ITEM IV - ATTACHMENT 1
DRC 12-21-2023

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ARCHITECTURE

LANDSCAPE

CIVIL

PROJECT DESCRIPTION

The proposed project at 2587 Telegraph Ave considers the demolition of the existing building on site to construct an 8-story student housing building. This density bonus project will have approx. 2,900 SF of retail proposed on the ground floor and 52 units on the upper floors. Amenity usable open spaces are on the ground floor (outdoor courtyard and indoor/outdoor fitness), 3rd floor (as an outdoor deck) and 8th floor (as an amenity lounge connected to two rooftop terraces.)

Note: This project will comply with Berkeley's Natural-Gas Free Design code, BMC12.80.

PROJECT TEAM

DEVELOPER

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COVER SHEET

A0.0

ZONING CODE INFORMATION

SITE INFORMATION	
Address	2587 Telegraph Avenue
APN	55-1839-19-1
Parcel Area	18,780 sf / 0.43 ac
General Plan Designation	Avenue Commercial (AC)
Zoning District	Telegraph Commercial (C-T)
Area Plan	Southside Area Plan, Telegraph Commercial
ENVIRONMENTAL CONSIDERATIONS	
Landmark/Structure of Merit	No
Landslide Zone	No
Liquefaction Zone	No

PROJECT DEVELOPMENT DATA

	PERMITTED / REQUIRED	BASE PROJECT	PROPOSED PROJECT	NOTES
BUILDING / PARCEL INFO				
Building Footprint	-	16,381 sf	16,708 sf	
Lot Coverage	100% Max	87%	89%	
F.A.R.	4.0 Max	4.0	6.0	**DENSITY BONUS WAIVER REQUESTED**
AREAS				2
Commercial Gross Floor Area	-	2,500 sf	2,903 sf	
Mechanical Gross Floor Area	-	1,093 sf	3,266 sf	
Residential Gross Floor Area	-	71,517 sf	106,393 sf	
Total Gross Floor Area	-	75,110 sf	112,562 sf	
Usable Open Space	40 sf/du	Required = 1,400 sf Provided = 1,990 sf	Required = 2,080 sf Provided = 5,105 sf	Balconies = 1,040 sf Common UOS = 4,065 sf
Area/Percentage of Uncovered Usable Open Space	75% of Usable Open Space	1,990 sf = 100%	3,800 sf = 75%	2
Landscaped Open Space	40% of Usable Open Space	Required = 560 sf Provided = 560 sf	Required = 832 sf Provided = 833 sf	
HEIGHT				
Number of Stories	5 Stories for Base Project	5	8 2	**DENSITY BONUS WAIVER REQUESTED** *(Use Permit per BMC Section 23.204.110(D)(4)(a), Table 23.204-33)*
Max. Building Height	65'	± 58'-6"	± 90'-3"	
SETBACKS				
Front Yard	No Minimum	Min. 0'-2" Max. 5'-2"	Min. 0'-2" Max. 5'-0"	
Rear Yard (Abuts R-3 Zone to the East)	10 ft	Min. 10'-0" Max. 15'-7"	Min. 5'-0" Max. 28'-0"	**DENSITY BONUS WAIVER REQUESTED**
Interior Sides	No Minimum	Min. 1'-0" Max. 15'-2"	Min. 1'-0" Max. 15'-0"	
UNITS				
Residential Density	N/A	81 du/ac	121 du/ac	
Total Bedroom Count	-	141 bedrooms	219 bedrooms	
Total Unit Count	N/A	35 du	52 du	
BMR Unit Count	-	6 du	6 du	2
Average Unit Size	-	2,043 sf	2,046 sf	
PARKING				
Residential Car Parking	0 spaces	0 spaces	0 spaces	
Commercial Car Parking	0 spaces	0 spaces	0 spaces	
Bike Parking (Commercial)	0 spaces	0 spaces	0 spaces	
Bike Parking (Long-Term Residential)	1 space per 3 bedrooms	Required = 47 spaces Provided = 47 spaces	Required = 73 spaces Provided = 73 spaces	
Bike Parking (Short-Term Residential)	1 space per 40 bedrooms	Required = 4 spaces Provided = 4 spaces	Required = 6 spaces Provided = 6 spaces	

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code:
The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. See Plan Set Sheet A1.6 for corresponding features.

The Land referred to herein below is situated in the City of Berkeley, in the County of Alameda, State of California and is described as follows:
Lots B, C, and D, Parcel Map 3778 in the City of Berkeley, County of Alameda, State of California, as shown on Map filed June 8, 1982 in Book 133, Page 98 of Parcel Maps, in the office of the Recorder of said County.
APN: 055-1839-019-01

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VICINITY MAP

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DENSITY BONUS CALCULATIONS TABLE

Base Project Residential Area	Base Unit Count	Base Avg. Unit Size	% VLI Units	VLI Unit Count	% Density Bonus	Density Bonus Units Count	Total Proposed Project Units
71,517 gsf	35	2,043 SF	15%	6	50%	17	**52**

BASE PROJECT BUILDING SUMMARY

Residential: 4 levels of Type III Residential + 1 Level Type I Podium

Unit Description				Units Per Level					Total Units				Total Bedrooms	Mix	Net Area
Unit Name	Unit Type	# of Bdrms.	Unit Area (+/-)	Level 1 *(Type I)*	Level 2 *(Type I)*	Level 3 *(Type I)*	Level 4 *(Type III)*	Level 5 *(Type III)*	Studio	4Bd	5Bd	6Bd	Total Bedroom Count	% of Units	Total Unit Area (+/-)
S1	Studio	1	470 nrsf	0	1	1	1	0	3				3	9%	1,410 nrsf
D1	4bd / 4ba	4	1,610 nrsf	0	4	4	4	4		16			92	66%	25,760 nrsf
D2	4bd / 4ba	4	1,720 nrsf	0	1	1	1	1		4					6,880 nrsf
D3	4bd / 4ba	4	2,040 nrsf	0	1	1	1	0		3					6,120 nrsf
E1	5bd / 5ba	5	2,095 nrsf	0	1	1	1	1			4		40	23%	8,380 nrsf
E2	5bd / 5ba	5	2,145 nrsf	0	1	1	1	1			4				8,580 nrsf
F1	6bd / 6ba	6	2,510 nrsf	0	0	0	0	1				1	6	3%	2,510 nrsf
Total				**0**	**9**	**9**	**9**	**8**	**3**	**23**	**8**	**1**	**141**	**100%**	**59,640 nrsf**

35	**Total Units**
141	**Total Bedrooms**
2,043 SF	**Avg. Unit Size**

BASE PROJECT GROSS AREA SUMMARY

Levels	Residential [1]	Commercial	Utility / Mech [2]
Level 1	8,457 gsf	2,500 gsf	1,093 gsf
Level 2	15,765 gsf	0 gsf	0 gsf
Level 3	15,765 gsf	0 gsf	0 gsf
Level 4	15,765 gsf	0 gsf	0 gsf
Level 5	15,765 gsf	0 gsf	0 gsf
Project Totals	**71,517 gsf**	**2,500 gsf**	**1,093 gsf**
Total Bldg. Gross Area	**75,110 gsf**		

Note 1: Residential gross area for level 2 and above excludes elevator shafts, elevator vestibule, staircases, trash room and private open space.
Note 2: Utility/Mechanical includes building storage, maintenance, bike room, and M/E/P rooms.

BASE PROJECT OPEN SPACE SUMMARY

Useable Open Space Required	40 gsf/du
Total Useable Open Space Required	**1,400 gsf**
Level 1 Courtyard	1,990 gsf
Total Useable Open Space Provided	**1,990 gsf**

BASE PROJECT PARKING SUMMARY

VEHICLE PARKING	
Residential Parking Required	0 spaces
Residential Parking Provided	**0 spaces**

Commercial Parking Required	0 spaces
Commercial Parking Provided	**0 spaces**

BIKE PARKING	
Long-term Parking Required	1 sp per 3 bdrms = 47 spaces
Long-term Parking Provided	**47 spaces**

Short-Term Parking Required	1 sp per 40 bdrms = 4 spaces
Short-term Parking Provided	**4 spaces**

DENSITY BONUS BUILDING SUMMARY

Residential: 5 levels of Type III Residential + 3 Levels Type I Podium

Unit Description				Units Per Level								Total Units				Total Bdrms.	Mix	Net Area
Unit Name	Unit Type	# of Bdrms.	Unit Area (+/-)	Level 1 *(Type I)*	Level 2 *(Type I)*	Level 3 *(Type I)*	Level 4 *(Type III)*	Level 5 *(Type III)*	Level 6 *(Type III)*	Level 7 *(Type III)*	Level 8 *(Type III)*	Studio	4Bd	5Bd	6Bd	Total Bedroom Count	% of Units	Total Unit Area (+/-)
S1	Studio	1	400 nrsf	0	1	1	0	0	0	0	0	2				4	8%	800 nrsf
S2	Studio	1	451 nrsf	0	1	1	0	0	0	0	0	2						902 nrsf
D1	4bd / 4ba	4	1,584 nrsf	0	2	3	4	4	4	4	4		25			120	58%	39,600 nrsf
D1.1	4bd / 4ba	4	1,634 nrsf	0	1	0	0	0	0	0	0		1					1,634 nrsf
D1.2	4bd / 4ba	4	1,701 nrsf	0	1	0	0	0	0	0	0		1					1,701 nrsf
D2	4bd / 4ba	4	1,752 nrsf	0	1	1	0	0	0	0	0		2					3,504 nrsf
D3	4bd / 4ba	4	1,535 nrsf	0	0	1	0	0	0	0	0		1					1,535 nrsf
E1	5bd / 5ba	5	2,007 nrsf	0	0	1	1	1	1	1	0			5		65	25%	10,035 nrsf
E1.1	5bd / 5ba	5	2,115 nrsf	0	1	0	0	0	0	0	0			1				2,115 nrsf
E2	5bd / 5ba	5	2,023 nrsf	0	1	1	1	1	1	1	1			7				14,161 nrsf
F1	6bd / 6ba	6	2,636 nrsf	0	0	0	1	1	1	1	1				5	30	10%	13,180 nrsf
Total				**0**	**9**	**9**	**7**	**7**	**7**	**7**	**6**	**4**	**30**	**13**	**5**	**219**	**100%**	**89,167 nrsf**

52	**Total Units**
219	**Total Bedrooms**
2,046 SF	**Avg. Unit Size**

DENSITY BONUS GROSS AREA SUMMARY

Levels	Residential [1]	Commercial	Utility / Mech [2]
Level 1	6,137 gsf	2,903 gsf	3,266 gsf
Level 2	14,745 gsf	0 gsf	0 gsf
Level 3	14,604 gsf	0 gsf	0 gsf
Level 4	14,486 gsf	0 gsf	0 gsf
Level 5	14,486 gsf	0 gsf	0 gsf
Level 6	14,486 gsf	0 gsf	0 gsf
Level 7	14,486 gsf	0 gsf	0 gsf
Level 8	12,963 gsf	0 gsf	0 gsf
Project Totals	**106,393 gsf**	**2,903 gsf**	**3,266 gsf**
Total Bldg. Gross Area	**112,562 gsf**		

Note 1: Residential gross area for level 2 and above excludes elevator shafts, elevator vestibule, staircases, trash room and private open space.
Note 2: Utility/Mechanical includes building storage, maintenance, bike room, and M/E/P rooms.

DENSITY BONUS OPEN SPACE SUMMARY

Useable Open Space Required	40 gsf/du
Total Useable Open Space Required	**2,080 gsf**

Levels	Private Balconies	Shared Balconies	Common Open Space
Level 1	0 gsf	0 gsf	2,575 gsf
Level 2	333 gsf	0 gsf	0 gsf
Level 3	449 gsf	1,020 gsf	0 gsf
Level 4	756 gsf	0 gsf	0 gsf
Level 5	756 gsf	0 gsf	0 gsf
Level 6	756 gsf	0 gsf	0 gsf
Level 7	756 gsf	0 gsf	0 gsf
Level 8	756 gsf	0 gsf	1,490 gsf
Totals	**5,582 gsf**		**4,065 gsf**
Balcony Area counted towards Useable Open Space requirement			**1,040 gsf**
Total Useable Open Space Provided			**5,105 gsf**

DENSITY BONUS PARKING SUMMARY

VEHICLE PARKING	
Residential Parking Required	0 spaces
Residential Parking Provided	**0 spaces**

Commercial Parking Required	0 spaces
Commercial Parking Provided	**0 spaces**

BIKE PARKING	
Long-term Parking Required	1 sp per 3 bdrms = 73 spaces
Long-term Parking Provided	**73 spaces**

Short-Term Parking Required	1 sp per 40 bdrms = 6 spaces
Short-term Parking Provided	**6 spaces**

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DENSITY BONUS CALCULATIONS

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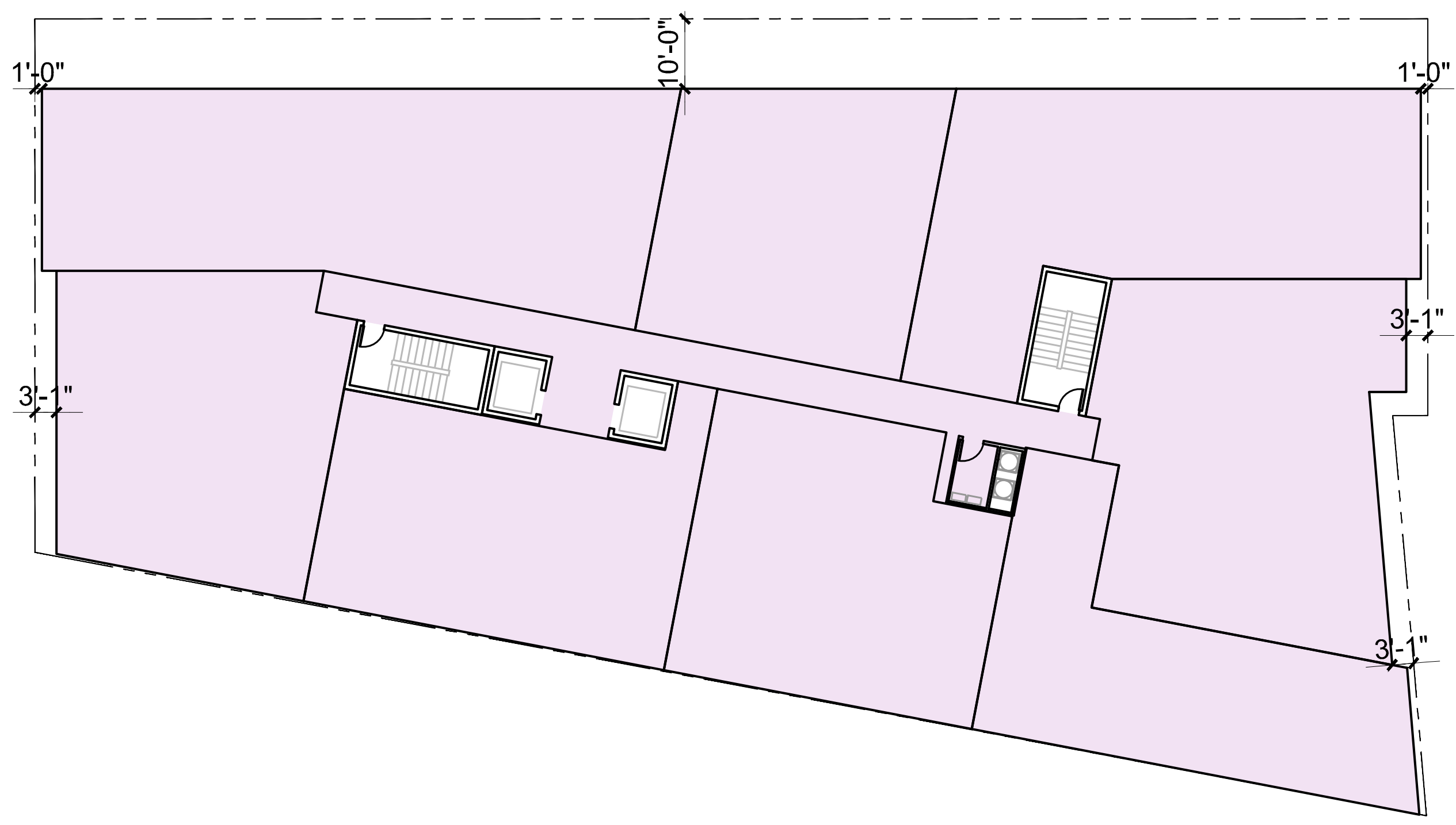
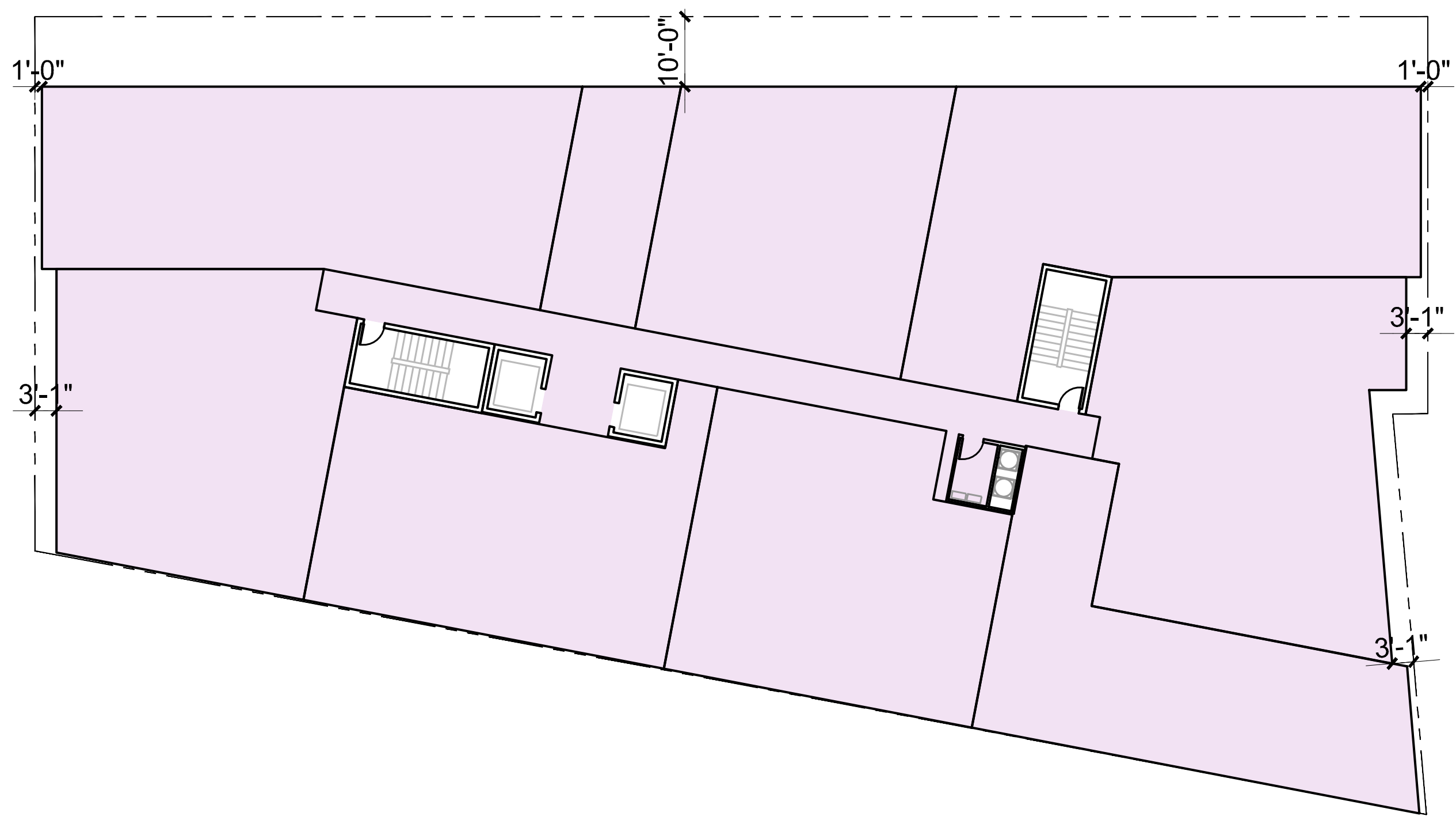
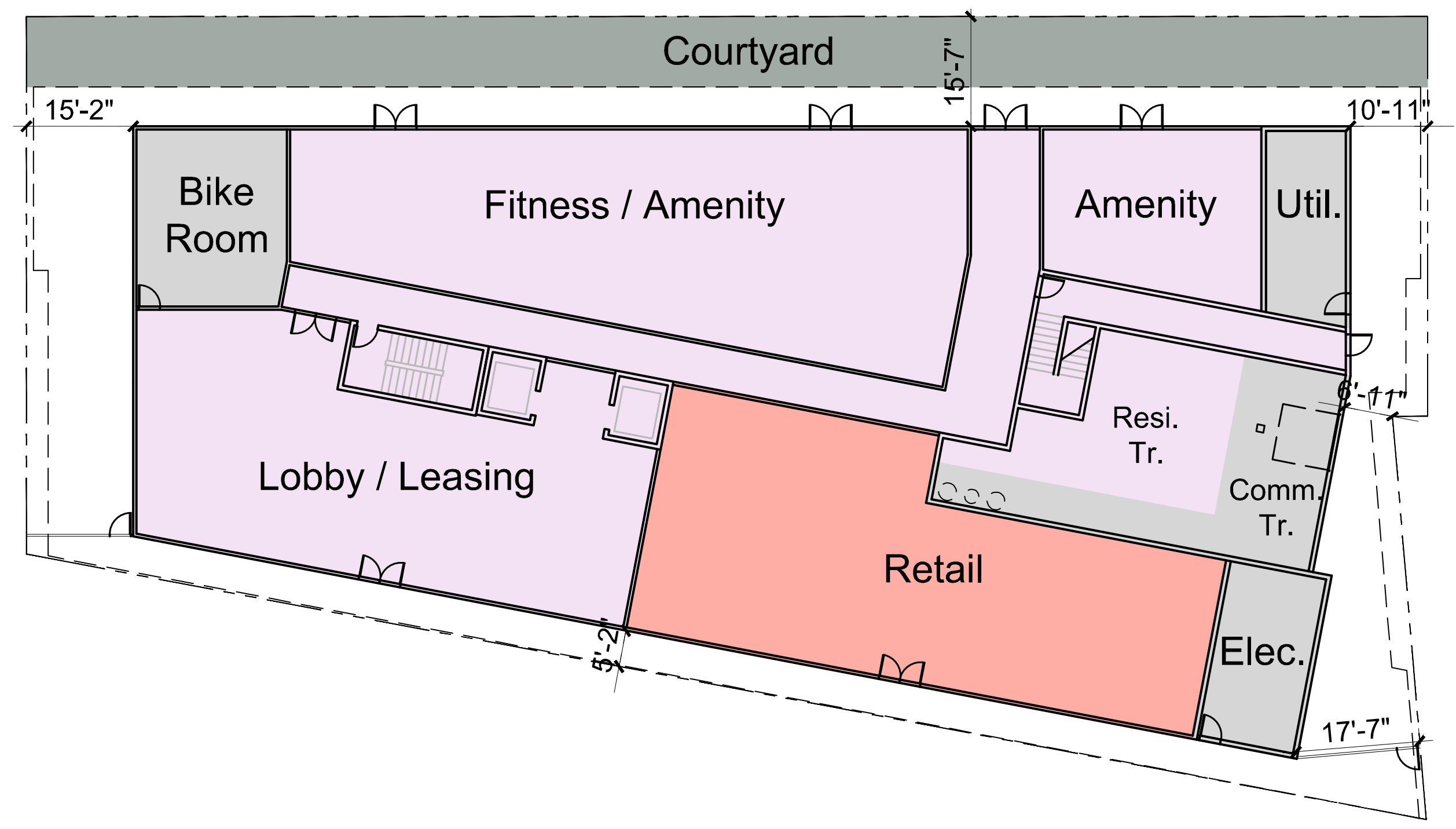


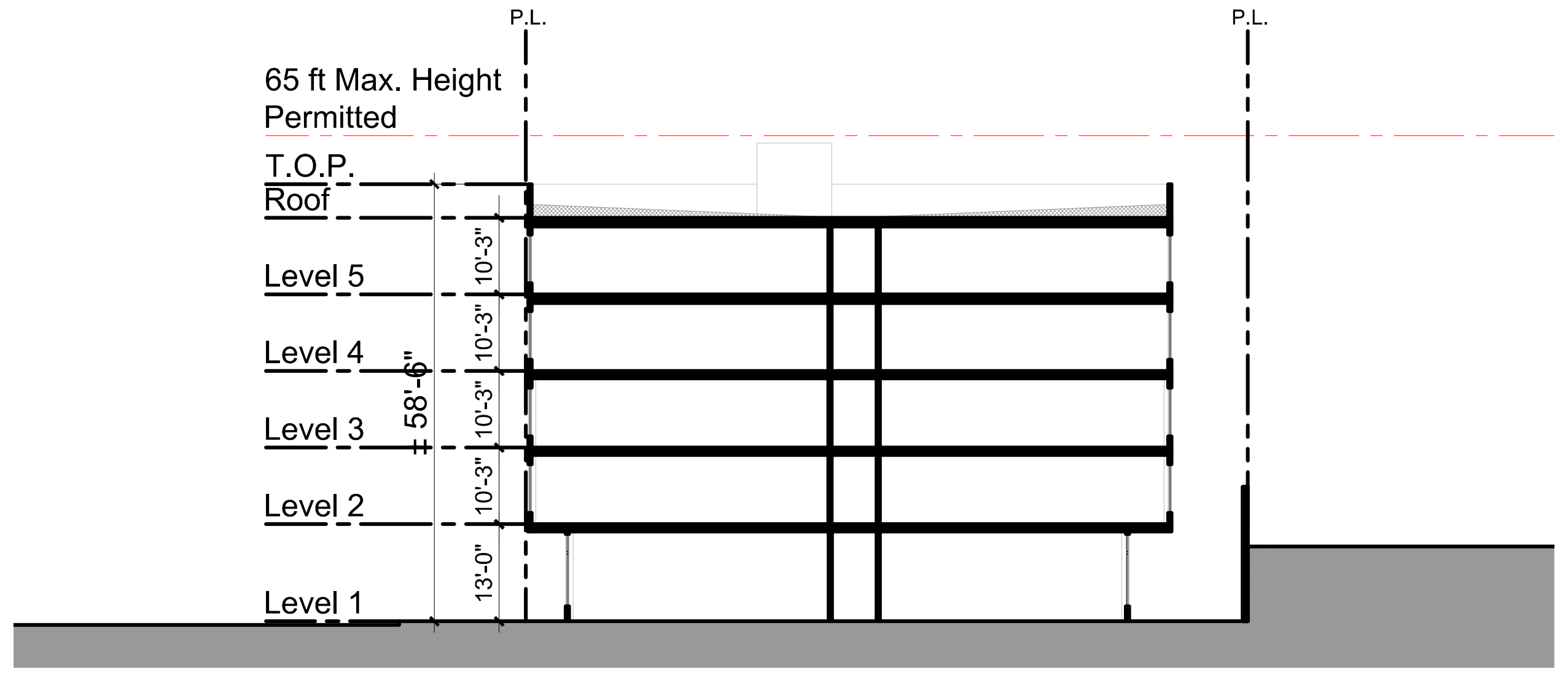
Level 5



Levels 2 - 4

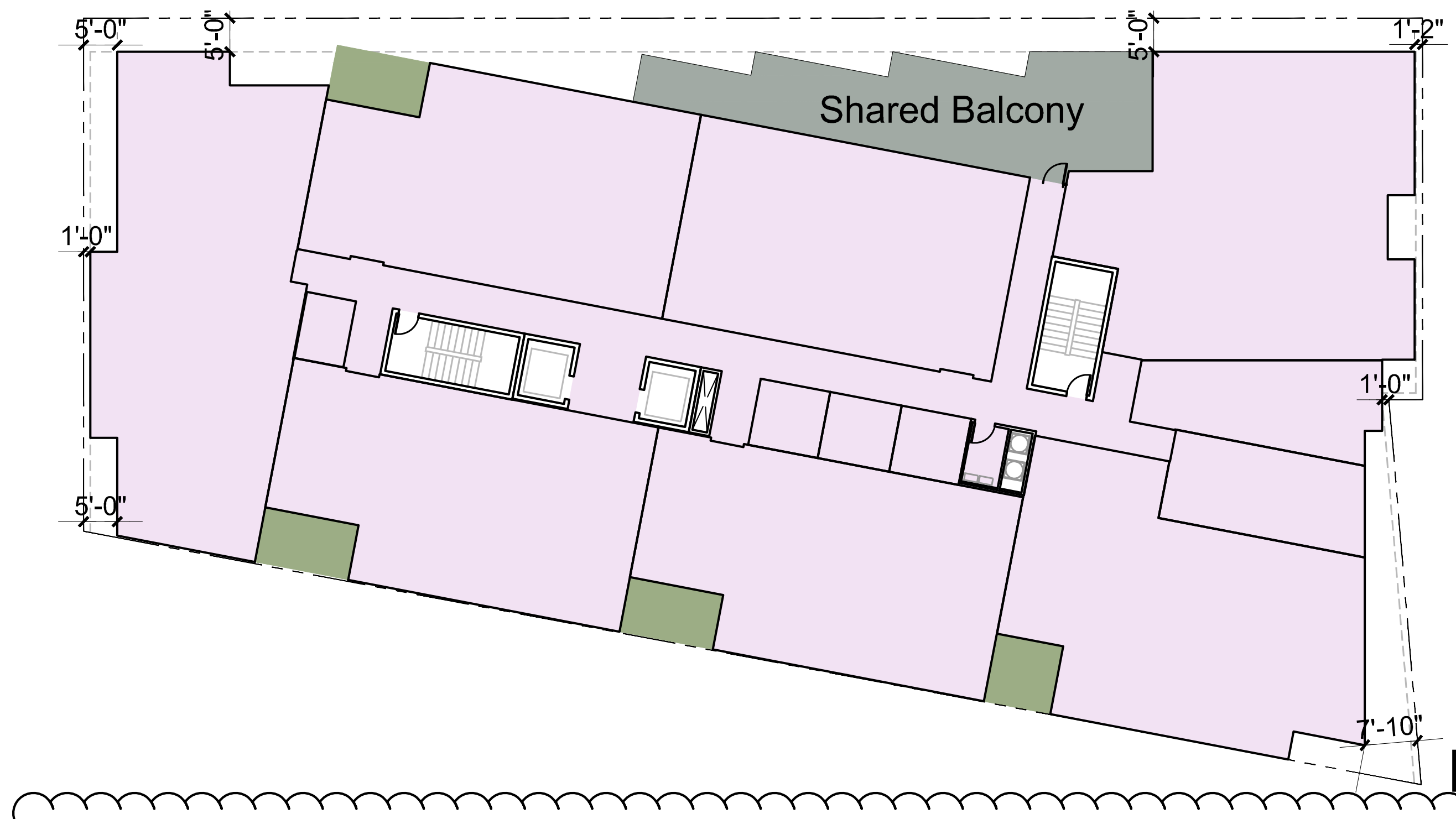


Level 1



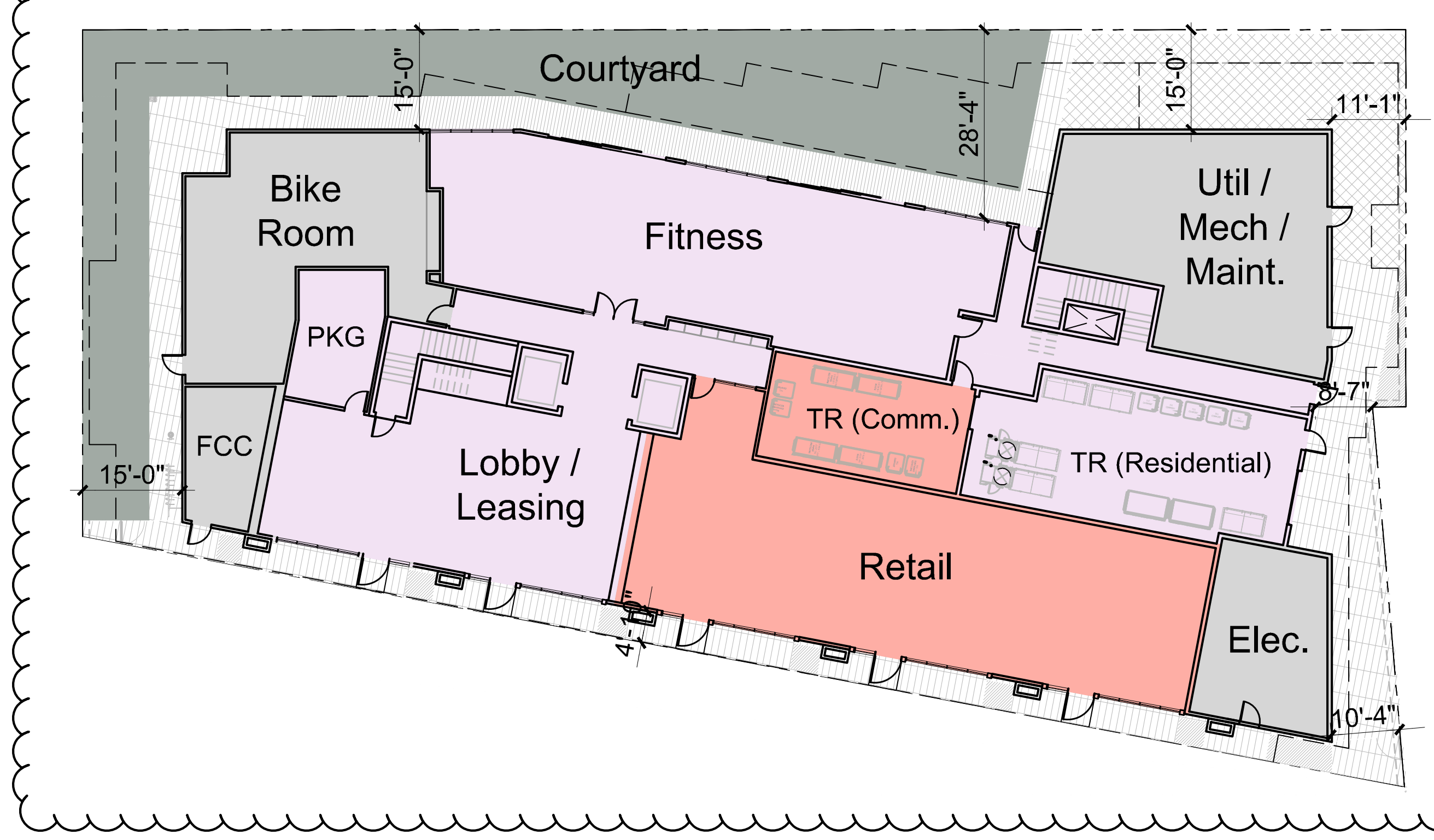
Schematic Section

BASE PROJECT



Level 3

Level 2



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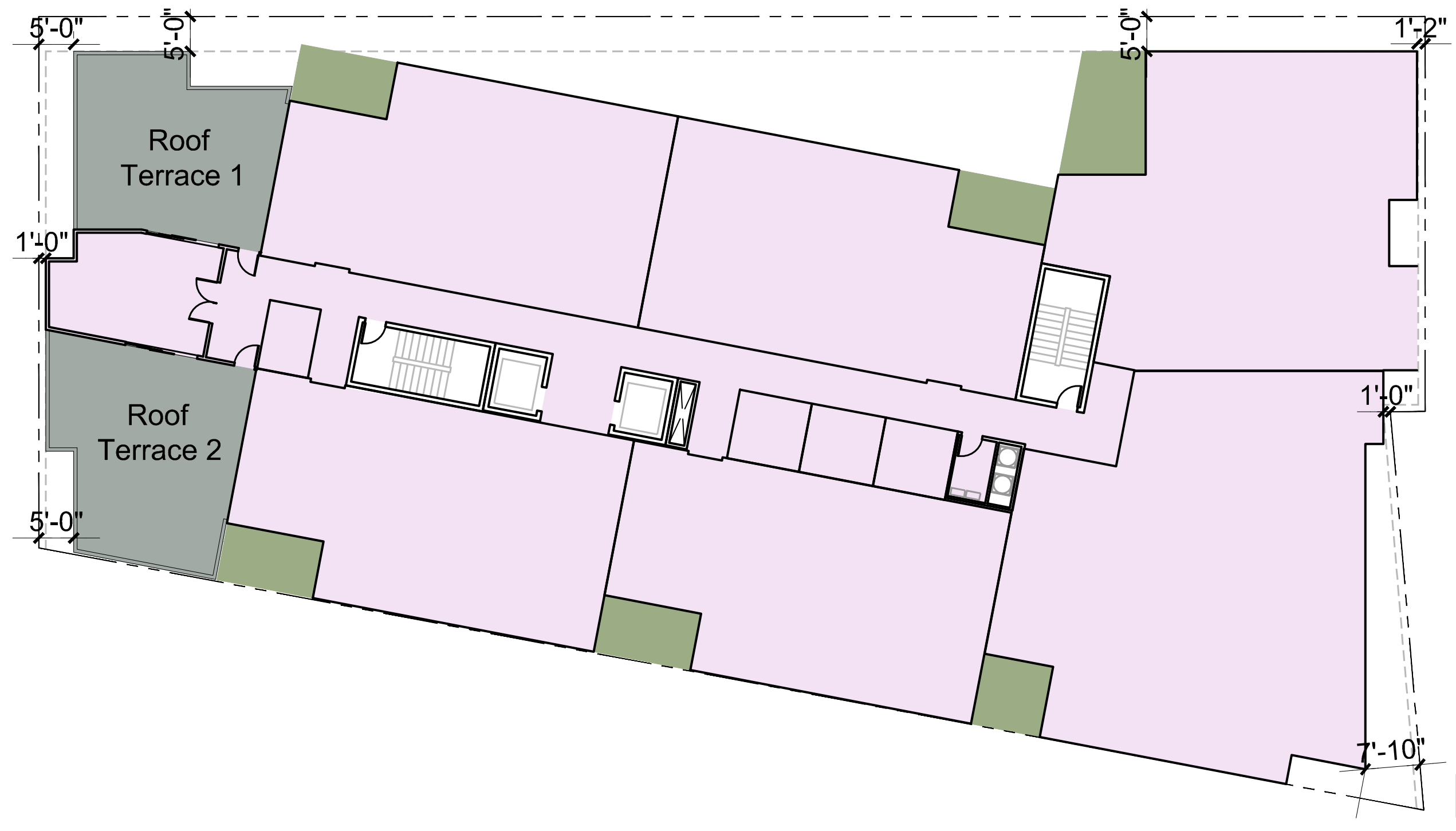
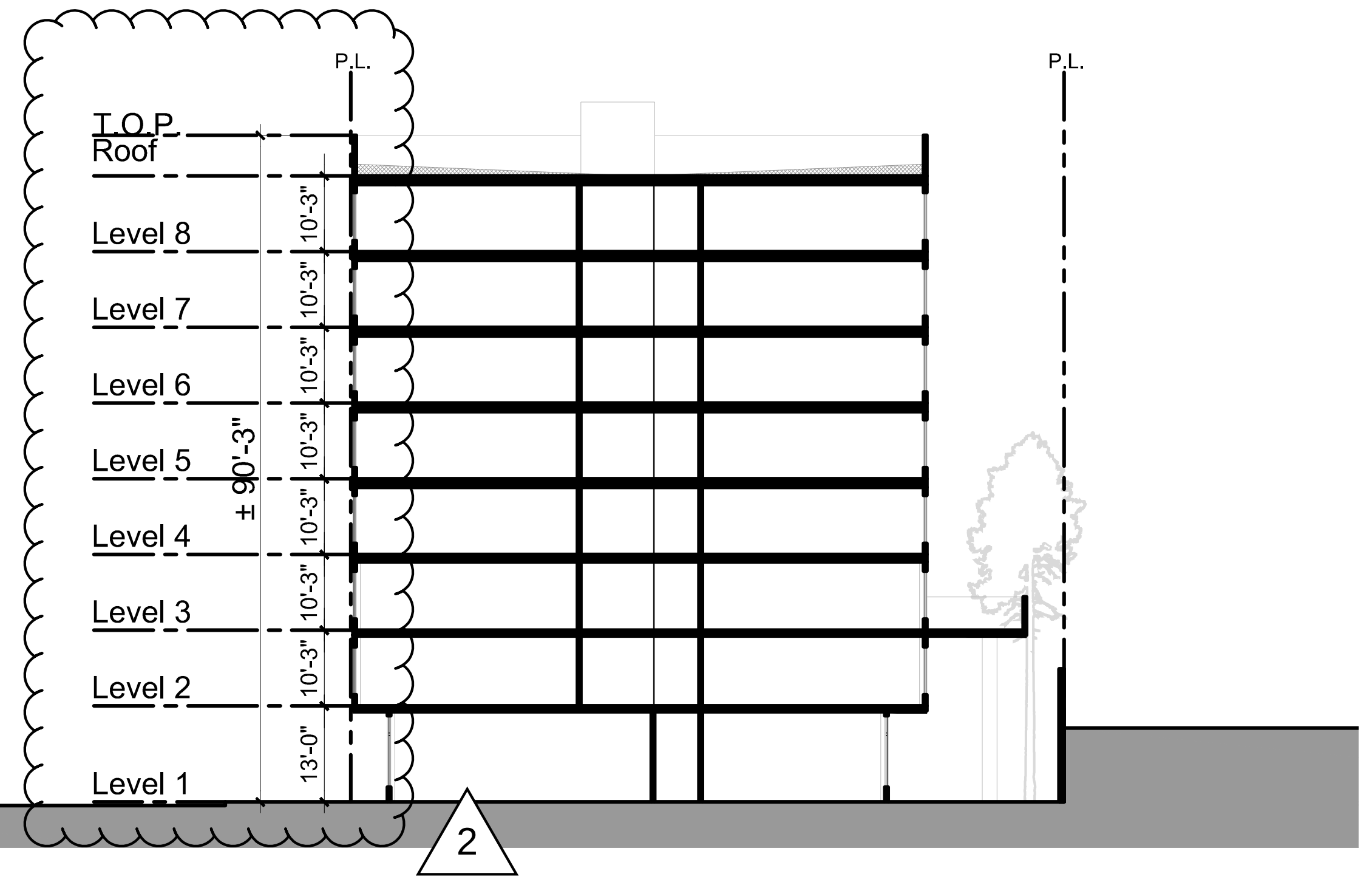


Level 8

Levels 4-7



Schematic Section

DENSITY BONUS PROJECT

Legend

🟪	Residential Area
🟥	Commercial Area
⬜	Mechanical Area
🟩	Private Open Space Area
⬛	Common Open Space Area

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DENSITY BONUS DIAGRAMS

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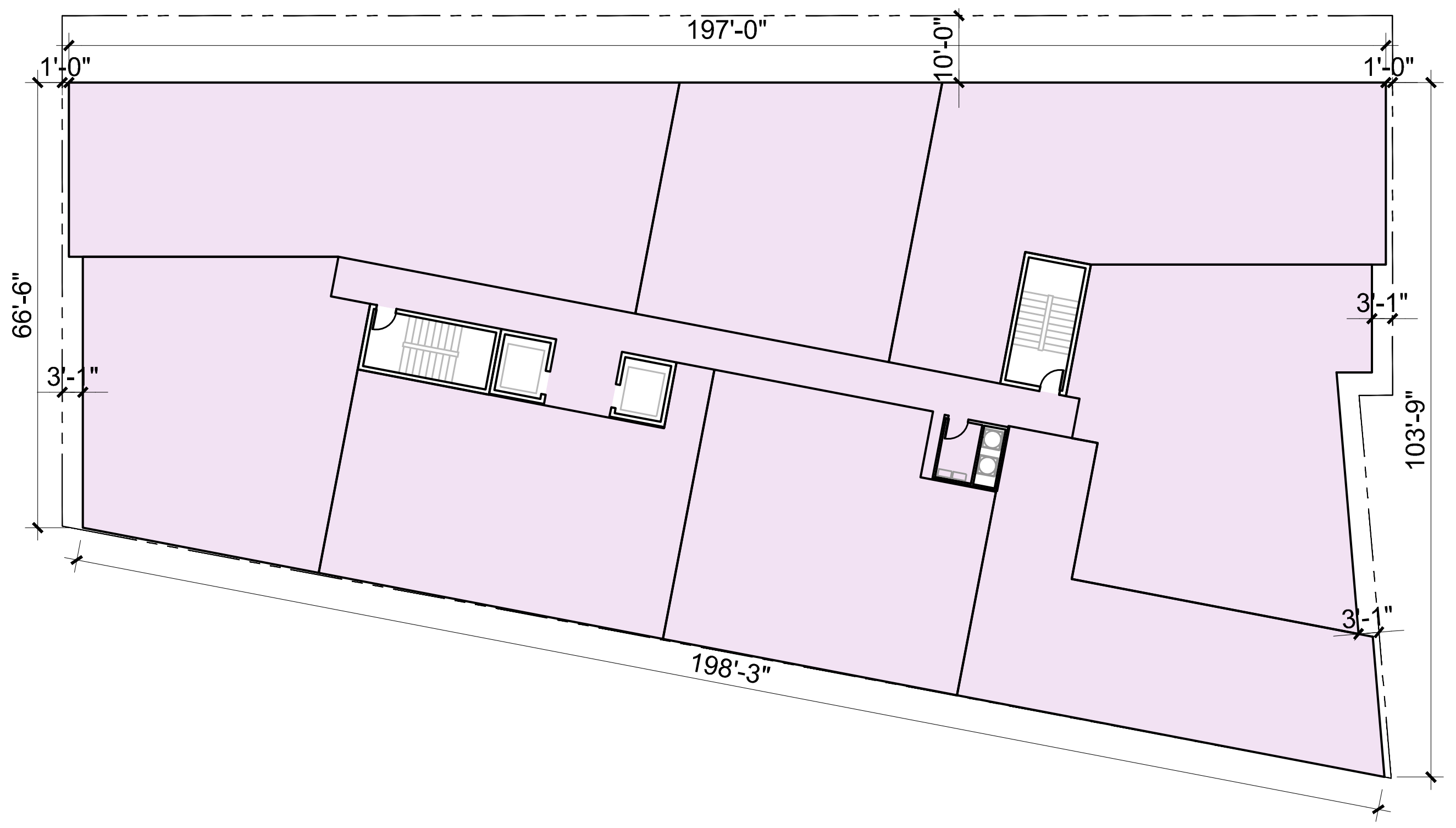

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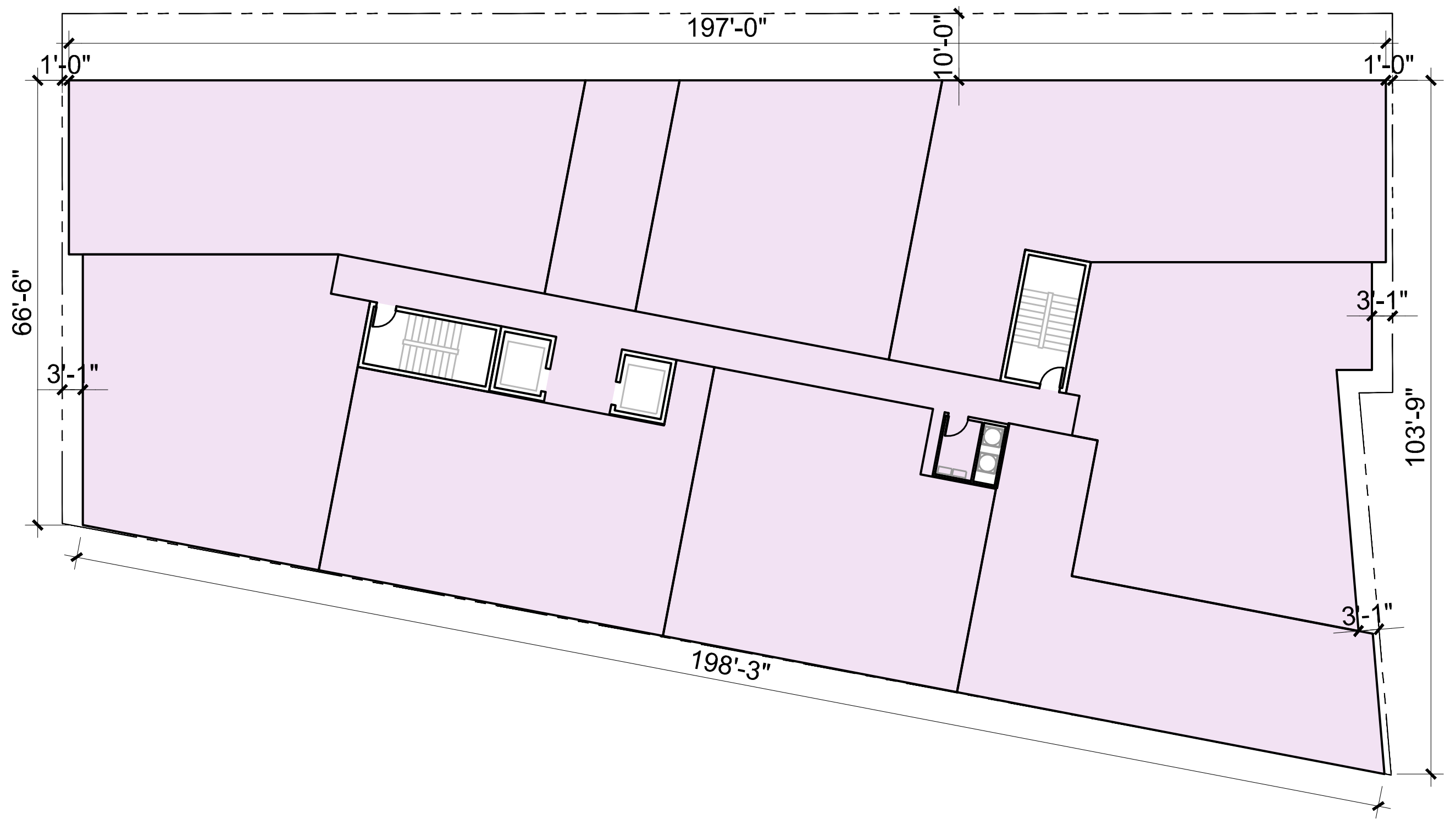
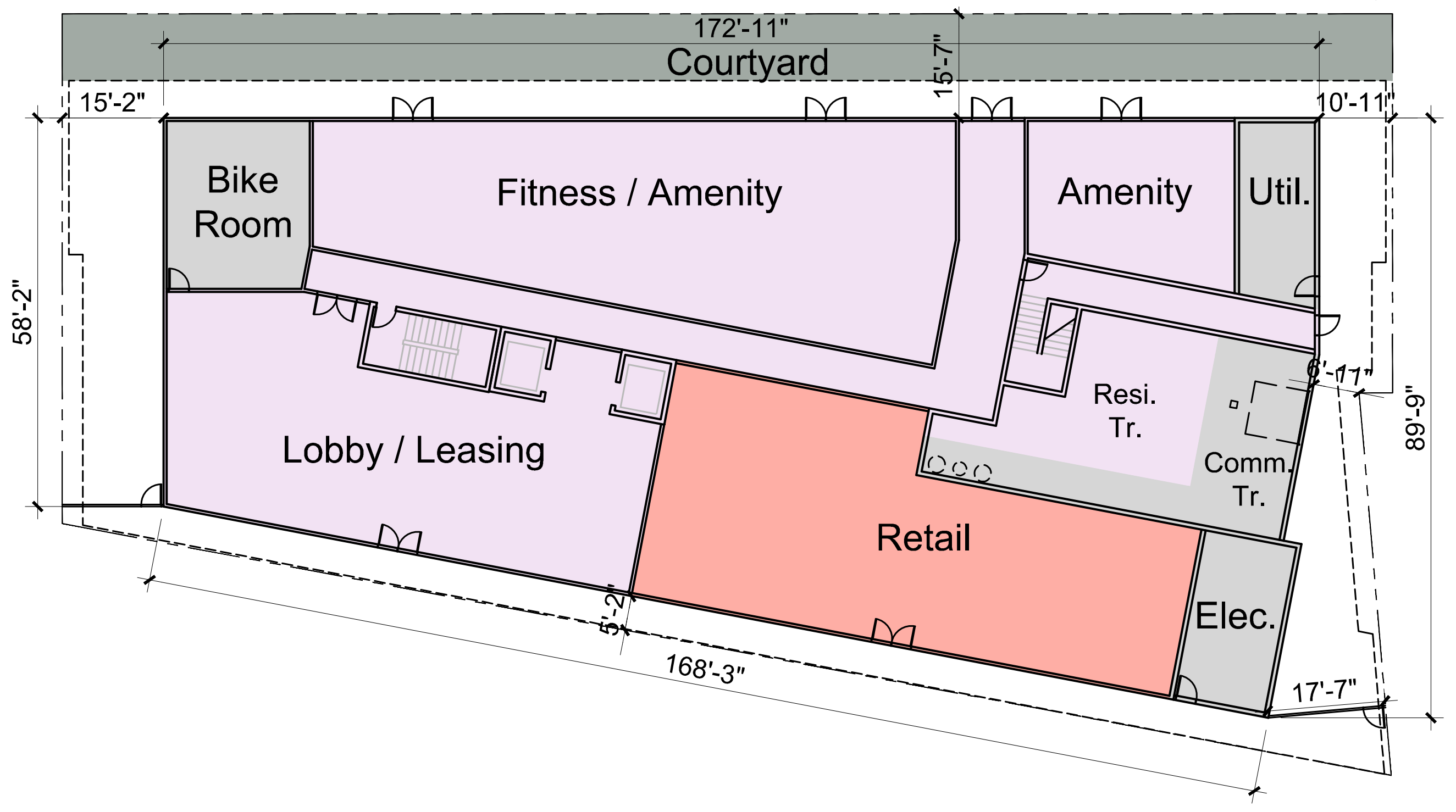
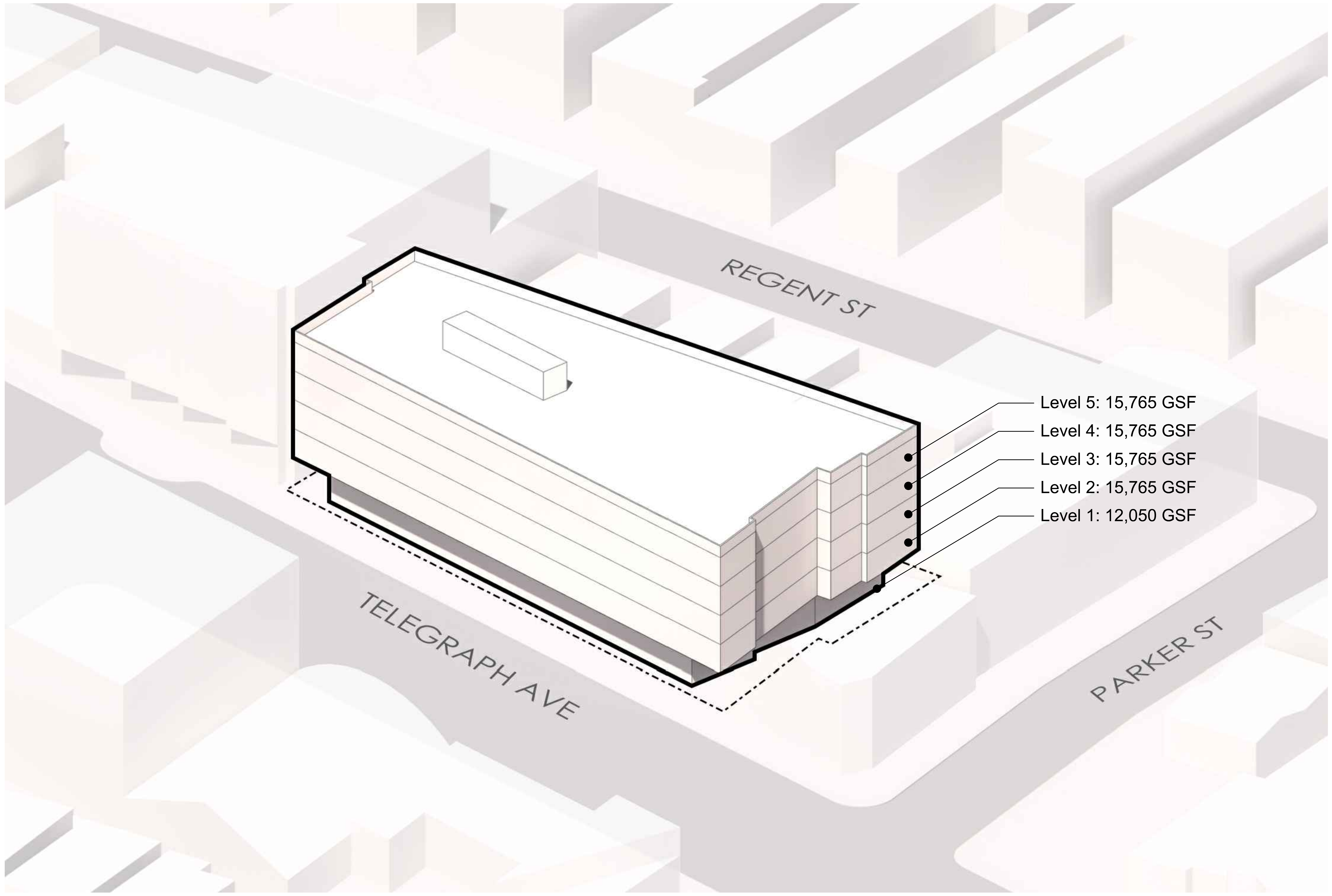


Levels 2 - 4

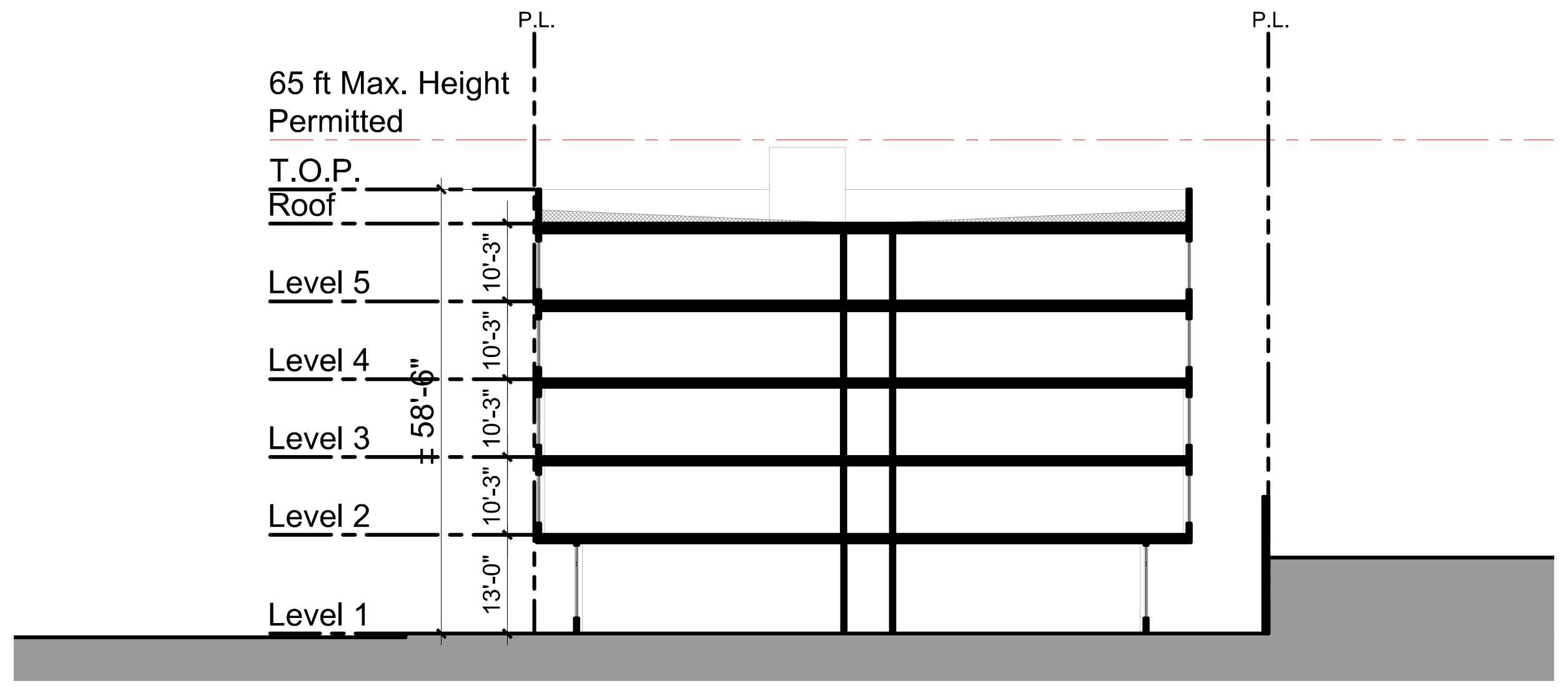


Level 1

Building Plans



Massing Diagram



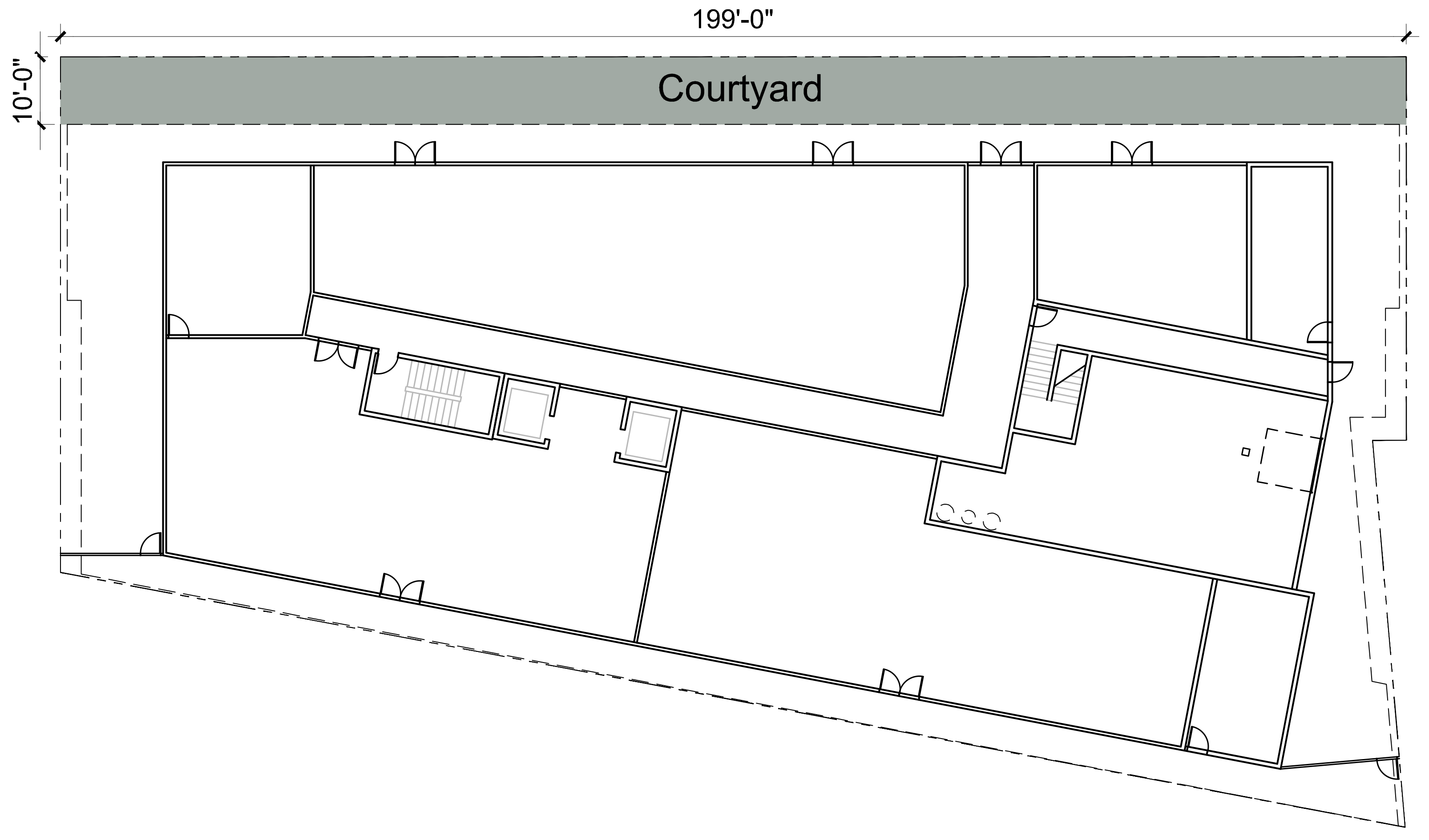
Schematic Section

Legend

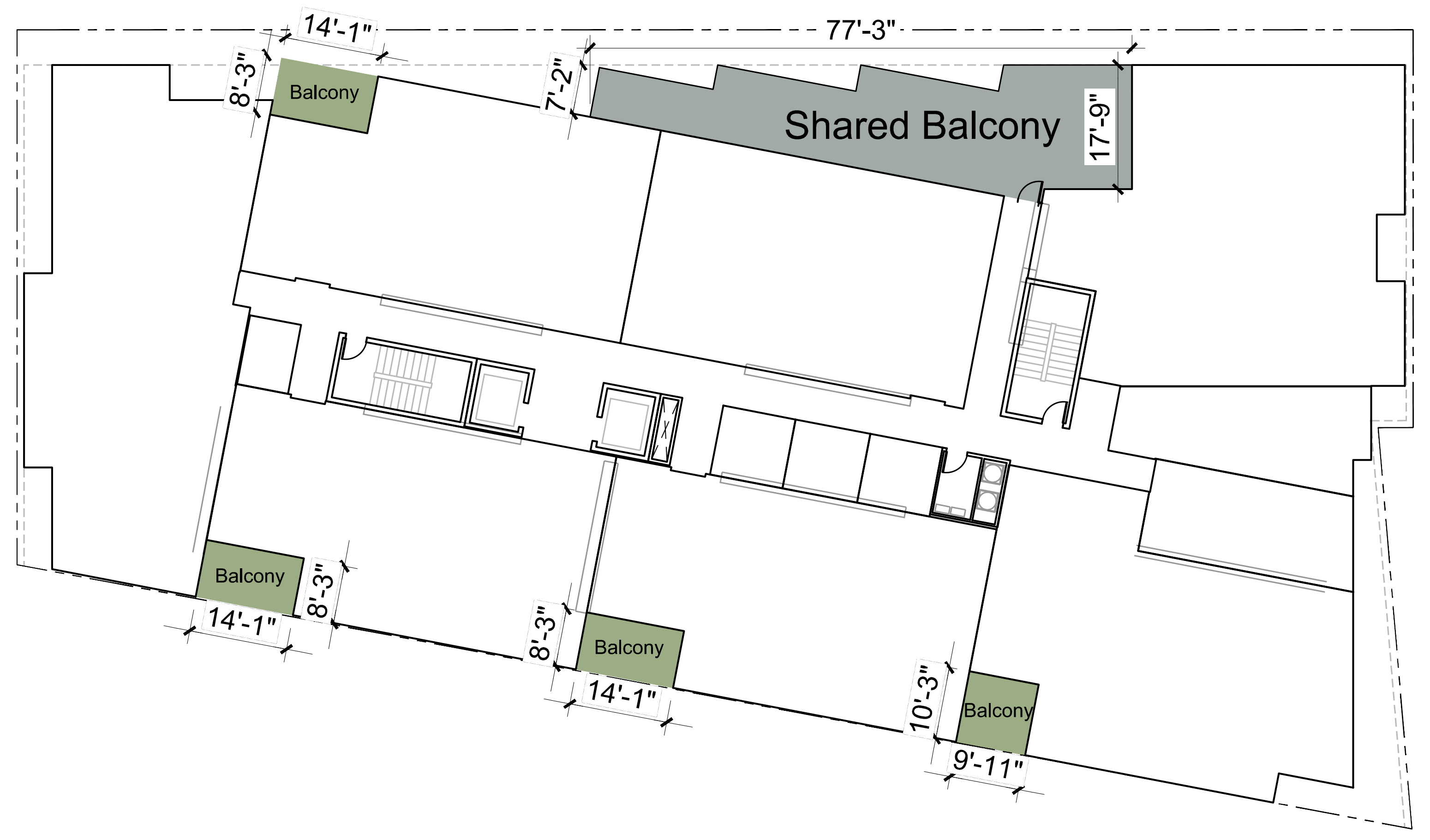
🟪	Residential Area
🟥	Commercial Area
⬜	Mechanical Area
🟩	Private Open Space Area
⬛	Common Open Space Area

Base Project FAR Calculations Summary

Levels	Areas
Level 1	12,050 SF
Level 2	15,765 SF
Level 3	15,765 SF
Level 4	15,765 SF
Level 5	15,765 SF
Total Building Area	**75,110 SF**
Total Site Area	**18,780 SF**
Base Project FAR	**4.0**



Level 1



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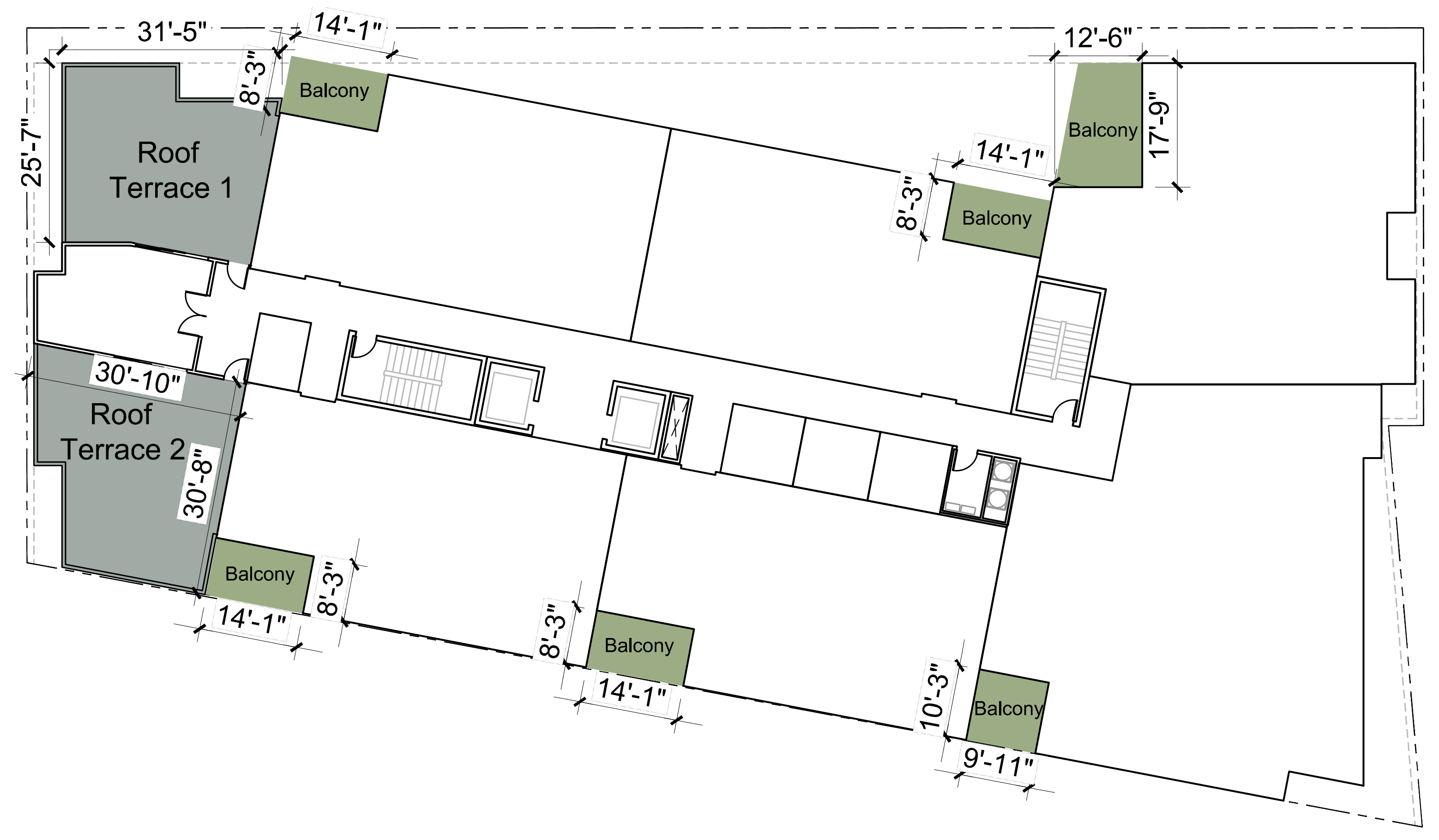

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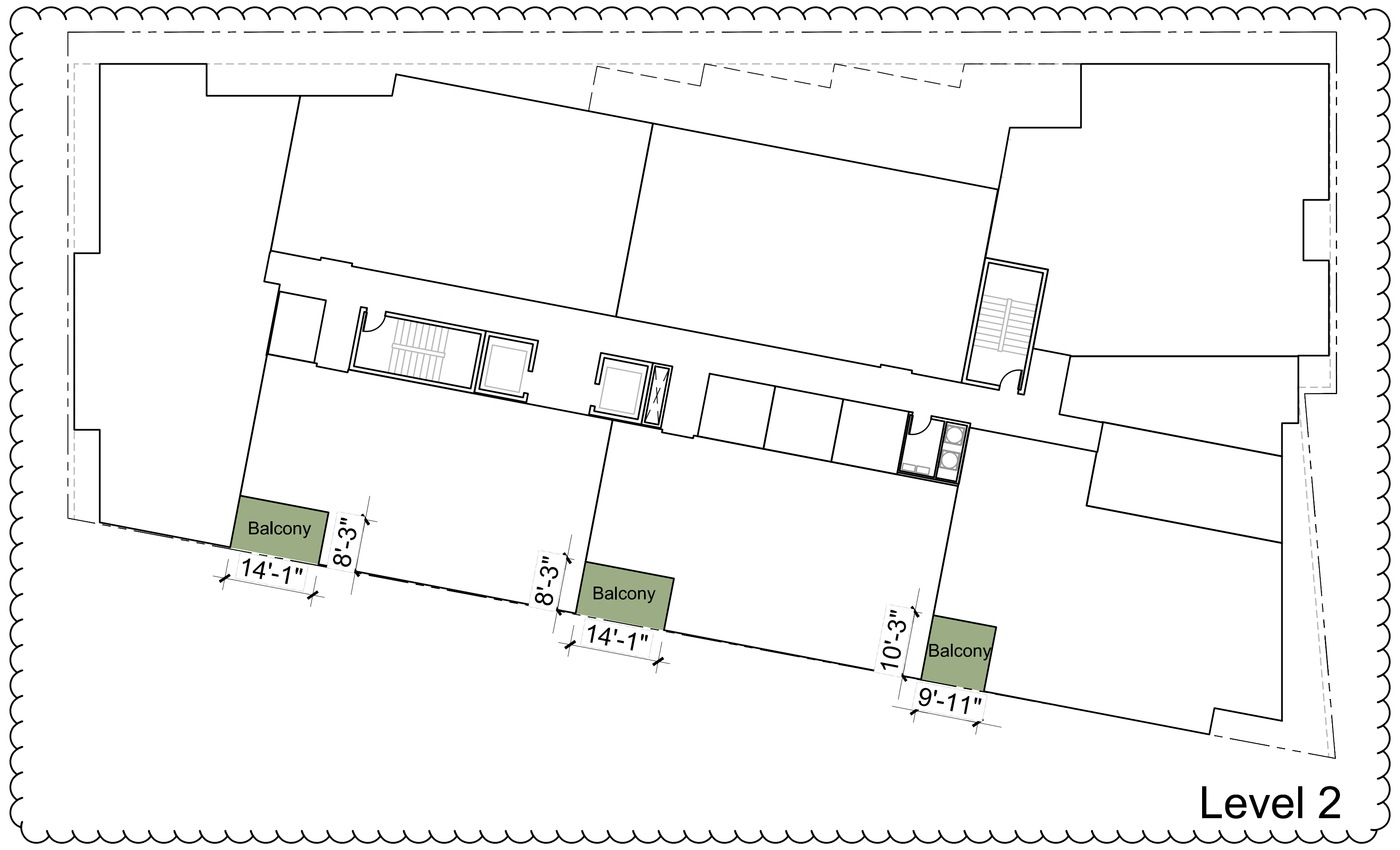
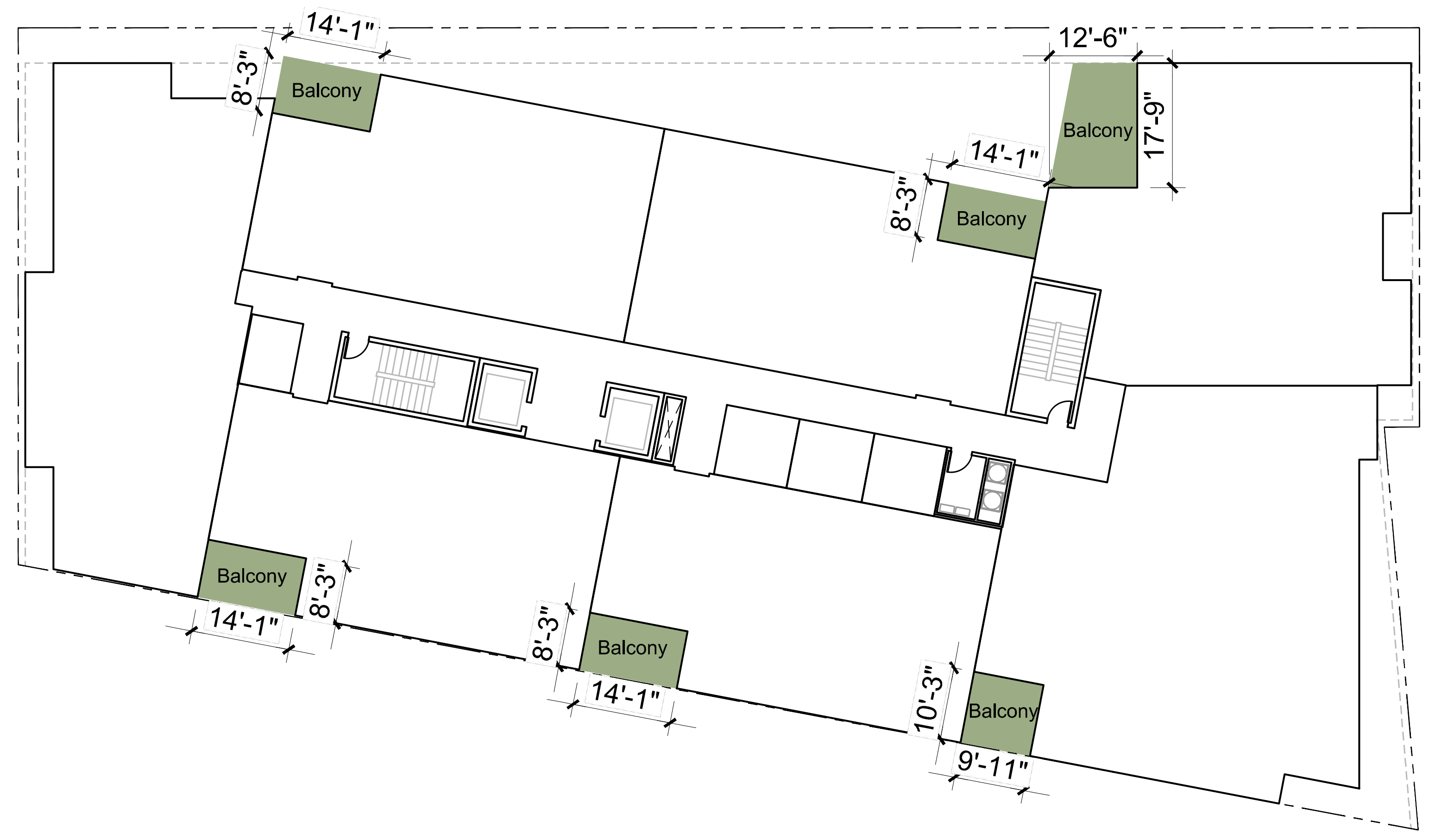


Level 2

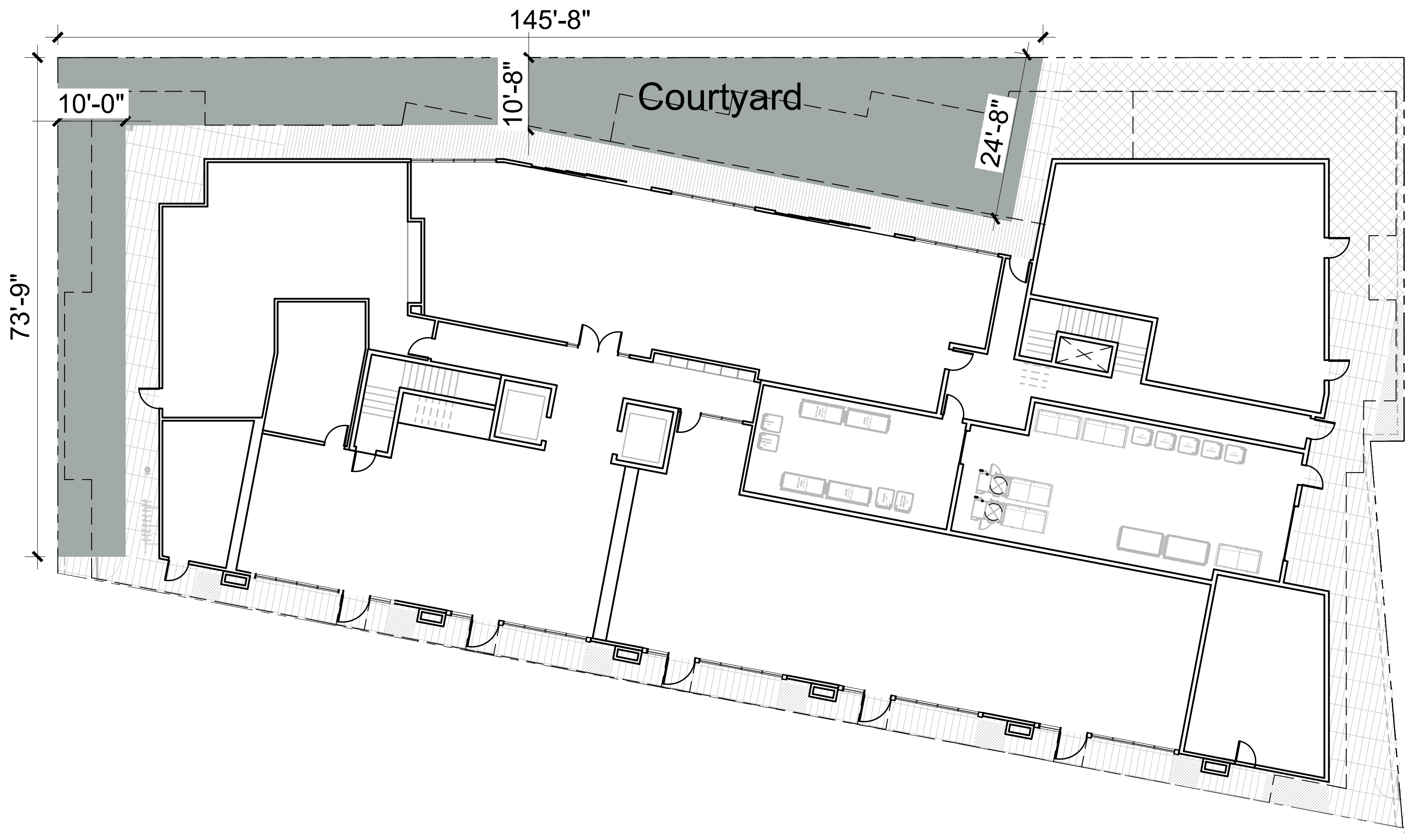
2



Levels 4-7

Base Project Open Space Summary

Usable Open Space Required	40 GSF/DU
Total Usable Open Space Required	1,400 GSF
Level 1 Courtyard	1,990 GSF
Total Usable Open Space Provided	**1,990 GSF**



Level 1

Density Bonus Project Open Space Summary

Usable Open Space Required	40 GSF/DU
Total Usable Open Space Required	2,080 GSF

Levels	Private Balconies	Shared Balconies	Common Open Space
Level 1	0 GSF	0 GSF	2,575 GSF
Level 2	333 GSF	0 GSF	0 GSF
Level 3	449 GSF	1,020 GSF	0 GSF
Level 4	756 GSF	0 GSF	0 GSF
Level 5	756 GSF	0 GSF	0 GSF
Level 6	756 GSF	0 GSF	0 GSF
Level 7	756 GSF	0 GSF	0 GSF
Level 8	756 GSF	0 GSF	1,490 GSF
Totals	**5,582 GSF**		**4,065 GSF**

Balcony Area counted towards UOS requirement	1,040 GSF
Total Usable Open Space Provided	**5,105 GSF**

2

Legend

🟩	Private Usable Open Space
▨	Common Usable Open Space

Notes

For information regarding areas of usable open space that are landscaped vs hardscaped, refer to Landscape sheets.

Lot Coverage Calculations

Maximum Building Boundary Area = 16,708 SF
Lot Size = 18,779 SF
Lot Coverage = 89 %

Legend

▨ Maximum Building Boundary Area (Lot Coverage)

▨ Uncovered Lot Area

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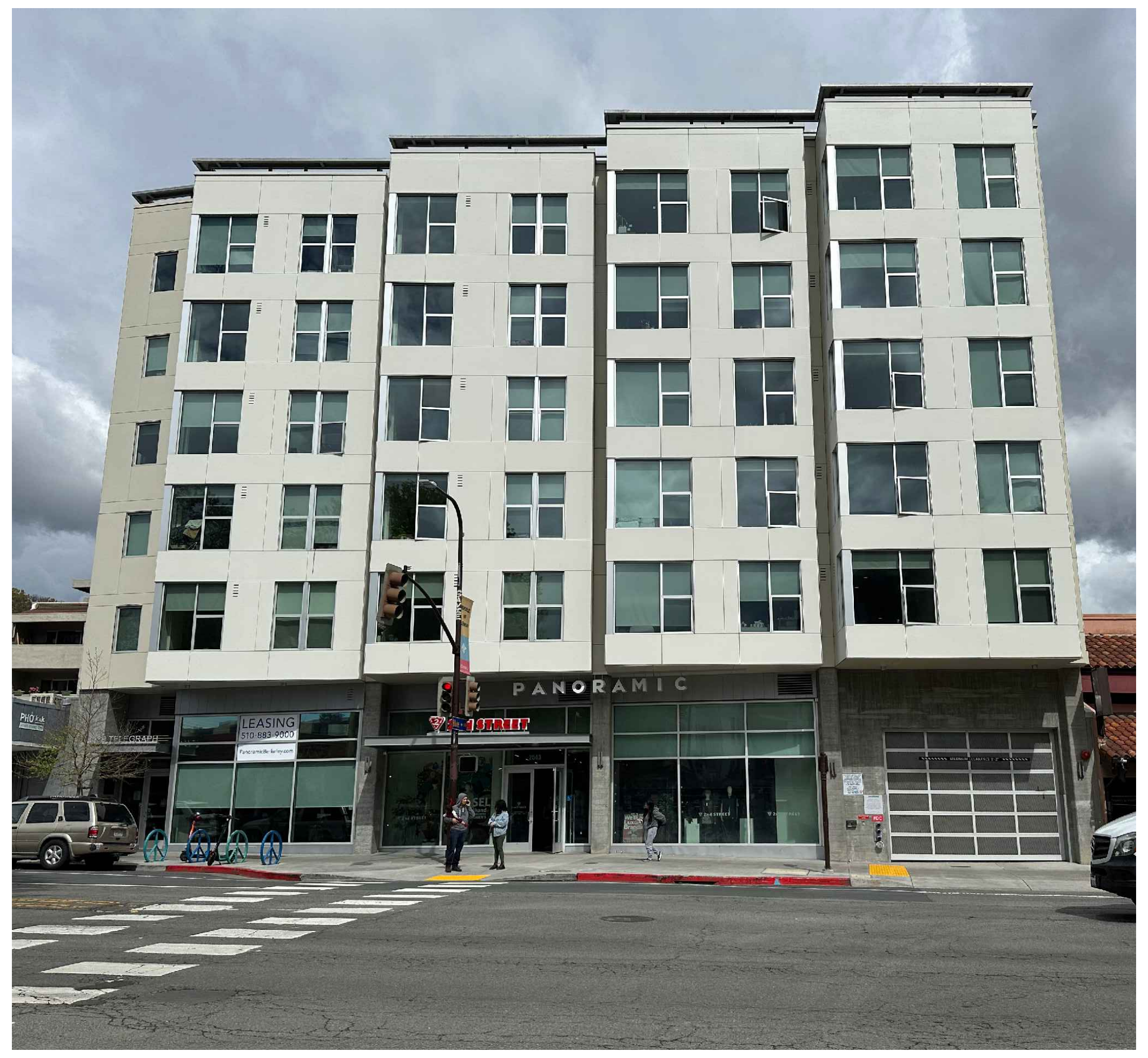
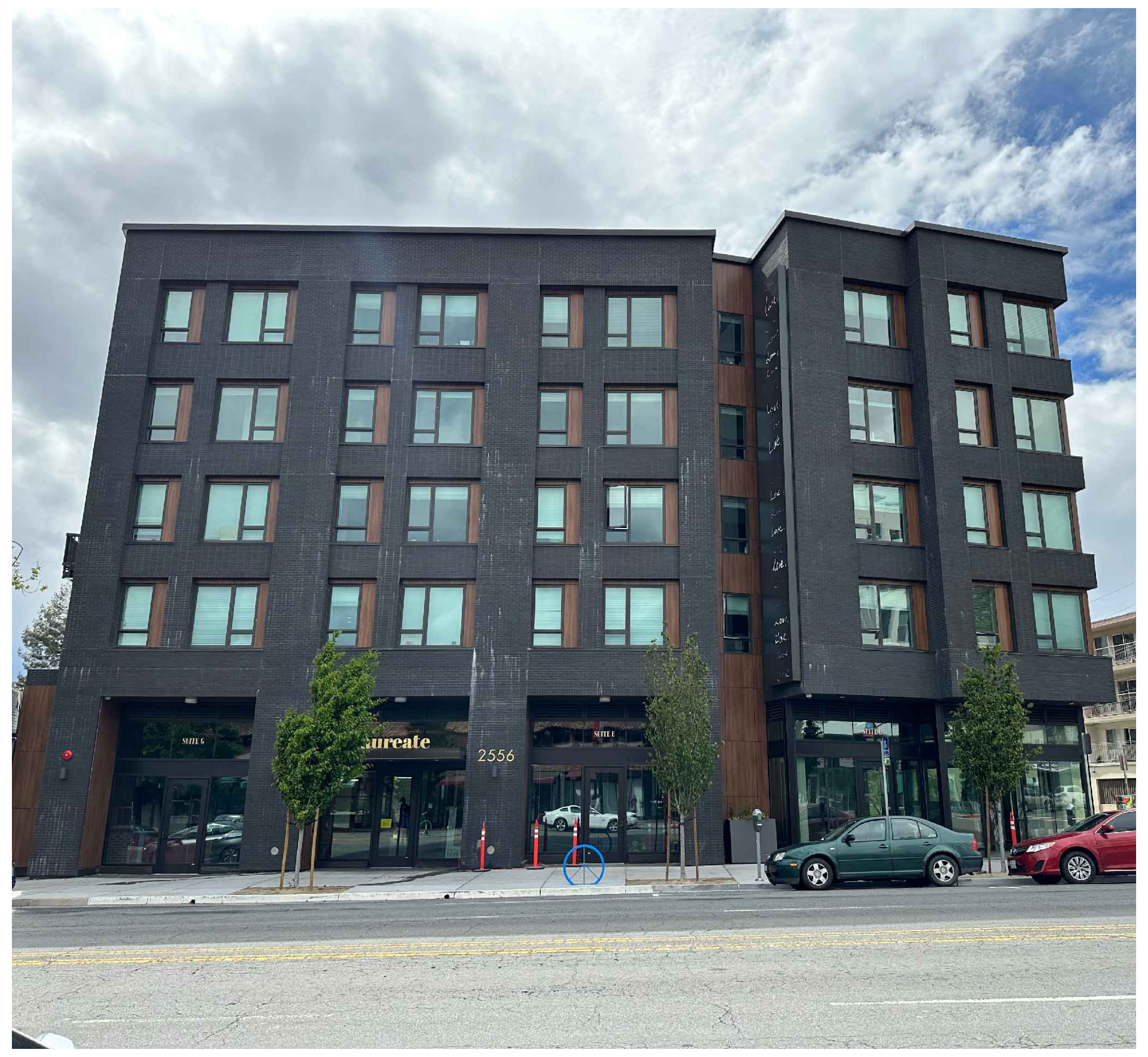
LOT COVERAGE DIAGRAM

1. View from Telegraph Ave looking at the project site

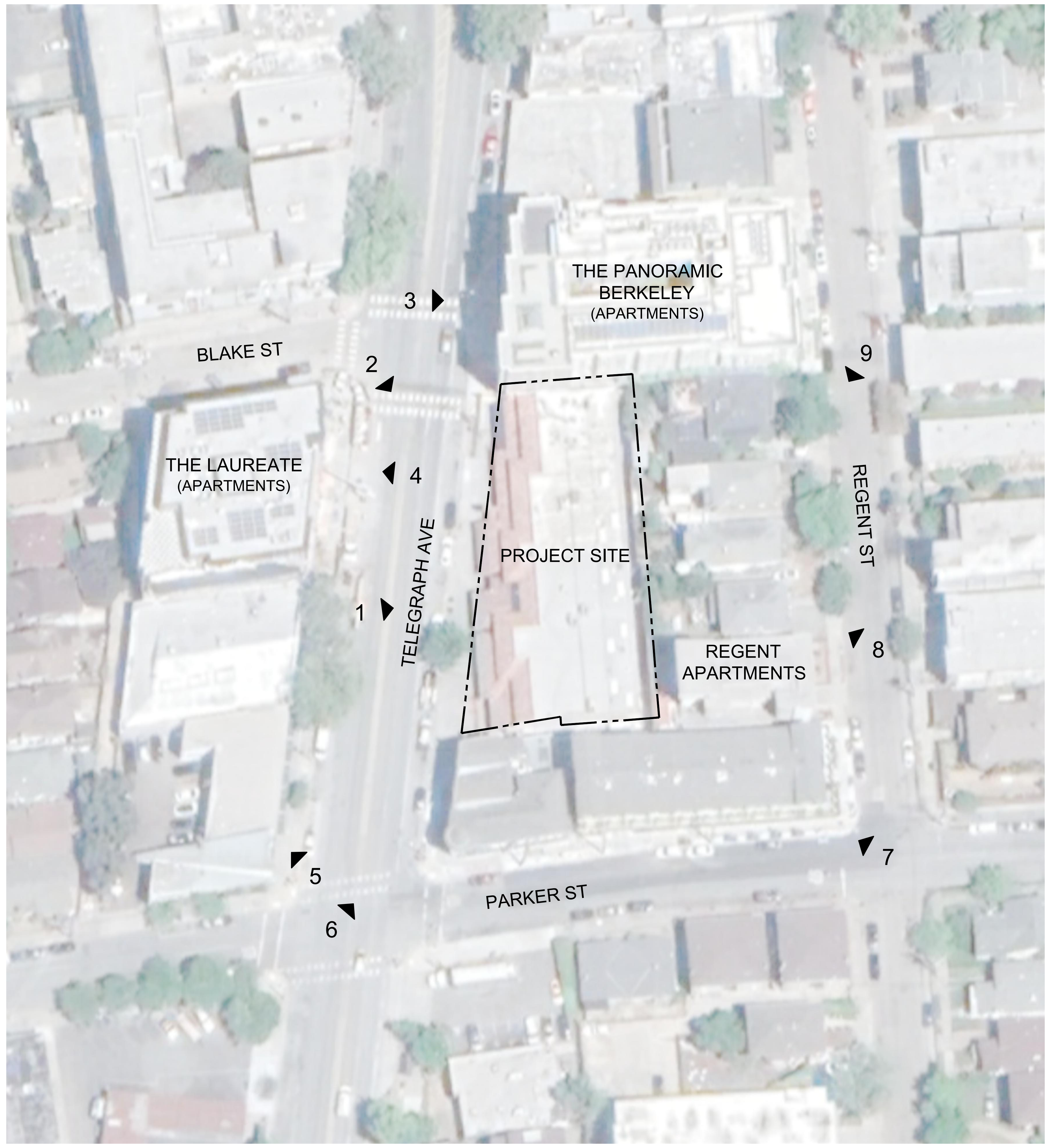
2. View from Telegraph Ave and Blake St looking SE



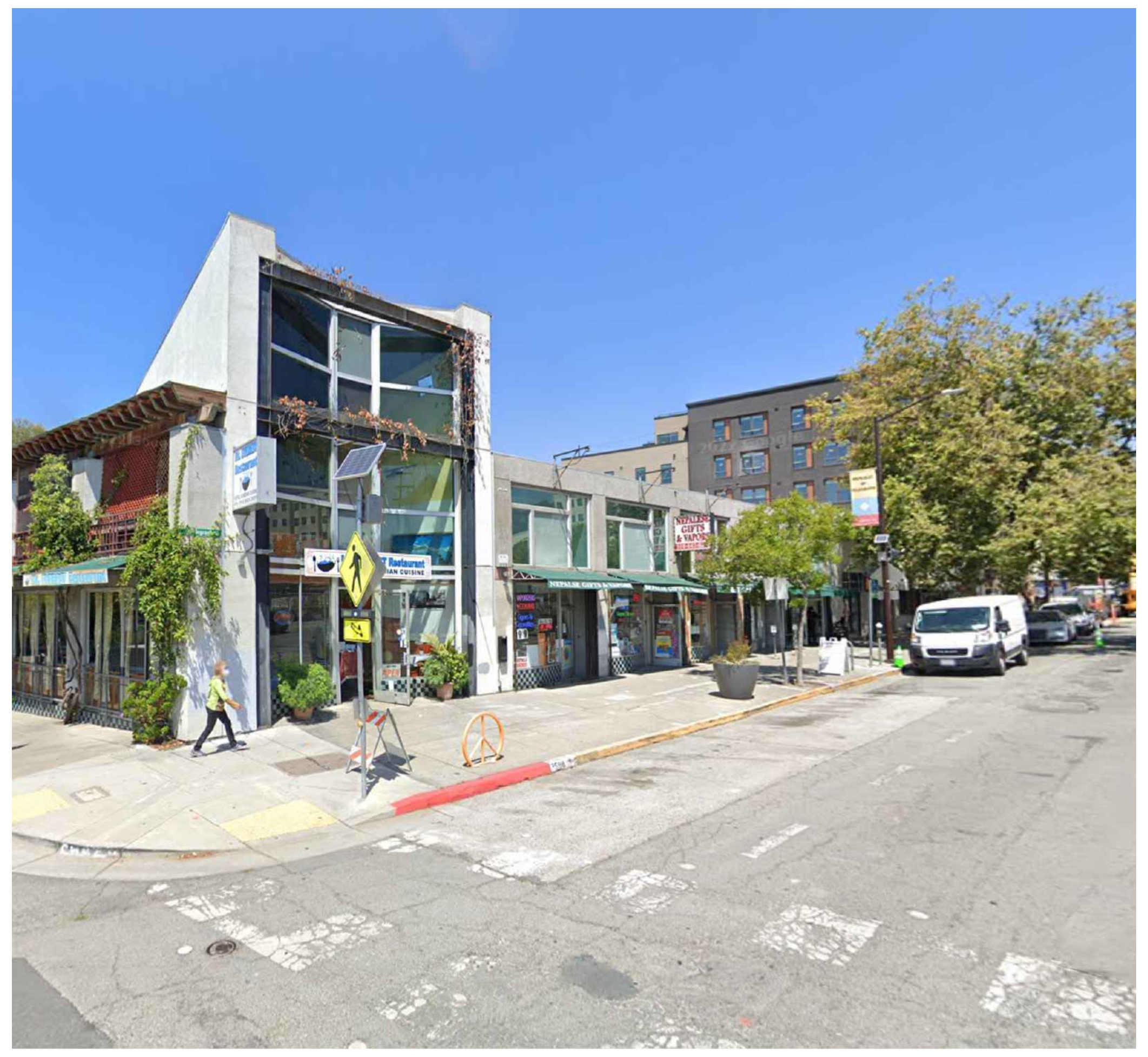
3. View of The Panoramic Berkeley



4. View of The Laureate



Key Map



5. View from Telegraph Ave and Parker St looking NW

6. View from Telegraph Ave and Parker St looking NE

7. View from Parker St and Regent St looking NW

8. View in front of 2540 Regent St looking North

9. View in front of 2530 Regent St looking South

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NTS

EXISTING SITE PHOTOS

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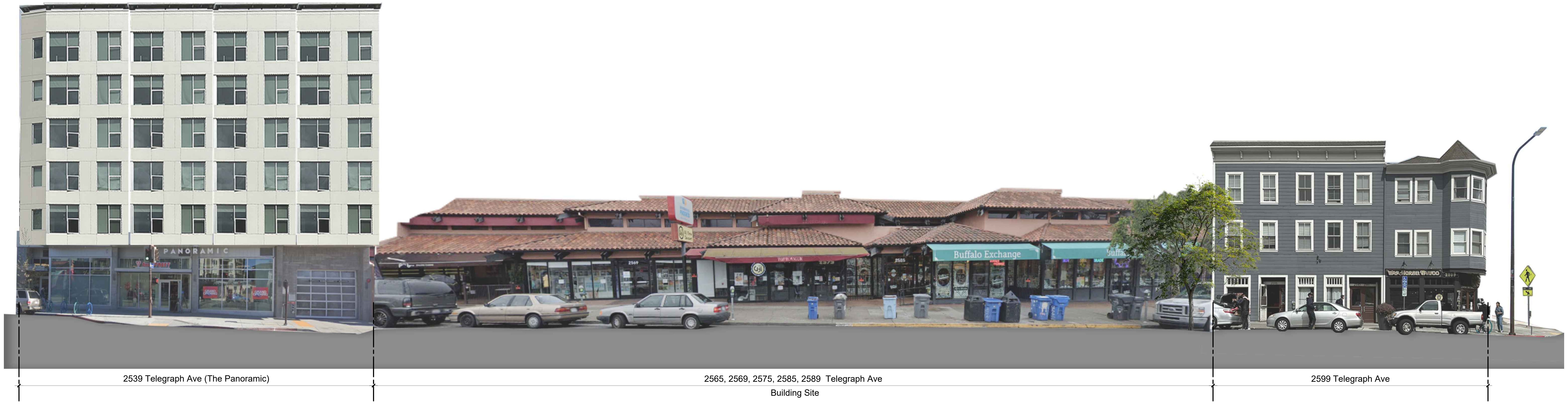
STREETSCAPE ELEVATION - PROPOSED



STREETSCAPE ELEVATION - EXISTING

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SEPTEMBER 13, 2023
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NTS

STREETSCAPE ELEVATIONS

A0.9

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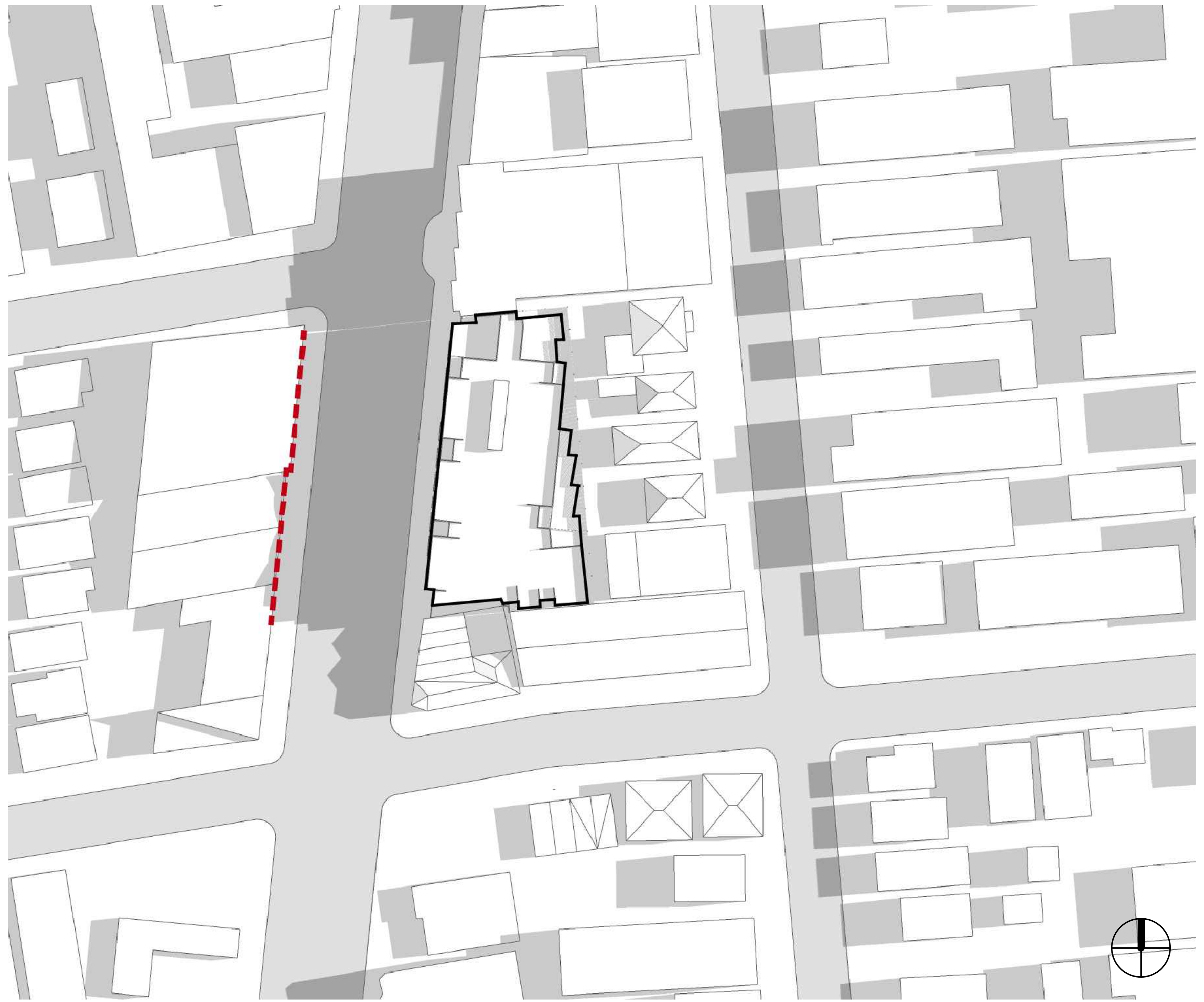
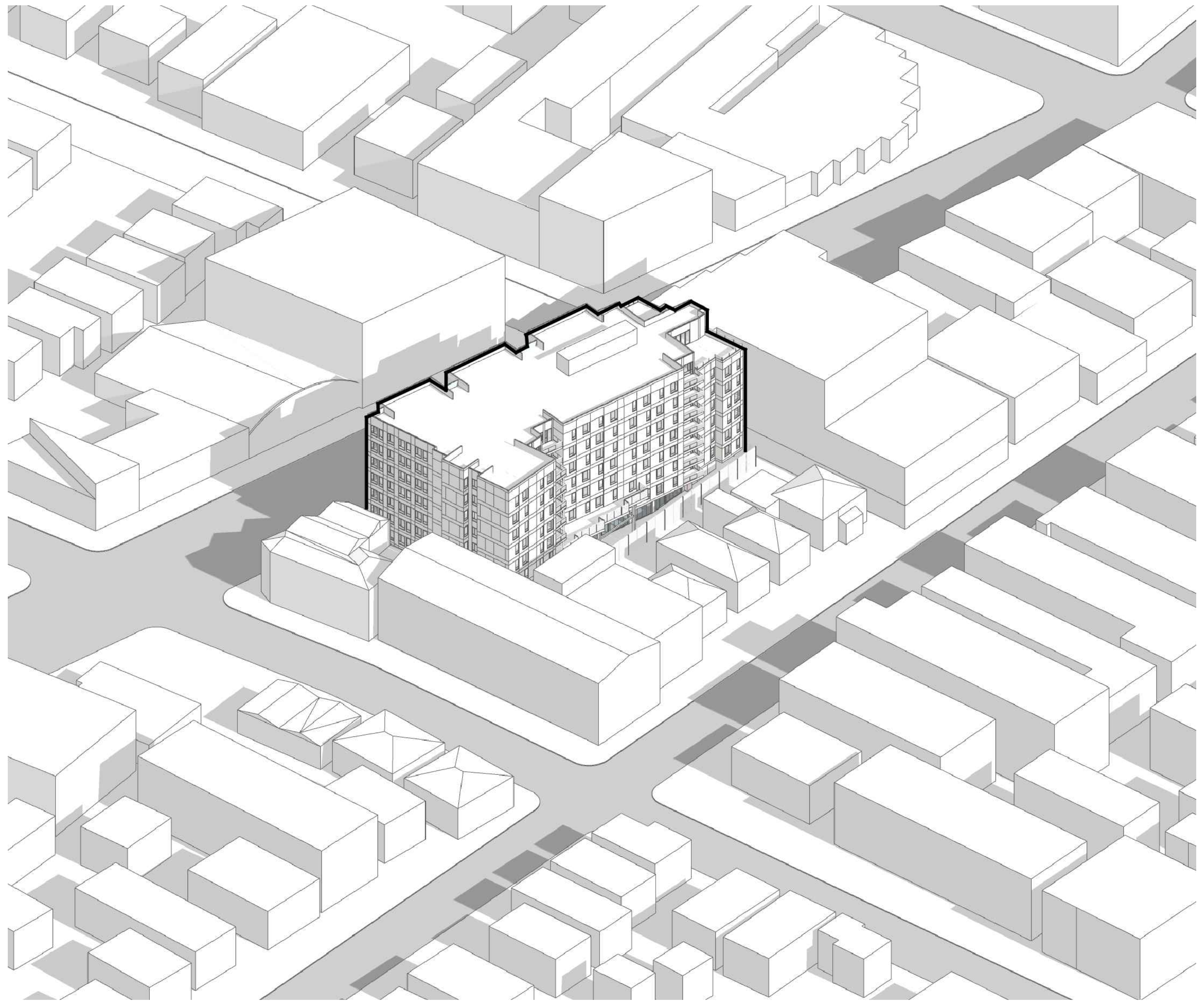


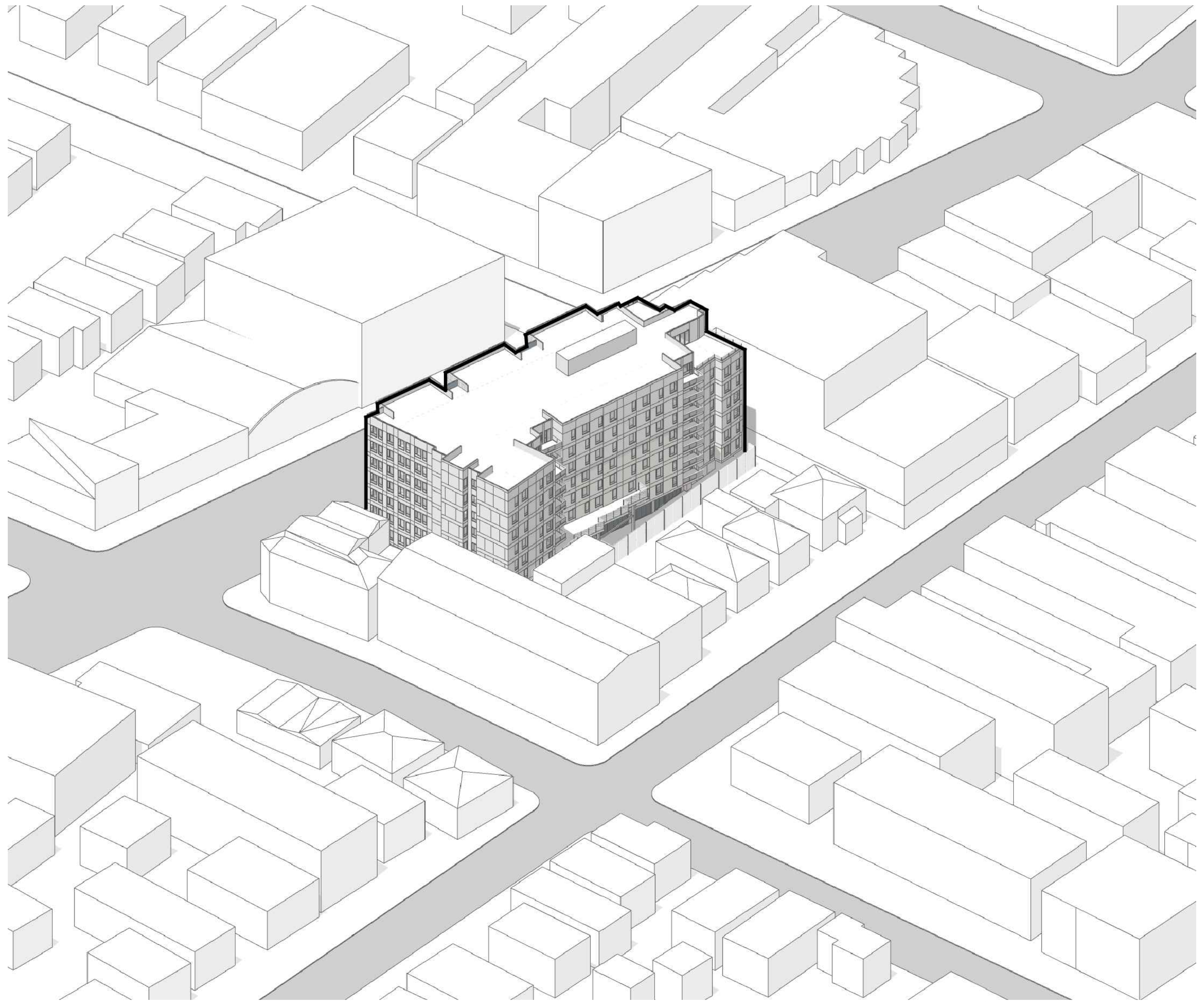
June 21st at 7:44 am

June 21st at 12:00 pm

June 21st at 6:10 pm



Perspective View Jun 21st at 7:44 am



Perspective View Jun 21st at 12:00 pm

Perspective View Jun 21st at 6:10 pm

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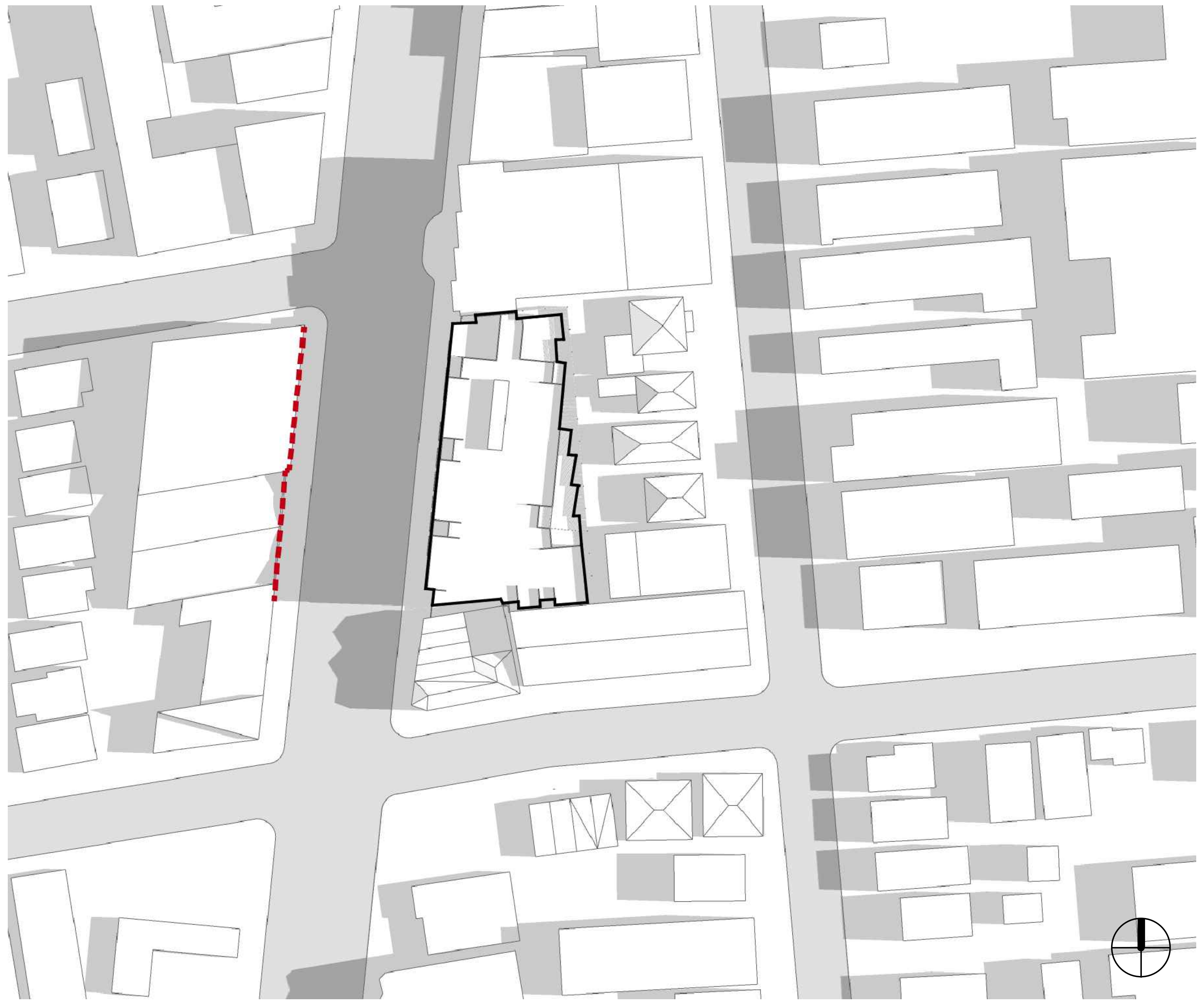
SHADOW STUDY
SUMMER SOLSTICE (JUN 21)

A0.10

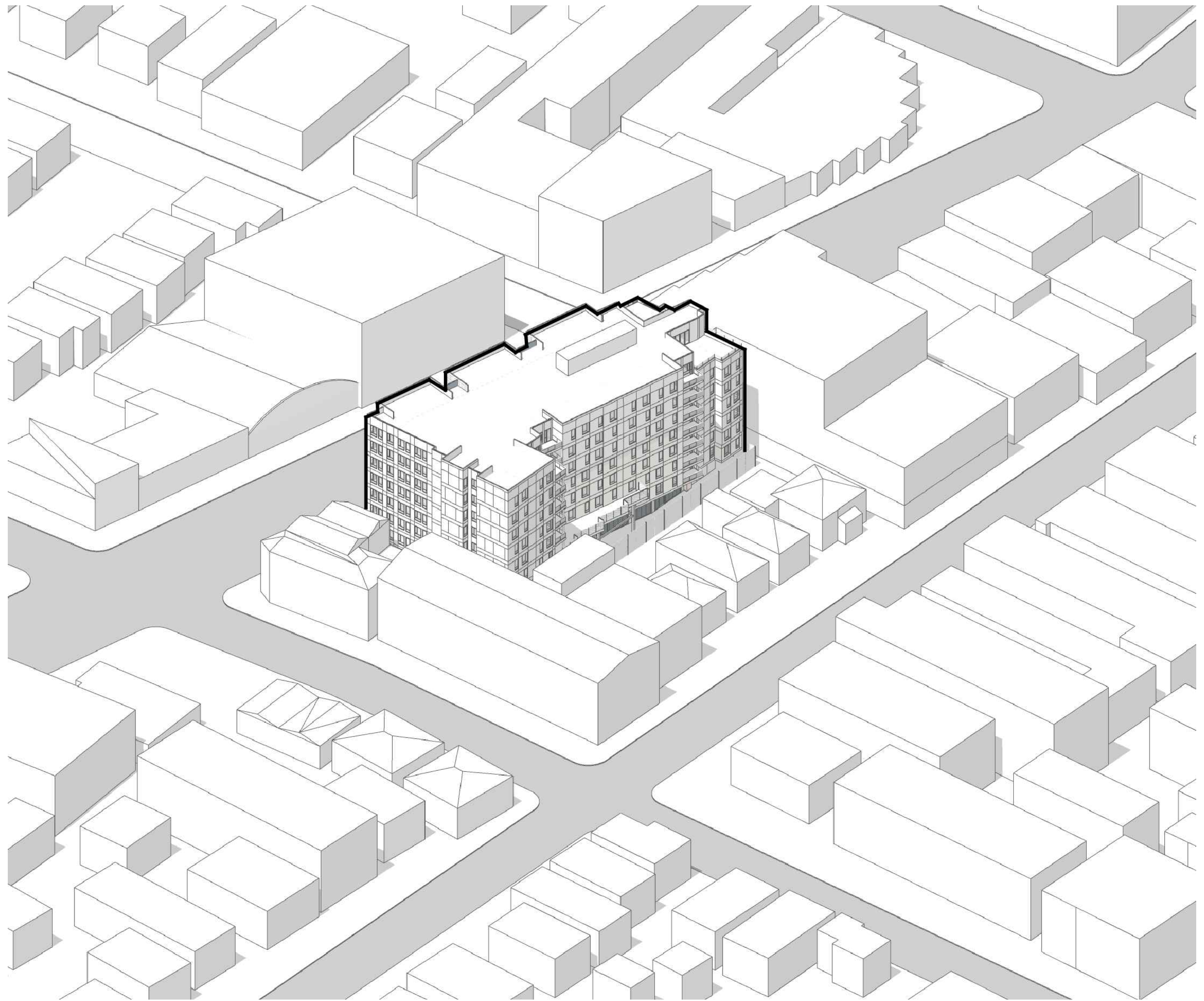


May 12th at 7:56 am

May 12th at 12:00 pm

May 12th at 5:44 pm

Perspective View May 12th at 7:56 am



Perspective View May 12th at 12:00 pm

Perspective View May 12th at 5:44 pm

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SHADOW STUDY
APPLICATION DAY (MAY 12)

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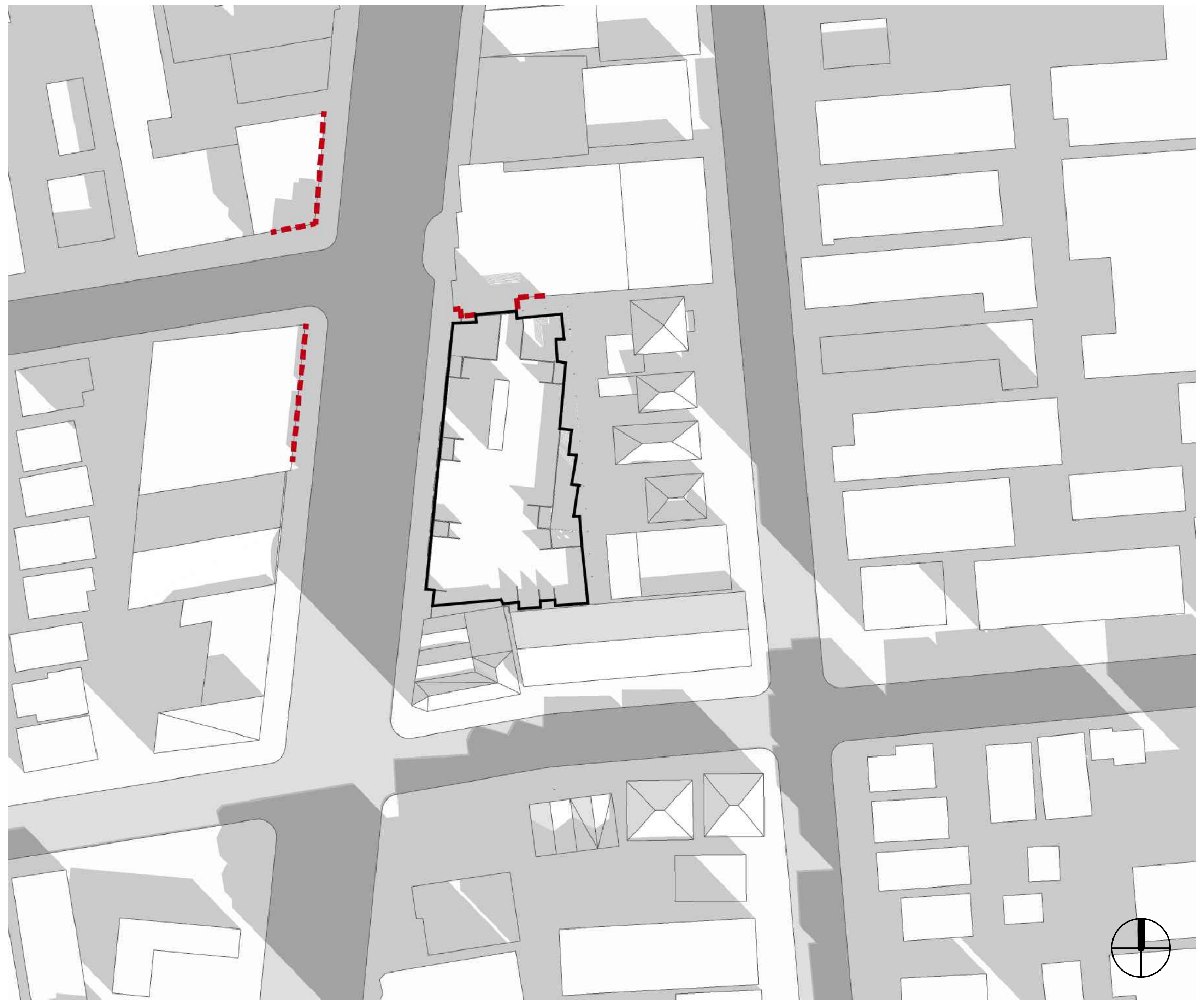
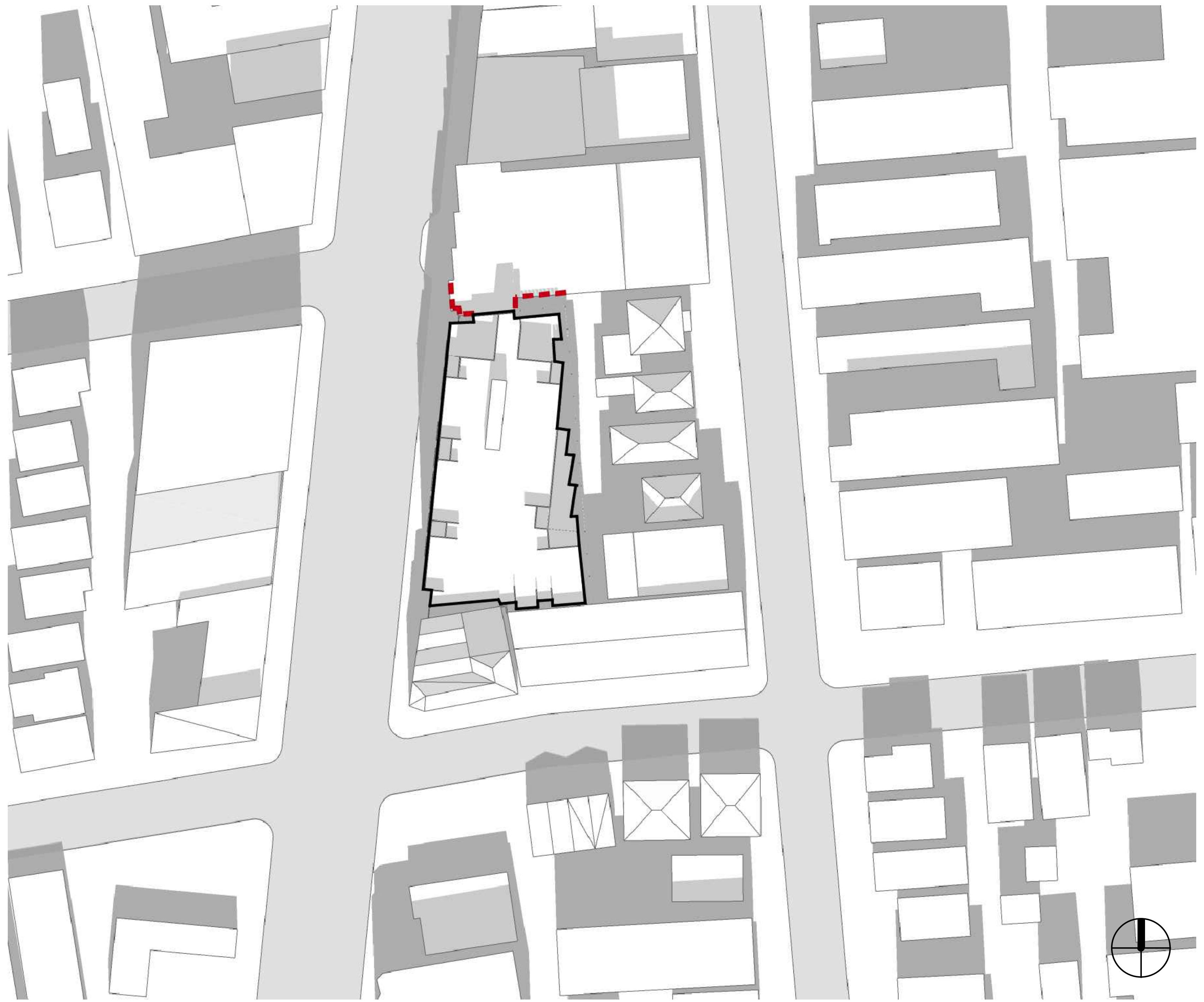
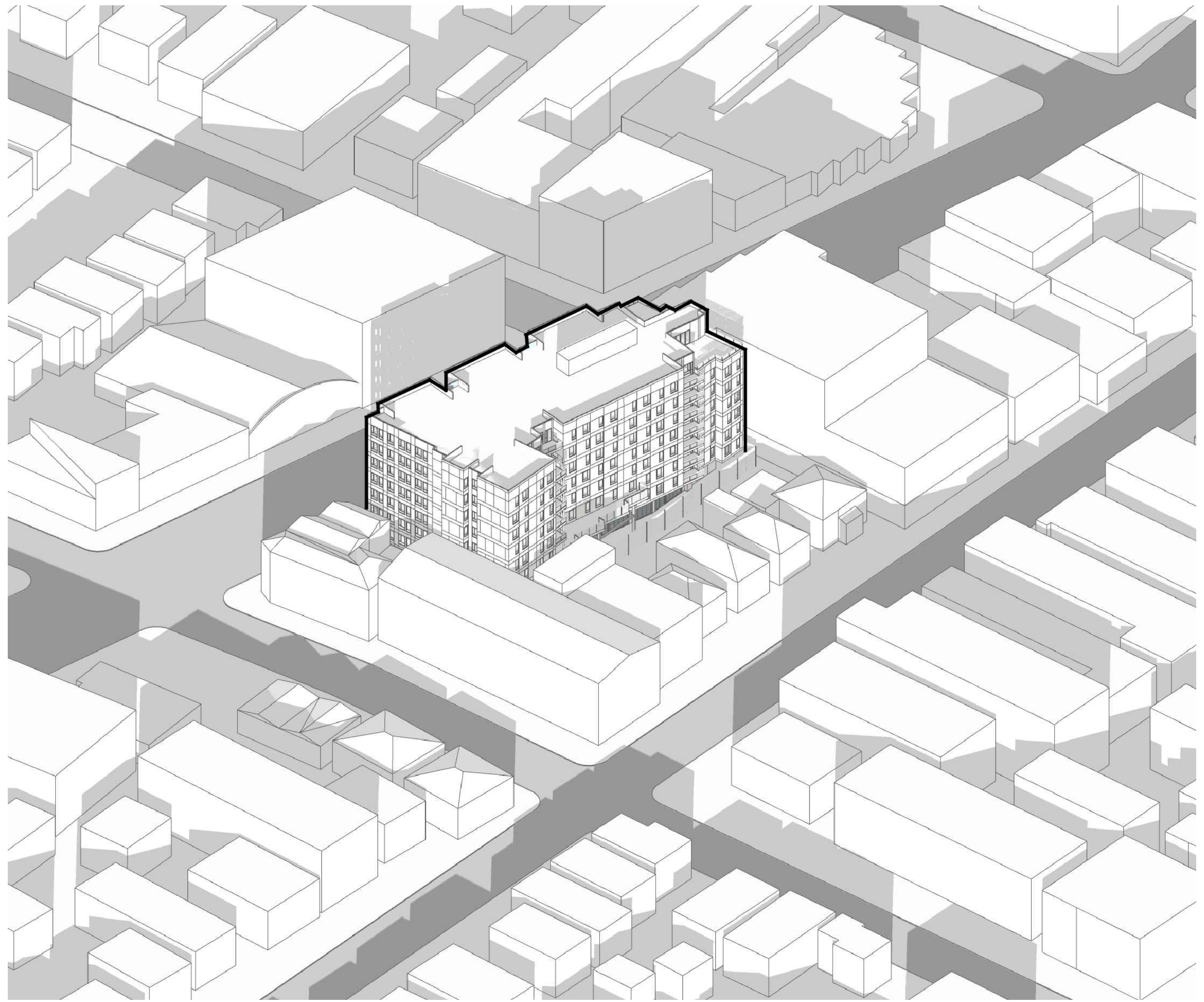
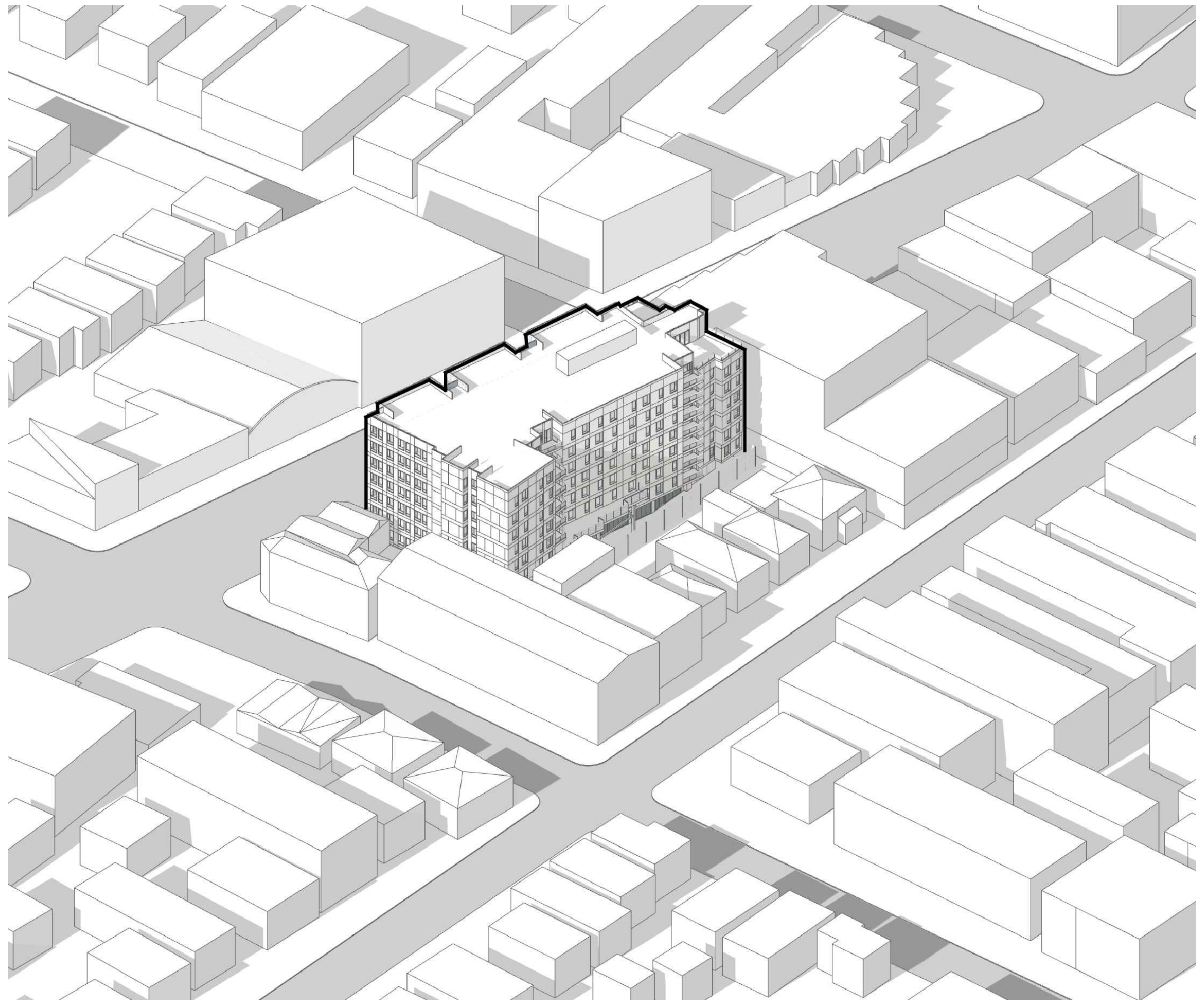

Dec 21st at 8:57 am


Dec 21st at 12:00 pm


Dec 21st at 2:49 pm


Perspective View Dec 21st at 8:57 am


Perspective View Dec 21st at 12:00 pm


Perspective View Dec 21st at 2:49 pm

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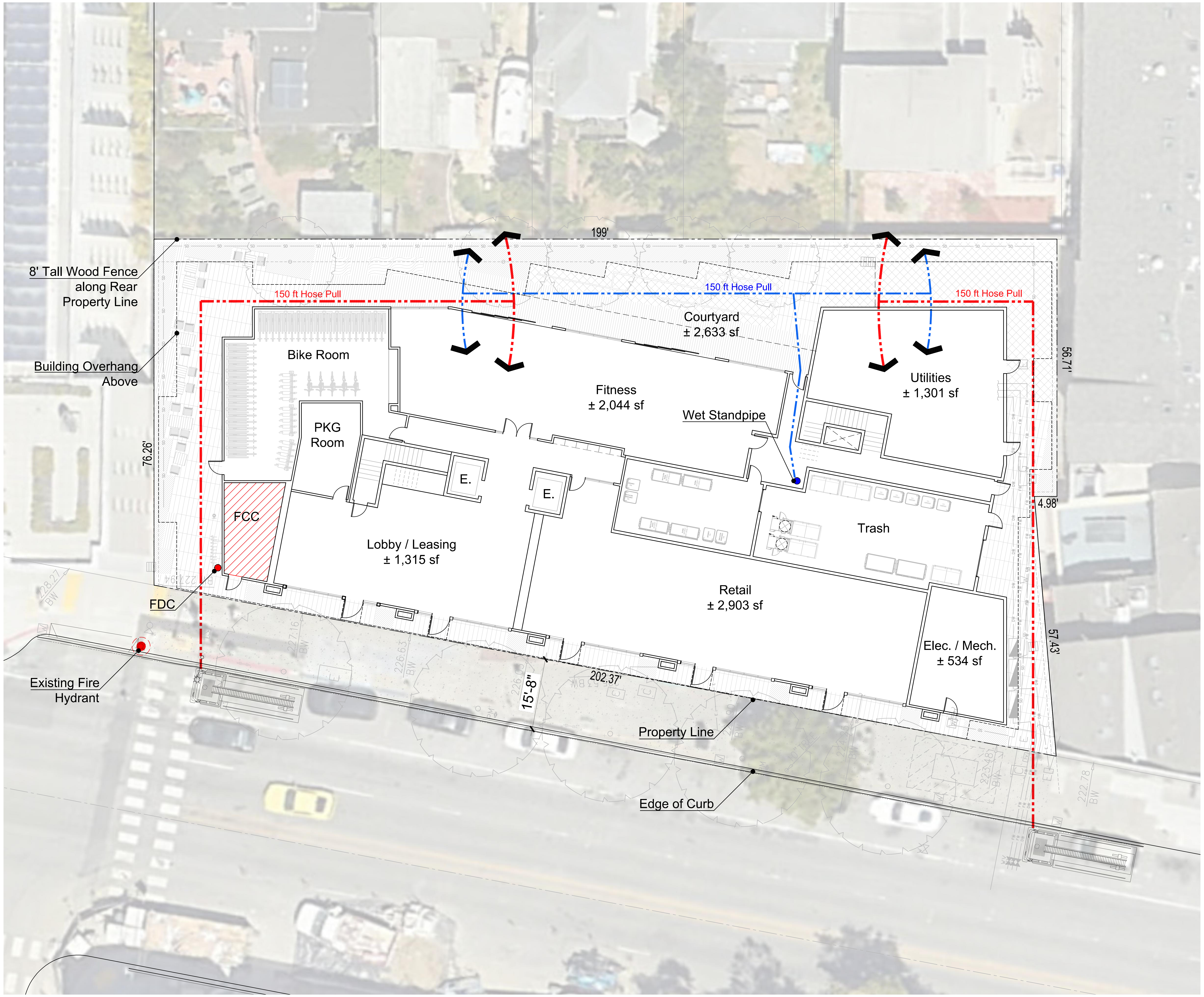
SHADOW STUDY
WINTER SOLSTICE (DEC 21)

A0.12



Legend

- ▨ FCC Room
- ● FDC
- ■■■■■■ 150' hose pull radius and travel distance
- ● Wet standpipes at stairs
- ■■■■■■ 150' max. hose pull radius from wet standpipe
- ● Existing Fire Hydrant

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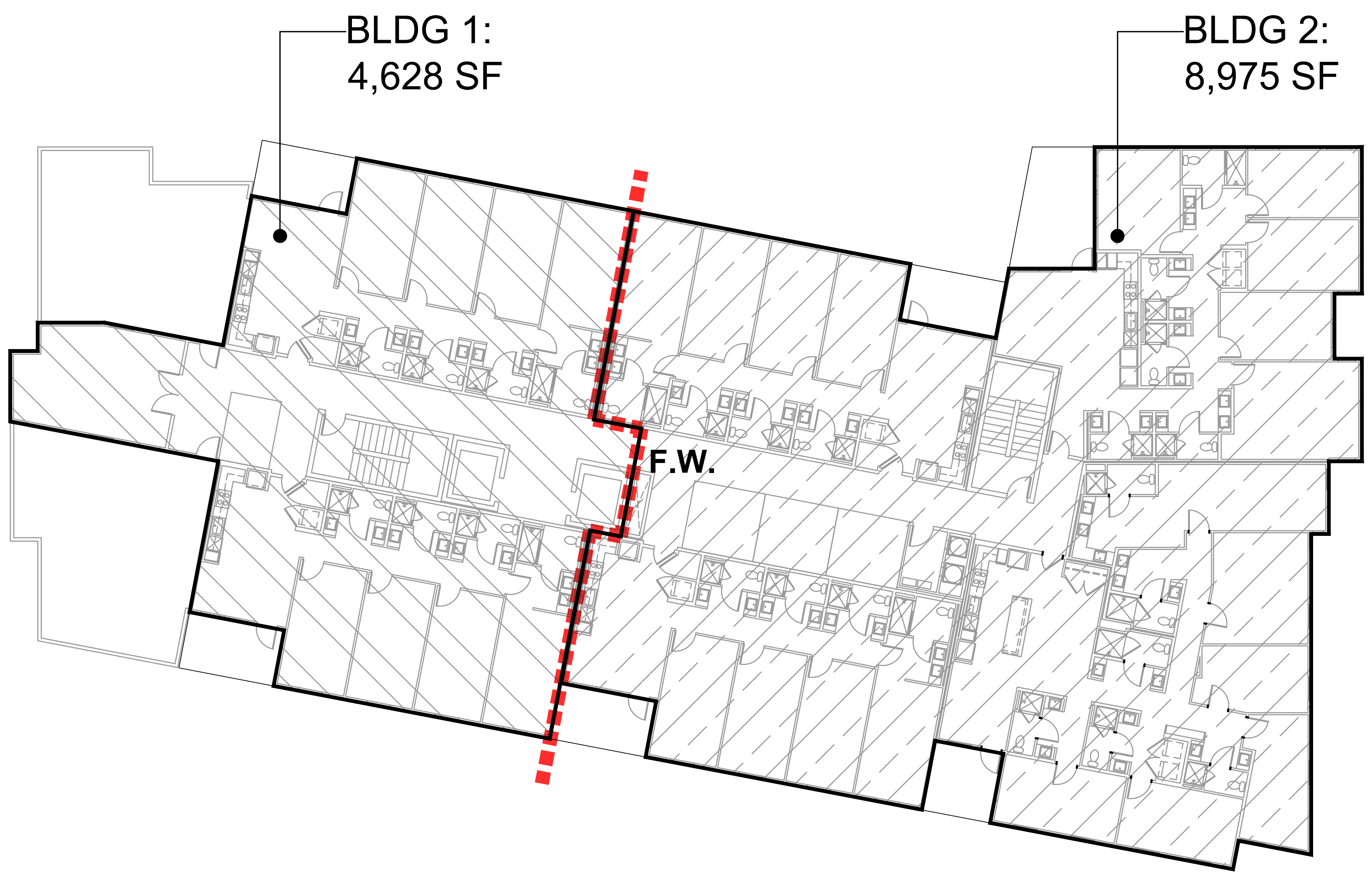
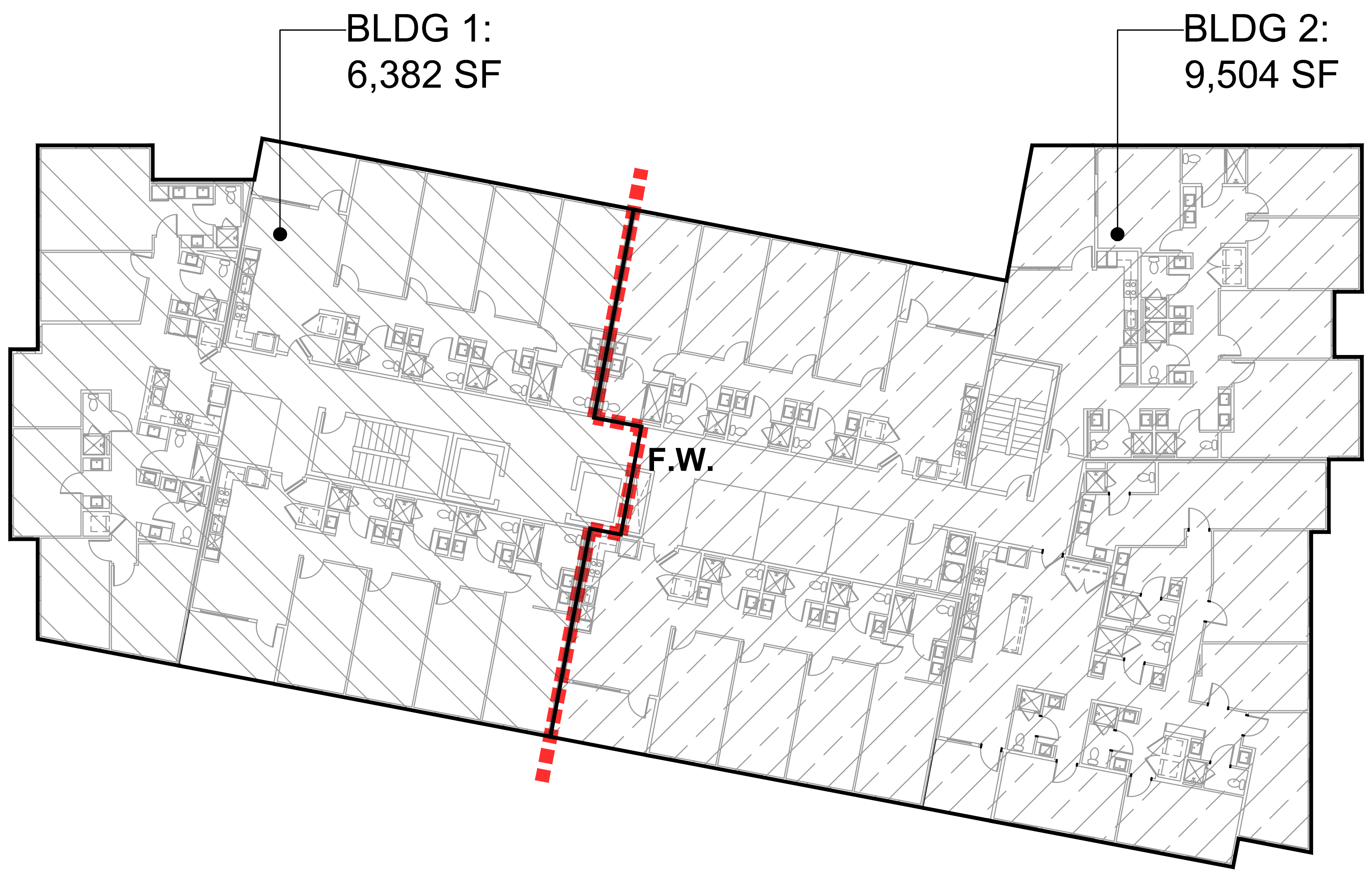
△2

0 8 16 24

FIRE ACCESS DIAGRAM



Level 8



Levels 4-7

Construction Type: Type IIIA

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 feet, 4 Stories
Allowable building heights with Sprinkler Increase: Type IIIA R-2 = 85 feet, 5 Stories

Allowable Building Area (CBC Section 506.2.3)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Frontage Increase (not taken)
S_a = Number of building stories above grade plane, not to exceed 2

CBC 506.3.3 Frontage Increase:
$I_f = [F/P - 0.25]\ W/30 = 0$ (Frontage Increase not taken)

$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0)] \times 2$
A_a = 48,000 SF

Allowable building area = 48,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (CBC Table 602)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Building 1 Area Calculations

Level	Area
Level 4	6,382 SF
Level 5	6,382 SF
Level 6	6,382 SF
Level 7	6,382 SF
Level 8	4,628 SF
Total	30,156 SF

30,156 SF < 48,000 SF

Building 2 Area Calculations

Level	Area
Level 4	9,504 SF
Level 5	9,504 SF
Level 6	9,504 SF
Level 7	9,504 SF
Level 8	8,975 SF
Total	46,991 SF

46,991 SF < 48,000 SF

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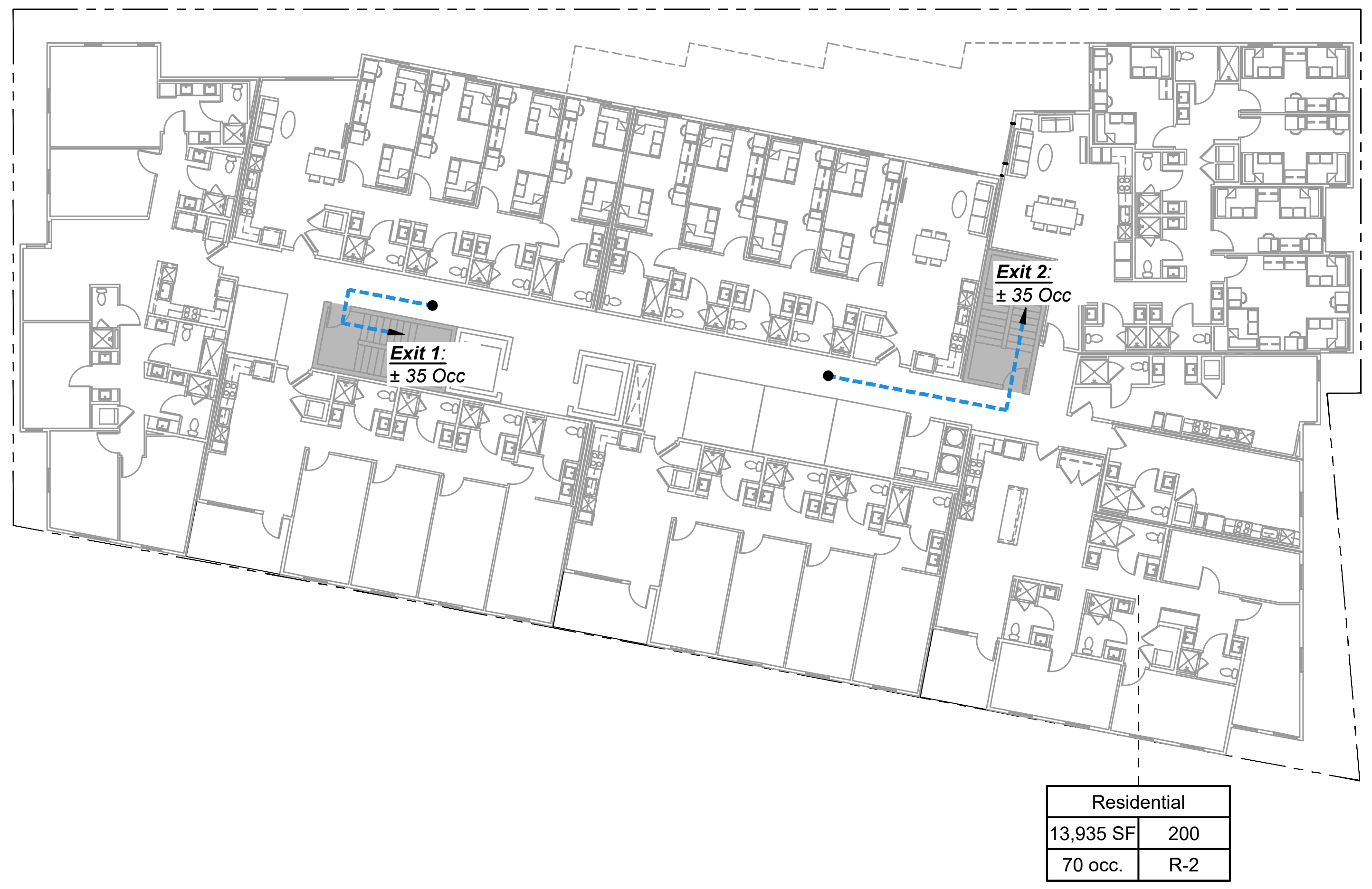
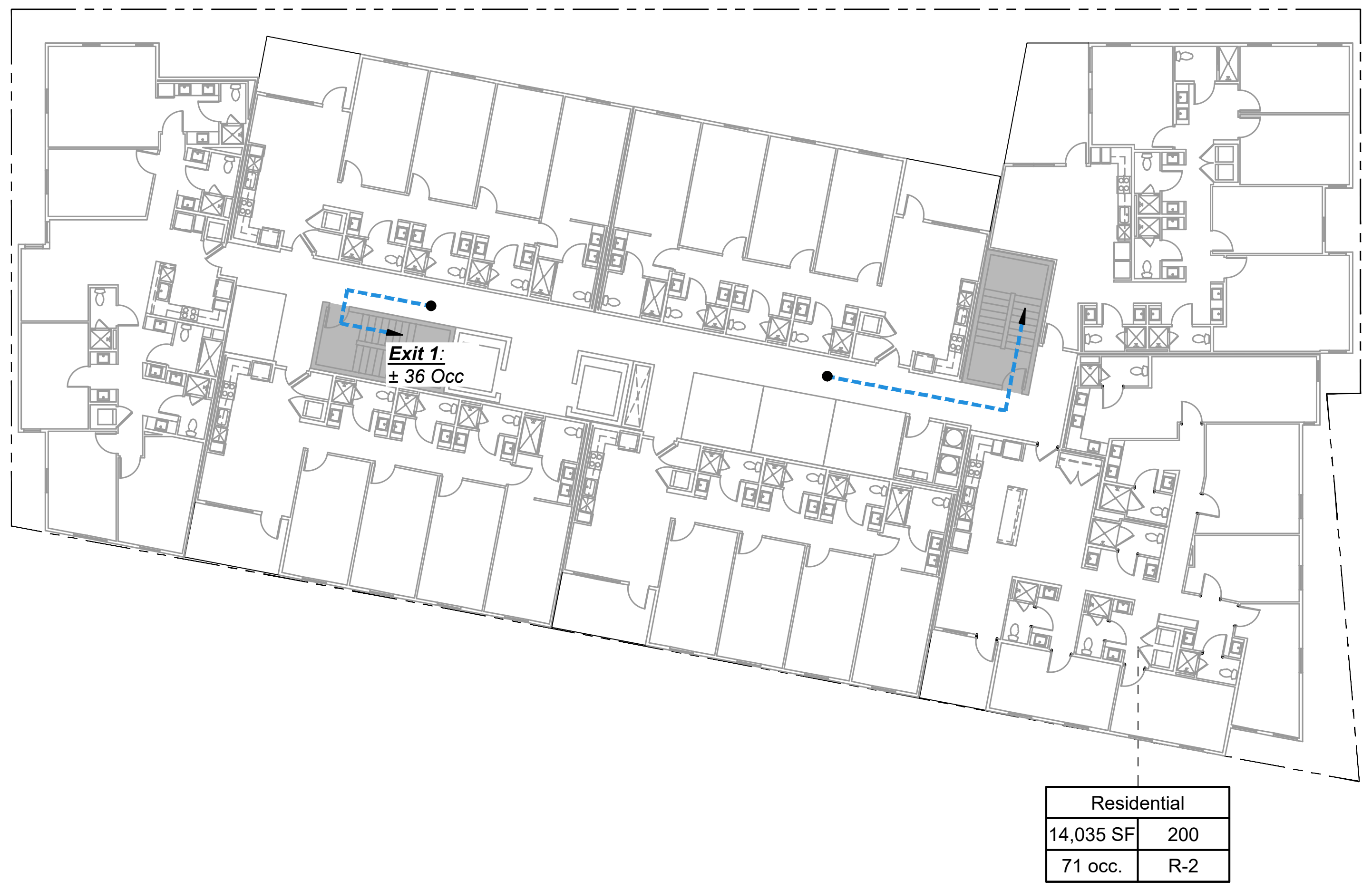
0 8 16 32

ALLOWABLE AREAS DIAGRAM

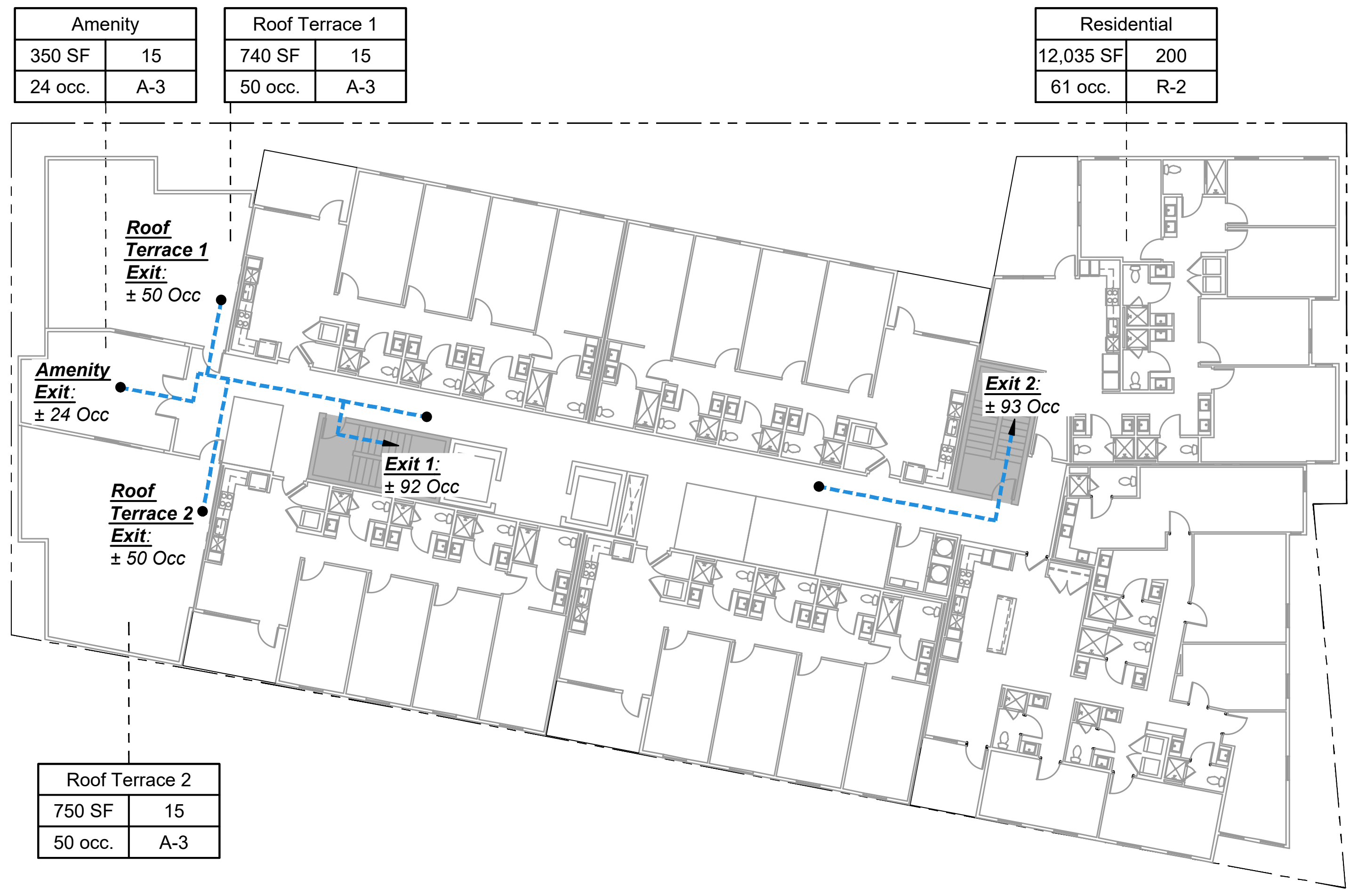
A0.14



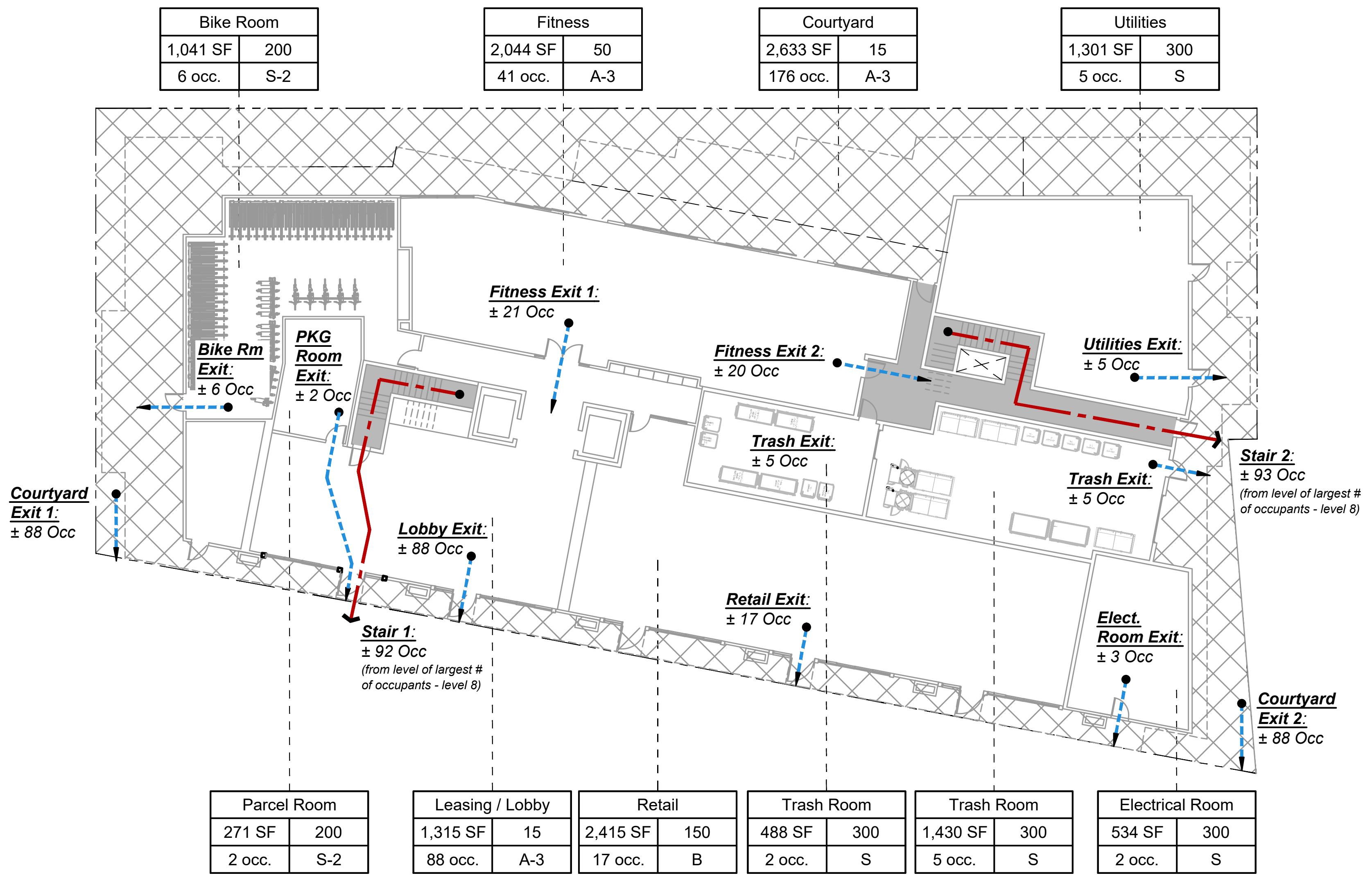
Level 2



Levels 4-7



Levels 8



Level 1

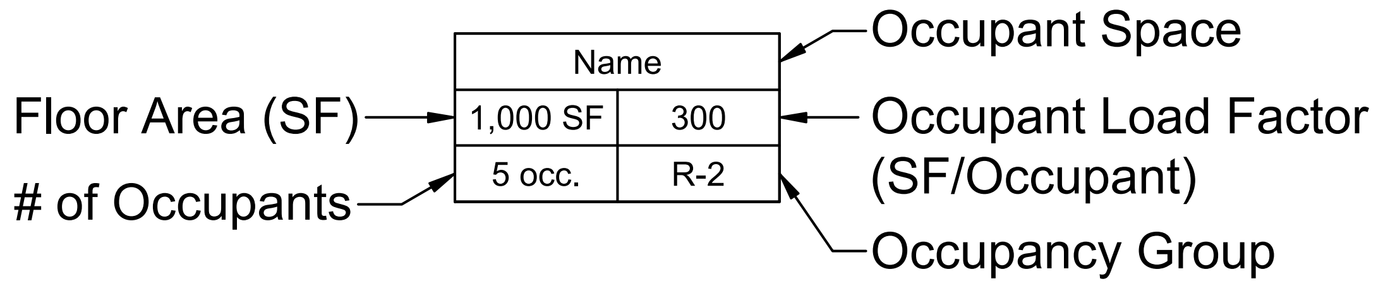
Level 3

NOTES:

1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1)
3. Width of stair shall not be less than 44 inches per CBC1009.
   Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component.
   Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1

LEGEND:

●- - - -►	Exit Path *(Access to a Public Way per CBC Sec. 102*
●—·—►	Stair Exit Path *(Access to a Public Way per CBC Sec. 102*
▨	Public Way as defined by CBC Sec. 202.
■	2-Hr Stair Enclosure



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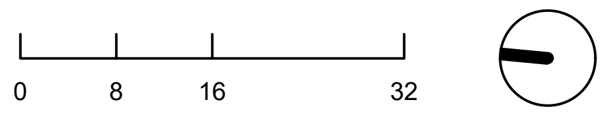

EXITING DIAGRAM

Note: For curb color and loading zones proposed along Telegraph, see Civil sheets.

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SITE PLAN

A1.0

Note: For curb color and loading zones proposed along Telegraph, see Civil sheets.

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0 4 8 16

BUILDING PLAN - LEVEL 1

A1.1

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BUILDING PLAN - LEVEL 2

A1.2

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BUILDING PLAN - LEVEL 3

A1.3

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0 4 8 16

BUILDING PLAN - LEVELS 4-7

A1.4

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0 4 8 16

BUILDING PLAN - LEVEL 8

A1.5

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code:
The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. See Plan Set Sheet A1.6 for corresponding features.

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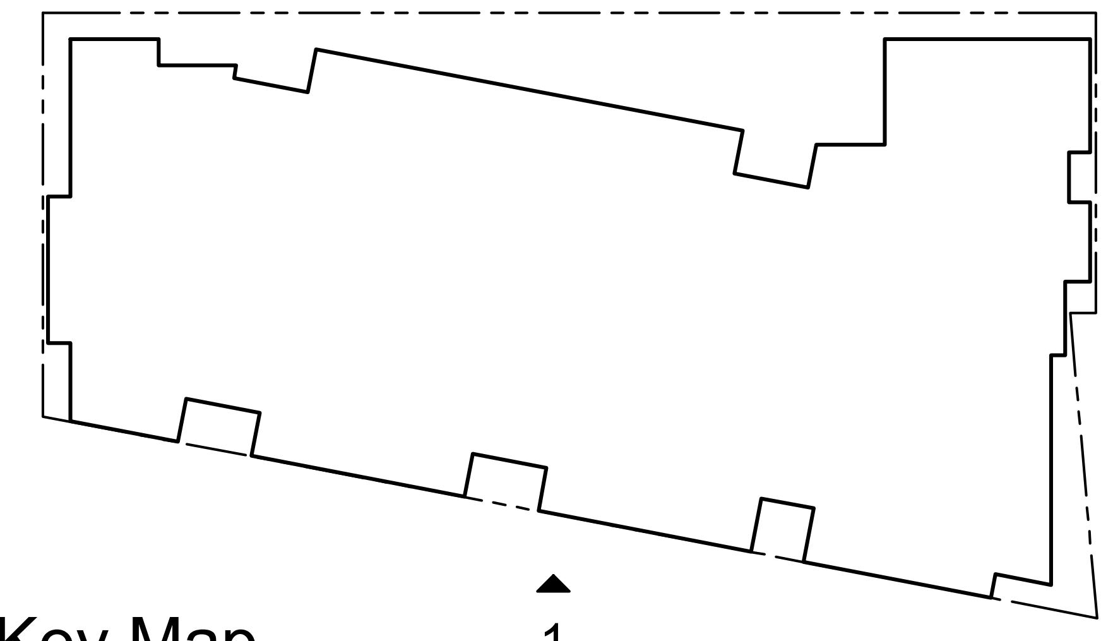
0 4 8 16

ROOF PLAN

A1.6

LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**



Key Map

1. West Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

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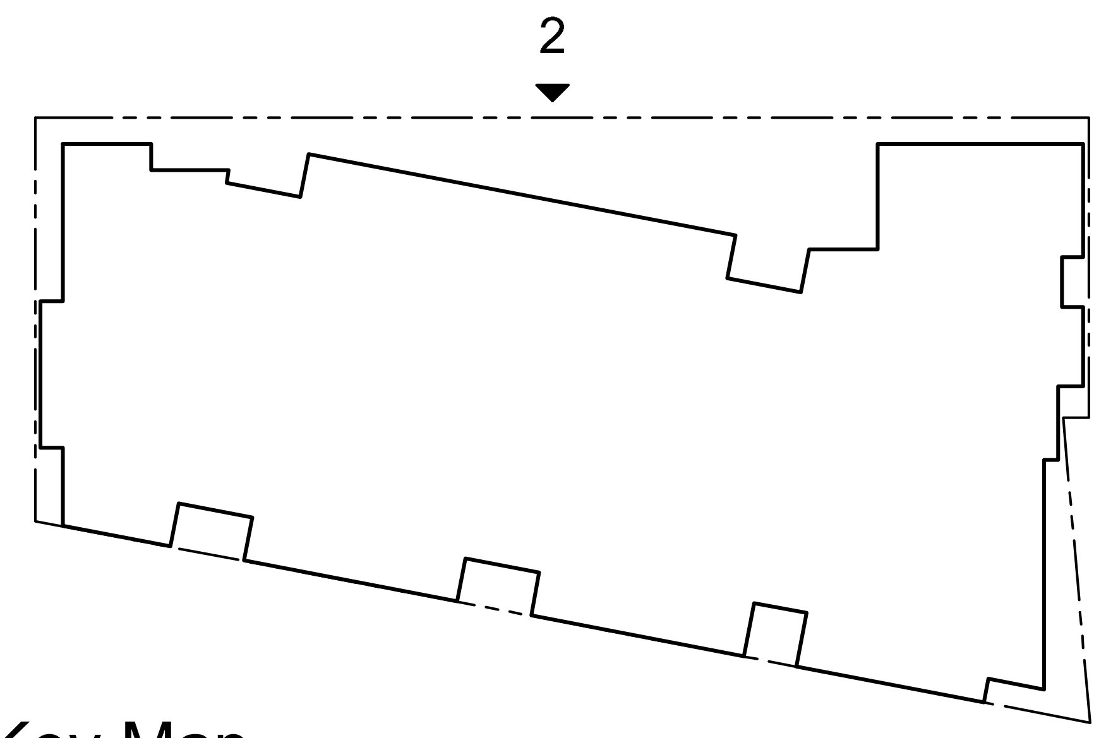
0 4 8 16

BUILDING ELEVATIONS

A2.0

LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**



Key Map

2. East Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

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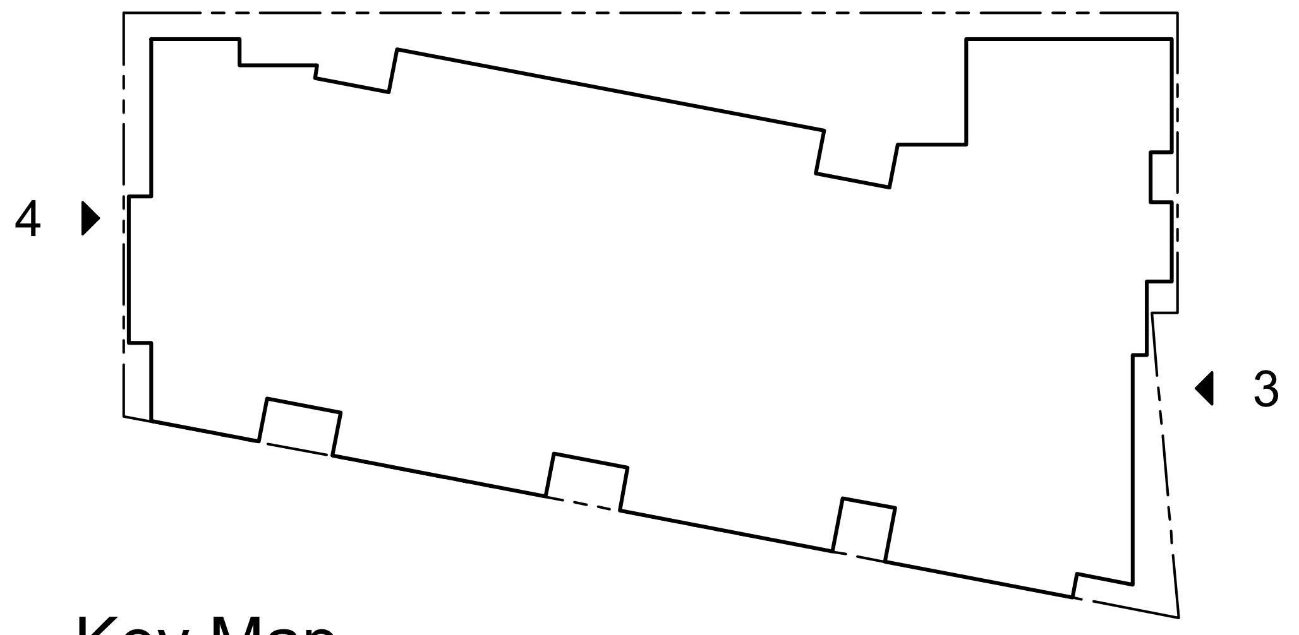
0 4 8 16

BUILDING ELEVATIONS

A2.1

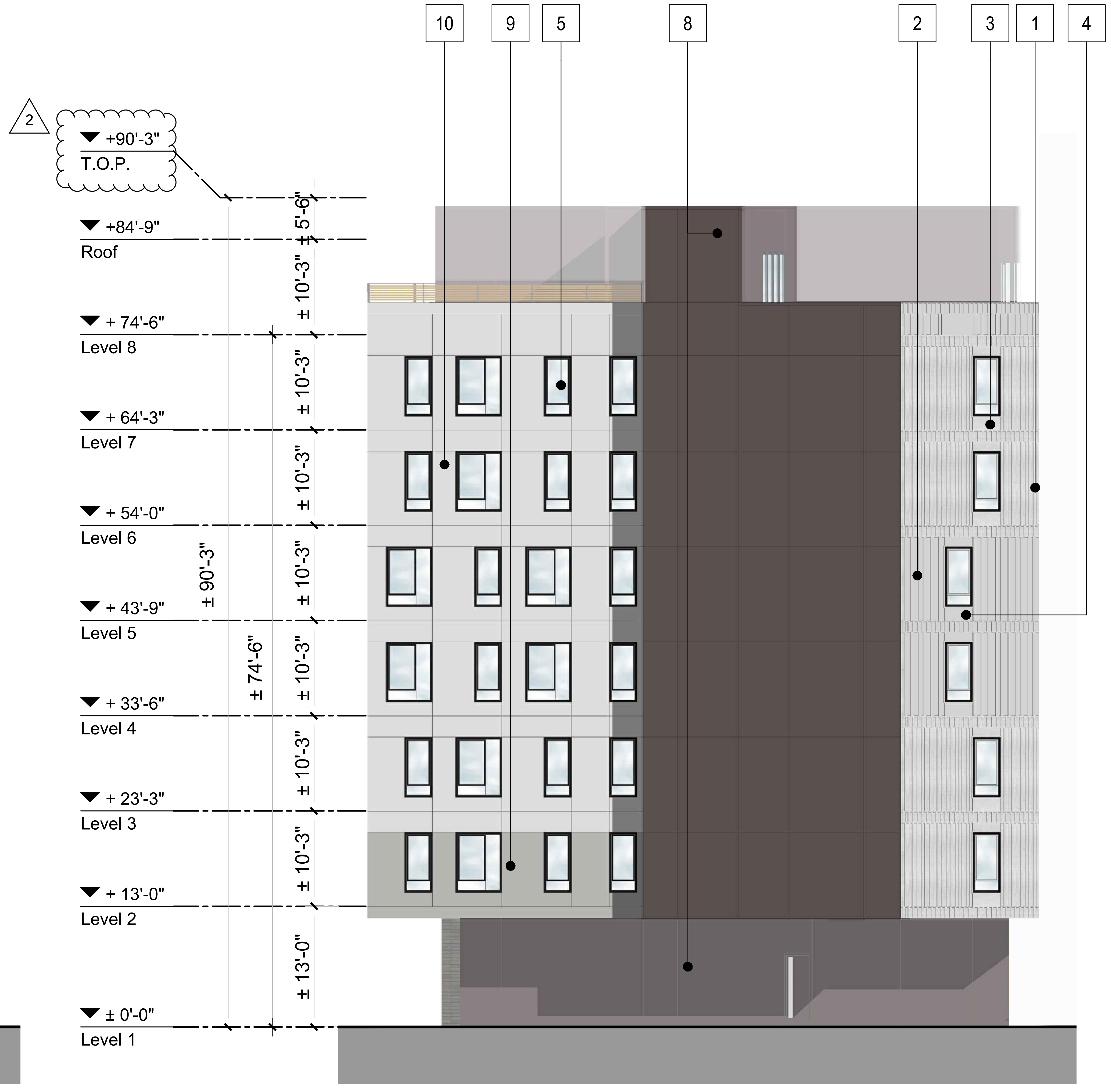
LEGEND

1. Profiled Panel - Type 1 (Silver)
2. Profiled Panel - Type 2 (Medium Gray)
3. Flat Panel - Type 1 (Silver)
4. Flat Panel - Type 2 (Medium Gray)
5. Vinyl Window*
6. Glass Railing
7. Metal Railing
8. Plaster (Dark Gray)
9. Plaster (Medium Gray)
10. Plaster (Light Gray)
11. Storefront
12. Privacy Screen
13. Masonry Veneer (Dark Ironspot)
14. Wood-like Cladding
15. Concrete Wall
16. Metal Canopy
17. Commercial Exhaust Airducts**



Key Map

3. South Elevation



4. North Elevation

* Vinyl Windows to be specified with Bird Safe Glass up to 75 feet.
** Commercial Exhaust Airducts shall include odor-mitigating equipment, location subject to change.

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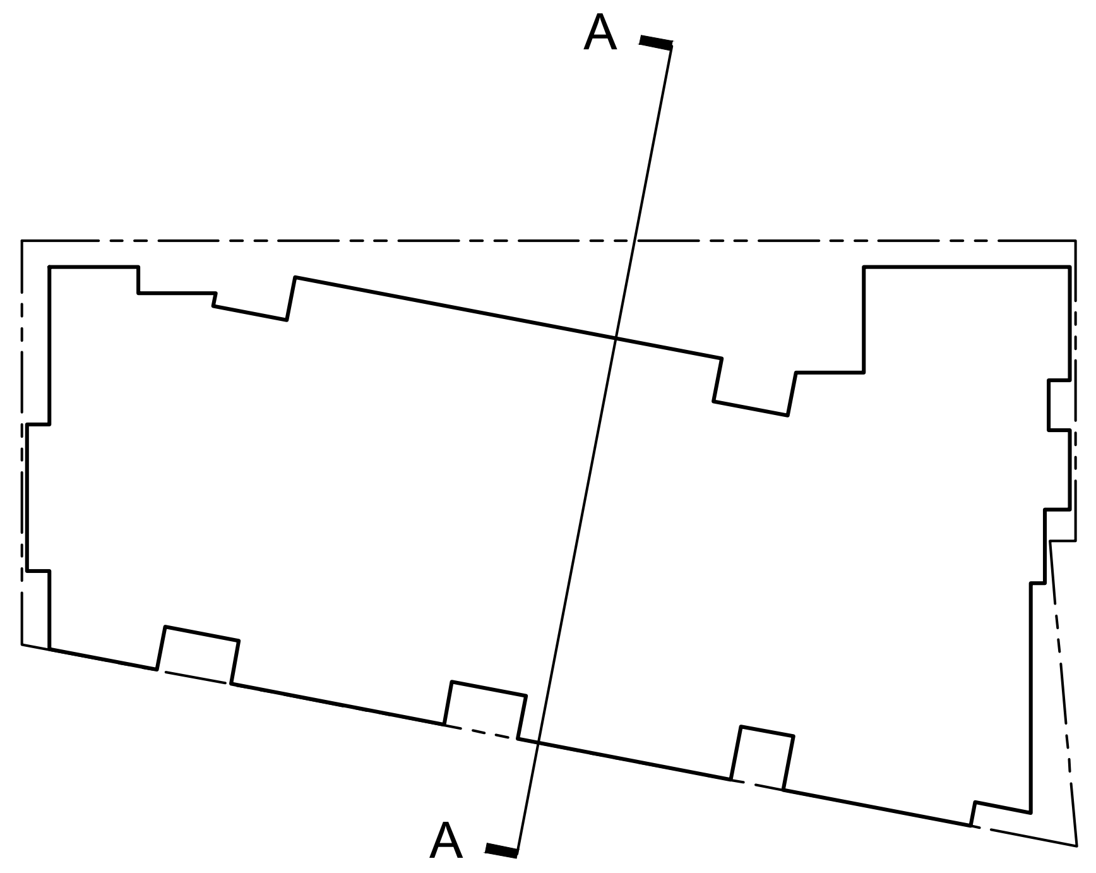
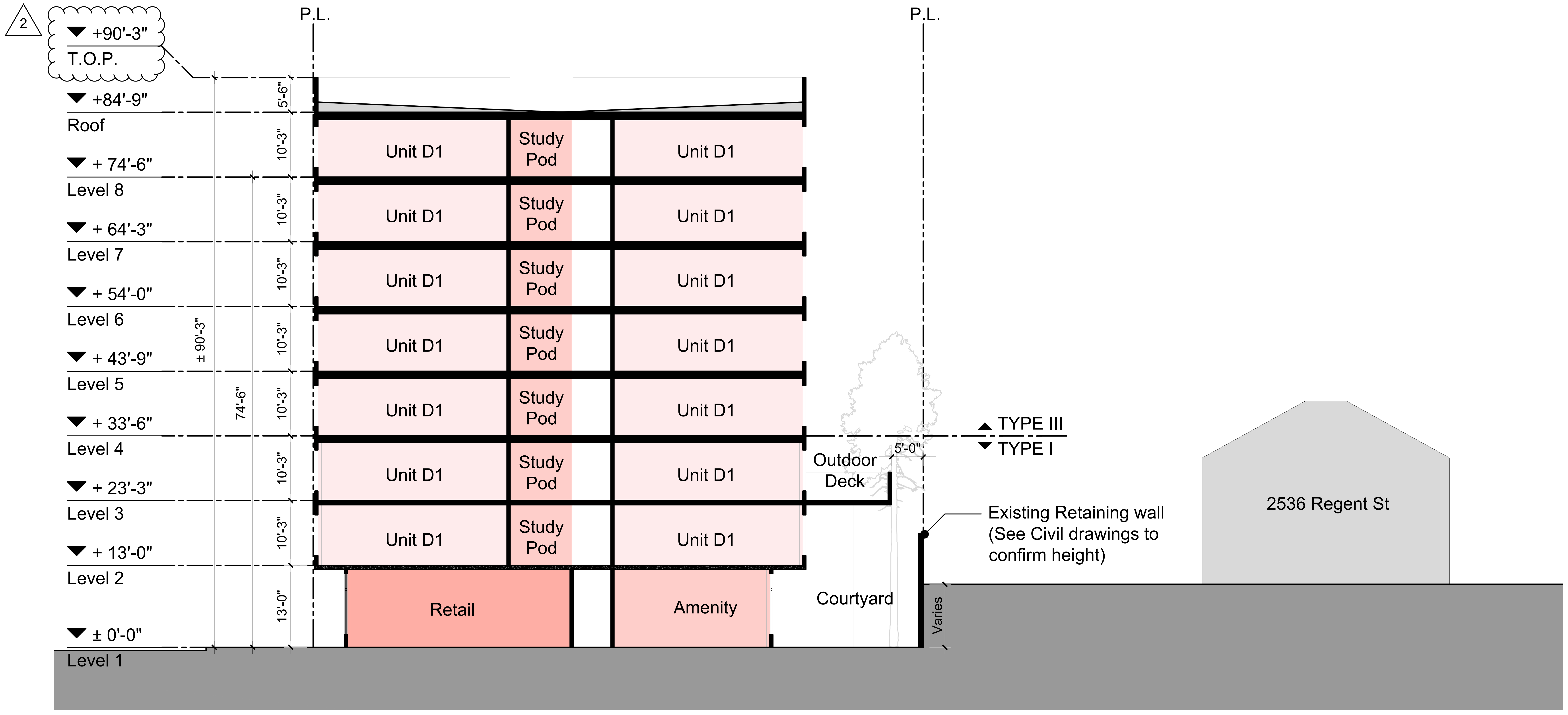
0 4 8 16

BUILDING ELEVATIONS

A2.2





Section AA

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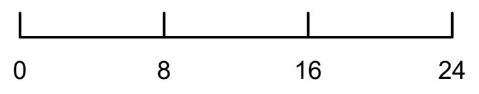
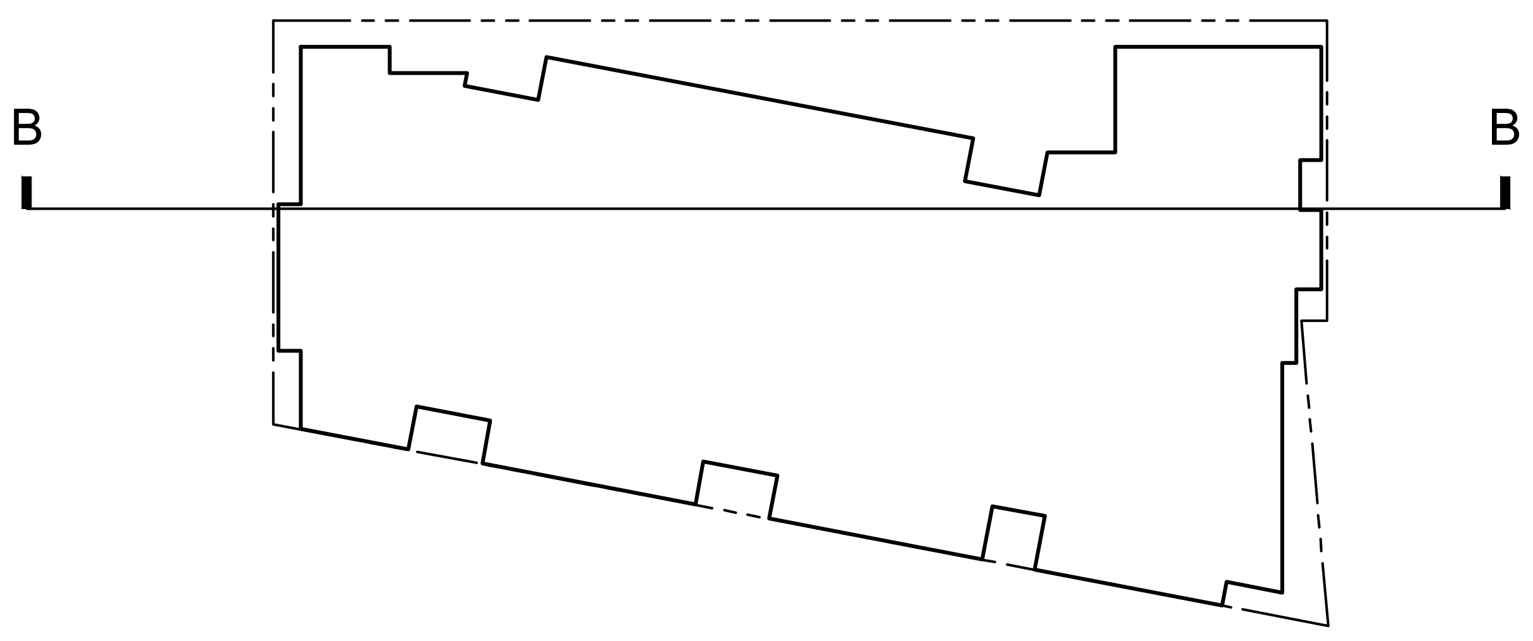


BUILDING SECTIONS



Section BB

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SEPTEMBER 13, 2023
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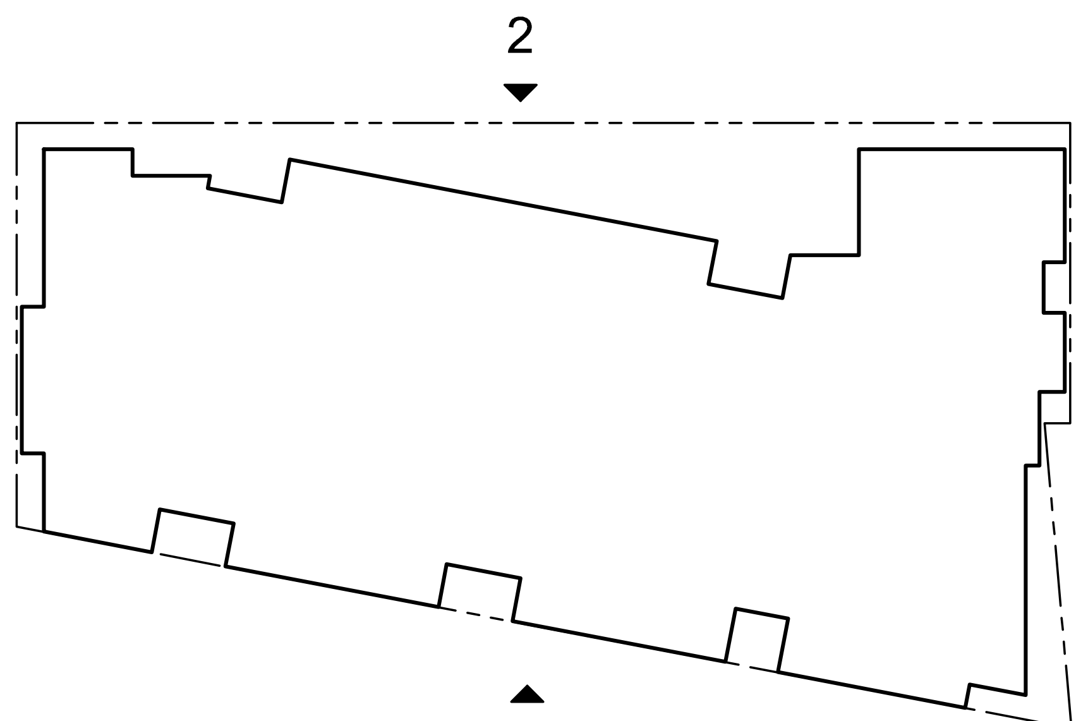
0 8 16 24

BUILDING SECTIONS

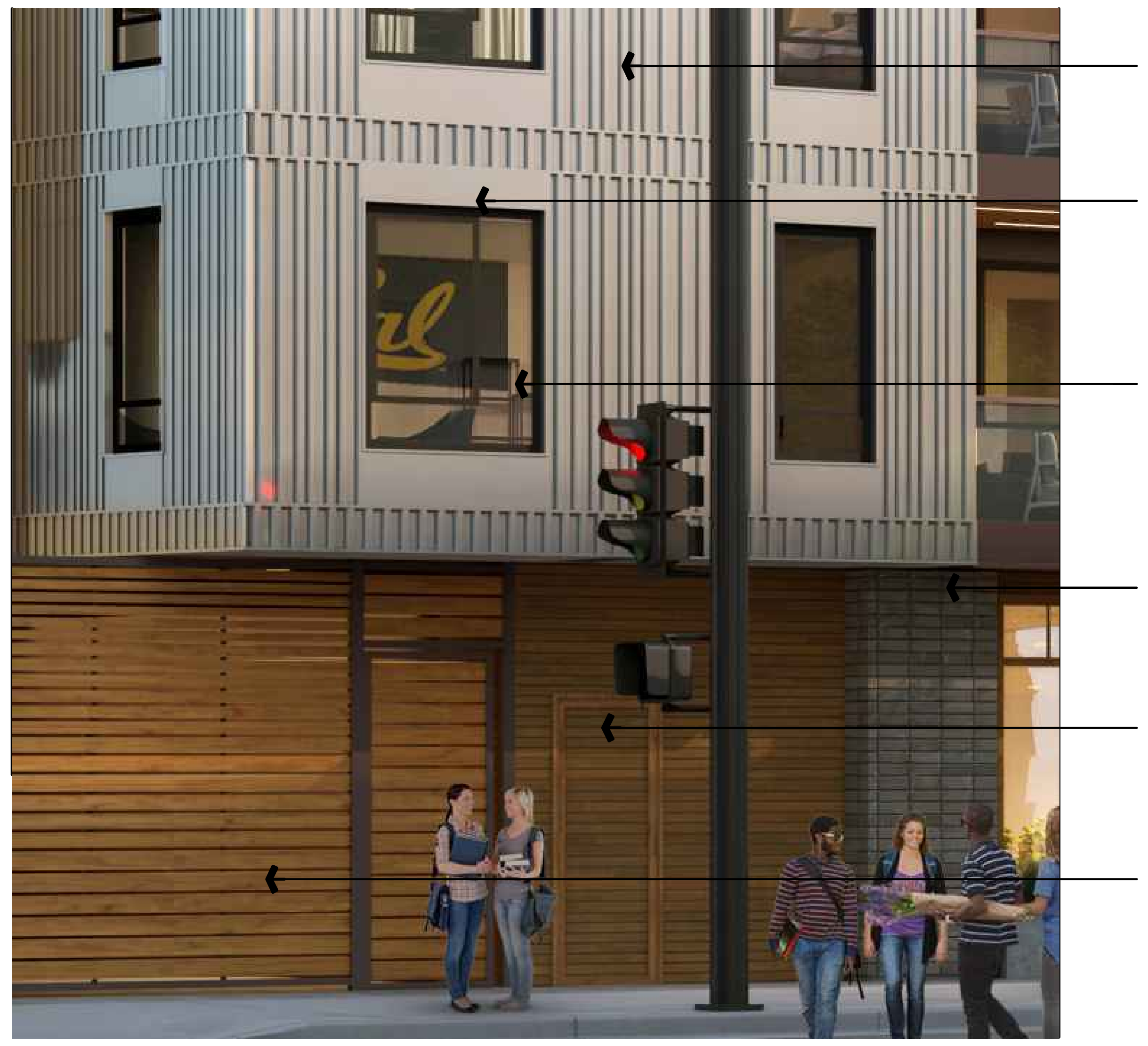
A3.1

1. West Elevation

2. East Elevation

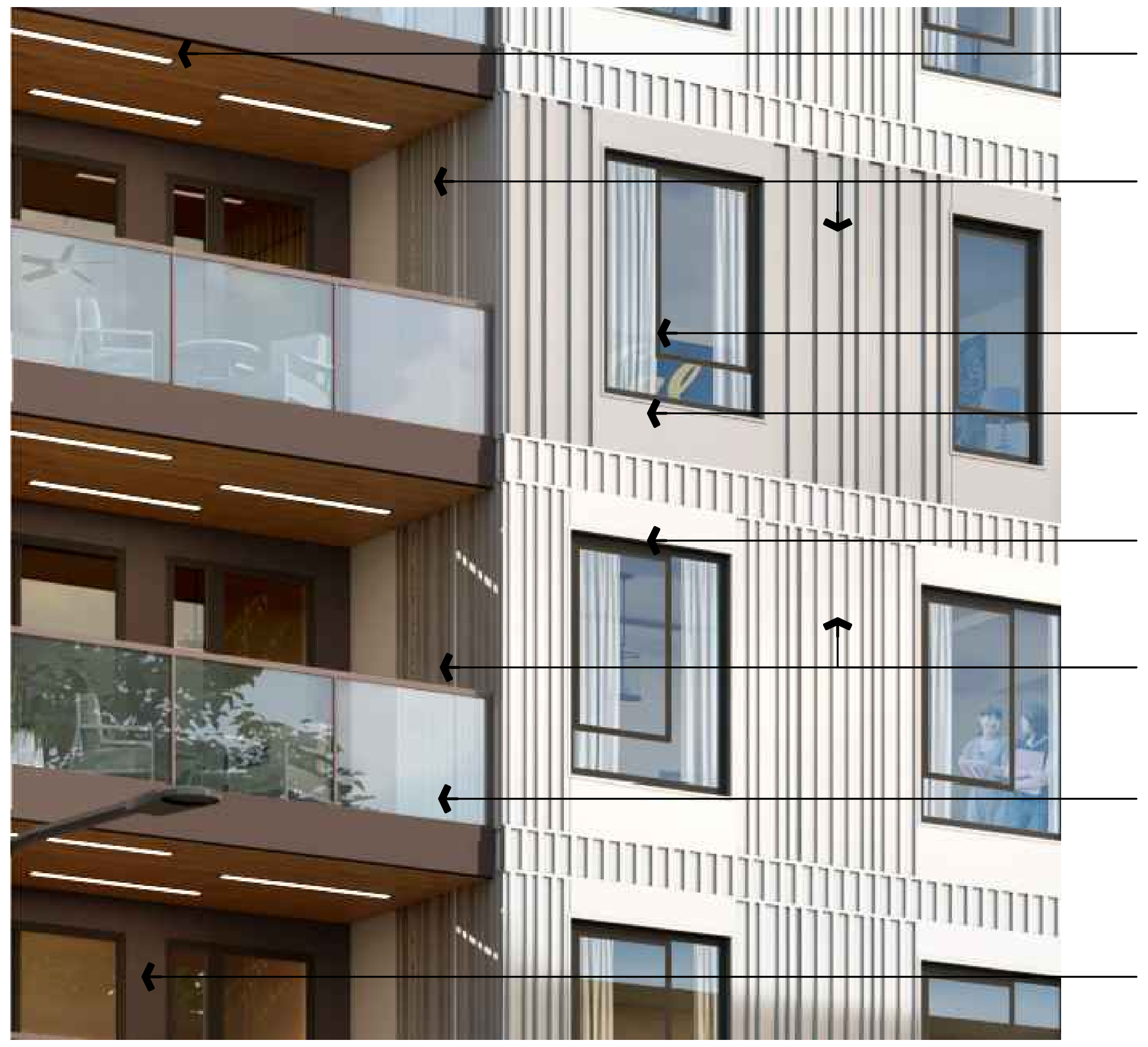


Key Map



1. Detail View 1

2. Detail View 2



3. Detail View 3

4. Detail View 4

5. Detail View 5

6. Detail View 6

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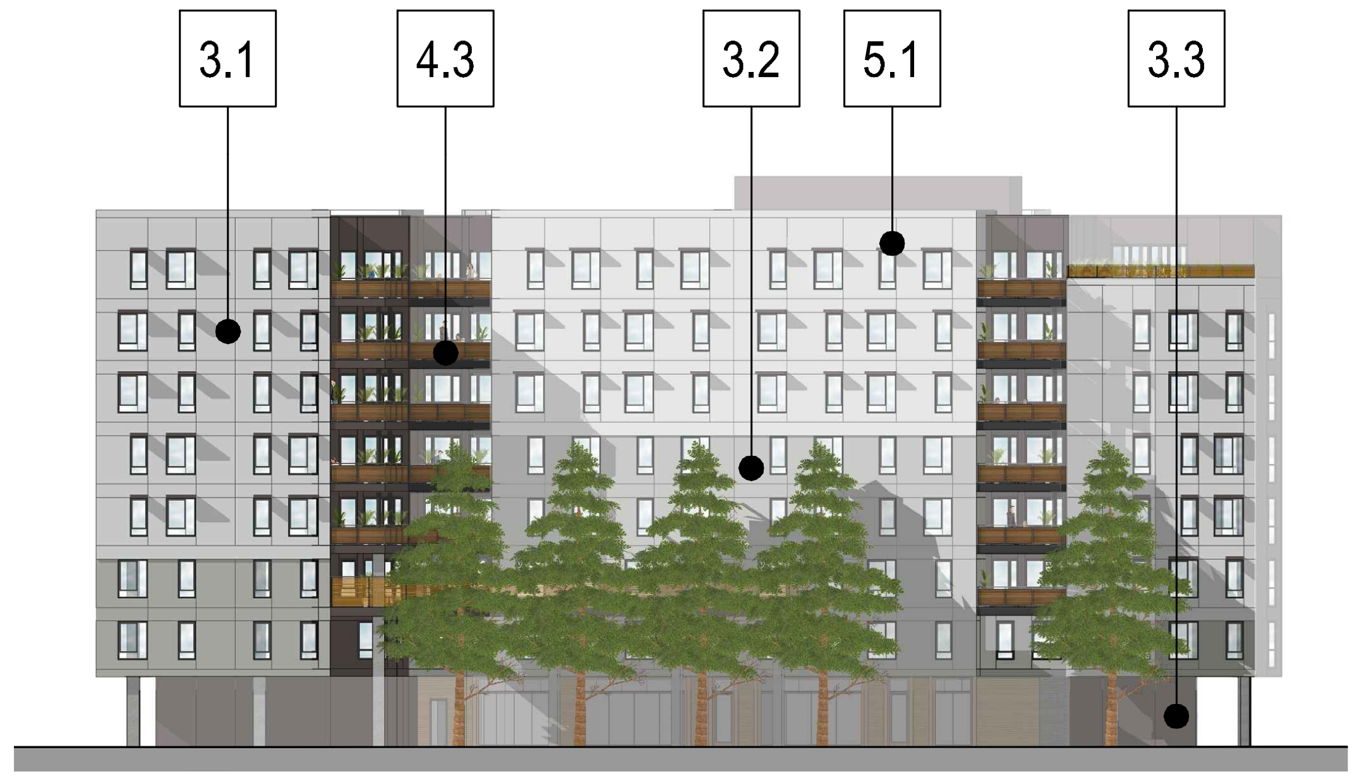
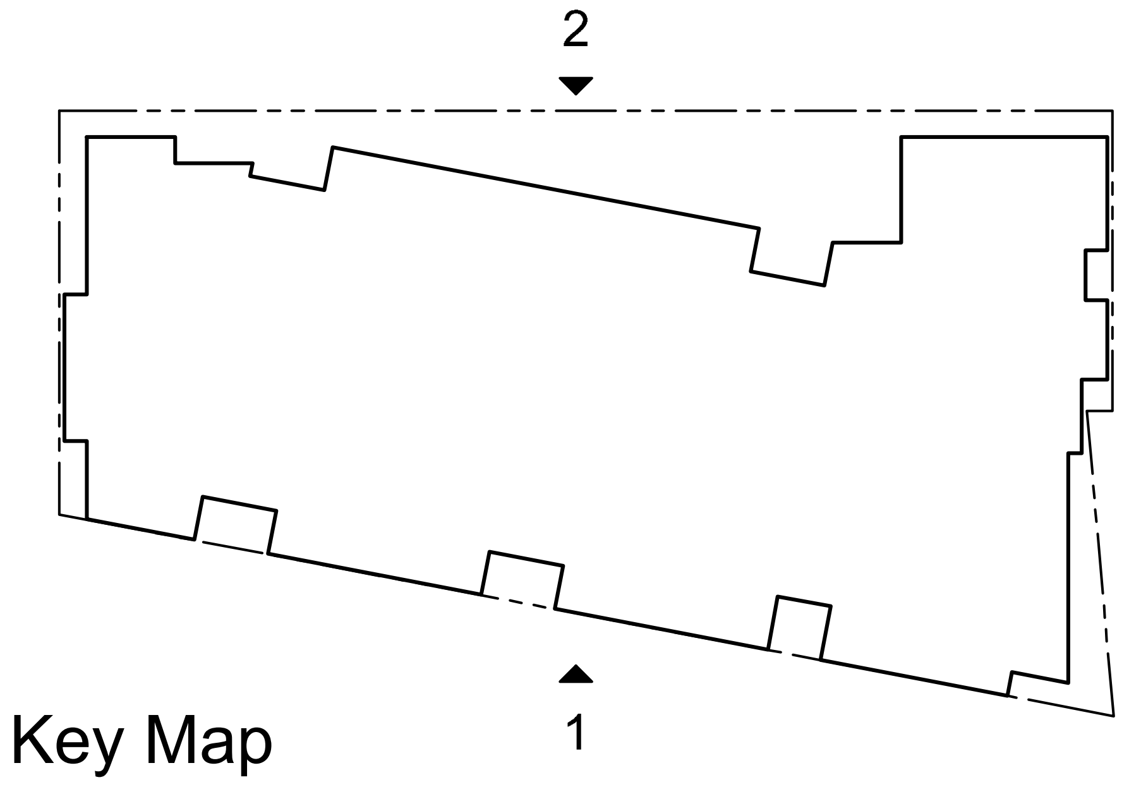
BUILDING DETAILS

ITEM IV - ATTACHMENT 1
DRC 12-21-2023

1. West Elevation

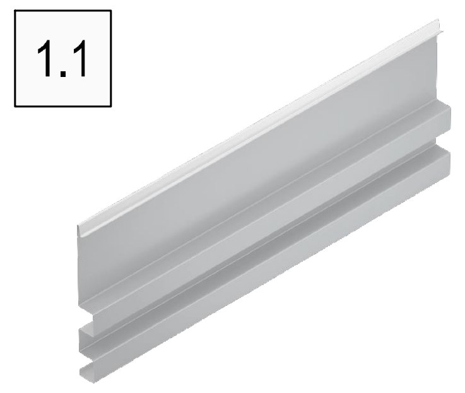


2. East Elevation



Key Map

Metal Panel (Profiled / Flat) or similar

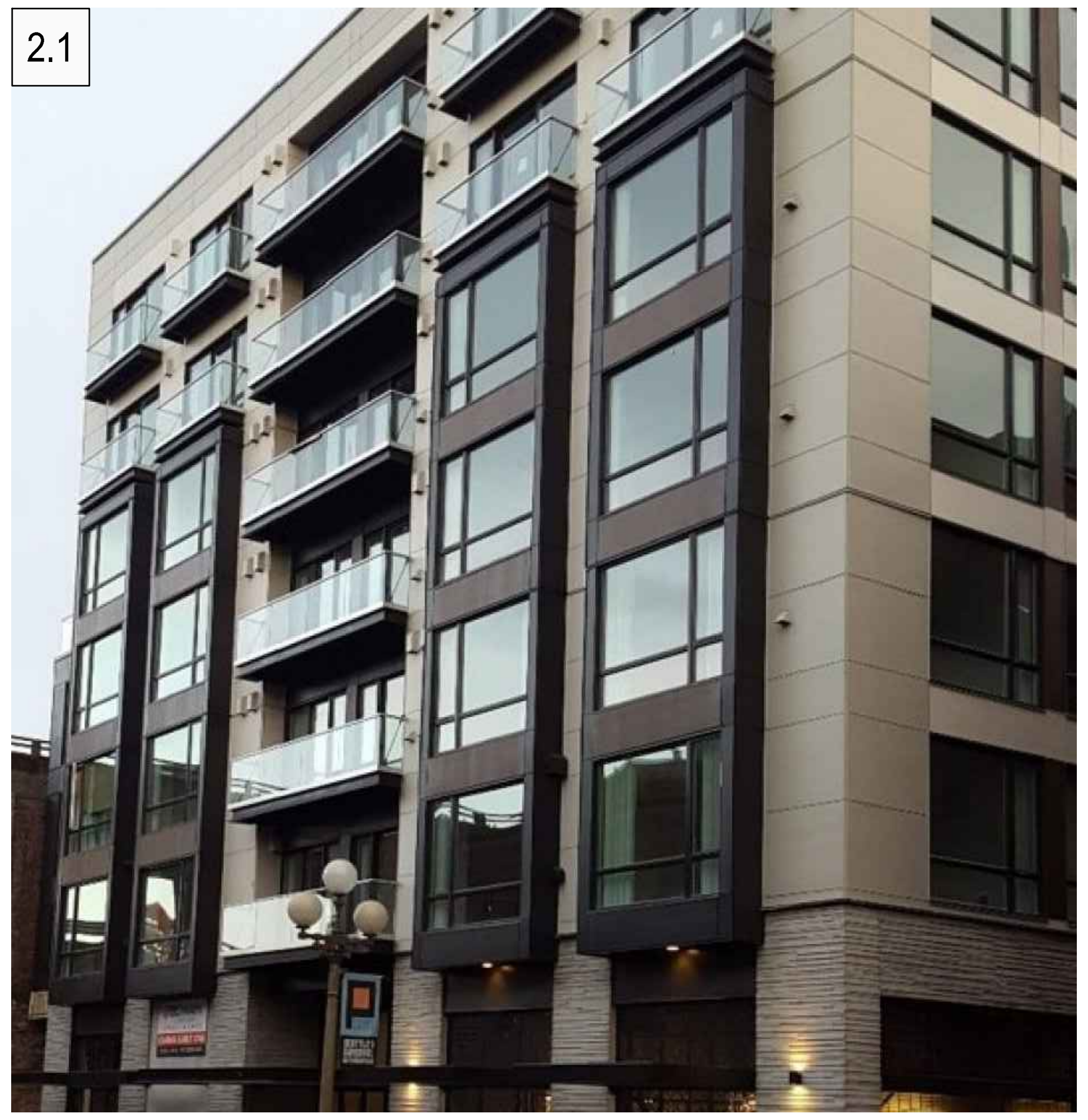


Profiled Metal Panel 1

Profiled Metal Panel 2

Flat Metal Panel 1

Window / Storefront or similar

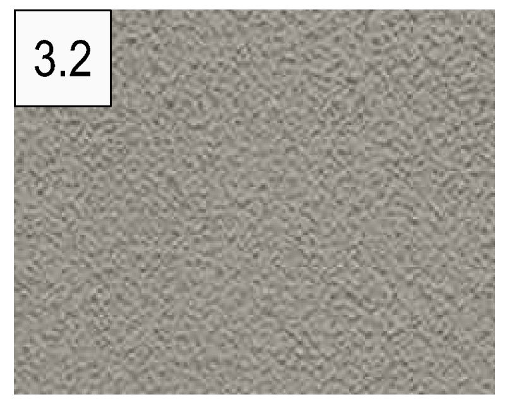


Vinyl Window

Storefront

Paint Swatches

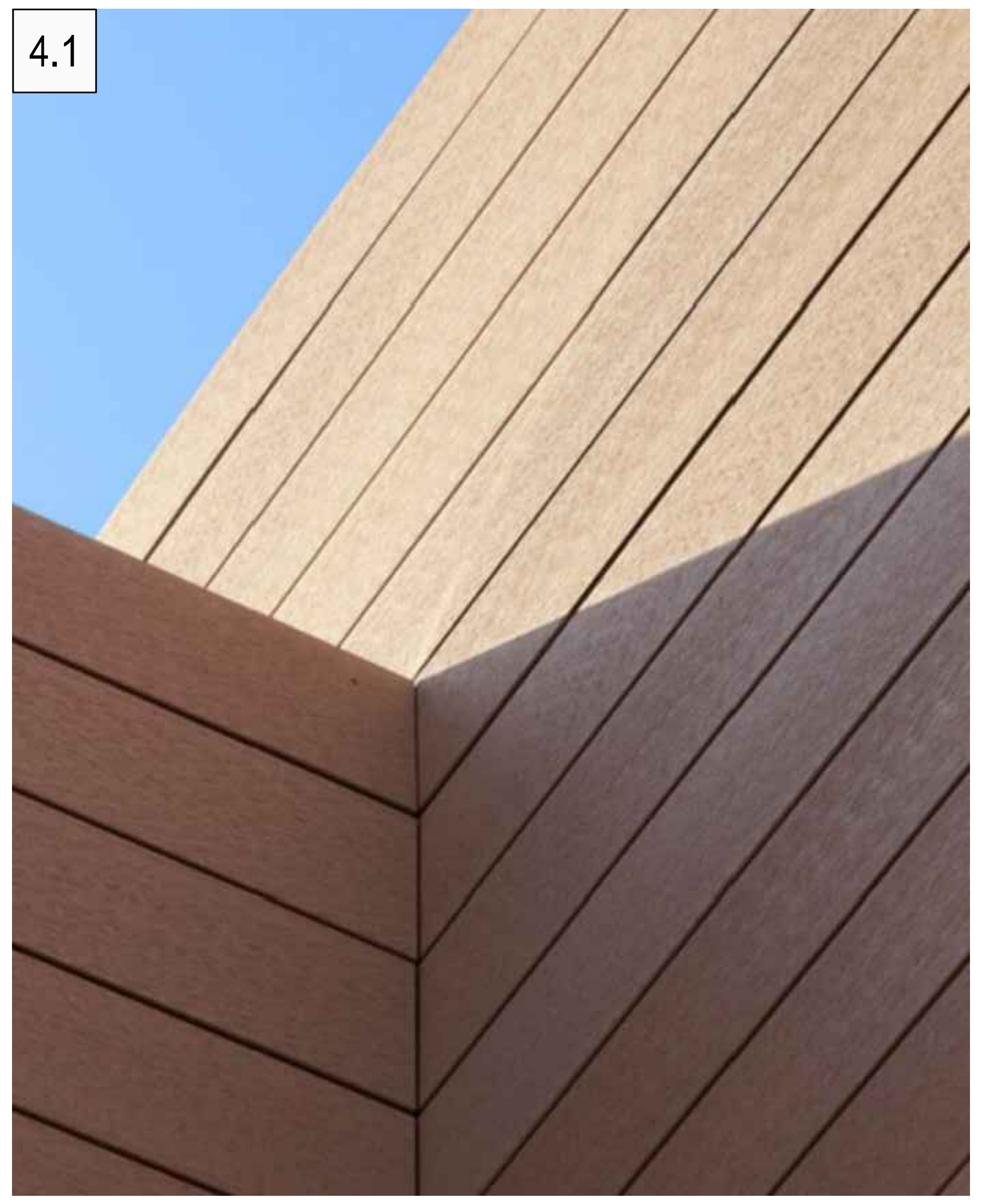
Plaster 1

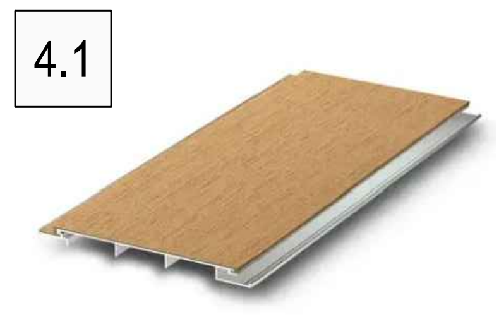


Plaster 2

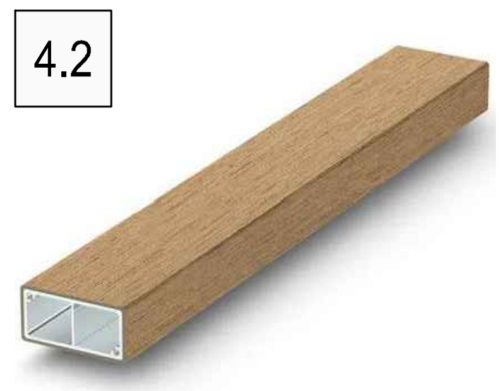
Plaster 3

Wood-like Cladding / Screening or similar





Wood-like Cladding

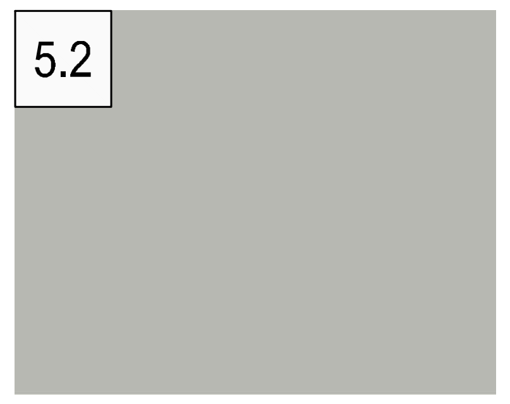


Privacy Screen

Metal Railing

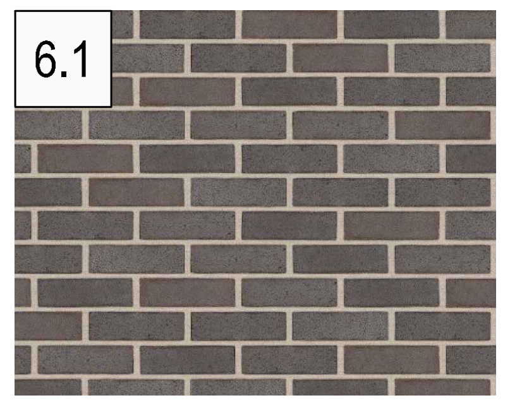
Metal Canopy or similar

Metal Solar Shade



Metal Canopy

Masonry Veneer or similar



Masonry Veneer

Miscellaneous

Concrete Wall

Glass Railing or sim.

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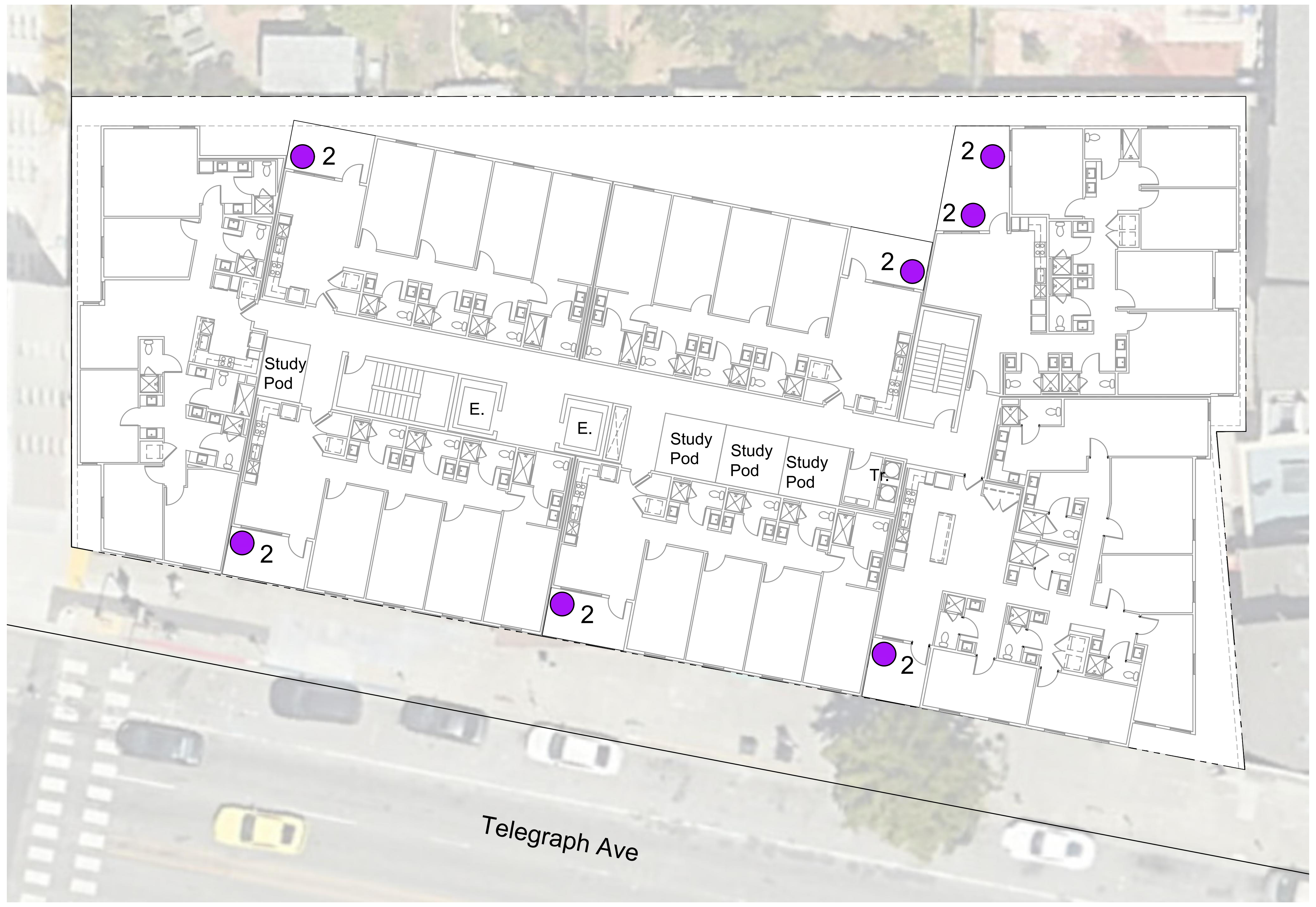
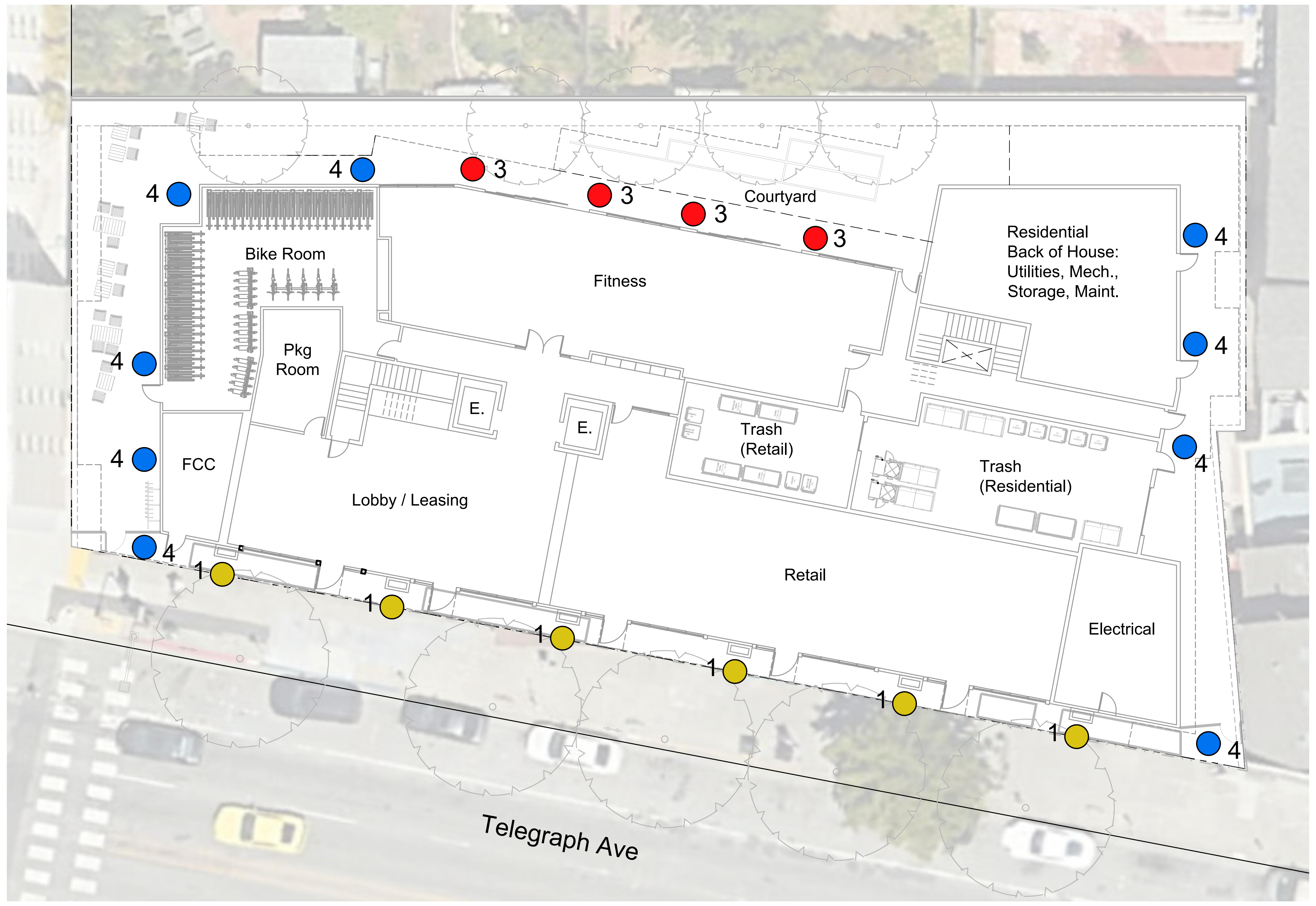
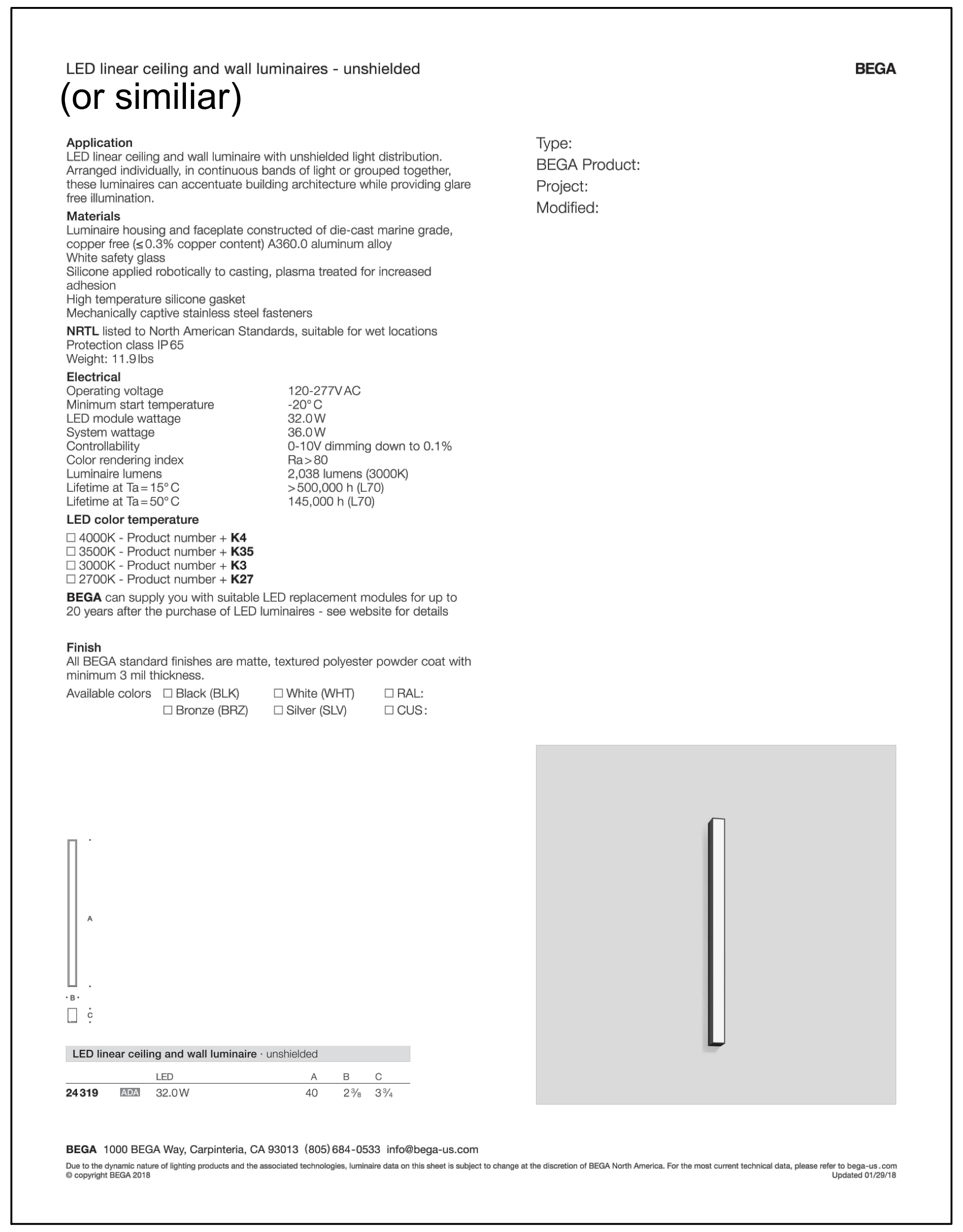
DRC 12-21-2023



Typical Residential Level



Ground Level



LED linear ceiling and wall luminaires - unshielded

BEGA

(or similiar)

Application
LED linear ceiling and wall luminaire with unshielded light distribution. Arranged individually, in continuous bands of light or grouped together, these luminaires can accentuate building architecture while providing glare free illumination.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
White safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 11.9 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	32.0 W
System wattage	36.0 W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	2,038 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	145,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

LED linear ceiling and wall luminaire · unshielded

		LED	A	B	C
24 319	ADA	32.0 W	40	2⅜	3¾

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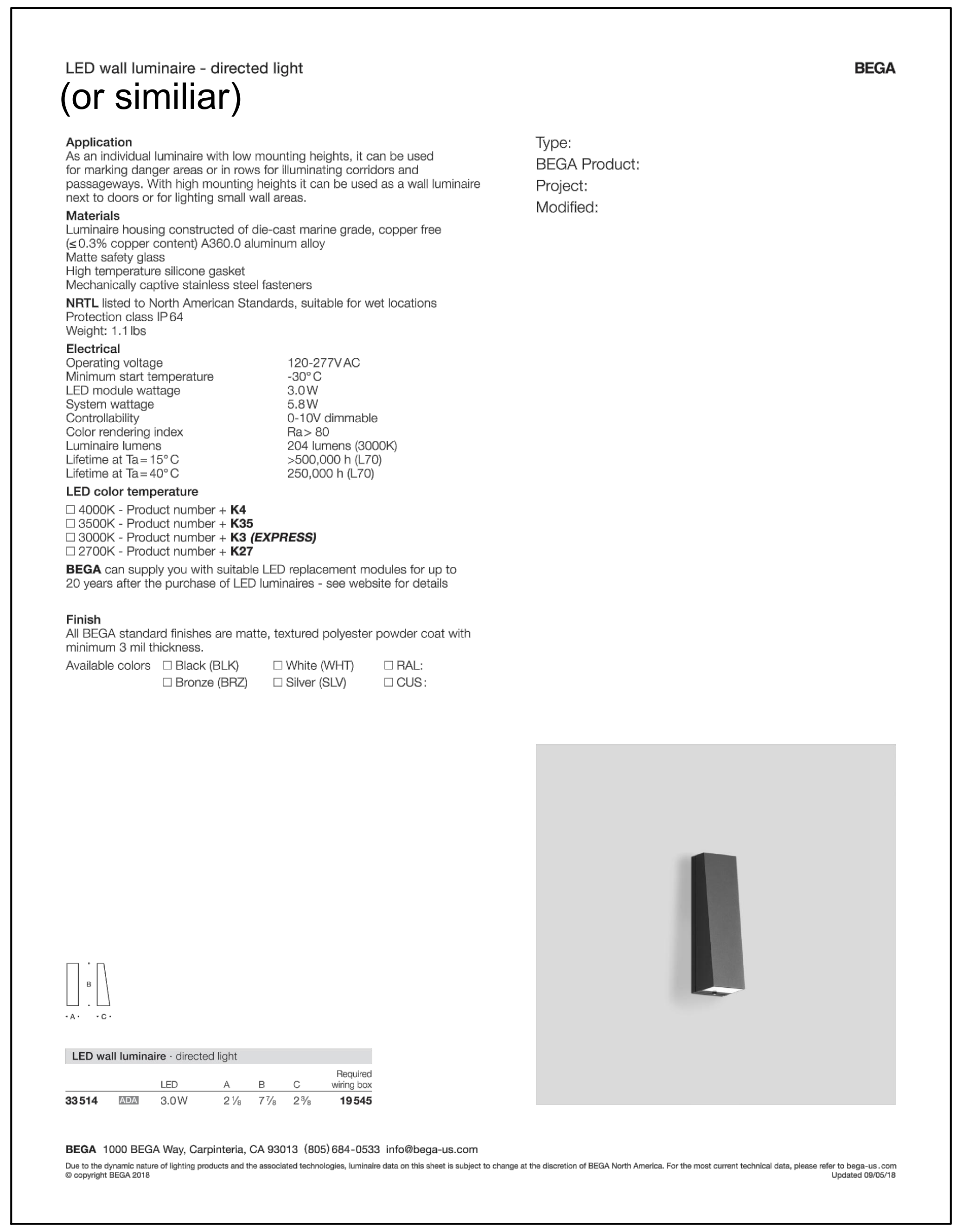

LED wall luminaires - directed light

BEGA

(or similiar)

Application
As an individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 1.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.0 W
System wattage	5.8 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	204 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 40° C	250,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3** ***(EXPRESS)***
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

LED wall luminaire · directed light

		LED	A	B	C	Required wiring box
33 514	ADA	3.0 W	2⅛	7⅞	2⅜	**19 545**

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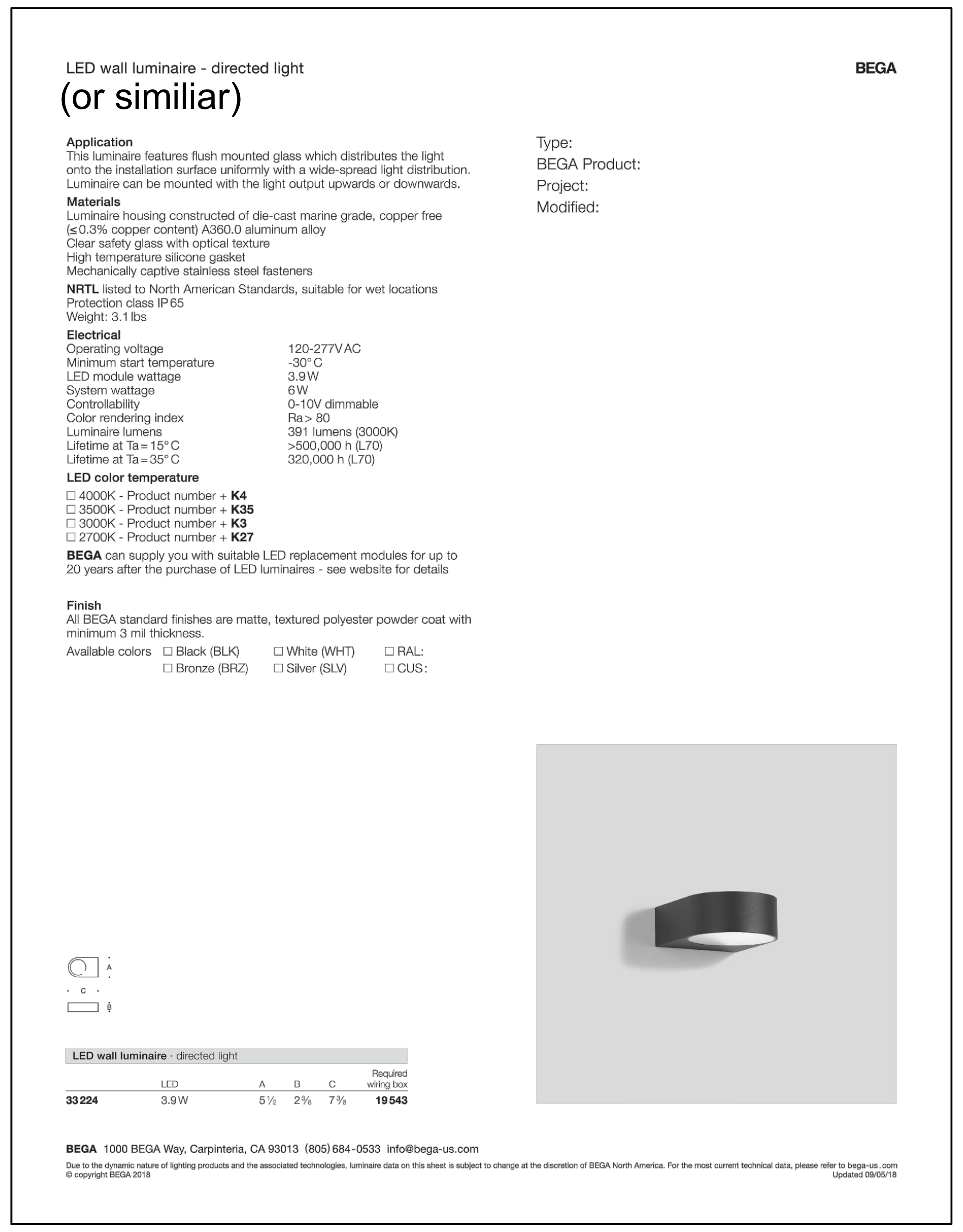
● 1. Exterior Wall Sconce (horizontal)*
Lobby/Leasing, Retail

● 2. Exterior Wall Sconce (downlight)*
Private balconies



LED wall luminaire - directed light

BEGA

(or similiar)

Application
This luminaire features flush mounted glass which distributes the light onto the installation surface uniformly with a wide-spread light distribution. Luminaire can be mounted with the light output upwards or downwards.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.9 W
System wattage	6 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	391 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 35° C	320,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

LED wall luminaire · directed light

	LED	A	B	C	Required wiring box
33 224	3.9 W	5½	2⅜	7⅜	**19 543**

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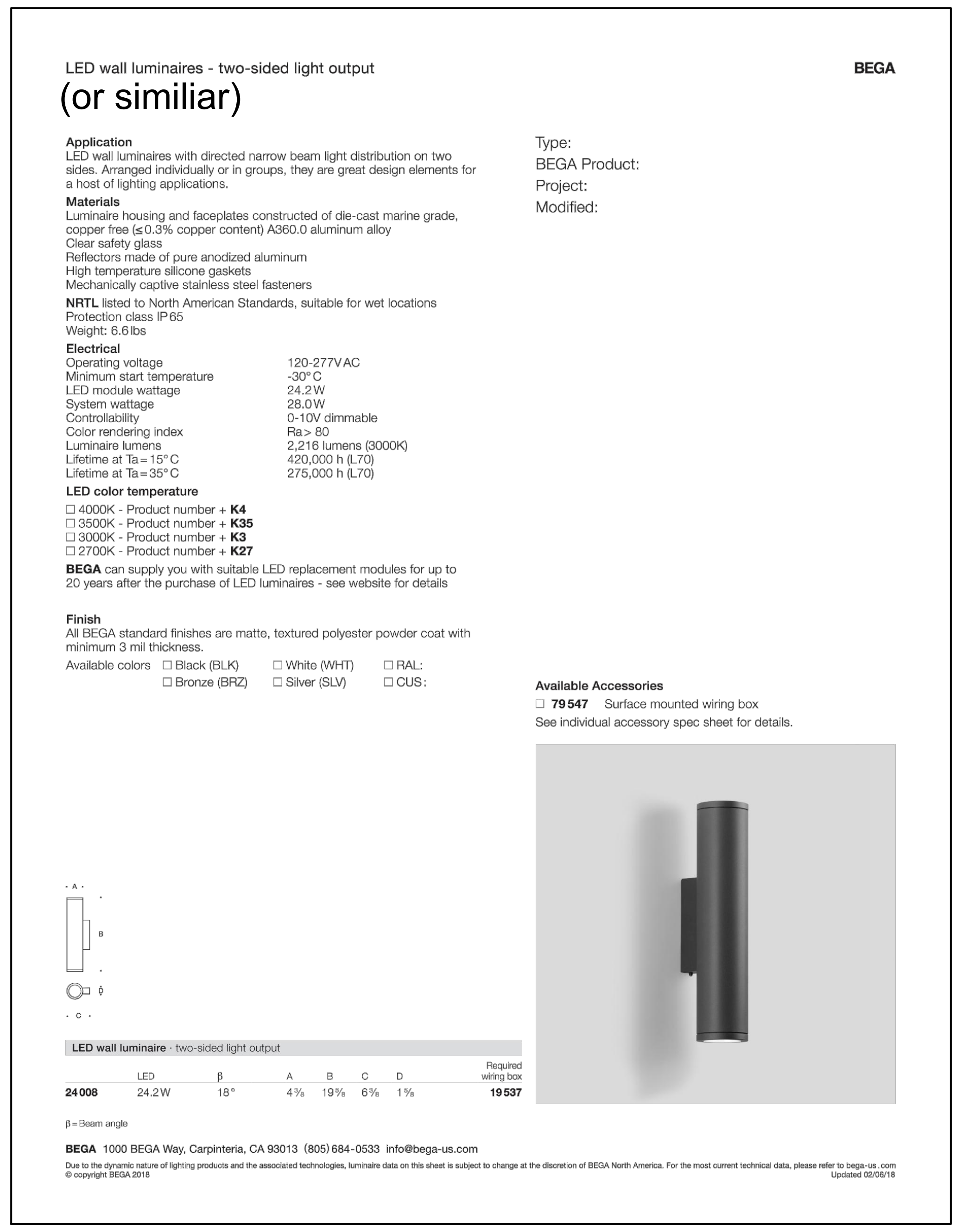

LED wall luminaires - two-sided light output

BEGA

(or similiar)

Application
LED wall luminaires with directed narrow beam light distribution on two sides. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Luminaire housing and faceplates constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflectors made of pure anodized aluminum
High temperature silicone gaskets
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 6.6 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	24.2 W
System wattage	28.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	2,216 lumens (3000K)
Lifetime at Ta = 15° C	420,000 h (L70)
Lifetime at Ta = 35° C	275,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **79 547** Surface mounted wiring box
See individual accessory spec sheet for details.

LED wall luminaire · two-sided light output

	LED	β	A	B	C	D	Required wiring box
24 008	24.2 W	18°	4⅜	19⅝	6⅜	1⅝	**19 537**

β = Beam angle

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● 3. Exterior Wall Sconce (downlight)*
Ground floor Fitness/Amenity

● 4. Exterior Wall Sconce (downlight)*
FCC, Bike Room, Back of House, Trash, Mechanical Room

*Note: Preliminary light fixture selection, intended for design concept and not final product.

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2

0 8 16 32

BUILDING LIGHTING
PRELIMINARY LIGHTING DESIGN

A5.0

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RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & PARKER ST

A6.0

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RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & BLAKE ST

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RENDERINGS
VIEW OF THE GROUND LEVEL RETAIL

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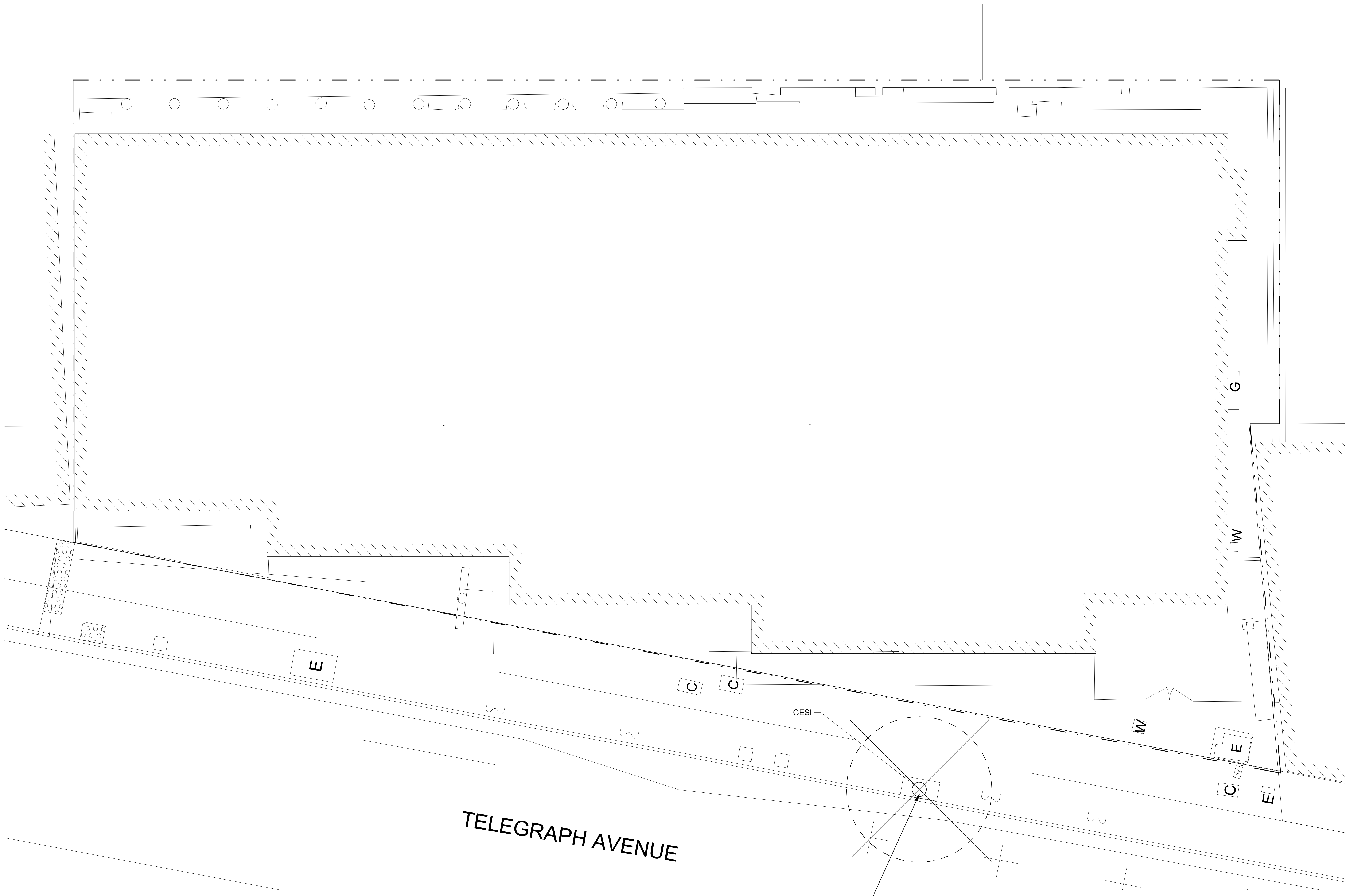
RENDERINGS
VIEW OF THE BUILDING REAR ELEVATION FROM REGENT ST



ONE 12" DBH HACKBERRY TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANIC NAME	COMMON NAME	DBH	HEALTH
CESI	CELTIS SINENSIS	CHINESE HACKBERRY	12"	FAIR

TREE REMOVAL RECOMMENDATION

WE RECOMMEND REMOVAL OF THE ONE EXISTING STREET TREE AND PLANTING FIVE NEW STREET TREES. THE EXISTING TREE IS A CELTIS SINENSIS IN FAIR CONDITION. THIS SPECIES RESPONDS POORLY TO DROUGHT STRESS AND IS OFTEN INFESTED BY APHIDS RESULTING IN STICKY DISCHARGE AND POOR OVERALL HEALTH OF THE TREE. IN ADDITION, THE TREE IS HEAVING THE SIDEWALK. REPAIRING THE SIDEWALK WOULD FURTHER STRESS THE EXISTING TREE. THE SPECIES PROPOSED FOR NEW STREET TREES IS PLATANUS X HISPANICA 'COLUMBIA', 'PYRAMIDALIS' OR 'BLOODGOOD' TO MATCH THE NEW STREET TREES AT THE NEIGHBORING DEVELOPMENT (OR ANOTHER SPECIES RECOMMENDED BY THE CITY ARBORIST).

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SEPTEMBER 13, 2023
△2

TREE REMOVAL PLAN

L1.00

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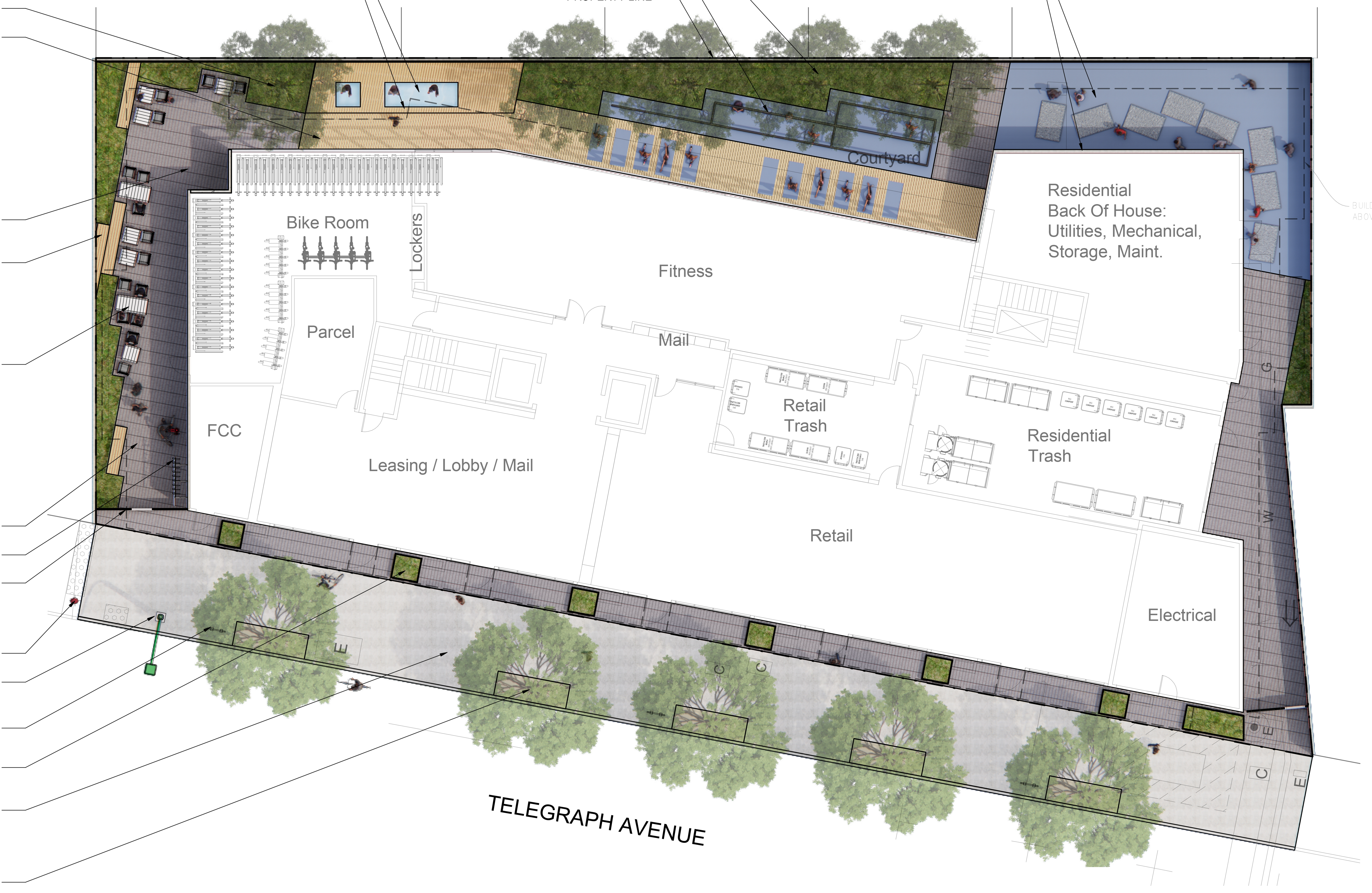


SEQUOIA SEMPERVIRENS, OR OTHER COLUMNAR EVERGREEN TREE, TYP

ON GRADE DECKING

MURAL OR WOOD PANELING ALONG ARCHITECTURAL EXTERIOR

TIERED SEATING

OUTDOOR STUDY LOUNGE WITH MOVABLE TABLES AND CHAIRS

CONCRETE PAVERS

BICYCLE REPAIR STATION

6' TALL FENCE AND GATE

EXISTING HYDRANT TO REMAIN

EXISTING STREET LIGHT TO REMAIN

BICYCLE PARKING, COMPLIANT WITH CITY STANDARDS, (11) SPACES MINIMUM

PLANTING IN RAISED BEDS ALONG FRONTAGE OF BUILDING

CONCRETE PAVING WITH DECORATIVE FINISH AND SCORING

STREET TREES, QUERCUS GRAVESII, IN 4X12 TREE WELLS WITH NO ROOT BARRIERS COVERED WITH FLEXI-PAVE

OUTDOOR SPA AREA, HOT TUB, COLD PLUNGE AND/OR SAUNA

RAISED DECK AREA AND TRANSFER WALL

PLANTING AREA

EXERCISE AREA WITH YOGA DECK AND FITNESS RACK

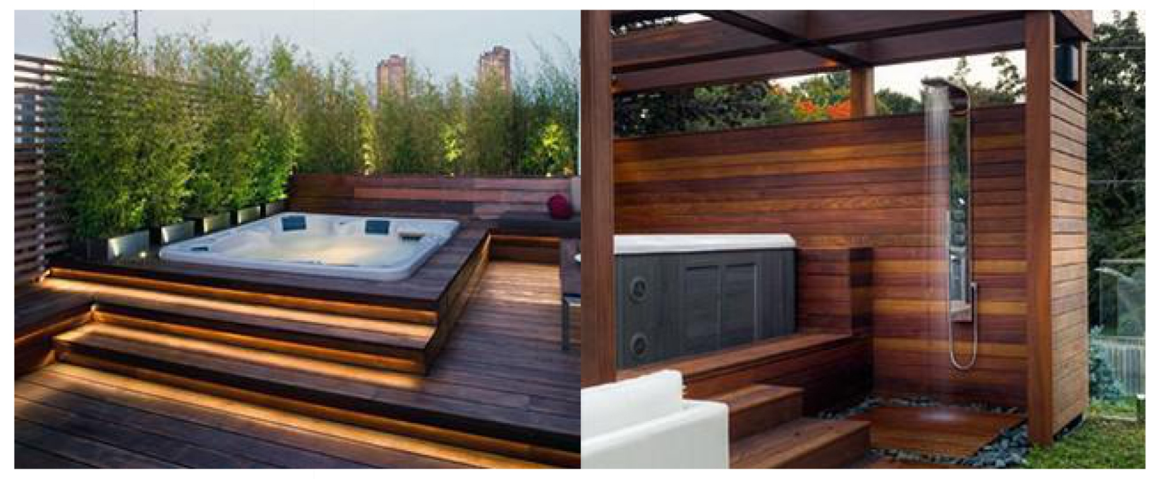
8' TALL WOOD FENCE ALONG REAR PROPERTY LINE

IMPACT ATTENUATING SURFACING

BOULDERING WALL


OUTDOOR STUDY LOUNGE WITH SEATING AND DECORATIVE WALLS


FOREST FLOOR THEMED PLANTING


SPA AREA


FITNESS RACK


YOGA DECK


BOULDERING WALL

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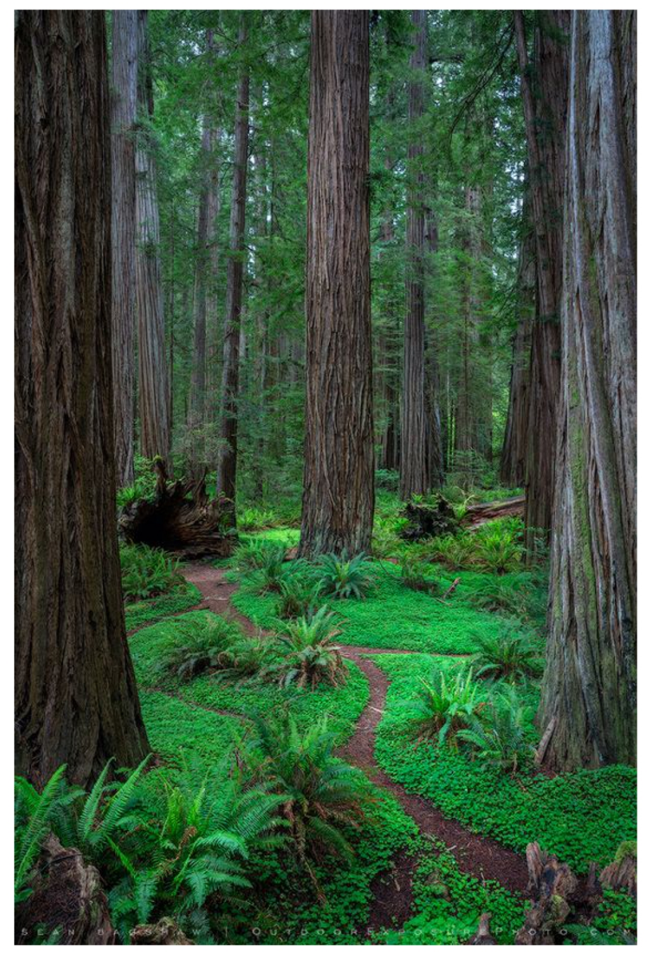
SEPTEMBER 13, 2023
2

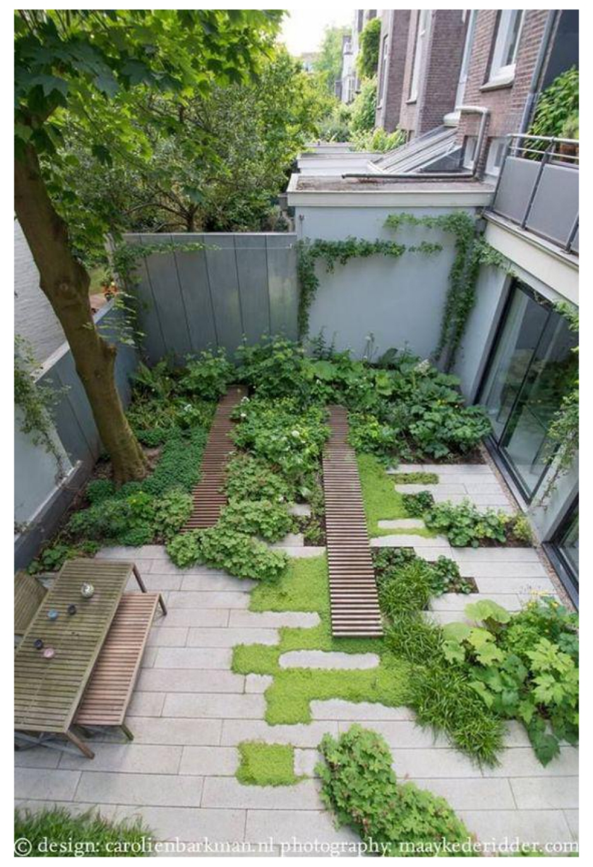
0 5 10 15 25ft

LANDSCAPE PLAN - LEVEL 1

L1.01


REDWOOD UNDERSTORY


INTERIOR COURTYARD


PIXELATED PLANTING


PLANTERS AND ACCESSORIES


WOOD AND STEEL FURNISHINGS

REDWOOD GARDEN DECK

TRANQUIL, SHELTERED OUTDOOR SPACE FOR STUDYING AND SMALL GROUP GATHERING. COMBINING THE AMBIANCE OF A REDWOOD FOREST WITH THE INTIMACY OF AN ENCLOSED COURTYARD.

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LANDSCAPE PLAN - LEVEL 3

L1.02

ITEM IV - ATTACHMENT 1
DRC 12-21-2023


PLANTER WITH BUILT-IN BENCH AND UNDER-BENCH LIGHTING

CAFE TABLES AND CHAIRS

SUNRISE-THEMED MURAL

HAMMOCK CHAIRS

ONE PERSON LOUNGE CHAIRS WITH SIDE TABLES

PAVERS ON PEDESTAL

MULTI-TIERED WOOD SEATING

OUTDOOR TV

CONTRASTING PAVING PATTERN

PLANTERS

PATIO LOUNGE SETS

BUILT-IN BAR WITH ADA SEATING

BACKLIT SCREEN WALL


SUNRISE-THEMED MURAL


PLANTER WITH BUILT-IN BENCH AND UNDER-BENCH LIGHTING


LOUNGE CHAIRS


MULTI-TIERED WOOD SEATING


CAFE TABLES AND CHAIRS


BUILT-IN BAR


HAMMOCK CHAIRS


PATIO LOUNGE SETS


OUTDOOR TV


BACKLIT SCREEN WALL

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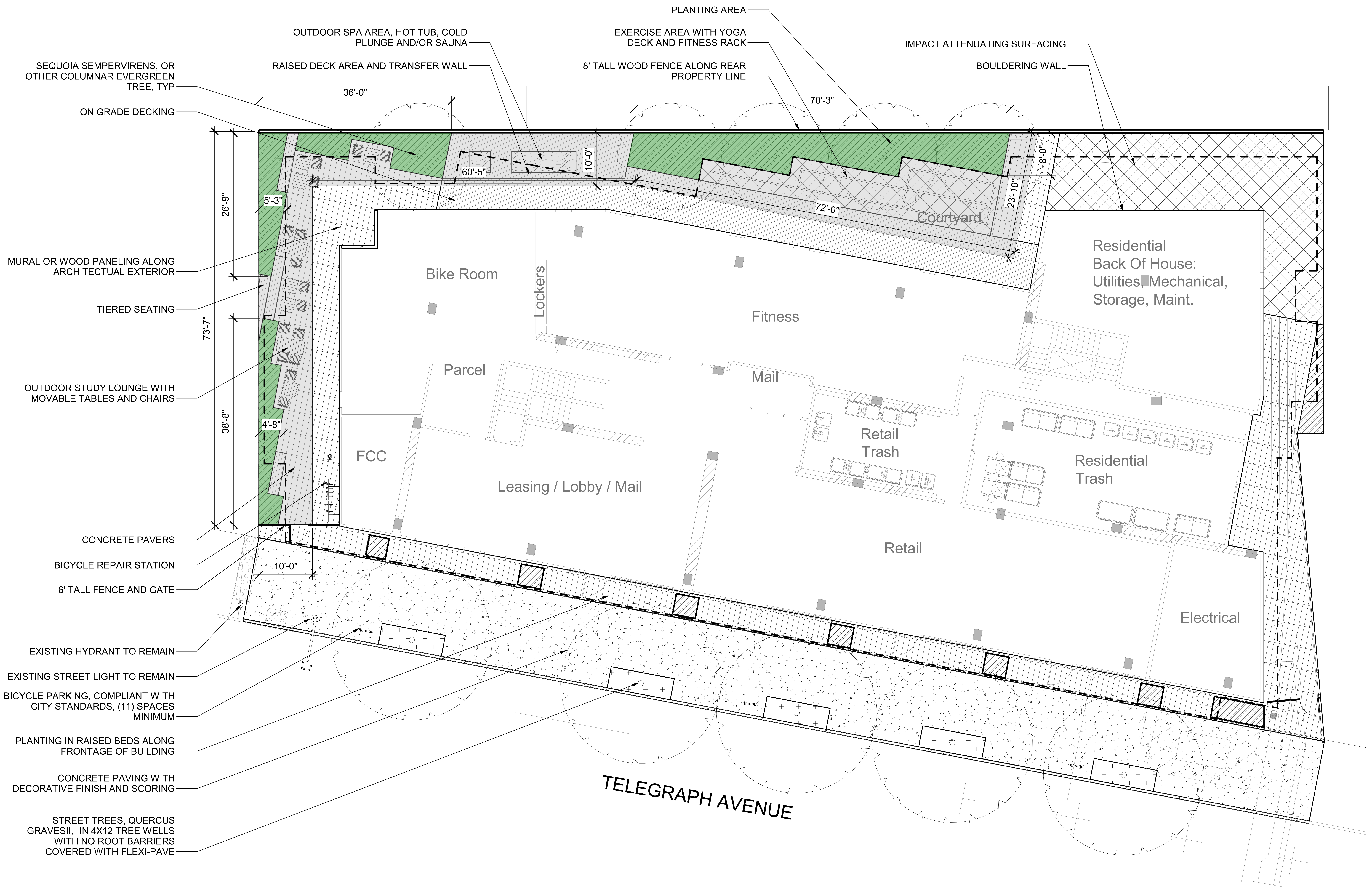
SB330 PROJECT RESUBMITTAL #1
JULY 19, 2023
2

0 5 10 15 25ft

LANDSCAPE PLAN - LEVEL 8

L1.03



LEGEND

XxXx	PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES
⁘	CONCRETE PAVING
▥	PAVERS
☰	WOOD DECKING
▩	RUBBER SURFACING
▨	SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES
+	DECOMPOSED GRANITE
⬜	USABLE OPEN SPACE: 2,575 SF PROVIDED (2,080 SF REQUIRED)
🟩	LANDSCAPED USABLE OPEN SPACE: 833 SF PROVIDED (40% OF REQUIRED 2,080 SF)

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BERKELEY, CA #2022-0918

SB330 PROJECT RESUBMITTAL #2
SEPTEMBER 13, 2023
2

0 5 10 15 25ft

USABLE OPEN SPACE LANDSCAPE PLAN

L1.04

PLANT LIST - TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	CA NATIVE	INVASIVE	BENEFICIAL	SPECIES HOSTED
TREE											
QuGr	5	QUERCUS GRAVESII	CHISOS RED OAK	24" BOX	30'-0"	LOW	DEVIL MOUNTAIN NURSERY	No	No	N/A	
SeSe	5	SEQUOIA SEMPERVIRENS 'SANTA CRUZ'	COAST REDWOOD	48" BOX	20'-0"	HIGH	WUCOLS	Yes	No	BUTTERFLIES AND MOTHS	HOLCOCERA ICERYAEELLA

PLANT LIST - SHRUBS AND GROUNDCOVER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	CA NATIVE	INVASIVE	BENEFICIAL	SPECIES HOSTED
SUCCULENT										
	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	1'-6"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS	
	DUDLEYA PULVERULENTA	CHALK LIVEFOREVER	1 GAL	2'-0"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS	
SHRUB										
	CEANOTHUS 'SKYLARK'	CALIFORNIA LILAC	5 GAL	4'-0"	LOW	WUCOLS	Yes	No	INSECTS, BEES, BUTTERFLIES	NYMPHALIS CALIFORNICA
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	BEES, BUTTERFLIES AND MOTHS	
	MIMULUS X AURANTIACUS 'CHERRY'	CHERRY MONKEY FLOWER	1 GAL	3'-0"	VERY LOW	WUCOLS	Yes	No	HUMMINGBIRDS AND INSECTS	EUPHYDRYAS CHALCEDONA
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL	5'-0"	LOW	WUCOLS	Yes	No	POLLINATORS	ANDROPOLIA AEDON
	RHAMNUS CALIFORNICUS 'EVE CASE'	COFFEEBERRY	15 GAL	6'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	STRYMON MELINU
	RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	15 GAL	6'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	HYALOPHORA EURYALUS
PERENNIAL										
	ACHILLEA MILLEFOLIUM 'CAMEO'	YARROW	1 GAL	1'-6"	LOW	WUCOLS	Yes	No	INSECTS, BUTTERFILES, BEES	HYLES LINEATA
	CAMISSONIA CHEIRANTHIFOLIA	BEACH PRIMROSE	1 GAL	1'-0"	LOW	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	HYLES LINEATA
	DATURA WRIGHTII	SACRED DATURA	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	MOTHS, BEETLES, SNAILS	MANDUCA SEXTA
	ERIGERON 'WAYNE RODERICK'	WAYNE RODERICK DAISY	1 GAL	2'-0"	MODERATE	WUCOLS	Yes	No	BEES AND BUTTERFLIES	ARGYOTAENIA FRANCISCANA
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	1'-0"	MODERATE	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	
	IRIS DOUGLASIANA 'LIGHT LAVENDER/BLUE'	DOUGLAS IRIS	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
GROUNDCOVER										
	BERBERIS REPENS	CREEPING BARBERRY	5 GAL	1'-6"	LOW	WUCOLS	Yes	No	BIRDS AND BEES	
	FRAGERIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-6"	MODERATE	WUCOLS	Yes	No	BIRDS AND BUTTERFLIES	NEMATOCAMPA RESISTARIA
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET LESSINGIA	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	INSECTS	CHLOSYNE GABII
	OXALIS OREGANA	REDWOOD SORREL	1 GAL	1'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	5'-0"	LOW	WUCOLS	Yes	No	BEES, BUTTERFLIES, HUMMINGBIRDS	POLYGONIA GRACILIS
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	4'-0"	LOW	WUCOLS	Yes	No	HUMMINGBIRDS, BEES AND BUTTERFLIES	ANSTENOPTILIA MARMARODACTYLA
GRASS										
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW	WUCOLS	Yes	No	BUTTERFLIES	
FERN										
	BLECHNUM SPICANT	DEER FERN	1 GAL	2'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	DRYOPTERIS ARGUTA	CALIFORNIA WOOD FERN	1 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	DRYOPTERIS FILIX-MAS	MALE FERN	5 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	6'-0"	MODERATE	WUCOLS	Yes	No	BUTTERFLIES	

TOTAL NATIVE PERCENTAGE: 96%. NOTE: NON NATIVE STREET TREE RECOMMENDED BY ARBORIST

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHEN PROPOSING SUBSTITUTIONS, ENSURE THAT THE PROPOSED VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRI' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTOR TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
11. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
12. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. AMEND SOIL PER SOIL REPORT RECOMMENDATIONS TO ACHIEVE 6% MINIMUM ORGANIC MATTER.
13. APPLY 3" MINIMUM MULCH DEPTH TO ALL PLANTING AREAS. PER SPECIFICATIONS, SUBMIT MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
14. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
15. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
16. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN, PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT, FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.

STATEMENT OF COMPLIANCE TO MWELO FOR DESIGN PLANS

THIS PROJECT COMPLIES WITH WATER EFFICIENT LANDSCAPING AS SPECIFIED IN THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER EFFICIENCY REVIEW: SECTION 31 REGULATIONS AND MWELO COMPLIANCE, AND ALL APPLICABLE MEASURES IN THE BAY FRIENDLY BASICS CHECKLIST.

LANDSCAPE ARCHITECTURE SIGNATURE

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PLANTING SCHEDULE AND NOTES

L1.05

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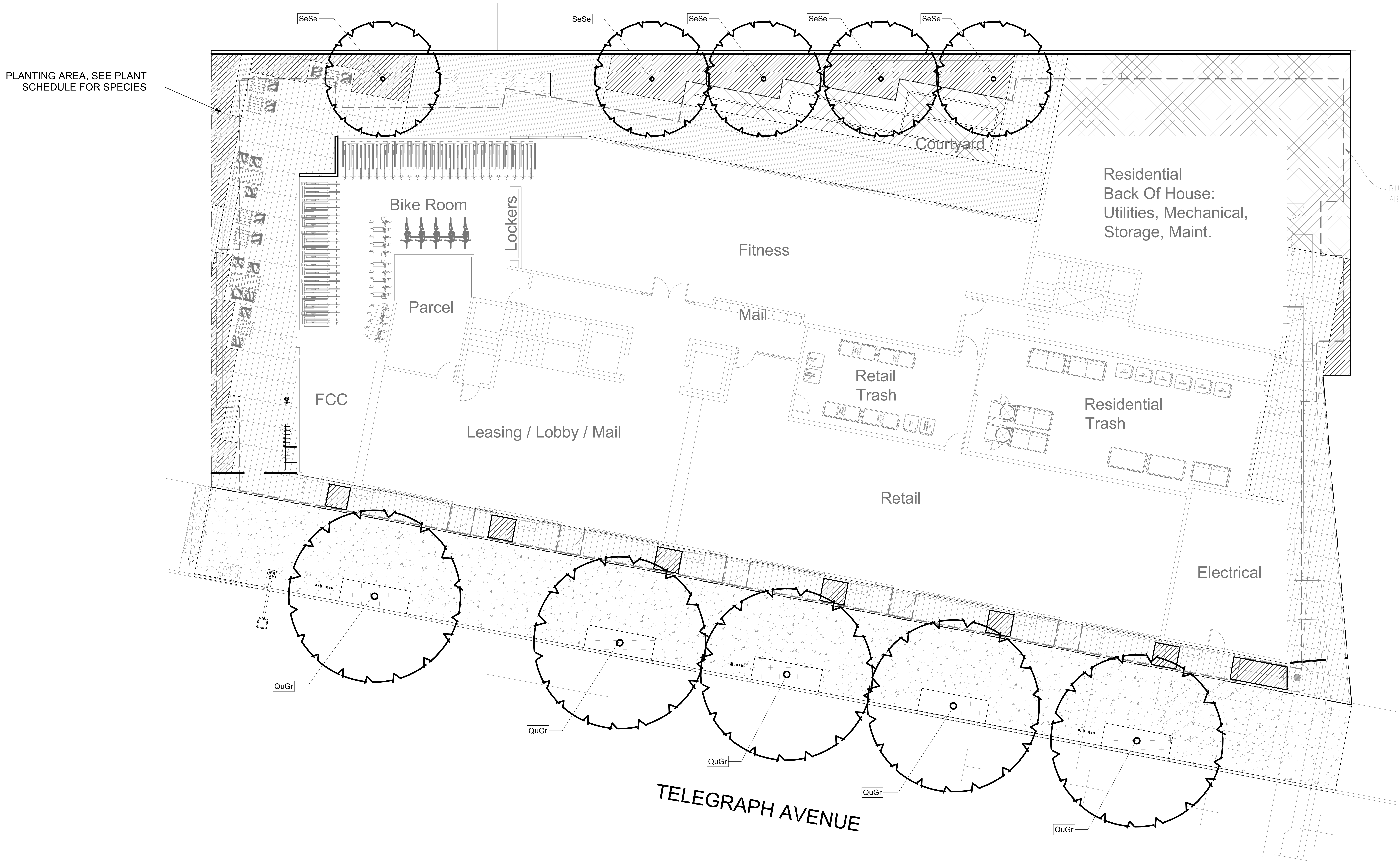

PLANT LEGEND

XxXx	PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES
▨	SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES

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0 5 10 15 25ft

PLANTING PLAN - LEVEL 1
L1.06

1 PGA-LEVEL 8 - PLANTING
L1.07 1" = 10'-0"

2 PGA-LEVEL 3 - PLANTING
L1.07 1" = 10'-0"

PLANT LEGEND

○ XxXx	PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES
▨	SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES

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0 5 10 15 25ft

PLANTING PLAN - LEVEL 3 & 8

L1.07

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2587 Telegraph

Address: Berkeley, CA **Date:** July 17, 2023

Earthwork & Soil Health

Yes No N/A	Measure & Requirement	Documentation	Notes
☑ ☐ ☐	**1. Mulch**		
	Requirement All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch,* available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	Cubic yardage, mulch, & sheet mulching receipts, to be submitted by contractor during construction
☑ ☐ ☐	**2. Amend the Soil with Compost Before Planting**		
	Requirement Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis, compost specs, and delivery ticket to be submitted by contractor during construction

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Bay-Friendly Basics Landscape Checklist

Materials

Yes No N/A	Measure & Requirement	Documentation	Notes
☐ ☒ ☐	**3. Reduce and Recycle Landscape Construction Waste**		
	Requirement Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	

Planting

Yes No N/A	Measure & Requirement	Documentation	Notes
☑ ☐ ☐	**4. Choose & Locate Plants to Grow to Natural Size**		
	Requirement Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation

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BAY FRIENDLY CHECKLIST 1

L1.08

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Plant legend included on sheet L1.05. Signed statement of installed plants to be submitted after installation

Bay-Friendly Basics Landscape Checklist

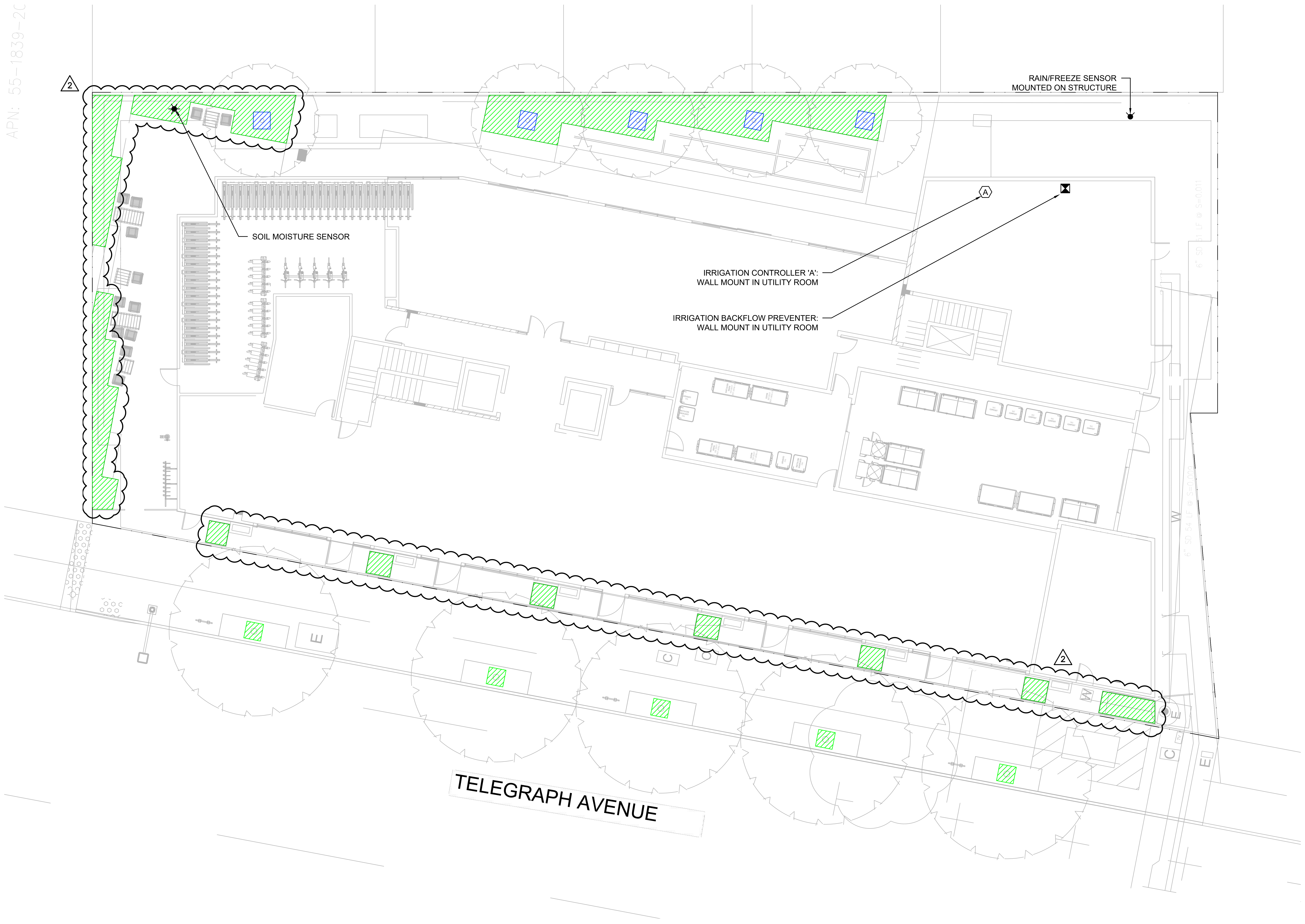
Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included on project

Irrigation

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	Irrigation controller included on sheet L2.02. Signed statement to be submitted after installation
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	No spray heads to be used on project.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.



IRRIGATION HYDROZONE LEGEND

🟪	LOW WATER USE PLANTS	444 SF
🟩	MODERATE WATER USE PLANTS	1011 SF
🟦	HIGH WATER USE PLANTS	45 SF
	TOTAL IRRIGATED LANDSCAPE	1500 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) **is** 41.80 **ETAF for MAWA is** 0.55 Sh

Hydrozone # /Planting Description[a]	Water Use Designation	Plant Factor (PF)	**Irrigation Method**[b]	**Irrigation Efficiency (IE)**[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	**Estimated Total Water Use (ETWU)**[e]
Regular Landscape Areas - Controller 'A'								
Mixed landscape	Low	0.20	DRIP	0.81	0.25	444	111	**2877**
Mixed landscape	Moderate	0.50	DRIP	0.81	0.62	1011	627	**16249**
Mixed landscape	High	0.90	DRIP	0.81	1.11	45	50	**1296**
					Totals	**1500**	**788**	**20422**
						(A)	(B)	
Special Landscape Areas								
					1			
					1			
					1			
					Totals	**0**	**0**	**0**
						(C)	(D)	
							ETWU Total	**20422**
							Maximum Allowed Water Allowance (MAWA)[e]	**21381**

[a] ***Hydrozone #/Planting Description***

1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
Spray or Drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] *ETWU*

(Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor.

[e] **MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:

Regular Landscape Areas

Total ETAF x Area	(B)	**788**
Total Area	(A)	**1500**
Average ETAF	**B**÷A=	**0.53**

All Landscape Areas

Total ETAF x Area	(B+D)	**788**
Total Area	(A+C)	**1500**
Sitewide ETAF=(B+D)÷(A+C)		**0.53**

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

IRRIGATION DESIGN INTENT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SHRUB & GROUNDCOVER AREAS TO BE IRRIGATED WITH LINE SOURCE OR POINT SOURCE DRIP IRRIGATION, AS APPROPRIATE TO PLANT TYPE AND SPACING. TREES WILL RECEIVE SUPPLEMENTARY DEEP WATERING USING PRESSURE-COMPENSATING BUBBLERS. CONTROL OF THE SYSTEM IS TO BE BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME CLIMATE DATA FROM A CLOUD MANAGEMENT SERVICE. AN ON-SITE SOIL MOISTURE SENSOR WILL ALSO PROVIDE REAL-TIME INFORMATION TO THE CONTROLLER. USING THE ATTACHED FLOW SENSOR, THE CONTROLLER WILL BE CAPABLE OF DETECTING LEAKS OR UNSCHEDULED WATER FLOWS, AND TAKE APPROPRIATE ACTION INCLUDING SHUTTING DOWN A WATERING ZONE, OR SHUTTING DOWN THE ENTIRE SYSTEM BY CLOSING THE MASTER CONTROL VALVE. TROUBLE MESSAGES WILL BE SENT DIRECTLY TO MAINTAINERS, WHO IN TURN CAN MONITOR, PROGRAM AND MANAGE THE SYSTEM VIA ANY WEB-ENABLED DEVICE. ALL SPECIFIED EQUIPMENT TO BE COMMERCIAL QUALITY PROVEN PRODUCTS, SELECTED FOR DURABILITY AND MINIMUM MAINTENANCE REQUIREMENT. IRRIGATION SYSTEM DESIGN, INSTALLATION & MAINTENANCE COMPLY WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY STANDARDS, AND REQUIREMENTS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT.

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0 5 10 20

IRRIGATION PLAN - LEVEL 1

L2.01

1 HYDROZONE PLAN - LEVEL 3

L2.02 SCALE: 1" = 10' 0"

2 HYDROZONE PLAN - LEVEL 8

L2.02 SCALE: 1" = 10' 0"

IRRIGATION HYDROZONE LEGEND

▨	LOW WATER USE PLANTS	444 SF
▨	MODERATE WATER USE PLANTS	1011 SF
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					1			
					1			
					1			
					Totals	**0**	**0**	**0**
						(C)	(D)	
							ETWU Total	**20422**
							Maximum Allowed Water Allowance (MAWA)[e]	**21381**

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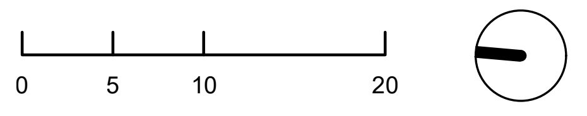

IRRIGATION PLAN - LEVELS 3 & 8

ITEM IV - ATTACHMENT 1
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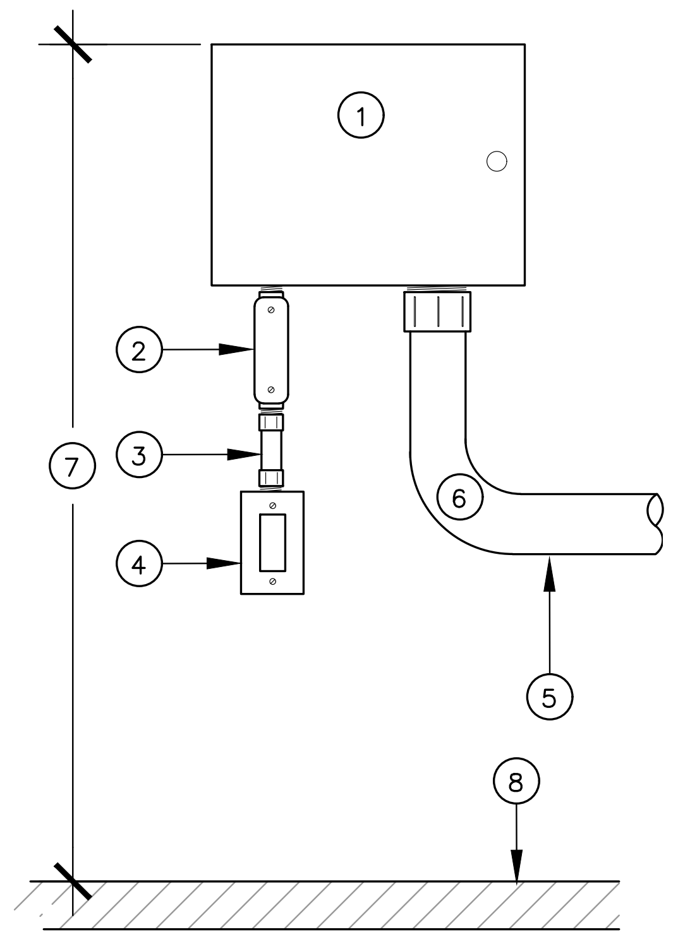
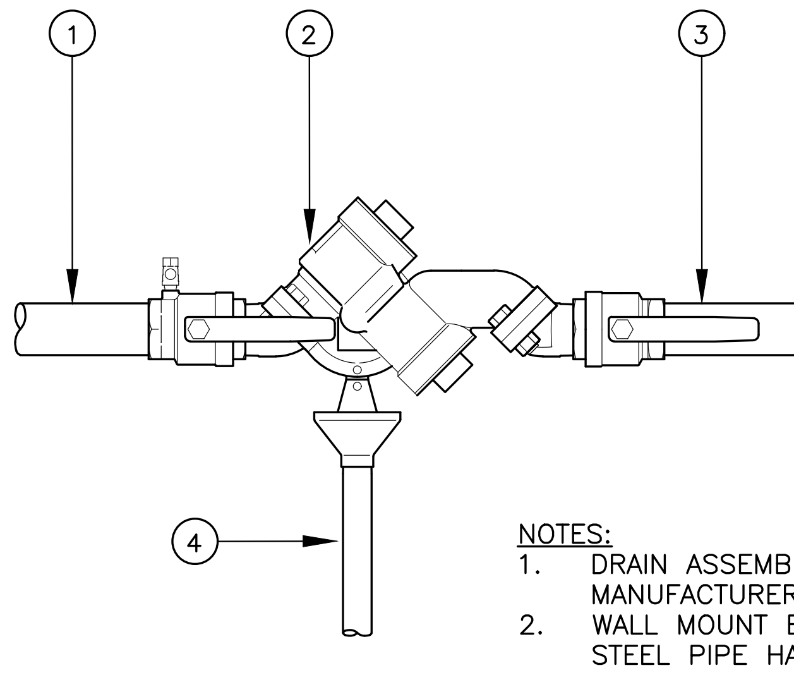


① CONTROLLER
② CONDUIT BODY TYPE L
③ EMT STEEL CONDUIT
④ 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
⑤ LOW VOLTAGE FIELD WIRING IN CONDUIT
⑥ LONG CONDUIT SWEEP
⑦ 5' OR AS DIRECTED
⑧ FINISH FLOOR

1 CONTROLLER - INDOOR WALL MOUNT

– SCALE: NTS

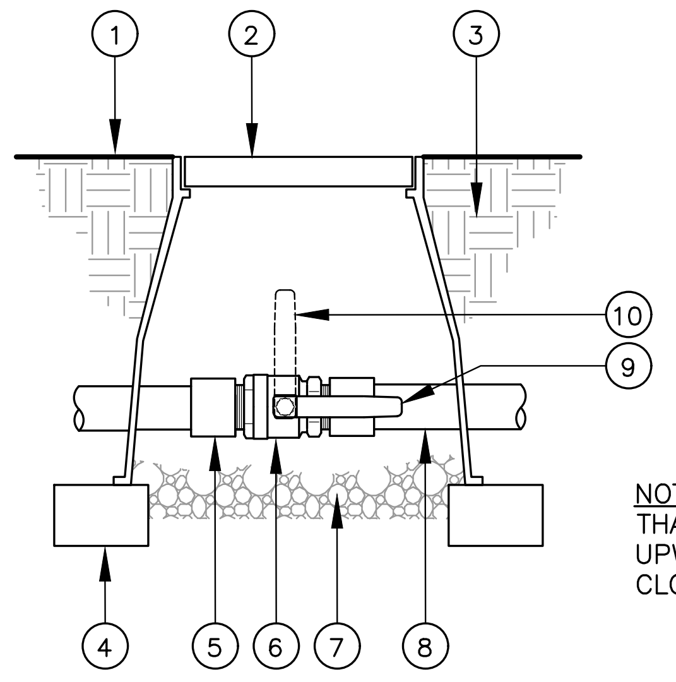


① FROM WATER METER OR P.O.C.
② BACKFLOW PREVENTER
③ TO SYSTEM
④ DRAIN ASSEMBLY: INSTALL AS REQUIRED TO DIRECT DISCHARGE WATER TO FLOOR DRAIN.

NOTES:
1. DRAIN ASSEMBLY TO BE SAME MANUFACTURER AS BACKFLOW PREVENTER.
2. WALL MOUNT BACKFLOW PREVENTER USING STEEL PIPE HANGERS.
3. INSTALL BACKFLOW PREVENTER SUCH THAT SHUT–OFF VALVES AND TEST COCKS ARE ALL ACCESSIBLE.

2 WALL MOUNTED BACKFLOW PREVENTER

– SCALE: NTS



① FINISH GRADE
② VALVE BOX
③ AMENDED PLANTER SOIL
④ BRICK, 2 REQ'D.
⑤ PVC MALE ADAPTER
⑥ BRONZE BALL VALVE
⑦ DRAIN ROCK
⑧ PVC MAINLINE
⑨ OPERATING HANDLE – OPEN POSITION
⑩ OPERATING HANDLE – CLOSED POSITION

NOTE: ORIENT BALL VALVE SUCH THAT OPERATING HANDLE POINTS UPWARD AS SHOWN WHEN IN CLOSED POSITION.

3 MAINLINE ISOLATION BALL VALVE

– SCALE: NTS

PRELIMINARY IRRIGATION LEGEND

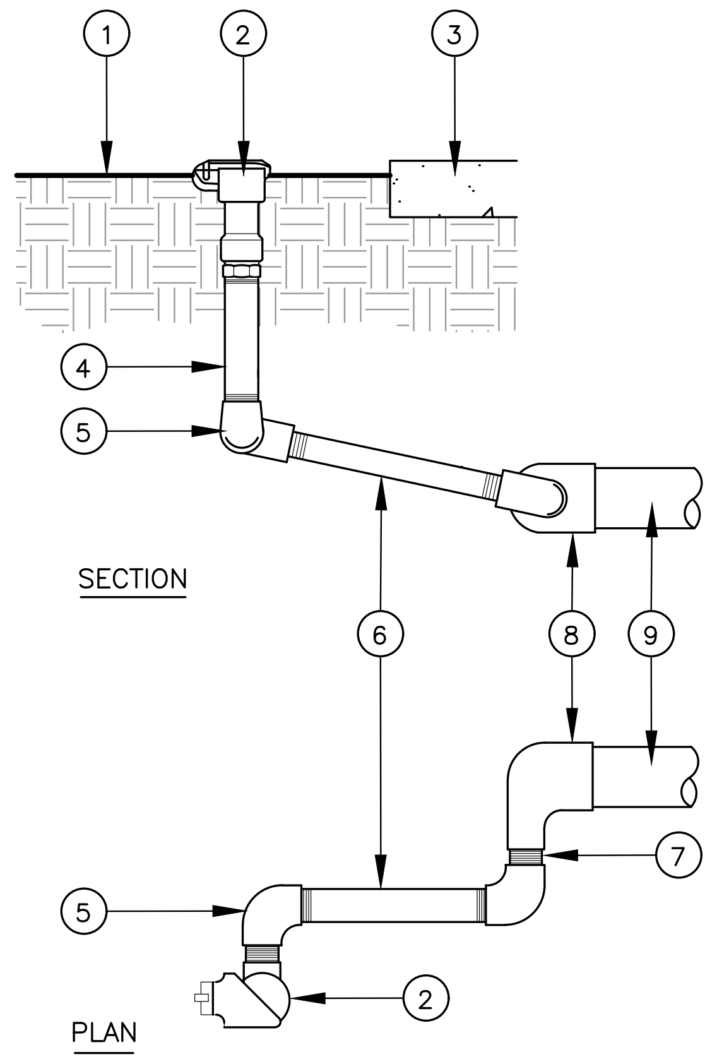
MODEL	DESCRIPTION	PSI	GPM
HEB-20	HUNTER PRESSURE COMPENSATING EMITTER INSTALL ON FLEX RISER	30	2 GPH
PCB-25-R	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX RISER	30	0.25
RZWS-18-25-CV-R	HUNTER ROOT ZONE WATERING SYSTEM	30	0.25
ICA16-BL1-100	ITS / BASELINE CONTROLLER - WALL MOUNT ASSEMBLY, WITH AVAILABLE FROM IMPERIAL TECHNICAL SERVICES (925) 667-2190		
BL-5315B	BASELINE SOIL MOISTURE SENSOR		
RAIN-CLIK	HUNTER RAIN/FREEZE SENSOR △2		
825YA - 1"	FEBCO BACKFLOW PREVENTER - INSTALL WITH		
BL-BHM150-NO	BASELINE HYDROMETER - NORMALLY OPEN		
T-113-K	NIBCO GATE VALVE - LINE SIZE		
DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE:			
11000 SERIES	WEATHERMATIC REMOTE CONTROL VALVE		
PR-100-L-40	JAIN 40# PRESSURE REGULATOR - ZONES UP TO 8 GPM		
PR-100-M-40	JAIN 40# PRESSURE REGULATOR - ZONES HIGHER THAN 8 GPM		
4EH-1A-150	JAIN FILTER		
33 DNP	RAIN BIRD QUICK COUPLING VALVE		

MAINLINE: PURPLE SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.

LATERAL LINE: PURPLE CLASS 200 SDR PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER.

SLEEVE: SCH 40 PVC, SIZE AS NOTED ON PLAN.

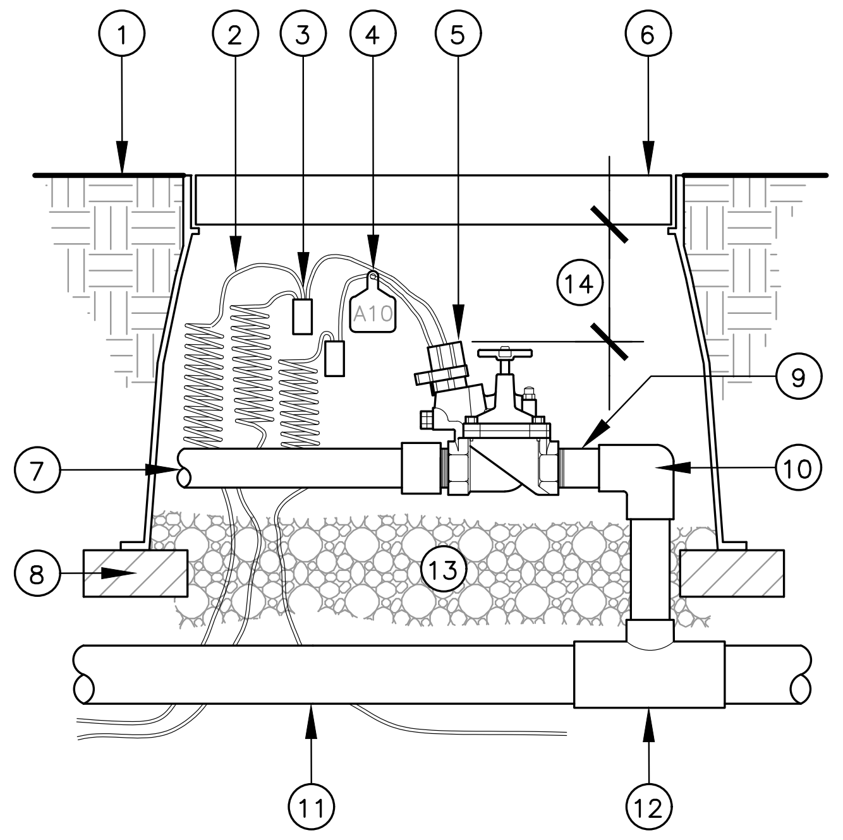
SUBSURFACE DRIP IRRIGATION: TORO DL2000 MODEL RGP-218-E EMITTER LINE WITH TORO TRI-LOC FITTINGS. 0.5 GPH EMITTER FLOW, 18" EMITTER SPACING; APPROX. 18" LINE SPACING. 3-4" SOIL COVER IN SHRUB/GROUNDCOVER AREAS.



① FINISH GRADE
② QUICK COUPLER
③ PAVEMENT OR ADJACENT VALVE BOX
④ SCH. 80 PVC NIPPLE 4" LONG
⑤ SCH. 80 90° ELL, TxT, 3 REQ'D.
⑥ SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
⑦ 3" SCH. 80 PVC NIPPLE, 2 REQ'D.
⑧ FEMALE ADAPTER OR SxT ELL
⑨ MAINLINE

4 QUICK COUPLING VALVE

– SCALE: NTS

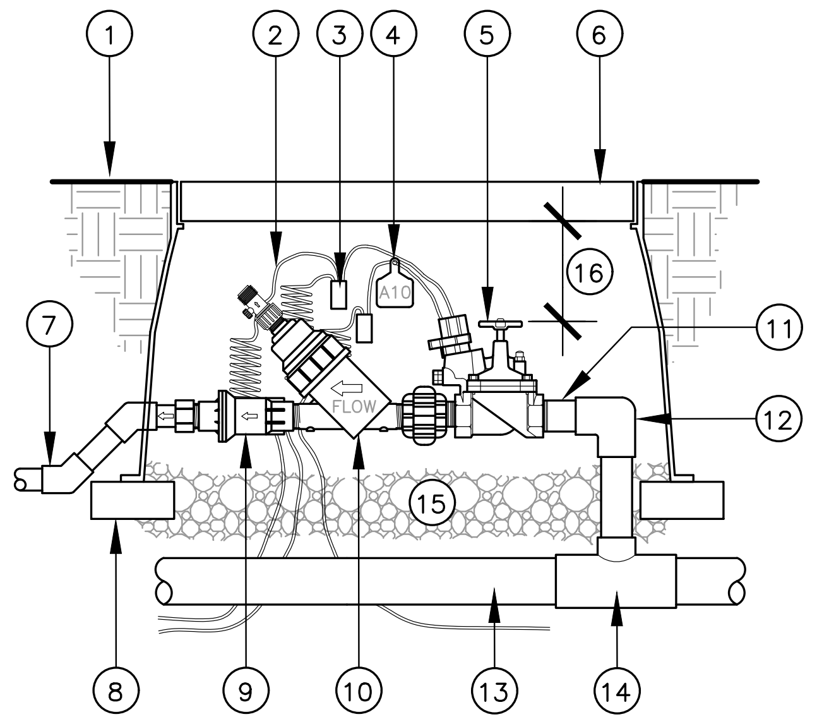


① FINISH GRADE
② CONTROL WIRES
③ WATERPROOF SPLICE
④ VALVE NUMBER TAG
⑤ REMOTE CONTROL VALVE
⑥ VALVE BOX
⑦ LATERAL LINE
⑧ BRICK, 4 REQ'D
⑨ SCH. 80 PVC NIPPLE, T.O.E.
⑩ SCH. 80 PVC ELL, SxT
⑪ MAINLINE
⑫ SCH. 40 PVC TEE OR ELL
⑬ DRAIN ROCK
⑭ 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

5 REMOTE CONTROL VALVE

– SCALE: NTS

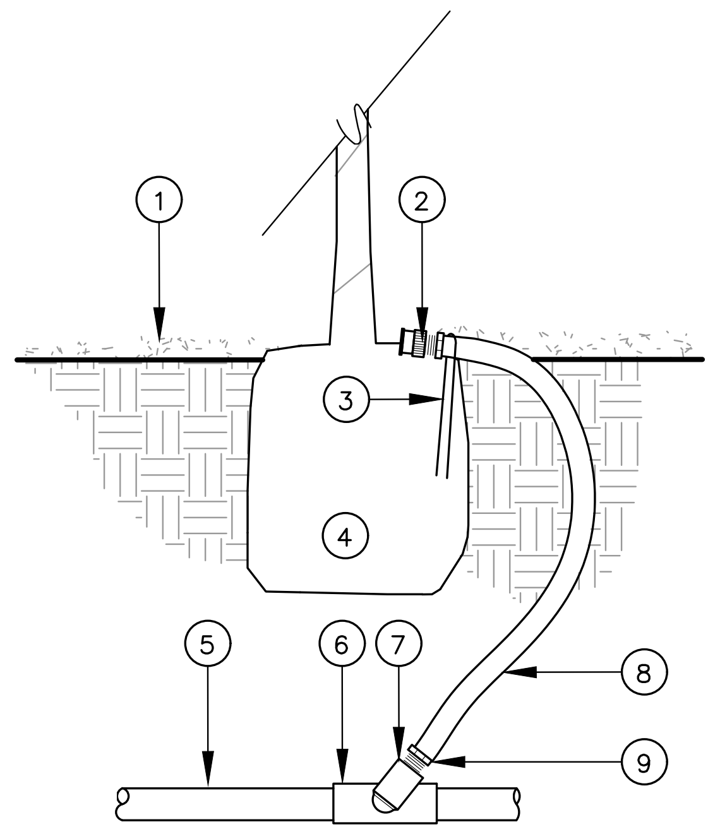


① FINISH GRADE
② CONTROL WIRES
③ WATERPROOF SPLICE
④ VALVE NUMBER TAG
⑤ REMOTE CONTROL VALVE
⑥ VALVE BOX
⑦ LATERAL LINE
⑧ BRICK, 4 REQ'D
⑨ PRESSURE REGULATOR
⑩ FILTER
⑪ SCH. 80 PVC NIPPLE, T.O.E.
⑫ SCH. 80 PVC ELL, SxT
⑬ MAINLINE
⑭ SCH. 40 PVC TEE OR ELL
⑮ DRAIN ROCK
⑯ 3" MINIMUM

NOTE: WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

6 DRIP ZONE REMOTE CONTROL VALVE

– SCALE: NTS



① FINISH GRADE WITH MULCH COVER
② BUBBLER OR EMITTER
③ WIRE STAPLE INTO ROOTBALL
④ ROOTBALL
⑤ LATERAL LINE
⑥ SxSxT TEE
⑦ SCH 40 PVC STREET ELL
⑧ 1/2" IPS FLEX PVC TUBE
⑨ MALE ADAPTER

INSTALL BUBBLER ON TOP OF ROOTBALL. STAKE IN PLACE WITH WIRE STAPLE AND COVER WITH MULCH.

7 BUBBLER OR EMITTER ON FLEX RISER

– SCALE: NTS

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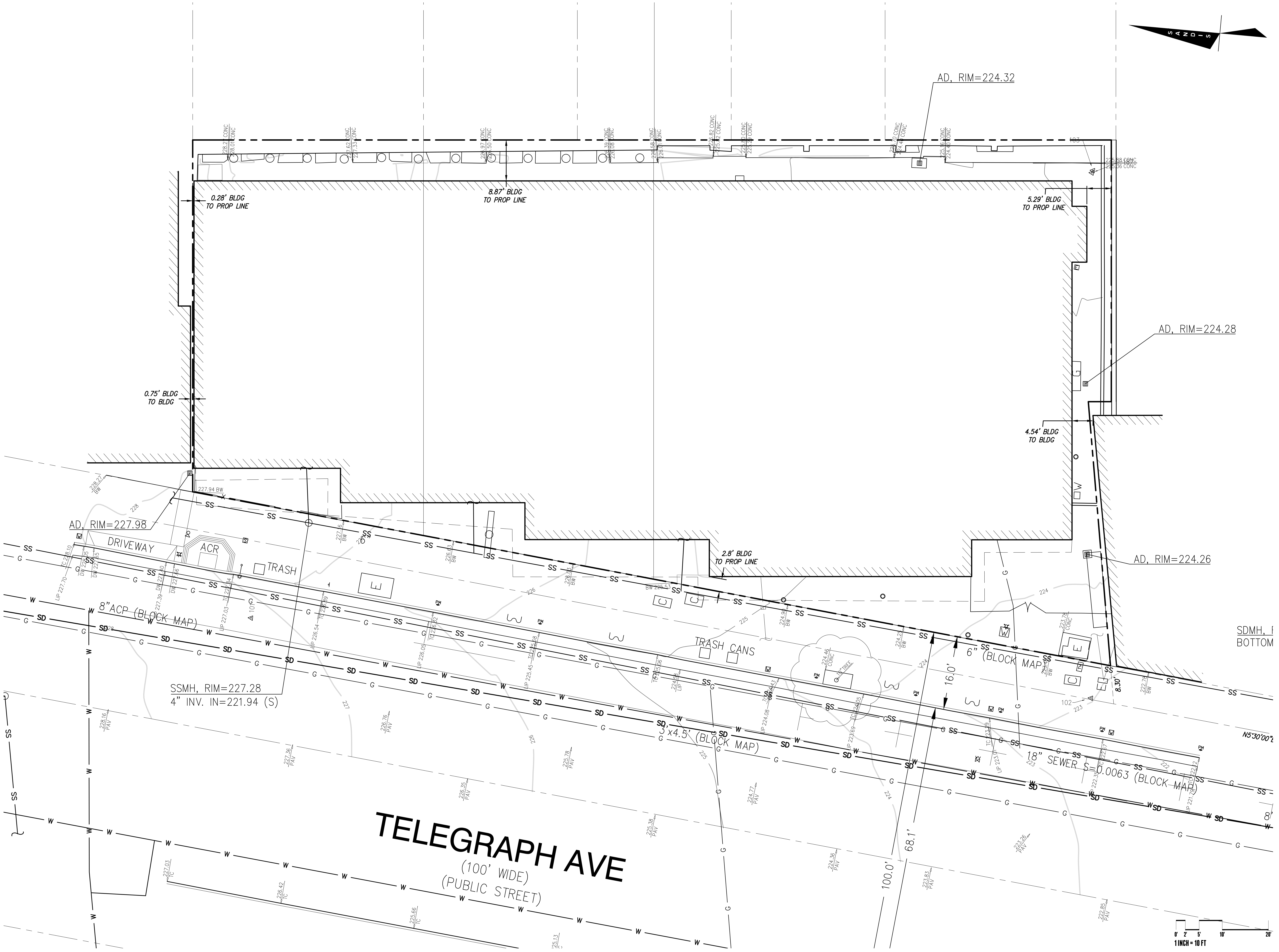
SEPTEMBER 11, 2023
△2

IRRIGATION LEGEND & DETAILS

L2.03



LEGEND

▨	BUILDING LINE
— — —	BUILDING OVERHANG
—— — ——	MONUMENT LINE
═	CURB LINE
—X—	FENCE LINE
━ ━ ━	PROPERTY LINE
— E —	UNDERGROUND ELECTRIC
— G —	UNDERGROUND GAS
— SD —	UNDERGROUND STORM DRAIN
— SS —	UNDERGROUND SEWER
— W —	UNDERGROUND WATER
123.45 DESC	POINT, ELEVATION AND DESCRIPTION
123	CONTOURS (1–FT INTERVALS)
123.45 <SIZE>TYPE	TREE (DIAMETER SIZE IN INCHES)

SYMBOLS & ABBREVIATIONS

ACR		ACCESSIBLE CURB RAMP
AD	□	AREA DRAIN
BW		BACK OF WALK
CNPT	△	CONTROL POINT
CONC		CONCRETE
DI	▤	DRAIN INLET
DW		DRIVEWAY
DWY		DRIVEWAY
EPB	E	ELECTRIC PULLBOX
FDC		FIRE DEPARTMENT CONNECTION
FH		FIRE HYDRANT
FL		FLOW LINE
FND–MON	◉	FOUND STANDARD MONMNT
GM	G	GAS METER
LIP		LIP OF GUTTER
PAV		PAVEMENT
PM	PM	PARKING METER
SDMH	◎	STORM DRAIN MANHOLE
SIGN		SIGNS
SIGP		TRAFFIC SIGNAL
SSCO	●	SANITARY CLEANOUT
SSMH	○	SANITARY MANHOLE
STL–S		STREET LIGHT SINGLE ARM
STPB	S	STREET LIGHT PULLBOX
TC		TOP OF CURB
WM	W	WATER METER
WV	WV	WATER VALVE

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A BERKELEY CITY BENCHMARK, BM ID B2308, DESCRIBED AS 1/4" X BRASS PIN CITY WELL MONUMENT IN THE EAST SIDE OF THE PARKER ST/TELEGRAPH AVE INTERSECTION.

ELEVATION= 220.34 FEET (CITY OF BERKELEY DATUM)

EASEMENT NOTE

THERE ARE NO EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY PER AVAILABLE PUBLIC RECORDS AND A TITLE REPORT RECEIVED FROM CHICAGO TITLE COMPANY, ORDER NO. 15000016–150–CW3–JM, DATED JUNE 9, 2016.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 133 OF MAPS, PAGE 98, FILE NO. 82–084403, ALAMEDA COUNTY RECORDS DATED JUNE 8, 1982 AND GRANT DEED DOCUMENT NO. 2016144634, ALAMEDA COUNTY RECORDS TOGETHER WITH A TITLE REPORT RECEIVED FROM CHICAGO TITLE COMPANY, ORDER NO. 15000016–150–CW3–JM, DATED JUNE 9, 2016.

HORIZONTAL CONTROL NOTE

HORIZONTAL CONTROL WAS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83, EPOCH 2022.750.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 11/19/2022 AND 05/02/2023.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATING WAS NOT PERFORMED BY SANDIS. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

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BERKELEY, CA # 2022-0918

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SEPTEMBER 13, 2023
2

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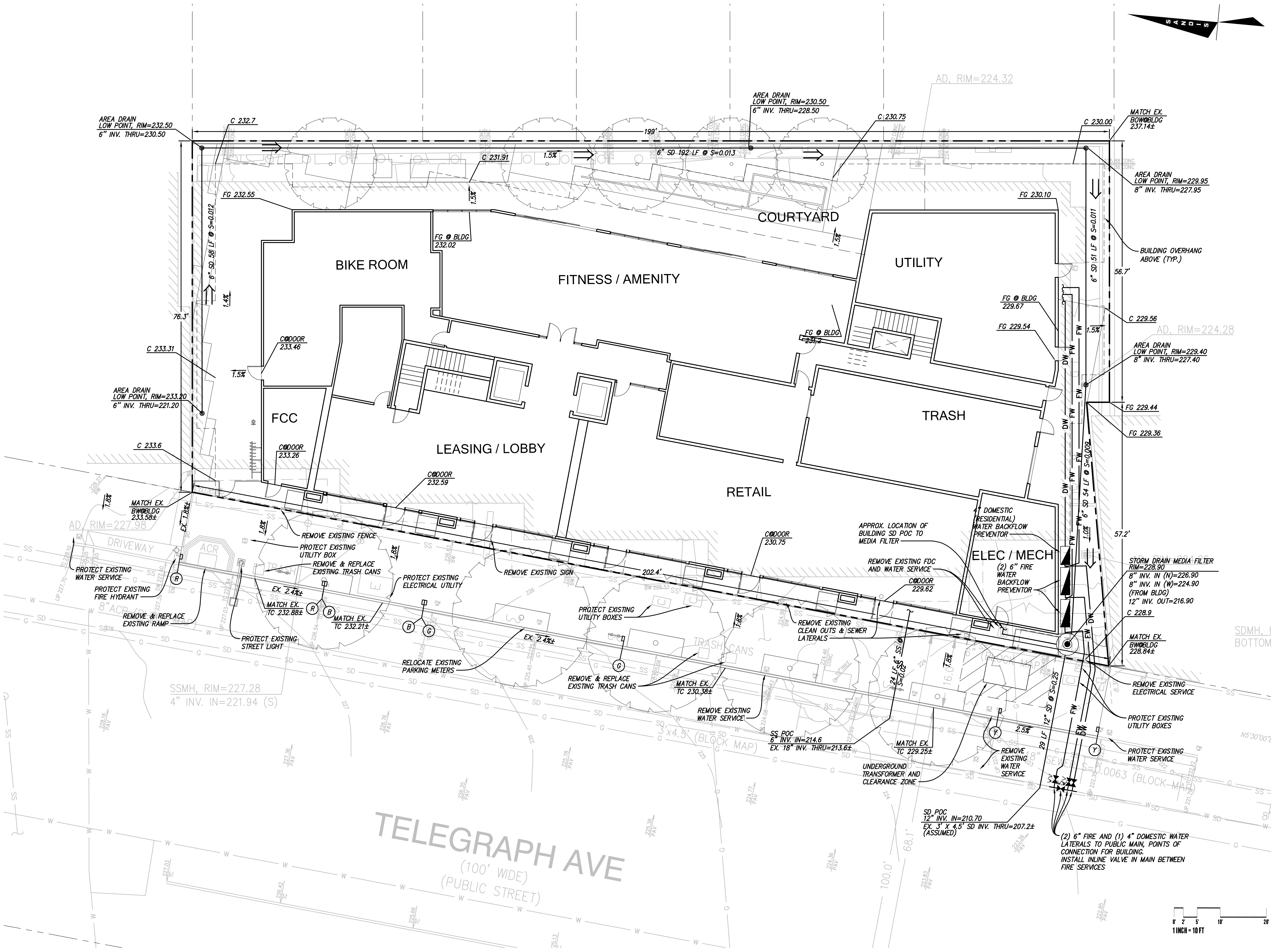
TOPOGRAPHIC SURVEY

C0.1



LEGEND

— — —	PROPERTY LINE
⟵	OVERLAND RELEASE PATH
░	CONCRETE SIDEWALK
▨	PLANTING AREA – SEE L/S PLANS

*** SEE LANDSCAPE PLANS FOR OTHER HATCH PATTERNS NOT DEFINED ***

Ⓡ	LIMIT OF CURB PAINT WITH COLOR RED (R), BLUE (B), YELLOW (Y), OR GREEN (G)

UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING TO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EBMUD STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2%. MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

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SEPTEMBER 13, 2023
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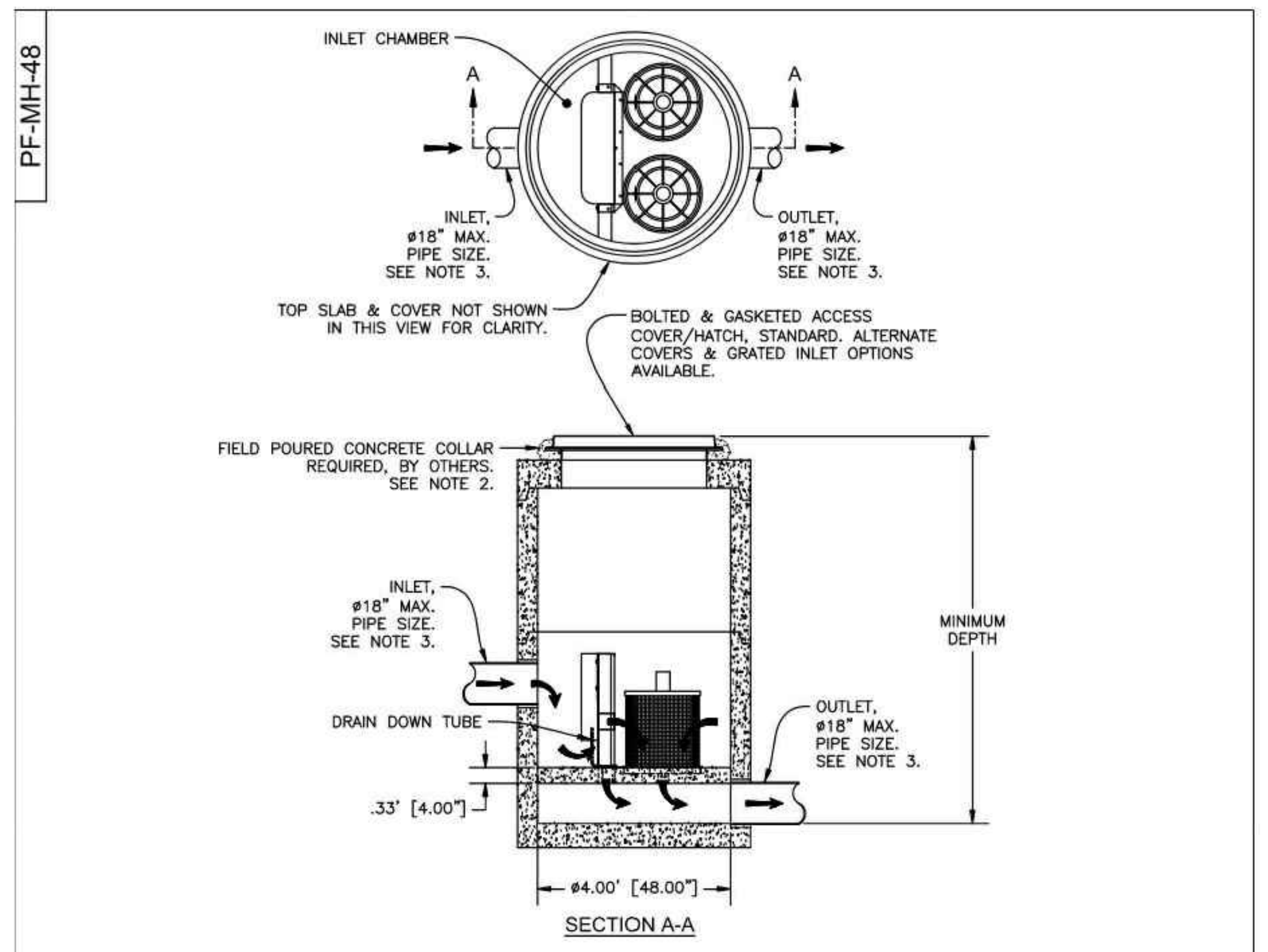
SITE, GRADING, AND UTILITY PLAN

C1.0



SECTION A-A

Minimum Depth						
PIPE SIZE	Ø6"	Ø8"	Ø10"	Ø12"	Ø15"	Ø18"
CARTRIDGE TYPE	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48" PERKFILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION							
	12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	12 / 0.03	2.47	18 / 0.04	3.05	24 / 0.05	3.45	30 / 0.07	3.62
2	24 / 0.05	2.47	36 / 0.08	3.05	48 / 0.11	3.45	60 / 0.13	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

PerkFilter®
Ø48" Manhole
One to Two Cartridges / Stacks
Media Filtration

Oldcastle Infrastructure™
A CRH COMPANY
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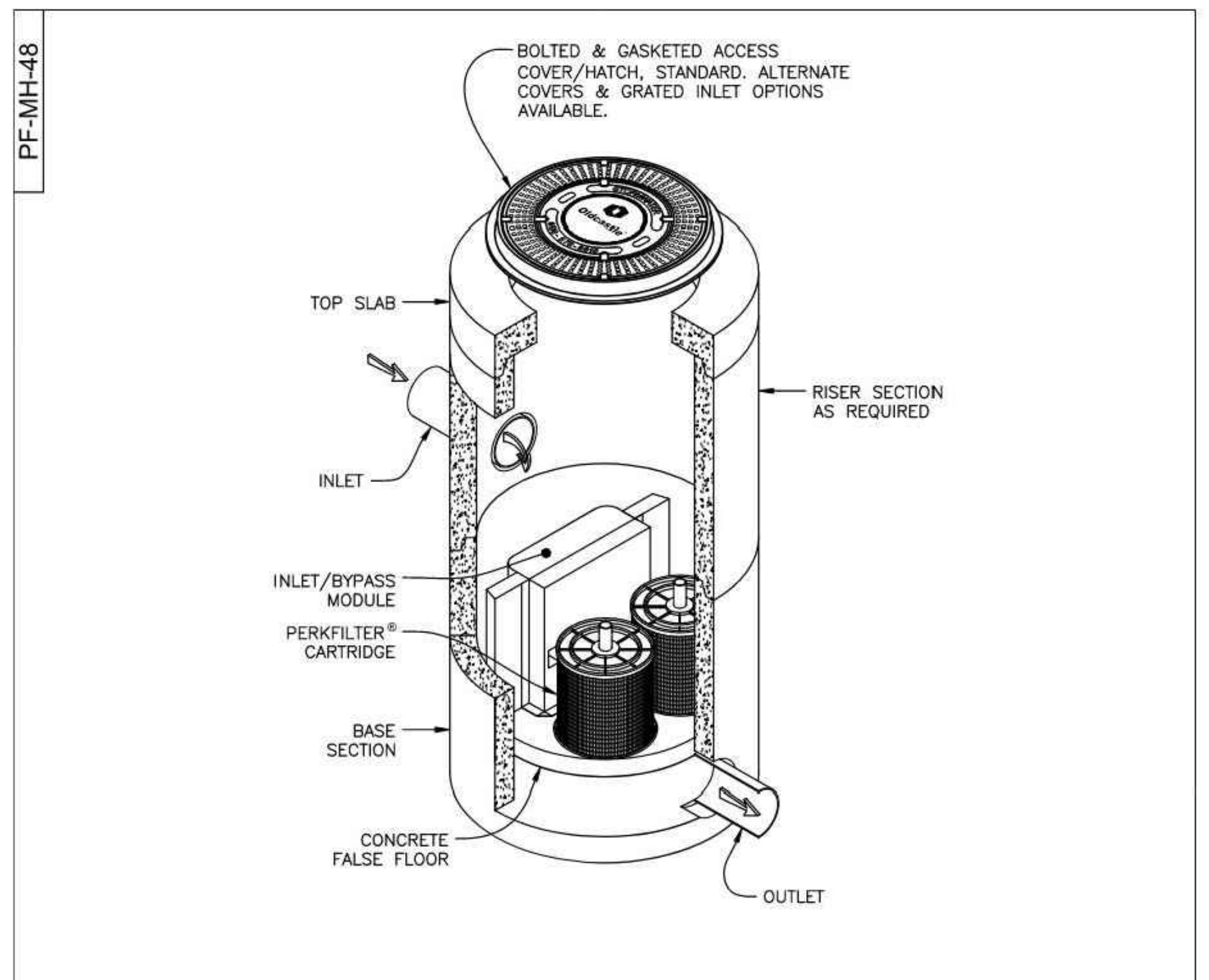
DRAWING NO.	REV	ECO	DATE	
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20	SHEET 2 OF 2



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18" maximum. Inlet pipes must enter the structure in the inlet chamber.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle Infrastructure for engineering assistance.

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DRAWING NO.	REV	ECO	DATE	
PF-MH-48	A	ECO-0168 ARG 1/22/2020	PPS 1/23/20	SHEET 1 OF 2

STORMWATER MANAGEMENT PLAN LEGEND

⁙	PROPOSED PERVIOUS AREA
▒	PROPOSED IMPERVIOUS AREA
⁘	PROPOSED ROOF
▬ ▬ ▬ ▬	DRAINAGE AREA BOUNDARY

STORMWATER MANAGEMENT NOTES:

THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE ADDITION AND REPLACEMENT. GIVEN THAT THE PROJECT SURPASSES THIS THRSHOLD, THE PROJECT IS CONSIDERED A REGULATED PROJECT PER THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2–2022–0018 AND R2–2015–0049). THIS PLAN PRESENTS THE METHODS AND CALCULATIONS FOR COMPLYING WITH THESE REQUIREMENTS, IN ACCORDANCE WITH THE CITY OF BERKELEY AND ALAMEDA COUNTY STORMWATER PROGRAMS. MOROVER, GIVEN THAT THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA, THE PROJECT MUST TREAT THE ENTIRE SITE.

THIS PROJECT IS CONSIDERED A SPECIAL PROJECT CATEGORY "A" PER THE CHARACTERISTICS LISTED IN ALAMEDA COUNTY'S SPECIAL PROJECTS WORKSHEET:
A. PROJECT IS IN A DOWNTOWN CORE AREA.
B. PROJECT CREATES/REPLACES < ½ ACRE IMPERVIOUS SURFACE.
C. PROJECT INCLUDES NO SURFACE AREA PARKING.
D. PROJECT HAS AT LEAST 85% COVERAGE BY PERMANENT STRUCTURES.

A NARRATIVE IS INCLUDED AS PART OF THE PLANNING SUBMITTAL WHICH DESCRIBES HOW LID TREATMENT IS NOT FEASIBLE ONSITE, AND WHY THE PROJECT MUST USE A MEDIA FILTER TO REGULATE THE QUALITY OF STORMWATER LEAVING THE SITE. THIS TREATMENT DEVICE IS DESCRIBED BELOW:

A. MEDIA FILTER – RUNOFF FROM THE CONTRIBUTING IMPERVIOUS SURFACE FLOWS THROUGH A MEDIA FILTER SIZED TO TREAT THE RUNOFF BASED ON A 0.2 IN/HR INTENSITY (TREATMENT STORM EVENT). THIS IS A NON–LID TREATMENT MEASURE WHICH REMOVES POLLUTANTS FROM RUNOFF THROUGH SCREENING AND FILTER CARTRIDGES MADE UP OF MANUFACTURED MEDIA. THIS TREATMENT DEVICE IS ONLY ALLOWED FOR "SPECIAL PROJECTS". THIS PROJECT QUALIFIES AS A CATEGORY A SPECIAL PROJECT.

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

C.3 STORMWATER TREATMENT MEASURES

AREA ID	PROPOSED IMPERVIOUS AREA (SF)	EXISTING IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	BMP ID	BMP TYPE
A1	18,036	744	18780	–	MEDIA FILTER

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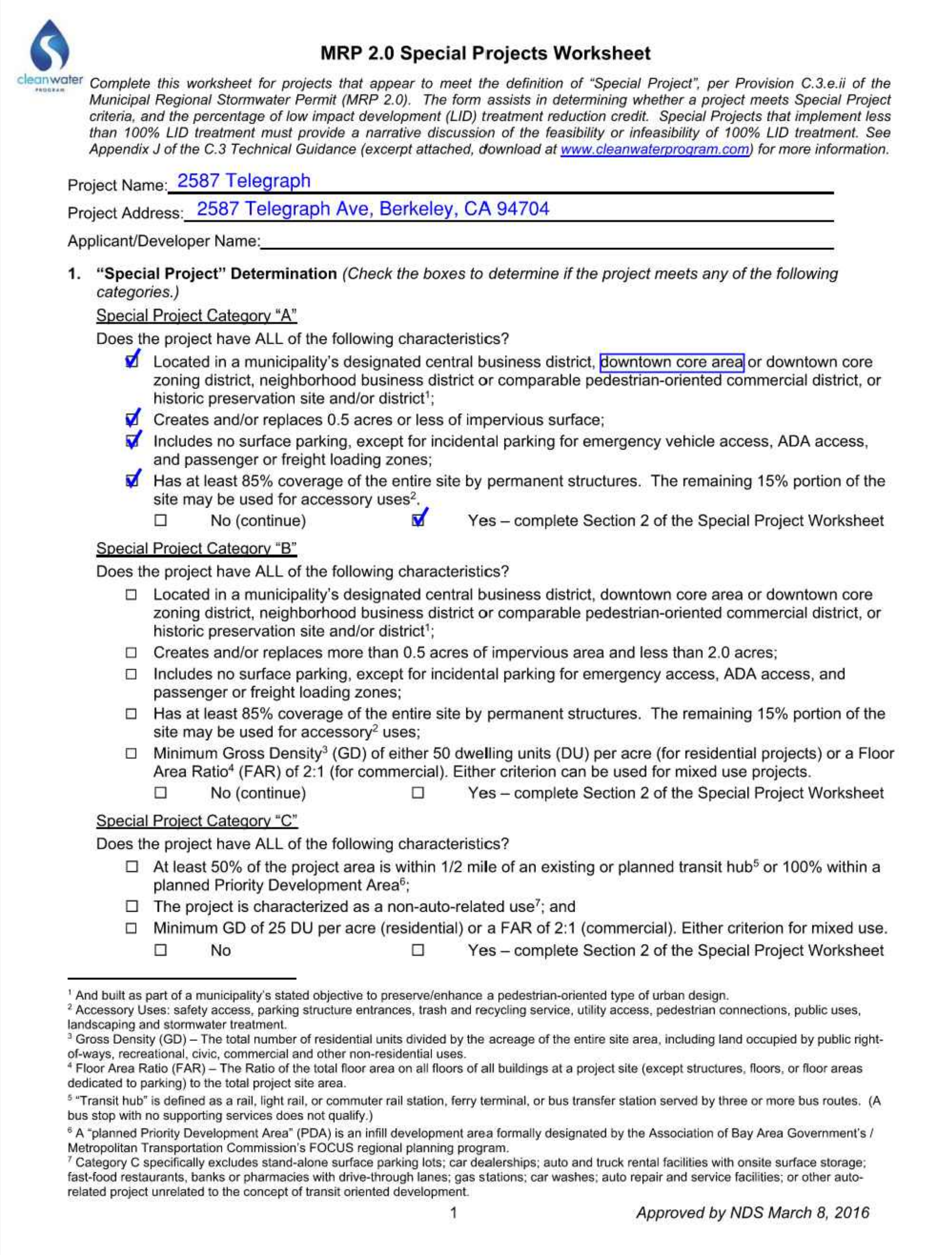
STORMWATER
MANAGEMENT PLAN

C2.0

SPECIAL PROJECTS WORKSHEET



MRP 2.0 Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP 2.0). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance (excerpt attached, download at www.cleanwaterprogram.com) for more information.

Project Name: 2587 Telegraph
Project Address: 2587 Telegraph Ave, Berkeley, CA 94704
Applicant/Developer Name:

1. **"Special Project" Determination** *(Check the boxes to determine if the project meets any of the following categories.)*

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☑ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☑ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☑ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☑ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory uses[2].

☐ No (continue) ☑ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for accessory[2] uses;
- ☐ Minimum Gross Density[3] (GD) of either 50 dwelling units (DU) per acre (for residential projects) or a Floor Area Ratio[4] (FAR) of 2:1 (for commercial). Either criterion can be used for mixed use projects.

☐ No (continue) ☐ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

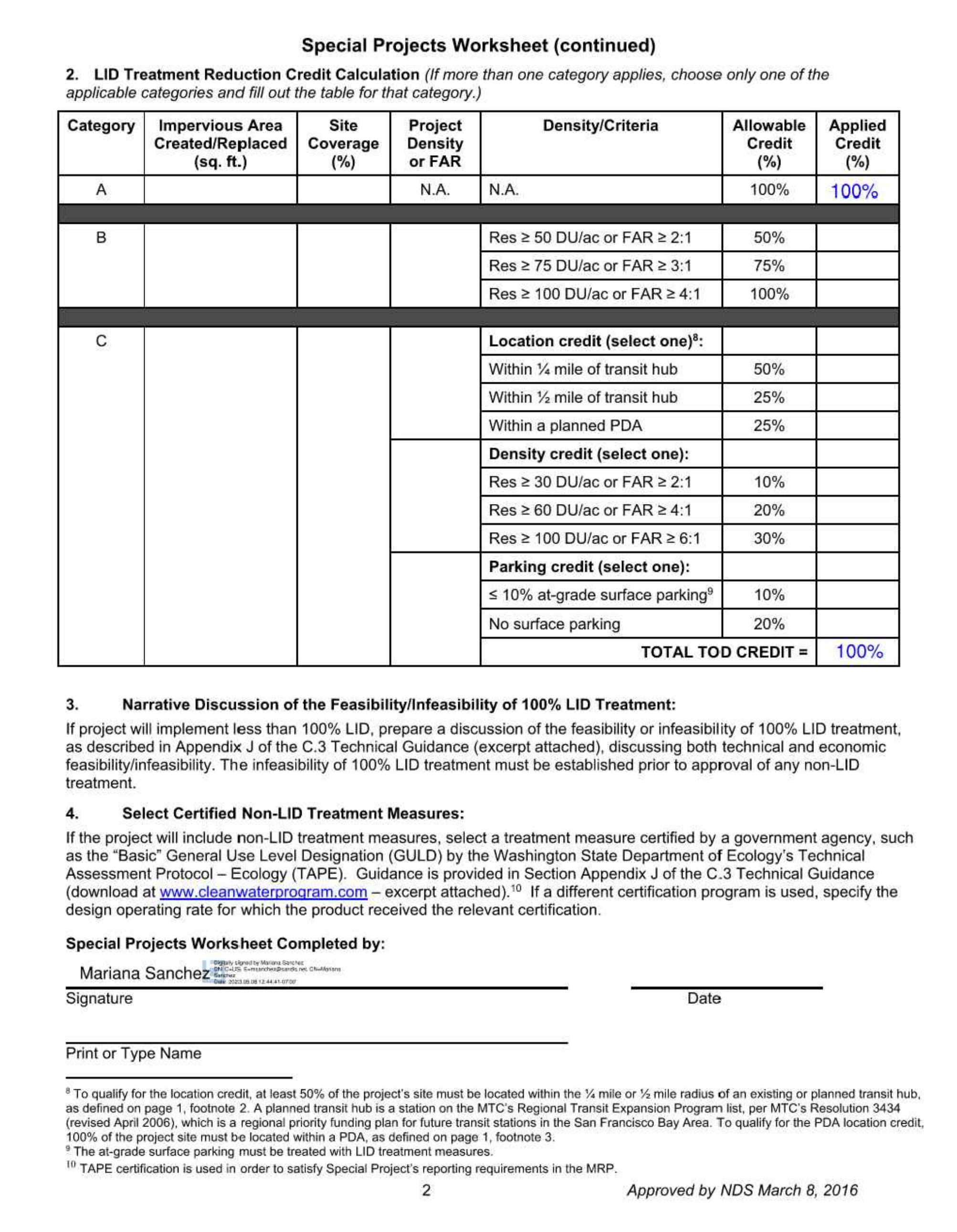
Does the project have ALL of the following characteristics?

- ☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[5] or 100% within a planned Priority Development Area[6];
- ☐ The project is characterized as a non-auto-related use[7]; and
- ☐ Minimum GD of 25 DU per acre (residential) or a FAR of 2:1 (commercial). Either criterion for mixed use.

☐ No ☐ Yes – complete Section 2 of the Special Project Worksheet

---

[1] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.
[2] Accessory Uses: safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.
[3] Gross Density (GD) – The total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses.
[4] Floor Area Ratio (FAR) – The Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.
[5] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)
[6] A "planned Priority Development Area" (PDA) is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.
[7] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.



Special Projects Worksheet (continued)

2. **LID Treatment Reduction Credit Calculation** *(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)*

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	100%
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[8]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking[9]	10%	
				No surface parking	20%	
				TOTAL TOD CREDIT =		100%

3. **Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:**

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix J of the C.3 Technical Guidance (excerpt attached), discussing both technical and economic feasibility/infeasibility. The infeasibility of 100% LID treatment must be established prior to approval of any non-LID treatment.

4. **Select Certified Non-LID Treatment Measures:**

If the project will include non-LID treatment measures, select a treatment measure certified by a government agency, such as the "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE). Guidance is provided in Section Appendix J of the C.3 Technical Guidance (download at www.cleanwaterprogram.com – excerpt attached).[10] If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

Special Projects Worksheet Completed by:

Mariana Sanchez Digitally signed by Mariana Sanchez DN: C=US, E=msanchez@sandis.net, CN=Mariana Sanchez Date: 2023.05.08 12:44:41-07'00'
Signature Date

Print or Type Name

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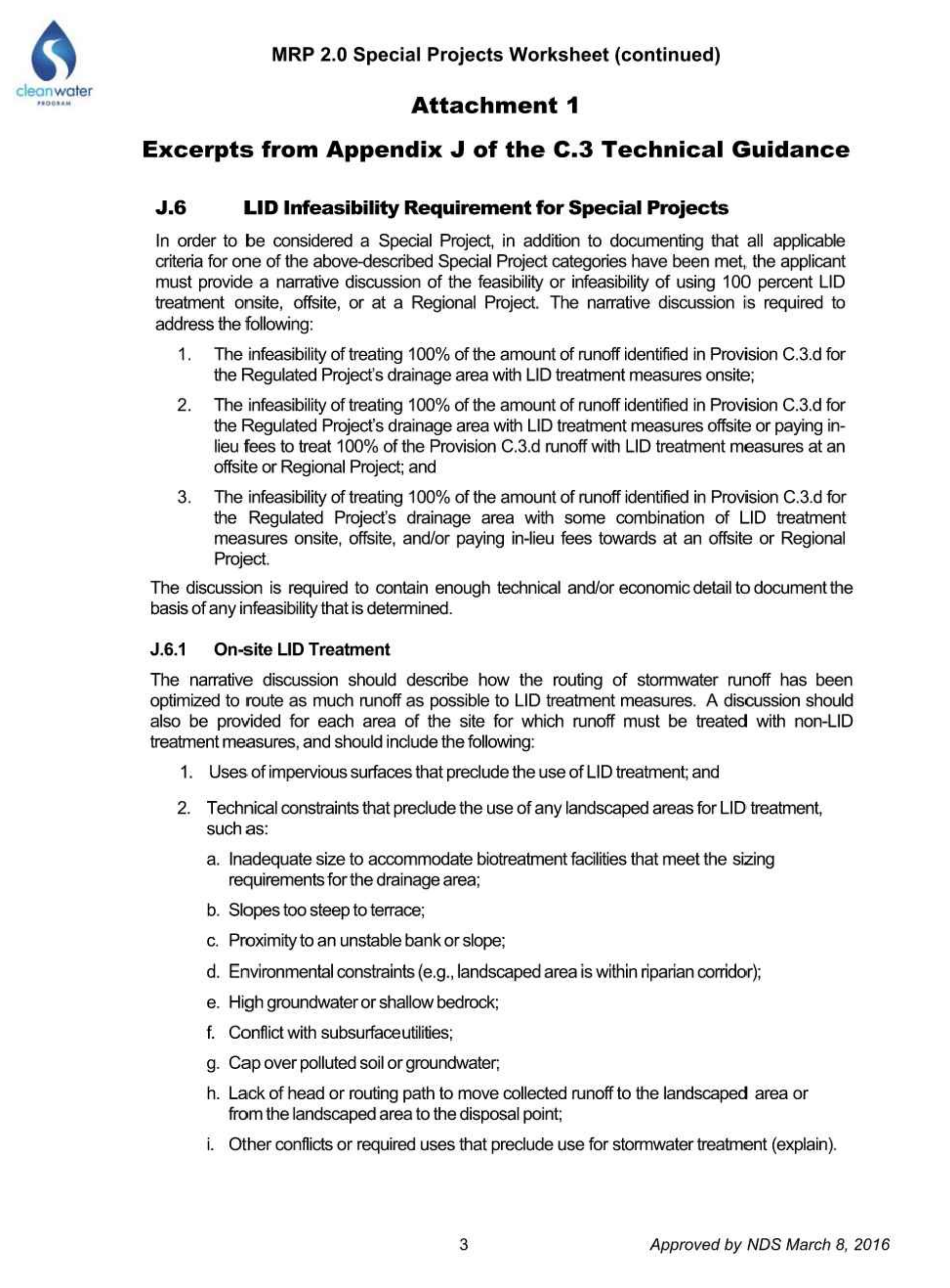
[8] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.
[9] The at-grade surface parking must be treated with LID treatment measures.
[10] TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.



MRP 2.0 Special Projects Worksheet (continued)

Attachment 1

Excerpts from Appendix J of the C.3 Technical Guidance

J.6 LID Infeasibility Requirement for Special Projects

In order to be considered a Special Project, in addition to documenting that all applicable criteria for one of the above-described Special Project categories have been met, the applicant must provide a narrative discussion of the feasibility or infeasibility of using 100 percent LID treatment onsite, offsite, or at a Regional Project. The narrative discussion is required to address the following:

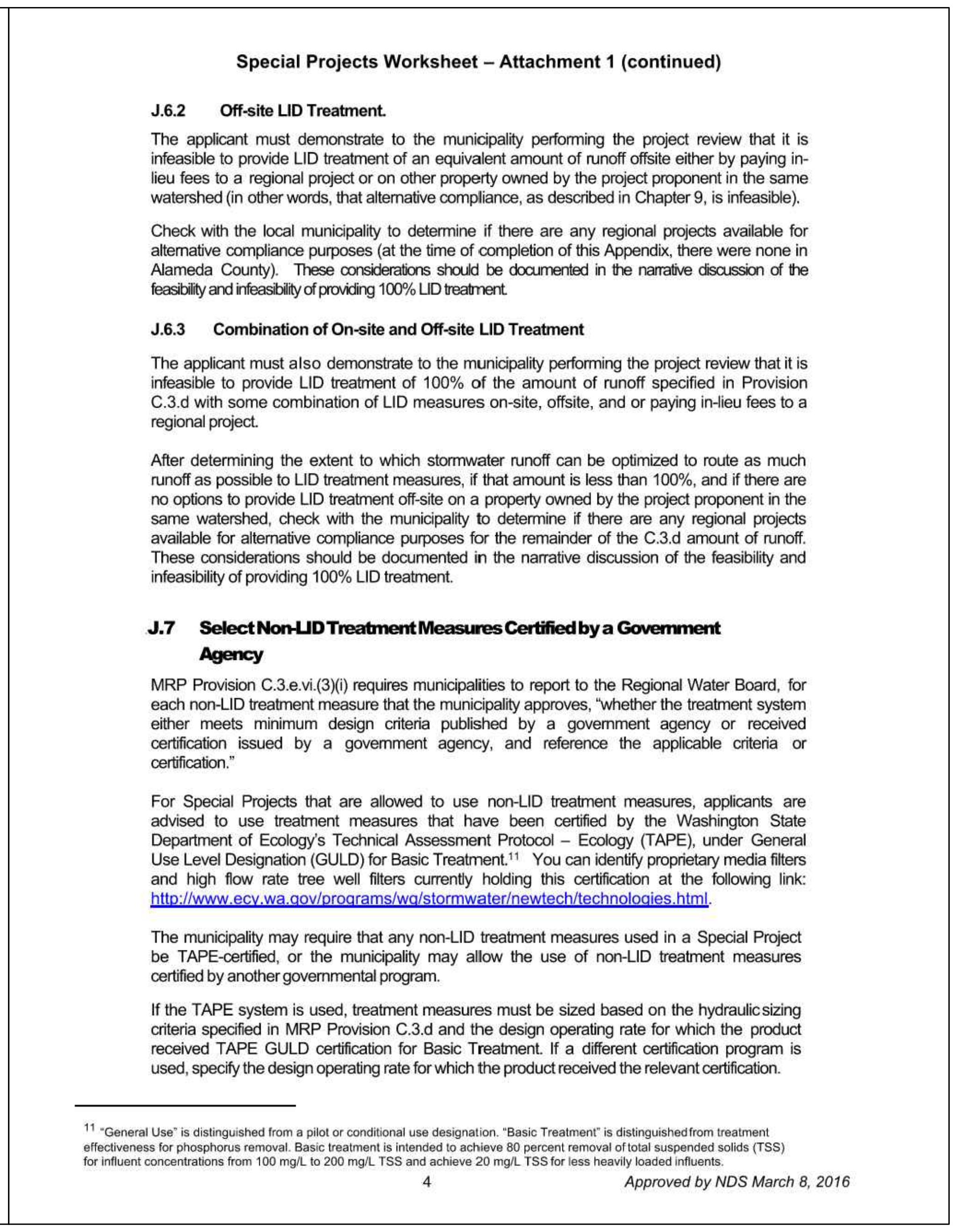
1. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures onsite;
2. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures offsite or paying in-lieu fees to treat 100% of the Provision C.3.d runoff with LID treatment measures at an offsite or Regional Project; and
3. The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with some combination of LID treatment measures onsite, offsite, and/or paying in-lieu fees towards at an offsite or Regional Project.

The discussion is required to contain enough technical and/or economic detail to document the basis of any infeasibility that is determined.

J.6.1 On-site LID Treatment

The narrative discussion should describe how the routing of stormwater runoff has been optimized to route as much runoff as possible to LID treatment measures. A discussion should also be provided for each area of the site for which runoff must be treated with non-LID treatment measures, and should include the following:

1. Uses of impervious surfaces that preclude the use of LID treatment; and
2. Technical constraints that preclude the use of any landscaped areas for LID treatment, such as:
   - a. Inadequate size to accommodate biotreatment facilities that meet the sizing requirements for the drainage area;
   - b. Slopes too steep to terrace;
   - c. Proximity to an unstable bank or slope;
   - d. Environmental constraints (e.g., landscaped area is within riparian corridor);
   - e. High groundwater or shallow bedrock;
   - f. Conflict with subsurface utilities;
   - g. Cap over polluted soil or groundwater;
   - h. Lack of head or routing path to move collected runoff to the landscaped area or from the landscaped area to the disposal point;
   - i. Other conflicts or required uses that preclude use for stormwater treatment (explain).



Special Projects Worksheet – Attachment 1 (continued)

J.6.2 Off-site LID Treatment.

The applicant must demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of an equivalent amount of runoff offsite either by paying in-lieu fees to a regional project or on other property owned by the project proponent in the same watershed (in other words, that alternative compliance, as described in Chapter 9, is infeasible).

Check with the local municipality to determine if there are any regional projects available for alternative compliance purposes (at the time of completion of this Appendix, there were none in Alameda County). These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.6.3 Combination of On-site and Off-site LID Treatment

The applicant must also demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of 100% of the amount of runoff specified in Provision C.3.d with some combination of LID measures on-site, offsite, and or paying in-lieu fees to a regional project.

After determining the extent to which stormwater runoff can be optimized to route as much runoff as possible to LID treatment measures, if that amount is less than 100%, and if there are no options to provide LID treatment off-site on a property owned by the project proponent in the same watershed, check with the municipality to determine if there are any regional projects available for alternative compliance purposes for the remainder of the C.3.d amount of runoff. These considerations should be documented in the narrative discussion of the feasibility and infeasibility of providing 100% LID treatment.

J.7 Select Non-LID Treatment Measures Certified by a Government Agency

MRP Provision C.3.e.vi.(3)(i) requires municipalities to report to the Regional Water Board, for each non-LID treatment measure that the municipality approves, "whether the treatment system either meets minimum design criteria published by a government agency or received certification issued by a government agency, and reference the applicable criteria or certification."

For Special Projects that are allowed to use non-LID treatment measures, applicants are advised to use treatment measures that have been certified by the Washington State Department of Ecology's Technical Assessment Protocol – Ecology (TAPE), under General Use Level Designation (GULD) for Basic Treatment.[11] You can identify proprietary media filters and high flow rate tree well filters currently holding this certification at the following link: http://www.ecy.wa.gov/programs/wq/stormwater/newtech/technologies.html.

The municipality may require that any non-LID treatment measures used in a Special Project be TAPE-certified, or the municipality may allow the use of non-LID treatment measures certified by another governmental program.

If the TAPE system is used, treatment measures must be sized based on the hydraulic sizing criteria specified in MRP Provision C.3.d and the design operating rate for which the product received TAPE GULD certification for Basic Treatment. If a different certification program is used, specify the design operating rate for which the product received the relevant certification.

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[11] "General Use" is distinguished from a pilot or conditional use designation. "Basic Treatment" is distinguished from treatment effectiveness for phosphorus removal. Basic treatment is intended to achieve 80 percent removal of total suspended solids (TSS) for influent concentrations from 100 mg/L to 200 mg/L TSS and achieve 20 mg/L TSS for less heavily loaded influents.

SPECIAL PROJECT NARRATIVE

SANDIS

5/03/2023
Project #: 222535

City of Berkeley Public Works Department
2180 Milvia St. #3
Berkeley, Ca 94704

RE: 2587 Telegraph
Narrative Discussion of Low Impact Development Feasibility/Infeasibility

To Whom it May Concern,

This report provides a narrative discussion of the feasibility or infeasibility of providing 100 percent low impact development (LID) treatment for 2587 Telegraph Ave. ., which has been identified as a potential Special Project, based on Special Project criteria provided in Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). This report is prepared in accordance with the requirement in MRP Provision C.3.e.vi.(2), to include in Special Projects reporting a narrative discussion of the feasibility or infeasibility of 100 percent LID treatment onsite or offsite.

Feasibility/Infeasibility of Onsite LID Treatment

The project site was reviewed with regard to the feasibility and infeasibility of onsite LID treatment. The results of this review showed that it was infeasible to treat 100 percent of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below.

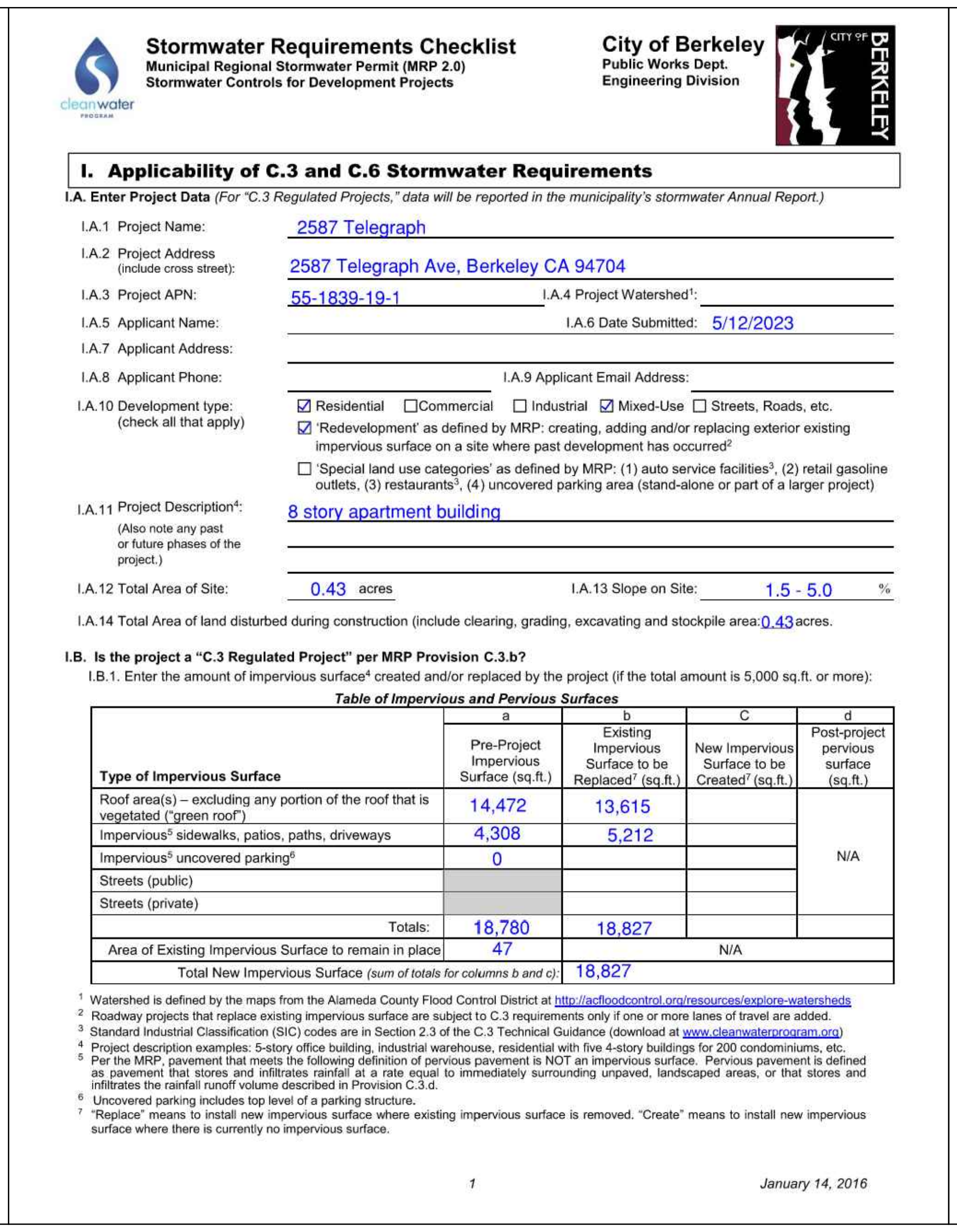
- a. **On-site Drainage Conditions.** The project site will be occupied by an 8 story high rise building.. The entire site will be contained in one drainage management area which will outfall into one treatment device (i.e. media filter).
- b. **Constraints to Providing On-site LID.** The drainage management area that is proposed to drain to a vault-based high flow rate media filter includes some areas that are not covered by buildings. However, these areas make up 11% of the property area due to the building footprint which takes up 89% of the property. With the inclusion of setbacks from the building foundation, this severely precludes the project from accommodating pervious surfaces at grade or other forms of LID treatment.

Feasibility/Infeasibility of Off-Site LID Treatment. The possibility of providing off-site LID treatment was found to be infeasible. The owner does not own or control land within the same watershed of the project site which can accommodate in perpetuity off-site bioretention facilities adequately sized to treat the runoff volume of the primary project. The project team is also unaware of any regional LID stormwater mitigation program available to the project for in-lieu C.3 compliance.

Regards,

SANDIS
Mariana Sanchez,
Design Engineer

STORMWATER REQUIREMENTS CHECKLIST



Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 2.0)
Stormwater Controls for Development Projects

City of Berkeley
Public Works Dept.
Engineering Division

I. Applicability of C.3 and C.6 Stormwater Requirements

I.A. Enter Project Data *(For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)*

I.A.1 Project Name: 2587 Telegraph
I.A.2 Project Address (include cross street): 2587 Telegraph Ave, Berkeley CA 94704
I.A.3 Project APN: 55-1839-19-1 I.A.4 Project Watershed[1]:
I.A.5 Applicant Name: I.A.6 Date Submitted: 5/12/2023
I.A.7 Applicant Address:
I.A.8 Applicant Phone: I.A.9 Applicant Email Address:
I.A.10 Development type: (check all that apply) ☑ Residential ☐ Commercial ☐ Industrial ☑ Mixed-Use ☐ Streets, Roads, etc.
☑ 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred[2]
☐ 'Special land use categories' as defined by MRP: (1) auto service facilities[3], (2) retail gasoline outlets, (3) restaurants[3], (4) uncovered parking area (stand-alone or part of a larger project)
I.A.11 Project Description[4]: (Also note any past or future phases of the project.) 8 story apartment building
I.A.12 Total Area of Site: 0.43 acres I.A.13 Slope on Site: 1.5 - 5.0 %
I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area: 0.43 acres.

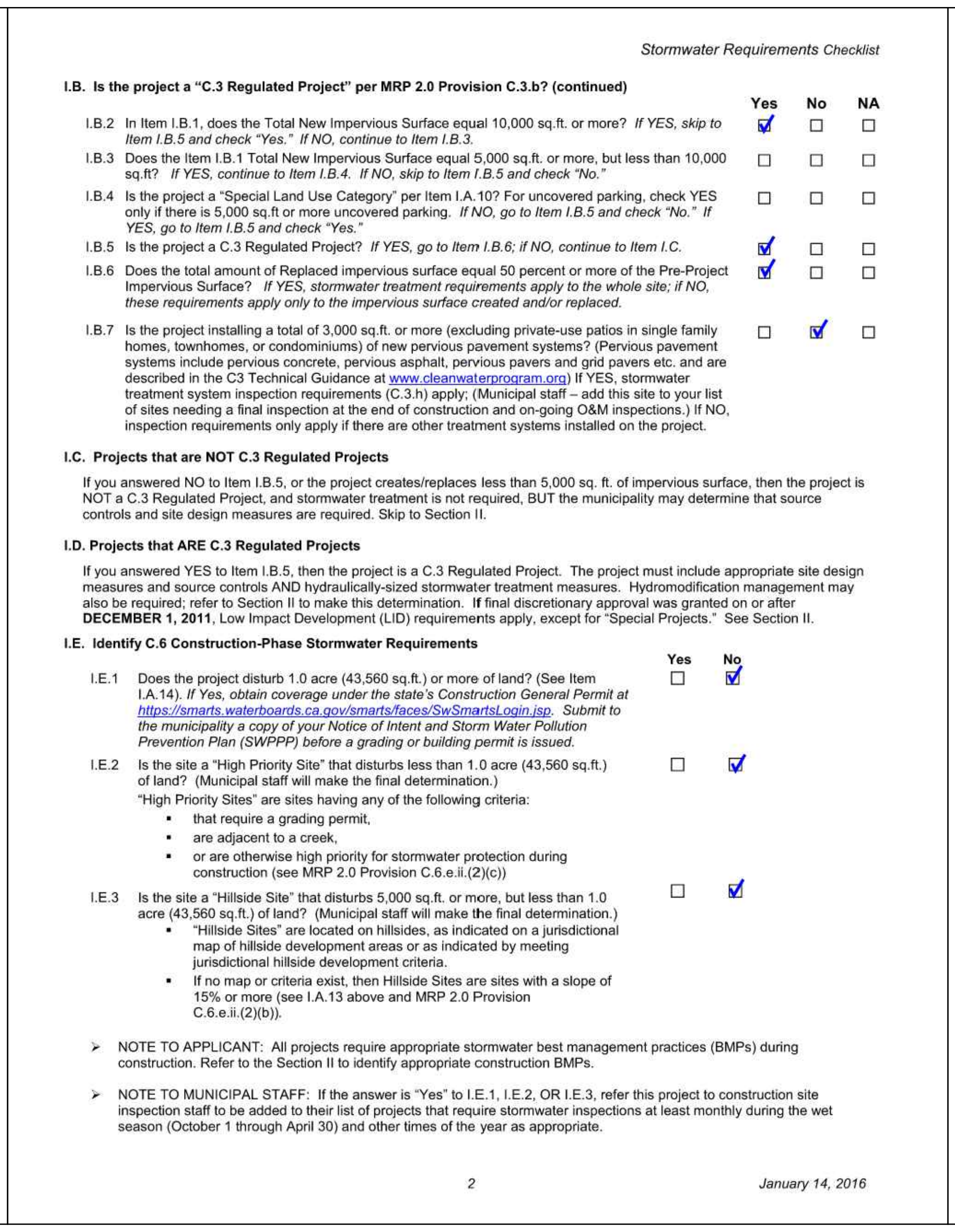
I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1. Enter the amount of impervious surface[4] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

	a	b	C	d
Type of Impervious Surface	Pre-Project Impervious Surface (sq.ft.)	Existing Impervious Surface to be Replaced[7] (sq.ft.)	New Impervious Surface to be Created[7] (sq.ft.)	Post-project pervious surface (sq.ft.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	14,472	13,615		N/A
Impervious[5] sidewalks, patios, paths, driveways	4,308	5,212		
Impervious[5] uncovered parking[6]	0			
Streets (public)				
Streets (private)				
Totals:	18,780	18,827		
Area of Existing Impervious Surface to remain in place	47	N/A		
Total New Impervious Surface *(sum of totals for columns b and c)*:	18,827			

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds
[2] Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.
[3] Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at www.cleanwaterprogram.org)
[4] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.
[5] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.
[6] Uncovered parking includes top level of a parking structure.
[7] "Replace" means to install new impervious surface where existing impervious surface is removed. "Create" means to install new impervious surface where there is currently no impervious surface.



I.B. Is the project a "C.3 Regulated Project" per MRP 2.0 Provision C.3.b? (continued)

		Yes	No	NA
I.B.2	In Item I.B.1, does the Total New Impervious Surface equal 10,000 sq.ft. or more? *If YES, skip to Item I.B.5 and check "Yes." If NO, continue to Item I.B.3.*	☑	☐	☐
I.B.3	Does the Item I.B.1 Total New Impervious Surface equal 5,000 sq.ft. or more, but less than 10,000 sq.ft? *If YES, continue to Item I.B.4. If NO, skip to Item I.B.5 and check "No."*	☐	☐	☐
I.B.4	Is the project a "Special Land Use Category" per Item I.A.10? For uncovered parking, check YES only if there is 5,000 sq.ft or more uncovered parking. *If NO, go to Item I.B.5 and check "No." If YES, go to Item I.B.5 and check "Yes."*	☐	☐	☐
I.B.5	Is the project a C.3 Regulated Project? *If YES, go to Item I.B.6; if NO, continue to Item I.C.*	☑	☐	☐
I.B.6	Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? *If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.*	☑	☐	☐
I.B.7	Is the project installing a total of 3,000 sq.ft. or more (excluding private-use patios in single family homes, townhomes, or condominiums) of new pervious pavement systems? (Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers and grid pavers etc. and are described in the C3 Technical Guidance at www.cleanwaterprogram.org) If YES, stormwater treatment system inspection requirements (C.3.h) apply; (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.) If NO, inspection requirements only apply if there are other treatment systems installed on the project.	☐	☑	☐

I.C. Projects that are NOT C.3 Regulated Projects

If you answered NO to Item I.B.5, or the project creates/replaces less than 5,000 sq. ft. of impervious surface, then the project is NOT a C.3 Regulated Project, and stormwater treatment is not required, BUT the municipality may determine that source controls and site design measures are required. Skip to Section II.

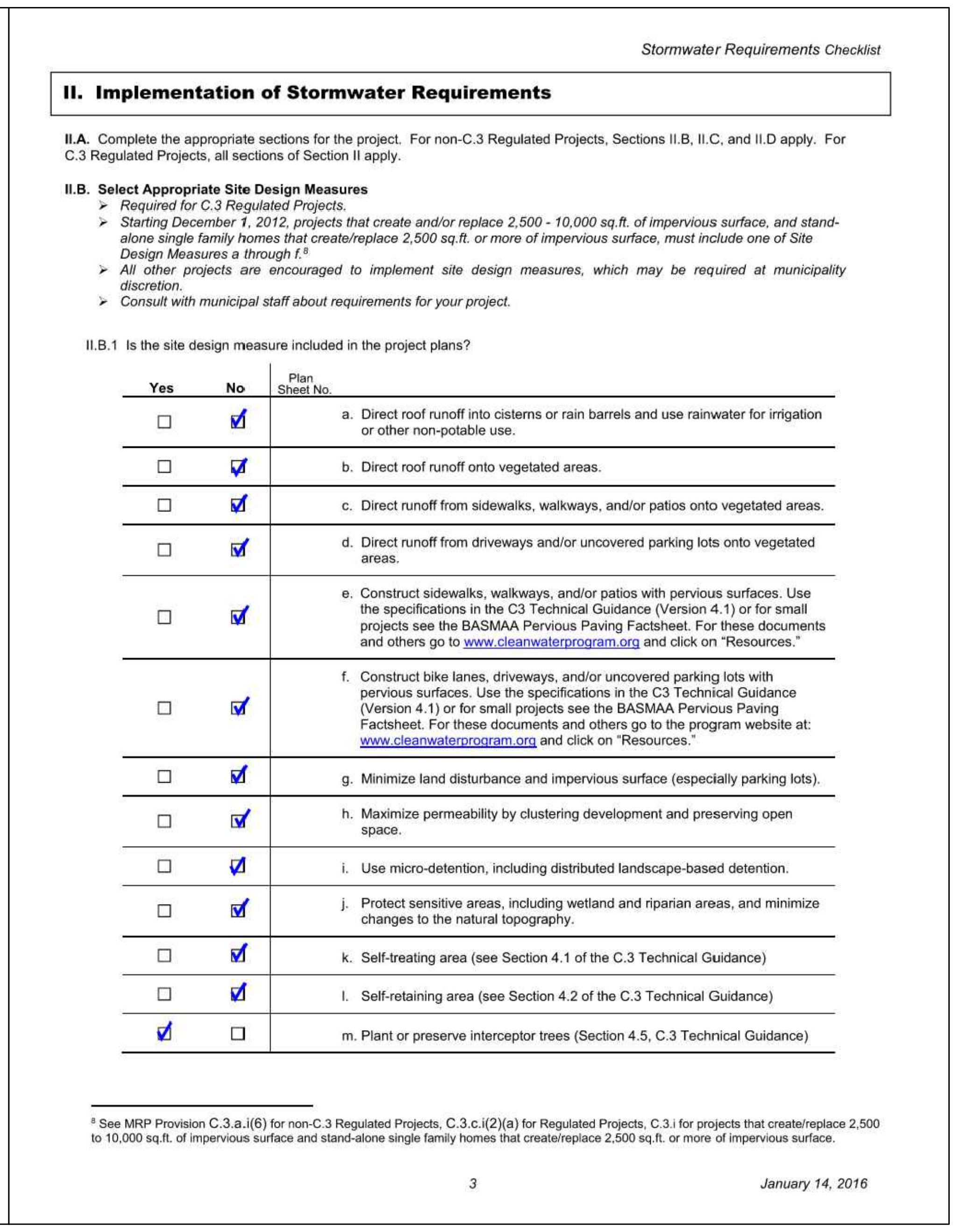
I.D. Projects that ARE C.3 Regulated Projects

If you answered YES to Item I.B.5, then the project is a C.3 Regulated Project. The project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required; refer to Section II to make this determination. If final discretionary approval was granted on or after **DECEMBER 1, 2011**, Low Impact Development (LID) requirements apply, except for "Special Projects." See Section II.

I.E. Identify C.6 Construction-Phase Stormwater Requirements

		Yes	No
I.E.1	Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.14). *If Yes, obtain coverage under the state's Construction General Permit at https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.*	☐	☑
I.E.2	Is the site a "High Priority Site" that disturbs less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) "High Priority Sites" are sites having any of the following criteria: ▪ that require a grading permit, ▪ are adjacent to a creek, ▪ or are otherwise high priority for stormwater protection during construction (see MRP 2.0 Provision C.6.e.ii.(2)(c))	☐	☑
I.E.3	Is the site a "Hillside Site" that disturbs 5,000 sq.ft. or more, but less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) ▪ "Hillside Sites" are located on hillsides, as indicated on a jurisdictional map of hillside development areas or as indicated by meeting jurisdictional hillside development criteria. ▪ If no map or criteria exist, then Hillside Sites are sites with a slope of 15% or more (see I.A.13 above and MRP 2.0 Provision C.6.e.ii.(2)(b)).	☐	☑

- ➢ NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction. Refer to the Section II to identify appropriate construction BMPs.
- ➢ NOTE TO MUNICIPAL STAFF: If the answer is "Yes" to I.E.1, I.E.2, OR I.E.3, refer this project to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.



II. Implementation of Stormwater Requirements

II.A. Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

II.B. Select Appropriate Site Design Measures

- ➢ *Required for C.3 Regulated Projects.*
- ➢ *Starting December 1, 2012, projects that create and/or replace 2,500 - 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include one of Site Design Measures a through f.*[8]
- ➢ *All other projects are encouraged to implement site design measures, which may be required at municipality discretion.*
- ➢ *Consult with municipal staff about requirements for your project.*

II.B.1 Is the site design measure included in the project plans?

Yes	No	Plan Sheet No.	
☐	☑		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐	☑		b. Direct roof runoff onto vegetated areas.
☐	☑		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐	☑		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☑		e. Construct sidewalks, walkways, and/or patios with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to www.cleanwaterprogram.org and click on "Resources."
☐	☑		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to the program website at: www.cleanwaterprogram.org and click on "Resources."
☐	☑		g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☑		h. Maximize permeability by clustering development and preserving open space.
☐	☑		i. Use micro-detention, including distributed landscape-based detention.
☐	☑		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☑		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
☐	☑		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)
☑	☐		m. Plant or preserve interceptor trees (Section 4.5, C.3 Technical Guidance)

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[8] See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

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BERKELEY, CA # 2022-0918

SB330 PROJECT RESUBMITTAL #2
SEPTEMBER 13, 2023
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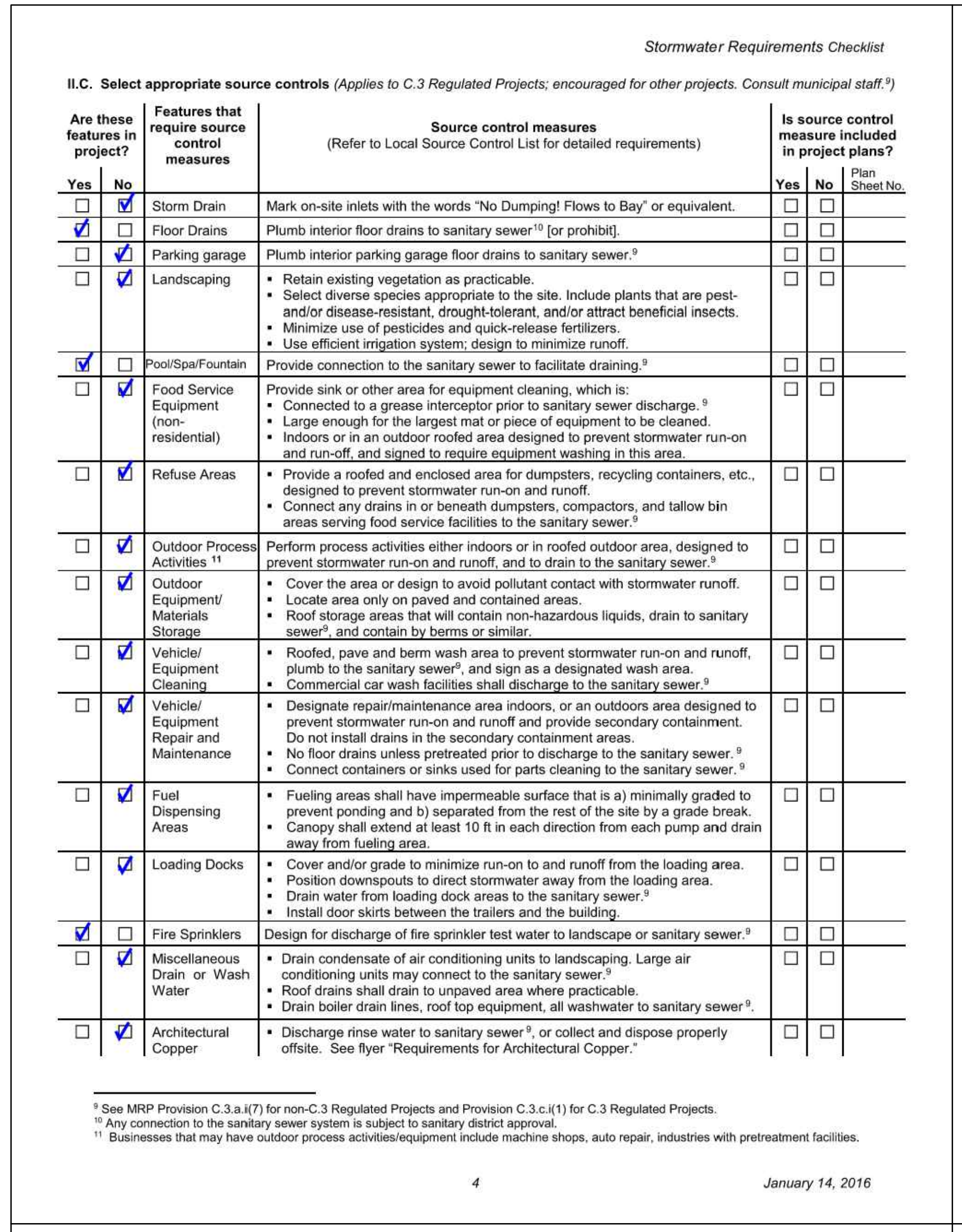
STORMWATER
SUPPLEMENTAL FORMS

C2.1

STORMWATER REQUIREMENTS CHECKLIST



Stormwater Requirements Checklist

II.C. Select appropriate source controls *(Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.[9])*

Are these features in project? Yes	No	Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans? Yes	No	Plan Sheet No.
☐	☑	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☐	
☑	☐	Floor Drains	Plumb interior floor drains to sanitary sewer[10] [or prohibit].	☐	☐	
☐	☑	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☐	
☐	☑	Landscaping	▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.	☐	☐	
☑	☐	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☐	
☐	☑	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge.[9] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☐	
☐	☑	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☐	☐	
☐	☑	Outdoor Process Activities [11]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☐	
☐	☑	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☐	
☐	☑	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[9], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☐	
☐	☑	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer.[9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer.[9]	☐	☐	
☐	☑	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☐	
☐	☑	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☐	
☑	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☐	
☐	☑	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer[9].	☐	☐	
☐	☑	Architectural Copper	▪ Discharge rinse water to sanitary sewer[9], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☐	

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[9] See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.

[10] Any connection to the sanitary sewer system is subject to sanitary district approval.

[11] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

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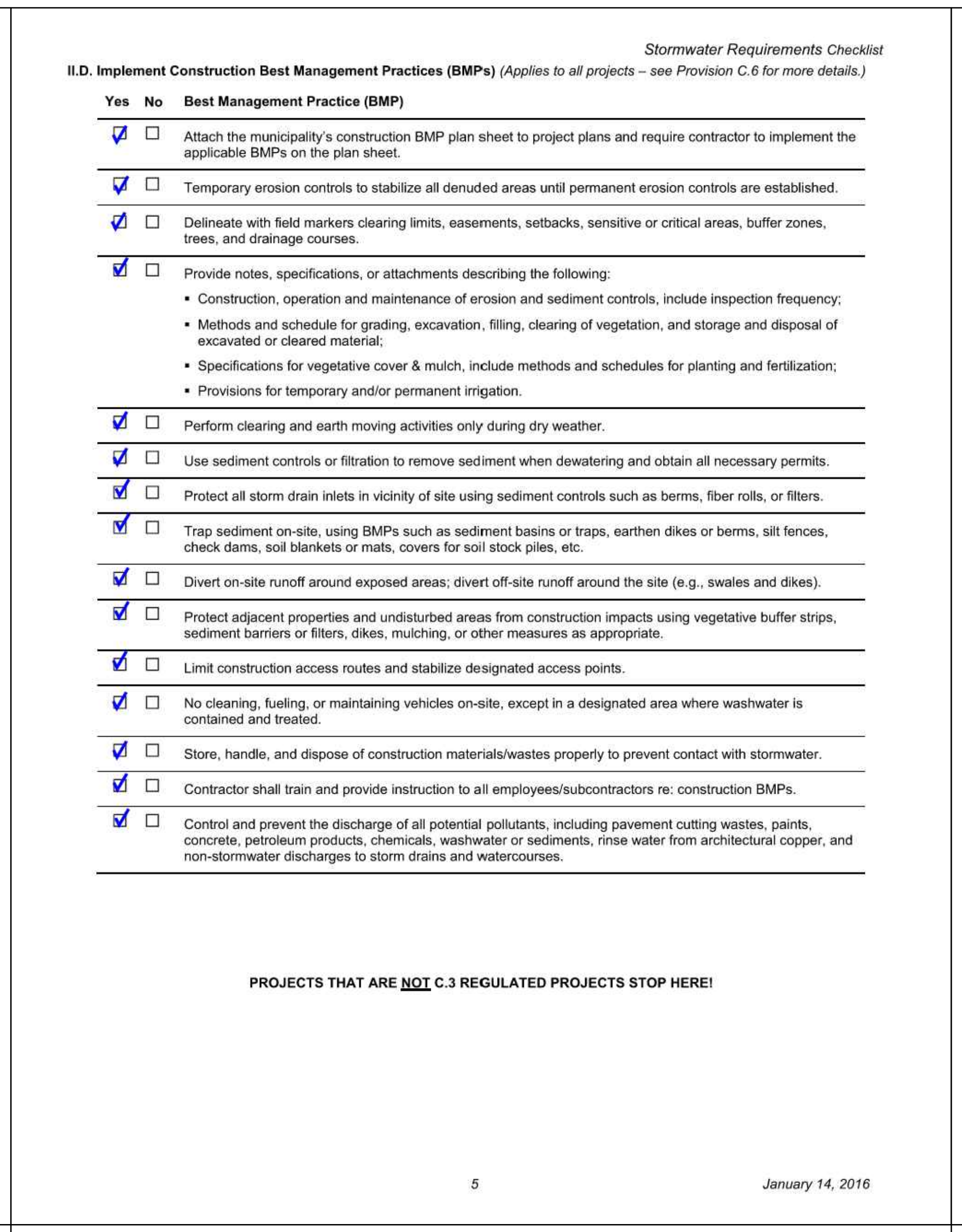

Stormwater Requirements Checklist

II.D. Implement Construction Best Management Practices (BMPs) *(Applies to all projects – see Provision C.6 for more details.)*

Yes	No	Best Management Practice (BMP)
☑	☐	Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☑	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☑	☐	Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☑	☐	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☑	☐	Perform clearing and earth moving activities only during dry weather.
☑	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☑	☐	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☑	☐	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☑	☐	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☑	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☑	☐	Limit construction access routes and stabilize designated access points.
☑	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☑	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☑	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☑	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

PROJECTS THAT ARE NOT C.3 REGULATED PROJECTS STOP HERE!

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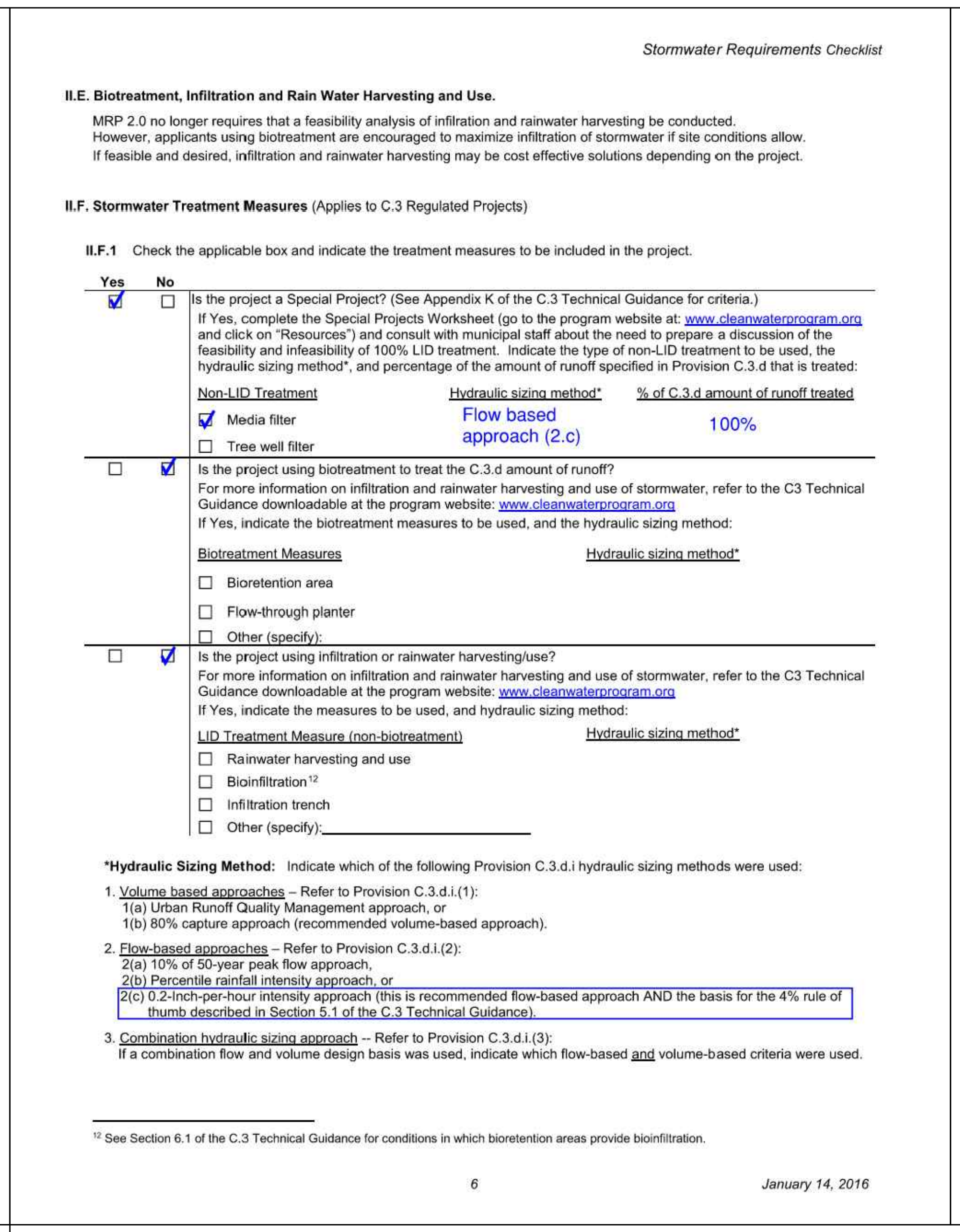

Stormwater Requirements Checklist

II.E. Biotreatment, Infiltration and Rain Water Harvesting and Use.

MRP 2.0 no longer requires that a feasibility analysis of infilration and rainwater harvesting be conducted. However, applicants using biotreatment are encouraged to maximize infiltration of stormwater if site conditions allow. If feasible and desired, infiltration and rainwater harvesting may be cost effective solutions depending on the project.

II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)

II.F.1 Check the applicable box and indicate the treatment measures to be included in the project.

Yes	No	
☑	☐	Is the project a Special Project? (See Appendix K of the C.3 Technical Guidance for criteria.) If Yes, complete the Special Projects Worksheet (go to the program website at: www.cleanwaterprogram.org and click on "Resources") and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated: Non-LID Treatment / Hydraulic sizing method* / % of C.3.d amount of runoff treated ☑ Media filter — Flow based approach (2.c) — 100% ☐ Tree well filter
☐	☑	Is the project using biotreatment to treat the C.3.d amount of runoff? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the biotreatment measures to be used, and the hydraulic sizing method: Biotreatment Measures / Hydraulic sizing method* ☐ Bioretention area ☐ Flow-through planter ☐ Other (specify):
☐	☑	Is the project using infiltration or rainwater harvesting/use? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the measures to be used, and hydraulic sizing method: LID Treatment Measure (non-biotreatment) / Hydraulic sizing method* ☐ Rainwater harvesting and use ☐ Bioinfiltration[12] ☐ Infiltration trench ☐ Other (specify):__________

***Hydraulic Sizing Method:** Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used:

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
   1(a) Urban Runoff Quality Management approach, or
   1(b) 80% capture approach (recommended volume-based approach).
2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
   2(a) 10% of 50-year peak flow approach,
   2(b) Percentile rainfall intensity approach, or
   2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 5.1 of the C.3 Technical Guidance).
3. Combination hydraulic sizing approach -- Refer to Provision C.3.d.i.(3):
   If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

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[12] See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

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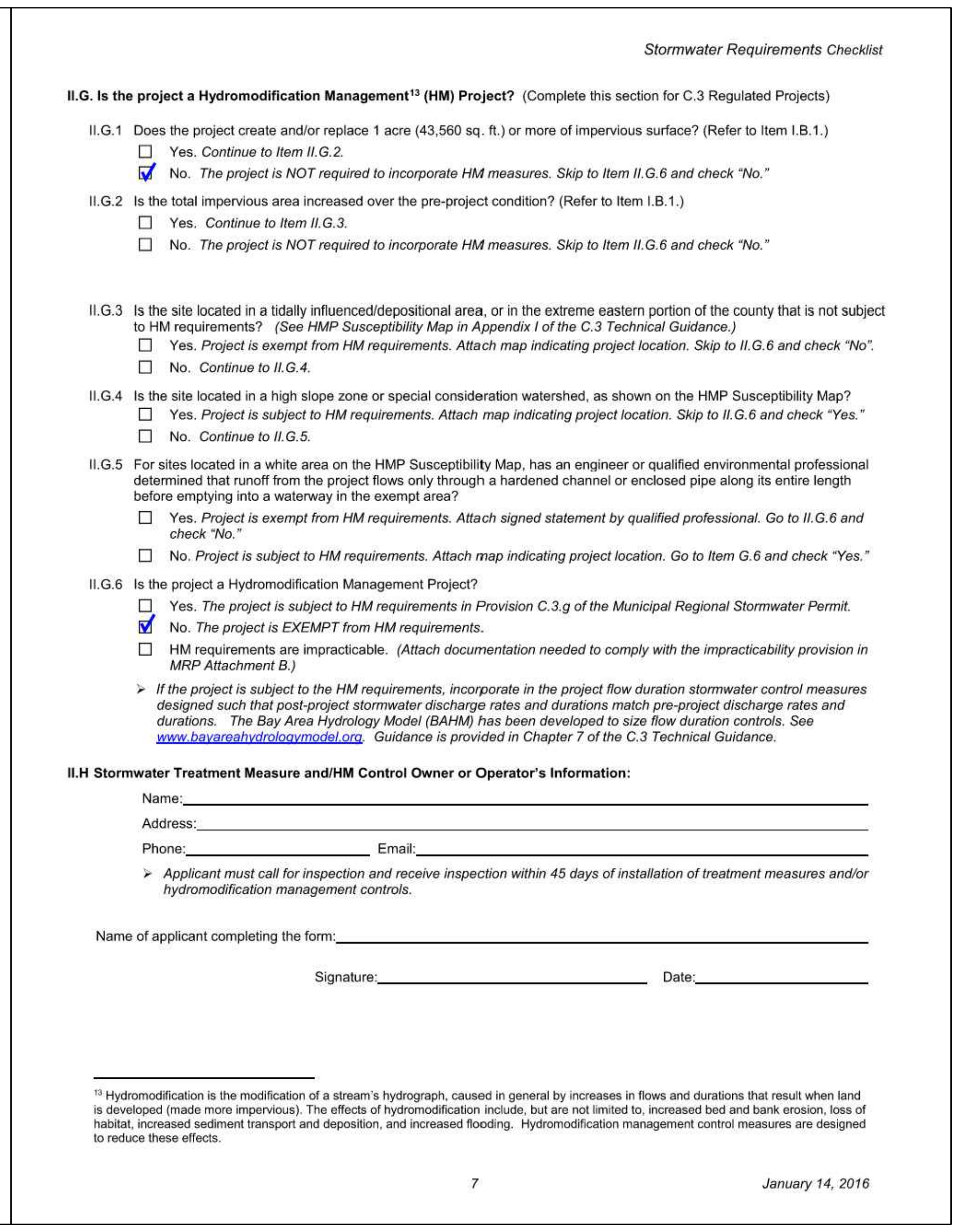

Stormwater Requirements Checklist

II.G. Is the project a Hydromodification Management[13] (HM) Project? (Complete this section for C.3 Regulated Projects)

II.G.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Item I.B.1.)
- ☐ Yes. *Continue to Item II.G.2.*
- ☑ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.2 Is the total impervious area increased over the pre-project condition? (Refer to Item I.B.1.)
- ☐ Yes. *Continue to Item II.G.3.*
- ☐ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*

II.G.3 Is the site located in a tidally influenced/depositional area, or in the extreme eastern portion of the county that is not subject to HM requirements? *(See HMP Susceptibility Map in Appendix I of the C.3 Technical Guidance.)*
- ☐ Yes. *Project is exempt from HM requirements. Attach map indicating project location. Skip to II.G.6 and check "No".*
- ☐ No. *Continue to II.G.4.*

II.G.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map?
- ☐ Yes. *Project is subject to HM requirements. Attach map indicating project location. Skip to II.G.6 and check "Yes."*
- ☐ No. *Continue to II.G.5.*

II.G.5 For sites located in a white area on the HMP Susceptibility Map, has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?
- ☐ Yes. *Project is exempt from HM requirements. Attach signed statement by qualified professional. Go to II.G.6 and check "No."*
- ☐ No. *Project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "Yes."*

II.G.6 Is the project a Hydromodification Management Project?
- ☐ Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*
- ☑ No. *The project is EXEMPT from HM requirements.*
- ☐ HM requirements are impracticable. *(Attach documentation needed to comply with the impracticability provision in MRP Attachment B.)*

➢ *If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See www.bayareahydrologymodel.org. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

II.H Stormwater Treatment Measure and/HM Control Owner or Operator's Information:

Name:__________

Address:__________

Phone:__________ Email:__________

➢ *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

Name of applicant completing the form:__________

Signature:__________ Date:__________

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[13] Hydromodification is the modification of a stream's hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

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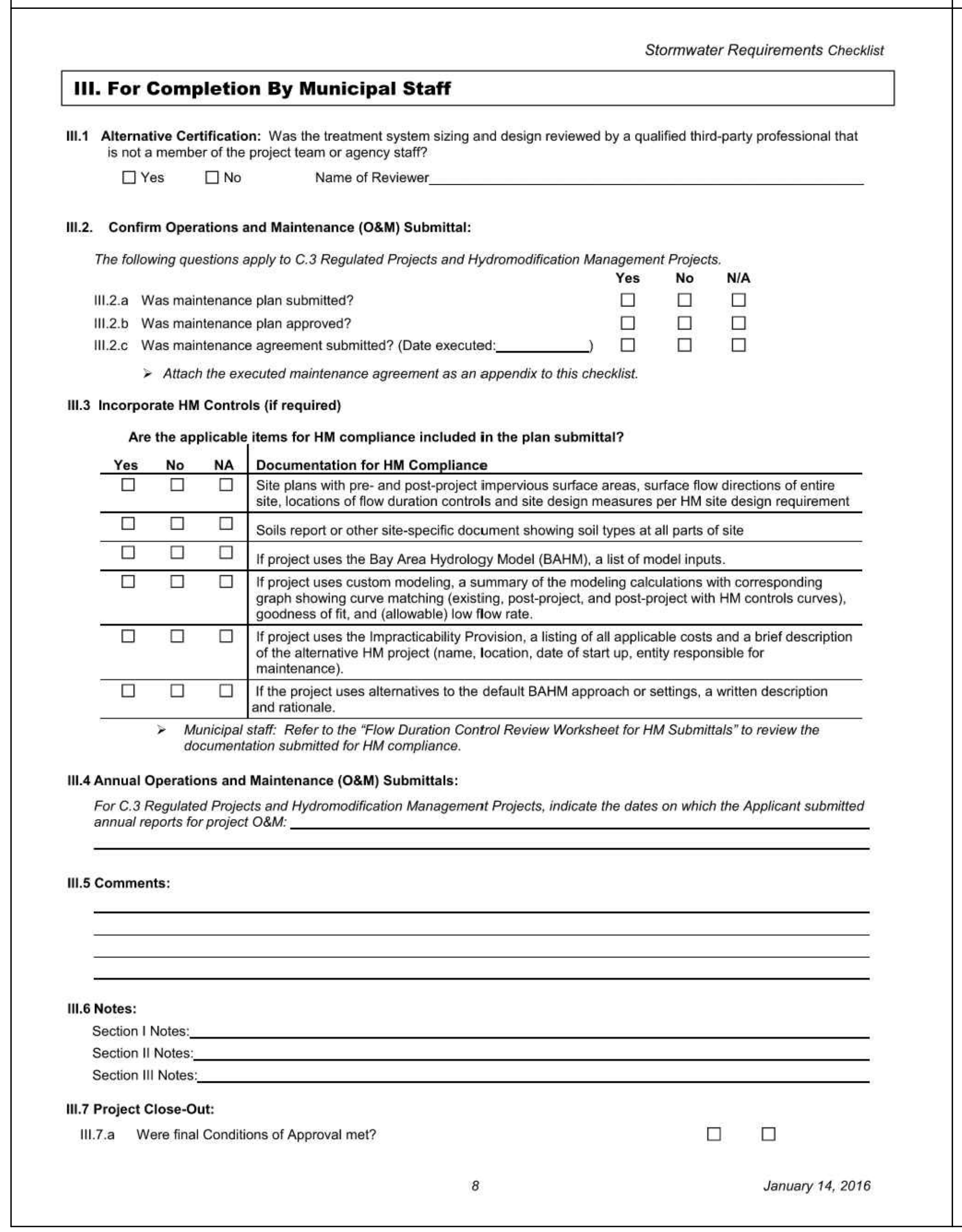

Stormwater Requirements Checklist

III. For Completion By Municipal Staff

III.1 Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☐ No Name of Reviewer__________

III.2. Confirm Operations and Maintenance (O&M) Submittal:

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

		Yes	No	N/A
III.2.a	Was maintenance plan submitted?	☐	☐	☐
III.2.b	Was maintenance plan approved?	☐	☐	☐
III.2.c	Was maintenance agreement submitted? (Date executed:__________)	☐	☐	☐

➢ *Attach the executed maintenance agreement as an appendix to this checklist.*

III.3 Incorporate HM Controls (if required)

Are the applicable items for HM compliance included in the plan submittal?

Yes	No	NA	Documentation for HM Compliance
☐	☐	☐	Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement
☐	☐	☐	Soils report or other site-specific document showing soil types at all parts of site
☐	☐	☐	If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs.
☐	☐	☐	If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.
☐	☐	☐	If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).
☐	☐	☐	If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.

➢ *Municipal staff: Refer to the "Flow Duration Control Review Worksheet for HM Submittals" to review the documentation submitted for HM compliance.*

III.4 Annual Operations and Maintenance (O&M) Submittals:

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M: __________

III.5 Comments:

III.6 Notes:

Section I Notes:__________

Section II Notes:__________

Section III Notes:__________

III.7 Project Close-Out:

III.7.a Were final Conditions of Approval met? ☐ ☐

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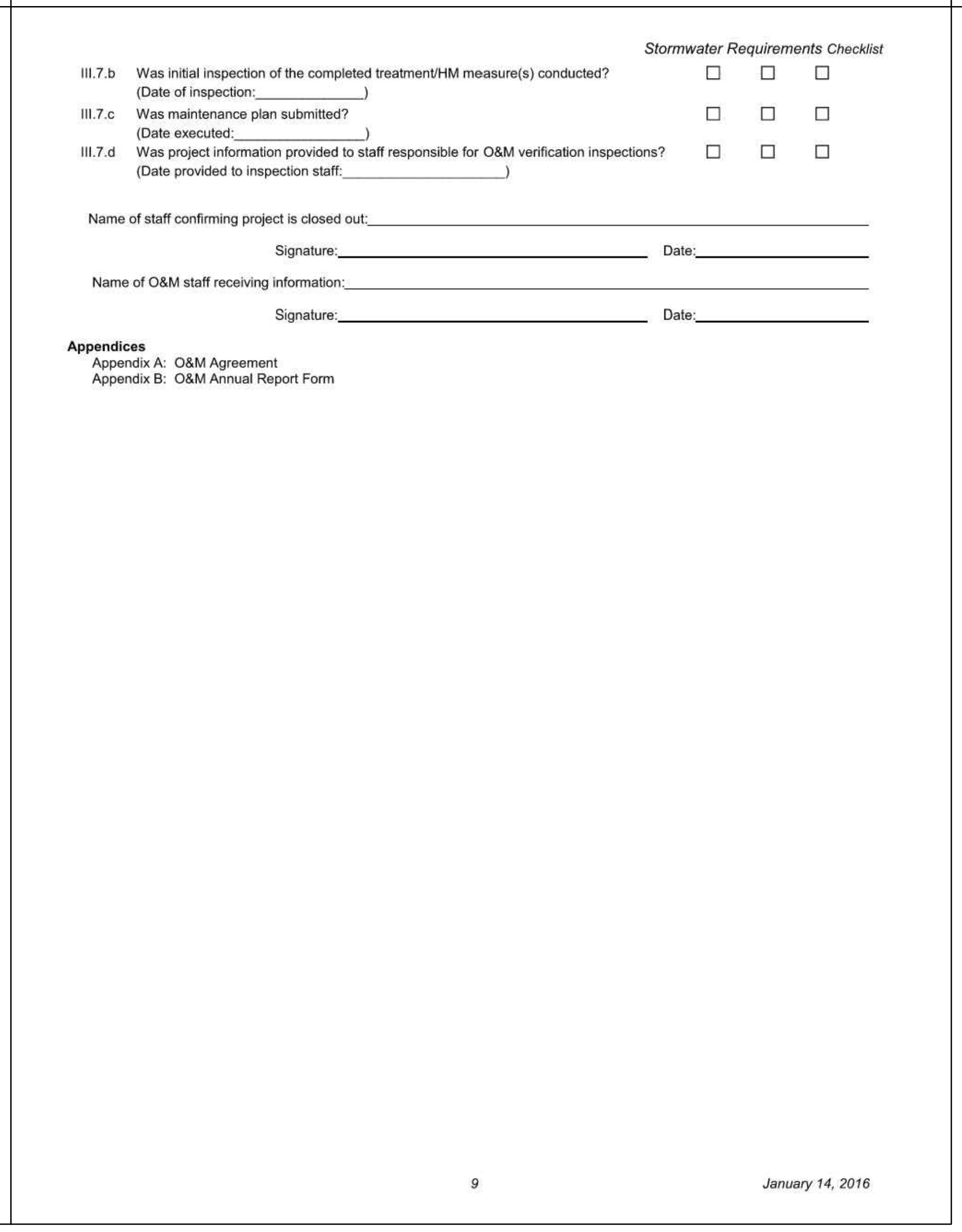

Stormwater Requirements Checklist

III.7.b	Was initial inspection of the completed treatment/HM measure(s) conducted? (Date of inspection:__________)	☐	☐	☐
III.7.c	Was maintenance plan submitted? (Date executed:__________)	☐	☐	☐
III.7.d	Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:__________)	☐	☐	☐

Name of staff confirming project is closed out:__________

Signature:__________ Date:__________

Name of O&M staff receiving information:__________

Signature:__________ Date:__________

Appendices
Appendix A: O&M Agreement
Appendix B: O&M Annual Report Form

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2587 TELEGRAPH
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SB330 PROJECT RESUBMITTAL #2
SEPTEMBER 13, 2023
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C2.2 STORMWATER
SUPPLEMENTAL FORMS

C2.2