA 94704

ARCHITECT:  
David Trachtenberg, Principal  
TRACHTENBERG ARCHITECTS  
2421 Fourth Street  
Berkeley, CA 94710  
510.649.1414  
www.TrachtenbergArch.com

**PROJECT DESCRIPTION**

PROJECT ADDRESS: 1598 University Ave, Berkeley, CA 94703  
(APN: 056 200300100) (056 200302500) (056 200302401)

SCOPE OF WORK:  
REMOVAL OF TWO EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE BUILDING WITH 207 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA DENSITY BONUS.

**DRAWING LIST**

A0.0 GENERAL INFORMATION	A3.4 BUILDING ELEVATIONS
A0.1 ZONING INFORMATION & DIAGRAMS	A3.5 STREETSCAPE ELEVATIONS
A0.3A DENSITY BONUS DIAGRAMS	A3.6 PHOTO CONTEXT VIEWS
A0.4A SHADOW STUDIES	A3.7 PHOTO CONTEXT VIEWS
A0.4B SHADOW STUDIES	A3.8 CONCEPTUAL RENDERING
A0.4C SHADOW STUDIES	A3.9 CONCEPTUAL RENDERING
A0.5 SITE CONTEXT PHOTOS	A3.10 CONCEPTUAL RENDERING
A0.6 VICINITY MAP	A4.1 BUILDING SECTION
A1.1 SURVEY	MAT MATERIAL BOARD
A1.2 SURVEY	L1.0 COURTYARD LANDSCAPE CONCEPT PLAN&SITE FEATURES
A2.1 FLOOR PLAN	L2.0 LANDSCAPE SITE PLAN
A2.2 FLOOR PLAN	L2.1 COURTYARD LANDSCAPE PLAN
A2.3 FLOOR PLAN	L3.0 COURTYARD SITE IMPROVEMENT IMAGERY
A2.4 FLOOR PLAN	L3.1 COURTYARD PLANTING IMAGERY
A2.5 FLOOR PLAN	I1.0 IRRIGATION PLAN
A2.6 ROOF PLAN	I2.0 IRRIGATION NOTES, LEGEND, SCHEDULES, CALCS.
A3.1 BUILDING ELEVATIONS	I2.1 IRRIGATION DETAILS
A3.2 BUILDING ELEVATIONS	I2.2 IRRIGATION DETAILS
A3.3 BUILDING ELEVATIONS	

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ZONING DATA

A0.1

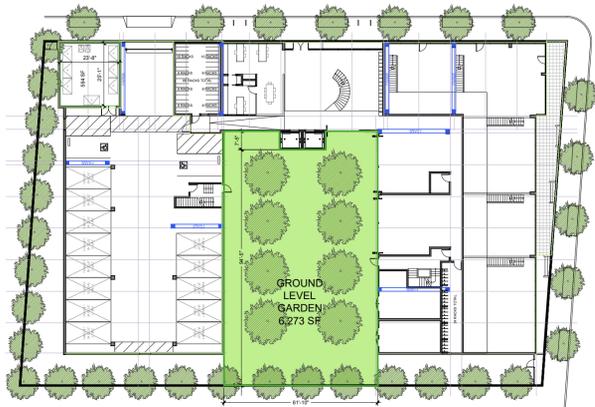
OPEN SPACE DIAGRAMS



LEVEL 8

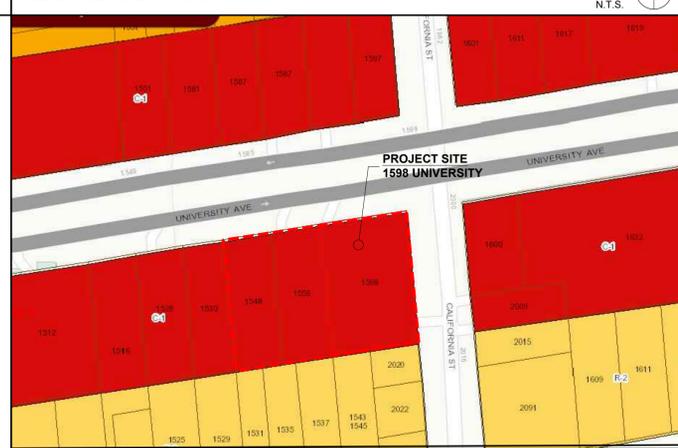


LEVEL 7

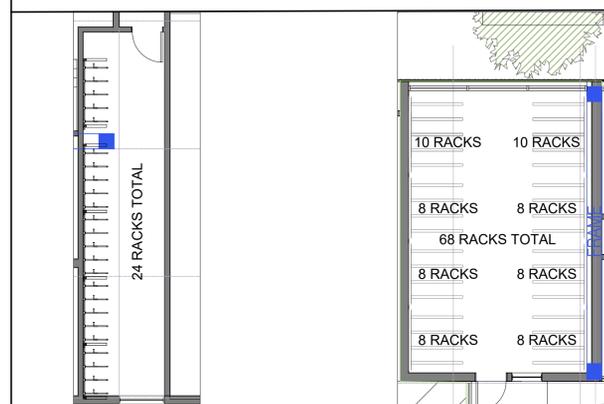


GROUND LEVEL

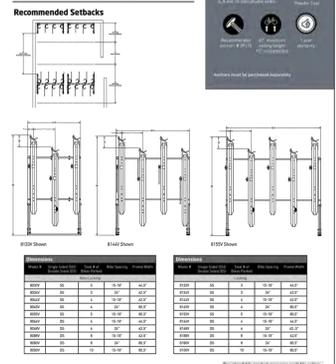
ZONING MAP



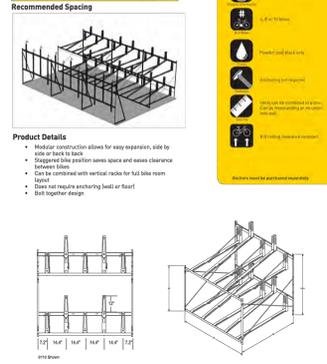
BIKE ROOM 92 BIKE RACKS TOTAL



Vertical Rack



Stretch Rack



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	C-U UASP NODE OVERLAY			
LOT AREA	28,936	28,936	28,936	
LOT AREA (ACRES)	0.66	0.66	0.66	
NUMBER OF DWELLING UNITS	N/A	N/A	207	
GROUND LEVEL FRONT YARD SETBACK (UNIVERSITY)	2' AVG.	2' AVG.	0'	COMPLIES W/WAIVER
UPPER LEVEL FRONT YARD SETBACK (UNIVERSITY)	0'	0'	0'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (CALIFORNIA)	2' AVG.	2' AVG.	5'-8" AVG.	COMPLIES
INTERIOR SIDE YARD SETBACK	0'	0'	5'-5" TO 17'-7"	COMPLIES
REAR YARD SETBACK	20' AVG.	20' AVG.	37'-1" AVG.	COMPLIES
BUILDING HEIGHT	48'	48'	89'-2"	COMPLIES W/WAIVER
BUILDING STORIES	4	4	8	COMPLIES W/WAIVER
LOT COVERAGE	100%	100%	65%	COMPLIES
BUILDING FOOTPRINT	28,936	28,936	18,839	COMPLIES
FAR	3.0	3.0	4.63	COMPLIES W/WAIVER
TOTAL GSF	86,808	86,808	134,053	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	200sf / unit	modifiable with UP	SEE TABLE	COMPLIES W/ CONCESSION
PARKING	0	0	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%	20%	21%	COMPLIES W/ CONCESSION
UASP - COMMERCIAL AREA (MIN. GSF)	8,681	5,787	5,943	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%	35% W/UP	35%	COMPLIES W/ CONCESSION
UASP - OPEN SPACE ENHANCING ENTRY	10%	10%	10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%	1%	3%	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS

	PARKING	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 8			14,862	14,862
LEVEL 7			17,271	17,271
LEVEL 6			17,708	17,708
LEVEL 5			18,088	18,088
LEVEL 4			17,708	17,708
LEVEL 3			18,088	18,088
LEVEL 2			10,870	10,870
GROUND LEVEL	6,561	5,943	6,954	19,458
TOTAL FLOOR AREA W/ DENSITY BONUS	6,561	5,943	121,549	134,053

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 8	20	3	5	28
LEVEL 7	22	3	6	31
LEVEL 6	24	3	6	33
LEVEL 5	24	3	6	33
LEVEL 4	24	3	6	33
LEVEL 3	24	3	6	33
LEVEL 2	11	2	3	16
GROUND LEVEL	0	0	0	0
TOTAL UNITS	149	20	38	207
PERCENT OF TOTAL	72%	9%	18%	
TOTAL BEDROOMS	149	20	76	245

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE	207	200	41,400	
TOTAL CONCESSION REQUESTED			33,927	
TOTAL AREA PROVIDED			7,473	2,599
GROUND LEVEL GARDEN			6,273	2,599
PRIVATE PATIOS	6	200	1,200	NA

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
NEW COMMERCIAL	5,943	1	2000	3	3
RESIDENTIAL (LONG TERM) (PER BEDROOM)	245	1	3	82	82
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	245	1	40	7	7
TOTAL BICYCLE PARKING				92	92

PARKING TABLE

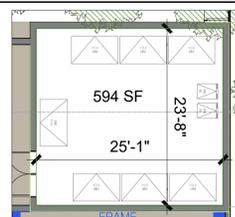
	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL	207	0	0	0	27
COMMERCIAL	5,943	2	1000	12	12
TOTAL					39

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	16757
TOTAL AREA OF ROOFTOP ELEMENTS	500
% AREA OF ROOFTOP ARCH. FEATURES	3.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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%)
245	1.00	245	20.42 cy	4,083 gal	8.17 cuft	1,633 gal	1,633 gal	817 gal
Space Calculation								
Container Quantities			Space Required			150% Additional		
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required	Provided	
3 cy bin (606 gal)	3	3	1		28 sf	196 sf		
96 gallon cart			2		7 sf	14 sf		
64 gallon cart					6 sf			
Total capacity	1818 gal	1818 gal	798 gal		210 sf	315 sf	594	





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## DENSITY BONUS DIAGRAMS

# A0.3A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units (rounded up)	% 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 (rounded 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)
80,952	138	138	15%	20.70	21.00	50.0%	69.0000	69	207

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Eighth	14,862	7	5%	20.0%	166	1
	Seventh	17,271	9	6%	22.5%	170	1
	Sixth	17,678	10	7%	25.0%	173	1
	Fifth	18,058	12	8%	27.5%	176	1
21,726	Fourth	17,678	13	9%	30.0%	180	1
21,726	Third	18,058	14	10%	32.5%	183	2
21,726	Second	10,840	16	11%	35.0%	187	2
1,247	Mezzanine		17	12%	38.75%	192	2
14,527	Ground	7,104	18	13%	42.5%	197	2
<b>Total Floor Area:</b>	<b>80,952</b>	<b>121,549</b>	<b>20</b>	<b>14%</b>	<b>46.3%</b>	<b>202</b>	<b>2</b>
			<b>21</b>	<b>15%</b>	<b>50.0%</b>	<b>207</b>	<b>3</b>

Base Project # of Units	Floor	Proposed Project # of Units
	Eighth	28
	Seventh	31
	Sixth	33
	Fifth	33
41	Fourth	33
41	Third	33
41	Second	16
15	Ground	
<b>Total Units:</b>	<b>138</b>	<b>207</b>
<b>Average Unit Size:</b>	<b>587sf</b>	<b>587sf</b>

BASE ZONING COMPLIANCE TABLE	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	CODE SECTION	PROPOSED BASE PROJECT	ZONING COMPLIANCE
C-U UASP OVERLAY					
TOTAL LOT SIZE (SQ. FT.)	28,936	0.66			
LOT COVERAGE	100%	100%		75%	COMPLIES
FLOOR AREA RATIO (FAR)	3.00	3.00		3.00	COMPLIES
HEIGHT - FEET	48'-0"	48'-0"		48'-0"	COMPLIES
HEIGHT - STORIES	4	4		4	COMPLIES
SETBACK - FRONT (UNIVERSITY)	2' AVG.	2' AVG.		2' AVG.	COMPLIES
SETBACK - REAR	10 feet or 10% of the lot depth	10 feet or 10% of the lot depth		10 feet or 10% of the lot depth	COMPLIES
SETBACK - STREET SIDE (CALIFORNIA)	2' AVG.	2' AVG.		2'	COMPLIES
SETBACK - INTERIOR SIDE	0'	0'		5'	COMPLIES
DWELLING UNITS (SEE TABLE)	NA	NA		138	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA		149	COMPLIES
RESIDENTIAL BEDS	NA	NA		149	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0		7	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	12	11		12	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	50	50		52	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	4	4		4	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	3	3		3	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	27600	0	23.204.060.D.3.(a)	6536	COMPLIES
COMMERCIAL OPEN SPACE (SEE TABLE)	n/a	0	23.204.060.D.3.(a)	0	COMPLIES
UASP - COMMERCIAL AREA (MIN. % SITE AREA)	30%			30%	COMPLIES
UASP - COMMERCIAL AREA (MIN. GSF)	8680.8			8681	COMPLIES
UASP - COMMERCIAL MIN. FRONTAGE (UNIVERSITY)	75%			75%	COMPLIES
UASP - OPEN SPACE ENHANCING ENTRY	10%	10%		10%	COMPLIES
UASP - MIN. AREA OF PEDESTRIAN PLAZA OPEN SPACE	1%	1%		1%	COMPLIES

PARKING CALCULATIONS					
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	138	0.5 MAX	1	0	7
COMMERCIAL	5787	2.0	1,000	12	12

BICYCLE PARKING CALCULATIONS					
	QNTY	BIKES	PER BEDROOM	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	149	1	3	30	52
RESIDENTIAL (SHORT TERM)	149	1	40	4	4
COMMERCIAL (SHORT TERM)	5787	1.0	2,000	3	3



PLAN AT LEVEL 8



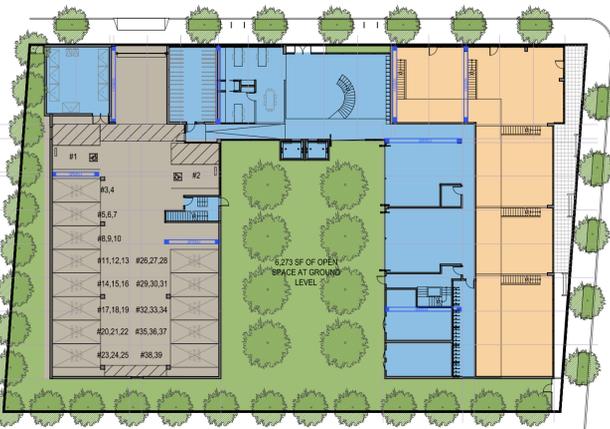
PLAN AT LEVEL 7



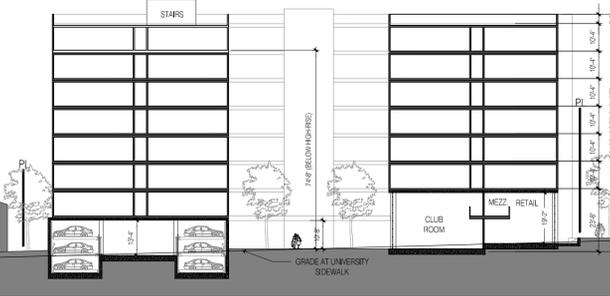
PLAN AT LEVELS 3-6



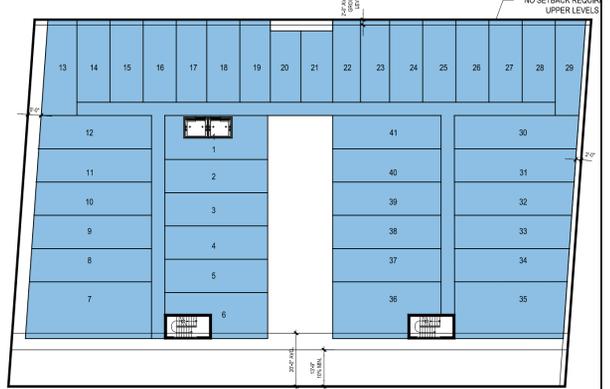
PLAN AT LEVEL 2



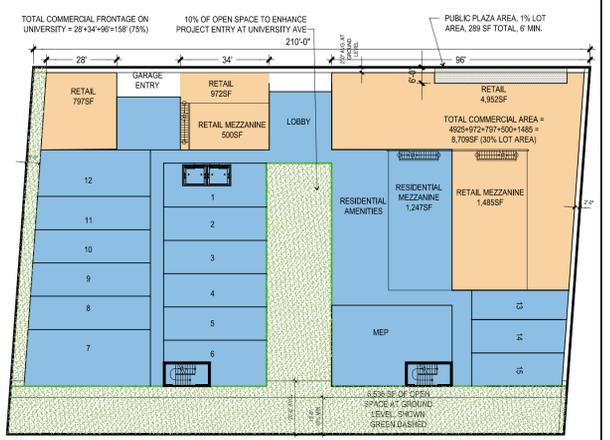
PLAN AT GROUND



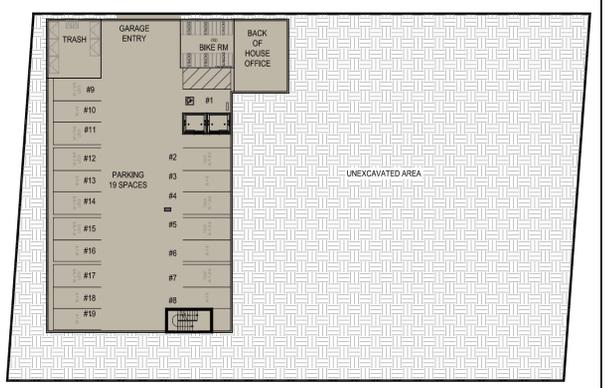
PROPOSED DENSITY BONUS PROJECT



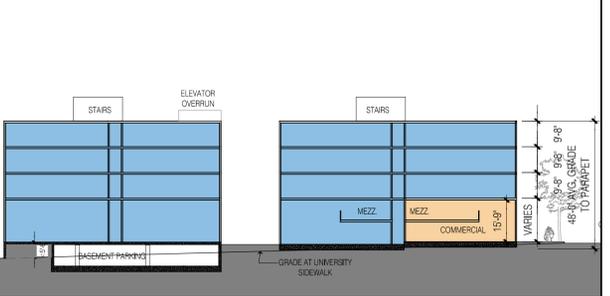
PLAN AT LEVELS 2-4



PLAN AT GROUND / MEZZANINE



PLAN AT BASEMENT PARKING



BASE PROJECT

OPEN SPACE CALCULATIONS			
	UNITS	SF / UNIT	TOTAL REQ'D
RESIDENTIAL REQUIREMENT	138	200	27,600
TOTAL PROVIDED			6,536

AREA TABLE			
	RESIDENTIAL	COMMERCIAL	TOTAL
ROOF			
LEVEL 4	21,710		21,710
LEVEL 3	21,710		21,710
LEVEL 2	21,710		21,710
G-ROUND LEVEL	15,915	5,787	21,702
<b>TOTAL</b>	<b>81,045</b>	<b>5,787</b>	<b>86,832</b>

DWELLING UNIT TABLE				
	STUDIO	1-BR	2-BR	TOTAL
ROOF				
LEVEL 4	16	22	3	41
LEVEL 3	16	22	3	41
LEVEL 2	16	22	3	41
G-ROUND LEVEL	3	10	2	15
<b>TOTAL UNITS</b>	<b>51</b>	<b>76</b>	<b>11</b>	<b>138</b>
BEDROOMS / UNIT	1	1	2	
<b>TOTAL BEDROOMS</b>	<b>51</b>	<b>76</b>	<b>22</b>	<b>149</b>
BEDS / UNIT	1	1	2	
<b>TOTAL BEDS</b>	<b>51</b>	<b>76</b>	<b>22</b>	<b>149</b>

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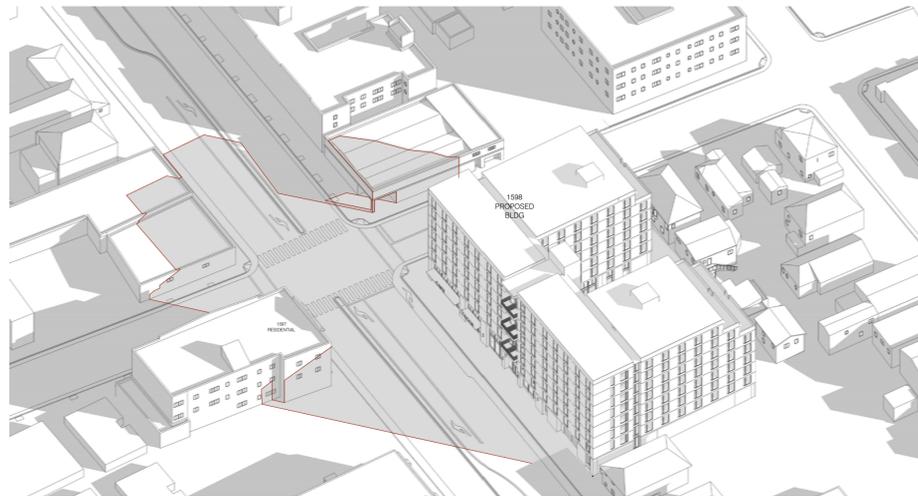
JOB: 2030

SHEET:  
 SHADOW STUDIES  
 DECEMBER 21ST

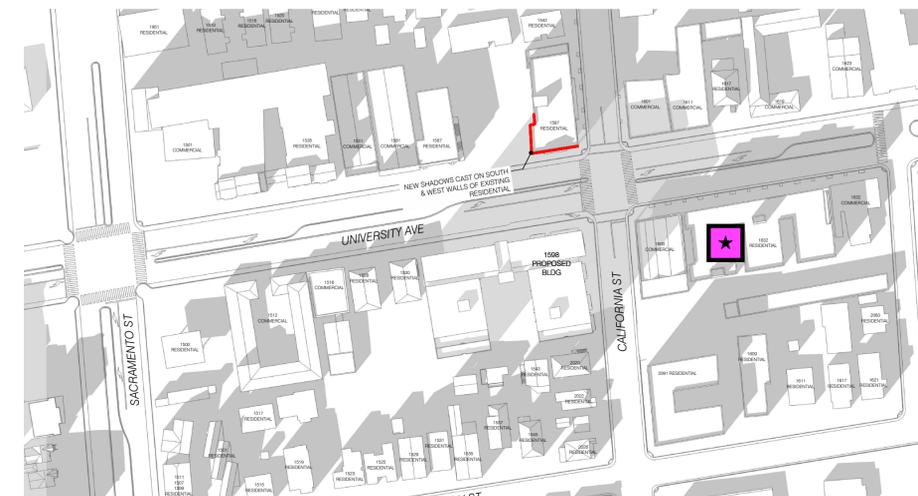
**A0.4A**

**WINTER SOLSTICE  
 DEC 21ST:  
 2-HRS BEFORE SUNSET (PM)**

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



6 SHADOW STUDY AXONOMETRIC - PM  
 N.T.S.



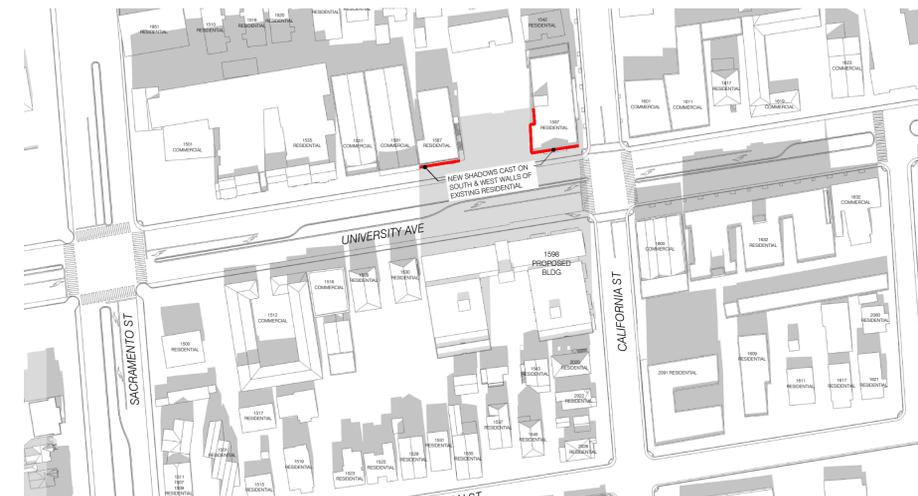
5 SHADOW STUDY - PM  
 1:160 @ 11X17 1:80 @ 24X36

**WINTER SOLSTICE  
 DEC 21ST:  
 NOON**

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4 SHADOW STUDY AXONOMETRIC - NOON  
 N.T.S.



3 SHADOW STUDY - NOON  
 1:160 @ 11X17 1:80 @ 24X36

**WINTER SOLSTICE  
 DEC 21ST:  
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2 SHADOW STUDY AXONOMETRIC - AM  
 N.T.S.



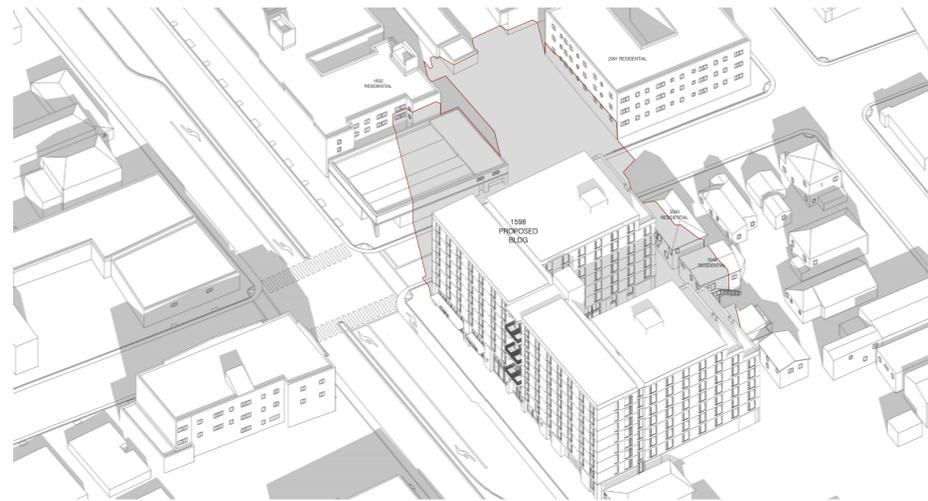
1 SHADOW STUDY - AM  
 1:160 @ 11X17 1:80 @ 24X36

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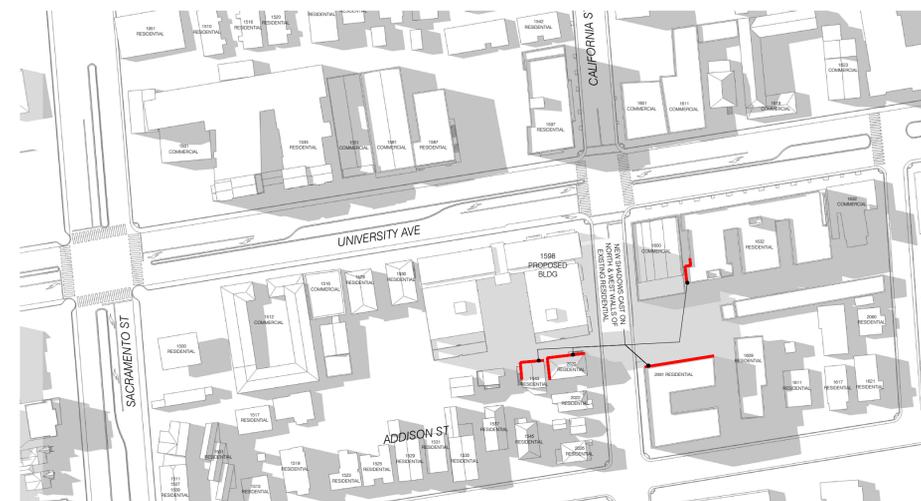
**SUMMER SOLSTICE**  
 JUN 21ST:  
 2-HRS BEFORE SUNSET (PM)

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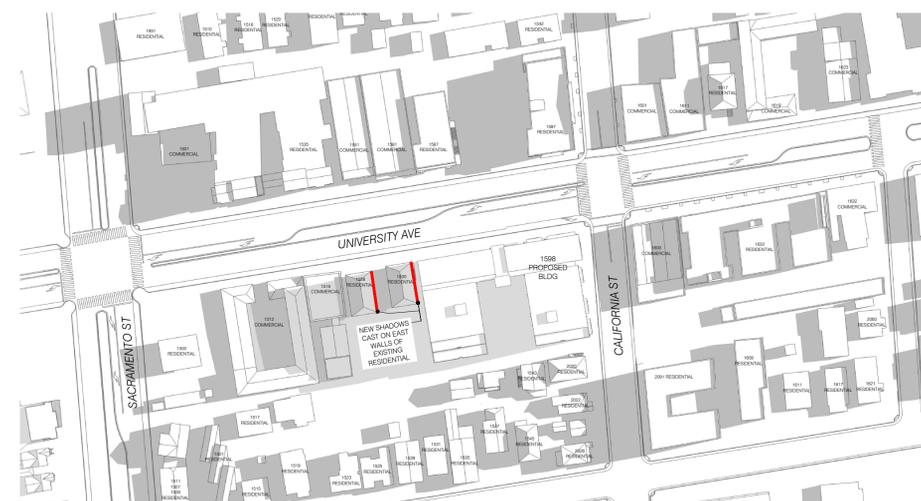
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JOB: 2030

SHEET:

SHADOW STUDIES  
 JUNE 21ST

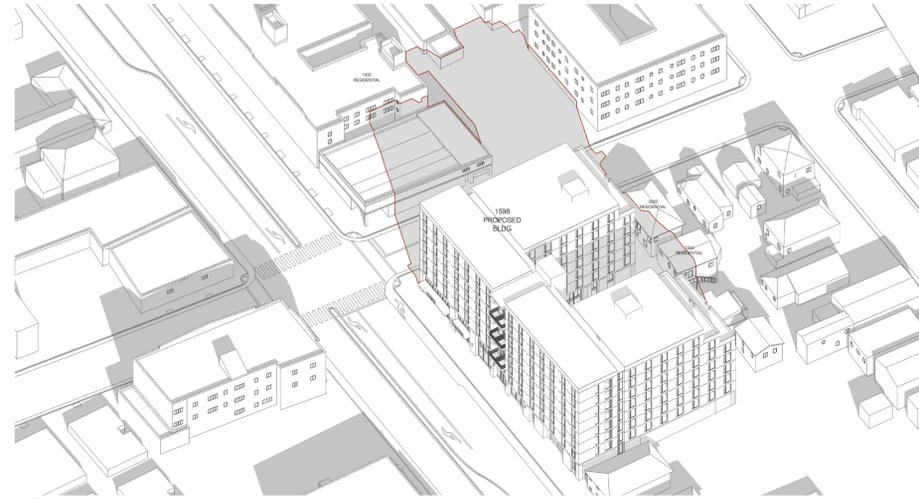
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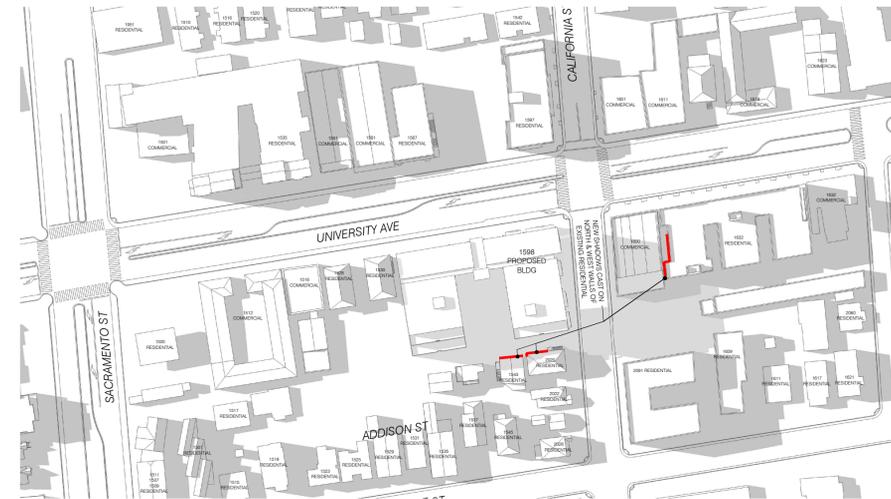
**CURRENT**  
 JULY 20:  
 2-HRS BEFORE SUNSET (PM)

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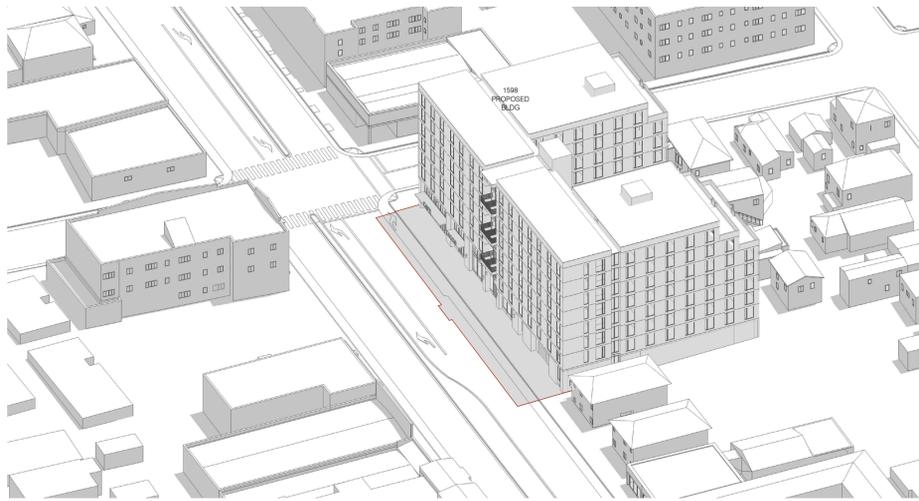


5 SHADOW STUDY - PM  
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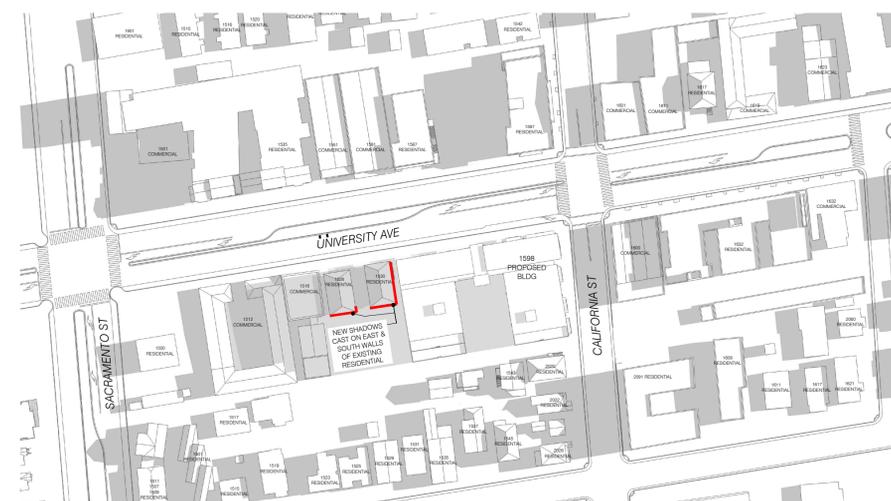
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JOB: 2030

SHEET:

SHADOW STUDIES  
 JULY 20

**A0.4C**

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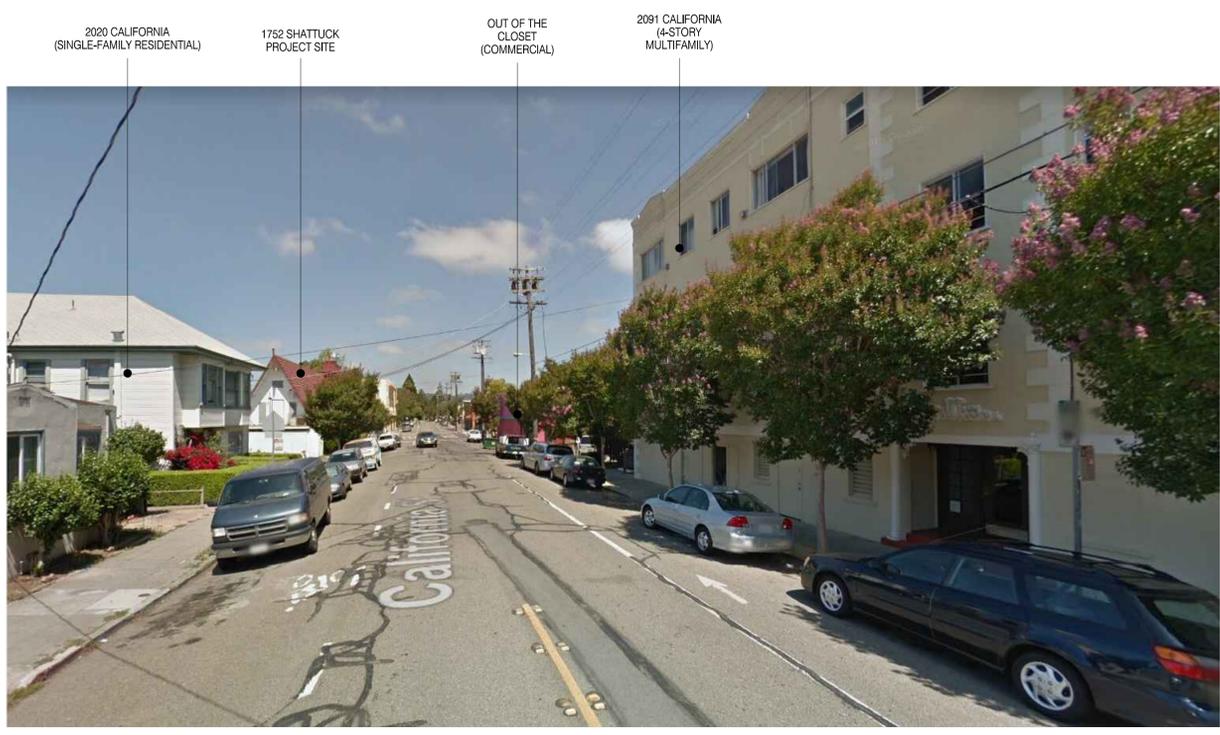
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JOB: 2030

SHEET:  
**SITE CONTEXT  
PHOTOS**

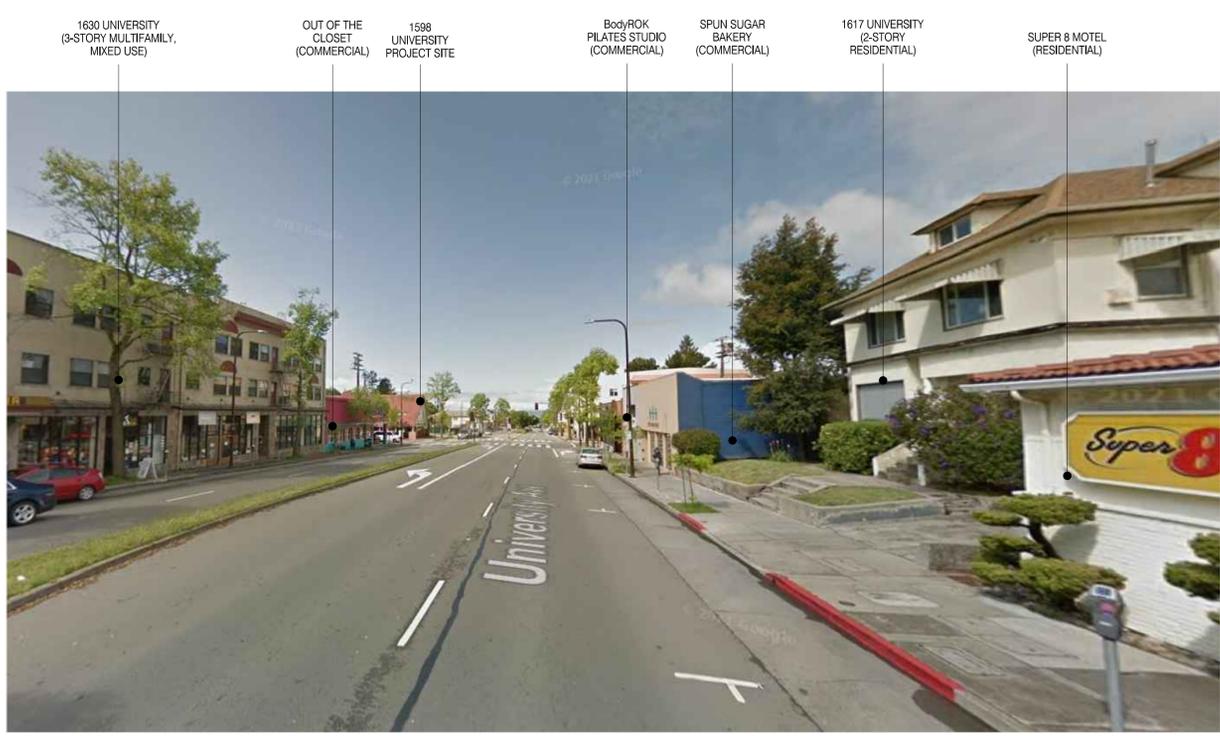
**A0.5**



4 VIEW FROM CALIFORNIA LOOKING SOUTH



2 VIEW FROM UNIVERSITY AVE. LOOKING EAST



3 VIEW FROM UNIVERSITY AVE. LOOKING WEST



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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PROJECT SITE  
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JOB: 2030

SHEET:  
**VICINITY MAP**

**A0.6**



1  
 -  
 NTS  
**VICINITY MAP**



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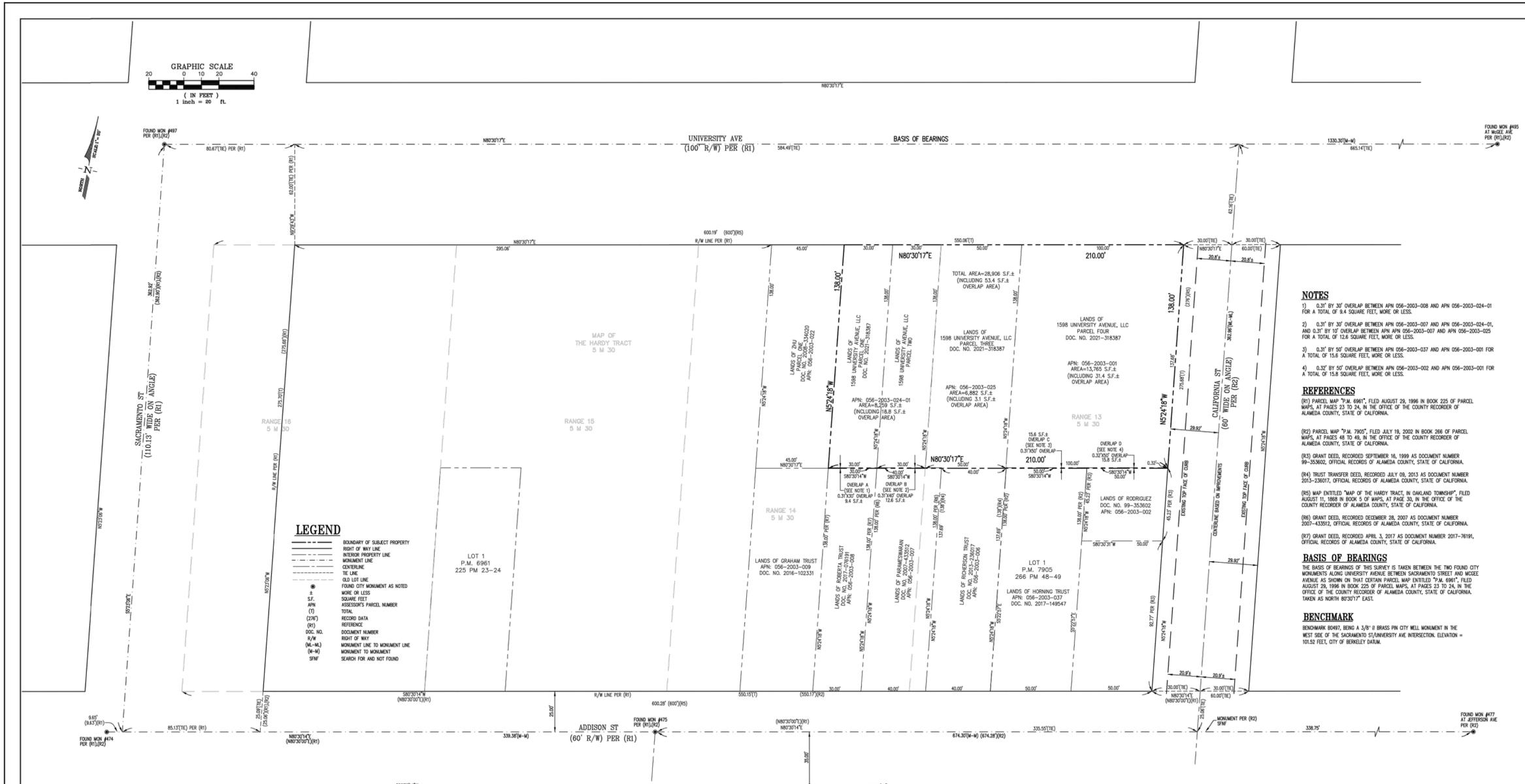
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JOB: 2030

SHEET:

SURVEY

# A1.1



- NOTES**
- 0.31' BY 30' OVERLAP BETWEEN APN 056-2003-008 AND APN 056-2003-024-01 FOR A TOTAL OF 9.4 SQUARE FEET, MORE OR LESS.
  - 0.31' BY 30' OVERLAP BETWEEN APN 056-2003-007 AND APN 056-2003-024-01, AND 0.31' BY 10' OVERLAP BETWEEN APN 056-2003-007 AND APN 056-2003-025 FOR A TOTAL OF 12.6 SQUARE FEET, MORE OR LESS.
  - 0.31' BY 50' OVERLAP BETWEEN APN 056-2003-037 AND APN 056-2003-001 FOR A TOTAL OF 15.6 SQUARE FEET, MORE OR LESS.
  - 0.32' BY 50' OVERLAP BETWEEN APN 056-2003-022 AND APN 056-2003-001 FOR A TOTAL OF 15.8 SQUARE FEET, MORE OR LESS.

- REFERENCES**
- PARCEL MAP "M. 6967", FILED AUGUST 29, 1996 IN BOOK 225 OF PARCEL MAPS, AT PAGES 23 TO 24, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - PARCEL MAP "M. 7905", FILED JULY 19, 2002 IN BOOK 266 OF PARCEL MAPS, AT PAGES 48 TO 49, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - GRANT DEED, RECORDED SEPTEMBER 16, 1999 AS DOCUMENT NUMBER 99-353602, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - TRUST TRANSFER DEED, RECORDED JULY 09, 2013 AS DOCUMENT NUMBER 2013-236017, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP", FILED AUGUST 11, 1888 IN BOOK 5 OF MAPS, AT PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - GRANT DEED, RECORDED DECEMBER 28, 2007 AS DOCUMENT NUMBER 2007-433912, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
  - GRANT DEED, RECORDED APRIL 3, 2017 AS DOCUMENT NUMBER 2017-76191, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND CITY MONUMENTS ALONG UNIVERSITY AVENUE BETWEEN SACRAMENTO STREET AND MOORE AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "M. 6967", FILED AUGUST 29, 1996 IN BOOK 225 OF PARCEL MAPS, AT PAGES 23 TO 24, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS NORTH 80°30'17" EAST.

**BENCHMARK**  
BENCHMARK 80497, BEING A 3/8" Ø BRASS PIN CITY WELL MONUMENT IN THE WEST SIDE OF THE SACRAMENTO ST/UNIVERSITY AVE INTERSECTION. ELEVATION = 104.52 FEET, CITY OF BERKELEY DATA.

- TABLE A NOTES**
- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
  - THE STREET ADDRESS OF THE PROPERTY IS 1548, 1556 & 1598 UNIVERSITY AVENUE, BERKELEY, CA.
  - FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06001C05076, EFFECTIVE DATE: AUGUST 3, 2009.
  - THE TOTAL GROSS LAND AREA IS: 28,906 SQUARE FEET +/- OR 0.663 ACRES MORE OR LESS.
  - (A) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "C-U" DEFINED AS "UNIVERSITY COMMERCIAL DISTRICT".

- TABLE A NOTES**
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.
  - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
  - DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
  - THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE ARE NO ONSITE EASEMENTS TO THE SUBJECT PROPERTY.
  - PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

**SURVEYOR'S CERTIFICATE**  
TO VERNON A. NEFF AND BARBARA NEFF, AS TRUSTEES OF THE NEFF 2002 FAMILY TRUST; AND TO REPRODUCE THE COMPANING  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FEES 1, 2, 3, 4, 5(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 12, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, MARCH 7, 8 AND 24, 2022.  
JACQUELINE LUK P.L.S. 8534 DATE: MARCH 25, 2022  
FOR LUK & ASSOCIATES, INC.



**TITLE REPORT**  
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT CROWN NO. 1117020310-M, 1ST AMENDMENT, EFFECTIVE DATE: JULY 17, 2021 AT 7:30 A.M.  
**TITLE TO SAID ESTATE IS VESTED IN:**  
VERNON A. NEFF AND BARBARA NEFF, AS TRUSTEES OF THE NEFF 2002 FAMILY TRUST  
**THE ESTATE OR INTEREST IN THE LAND IS:**  
SEE

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL ONE:  
COMMENCING AT A POINT IN THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON SOUTH 80° 30' WEST ONE HUNDRED EIGHTY (180) FEET FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE ALONG SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE SOUTH 80° 30' WEST 30 FEET; THENCE SOUTH 5° 22' EAST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET; THENCE NORTH 80° 30' EAST AND PARALLEL WITH SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE 30 FEET; AND THENCE NORTH 5° 22' WEST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET TO THE POINT OF COMMENCEMENT; BEING A PORTION OF RANGE 14, AS SAID RANGE IS LAD DOWN, DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ALAMEDA.  
PARCEL TWO:  
COMMENCING AT A POINT IN THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON SOUTH 80° 30' WEST ONE HUNDRED EIGHTY (180) FEET FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE ALONG SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE SOUTH 80° 30' WEST 30 FEET; THENCE SOUTH 5° 22' EAST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET; THENCE NORTH 80° 30' EAST AND PARALLEL WITH SAID SOUTHERLY LINE OF SAID UNIVERSITY AVENUE 30 FEET; AND THENCE NORTH 5° 22' WEST AND PARALLEL WITH SAID WESTERLY LINE OF SAID CALIFORNIA STREET 138 FEET TO THE POINT OF COMMENCEMENT; BEING A PORTION OF RANGE 14, AS SAID RANGE IS LAD DOWN, DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ALAMEDA.  
APN: 056-2003-024-01

**LEGAL DESCRIPTION (CONT.)**  
PARCEL THREE:  
BEING A PORTION OF THE SOUTHERLY LINE OF UNIVERSITY AVENUE, DISTANT THEREON 100 FEET WESTERLY FROM THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE OF UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; AND RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 138 FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF UNIVERSITY AVENUE, 50 FEET; AND THENCE NORTHERLY AND PARALLEL WITH SAID WESTERLY LINE OF CALIFORNIA STREET 138 FEET TO THE POINT OF BEGINNING.  
BEING A PORTION OF RANGE 13, OF THE HARDY TRACT, FILED AUGUST 11, 1888 IN BOOK 5 OF MAPS, PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.  
APN: 056-2003-025  
PARCEL FOUR:  
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNIVERSITY AVENUE WITH THE WESTERLY LINE OF CALIFORNIA STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF UNIVERSITY AVENUE, 100 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID LINE OF CALIFORNIA STREET, 138 FEET; THENCE EASTERLY AND PARALLEL WITH SAID LINE OF UNIVERSITY AVENUE, 100 FEET TO THE WESTERLY LINE OF CALIFORNIA STREET; THENCE NORTHERLY ALONG SAID LINE OF UNIVERSITY AVENUE, 138 FEET TO THE POINT OF BEGINNING.  
BEING A PORTION OF RANGE 13 OF THE HARDY TRACT, AS SAID RANGE IS SHOWN ON THE "MAP OF THE HARDY TRACT, IN OAKLAND TOWNSHIP, BEING THE SOUTHERLY HALF OF PLAT NO. 68 BY KELLOGG'S MAP-COMPRISING 80 ACRES", ETC., FILED AUGUST 11, 1888, IN BOOK 5 OF MAPS, AT PAGE 30, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.  
APN: 056-2003-001

- NOTES**
- DATE OF FIELD SURVEY: FEBRUARY 4, MARCH 7, 8 AND 24, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
  - THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
  - UTILITY ABSTRUCTIONS / PROVIDERS ARE AS FOLLOWS:  
SANITARY SEWER: CITY OF BERKELEY  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)  
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.  
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.  
TELEPHONE: AT&T
  - THERE ARE NO CEMETRIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
  - THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
  - THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
  - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.



**ALTA/NSPS  
LAND TITLE SURVEY**  
OF  
1548, 1556 & 1598 UNIVERSITY 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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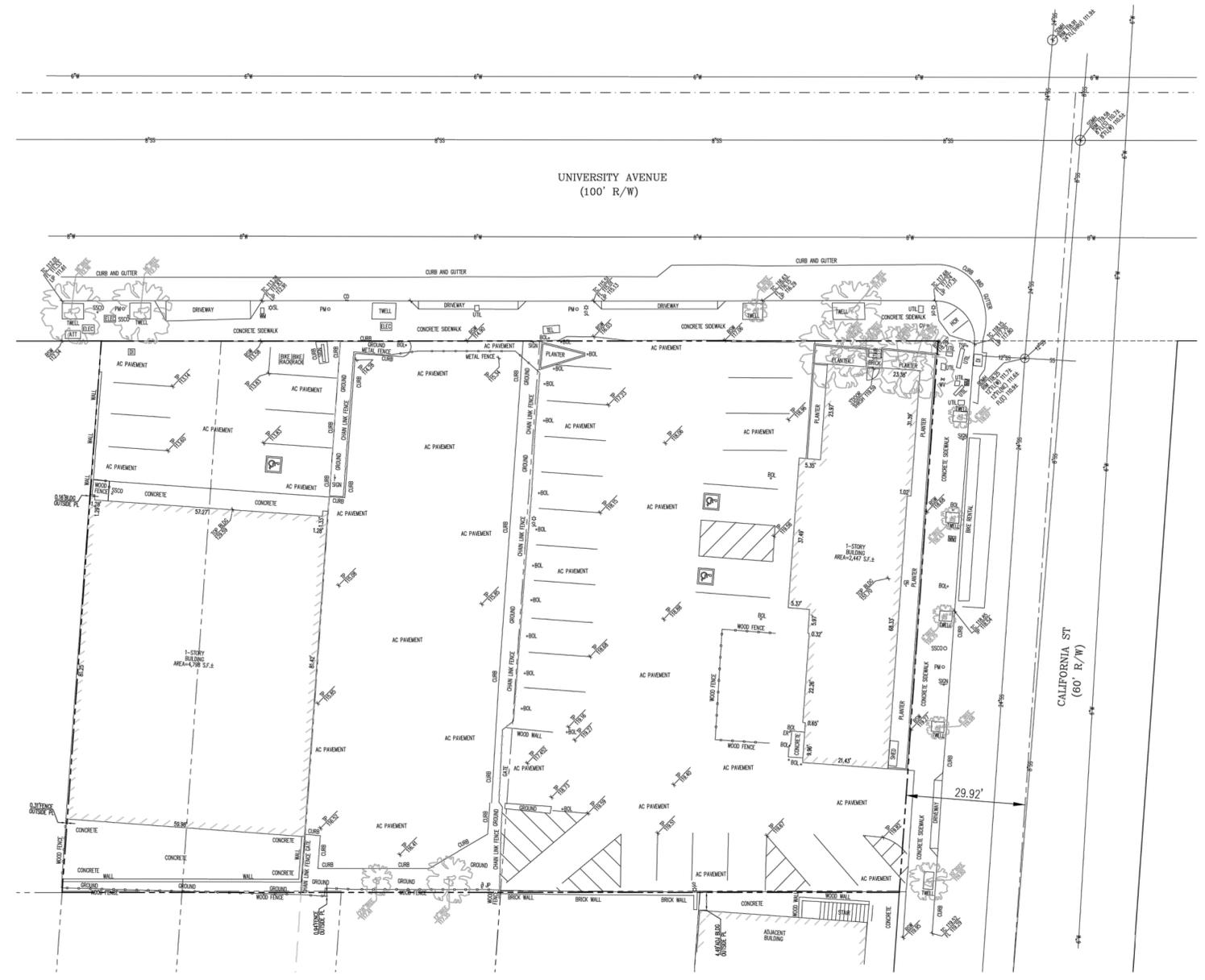
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JOB: 2030

SHEET:

SURVEY

# A1.2



**LEGEND**

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	CENTERLINE
---	TE LINE
---	OLD LOT LINE
---	ASPHALT CONCRETE
---	UTILITY BOX
---	PARKING METER
---	HANDICAP RAMP
---	TRAFFIC SIGNAL POLE
---	STREET LIGHT
---	GAS RISER
---	WATER VALVE
---	TREE WELL
---	WATER METER
---	SANITARY SEWER CLEAN OUT
---	DRAIN INLET
---	GAS VALVE
---	TELEPHONE BOX
---	BOLLARD
---	SANITARY SEWER MAN HOLE
---	STORM DRAIN MAN HOLE
---	CURB DRAIN
---	ELECTRIC BOX
---	ADJUTANT
---	PROPERTY LINE
---	BACK OF SIDEWALK ELEVATION
---	LIP OF GUTTER ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TREE
---	SANITARY SEWER LINE
---	WATER LINE
---	STORM DRAIN LINE

ALTA/NSPS  
 LAND TITLE SURVEY  
 OF  
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 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA  
 MARCH 2022  
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JOB: 2030

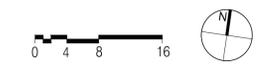
SHEET:

EXISTING  
 SITE PLAN

**A2.0**



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





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JOB: 2030

SHEET:

GROUND LEVEL  
 FLOOR PLAN

# A2.1



1 GROUND LEVEL PLAN  
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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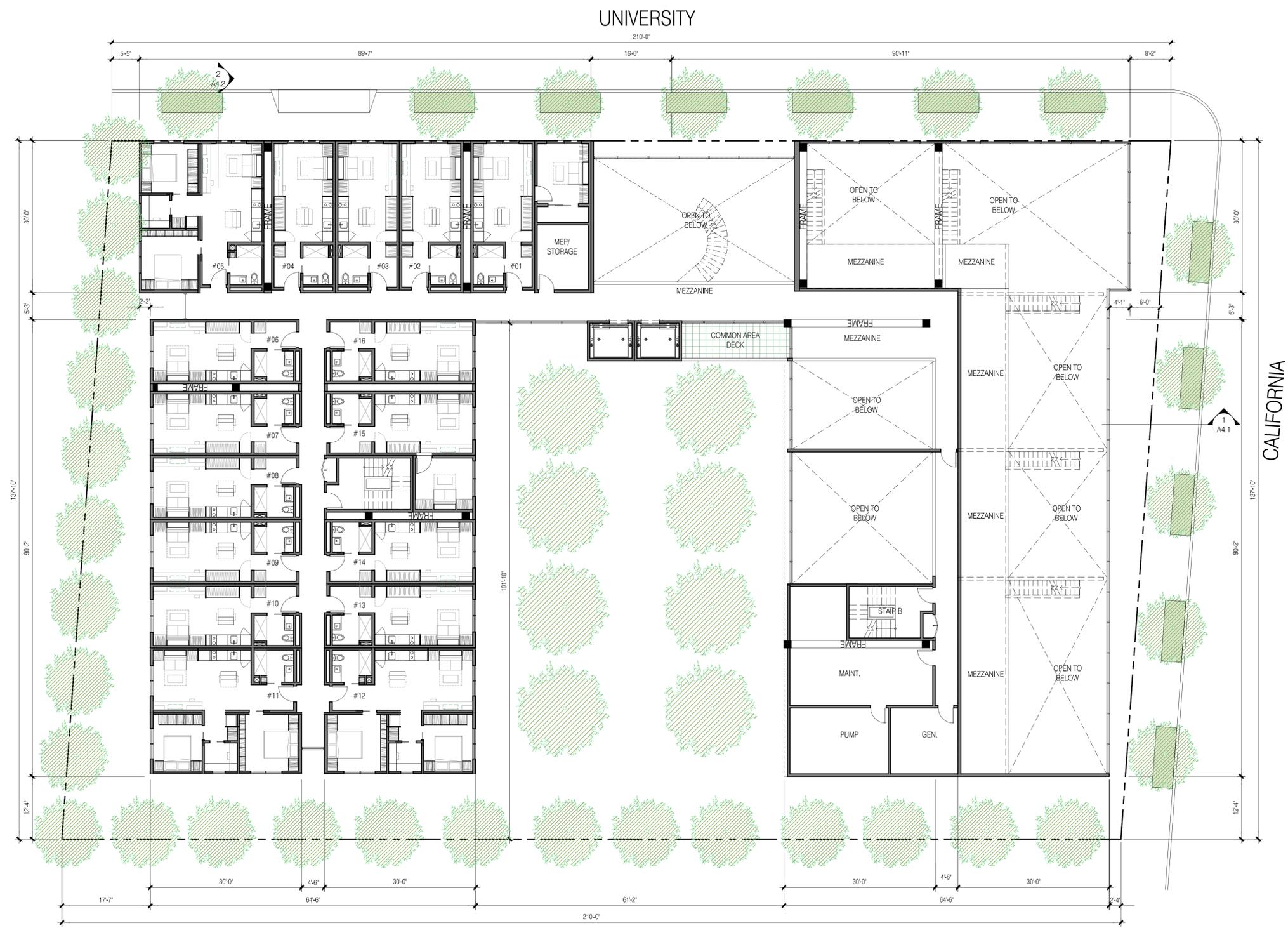
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JOB: 2030

SHEET:

LEVEL 2  
 FLOOR PLAN

**A2.2**



1 PLAN AT LEVEL 2  
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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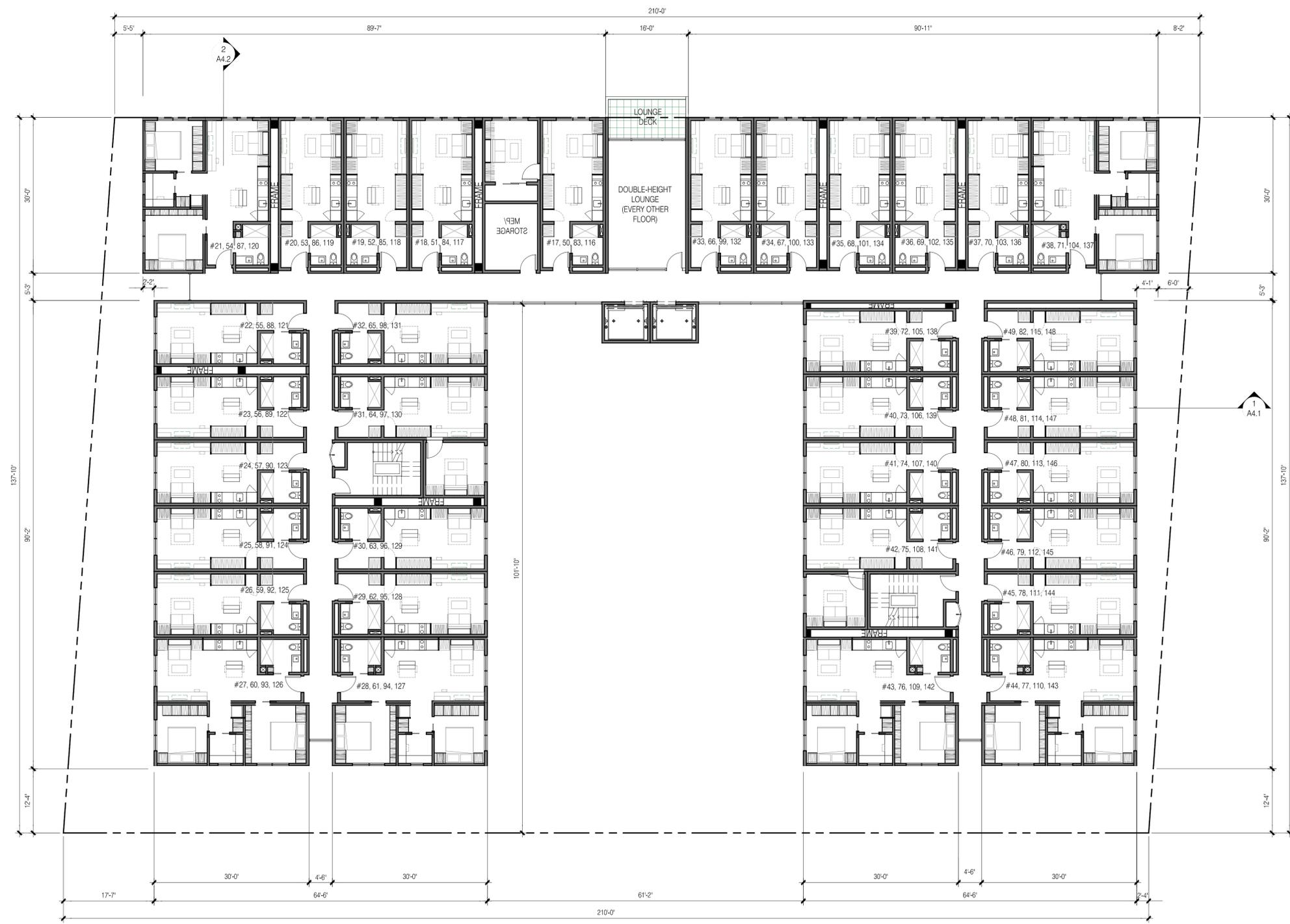
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JOB: 2030

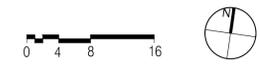
SHEET:

LEVELS 3-6  
 FLOOR PLANS

## A2.3



1 PLAN AT LEVELS 3-6  
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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JOB: 2030

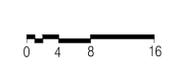
SHEET:

LEVEL 7  
 FLOOR PLANS

## A2.4



1 PLAN AT LEVEL 7  
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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JOB: 2030

SHEET:

PLAN AT  
 LEVEL 8

## A2.5



1  
-

**PLAN AT LEVEL 8**

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



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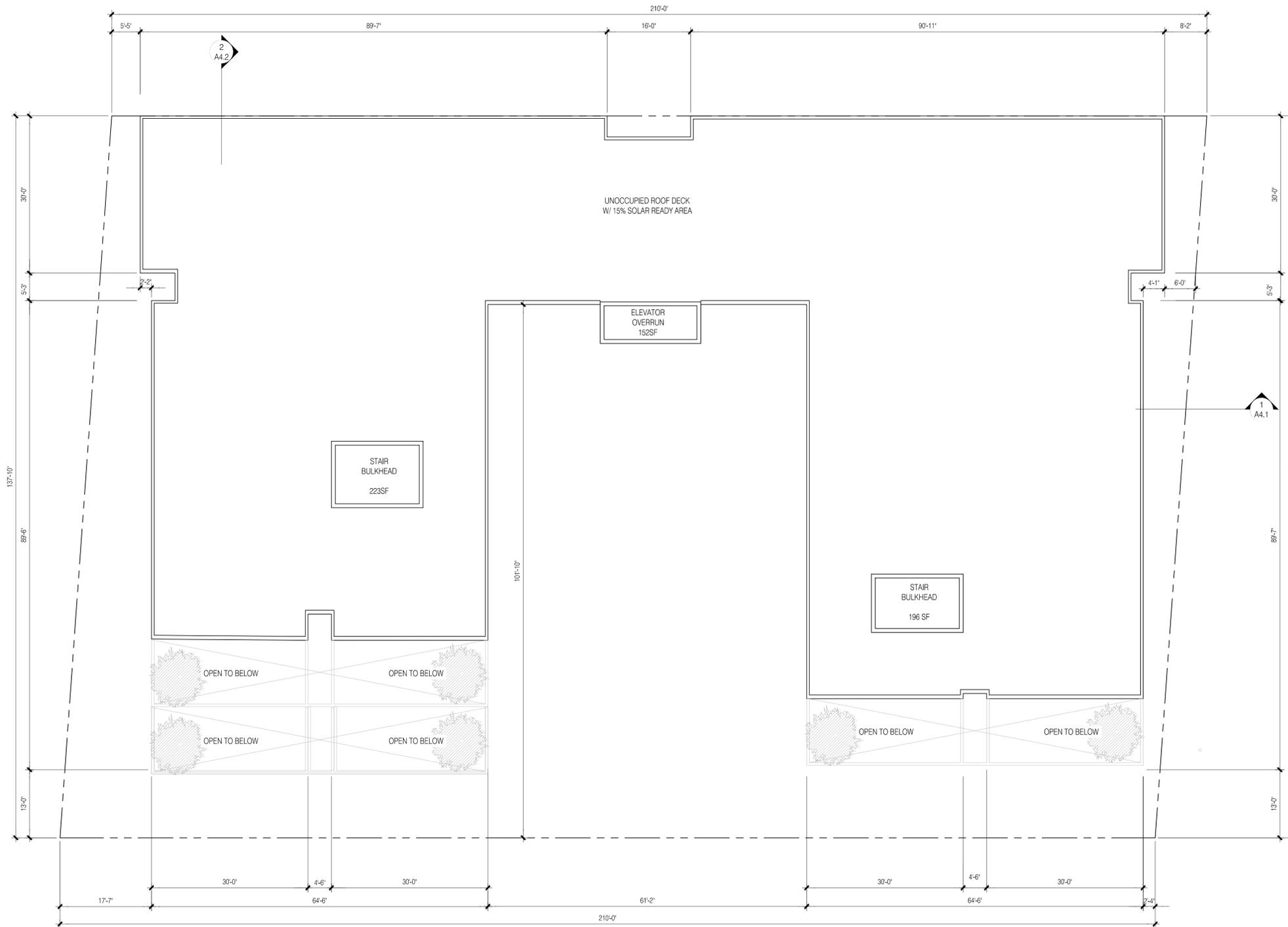
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JOB: 2030

SHEET:

ROOF PLAN

## A2.6



### PLAN AT ROOF

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



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JOB: 2030

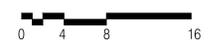
SHEET:

BUILDING  
 ELEVATIONS

**A3.1**



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



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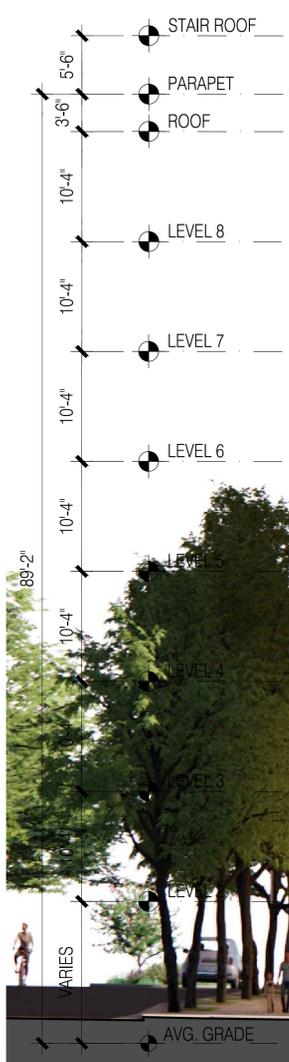
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JOB: 2030

SHEET:  
**BUILDING  
 ELEVATIONS**

**A3.2**

METAL INFILL PANEL    INSULATED METAL PANELS    INSULATED METAL PANELS    DECORATIVE METAL SCREEN    ALUMINUM WINDOWS    INSULATED METAL PANELS



(CALIFORNIA ST.)

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



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JOB: 2030

SHEET:  
**BUILDING  
 ELEVATIONS**

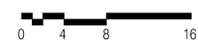
**A3.3**



DECORATIVE METAL SCREEN    INSULATED METAL PANELS    ALUMINUM WINDOWS    INSULATED METAL PANELS    METAL INFILL PANEL    INSULATED METAL PANELS

STAIR ROOF  
 5'-6"  
 PARAPET  
 3'-6"  
 ROOF  
 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"  
 89'-2"  
 UNIVERSITY AVE.  
 AVG. GRADE

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



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JOB: 2030

SHEET:

BUILDING  
ELEVATIONS

**A3.4**



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



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2 STREET STRIP ELEVATION @ UNIVERSITY AVE  
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



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JOB: 2030

SHEET:  
 STREET STRIP  
 ELEVATIONS

A3.5



1 STREET STRIP ELEVATION @ CALIFORNIA ST  
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36





4 CALIFORNIA LOOKING NORTH - AFTER



2 CALIFORNIA LOOKING SOUTH - AFTER



3 CALIFORNIA LOOKING NORTH - BEFORE



1 CALIFORNIA LOOKING SOUTH - BEFORE

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JOB: 2030

SHEET:  
PHOTO CONTEXT  
VIEWS

A3.6



4 UNIVERSITY LOOKING EAST - AFTER



2 UNIVERSITY LOOKING WEST - AFTER



3 UNIVERSITY LOOKING EAST - BEFORE



1 UNIVERSITY LOOKING WEST - BEFORE

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JOB: 2030

SHEET:

PHOTO CONTEXT  
VIEWS

A3.7

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JOB: 2030

SHEET:

CONCEPTUAL  
RENDERING

**A3.8**



1 PERSPECTIVE VIEW - UNIVERSITY LOOKING WEST

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JOB: 2030

SHEET:

CONCEPTUAL  
RENDERING

**A3.9**



1 PERSPECTIVE VIEW - UNIVERSITY AND CALIFORNIA

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JOB: 2030

SHEET:

CONCEPTUAL  
RENDERING

**A3.10**



1 SIDEWALK VIEW - CALIFORNIA AND UNIVERSITY

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JOB: 2030

SHEET:  
**CONCEPTUAL  
RENDERING**

**A3.11**



1 SIDEWALK VIEW - ACROSS UNIVERSITY

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JOB: 2030

SHEET:

CONCEPTUAL  
RENDERING

**A3.12**



1 SIDEWALK VIEW - CAFE ENTANCE

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JOB: 2030

SHEET:

CONCEPTUAL  
RENDERING

**A3.13**



1 PERSPECTIVE VIEW - CALIFORNIA LOOKING NORTHWEST

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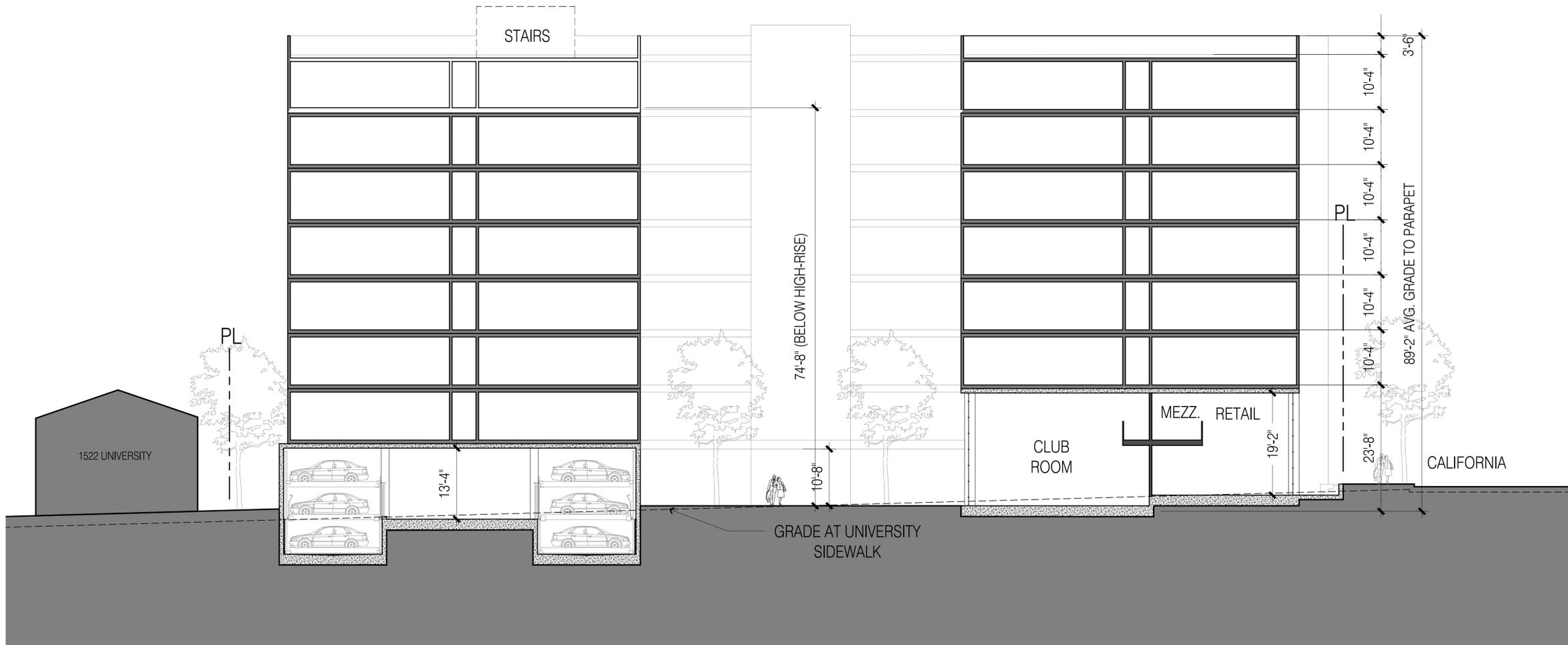
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JOB: 2030

SHEET:

BUILDING  
 SECTION

**A4.1**



**1** BUILDING SECTION  
 3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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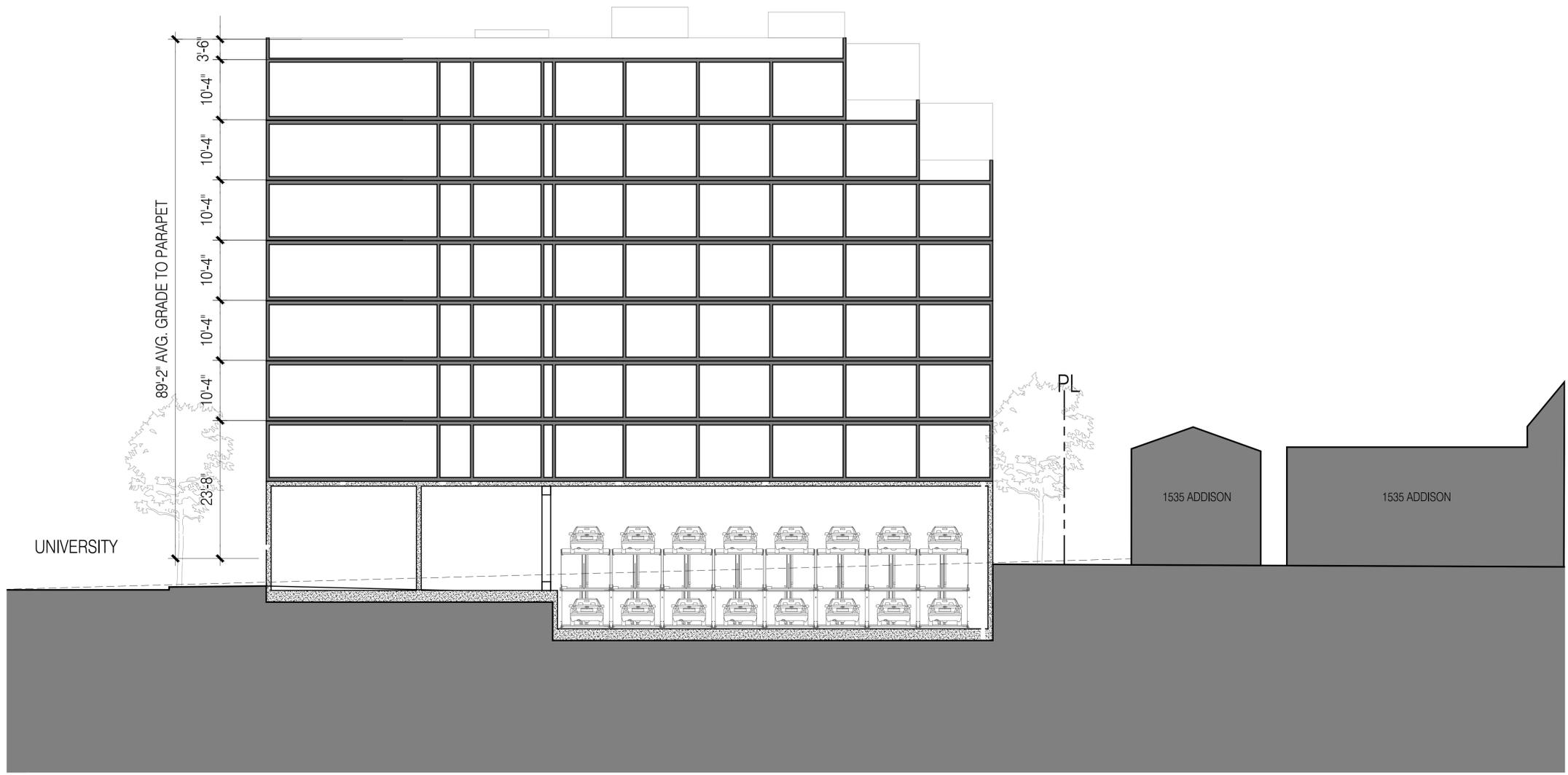
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JOB: 2030

SHEET:

BUILDING  
 SECTION

## A4.2



**1** BUILDING SECTION  
 3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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DECORATIVE METAL SCREEN    INSULATED METAL PANELS    ALUMINUM WINDOWS    METAL INFILL PANEL    DECORATIVE METAL SCREEN    INSULATED METAL PANELS    INSULATED METAL PANELS    DECORATIVE METAL SCREEN



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JOB: 2030

SHEET:  
MATERIAL BOARD



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



(CALIFORNIA ST.)

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### STORMWATER CALCULATIONS

<b>C3 APPLICABILITY</b>	
TOTAL SITE AREA	28,936
C3 THRESHOLD	10,000
C3 REGULATED PROJECT	NO

### REQUIRED FLOW-THROUGH PLANTERS

LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT
MAIN ROOF	16022	0	16022	4%	641			
8TH LEVEL ROOF DECKS	1680	148	1532	4%	61			
7TH LEVEL ROOF DECK	817	74	743	4%	30	1310		
<b>TOTAL</b>	<b>18519</b>	<b>222</b>	<b>18297</b>		<b>732</b>	<b>1310</b>		

### PROVIDED TREATMENT PLANTERS

LEVEL	PLANTER AREA
GROUND LEVEL STORMWATER PLANTER	1310
<b>TOTAL PLANTERS</b>	<b>1310</b>

### SPECIAL PROJECTS (Appendix K)

#### CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS

1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.	Yes
2. If a commercial, achieve at least an FAR of 2:1.	N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.	N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.	Yes

#### LOCATION CREDITS

% of the C.3.d Amount of Runoff that May Receive Non-LID	Project Site Location	QUALIFIES
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub	YES
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub	N/A
25%	100% of the site is located within a PDA	N/A

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JOB: 2030

SHEET:

PRELIMINARY  
STORMWATER  
MANAGEMENT  
PLAN

# SW-1

2  
-

## PRELIMINARY STORMWATER MANAGEMENT PLAN

1/32" = 1'-0" @ 11x17    1/16" = 1'-0" @ 24x36



1  
-

## STORMWATER MANAGEMENT DATA

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JOB: 2104

SHEET:

COURTYARD CONCEPT  
AND SITE FEATURES

L1.0

CITY OF BERKELEY  
DESIGN REVIEW COMMITTEE  
HEARING SET 03.16.2023

LANDSCAPE SHEET INDEX

- L1.0 Courtyard Concept and Site Features
- L2.0 Landscape Plan at Streetscape
- L2.1 Courtyard Landscape Site Plan; Plant List
- L3.0 Courtyard Site Improvements Imagery
- L3.1 Courtyard Planting Imagery

- L1.0 Irrigation Plan
- L2.0 Irrigation Notes, Legend, Schedules & Calcs.
- L2.1 Irrigation Details
- L2.2 Irrigation Details

NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. REDIRECT WORK TO AVOID DELAY.
2. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
3. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL OR CENTERLINE.
4. S.A.D. FOR ALL INFORMATION ON WATERPROOFING, DRAINAGE & GRADING ON STRUCTURES.

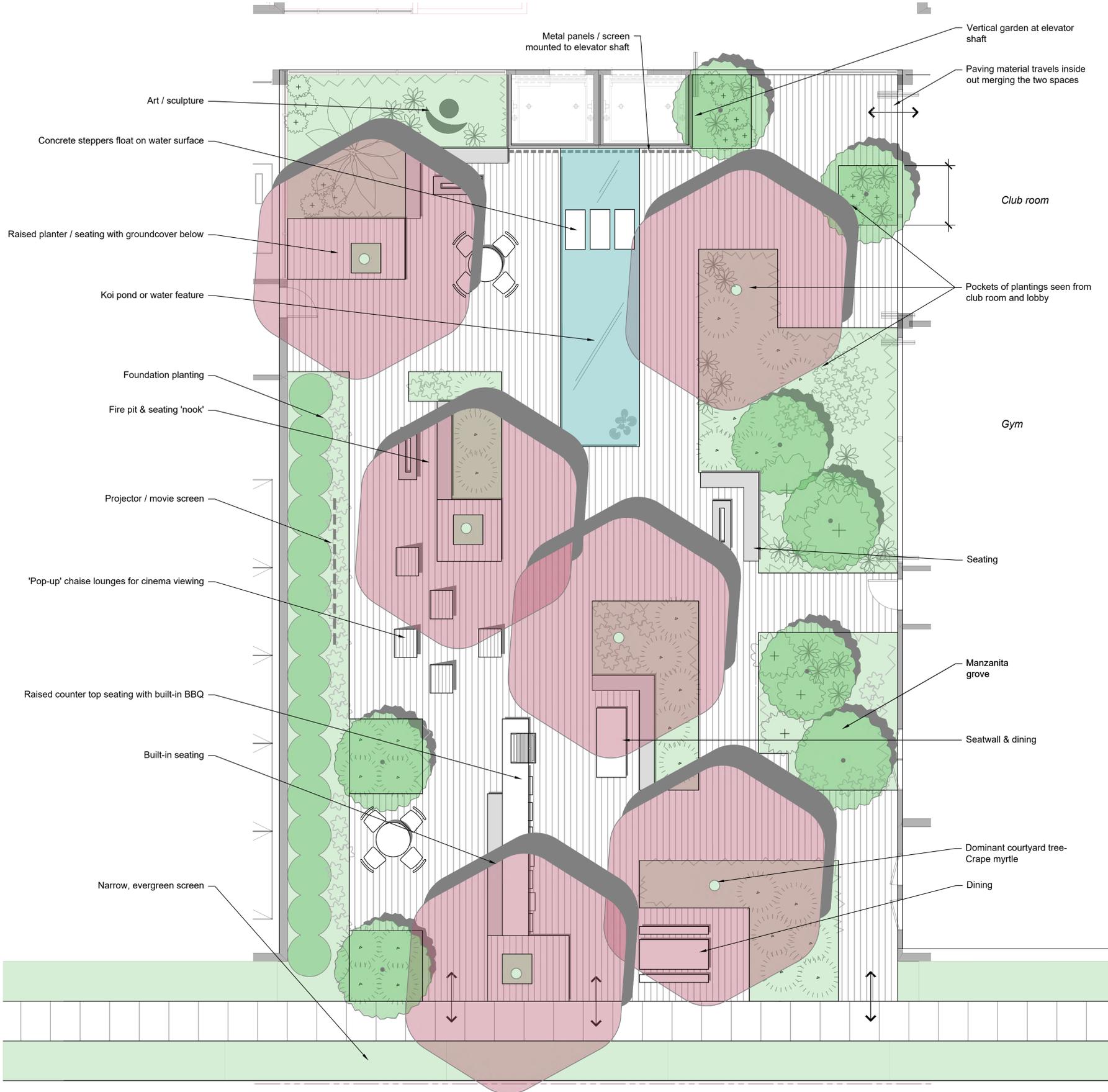
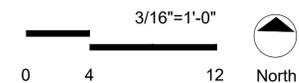
SEE L2.1 FOR GENERAL PLANTING NOTES.

STREET TREE PROTECTION NOTES:

1. ALL TREE PROTECTION REQUIREMENTS AND RESTRICTIONS SHALL BE INCLUDED IN THE CONSTRUCTION NOTES AND PRINTED ON ALL COPIES OF THE PLANS.
  - a) INCLUDE THE NAME AND PHONE NUMBER OF THE PARTY THAT WILL MONITOR THE SITE AND ENSURE THE TREE PROTECTION MEASURES ARE BEING FOLLOWED; AND WHAT THE MONITORING SCHEDULE WILL BE: **NAME / PHONE / SCHEDULE**
  - b) INSTALL 6 FOOT CHAIN-LINK FENCING TO PROTECT THE AREA WITHIN THE DRIP-LINE OF ANY PROTECTED TREE IN THE DEVELOPMENT AREA. FENCING SHALL BE MOUNTED TO POSTS THAT ARE DRIVEN INTO THE GROUND. WHERE THIS IS NOT POSSIBLE BECAUSE OF EXISTING STRUCTURES, TREE ROOTS, OR OTHER OBSTACLES, CHAIN-LINK PANELS MOUNTED TO STANCHIONS AND CONNECTED TO EACH OTHER MAY BE APPROVED. IN AREAS WHERE DIFFICULT TERRAIN MAKES THIS IMPRACTICAL, ORANGE CONSTRUCTION FENCING MAY BE APPROVED.
  - c) ALL FENCING SHALL HAVE SIGNAGE STATING THE REQUIREMENTS AND RESTRICTIONS, AND THE CONTACT INFORMATION FOR THE PROJECT ARBORIST.
  - d) WHEN ANY APPROVED CONSTRUCTION ACTIVITY WILL OCCUR WITHIN THE DRIP LINE OF A PROTECTED TREE THAT IS NOT SURROUNDED BY PROTECTIVE FENCING, THE TRUNK SHALL BE PROTECTED BY WRAPPING IT WITH STRAW TUBES (WATTLE) OR VERTICAL WOOD SLATS (EX. 2X4), UP TO A MINIMUM OF 8 FEET FROM GRADE (SEE FIGURE 1, PAGE 6). SLATS SHALL BE ANGLED TO PROTECT THE ROOT FLARE AT THE BASE OF THE TREE; AND CLOSED CELL FOAM OR EQUIVALENT MATERIAL SHALL BE USED TO PROTECT THE TRUNK OF THE TREE WHERE IT CONTACTS THE SLATS. LATERAL BRANCHES BELOW 8 FEET SHALL ALSO BE PROTECTED. IN ADDITION, THE AREA SHALL BE COVERED WITH A 6 INCH LAYER OF MULCH TOPPED WITH 3/4 INCH PLYWOOD THAT IS FASTENED TOGETHER. IF ANY LARGE OR MOTORIZED EQUIPMENT (MINI EXCAVATOR, BOBCAT®, POWERED WHEELBARROW) WILL TRAVEL OVER THIS AREA, THE PLYWOOD MUST BE A MINIMUM OF 1 INCH AND ADEQUATE FOR THE WEIGHT OF THE EQUIPMENT THAT WILL TRAVEL OVER IT. IF LARGER EQUIPMENT (BACKHOE, TRACTOR) WILL BE USED, CONSULT THE CITY ARBORIST. **CONSTRUCTION ACTIVITY REFERS TO ANY MOVEMENT OF PEOPLE, TOOLS, OR EQUIPMENT; OR STORAGE OF ANY TOOLS, EQUIPMENT, OR SUPPLIES.**
  - f) LOCATE AND EXPOSE ANY ROOTS 2 INCHES IN DIAMETER OR GREATER THAT MAY NEED TO BE PRUNED TO FACILITATE THE PROJECT. THIS INCLUDES ANY TRENCHING THAT WILL BE DONE AS PART OF FOUNDATION OR UTILITY INSTALLATION. CONTACT THE CITY ARBORIST IN ADVANCE TO LESSEN THE AMOUNT OF TIME THAT THE ROOTS WILL BE EXPOSED. IF ROOTS MUST BE LEFT EXPOSED FOR MORE THAN THREE DAYS, CONSULT THE CITY ARBORIST. **NOTE:** THE 2 INCH DIAMETER THRESHOLD FOR ROOTS IS A GUIDELINE THAT MAY BE ADJUSTED BY THE CITY ARBORIST DEPENDING ON THE SIZE AND CONDITION OF THE TREE, AND THE LOCATION OF THE ROOTS. THE CITY ARBORIST MAY INCREASE THE TPZ, OR IMPOSE OTHER RESTRICTIONS, WHEN THE DRIPLINE OF A TREE HAS BEEN ALTERED BY PRUNING OR UNUSUAL GROWTH PATTERNS.
  - g) NO STORAGE OF BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS, OR DUMPING OF POISONOUS MATERIALS, IS PERMITTED WITHIN THE DRIP LINE OF ANY PROTECTED TREE. POISONOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER, OR ANY OTHER MATERIAL WHICH MAY BE DELETERIOUS TO TREE HEALTH.

STREET TREE PLANTING NOTES:

1. FOR NEW PLANTING:
  - a. THE CITY ARBORIST SHALL BE NOTIFIED, BY CALLING (510) 981-6660, PRIOR TO THE DELIVERY OF THE TREES FOR INSPECTION OF THEIR SIZE AND STRUCTURE.
  - b. EACH TREE SHALL BE PROPERLY PLANTED AT OR JUST BELOW GRADE (<1"). SOIL AMENDMENT IS NOT RECOMMENDED. NO CONSTRUCTION RUBBLE OR NON-ORGANIC MATERIAL SHALL BE WITHIN THE TREE WELL.
  - c. THE SURROUNDING SOIL OUTSIDE THE CONTAINER (ROOT BALL) SHOULD BE LIGHTLY COMPACTED TO ABOUT 4 INCHES BELOW GRADE WITH THE ROOT BALL HIGHER THAN THAT.
  - d. 2 TO 2.5 INCHES OF BASE ROCK SHOULD BE APPLIED AROUND THE ROOT BALL LEAVING 1.5 TO 2 INCHES LEFT FOR THE MATERIAL.
  - e. 15G CONTAINERS ARE APPROXIMATELY 15-16 INCHES IN DIAMETER AND THE MATERIAL SHOULD BE APPLIED TO THE APPROXIMATE EDGE OF THE ROOT BALL WITH THE TOP GRADE OF THE ROOT BALL UP TO 1 INCH BELOW THE TOP OF THE MATERIAL THAT WILL BE APPLIED.
  - f. EACH NEW TREE SHALL HAVE AUTOMATIC IRRIGATION INCLUDING TWO TREE BUBBLERS THAT CURVE OVER THE TOP OF THE TREES' ROOT BALL AND PROVIDE A MINIMUM OF 20 GALLONS PER WEEK BETWEEN MARCH 15 AND OCTOBER 15 FOR THE FIRST THREE YEARS. LARGER TREES MAY REQUIRE ADDITIONAL BUBBLERS. THE BUBBLERS SHOULD BE LOCATED ON TOP OF THE ROOT BALL WITHIN THIS 15-16 INCH CIRCLE AND NOT BE COVERED WITH MATERIAL.
  - g. TREES THAT DIE WITHIN THE FIRST THREE YEARS MUST BE REPLACED AT THE PROPERTY OWNER'S EXPENSE.



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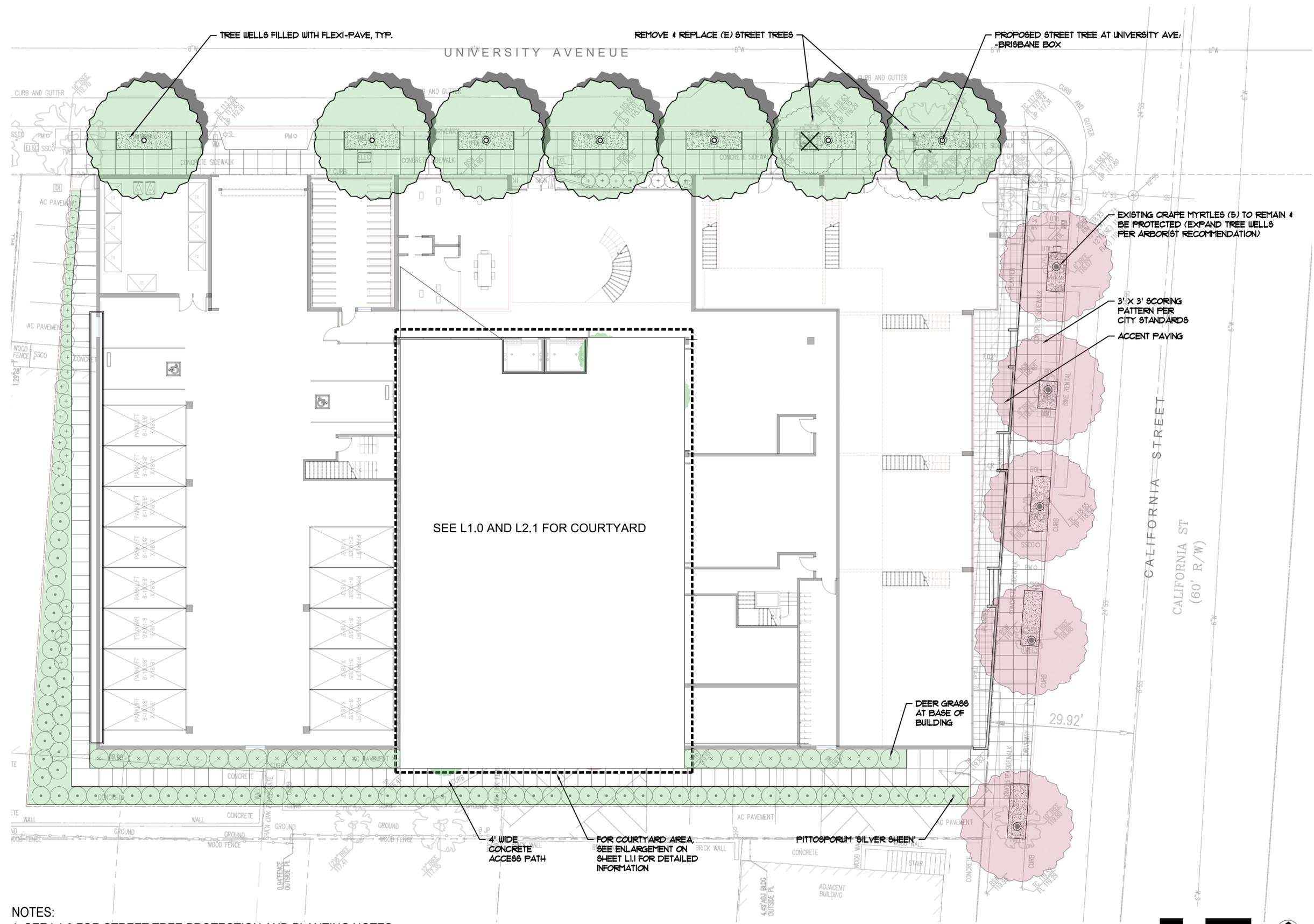
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JOB: 2104

SHEET:

LANDSCAPE PLAN  
 AT STREETSCAPE

**L2.0**



NOTES:  
 1. SEE L1.0 FOR STREET TREE PROTECTION AND PLANTING NOTES.  
 2. PROPOSED STREET TREE SPECIES, LOCATION, AND CONDITIONS SUBJECT TO ONGOING REVIEW AND APPROVAL BY THE CITY OF BERKELEY'S MANAGING CONSULTING URBAN FORESTER AND ARBORIST. PROPOSED STREET TREES ARE CURRENT WITH EXISTING UTILITIES AS OF 03.01.2023 AND WILL BE SUBJECT TO ADDITIONAL REVIEW AFTER PROPOSED UTILITIES ARE FINALIZED.



**Plant List**

Index	Latin Name	Common Name	Size	Spacing	WELO	Notes	CA Native
<b>Trees</b>							
AH	Arctostaphylos densiflora 'Dr Hurd'	Dr Hurd manzanita	15 gallon	As Shown	L	Courtyard tree	X
CC	Cotinus coggygria	Smoke tree	15 gallon	As Shown	L	Courtyard accent	
DA	Dicksonia antarctica	Tasmanian Tree Fern	5 gallon	As Shown	H	Shade accent	
GB	Ginkgo biloba	Maidenhair tree	24" box	As Shown	M	Street tree	
LI	Lagerstroemia indica 'Watermelon Red'	Watermelon crape myrtle	24" box	As Shown	L	Courtyard tree	
UF	Ulmus 'Frontier'	Frontier Elm	24" box	As Shown	L	Street tree	
<b>Shrubs</b>							
AD	Asparagus densiflora 'Myers'	Foxtail Fern, Asparagus Fern	1 gallon	30"	M		
AK	Anigozanthos hybrids	Kangaroo paw	1 gallon	36"	L		
AS	Asparagus densiflora	Myer's asparagus	1 gallon	30"	M		
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	36"	L		X
BG	Blechnum gibbum 'Silver Lady'	Silver Lady fern	5 gallon	as shown	M		
CA	Cordylone australis 'Cha Cha'	Dancing Cha Cha Cabbage Palm	1 gallon	24"	M		
CD	Carex divisa	Berkeley sedge	1 gallon	24"	L		
CS	Calandrinia spp	Rock purslane	1 gallon	36"	L	Accent	
DO	Daphne odora	Winter daphne	5 gallon	36"	L		
HB	Hebe buxifolia	NCN	0 gallon	30"	M		
HG	Heuchera sanguinea	Coral bells	1 gallon	18"	M		X
HM	Heuchera micrantha	Coral bells	1 gallon	36"	M		X
HP	Heuchera x 'Paprika'	Paprika Coral bells	1 gallon	18"	M		X
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gallon	4'-0"	M		
JP	Juncus patens 'Carmen's gray'	Carmen's gray rush	1 gallon	24"	L	Flow-through-planter vegetation	X
LC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	5 gallon	48"	L		
LL	Lomandra longifolia 'Seabreeze'	Seabreeze lomandra	1 gallon	24"	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gallon	36"	L		
MR	Muhlenbergia rigens	Deer grass	5 gallon	42"	L		X
PC	Phormium tenax 'Chocolate'	New Zealand Flax	5 gallon	48"	L		
PM	Polystichum munium	Western Sword Fern	1 gallon	24"	M		X
WG	Westringia fruticosa Grey Box	Dwarf coast rosemary	5 gallon	30"	M		
<b>Groundcover</b>							
CP	Campanula poscharskyana	Serbian Bellflower	1 gallon	as shown	M		
EK	Erigon	Leabane	4" pots	12"	L		
FX	Festuca glauca x 'Cool as Ice'	Cool as ice fescue	4" pots	12"	L		
FS	Festuca 'Siskiyou Blue'	Siskiyou fescue	1 gallon	24"	L		
HS	Helictotrichon sempervirens	Blue oat grass	1 gallon	30"	L		
MP	Myoporum parvifolium	NCN	1 gallon	8'-0"	L		
SA	Salvia 'Dee's Bliss'	Dee's Bliss sage	1 gallon	36"	L	Accent at roof deck	X
SB	Stachys byzantina	Lamb's Ear	1 gallon	12"	M		
SM	Senecio mandraliscae	Blue finger	1 gallon	24"	L		
SN	Salvia nemorosa	Meadow sage	1 gallon	36"	L	Accent	

Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code. As plans develop, water calculations will be documented and submitted to City for review. The proposed planting shall be WELO compliant.

Note: approximately 20% of specified plants are California native and wildlife-supporting.

Note: all landscape lighting will comply with the City of Berkeley Dark Skies ordinance and Bird Safe requirements.

**GENERAL PLANTING NOTES**

6. **SOIL PREPARATION:** The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted.

The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where roto-tilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly rounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1-inch in diameter removed.

7. **SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** The Landscape Contractor shall amend existing soil per the soils report.

8. **TREE PLANTING:** Trees shall be planted per detail on plan. Trees shall typically be located a minimum of 3 1/2 feet from curbs, walks, headers, buildings, and overhead structures within the project. Backfill per soils report. Thoroughly water trees immediately after planting.

9. **SHRUB PLANTING:** The shrubs shall be spotted as per plan, spotted at the shown locations, and approved by Landscape Architect prior to the digging of the holes. Shrub backfill shall be per soils report. Thoroughly water shrubs immediately after planting. Do not plant any shrub within 2 feet of any building wall.

10. **MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system is required as

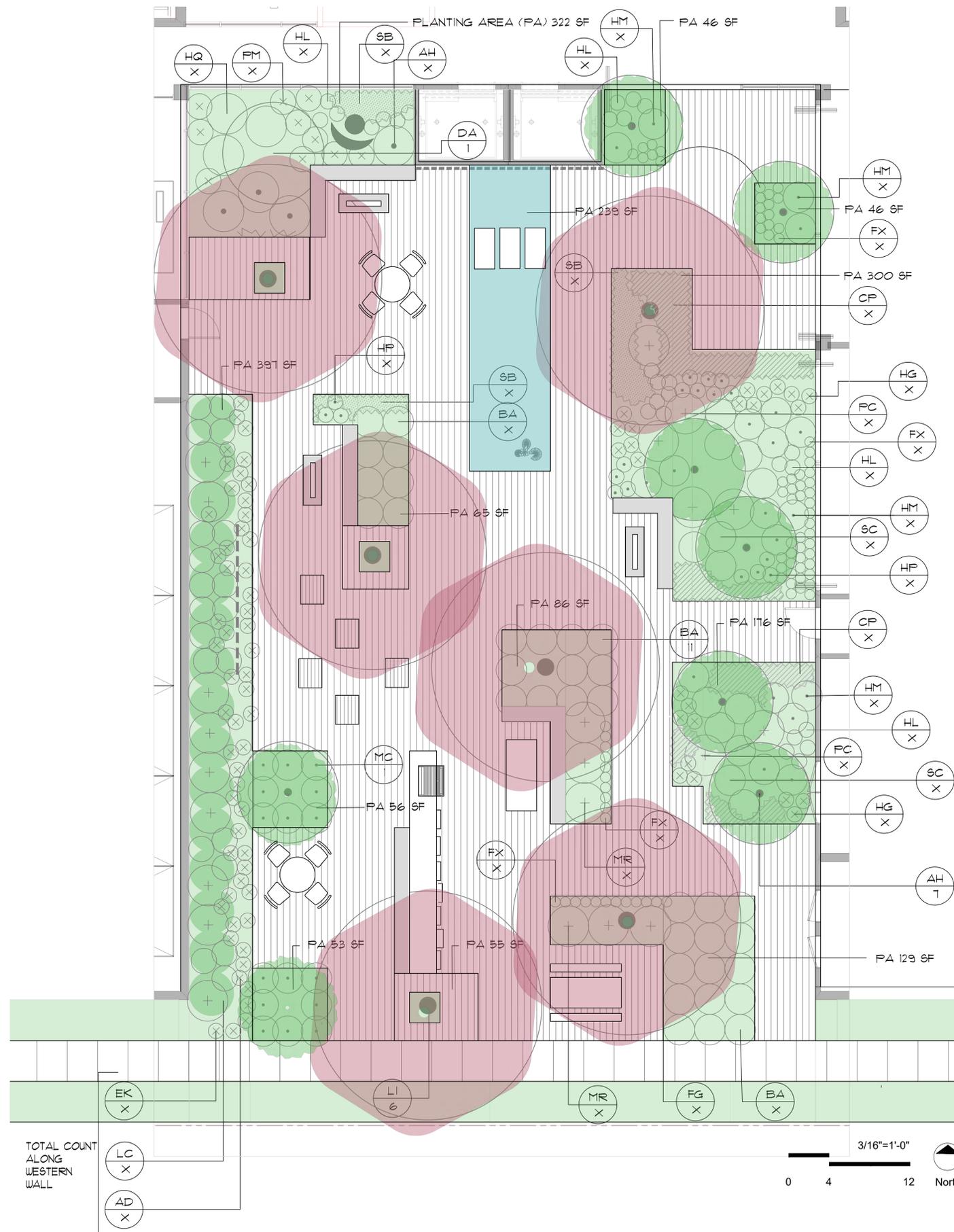
necessary. No pre-emergence herbicides shall be applied - hand remove weeds. Only organic fertilizers shall be applied such as those specified. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material shall be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

11. **SUBSTITUTIONS:** Requests for plant substitutions shall be made to the Landscape Architect within 15 days after signing of contract.

12. **GUARANTEE:** All construction, trees and shrubs by the Landscape Contractor and/or subcontractors shall be guaranteed for (1) one year after start of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition, within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

13. **CLEAN UP:** At the end of each work day, at the inspection for substantial completion, and before acceptance of project - clean paved areas that are dirtied or stained by construction operations by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property any debris resulting from construction, and dispose of it legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

14. **FERTILIZERS:** Available from California Organic Fertilizers, Inc. 1-800-289-5690 www.organicag.com.



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**1598  
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1598 University Ave  
Berkeley, CA

07.15.2022 PROGRESS PLANS

04.20.2023 DRC HEARING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
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JOB: 2104

SHEET:

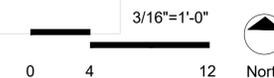
**COURTYARD  
LANDSCAPE SITE PLAN**

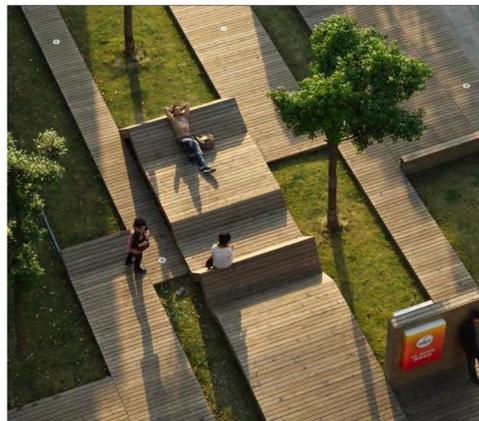
**L2.1**

**1598 University Hardscape / Softscape Breakdown**

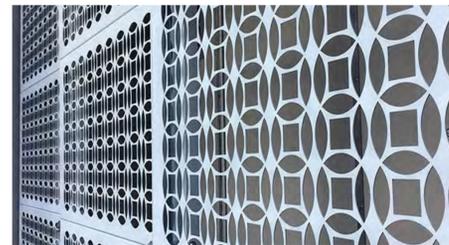
Total Usable Area: 6273 SF

Surface	Area / SF	Percentage
Hardscape	3674	59%
Planting area	2599	41%





SEATING - Overview



SEATING - Detail



VERTICAL KOI SCREEN - Echoes long pond below, att. to elevator shaft



LIGHTING - TBD; koi screen, under seating, around outdoor cinema, paths as needed

STREET TREES - Frontier Elm and Ginkgo Biloba, species to be approved by City Arborist



CONCEPTS - Meandering geometric spaces, layered canopy, built-in and flexible seating, long rectangular reflecting pool, subtle paving pattern

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JOB: 2104

SHEET:

COURTYARD SITE  
IMPROVEMENTS  
IMAGERY

**L3.0**

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JOB: 2104

SHEET:

COURTYARD  
PLANTING  
IMAGERY

**L 3.1**



**MEDIUM** - Tasmanian Tree Fern, Dr. Hurd Manzanita



**FLOWERING SHRUB** - Hebe Buxifolia, Oakleaf Hydrangea

**LARGE** - Crape Myrtle 'Watermelon Red'



**GROUND** - 'Cool As Ice', Blue Oat Grass, Lamb's Ear, Bellflower



**SHRUB AND ACCENT** - Phormium Tenax 'Chocolate', California Coneflower, Pink Muhly Grass, Celestial Blue Sage, Blonde Ambition Blue Grama Grass, Western Sword Fern, Kangaroo Paw



**GROUND ACCENT** - Coral Bells Mix, including Sanguinea, 'Electric Lime', Micrantha, and Paprika

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## 1598 UNIVERSITY

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05.11.2022 PROGRESS PLANS

04.20.2023 DRC HEARING

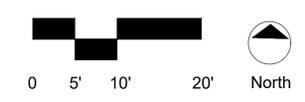
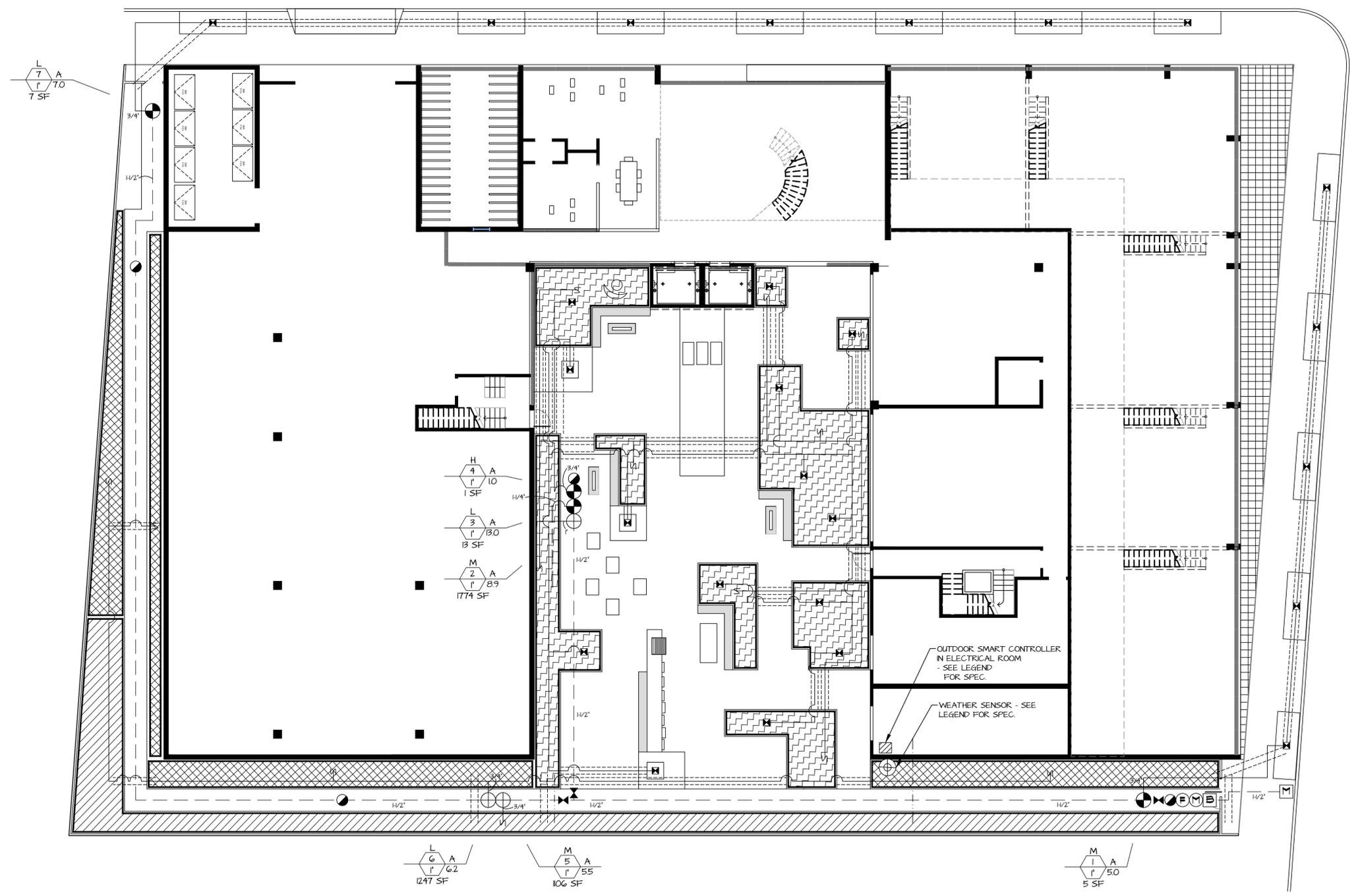
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SHEET:

### IRRIGATION PLAN

# 11.0



## IRRIGATION CALCULATIONS & SCHEDULES

### Reference Evapotranspiration (Eto) Amounts:

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1.50	1.50	2.80	3.90	5.10	5.30	6.00	5.50	4.80	3.10	1.40	0.90

Total Yearly Eto: **41.80 inches**

### Irrigation System Information:

Station	Plant Factor	Irr Type	sq ft area	ppt	Efficiency	GPM	Run Days	Cycle/Day
A1	0.5	RWS	5	1.00	81%	5.00	2	2
A2	0.5	Drip - 18"	1,774	0.43	81%	8.90	2	4
A3	0.2	RWS	13	1.00	81%	13.00	2	1
A4	0.8	RWS	1	1.00	81%	1.00	2	3
A5	0.5	Drip - 18"	1,106	0.43	81%	5.50	2	4
A6	0.2	Drip - 18"	1,247	0.43	81%	6.20	2	2
A7	0.2	RWS	7	1.00	81%	7.00	2	1

### Establishment Irrigation Schedule

Station	Run Days per week	Cycles (Start times)	Minutes per Cycle											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
A1	2	2	4	4	8	11	14	15	17	15	13	9	4	3
A2	2	4	5	5	9	13	16	17	19	18	16	10	5	3
A3	2	1	3	3	6	9	11	12	13	12	11	7	3	2
A4	2	3	4	4	8	12	15	16	18	16	14	9	4	3
A5	2	4	5	5	9	13	16	17	19	18	16	10	5	3
A6	2	2	4	4	7	10	13	14	16	14	12	8	4	2
A7	2	1	3	3	6	9	11	12	13	12	11	7	3	2

### NOTE:

FOR THE ESTABLISHMENT PERIOD, THE CONTRACTOR IS TO SELECT THE APPROPRIATE 90 DAY PERIOD (I.E. MAY, JUNE, JULY) FROM THE ANNUAL SCHEDULE PROVIDED

### Established Irrigation Schedule

Station	Run Days per week	Cycles (Start times)	Minutes per Cycle											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
A1	2	2	3	3	6	9	12	12	14	13	11	7	3	2
A2	2	4	4	4	8	10	14	16	15	13	8	4	2	
A3	2	1	3	3	5	7	9	10	11	10	9	6	3	2
A4	2	3	4	4	7	10	13	13	15	14	12	8	3	2
A5	2	4	4	4	8	10	14	14	16	15	13	8	4	2
A6	2	2	3	3	6	8	11	11	13	12	10	7	3	2
A7	2	1	3	3	5	7	9	10	11	10	9	6	3	2

California Water Efficient Landscape Worksheet - 1598 University - P.O.C. 'A'								
Reference Evapotranspiration (E <sub>t</sub> )	43	Project Type		Residential		0.55		
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
<b>Regular Landscape Areas</b>								
HZ 1 - BUBBLER - M	0.5	Drip	0.81	0.62	5	3	82	
HZ 2 - DRIP - M	0.5	Drip	0.81	0.62	1,774	1095	29194	
HZ 3 - BUBBLER - L	0.2	Drip	0.81	0.25	13	3	86	
HZ 4 - BUBBLER - H	0.8	Drip	0.81	0.99	1	1	26	
HZ 5 - DRIP - M	0.5	Drip	0.81	0.62	1106	683	18201	
HZ 6 - DRIP - L	0.2	Drip	0.81	0.25	1247	308	8209	
HZ 7 - BUBBLER - L	0.2	Drip	0.81	0.25	7	2	46	
			0.75	0.00			0	
					Totals	4153	2095	55844
<b>Special Landscape Areas</b>								
					1		0	
					1		0	
					1		0	
					1		0	
					Totals	0	0	
						ETWU Total	55844	
						Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	60895	

### ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total Landscape Area: 4,153 SQ. FT.

All Landscape Areas	
Total ETAF x Area	2095
Total Area	4153
Average ETAF	0.50

## PRESSURE LOSS CALCULATIONS - POC 'A'

VALVE #	'A3'
GPM	13.0 GPM
WATER METER (3/4" - ASSUMED)	2.6
BALL VALVES (1 1/2")	1.0
BACKFLOW PREVENTER (1")	12.0
FLOW METER (1")	1.0
MASTER VALVE (1 1/2")	1.5
VALVE	3.0
MAINLINE (185' @ 1 1/2")	1.0
LATERAL LINE (5.0 MAX.)	(5.0 MAX.)
ELEVATION CHANGE (UP GRADE 0')	0.0
FITTING LOSS (10%)	2.7
TOTAL PRESSURE LOSS	29.8
MINIMUM OPERATING PRESSURE	30
DESIGN PRESSURE REQUIRED	59.8
AVAILABLE PRESSURE (P.O.C.)	66.0 (ASSUMED)
RESIDUAL PRESSURE REMAINING	+6.2 (10.4%)

Contractor shall verify the static water pressure with supplier prior to installation. If different from PSI noted above, Contractor to notify Owner for instructions. Failure to do so will result in contractor being responsible for changes that might occur.

## IRRIGATION NOTES

### DIAGRAMMATIC PLAN

THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND JOINT TRENCHES WHEREVER POSSIBLE.

### SPRINKLER ADJUSTMENT REQUIRED

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND PREVENT OVERSPRAY ONTO WALKS AND ROADWAYS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS. CONTRACTOR TO USE PRESSURE COMPENSATING SCREENS WHEN RADIUS IS REDUCED MORE THAN FIFTY PERCENT (50%).

INSTALL NECESSARY CHECK VALVE IN HEADS THAT EXHIBIT TENDENCIES FOR LOW HEAD DRAINAGE.

INSTALL ALL HEADS A MINIMUM OF 18" AWAY FROM BUILDING WALLS & A MINIMUM OF 12" AWAY FROM ALL STUCCO SURFACES.

### FIELD CONDITIONS

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

### SWING JOINTS

INSTALL ALL HEADS WITH DOUBLE OR TRIPLE SWING JOINTS, USING STREET ELLS, AS PER DETAIL.

### MINIMUM PRESSURE AND MAXIMUM GALLONS REQUIRED

THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATIONAL PRESSURE AND A MAXIMUM DEMAND AT THE POINT OF CONNECTION, AS NOTED ON THE PLAN. BEFORE INSTALLING THE SYSTEM, CHECK POINT OF CONNECTION AND IMMEDIATELY NOTIFY CONTRACTING OFFICER IF PRESSURE IS NOT AS NOTED OR THE REQUIRED GALLONS PER MINUTE IS NOT AVAILABLE.

### WATER LINE UNDER PAVING

ALL MAINLINE UNDER PAVING SHALL BE INSTALLED 24" DEEP. ALL LATERAL LINES UNDER PAVING SHALL BE SCH 40 PVC AND INSTALLED 24" DEEP.

### SYSTEM COVERAGE

THE IRRIGATION CONTRACTOR IS TO ADJUST HEAD LOCATIONS IN THE FIELD IN ORDER TO GUARANTEE 100% COVERAGE. CONTRACTOR TO CONTACT THE CONTRACTING OFFICER PRIOR TO ANY MAJOR CHANGE(S) RESULTING IN ADDITIONAL COST TO THE OWNER.

## Irrigation System Maintenance Procedures

While the system is designed to operate automatically, a regular maintenance schedule is necessary to prevent and address failures in the system as well as ensure that the system operates in a manner that meets or exceeds the MAWA values provided.

Any broken or malfunctioning irrigation system components should be replaced with the same components, or an equal or superior equivalent.

Upon completion of the project, the following measures should be performed by property management at intervals noted below:

### Weekly:

During weekly landscape maintenance operations, the maintenance personnel should look for signs of runoff, erosion, and plant die-off due to irrigation system failures. If issues are detected, they should be brought to the attention of the maintenance supervisor and property management for timely correction.

All overhead spray heads shall be inspected to ensure clear operation and in order to identify and repair any damaged equipment.

### Monthly:

All irrigation and master valves shall be visually inspected by a property management representative while the valve is under operating conditions. All control valves and filters should be visually inspected and cleaned as required and in accordance with manufacturers specifications. All leaks shall be promptly reported to a landscape maintenance representative so that the valve may be repaired or replaced in a timely fashion with the minimum amount of leaking water exposed to open air.

All Root Watering Systems are to be visually inspected to insure that all locking gates are being reasonably kept free of debris. All gates that are not kept reasonably free of debris are to be reported to a landscape maintenance representative. All Root Watering Systems that have their locking gates damaged or missing are to be reported to a landscape maintenance representative so that the locking grate may be repaired or replaced in a timely fashion.

### MAINTENANCE LOG

Keep a log of all inspections and maintenance performance on the irrigation system (Updated copy to be provided to Property Manager on a monthly basis)

## Overall Landscape Maintenance Procedures

At a minimum, the following items should be addressed on a regular basis as required per city code:

### Weekly

Pruning, weeding and maintenance of turf areas should be done on a weekly basis

### Monthly

Dead, dying and diseased vegetation should be replaced with equivalent plant material w/ similar hydrozone requirements, provided that the replaced vegetation does not result in mixing higher water use plants with low water use plants in the same hydrozone.

Invasive plant species should be eradicated as required.

Plant material should be maintained in order to avoid obstruction of motorist views.

### Annually

Mulch should be replenished in order to maintain appropriate soil moisture levels.

Soil amendments consistent with the agronomic soils report for this project should be applied in the manner prescribed in order to support and maintain healthy plant growth.

Lawns should be fertilized in a manner consistent with best management practices

## IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD	GPM	PSI	PR
■	HUNTER	(2) RZWS-36-50-CV	ROOT ZONE WATERING SYSTEM	1"	0.50 (1.0)	0.70	30
▨	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
▩	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30
▧	HUNTER	HDL-06-18-500-CV (SPACE DRIPLINES 18" O.C.)	DRIP LINE SYSTEM	18"	0.5 Per 100 S.F.	0.43	30

### DRIP IRRIGATION NOTES

THE CONTRACTOR WILL NEED TO FIELD LOCATE HUNTER PLD-ARV AIR RELIEF VALVE KIT (SEE DETAIL) AT THE HIGHEST LOCATIONS ON EACH DRIP LINE SYSTEM. AT THE EXHAUST HEADER OF DRIP SYSTEM, THE CONTRACTOR SHALL INSTALL HUNTER PLD-BV FLUSH VALVE W/ BALL VALVE AND A HUNTER ECO-INDICATOR AT EACH DRIP SYSTEM AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT (SEE DETAILS).

### WATER METER BY OTHERS

1" WILKINS 375XL BACKFLOW PREVENTER W/ 1" SXL WYE STRAINER LOCATED IN V.I.T. STRONGBOX SBBC-30SS STAINLESS STEEL ENCLOSURE OR EQUAL

1 1/2" HUNTER IBC-151G-FS NORMALLY CLOSED MASTER VALVE - RELAY TO CONTROLLER

1" HUNTER FCT-100 FLOW SENSOR IN PVC HOUSING - RELAY TO CONTROLLER.

NIBCO T-580 BALL VALVE - LINE SIZE.

HUNTER, QUICK COUPLER, HQ-22DLRC WITH LOCKING CAP.

AUTOMATIC CONTROLLER LOCATION - SEE NOTE ON THIS SHEET

WEATHER SENSOR LOCATION - SEE NOTE ON THIS SHEET

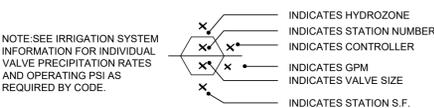
HUNTER ICV-101G-FS-AS-ADJ SERIES REMOTE CONTROL VALVE - SIZE INDICATED.

HUNTER ICZ-101-40 1" CONTROL ZONE KIT WITH PVC BALL VALVE FOR FLOW 2.0 TO 20 GPM.

POTABLE LATERAL LINE  
PVC SCH. 40 LATERAL LINE- 12" COVER IN PLANTING AREAS.  
24" COVER UNDER PAVING. - SIZES INDICATED.

MAINLINE - INSTALL 18" COVER IN PLANTING AREAS.  
24" COVER UNDER PAVING - SIZES INDICATED.  
Mainlines (pressurized) 1 1/2 inch and smaller shall be Schedule 40 solvent-weld P.V.C.  
Mainlines (pressurized) 2 inch through 3 inch shall be Class 315 solvent-weld P.V.C., with thrust blocks per detail.

PVC SCH 40 MAIN AND LATERAL LINE SLEEVE 2x DIA. OF PIPE ENCASED.  
- PROVIDE SLEEVES UNDER ALL PAVING.  
PVC SCH 40 WIRE SLEEVE - SIZE TO BE MIN. 2" AND DETERMINED BY THE CONTRACTOR.  
MUST BE OVERSIZED LEAVING AMPLE ROOM FOR FUTURE WIRE ADDITIONS OR REPAIRS.  
- PROVIDE SLEEVES UNDER ALL PAVING.



## CONTROLLER NOTE

CONTRACTOR TO INSTALL A (12) STATION HUNTER IC-600-M INTERIOR CONTROLLER W/ (1) CM-600 MODULES IN METAL WALL MOUNT LOCATED IN THE ELECTRICAL ROOM. CONTRACTOR TO INSTALL AN HUNTER WSS-SEN WIRELESS SOLAR SYNC LOCATED DIRECTLY ABOVE CONTROLLER AND ATTACHED TO TOP STORY ROOF EAVE OR GUTTER PER MFG. SPECS. IN AN AREA FREE OF OVERHEAD OBSTRUCTIONS. IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT A MAXIMUM OF 13.0 GPM. CONTRACTOR TO PULL 24V WIRES AND CONNECT TO A MASTER VALVE, FLOW SENSOR AND REMOTE CONTROL VALVES AT THE APPROPRIATE LOCATIONS AS SHOWN AS REQUIRED. CONTRACTOR TO PROVIDE 120V CONTINUOUS POWER TO THE CONTROLLER. COORDINATE THESE LOCATIONS WITH OWNER/ DEVELOPER AND SHALL BE LOCATED WITHIN 800' AWAY FROM FLOW SENSOR.

## POINT OF CONNECTION NOTE

CONTRACTOR TO LOCATE A WATER METER. INSTALL A REDUCED BACKFLOW PREVENTER, A MASTER VALVE AND A FLOW SENSOR AT THE APPROXIMATE LOCATION AS SHOWN. ALL POC APPURTENANCE MUST BE INSTALLED IN PLANTING AREA. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER. CONTRACTOR TO RELAY MASTER VALVE & FLOW SENSOR TO CONTROLLER.

AVAILABLE PRESSURE:	66.0 PSI (ASSUMED)
DESIGN PRESSURE:	59.8 PSI
MAXIMUM DEMAND:	13.0 GPM

## COMPLIANCE STATEMENT

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

JOHN PENNELL PHILLIPS  
DATE 05-11-22

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

## INSIDEOUT

landscape architecture  
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## 1598 UNIVERSITY

1598 University Ave  
Berkeley, CA

05.11.2022 PROGRESS PLANS

04.20.2023 DRC HEARING

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JOB: 2104

SHEET:

IRRIGATION  
NOTES, LEGEND,  
SCHEDULES & CALCS.

# 12.0

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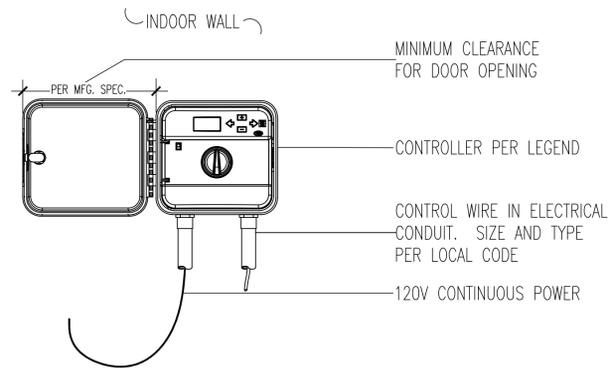
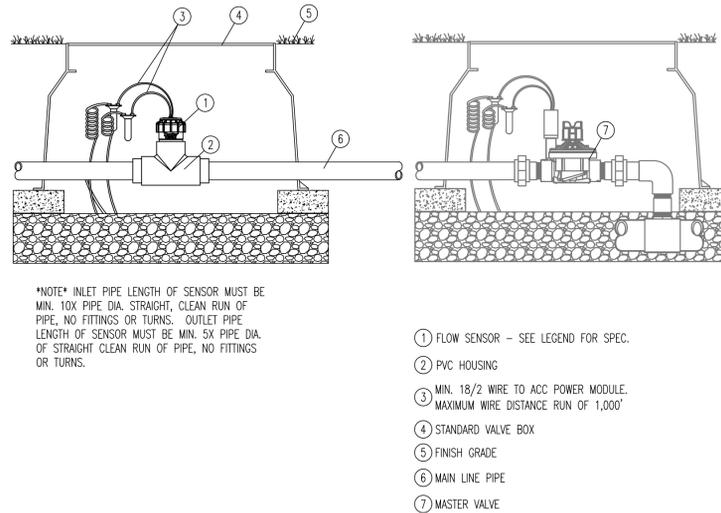
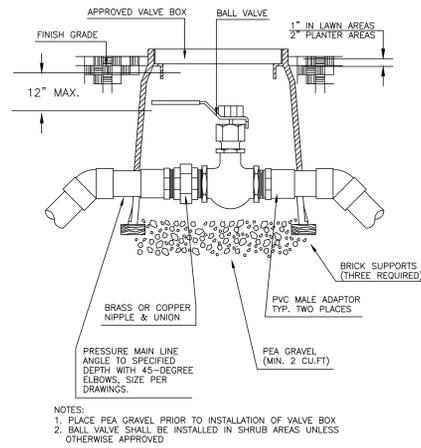
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JOB: 2104

SHEET:

**IRRIGATION  
DETAILS**

**12.1**



**G. BALL VALVE**

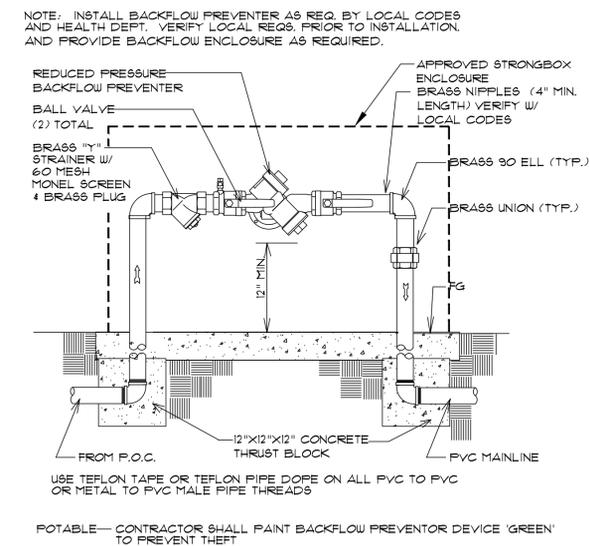
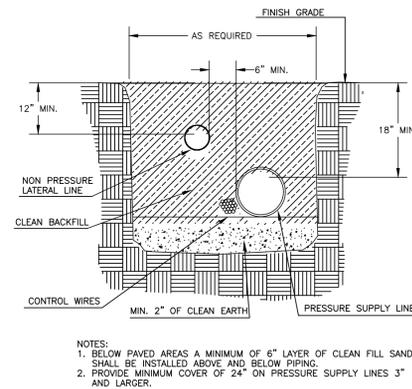
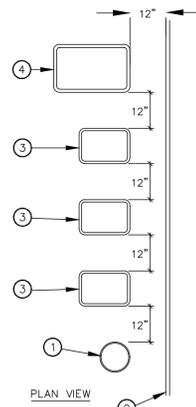
**D. FLOW SENSOR**

**A. AUTOMATIC CONTROLLER**

**VALVE BOX LABELING NOTE:**  
HEAT BRAND ALL VALVE BOX COVERS IN 2" HIGH LETTERS PER EQUIPMENT LOCATED WITHIN VALVE BOXES. LABEL "BV" FOR ALL BALL VALVES. LABEL "QCV" FOR ALL QUICK COUPLING VALVES. LABEL "MV" FOR ALL MASTER VALVES. LABEL "VALVE STATION" FOR ALL CONTROL VALVES. LABEL "FM" FOR ALL FLOW MASTER VALVES. LABEL "AR" FOR ALL AIR RELIEF VALVES. LABEL "FV" FOR ALL FLUSH VALVES.

**LEGEND - USE CARSON VALVE BOXES OR EQUAL.**  
1. 10" DIAMETER CIRCULAR VALVE BOX.  
2. EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
3. 14" x 19" RECTANGULAR VALVE BOX.  
4. 13" x 24" RECTANGULAR JUMBO VALVE BOX.

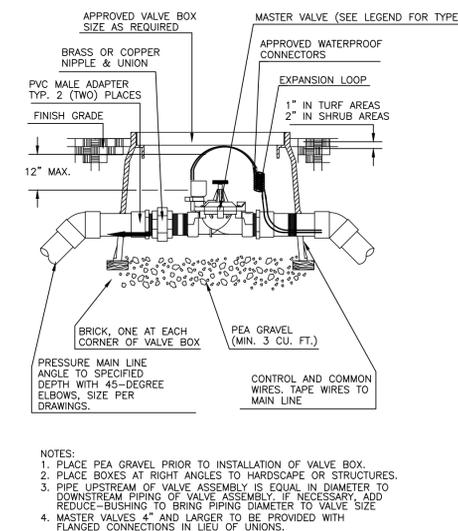
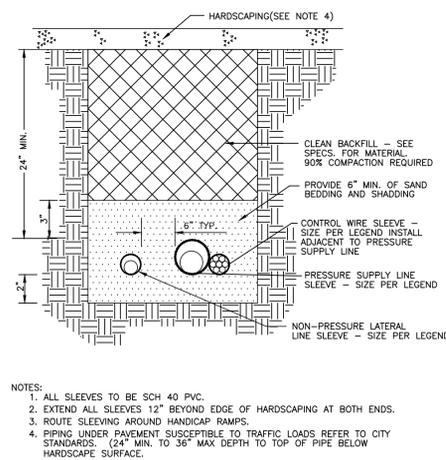
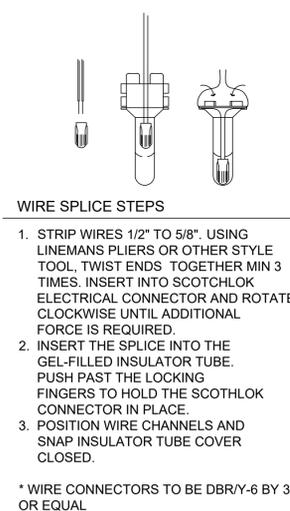
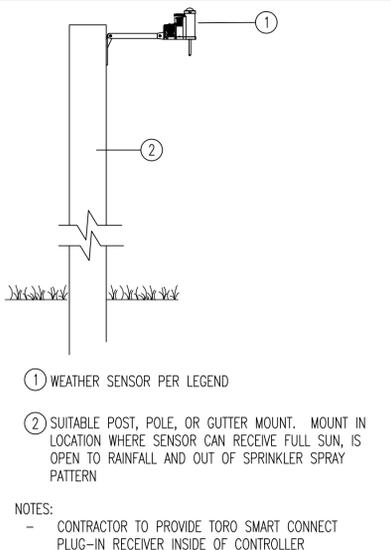
**NOTES**  
A. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE.  
B. SET VALVE BOXES 2" MAXIMUM ABOVE GRADE IN MULCH COVER OR GROUND COVER / SHRUB AREAS - SET FLUSH WITH FINISH GRADE IN TURF AREAS.  
C. SET VALVE BOX AND VALVE ASSEMBLY IN GROUND-COVER / SHRUB AREA WHERE POSSIBLE - INSTALL IN TURF ONLY IF THERE IS NO ADJACENT GROUND-COVER.  
D. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.  
E. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THEIR DEFORMATION / COLLAPSE.  
F. CONTRACTOR TO USE GREEN VALVE BOX & LID.



**H. VALVE BOX INSTALLATION**

**E. TYPICAL TRENCHING**

**B. BACKFLOW PREVENTER**



**J. RAIN SENSOR**

**I. WIRE CONNECTOR**

**F. TYPICAL SLEEVING**

**C. MASTER VALVE**

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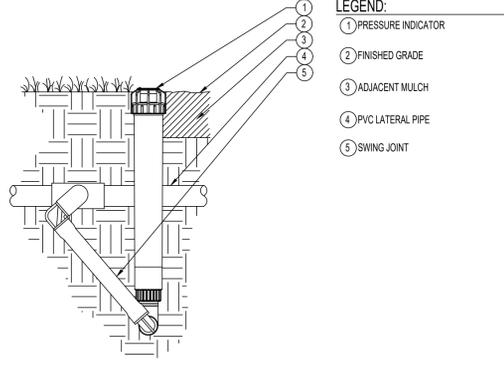
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JOB: 2104

SHEET:

**IRRIGATION  
DETAILS**

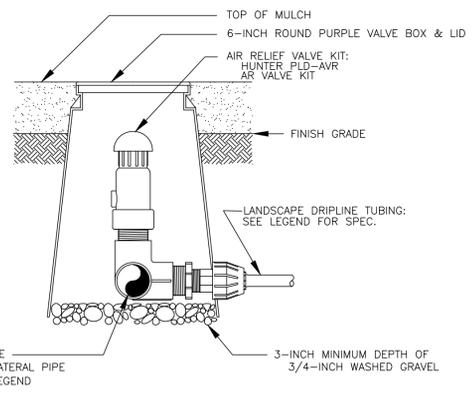
**12.2**



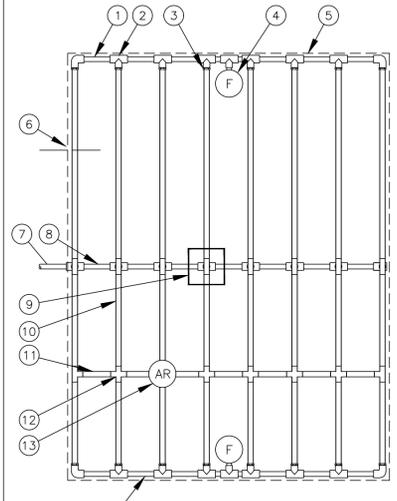
- LEGEND:**
- ① PRESSURE INDICATOR
  - ② FINISHED GRADE
  - ③ ADJACENT MULCH
  - ④ PVC LATERAL PIPE
  - ⑤ SWING JOINT

**G. PRESSURE INDICATOR**

NOTE:  
PLACE ALL AIR RELIEF ASSEMBLIES  
AT HIGHEST SPOTS IN THE FIELD.



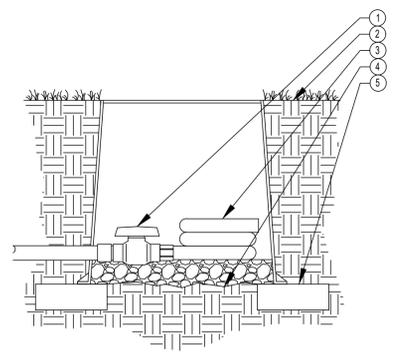
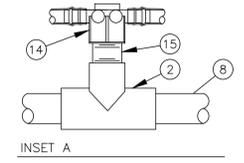
**H. AIR RELIEF VALVE**



- ① PVC EXHAUST HEADER
- ② PVC SCH 40 TEE OR EL (TYPICAL)
- ③ BARB X MALE FITTING
- ④ FLUSH POINT (TYPICAL)  
- SEE LEGEND FOR SPEC.
- ⑤ PERIMETER OF AREA
- ⑥ PERIMETER DRIPLINE PIPE TO BE INSTALLED  
2"-4" FROM PERIMETER OF AREA
- ⑦ PVC SUPPLY PIPE FROM DRIP CONTROL ZONE  
KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑧ PVC SUPPLY MANIFOLD
- ⑨ CONNECTION FROM SUPPLY MANIFOLD TO  
DRIPLINE (TYPICAL)- SEE INSET A
- ⑩ SUB-SURFACE DRIPLINE:  
- SEE LEGEND FOR SPEC.
- ⑪ BLANK DRIP TUBING
- ⑫ BARB X BARB INSERT TEE OR CROSS
- ⑬ 1/2" AIR RELIEF VALVE  
- SEE LEGEND FOR SPEC.
- ⑭ BARB X FEMALE FITTING
- ⑮ 3/4" PVC NIPPLE, LENGTH AS NECESSARY

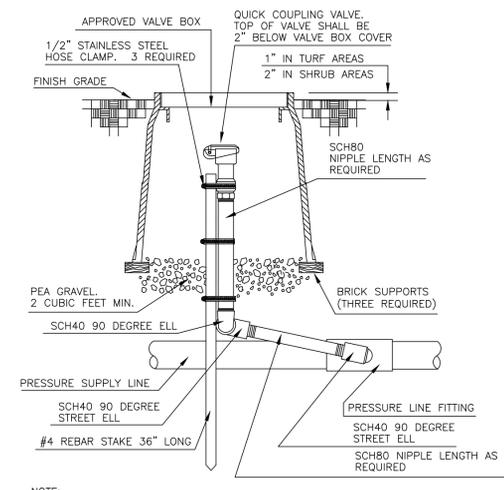
- NOTES:**
1. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH RECOMMENDED BY MANUFACTURER.
  2. AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
  3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
  4. PRESSURE INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
  5. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

**D. DRIP LINE LAYOUT**



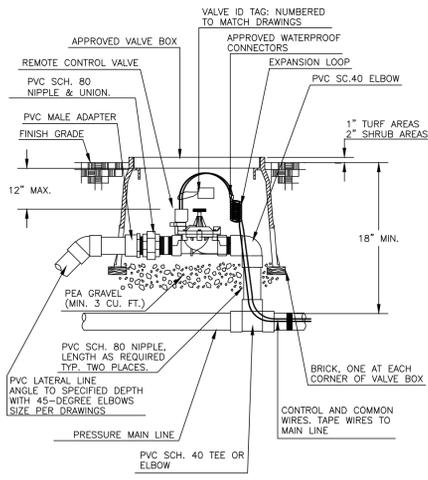
- LEGEND:**
- ① BALL VALVE
  - ② FINISHED GRADE
  - ③ IRRIGATION HOSE (LENGTH AS NECESSARY)
  - ④ FILTER FABRIC
  - ⑤ BRICK

**E. FLUSH VALVE ASSEMBLY**



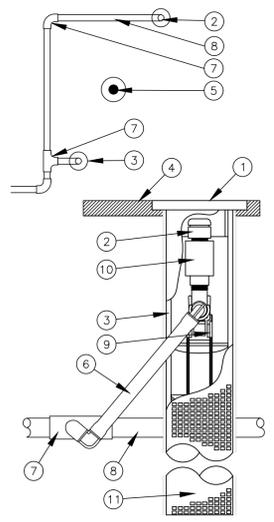
NOTE:  
PLACE PEA GRAVEL PRIOR TO  
INSTALLATION OF VALVE BOX

**A. QUICK COUPLER**



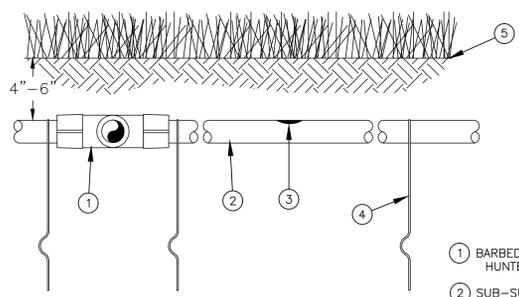
- NOTES:**
1. INSTALL CONTROL AND VALVES MINIMUM 2' APART, 2' FROM STRUCTURES OR HARDSCAPE IN SHRUB AREAS.
  2. PLACE PEA GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
  3. PLACE BOXES AT RIGHT ANGLES TO HARDSCAPE OR STRUCTURES.
  4. PIPE UPSTREAM OF VALVE ASSEMBLY IS EQUAL IN DIAMETER TO DOWNSTREAM PIPING OF VALVE ASSEMBLY. IF NECESSARY, ADD REDUCE-BUSHING TO BRING PIPING DIAMETER TO REMOTE CONTROL VALVE SIZE. REFER TO IRRIGATION CONSTRUCTION DOCUMENTS FOR PIPING SIZE.

**B. REMOTE CONTROL VALVE**



- ① GRATED CAP (INCLUDED)
- ② BUBBLER  
SEE IRRIGATION LEGEND (INCLUDED)
- ③ ROOT ZONE WATERING SYSTEM
- ④ FINISH GRADE
- ⑤ TREE
- ⑥ 12-INCH SWING ASSEMBLY  
(INCLUDED)
- ⑦ PVC SCH 40 TEE OR EL  
LATERAL PIPE
- ⑧ PATENTED STRATA ROOT SYSTEM
- ⑩ CHECK VALVE (INCLUDED)
- ⑪ ROOT INTRUSION BARRIER (INCLUDED)

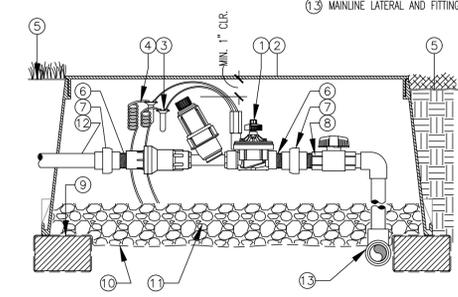
**J. ROOT ZONE WATERING SYSTEM**



- ① BARBED PLD FITTING TEE:  
HUNTER PLDTEE
- ② SUB-SURFACE DRIPLINE:  
SEE LEGEND FOR SPEC.
- ③ INLINE DRIP EMITTER
- ④ TIE DOWN STAKE - SEE NOTE 1.
- ⑤ FINISH GRADE OR SHRUB BED WITH  
MULCH

- NOTES:**
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

**F. SURFACE DRIP LINE**



- LEGEND**
- ① HUNTER REMOTE CONTROL VALVE (RCZ) WITH FILTER REGULATOR
  - ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
  - ③ WATERPROOF CONNECTORS (2)
  - ④ 18"-24" COILED WIRE TO CONTROLLER
  - ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
  - ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
  - ⑦ PVC SLIP X FPT UNION
  - ⑧ ISOLATION VALVE, SIZE AND TYPE PER PLAN
  - ⑨ BRICK SUPPORTS (4)
  - ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
  - ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
  - ⑫ IRRIGATION LATERAL
  - ⑬ MAINLINE LATERAL AND FITTINGS

**C. CONTROL ZONE KIT**

**From:** [Sarah Vernallis](#)  
**To:** [Lapira, Katrina](#); [Harrison, Kate](#)  
**Cc:** [Peter Adelson](#)  
**Subject:** I support an 8 story building at 1598 University  
**Date:** Friday, October 14, 2022 1:42:18 PM

---

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

Hello Councilmembers,

I received an email trying to rally support ~against~ the proposed 8 story 1598 building but would like to counteract that by expressing my fervent support. I am a graduate student renter living in a charming single family home south of campus. If there were more apartments, the demand and therefore cost of housing would go down, allowing someone like me to move into a cheaper apartment and making room for a family in our building. Right now, apartment buildings are so rare in Berkeley that they are still just as expensive due to the tight market. Berkeley needs more housing, MOST ESPECIALLY in its urban centers. University Avenue and Telegraph (Telegraph and Derby is near where I live and I'm very glad to have a development going up there) are exactly where dense housing needs to be built.

Best,  
Sarah Vernallis  
resident of 2321 Derby St Berkeley 94705

**From:** [Larisa Cummings](#)  
**To:** [Lapira, Katrina](#); [Harrison, Kate](#)  
**Subject:** 1598 University etc-  
**Date:** Friday, October 21, 2022 7:31:58 AM

---

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Hello Ms. Lapira and Ms. Harrison,

Please listen to neighbors who live on University Avenue! Berkeley should not allow developers to build towers that overwhelm neighborhoods, especially towers that don't provide affordable housing! Trachtenberg Architects manipulate the state density bonus very unfairly! I live on Newbury Street and have similar concerns about plans to 2902 Shattuck where they want to do something similar at 10 stories right behind my backyard. There is nothing anywhere near me that high! We are truly overwhelmed! Please don't allow this trend to continue!

Respectfully,  
Larisa Cummings  
2913 Newbury

**From:** [JOSE RAMIREZ](#)  
**To:** [Lapira, Katrina](#); [Harrison, Kate](#); [1598universitytower@gmail.com](mailto:1598universitytower@gmail.com)  
**Subject:** 1598 University Avenue  
**Date:** Tuesday, November 01, 2022 9:45:12 PM

---

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I along with the other 2 voting members of my household on Spaulding Avenue are against this proposed monstrosity for the corner of University and California. We can see a 4 story structure for that site. Over 4 stories is much too large for that site. NO TO 8 STORIES!

We are concerned about traffic safety for all of us that live in this area; we are pedestrians, bicyclists, bus transit riders, parishoners(St. Joseph)families with children.

A structure of over 4 stories will change the community by shadowing out the afternoon sunlight in that area - just like the structure on San Pablo Avene at the Old McNevin Cadillac site(Cedar and San Pablo).

NO TO 8 STORIES!

Jose Ramirez

**From:** [Zhen Yang](#)  
**To:** [Lapira, Katrina](#)  
**Cc:** [Zhen Yang](#)  
**Subject:** Concerns about 1598 University Ave, Berkeley  
**Date:** Saturday, November 05, 2022 3:44:53 PM

---

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

Hi Katrina,

I am writing to you to express my concerns about the planning of an 8-story 210-Unit Tower at 1598 University Ave. My home on California St is only about 200 feet away from 1598 University.

- 1) Such a tall building will cast unfair shadowing and block sunlight on surrounding homes, yards, and solar panels for hours daily, including mine. Sunlight is crucial for healthy living things. Neighbours shall be given rights to say NO to this planning and/or be compensated for their potential loss of sunlight.
- 2) Parking is already fairly difficult on California St. 1598 University has 210 units yet only 36 spaces which will make parking much more difficult than ever.
- 3) It will create a traffic safety concern for neighbors, nearby churches and schools, and kids playing on the street. I love the little quiet California St and the crowd of cars will totally destroy the peace on this street that all the neighbors enjoy today.

I would like to urge the City Planning Department to NOT approve current planning of 1598 University. 1598 University needs to be redesigned to preserve solar access and neighborhood life.

Thanks for your time!  
Zhen Yang

**From:** [Cymbre Ruiz](#)  
**To:** [Lapira, Katrina](#)  
**Subject:** Opposing 8-story tower at 1598 University  
**Date:** Monday, November 14, 2022 6:49:46 PM

---

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

I am writing to oppose the 8-story, 210 unit tower at 1598 University Ave. I live only a few blocks away in a single family home. The building should not be allowed because:

1. It will be out of context with our neighborhood at 8 stories. Especially built immediately adjacent to a 2-story structure. For blocks in either direction apartment buildings are 4 or 5 stories. This building should be 4 stories to match the context of the street.
2. It will block sunlight and access to the sky for the people who live in the neighborhood. When I added a second story to my home the planning department required shadow studies to ensure my neighbors still had sunlight in their yards. This same consideration should be given here.
3. It will not have adequate parking for the 210 units.
4. It will destroy our neighborhood and the context of the homes, neighbors, families that live here. We welcome more housing, but in context of the neighborhood we have built and live in.

I've lived here for 17 years and am saddened as I watch the City sell out to developers. There is no longer any regard for the people who live here and what Berkeley currently is. All I see is a race to build tower after tower of housing. Development could be done, but with more consideration of the people who already live here.

Do not approve this tower.  
Cymbre Potter

**From:** [M.E. Lawrence](#)  
**To:** [Harrison, Kate](#)  
**Cc:** [Lapira, Katrina](#); [Berkeley Mayor's Office](#)  
**Subject:** 1598 University: proposed development  
**Date:** Wednesday, November 16, 2022 12:06:43 PM

---

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Dear Kate: We live two blocks from that address--an 8-story, 210-unit tower is ridiculously overscaled for the edge of our quiet neighborhood of one and two-story houses and apartment buildings. It will block sunlight and take up street parking. Moreover, a building with 90% market-rate apartments is offensive, especially in our present economy, with young families and students struggling to find affordable housing. Please speak out, and strongly, in favor of a much smaller building, even if it means depriving a private developer of profits.

Best wishes,

Melanie Lawrence and John Smail  
1607 Allston Way (corner of California St.)

**From:** [james.angus](#)  
**To:** [Lapira, Katrina](#)  
**Cc:** [Harrison, Kate](#)  
**Subject:** 1598 University  
**Date:** Wednesday, November 16, 2022 4:38:34 PM

---

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

I'm writing to express my strong disapproval of the plan to construct an 8-story tower at 1598 University.

I would like the City to mandate a 5 story maximum height on University west of MLK, with additional restrictions on allowable shadowing and setbacks, in order to maintain the character of the adjacent residential homes and neighborhoods.

Please advise of any upcoming opportunities to formally provide feedback and register my disapproval of this project and similar development proposals.

Thanks!

James Angus  
1731 Addison Street

**From:** [N Phelps](#)  
**To:** [Lapira, Katrina](#)  
**Subject:** NO to 1598 University plans  
**Date:** Sunday, November 20, 2022 6:28:31 AM

---

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

Dear Ms. Lapira,

I completely oppose the proposed plan for the 243-unit tower at 1598 University. It is unbelievably oversized for the area. A building 1/4 the size would be too large, adding too much congestion and traffic to the already busy area. And only 36 parking spaces? There won't be any parking for blocks.

I have lived on Spaulding Ave for over 40 years. My house is 4 blocks away from this proposed monstrosity. I feel this will impact the parking on my already full block. It will definitely increase traffic which increases every year as people race down Spaulding to save 10 seconds on their commute. I walk or ride my bike to destinations within 1 1/2 miles of my home to avoid the ever increasing traffic on Berkeley streets.

I am a supporter of new housing in Berkeley but not this.

Yours,  
Nicholas Phelps

**From:** [Nancy Richerson](#)  
**To:** [Burns, Anne M](#)  
**Subject:** 1598 University Development  
**Date:** Sunday, February 05, 2023 2:01:10 PM

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

Ms. Burns please consider this letter when the DRC meets in March or April for this project.

As you probably know, the developer's plan for 1598 University, is to build a large 8 story building on the corner of University and California streets, containing mostly market-rate (expensive) studio and one-bedroom apartments, that will directly abut (and shadow) adjacent family houses as well as busy sidewalks and a major pedestrian hub.

We (Neighbors of 1598 University) are asking for a design that is pedestrian, bicycle, and wheelchair friendly at this location, already an important, established city-wide hub and pedestrian corridor connecting to the North Berkeley BART station, Ohlone Greenway, and the North Berkeley Senior Center. With much of the BART parking being converted to housing, we need a pedestrian friendly cityscape more than ever.

We are asking for neighborhood participation in the decision-making process for this proposed project. We need setbacks and trees for neighboring homes and pedestrian walkways, open green space to encourage community interaction and protect wildlife, practical retail space to meet the needs of this quickly expanding community and a traffic, parking, and safety plan to protect all residents.

We are fighting for inclusive, affordable housing that will help preserve our historically diverse neighborhood. The developers have applied for a State Density Bonus, allowing them to build an 8-story building in a neighborhood zoned for 5 stories. Is Berkeley City Council working on this new zoning?

**We don't want mandated affordable housing shipped out to separate projects. We want to welcome and enable working class families, including teachers and city workers, to continue to be members of our community.**

Nancy Richerson  
1527 Addison Street

1598 University Neighbor

To: City of Berkeley, Design Review Committee  
Cc: Councilmember Kate Harrison, Mayor Arreguin, University Business Association  
From: David Ushijima  
Date: April 11, 2023

Re: Apr. 20<sup>th</sup>, DRC review of 1598 University Ave. project

The intersection of University and California Avenues is a key node along the major Western entrance to the city as identified in the University Ave. Strategic Plan.<sup>1</sup> That plan, which was adopted by Council in 1997, was extensively developed with merchants and residents over several years. It emphasized the need **to focus efforts on activating the key commercial nodes along University Ave, a corridor that has long suffered from lack of planning oversight and neglect.**

I urge the DRC members to **treat the review of 1598 University as a once-in-a-generation opportunity to improve what can be a vital mid-University Ave. corridor.** Currently the project as submitted requires multiple improvements in the ground floor design in order to improve the quality of life not only in this mid-University Ave. community but along the major corridor leading to the Downtown district and UC Berkeley.

The five blocks along this stretch of University (beginning at the entrance to the Santa Fe/Ohlone pedestrian and bicycle path near Acton St., and proceeding East on University through the Sacramento St. intersection and then through the intersections at California St. and McGee Streets) currently are experiencing some of the highest retail vacancy rates in the city. (12.8% in 2022)<sup>2</sup>.

With the development of North Berkeley BART station and other new developments coming online, **the city's planners have a once-in-a-generation opportunity to influence new project designs and activate the key commercial nodes along this corridor in order to improve both the commercial and the neighborhood environments along University Ave. for generations to come.**

The proposed project is also critically located on the most important bicycle and pedestrian pathway connecting the Western Downtown residential communities south of University and east of Sacramento St. to the Ohlone Greenway and the North Berkeley BART station. The entire East side side of the project will front the major bicycle boulevard (California St.) that is a key part of Berkeley's Bicycle/Pedestrian plan<sup>3</sup>. The California St. Bicycle Boulevard also is a

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<sup>1</sup> University Ave. Strategic Plan:

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

<sup>2</sup> <https://www.berkeleyside.org/2023/04/07/shop-talk-barberella-inspired-hair-salon-has-moved>

<sup>3</sup> <https://berkeleyca.gov/your-government/our-work/adopted-plans/berkeley-bicycle-plan> ;

key part of BART's North Berkeley BART Access Plan and the Berkeley-El Cerrito Corridor Access Plan<sup>4</sup>. As such **the streetscape along the California side of the project should be made more amenable to both pedestrian and bicycle travelers.**

While this project is being portrayed by the developers and architects as encouraging community engagement and enriching the streetscape, in actuality, in terms of street level project design, it falls far short of that goal.

**I urge the DRC members to require ground-level improvements to the proposed design which will improve, activate, and enhance the surrounding streetscape, community, and key commercial node** located near the corner of University Ave. and California Street. **The building's ground floor design should be revised to be more welcoming and accommodating to both pedestrian foot traffic and bicycle and other multi-modal forms of transportation.**

In looking at the proposed plans as submitted to the DRC, I urge the DRC to consider the following improvements:

- **The public art that is portrayed on the East-facing wall** (Dwg. A0.0, A 3.1) **needs to be re-thought**. It was not selected with any input from the residential and retail community. None of the nearly 100 signees of the 1598 University Ave. neighborhood petition likes the artwork that is illustrated in the drawings.
- **The narrow "on-site public plaza area"** shown along the north-east side of the building in the Ground Level Floor Plan (Dwg. A.1), **should be widened and extended**. It is far too narrow to benefit passing pedestrians. If possible, the sidewalk along this side should be widened to encourage pedestrian patronage of the proposed retail businesses. Also a **loading zone that has been positioned to block the northeast corner of that plaza area should be moved**, as it will discourage any casual gathering of neighbors and community members at that key corner of the building.
- **While the ground-level columns on the East and North sides of the building are shown covered with ivy** or other vine-like plant growth to enhance the green appearance of the street-level façade (Dwg. A 0.0, A 3.9, Dwg MAT), **the Landscape Site Plan (Dwg. L 2.0) or the plant list does not include the requirement for vine-like plants**. The vine-like plants should be a requirement.
- Both the California St. and University Ave. ground level frontages are shown as having tenant-supplied movable **tables and chairs for seating** (Conceptual Rendering Dwg. A 3.9). To avoid having streetside seating being solely dependant on securing a restaurant

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<sup>4</sup> [www.bart.gov/beccap](http://www.bart.gov/beccap)

tenant for the retail space, **permanent built-in bench seating should be built along the street frontage** similar to that used in the interior courtyard. While extensive attention is paid to the interior courtyard for residents, **equal attention should be given to the streetscape seating which will affect the entire community.**

- **The street trees along the University Ave.** frontage of the building which are labeled on the Ground Level Floor Plan “*to be determined by survey, city forester, and project landscape architect*” (Dwg. A 2.1) need to be specifically **selected to create a rich, green streetscape environment friendly to pedestrians and bicyclists.**
- **The existing trees that are illustrated on the East elevation** (Dwgs. A3.1, A3.8, A3.9) and the **North elevation** (Dwg. A3.2) **are not adequate to provide shade or attractive greenery** to the pedestrians and bicyclists traveling along California St. or University. The Landscape Site Plan (Dwg. L 2.0) calls for the “existing Crepe Myrtles” on California St. to be protected. However those trees are deciduous and do not provide a rich, green streetscape all year round, nor do they provide shade or shelter to pedestrians along the sidewalk. They should be replaced with taller, fuller evergreen perennial trees that provide a much richer, more welcoming streetscape environment.

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## Let's Welcome New Neighbors, Not New Towers!

88 have signed. Let's get to 100!

At 100 signatures, this petition is more likely to be featured in recommendations!

At 100 signatures, this petition is more likely to be featured in recommendations!

### Recent signers



Barbara Loften signed this petition



laurel hunter signed this petition

Take the next step!



**Say NO to a 210-Unit Tower at 1598 University; tell the City we don't want 8-story buildings lining University Avenue, overwhelming neighborhoods!**

A private developer—already applying for permits to build more Towers abutting Berkeley neighborhoods—has asked the City to approve an 8-story, 210-unit tower on the SW corner of University and California. **Let's put the needs of neighborhoods first, not the needs of developers!**

The building would be much taller than anything in this part of the city:



*Numbers are building over 3 stories: Green are existing, Red is this proposed one.*

**Parking Crisis:** Only 36 spaces provided for 245 bedrooms!! A major hardship for seniors and neighbors with disabilities. This will have a severe impact on the neighborhood! A traffic safety concern for neighbors, nearby churches and schools, and kids playing in the street.

**Unfair Shadowing:** This building will block sunlight on surrounding homes, yards, and solar panels for hours daily. **Tell the City Council to agree on objective shadowing standards that would give neighborhoods a voice on new state mandates!** Councilmembers are willfully avoiding this; tell them our vote depends on it! Sunlight is crucial for healthy living things.

**Lack of Affordable Housing:** 90% of units will be high-priced market-rate! We don't need another Tower, what we need is more affordable housing to protect and re-build the diversity of our historic neighborhood and meet the needs of current and new residents!

**Who to contact, NOW—don't wait, comments needed ASAP!**

**Contact Katrina Lapira in the City Planning Department:** [KLapira@cityofberkeley.info](mailto:KLapira@cityofberkeley.info) , 510-981-7488, 1947 Center Street, 2nd Floor, Berkeley, CA 94704

**Contact Councilmember Kate Harrison:** [KHarrison@cityofberkeley.info](mailto:KHarrison@cityofberkeley.info)

**Ask that "1598 University Avenue" be redesigned to preserve solar access and neighborhood life.**

**Mailing list for organizing opposition to this building:** To subscribe, if you have a Google account, go to <https://groups.google.com/d/forum/1598universitytower> and click on "Ask to join group". (If you're not offered "Ask to join group" but are offered "For access, try logging in" click that to log in to Google, after which you should see "Ask to join group"). If you want to subscribe but also want to not have a Google account (which means you will receive emails but won't be able to use the Web interface to the 1598universitytower forum), please send an email to [1598universitytower+managers@googlegroups.com](mailto:1598universitytower+managers@googlegroups.com) with a Subject Line like "1598universitytower Subscribe Request" from the email address you wish to subscribe.

**Take the next step!**

Report a policy violation



### Start a petition of your own

This petition starter stood up and took action. Will you do the same?

## Updates

- Update on 1598 University Tower  
NEWS ALERT!! The application for this project was just approved by the City of Berkeley. It will be reviewed at the Design Review Committee (DRC) meeting on either March 16 or April 20! Hello Neighbors, We're writing with an update from our neighborhood group that was formed to object to the current design proposal for an 8-story building project at 1598 University Avenue, and to advocate for new neighborhood housing that will support and affirm the strengths and diversity of our unique community. We're contacting you because you either signed our neighborhood petition and/or signed up for our email group. Thank you! We have 82 signatures so far! As you probably know, the developer's plan is to build a large 8 story building on the corner of University and California streets, containing mostly market-rate (expensive) studio and one-bedroom apartments, that will directly abut (and shadow) adjacent family houses as well as busy sidewalks and a major pedestrian hub. We are demanding a design that is pedestrian, bicycle, and wheelchair friendly at this location, already an important, established city-wide hub and pedestrian corridor connecting to the North Berkeley BART station, Ohlone Greenway, and the North Berkeley Senior Center. With much of the BART parking being converted to housing, we need a pedestrian friendly cityscape more than ever. We are asking for neighborhood participation in the decision-making process for this proposed project. We need setbacks and trees for neighboring homes and pedestrian walkways, open green space to encourage community interaction and protect wildlife, practical retail space to meet the needs of this quickly expanding community and a traffic, parking, and safety plan to protect all residents. We are fighting for inclusive, affordable housing that will help preserve our historically diverse neighborhood. The developers have applied for a State Density Bonus, allowing them to build an 8-story building in a neighborhood zoned for 5 stories, in exchange for a percentage of affordable units. Unfortunately, the city of Berkeley allows developers to save money and avoid including most of these affordable units in their project, by paying a fee to the city. We don't want mandated affordable housing shipped out to separate projects. We want to welcome and enable working class families, including teachers and city workers, to continue to be members of our community. WE NEED YOUR HELP! If we aren't ready for the upcoming DRC meeting our voices won't be heard! Can you help with just one task? • Write an email to the DRC and the City Council. • Encourage/Collect letters from neighbors to bring to the upcoming meeting. • Get the word out to more people, help us plan an outdoor meeting with neighbors. • Commit to attending one meeting and speaking up. • Help check on the developers' compliance with state laws on density bonuses, solar impact from shadowing, and compliance with Berkeley's Housing and Transportation Elements. Please help soon! Email us at [1598universitytower@gmail.com](mailto:1598universitytower@gmail.com) and let us know how you can participate! Sign the Petition at: [change.org/1598University](https://change.org/1598University) Contact Council member Kate Harrison: [KHarrison@cityofberkeley.info](mailto:KHarrison@cityofberkeley.info) Contact: Anne Burns, Planning and Development Phone: (510) 981-7415. [aburns@cityofberkeley.info](mailto:aburns@cityofberkeley.info) Looking forward to hearing from you! 1598 University Tower Neighbors

Take the next step!

California Street at University Avenue Neighbors  
2 months ago

More updates

## Reasons for signing



I'm signing because...



• Melissa Riley · 5 months ago

8 stories is too much. It's not at a human scale, with eyes on the street, for this neighborhood. We need more shorter buildings. And we need truly affordable housing. Not vastly market rate.

♡0 · Report



• nora shourd · 5 months ago

This does not solve our housing issues; it's a kind of urban blight; blocking the sun; creating more pollution and traffic . Who wants this "new Berkeley"?. We need to repurpose preexisting buildings ; stop more and more resource extraction and landfill waste . House the citizens of Berkeley that need it

♡0 · Report

View all reasons for signing

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English (United States) ▼

Take the next step!

David Ushijima	Berkeley	CA	94703	US	2022-08-27
Barbara Shayesteh	Berkeley	CA	94702	US	2022-08-27
Elizabeth Arenas	Berkeley	CA	94707	US	2022-08-27
Cheryl Chinn	Berkeley	CA	94702	US	2022-08-28
Wanie Biggs	Berkeley	CA	94702	US	2022-08-28
Linda Banks	Bellmawr		8031	US	2022-08-28
Adam Kaluba	Burleson		76028	US	2022-08-28
Laurie Rolfe	Berkeley	CA	94703	US	2022-09-08
Daisy White	Michigan City		46360	US	2022-09-08
anet Daniel				US	2022-09-08
Kalvin Yuwen				US	2022-09-08
Alejandro Beltran	Lubbock		79414	US	2022-09-08
Tobie Lurie	Berkeley	CA	94702	US	2022-10-14
Charlene Woodcock	Berkeley	CA	94709	US	2022-10-14
Harvey Smith	Berkeley	CA	94703	US	2022-10-14
Marcia Poole	Berkeley	CA	94703	US	2022-10-14
Isabelle Gaston	Berkeley	CA	94707	US	2022-10-14
Barbara Fisher	Berkeley	CA	94702	US	2022-10-14
Art Goldberg	Carmel-by-the-Sea	CA	93923	US	2022-10-14
Larisa Cummings	Berkeley	CA	94703	US	2022-10-21
Aurora Maramag	Berkeley	CA	94703	US	2022-10-29
Margaret Fauchier	Berkeley	CA	94703	US	2022-10-29
Elizabeth Kowal	Berkeley	CA	94703	US	2022-11-01
Jose Ramirez	Berkeley	CA	94703	US	2022-11-02

Name	City	State	Postal Code	Country	Signed On
California Street at University Avenue Neighbors				US	2022-07-29
Mark Van Valkenburgh	Berkeley	CA	94703	US	2022-08-06
Judy Caldeira	Elk Grove	CA	95624	US	2022-08-06
Bill Kristy	Berkeley	CA	94703	US	2022-08-07
Kevis Goodman	Berkeley	CA	94703	US	2022-08-09
M.E. Lawrence	Berkeley	CA	94710	US	2022-08-10
Nancy Richerson	Berkeley	CA	94702	US	2022-08-13
Mahalakshmi Parameswaran	BERKELEY	CA	94703	US	2022-08-13
Bentley Drake	Gualala	CA	95445	US	2022-08-13
Keshav Lincoln	Annapolis		21401	US	2022-08-13
Shelbi Lane	Dallas		75270	US	2022-08-14
Sydni Cutburth	Belton		64012	US	2022-08-14
Lillian Holtgrave	Springfield		62702	US	2022-08-14
Demontez Stimage	Hammond		70401	US	2022-08-14
Thomas Wood	Berkeley	CA	94703	US	2022-08-14
Ruth Dart	Berkeley	CA	94703	US	2022-08-14
Lucia Rodriguez	Berkeley	CA	94703	US	2022-08-15
Laura Brainard	Inverness	CA	94937	US	2022-08-21
ed valenzuela	Berkeley	CA	94702	US	2022-08-26
Roberto Miranda	Berkeley	CA	94703	US	2022-08-26
Kiki Calenzuela	Berkeley	CA	94703	US	2022-08-26
Mary Richerson	Berkeley	CA	94702	US	2022-08-26
kathleen richerson	Alameda	CA	94501	US	2022-08-27

Jeanette Badal	Berkeley	CA	94703	US	2022-11-04
Zhen Yang	Berkeley	CA	94703	US	2022-11-05
Cymbre Potter	Berkeley	CA	94702	US	2022-11-14
John Ruiz	Berkeley	CA	94702	US	2022-11-14
Serina Garst	Berkeley	CA	94703	US	2022-11-16
Erica Garcia	Lancaster		93535	US	2022-11-16
Trista Thomas	Lexington		60629	US	2022-11-16
Summer Brenner	Berkeley	CA	94703	US	2022-11-16
Anne-Lise Francois	Berkeley	CA	94703	US	2022-11-16
lynn adler	Berkeley	CA	94708	US	2022-11-16
Susan Moon	Berkeley	CA	94707	US	2022-11-16
M.I. Lawrence-Smail	Berkeley	CA	94703	US	2022-11-16
Michael Weber	Berkeley	CA	94703	US	2022-11-16
nora shourd	berkeley	CA	94703	US	2022-11-16
Marilyn Mulford	Berkeley	CA	94703	US	2022-11-16
Melissa Riley	berkeley	CA	94703	US	2022-11-17
Ivan Avila	Modesto		95354	US	2022-11-17
Lois Yuen	Berkeley	CA	94707	US	2022-11-17
Julian Amado	Berkeley	CA	94703	US	2022-11-17
Deon Jackson	Ta		33603	US	2022-11-17
Taha Saffarniya	Dallas		75270	US	2022-11-17
Rick Adams	Cincinnati		45211	US	2022-11-17
Steven M	Brandon		39047	US	2022-11-17
Aidan VanDuyne	Channahon		60410	US	2022-11-17

Alana Shindler	Berkeley	CA	94705	US	2022-11-17
Shirley Carrie Brewin	Berkeley	CA	94704	US	2022-11-17
Antonia Langenhoff	Berkeley	CA	94703	US	2022-11-18
Nicholas Phelps	Berkeley	CA	94702	US	2022-11-20
Ariel H	California	CA	94702	US	2022-11-21
James Whitta	Berkeley	CA	94703	US	2022-11-23
Richard Graham	Berkeley	CA	94707	US	2022-12-09
Gregory Williams	Memphis		38126	US	2022-12-09
Soo Hey	Clifton		7014	US	2022-12-09
Ryan Thacker	Beckley		25801	US	2022-12-09
Foresha Benton	Rochester		14610	US	2022-12-09
Michal Elnadav	Brooklyn		11230	US	2023-02-05
G. Diane Matthews-Marcelin	Carson		90746	US	2023-03-14
laurel hunter	san francisco	CA	94111	US	2023-04-05
Barbara Loftin	Berkeley	CA	94703	US	2023-04-05
Nina Fairles	Berkeley	CA	94707	US	2023-04-05
Susan Korbel	Berkeley	CA	94703	US	2023-04-06





4/11/23

Dear Members of the City of Berkeley Design Review Committee and The Berkeley City Council  
Comments concerning the proposed project at 1598 University which will be reviewed at the  
DRC meeting on 4/20/23.

**Overview:**

Hundreds of neighbors have been speaking for over a year, and most of us share strong ideas about the proposed project at 1598 University Avenue. Our neighborhood petition opposing the current project design has 88 signatures.

**Our neighbors want new, affordable, inclusive housing so that teachers and city workers can keep living here! This proposed project includes approximately 90% market rate apartments. We don't want you to allow (and even encourage) developers to pay an in-lieu fee to avoid placing additional inclusive affordable housing here, in this location. We are fighting to preserve our historically diverse neighborhood. We want to welcome and enable working class families to continue to be members of our community. Most of our longer-term residents could not afford to move into the neighborhood today!**

**We are disappointed that you have not done the work necessary to come up with the mandated objective standards that would determine reasonable shadowing limits for the immediate neighborhood.**

**Design Review Issues:**

We are asking for neighborhood participation in creating a design that is pedestrian, bicycle, and wheelchair friendly. This location is already an important and established city-wide hub and pedestrian corridor connecting to the North Berkeley BART station, Ohlone Greenway, and the North Berkeley Senior Center. With much of the BART parking being converted to housing, we need a pedestrian-friendly cityscape more than ever. It is not safe to cross at University and Sacramento Streets with multiple turn lanes, trucks, and busses. The light at California Street is the only nearby safe crossing for children, seniors, and everyone else.

To encourage people to get out of their cars we need to have a welcoming cityscape with benches and shade to allow seniors, parents with small children and disabled community members to rest as needed. We don't want an ugly sheer wall narrowing and shadowing sidewalks. We are asking for more setbacks, open space, and trees for pedestrians and for neighboring homes directly abutted by this tall building.

Please stop the developer from decreasing the size of the original retail space plan. We need a practical retail area that is move-in ready to meet the needs of this quickly expanding community.

This building design will lead to a parking crisis for the many seniors and individuals with disabilities living nearby. 36 spaces for 245 bedrooms will not even cover the expected handicapped parking spaces needed. Even with new residents not qualifying for neighborhood parking passes, parking will be greatly impacted leading to hardship for some existing residents. We are asking you to move towards your goal of minimizing cars in Berkeley while also protecting vulnerable residents.

**Summary of Requests:**

- Affordable housing in the building, appropriate for working class families!
- Complete the required Objective Shadow-Study and publish city-wide objective policy and rules to inform construction design.
- Create a pedestrian safety and parking safety plan for the immediate neighborhood which includes a school, a church, and many senior residents with disabilities.
- Include an indoor loading and unloading dock so that trucks do not cause a dangerous double-parking problem.
- Change design to include open space and setbacks for pedestrians and residents. Consider eliminating the ineffective interior proposed courtyard designed just for residents and add open space to benefit the whole community in this important city-wide hub.
- Increase parking to accommodate seniors and residents with disabilities.
- Demand that the original sized, mandated retail space be move-in ready for an appropriate business such as a restaurant/café.
- Include neighborhood participation in tree selection, bird safe glass, position of any balconies, etc.

Thank you for your time and attention,  
Elizabeth Sharada Kowal and Constantine Philipides, Addison Street  
(Long term residents, small business owner and public-school parents)  
[kowalathome@msn.com](mailto:kowalathome@msn.com)