



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
OCTOBER 19, 2023

2420 SHATTUCK AVENUE PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0018 to proposal to demolish two existing commercial buildings, merge two lots, and construct a 17-story, mixed-use building with 132 dwelling units and a 2,314 SF of commercial space.

I. Introduction

This 17-story mixed use development is proposed on the west side of Shattuck Avenue between Channing Way and Haste Street. This project site is would merge two parcels (2420 Shattuck and 2428 Shattuck) and merge them into a single parcel. The site is located in the Downtown Mixed-Use Commercial zoning district in the Corridor Sub-area.

The demolition for the commercial structure at 2420 Shattuck was brought before the Landmarks Preservation Commission (LPC) for review on October 5, 2023. The demolition for the structure at 2428 Shattuck was reviewed at the August 3, 2023, meeting. The Commission took no action towards initiating either property.

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 tentatively scheduled for the Zoning Adjustments Board on November 30, 2023. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

This project would merge two interior lots on Shattuck Avenue and demolish the existing structures to construct a 17-story mixed-use development with the following primary components:

- 132 studio units;

- 2,314 square foot commercial space at the ground floor that includes 829 square feet of outdoor space at the rear;
- Private 570 square foot garden at the ground level for residents;
- Podium level club room that opens to 1,589 square feet of open space overlooking Shattuck Avenue
- Roof level club room that opens to 2,402 square feet of open space.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is a mid-block parcel located on the west side of Shattuck Avenue between Channing Way and Haste Street in the southern portion of Downtown Berkeley. The adjacent parcel directly south of the project site at the northwest corner of Shattuck Avenue and Haste Street is currently under construction with a new eight-story mixed use building with 40 dwelling units (2440 Shattuck). The corner parcel to the north at the southwest corner of Shattuck Avenue and Channing Way is a single-story car dealership occupied by Toyota of Berkeley. The two parcels to the west of the project are surface lots. The surrounding area consists of commercial, mixed use, residential and medical office buildings ranging from one to five stories in height. Surrounding parcels on Shattuck are primarily mid-rise mixed-use developments with low- to mid-rise multi-family developments located further down the block on Channing and Haste.

B. Site Conditions:

The project would merge two parcels into a single parcel totaling 9,210 square feet with 80 feet and 9 inches of angled frontage on Shattuck Avenue. The site is currently occupied by two single-story commercial structures with commercial parking provided directly in front along Shattuck. The Downtown Berkeley BART station is located to the north within a short walking distance from the project site (0.3 miles). In addition, bus service is available via transit lines on Shattuck Avenue and Haste.

Figure 1: Vicinity Map

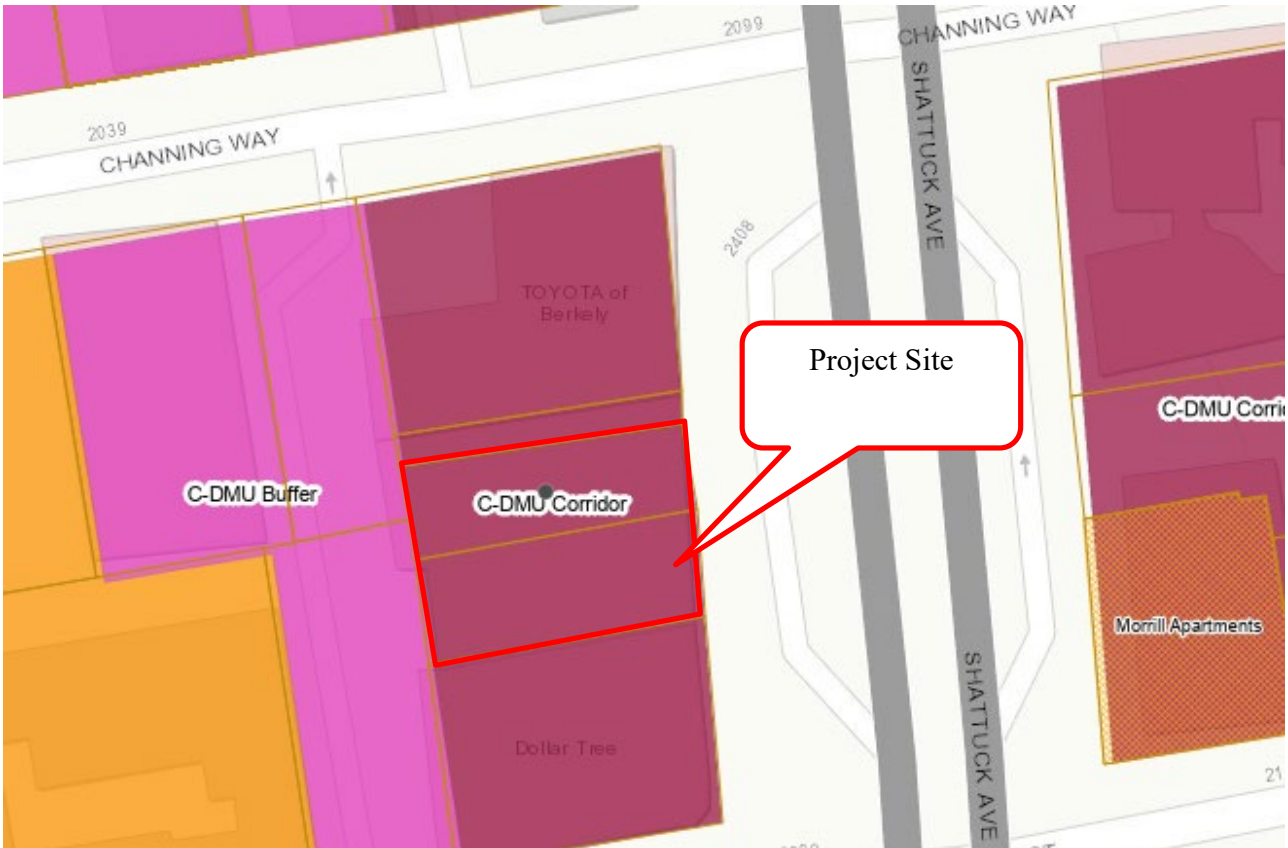


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial, Restaurant (Gio's Pizza & Bocce)	C-DMU (Corridor)	Avenue Commercial
Surrounding Properties	North	Commercial, Auto (Toyota)		
	South	Mixed-Use (under construction)		
	East	Mixed-Use		
	West	Residential (4-story apartment building)	R-3	High Density Residential

Table 2: Development Standards

Standard BMC Sections 23.204.130 – C-DMU Downtown Mixed- Use District		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		9,210	9,210	n/a
Gross Floor Area (sq. ft.)		8,488	77,733	n/a
Floor Area Ratio		.92	8.44	n/a
Bedrooms		0	132	n/a
Dwelling Units	Total	0	132	n/a
	Affordable	0	14 VLI	14 min to be eligible for 50% density bonus
Building Height	Maximum (ft.)	23	179 to roof 188 to top of parapet/elevator shaft	75 max with Use Permit
	Stories	2	17	max
Building Setbacks (ft.)	Front	4'2"	Varies 0-28'2"	0'-15'
	Rear	0-18'	26'6"	15'
	Left Side	0	Varies 1'7" to 4'11"	0'-15'
	Right Side	0	Varies 6" to 1'7"	0'-15'
Lot Coverage (%)		84	80	n/a
Usable Open Space (sq. ft.)		n/a	4,561	80 sf/unit 10,560 sf total
Commercial Privately Owned Public Open Space (sq. ft.)		0	829	46 s.f. (1 s.f./50 s.f. of commercial)
Parking	Automobile	0	0	0
	Bicycle short term	1	9	6
	Bicycle long term	0	48	44
Abbreviations: s.f.= square feet; ft. = feet; DB = Density Bonus; min.=minimum; max.=maximum; % = percent				

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify front, side, and rear setback requirements
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district
- Administrative Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use not abutting a residential district

B. CEQA Determination

It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development"). The determination is made by ZAB.

C. Density Bonus Information

Waivers

- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 179' to roof and 183' to parapet, where 75 feet is the limit (plus 5-foot parapet, by right, with a use permit)
- Waiver of BMC Section 23.204.130(E)(3) to reduce the side setback minimums to 1'-7", where 5 feet and 15 feet are required, at 76 to 120-foot building height, and above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum, where 5 feet maximum is required, at 0-20-foot building height

Concessions [Three concessions permitted, per Government Code §65915(d)(2)]:

- Concession to reduce the Usable Open Space Requirement to reduce the cost of providing more roof deck area
- Concession to eliminate the commercial parking requirement to eliminate the cost of constructing a garage

V. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

All Buildings

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.
- For buildings over 85 feet in height, prepare an analysis of potential wind impacts. Protect sidewalk and public open space by deflecting downward wind drafts ("wind shear") by using building setbacks, recesses, projections and other devices.
- Consider how the building's form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.
- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5th floor, or near the top of the buildings that are less tall.
- Maintain the typical rhythm of structural bays and enframed storefronts of 15-

30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

The Shattuck street front for this project is designated as required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.
- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk
- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the downtown design guidelines can be found online at:

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260>

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The proposed project is located in the C-DMU Downtown Mixed-Use Commercial District where the surrounding area consists of commercial, mixed use, residential and medical office buildings ranging from one to five stories in height. The project neighbors 2440 Shattuck to the south, an 8-story mixed use development that was recently approved by the Committee. Developments on the East side of Shattuck contain mixed use buildings ranging from four to six stories tall.

Massing/ Building Design This 17-story mixed use project is located mid-block on Shattuck Avenue between Haste and Channing. The massing steps back with the angled property line along Shattuck with recessed entries provided for the lobby and commercial space. The massing is pushed back at the podium level on the east side, stepping back 16'-1" from the property line at the southeast corner and 26'-10" at the northeast corner. The southeast and northeast corners of the building are emphasized as tower elements, extending uninterrupted to the seventeenth floor.

A covered terrace is located the top of the building between the two circulation towers at the east side. A covered roof deck steps the massing back from the west side on that top floor. These prominent canopies over the terrace and the roof deck provide a visual top to the building. Recessed window bands break up the massing

on the north and south sides while decorative shade details over the windows on the east and west facades provide articulation to the otherwise long facades.

Ground Floor Design The building has its main frontage on Shattuck Avenue and the ground floor is stepped to accommodate the angled property line. The project proposes a 2,314 square foot commercial space along the south side of the ground floor. Recessed storefronts are proposed for both the residential lobby and the commercial tenant space entrances. The residential lobby is located at the northeast corner, connecting via corridor to a ground level garden at the rear of the project where bike storage is proposed along the perimeter. A trash room is proposed adjacent to the lobby, opening directly out to the street. An egress exit runs down the center of the floor between the residential and commercial spaces which is accessed by the separated open space areas at the west end of the parcel.

Streetscape Two new street trees are proposed with the single existing street tree to remain. Ten short-term bike parking space are proposed along the frontage near the curb.

Setbacks The project meets the property line at the east, south, and west property lines. There is a 0'-6" setback from the north property line. Walled-in open space at the rear of the project pulls the massing of the building back 26'-6" from the west property line.

Open Space Design Ground floor open space is provided for both the commercial space and for the residents. A hardscaped seating area with perimeter plantings, raised beds, and a water feature are proposed for the commercial space. Vegetated paving and wood bench with both a raised planter and in ground planting area are proposed for the residential garden. The east facing podium level deck features raised planters and a mix of moveable seating areas and fixed wood benches. Raised planters are proposed on either side of the terrace adjacent to the club room at the seventeenth floor. The roof deck proposes a combination of hardscape and walkable ground cover. Bar seating is provided at the southwest corner with raised planters arranged along the east edge lining the building. Moveable seating and banquet tables are also proposed. Preliminary planting list is provided on sheet L1.0 and irrigation plans are included in the plan set.

Colors and Materials The project features insulated metal panels, aluminum windows, and metal infill panels. The applicant will provide further information at the meeting.

B. Issues for Discussion:

- Neighborhood Context
- Massing/ Building Design
- Ground floor Design/ Streetscape

- Open Space / Landscape Plan

VII. Recommendation

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

Attachments:

1. Project Plans, received October 4, 2023
2. Correspondence Received

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



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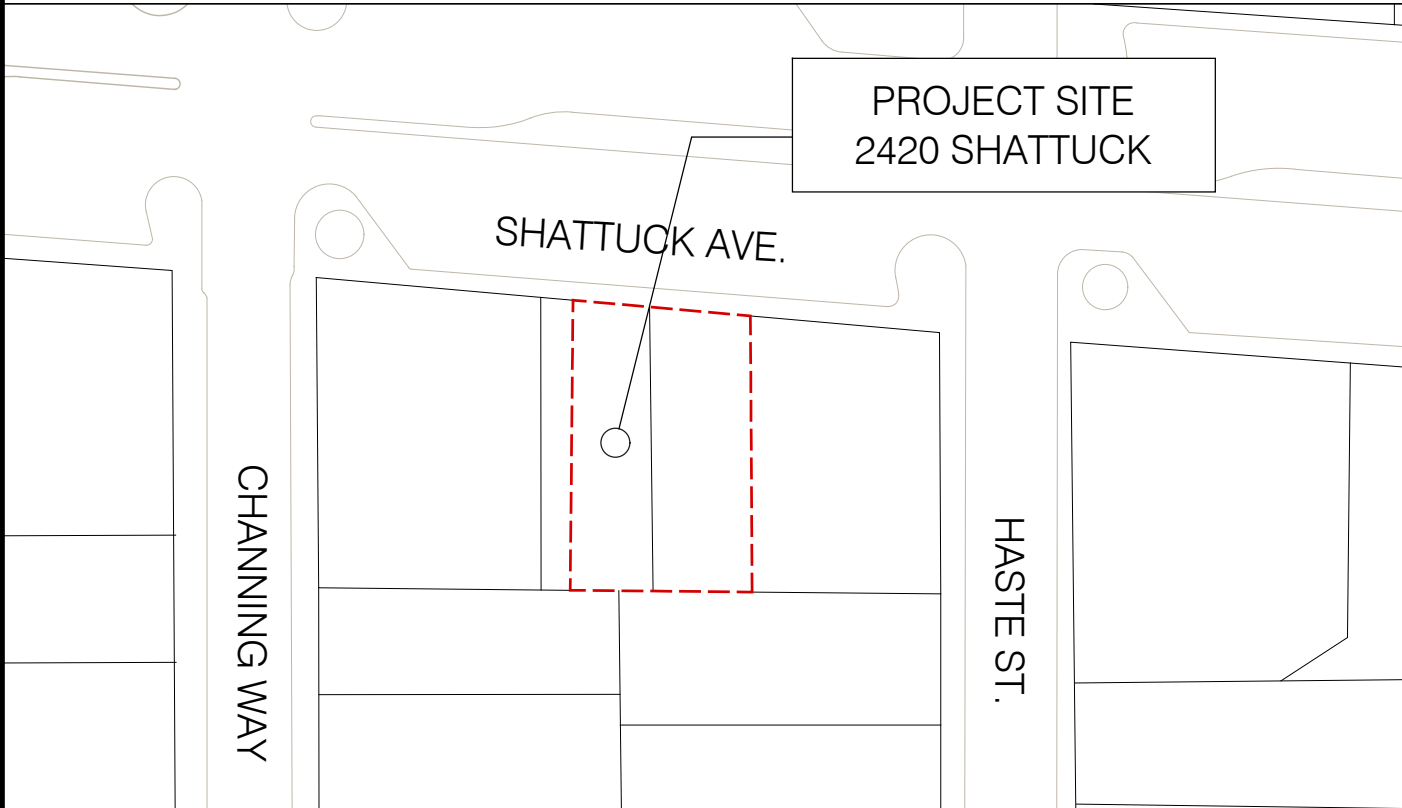
JOB: 2136

SHEET:

GENERAL INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2420 SHATTUCK AVENUE, LLC
NX VENTURES
2343 Stuart Street
Berkeley, CA 94705

ARCHITECT:
Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
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PROJECT DESCRIPTION

PROJECT ADDRESS: 2420 Shattuck Ave.
Berkeley, CA 94704 (APN: 055 189600300, 055 189600400)

SCOPE OF WORK:
REMOVAL OF EXISTING 2 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A
NEW 17-STORY MIXED-USE BUILDING WITH 132 DWELLING UNITS, GROUND LEVEL
LOBBIES AND COMMERCIAL SPACE WITH A STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY

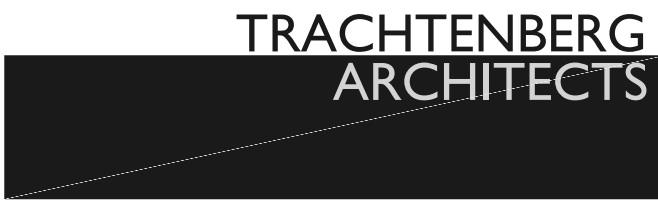
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-DMU Corr

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE		SHEET NO. & TITLE	
A0.0	GENERAL INFORMATION	A3.3	BUILDING ELEVATIONS
A0.1	ZONING DATA	A3.4	BUILDING ELEVATIONS
A0.3	DENSITY BONUS DIAGRAMS	A3.5	STREET STRIP ELEVATIONS
A0.4A	SHADOW STUDIES DECEMBER 21ST	A3.6	PHOTO CONTEXT VIEWS
A0.4B	SHADOW STUDIES JUNE 21ST	A3.7	CONCEPTUAL RENDERING
A0.4C	SHADOW STUDIES OCTOBER 27TH	A3.8	CONCEPTUAL RENDERING
A0.5	SITE CONTEXT PHOTOS	A3.9	CONCEPTUAL RENDERING
A0.6	VICINITY MAP	A4.1	SECTION
A1.0	SURVEY	MAT	MATERIAL BOARD
A1.1	SURVEY	SW	PRELIMINARY STORMWATER PLAN
A2.1	FLOOR PLANS		
A2.2	FLOOR PLANS		LANDSCAPE
A2.3	FLOOR PLANS	L1.0	LANDSCAPE PLAN AT STREETSCAPE
A2.4	FLOOR PLANS	L1.1	GROUND LEVEL GARDENS
A2.5	ROOF PLAN	L2.0	SECOND LEVEL PODIUM LANDSCAPE
A3.1	BUILDING ELEVATIONS	L3.0	ROOF DECK LANDSCAPE
A3.2	BUILDING ELEVATIONS	I1.0	IRRIGATION PLAN GROUND LEVEL
		H.1	IRRIGATION PLAN AT GROUND LEVEL GARDENS
		H.2	IRRIGATION PLAN AT SECOND LEVEL PODIUM
		H.3	IRRIGATION PLAN AT ROOF DECK
		H.4	IRRIGATION NOTES AND LEGEND
		H.5	IRRIGATION DETAILS
		H.6	IRRIGATION DETAILS
		H.7	IRRIGATION DETAILS
		H.8	IRRIGATION DETAILS AND WATER USE CALCULATIONS



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2420 SHATTUCK

Berkeley, CA

04.15.2022 SB330 SUBMISSION

10.26.2022 ZONING APPLICATION

01.20.2023 ZONING RESUBMISSION

08.11.2023 ZONING RESUBMISSION

09.25.2023 ZONING RESUBMISSION

10.19.2023 DRC HEARING SET

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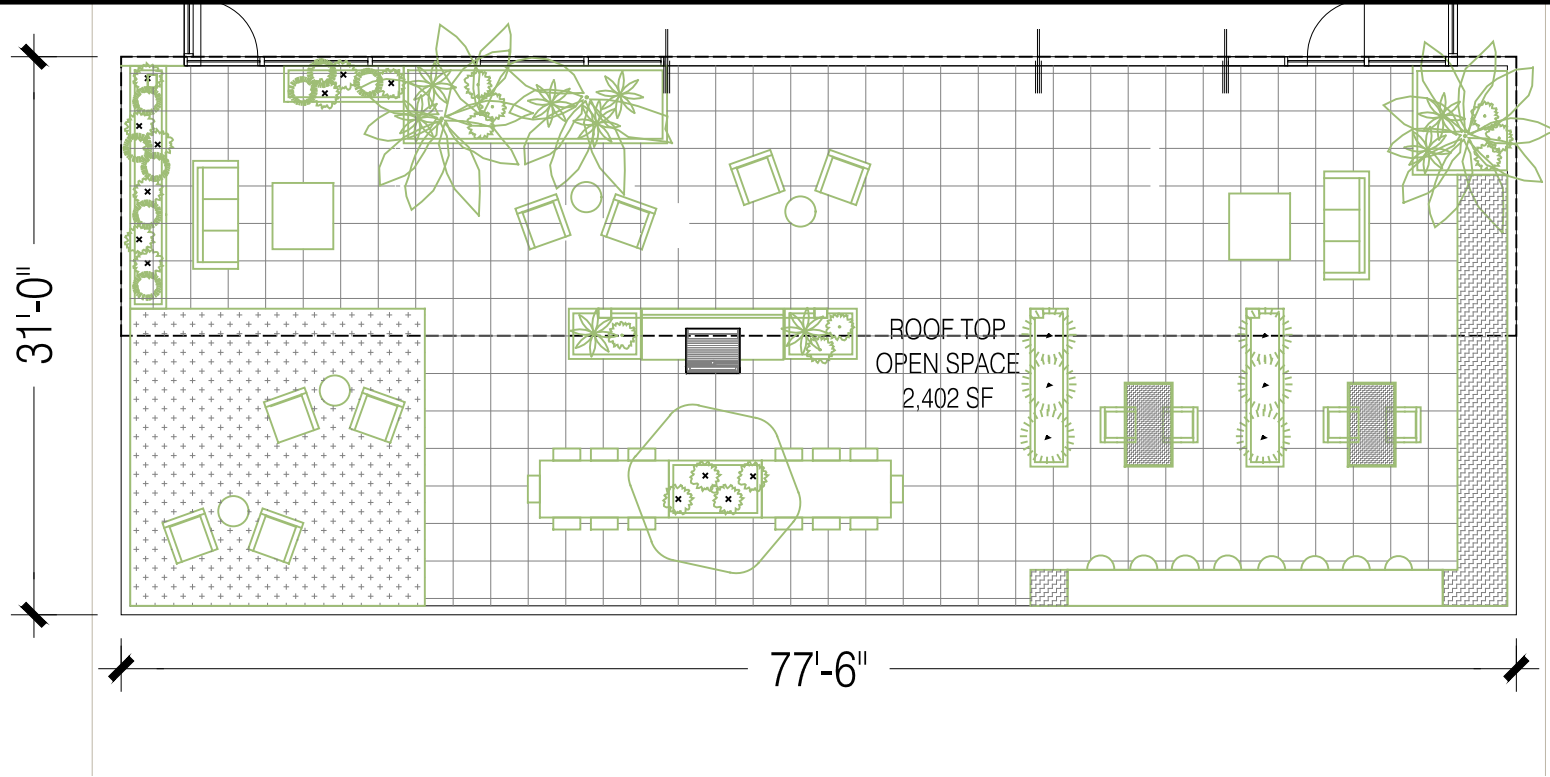
JOB: 2136

SHEET:

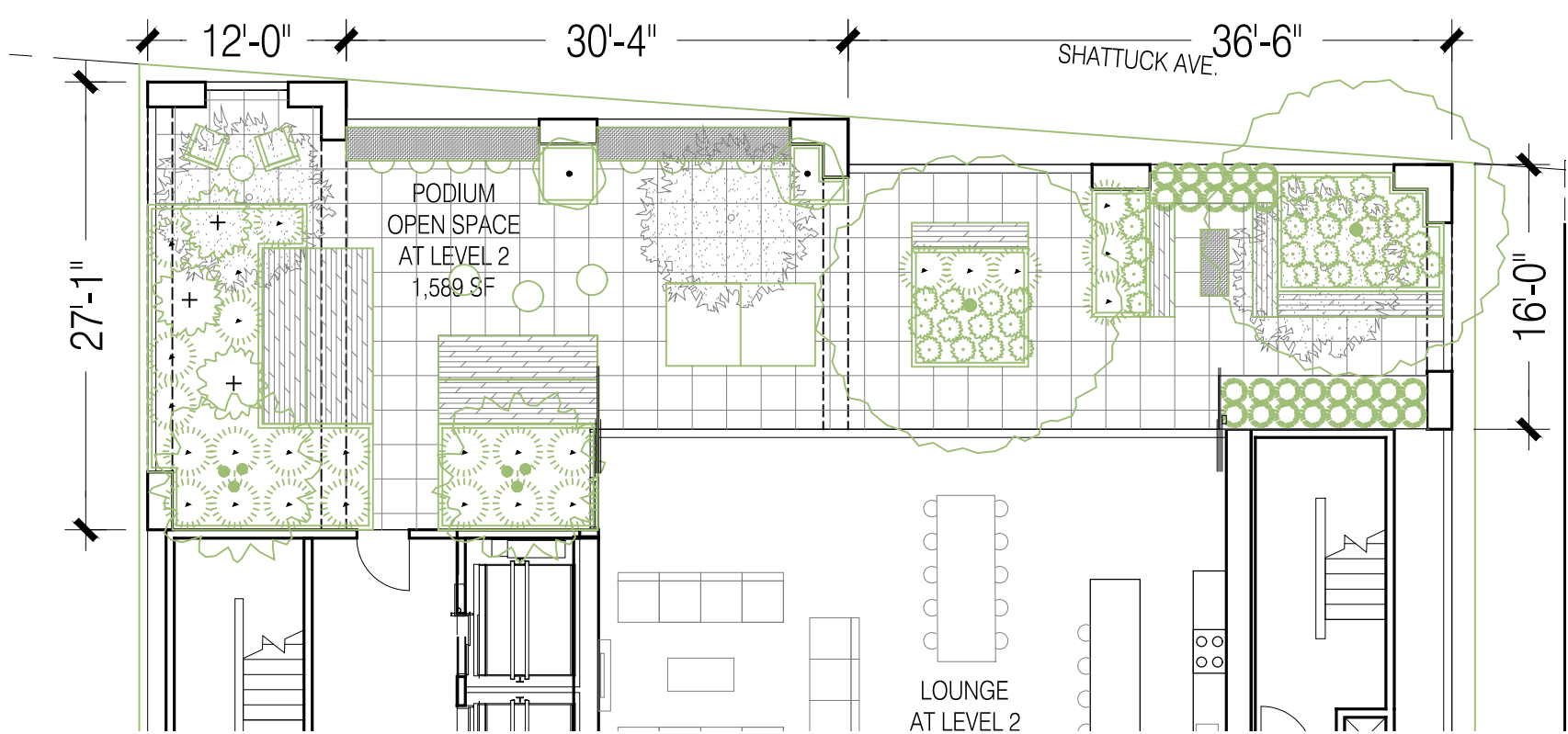
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A0.1

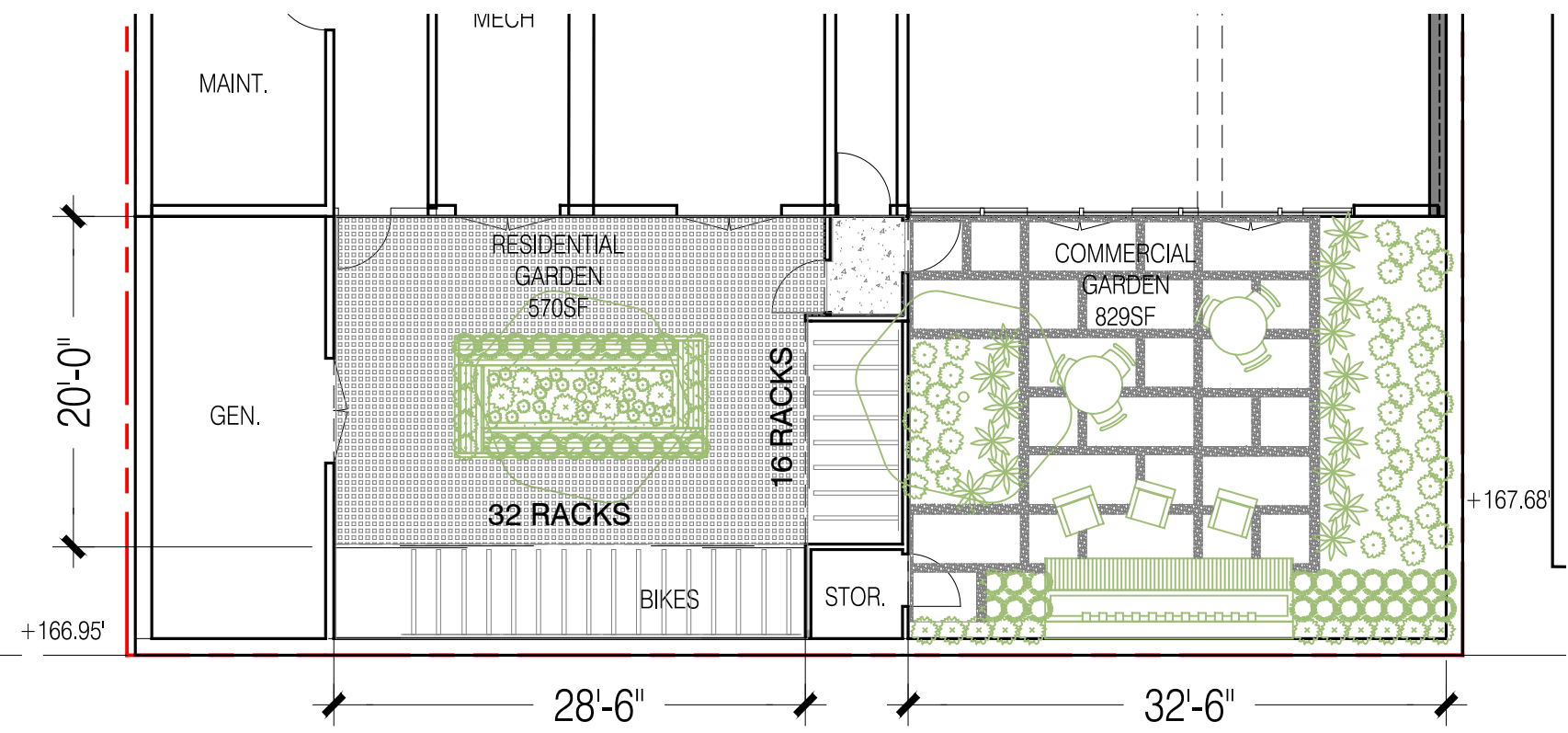
OPEN SPACE DIAGRAMS



ROOF LEVEL

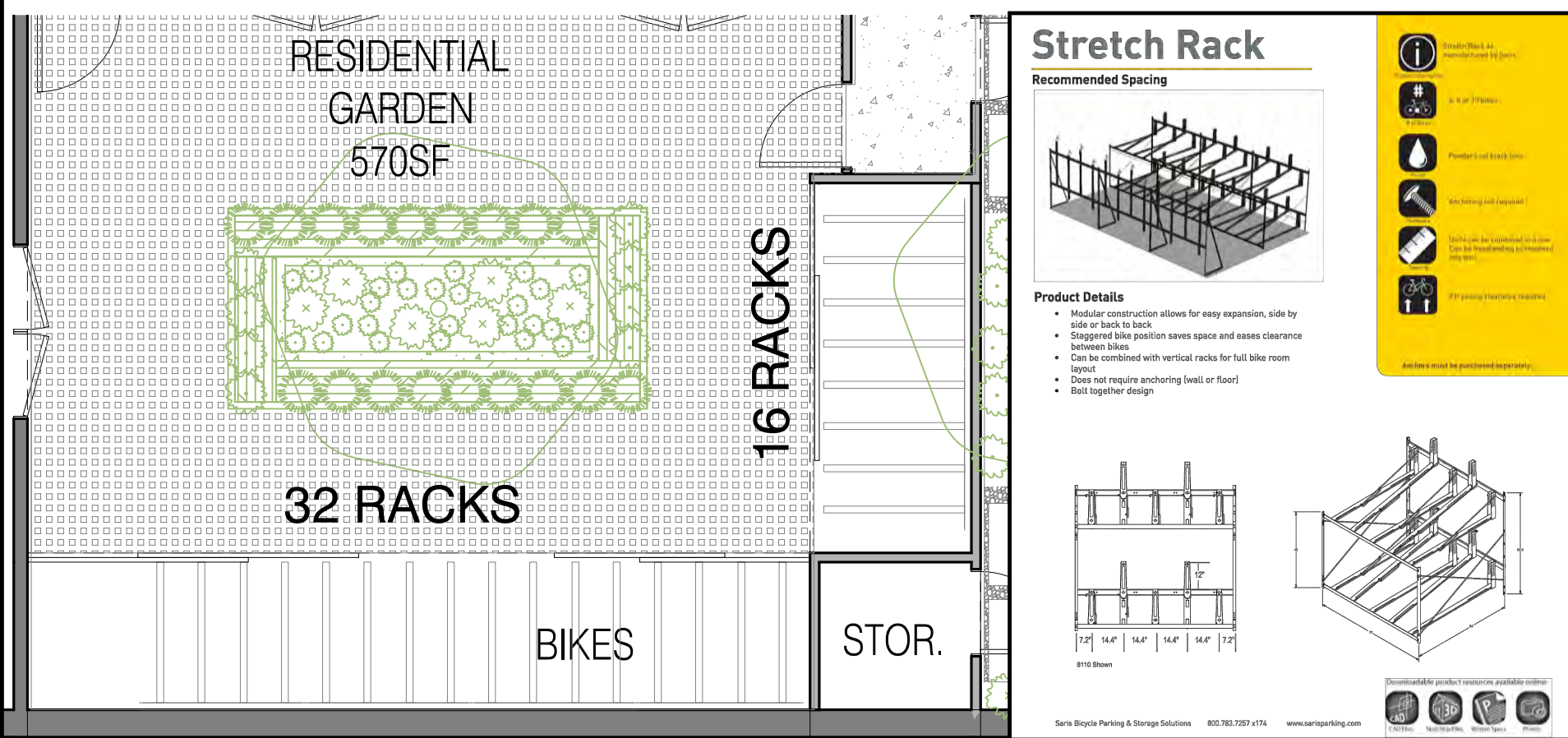


LEVEL 2

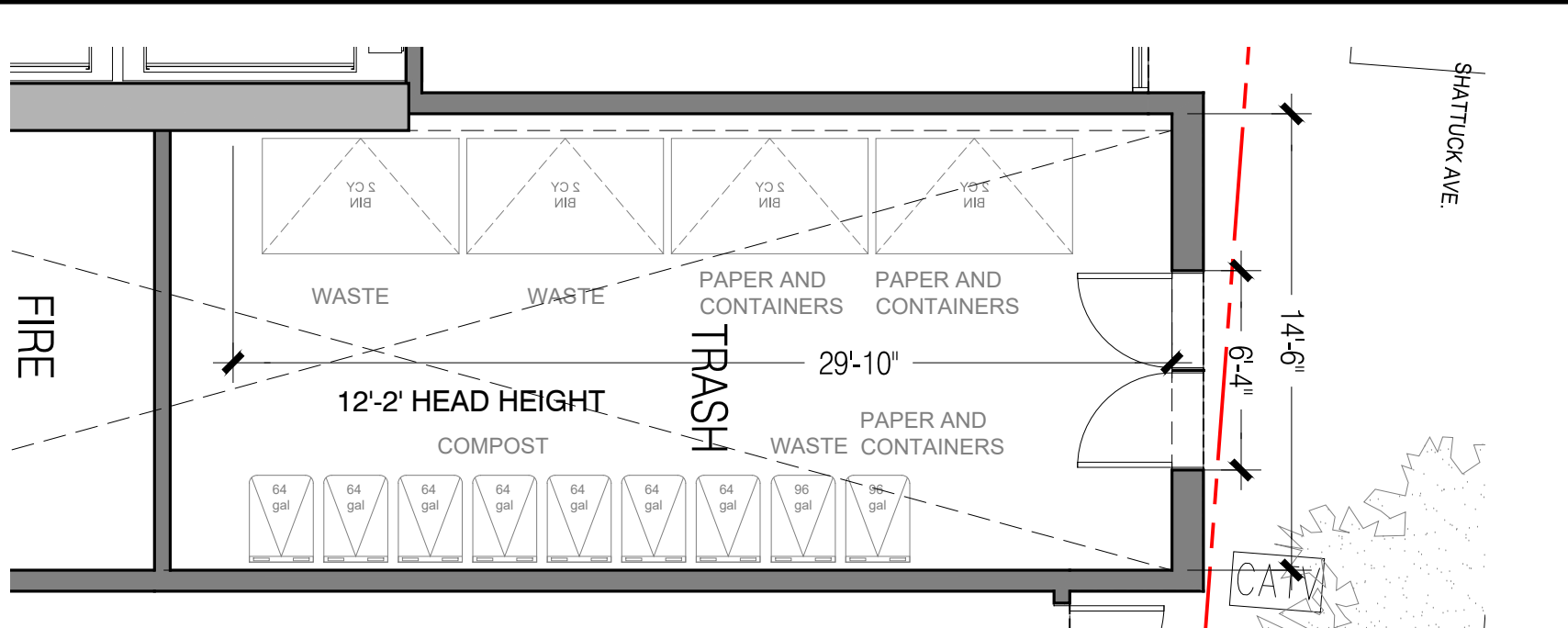


GROUND LEVEL

BIKE PARKING



REFUSE AND RECYCLING



Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3		Waste (40%)		Recycling (40%)
132	1.00	132	11.00 cy	2,200 gal	4.40 cuft	880 gal	880 gal
Space Calculation			Container Quantities		Space Required		150% Additional
			Waste	Recycling	Compost	Factor/container	Space/ Container
3cy bin (605 gal)						28 sf	sf
2cy bin (404 gal)	2	2				28 sf	112 sf
96 gallon cart	1	1				7 sf	14 sf
64 gallon cart					7	6 sf	39 sf
Total capacity	904 gal	904 gal	448 gal			165 sf	247 sf

ZONING CODE DATA

ZONING SUMMARY TABLE

	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
ZONING	C-DMU Corridor			COMPLIES
TOTAL LOT SIZE (SQ. FT.)	9,210			COMPLIES
TOTAL LOT SIZE (ACRES)	0.21			COMPLIES
FLOOR AREA RATIO (FAR)	NA	NA	8.44	COMPLIES
DWELLING UNITS (SEE TABLE)	NA	NA	132	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA	132	COMPLIES
RESIDENTIAL BEDS	NA	NA	132	COMPLIES
HEIGHT - FEET	60'-0"	75'-0"	181'-3"	COMPLIES W/ SDB WAIVER
HEIGHT - STORIES	NA	NA	16	COMPLIES
LOT COVERAGE	NA	NA	80%	COMPLIES
SETBACK - FRONT (SHATTUCK) (SEE TABLE)	0'-15'	0'	SEE TABLE	COMPLIES W/ SDB WAIVER
SETBACK - INTERIOR SIDE (SEE TABLE)	0'-15'	0	SEE TABLE	COMPLIES W/ SDB WAIVER
SETBACK - REAR (SEE TABLE)	0'-15'	0	26'-6"	COMPLIES W/ SDB WAIVER
SETBACK - MAX. DIMENSION ABOVE 120'	120'	NOT LIMITED	106'-8"	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0	0	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	0 w UP	0	0	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	44	44	48	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	4	4	5	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	2	2	4	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	10,560	10,560	4,561	COMPLIES W/ CONCESSION
COMMERCIAL PRIVATELY OWNED OPEN SPACE	46	46	-	COMPLIES

PARKING CALCULATIONS

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	132	0.5 MAX	1	0	0
COMMERCIAL	2314	1.5	1,000	0 w UP	0

BICYCLE PARKING CALCULATIONS

	QNTY	BIKES	PER	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	132	1	3	44	48
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	132	1	40	4	5
COMMERCIAL (SHORT TERM) (PER SF)	2314	1.0	2,000	2	4

AREA TABLE

	RESIDENTIAL	COMMERCIAL	TOTAL
ROOF	1,932		1,932
LEVEL 16	4,563		4,563
LEVEL 15	4,563		4,563
LEVEL 14	4,563		4,563
LEVEL 13	4,563		4,563
LEVEL 12	4,563		4,563
LEVEL 11	4,563		4,563
LEVEL 10	4,563		4,563
LEVEL 9	4,563		4,563
LEVEL 8	4,563		4,563
LEVEL 7	4,563		4,563
LEVEL 6	4,563		4,563
LEVEL 5	4,563		4,563
LEVEL 4	4,563		4,563
LEVEL 3	4,563		4,563
LEVEL 2	4,563		4,563
GROUND LEVEL	5,042	2,314	7,356
TOTAL	75,419	2,314	77,733

DWELLING UNIT TABLE

	STUDIO
LEVEL 16	9
LEVEL 15	9
LEVEL 14	9
LEVEL 13	9
LEVEL 12	9
LEVEL 11	9
LEVEL 10	9
LEVEL 9	9
LEVEL 8	9
LEVEL 7	9
LEVEL 6	9
LEVEL 5	9
LEVEL 4	9
LEVEL 3	9
LEVEL 2	6
GROUND LEVEL	
TOTAL UNITS	132
BEDROOMS / UNIT	1
TOTAL BEDROOMS	132

ZONING MAP



**2420
SHATTUCK**

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SHEET:

EXISTING DENSITY BONUS DIAGRAMS

A0.3

Base Project # of Units	Floor	Proposed Project # of Units	Average Unit Size:	571
	Seventeenth	0		
	Sixteenth	9		
	Fifteenth	9		
	Fourteenth	9		
	Thirteenth	9		
	Twelfth	9		
	Eleventh	9		
	Tenth	9		
	Ninth	9		
	Eighth	9		
14	Seventh	9		
14	Sixth	9		
15	Fifth	9		
15	Fourth	9		
15	Third	9		
15	Second	6		
0	Ground			
88		132	Total Units	

	ALLOWABLE BASE PROJECT WITH AVAILABLE AUP			PROPOSED DENSITY BONUS PROJECT	
	UNMODIFIED REQUIREMENT	ALLOWABLE MODIFICATION	CODE SECTION	BASE PROJECT	COMPLIANCE CHECK
HEIGHT - FEET	60'	75'	23.204.130.E.2	75'	COMPLIES
SETBACK - FRONT (SHATTUCK)	0'-15'	0'	23.204.130.E.3.b	0'	COMPLIES
SETBACK - REAR	0'-15'	0'	23.204.130.E.3.b		COMPLIES W/ UP
SETBACK - INTERIOR SIDE	0'-15'	0'	23.204.130.E.3.b		COMPLIES W/ UP
HEIGHT - STORIES		NOT LIMITED		7	COMPLIES
FAR		NOT LIMITED		NA	COMPLIES
OPEN SPACE		80 SF/UNIT		7,042	COMPLIES
PARKING - RESIDENTIAL	NONE REQ'D	NONE REQ'D		0	COMPLIES
PARKING - COMMERCIAL		0 W/ UP		0	COMPLIES W/ UP

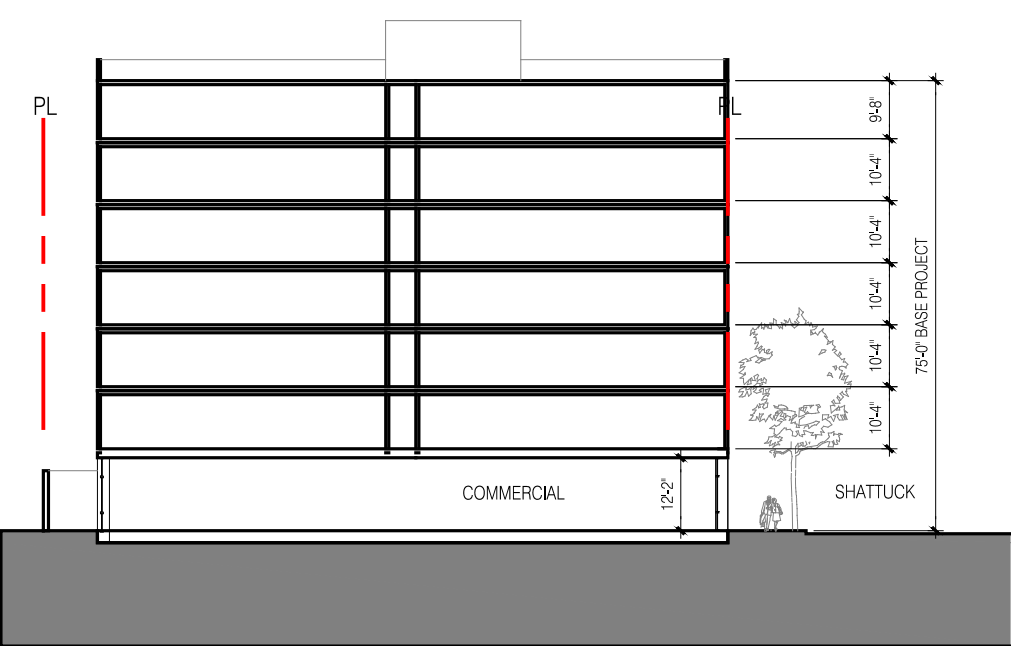
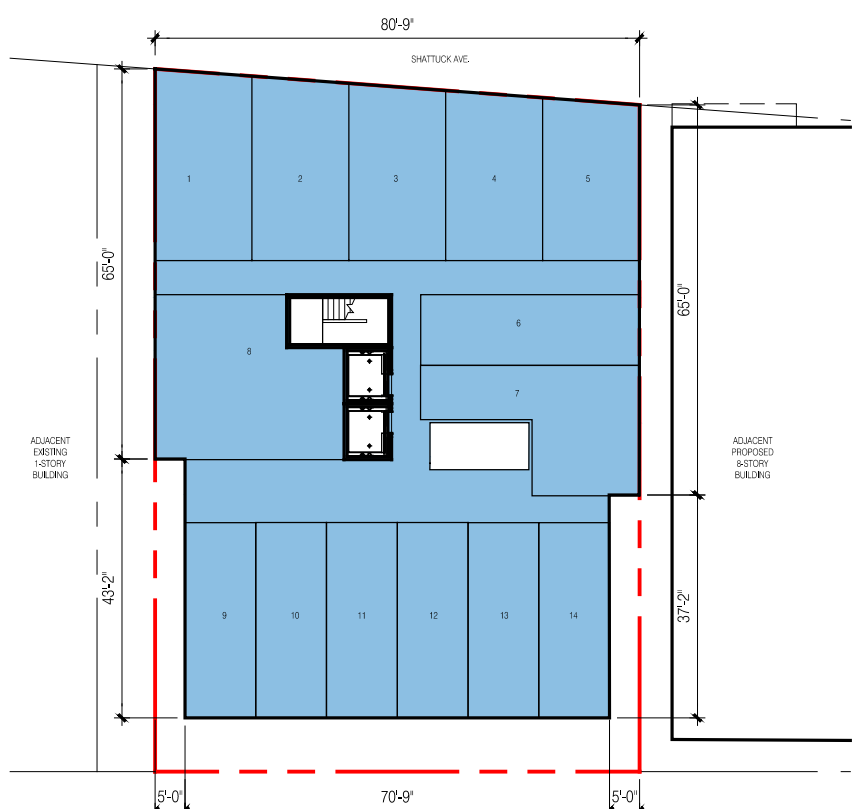
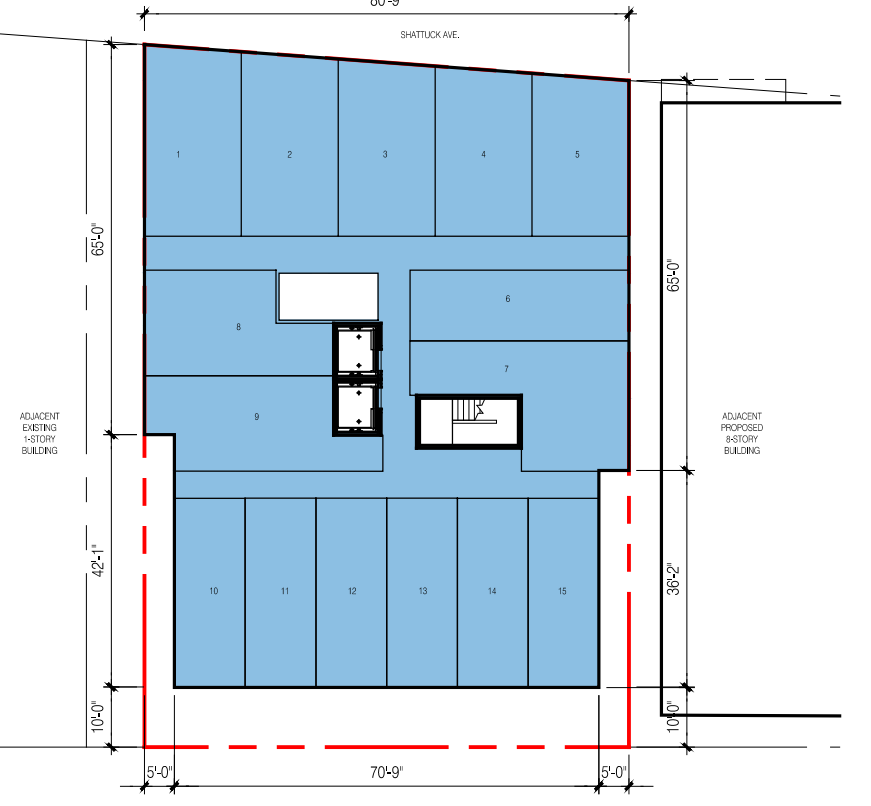
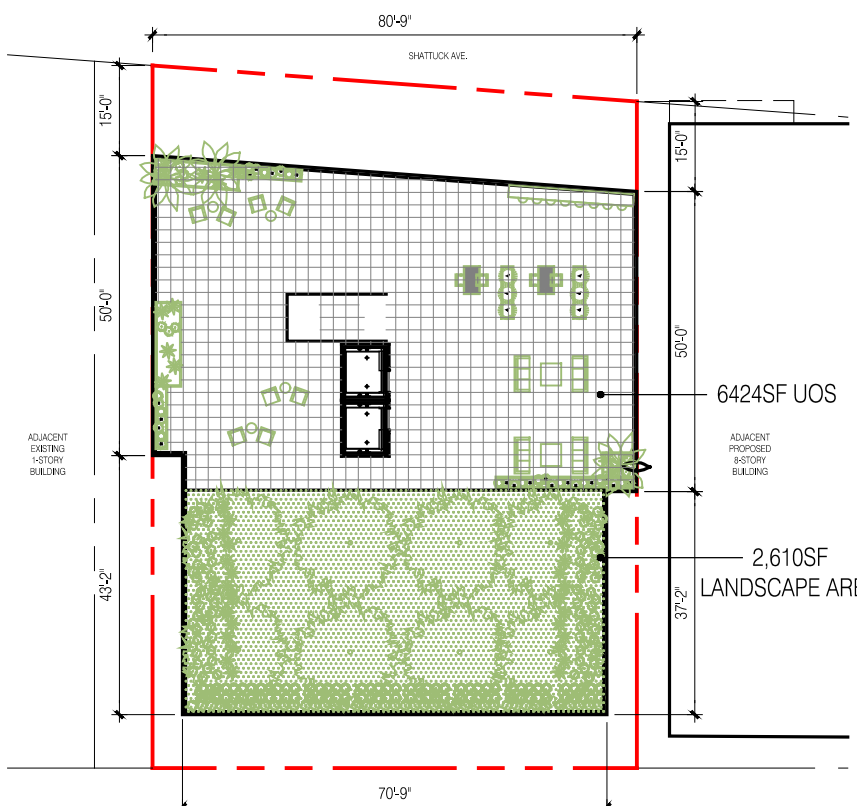
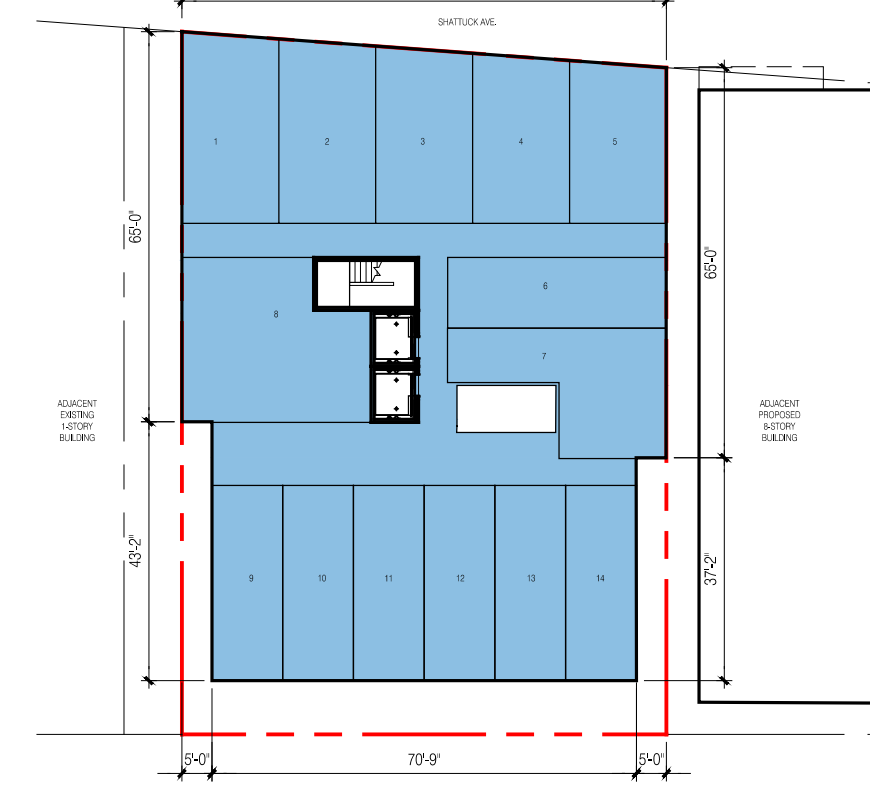
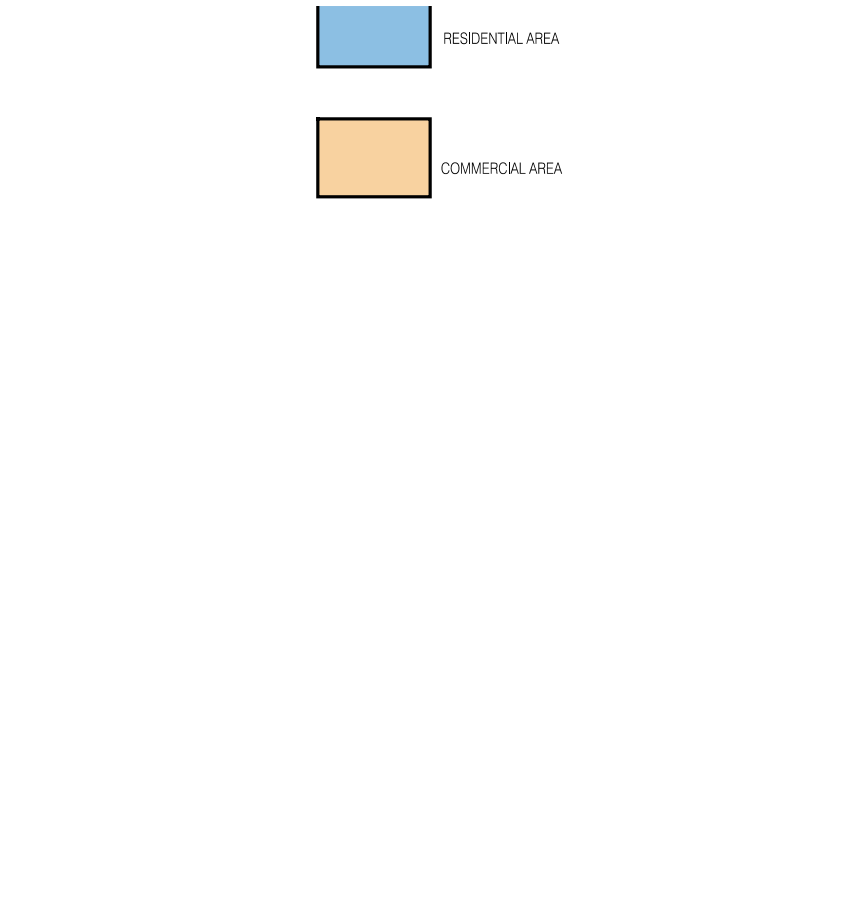
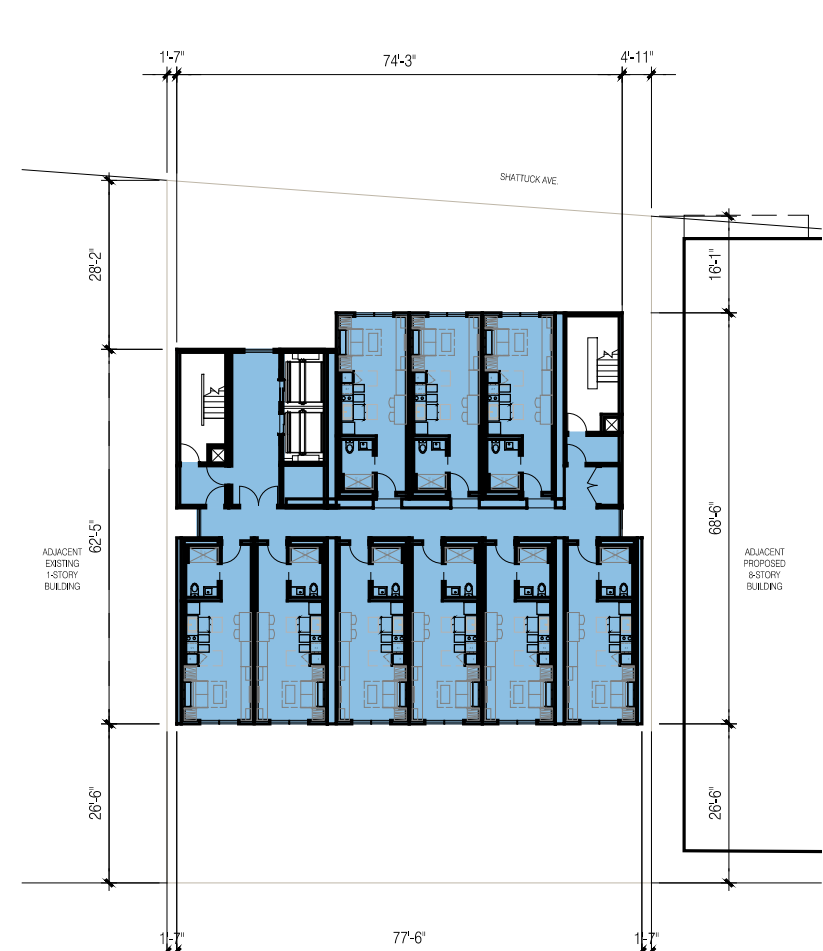
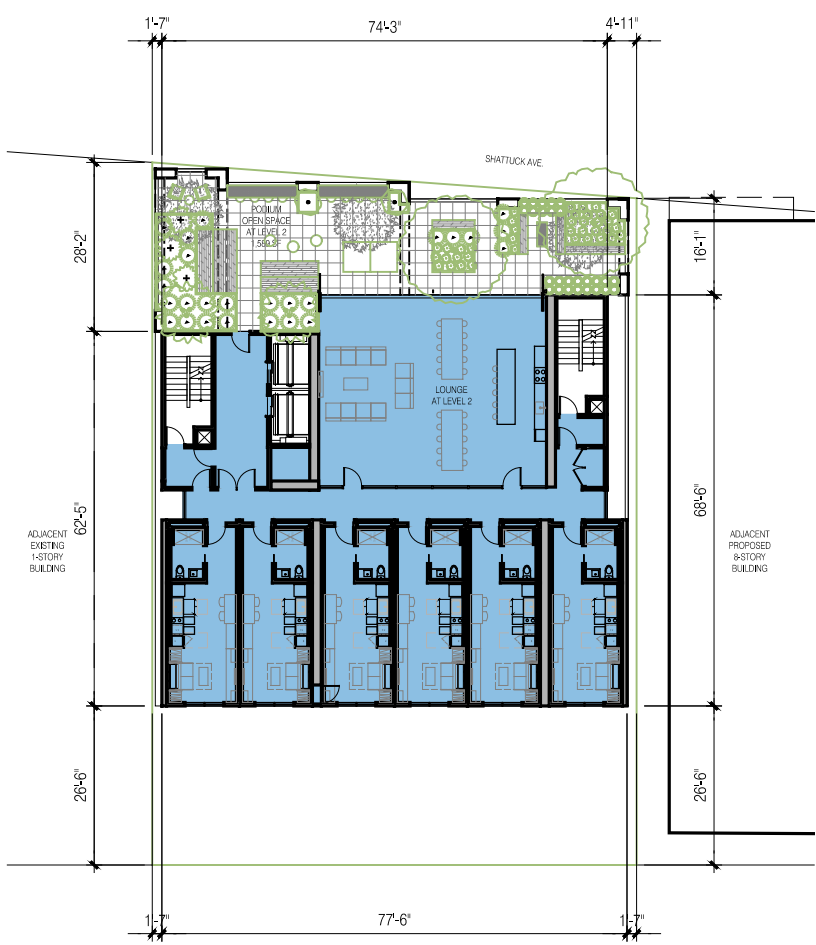
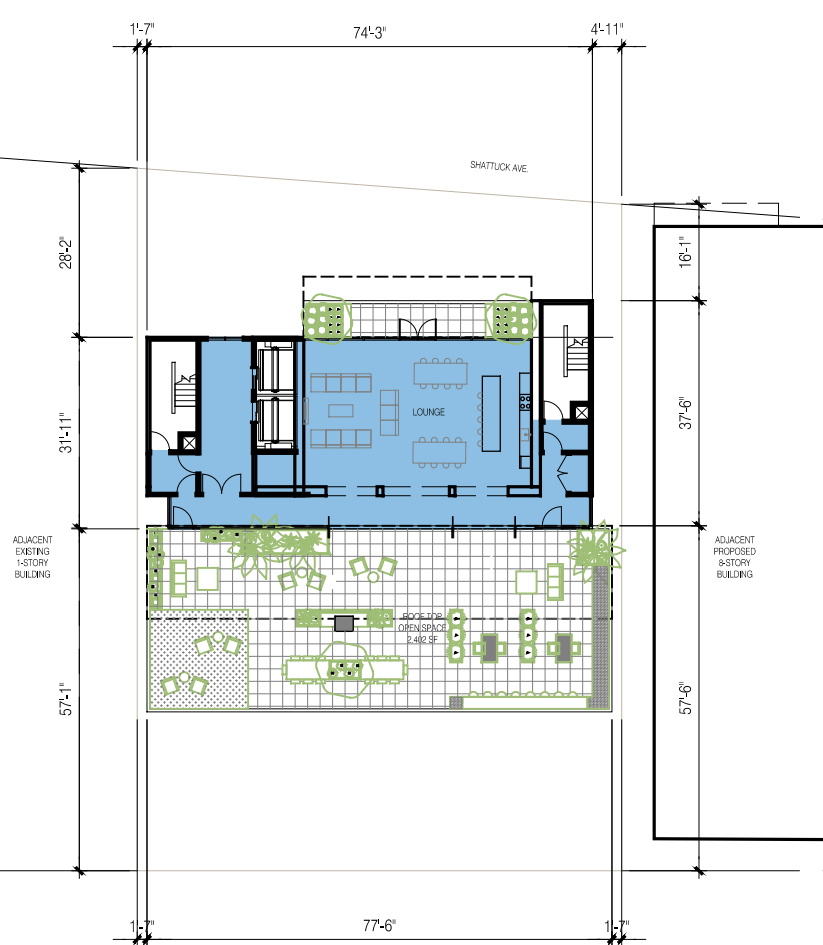
Base Project - Parking					
	Units/SF	Bedrooms	Ratio	Per	Total Req.
Residential	88		.5 max	1.0	0
Commercial	2,820		1.5	1,000	0 w UP

	Units/SF	Bedrooms	Ratio	Per	Total Req.	Provided
Comm.(Short	2,820		1	2,000	1.4	2
Res. (Long		88	1.00	3	29	33
Res (Short)		88	0.025		2	2

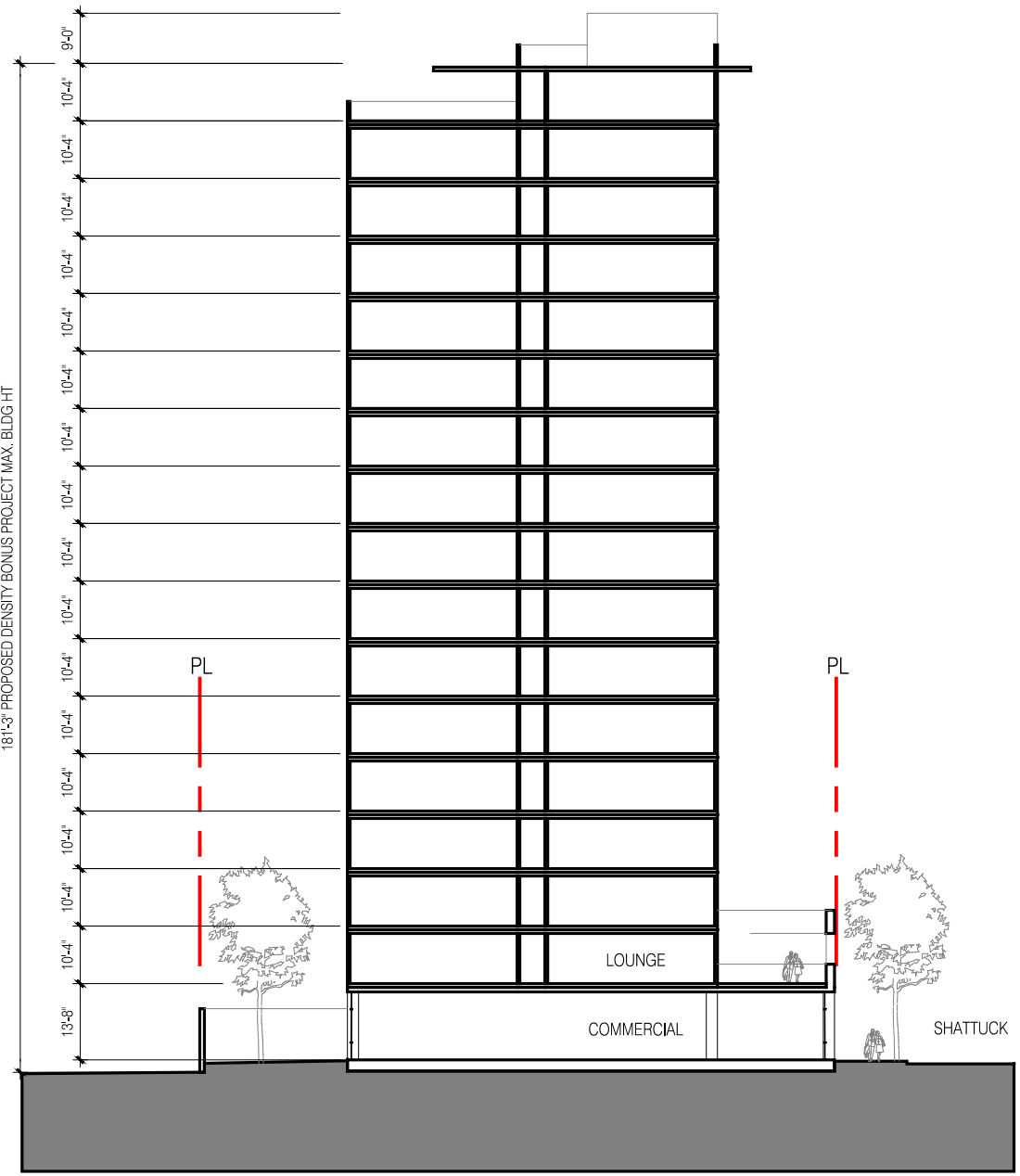
	Root Area	%	Required	Provided
Area	7,656	4%	306	306

	Units	Ratio	Required	Provided	Landscape	Provided
Base Units - Residential	88	80	7040	809	Ground Level	389sf
Base Units - Residential				6424	Roof Deck	2,610sf
Total Provided				7,233		
Base Units - Commercial	2,820	50	56	340	Total Landscape	2999sf

	ALLOWABLE	PROPOSED
Average area of floors		7,170
Area of rooftop arch. Elements	1,076	715
% Area of rooftop arch. Features	15.0%	10.0%



SECTION



SECTION

PROPOSED DENSITY BONUS PROJECT

BASE PROJECT

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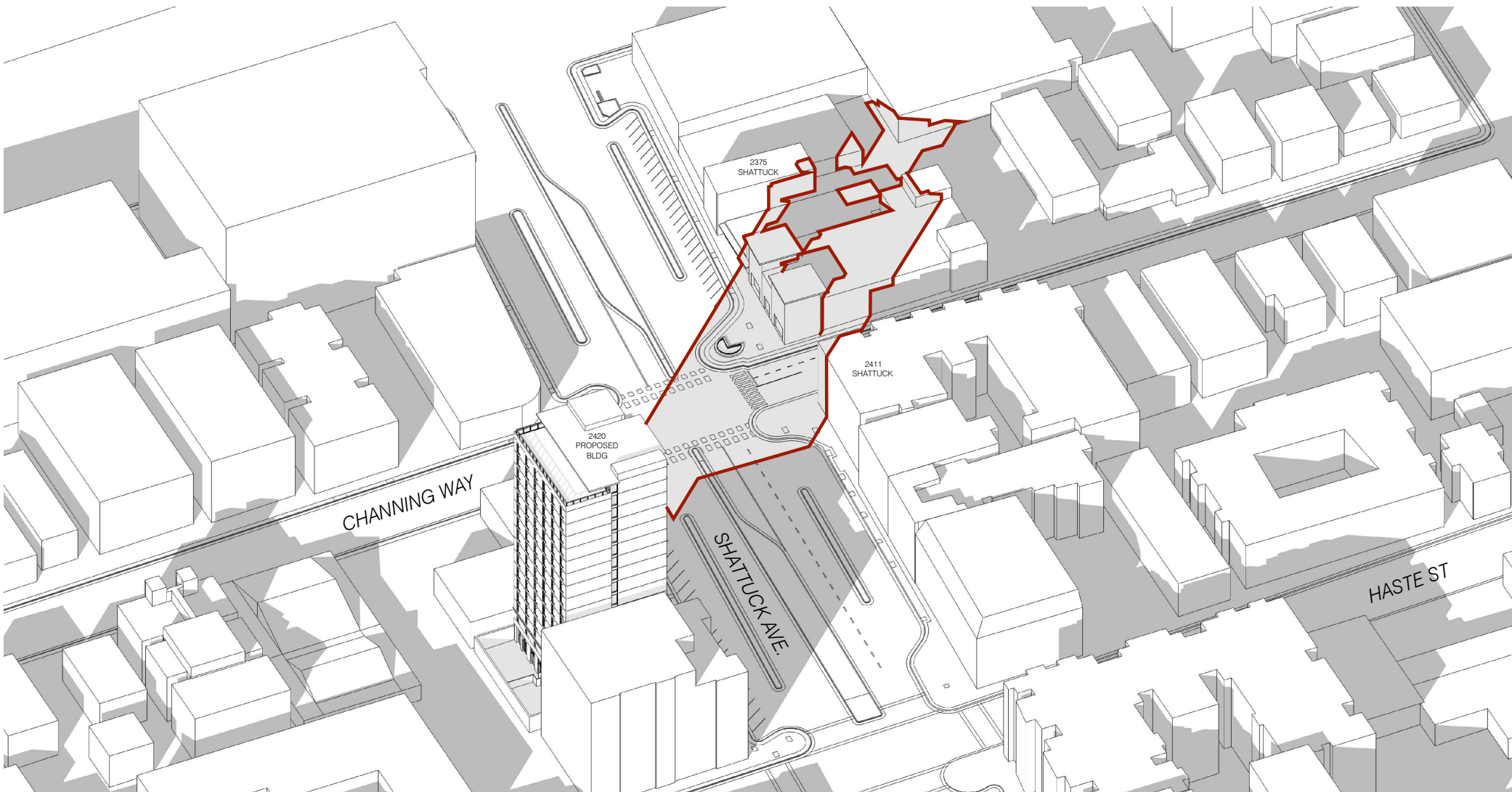
SHADOW STUDIES
DECEMBER 21ST

A0.4A

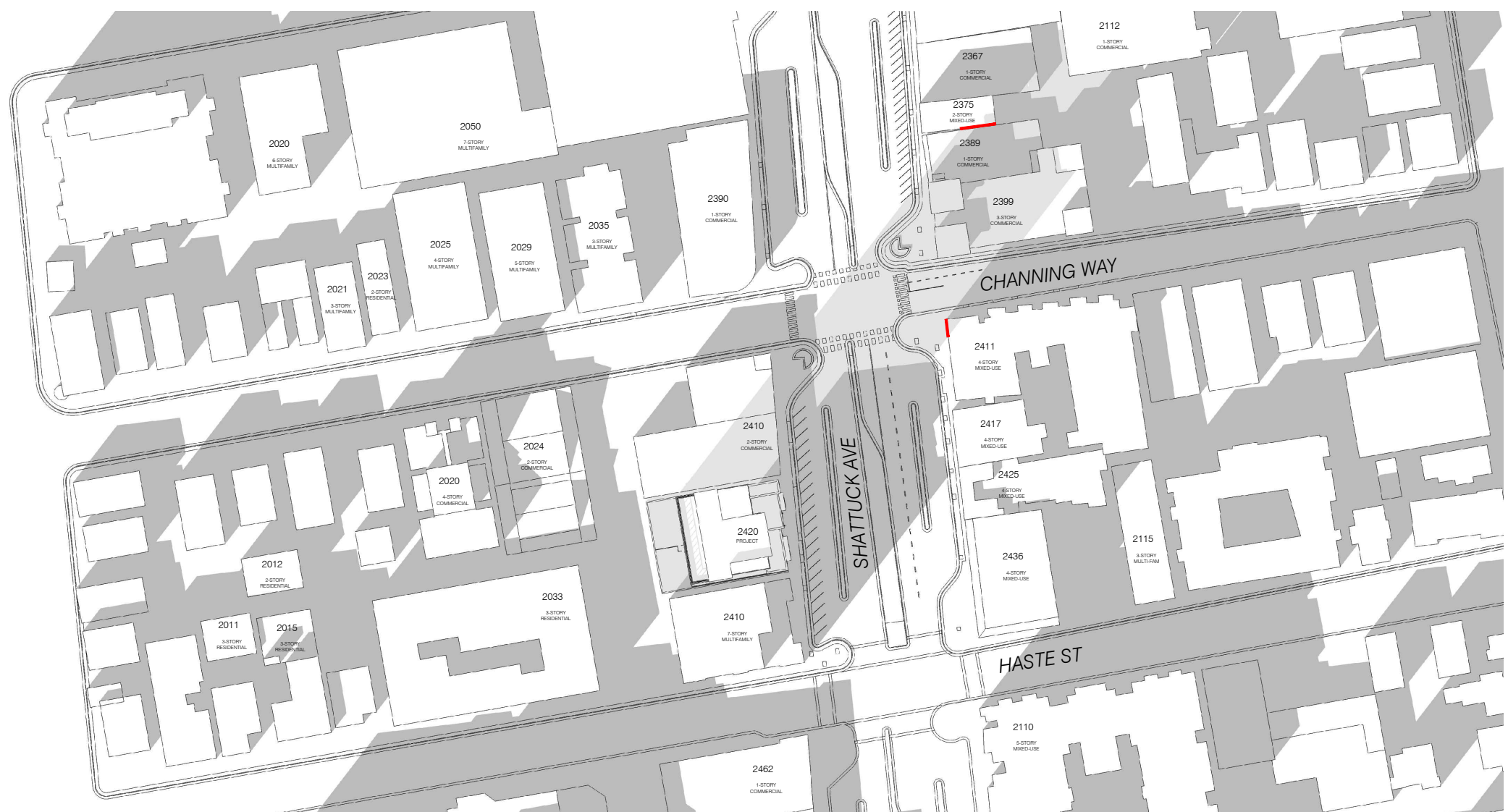
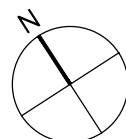
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

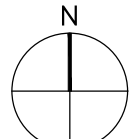
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



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



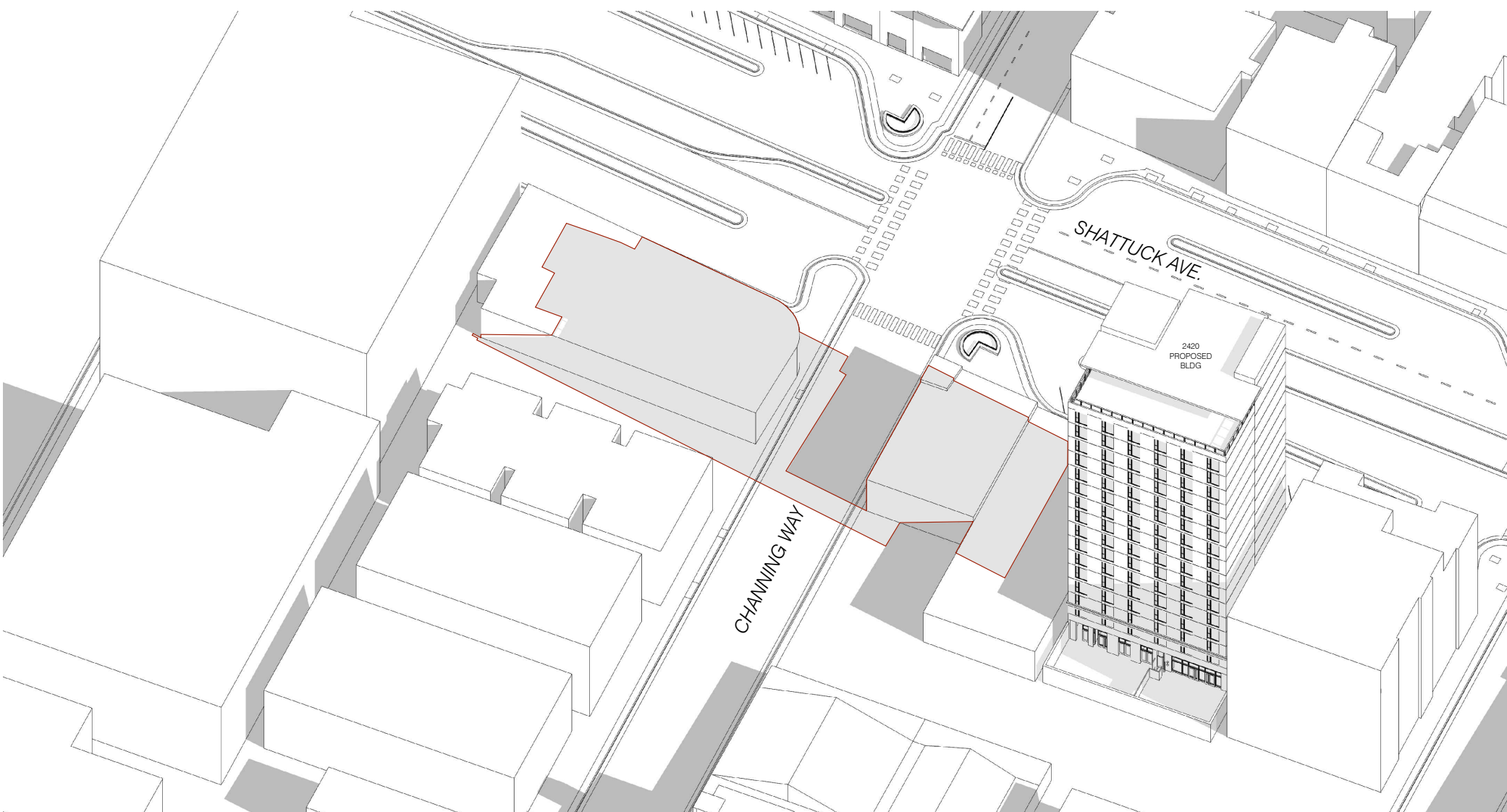
5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36



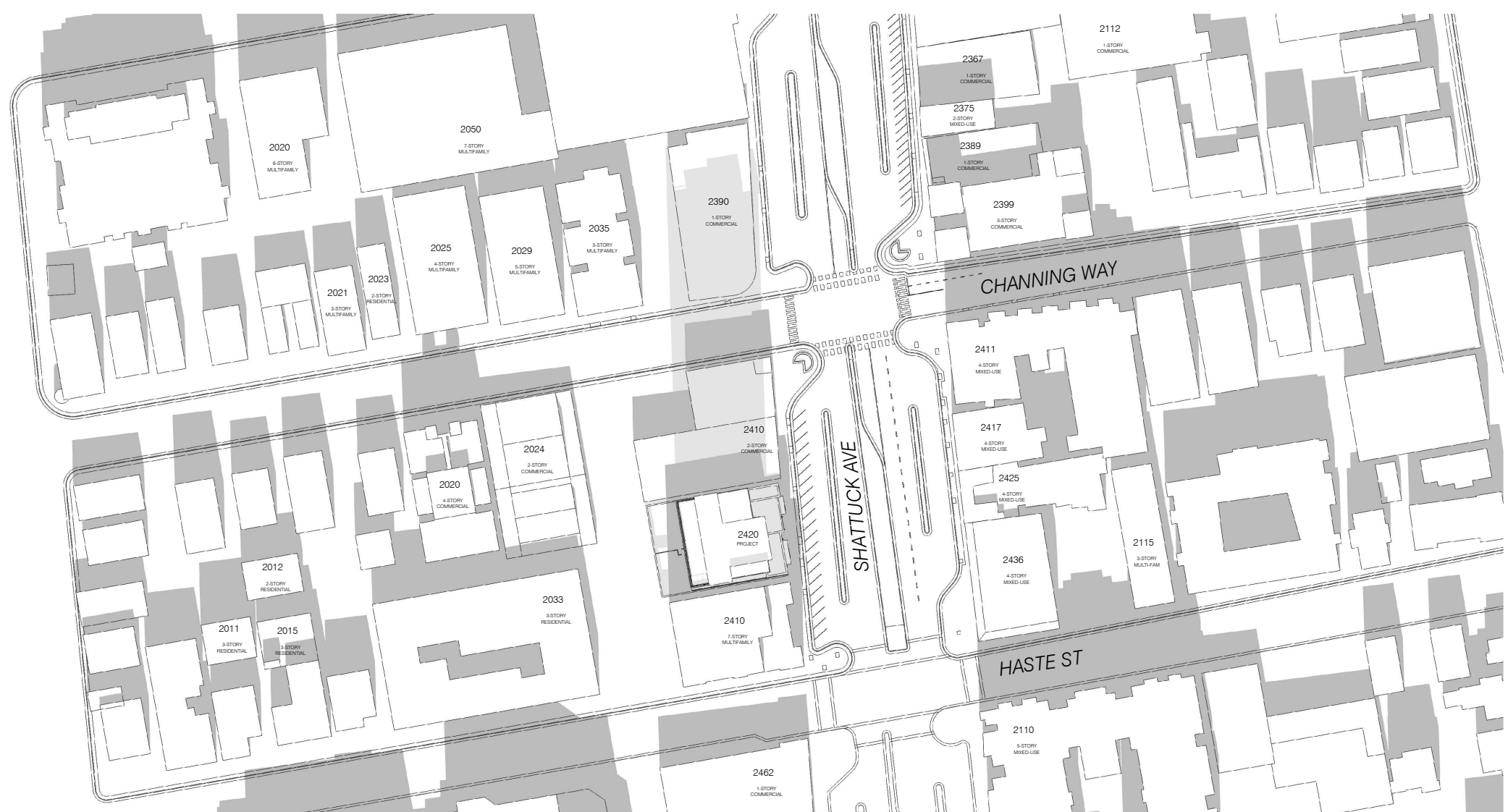
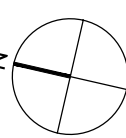
WINTER SOLSTICE
DEC 21ST:
NOON

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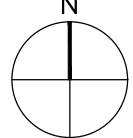
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4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



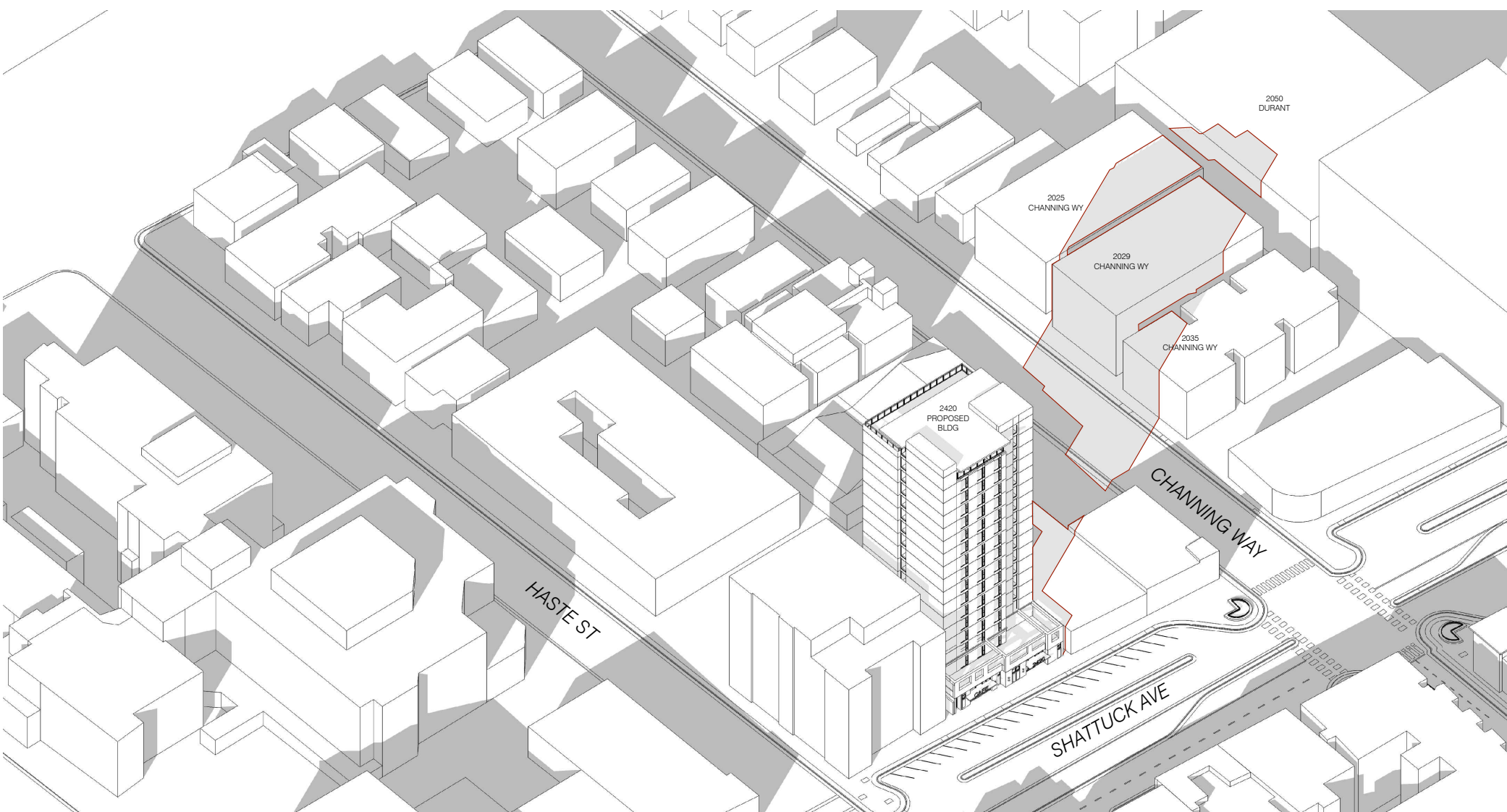
3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36



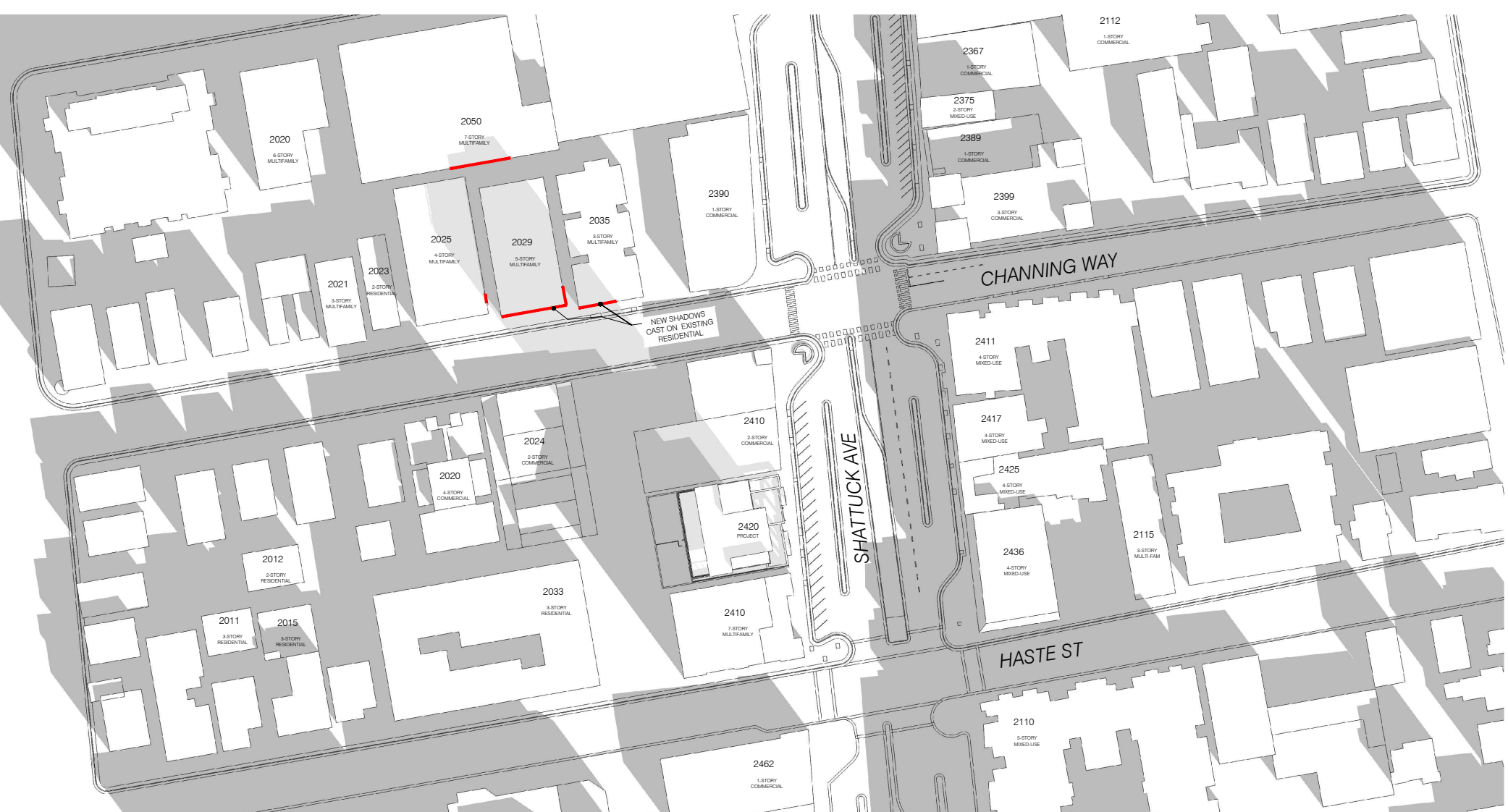
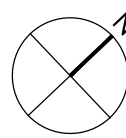
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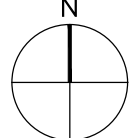
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36



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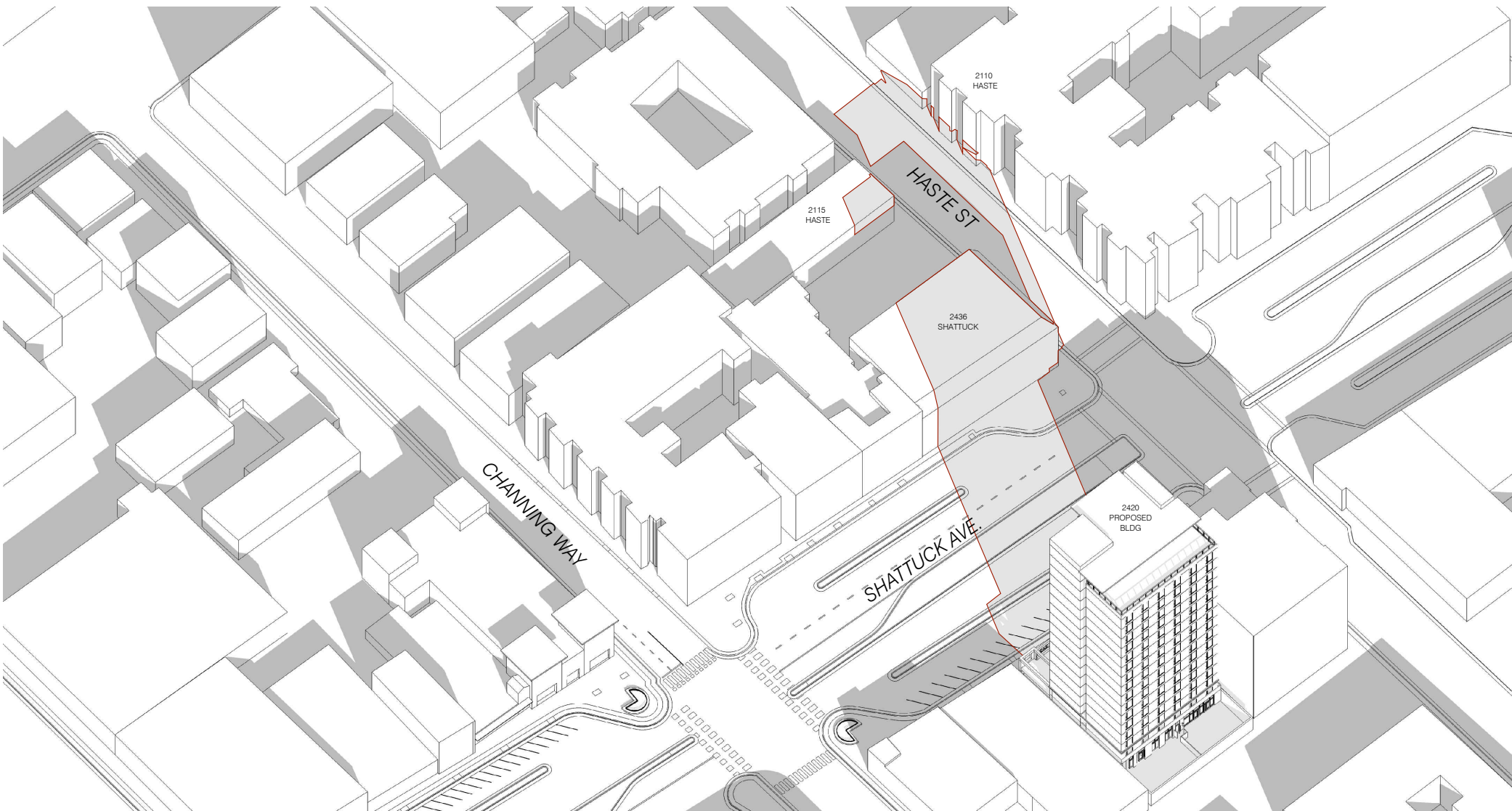
SHADOW STUDIES
JUNE 21ST

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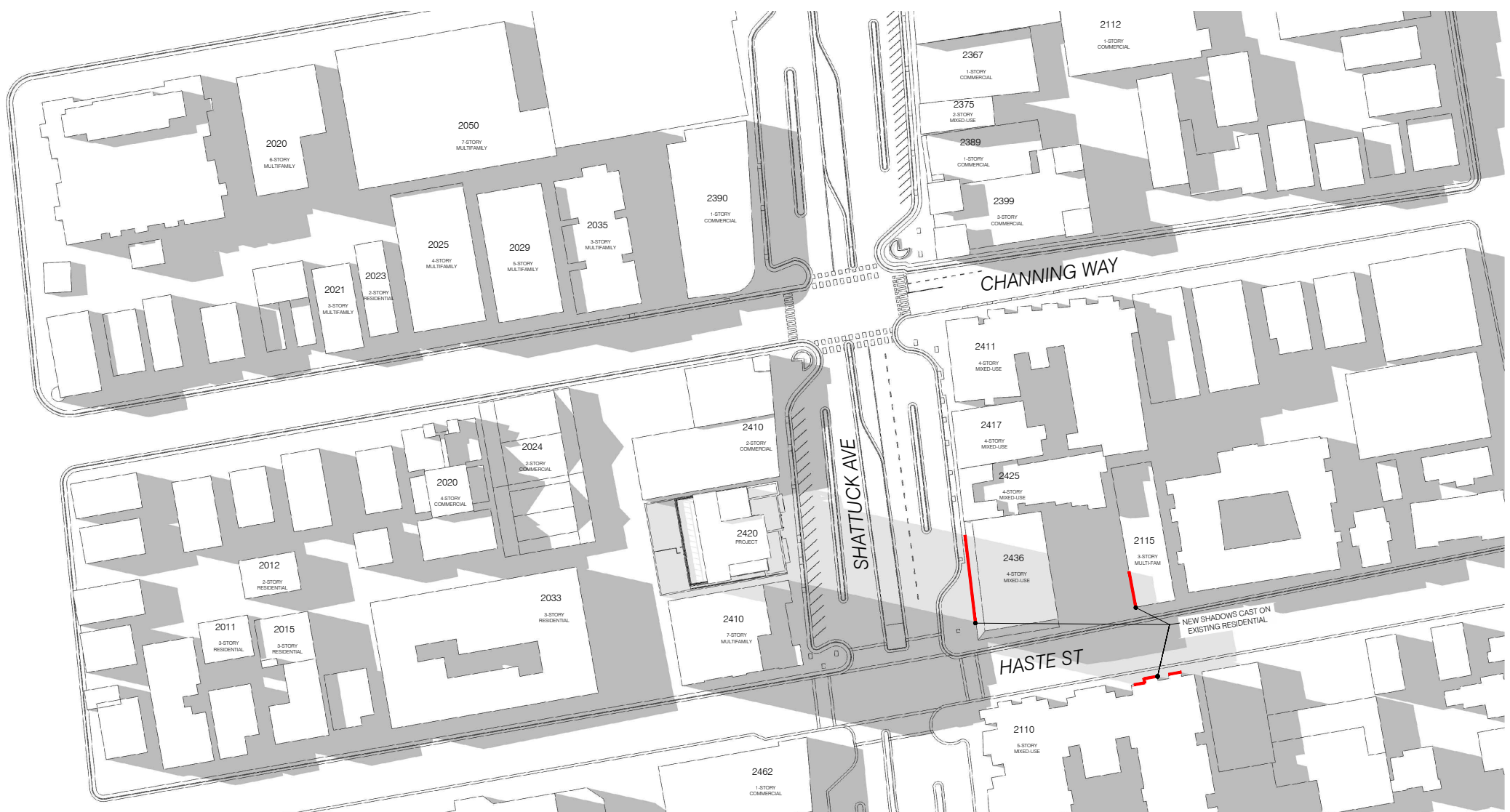
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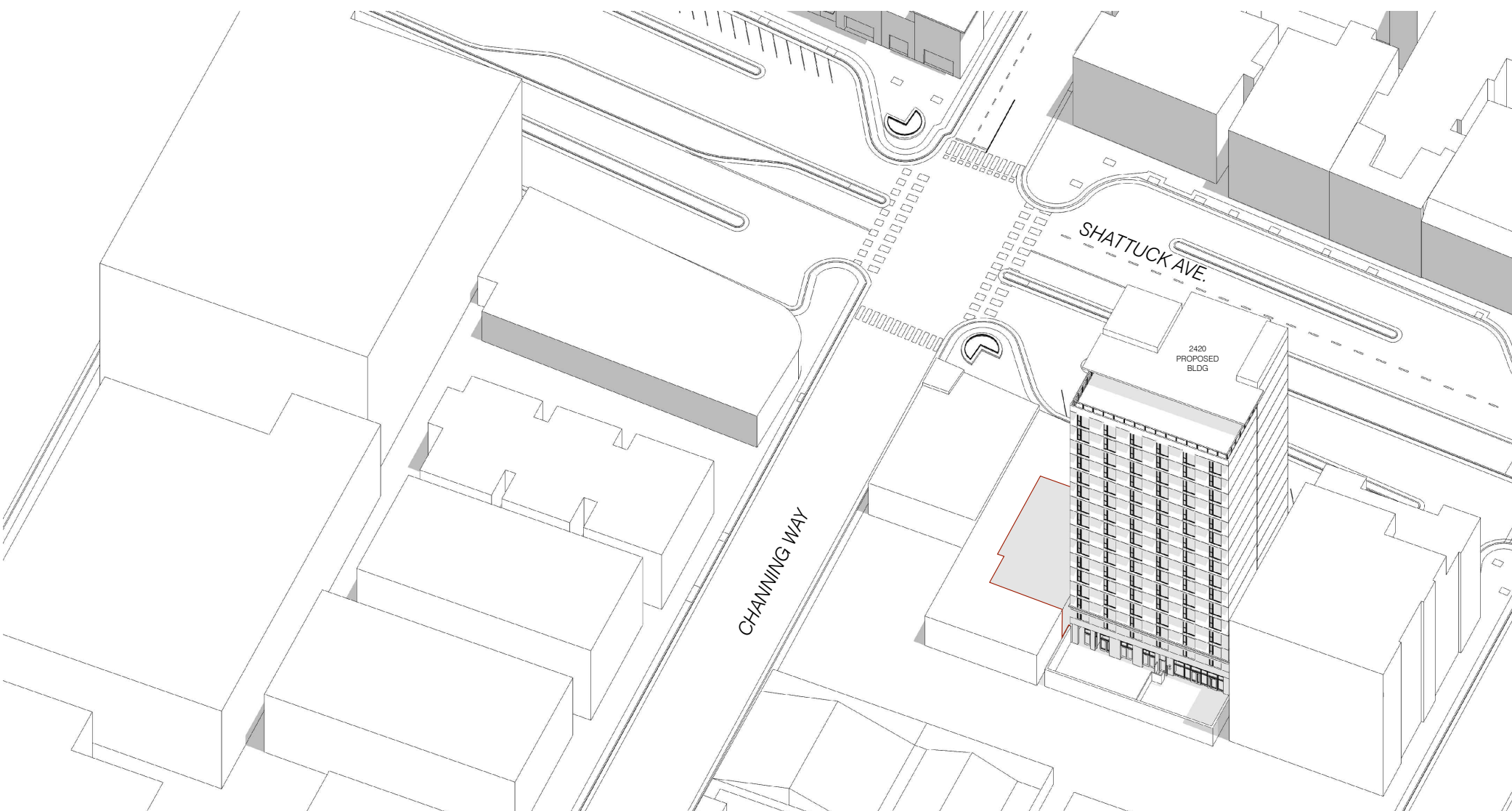


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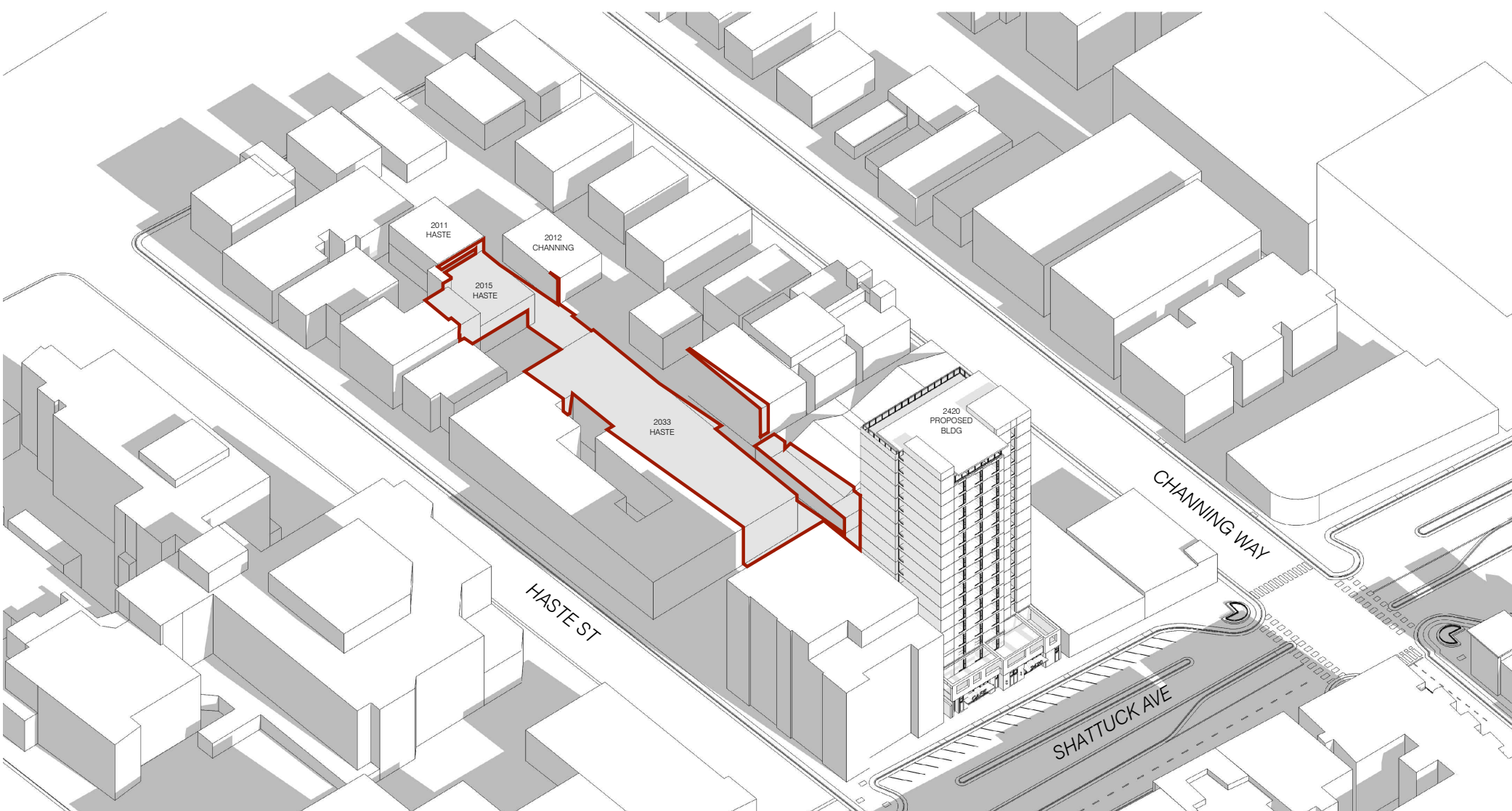


3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

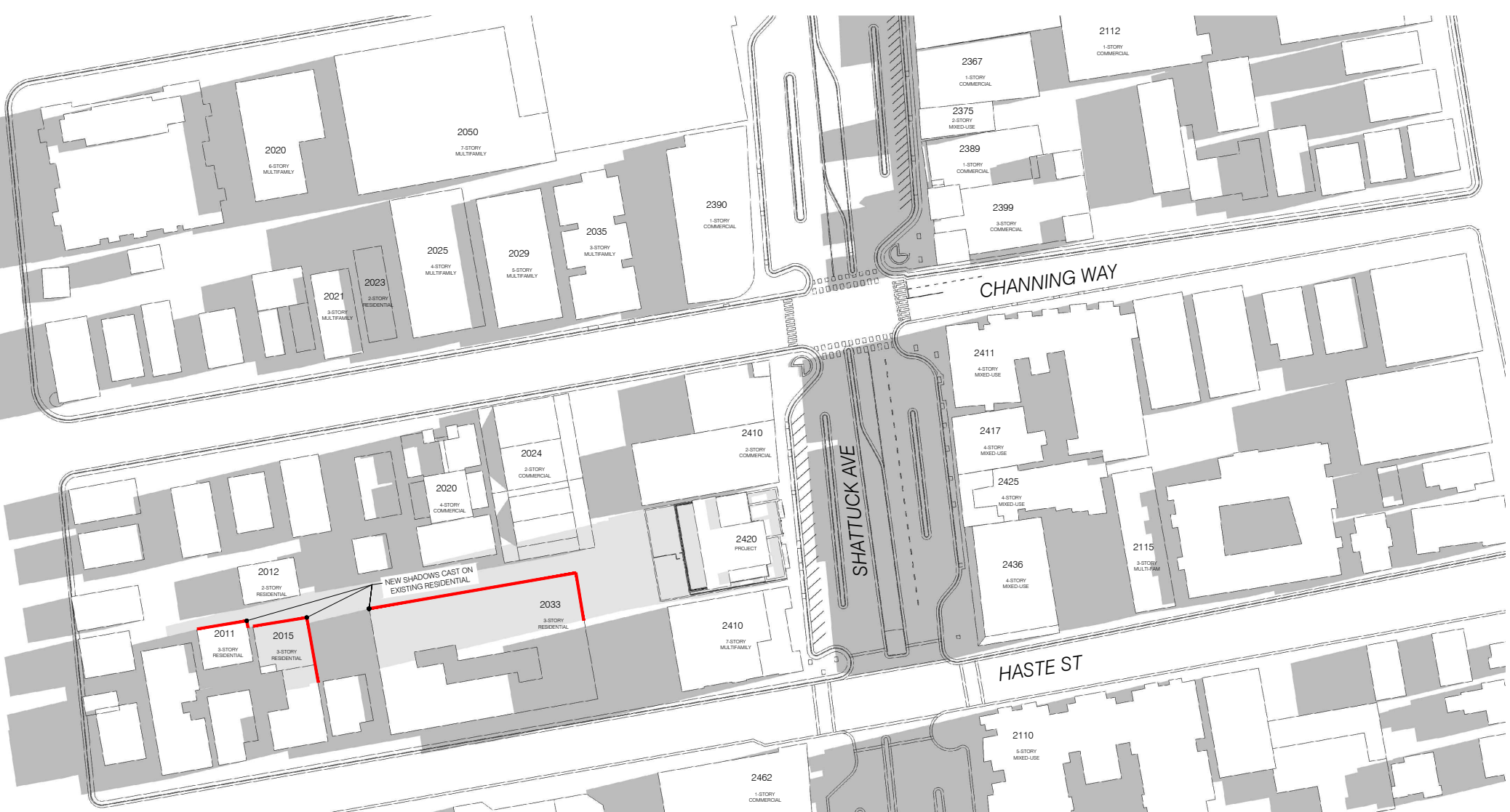
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



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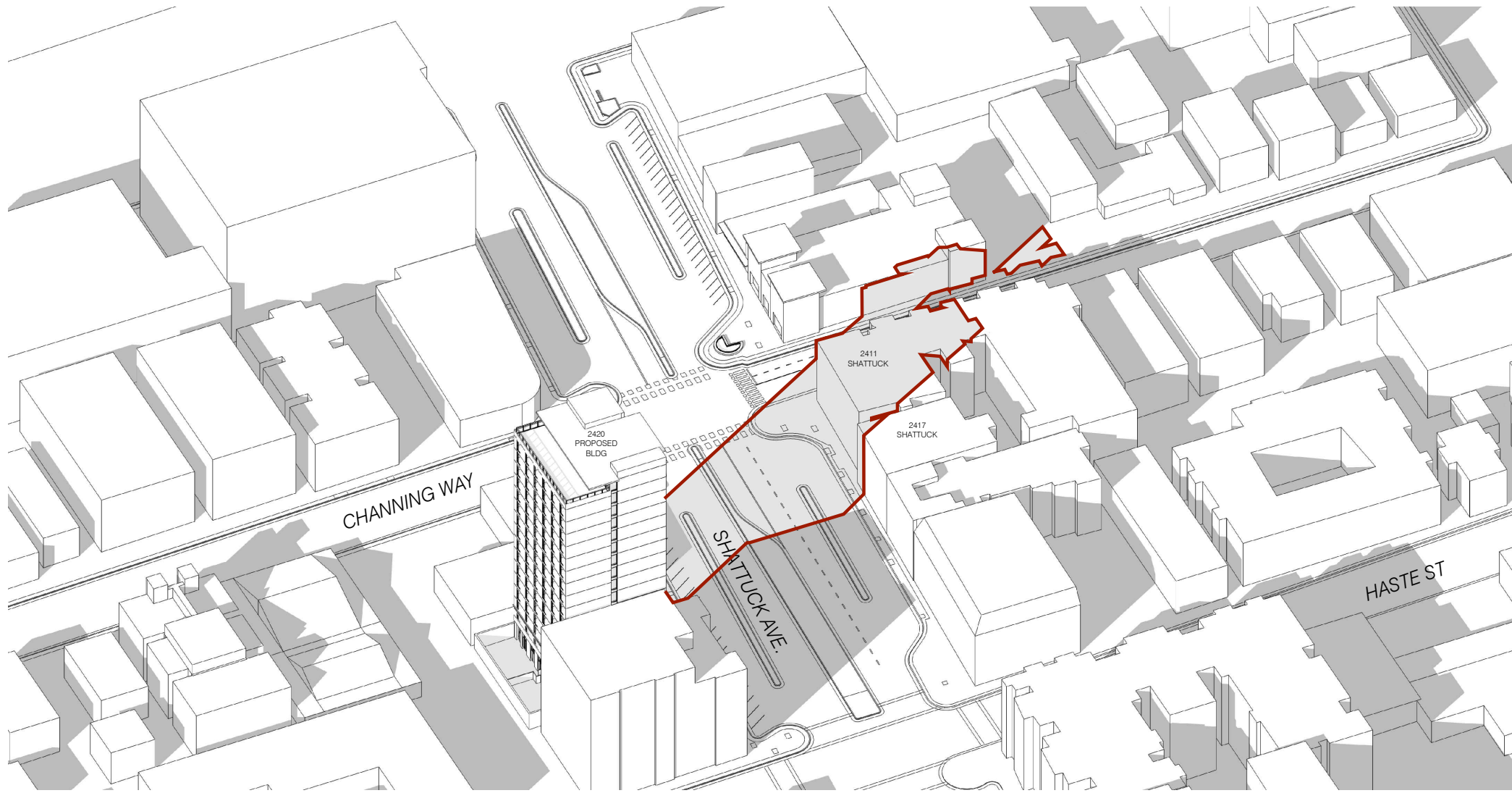
SHADOW STUDIES
OCT 27TH

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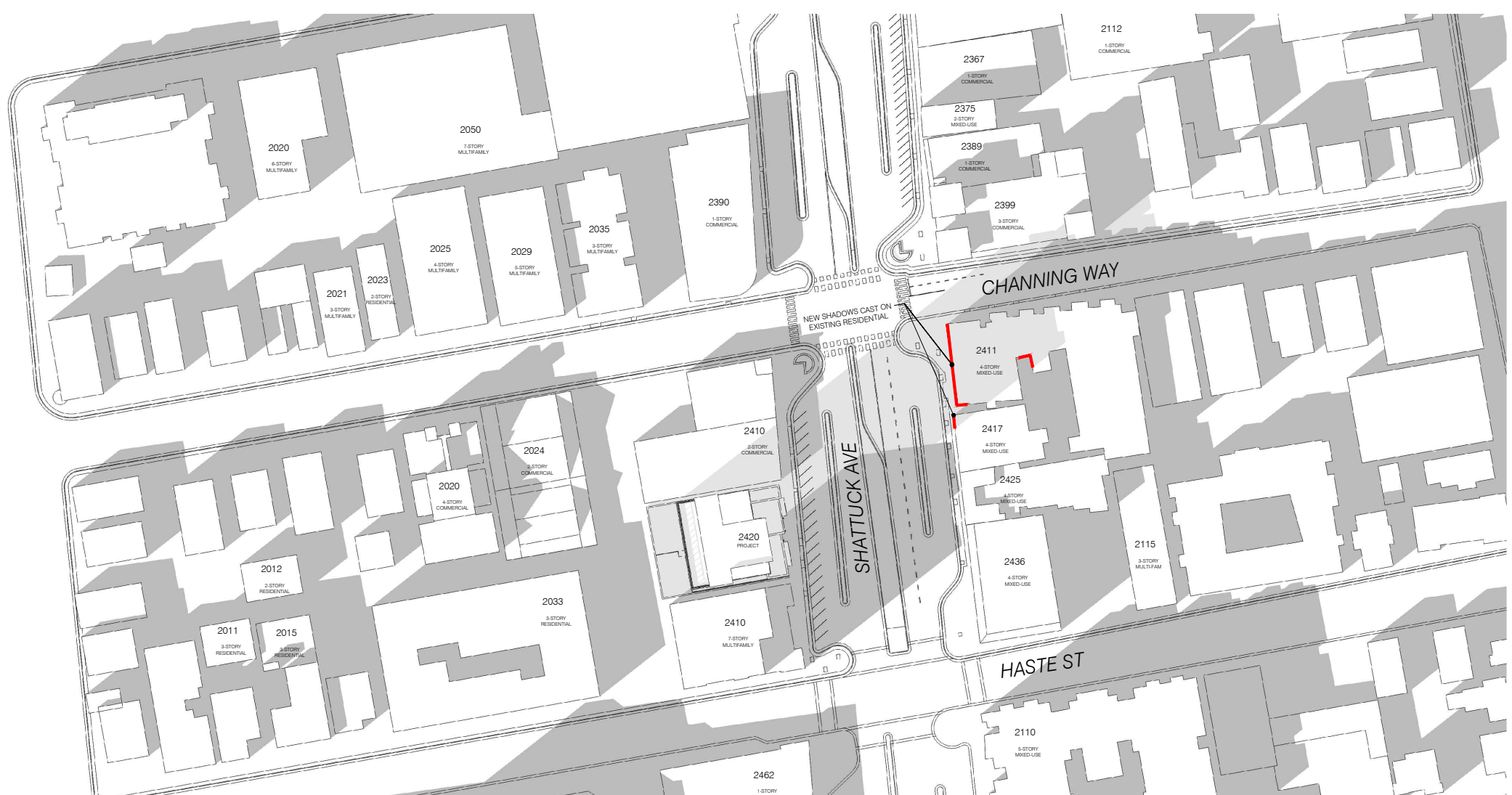
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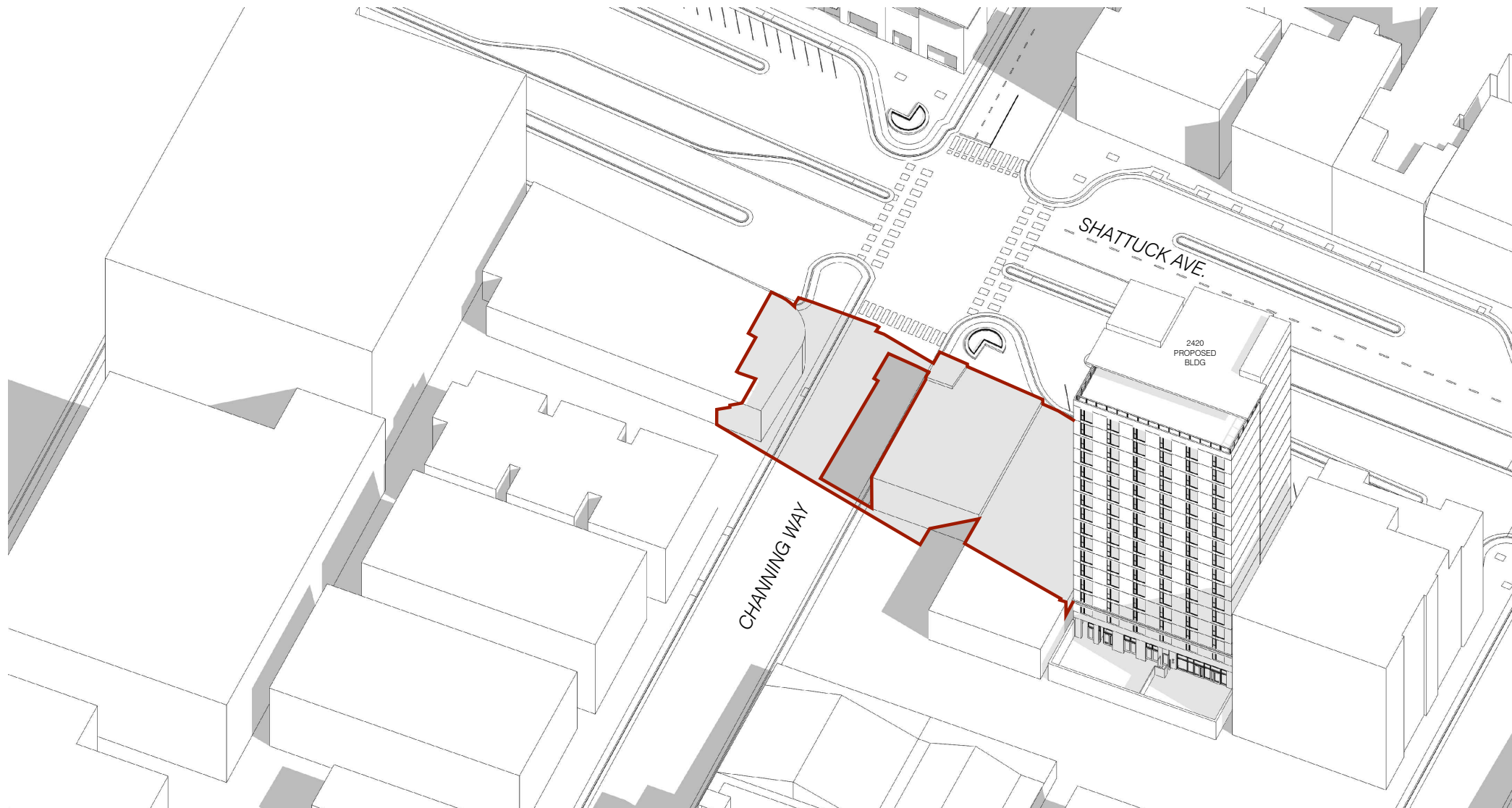


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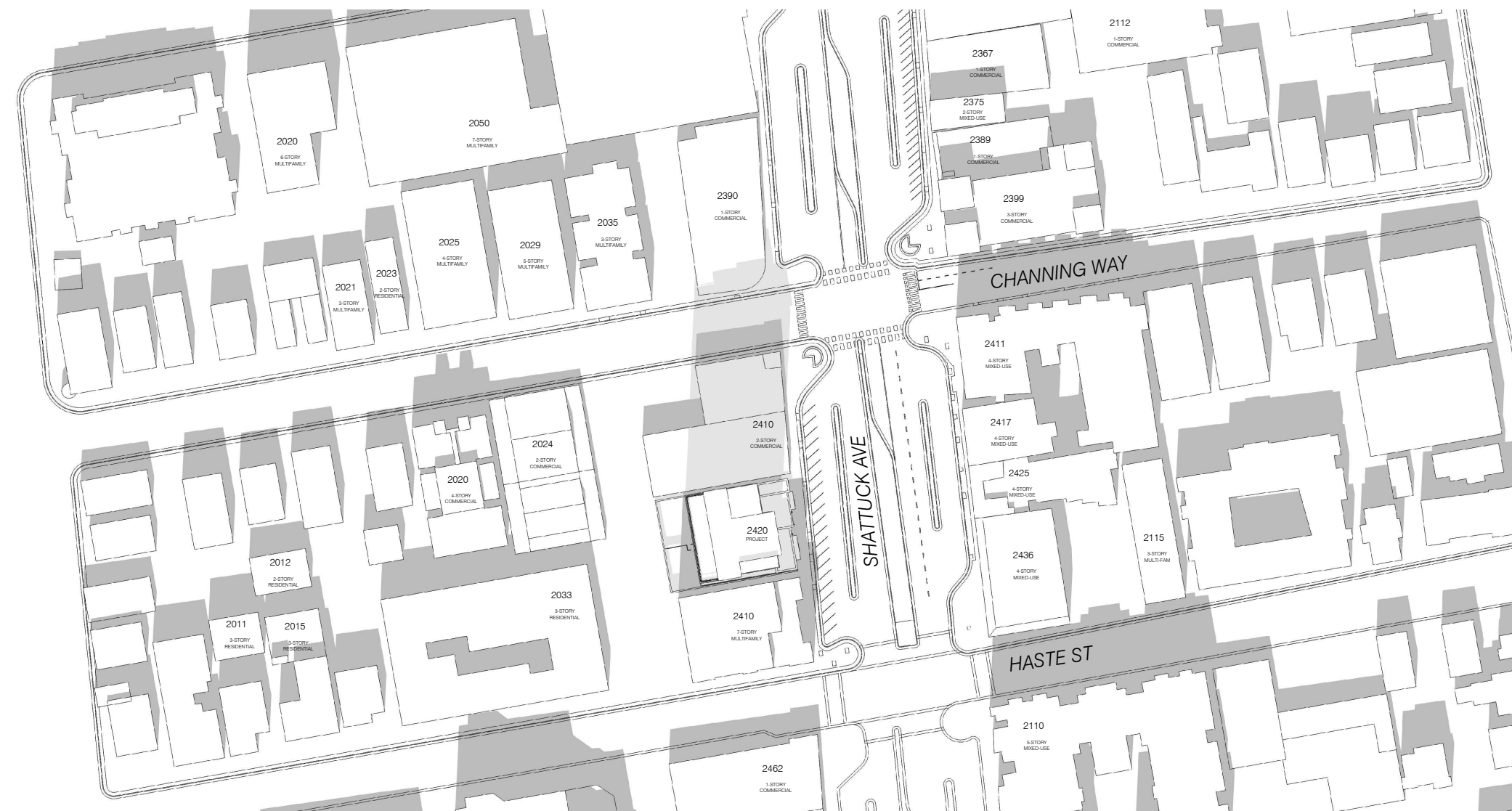
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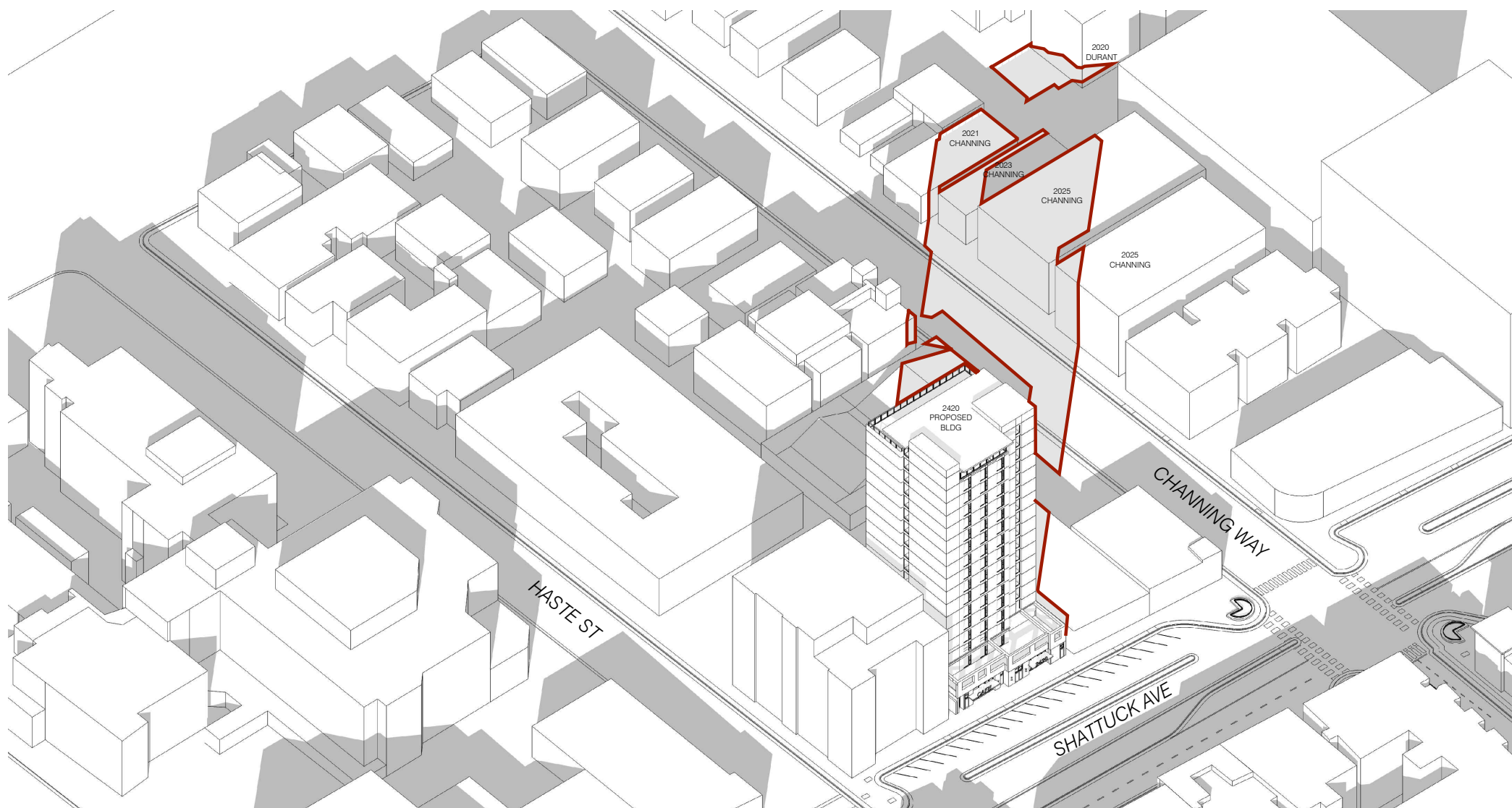


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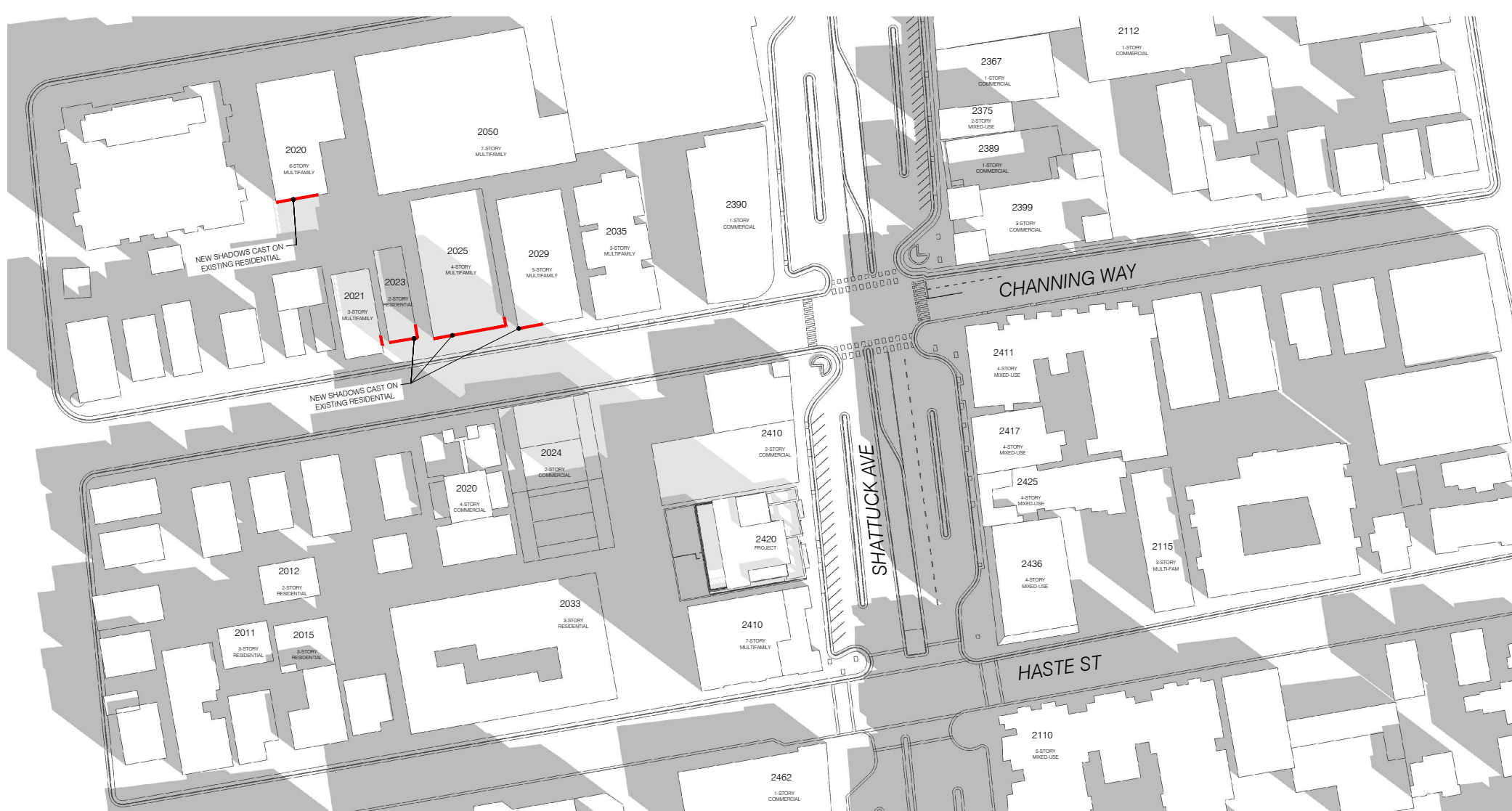
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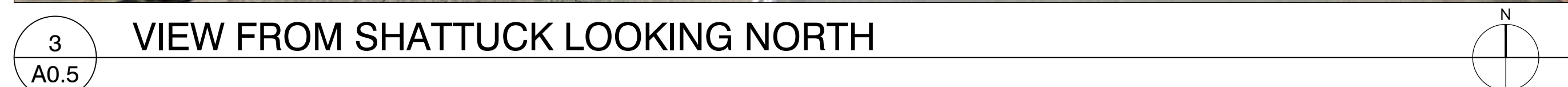
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2 SHADOW STUDY AXONOMETRIC - AM
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1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36



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SHEET:

SITE CONTEXT PHOTOS

A0.5



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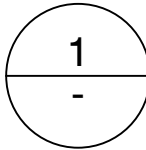
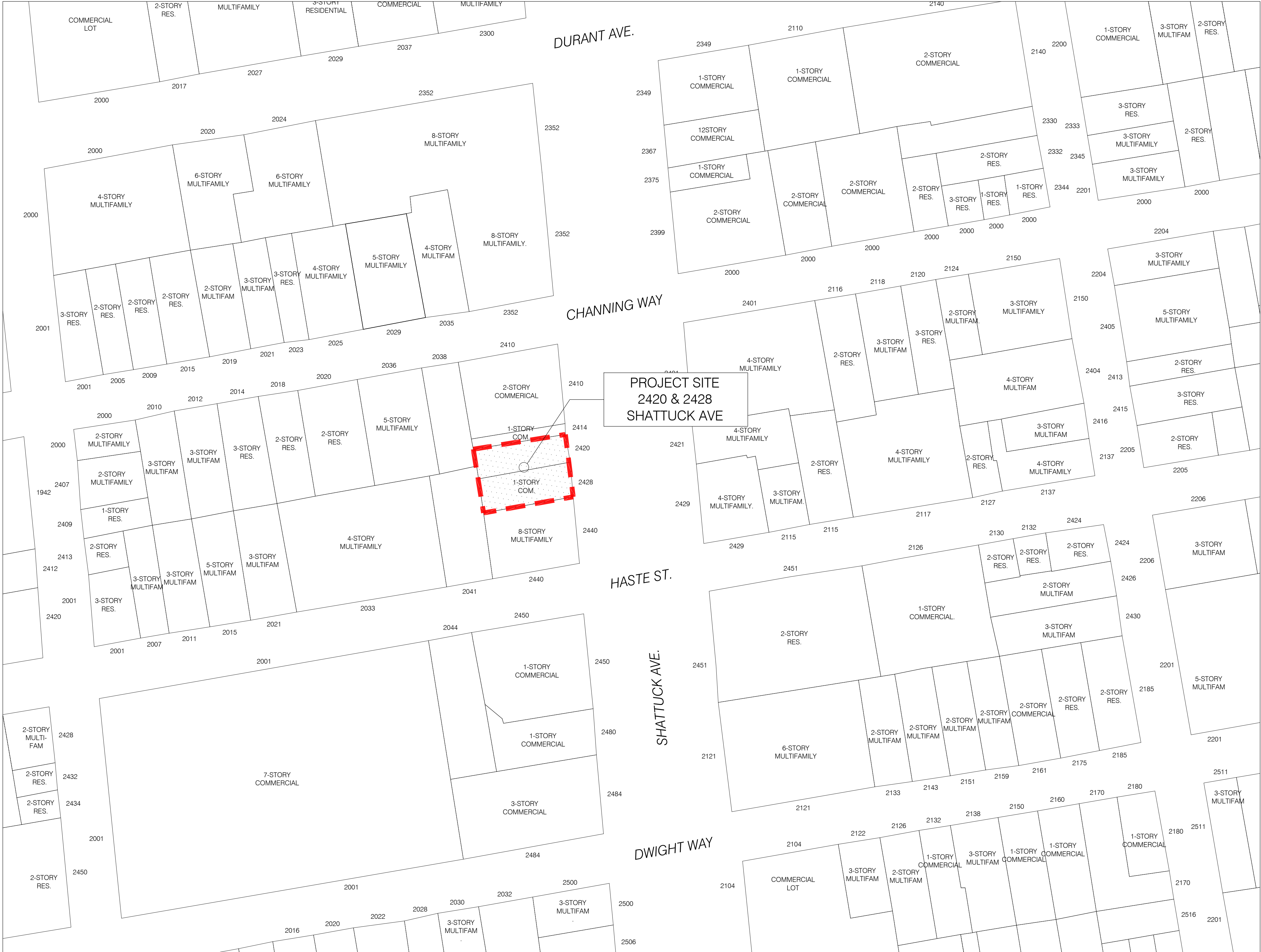
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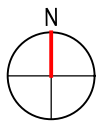
JOB: 2136

SHEET:
VICINITY MAP

A0.6



1
-
VICINITY MAP
NTS



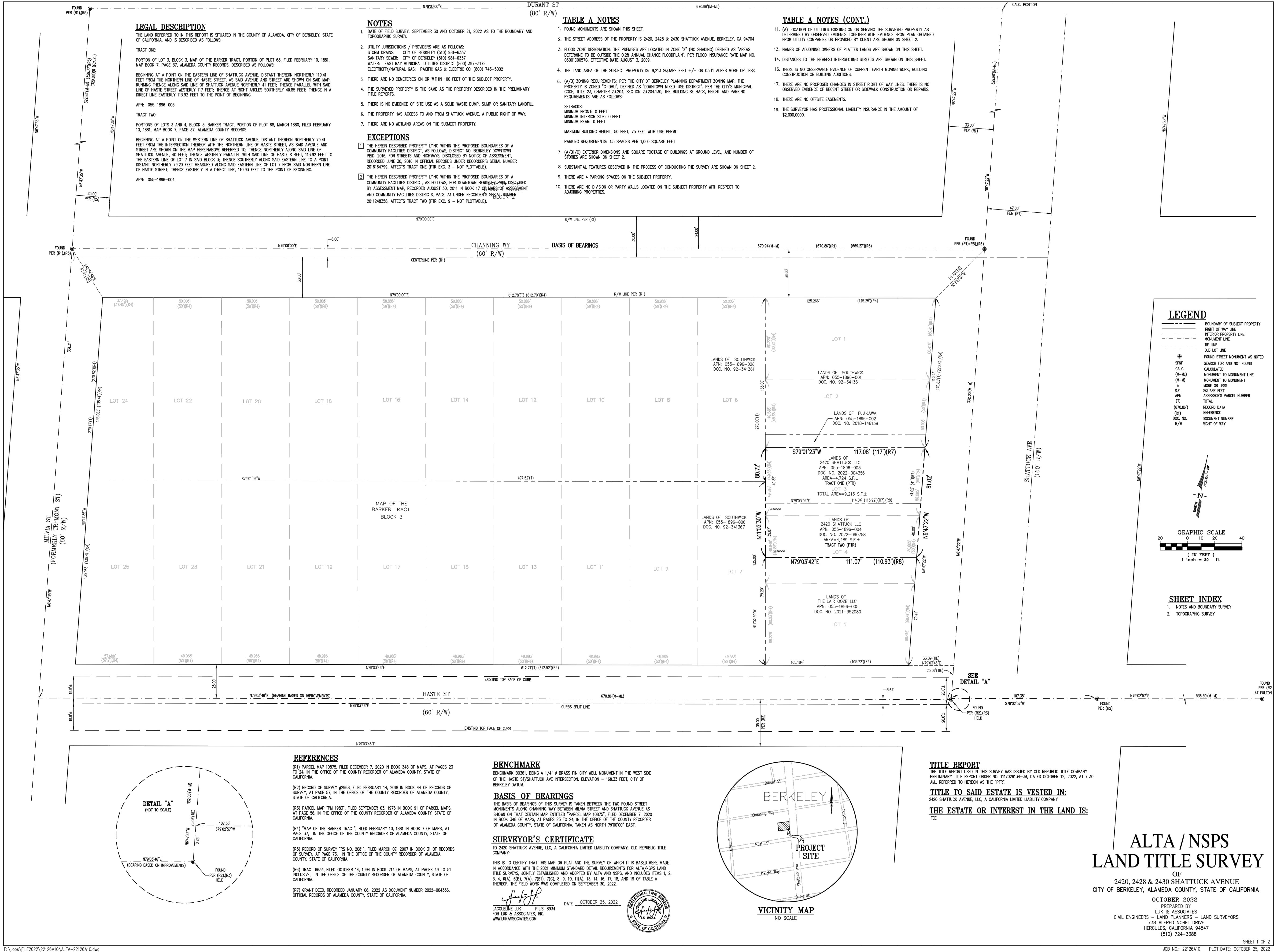
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SHEET

ALTA / NSPS
LAND TITLE SURVEY

A1.0





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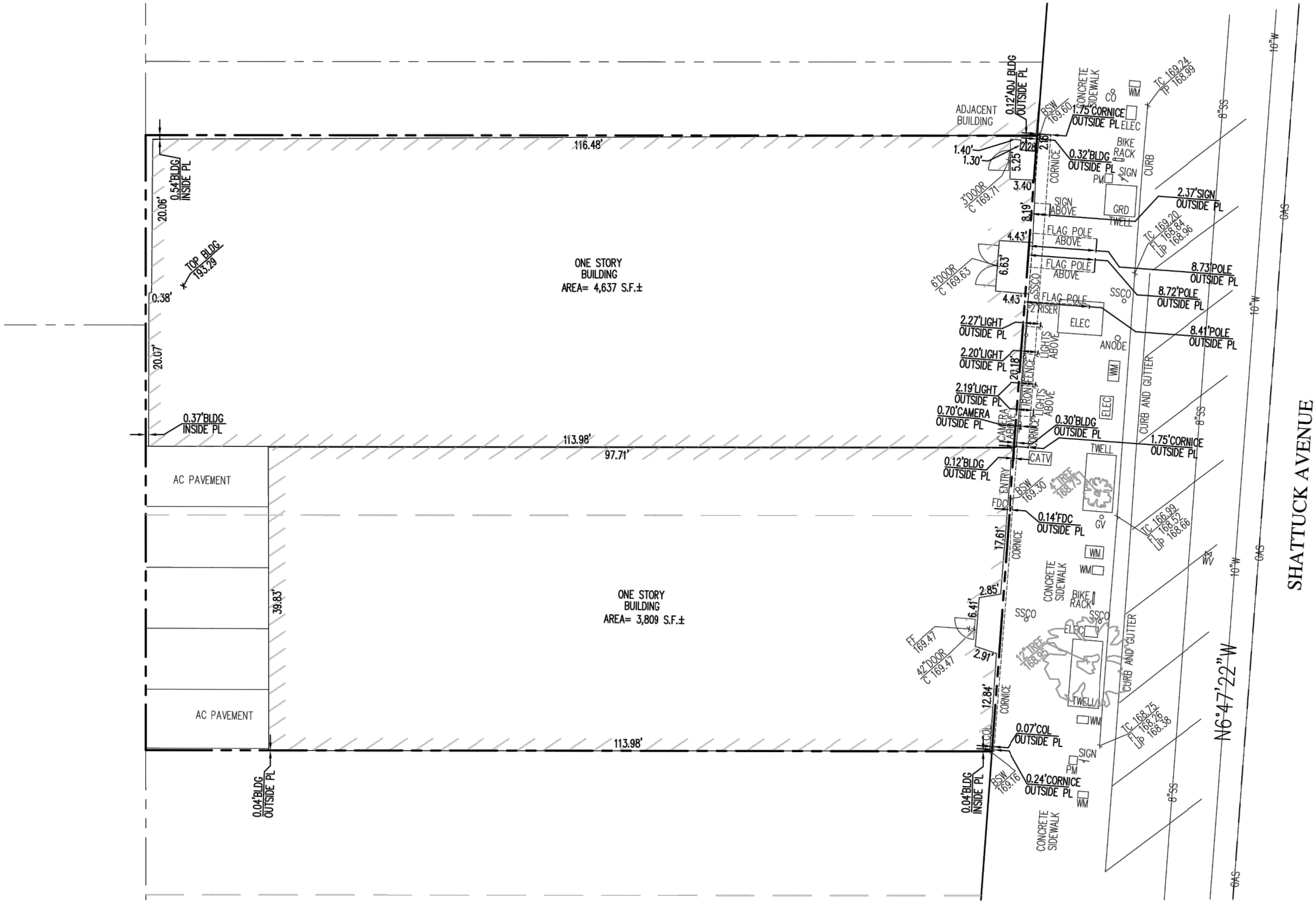
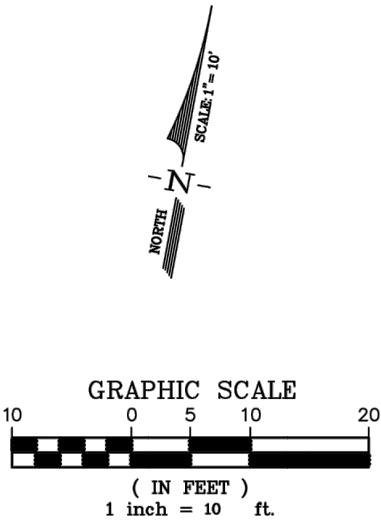
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SHEET:

SURVEY

A1.1

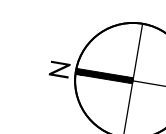
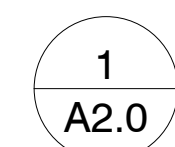


LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	OLD LOT LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	BUILDING LINE
---	STORM LINE
---	SANITARY SEWER LINE
---	GAS LINE
---	WATER LINE
---	FIRE DEPARTMENT CONNECTOR
---	COLUMN
---	CLEANOUT
---	CABLE AND TELEVISION BOX
---	GAS VALVE
---	STREET LIGHT
---	PARKING METER
---	ELECTRIC BOX
---	TREE WELL
---	WATER METER
---	GROUND
---	SANITARY SEWER CLEAN OUT
---	TOP OF CURB ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	LIP ELEVATION
---	TOP OF BUILDING ELEVATION
---	TREE

ALTA / NSPS
LAND TITLE SURVEY
OF
2420, 2428 & 2430 SHATTUCK AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA
OCTOBER 2022
PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
736 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

[illegible]

A2.0





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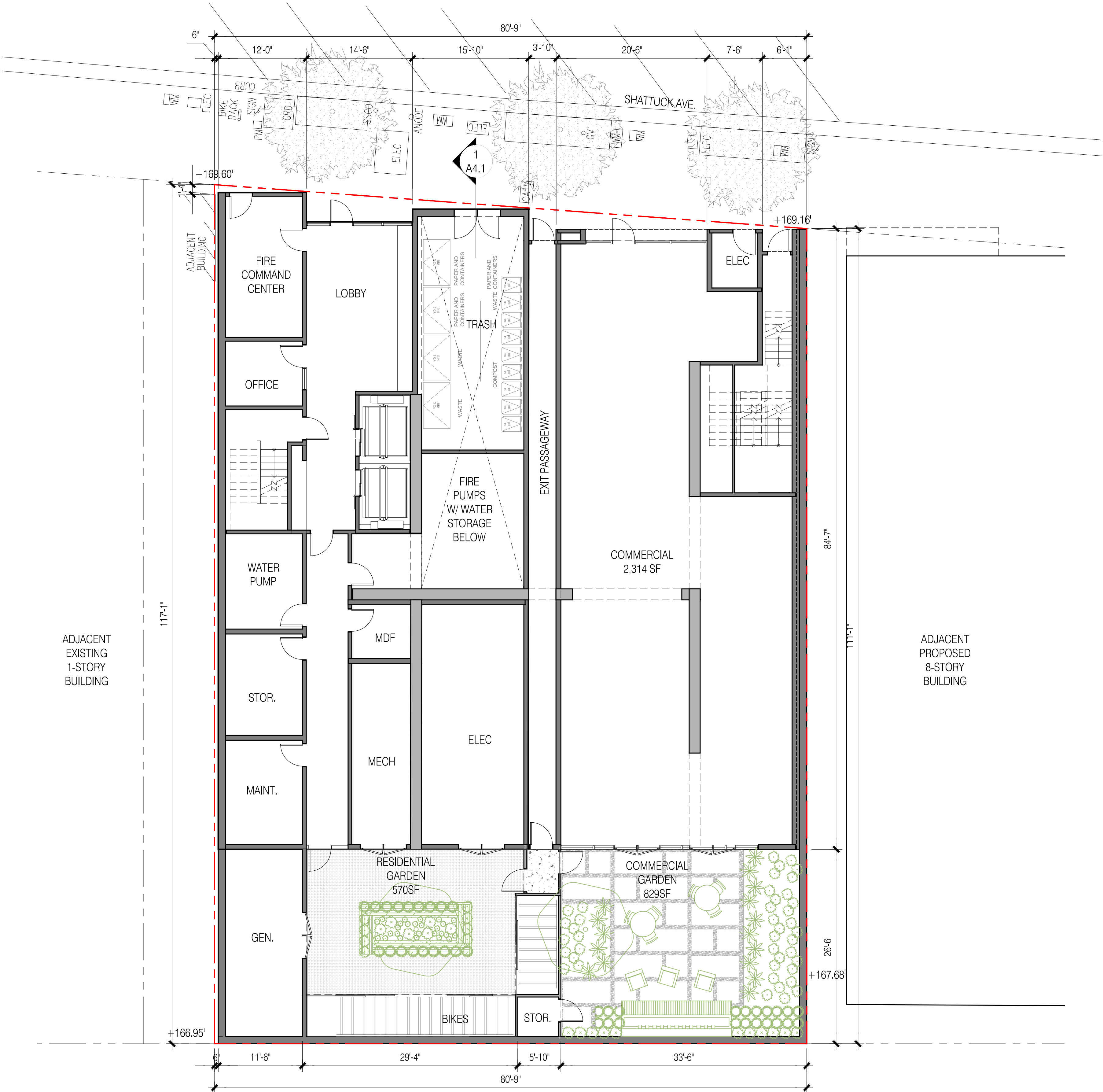
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SHEET:

GROUND LEVEL
PLAN

A2.1

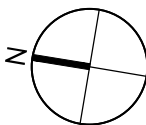


1
A2.1

GROUND LEVEL PLAN

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

0 4 8 16





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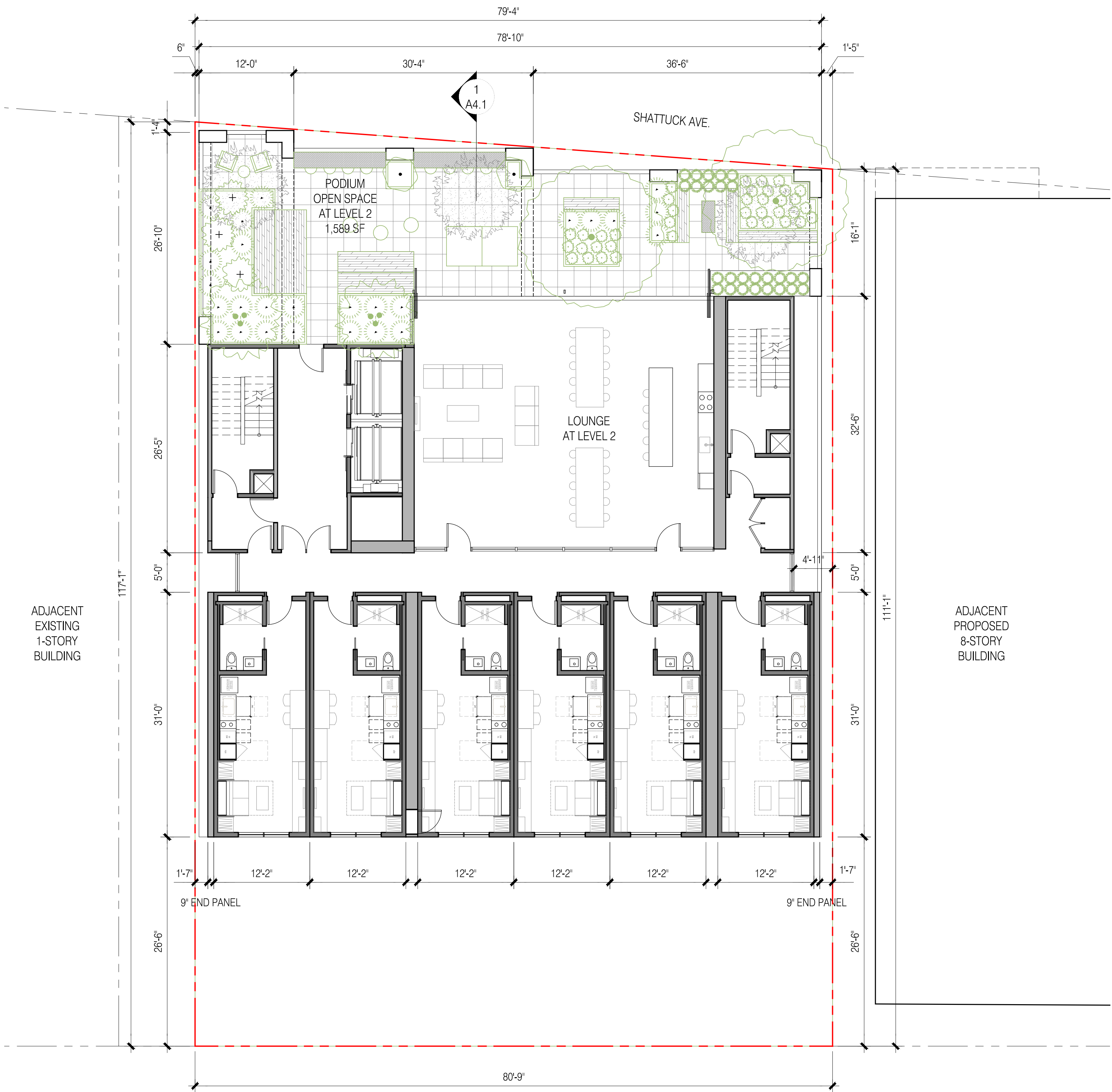
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PLAN AT
LEVEL 2

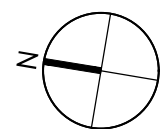
A2.2



1
A2.2

PLAN AT LEVEL 2

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





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SHEET:

PLAN AT
LEVELS 3-16

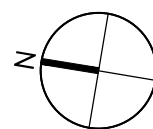
A2.3



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A2.3

PLAN AT LEVELS 3-16

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





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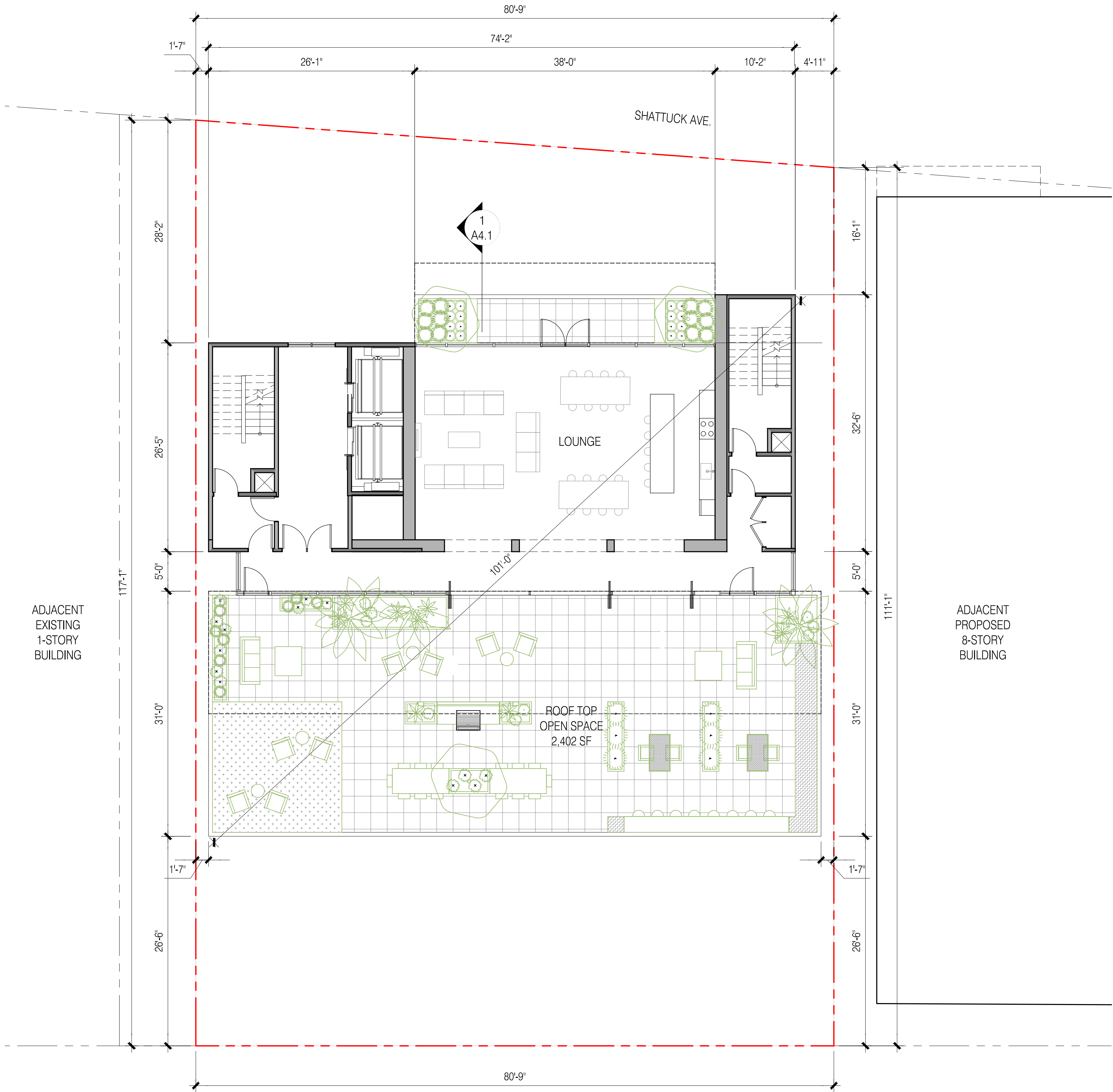
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SHEET:

PLAN AT LEVEL 17

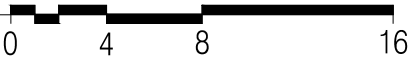
A2.4

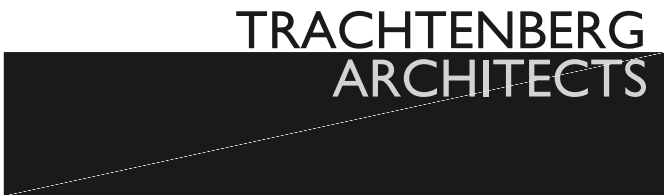


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A2.4

PLAN AT LEVEL 17

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





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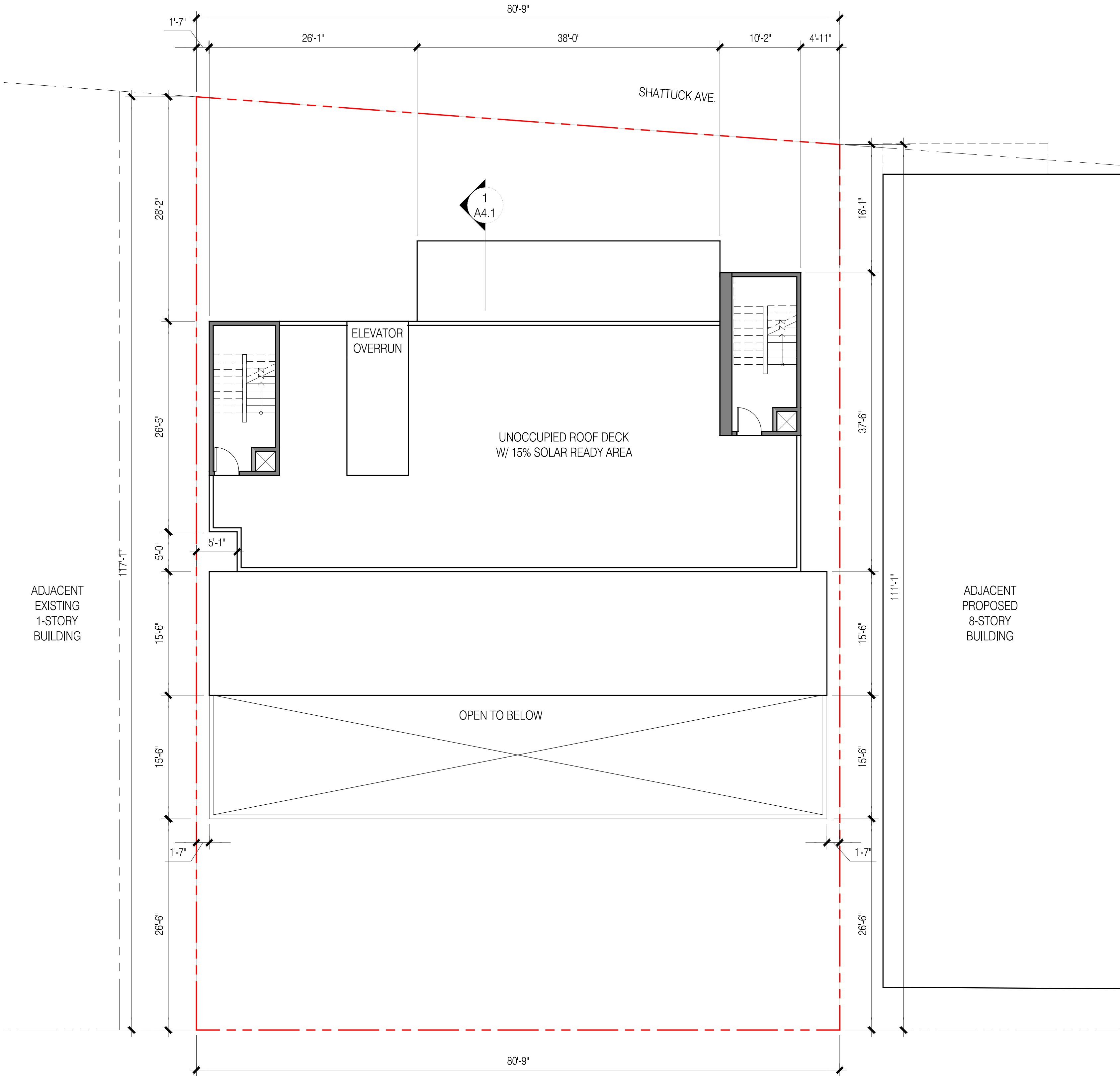
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SHEET:

PLAN AT LEVEL ROOF

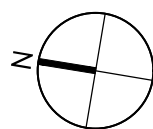
A2.5



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A2.5

ROOF PLAN

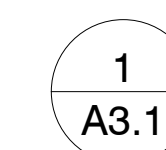
1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17



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BUILDING
ELEVATIONS

A3.1



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SHEET:

BUILDING
ELEVATIONS

A3.2



1
A3.2

NORTH ELEVATION

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

0 4 8 16



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SHEET:

BUILDING
ELEVATIONS

A3.3



1
A3.3

WEST ELEVATION

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

0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.4



1
A3.4

SOUTH ELEVATION

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

0 4 8 16

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SHEET:

STREET STRIP
ELEVATIONS

A3.5



2
A3.5

STREET STRIP ELEVATION @ HASTE ST

1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36

0 8 16 32 64



1
A3.5

STREET STRIP ELEVATION @ SHATTUCK AVENUE

1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36

0 8 16 32 64

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JOB: 2136

SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4
A3.6 SHATTUCK LOOKING NORTH - AFTER



2
A3.6 SHATTUCK LOOKING SOUTH - AFTER



3
A3.6 SHATTUCK LOOKING NORTH - BEFORE



1
A3.6 SHATTUCK LOOKING SOUTH - BEFORE

**2420
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[illegible]

CONCEPTUAL RENDERING

A3.7



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SHEET:

CONCEPTUAL
RENDERING

A3.8



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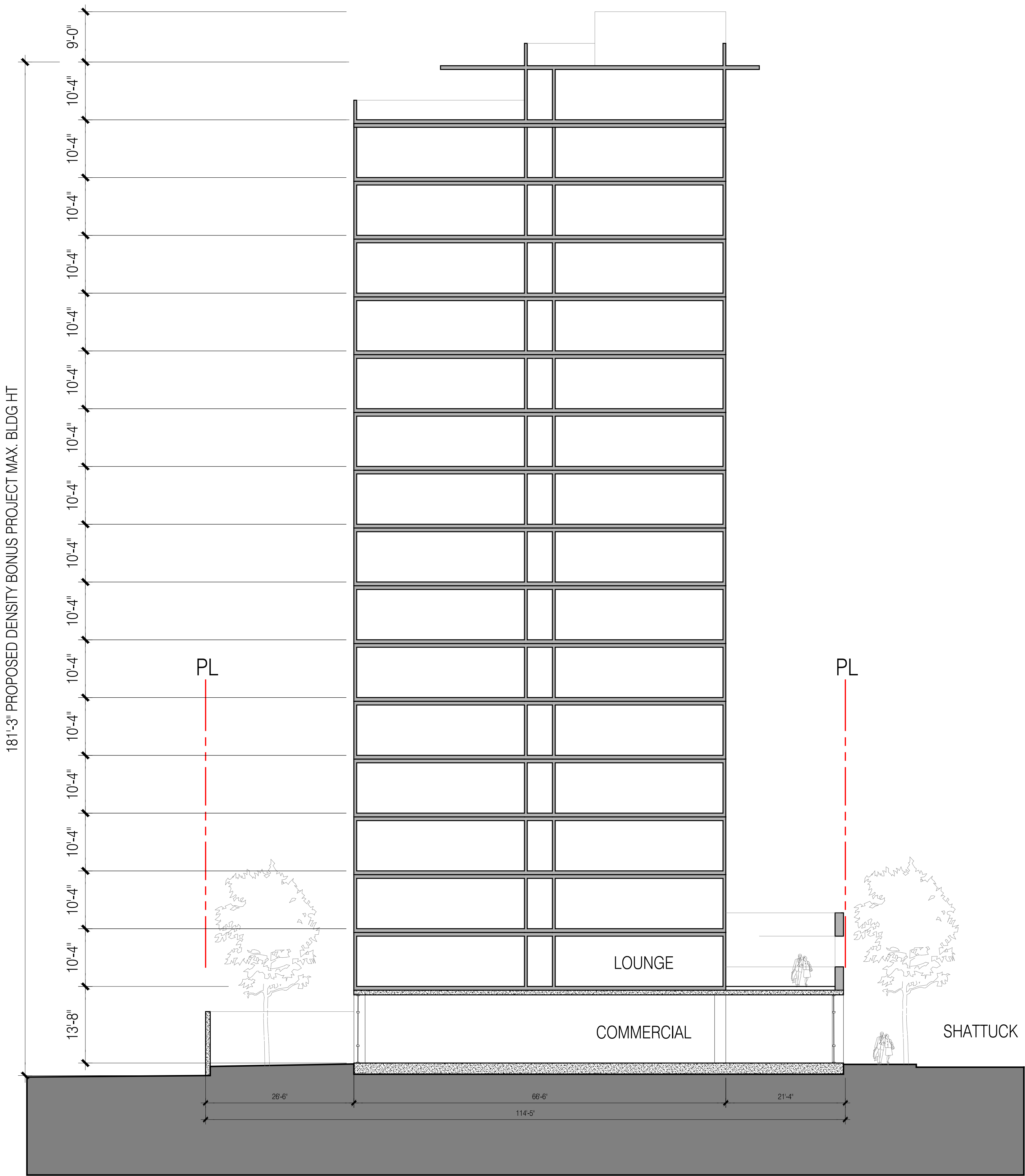
2136

CONCEPTUAL
RENDERING

A3.9



1 PERSPECTIVE VIEW - SHATTUCK LOOKING NORTHWEST



1
A4.1

SECTION

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



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SHEET:

SECTION

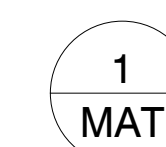
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BUILDING
MAT

MAT



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



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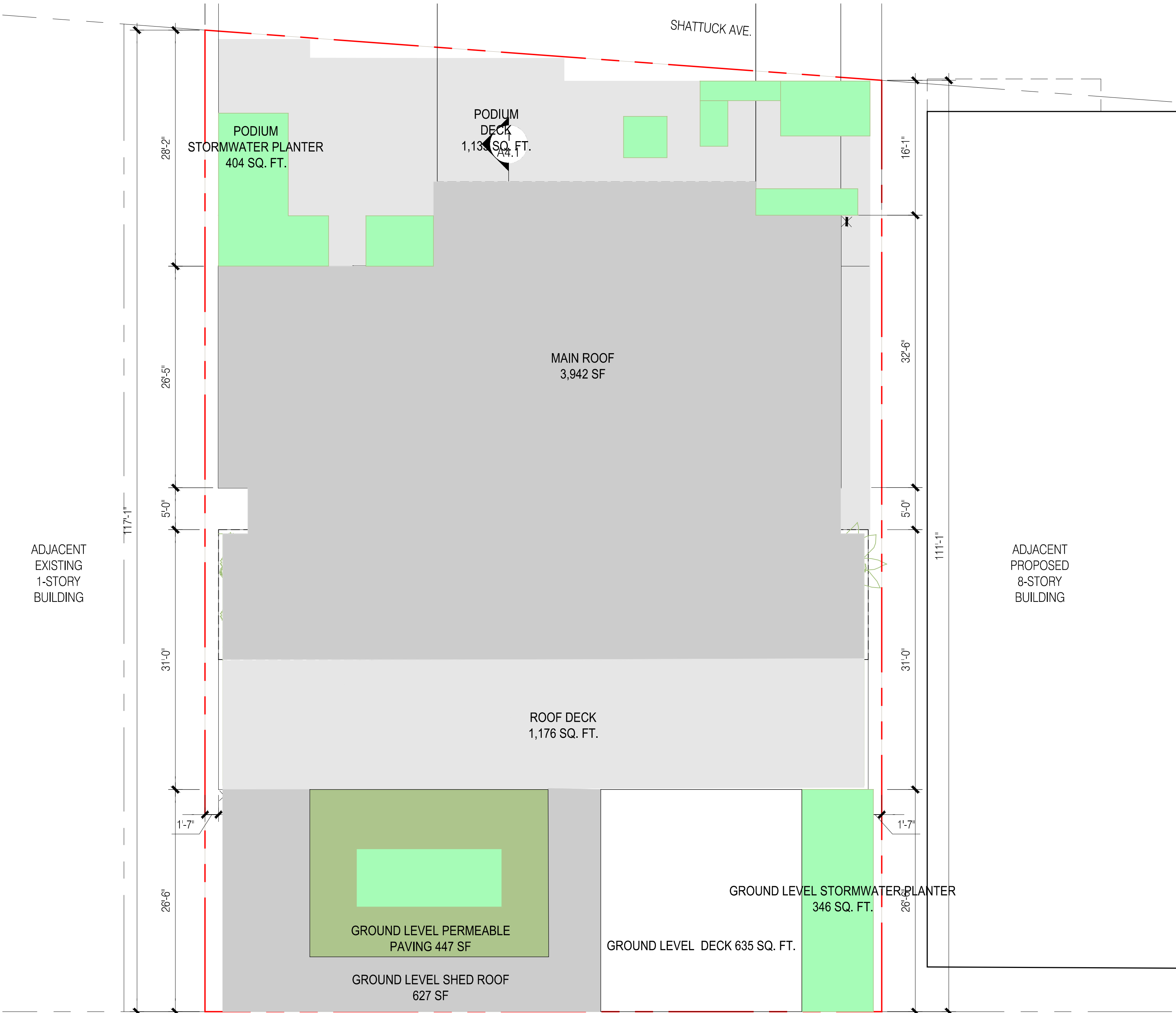
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SHEET:

PRELIMINARY
STORMWATER
MANAGEMENT
PLAN

SW-1



2
-
PRELIMINARY STORMWATER MANAGEMENT PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36
0 4 8 16

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	9,210							
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	3942	0	3942	4%	158			
ROOF, PODIUM, GROUND LEVEL DECKS	3348	0	3348	4%	134			
GROUND LEVEL SHED ROOF	627	0	627	4%	25	404		
GROUND LEVEL PLANTERS						346		
TOTAL	7917	0	7917		317	750		

PROVIDED TREATMENT PLANTERS									
LEVEL						PLANTER AREA			
PODIUM STORMWATER PLANTER						404			
GROUND LEVEL PLANTERS						346			
TOTAL PLANTERS						750			

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 MayReceive 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								N/A
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub								YES
25%	100% of the site is located within a PDA								N/A

DENSITY CREDITS									
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Land Use Type		Density Required to Obtain the Density Credit		PROPOSED	QUALIFIES			
10%	Commercial		2	FAR		N/A			
10%	Residential or Mixed Use		30	DU/Acre	629	YES			
20%	Commercial		4	FAR		N/A			
20%	Residential or Mixed Use		60	DU/Acre	629	YES			
30%	Commercial		6:1	FAR		N/A			
30%	Residential or Mixed Use		100	DU/Acre	629	YES			

MINIMIZED SURFACE PARKING CREDITS					YES
To qualify for any Minimized Surface Parking Credits, a Category C Special Project must first qualify for one of the Location Credits listed in Provision C.3.e.ii.(5)(c) above. (i) A Category C Special					
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Percentage of the Total Post-Project Impervious Surface Dedicated to At-Grade, Surface Parking			PROPOSED	QUALIFIES
10%	10% or less			0	YES
20%	0% (except for emergency vehicle access, ADA accessibility and passenger and freight loading zones)			0	YES
TOTAL CREDITS	100%				
LOCATION CREDITS	50%				
DENSITY CREDITS	30%				

1
-
STORMWATER MANAGEMENT DATA

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SHEET

L1.0

LANDSCAPE SHEET INDEX

- L1.0 LANDSCAPE PLAN AT STREETSCAPE
- L1.1 GROUND LEVEL GARDENS
- L2.0 SECOND LEVEL PODIUM LANDSCAPE
- L3.0 ROOF DECK LANDSCAPE
- I1.0 IRRIGATION PLAN GROUND LEVEL
- I1.1 IRRIGATION PLAN AT GROUND LEVEL GARDENS
- I1.2 IRRIGATION PLAN AT SECOND LEVEL PODIUM
- I1.3 IRRIGATION PLAN AT ROOF DECK
- I1.4 IRRIGATION NOTES AND LEGEND
- I1.5 IRRIGATION DETAILS
- I1.6 IRRIGATION DETAILS
- I1.7 IRRIGATION DETAILS
- I1.8 IRRIGATION DETAILS AND WATER USE CALCULATIONS

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.

GENERAL PLANTING NOTES

11. **SOIL PREPARATION:** The Landscape Contractor shall be responsible for finishing 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.
12. The Landscape Contractor shall incorporate soil preparation amendment into all planting areas as noted below. Where root-irrigating 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 mounded 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.

SOIL AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil per the soils report and City requirements as follows. **Per City of Berkeley [CBGSC 4.304], Landscape Contractor shall apply a "minimum 3" deep mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MWEL0 specified soil analysis results for the site soil."**

- 3. 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.
- 4. 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.
- 5. MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During

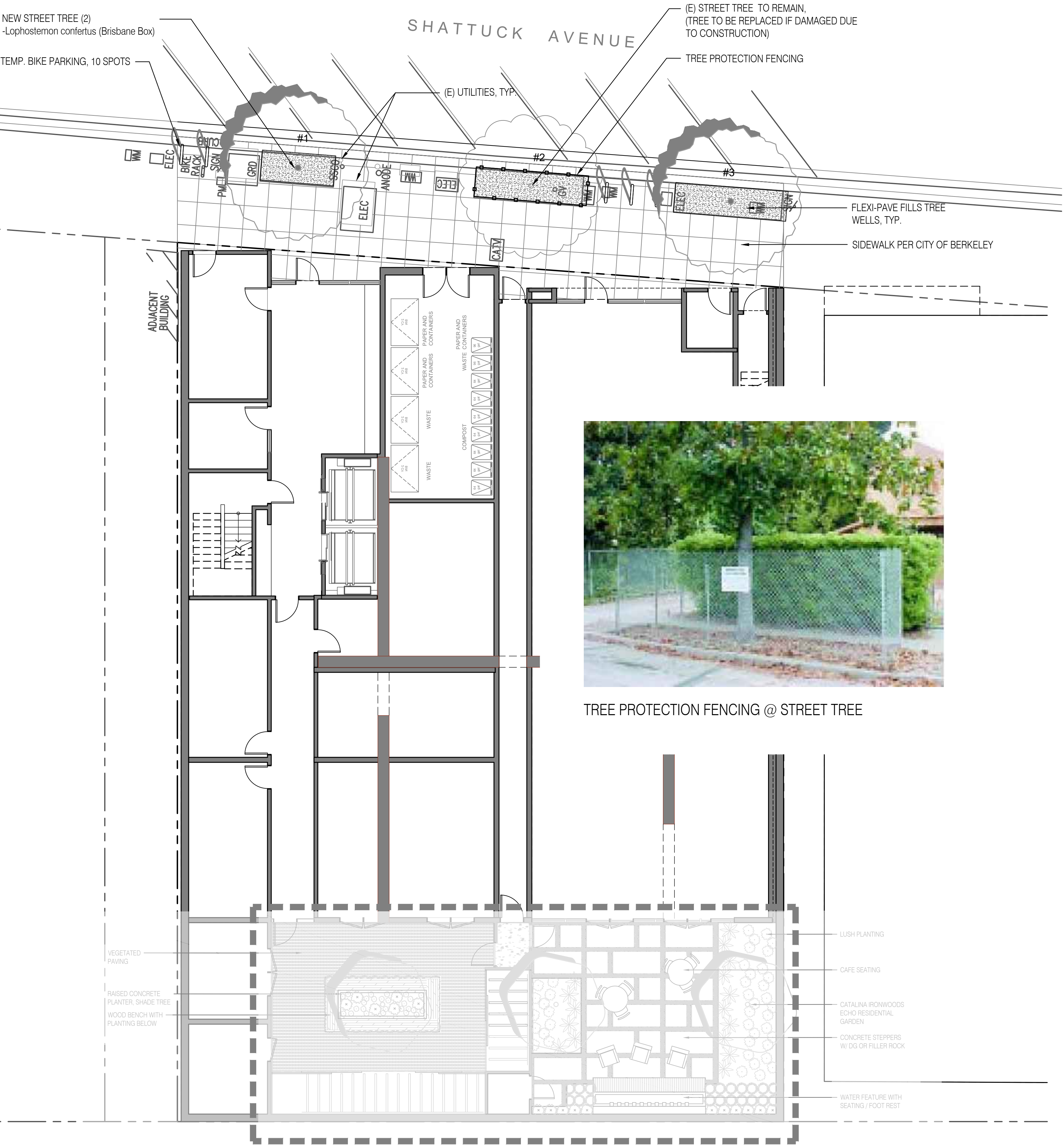
Preliminary Plant List

Index	Latin Name	Common Name	Size	Location/		
				Spacing	WUCOLS	CA Native
Trees						
AH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	24" box	roof deck	L	x
CO	Cercis occidentalis	Western Redbud	36" box	STF podium	VL	x
DA	Dicksonia antarctica	Tasmanian Tree Fern	24" box	roof deck	H	
HA	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	25 gal	podium	L	x
LK	Lime 'Mexican', 'Key Lime'	Key Lime	25 gal STF	podium	M	
LF	Lyonothamnus floribundus ssp. Asple	Fernleaf Catalina Ironwood	24" box	grd. Level	L	x
LP	Lophostemon confertus	Brisbane Box	24" box	street tree	M	
Shrubs						
CS	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood	5 gal	5' o.c.	H	x
EF	Eriogonum fasciculatum (or cvs.)	California Buckwheat	1 gal	3/8" o.c.	VL (L)	x
EG	Eriogonum grande var. rubescens	Red Buckwheat	1 gal	2/8" o.c.	L	x
SA	Salvia apiana	California White Sage	1 gal	18" o.c.	VL	x
Groundcovers						
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	3/0" o.c.	L	x
CF	Calamagrostis foliosa	Mendocino Reed Grass	1 gal	2/0" o.c.	M	x
LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	18" o.c.	L	x
MR	Muhlenbergia rigens	Deer Grass	1 gal	3/0" o.c.	L	x
MS	Mentha spicata	Spearmint	1 gal	2/0" o.c.	L	
PM	Polystichum munitum	Western Sward Fern	1 gal	3/0" o.c.	M	x
SC	Sedum carpet mix	Sedum carpet mix	trays	trays	L	

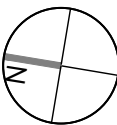
Note: All plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.

Note: Approximately 80% of specified plants are California native (CN) and wildlife-supporting.

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



NOTE: 41% OF USABLE SPACE IS LANDSCAPE





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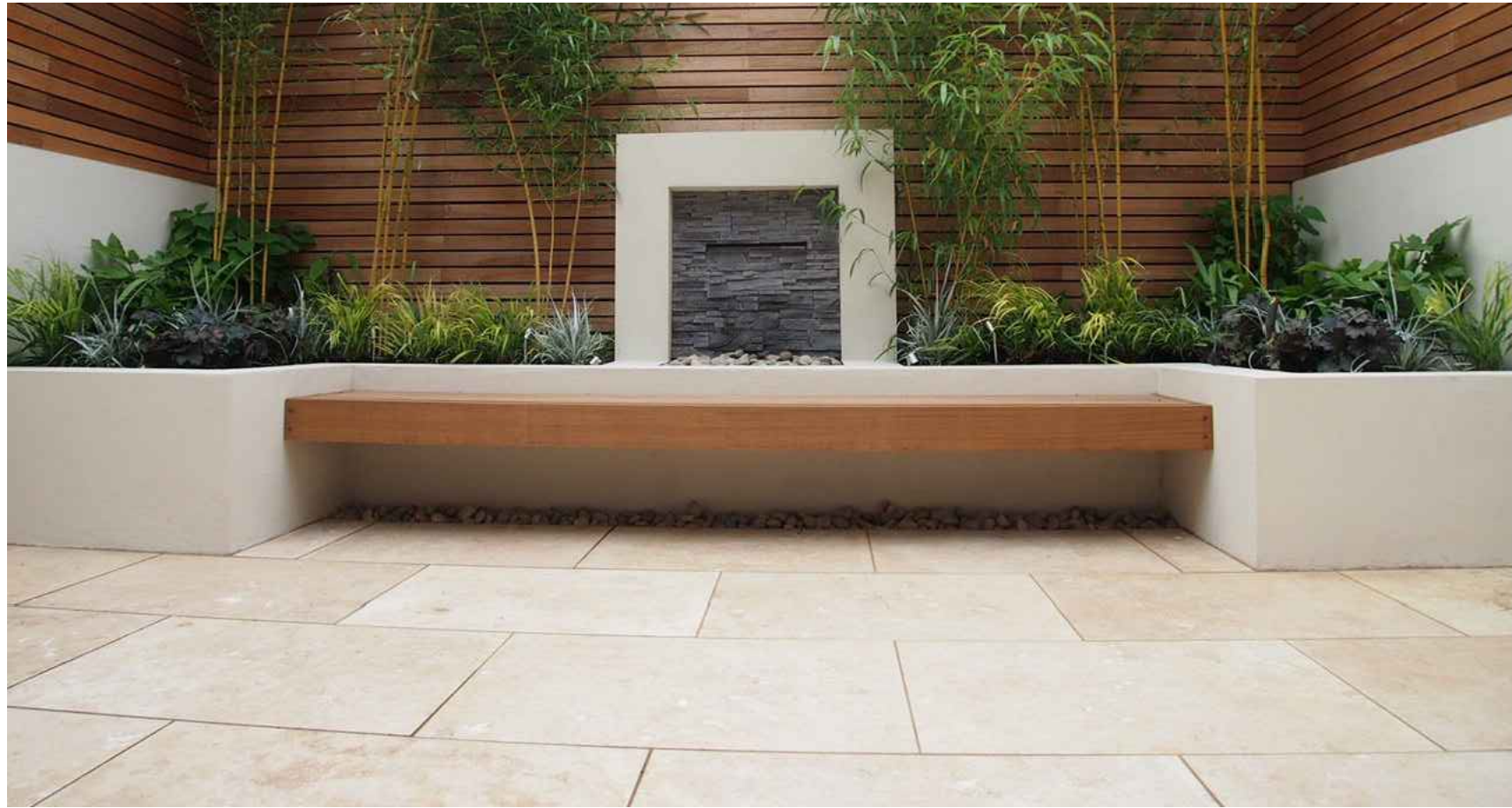
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2



3



4



5

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Berkeley, CA

10.26.2022 CITY SUBMITTAL

08.14.2023 ZONING RESUBMITTAL

- 1 VEGETATED PAVING
- 3 RAISED CONCRETE PLANTER, SHADE TREE
- 2 WOOD BENCH WITH PLANTING BELOW

LUSH PLANTING

CAFE SEATING

CATALINA IRONWOODS
ECHO RESIDENTIAL
GARDEN

CONCRETE STEPPERS
W/ DG OR FILLER ROCK

WATER FEATURE WITH
SEATING / FOOT REST

3

5

4

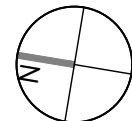
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JOB:

SHEET:

GROUND LEVEL
GARDENS: RESIDENTIAL
AND COMMERCIAL

L1.1



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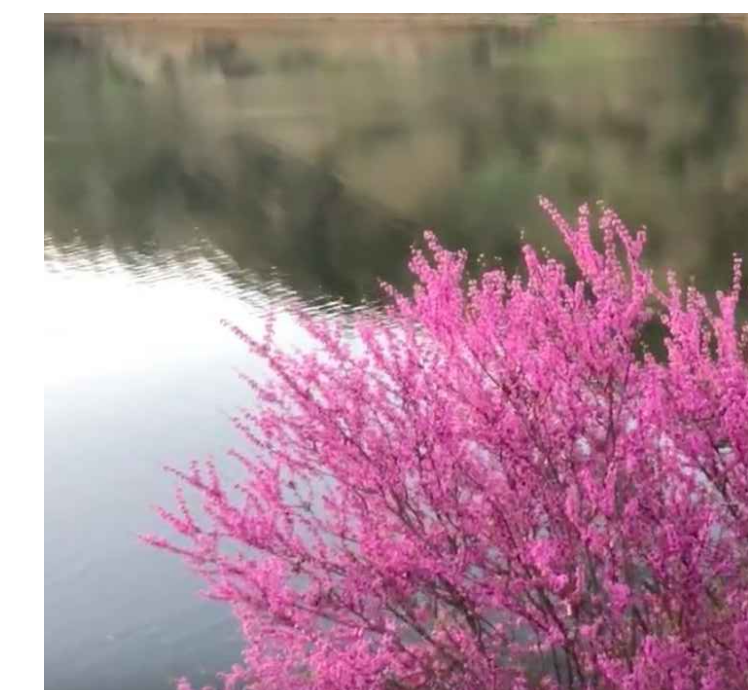
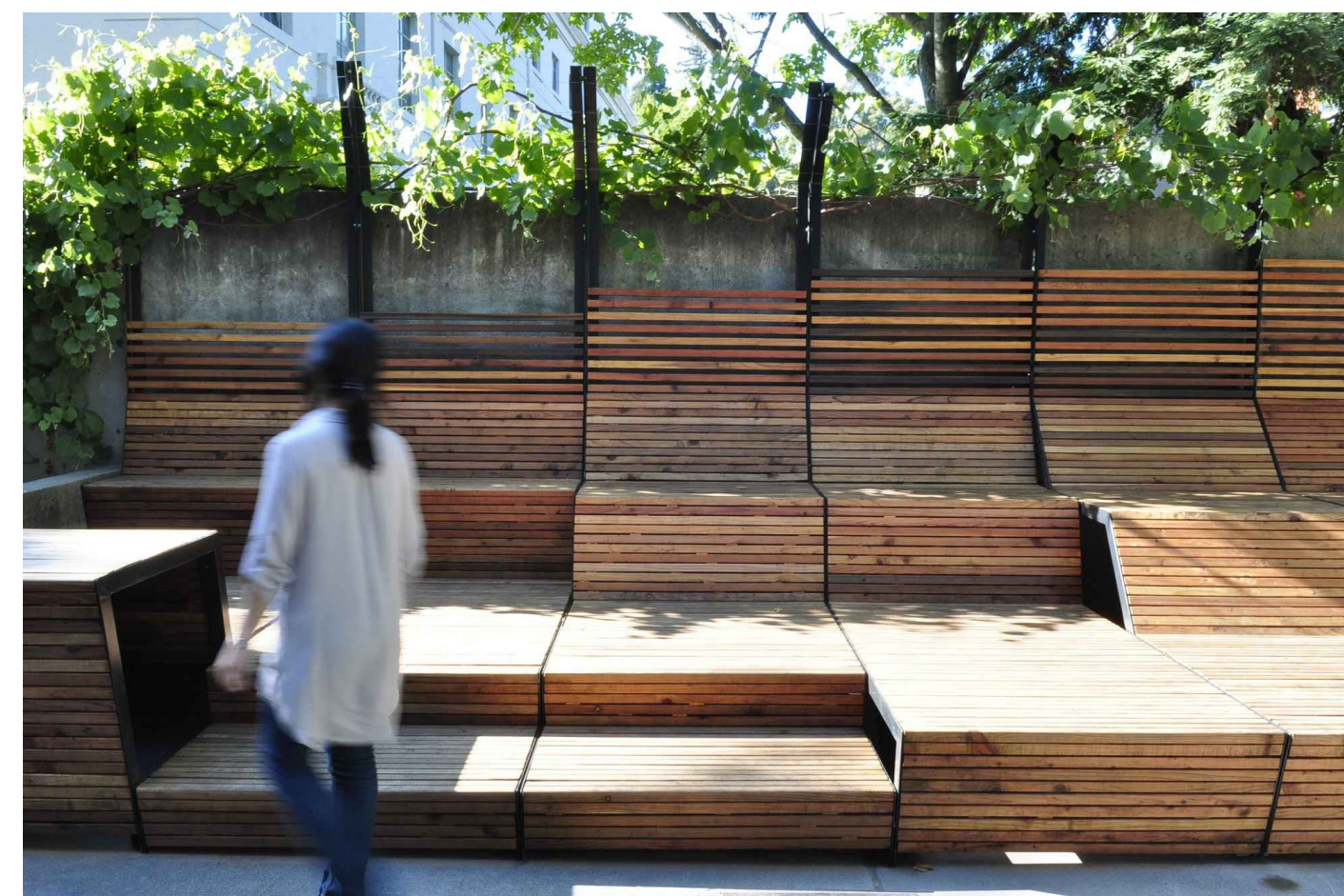
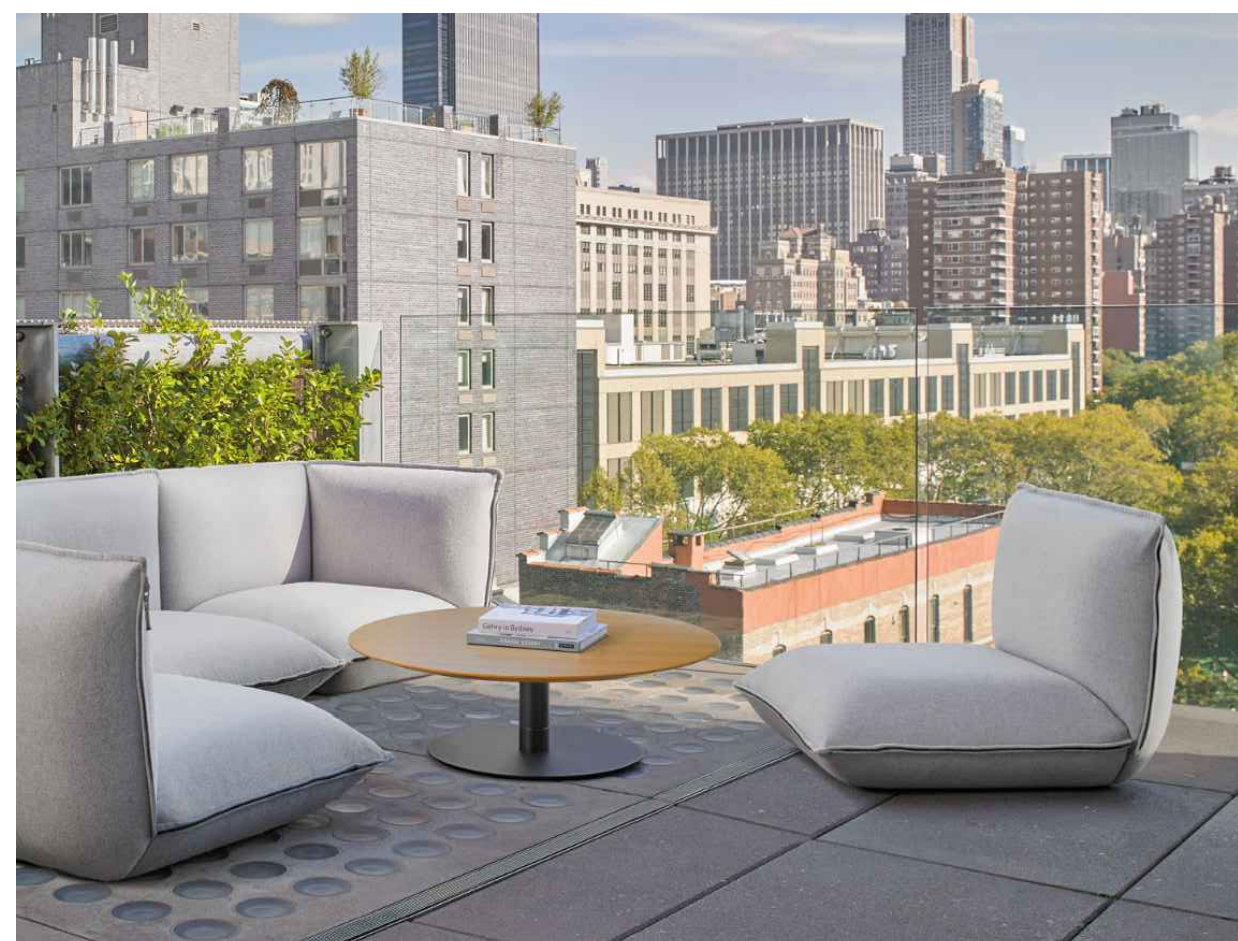
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JOB:

SHEET:

SECOND LEVEL PODIUM LANDSCAPE

L2.0



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10.26.2022 CITY SUBMITTAL

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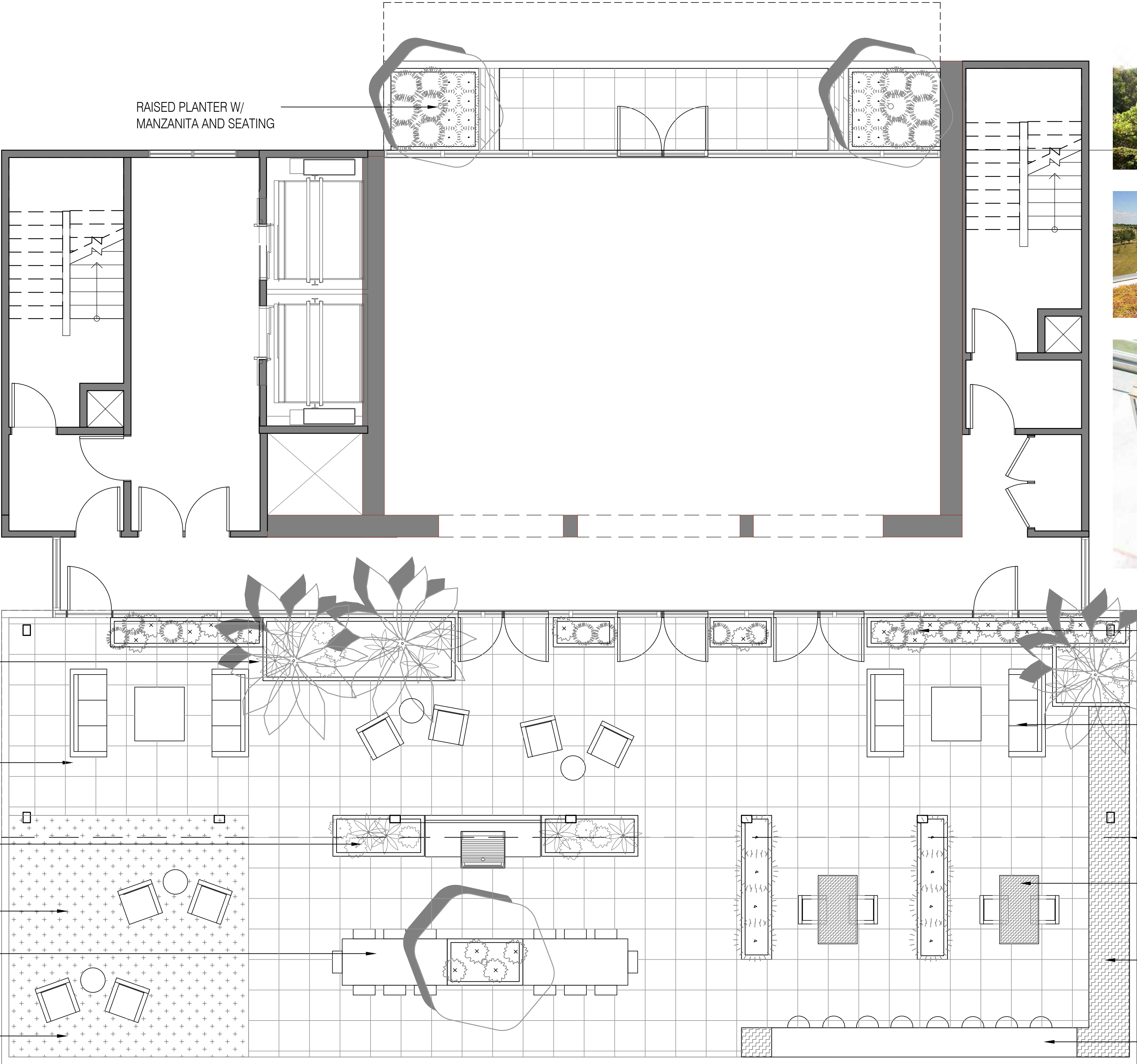
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JOB:

SHEET:

ROOF DECK
LANDSCAPE

L3.0



TREE FERNS AND
FLOWERING
SHADE PLANTS

PEDESTAL PAVERS

RAISED PLANTERS
WITH TV AND GRILL

WALKABLE
GROUND COVER

BANQUET TABLES
WITH MANZANITA

PARAPET WALL, S.A.D.

VIEWS TO SAN FRANCISCO

LOW PLANTING
FRAMES VIEWS
FROM CLUBHOUSE

COUCHES AND
COFFEE TABLE

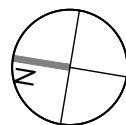
ARCHITECTURAL
OVERHANG, S.A.D.

SEDUM UNDER
GLASS TABLETOP

SEDUM CARPET
AT GRADE

BAR SEATING AT
PARAPET WALL

1/4" = 1'
0 2 4 8



PLAN NOTES LEGEND

- 1

1" WATER METER FOR DOMESTIC WATER AND IRRIGATION TO BE PROVIDED BY UTILITY EBMUD. MAXIMUM IRRIGATION DEMAND: 20 GPM AT 65 PSI STATIC PRESSURE AT WATER METER LOCATION.
- 2

INSTALL A 1" SUB-METER FOR IRRIGATION.
- 3

INSTALL A 1" IRRIGATION BACKFLOW PREVENTER AT THIS APPROXIMATE LOCATION.
- 4

BOOSTER PUMP FOR IRRIGATION AT THIS APPROXIMATE LOCATION. (IF REQUIRED)
- 5

IRRIGATION MASTER VALVE AND FLOW SENSOR.
- 6

INSTALL A 1" PRESSURE REDUCING VALVE FOR MAIN SERVICING SITE LEVEL. SET PRESSURE TO BE 50 PSI.
- 7

1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE SITE LEVEL PLANTERS TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPE WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- 8

1.25" ELECTRICAL CONDUIT AND SPLICE BOX FOR 2-WIRE CABLE TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS LOCATION UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
- 9

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- 11

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- 13

IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- 14

WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- NOTES:
1.

ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2.

IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3.

UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4.

SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"

0-6 GPM

1"

7-12 GPM
5.

SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"

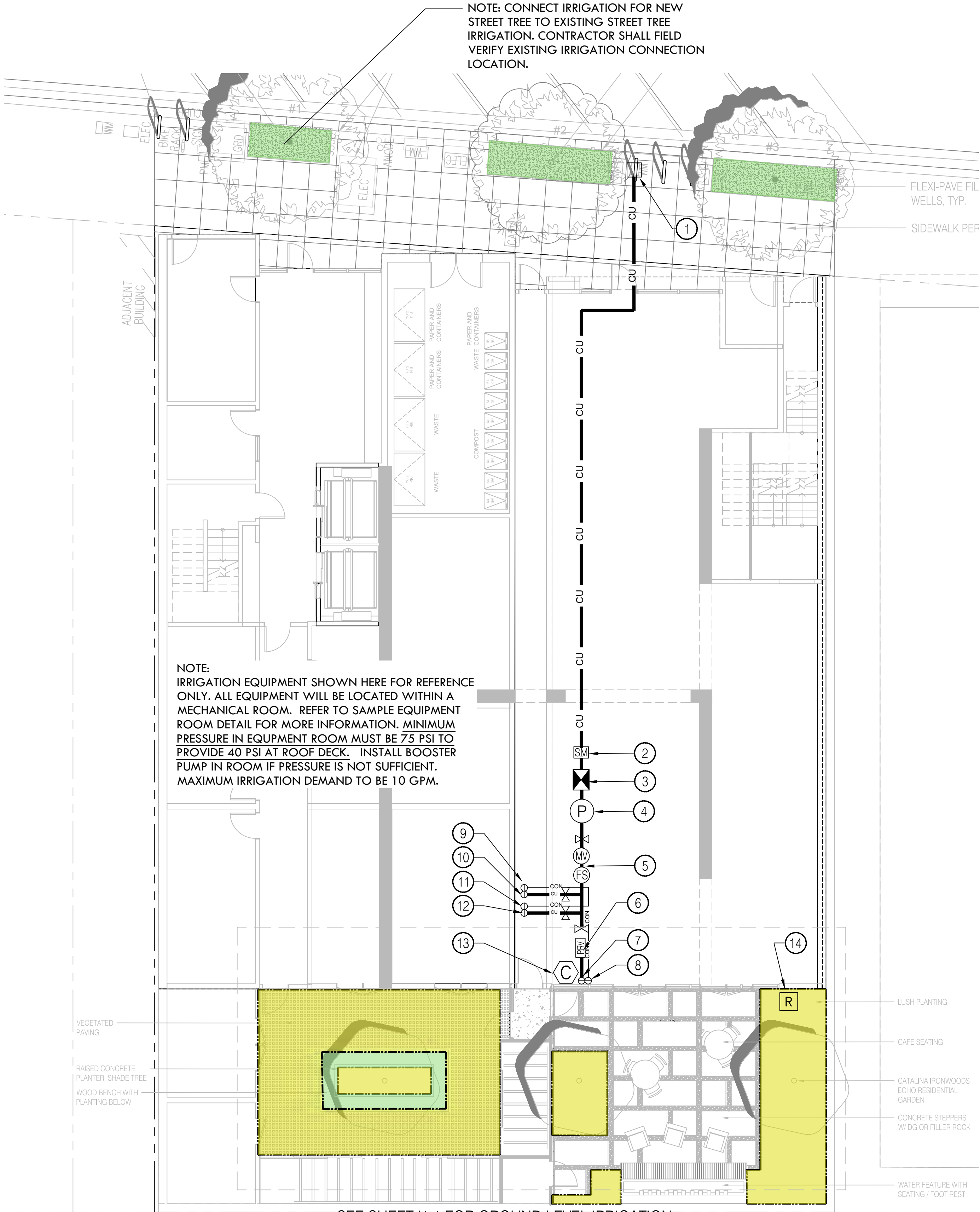
0-500 FT

1"

501-1100 FT

HYDROZONE LEGEND

PLAN SYMBOL	WATER USE TYPE
	LOW
	MODERATE
	HIGH



TRACHTENBERG
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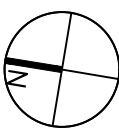
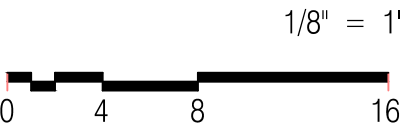
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JOB:

SHEET:

IRRIGATION PLAN
GROUND LEVEL

Irrigation Consultant:
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11.0

HYDROZONE LEGEND

PLAN SYMBOL	WATER USE TYPE
	LOW
	MODERATE
	HIGH

NOTES:

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0.75"

1"

0-6 GPM

7-12 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75

1"

0-500 FT

501-1100 FT

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JOB:

SHEET:

GROUND LEVEL
GARDENS: RESIDENTIAL
AND COMMERCIAL
IRRIGATION PLAN

11.1

PLAN NOTES LEGEND

- 1 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE SITE LEVEL PLANTERS TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPE WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
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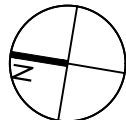
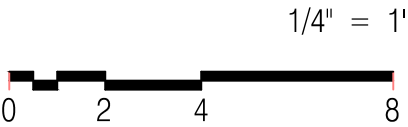
LUSH PLANTING

CAFE SEATING

CATALINA IRONWOODS
ECHO RESIDENTIAL
GARDEN

CONCRETE STEPPERS
W/ DG OR FILLER ROCK

WATER FEATURE WITH
SEATING / FOOT REST





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JOB:

SHEET:

SECOND LEVEL
PODIUM IRRIGATION PLAN

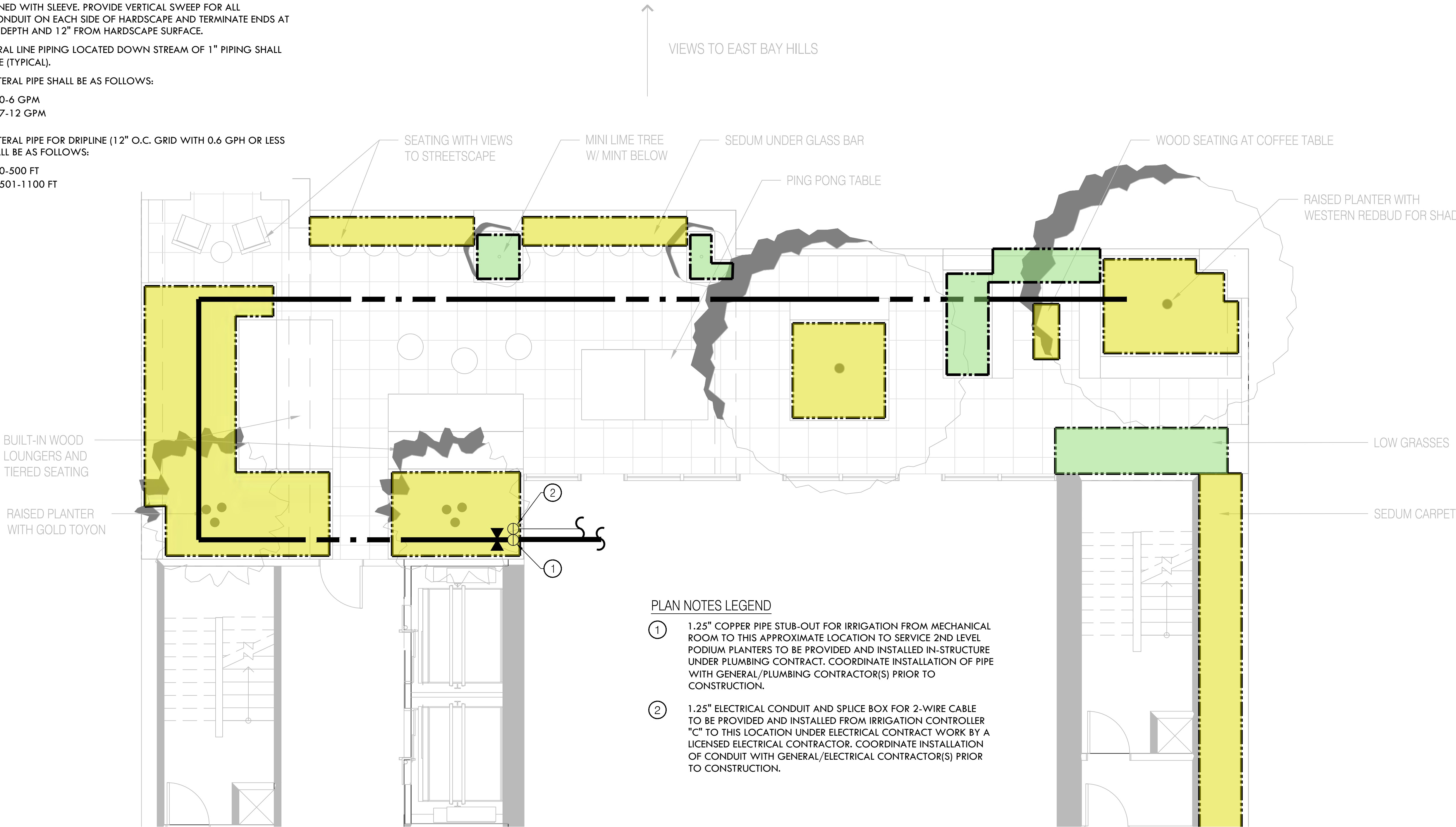
11.2

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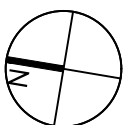


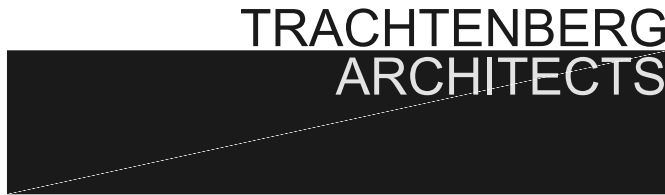
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1/4" = 1'
0 2 4 8





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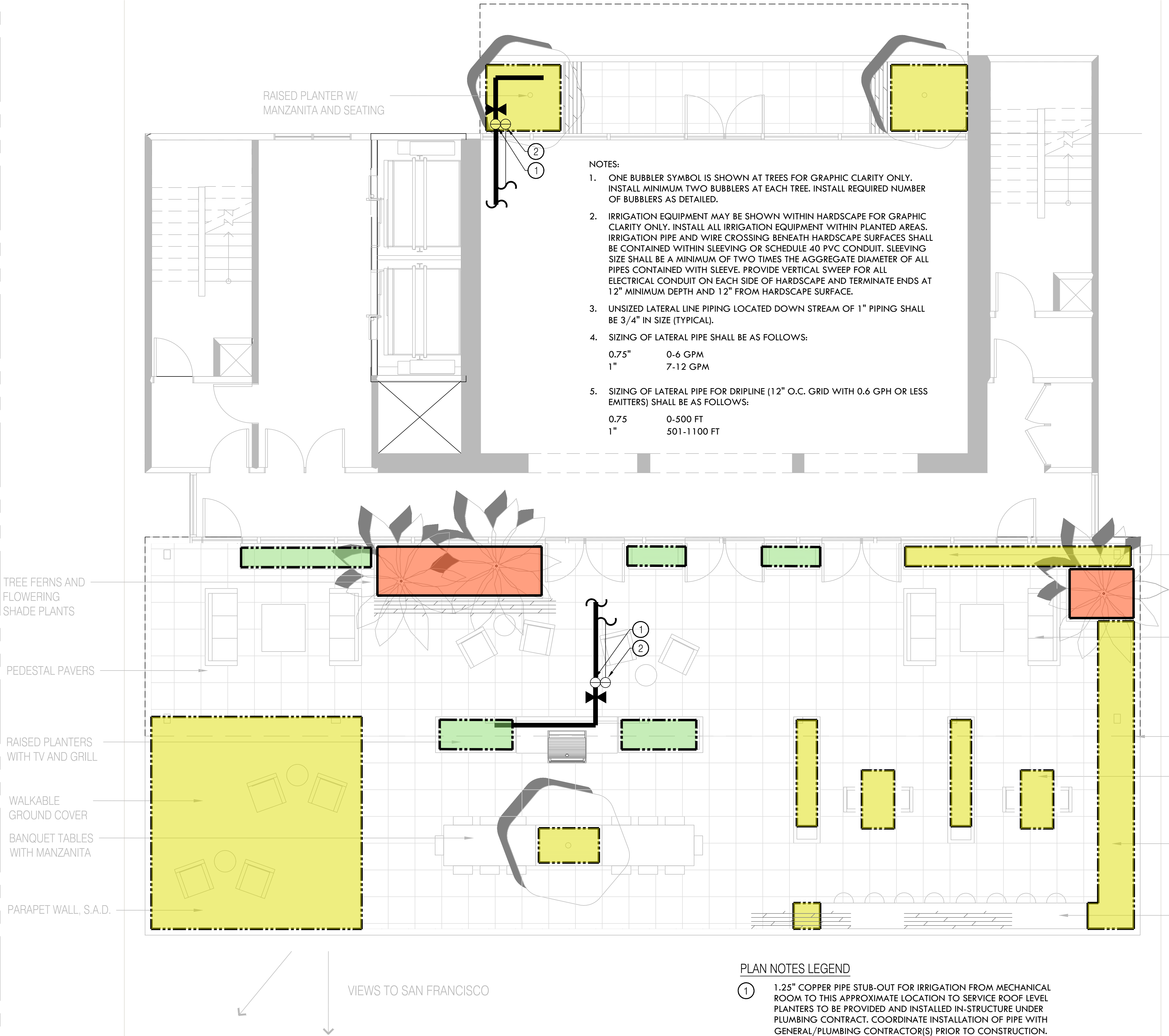
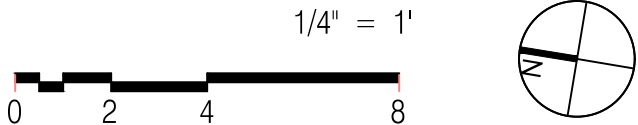
ROOF DECK
IRRIGATION PLAN

11.3

HYDROZONE LEGEND	
PLAN SYMBOL	WATER USE TYPE
	LOW
	MODERATE
	HIGH

- PLAN NOTES LEGEND
- ① 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE ROOF LEVEL PLANTERS TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPE WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION.
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1" 7-12 GPM
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0.75 0-500 FT
1" 501-1100 FT

IRRIGATION NOTES

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

29. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

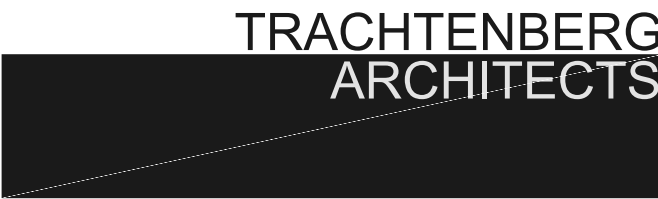
31. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION COORDINATION NOTES

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

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
	PCB-25	HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ECO-ID	HUNTER ECO-INDICATOR			
	ICV-101/AS-40	HUNTER REMOTE CONTROL VALVE WITH 40 PSI PRESSURE REGULATOR			
	ICZ-101-40	HUNTER REMOTE CONTROL VALVE WITH A 40 PSI PRESSURE REGULATOR AND A 1" FILTER.			
	44-LRC	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	QB44RCAR10	BUCKNER 1" TWO-PIECE QUICK COUPLING VALVE (ANTI-ROTATION)			
	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
	500XLHLR	WILKINS PRESSURE REDUCING VALVE			
	WT-MV-100G-SNO	WeatherTRAK 1" BRASS MASTER VALVE (NORMALLY OPEN)			
	WTFLOW-HD-P-100	WeatherTRAK 1" FLOW SENSOR			
	975XL2SEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBL.			
	WTPRO3-C-H2048-SWM	WeatherTRAK ET PRO3 2-WIRE 48 STATION CONTROLLER IN A STAINLESS STEEL WALL MOUNTED ENCLOSURE.			
	WT2W-H2O-1VD	WEATHERTRAK DECODER (1 PER VALVE)			
	WT2W-H2O-2VD	WEATHERTRAK DECODER - TWO STATION			
	WT2W-H2O-MV	WEATHERTRAK MASTER VALVE DECODER			
	WT2W-H2O-FS	WEATHERTRAK FLOW SENSOR DECODER			
	WT2W-H2O-PS	WEATHERTRAK PUMP START DECODER			
	WT2W-H2O-SA	WEATHERTRAK SURGE ARRESTOR (1 EVERY 500 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
	CIMXL-5YA	5 YEAR EXTENSION OF WeatherTRAK Central.			
	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
	WT-WRS	WIRELESS RAIN SENSOR SYSTEM. AUTOMATICALLY SHUTS THE SYSTEM OFF AS SOON AS IT STARTS RAINING.			
		CONTROLLER AND STATION NUMBER			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		FLOW (GPM)			
		WATER USE CLASSIFICATION OF ZONE			
		APPLICATION RATE (IN/HR) or DRIPLINE SPACING			
		AREA (SQ. FT.)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 1.25" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
		MAIN LINE: 1.25" THROUGHOUT: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. SHOWN FOR REFERENCE ONLY, SEE PLUMBING PLANS FOR ROUTING THROUGH STRUCTURE.			
		ELECTRICAL CONDUIT: SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ROUTING THROUGH STRUCTURE.			
		DRIPLINE REMOTE CONTROL VALVE			
		D RIP ZONE: HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1"; 0-10 GPM, 1.25"; 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIPLINE ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.			
		DRIPLINE REMOTE CONTROL VALVE			
		APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIPLINE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.			



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IRRIGATION NOTES
AND LEGEND

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Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
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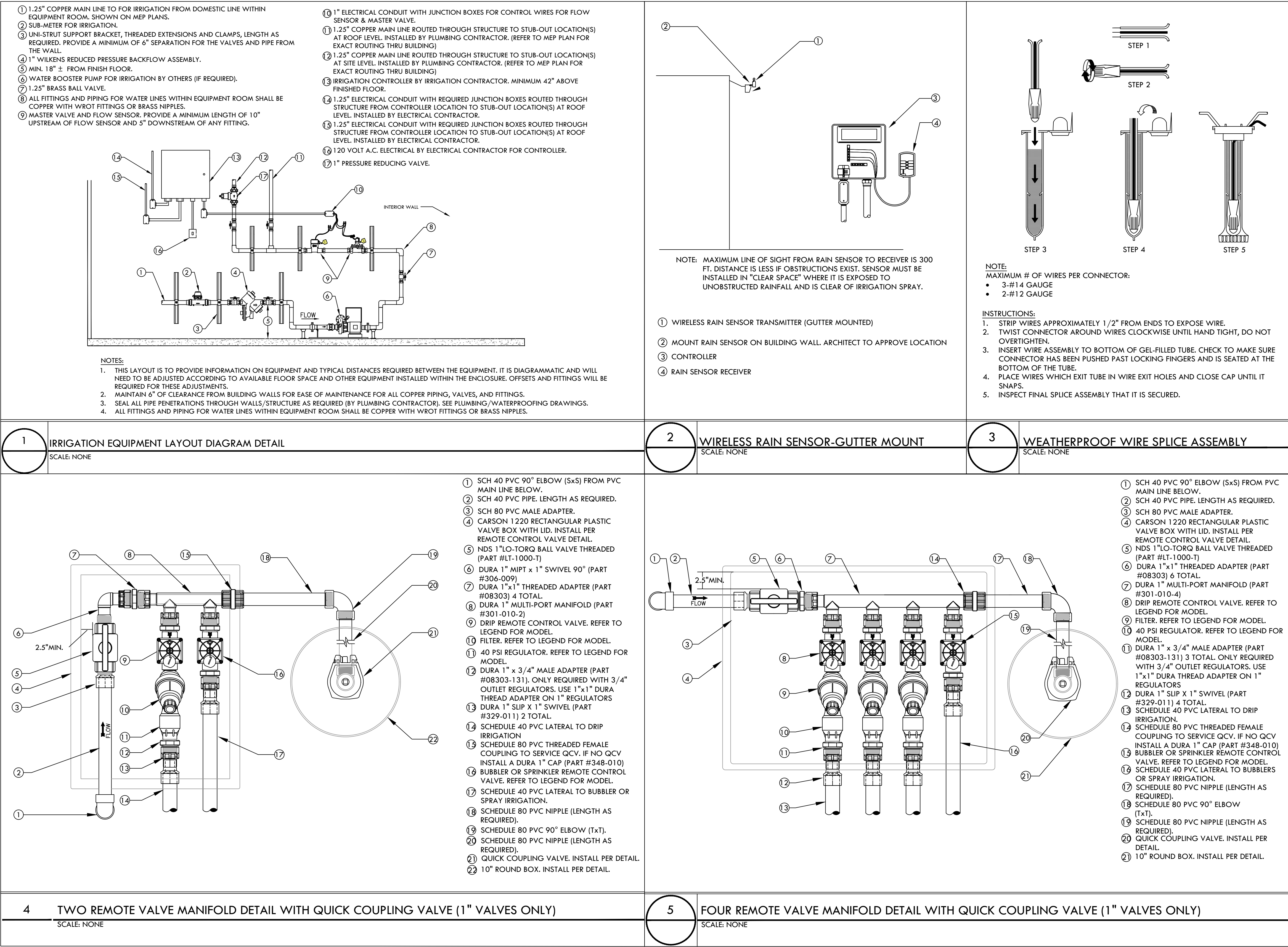
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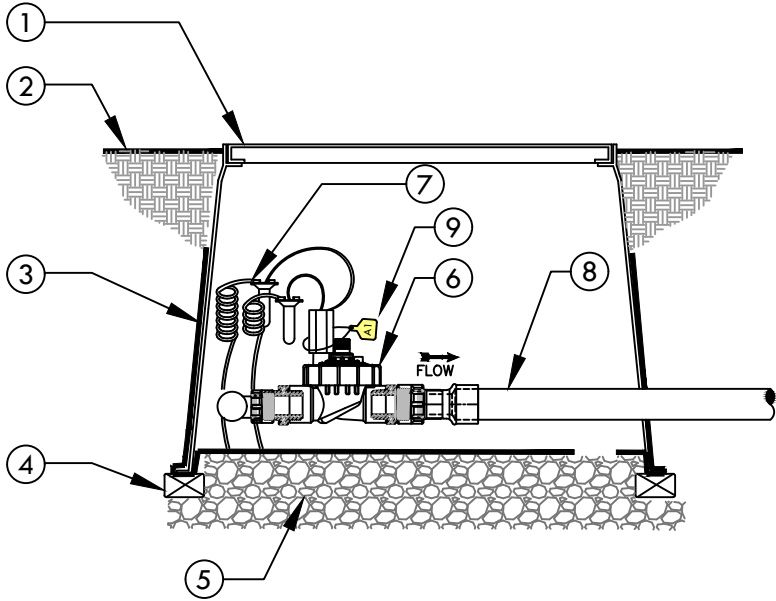
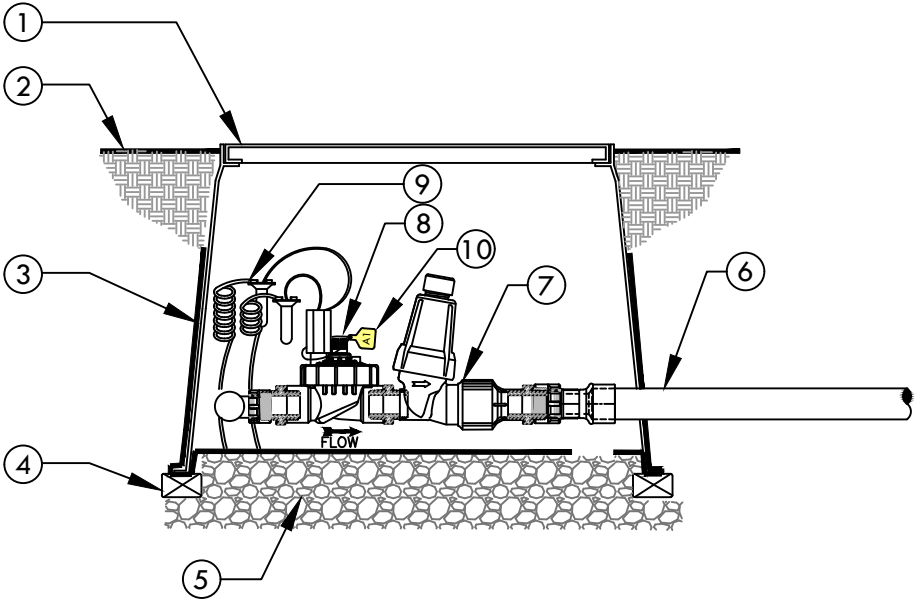
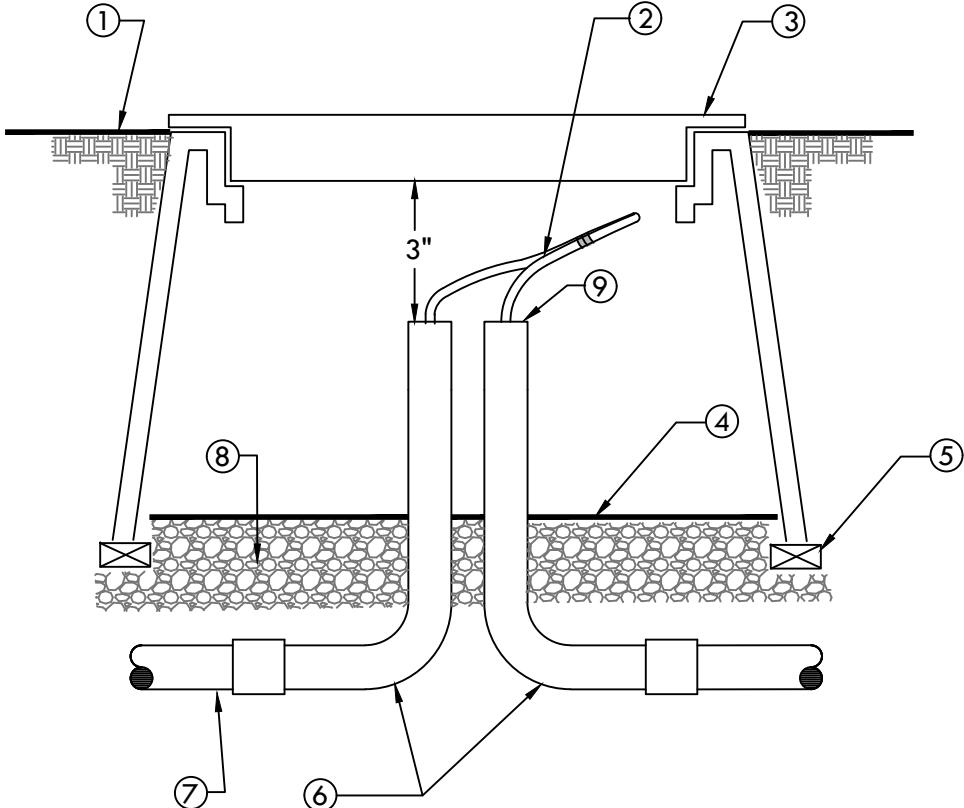
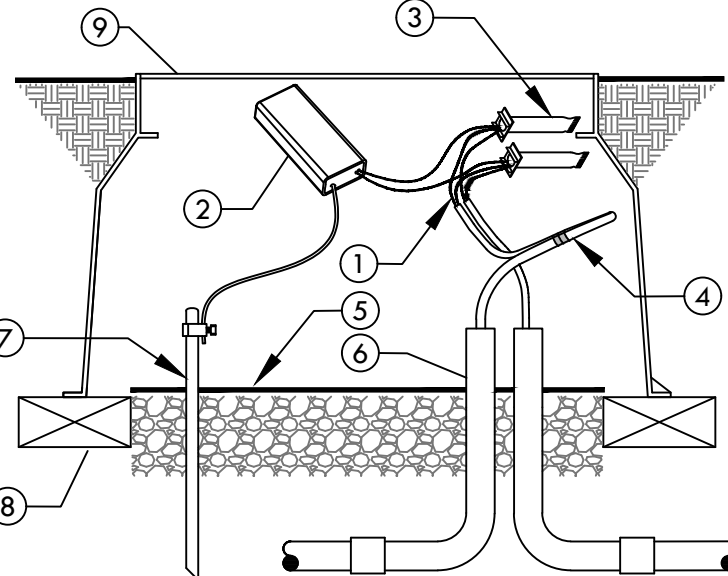
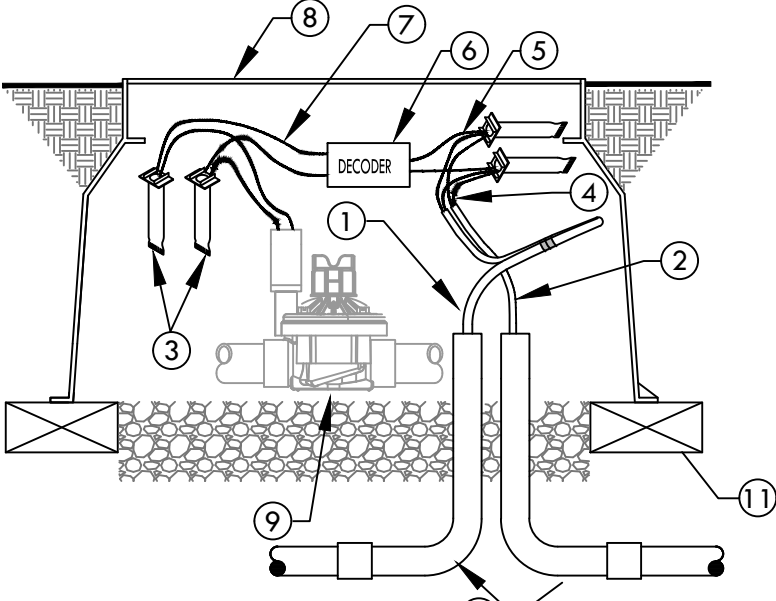
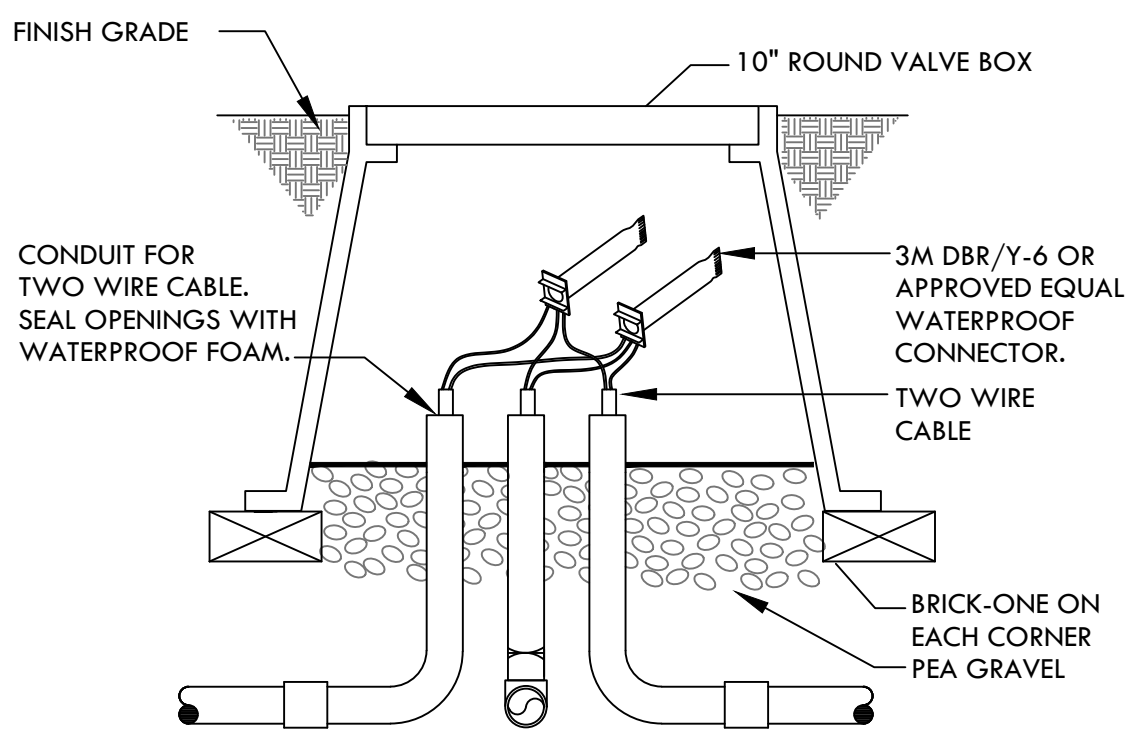
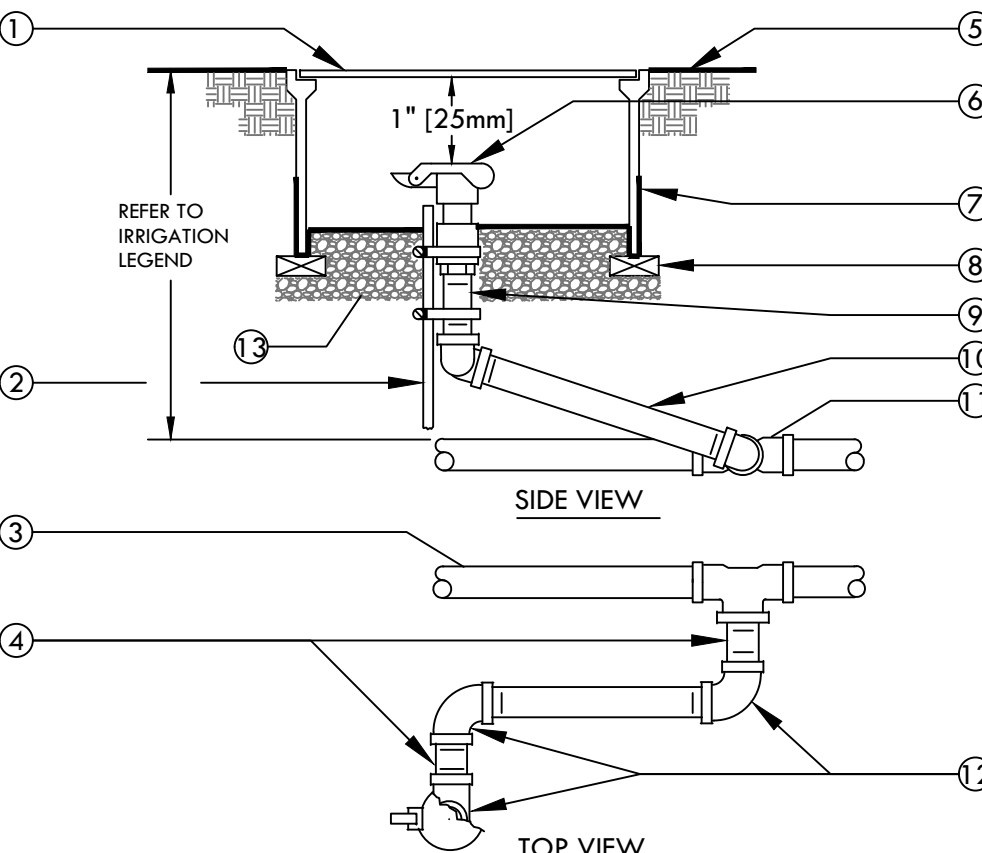
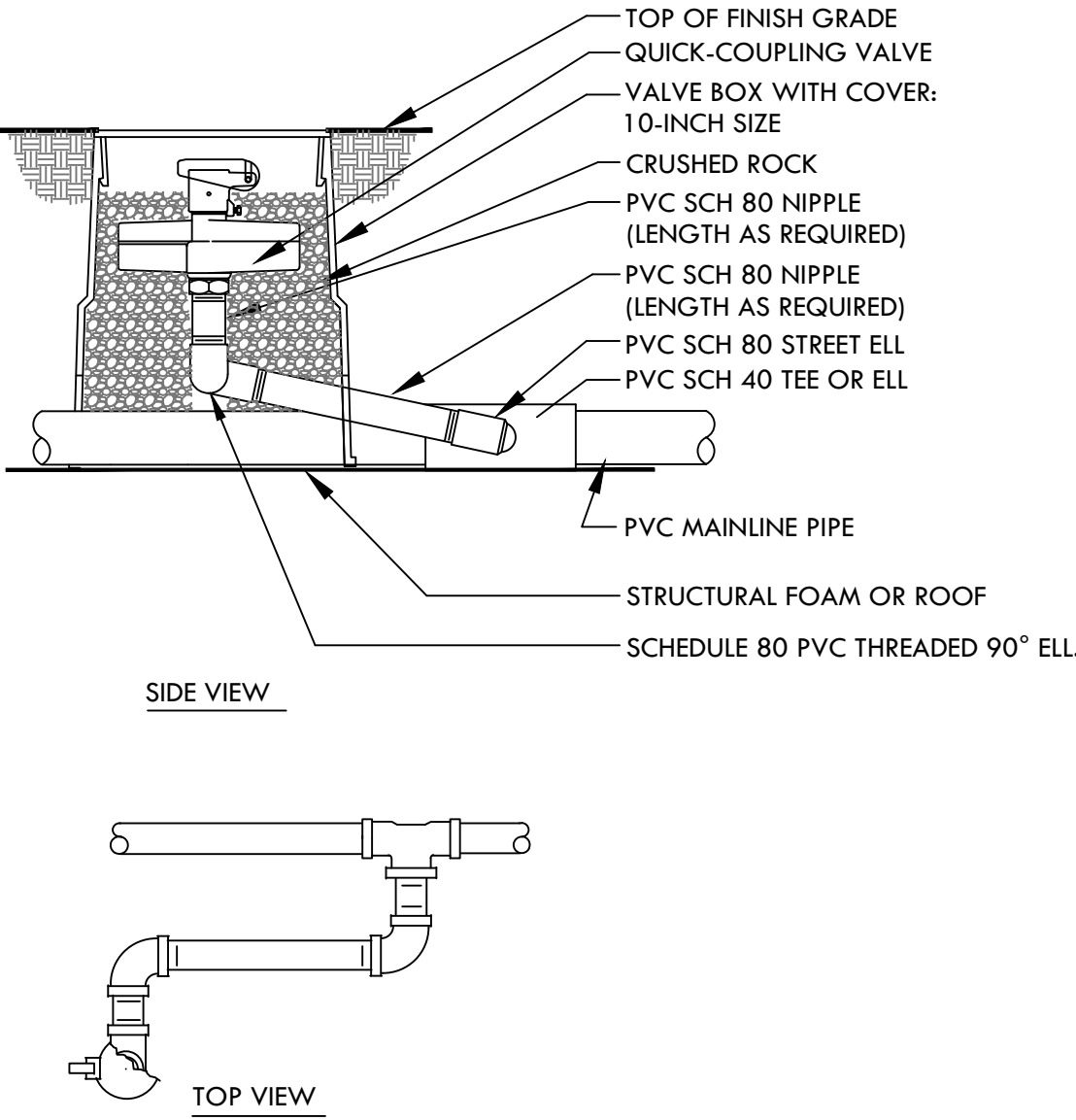
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 1 CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES 2 FINISH GRADE 3 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX 4 BRICK-1 EACH CORNER 5 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX) 6 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS 7 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL 8 SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY 9 VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).	 1 CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES 2 FINISH GRADE 3 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX 4 BRICK-1 EACH CORNER 5 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX) 6 SCH 40 PVC LATERAL LINE TO DRILIPE OR DRIP. 7 DRIP FILTER AND REGULATOR 8 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS 9 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL 10 VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).	 1 FINISH GRADE 2 24" LOOP OF TWO WIRE CABLE. 3 GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID. 4 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH. 5 BRICK-ONE ON EACH CORNER 6 SCHEDULE 40 PVC SWEEP ELLS 7 SCHEDULE 40 U.L. LISTED PVC CONDUIT 8 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX). 9 SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.	NOTE: TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 500' FROM ANY DECODER. THE SURGE DEVICE MUST BE A WEATHERTRAK MODEL WT2W-LSP. THE MINIMUM DISTANCE BETWEEN THE SURGE ARRESTOR AND THE GROUND ROD SHOULD BE 3' (91.4CM). WEATHERTRAK RECOMMENDS A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A 3M DBY-6 WATERPROOF CONNECTOR.  1 2-WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW A 24" SLACK PER DECODER 2 LIGHTNING ARRESTOR (MODEL WT2W-LSP). 1 EVERY 500' FROM STARTING FROM CONTROLLER. 3 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL) 4 2-WIRE PATH JACKETED/ TWISTED TO NEXT DECODER 5 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH. 6 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM. 7 INSTALL 5/8" DIAMETER COPPER GROUND ROD OF 8' LENGTH. 8 BRICK-ONE ON EACH CORNER 9 GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "GR" INTO LID.
1 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD SCALE: NONE	2 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD SCALE: NONE	3 IRRIGATION TWO WIRE PULL BOX SCALE: NONE	4 LIGHTNING ARRESTOR SCALE: NONE
NOTE: 1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION. 2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.  1 #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER. 2 TWO WIRE CABLE TO NEXT DECODER 3 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL) 4 A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS. 5 CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES. 6 DECODER 7 CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES 8 VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. 9 REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS. 10 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM. 11 BRICK-ONE ON EACH CORNER	 FINISH GRADE 10" ROUND VALVE BOX CONDUIT FOR TWO WIRE CABLE. SEAL OPENINGS WITH WATERPROOF FOAM. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF CONNECTOR. TWO WIRE CABLE BRICK-ONE ON EACH CORNER PEA GRAVEL	 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. 2 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30° [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV). 3 PVC MAIN LINE. 4 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE. 5 FINISH GRADE. 6 QUICK COUPLING VALVE. 7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH. 8 BRICK - 2 TOTAL. 9 SCHEDULE 80 PVC THREADED NIPPLE. 10 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE. 11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW. 12 SCHEDULE 80 PVC THREADED 90° ELL. 13 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX). NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.	 TOP OF FINISH GRADE QUICK-COUPLING VALVE VALVE BOX WITH COVER: 10-INCH SIZE CRUSHED ROCK PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) PVC SCH 80 STREET ELL PVC SCH 40 TEE OR ELL PVC MAINLINE PIPE STRUCTURAL FOAM OR ROOF SCHEDULE 80 PVC THREADED 90° ELL. NOTE: 1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE. 2. TRIM VALVE BOX LENGTH AS NECESSARY TO BE FLUSH WITH TOP OF PLANTING TILES. 3. IF NECESSARY SLOT SIDES VALVE BOX TO ALLOW PASSAGE OF PIPE THROUGH BOTTOM OF VALVE BOX.
5 DECODER WIRING IN CONDUIT SCALE: NONE	6 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH SCALE: NONE	7 QUICK COUPLING VALVE SCALE: NONE	8 QUICK COUPLING VALVE-ON STRUCTURE SCALE: NONE



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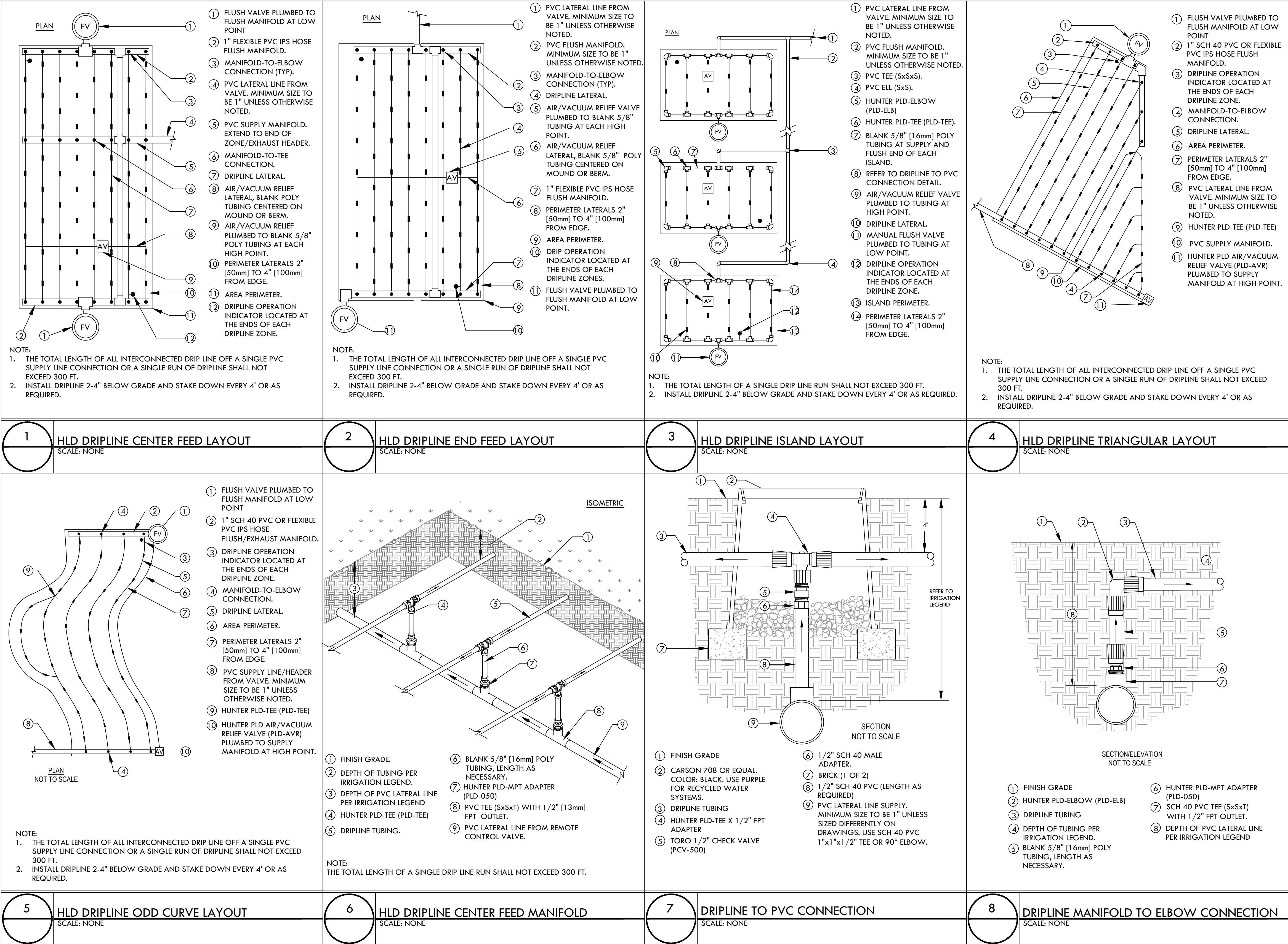
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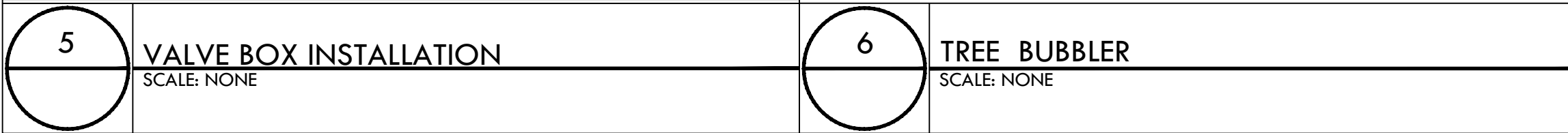
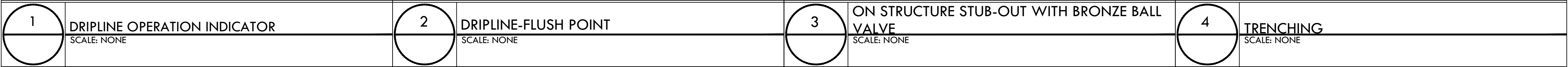
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WATER USE ESTIMATION

SPECIAL LANDSCAPE AREAS										
HYDROZONE #	HYDROZONE NAME				1					
NONE										0%
					TOTALS	0				0%

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT					IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
58.6%	0.25	YES					IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	965
TOTAL AREA	2,208
AVG. ETAF	43.70%

Gong, Sharon

From: Gong, Sharon
Sent: Wednesday, March 1, 2023 1:05 PM
To: Gong, Sharon
Subject: FW: 2420 shattuck ave., Berkeley fault line
Attachments: IMG_20230208_173524389.jpg; IMG_20230208_173447972.jpg; IMG_20230208_173506410.jpg; IMG_20230208_173534462.jpg

Internal

From: D A <dan.auten@gmail.com>
Sent: Wednesday, February 08, 2023 5:46 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 2420 shattuck ave., Berkeley fault line

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,

I am emailing about the proposed project on 2420 Shattuck ave., Berkeley.

I am not sure why the city would ever approve a 17 story building that will cast a shadow over all of downtown and block the sun from many buildings behind the monster of a building.

I do not see any environmental impact reports for the reflection of noise IN COMBINATION with the other buildings under construction next to 2420 Shattuck ave.

I also do not see any information that shows that a fault line may run through the property, as evidenced by the zig zagged curb in front of the building (sidewalk was already replaced after last quake).

I was not aware that any highrises could be built directly on a fault line or within 15 feet of a fault line.

Please consider this before the building moves forward with construction.

Thank you.



