



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
SEPTEMBER 21, 2023

2480 BANCROFT WAY FINAL DESIGN REVIEW

Design Review #DRCF2023-0005 to demolish a one-story retail building and construct an eight-story (95 feet) mixed-use building with 2,066 square feet of commercial area and 28 dwelling units including two Very Low-Income Units.

I. Introduction

This 8-story mixed use project is located on the South side of Bancroft Way in the C-T Commercial District between Telegraph and Dana Street in the Telegraph Commercial Subarea of the Southside Plan Area.

The demolition referral went before the Landmark Preservation Commission (LPC) on July 6, 2023 where the Commission took no action.

The project was last before the Design Review Committee on June 2023 for Preliminary Design Review where the Committee forwarded a favorable recommendation to ZAB with recommendations and conditions for Final Design Review. A summary from that meeting is included further below. This project went before the Zoning Adjustments Board (ZAB) on July 27, 2023 where the Use Permit was approved.

The project is before the DRC this month for Final Design Review where the Committee will discuss the building details, color and material palette, and the final landscape plan.

II. Background

The proposed project would demolish the existing commercial building on Bancroft Way to construct an eight-story (95 feet) 38,205 square foot mixed-use building with 28 units and 2,066 square-feet of ground floor commercial space. No parking spaces are proposed. The major components of the mixed-use building are as follows:

- 28 dwellings (2 three-bedroom, 12 four-bedroom, 13 five-bedroom, and 1 six-bedroom);

- 2,066 square feet of ground floor commercial space anticipated for restaurant use;
- 1,555 square feet of useable open space provided as roof decks and lounge areas; and
- 52 Long-Term and four Short-Term bike parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on Bancroft Way, south of the University of California, Berkeley campus, east of Dana Street, just west of Telegraph Avenue, and north of Durant Avenue. The neighborhood is campus oriented, with a mix of commercial uses located along Telegraph Avenue, Durant Avenue and Bancroft Way, predominantly located in one to two-story buildings. The area is also developed with four- to six-story multi-unit apartment buildings, dormitories/group living accommodations (GLAs), and institutional buildings. On-street parking is limited, and pedestrian traffic is heavy, especially when classes are in session.

B. Site Conditions:

The project site is located on the south side of Bancroft way, one parcel to the west of Telegraph Avenue. The parcel is flat, 130 feet in depth and 50 feet wide. The 6,500 square foot site contains an existing 5,863 square foot retail building which is currently unoccupied. The property does not currently contain any off-street parking and there is no vehicular access or driveways into the property.

Public

DESIGN REVIEW COMMITTEE
September 21, 2023

2480 BANCROFT WAY
Page 3 of 5

Figure 1: Vicinity Map

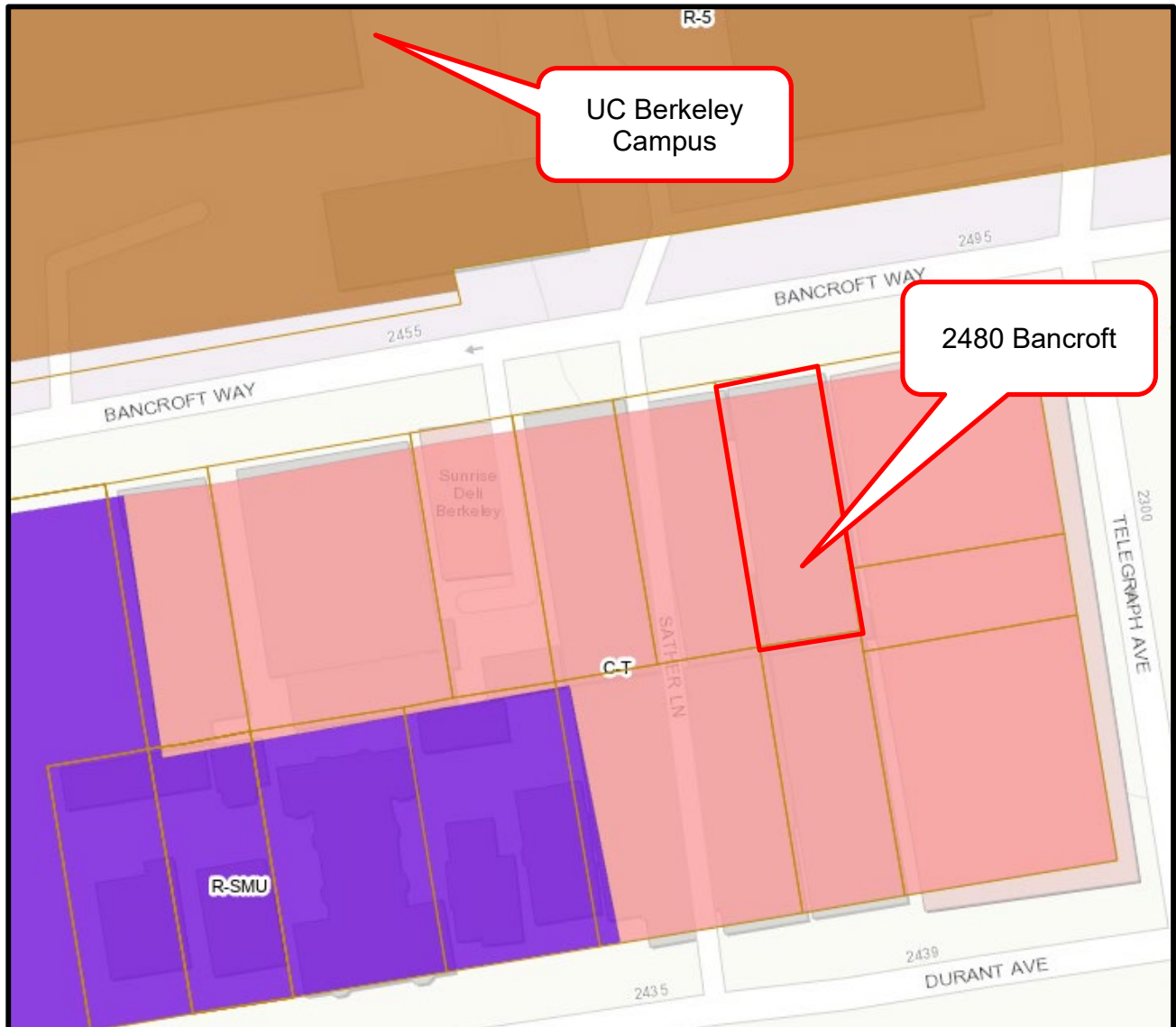


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant 1-Story Retail Building	C-T	AC – Avenue Commercial
Surrounding Properties	North	ASUC Student Union and Cal Student Store, Eshleman Hall	R-5H	Institutional
	South	Various restaurants, bar, coffee shop and 3-story apartment building	C-T	AC – Avenue Commercial
	East	Walgreens and other retail shops		
	West	Fall Rush Retail Store		

IV. Summary from June 15, 2023

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations and direction for Final Design Review (FDR):
MOTION: (Woo, Gaffney) VOTE (6-0-0-1) Kahn – recused himself.

Recommendations

- *Ground floor looks too stark.*
- *Develop more pedestrian-friendly details at the base; provide better delineation of lobby and commercial entries.*
- *Consider more detail – such as special glazing treatment on the 2nd level - to add emphasis.*
- *Consider bringing vertical accents down to the 2nd floor.*
- *Recommend more depth for the window details.*
- *Add more detail and interest, especially on the south and west elevations.*
- *Show material and color transitions at FDR.*
- *Provide more details on all facades at FDR, including the west.*
- *Recommend bird safe glass.*
- *Recommend adding a take-out window.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½" x 11" copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with the approved Use Permit design.

B. Current Submittal includes:

- Plans, elevations, sections, and renderings;

- Construction details, wall and window sections; and
- Landscape plans, plant palette and roof deck details.
- See page 2 in the plan set for a summary of design changes since Preliminary Design Review.
- See G010 (plan set pages 3 – 10) for illustrations of these changes.

C. Issues for Discussion:

- Building Details
- Colors and Materials
- Final Landscape Plan

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

1. Project Plans, received September 8, 2023
2. Landscape Plans, received September 8, 2023
3. Approved Use Permit Plans, approved July 27, 2023

Staff Planner: Anne Burns, aburns@berkeleyca.gov, (510) 981-7410



- *Ground floor looks too stark.*
 - **Front Facade Elevation & Enlarged Elevation**
- *Develop more pedestrian-friendly details at the base; provide better delineation of lobby and commercial entries.*
 - **Planters were considered, however it was ultimately decided that due to the high pedestrian traffic they wouldn't likely survive and end up being a detractor rather than an addition to the storefront facade.**
 - A consistent header and storefront treatment previously didn't provide visual distinction between restaurant and residential. We have provided vertical accents that tie the ground floor to the levels above and also serve to break up the header above - providing a significant delineation between the two uses.**
- *Consider more detail – such as special glazing treatment on the 2nd level - to add emphasis.*
 - **Per recommendation of the DRC we created a large window unit at the east end of the 2nd floor which mirrors in dimension the openings at the 4th and 6th floors.**
- *Consider bringing vertical accents down to the 2nd floor.*
 - **A vertical accent panel was added in the middle of the 2nd floor band, mirroring floors above.**
- *Recommend more depth for the window details.*
 - **We looked into recessed windows for the project but it was determined to be cost prohibitive. In an effort to address this comment we have specified backset windows by VPI at the 2nd level front facade, where they will have the greatest visual impact on the building, specifically to pedestrian passersby.**
- *Add more detail and interest, especially on the south and west elevations.*
 - **The south facade as well as the southern portion of the west facade used to have a stucco version of the front expression of the building (alternating white and gray stripes) which was called out as DRC as inauthentic and asked to take a second look at. After studying multiple options of "more" we decided that in fact less is more. We simplified the design, expressing in two large masses, but used a bold color that references the shades of blue from the front facade.**
 - Additionally, we added color strips, similar to the front facade, on the Northern portion of the West facade.**
- *Show material and color transitions at FDR.*
 - **See finish details provided.**
- *Provide more details on all facades at FDR, including the west.*
 - **The gap between the guardrail and canopy element on the east facade was also asked to be reconsidered. We have now expressed that gap with windows and sized the opening to match the window pattern on the floors below.**
 - Additionally - we added glass rail at a portion of the front facade on the 8th floor amenity space, similar to floors below.**
- *Recommend bird safe glass.*
 - **Bird-safe glass was considered but will not be used on this project. Etched glass is a cost-prohibitive specification and window films will void the warranty on our windows.**
- *Recommend adding a take-out window.*
 - **A take-out window has been considered, and may still be used in the future once we pursue a TI project with a specific tenant - the space will be catered to their operation.**

23/06/06 DRC Review



FINAL DESIGN REVIEW

[illegible]

23/06/06 DRC Review



FINAL DESIGN REVIEW

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23/06/06 DRC Review



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23/06/06 DRC Review



FINAL DESIGN REVIEW

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2480 BANCROFT

2480 BANCROFT
BERKELEY, CA



PLAN CHECK RESPONSE

△ PROJECT ISSUE RECORD:

[illegible]

PROJECT #: RUE03

ISSUE DATE: 08/23/23

RENDERING

G010



An aerial perspective of a modern, multi-story building with a white facade and blue accents. The building features a prominent rooftop terrace with greenery and seating. The surrounding area includes a street with a blue awning and a brick building in the background.



RENDERING

G010

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180 BANCROFT
BERKELEY, CA

An architectural rendering of a modern multi-story building. The ground floor features a Walgreens store with its red logo. To the left, there is a large awning with orange and blue sections. The upper floors are white with grey vertical accents and blue-tinted balconies. A vertical sign on the right side of the building reads 'FALL RUSH'. The street scene includes pedestrians, cars, and trees under a blue sky.

[illegible]

PROJECT #: RUE03

ISSUE DATE: 08/23/23

ENDING

G010



PLAN CHECK
RESPONSE

FINISH MATERIALS - EXTERIOR					
Material: Type	#	DESCRIPTION	LOCATION	MFR / MODEL	NOTES
03 - FINISHES					
03 - FINISHES	CP1	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP2	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP3	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP4	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP5	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CPN1	FIBER CEMENT PANEL	SEE ELEVATIONS	8 REVEAL - MID GRAY	
03 - FINISHES	HPL1	HPL PANEL	SEE ELEVATIONS		

KEYNOTE LEGEND

#	NOTE
05 05	HPL PANEL JOINT
05 50	CONTINUOUS PAINTED GSM FLASHING
05 72	CEMENT PLASTER CONTROL JOINT
10 10	KEY FOB READER
10 12	KNOX BOX, INSTALLED 6" FROM FINISH GRADE
10 38	TACTILE INTERNATIONAL ACCESSIBILITY SIGNAGE. SEE 5/G043.
23 06	INTAKE LOUVER, SMD
23 07	PTD GSM INTAKE LOUVER, SMD
23 08	PTD GSM EXHAUST VENT, SMD
23 09	PTD GSM EXHAUST HOOD, SMD
32 31	FDC - SILVER FINISH - PROVIDE (1) 5" STORZ CONNECTION W/ DEBRIS SHIELD AND (3) 2.5" INLET CONNECTIONS



GENERAL BUILDING ELEVATION & SECTION LEGEND:

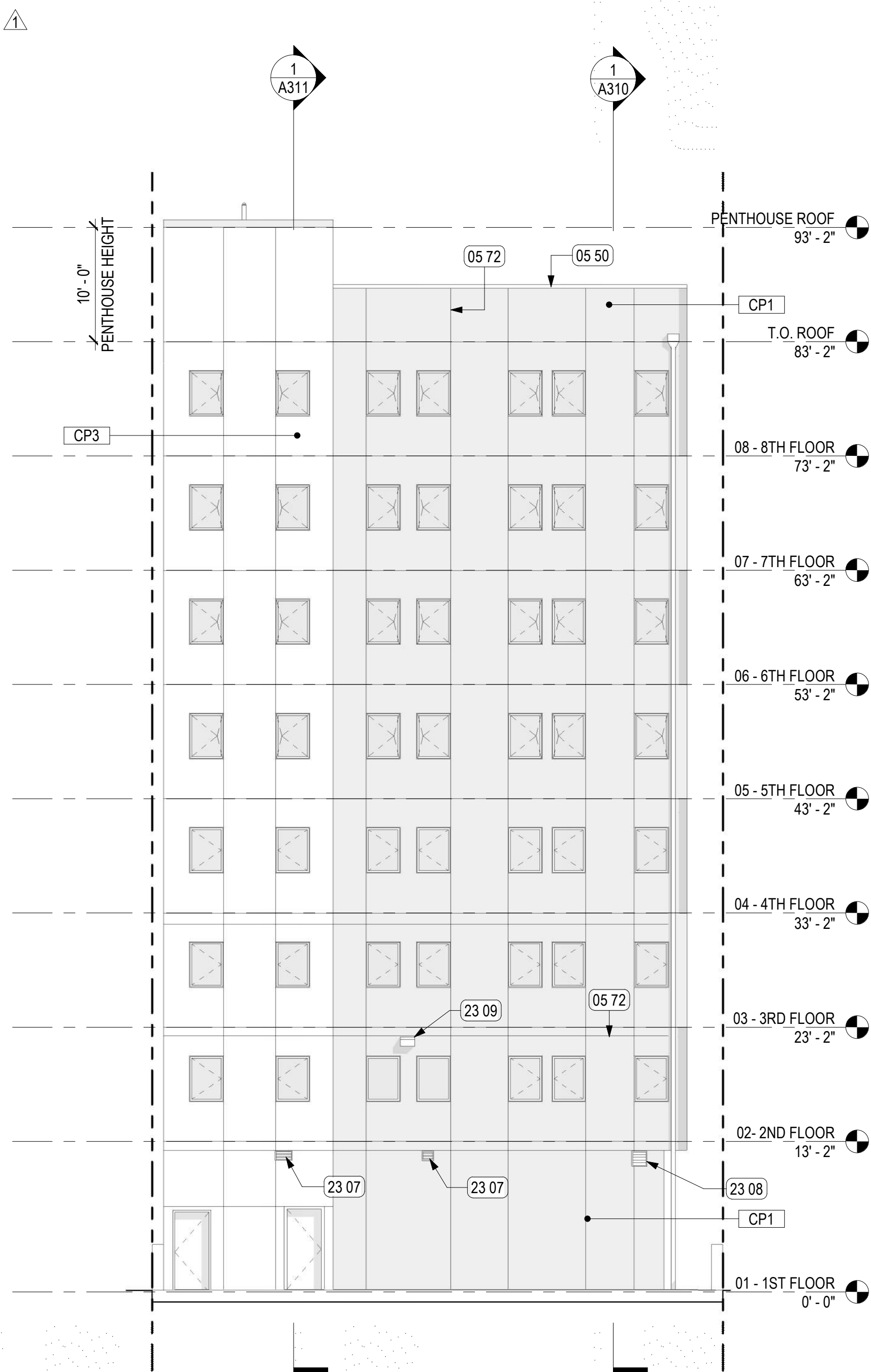
- FINISH TAG. SEE A621
- KEYNOTE TAG. SEE LEGEND.
- PROPERTY LINE

GENERAL BUILDING ELEVATION & SECTION NOTES:

- SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
- SEE A600 & A601 FOR DOOR AND WINDOW SCHEDULES.
- SEE A621 FOR FINISH SCHEDULE.
- SEE A531 FOR WINDOW DETAILS.

BUILDING ELEVATION & SECTION NOTES & LEGEND

1/8" = 1'-0"



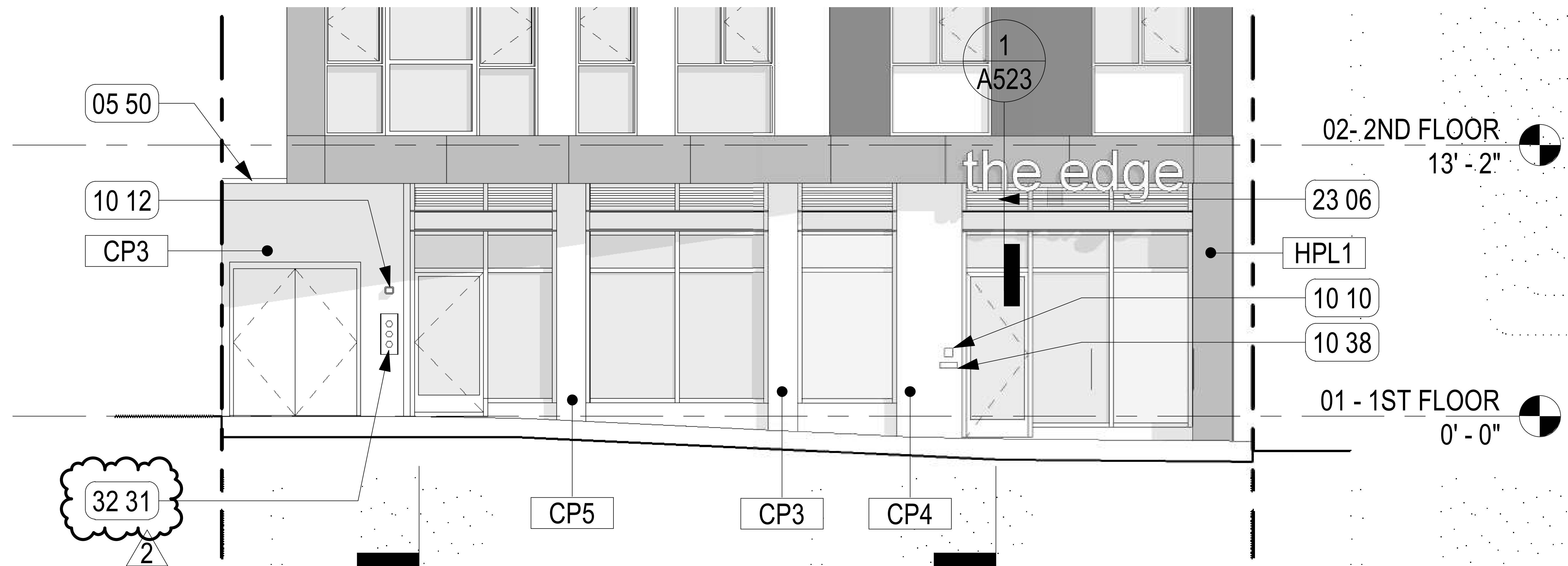
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



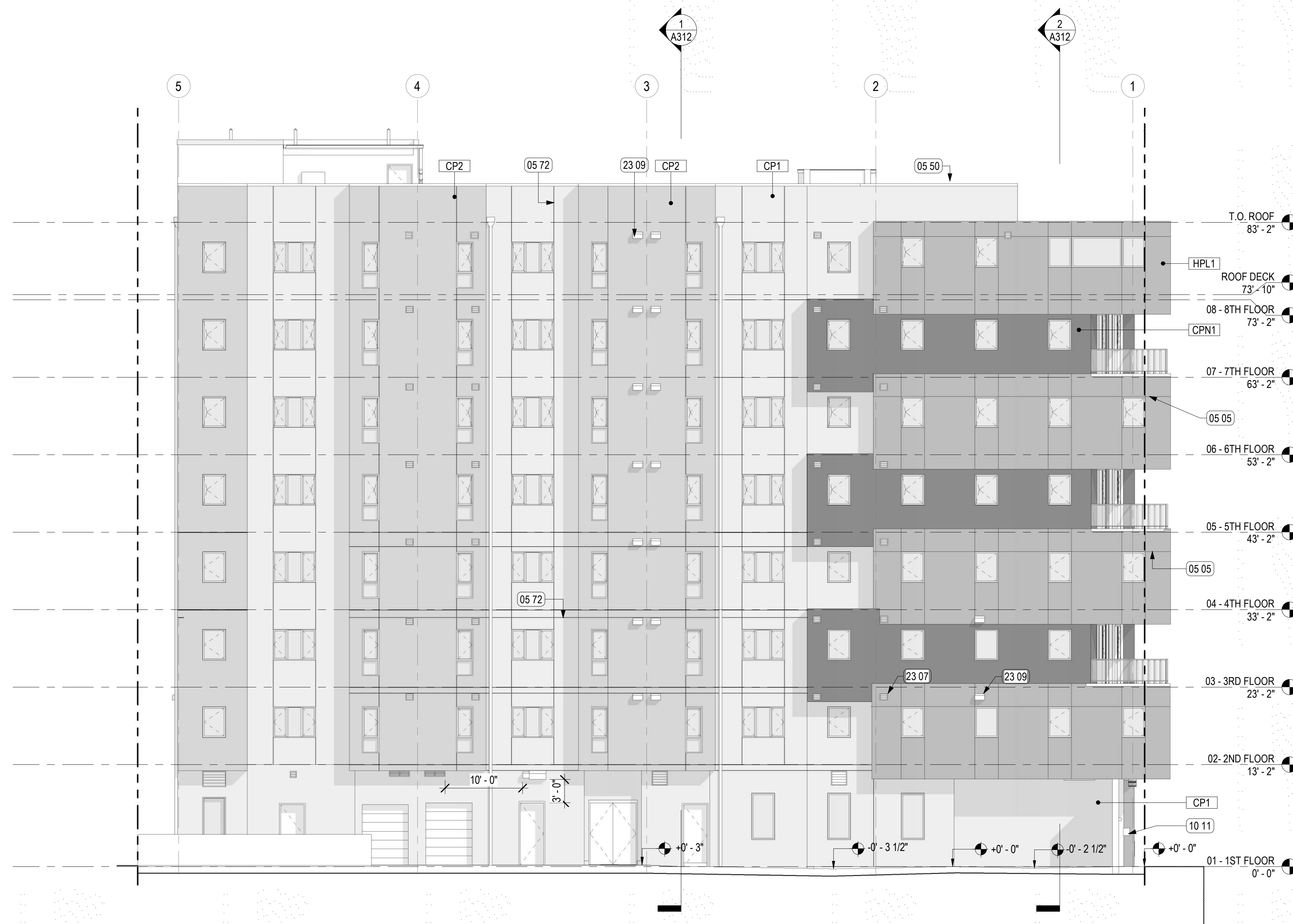
1 NORTH ELEVATION
A201 1/8" = 1'-0"

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KEYNOTE LEGEND	
##	NOTE
06 05	HPL PANEL JOINT
06 50	CONTINUOUS PAINTED GSM FLASHING
06 72	CEMENT PLASTER CONTROL JOINT
10 11	DIRECTORY / CALL BOX
23 07	PTD GSM INTAKE LOUVER, SMD
23 09	PTD GSM EXHAUST HOOD, SMD

FINISH MATERIALS - EXTERIOR					
Material: Type	#	DESCRIPTION	LOCATION	MFR / MODEL	NOTES
03 - FINISHES					
03 - FINISHES	CP1	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP2	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP3	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP4	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CP5	PAINTED CEMENT PLASTER	SEE ELEVATIONS		
03 - FINISHES	CPN1	FIBER CEMENT PANEL	SEE ELEVATIONS	8 REVEAL - MID GRAY	
03 - FINISHES	HPL1	HPL PANEL	SEE ELEVATIONS		



	FINISH TAG. SEE A621
	KEYNOTE TAG, SEE LEGEND.
	PROPERTY LINE

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. SEE A600 & A601 FOR DOOR AND WINDOW SCHEDULES.
3. SEE A621 FOR FINISH SCHEDULE.
4. SEE A531 FOR WINDOW DETAILS.

 BUILDING ELEVATION & SECTION NOTES & LEGEND
1/8" = 1'-0"

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ISSUE DATE: 08/23/2011

EXTERIOR ELEVATION

A202

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Architectural section drawing of a building facade, showing multiple floors and structural elements. The drawing includes labels for various components such as CPN1, CP3, HPL1, CP5, CP6, and HPL1. It also features a vertical axis with floor levels ranging from 01 - 1ST FLOOR to PENTHOUSE ROOF. The drawing is oriented with a north arrow pointing towards the top right.

Labels on the left side of the drawing include:

- CPN1
- CP3
- HPL1
- CP5
- CP6

Labels on the right side of the drawing include:

- PENTHOUSE ROOF 93' - 2"
- T.O. ROOF 83' - 2"
- ROOF DECK 73' - 10"
- 08 - 8TH FLOOR 73' - 2"
- 07 - 7TH FLOOR 63' - 2"
- 06 - 6TH FLOOR 53' - 2"
- 05 - 5TH FLOOR 43' - 2"
- 04 - 4TH FLOOR 33' - 2"
- 03 - 3RD FLOOR 23' - 2"
- 02 - 2ND FLOOR 13' - 2"
- 01 - 1ST FLOOR 0' - 0"

Labels within the drawing include:

- CP6
- CP5
- CP3
- HPL1
- CP3
- CP6
- CP6
- CP3
- CP5
- 23 09
- 23 09
- 05 72

 BUILDING ELEVATION & SECTION NOTES & LEGEND
1/8" = 1'-0"



PROJECT ISSUE RECORD

#	Description	Status	Priority	Assigned To	Due Date	Comments
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PROJECT #: RUE

ISSUE DATE: 08/23/2011

EXTERIOR ELEVATION

A203



CONTINUOUS HORIZONTAL CONTROL JOINT DETAIL

CONTINUOUS VERTICAL CONTROL JOINT DETAIL



2480 BANCROFT
BERKELEY, CA



Diagram illustrating the construction details of a wall and roof junction, showing various layers and components:

- WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605
- SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605
- FIBER CEMENT PANEL (CPN1)
- PANEL CLIP
- CEMENT PANEL
- STARTER STRIP
- 5/16" CEMENT PANEL
- WEATHER RESISTIVE BARRIER AT EXTERIOR LOCATIONS
- SEALANT AND BACKER ROD
- 7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

ASSEMBLIES PER PLAN

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

FIBER CEMENT PANEL (CPN1)

METAL CAULKING JOINDER

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

ASSEMBLIES PER PLAN

FLASHING MEMBRANE, WP SCHEDULE, A605

WEATHER BARRIER, SEE ITEM WP SCHEDULE, A605

CEMENT PANEL (CPN1)

CEMENT GUM FLASHING

DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

CEMENT PLASTER CASING J-BEAD

SEALANT AND BACKER ROD

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

FIBER CEMENT PANEL (CPN1)

METAL CAULKING JOINER

CORNER SIDING

ASSEMBLIES PER PLAN

ADHESIVE SYSTEM

3/4" VERTICAL BATTEN

PAINTED GSM FLASHING WITH HEMMED KICK

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

FIBER CEMENT PANEL (CPN1)

PANEL CLIP

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

GALVANIZED SHEET METAL FLASHING WITH HEMMED DRIP EDGE

2' MIN

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

FLUID APPLIED WATERPROOFING MEMBRANE. SEE ITEM #2 ON WP SCHEDULE, A605

TERMINATION BAR

SHEET METAL FLASHING AND REMOVABLE COUNTER FLASHING WITH DRIP EDGE

ASSEMBLY PER PLAN

CANT STRIP

PROTECTION BOARD

TAPERED RIGID INSULATION

TPO 60 MIL ROOFING MEMBRANE. SEE 11 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

FRT PLYWOOD ON EXTERIOR SIDE

FLOOR JOISTS AND BLOCKING, SSD

FIBER CEMENT PANEL (CPN1)

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

FIBER CEMENT PANEL (CPN1)

ASSEMBLIES PER PLAN

SEALANT AND BACKER ROD

CEMENT PLASTER CASING J-BEAD

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

PANEL CLIP

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

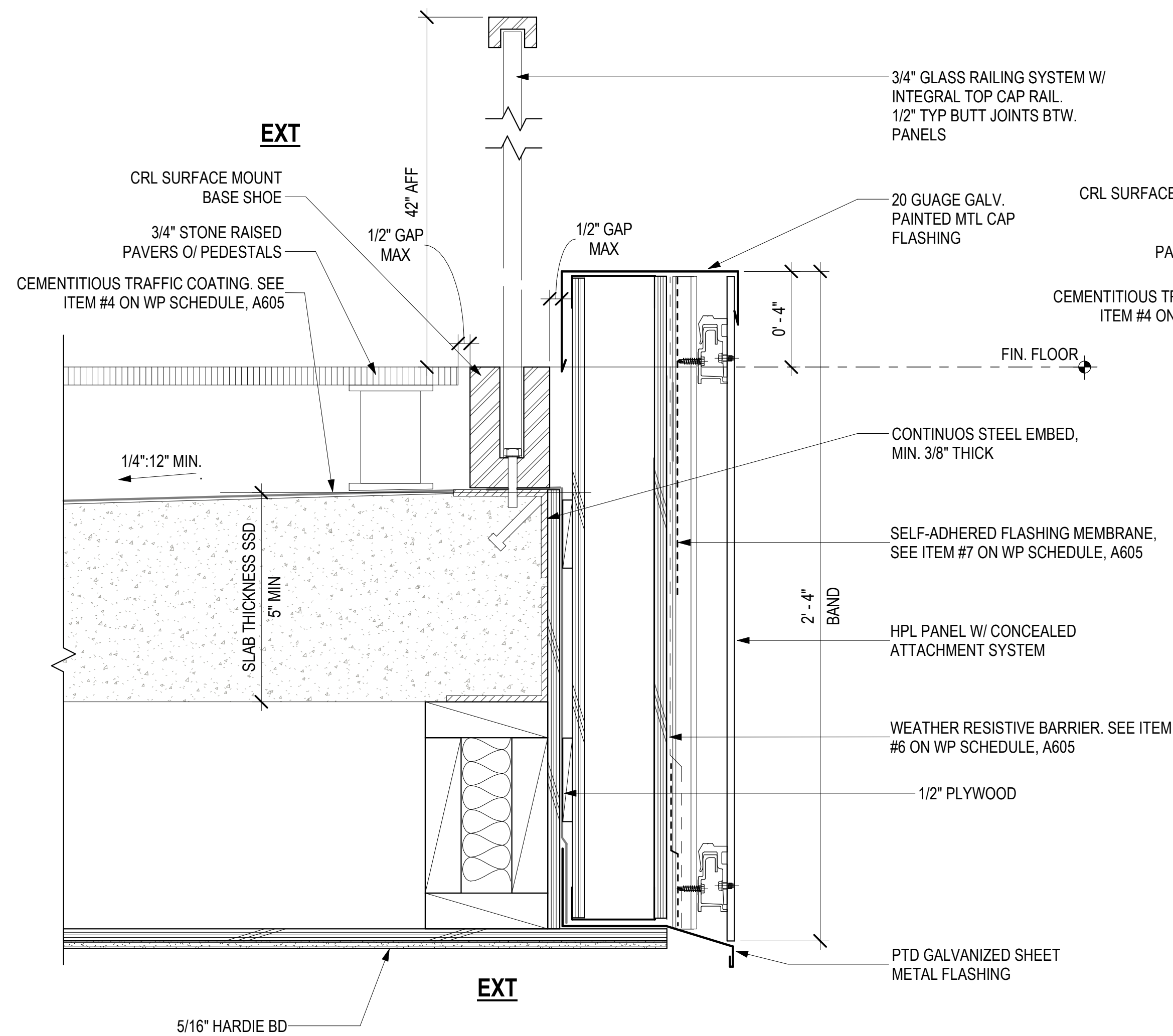
FIBER CEMENT PANEL (CPN1)

PAINTED GSM FLASHING WITH HEMMED KICK

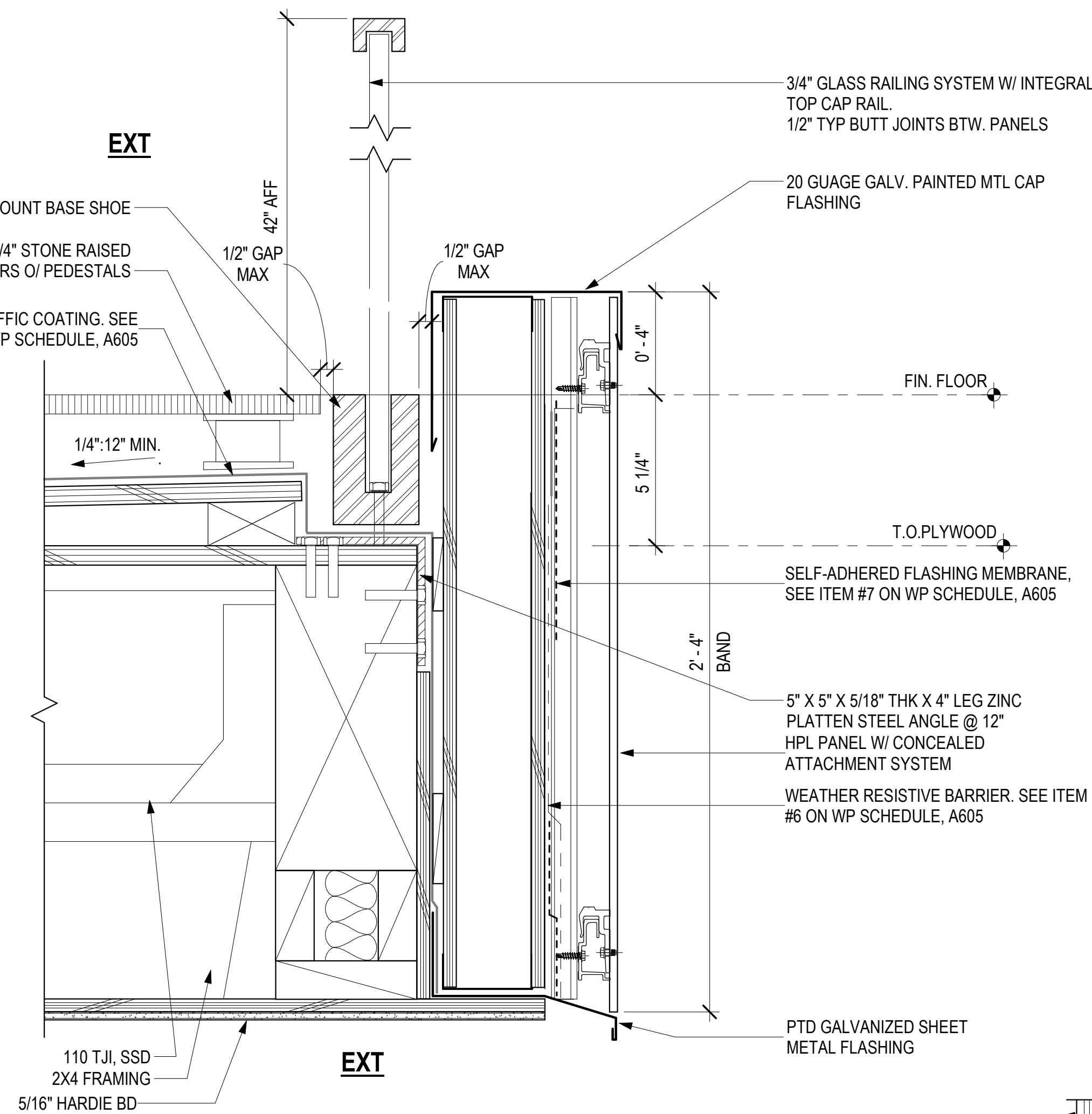
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EXTERIOR FINISH DETAILS - CEMENT PANELS

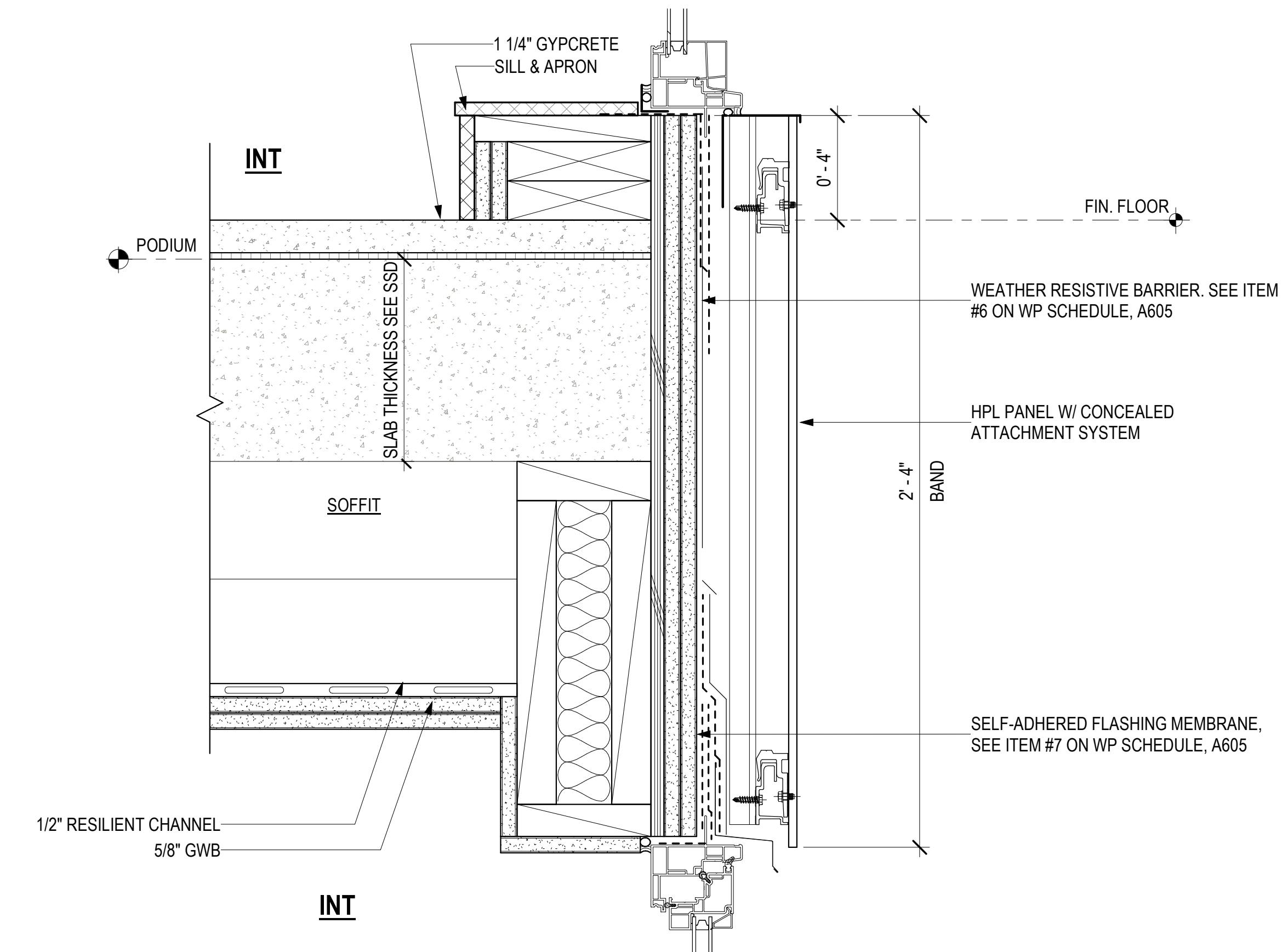
A521



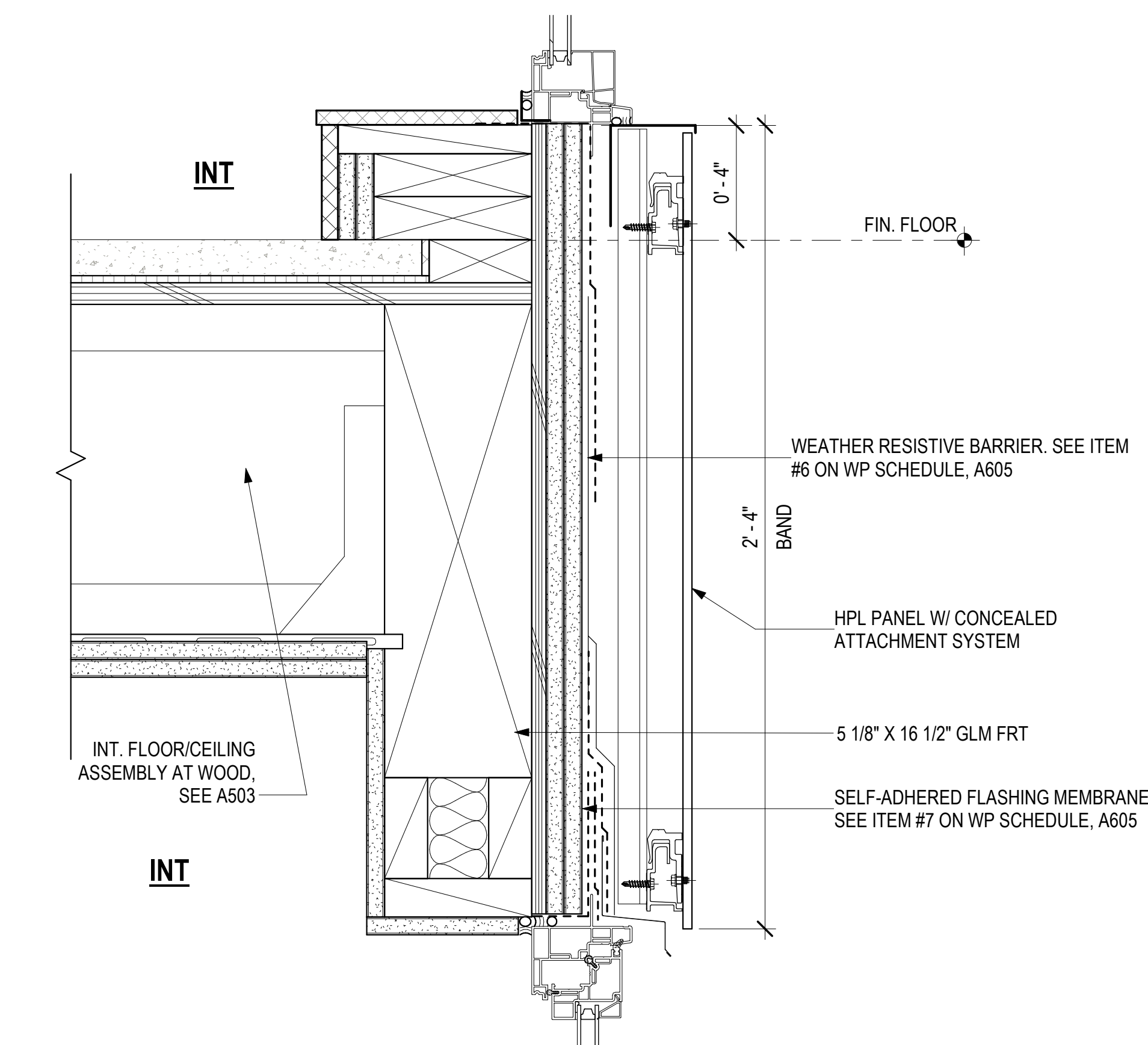
10 FACADE BAND AT PODIUM @ BALCONY
A522 3" = 1'-0"



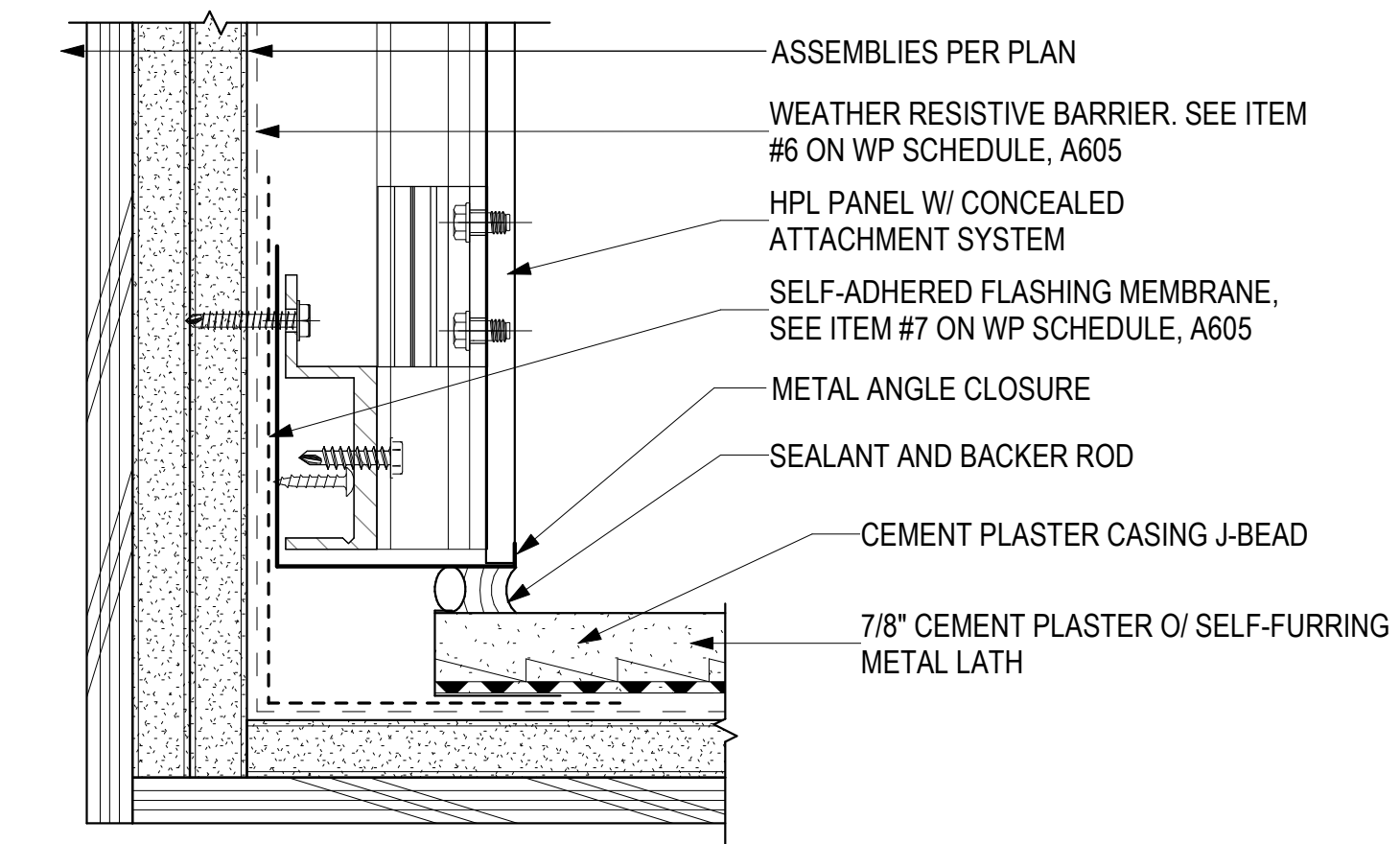
6 FACADE BAND AT 5TH, 6TH & 7TH LEVELS @ BALCONY
A522 3" = 1'-0"



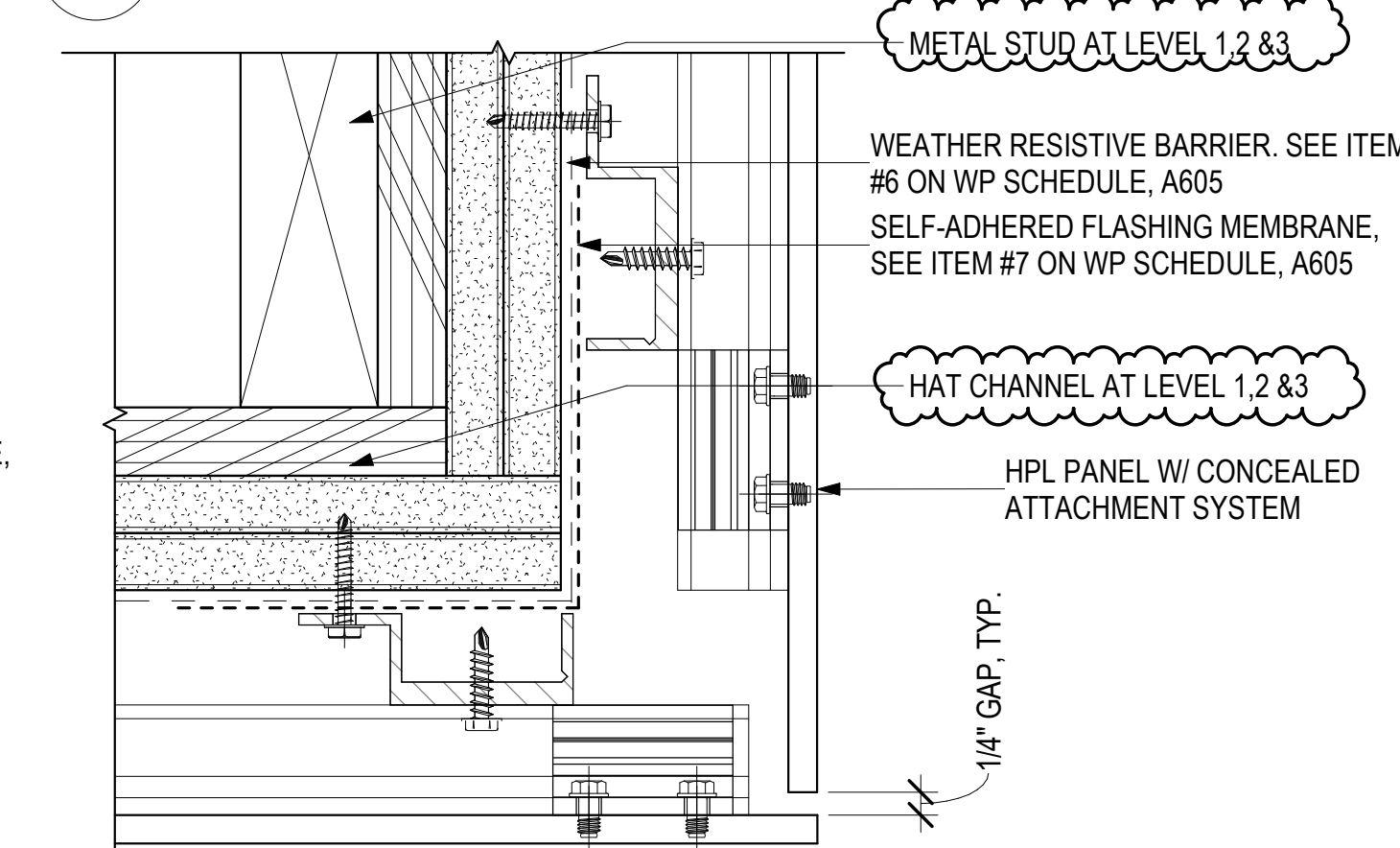
9 FACADE BAND AT PODIUM AT WINDOW SILL
A522 3" = 1'-0"



5 FACADE BAND AT INTERMITATE LEVELS
A522 3" = 1'-0"



2 HPL PANEL TO CEMENT PLASTER - INSIDE CORNER
A522 6" = 1'-0"



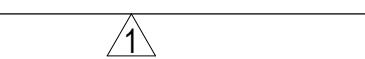
1 HPL PANEL AT OUTSIDE CORNER
A522 6" = 1'-0"

PROJECT ISSUE RECORD:			
1	05/19/23	PLAN CHECK RESPONSE	
3	08/23/23	2ND P.C. RESPONSE	

PROJECT #: RUE03

ISSUE DATE: 08/23/23

EXTERIOR FINISH
DETAILS - HPL PANELS



A522

[illegible]

SEE FOR ADDITIONAL FLASHING INFO

WALL ASSEMBLY, PER PLANS

SEALANT AND BACKER ROD

WDW JAMB. SEE WINDOW SCHEDULE.

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SEALANT AND BACKER ROD

CEMENT PLASTER CASING J-BEAD

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.

4" MIN

INTERIOR

EXTERIOR

Diagram illustrating the cross-section of a window assembly, showing the interior and exterior details. The diagram includes the following components and labels:

- WALL ASSEMBLY, PER PLANS
- 7/8" CEMENT PLASTER O/ SELF-FURRING
- METAL LATH
- 1/8" DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A640.
- SELF-ADHERED FLASHING TAPE SEE ITEM #7 ON WP SCHEDULE, A640.
- WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A640.
- CEMENT PLASTER WEEP SCREED
- PAINTED GSM HEAD FLASHING SET IN FULL BED OF SEALANT
- SEALANT AND BACKER ROD
- VINYL WDW HEAD. SEE WINDOW SCHEDULE.
- 4" MIN.

SEE 551 FOR ADDITIONAL FLASHING INFO

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

SEALANT AND BACKER ROD

WDW JAMB. SEE WINDOW SCHEDULE.

DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.

SEALANT AND BACKER ROD

CEMENT PLASTER CASING J-BEAD

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

WALL ASSEMBLY, PER PLANS

SEE 551 FOR ADDITIONAL FLASHING INFO

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

SEALANT AND BACKER ROD

WDW JAMB. SEE WINDOW SCHEDULE.

PRESURE TREATED FURRING STRIP

METAL CAULKING JOINER

SIDING PANEL

4" MIN

SEE FOR ADDITIONAL FLASHING INFO

WALL ASSEMBLY, PER PLANS
7/8" CEMENT PLASTER O/ SELF-FURRING
METAL LATH

DRAINAGE MAT. SEE ITEM #2A ON WP
SCHEDULE, A605, V.E. BARRIER. SEE ITEM
#0 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE,
SEE ITEM #7 ON WP SCHEDULE, A605

CEMENT PLASTER WEEP SCREED

PAINTED GSM HEAD FLASHING SET IN
FULL BED OF SEALANT

SEALANT AND BACKER ROD

WDW HEAD. SEE WINDOW SCHEDULE.

INTERIOR

EXTERIOR

SEALANT AND BACKER ROD

1" X 1-1/4" ANGLE BACK DAM SET IN BED OF SEALANT. SEAL ENDS WATERTIGHT

CONT. BEAD OF COMPATIBLE SEALANT

CEMENT PLASTER CASING J-BEAD

PLASTIC SPACER BEHIND FLANGE

SELF-ADHERED FLASHING TAPE. SEE ITEM #7 ON WP SCHEDULE, A640.

SILL & APRON

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A640.

1/8" DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A640.

7/8" CEMENT PLASTER O/ SELF-FURRING

METAL LATH

WALL ASSEMBLY, PER PLANS

Diagram illustrating the cross-section of a window installation, showing the assembly components and their relationship to the window head (WDW HEAD).

Labels and components shown in the diagram:

- WALL ASSEMBLY, PER PLANS
- 7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH
- DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.
- SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605
- WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605
- CEMENT PLASTER WEEP SCREED
- PAINTED GSM HEAD FLASHING SET IN FULL BED OF SEALANT
- SEALANT AND BACKER ROD
- WDW HEAD. SEE WINDOW SCHEDULE.

SEE 551 FOR ADDITIONAL FLASHING INFO

WALL ASSEMBLY, PER PLANS
WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

FIBER CEMENT PANEL (CPN1)

PANEL CLIP

STARTER STRIP
PAINTED GSM FLASHING WITH HEMMED KICK

SEALANT AND BACKER ROD

WDW HEAD. SEE WINDOW SCHEDULE.

SEE A551 FOR ADDITIONAL FLASHING INFO

WDW SILL. SEE WINDOW SCHEDULE.

SEALANT AND BACKER ROD

1" X 1-1/4" ANGLE BACK DAM SET IN BED OF SEALANT. SEAL ENDS WATERTIGHT

SEALANT AND BACKER ROD

CEMENT PLASTER CASING J-BEAD

PLASTIC SPACER BEHIND FLANGE

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

SILL & APRON

WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

DRAINAGE MAT. SEE ITEM #2A ON WP SCHEDULE, A605.

7/8" CEMENT PLASTER O/ SELF-FURRING METAL LATH

WALL ASSEMBLY, PER PLANS

Diagram illustrating the cross-section of a window assembly, showing the interior and exterior views.

Interior View (Left):

- WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605
- SELF-ADHERED FLASHING MEMBRANE. SEE ITEM #7 ON WP SCHEDULE, A605
- WALL ASSEMBLY, PER PLANS

Exterior View (Right):

- CEMENT PANEL
- SEALANT AND BACKER ROD
- WDW HEAD. SEE WINDOW SCHEDULE.

Diagram illustrating the cross-section of a window sill and apron assembly, showing the relationship between the window frame, sill, apron, and wall assembly.

Labels and Callouts:

- SEE 551 FOR ADDITIONAL FLASHING INFO
- SILL & APRON
- WDW SILL. SEE WINDOW SCHEDULE.
- SEALANT AND BACKER ROD
- 1" X 1-1/4" ANGLE BACK DAM SET IN BED OF SEALANT. SEAL ENDS WATERTIGHT
- SEALANT AND BACKER ROD
- CEMENT PLASTER CASING J-BEAD
- PLASTIC SPACER BEHIND FLANGE
- SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605
- WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605
- 7/8" CEMENT PLASTER O/ SELF-FURRING
- METAL LATH
- WALL ASSEMBLY, PER PLANS

SEE FOR ADDITIONAL FLASHING INFO

SILL & APRON

WDW SILL. SEE WINDOW SCHEDULE.

SEALANT AND BACKER ROD

1" X 1-1/4" ANGLE BACK DAM SET IN BED OF SEALANT. SEAL ENDS WATERTIGHT

METAL CAULKING JOINER

PRESSURE TREATED FURRING BLOCK

PANEL CLIP

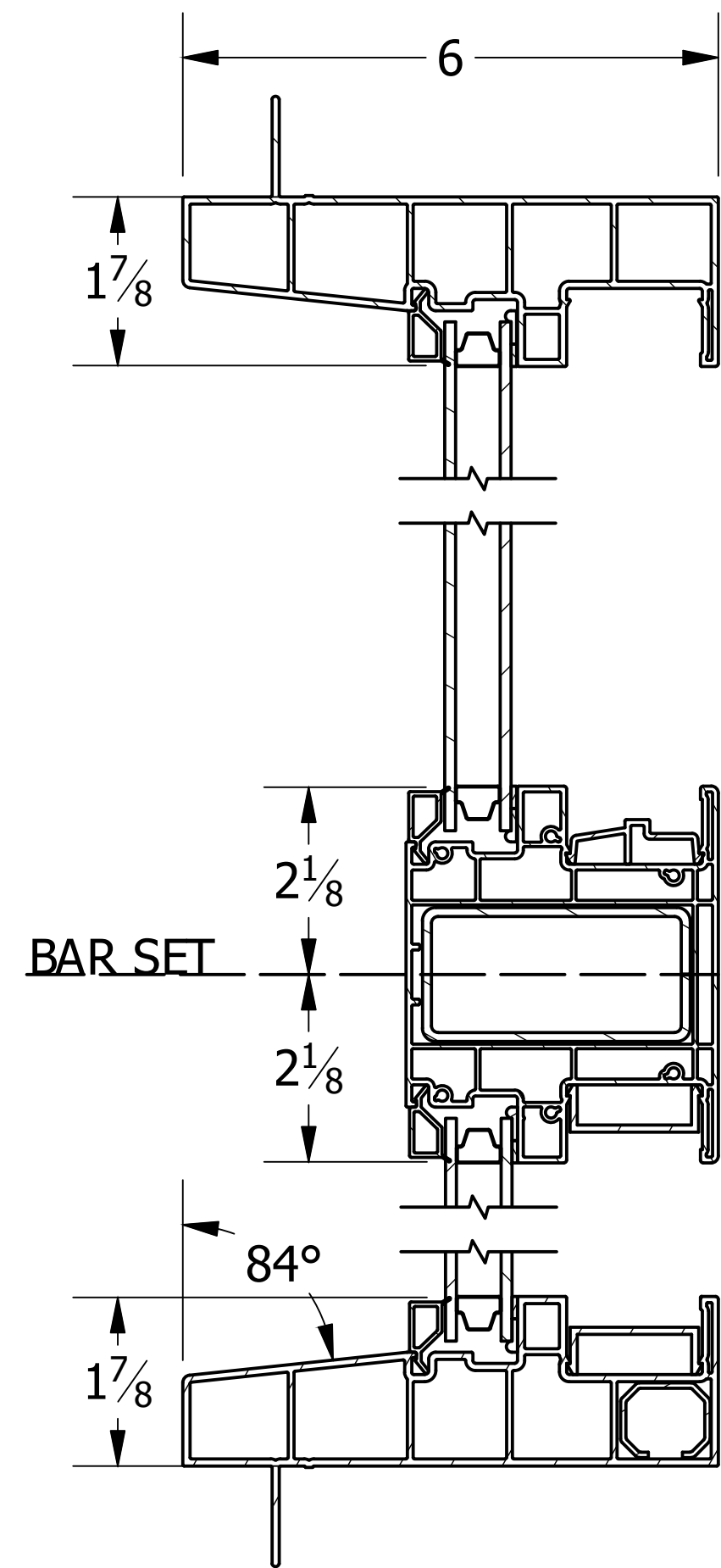
FIBER CEMENT PANEL (CPN1)

SELF-ADHERED FLASHING MEMBRANE, SEE ITEM #7 ON WP SCHEDULE, A605

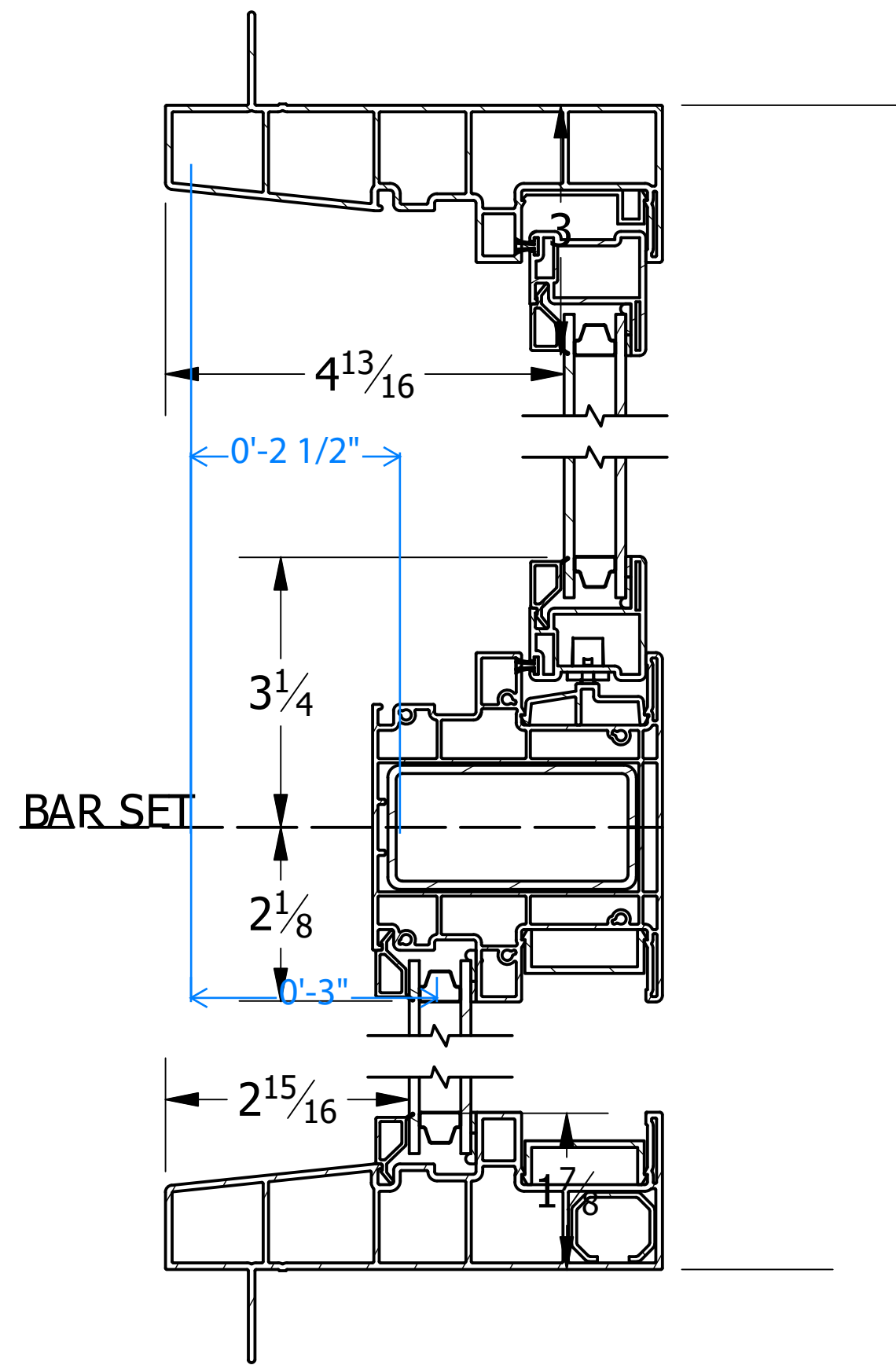
WEATHER RESISTIVE BARRIER. SEE ITEM #6 ON WP SCHEDULE, A605

WALL ASSEMBLY, PER PLANS

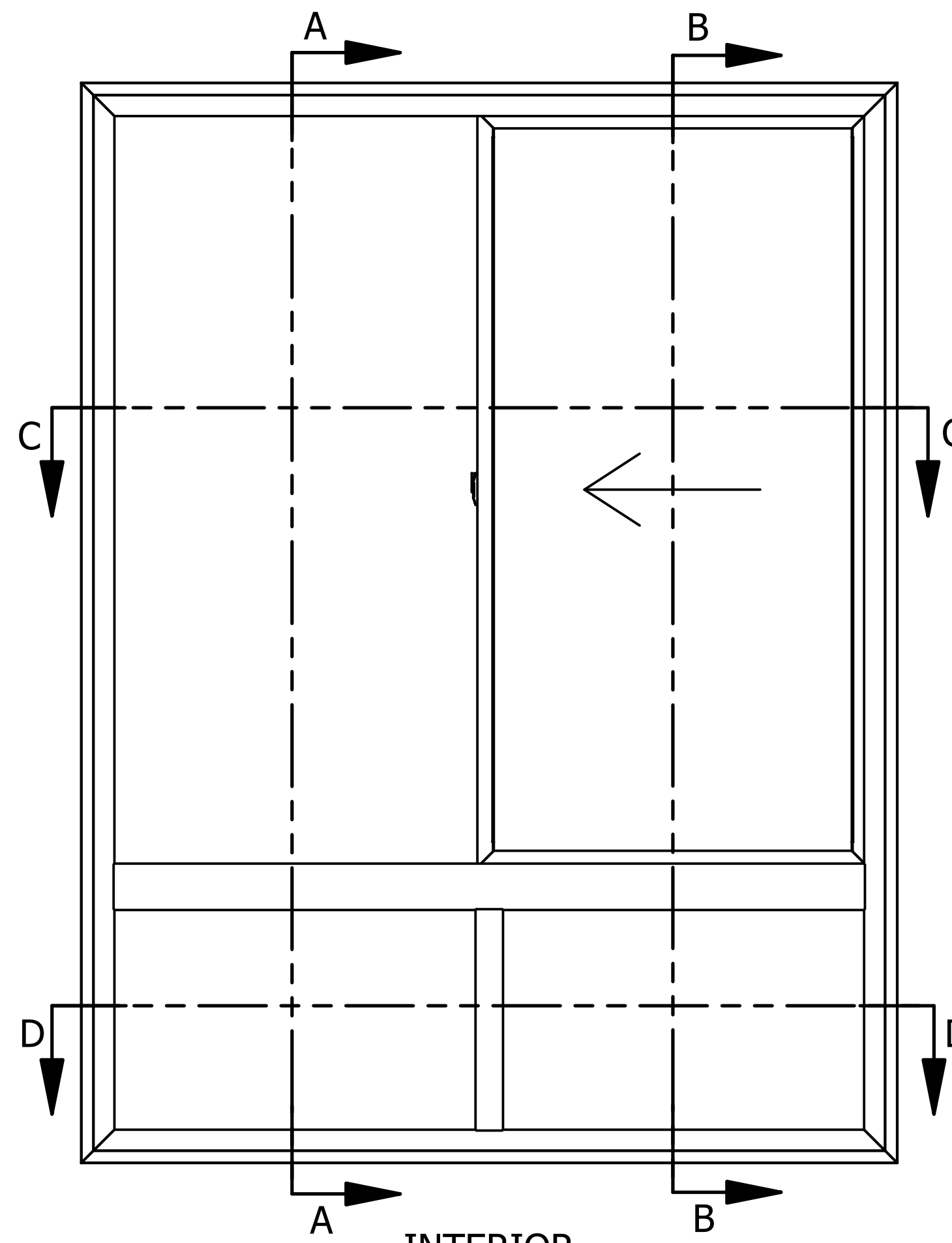
3/24/2023 9:46:42 AM



SECTION A-A
SCALE 1 / 4



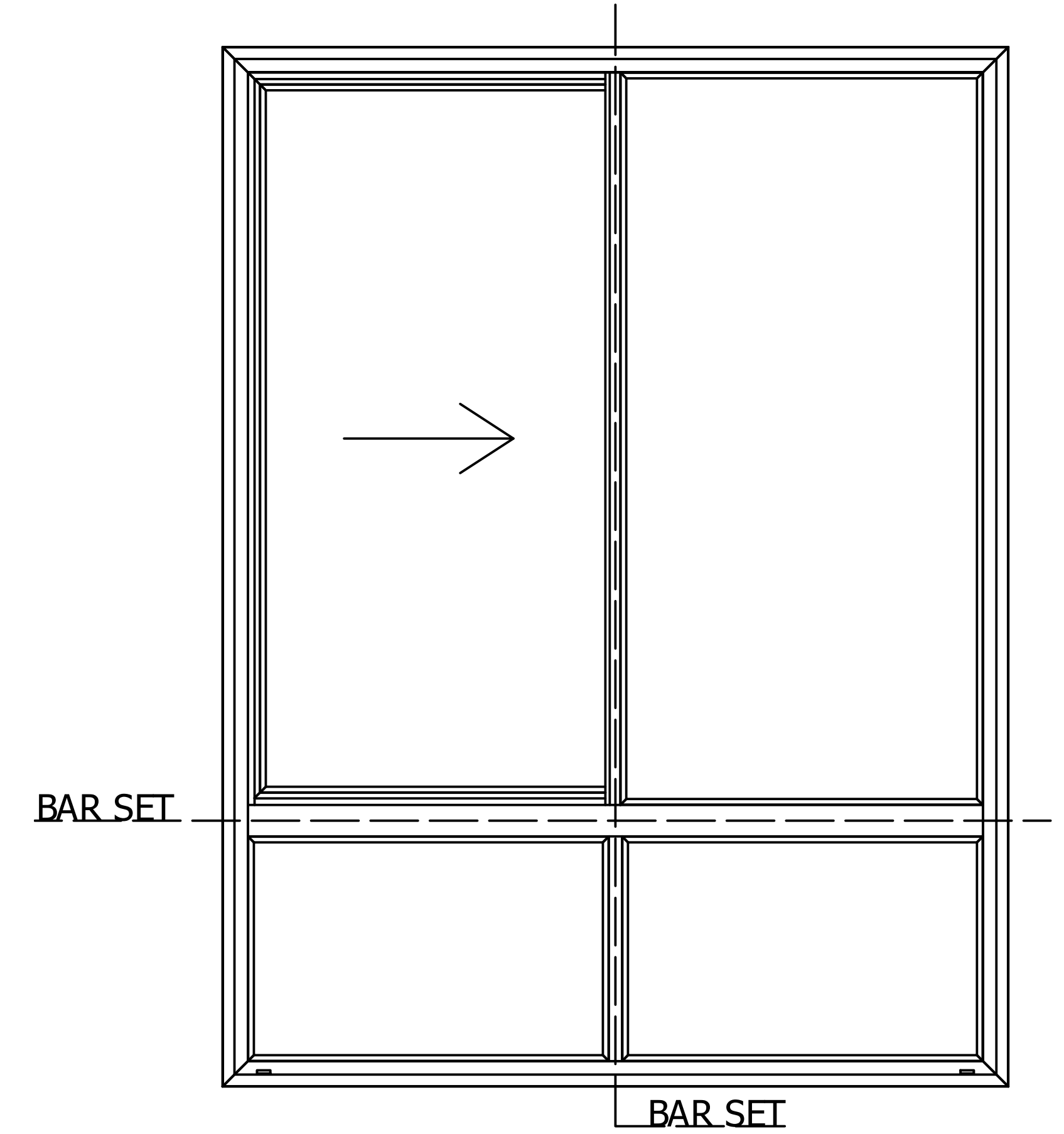
SECTION B-B
SCALE 1 / 4



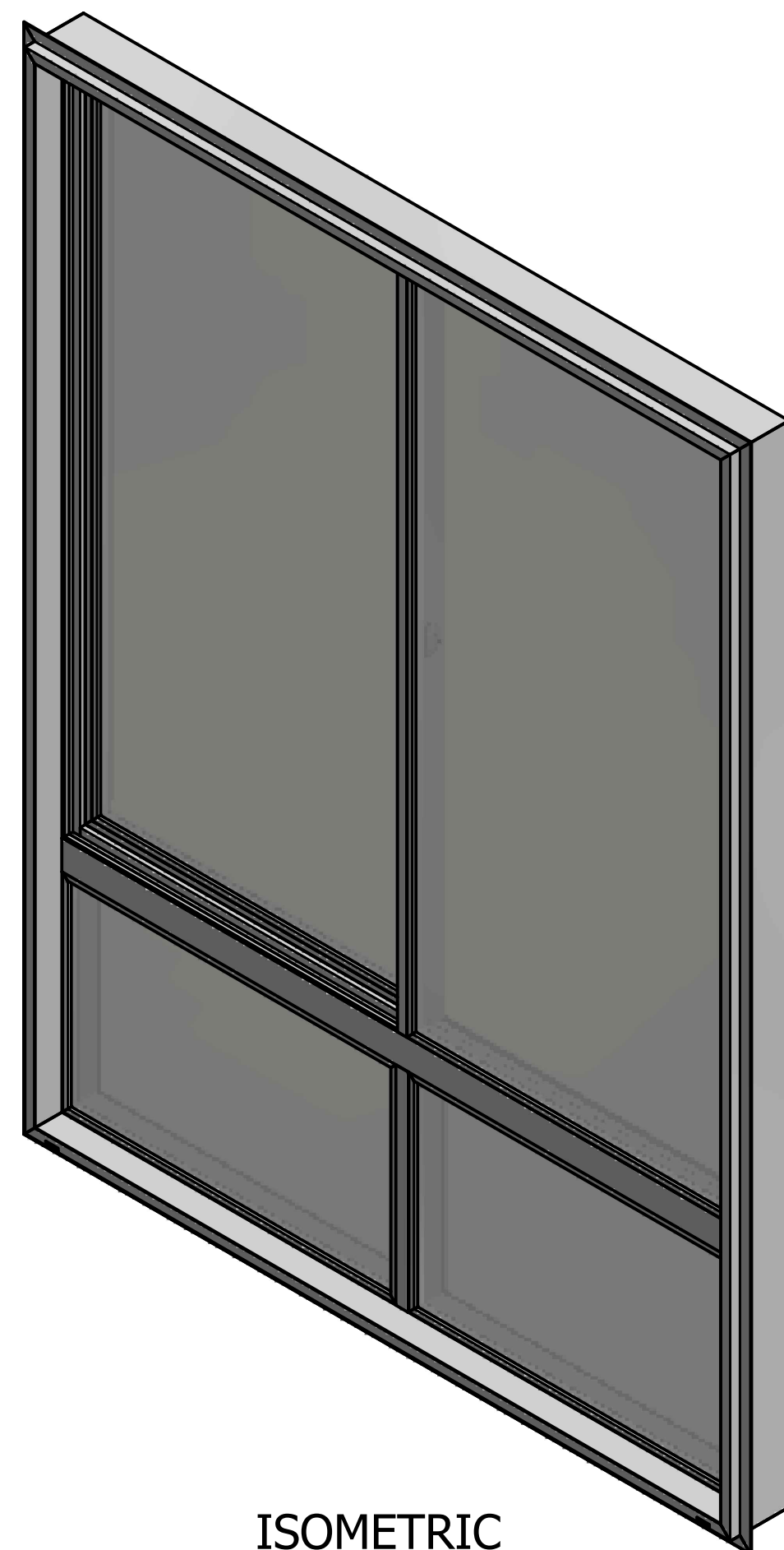
INTERIOR
SCALE 1 / 25



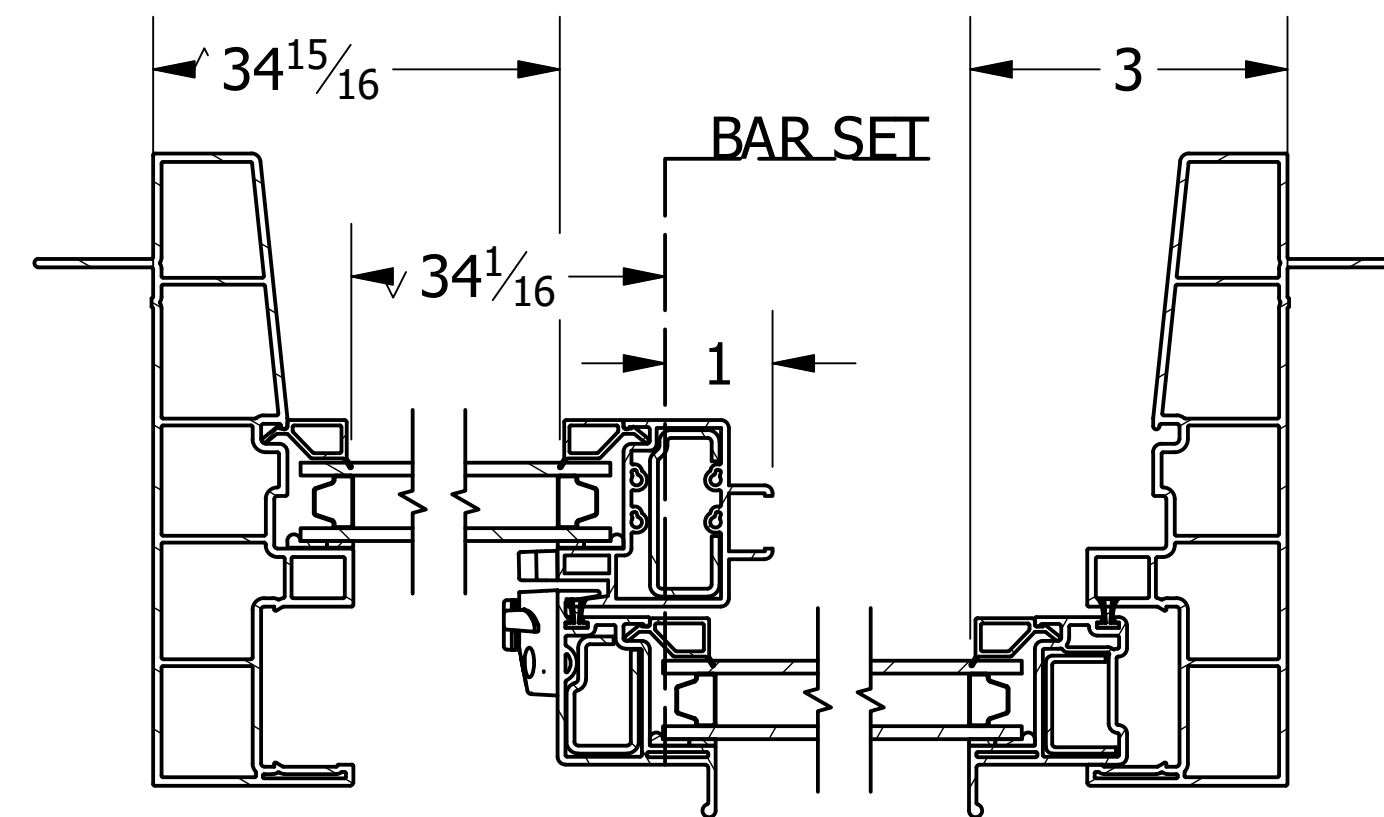
JAMB
SCALE 1 / 25



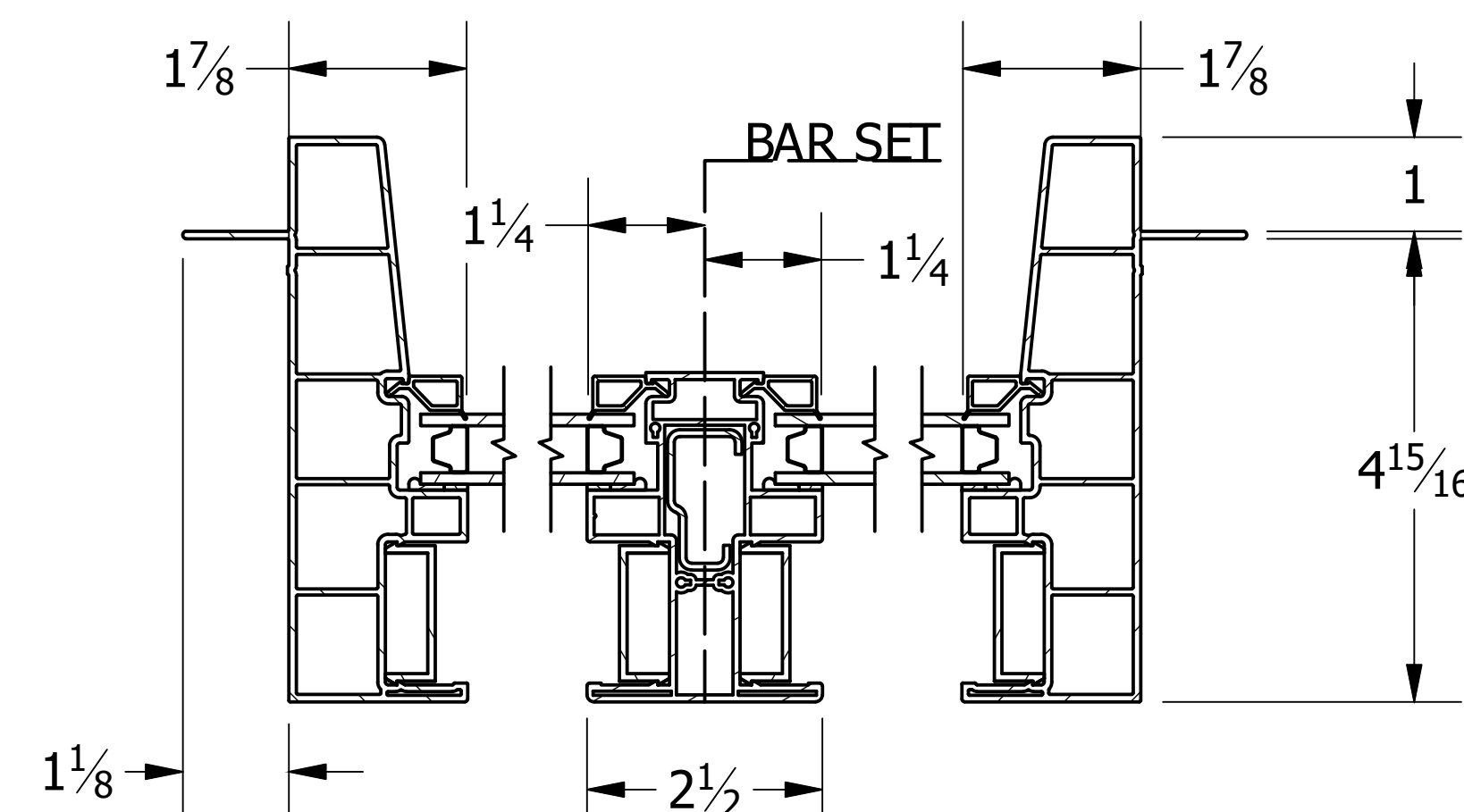
EXTERIOR
SCALE 1 / 25



ISOMETRIC
SCALE 1 / 25



SECTION C-C
SCALE 1 / 4



SECTION D-D
SCALE 1 / 4

TOLERANCE DECIMAL X.X ± 0.100 X.XX ± 0.025 X.XXX ± 0.005 FRACTIONAL X/X ± 1/32 ANGULAR X ± 1.0° X.X ± 0.2°	DRAWN bpoutre	6/2/2021	
	CHECKED bpoutre		
	APPROVED		
	SIZE B	SCALE 1 / 25	SHEET 1 of 1
	PRODUCT FAMILY 531-591 ENDURANCE		
PROJECT			SHEET 531/591 CONCEPT FRAME XOAT LAYOUT
			REV



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2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

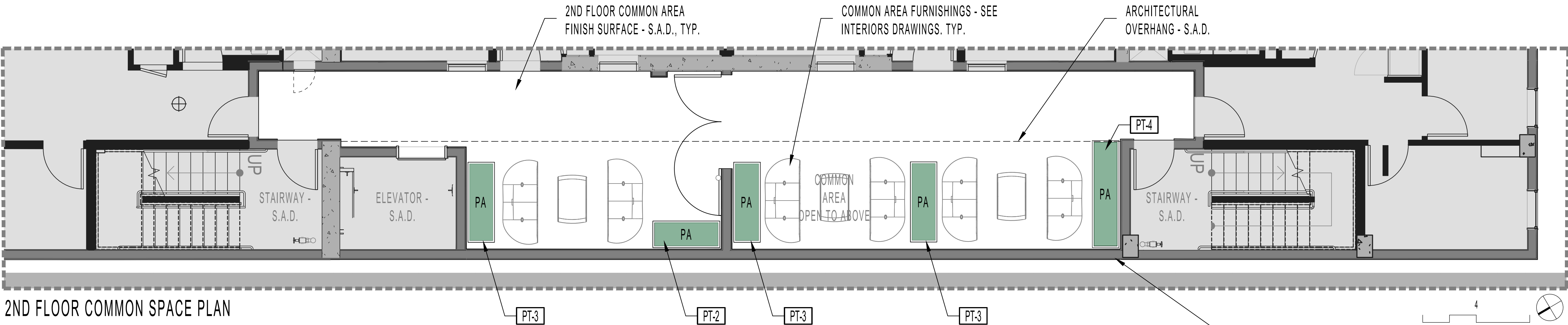
PHASE Agency Review
DATE 07-27-2023

REVISIONS

No.	Description	Date
1	100% DD Set	10-06-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023
5	PLAN CHECK #3	07-27-2023

LANDSCAPE
PLAN - STREET &
2ND LEVEL

L-1.0



2ND FLOOR COMMON SPACE PLAN

LANDSCAPE MATERIALS SCHEDULE

SITE FURNISHINGS

	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	NOT USED			
SF-2	NOT USED			
SF-3	NOT USED			
SF-4	NOT USED			
SF-5	NOT USED			
SF-6	CITY APPROVED SHORT TERM BIKE RACK	DERO, INC.	GALVANIZED STEEL	PER CITY STANDARDS

PLANTER POTS

	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	FRP 36"x30"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-482430	TBD
PT-2	FRP 60"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-602442	TBD
PT-2R					TBD
PT-3	FRP 72"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-722442	TBD
PT-3A					TBD
PT-3R					TBD
PT-4	FRP 96"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-962442	TBD
PT-5	FRP 120"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WCR-1202442	TBD

NOTES:

1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-2.0
2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
P-1	CIP CONCRETE				PER CITY STANDARDS
T-2A	PORCELAIN TILES	BELGARD	NOON - PLANK 12" X 48" X 3/4"	HONEY	ON PEDESTALS, S.A.D.
T-2B			GLOCAL - 24" x 48" x 3/4"	IDEAL	

LIGHTING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
LT-1	STRING LIGHTS	TIVOLI	LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU	BLACK	

NOTES:

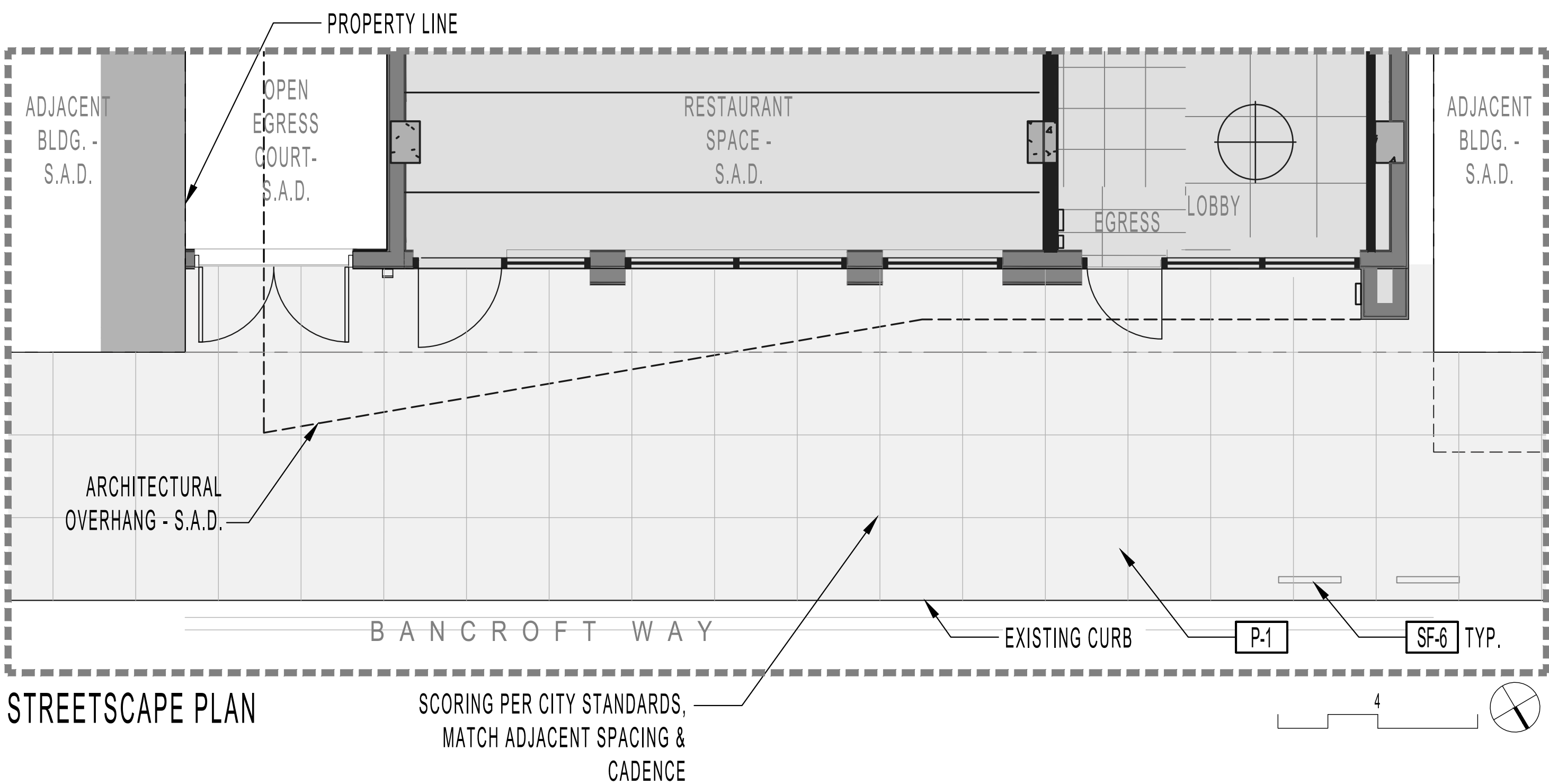
1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

SHEET INDEX

L-1.0 LANDSCAPE PLAN - STREET & 2ND LEVEL PLAN
L-1.1 LANDSCAPE PLAN - 8TH LEVEL ROOFDECK
L-2.0 PLANTING PLAN - STREET & 2ND LEVEL
L-2.5 PLANTER POT - PLANT LAYOUT
L-3.0 PLANTING PLAN & DETAILS - STREET & 2ND LEVEL
L-3.1 PLANTING PLAN - 8TH LEVEL ROOFDECK
L-3.5 IRRIGATION DETAILS

ABBREVIATIONS

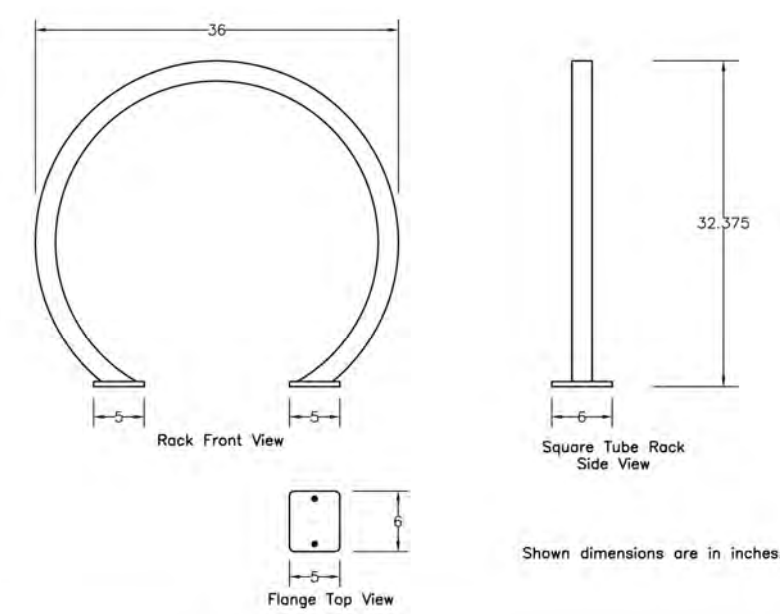
S.A.D. - SEE ARCHITECT DRAWINGS
S.I.D. - SEE INTERIORS DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



STREETSCAPE PLAN

CITY APPROVED SHORT TERM BIKE RACK

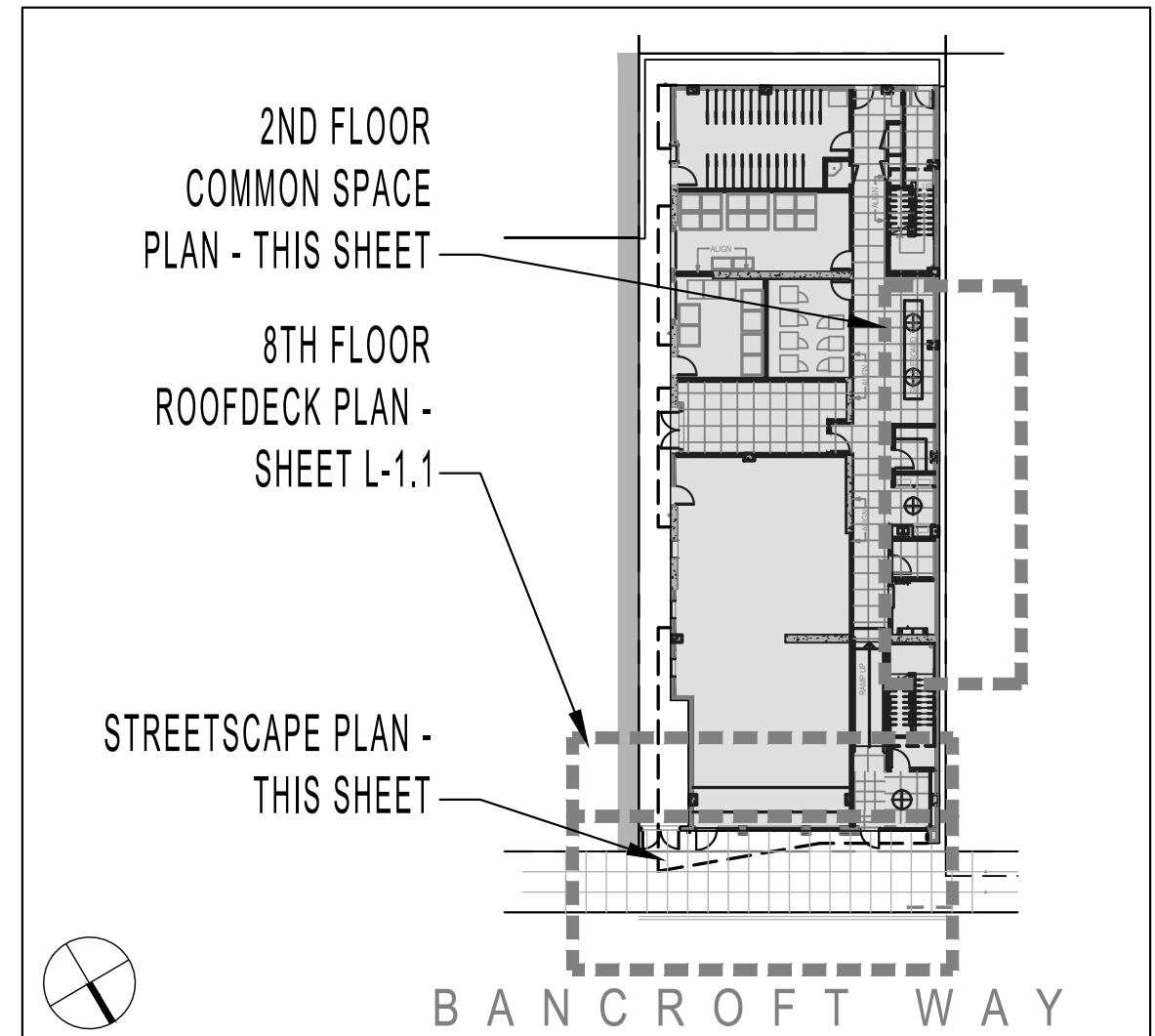
CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK SPECIFICATIONS . TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



Surface Mounted Single Circular Rack

Height: 32.375"
Width: 36"
Flanges: 5" x 6" x 3/8"
Mounting Holes: (4) 9/16" dia.
Mounting Bolts: 1/2" x 3.75" Wedge Anchor Bolt, or 1/2" x 3.75" Anchor Rawl Spike
Hoop: 2" x 2" x0.188" Square tube
Finish: Hot-dipped Galvanized (-G), Powder-coated (-P), Stainless #4 Brush Finish (-SS)

KEY MAP



NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 05/08/2023.

LANDSCAPE MATERIALS SCHEDULE

SITE FURNISHINGS

	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	NOT USED			
SF-2	NOT USED			
SF-3	NOT USED			
SF-4	NOT USED			
SF-5	NOT USED			
SF-6	CITY APPROVED SHORT TERM BIKE RACK	DERO, INC.	GALVANIZED STEEL	PER CITY STANDARDS

PLANTER POTS

	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	FRP 36"x30"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-482430	TBD
PT-2	FRP 60"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-602442	TBD
PT-2R					TBD
PT-3	FRP 72"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-722442	TBD
PT-3A					TBD
PT-3R					TBD
PT-4	FRP 96"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-962442	TBD
PT-5	FRP 120"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WCR-1202442	TBD

NOTES:

1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-2.0
2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
P-1	CIP CONCRETE				PER CITY STANDARDS
T-2A	PORCELAIN TILES	BELGARD	NOON - PLANK 12" X 48" X 3/4"	HONEY	ON PEDESTALS, S.A.D.
T-2B			GLOCAL - 24" x 48" x 3/4"	IDEAL	

LIGHTING

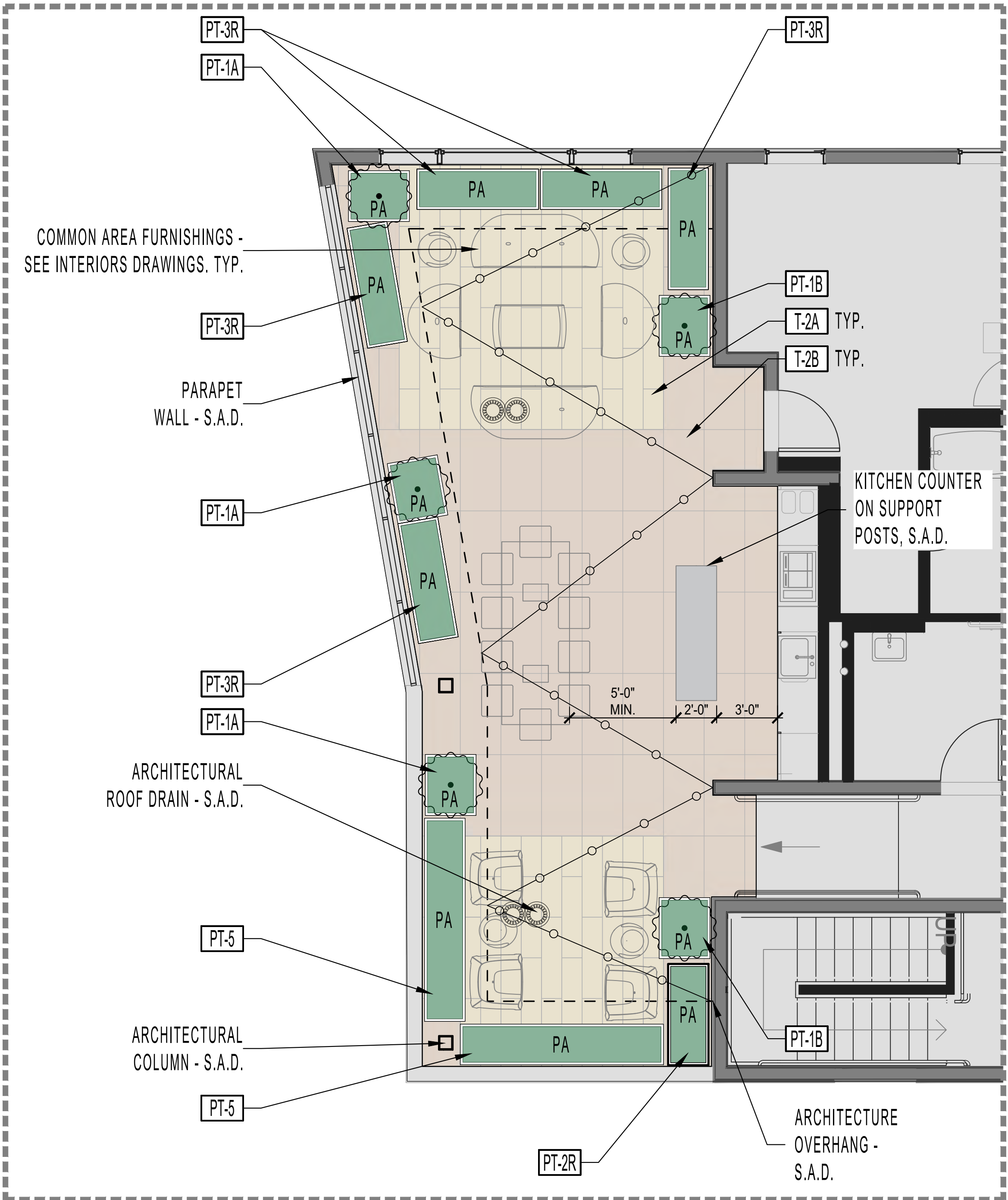
	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
LT-1	STRING LIGHTS	TIVOLI	LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU	BLACK	

NOTES:

1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



8TH FLOOR ROOF DECK PLAN

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2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 07-27-2023

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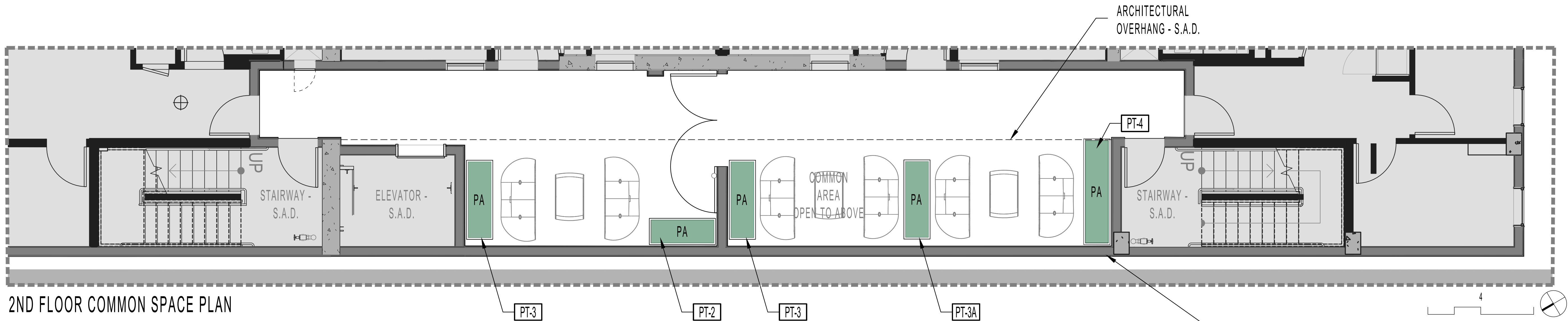
LANDSCAPE
PLAN - 8TH FLOOR
ROOF DECK

L-1.1

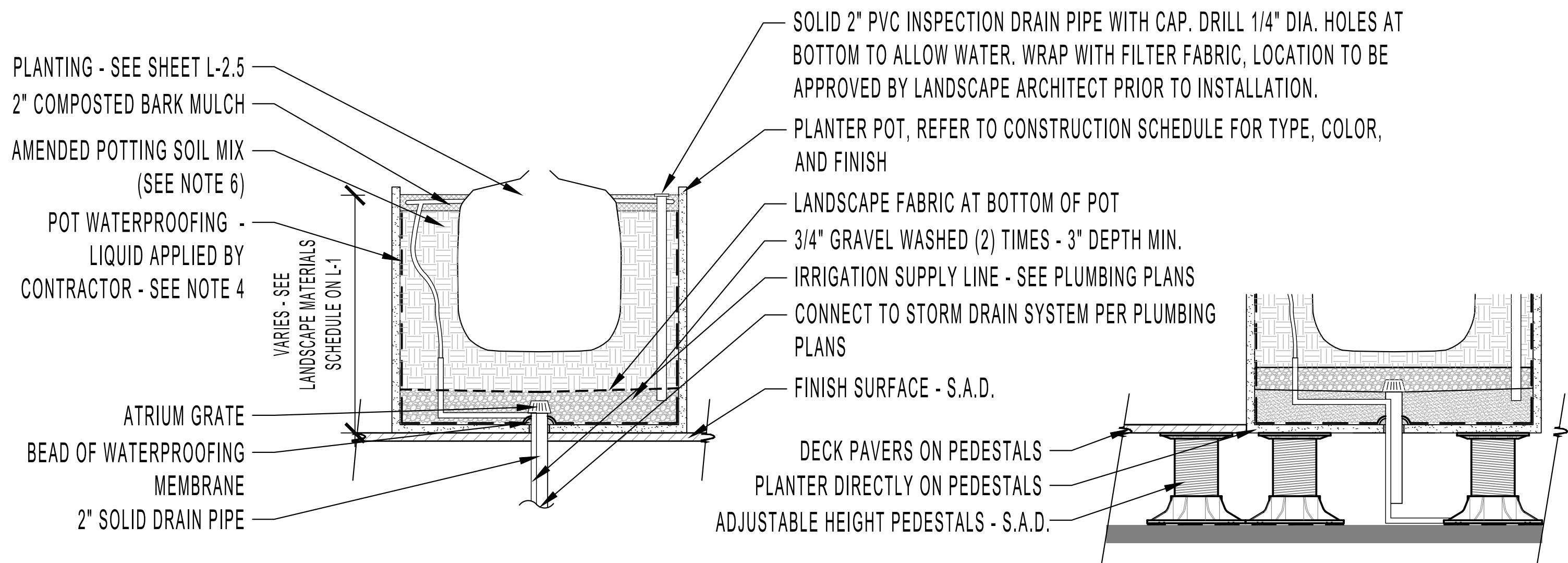


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2ND FLOOR COMMON SPACE PLAN



TYPICAL - SECTION ON SLAB

TYPICAL - SECTION ON PEDESTALS

NOTES

1. CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
2. DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
3. ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
4. APPLY TREMCO 'VULKEM' 250 G.C. (2) 60ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
5. PLANTER SOIL - 'POTTING SOIL MIX' (AVAILABLE FROM TMT ENTERPRISES, INC. - CONTACT 408.432.9040. NO ON-SITE SOIL TO BE USED IN POTS.
6. NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
7. CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL AND PLANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
8. CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.

TYPICAL RAISED PLANTER

1

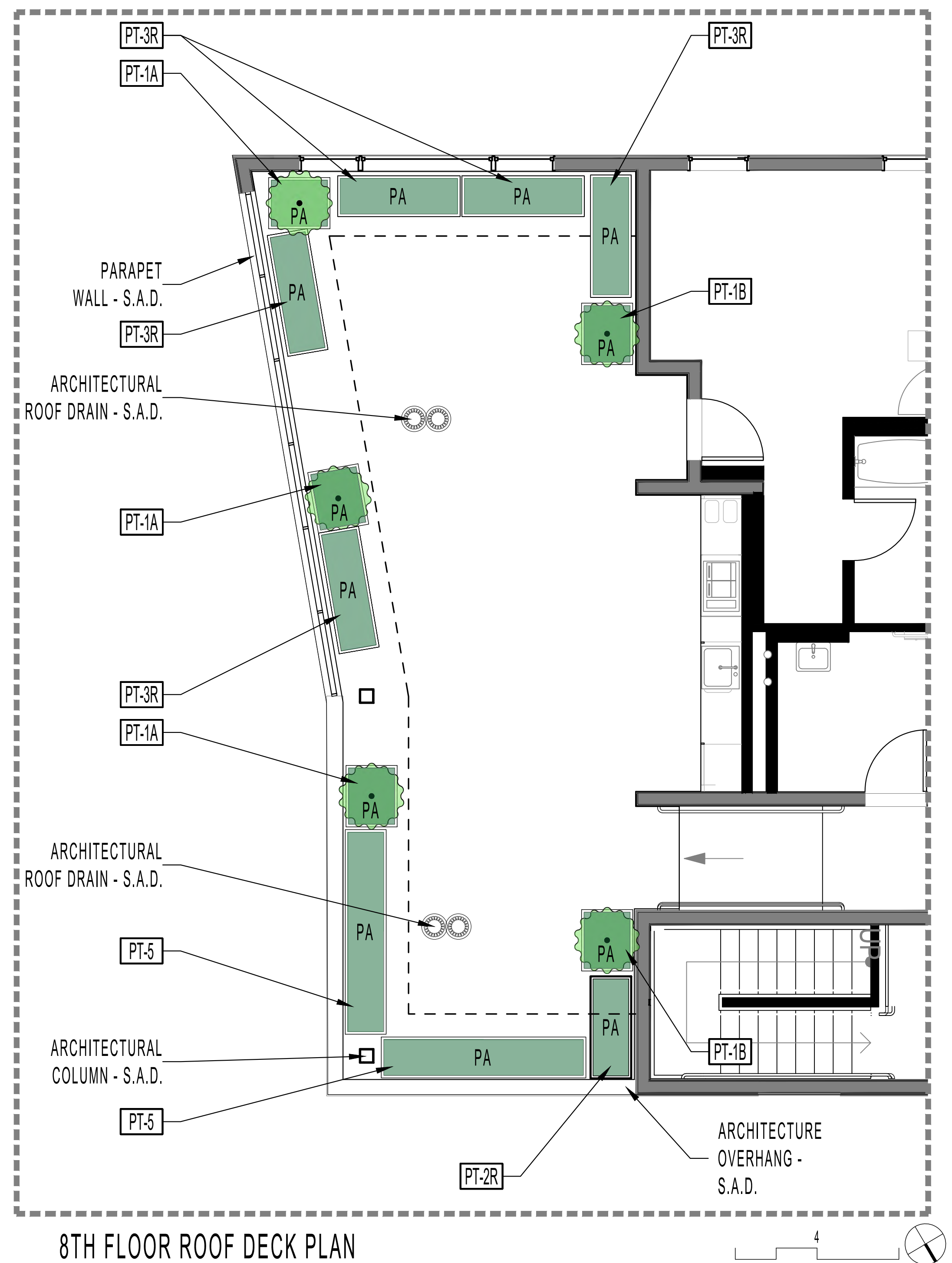
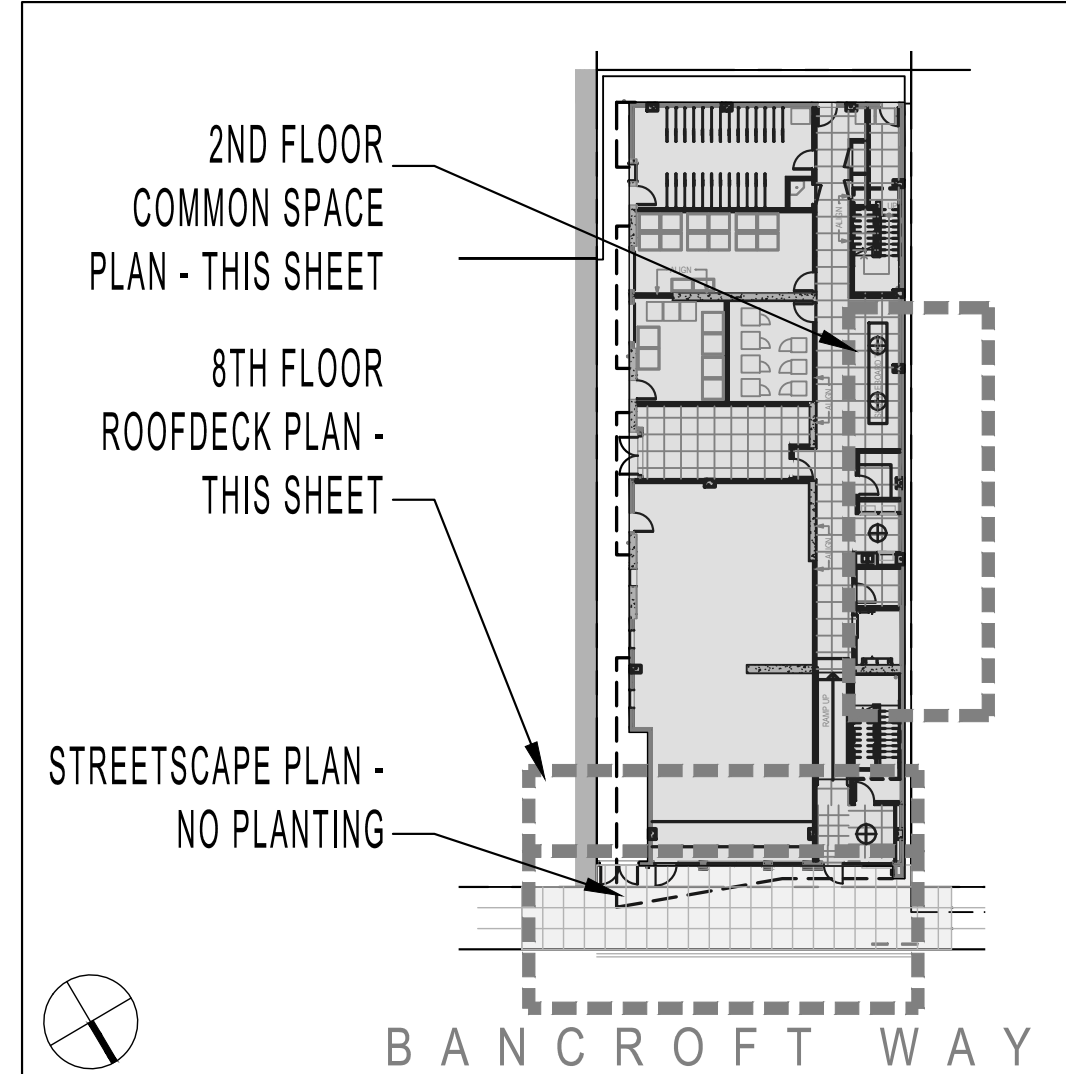
NOTES

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

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL

KEY MAP



8TH FLOOR ROOF DECK PLAN

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

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5	PLAN CHECK #3	07-27-2023

PLANTING
PLAN & DETAILS

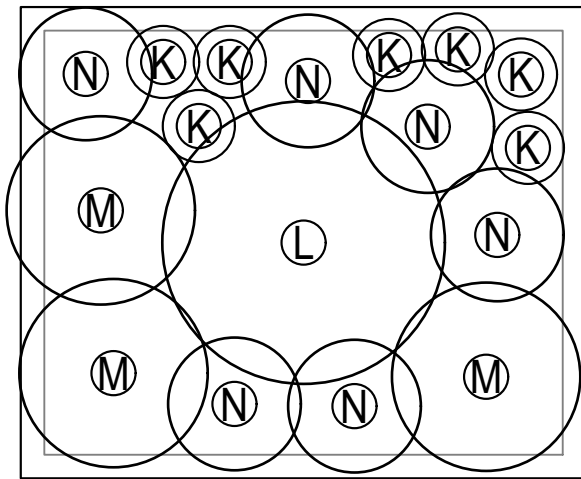
L-2.0

NOTES

1. Confirm plant material / layout and quantities with Landscape Architect prior to ordering.
2. Any proposed substitutions are to be made in writing for review and approval prior to ordering.

PLANT SCHEDULE - 'PT-1A'

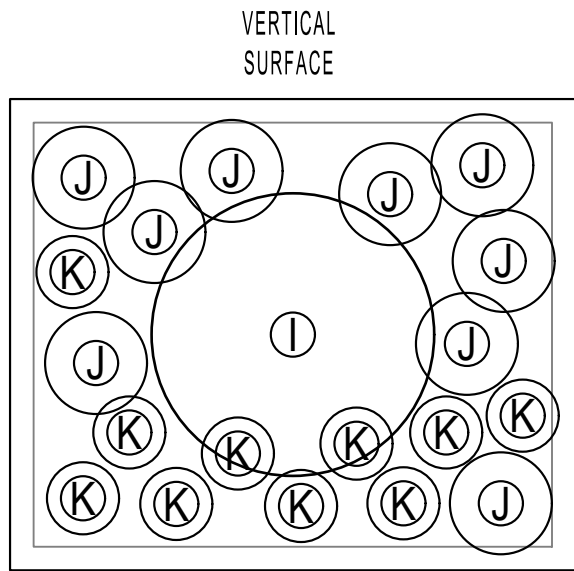
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
L	Citrus 'Improved Meyer'	Citrus - Lemon (Dwarf Rootstock)	#20/25	1	MODERATE
M	Rosmarinus officinalis 'Huntington Carpet'	Cascading Rosemary	#1	-	LOW
N	Salvia officinalis	Culinary Sage	#1	-	LOW
K	Fragaria var. TBD*	Everbearing Strawberry	4" Pots	-	MODERATE



VERTICAL
SURFACE

PLANT SCHEDULE - PT1B

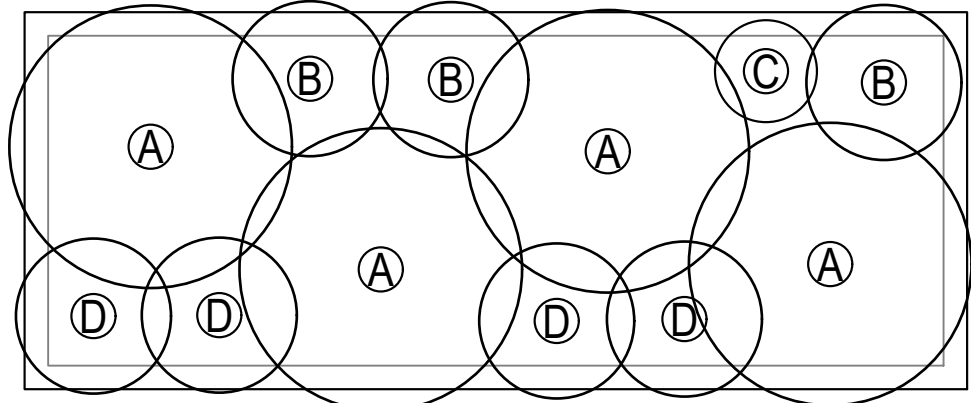
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
I	Arctostaphylos 'Howard McMinn'	Shrub Manzanita	#20/25	1	LOW
J	Polystichum munitum	Western Sword Fern	#1	-	LOW
K	Fragaria var. TBD*	Everbearing Strawberry	4" Pots	-	MODERATE



VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-2'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
A	Woodwardia fimbriata	Giant Chain Fern	#15	-	MODERATE
B	Polystichum polyblepharum	Tassell Fern	#1	-	MODERATE
C	Tradescantia zebrina	Wandering Jew	#1	-	MODERATE
D	Aspidistra elatior	Cast-Iron Plant	#1	-	MODERATE

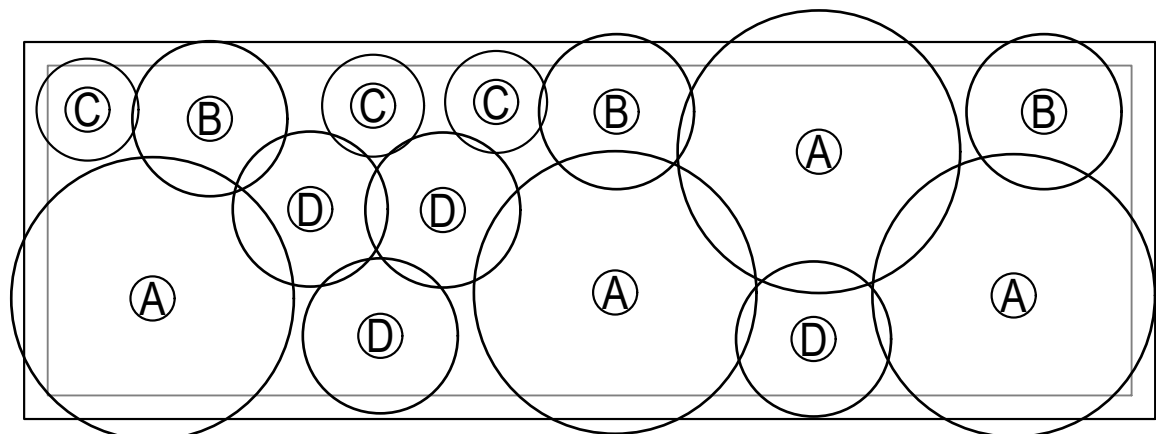


VERTICAL
SURFACE

VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-3'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
A	Woodwardia fimbriata	Giant Chain Fern	#15	-	MODERATE
B	Polystichum polyblepharum	Tassell Fern	#1	-	MODERATE
C	Tradescantia zebrina	Wandering Jew	#1	-	MODERATE
D	Aspidistra elatior	Cast-Iron Plant	#1	-	MODERATE

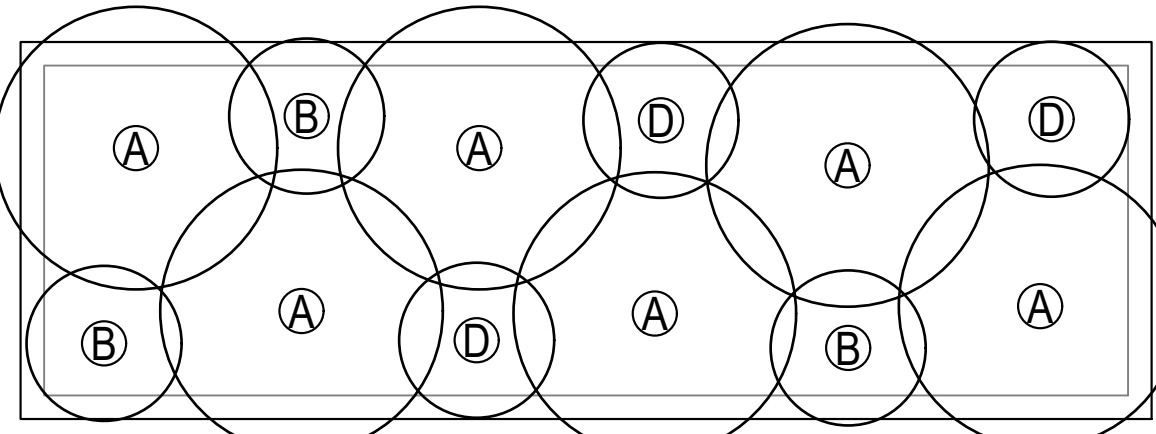


VERTICAL
SURFACE

VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-3A'

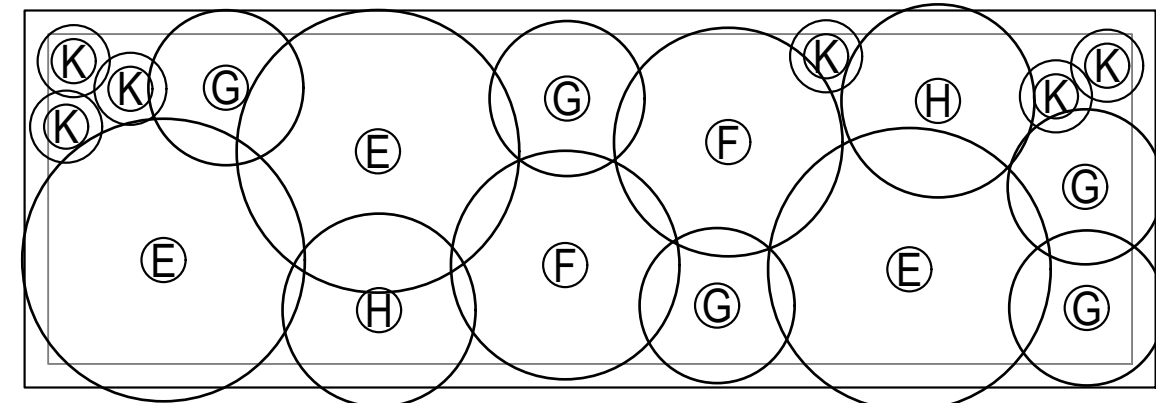
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
A	Woodwardia fimbriata	Giant Chain Fern	#15	-	MODERATE
B	Polystichum polyblepharum	Tassell Fern	#1	-	MODERATE
C	Tradescantia zebrina	Wandering Jew	#1	-	MODERATE
D	Aspidistra elatior	Cast-Iron Plant	#1	-	MODERATE



VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-3R'

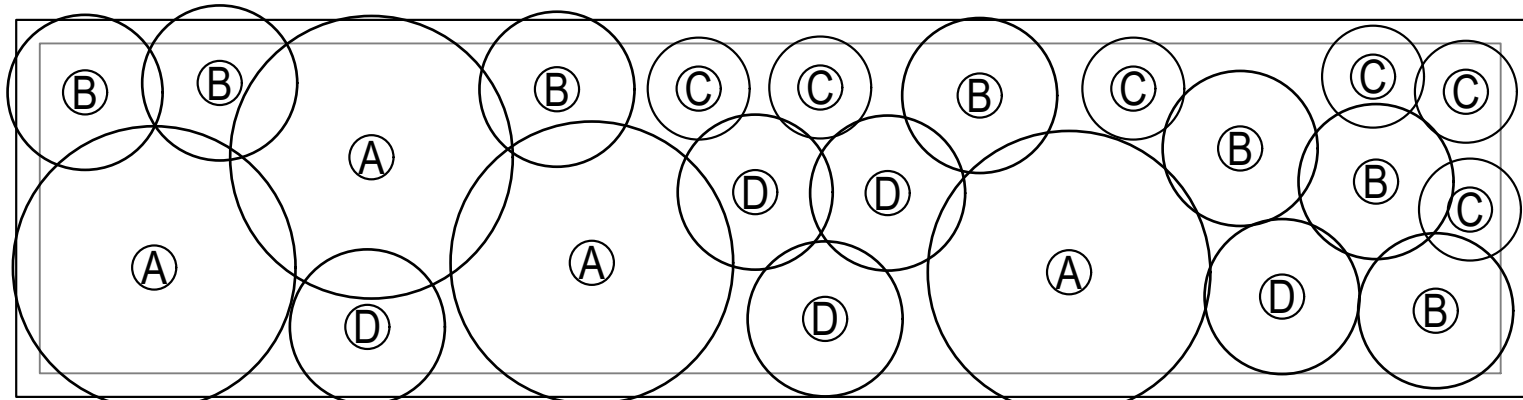
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
E	Salvia clevelandii	Cleveland Sage	#1	-	LOW
F	Festuca californica	California Fescue	#1	-	LOW
G	Achillea millefolium	Common Yarrow	#1	-	LOW
H	Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita	#5	-	LOW
K	Fragaria var. TBD*	Everbearing Strawberry	4" Pots	-	MODERATE



VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-4'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
A	Woodwardia fimbriata*	Giant Chain Fern	#20/25	-	MODERATE
B	Polystichum polyblepharum	Tassell Fern	#1	-	MODERATE
C	Tradescantia zebrina	Wandering Jew	#1	-	MODERATE
D	Aspidistra elatior	Cast-Iron Plant	#1	-	MODERATE

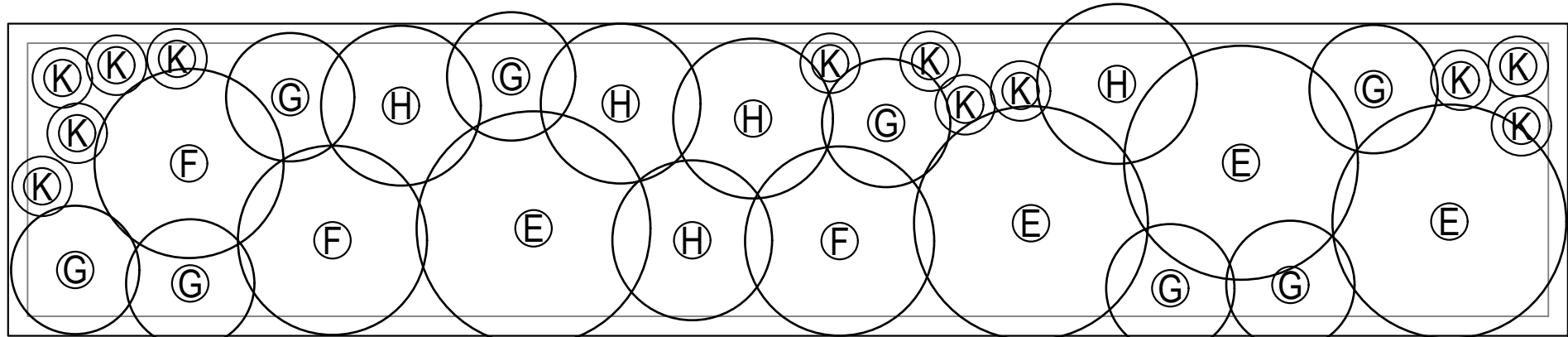


VERTICAL
SURFACE

VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-5'

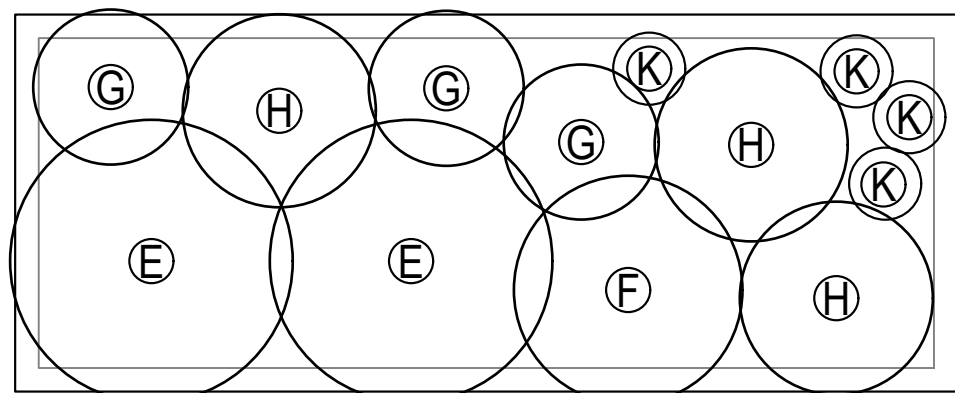
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
E	Salvia clevelandii	Cleveland Sage	#1	-	LOW
F	Festuca californica	California Fescue	#1	-	LOW
G	Achillea millefolium	Common Yarrow	#1	-	LOW
H	Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita	#5	-	LOW
K	Fragaria var. TBD*	Everbearing Strawberry	4" Pots	-	MODERATE



VERTICAL
SURFACE

PLANT SCHEDULE - 'PT-2R'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (EACH POT)	WATER USE
E	Salvia clevelandii	Cleveland Sage	#1	-	LOW
F	Festuca californica	California Fescue	#1	-	LOW
G	Achillea millefolium	Common Yarrow	#1	-	LOW
H	Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita	#5	-	LOW
K	Fragaria var. TBD*	Everbearing Strawberry	4" Pots	-	MODERATE



VERTICAL
SURFACE

VERTICAL
SURFACE



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2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 07-27-2023

REVISIONS

No.	Description	Date
1	100% DD Set	10-06-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023
5	PLAN CHECK #3	07-27-2023

PLANTER POT -
PLANTING LAYOUT

L-2.5



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2480 BANCROFT WAY
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PHASE Agency Review
DATE 07-27-2023

REVISIONS

No.	Description	Date
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4	PLAN CHECK #2	05-15-2023
5	PLAN CHECK #3	07-27-2023

IRRIGATION PLAN -
STREET & 2ND LEVEL

L-3.0

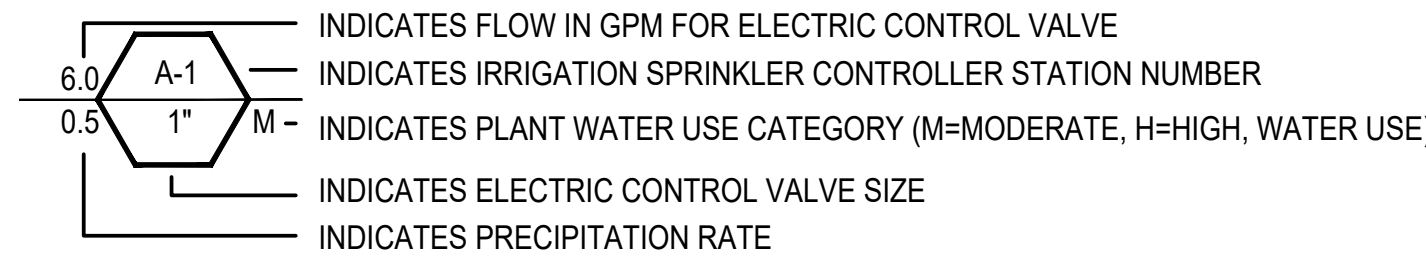
HYDROZONES - 2ND FLOOR COMMON SPACE

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
	MODERATE	52 SF	PLANTER POTS - DRIP

NOTES

- PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
- IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET

VALVE CALLOUT LEGEND



IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

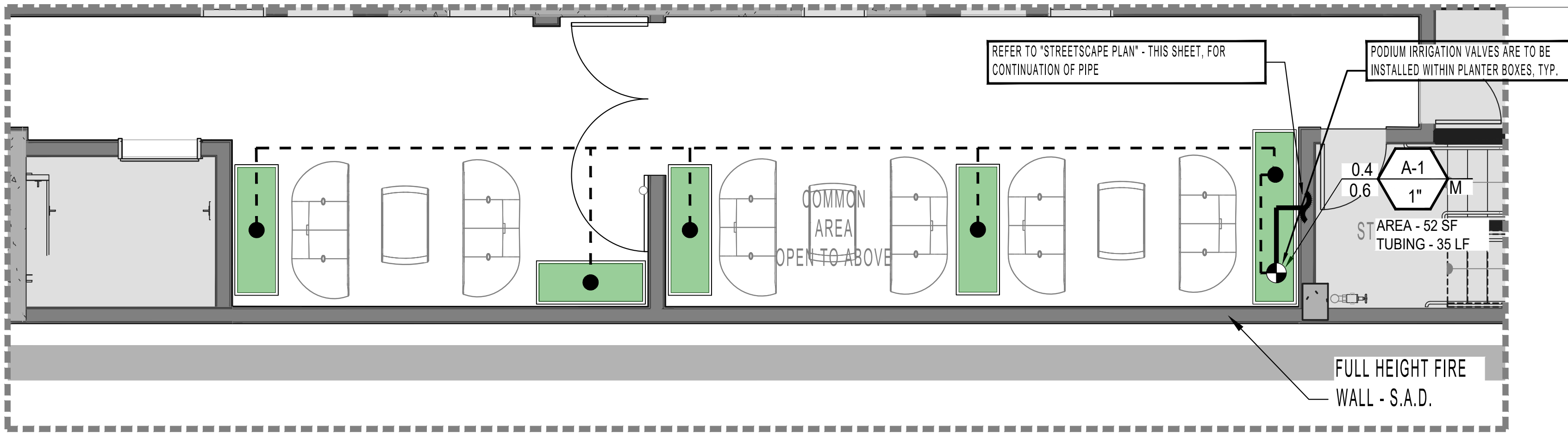
PEAK IRRIGATION DEMAND: 0.7 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 155 SF OVER ENTIRE SITE

IRRIGATION EQUIPMENT

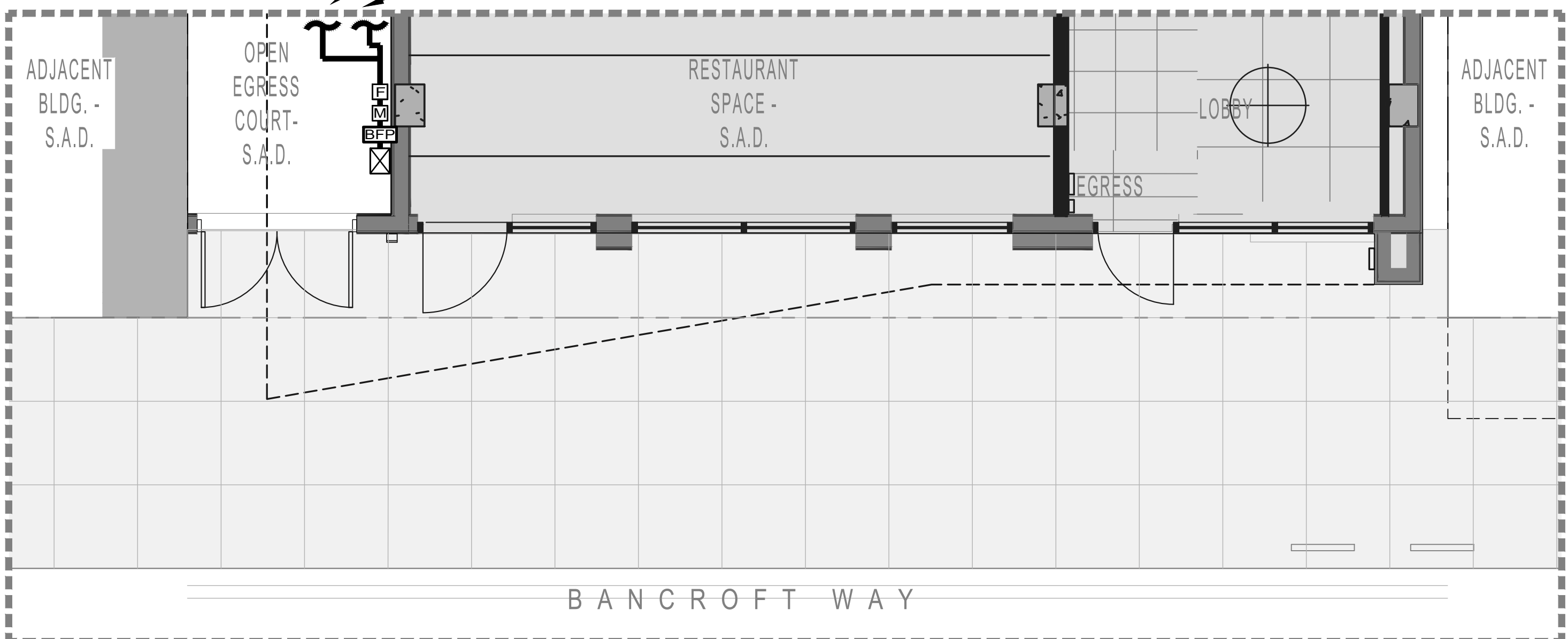
ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

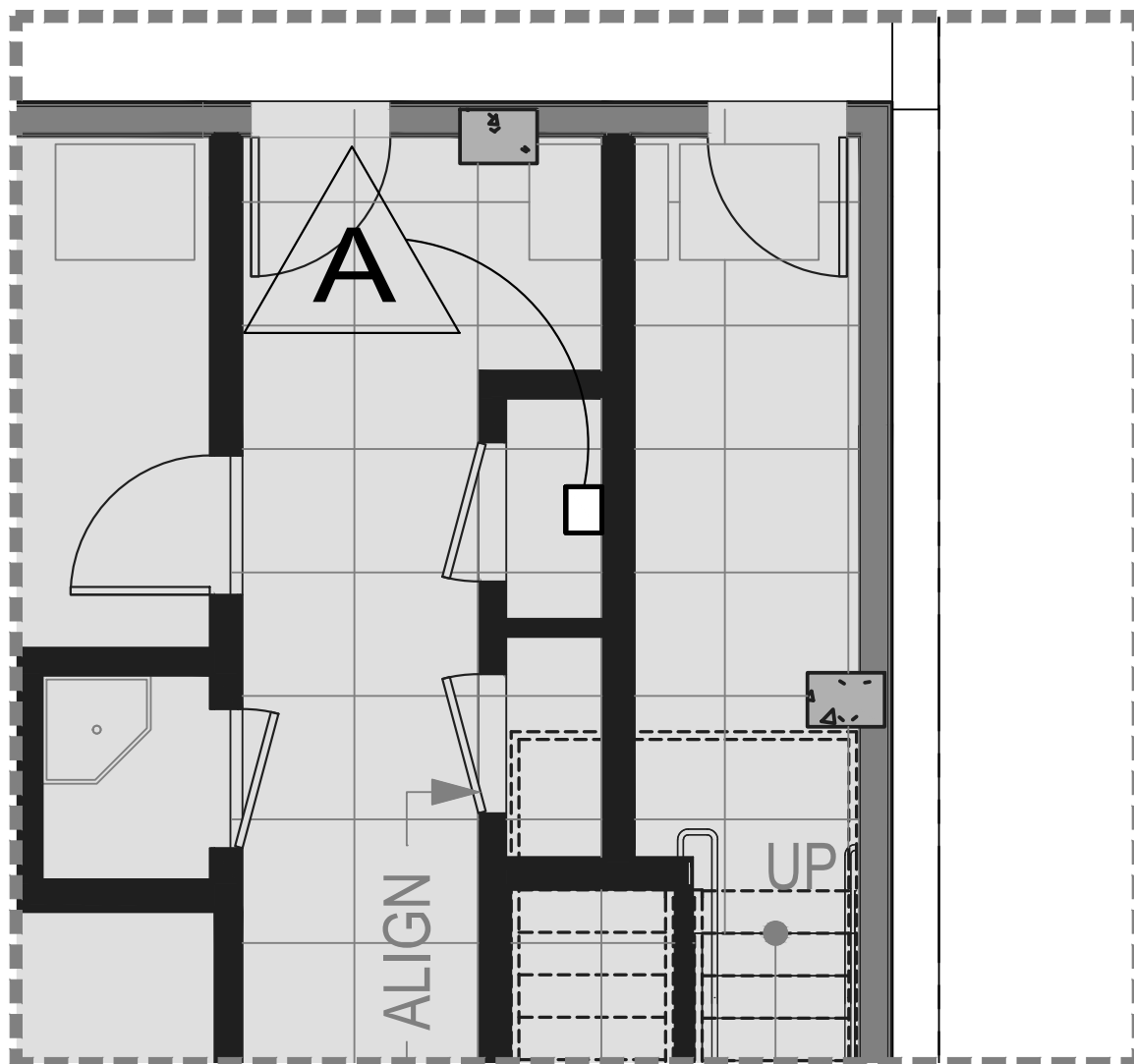
- IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
- IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
- PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
- WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
- REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
- REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.



2ND FLOOR COMMON SPACE PLAN

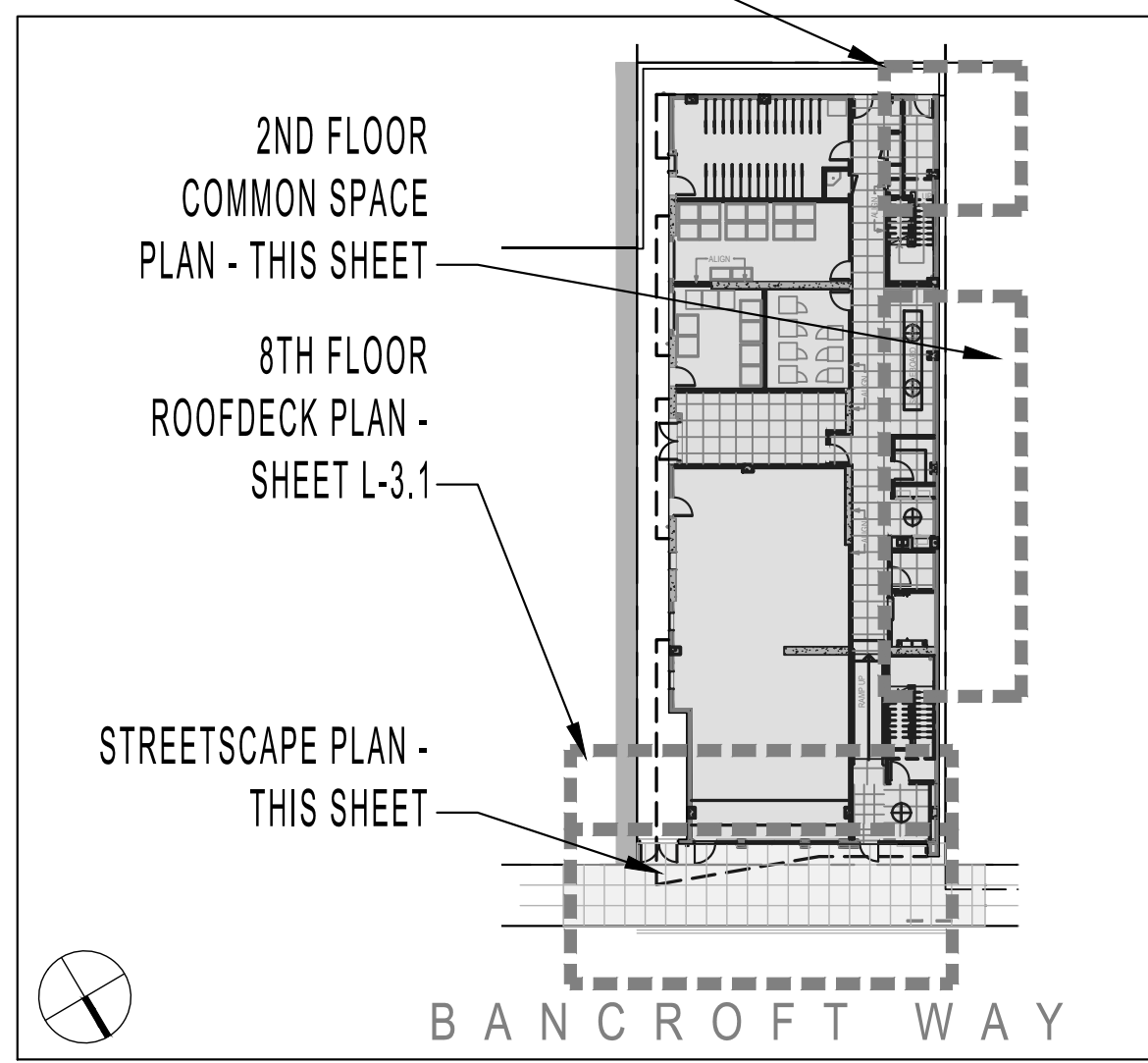


STREETSCAPE PLAN



1ST FLOOR IRRIGATION CONTROLLER LOCATION

1ST FLOOR IRRIGATION
CONTROLLER LOCATION -
THIS SHEET



NOTES

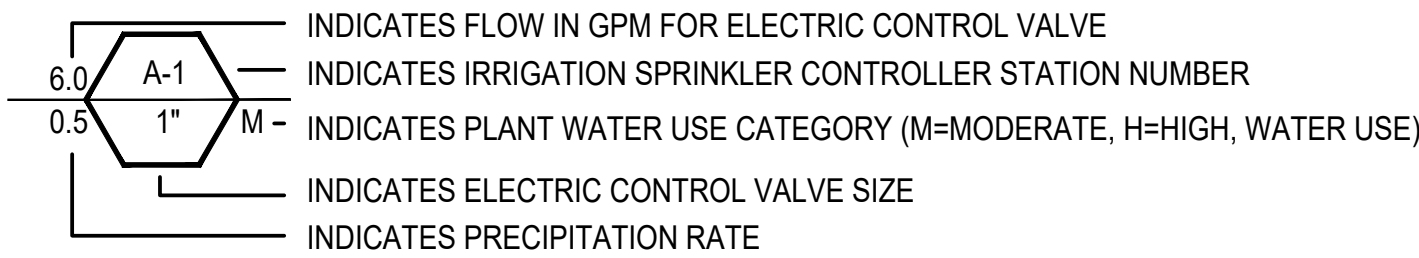
- SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

HYDROZONES - 8TH FLOOR ROOF DECK

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
	MODERATE	103 SF	PLANTER POTS - DRIP

- NOTES
- 123 SF LANDSCAPE AREA
- PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
 - IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET

VALVE CALLOUT LEGEND



IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.7 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 175 SF OVER ENTIRE SITE

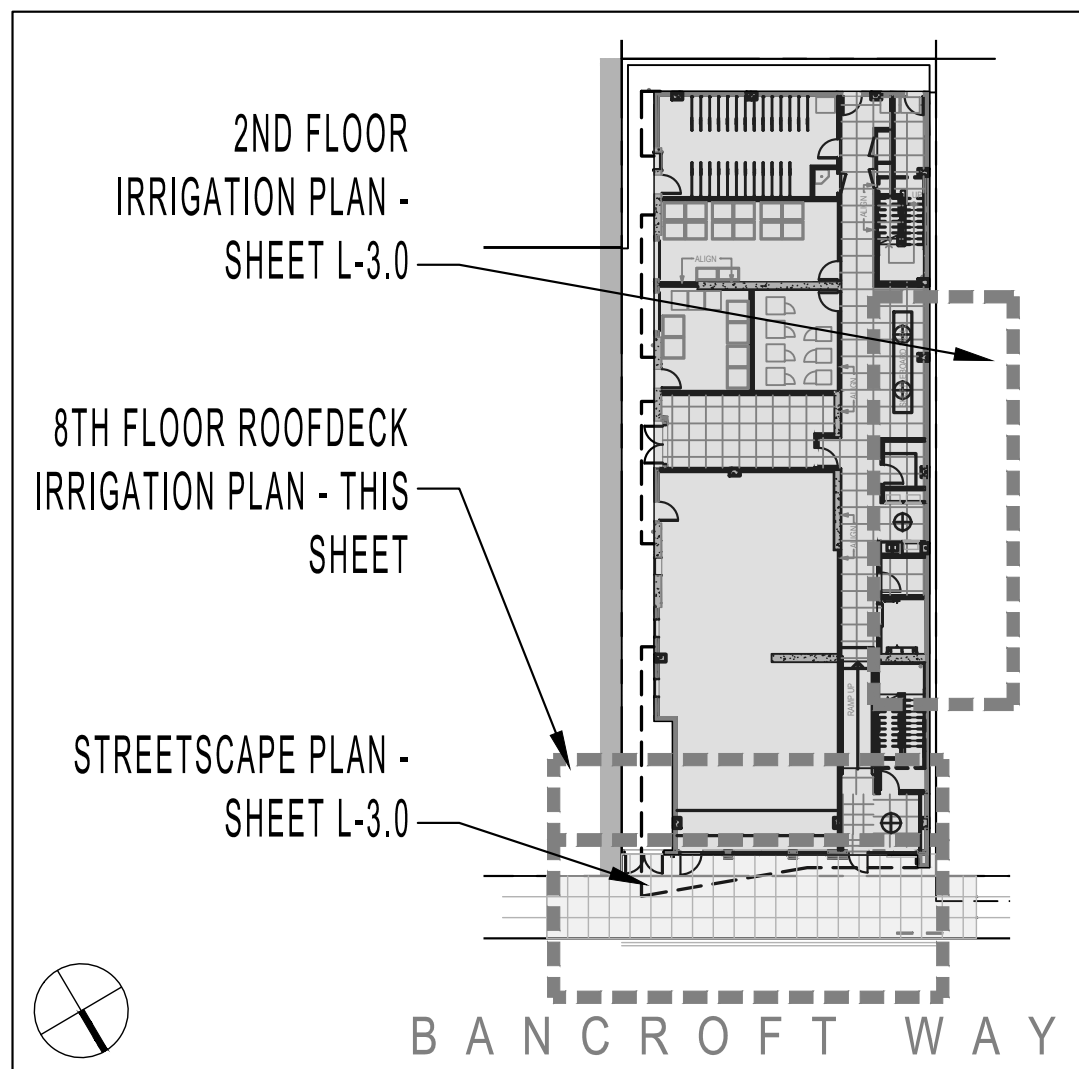
IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
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FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY-REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
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LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

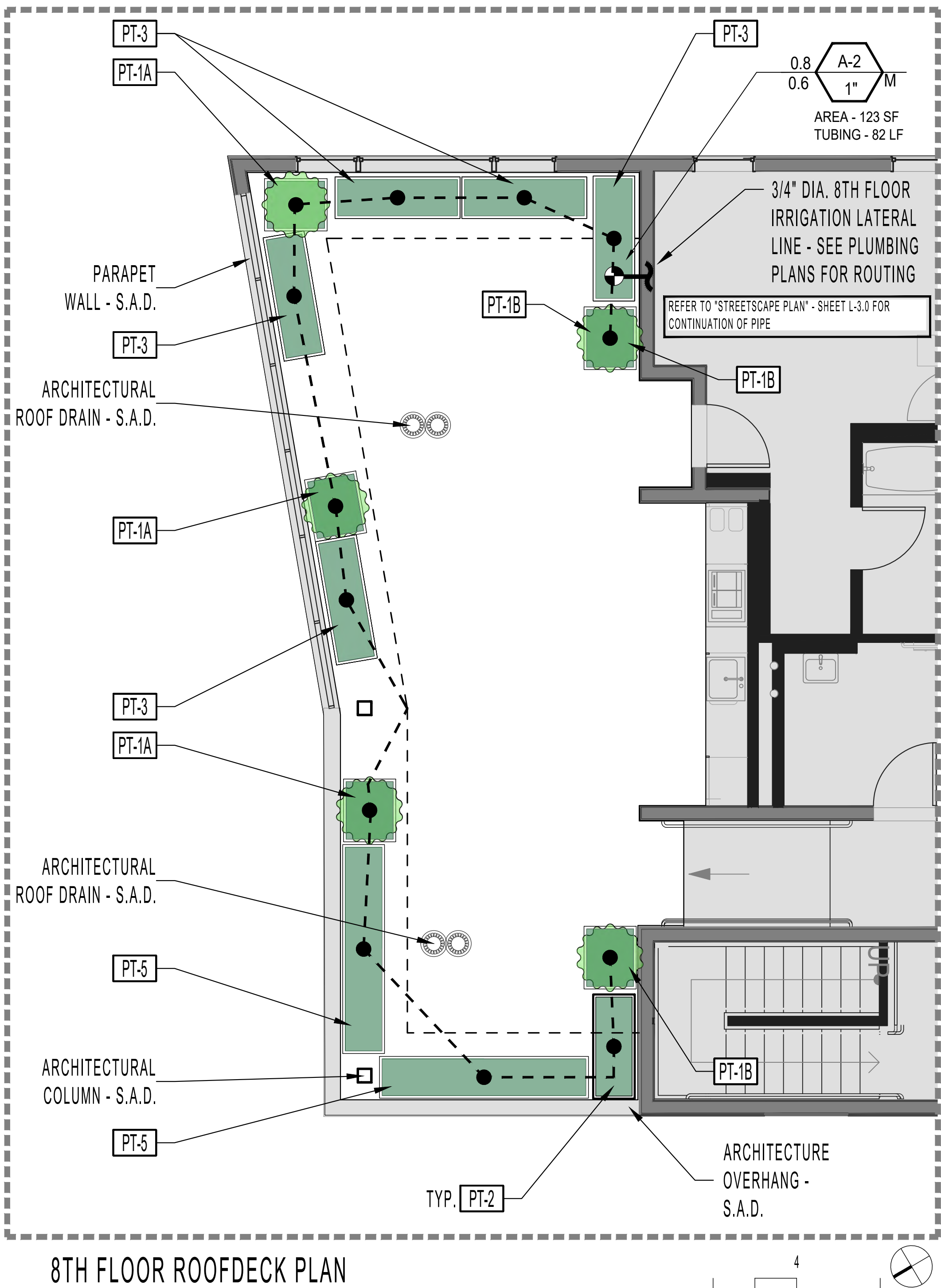
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- WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
- REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
- REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.

KEY MAP



NOTES

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



8TH FLOOR ROOFDECK PLAN

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL

122
WEST

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LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 07-27-2023

REVISIONS

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IRRIGATION PLAN - 8TH
FLOOR ROOF DECK

L-3.1



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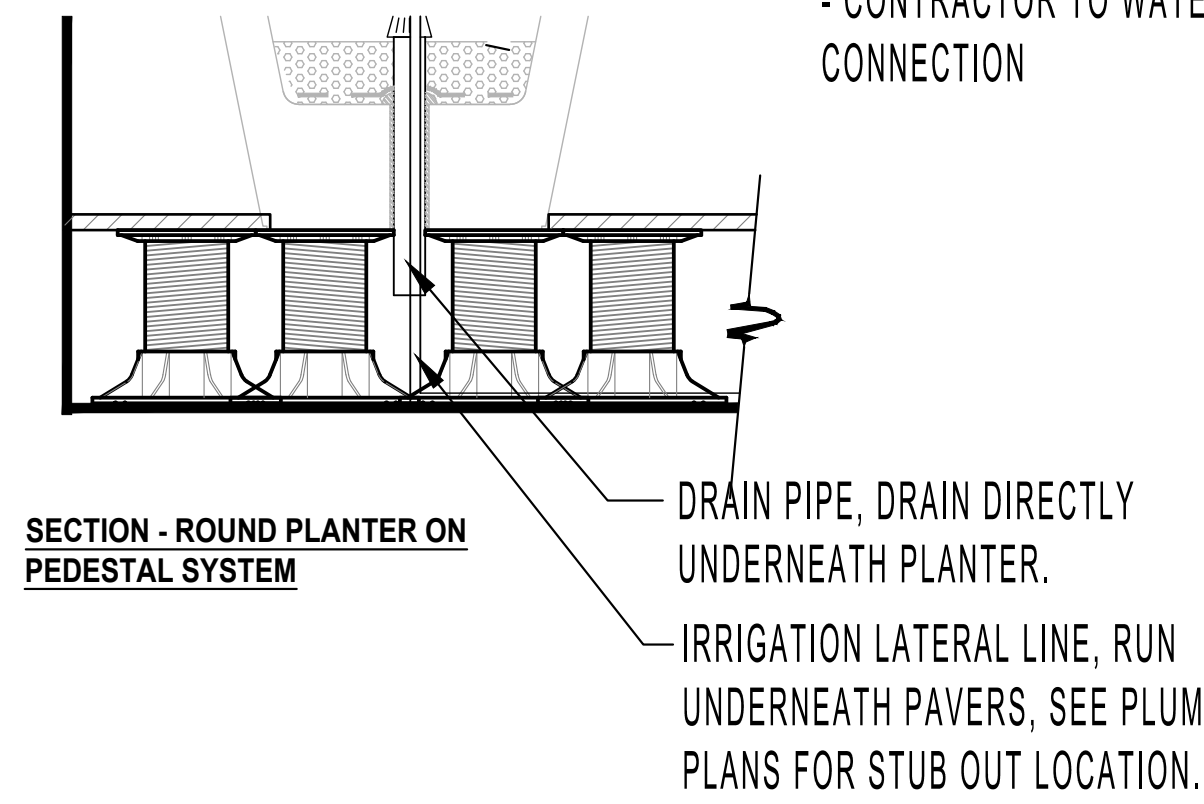
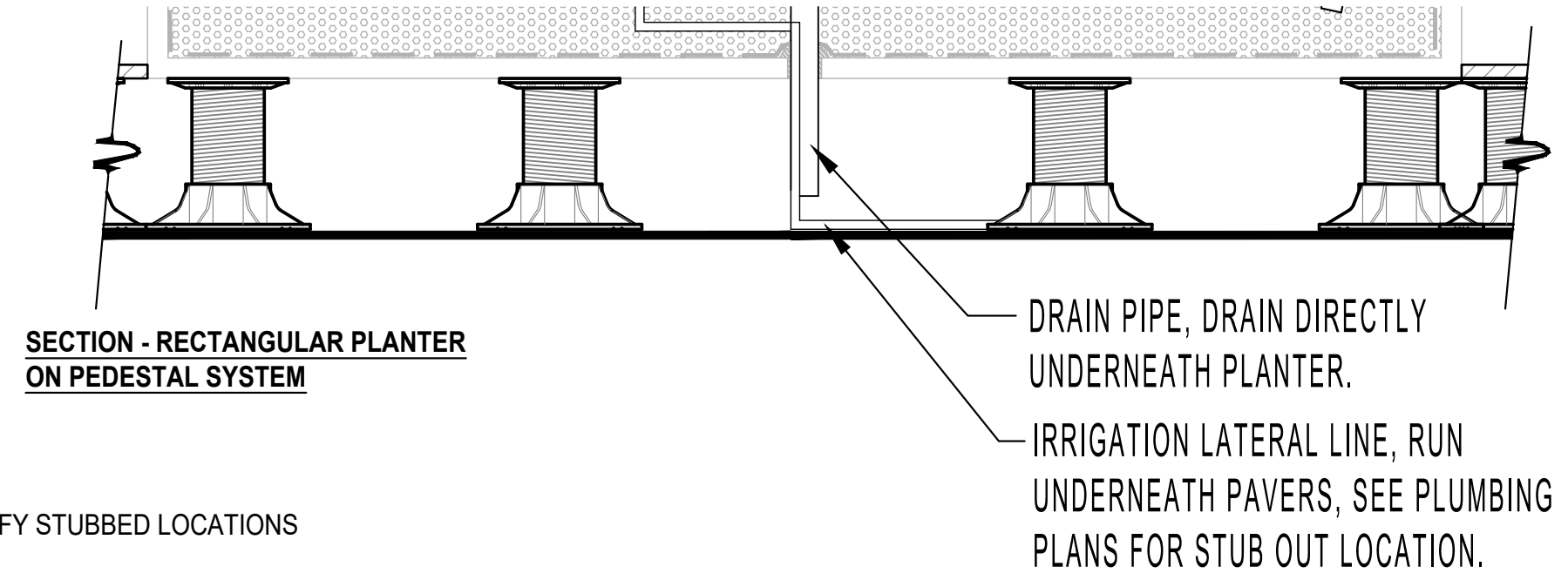
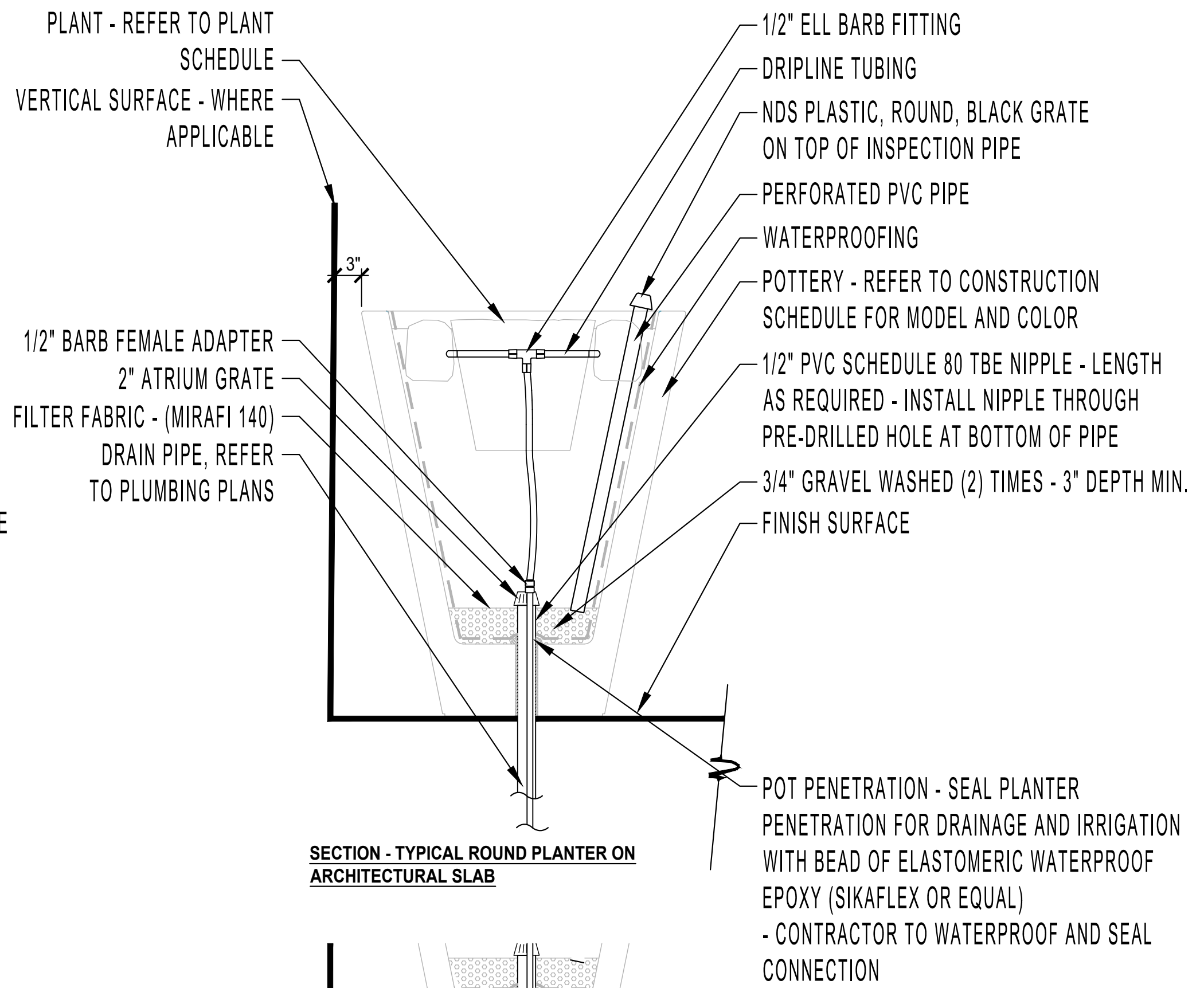
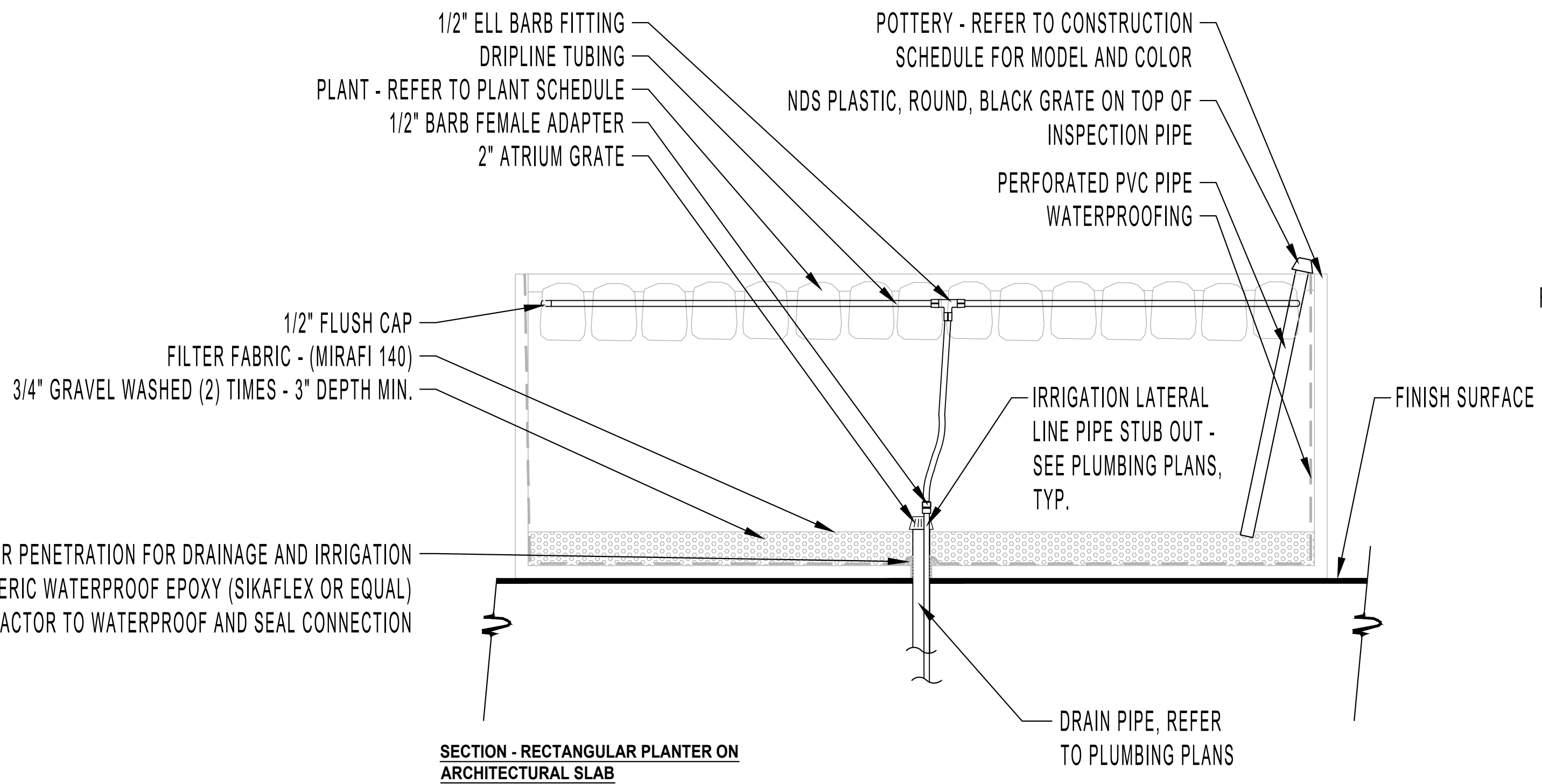
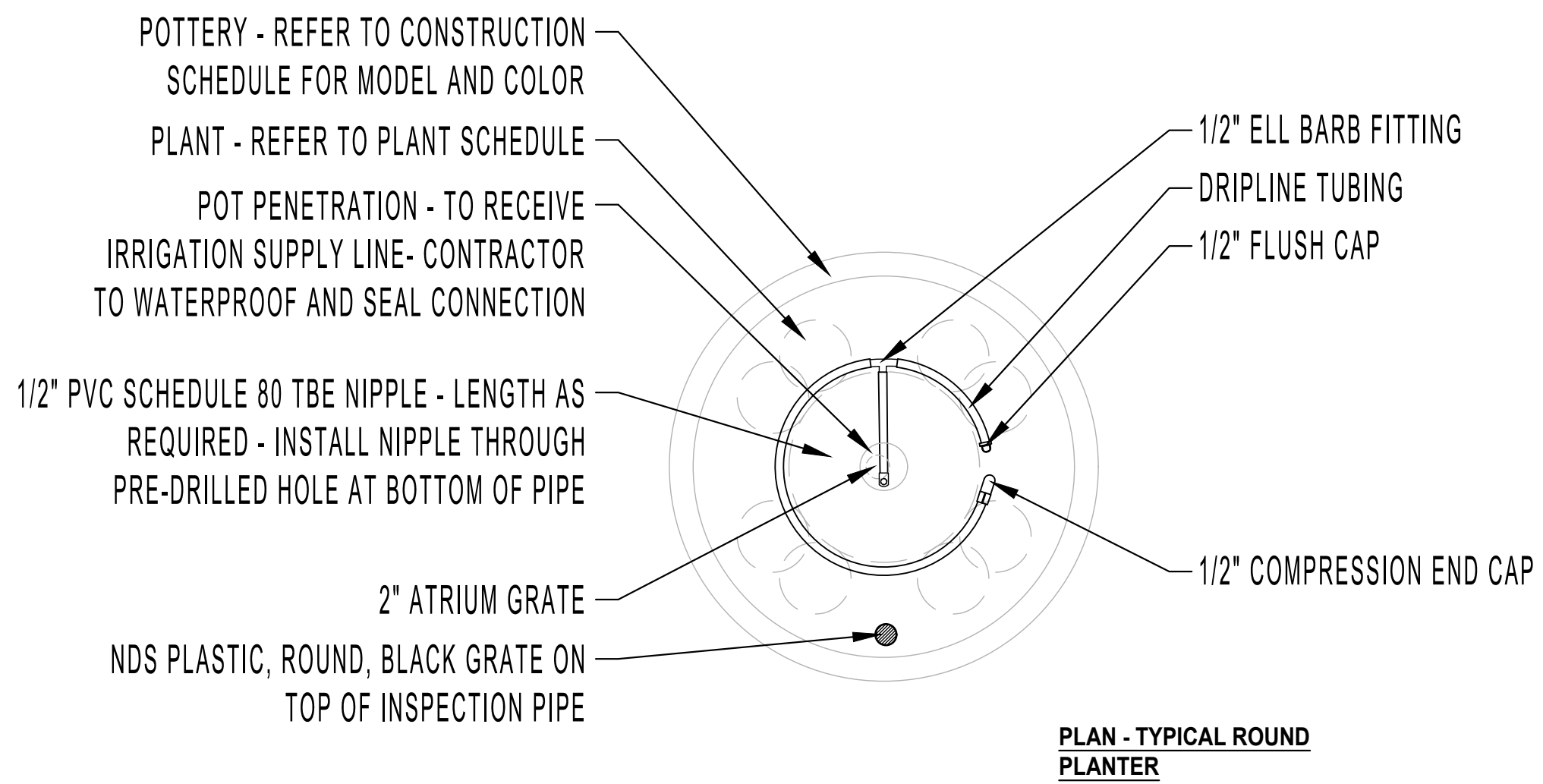
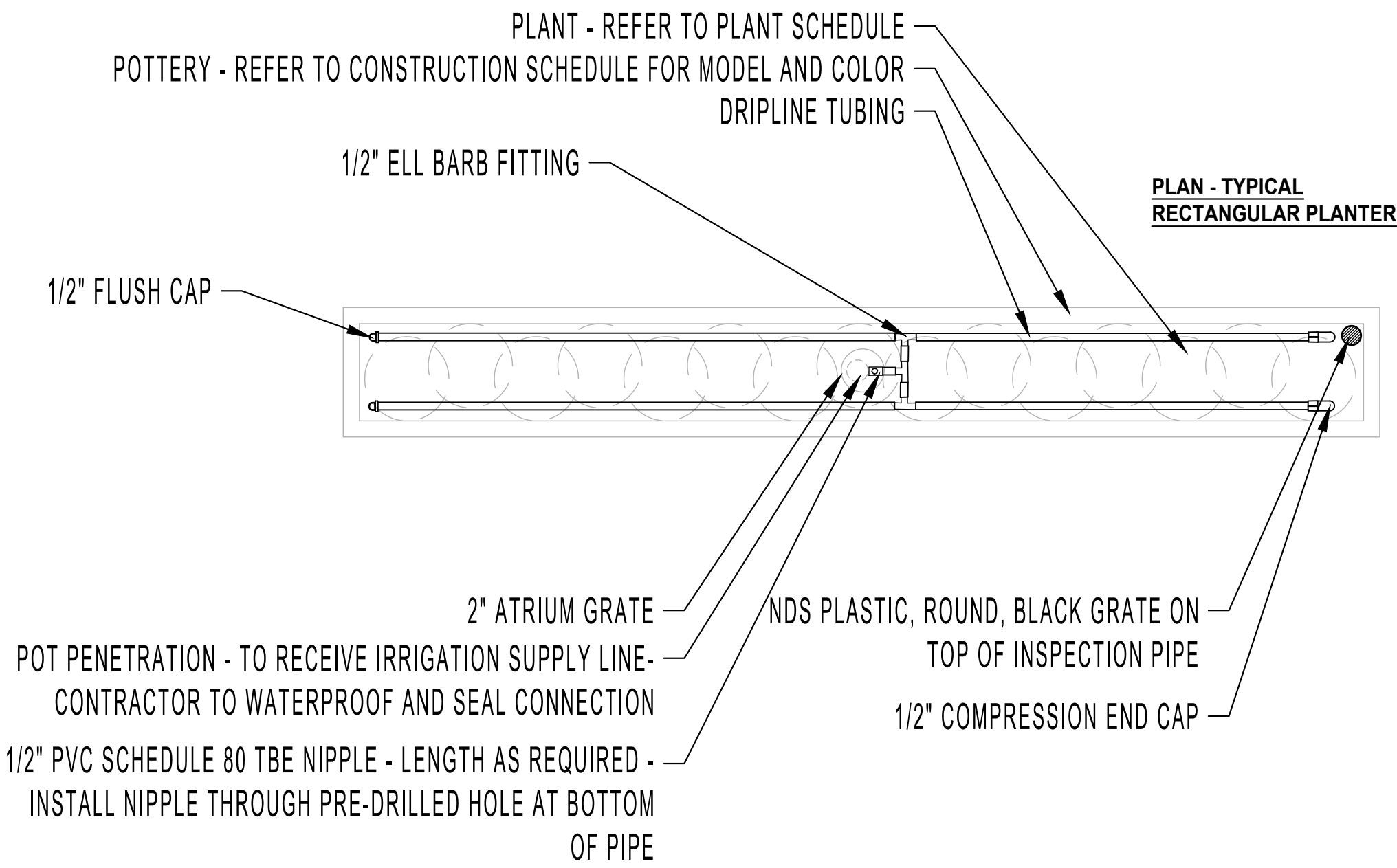
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IRRIGATION
DETAILS

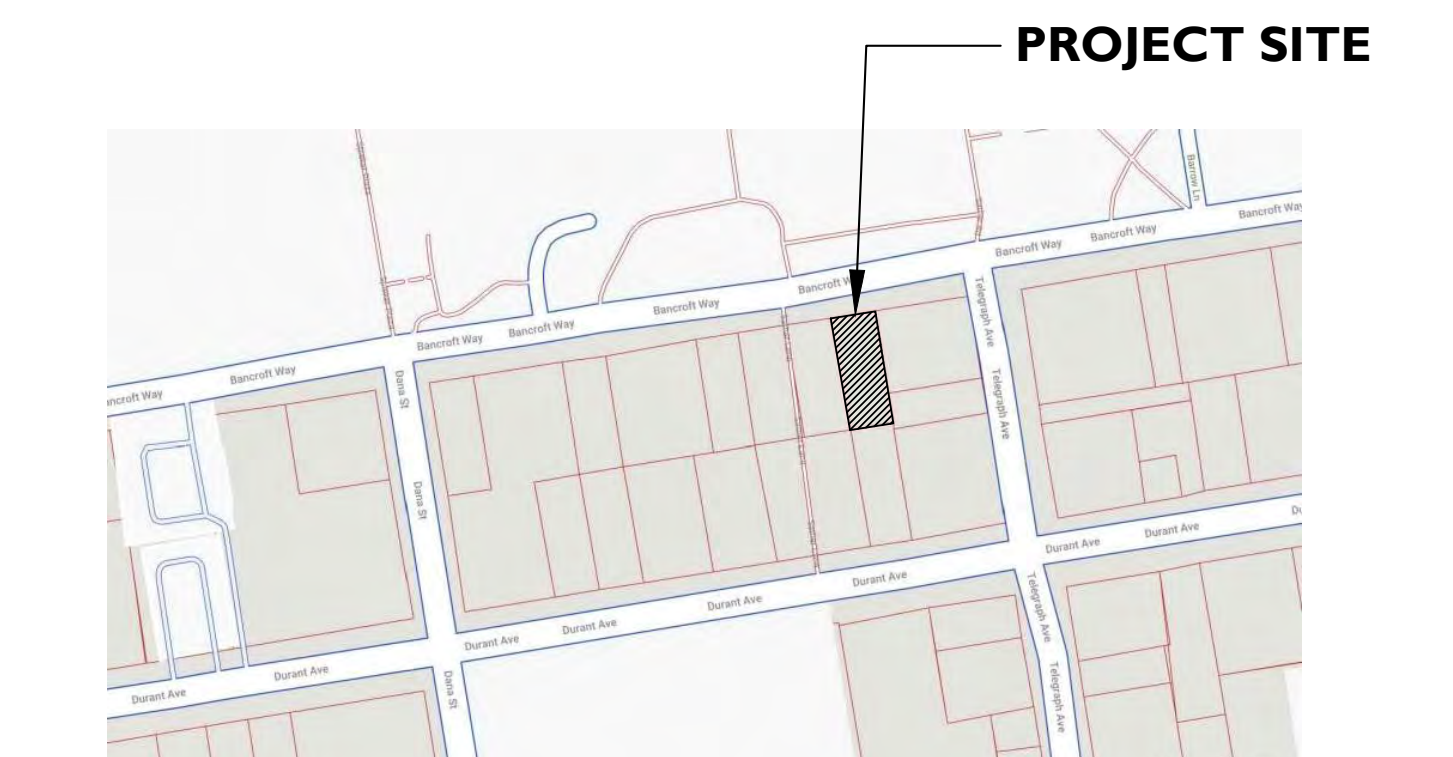
L-3.5



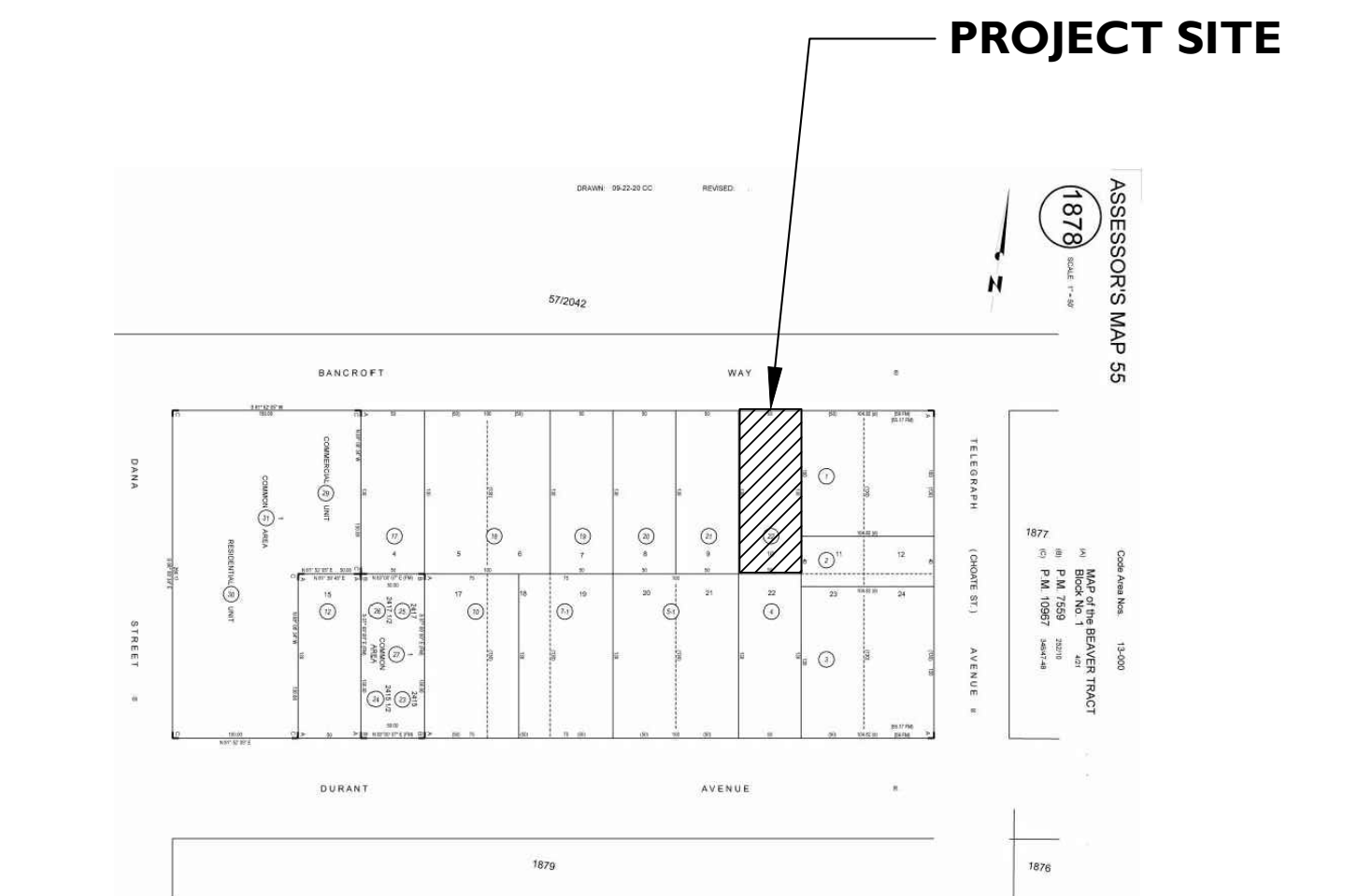
- NOTES**
- CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
 - CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
 - COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.



9 VICINITY MAP
NTS



8 LOCATION MAP
NTS



7 ACCESSOR'S PARCEL MAP
NTS

CODE REQUIREMENTS:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA CALGREEN
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE

LOCAL CODES:

BERKELEY MUNICIPAL CODE

5 APPLICABLE CODES



7 RENDERING

BUILDING SUMMARY					
UNIT TYPE / NAME	SQUARE FOOTAGE	UNIT COUNT	BEDROOMS	BATHROOMS	BALCONY / U.O.S.
A1	920	10	4	2	-
A2	932	4	4	2	-
B	1,234	7	5	2	-
C1	1,328	2	5	2	106
C2	1,434	1	6	2	-
C3	1,275	3	5	2	159
D1	357	1	3	1	-
PODIUM DECK	-	-	-	-	302
ROOF DECK	-	-	-	-	882
TOTAL UNIT S.F.	29,718	28	125	55	-
RES. SUPPORT	3,120	-	-	-	-
EXT. CIRCULATION	2,588	-	-	-	-
TOTAL U.O.S.	1,873	-	-	-	-
TOTAL RES. S.F.	35,426	-	-	-	-
TOTAL RETAIL	2,066	-	-	-	-
TOTAL GROSS S.F.	37,492	-	-	-	-
TOTAL 1A GSF	14,751	-	-	-	-
TOTAL 3A GSF	22,741	-	-	-	-

6 BUILDING SUMMARY STATS

BUILDING OWNER:
RUE-ELL ENTERPRISES, INC.
2437 DURANT AVE.
BERKELEY, CA 94704 SUITE 204

DANA ELLSWORTH, PRESIDENT
TEL (510) 548-3900 EXT. 14
CELL (925) 997-4558
CA BRE #00993519

STEVE RUEGG
TEL (510) 548-3900 EXT. 22
CELL (925) 997-4558
CA BRE #00988991

ARCHITECT:
STUDIO KDA
1810 SIXTH STREET
BERKELEY, CA 94710
TEL (510) 841-3555

BUDDY WILLIAMS
BUDDY@STUDIOKDA.COM

AUSTIN SPRINGER
AUSTIN@STUDIOKDA.COM

LANDSCAPE:
122 WEST LANDSCAPE
ARCHITECTURE

CHRISTIAN MACKIE, PRINCIPAL
TEL (510) 922-3122
CELL (949) 813-1995

ARCHITECTURAL HISTORIAN:
PRESERVATION ARCHITECTURE
446 17TH STREET, #302
OAKLAND, CA 94612

MARK HULBERT
TEL (510)-418-0285

ENVIRONMENTAL ENGINEER:
TERRACON
50 GOLDENLAND CRT., STE 100
SACRAMENTO, CA 95834

KRISTEN STOUT, SR. MANAGER
KRISTENSTOUT@TERRACON.COM
TEL (916) 246-5098
CELL (949) 280-3301

CIVIL ENGINEER:
BPK ENGINEERS
1646 N. CALIFORNIA BLVD. STE 400
WALNUT CREEK, CA 94596

MELIDNA THOMAS, EIT
MELIDNATHOMAS@BPK.COM

TEL (925) 940-2202
CELL (510) 776-8185

TRAFFIC ENGINEER:
FEHR & PEERS
2201 BROADWAY, STE 602
OAKLAND, CA 94612

SAM TABIBNIA, P.E. SR.
TEL (510) 835-1943

5 PROJECT TEAM

2480 BANCROFT WAY BERKELEY, CA, 94706

ZONING CODE INFORMATION					
ZONING CODE INFORMATION			WRITE INFORMATION		
PROJECT ADDRESS: 2480 BANCROFT WAY			APRIL 15-1878-22		
EARTHQUAKE FAULT RUPTURE ZONE:			SEISMIC SAFETY		
LANDSLIDE ZONE:			NO		
LIQUEFACTION ZONE:			NO		
UNREINFORCED MASONRY BLDG INVENTORY:			NO		
LANDMARK OR STRUCTURE OF MERIT:			HISTORICAL PRESERVATION		
STRUCTURE GREATER THAN 40 YEARS OLD:			YES		
CREEK BUFFER:			ENVIRONMENTAL SAFETY		
ENVIRONMENTAL AREA:			NO		
FLOOD ZONE (100-YEAR OR 1%):			NO		
ZONING DISTRICT:			C-T		
GENERAL PLAN LAND AREA:			SOUTHERN PLAN		
ZONING ADJACENCIES:			NORTH EAST SOUTH WEST		
EXISTING BASE PROJECT PROPOSED PROJECT			PERMITTED / REQUIRED		
AREAS			W/USE PERMIT		
TOTAL LOT AREA (SQ. FT.)			6,500		
LOT COVERAGE % (1ST 2ND)			91% 82% 82% 42%		
FLOOR AREA (SQ. FT.)			5,177 5,177 5,177		
MAX. BLDG HEIGHT (FT.)			24' 79' 90' 80'		
# STORIES			1 7 8 NA		
FRONT			10' 14' 14' 19'-0"		
2ND & ABOVE			NA 5' 5' 5' 5'-0"		
REAR			4' 8' 9' 10'-0"		
(WEST) INTERIOR SIDE			0 10' 10' 5'-0"		
(EAST) INTERIOR SIDE			0 0' 0' 5'-0"		
2ND & ABOVE			NA 5' 5' 5'-0"		

4 ZONING CODE INFORMATION

DEMOLITION OF AN EXISTING SINGLE STORY COMMERCIAL BUILDING.

CONSTRUCTION OF A NEW, 8-STORY, ~37,500 S.F. MULTI-FAMILY MIXED USE BUILDING AT 2480 BANCROFT WAY. THE PROJECT CONSISTS 28 UNITS (5% AFFORDABLE), A RETAIL SPACE OF ~2,000 S.F. AND COVERED/SECURE PARKING FOR AT LEAST 42 BICYCLES.

3 SCOPE OF WORK

PROJECT INFORMATION:

A.P.N. : 55-1878-22
ZONING DISTRICT : C-T

BUILDING INFORMATION:

EXISTING	PROPOSED
OCCUPANCY GROUP : M	A-2/B, R-2
CONSTRUCTION TYPE : TYPE III-B	TYPE III-A OVER I-A
NUMBER OF STORIES : 1 + MEZZ.	8
BLDG HEIGHT : ~25' -0	95'-0" (75'-0" TO HIGHEST OCCUPIED WALKING SURFACE)
FIRE SPRINKLERS : YES	YES
BUILDING AREA : ~6,000 SF	SEE BUILDING SUMMARY STATS

2 PROJECT INFORMATION

SHEET NUMBER	SHEET NAME	PERMIT SUBMITTAL 09/26/22	ZONING REV. #1 02/08/23	ROOF DECK #2 04/28/23
GENERAL SHEETS				
G000	COVER SHEET & PROJECT INFO	✓	✓	✓
G001	SITE ELEVATION	✓	✓	✓
G002	SITE CONTEXT ELEVATION	✓		
G011	SITE CONTEXT PHOTOS	✓		
G012	PERSPECTIVE CONTEXT RENDERINGS	✓	✓	✓
G013	PERSPECTIVE CONTEXT RENDERINGS	✓	✓	✓
G020	SHADOW STUDY - JUNE 21	✓		
G021	SHADOW STUDY - SEPTEMBER 21	✓		
G022	SHADOW STUDY - DECEMBER	✓		
G030	USABLE OPEN SPACE CALCULATIONS	✓	✓	✓
G031	DENSITY BONUS CALCULATIONS AND PLANS	✓	✓	✓
CIVIL SHEETS				
C100	EXISTING CONDITIONS PLAN	✓		
C400	GRADING PLAN	✓		
C600	STORMWATER CONTROL PLAN	✓		
LANDSCAPE SHEETS				
L-1	LANDSCAPE PLAN	✓		
L-2	PLANTING AND IRRIGATION PLAN	✓		
ARCHITECTURAL SHEETS				
A010	SITE PLAN - EXISTING (REFERENCE ONLY)	✓		
A011	LOT COVERAGE DIAGRAMS	✓		✓
A100	SITE PLAN - PROPOSED	✓	✓	✓
A101	PROPOSED GROUND AND 2ND FLOOR PLANS	✓	✓	✓
A102	PROPOSED 3RD, 4TH, 5TH, 6TH, & 7TH FLOOR PLANS	✓	✓	✓
A103	PROPOSED 8TH & ROOF TOP FLOOR PLANS	✓	✓	✓
A200	PROPOSED ELEVATIONS & MATERIALS	✓	✓	✓
A201	PROPOSED ELEVATIONS & MATERIALS	✓	✓	✓

1 TABLE OF CONTENTS



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2480 BANCROFT WAY
BERKELEY, CALIFORNIA 94704

PROJECT ISSUE RECORD:

03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:

09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:

RUE03

TITLE:
COVER SHEET &
PROJECT INFO

SHEET:

G000



2486 BANCROFT WAY

2310 TELEGRAPH AVE

SITE LOCATION:
2480 BANCROFT WAY

2470 BANCROFT WAY

SATHER
LANE

2462 BANCROFT WAY

2460 BANCROFT WAY

2456 BANCROFT WAY

1 STREET ELEVATION LOOKING SOUTH
1/10" = 1'-0"



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2480 BANCROFT
WAY

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CALIFORNIA
94704

PROJECT ISSUE RECORD:

03/07/2023	MAT. SCHEME REV.

CITY PERMIT RECORD:

09/26/2022	DRAFT ENT. SET
02/08/2023	ZONING REV. 1
04/27/2023	ROOF DECK REV.

PROJECT:
RUE03
TITLE:
SITE ELEVATION

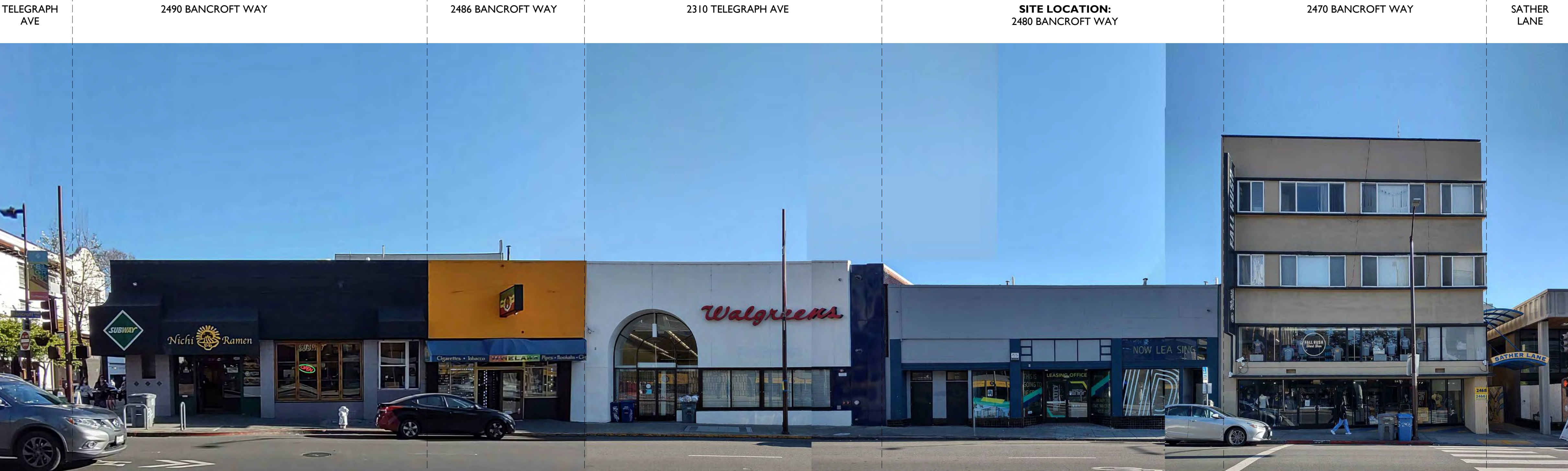
SHEET:
G001

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2480 BANCROFT
WAY

BERKELEY,
CALIFORNIA
94704



PROJECT ISSUE RECORD:

03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:

09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. 1
04/27/2023 ROOF DECK REV.

PROJECT:

RUE03

TITLE:

SITE CONTEXT
ELEVATION

SHEET:

G002



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**2480 BANCROFT
WAY**

**BERKELEY,
CALIFORNIA
94704**

PROJECT ISSUE RECORD:
03/07/2023 MAT. SCHEME REV.

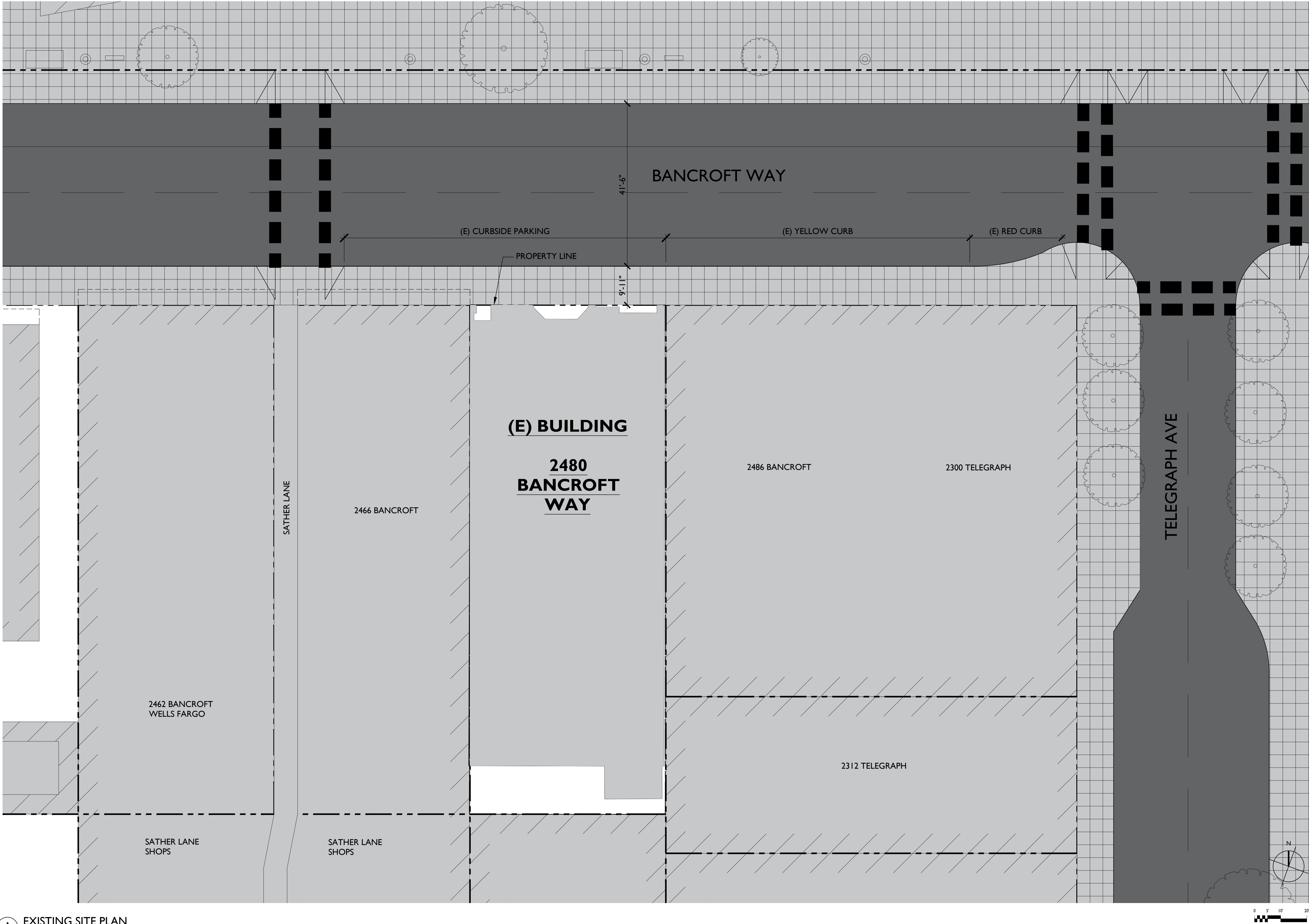
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09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

TITLE:
RENDERINGS

SHEET:

G010



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CITY PERMIT RECORD:

09/26/2022 DRAFT ENT. SET

02/08/2023 ZONING REV. I

04/27/2023 ROOF DECK REV.

PROJECT:

RUE03

TITLE:

SITE PLAN -

EXISTING

SHEET:

A010

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WAY

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CITY PERMIT RECORD:

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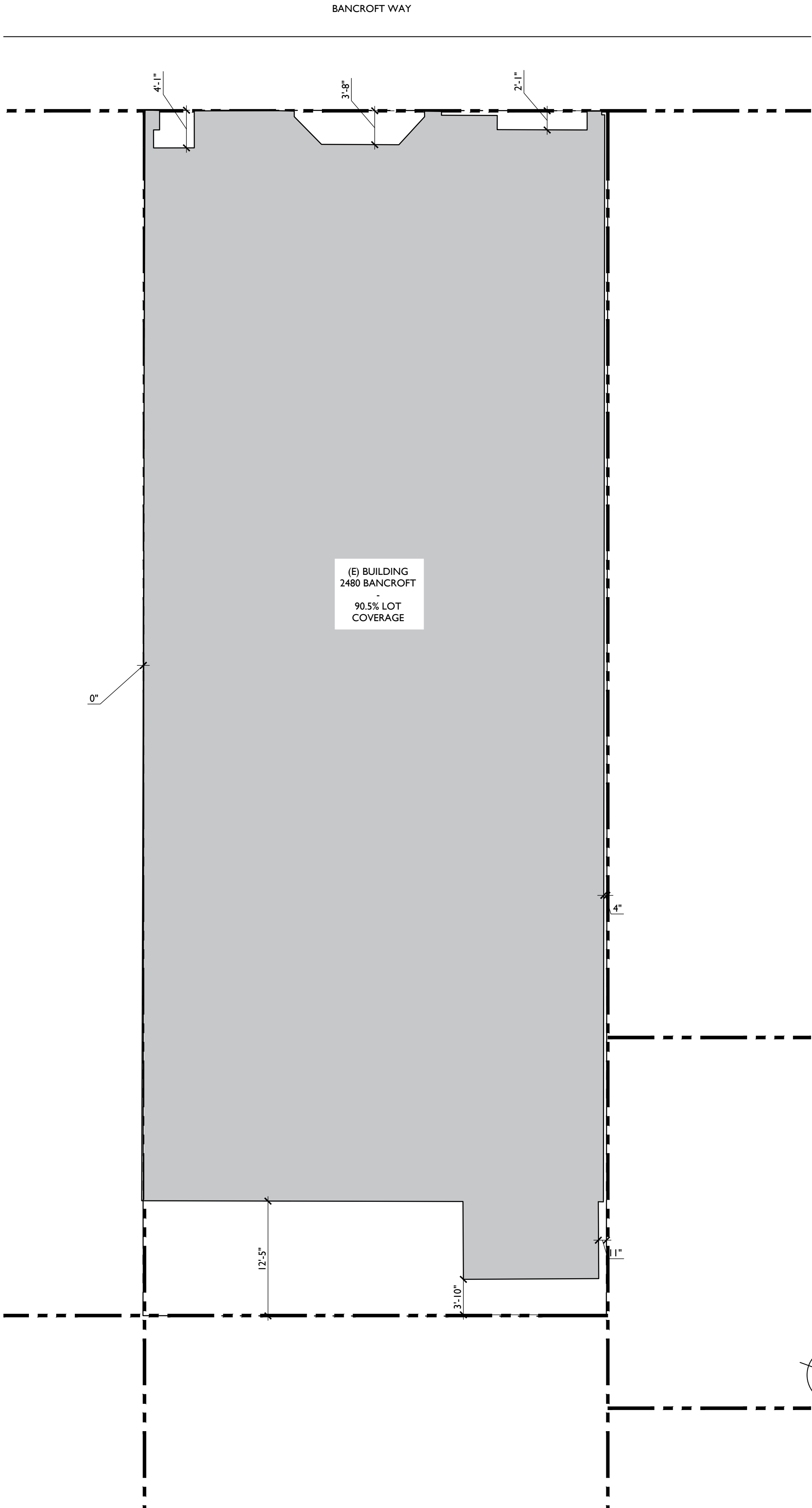
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04/27/2023 ROOF DECK REV.

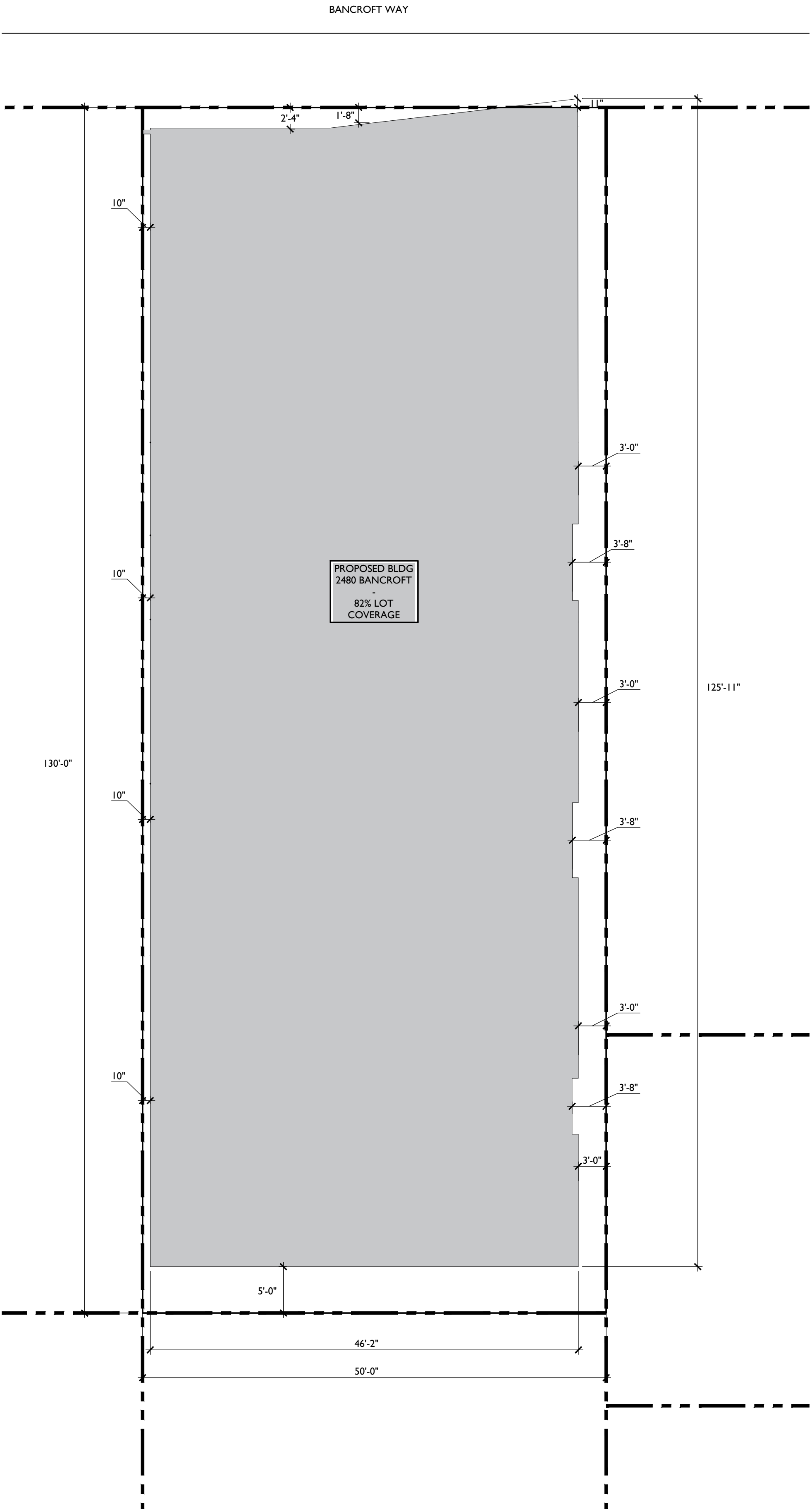
PROJECT:
RUE03

TITLE:
LOT COVERAGE
DIAGRAMS

SHEET:
A011

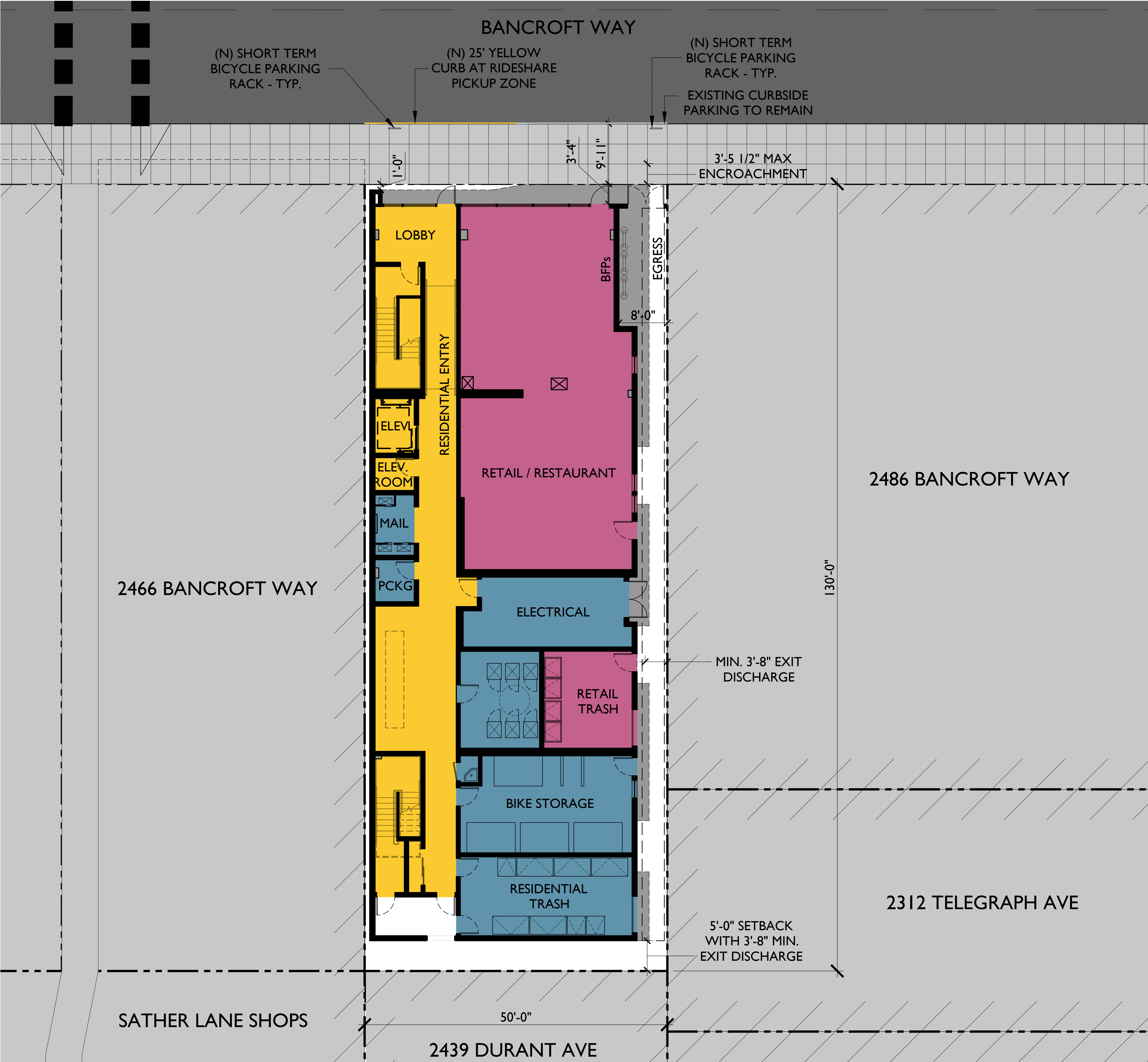


2 LOT COVERAGE DIAGRAM - EXISTING
1/8"=1' 0"

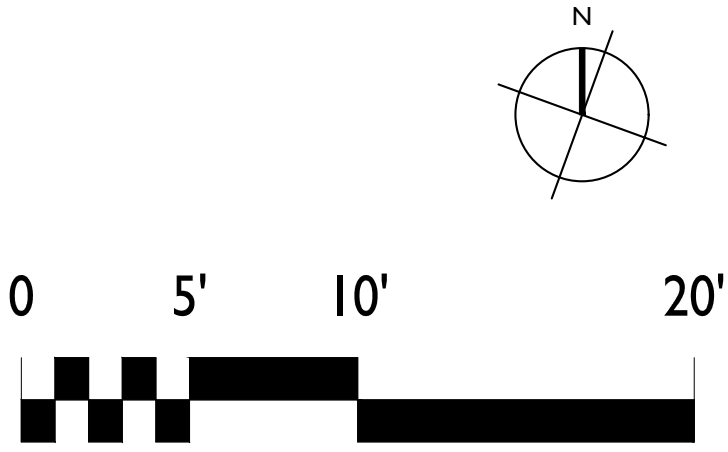


1 LOT COVERAGE DIAGRAM - PROPOSED
1/8"=1' 0"





1 PROPOSED SITE PLAN
1/8" = 1'-0"



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CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. 1
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

TITLE:
SITE PLAN -
PROPOSED

SHEET:
A100

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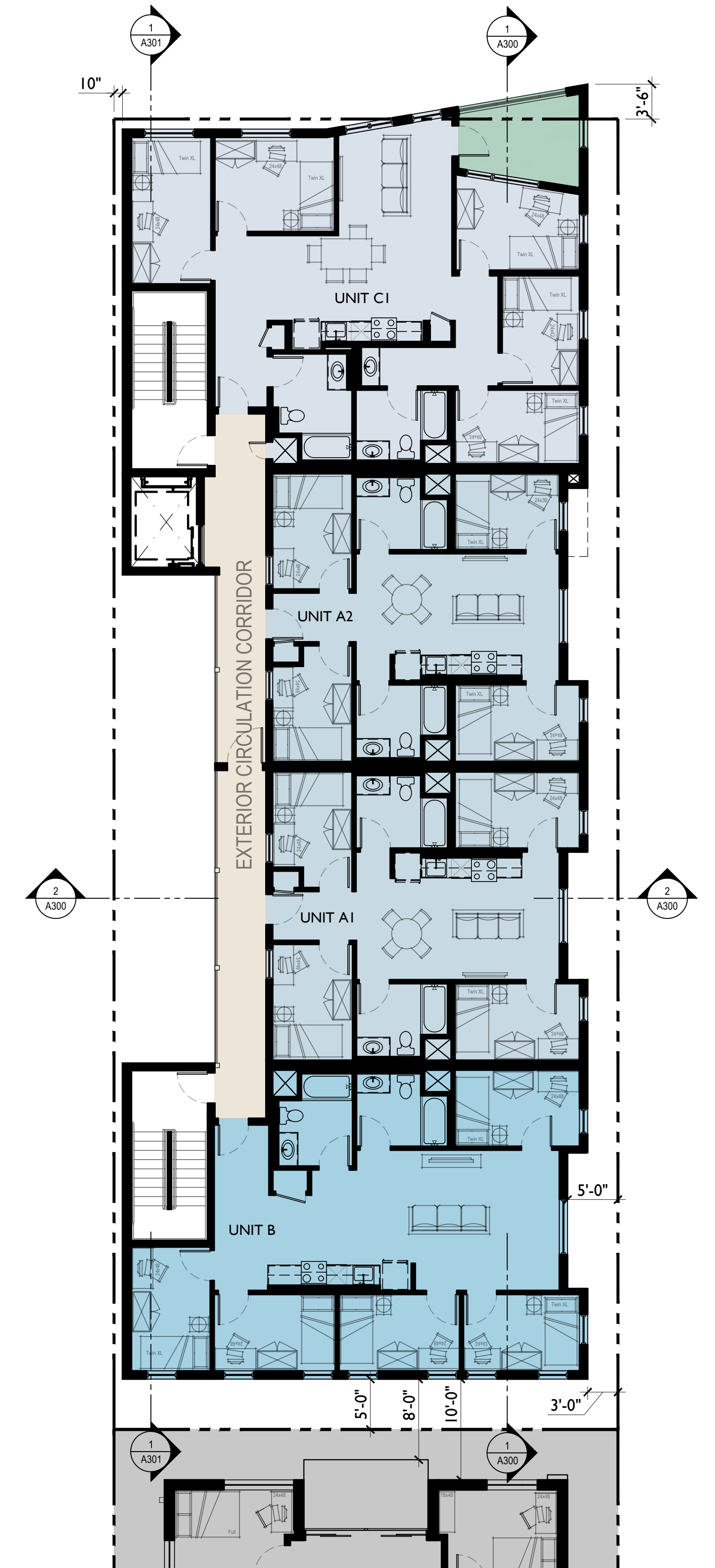
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02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

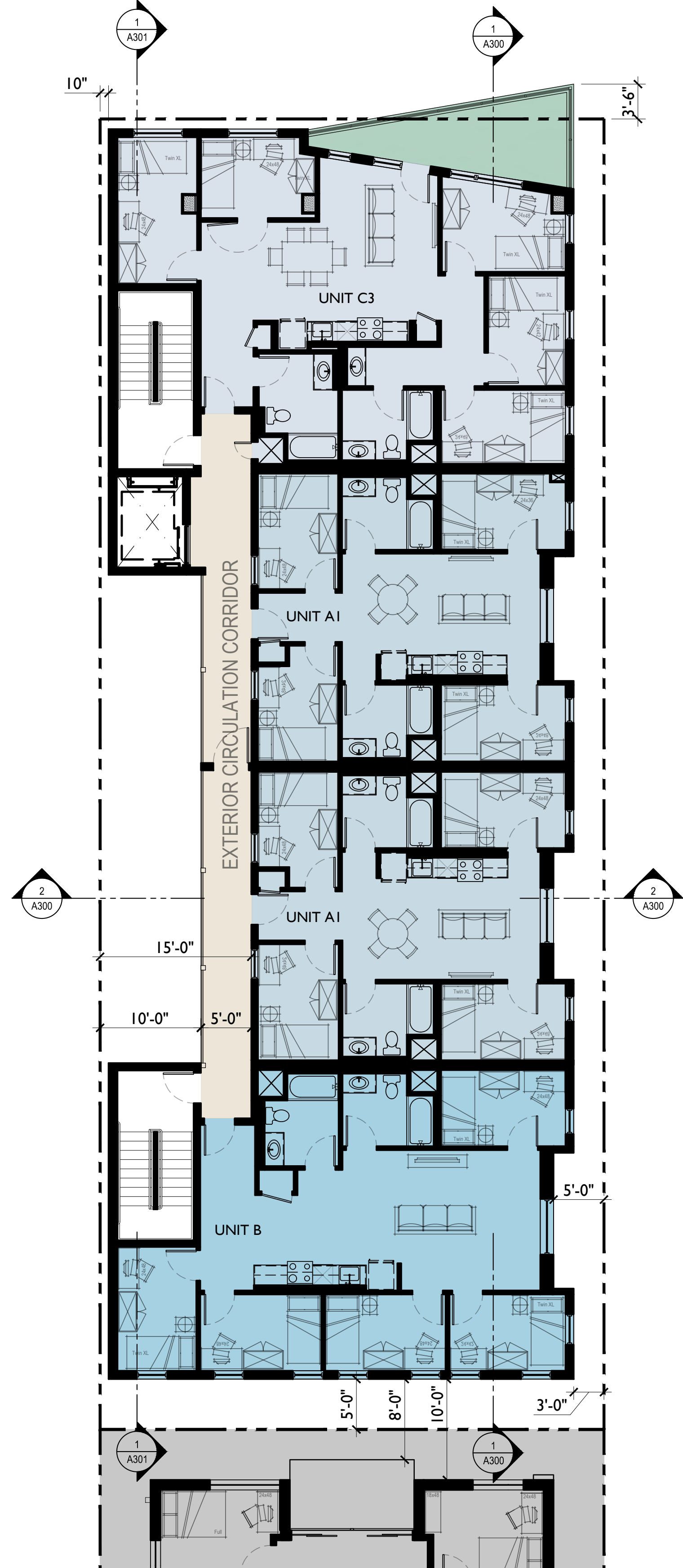
TITLE:
PROPOSED 3RD,
4TH, 5TH, 6TH & 7TH
FLOOR PLANS

SHEET:

A102



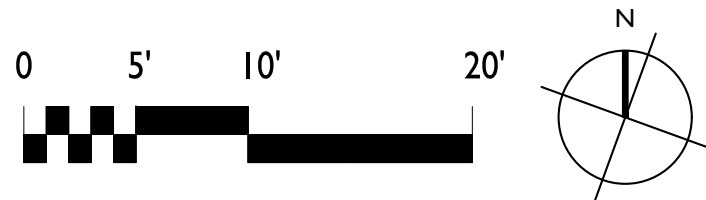
4TH + 6TH FLOOR PLANS					
UNIT TYPE / NAME	SQUARE FOOTAGE	BEDROOMS	BATHROOMS	BALCONY / U.O.S.	NOTES
A1	920	4	2	-	
A2	902	4	2	-	
B	1,234	5	2	-	
C1	1,328	5	2	106	
EXT. CORRIDOR	363	-	-	-	
STAIRS / ELEVATOR	480	-	-	-	DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS
TOTAL GROSS S.F.	4,747	18	8	106	



3RD, 5TH, 7TH FLOOR PLANS					
UNIT TYPE / NAME	SQUARE FOOTAGE	BEDROOMS	BATHROOMS	BALCONY / U.O.S.	NOTES
A1	920	4	2	-	
A2	902	4	2	-	
B	1,234	5	2	-	
C3	1,275	5	2	159	
EXT. CORRIDOR	363	-	-	-	
STAIRS / ELEVATOR	480	-	-	-	DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS
TOTAL GROSS S.F.	4,712	18	8	159	

- UNIT A / RES. SUPPORT
- UNIT B
- UNIT C / D
- RETAIL
- U.O.S.
- INTERIOR CIRCULATION
- EXTERIOR CIRCULATION

FLOOR PLAN LEGEND



3 4TH + 6TH FLOOR PLAN
1/8" : 1' 0"

2 3RD, 5TH, 7TH FLOOR PLAN
1/8" : 1' 0"



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WAY

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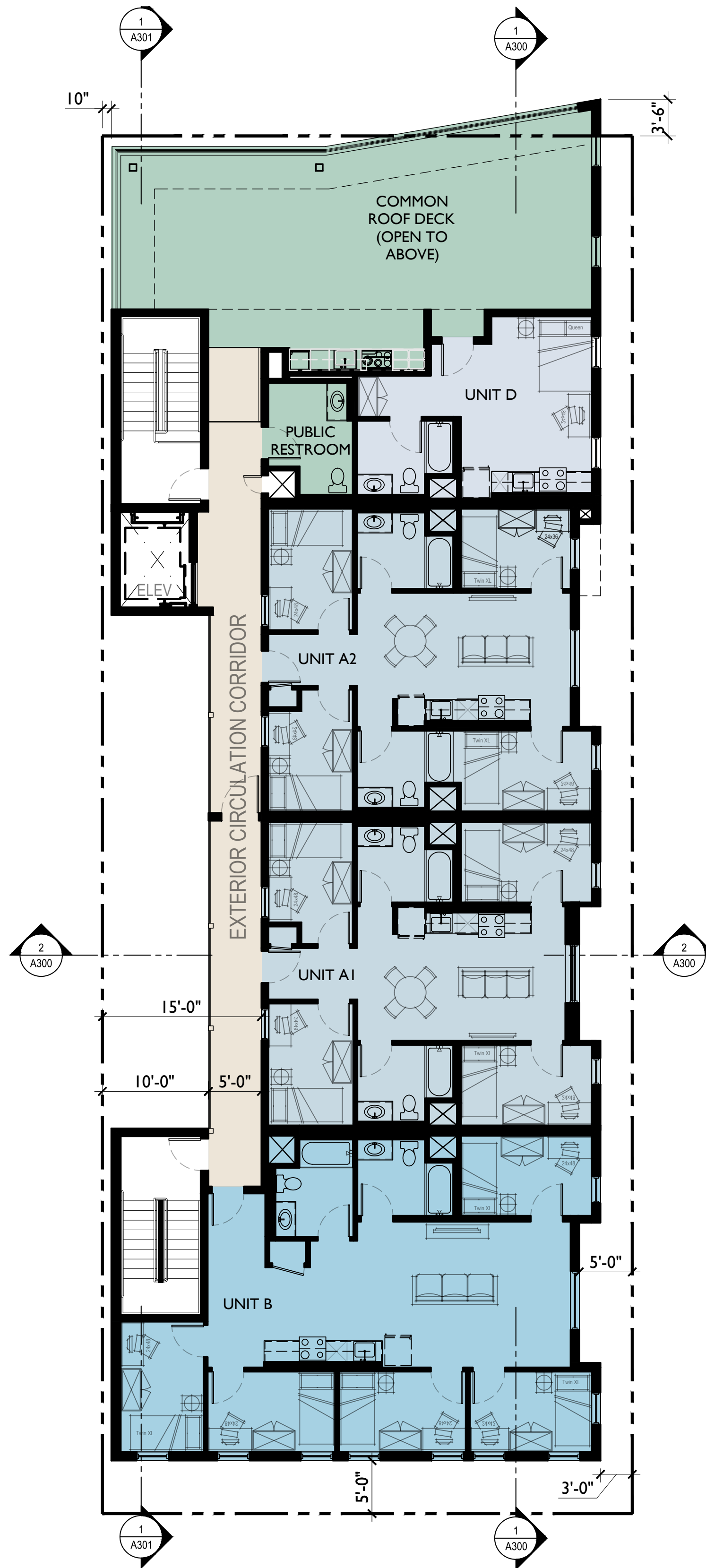
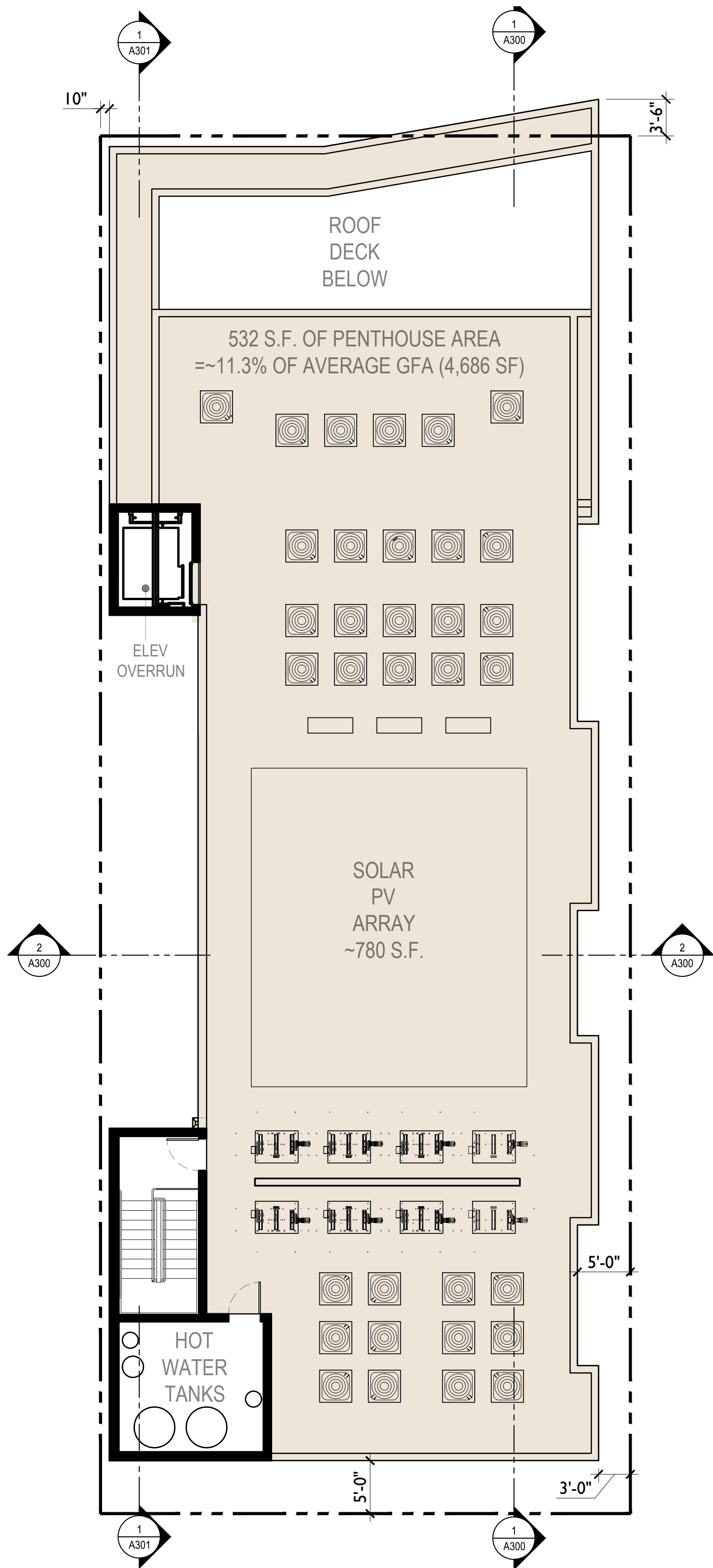
CITY PERMIT RECORD:
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02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

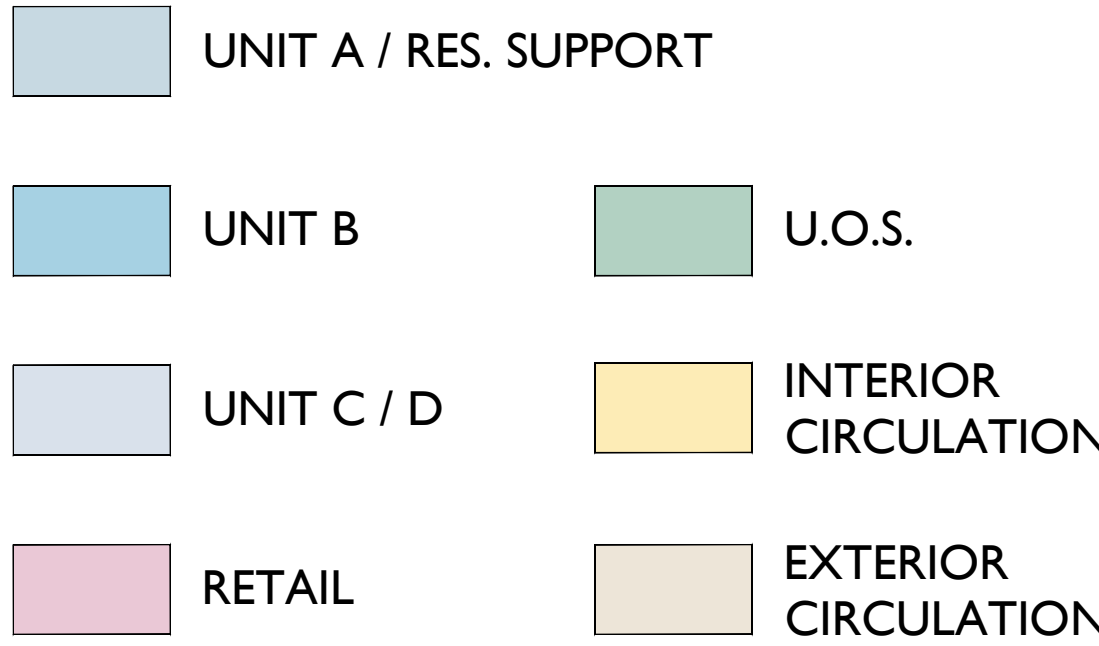
TITLE:
PROPOSED ROOF &
8TH FLOOR PLANS

SHEET:

A103



8TH FLOOR PLAN					
UNIT TYPE / NAME	SQUARE FOOTAGE	BEDROOMS	BATHROOMS	BALCONY / U.O.S.	NOTES
A1	900	3	1	-	
A2	902	3	1	-	
B	1,234	5	2	-	
D	367	1	1	-	
EXT. CORRIDOR	410	-	-	-	
ROOF TOP DECK	-	-	-	862	MOSTLY UNCOVERED - DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS
STAIRS / ELEVATOR	480	-	-	-	DOES NOT COUNT TOWARD G.S.F., PER BMC DEFINITIONS
TOTAL GROSS S.F.	3,823	12	5	862	



FLOOR PLAN LEGEND



3 ROOF PLAN
1/8" : 1' 0"

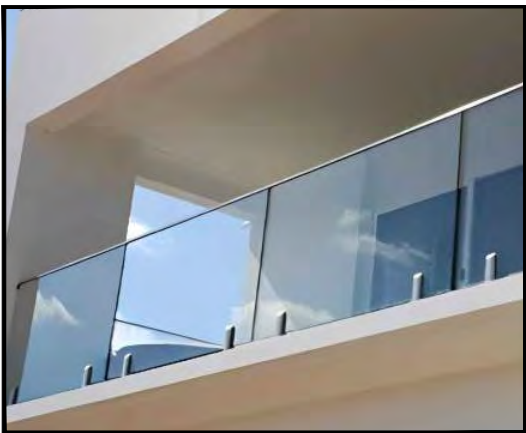
2 8TH FLOOR PLAN
1/8" : 1' 0"

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2480 BANCROFT
WAY

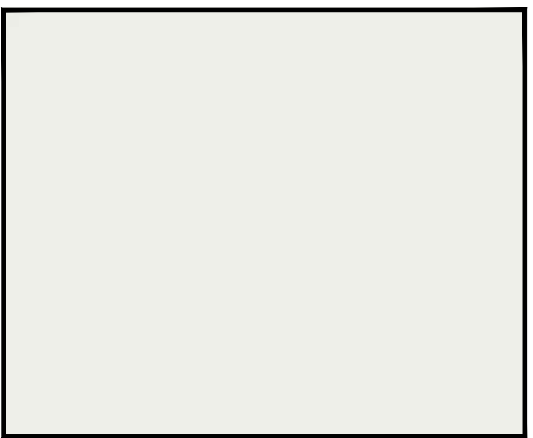
BERKELEY,
CALIFORNIA
94704



GLASS RAILINGS
BRUSHED ALUMINUM FINISH RAIL
ALL-GLASS - BUTT JOINTED



WINDOW FRAMES
INTUS
BLACK



COMPOSITE PANEL - MAIN BAND
TRESPA - METEON
PASTEL GREY - SATIN FINISH



ACCENT
SHERWIN WILLIAMS
6498 BYTE BLUE



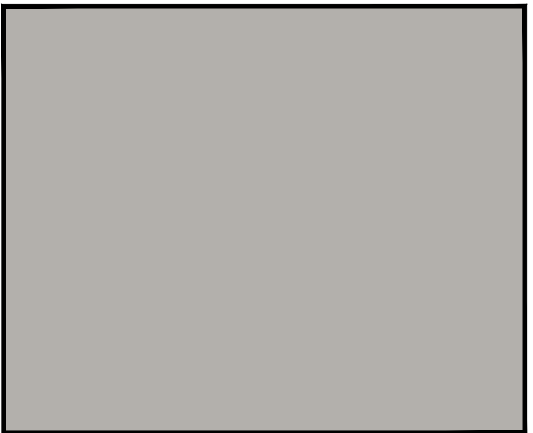
ACCENT
SHERWIN WILLIAMS
9057 AQUITAINE



ACCENT
SHERWIN WILLIAMS
9059 SILKEN PEACOCK



RAILINGS - METAL
PAINTED BLACK (TO MATCH
WINDOW FRAMES)



STUCCO - SIDE BODY
BENJAMIN MOORE
AC-29 SAN ANTONIO GRAY



STUCCO - SIDE BODY
BENJAMIN MOORE
2124-50 BUNNY GRAY



STUCCO - REAR BODY
BENJAMIN MOORE
BABY'S BREATH 873



EXTERIOR CEMENTITIOUS
RAINSCREEN PANELS - MAIN BODY
CERACLAD - 8 MID GRAY

3 MATERIAL KEY



2 NORTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

PROJECT ISSUE RECORD:

03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:

09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:

RUE03

TITLE:
PROPOSED
ELEVATIONS
AND MATERIALS

SHEET:

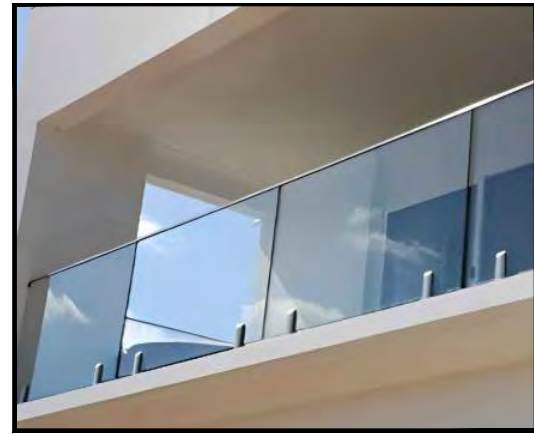
A200

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2480 BANCROFT
WAY

BERKELEY,
CALIFORNIA
94704



7
STUCCO - ACCENT
SHERWIN WILLIAMS
9059 SILKEN PEACOCK



8
STUCCO - ACCENT
SHERWIN WILLIAMS
9057 AQUITAINE



9
STUCCO - ACCENT
SHERWIN WILLIAMS
6498 BYTE BLUE



10
COMPOSITE PANEL - MAIN BAND
TRESPA - METEOR
PASTEL GREY - SATIN FINISH



11
WINDOW FRAMES
INTUS
BLACK



1
**EXTERIOR CEMENTITIOUS
RAINSCREEN PANELS - MAIN BODY**
CERACLAD - 8 MID GRAY



2
STUCCO - REAR BODY
BENJAMIN MOORE
BABY'S BREATH 873



3
STUCCO - SIDE BODY
BENJAMIN MOORE
2124-50 BUNNY GRAY



4
STUCCO - SIDE BODY
BENJAMIN MOORE
AC-29 SAN ANTONIO GRAY



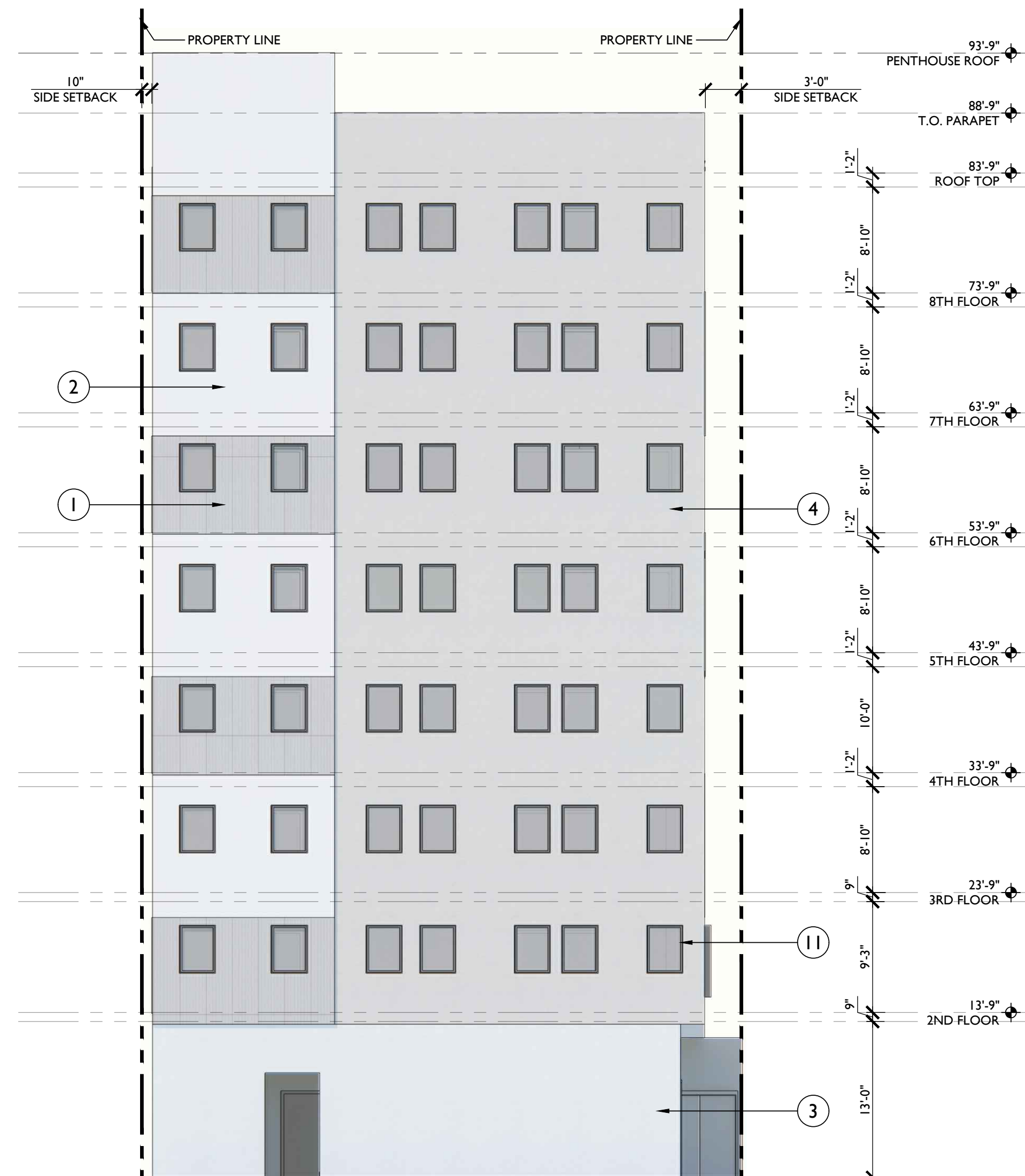
5
RAILINGS - METAL
PAINTED BLACK (TO MATCH
WINDOW FRAMES)

6
GLASS RAILINGS
BRUSHED ALUMINUM FINISH RAIL
ALL-GLASS - BUTT JOINTED

3 MATERIAL KEY



4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION - DURANT AVENUE
1/8" = 1'-0"

PROJECT ISSUE RECORD:

03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:

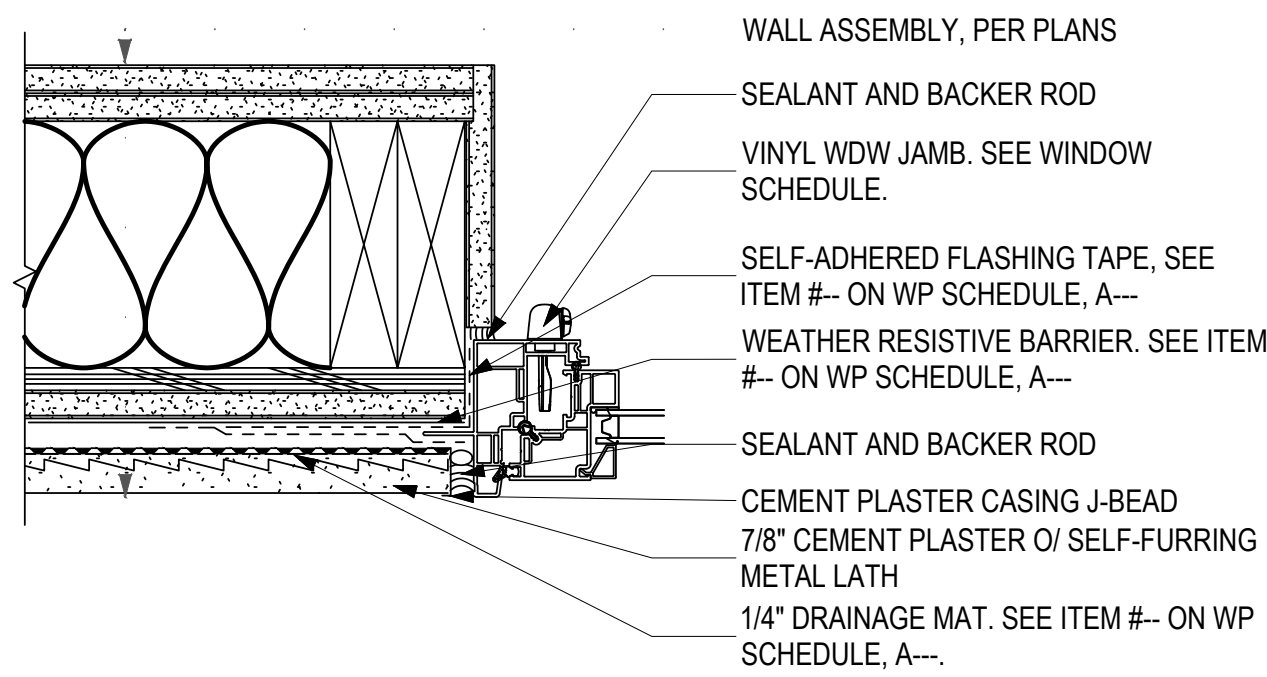
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02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

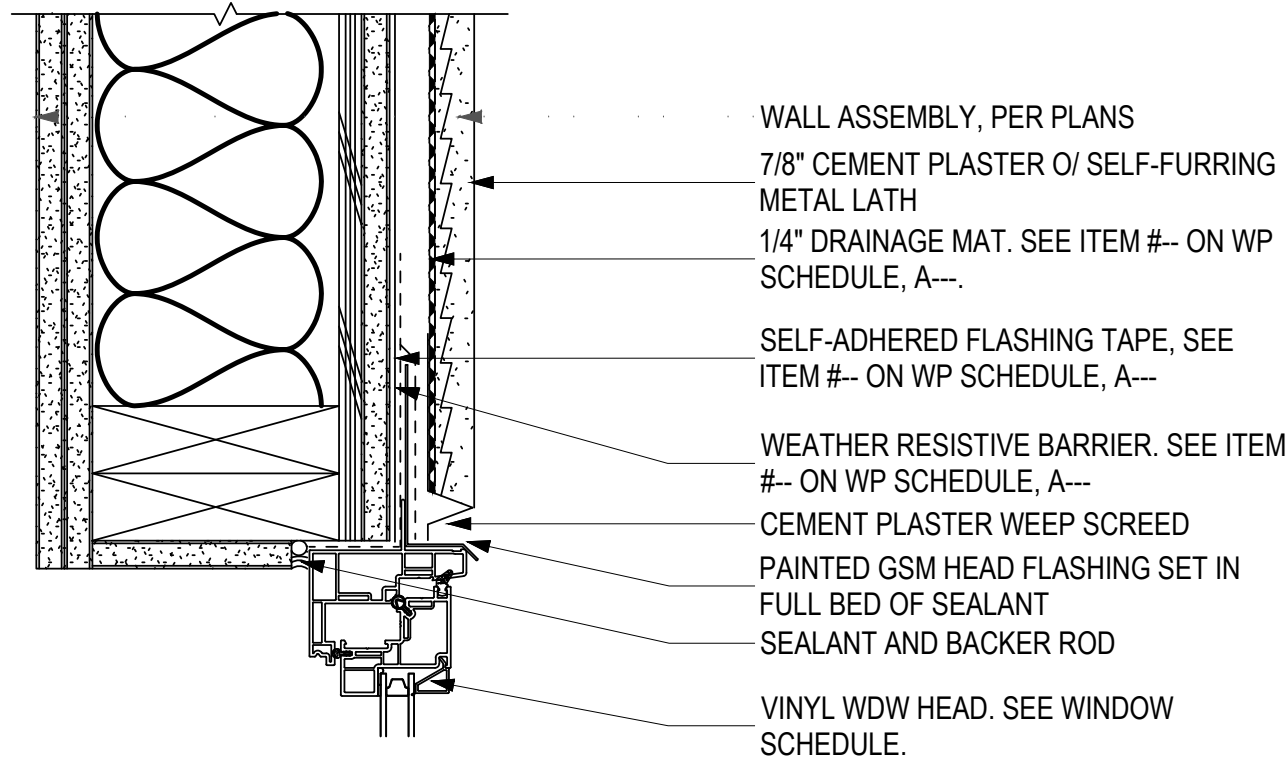
TITLE:
PROPOSED
ELEVATIONS
AND MATERIALS

SHEET:

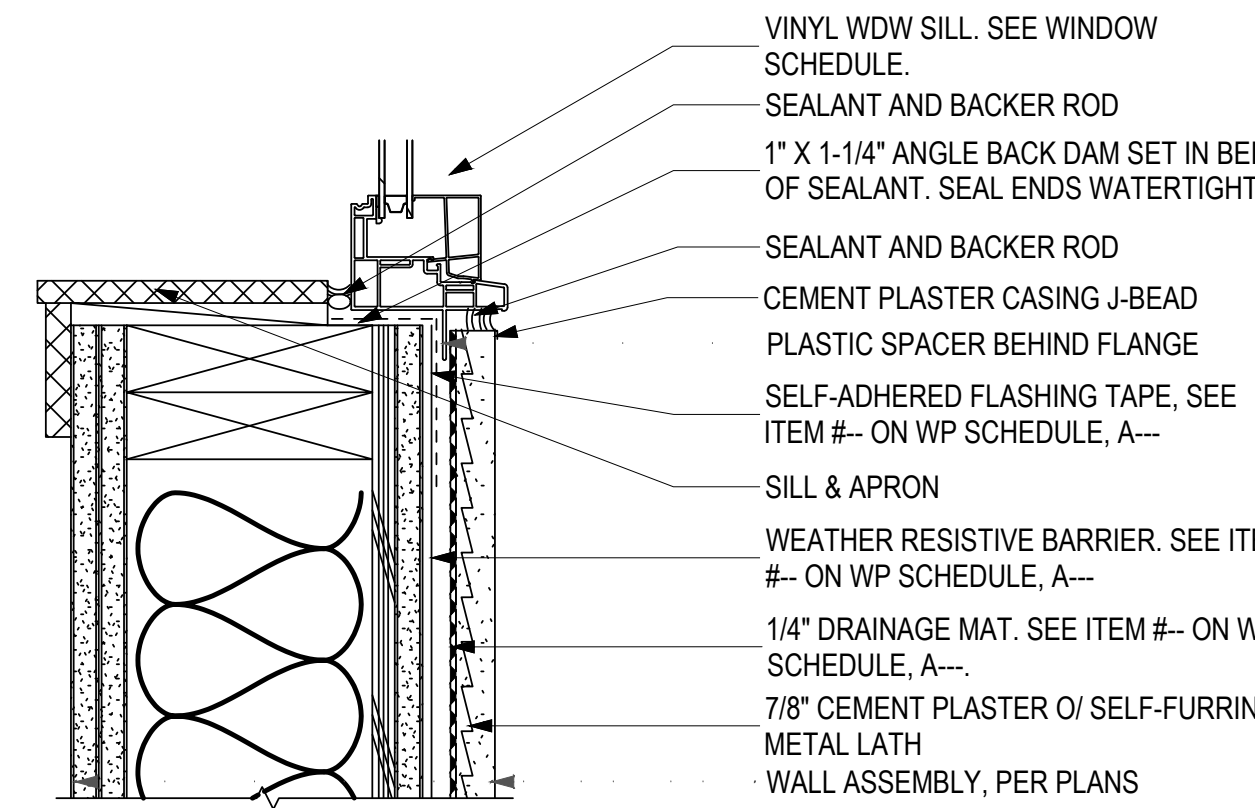
A201



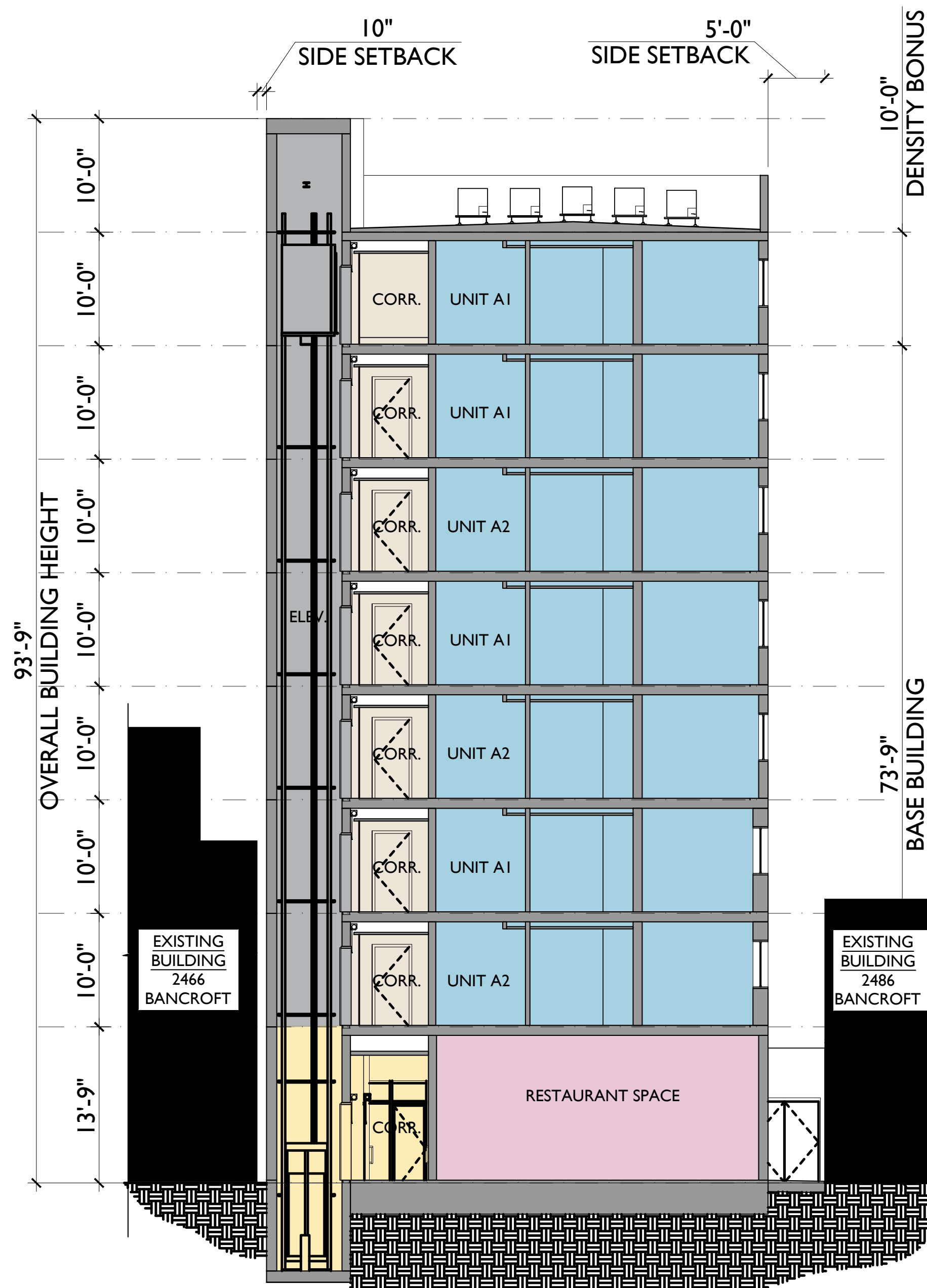
5 WDW JAMB @ CEMENT PLASTER (METAL FRAME SIM)
3" : 1'-0"



4 WDW HEAD @ CEMENT PLASTER (METAL FRAME SIM)
3" : 1'-0"



3 WDW SILL @ CEMENT PLASTER (METAL FRAME SIM)
3" : 1'-0"



2 TRANSVERSE SECTION I
1/8" : 1' 0"



1 LONGITUDINAL SECTION I
1/8" : 1' 0"



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2480 BANCROFT
WAY

BERKELEY,
CALIFORNIA
94704

PROJECT ISSUE RECORD:	
03/07/2023	MAT. SCHEME REV.
CITY PERMIT RECORD:	
09/26/2022	DRAFT ENT. SET
02/08/2023	ZONING REV. 1
04/27/2023	ROOF DECK REV.

PROJECT:
RUE03

TITLE:
PROPOSED
BUILDING SECTIONS

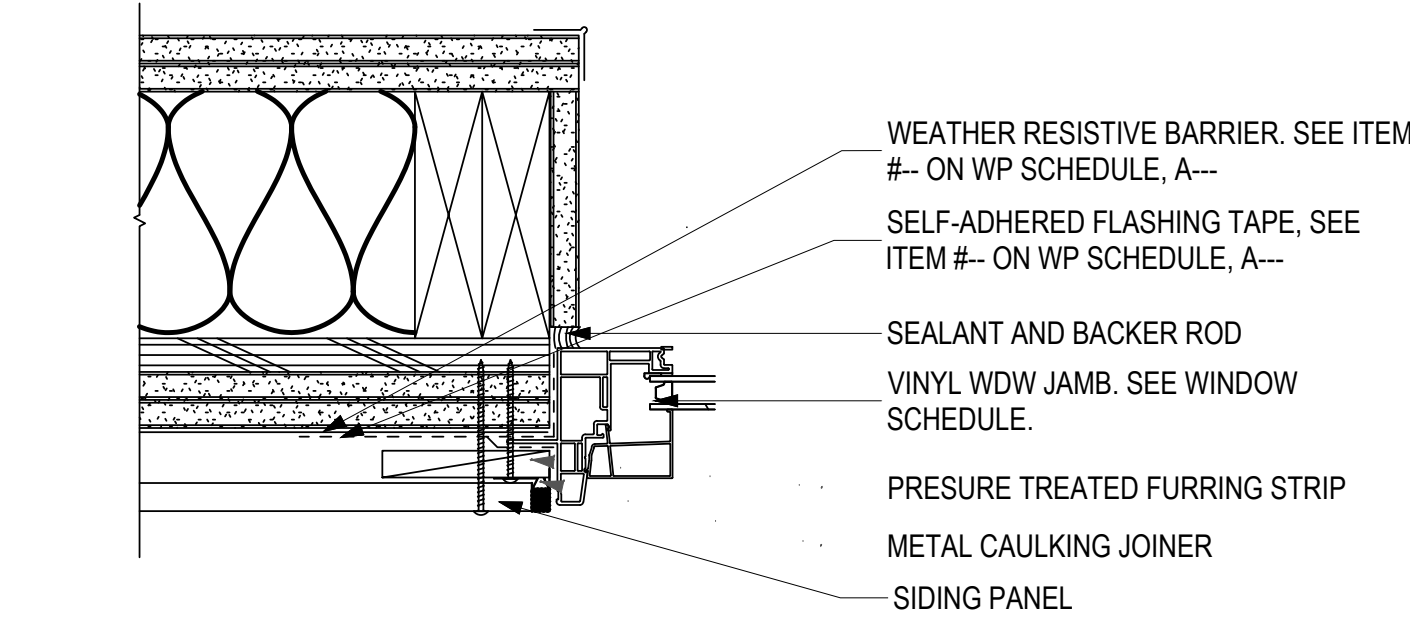
SHEET:
A300

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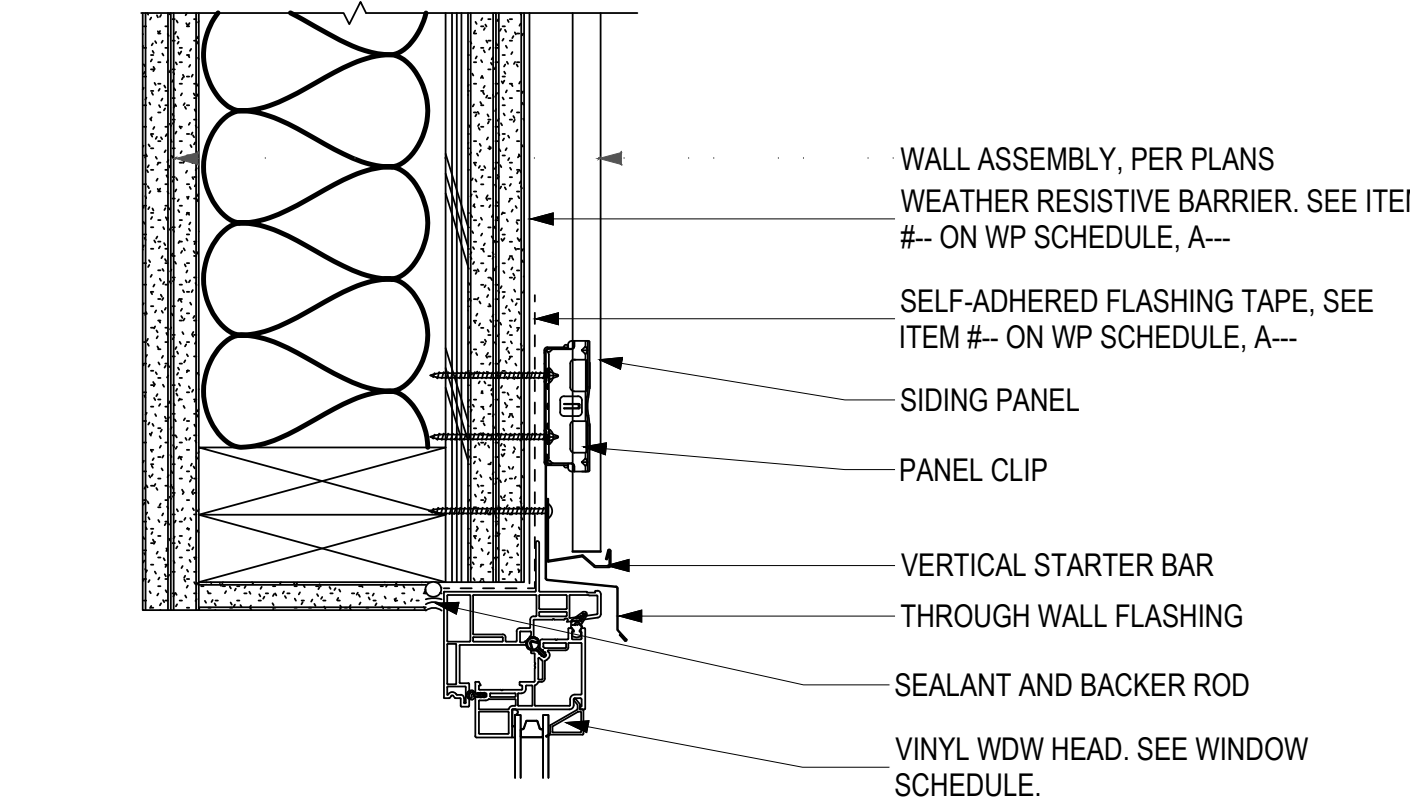
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2480 BANCROFT
WAY

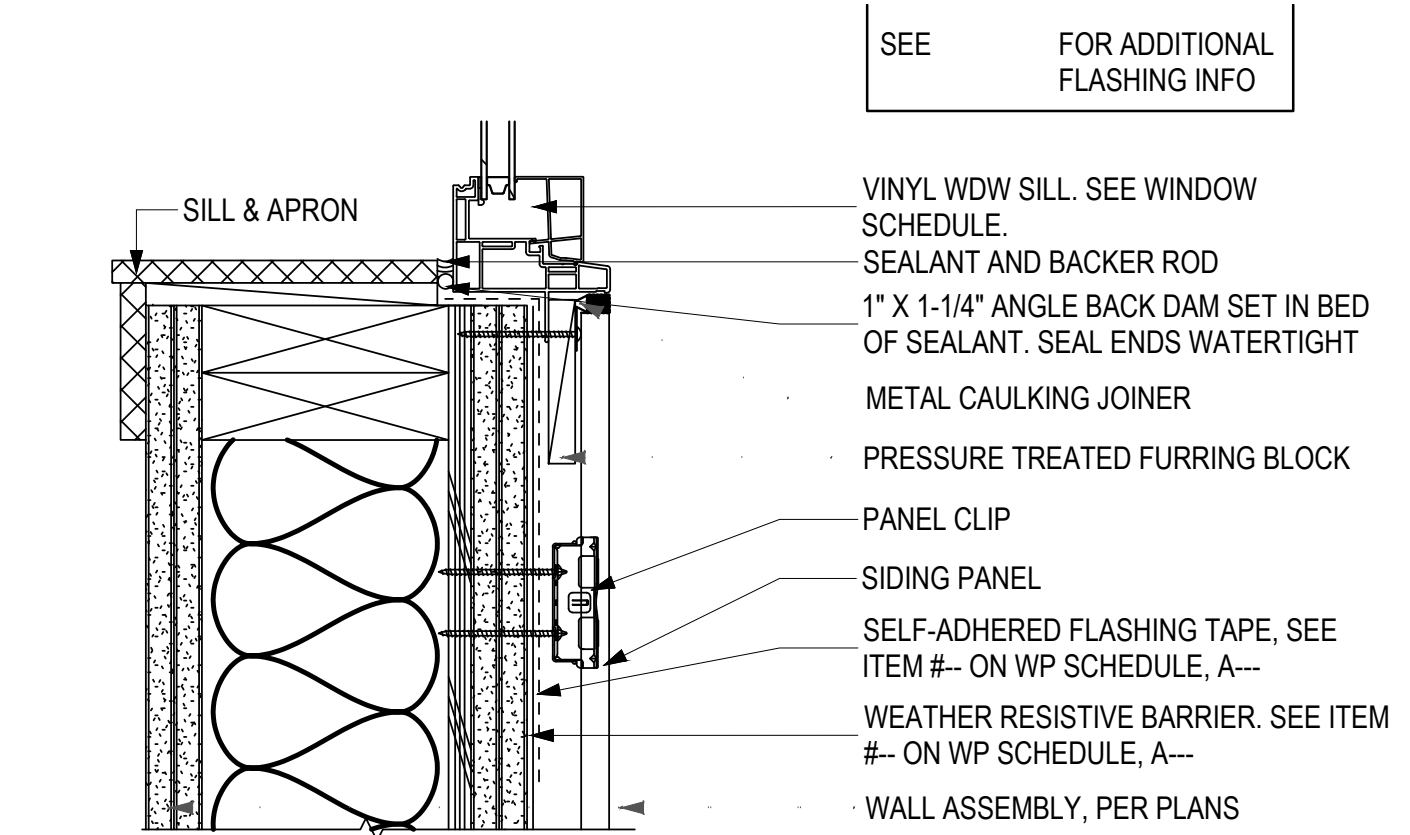
BERKELEY,
CALIFORNIA
94704



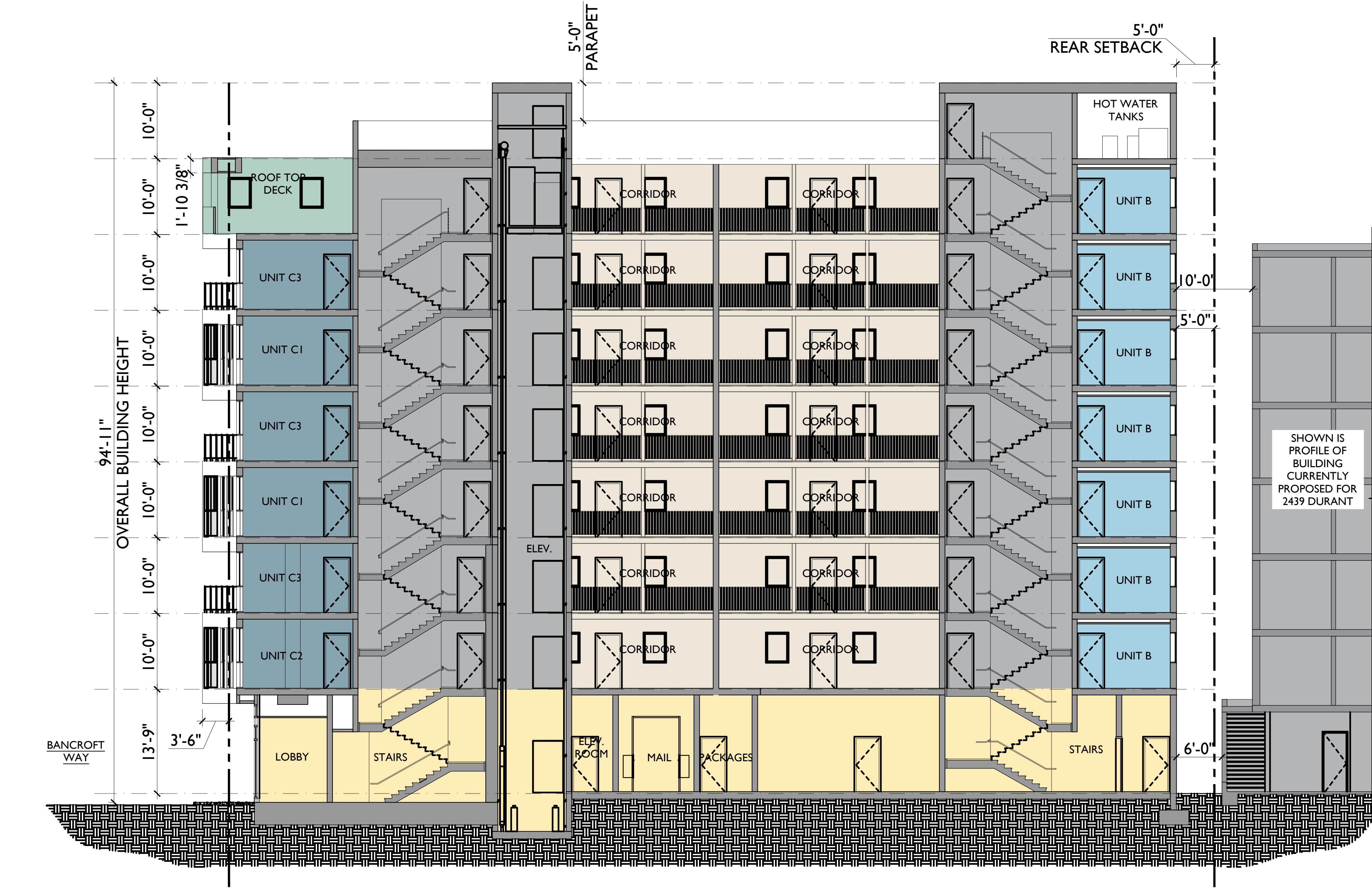
4 WDW JAMB @ CEMENT PANEL
3" : 1' 0"



3 WDW HEAD @ CEMENT PANEL
3" : 1' 0"



2 WDW SILL @ CEMENT PANEL
3" : 1' 0"



1 LONGITUDINAL SECTION I
1/8" : 1' 0"

SHOWN IS
PROFILE OF
BUILDING
CURRENTLY
PROPOSED FOR
2439 DURANT

PROJECT ISSUE RECORD:
03/07/2023 MAT. SCHEME REV.

CITY PERMIT RECORD:
09/26/2022 DRAFT ENT. SET
02/08/2023 ZONING REV. I
04/27/2023 ROOF DECK REV.

PROJECT:
RUE03

TITLE:
PROPOSED
BUILDING SECTIONS

SHEET:
A301



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510.992.3122

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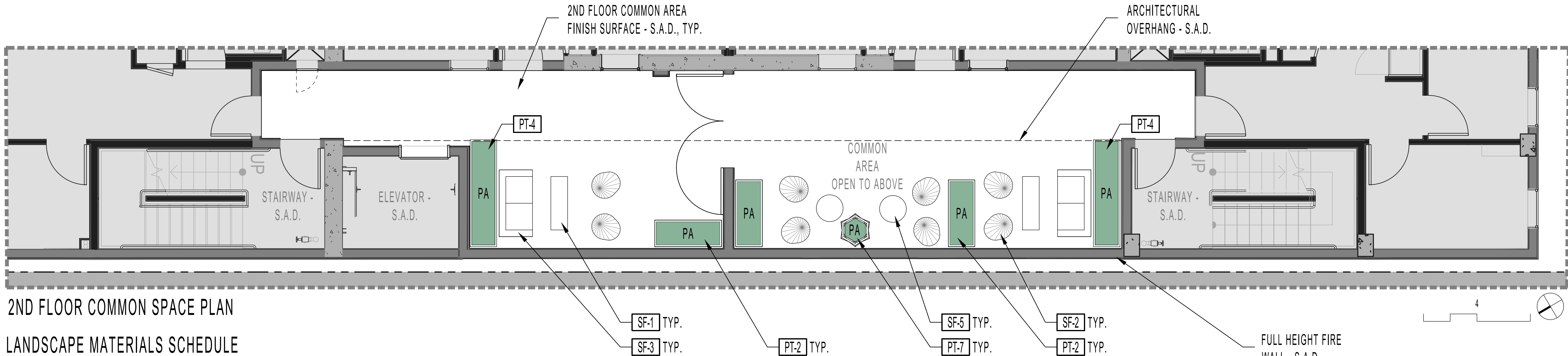
2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023
REVISIONS

No.	Description	Date
1	100% DD Set	10-06-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023

LANDSCAPE
PLAN - STREET &
2ND LEVEL

L-1.0



2ND FLOOR COMMON SPACE PLAN

LANDSCAPE MATERIALS SCHEDULE

SITE FURNISHINGS

	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	EXTERIOR COFFEE TABLE	WEST ELM	TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-2	WOVEN LOUNGE CHAIR	INNIT DESIGNS	WEAVE: TBD FRAME: TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-3	EXTERIOR LOUNGE SEATING	WEST ELM	WEAVE: TBD CUSHIONS: TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-4	METAL BISTRO TABLE & CHAIR SET	FERMOB	TBD	PER CITY STANDARDS
SF-5	SIDE TABLE	LOLL	TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-6	CITY APPROVED SHORT TERM BIKE RACK	DERO, INC.	GALVANIZED STEEL	PER CITY STANDARDS

PLANTER POTS

	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	FRP 36"x30"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-482430	TBD
PT-2	FRP 60"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-602442	TBD
PT-3	FRP 72"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-722442	TBD
PT-4	FRP 96"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-962442	TBD
PT-5	FRP 120"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WCR-1202442	TBD
PT-6	ACCENT PLANTER - HS-2400	FRP	TOURNESOL	TOURNESOL / MODEL #HS-2400	TBD
PT-7	ACCENT PLANTER - HS-3000	FRP	TOURNESOL	TOURNESOL / MODEL #HS-2400	TBD

NOTES:

1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-2.0
2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
P-1	CIP CONCRETE				PER CITY STANDARDS
T-2A	PORCELAIN TILES	BELGARD	NOON - PLANK 12" X 48" X 3/4"	HONEY	ON PEDESTALS, S.A.D.
T-2B			GLOCAL - 24" x 48" x 3/4"	IDEAL	

LIGHTING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
LT-1	STRING LIGHTS	TIVOLI	LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU	BLACK	

NOTES:

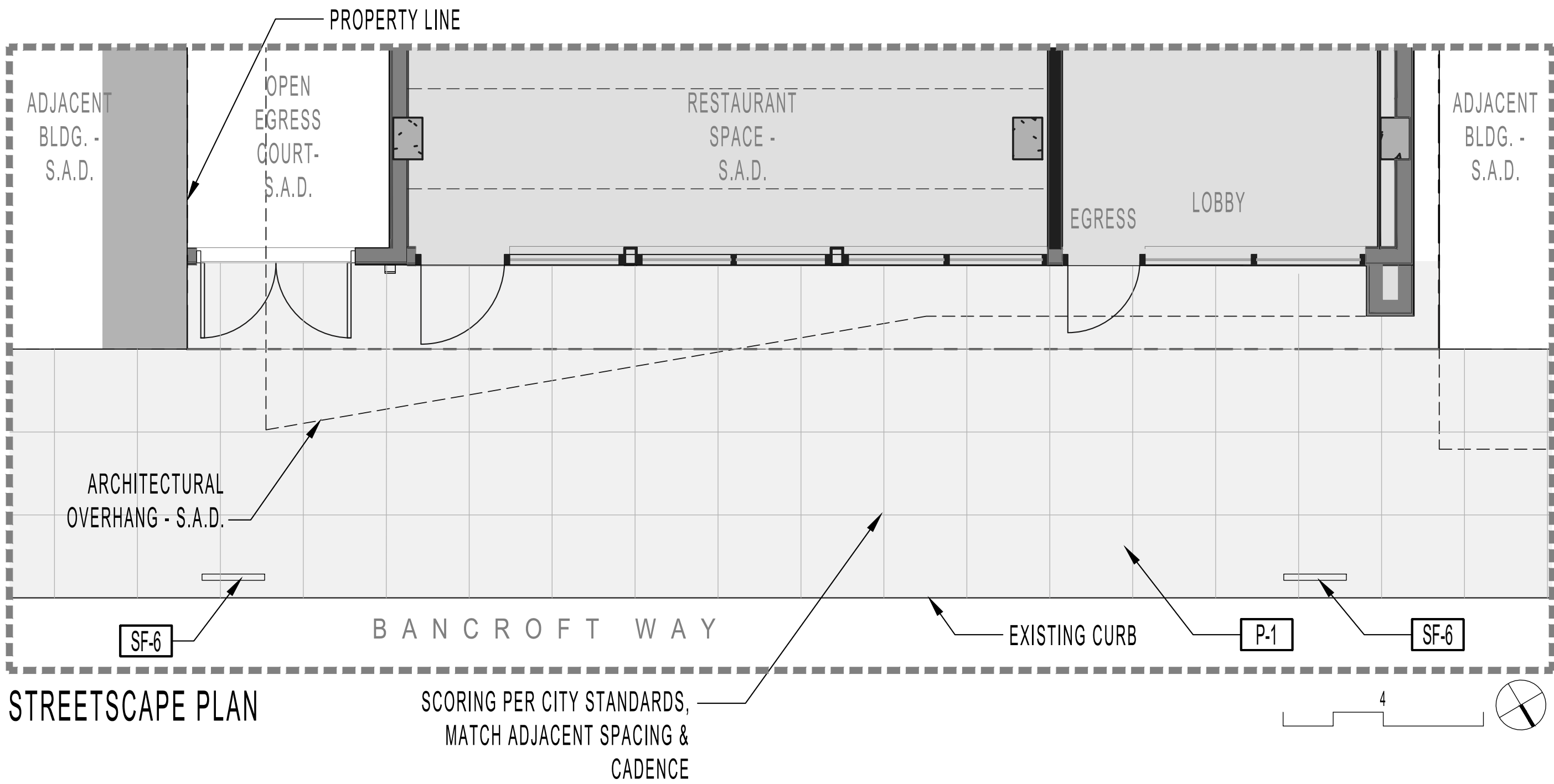
1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

SHEET INDEX

L-1.0 LANDSCAPE PLAN - STREET & 2ND LEVEL PLAN
L-1.1 LANDSCAPE PLAN - 8TH LEVEL ROOFDECK
L-2.0 PLANTING PLAN - STREET & 2ND LEVEL
L-2.5 PLANTER POT - PLANT LAYOUT
L-3.0 PLANTING PLAN & DETAILS - STREET & 2ND LEVEL
L-3.1 PLANTING PLAN - 8TH LEVEL ROOFDECK
L-3.5 IRRIGATION DETAILS

ABBREVIATIONS

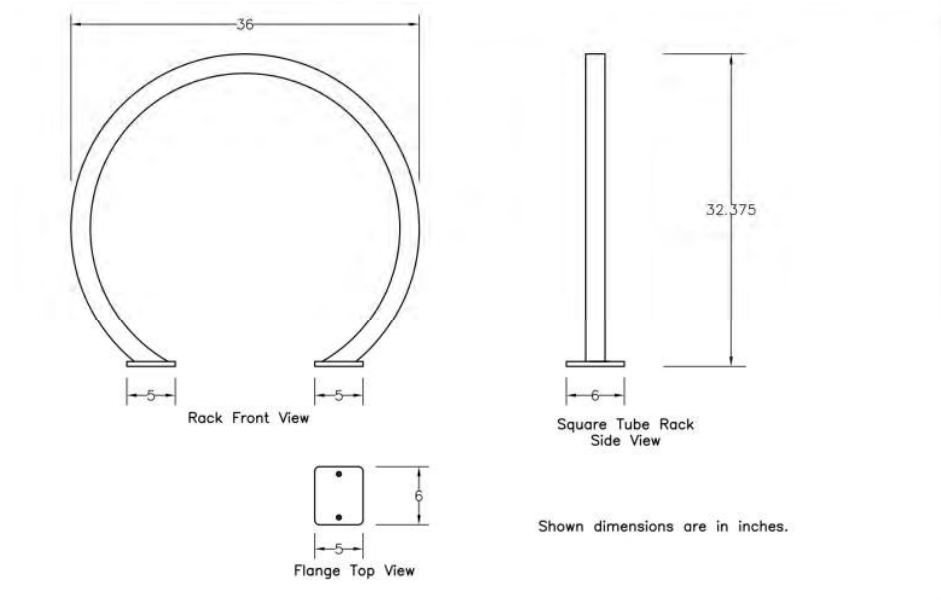
S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



STREETSCAPE PLAN

CITY APPROVED SHORT TERM BIKE RACK

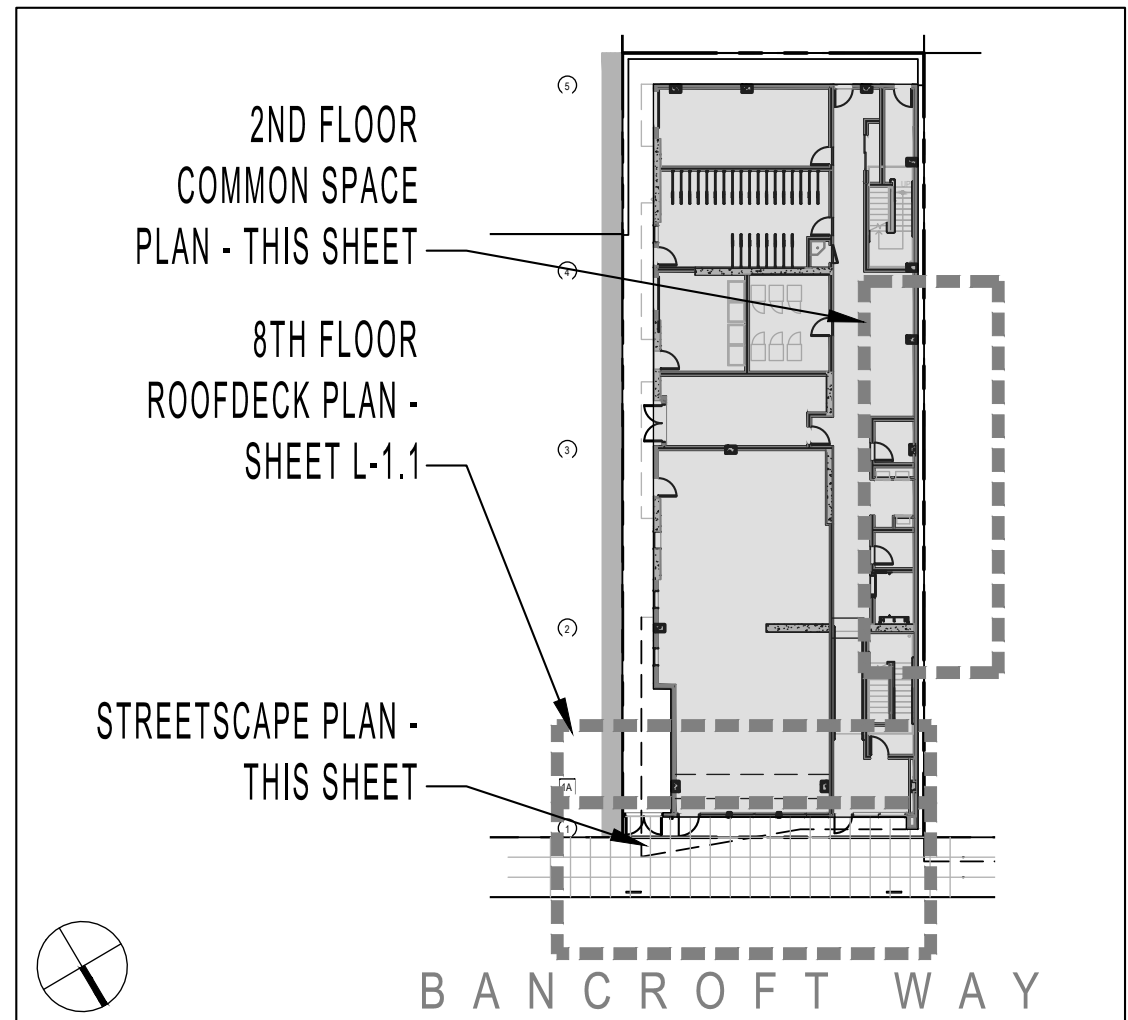
CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK SPECIFICATIONS . TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.



Surface Mounted Single Circular Rack

Height: 32.375"
Width: 36"
Flanges: 5" x 6" x 3/8"
Mounting Holes: (4) 9/16" dia.
Mounting Bolts: 1/2" x 3.75" Wedge Anchor Bolt, or 1/2" x 3.75" Anchor Rawl Spike
Hoop: 2" x 2" x0.188" Square tube
Finish: Hot-dipped Galvanized (G), Powder-coated (P), Stainless #4 Brush Finish (SS)

KEY MAP



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 05/08/2023.

LANDSCAPE MATERIALS SCHEDULE

SITE FURNISHINGS

	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	EXTERIOR COFFEE TABLE	WEST ELM	TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-2	WOVEN LOUNGE CHAIR	INNIT DESIGNS	WEAVE: TBD FRAME: TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-3	EXTERIOR LOUNGE SEATING	WEST ELM	WEAVE: TBD CUSHIONS: TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-4	METAL BISTRO TABLE & CHAIR SET	FERMOB	TBD	PER CITY STANDARDS
SF-5	SIDE TABLE	LOLL	TBD	COLOR PENDING FINAL MATERIALS SELECTION
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	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
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PT-4	FRP 96"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WR-962442	TBD
PT-5	FRP 120"x24"x42" PLANTER	FRP	TOURNESOL	TOURNESOL / MODEL #WCR-1202442	TBD
PT-6	ACCENT PLANTER - HS-2400	FRP	TOURNESOL	TOURNESOL / MODEL #HS-2400	TBD
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2. TOURNESOL CONTACT: RANA SEHRAI - TOURNESOL - PH: 925-286-1784.

PAVING

	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
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T-2A	PORCELAIN TILES	BELGARD	NOON - PLANK 12" X 48" X 3/4"	HONEY	ON PEDESTALS, S.A.D.
T-2B			GLOCAL - 24" x 48" x 3/4"	IDEAL	

LIGHTING

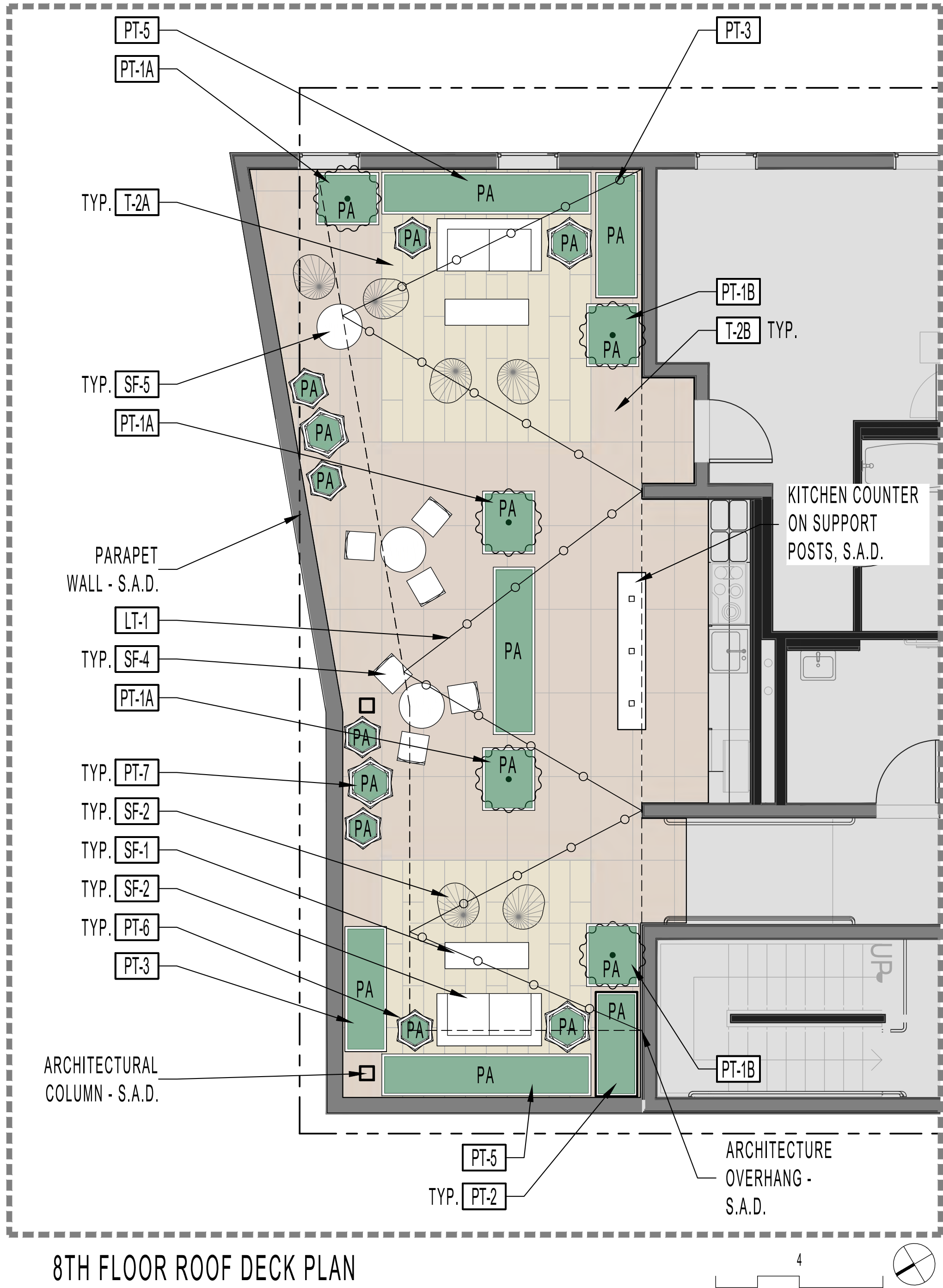
	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
LT-1	STRING LIGHTS	TIVOLI	LITESPHERE 2.0 LED #LSL-BLACK-24-WW-C-12-PSU	BLACK	

NOTES:

1. 1/4" BRAIDED STEEL CABLE WITH TENSIONERS AND FASTENERS AS REQUIRED.
2. PROVIDE POWER TO LIGHTS.

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



8TH FLOOR ROOF DECK PLAN



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

2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023

REVISIONS

No.	Description	Date
1	100% DD Set	10-06-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023

LANDSCAPE
PLAN - 8TH FLOOR
ROOF DECK

L-1.1



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2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

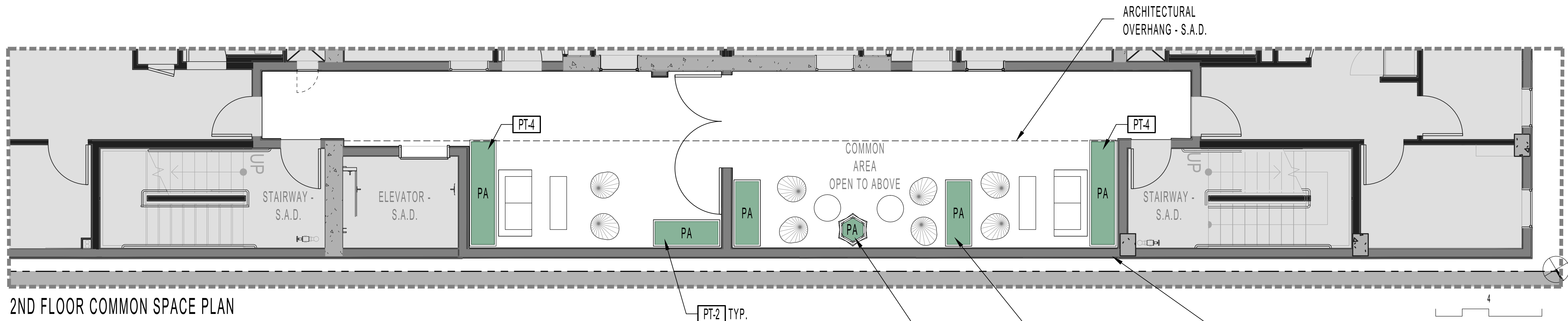
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DATE 05-15-2023

REVISIONS

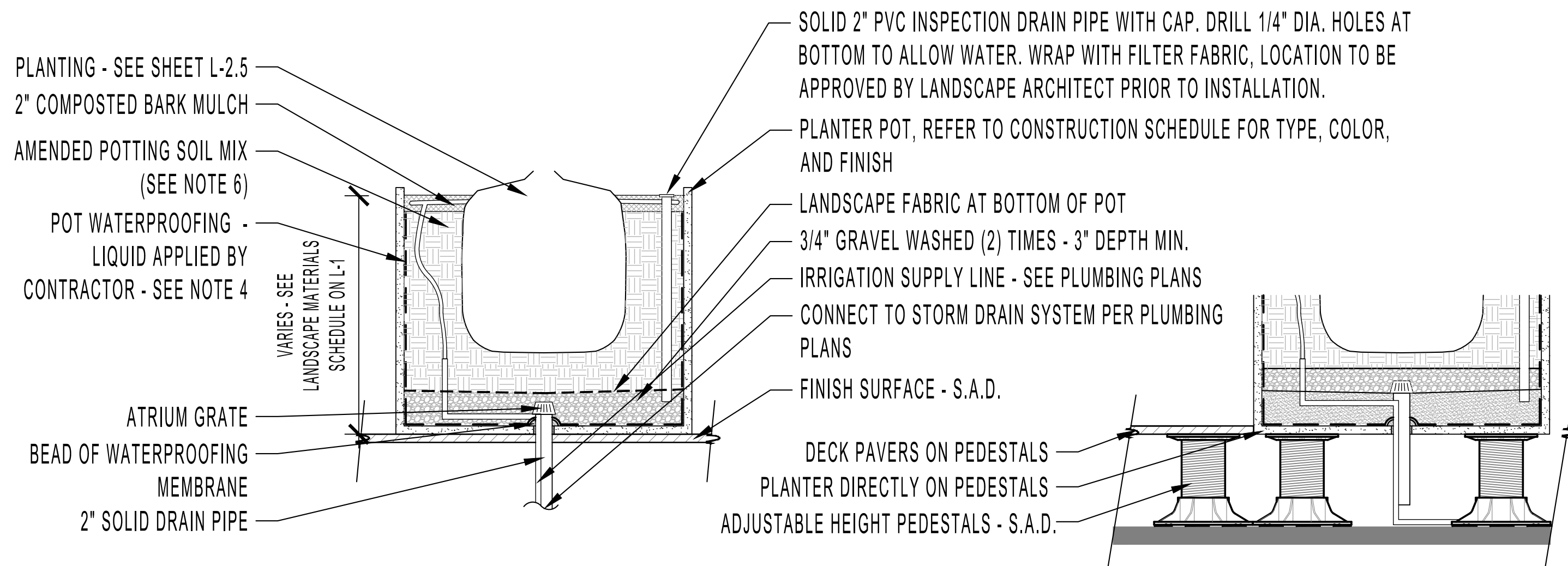
No.	Description	Date
1	100% DD Set	10-06-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023

PLANTING
PLAN & DETAILS

L-2.0



2ND FLOOR COMMON SPACE PLAN



TYPICAL - SECTION ON SLAB

TYPICAL - SECTION ON PEDESTALS

NOTES

- CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
- ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
- APPLY TREMCO 'VULKEM' 250 G.C. (2) 60ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
- PLANTER SOIL - 'POTTING SOIL MIX' (AVAILABLE FROM TMT ENTERPRISES, INC. - CONTACT 408.432.9040. NO ON-SITE SOIL TO BE USED IN POTS.
- NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
- CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL AND PLANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.

TYPICAL RAISED PLANTER

1

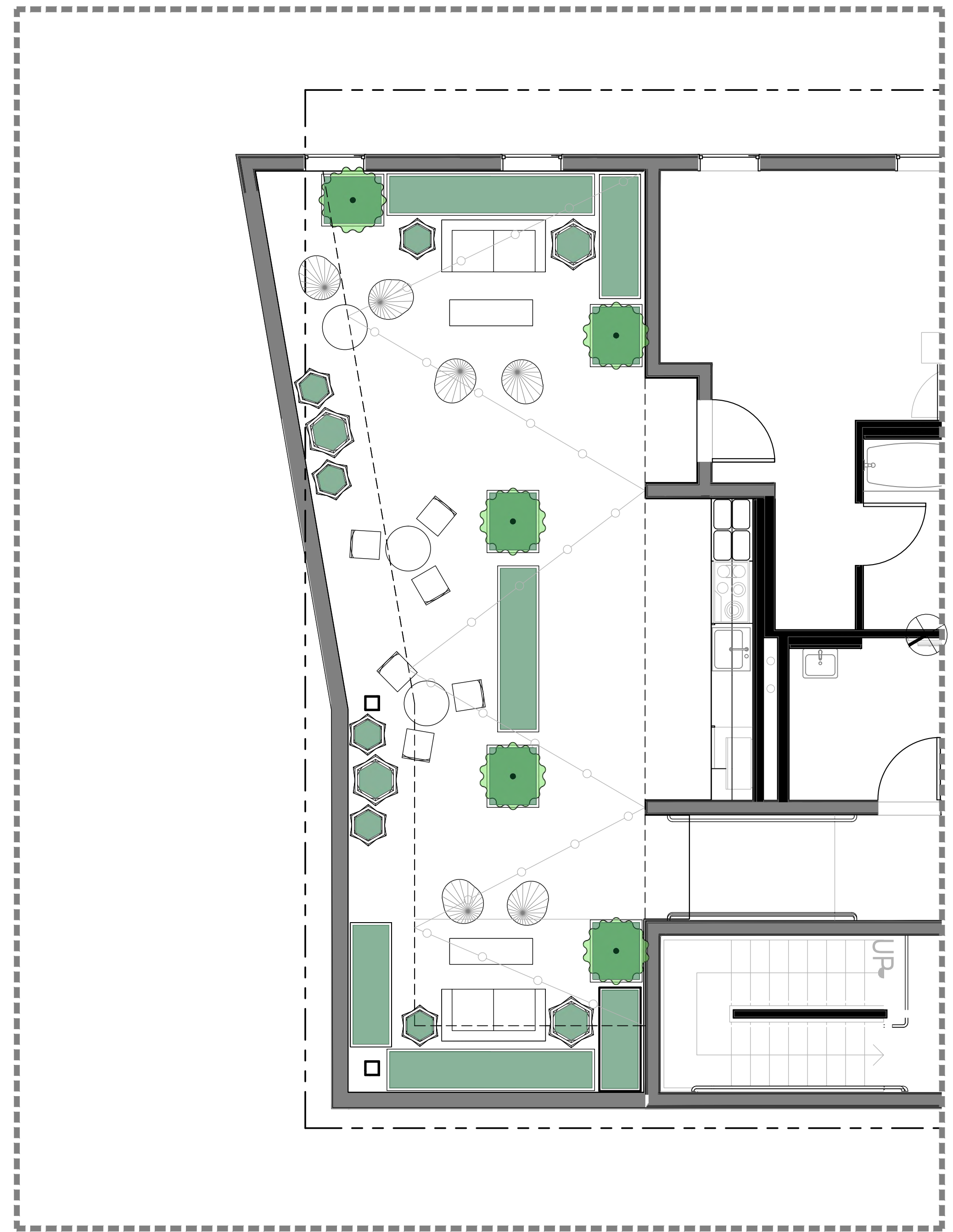
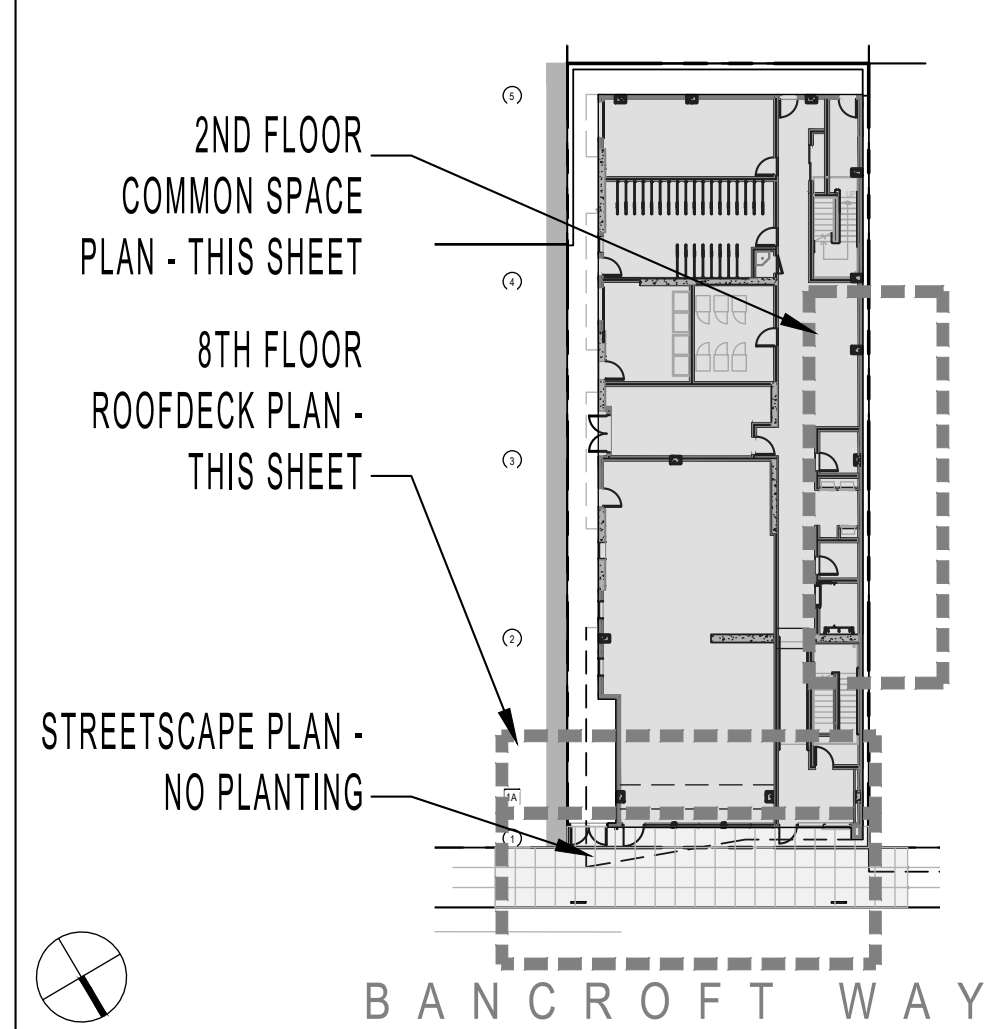
NOTES

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

ABBREVIATIONS

S.A.D. - SEE ARCHITECT DRAWINGS
S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL

KEY MAP



8TH FLOOR ROOF DECK PLAN

HYDROZONES - 2ND FLOOR COMMON SPACE

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
	MODERATE	54 SF	PLANTER POTS - DRIP

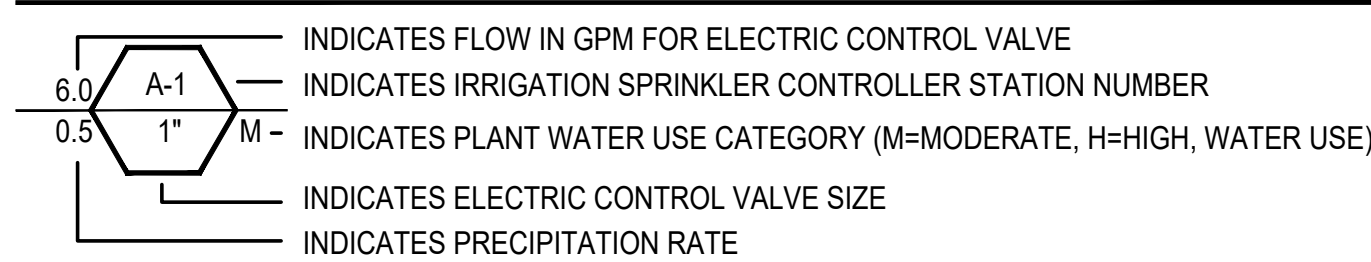
NOTES

54 SF LANDSCAPE AREA

1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE

2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET

VALVE CALLOUT LEGEND



IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

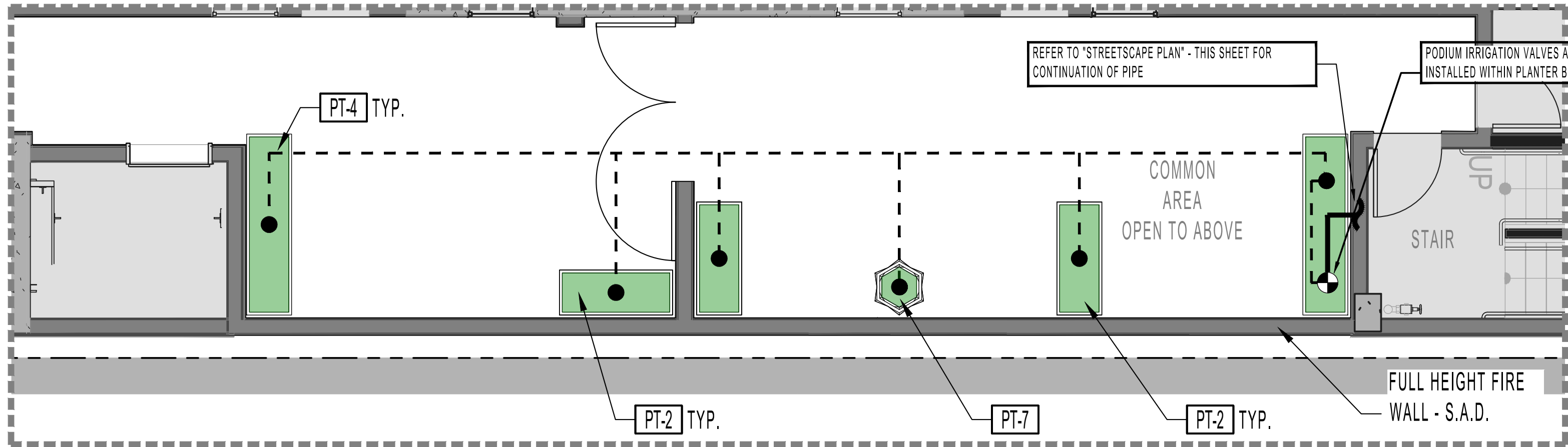
PEAK IRRIGATION DEMAND: 6.1 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 176 SF OVER ENTIRE SITE

IRRIGATION EQUIPMENT

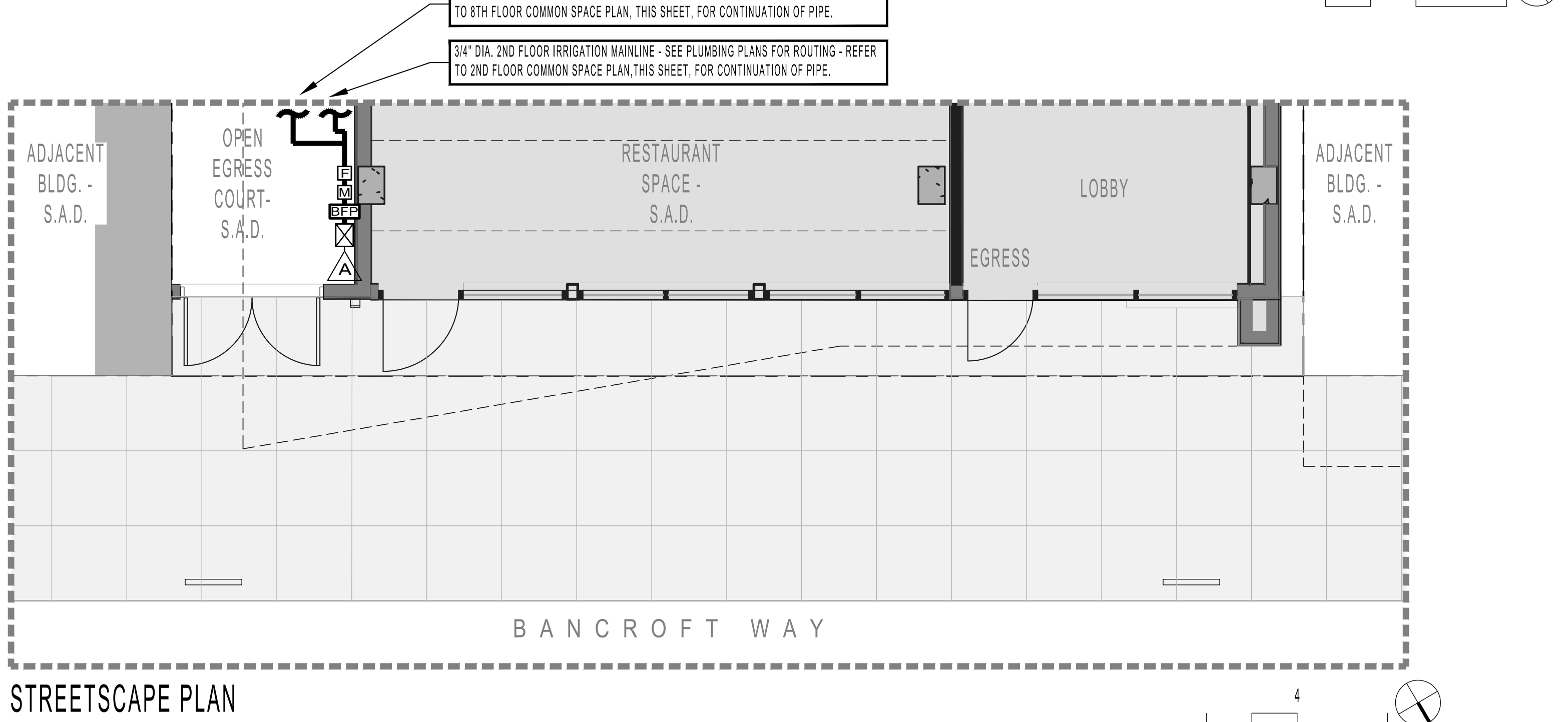
ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
		INDICATES CONNECTION TO ASSIGNED DRIPLINE, TYP.		

IRRIGATION NOTES

- IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
- IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
- PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
- WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
- REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
- REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.

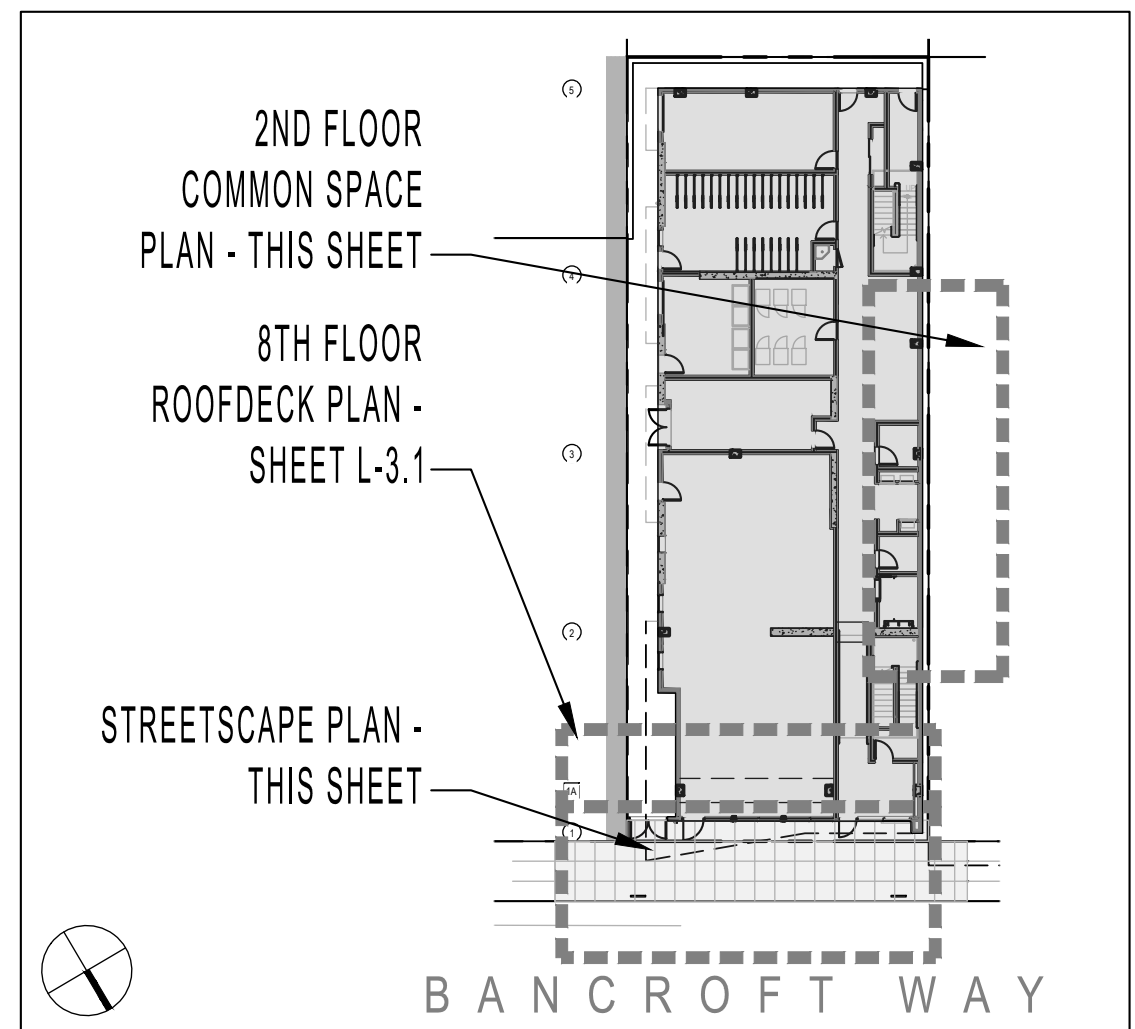


2ND FLOOR COMMON SPACE PLAN



STREETSCAPE PLAN

KEY MAP



NOTES

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

122
WEST

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LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023

REVISIONS

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3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023

IRRIGATION PLAN -
STREET & 2ND LEVEL

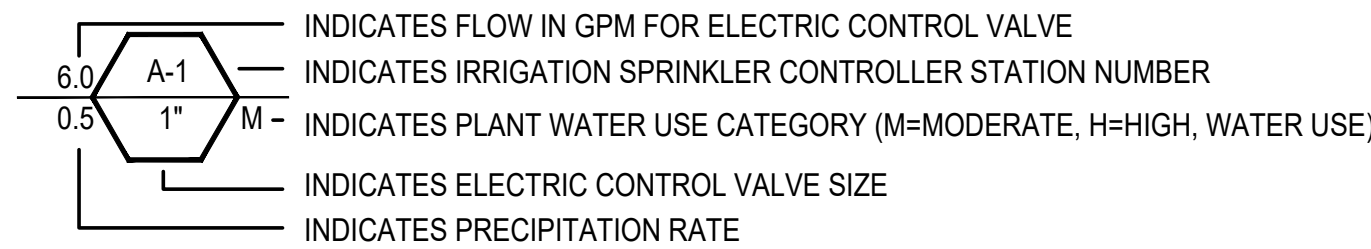
L-3.0

HYDROZONES - 8TH FLOOR ROOF DECK

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
	MODERATE	122 SF	PLANTER POTS - DRIP

- NOTES
- 122 SF LANDSCAPE AREA
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
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PEAK IRRIGATION DEMAND: 6.1 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 176 SF OVER ENTIRE SITE

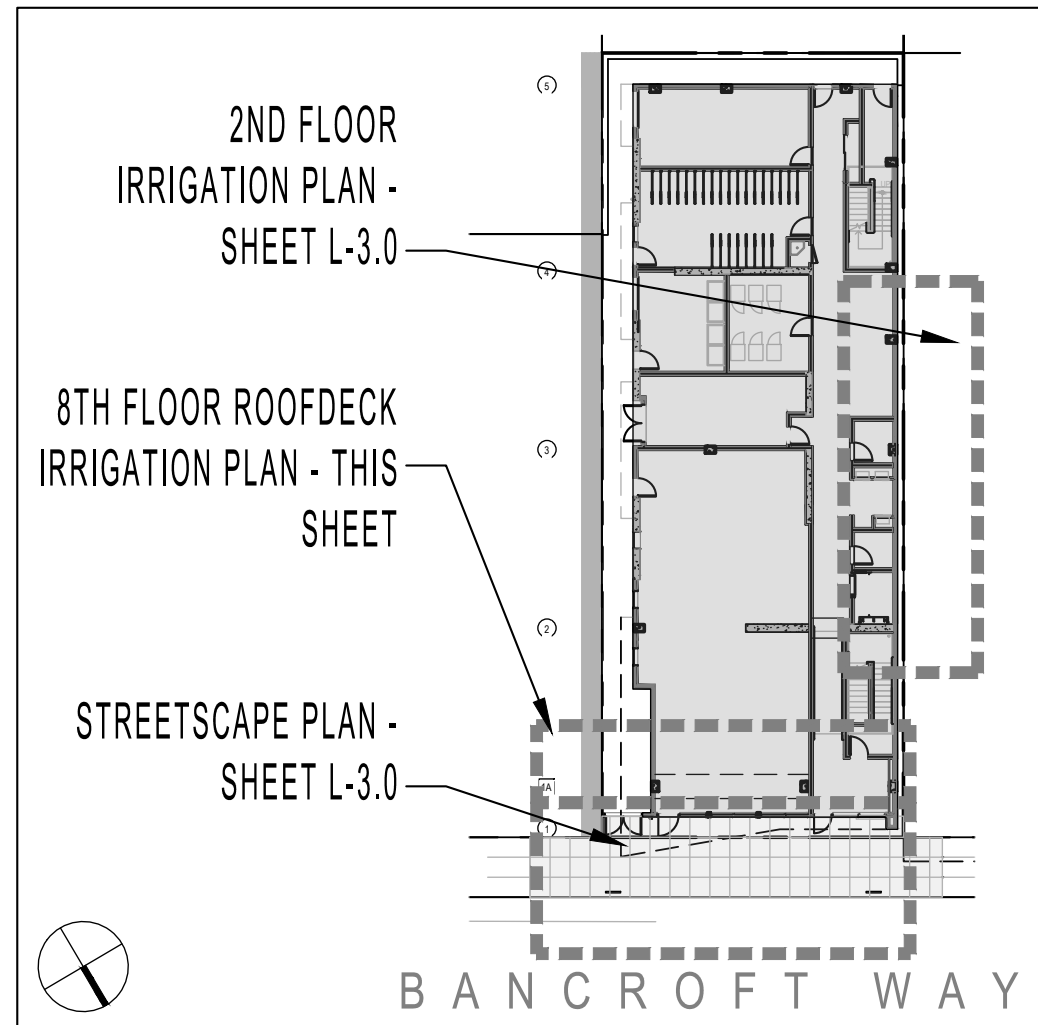
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LATERAL LINE	● - - -	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
	● - - -	INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.		

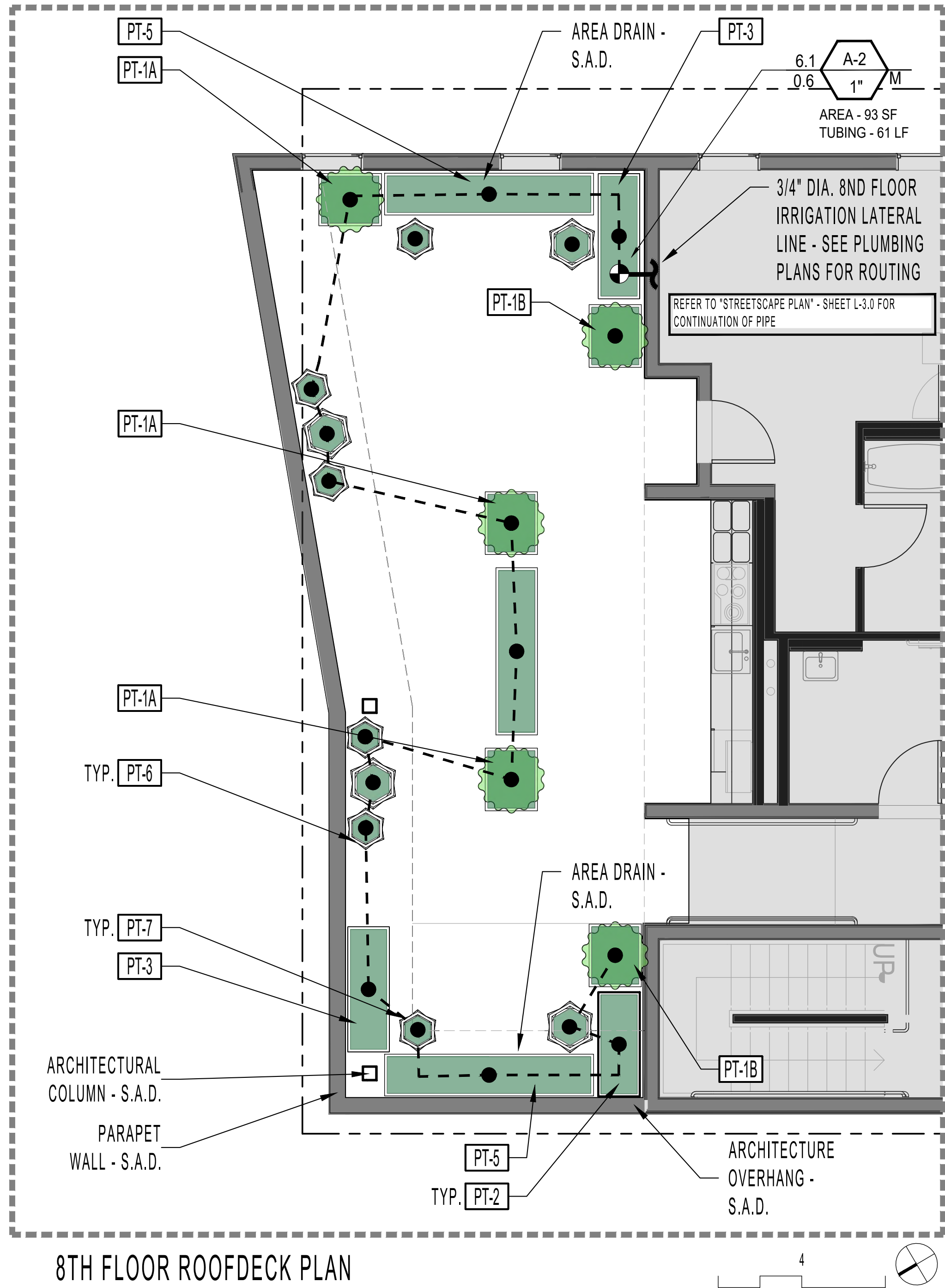
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KEY MAP



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ABBREVIATIONS

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S.C.D. - SEE CIVIL DRAWINGS
P.A. - PLANTING AREA
TYP. - TYPICAL



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2480 BANCROFT WAY
LANDSCAPE PLANS
2480 BANCROFT WAY, BERKELEY, CA

PHASE Agency Review
DATE 05-15-2023
REVISIONS

No.	Description	Date
1	100% DD Set	10-08-2022
2	90% CD's / Agency Review	12-12-2022
3	PLAN CHECK #1	04-10-2023
4	PLAN CHECK #2	05-15-2023

IRRIGATION PLAN - 8TH
FLOOR ROOF DECK

L-3.1