CITY OF BERKELEY

DESIGN REVIEW COMMITTEE

STAFF REPORT

For Committee Decision
MAY 16, 2024

3030 TELEGRAPH AVENUE

FINAL DESIGN REVIEW

Design Review #DRCF2024-0001 to demolish an existing one-story 10,000 square-foot medical office building, and two duplexes and construct a new five-story mixed-use building with approximately 1,550 square feet of commercial area and 144 dwelling units, including eight-below market rate units.

I. Introduction

This five-story mixed use project is located in the C-C Corridor Commercial district on the Southwest corner of Telegraph and Webster.

The demolition referral went before the Landmarks Preservation Commission (LPC) on March 30, 2023 where the Commission took no action. It was last before the Design Review Committee (DRC) for Preliminary Design Review on May 18, 2023 where the Committee forwarded a favorable recommendation to ZAB. A summary from that May 2023 DRC Meeting is further on in this report for your reference. The project went before the Zoning Adjustments Board (ZAB) on June 8, 2023 where it was granted its Use Permit.

This project is returning this month for Final Design Review where the Committee will review final building details, final colors and material palette, and landscaping.

II. Background

The project would involve demolition of the existing one-story medical office building, two duplexes (four residential units), and surface level parking lot, and removal of the access easement along Halcyon Court and the curb cuts and driveways on both Webster Street and Telegraph Avenue, and construction of a new mixed-use building with the following primary components:

- 144 dwelling units (95 studios, 34 two-bedroom, 15 four-bedroom) for a total of 223 bedrooms;
- Commercial space, 1,550 square feet in area, for one to two retail tenants on the ground floor at the northeast corner of the property with access from Telegraph Avenue (Note: tenants have not yet been selected for these spaces);

- A bicycle storage room for approximately 40 bicycles on the ground floor and an additional bicycle shed for another 40 bicycles located within the courtyard towards the rear of the site. A total of four off-site short-term bicycle racks would be located along Webster Street and Telegraph Avenue;
- A residential lobby with recessed entry, with access from Telegraph Avenue;
- Residential amenities on the ground floor including community lounge room, fitness center, property mail room, and commercial floor area;
- Laundry rooms on each floor;
- A total of seven new replacement street trees would be planted along Webster Street and Telegraph Avenue along with new landscape screening to be planted along the western (rear) site boundary;
- Useable open space totaling 5,226 square feet consisting of a "U" shaped ground floor courtyard facing west toward the rear of the site;
- Mini plaza with planter and seating located off Telegraph Avenue adjacent to the commercial tenant space.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the southwest corner of Telegraph Avenue and Webster Street. The surrounding area consists of a mix of both commercial and residential uses ranging from two-story single and multi-family residences, a full-service grocery store, hospital and medical offices. Directly north of the project site is Whole Foods Market and to the east is the Berkley Central Medical Building. The Ashby BART station located along Adeline Street between Ashby Avenue and Woolsey Street is located to the west within walking distance from the project site (0.7 miles). In addition, bus service is available via AC Transit routes 6 and 800 at stops along Telegraph Avenue and Ashby Avenue.

B. Site Conditions:

The project site is located on the west side of the 3000 block of Telegraph Avenue. The approximately 27,000-square foot parcel is relatively flat and is developed with a one-story medical office building and two duplexes (four units total) that have been vacant for more than five years. A surface parking lot is located at the northeast corner of the site. There are three driveways located on Telegraph Avenue, Webster Street and Halcyon Court, respectively, with access to the parking lot. The project site currently has an access easement located off Halcyon Court which allows for commercial traffic access directly from Telegraph Avenue through the parking lot to the Halcyon Court neighborhood.

Figure 1: Vicinity Map

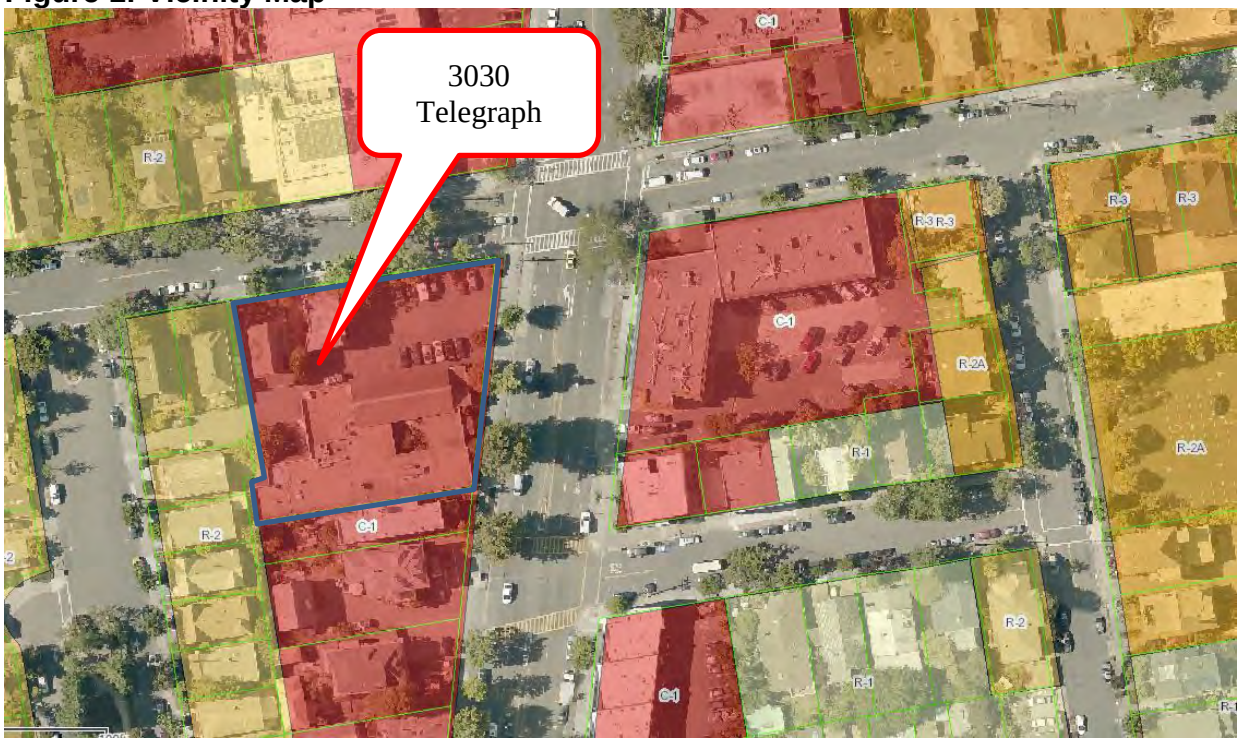


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Medical Offices and two duplexes	C-C	Avenue Commercial (AC)
Surrounding Properties	North	Commercial/Retail (Whole Foods) Single-family Residential	C-C and R-2	Avenue Commercial (AC) and Low-Medium Density Residential (MDR)
	South	Multi-family Residential	C-C	Avenue Commercial (AC)
	East	Medical office (Berkeley Central Medical Building)		
	West	Single family multi-family residential	R-2	Low-Medium Density Residential (LMDR)

IV. Summary from May 18, 2023 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): *MOTION: (Kahn, Gaffney) VOTE (7-0-0-0)*

Conditions

- *Provide more detail on the North façade, including at the sidewalk edge.*
- *Provide alternate color and material palette for FDR with samples.*
- *Refine entrance with richer plant palette and more residential feel.*
- *Add privacy shelf to all windows facing West.*

Recommendations

- *Recommend a more residential feel to the building design, rather than industrial.*
- *Consider a warmer color palette with the lighter colors at the top of the building and darker colors at the base.*
- *Add more detail and articulation at windows, as well as at the street level.*
- *Further develop the detailing at the building parapet.*
- *Consider a raised planter at the ground floor units.*
- *Consider rotating 2bdrm unit adjacent to the courtyard to allow for taller trees and more screening as a buffer for the neighbors.*
- *Consider wrapping the building color to create a frame for the murals.*
- *Consider more pockets for plantings on the north edge.*
- *Work with the neighbors on the fence design.*
- *Strongly recommend bird safe glass measures.*
- *Recommend permeable pavers at curb between street trees, if approved by Pubic Works.*

ZAB Issues

- *Consider more bike parking; spaces for scooters in the bike storage room.*
- *Recommend photo documentation of the existing structures.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

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

B. Current Submittal includes:

- Floor plans, exterior elevations, building sections, and perspective renderings;

- Revisions to the elevations include: revised color and material treatment of the North and East facades, recessed window reveals running vertically from floor 3 to 5, and parapet cap added to give the building a defined top.
- Material of the base was changed to brick and more detailing was provided along Telegraph and Webster.
- Eliminated the windows at the Southeast corner and raised the window sills at the ground level per Committee comments.

- Construction details, and wall and window sections;
  - Privacy shelves were added to West facing windows from floors 3-5.
- Landscape plans and plant palette; and
  - Project now retains 2 existing street trees and proposes 2 new street trees on Telegraph.
  - Planting has been increased at the ground level along Telegraph and Webster.
  - Added five new strawberry trees along the West edge of the parcel as a buffer to the neighboring residences.
  - Permeable pavers have been added at the tree wells at Telegraph and Webster.
- Colors and Materials Board.
  - Color palette has been updated with lighter colors, warm accents, and new materials.
- Signage
  - Blade sign is proposed near the front entry; Illumination will be back or side illumination only and Staff will continue to work with the applicant to refine the final details.

C. Issues for Discussion:

- Building Details
- Landscape Plan
- Colors and Materials

VI. Recommendation

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

Attachments:

1. Project Plans, received May 6, 2024
2. Materials Board, received May 1, 2024
3. Approved Use Permit Drawings, ZAB approved June 8, 2023

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

3030 TELEGRAPH

3030 TELEGRAPH AVE.
BERKELEY, CA

FINAL DESIGN REVIEW MAY 16, 2024



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
COVERSHEET

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

FDR-0

DRC SUMMARY - MAY 18TH, 2023

APPLICANT RESPONSE

	CONDITIONS		SHEET
1	*PROVIDE MORE DETAIL ON THE NORTH FAÇADE, INCLUDING AT THE SIDEWALK EDGE.*	BRICK, LANDSCAPE LATTICES, COLORED LOUVERS & DOUBLE FRAMING WITH COLOR ACCENTS (FLOORS 2-5) WERE ADDED TO PROVIDE DETAIL/TEXTURE.	FDR-6
2	*PROVIDE ALTERNATE COLOR AND MATERIAL PALETTE FOR FDR WITH SAMPLES.*	THE COLOR PALETTE WAS REVISED TO LIGHTER & WARMER WITH MORE VARIATION.	FDR-9
3	*REFINE ENTRANCE WITH RICHER PLANT PALETTE AND MORE RESIDENTIAL FEEL.*	RENDERINGS WERE UPDATED TO REFLECT THE ACTUAL PLANTING PALETTE MORE ACCURATELY	FDR-3&4
4	*ADD PRIVACY SHELF TO ALL WINDOWS FACING WEST.*	PRIVACY SHELVES WERE ADDED TO ALL WINDOWS ON FLOORS 3-5. WHERE THE SHELVES WOULD NOT HAVE BEEN EFFECTIVE ON FLOORS 1& 2 ADDITION PLANTING WAS PROVIDED. WE ALSO REMOVED 10 WINDOWS (REDUCED FROM 45 TO 25 OVER THE COURSE OF PLANNING REVIEW).	FDR-10
	RECOMMENDATIONS		
5	*RECOMMEND A MORE RESIDENTIAL FEEL TO THE BUILDING DESIGN, RATHER THAN INDUSTRIAL.*	REVISED COLORS; LIGHTER AND VIBRANT COLOR SCHEME, DARKER BASE TRANSITIONING TO A LIGHTER TOP, ENHANCED TEXTURE AND DETAIL AT STREET LEVEL USING BRICK, ADDED ACCENT COLORS WHICH ARE INCORPORATED THROUGHOUT THE DESIGN	FDR-5
6	*CONSIDER A WARMER COLOR PALETTE WITH THE LIGHTER COLORS AT THE TOP OF THE BUILDING AND DARKER COLORS AT THE BASE.*	REVISED COLORS; LIGHTER AND VIBRANT COLOR SCHEME, DARKER BASE TRANSITIONING TO A LIGHTER TOP	FDR-4&9
7	*ADD MORE DETAIL AND ARTICULATION AT WINDOWS, AS WELL AS AT THE STREET LEVEL.*	2X6 DOUBLE FRAMING IS USED TO PROVIDE DEEP WINDOW REVEALS AND ACCENT COLORS AND ARCHITECTURAL INTEREST.	FDR-4
8	*FURTHER DEVELOP THE DETAILING AT THE BUILDING PARAPET.*	A METAL PARAPET CAP WAS ADDED TO DEFINE THE EDGE OF THE PARAPET	FDR-4
9	*CONSIDER A RAISED PLANTER AT THE GROUND FLOOR UNITS.*	WINDOW SILLS WERE RAISED, LANDSCAPING WAS ADDED AND THE WINDOW CLOSEST TO THE SIDEWALK WAS MOVED.	FDR-8
10	*CONSIDER ROTATING 2BDRM UNIT ADJACENT TO THE COURTYARD TO ALLOW FOR TALLER TREES AND MORE SCREENING AS A BUFFER FOR THE NEIGHBORS.*	WALKWAY WAS SHIFTED ENABLING ADDITION OF TREES. WE CONSIDERED ROTATING THE UNIT, BUT IT HAD AN IMPACT ON THE COURTYARD.	FDR-10
11	*CONSIDER WRAPPING THE BUILDING COLOR TO CREATE A FRAME FOR THE MURALS.*	WE ADDED A MURAL TO THE NORTH ELEVATION FACING BERKELEY AND ADDED DOUBLE FRAMING TO CREATE BOARDERS FOR THE MURALS	FDR-4
12	*CONSIDER MORE POCKETS FOR PLANTINGS ON THE NORTH EDGE.*	ADDITIONAL PLANTING WAS ADDED ALONG THE BUILDING EDGE. THE DESIGN WAS ALSO REVISED TO KEEP (2) OF THE EXISTING TREES.	FDR-7
13	*WORK WITH THE NEIGHBORS ON THE FENCE DESIGN.*	THE FENCE, WINDOW CHANGES AND THE ADDITION OF 5 STRAWBERRY TREES PROVIDE PRIVACY FOR THE NEIGHBORING HOUSES.	FDR-7
14	*STRONGLY RECOMMEND BIRD SAFE GLASS MEASURES.*	THE SB330 APPLICATION FILED WAS PRIOR TO BIRD SAFE ORDINANCE.	
15	*RECOMMEND PERMEABLE PAVERS AT CURB BETWEEN STREET TREES, IF APPROVED BY PUBIC WORKS.*	PERMEABLE PAVERS WERE ADDED ADJACENT THE STREET TREES.	FDR-11
	ZAB ISSUES		
16	*CONSIDER MORE BIKE PARKING; SPACES FOR SCOOTERS IN THE BIKE STORAGE ROOM.*	PROJECT HAS PROVIDED SUFFICIENT BIKE PARKING FOR THE PROJECT LOCATED IN BOTH INDOOR AND OUTDOOR SECURED LOCATIONS; SHOULD A RESIDENT HAVE A SCOOTER INSTEAD OF A BIKE, THERE WOULD BE SPACE FOR THEM TO LOCK IT IN ONE OF THESE SECURED LOCATIONS.	
17	*RECOMMEND PHOTO DOCUMENTATION OF THE EXISTING STRUCTURES.*	THIS WAS A RECOMMENDATION BY DUAL LPC/DRC MEMBER STEVE FINACOM. WE UNDERSTOOD THIS TO MEAN PHOTO DOCUMENTATION OF INTERIORS AND EXTERIORS OF THE TWO RESIDENTIAL BUILDINGS & THE EXTERIOR OF THE MORTUARY/STAINED GLASS. WE WILL PHOTOGRAPH THIS PRIOR TO DEMOLITION	



ORIGINAL DESIGN



REVISED DESIGN

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
DRC COMMENTS & REVISIONS

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

FDR-1





ORIGINAL DESIGN





REVISED DESIGN

3030 TELEGRAPH AVE.

BERKELEY, CA

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FDR-2





ORIGINAL DESIGN





REVISED DESIGN

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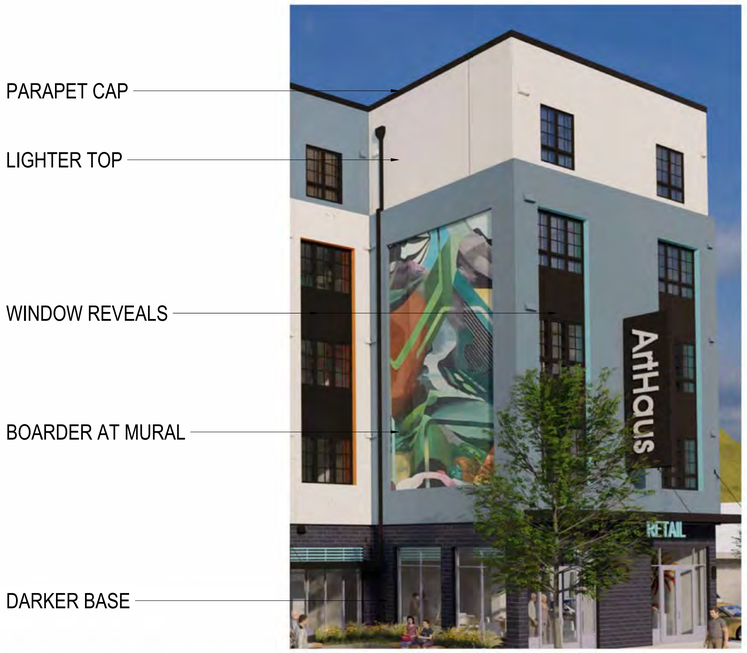
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REVISIONS

DATE
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SCALE

FDR-3



SOUTH ELEVATION

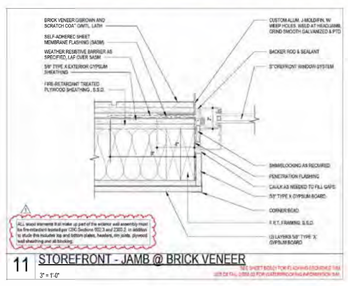


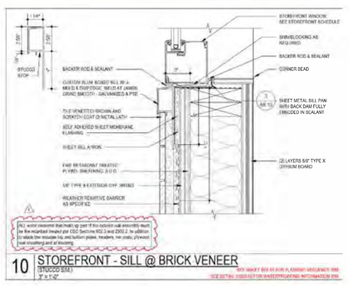
NORTH ELEVATION

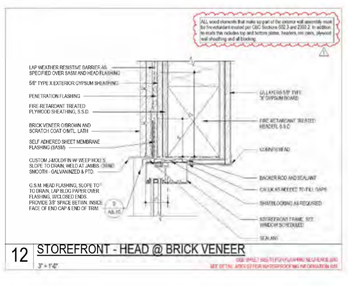
- **CONSIDER A WARMER COLOR PALETTE WITH THE LIGHTER COLORS AT THE TOP OF THE BUILDING AND DARKER COLORS AT THE BASE**
  - *REVISED COLORS; LIGHTER AND VIBRANT COLOR SCHEME, DARKER BASE TRANSITIONING TO A LIGHTER TOP, ENHANCED TEXTURE AND DETAIL AT STREET LEVEL USING BRICK, ADDED ACCENT COLORS WHICH ARE INCORPORATED THROUGHOUT THE DESIGN*
- **ADD MORE DETAIL AND ARTICULATION AT WINDOWS, AS WELL AS AT THE STREET LEVEL.**
  - *2X6 DOUBLE FRAMING IS USED TO PROVIDE DEEP WINDOW REVEALS AND ACCENT COLORS ADD ARCHITECTURAL INTEREST*
  - *SEE ATTACHED STOREFRONT DETAIL*
  - *BRICK WAS ADDED TO THE GROUND FLOOR FOR DETAIL AND TEXTURE*
- **FURTHER DEVELOP THE DETAILING AT THE BUILDING PARAPET**
  - *DETAILING WAS ADDED TO DEFINE THE EDGE OF THE PARAPET*
- **CONSIDER WRAPPING THE BUILDING COLOR TO CREATE A FRAME FOR THE MURALS**
  - *WE ADDED A MURAL TO THE NORTH ELEVATION FACING BERKELEY AND ADDED DOUBLE FRAMING TO CREATE BOARDERS FOR THE MURALS*

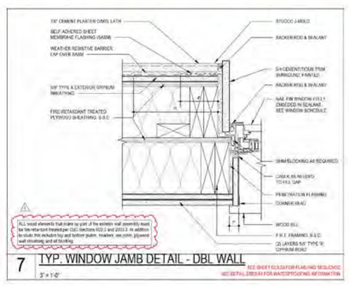


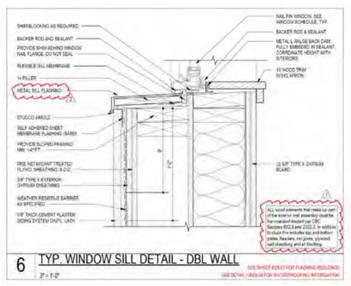


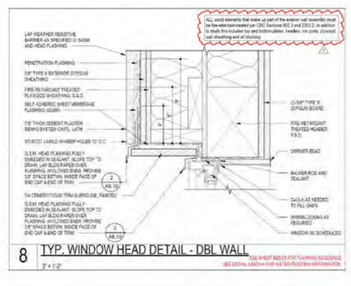












3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
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REN: 10-31-2023
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SHEET TITLE
ARCHITECTURAL DETAIL

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

FDR-4



RECOMMEND A MORE RESIDENTIAL FEEL TO THE BUILDING DESIGN, RATHER THAN INDUSTRIAL

- *ADOPTED A MORE RESIDENTIAL AESTHETIC*
- *LIGHTER AND VIBRANT COLOR SCHEME*
- *DARKER BASE TRANSITIONING TO A LIGHTER TOP*
- *ENHANCED TEXTURE AND DETAIL AT STREET LEVEL USING BRICK*
- *ACCENT COLORS INCORPORATED THROUGHOUT THE DESIGN*





ORIGINAL DESIGN



REVISED DESIGN

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

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SHEET TITLE
ARCHITECTURAL CHARACTER

DATE
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SCALE

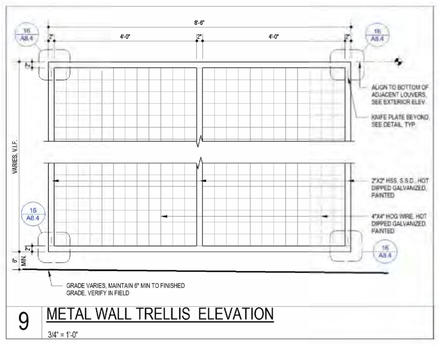
FDR-5



ORIGINAL DESIGN

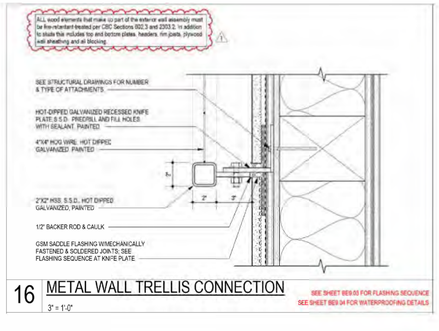


ORIGINAL DESIGN



9 METAL WALL TRELLIS ELEVATION

3/4" = 1'-0"

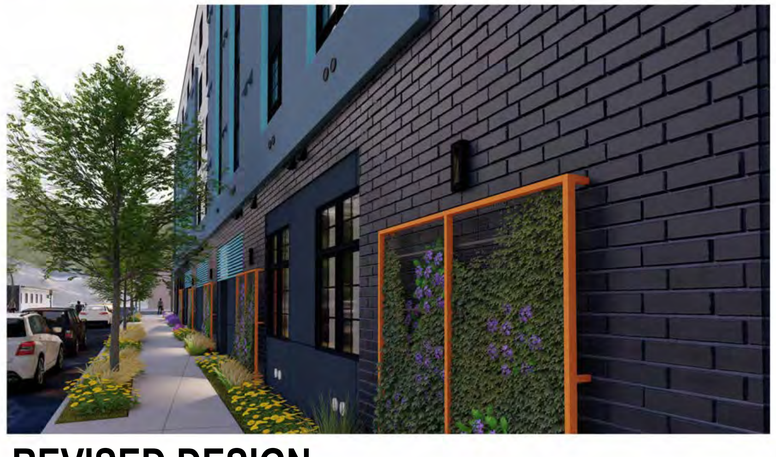


16 METAL WALL TRELLIS CONNECTION

3" = 1'-0"

SEE SHEET BE9.01 FOR FLASHING SEQUENCE
SEE SHEET BE9.04 FOR WATERPROOFING DETAILS





REVISED DESIGN



REVISED DESIGN

PROVIDE MORE DETAIL ON THE NORTH FAÇADE, INCLUDING AT THE SIDEWALK EDGE

- *ADDED BRICK BASE*
- *COLORED LANDSCAPE TRELLIS*
- *ADDITIONAL PLANTING ALONG THE BUILDING'S EDGE.*

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT
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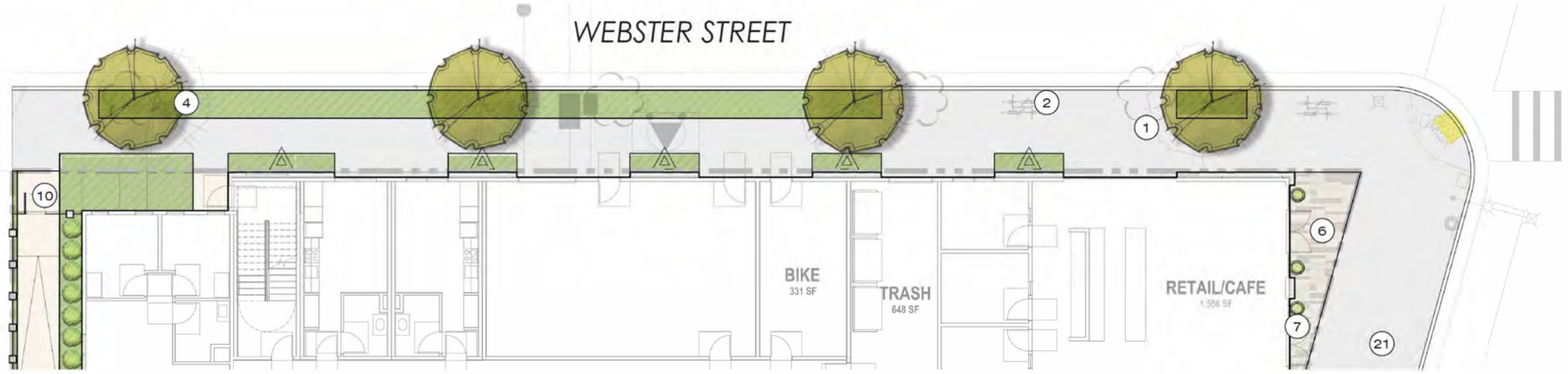
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SHEET TITLE
NORTH FACADE - ARCH

DATE
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SCALE

FDR-6



ORIGINAL



REVISED

CONSIDER MORE POCKETS FOR PLANTINGS ON THE NORTH EDGE.

- *ADDED MORE LINEAR FEET OF PLANTING ALONG THE BUILDING.*
- *RETAINED 2 OF THE 4 EXISTING TREES ALONG WEBSTER.*

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

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SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAFAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

cbg
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322 cbandg.com

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

RIAZ CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
NORTH FACADE - LANDSCAPE

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

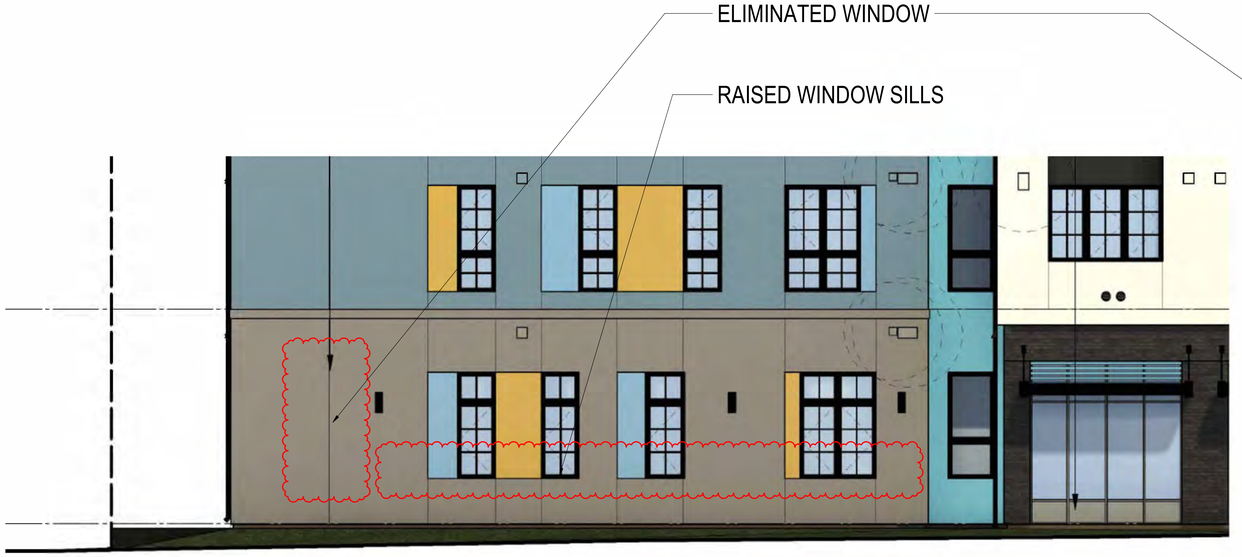
FDR-7



ORIGINAL



ORIGINAL



REVISED



REVISED

CONSIDER A RAISED PLANTER AT THE GROUND FLOOR UNITS

- WINDOW SILLS WERE RAISED
- THE WINDOW CLOSEST TO THE SIDEWALK WAS MOVED

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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CAPITAL
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(510) 925-1908 riazcapital.com

SHEET TITLE
GROUND FLOOR UNITS

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

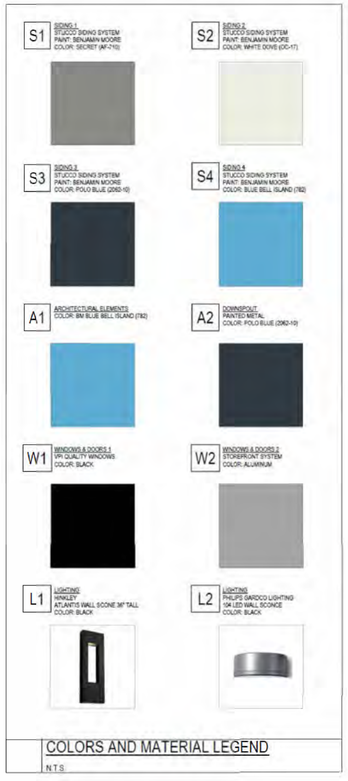
FDR-8

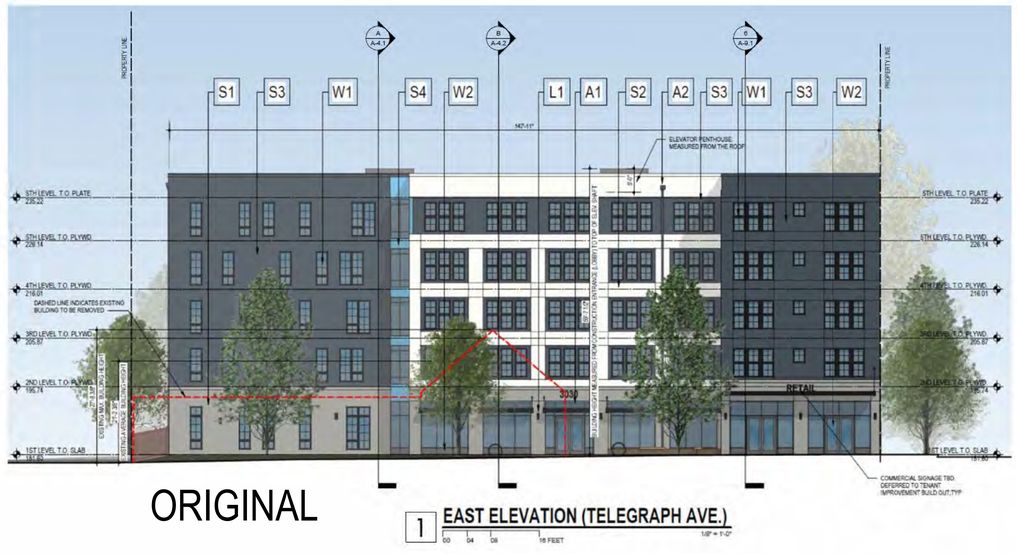
PROVIDE ALTERNATE COLOR AND MATERIAL PALETTE FOR FDR WITH SAMPLES

THE COLOR PALETTE WAS REVISED TO LIGHTER & WARMER WITH MORE VARIATION

CONSIDER A WARMER COLOR PALETTE WITH THE LIGHTER COLORS AT THE TOP OF THE BUILDING AND DARKER COLORS AT THE BASE

REVISED COLORS; LIGHTER AND VIBRANT COLOR SCHEME, DARKER BASE TRANSITIONING TO A LIGHTER TOP





ORIGINAL

1 EAST ELEVATION (TELEGRAPH AVE.)





REVISED

2 EAST ELEVATION (TELEGRAPH AVE.)

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT SCOTT C. THOMSEN C 31810 REN: 10-31-2023 STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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(510) 925-1908 riazcapital.com

SHEET TITLE
COLOR PALETTE

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

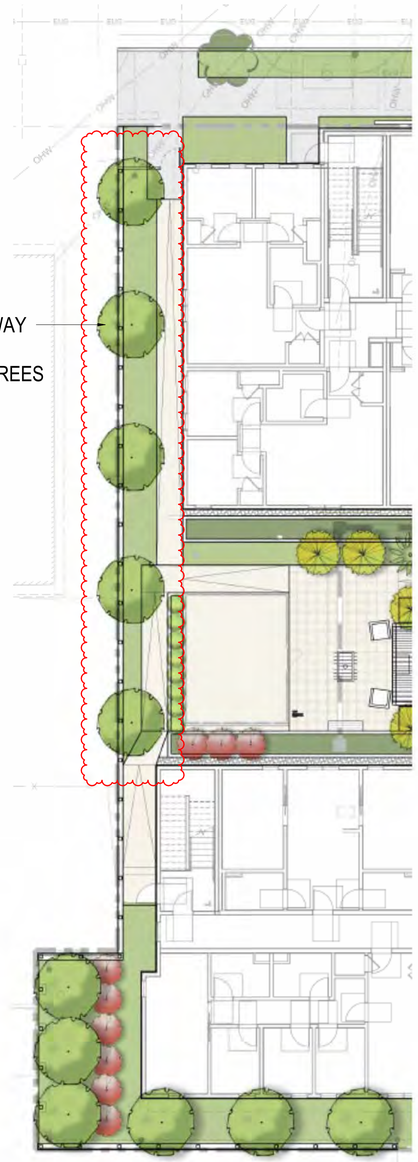
SCALE

FDR-9



ORIGINAL

SHIFTED WALKWAY AND ADDED (5) STRAWBERRY TREES



REVISED



ORIGINAL

- ADDED PRIVACY SCREENS
- REMOVED WINDOWS



REVISED

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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(510) 925-1908 riazcapital.com

SHEET TITLE
NEIGHBOR PRIVACY (WEST)

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

FDR-10



SITE PLAN - LIGHTING

00 05 10 20 FEET



LIGHTING
WAC LIGHTING
DOUBLE ADDJUSTABLE
MNFR#: WP-LED529
COLOR: BRONZE
3000K
600-985 LUMENS (X2)
LED - (2) BULB
30W



LIGHTING
WAC LIGHTING
GRAND ACCENT
MNFR#: 5212
COLOR: BRONZE
3000K
780-2150 LUMENS
LED - (1) BULB
13-31W



LIGHTING
HINKLEY
LUNA WALL SCONE
16" TALL
COLOR: BRONZE
2700K
500 LUMENS
LED - (1) BULB
11W



LIGHTING
WAC LIGHTING
RUBIX WALL MOUNT
MNFR#: WS-W25O9 - 10"
COLOR: BRONZE
3000K
15W
968 LUMENS

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
SITE PLAN

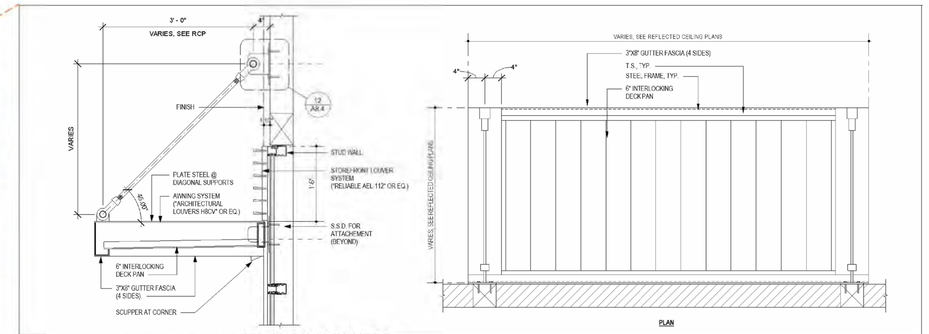
DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE
1" = 10'-0"

FDR-11

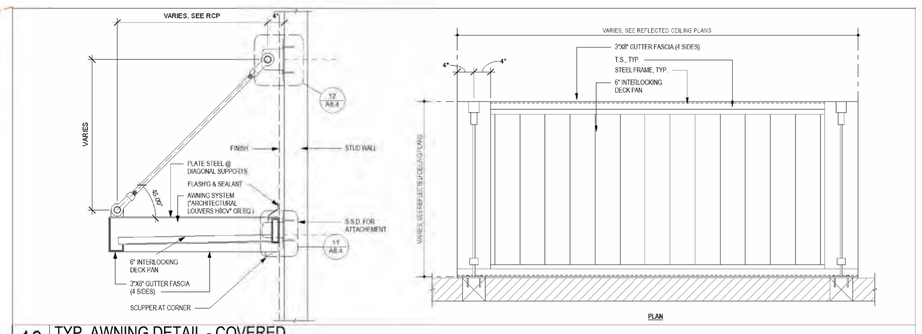






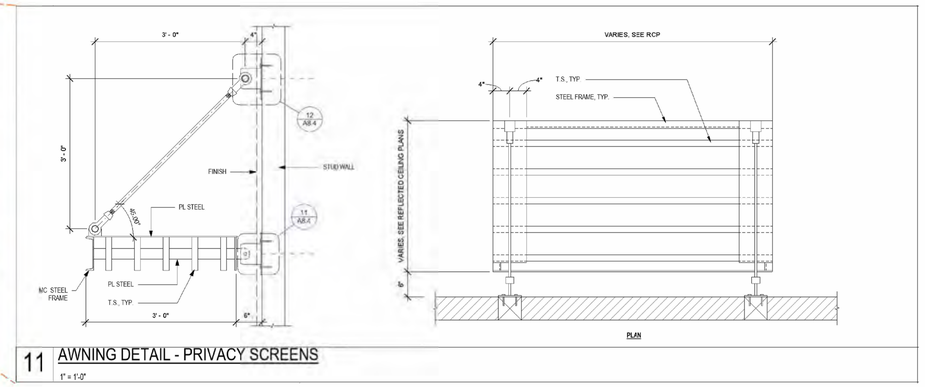
12 AWNING DETAIL AT STOREFRONT W/ LOUVERS

1" = 1'-0"



10 TYP. AWNING DETAIL - COVERED

1" = 1'-0"



11 AWNING DETAIL - PRIVACY SCREENS

1" = 1'-0"

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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RIAZ CAPITAL
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(510) 925-1908 riazcapital.com

SHEET TITLE
ARCHITECTURAL DETAILS

DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SCALE

FDR-12

811 Know what's below. Call 811 before you dig.



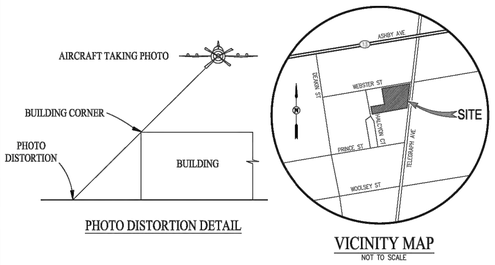


PHOTO DISTORTION DETAIL

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN PRINCE STREET, THE BEARING BEING N80°30'00"E PER PARCEL MAP 10459 (336 PM 78).

LEGEND

———	BOUNDARY LINE
— — —	CENTERLINE
— — — — —	EASEMENT LINE
———	ADJACENT LINE
——— OHW ———	OVERHEAD WIRES
—x—x—x—x—	FENCE LINE
//////////	BUILDING LINE AT GROUND LEVEL
(T)	TOTAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
⊛	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
NW	NORTHWEST
SE	SOUTHEAST
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
BW	BACK OF WALK
CONC	CONCRETE
COR	CORNER
DW	DRIVEWAY
ELEC	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GM	GAS METER
MH	MANHOLE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
OH	OVERHANG
RW	RETAINING WALL
SL	STREET LIGHT
SLV	STREET LIGHT VAULT
SSCO	SANITARY SEWER CLEAN OUT
TLV	TRAFFIC SIGNAL VAULT
WM	WATER METER

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) MAP OF HALCYON COURT (22 M 9)
(2) PARCEL MAP 10459 (336 PM 78)
(3) PARCEL MAP 9977 (318 PM 21)
(4) RECORD OF SURVEY 2298 (34 RS 83)
(5) CORNER RECORD 13029 (BOOK 129, PAGE 100)
(6) CORNER RECORD 4742 (BOOK 42, PAGE 78)
(7) CORNER RECORD 12789 (BOOK 128, PAGE 80)
(8) TRACT 243 (17 M 83)
(9) MAP OF WOOLSEY TRACT (11 M 55)
(10) CORNER RECORD 11449 (BOOK 110, PAGE 71)
(11) CORNER RECORD 4747 (BOOK 42 PAGE 77)
(12) CITY OF BERKELEY MONUMENT CARDS FOR MONUMENTS B0087 AND B0827
(13) CITY OF BERKELEY UNRECORDED SURVEYS 14A–16, 119–17, 1434, 1586, 2570, AND 7328
(14) DEED (DN 83–072401)
(15) DEED (DN 83–081535)
(16) DEED (DN 87–208434)
(17) DEED (DN 87–208435)
(18) DEED (DN 79–220480)
(19) DEED (DN 89–141607)
(20) DEED (309 DEEDS 120)
(21) DEED (931 DEEDS 129)
(22) DEED (1169 DEEDS 239)
(23) DEED (2221 DEEDS 288)
(24) DEED (339 OR 177)
(25) DEED (687 OR 34)
(26) DEED (2535 OR 376)
(27) DEED (2538 OR 313)
(28) DEED (2587 OR 52)

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ON THIS SURVEY IS PER TITLE REPORT LISTED HEREON. THE PREPARER HAS NOT PERFORMED, NOR HAS ACCEPTED RESPONSIBILITY TO PERFORM, ADDITIONAL RECORD RESEARCH.
2) THE PROPERTY HAS DIRECT ACCESS TO TELEGRAPH AVENUE, WEBSTER STREET, AND HALCYON COURT.
3) AERIAL PHOTOGRAPHY IS DATED MARCH 6, 2022 AND IS FOR VISUAL PURPOSES AND NOT SURVEY RECTIFIED AND IS INTENDED TO DISPLAY IMPROVEMENTS SUCH AS FENCES, CURBS, UTILITY BOXES AND POLES, AND OTHER PLANIMETRIC FEATURES AND THEIR RELATIONSHIP TO THE SUBJECT PROPERTY AS WELL AS TO EVALUATE THE SITE FOR EVIDENCE OF USE BY OTHER THAN THE OCCUPANTS OF THE PROPERTY.
4) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
5) THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATERS OF THE STATE, WATERS OF THE UNITED STATES OR JURISDICTIONAL WETLANDS.
6) IT IS THE PREPARER'S OPINION THAT ALTA/NSPS PRECISION AND ACCURACY STANDARDS ARE INTENDED TO BE APPLIED SOLELY TO BOUNDARY PORTIONS OF THE SURVEY, OTHER MEASUREMENTS SHOWN ARE TO A PRECISION AND ACCURACY STANDARD JUDGED APPROPRIATE BY THE PREPARER.
7) DISTANCES SHOWN ARE IN FEET AND ARE "GROUND" DISTANCES.
8) IMPROVEMENTS WITHIN FIVE FEET MORE OR LESS OF THE PROPERTY BOUNDARY WERE LOCATED BY FIELD SURVEY AND SHOWN HEREON.
9) PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS SECTION 5C(8), WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS, THE EVIDENCE, LOCATIONS AND EXTENTS ARE SHOWN HEREON.
10) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
11) THIS SURVEY DOES NOT DETERMINE OR REPRESENT THE LEGAL STATUS OF PARCELS, PARCELS ARE SHOWN PER TITLE REPORT.

SURVEYOR'S STATEMENT:

TO: 3030 TELEGRAPH, LLC, 3039 HALCYON, LLC, AND OLD REPUBLIC TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2022.

DATE OF PLAT OR MAP: APRIL 28, 2022

MARK H. WEBER
REGISTERED L.S. NO. 7960

JUNE 27, 2022
DATE SIGNED

LICENSED LAND SURVEYOR MARK H. WEBER 7960 STATE OF CALIFORNIA

THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE. PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6.

TITLE REPORT

OLD REPUBLIC TITLE COMPANY
ORDER NO.: 11170249775–JS, 4TH UPDATE
DATED: APRIL 1, 2022

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WEBSTER STREET WITH THE WESTERN LINE OF TELEGRAPH AVENUE; THENCE WESTERLY ALONG SAID CENTER LINE OF WEBSTER STREET 120 FEET, 8–1/2 INCHES, MORE OR LESS, TO A POINT DISTANT THEREON EASTERLY 40 FEET FROM THE NORTHWESTERN CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM ANDREW DALZIEL, ET UX., TO FRED F. PARIS, ET AL., DATED MARCH 10, 1924, AND RECORDED IN BOOK 687 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 34; THENCE AT RIGHT ANGLE SOUTHERLY 110 FEET, MORE OR LESS, TO THE NORTHERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM HENRY EAST, ET UX., TO WILLIAM REID LOW, ET UX., DATED OCTOBER 29, 1903, AND RECORDED IN BOOK 931 OF DEEDS, PAGE 129, ALAMEDA COUNTY RECORDS; THENCE EASTERLY ALONG SAID LAST NAMED LINE, 88.55 FEET, MORE OR LESS, TO THE WESTERN LINE OF TELEGRAPH AVENUE; THENCE NORTHERLY ALONG SAID LAST NAMED LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF WEBSTER STREET.

PARCEL 2:
BEGINNING AT A POINT ON THE WESTERN LINE OF TELEGRAPH AVENUE, DISTANT THEREON 130.87 FEET SOUTHERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF WEBSTER STREET; THENCE WESTERLY PARALLEL WITH SAID LINE OF WEBSTER STREET 117.16 FEET; THENCE AT RIGHT ANGLES NORTHERLY 46 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF WEBSTER STREET 128.55 FEET, MORE OR LESS, TO SAID LINE OF TELEGRAPH AVENUE; AND THENCE SOUTHERLY ALONG SAID LINE OF TELEGRAPH AVENUE 47.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
A PORTION OF PLOT 51, SHOWN ON KELLERSBERGERS MAP OF THE RANCHO OF VICENTE AND DOMINGO PERALTA, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF TELEGRAPH AVENUE, DISTANT THEREON NORTHERLY 591.34 FEET FROM THE NORTHERLY LINE OF WOOLSEY STREET; THENCE WESTERLY AND PARALLEL WITH SAID LINE OF WOOLSEY STREET 162.50 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAND CONVEYED BY WALTER DEAKIN, AND WIFE, TO CHARLES B. CRANE, BY DEED DATED JUNE 21, 1906, AND RECORDED IN BOOK 1169 OF DEEDS, PAGE 239, ALAMEDA COUNTY RECORDS; THENCE AT RIGHT ANGLES NORTHERLY ALONG SAID LAST MENTIONED LINE 30 FEET; THENCE AT RIGHT ANGLES EASTERLY 170 FEET, MORE OR

LESS, TO THE SAID LINE OF TELEGRAPH AVENUE; THENCE SOUTHERLY ALONG SAID LINE OF SAID AVENUE 31.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEBSTER STREET, DISTANT THEREON EASTERLY 434.94 FEET FROM THE INTERSECTION THEREOF WITH THE EASTERN LINE OF DEAKIN STREET; THENCE AT RIGHT ANGLES SOUTHERLY 126.83 FEET, MORE OR LESS, TO THE NORTHERN LINE OF THE LANDS NOW, OR FORMERLY OF DEAKIN; THENCE AT RIGHT ANGLES EASTERLY ALONG SAID LINE OF DEAKIN 43 FEET, MORE OR LESS, TO THE WESTERN LINE OF THE LAND NOW OR FORMERLY OF HENRY EAST; THENCE AT RIGHT ANGLES NORTHERLY 126.83 FEET, MORE OR LESS, TO THE SOUTHERN LINE OF WEBSTER STREET; THENCE WESTERLY ALONG SAID LAST NAMED LINE 43 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
BEGINNING AT A POINT IN THE CENTER LINE OF WEBSTER STREET AT THE NORTHEASTERN CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED FROM JAMES B. WOOLSEY, DATED AUGUST 11, 1886, AND RECORDED IN BOOK 309 OF DEEDS, PAGE 120, ALAMEDA COUNTY RECORDS SAID POINT BEING DISTANT WESTERLY ALONG SAID CENTER LINE OF WEBSTER STREET 160 FEET, 8–1/2 INCHES, MORE OR LESS, FROM ITS INTERSECTION WITH THE WESTERN LINE OF TELEGRAPH AVENUE; THENCE EASTERLY ALONG SAID CENTER LINE OF WEBSTER STREET, 40 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 110 FEET, MORE OR LESS, TO THE NORTHERN LINE OF A PARCEL OF LAND DESCRIBED IN A DEED FROM HENRY EAST AND JEANIE D. EAST, HIS WIFE, TO WILLIAM REID LOW AND JEANIE LOW, HIS WIFE, DATED OCTOBER 29, 1903 AND RECORDED IN BOOK 931 OF DEEDS, PAGE 129, ALAMEDA COUNTY RECORDS; THENCE WESTERLY ALONG SAID LAST MENTIONED LINE 40 FEET TO THE EASTERN LINE OF SAID PARCEL OF LAND DESCRIBED IN SAID DEED FROM JAMES B. WOOLSEY TO WALTER P. WOOLSEY; THENCE NORTHERLY ALONG SAID LAST MENTIONED LINE, 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN WEBSTER STREET.

PARCEL 6:
BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF HALCYON COURT, AS THE SAME NOW EXISTS, ON AUGUST 18, 1967, WITH THE SOUTHERN LINE OF PROPERTY CONVEYED TO JOHN J. GEARY, BY DEED RECORDED MARCH 10, 1931 IN BOOK 2587 OF OFFICIAL RECORDS OF ALAMEDA CO., PAGE 52; THENCE SOUTHERLY ALONG SAID LINE OF HALCYON COURT 9 FEET; THENCE EASTERLY AND PARALLEL WITH WEBSTER STREET 68.13 FEET, MORE OR LESS, TO THE EASTERN LINE OF LOT 11, AS SAID LOT IS SHOWN ON MAP OF HALCYON COURT TRACT, FILED DECEMBER 4, 1906 MAP BOOK 22, PAGE 9 ALAMEDA COUNTY RECORDS; THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID LOT, 9 FEET TO THE NORTHERN LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERN LINE OF THE PROPERTY CONVEYED TO JOHN J. GEARY, BY DEED DATED MARCH 10, 1931 RECORDED IN BOOK 2535 OF OFFICIAL RECORDS OF ALAMEDA COUNTY PAGE 376, A DISTANCE OF 10.83 FEET, MORE OR LESS, TO THE SOUTHEASTERN CORNER THEREOF; THENCE NORTHERLY AND PARALLEL WITH THE EASTERN LINE OF DEAKIN STREET 25 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERN LINE OF WEBSTER STREET, 80 FEET, MORE OR LESS, TO SAID LINE OF HALCYON COURT; AND THENCE SOUTHERLY THEREON 25 FEET TO THE POINT OF BEGINNING.

PARCEL 7:
AN EASEMENT FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, PARKING AND UTILITIES, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 6 IN THE DEED TO ALTA BATES AMBULATORY HEALTH SERVICES, INC., RECORDED APRIL 29, 1983, UNDER RECORDER'S SERIES NO. 1983–72401 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID PARCEL 6 WHICH LIES SOUTHEASTERLY FROM A LINE WHICH COMMENCES ON THE SOUTHWESTERN LINE OF SAID PARCEL, DISTANT THEREON 70.81 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF WEBSTER STREET, AS SAID STREET IS REFERRED TO IN SAID DEED, SAID LINE BEING DRAWN DIRECTLY TO A POINT ON THE NORTHEASTERN LINE OF SAID PARCEL WHICH LIES 71.34 FEET SOUTHEASTERLY FROM SAID LINE OF WEBSTER STREET.

PARCEL 8:
AN EASEMENT FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, PARKING AND UTILITIES, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 7 IN THE DEED TO ALTA BATES AMBULATORY HEALTH SERVICES, INC., RECORDED APRIL 29, 1983, UNDER RECORDER'S SERIES NO. 1983–72401 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID PARCEL 7 WHICH LIES SOUTHEASTERLY FROM A LINE WHICH COMMENCES ON THE SOUTHWESTERN LINE OF SAID PARCEL, DISTANT THEREON 71.34 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF WEBSTER STREET, AS SAID STREET IS REFERRED TO IN SAID DEED, SAID LINE BEING DRAWN DIRECTLY TO A POINT ON THE NORTHEASTERN LINE OF SAID PARCEL WHICH LIES 71.88 FEET SOUTHEASTERLY FROM SAID LINE OF WEBSTER STREET.

ASSESSOR'S PARCEL NUMBER:

052–1576–027–01 (PARCELS 1–5)
052–157–40 (PARCEL 6)

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

(1) THROUGH (5) REFER TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS. THESE ITEMS CANNOT BE PLOTTED.

(6) THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, PER ASSESSMENT MAP RECORDED AUGUST 24, 2015 IN BOOK 18 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 84. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(7) ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE EAST BAY REGIONAL PARK DISTRICT COMMUNITY FACILITIES DISTRICT NO. A/C–3, A NOTICE(S) FOR WHICH HAVING BEEN RECORDED. THIS ITEM CANNOT BE PLOTTED.

(8) TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED LICENSE OF EASEMENT FOR OVERLAPPING IMPROVEMENT RECORDED JANUARY 3, 1944 IN BOOK 4486 OF OFFICIAL RECORDS, PAGE 103. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM IS PLOTTED HEREON.

(9) TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED CERTIFICATE AND MEMORANDUM RECORDED MAY 4, 2004 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2004–194545. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(10) TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED NOTICE OF CONSTRAINTS ON REAL PROPERTY RECORDED MAY 5, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2006–182848. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(11) CERTIFICATE OF LIEN BY THE ALAMEDA COUNTY TAX COLLECTOR RECORDED FEBRUARY 1, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2013050015. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(12) CERTIFICATE OF LIEN BY THE ALAMEDA COUNTY TAX COLLECTOR RECORDED FEBRUARY 3, 2014 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2014034090. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(13) CERTIFICATE OF LIEN BY THE ALAMEDA COUNTY TAX COLLECTOR RECORDED FEBRUARY 2, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015034452. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(14) CERTIFICATE OF LIEN BY THE ALAMEDA COUNTY TAX COLLECTOR RECORDED FEBRUARY 1, 2017 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2017026503. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

(15) CERTIFICATE OF LIEN BY THE ALAMEDA COUNTY TAX COLLECTOR RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2018020480. SEE SAID DOCUMENT FOR FULL PARTICULARS. THIS ITEM CANNOT BE PLOTTED.

ENCROACHMENT TABLE

ITEM	STRUCTURE	IMPROVEMENT ON
1	COR AWNING 0.3' NORTH OF PL	PROPERTY/ADJOINER
2	2 STORY BLDG COR 0.36' NORTH OF PL	PROPERTY/ADJOINER
3	2 STORY BLDG COR 0.13' NORTH OF PL	PROPERTY/ADJOINER
4	EDGE STAIR WELL WALL 0.4' NORTH OF PL	PROPERTY/ADJOINER
5	EDGE STAIR WELL WALL 0.5' NORTH OF PL	PROPERTY/ADJOINER
6	END STAIR WELL WALL 0.4' NORTH OF PL	PROPERTY/ADJOINER
7	COR TRELLIS 0.7' NORTH OF PL	PROPERTY/ADJOINER
8	TRELLIS ON PL	PROPERTY/ADJOINER
	OVERHEAD WIRES CROSS PL	PROPERTY/ADJOINER
9	HAND RAIL CROSSES PL	PROPERTY/ADJOINER
10	CONC WALL CROSSES PL	PROPERTY/ADJOINER
11	CONC DW CROSSES PL	PROPERTY/ADJOINER
12	CONC WALL CROSSES PL	PROPERTY/ADJOINER
13	END ROOF DRAIN PIPE 0.1' NORTH OF PL	PROPERTY/ADJOINER
14	END CONC DW 0.7' NORTH OF PL	PROPERTY/ADJOINER
15	END BRICK RW, END CONC CURB 2.0' NORTH OF PL	ADJOINER
16	END BRICK RW 2.5' NORTH OF PL	ADJOINER
17	END CONC CURB RW 2.5' NORTH OF PL	ADJOINER
18	CONC CURB AND CONC DW CROSSES PL	PROPERTY/ADJOINER
19	END CURB 2.2' NORTH OF PL	ADJOINER
20	CONC CURB, EP CROSSES PL	PROPERTY/ADJOINER
21	CONC CURB, EP CROSSES PL	PROPERTY/ADJOINER
22	EP CROSSES PL	PROPERTY/ADJOINER
23	CONC CURB, EP CROSSES PL	PROPERTY/ADJOINER
24	EP CROSSES PL	PROPERTY/ADJOINER
25	CONC CROSSES PL	PROPERTY/ADJOINER

NOTE: THIS TABLE IS PROVIDED AT THE REQUEST OF THE CLIENT. PURSUANT TO ITEM 5.C.II OF THE ALTA/NSPS 2016 MINIMUM STANDARD DETAIL REQUIREMENTS, NO OPINION IS HEREBY EXPRESSED REGARDING THE OWNERSHIP OR NATURE/PURPOSE OF THESE STRUCTURES. OTHER STRUCTURES SHOWN HEREON MAY, IN THE OPINION OF OTHERS, ALSO BE CONSIDERED ENCROACHMENTS.

AREA:

PARCEL 1	8,104 SF±
PARCEL 2	5,857 SF±
PARCEL 3	9,047 SF±
PARCEL 4	5,032 SF±
PARCEL 5	3,202 SF±
PARCEL 6	2,822 SF±
TOTAL	29,664 SF± (0.68 AC±)

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
3030 TELEGRAPH AVENUE & 3039 HALCYON COURT

CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

SCALE: NTS DATE: APRIL 28, 2022

ORIGINAL SURVEY: MARCH 28, 2022

0 20 40 60

JOB NO.: 3636-000

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SHEET NO. 1 OF 1 SHEETS

H:\3636-000\ACAD\SURVEY\ALTA\3636-000_ALTA APR 2022.DWG

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RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

3030 TELEGRAPH AVE
BERKELEY, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
3636-000

SCALE
1"=10'

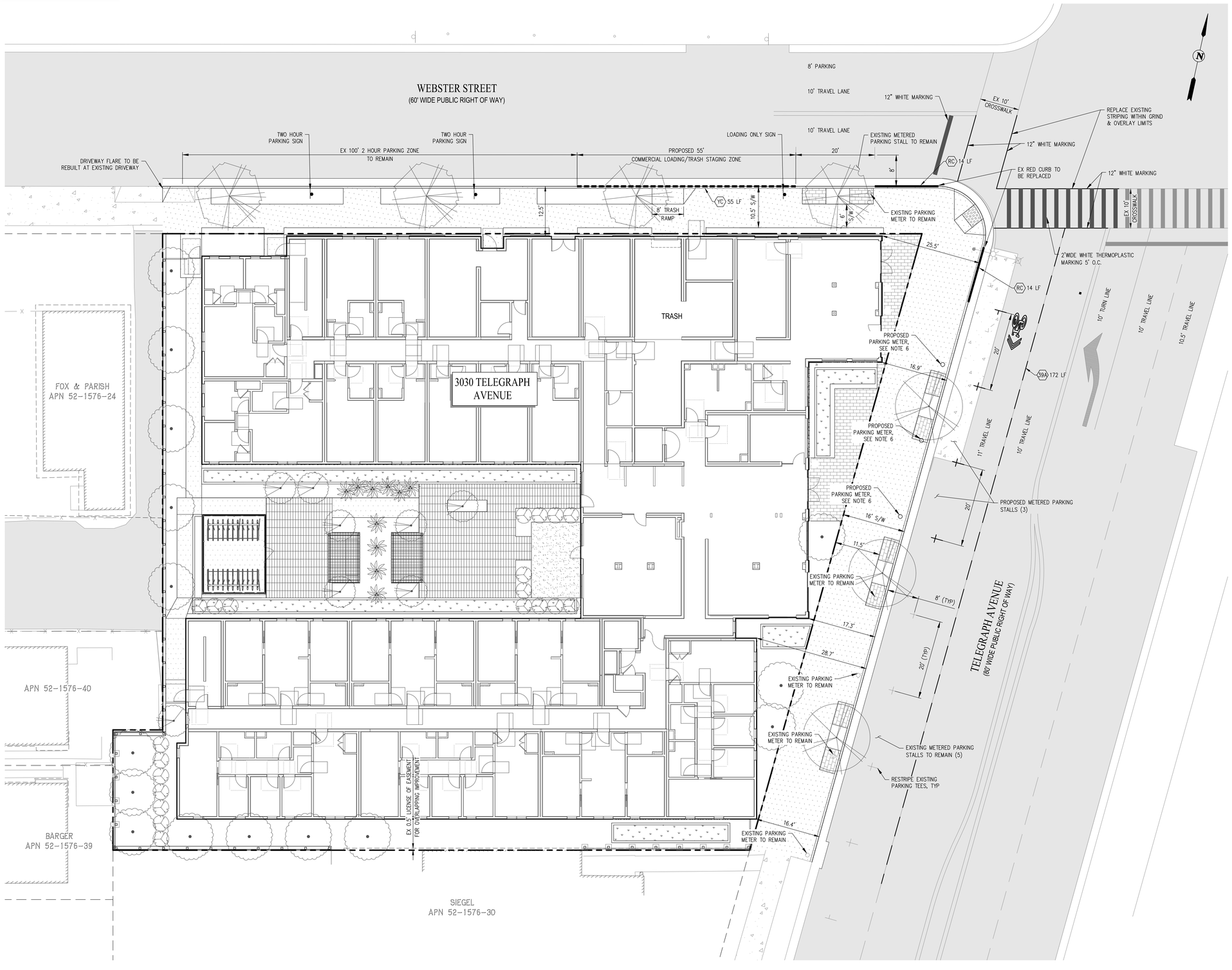
DRAWN MSB CHECKED AJO

DATE
APRIL 3, 2024
FINAL DRC SET

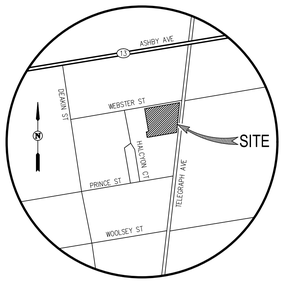
SHEET TITLE
ALTA SURVEY

SHEET NO.
C1.0

811 Know what's below. Call 811 before you dig.



10' 0' 5' 10' 20'
GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LEGEND
- EXISTING TRAFFIC SIGN
- TRAFFIC SIGN
- BLUE RETROREFLECTIVE RAISED PAVEMENT MARKER
- RED PAINTED CURB
- YELLOW PAINTED CURB
- BIKE LANE SHARROW PER MUTCD FIGURE 9C-9

ABBREVIATIONS
- RC — PAINTED RED CURB MARKING
- YC — YELLOW PAINTED CURB
- 39A — DETAIL 39A – INTERSECTION BIKE LANE STRIPING (CALTRANS STD PLAN A20D)

NOTES
1. EXISTING STRIPING AND SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPLACE ANY STRIPING MARKINGS OR TRAFFIC SIGNS, IN KIND, THAT ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION.
3. ALL SIGNING SHALL BE INSTALLED PER THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD).
4. ALL NEW ROADWAY MARKINGS, PLACEMENT ARROWS, MESSAGES AND STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED AND CONFORM TO THE CURRENT STATE STANDARD SPECIFICATIONS.
5. SIGNS SHALL BE INSTALLED PER CITY OF BERKELEY STANDARD DETAILS AND BE OF STANDARD SIZE DESIGNATED FOR EACH TYPE IN THE CA MUTCD.
6. THE CITY OF BERKELEY OR THEIR CONTRACTOR SHALL INSTALL PARKING PAY STATIONS AND/OR PARKING METER HEADS. COORDINATION IS REQUIRED FOR THIS WORK AND FEES WILL BE ASSESSED BY THE CITY OF BERKELEY TO COMPLETE THIS WORK. COORDINATE INSTALLATION OF PARKING PAY STATION AND PARKING METER HEADS WITH SAMANTHA BAKER. COORDINATE PAYMENT OF PARKING PAY STATION INSTALLATION FEES AND/OR PARKING METER HEAD INSTALLATION FEES WITH SAMANTHA BAKER (510) 981-6472 / SBAKER@CITYOFBERKELEY.INFO. THE APPROPRIATE FEE TO INSTALL ONE PAY STATION IS $950. PARKING METER HEAD INSTALLATION SHALL BE CHARGED AT A RATE OF APPROXIMATELY $150/HOUR PER CITY STAFFER.

PAVING LEGEND
- PROPOSED SIDEWALK
- PROPOSED PAVERS PER LANDSCAPE PLAN
- PROPOSED PERVIOUS PAVERS PER LANDSCAPE PLAN
- PROPOSED TURF PER LANDSCAPE PLAN
- AC PLUG AT SAWCUT PER CITY STD PLAN 8148
- EXISTING PAVEMENT TO REMAIN
- EXISTING CONCRETE TO REMAIN

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(510) 925-1908

3030 TELEGRAPH AVE
BERKELEY, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
3636-000

SCALE
1"=10'

DRAWN MSB | CHECKED AJO

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
SITE PLAN

SHEET NO.
C2.0

811 Know what's below. Call 811 before you dig.

10' 0' 5' 10' 20'
GRAPHIC SCALE

N

WEBSTER STREET
(60' WIDE PUBLIC RIGHT OF WAY)

3030 TELEGRAPH AVENUE

FOX & PARISH
APN 52-1576-24

APN 52-1576-40

BARGER
APN 52-1576-39

SIEGEL
APN 52-1576-30

TELEGRAPH AVENUE
(80' WIDE PUBLIC RIGHT OF WAY)

DEEPENED FOOTING PER STRUCTURAL PLAN

FF 179.77
FF 180.20
FF 180.35
FF 180.95
FF 180.95
FF 182.40
FF 180.35
FF 181.65
FF 181.65

TC 178.41
TC 179.47
TC 179.83 6" CURB
TC 180.74 6" CURB
TC 180.92 6" CURB
TC 182.22 (8" CURB)
TC 182.26 (4" CURB)
TC 182.28 (4" CURB)
TC 182.02 (6" CURB)
TC 181.61 (6" CURB)
TC 180.86
TC 180.00
TC 177.45
TC 177.60
TC 180.55 SW 180.05

Fl 1
TP 183.9
TC 183.7
TSM 183.2
BP 180.2

Fl 2
TP 182.8
TG 182.6
TSM 182.1
BP 179.1

Fl 3
TP 183.2
TC 183.0
TSM 182.5
BP 179.5

Fl 4
TP 184.1
TG 183.9
TSM 183.4
BP 180.5

Fl 5
TG 179.6
TSM 179.1
BP 176.1

TW 177.6 BEW 177.6
TW 178.3 BEW 177.7
AD 177.7 INV 177.2
TW 179.5 BEW 178.0
TW 179.9 BEW 178.4
TW 180.2 BEW 178.8
TW 180.3 BEW 179.2
TW 180.4 BEW 179.6
AD 179.9 INV 179.1
TW 180.7 BEW 180.0
TW 180.8 BEW 180.1
TW 181.1 BEW 180.0
TW 181.6 BEW 179.0
TW 178.5 BEW 178.5
AD 178.4 INV 177.6
AD 178.4 INV 177.5
TW 179.1 BEW 177.3
TW 178.5 BEW 177.3
AD 179.0 INV 177.4
TW 179.4 BEW 177.5
AD 179.2 INV 177.2
AD 180.3 INV 177.0
TW 180.7 BEW 179.4
EG 180.0
EG 179.0
EG 178.5
EG 178.8
EG 179.4
EG 178.0
EG 177.3
EG 177.5
EG 181.1
EG 180.2
FG 180.92
FG 181.0
FG 180.7
INV 179.7
TP 179.8 INV 179.1
TP 179.8
TP 180.9
TP 180.24
AD 180.6 INV 175.6
AD 181.2 INV 177.2

VERTICAL CURB PER CITY STD DETAIL 8146

12" SD
4" AD
4" UDD

LEGEND

- PROPOSED SIDEWALK
- PROPOSED PAVERS PER LANDSCAPE PLAN
- PROPOSED PERVIOUS PAVERS PER LANDSCAPE PLAN
- PROPOSED TURF PER LANDSCAPE PLAN
- AC PLUG AT SAWCUT PER CITY STD PLAN 8148
- EXISTING PAVEMENT TO REMAIN
- EXISTING CONCRETE TO REMAIN

NOTES:

1. SIDEWALK CONCRETE PER CITY DWG. S-1. COURTYARD & PATHWAYS PER LANDSCAPE PLANS. SEE LANDSCAPE PLANS FOR ALL COMMON AREA HARDSCAPE MATERIALS, COLORS, AND FINISHES.
2. THIS PLAN DOES NOT REFLECT DEPRESSIONS REQUIRED FOR ACCESSIBLE RAMPS. CONTRACTOR TO INCORPORATE DEPRESSIONS PER STANDARD RAMP DETAILS.
3. SEE IRRIGATION PLANS FOR IRRIGATION SLEEVE LOCATIONS AND DETAILS.
4. ALL AREA DRAIN SWALES TO SLOPE AT 2% MIN WITHIN 10' OF BUILDING FOUNDATION. SLOPE DIRT AWAY FROM FOUNDATION AT 5%

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(510) 925-1908

3030 TELEGRAPH AVE
BERKELEY, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
3636-000

SCALE
1"=10'

DRAWN MSB
CHECKED AJO

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
GRADING PLAN

SHEET NO.
C3.0

811 Know what's below. Call 811 before you dig.

10' 0' 5' 10' 20'
GRAPHIC SCALE

N

WEBSTER STREET
(60' WIDE PUBLIC RIGHT OF WAY)

3030 TELEGRAPH AVENUE

TELEGRAPH AVENUE
(80' WIDE PUBLIC RIGHT OF WAY)

FOX & PARISH
APN 52-1576-24

APN 52-1576-40

BARGER
APN 52-1576-39

SIEGEL
APN 52-1576-30

SSMH 1, RIM 180.3
INV 8" SS IN 173.00
EX INV 8" SS THRU 172.9±

SSCO 1, RIM 180.5
INV 8" SS THRU 173.59

8" SS
12 LF
S=0.0491

8" SS
11 LF
S=0.0491

SSCO 2, RIM 180.6
INV 8" SS THRU 174.03

CONNECT TO BLDG SEWER
INV 8" SS THRU 174.15
SEE PLUMBING PLANS

4" DOMESTIC WS
2" COMMERCIAL WS

FDC PER FIRE SPRINKLER PLAN
FIRE PUMP TEST HEADER PER FIRE SPRINKLER PLAN

6" FS

EX UTILITY BOX TO REMAIN (TYP)

EX FIRE HYDRANT

SIDEWALK UNDERDRAIN

Fl 2, TG 182.6
INV 8" SD IN 177.60
INV 12" SD OUT 177.60

Fl 3, TG 183.0
INV 12" SD OUT 177.56

12" SD
134 LF
S=0.0050

12" SD
9 LF
S=0.0700

SDMH 1, RIM 181.5
INV 12" SD IN 176.93
INV 12" SD THRU 176.93

4" AD

CONNECT PAVER UNDERDRAIN TO STORM DRAIN

CONNECT PAVER UNDERDRAIN TO STORM DRAIN

8" SD
33 LF
S=0.0330

4" AD

4" AD

12" SD
40 LF
S=0.0382

Fl 4, TG 183.9
INV 12" SD THRU 175.38

Fl 1, TG 183.7
INV 8" SD OUT 178.70

12" SD
52 LF
S=0.0382

CONNECT TO BUILDING DOWNSPOUT

CONNECT TO BUILDING DOWNSPOUT

CONNECT TO BUILDING DOWNSPOUT

Fl 5, TG 179.6
INV 4" AD IN 175.25
INV 12" SD IN 173.60
INV 12" SD OUT 172.60

RELOCATE EXISTING ELECTRICAL LINE

4" AD

4" AD

25 LF
S=0.0548
12" SD
HDPE

CB 1, TC 180.0
INV 12" SD THRU 171.25

62 LF
S=0.0548
12" SD
HDPE

SDMH 2, RIM 179.6
INV 12" SD IN 167.85
INV EX 24" SD THRU 166.8±

OHW EX 6"W EX GAS EX 8"SS EX ELEC EX 2"SS EX 3"W EX 12"SD

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3030 TELEGRAPH AVE
BERKELEY, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
3636-000

SCALE
1"=10'

DRAWN MSB
CHECKED AJO

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
UTILITY PLAN

SHEET NO.
C4.0

GENERAL NOTES

1. PLANS ARE BASED UPON DRAWINGS PREPARED BY LEFTCOAST ARCHITECTURE AND CBG ENGINEERS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

5. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   AMERICAN DISABILITIES ACT
   UNIFORM BUILDING CODE
   2022 CALIFORNIA BUILDING CODE
   CALIFORNIA STATE TITLE 24
   CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
   CITY OF BERKELEY
   ALAMEDA COUNTY

6. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

8. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
   a. PRE-CONSTRUCTION SITE WALK THROUGH
   b. CONSTRUCTION LAYOUT
   c. GRADING AND FORM WORK
   d. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
   e. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
   f. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   g. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   h. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

GRADING NOTES

1. ELEVATIONS ARE BASED UPON FINISHED FLOOR ELEVATIONS INDICATED ON ARCHITECTURAL DRAWINGS AND GRADING PLANS BY CIVIL ENGINEER.

2. PRIOR TO GRADING, VERIFY EXISTING DRAINAGE STRUCTURES, AND UNDER-SLAB UTILITY LOCATIONS. NOTIFY PROJECT LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.

3. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN. LOW SPOTS WHICH HOLD WATER WILL NOT BE ACCEPTED.

4. PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

5. PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL PLANTING AND HARDSCAPE AREAS. ALL PROPOSED CONSTRUCTION SHALL SMOOTHLY CONFORM TO EXISTING STRUCTURES.

6. ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.

7. FINISH GRADES MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION AND PLANTING WORK.

LAYOUT NOTES

1. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.

4. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.

5. STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

6. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.

7. EXPANSION JOINTS TO OCCUR AT 20'-0" OC, MINIMUM, AT CONCRETE PAVING UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.

9. CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.

PLANTING AND SOIL PREPARATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.

3. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

5. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

7. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

8. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

9. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

10. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

11. ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER DETAILS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

AD	AREA DRAIN
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DBH	DIAMETER AT BREAST HT
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GAL	GALLON
GFRC	GLASS FIBER REINFORCED CONCRETE
GB	GRADE BREAK
HP	HIGH POINT
HPS	HIGH POINT SWALE
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL ENGINEERING DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEERING DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEERING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
SST	STAINLESS STEEL
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
THLD	THRESHOLD
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING

Sheet List Table

SHEET NUMBER	SHEET TITLE
L0.01	GENERAL NOTES AND LEGENDS
L0.02	MATERIALS SCHEDULE
L0.03	TREE REMOVAL PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN
L2.01	SECTIONS AND ELEVATIONS
L4.01	LANDSCAPE LIGHTING PLAN
L8.01	CONSTRUCTION DETAILS
L8.02	CONSTRUCTION DETAILS
L9.01	IRRIGATION PLAN
L9.02	IRRIGATION NOTES, LEGENDS, AND CALCS
L9.03	IRRIGATION DETAILS
L9.04	IRRIGATION DETAILS
L9.05	COLOR HYDRONZONE PLAN
L10.01	PLANTING PLAN
L10.02	PLANTING DETAILS

REGISTERED LANDSCAPE ARCHITECT
BRUCE B
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFTCOAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
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RIAZ CAPITAL
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3030 TELEGRAPH AVE.
OAKLAND, CA

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4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

PROJECT NO.: LCA-357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024
FINAL DRC SET
SHEET TITLE: GENERAL NOTES AND LEGENDS
SHEET NO.: **L0.01**

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY	COLOR	FINISH/MATERIAL	MFR/ SUPPLIER	PRODUCT	COMMENTS
PAVING								
P-1	CONC PAVING – CITY STANDARD	SCD	–		–	–	–	
P-2	CONC PAVING – FINISH 1	1/L8.01	–	NATURAL	LIGHT BROOM	–	–	EXPANSION JOINTS @ 20'-0" OC MAX
P-3	CONC PAVERS 1 – R.O.W.	5/L8.01	–	GRAPHITE	STONE	BELGARD	HOLLAND STONE – 60MM 4X8	
P-4	CONC PAVERS 2 – FRONTAGE	5/L8.01	–	CHARCOAL – 70% GRAY – 30%	STONE	BELGARD	ECO – DUBLIN SERIES – SIZE AND PATTERN TBD	
P-5	CONC PAVERS 3 – COURTYARD	5/L8.01	–	SCANDINA GRAY	STONE	BELGARD	BASALT UNIT2 – 12X12	
P-6	SYNTHETIC LAWN	3/L8.01	–	FIELD/CLOVER GREEN	POLYETHYLENE MONOFILAMENT	FOREVERLAWN	SELECT HD	
P-7	FLEXIPAVE	–	–	SUBMIT FOR APPROVAL	RECYCLED TIRE GRANULE	CAPITOL FLEXI-PAVE	FLEXI-PAVE	INSTALL PER MANUFACTURER'S RECOMMENDATION
LANDSCAPE WALLS AND CURBS								
W-1	CITY STD VERTICAL CURB	SCD	–	NATURAL	CONCRETE			CITY STD DETAIL 8146
W-2	PERIMETER CONC RETAINING WALL	16/L8.01	–	NATURAL	CONCRETE			
W-3	CONC RETAINING WALL WITH BENCH ON TOP	5/L8.02		NATURAL	CONCRETE			
LANDSCAPE STRUCTURES								
LS-1	BIKE ENCLOSURE	SAD	1	–	–	–	–	
LS-2	SHADE STRUCTURE	6/L8.02	2	STAINED/SEALED	WRC WOOD AND STEEL	CUSTOM	WRC AND PAINTED GALV STEEL, PROVIDE SHOP DRAWINGS	PROVIDE SHOP DRAWINGS
FENCING								
F-1	5-FT TALL FENCE WITH 2-FT LATTICE	12/L8.01	–	NATURAL	WRC	–		
F-2	5-FT TALL FENCE WITH 2-FT LATTICE ON RETAINING WALL	12/L8.01	–	NATURAL	WRC			
F-3	5-FT TALL PEDESTRIAN GATE	11/L8.01	1	NATURAL	WRC			
F-4	5-FT TALL UTILITY GATE	8/L8.01	1	NATURAL	WRC			
LANDSCAPE LIGHTING								
L-1	DOWNLIGHT	SED	–	–	–	–	–	
L-2	BOLLARD LIGHT	SED	–	–	–	–	–	
L-3	UPLIGHT	SED	–	–	–	–	–	
L-4	OUTLET – AT KITCHEN	SED	–					
SITE FURNISHINGS								
SF-1A	BIKE RACK – CITY STANDARD	3/L8.02	4	NATURAL	GALVANIZED STEEL	BIKEPARKING.COM	WELLE CIRCULAR RACK – SQUARE TUBE	SURFACE FLANGE
SF-1B	BIKE RACK	–	40	SILVER	GALVANIZED STEEL	GROUND CONTROLS SYSTEMS	4 DOUBLE DOCKER TWO TIER LIFT ASSIST RACK, 10 BIKE RACK ASSEMBLY	
SF-2	BENCH – COURTYARD	FFE	1	TBD	ALUMINUM	LANDSCAPEFORMS	HARPO – NARROW 69" – BACKLESS	
SF-3	WOOD TOP BENCH ON WALL	4/L8.02	1	BLACK	HDPE	MAGLIN	OGDEN WOOD TOP BENCH – 8@6'L, 2@5'L	BACKLESS, MIDDLE BENCH SKATE DETERRENTS
SF-4A	TABLE – OUTDOOR DINING	FFE	2	TBD	TBD	TBD	TBD	OWNER PROVIDED
SF-4B	TABLE – ROUND	FFE	3	TBD	TBD	TBD	TBD	OWNER PROVIDED
SF-4C	TABLE – SQUARE	FFE	1	TBD	TBD	TBD	TBD	OWNER PROVIDED
SF-5	LOUNGE SEAT	FFE	4	TBD	TBD	TBD	TBD	OWNER PROVIDED
SF-6	LOUNGE SOFA	FFE	2	TBD	TBD	TBD		
SF-7	PREFAB PLANTER – ROUND	FFE	5	TBD	GFRC	TOURNESOL	WILSHIRE 24" DIA ROUND	
SF-8	BIKE REPAIR STAND	FFE	1	BLACK	GALVANIZED STEEL	GROUND CONTROL SYSTEMS	BIKE REPAIR STAND – 111110	
SF-9	GAME TABLE	FFE	1	–	–	–	–	OWNER PROVIDED
SF-10	RECIRCULATING WATER FEATURE	FFE	1	BRONZE(BZ)	CAST STONE	CAST STONE FOUNTAINS & STATUARY	WATER WALL FOUNTAIN WITH BASE #1529	#510-785-9674. PROVIDE GFRC NEARBY.
OUTDOOR KITCHEN								
K-1	KITCHEN COUNTER STRUCTURE	1/L8.02	1	TBD	POWDERCOAT SST	DANVER SST KITCHENS	POST & PANEL SYSTEM	100% NON-COMBUSTIBLE MATERIALS, VENTED
K-2	ELECTRIC BBQ GRILL	1/L8.02	2	–	SST	FIREMAGIC GRILL	16" ELECTRIC COUNTER TOP GRILL	
K-3	NOT USED	–	–					NOT USED
K-4	COUNTERTOP	1/L8.02	1	TBD	GRANITE	COLD SPRING GRANITE	TBD	
K-5	ACCESS DOORS	1/L8.02	–	–	SST	AEI CORPORATION	PGS LEGACY SS DOOR KIT #MDS L30	
MISCELLANEOUS								
M-1	MULCH	–	–	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY	ARBOR MULCH	3" DEPTH
M-2	ROOT BARRIER – ON GRADE	6,7/L10.02	–	–	HDPE	DEEP ROOT	24"-36" UNIVERSAL BARRIER: UB-24	36" HEIGHT AT BAMBOO
M-3	METAL EDGE RESTRAINT	–	–	BLACK	GALVANIZED STEEL	BORCON	BORCON CUSTOM – 6" H/ 1/4" THICK	
M-4	COBBLE BAND AT BUILDING	6/L8.01	–	GREY	STONE COBBLE		2"-4" DIA	
M-5	VINE SCREEN	SAD	–	–	–	–	–	

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BRUCE B. JETT
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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3030 TELEGRAPH AVE.
OAKLAND, CA

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PROJECT NO.
LCA-357

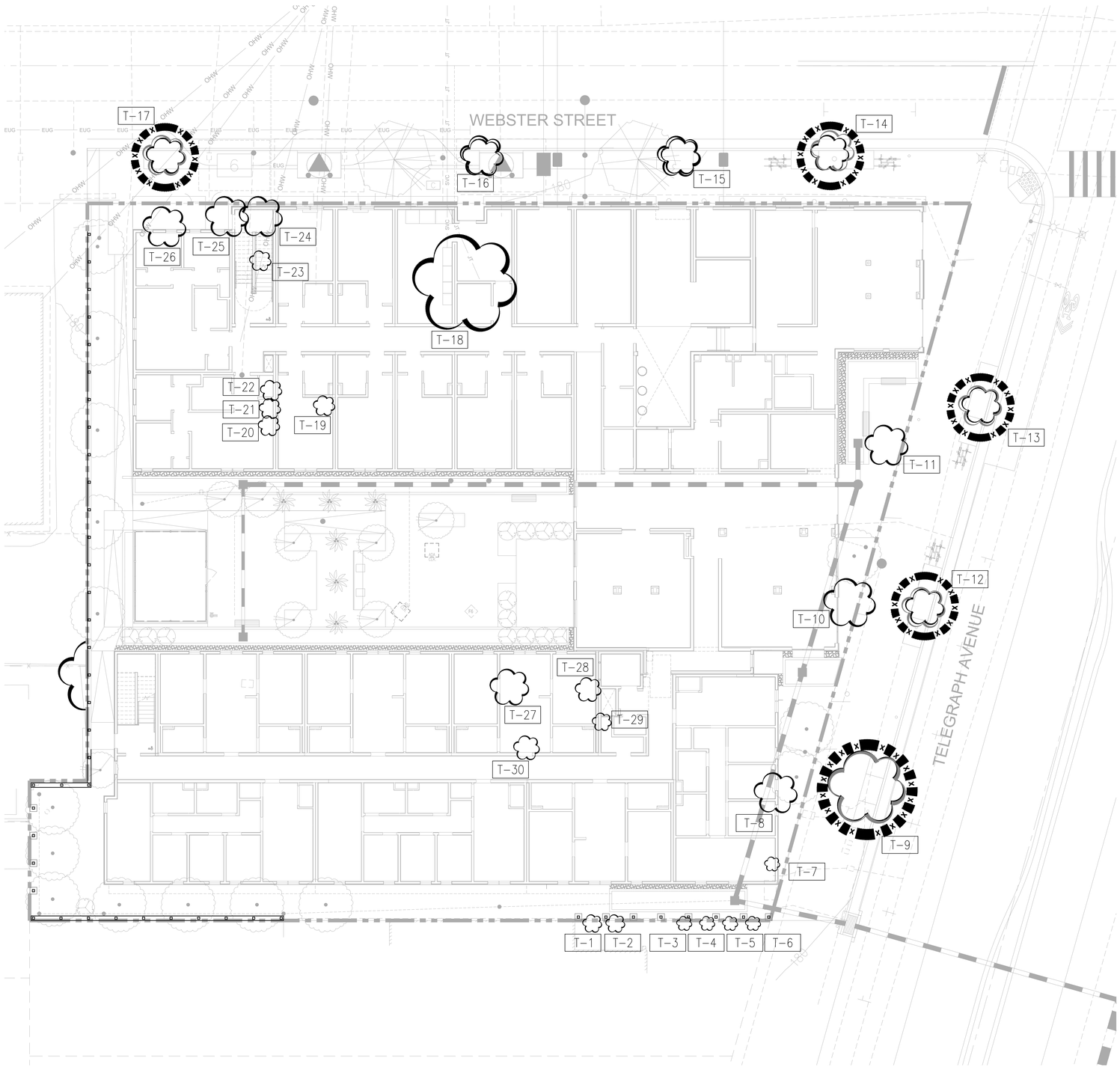
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PER PLAN

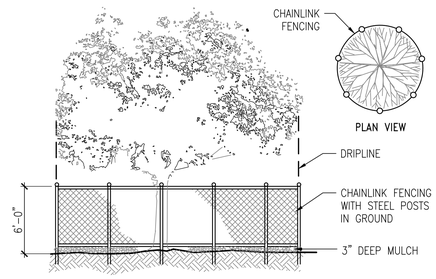
DRAWN DF
CHECKED JM

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
MATERIALS SCHEDULE

SHEET NO.
L0.02





1 TREE PROTECTION FENCE
SCALE: 3/16" = 1'-0"

EXISTING TREES TO BE REMOVED/REMAIN LIST

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIA.	CANOPY DIA.	REMOVE / REMAIN
T-1	FICUS	FICUS	4"	4'	REMOVE
T-2	FICUS	FICUS	4"	4'	REMOVE
T-3	PODOCARPUS	FERN PINE	4"	3'	REMOVE
T-4	PODOCARPUS	FERN PINE	4"	3'	REMOVE
T-5	PODOCARPUS	FERN PINE	4"	3'	REMOVE
T-6	PODOCARPUS	FERN PINE	19"	3'	REMOVE
T-7	CUPRESSUS	CYPRESS	3"	3'	REMOVE
T-8	ILEX OPACA	HOLLY	6"	8'	REMOVE
T-9	LIQUIDAMBAR	SWEETGUM	21"	20'	REMAIN
T-10	ACER	MAPLEM	20"	10'	REMOVE
T-11	ACER	APLE	12"	8'	REMOVE
T-12	LIQUIDAMBAR	SWEETGUM	14"	8'	REMAIN
T-13	ULMUS	ELM	9"	8'	RMAIN
T-14	ULMUS	ELM	6"	8'	REMAIN
T-15	LIQUIDAMBAR	SWEETGUM	15"	20	REMOVE
T-16	LIQUIDAMBAR	SWEETGUM	18"	15'	REMOVE
T-17	PYRUS	CALLERY PEAR	12"	20'	REMAIN
T-18	MAGNOLIA	MAGNOLIA	31"	30'	REMOVE
T-19	PODOCARPUS	FERN PINE	23"	6'	REMOVE
T-20	FICUS	FICUS	20"	10'	REMOVE
T-21	FICUS	FICUS	6"	1'	REMOVE
T-22	FICUS	FICUS	14"	6'	REMOVE
T-23	FICUS	FICUS	8"	3'	REMOVE
T-24	LYCIANTHES	NIGHTSHADE	24"	8'	REMOVE
T-25	CAMELLIA	CAMELLIA	18"	8'	REMOVE
T-26	CAMELLIA	CAMELLIA	12"	8'	REMOVE
T-27	SCHEFFLERA		18"	5'	REMOVE
T-28	JUNIPERUS	JUNIPER	6"	5'	REMOVE
T-29	JUNIPERUS	JUNIPER	3"	3'	REMOVE
T-30	JUNIPERUS	JUNIPER	10"	5'	REMOVE

LEGEND

TREE PROTECTION FENCING AND ZONE FOR TREES TO REMAIN

EXISTING TREE PROTECTION NOTES AND PRUNING

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. CONTRACTOR TO NOTIFY AND COORDINATE WITH CERTIFIED ARBORIST AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE IN DRIPLINE. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY BOXED TREES TO BE TRANSPLANTED, BEFORE AND AFTER TRANSPLANTING, THROUGHOUT THE CONSTRUCTION PERIOD.
12. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
13. ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A CITY ARBORIST COORDINATED BY THE CONTRACTOR. TREES SHALL BE PRUNED UP TO CLEAR ALL EQUIPMENT, CLEAR ANY DEAD WOOD TO ENHANCE VISIBILITY OF PARK FROM STREET.

N

0 5' 10' 20' 30'
SCALE: 1" = 10'-0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. [illegible]
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
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PROJECT NO.: LCA-357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024 FINAL DRC SET
SHEET TITLE: TREE REMOVAL & MITIGATION PLAN
SHEET NO.: L0.03



N

0 5' 10' 20' 30'

SCALE: 1" = 10'-0"

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3335
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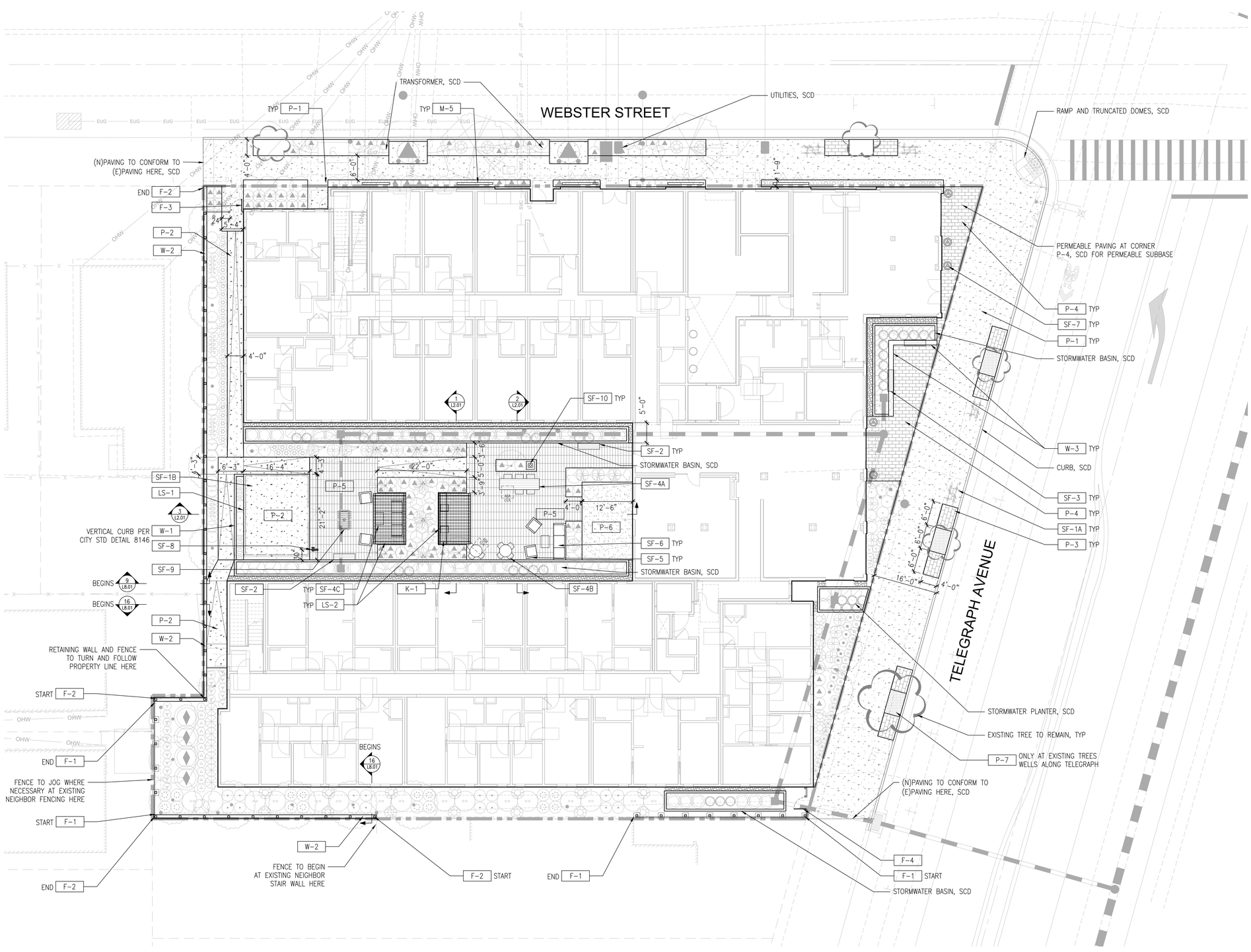
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PER PLAN

DRAWN: DF
CHECKED: JM

DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
COLORED LANDSCAPE PLAN

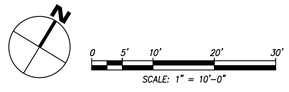
SHEET NO.
L1.00



SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY
PAVING			
P-1	CONC PAVING – CITY STANDARD	SCD	–
P-2	CONC PAVING – FINISH 1	1/L8.01	–
P-3	CONC PAVERS 1 – R.O.W.	5/L8.01	–
P-4	CONC PAVERS 2 – FRONTAGE	5/L8.01	–
P-5	CONC PAVERS 3 – COURTYARD	5/L8.01	–
P-6	SYNTHETIC LAWN	3/L8.01	–
P-7	FLEXIPAVE	–	–
LANDSCAPE WALLS AND CURBS			
W-1	CITY STD VERTICAL CURB	SCD	–
W-2	PERIMETER CONC RETAINING WALL	16/L8.01	–
W-3	CONC RETAINING WALL WITH BENCH ON TOP	5/L8.02	
LANDSCAPE STRUCTURES			
LS-1	BIKE ENCLOSURE	SAD	1
LS-2	SHADE STRUCTURE	6/L8.02	2
FENCING			
F-1	5-FT TALL FENCE WITH 2-FT LATTICE	12/L8.01	–
F-2	5-FT TALL FENCE WITH 2-FT LATTICE ON RETAINING WALL	12/L8.01	–
F-3	5-FT TALL PEDESTRIAN GATE	11/L8.01	1
F-4	5-FT TALL UTILITY GATE	8/L8.01	1
LANDSCAPE LIGHTING			
L-1	DOWNLIGHT	SED	–
L-2	BOLLARD LIGHT	SED	–
L-3	UPLIGHT	SED	–
L-4	OUTLET – AT KITCHEN	SED	–
SITE FURNISHINGS			
SF-1A	BIKE RACK – CITY STANDARD	3/L8.02	4
SF-1B	BIKE RACK	–	40
SF-2	BENCH – COURTYARD	FFE	1
SF-3	WOOD TOP BENCH ON WALL	4/L8.02	1
SF-4A	TABLE – OUTDOOR DINING	FFE	2
SF-4B	TABLE – ROUND	FFE	3
SF-4C	TABLE – SQUARE	FFE	1
SF-5	LOUNGE SEAT	FFE	4
SF-6	LOUNGE SOFA	FFE	2
SF-7	PREFAB PLANTER – ROUND	FFE	5
SF-8	BIKE REPAIR STAND	FFE	1
SF-9	GAME TABLE	FFE	1
SF-10	RECIRCULATING WATER FEATURE	FFE	1
OUTDOOR KITCHEN			
K-1	KITCHEN COUNTER STRUCTURE	1/L8.02	1
K-2	ELECTRIC BBQ GRILL	1/L8.02	2
K-3	NOT USED	–	–
K-4	COUNTERTOP	1/L8.02	1
K-5	ACCESS DOORS	1/L8.02	–
MISCELLANEOUS			
M-1	MULCH	–	–
M-2	ROOT BARRIER – ON GRADE	6,7/L10.02	–
M-3	METAL EDGE RESTRAINT	–	–
M-4	COBBLE BAND AT BUILDING	6/L8.01	–
M-5	VINE SCREEN	SAD	–

NOTE: FOR FULL SCHEDULE OF MATERIALS SEE SHEET L0.02



REGISTERED LANDSCAPE ARCHITECT
BRUCE B. RIAZ
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

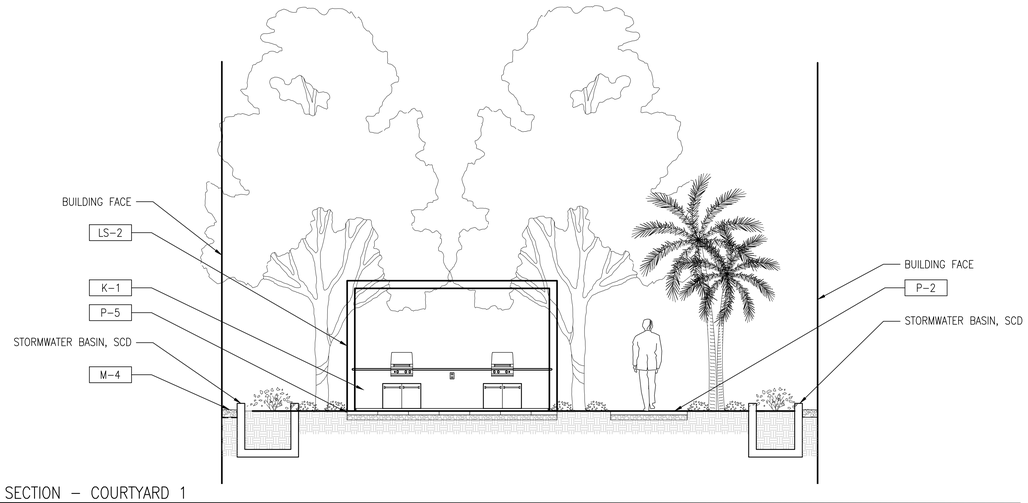
JETT
LANDSCAPE ARCHITECTURE + DESIGN
PLA 3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

3030 TELEGRAPH AVE.
OAKLAND, CA

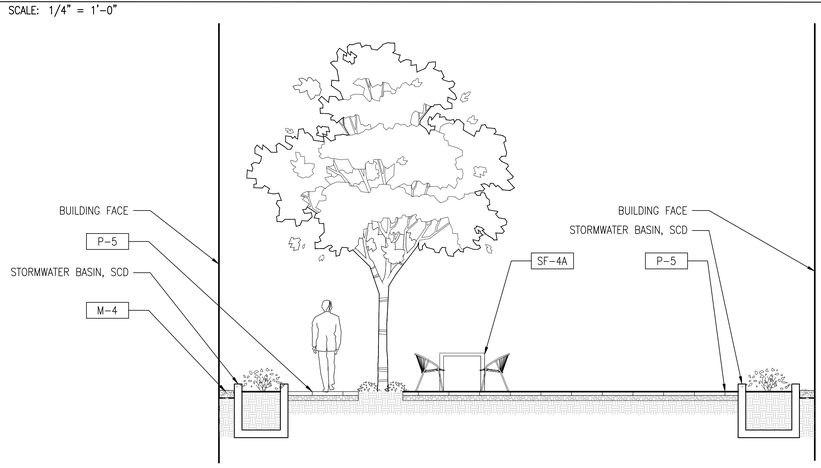
REVISION SCHEDULE

#	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	07/28/23
2	100% DESIGN DEVELOPMENT	09/13/23
3	BUILDING PERMIT SUBMITTAL	12/15/23
4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

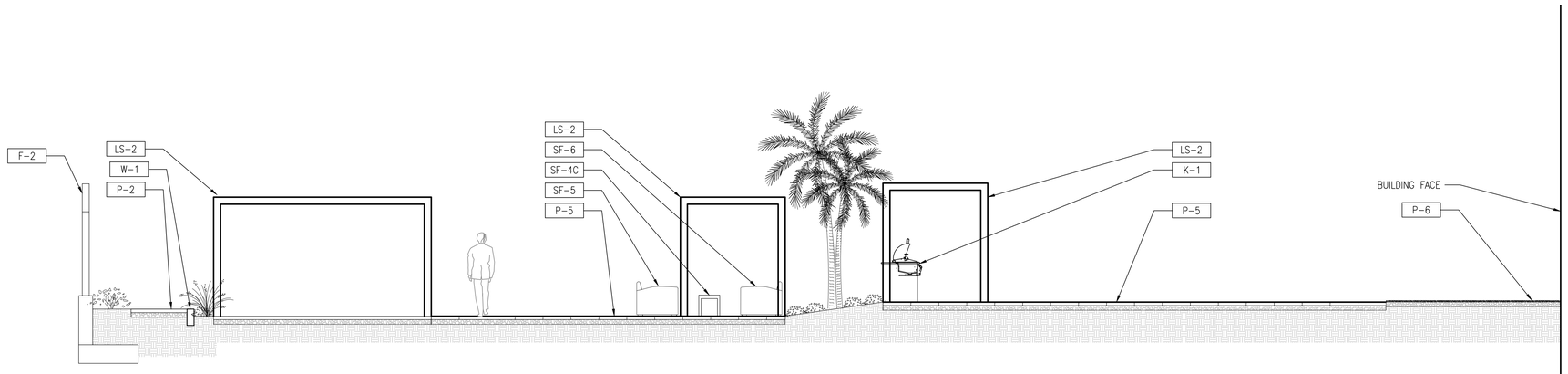
PROJECT NO.: LCA-357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024 FINAL DRC SET
SHEET TITLE: LANDSCAPE CONSTRUCTION PLAN
SHEET NO.: **L1.01**



1 SECTION – COURTYARD 1
SCALE: 1/4" = 1'-0"



2 SECTION – COURTYARD 2
SCALE: 1/4" = 1'-0"



3 SECTION – COURTYARD 3
SCALE: 1/4" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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REVISION SCHEDULE

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5	FINAL DRC SET	04/03/24

PROJECT NO.
LCA-357

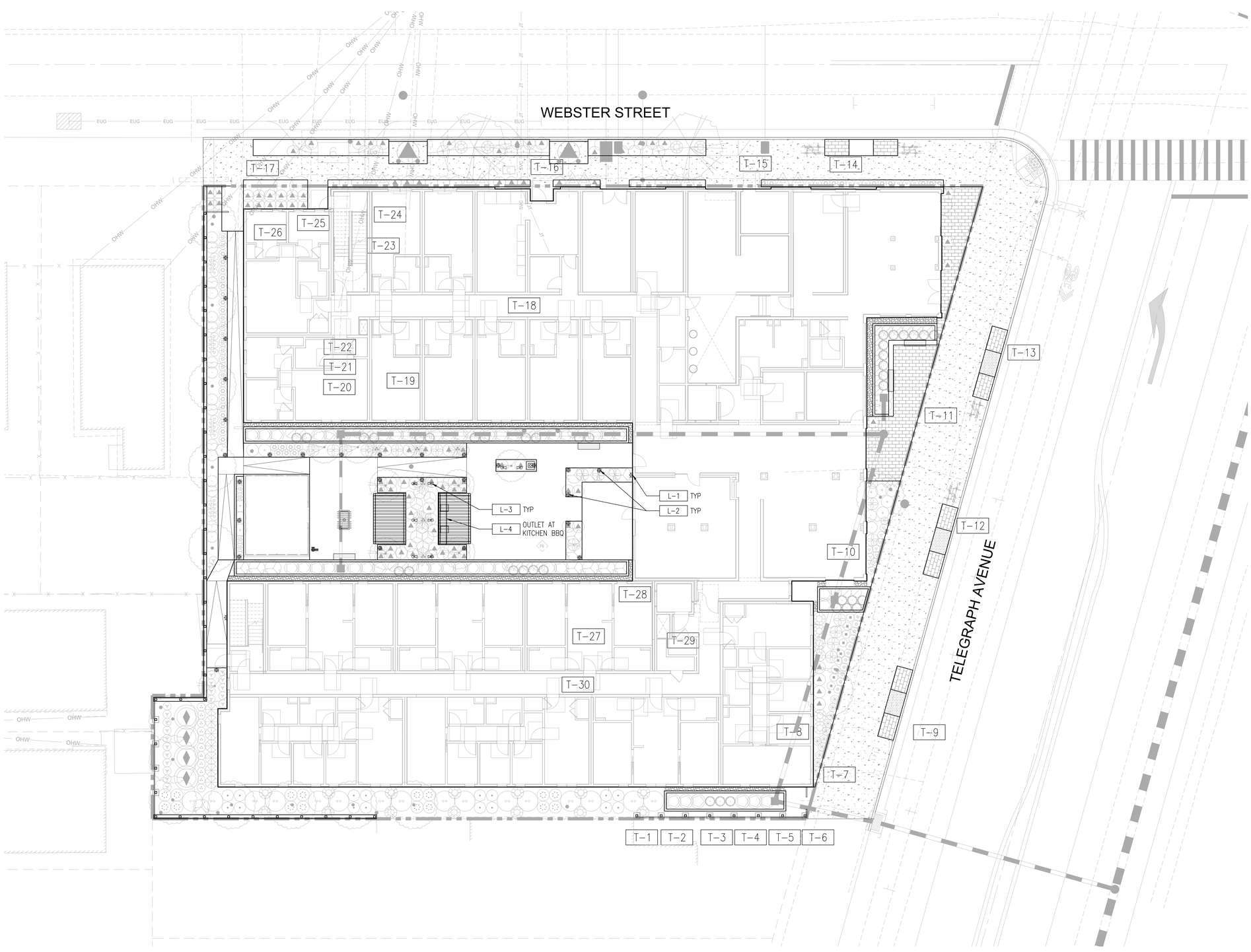
SCALE
PER PLAN

DRAWN DF
CHECKED JM

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
SECTIONS AND ELEVATIONS

SHEET NO.
L2.01



NOTE:

FOR FULL LIGHTING DESIGN AND FIXTURES, SEE LIGHTING SHEETS.

N

0 5' 10' 20' 30'

SCALE: 1" = 10'-0"

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY
PAVING			
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P-2	CONC PAVING – FINISH 1	1/L8.01	–
P-3	CONC PAVERS 1 – R.O.W.	5/L8.01	–
P-4	CONC PAVERS 2 – FRONTAGE	5/L8.01	–
P-5	CONC PAVERS 3 – COURTYARD	5/L8.01	–
P-6	SYNTHETIC LAWN	3/L8.01	–
P-7	FLEXIPAVE	–	–
LANDSCAPE WALLS AND CURBS			
W-1	CITY STD VERTICAL CURB	SCD	–
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F-2	5-FT TALL FENCE WITH 2-FT LATTICE ON RETAINING WALL	12/L8.01	–
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L-4	OUTLET – AT KITCHEN	SED	–
SITE FURNISHINGS			
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SF-1B	BIKE RACK	–	40
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SF-3	WOOD TOP BENCH ON WALL	4/L8.02	1
SF-4A	TABLE – OUTDOOR DINING	FFE	2
SF-4B	TABLE – ROUND	FFE	3
SF-4C	TABLE – SQUARE	FFE	1
SF-5	LOUNGE SEAT	FFE	4
SF-6	LOUNGE SOFA	FFE	2
SF-7	PREFAB PLANTER – ROUND	FFE	5
SF-8	BIKE REPAIR STAND	FFE	1
SF-9	GAME TABLE	FFE	1
SF-10	RECIRCULATING WATER FEATURE	FFE	1
OUTDOOR KITCHEN			
K-1	KITCHEN COUNTER STRUCTURE	1/L8.02	1
K-2	ELECTRIC BBQ GRILL	1/L8.02	2
K-3	NOT USED	–	–
K-4	COUNTERTOP	1/L8.02	1
K-5	ACCESS DOORS	1/L8.02	–
MISCELLANEOUS			
M-1	MULCH	–	–
M-2	ROOT BARRIER – ON GRADE	6,7/L10.02	–
M-3	METAL EDGE RESTRAINT	–	–
M-4	COBBLE BAND AT BUILDING	6/L8.01	–
M-5	VINE SCREEN	SAD	–

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
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OAKLAND, CA

REVISION SCHEDULE

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5	FINAL DRC SET	04/03/24

PROJECT NO.: LCA-357

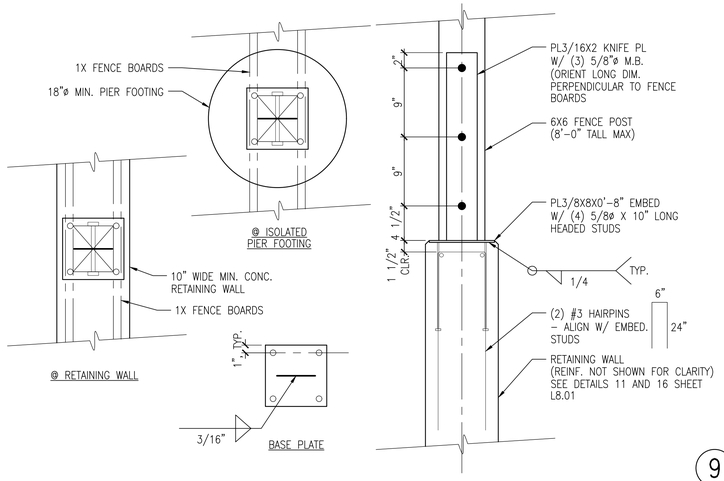
SCALE: PER PLAN

DRAWN: DF CHECKED: JM

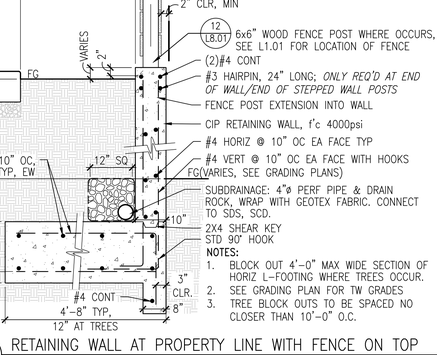
DATE: APRIL 3, 2024
FINAL DRC SET

SHEET TITLE: LANDSCAPE LIGHTING PLAN

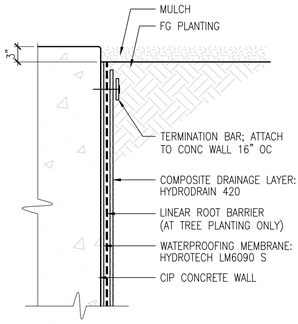
SHEET NO.: **L4.01**



13 FENCE BASE PLATE AT DIFFERENT FOOTINGS
SCALE: 1 1/2" = 1'-0"



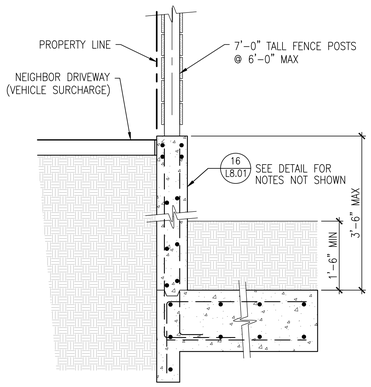
14 CONC RETAINING WALL
SCALE: 1 1/2" = 1'-0"



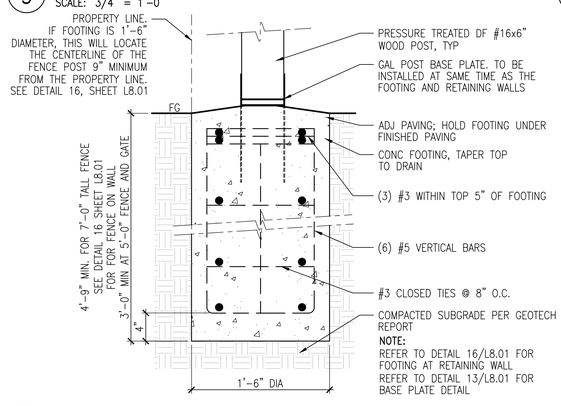
NOTE
INSTALL LINEAR ROOT BARRIERS ONLY IN PLANTERS WHERE TREES OCCUR.

15 CONC WALL PROTECTION
SCALE: 1" = 1'-0"

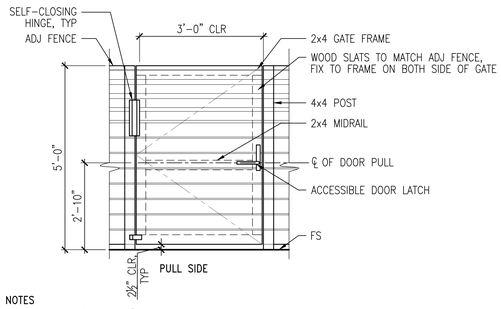
16 RETAINING WALL AT PROPERTY LINE WITH FENCE ON TOP
SCALE: 3/4" = 1'-0"



9 RETAINING WALL AT PROPERTY LINE WITH FENCE ON TOP
SCALE: 3/4" = 1'-0"

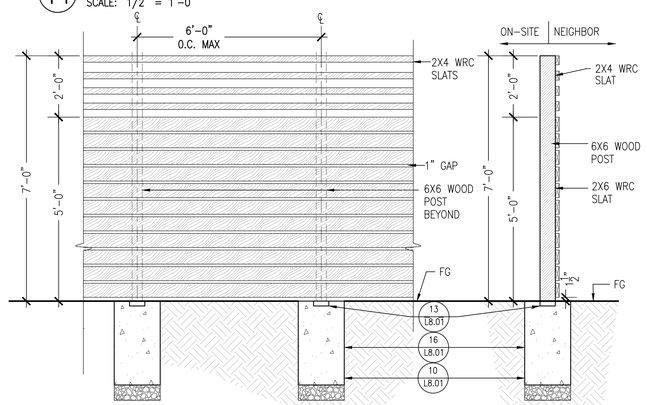


10 WOOD FENCE FOOTING - AT GRADE ONLY
SCALE: 1 1/2" = 1'-0"

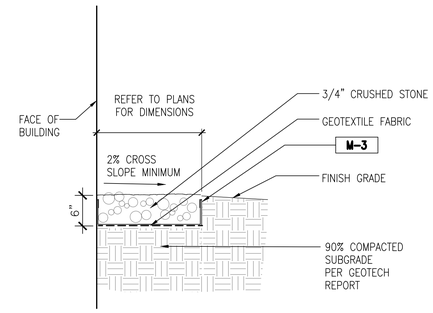


NOTES
1. REFER TO DETAIL 10/L8.01 FOR FOOTING DETAIL.
2. REFER TO DETAIL 13/L8.01 FOR BASE PLATE DETAIL
3. REFER TO SPECIFICATIONS FOR HARDWARE.

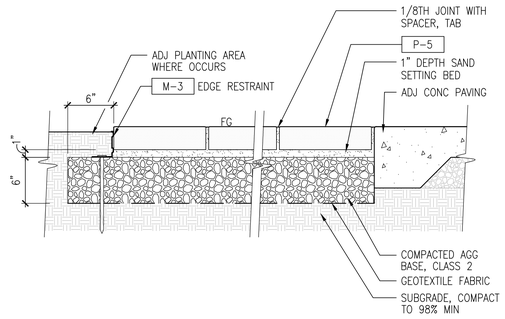
11 5-FOOT TALL PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"



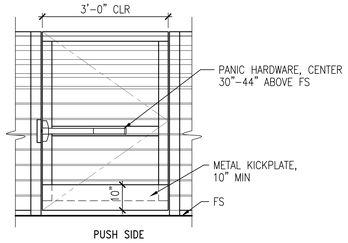
12 WOOD SLAT FENCE
SCALE: 1/2" = 1'-0"



5 CONCRETE PAVERS
SCALE: 1 1/2" = 1'-0"

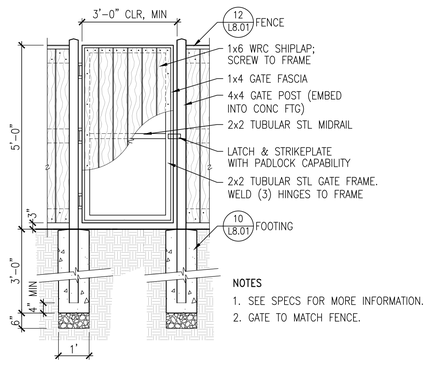


6 COBBLE BAND
SCALE: 1" = 1'-0"

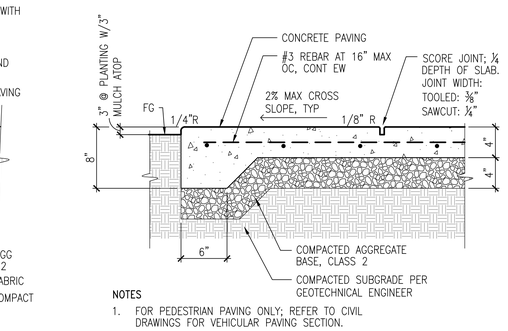


PUSH SIDE

8 5-FT WOOD SLAT GATE
SCALE: 1/2" = 1'-0"

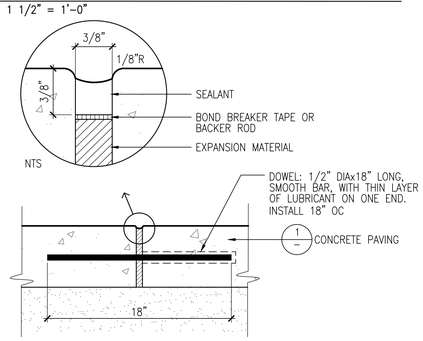


NOTES
1. SEE SPECS FOR MORE INFORMATION.
2. GATE TO MATCH FENCE.



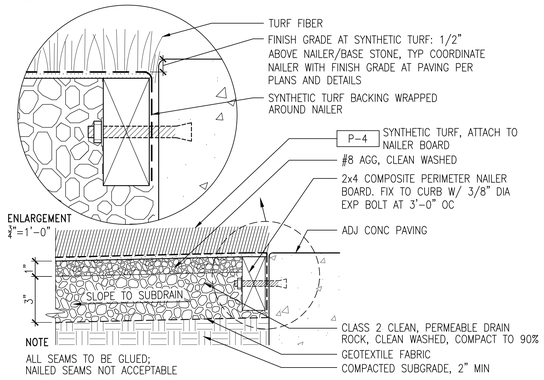
NOTES
1. FOR PEDESTRIAN PAVING ONLY; REFER TO CIVIL DRAWINGS FOR VEHICULAR PAVING SECTION.
2. SCORE JOINTS TO BE SAWCUT EXCEPT AT SIDEWALK PAVING, WHERE THEY SHALL BE TOOLED.

1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



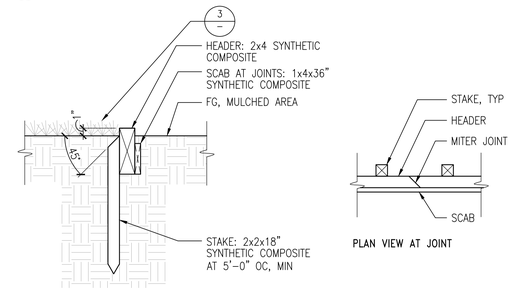
NOTES
1. INSTALL EXPANSION JOINTS AT 20'-0" OC, TYP
2. CONSTRUCTION JOINTS TO BE AS SHOWN ABOVE, MINUS ⅜" GAP AND EXPANSION MATERIAL

2 EXPANSION JOINT
SCALE: 3" = 1'-0"



NOTE
ALL SEAMS TO BE GLUED; NAILED SEAMS NOT ACCEPTABLE

4 SYNTHETIC HEADER AT TURF
SCALE: 3" = 1'-0"



SECTION

PLAN VIEW AT JOINT

NOTES
1. HOLD SCAB BELOW TOP OF HEADER ON PLANTING SIDE
2. DOUBLE STAKE AT ALL SPLICES WITH (2)#8 2" GALV DECK SCREWS PER STAKE
3. BEVEL ALL STAKES AT 45 DEGREES AWAY FROM HEADER

3 SYNTHETIC TURF
SCALE: 1 1/2" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
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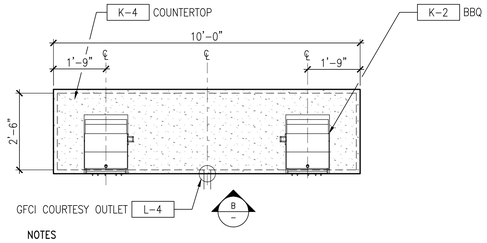
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PROJECT NO.: LCA-357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024 FINAL DRC SET
SHEET TITLE: CONSTRUCTION DETAILS
SHEET NO.: **L8.01**



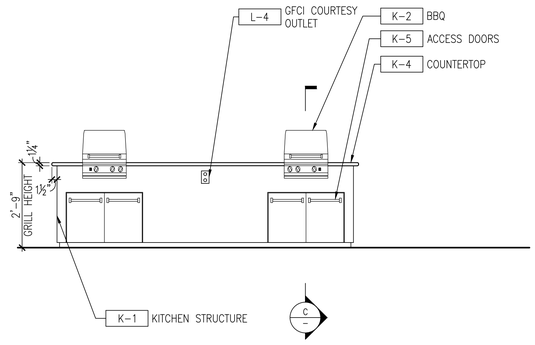
2 BAR HEIGHT COUNTER – PRODUCT IMAGE
SCALE: NTS



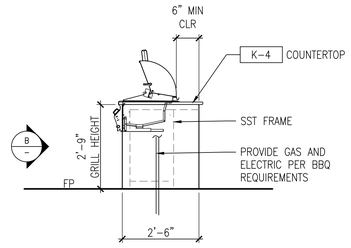
NOTES

1. INSTALL POWER AND SEWER CONNECTIONS AS REQUIRED; SPD, SED SHEET.
2. PROVIDE VENTS AT STRUCTURE AS REQUIRED PER BBQ MFR'S SPECIFICATIONS.
3. COUNTERTOP SHALL BE SLIGHTLY LESS THAN 34" IN HEIGHT FROM FINISH PAVING TO ACCOMMODATE GRILL AT A MAXIMUM 34" FINAL HEIGHT FROM FP.

A – TOP VIEW – KITCHENETTE

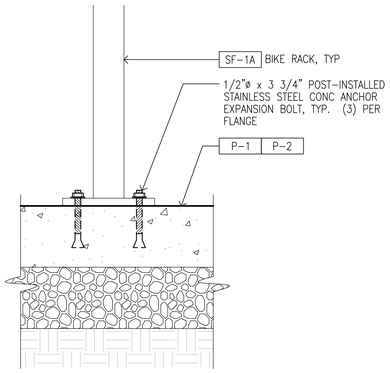


B – FRONT VIEW – KITCHENETTE

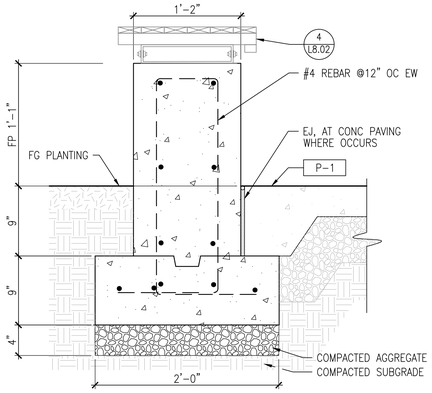


C – SECTION – KITCHENETTE

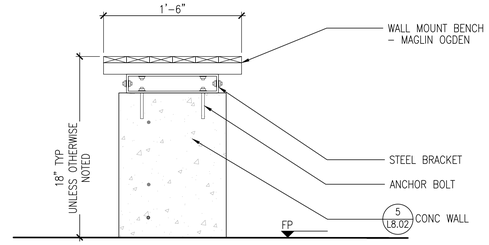
1 KITCHEN COUNTER WITH ELECTRIC GRILLS AND SINK
SCALE: 1/2" = 1'-0"



3 BIKE SURFACE MOUNT
SCALE: 3" = 1'-0"



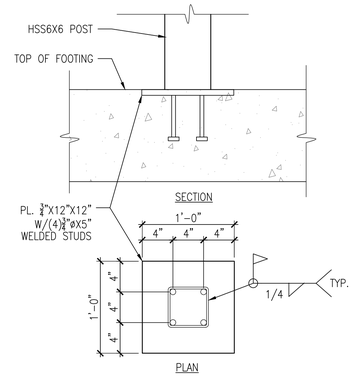
5 RETAINING WALL WITH BENCH ON TOP
SCALE: 1 1/2" = 1'-0"



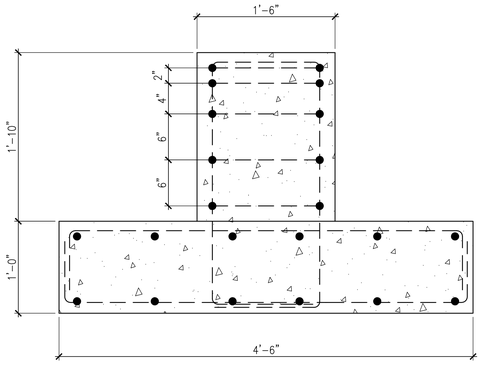
SECTION

NOTES:
1. ALL STEEL TO BE GALV. PAINTED BLACK, TYP.
2. MAGLIN-OGDEN BENCH. BACKLESS.
3. INSTALL PER MANUFACTURER INSTRUCTIONS

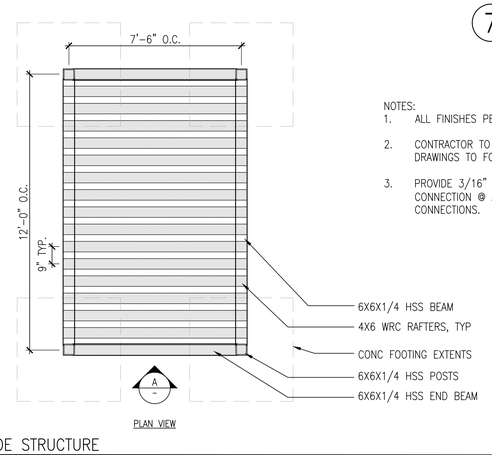
4 WOOD TOP BENCH ON TOP OF RETAINING WALL
SCALE: 1 1/2" = 1'-0"



7 BASE PLATE CONNECTION AT FOOTING – SHADE STRUCTURE
SCALE: 1 1/2" = 1'-0"

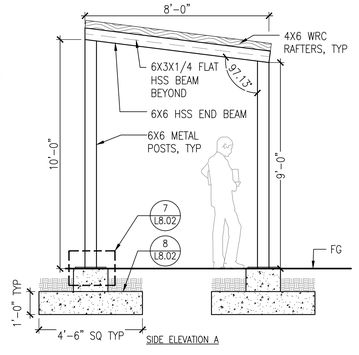


8 FOOTING AT SHADE STRUCTURE
SCALE: 1 1/2" = 1'-0"



PLAN VIEW

NOTES:
1. ALL FINISHES PER MATERIALS SCHEDULE
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FOR STRUCTURES AND FOOTINGS
3. PROVIDE 3/16" ALL AROUND FILLET WELD CONNECTION @ ALL STEEL TO STEEL MEMBER CONNECTIONS.



6 SHADE STRUCTURE
SCALE: 3/8" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

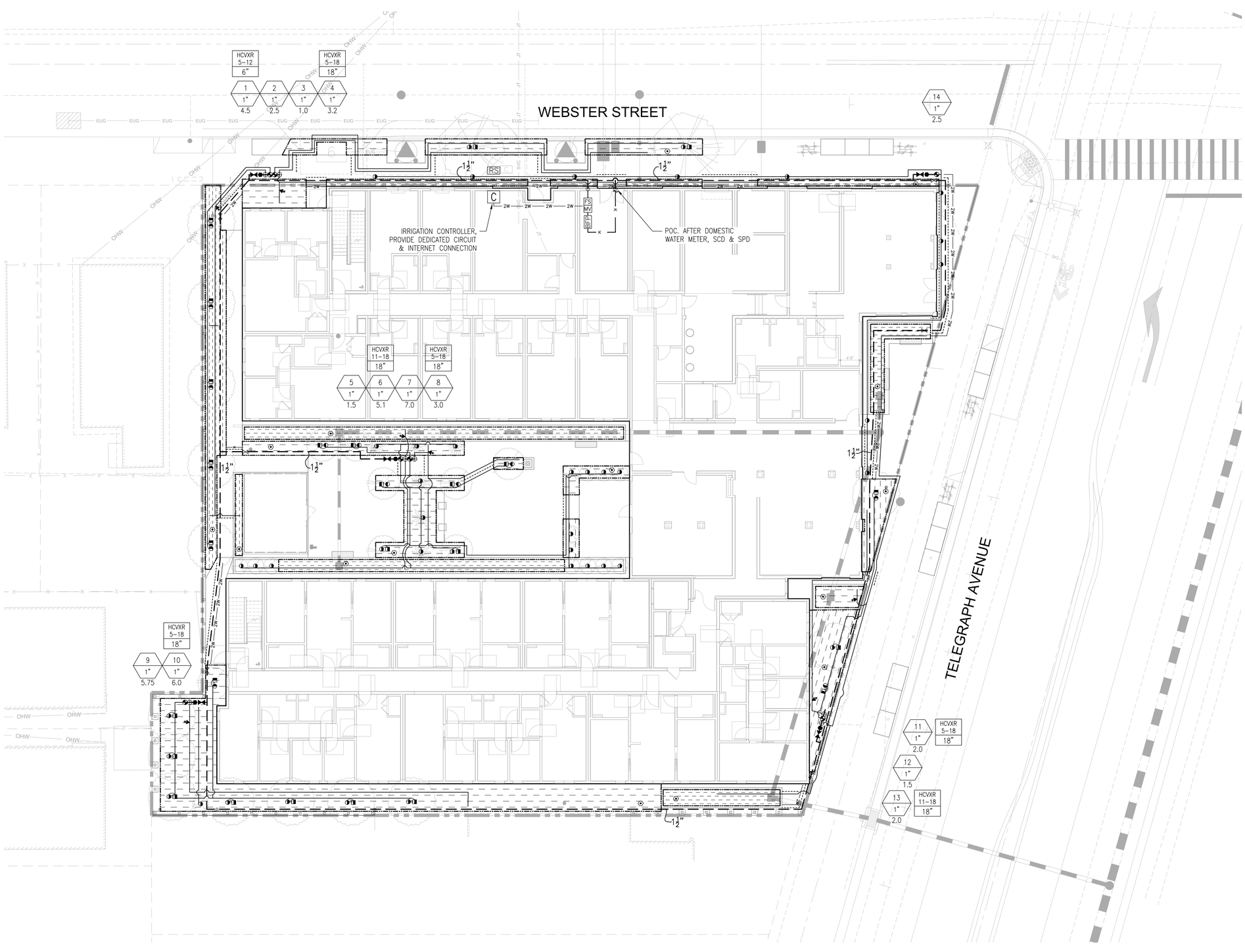
JETT LANDSCAPE ARCHITECTURE + DESIGN
PLA 3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jettland

3030 TELEGRAPH AVE. OAKLAND, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	07/28/23
2	100% DESIGN DEVELOPMENT	09/13/23
3	BUILDING PERMIT SUBMITTAL	12/15/23
4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

PROJECT NO.: LCA-357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024 FINAL DRC SET
SHEET TITLE: CONSTRUCTION DETAILS
SHEET NO.: **L8.02**



IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER			
⊠		POINT OF CONNECTION	SCD
BFP		975XL2–1", BACKFLOW PREVENTER	5,12/L9.03
C		PHC–1200, HC–PLAN–HOME. SMART CONTROLLER WI–FI ENABLED INTERNET CONNECTION	6 & 12/L9.03
RS		RAIN SENSOR: WRF–CLIK	–
VALVE			
	VALVE BOX LAYOUT 12 & 3/L9.03	ICV–101G SERIES, REMOTE CONTROL VALVE	13/L9.03
		IBV–101G–FS SERIES, W/ AS–ADJ REMOTE CONTROL VALVE	9/L9.03
		LT–####–T, BALL VALVE LINE SIZE TYP	16/L9.03
PR		MODEL 500YSBR KIT, PRESSURE REGULATOR WITH REDUCER PER LINE SIZE, INSTALL ONLY WHEN PRESSURE MORE THAN 85 PSI	12/L9.03
FS		HC–075–FLOW FLOW SENSOR/IRRIGATION SUB–METER	12/L9.03
MV		2000 SERIES, MASTER VALVE	
IRRIGATION LINES			
C C		COPPER K, LATERAL	SPD, 12/L9.03
K		COPPER K, MAINLINE	
		NON–PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA. PVC: SCHEDULE 40	1,2/L9.03
		MAINLINE PVC: CLASS 315 SCHEDULE 40	
E		WIRES & FLOW SENSOR CABLE	
		SLEEVE, PVC: CLASS 315	
¾", 1", 1¼", 1½"		LATERAL SIZE	
1", 1½", 2"		MAINLINE SIZE	
# SIZE GPM		STATION NUMBER VALVE SIZE GALLONS PER MINUTE	
BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)			
		AFB	14/L9.03
		DEEP WATERING BUBBLER: RZWS–18–25–CV AT TREES	15/L9.03
DRIP IRRIGATION			
		ICZ–101–LF–40 (0.5 TO 1.9 GPM) ICZ–101–40 (2.0 TO 19 GPM)	1/L9.04
		IBV–101G–FS / HFR–100–075–25 (FLOW BETWEEN 0.5 TO 15 GPM)	10/L9.03
		PVC TO DRIPPERLINE CONNECTION	3/L9.04
# 1" 1.0 HCVXR 5–18 18"		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
		MAXIMUM RUN LENGTH: 20PSI 40PSI XFS–CV–06–18 254' 498' XFS–CV–09–18 215' 416' XFS–CV–06–12 192' 350' XFS–CV–09–12 136' 248'	2/L9.04
		LDG0812100, 1/4" DRIPLINE	#/L9.04
		XF DRIPLINE INSERT FITTINGS	5/L9.04
		MANUAL FLUSH VALVE, (BALL VALVE)	5/L9.04
		OPERIND	6/L9.04

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
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PROJECT NO.
LCA–357

SCALE
PER PLAN

DRAWN DF
CHECKED JM

DATE:
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L9.01

N

0 5' 10' 20' 30'
SCALE: 1" = 10'–0"

GENERAL IRRIGATION NOTES

1. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REGULATIONS OF THE CITY OF BERKELEY, EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), AND THE STATE WATER ORDINANCE.
2. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
7. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
8. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
9. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

WIRING AND ELECTRICAL CONNECTION NOTES

1. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
2. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
3. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
4. IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR.. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
5. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
6. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

COMPONENT & PIPING NOTES

1. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
2. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
3. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
4. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
5. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

SUBSURFACE DRIP IRRIGATION NOTES

1. PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATIONOR HAND WATERING TO ESTABLISH PLANTS.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD, TURF & GROUNDCOVER TYP.
3. SPACE DRIPPERLINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (12", OR 18" O.C. MAX PER LEGEND).
3. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING.
4. INSTALL DRIPPERLINES RUNNING HORIZONTAL TO THE SLOPE DIRECTION.
5. FOR SLOPES GREATER THAN 10:1, MODIFY DRIPPERLINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPERLINE AT THE BOTTOM OF SLOPE.
6. DRIP SYSTEMS WITH 12" & 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
7. INSTALL FLUSH VALVE(S) AT LOW POINT(S) OF EACH PLANTING AREA. FLUSH VALVE'S ARE SHOWN TO INDICATE INTENT- LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) FLUSH PER 500' OF DRIPPERLINE TUBING, TYP. SEE DETAIL

IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL	MANUFACTURER	COLOR	DESCRIPTION & NOTES			
POINT OF CONNECTION & IRRIGATION CONTROLLER									
⊠		POINT OF CONNECTION	SCD	–	–	POINT OF CONNECTION AFTER DOMESTIC WATER METER STUB FOR IRRIGATION ONLY, SCD & SPD. VERIFY MINIMUM STATIC WATER PRESSURE IS 60 PSI; MINIMUM FLOW IS 15 GPM			
BFP		975XL2-1", BACKFLOW PREVENTER	5,12/L9.03	ZURN	–	LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY WITH FROST BLANKET, SEE CIVIL DRAWINGS			
C		PHC-1200, HC-PLAN-HOME. SMART CONTROLLER WI-FI ENABLED INTERNET CONNECTION	6 & 12/L9.03	HUNTER	–	PRO-HC 12 STATIONS INTERIOR WALL MOUNT SMART IRRIGATION CONTROLLER WITH HYDRAWISE SOFTWARE CLOUD BASED WEATHER DATA WATER MANAGEMENT APPLICATION, AND COMPATIBLE WITH RAIN/FRFEEZE SENSOR TO AUTOMATICALLY ADJUST THE CONTROLLER'S PROGRAM BASED ON WEATHER. 2 YEAR WARRANTY, COORDINATE INSTALLATION WITH HUNTER REPRESENTATIVE.			
RS		RAIN SENSOR: WRF-CLIK	–	HUNTER	–	WIRELESS RAIN CLIK. RAIN & FREEZE SENSOR WIRELESSLY CONNECTED TO CONTROLLER. LOCATE SENSOR IN LOCATION UNOBSTRUCTED FROM ACCURATELY MEASURING RAIN. PLACE SENSOR IN A INCONSPICUOUS VANDAL FREE LOCATION WITHIN 500' OF THE CONTROLLER			
VALVE									
	VALVE BOX LAYOUT 12 & 3/L9.03	ICV-101G SERIES, REMOTE CONTROL VALVE	13/L9.03	HUNTER	–	REMOTE CONTROL VALVE ASSEMBLY AND BOX. SIZE PER PLAN. INSTALL PER DETAIL			
		IBV-101G-FS SERIES, W/ AS-ADJ REMOTE CONTROL VALVE	9/L9.03	HUNTER	–	BRASS REMOTE CONTROL VALVE WITH ACCU SYNC ADJUSTABLE PRESSURE REGULATOR (SET AT 25 PSI). SIZE PER PLAN. INSTALL PER DETAIL			
		LT-####-T, BALL VALVE LINE SIZE TYP	16/L9.03	KBI	–	LO-TORQUE™ SCH 80 PVC THREADED BALL VALVE SHUT-OFF OR ISOLATION VALVE, FOR LINES 2" AND SMALLER			
PR		MODEL 500YSBR KIT, PRESSURE REGULATOR WITH REDUCER PER LINE SIZE, INSTALL ONLY WHEN PRESSURE MORE THAN 85 PSI	12/L9.03	WILKINS	–	WILKINS 500 SERIES PRESSURE REDUCING VALVE W/ WYE STRAINER, STANDARD 25-75 PSI ADJUST PRESSURE REGULATOR SO THAT DYNAMIC PRESSURE AT THE IRRIGATION VALVE WITH THE HIGHEST PRESSURE LOSS MAINTAINS ITS SPECIFIED DESIGN PRESSURE AND NO HIGHER.			
FS		HC-075-FLOW FLOW SENSOR/IRRIGATION SUB-METER	12/L9.03	HUNTER	–	HC FLOW METER (3/4" SIZE) AND SENSOR RECEPTACLE TEE, ALSO SEE DETAIL			
MV		2000 SERIES, MASTER VALVE		GRISWOLD	–	NORMALLY CLOSE MASTER VALVE (1" SIZE), ALSO SEE DETAIL			
IRRIGATION LINES									
C C		COPPER K, LATERAL	SPD, 12/L9.03	–	–	NON-PRESSURE LATERAL LINE, TYPE K COPPER: COPPER K LATERAL LINE ROUTED UNDER PAVERS TO EACH PLANTER TERMINATED WITH WROT COPPER SOLDER JOINT FITTINGS TO BE INSTALLED BY PLUMBING CONTRACTOR. ANCHOR TO STRUCTURE AS REQUIRED AND IN ACCORDANCE WITH LOCAL CODES			
K		COPPER K, MAINLINE		–	–	MAIN PRESSURE IRRIGATION PIPE, TYPE K COPPER. COPPER K WITH WROT COPPER SOLDER JOINT FITTINGS TO BE INSTALLED BY PLUMBING CONTRACTOR. ANCHOR TO STRUCTURE AS REQUIRED AND IN ACCORDANCE WITH LOCAL CODES. MAIN LINE ROUTED THROUGH BUILDING TO EXTERIOR PLANTER TERMINATED WITH COPPER FEMALE ADAPTER. COPPER MAIN LINE ROUTED UNDER PAVERS AND IN PLANTER TO EACH VALVE TERMINATED WITH COPPER FEMALE ADAPTER. BY IRRIGATION CONTRACTOR TYPICAL.			
		NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA. PVC: SCHEDULE 40	1,2/L9.03	–	WHITE	PVC LATERAL IRRIGATION PIPE WITH SOLVENT WELD SCHEDULE 40 FITTINGS INSTALL BY LANDSCAPE CONTRACTOR. 3/4" MIN. PIPE SIZE,			
		MAINLINE PVC: CLASS 315 SCHEDULE 40		–	WHITE	MAIN PRESSURE IRRIGATION PIPE, PVC SIZE MATERIAL 1"-1½" SCH 40 W/SOLVENT WELD SCH 40 FITTINGS 2"-3" CLASS 315 W SOLVENT WELD SCH 40 FITTINGS			
E		WIRES & FLOW SENSOR CABLE		–	–	ELECTRICAL CONDUIT. SIZE AS REQUIRED. INSTALL PARALLEL TO MAIN LINE UNDER ALL PAVING.			
		SLEEVE, PVC: CLASS 315		–	WHITE	SLEEVE. SIZE AS REQUIRED			

¾", 1", 1¼", 1½" LATERAL SIZE

1", 1½", 2" MAINLINE SIZE

SIZE GPM — STATION NUMBER, VALVE SIZE, GALLONS PER MINUTE

MAIN LINE PIPE SIZING

	SCHEDULE 40	CLASS 315
1 ½"	0-30 GPM	–
2"	–	30-50 GPM
2 ½"	–	50-70 GPM
3"	–	70-100 GPM
4"	–	100-180 GPM

1" MAIN LINE USED ONLY FOR QCV (SCH 40 TYP)

COPPER K TUBING SIZING

¾"	0-5 GPM
1"	6-11 GPM
1 ¼"	12-20 GPM
1 ½"	21-30 GPM

3/4" MINIMUM COPPER K PIPE, DO NOT USE 5/8"

1" MIN. FOR QUICK COUPLER VALVE

LATERAL LINE PIPE SIZING (SCH 40 PVC)

¾"	0-8 GPM
1"	8-12 GPM
1 ¼"	12-22 GPM
1 ½"	22-30 GPM
2"	30-50 GPM
2 ½"	50-70 GPM
3"	70-110 GPM

3/4" MINIMUM LATERAL PIPE, DO NOT USE 1/2"

BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)

		AFB	14/L9.03	HUNTER	BLACK	ADJUSTABLE FLOW FULL-CIRCLE FLOOD BUBBLER, UP TO 2.0 GPM. SET FLOW AT 0.25 GPM, TYP	0.25 GPM	20 PSI	
		DEEP WATERING BUBBLER: RZWS-18-25-CV AT TREES	15/L9.03	HUNTER	–	0.25 GPM FLOOD BUBBLER AND DEEP WATERING TUBE ASSEMBLY WITH CHECK VALVE. INSTALL PER MANUFACTURER'S DIRECTIONS.	0.25 GPM	15-70 PSI	
DRIP IRRIGATION									
⊕		ICZ-101-LF-40 (0.5 TO 1.9 GPM) ICZ-101-40 (2.0 TO 19 GPM)	1/L9.04	HUNTER	–	COMMERCIAL IN-LINE DRIP ZONE VALVE KITS WITH Y-FILTER, REMOTE CONTROL VALVE, ISOLATION BALL VALVE & FLOW PRESSURE REGULATOR (AT 40 PSI) & ID TAG			
⊞		IBV-101G-FS / HFR-100-075-25 (FLOW BETWEEN 0.5 TO 15 GPM)	10/L9.03	HUNTER	–	BRASS REMOTE CONTROL VALVE WITH PRESSURE REGULATED Y-FILTER (AT 25 PSI), GATE VALVE & ID TAG. INSTALL PER DETAIL			
		PVC TO DRIPPERLINE CONNECTION	3/L9.04	RAINBIRD	–	XF DRIPLINE INSERT FITTINGS OR EASY FIT COMPRESSION FITTING SYSTEM, COMPATIBLE WITH DRIPPERLINE PER MANU. SPEC.			

HCVXR 1" 18" 1.0 — VALVE CALLOUT W/ DRIP VALVE INFO:
DRIP LINE MODEL # (GPH AND EMITTER SPACING)
DRIP LINE SPACING (MAX)

		MAXIMUM RUN LENGTH: 20PSI 40PSI						PSI	
		XFS-CV-06-18 254' 498'	2/L9.04	RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER		20-60	
		XFS-CV-09-18 215' 416'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER		20-60	
		XFS-CV-06-12 192' 350'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60	
		XFS-CV-09-12 136' 248'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60	
		LDG0812100, 1/4" DRIPLINE	#/L9.04	RAINBIRD	BROWN	1/4" LANDSCAPE DRIPLINE, WRAP DRIP LINE IN EQ SPACED ON TOP OF ROOT BALL TO SUPPLY WATER OVER PLANTS. NO AVRV OR FLUSH VALVES REQUIRED, TYP. PLACE DRIP LINES WITHIN TOP INCH OF SOIL & STAKE IN PLACE, DO NOT DAMAGE PLANT ROOTS, TYP. 10 TO 40 PSI		15-60	
		XF DRIPLINE INSERT FITTINGS	5/L9.04	RAINBIRD	–	DRIPPERLINE TO DRIPPERLINE CONNECTION. USE RAINBIRD FITTINGS COMPATIBLE WITH DRIPPERLINE PIPE. USE THIS CONNECTION AT TIGHT BENDS AND AS INDICATED ON DETAIL DIAGRAM			
		MANUAL FLUSH VALVE, (BALL VALVE)	5/L9.04	RAINBIRD	–	MANUAL FLUSH VALVE ASSEMBLY IN BOX AT EACH DRIP AREA PER DETAIL			
		OPERIND	6/L9.04	RAINBIRD	–	POP-UP INDICATOR. SET FLUSH WITH FINISH GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. LOCATE AWAY FROM PATHWAYS, AT LOCATIONS DIRECTED BY THE SITE MAINTENANCE PERSONNEL.		12-60	

HYDROZONE INFORMATION TABLE AND CALCULATION

REFERENCE ANNUAL ET_0 FOR:	OAKLAND (NEATEST LOCATION, WUCOLS)	41.8

ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	GPM	IRR METHOD DRIP/BUBB.: 0.81 SPRAY/ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	4.5	D	0.81	0.37	453	167.78	4348.13
2	0.3	2.5	B	0.81	0.37	20	7.41	191.97
3	0.6	1.0	B	0.81	0.74	8	5.93	153.58
4	0.3	3.2	D	0.81	0.37	641	237.41	6152.65
5	0.6	1.5	B	0.81	0.74	6	4.44	115.18
6	0.3	5.1	D	0.81	0.37	729	270.00	6997.32
7	0.3	7.0	B	0.81	0.37	40	14.81	383.94
8	0.3	3.0	D	0.81	0.37	585	216.67	5615.13
9	0.3	5.75	B	0.81	0.37	56	20.74	537.52
10	0.3	6.0	D	0.81	0.37	1191	441.11	11431.84
11	0.3	2.4	D	0.81	0.37	396	146.67	3801.01
12	0.3	1.5	B	0.81	0.37	12	4.44	115.18
13	0.3	2.0	D	0.81	0.37	292	108.15	2802.77
14	0.6	2.5	B	0.81	0.74	10	7.41	191.97
–	0		–	0.00	0.00	0	0.00	0.00
–	0		–	0.00	0.00	0	0.00	0.00
					TOTAL	3729.00	1386.30	35,927.25
SPECIAL LANDSCAPE AREAS								
--					1	0	0.00	0.00
--					0	0	0.00	0.00
					TOTAL	0	0.00	0.00
TOTAL LANDSCAPE AREA (LA + SLA)						3,729.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	35,927.25
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	53,152.42

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.37

INFORMATION TABLE

ANNUAL ET_0 BASED ON CITY OF OAKLAND	
ANNUAL ET_0	**41.8**
CONVERSION FACTOR	**0.55**
IRRIGATION EFFICIENCY	**0.81**

KEY	IRRI METHOD		PLANT TYPE (PT) WUCOLS	
B	BUBBLER	0.81	H: HIGH WATER USE	0.7-1.0
D	DRIP	0.81	M: MEDIUM WATER USE	0.4-0.6
S	SPRAY	0.75	L: LOW WATER USE	0.2-0.3
R	ROTOR	0.75	VL: VERY LOW WATER USE	0.1

* SPECIAL LANDSCAPE AREA (0.3)
RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES

PRESSURE LOSS CALCULATION

FIELD VERIFY IRRIGATION WATER STATIC & DYNAMIC PRESSURE & FLOW AT POINT OF CONNECTION	
REQUIRE STATIC (PSI)	**34**
BOOSTER PUMP (PSI)	**16**
REQUIRE FLOW (GPM)	6

ITEMS	PRESSURE LOSS (PSI)
BFP	13.0
MV/FS	1.0
MAINLINE	0.5
VALVE	3.0
LATERALS	0.7

TOTAL	
SUBTOTAL	18.20
FITTINGS (10%)	1.8
TOTAL PSI LOSS	**20.02**
TOTAL ENDING PRESSURE (PSI)	**30.0**

REGISTERED LANDSCAPE ARCHITECT BRUCE B 3335 Exp. 05/31/24 Date: 03/26/24 STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

JETT LANDSCAPE ARCHITECTURE + DESIGN
PLA 3335 2 Theatre Square #218 Orinda CA 94563
925.254.5422 www.jettland

3030 TELEGRAPH AVE.
OAKLAND, CA

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	07/28/23
2	100% DESIGN DEVELOPMENT	09/13/23
3	BUILDING PERMIT SUBMITTAL	12/15/23
4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

PROJECT NO. LCA-357

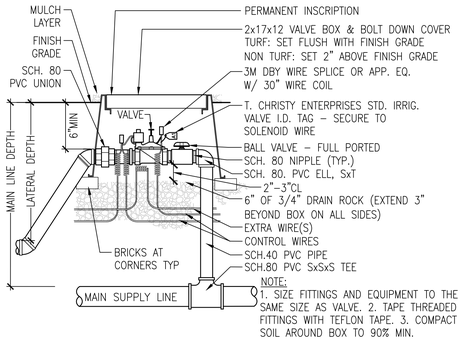
SCALE PER PLAN

DRAWN DF CHECKED JM

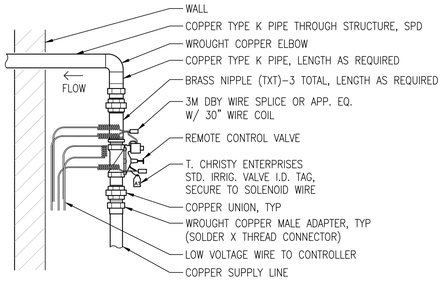
DATE APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
IRRIGATION NOTES, LEGENDS, AND CALCS

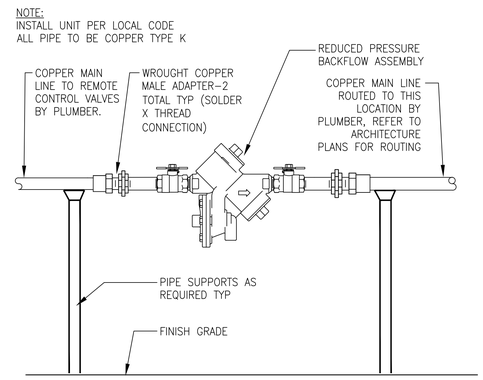
SHEET NO.
L9.02



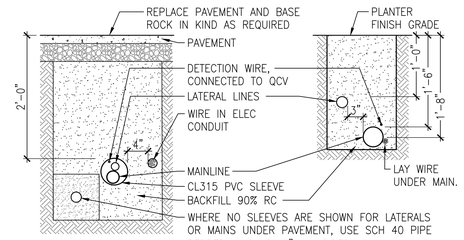
13 REMOTE CONTROL VALVE
SCALE: 1 1/2" = 1'-0"



9 REMOTE CONTROL VALVE - INTERIOR
SCALE: 1 1/2" = 1'-0"

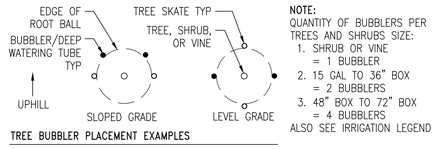


5 BFP-INTERIOR
SCALE: 1" = 1'-0"



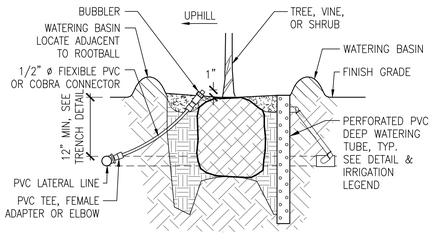
NOTE:
1. TIE A LOOSE 20" LOOP IN WIRE AT CHANGES IN DIRECTION AND AT INTERVALS OF 100'.
2. INSTALL PIPE, WIRE AND SLEEVES UNDER PAVEMENT PRIOR TO PLACEMENT OF PAVEMENT AND MINIMUM OF 24" DEEP.
3. BUNDLE AND TAPE WIRE AT 10' INTERVALS.
4. SOIL BACKFILL TO BE FREE OF ROCK, DIRT CLODS, AND DEBRIS GREATER THAN 1/2" DIAMETER WITHIN 4" OF PIPE.
5. ALTERNATE: BACKFILL WITH SAND IMPORT.

1 TRENCH
SCALE: 1" = 1'-0"

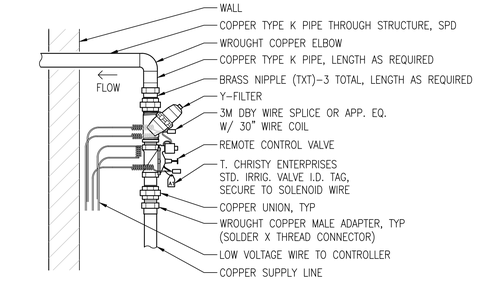


NOTE:
QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
1. SHRUB OR VINE
= 1 BUBBLER
2. 15 GAL TO 36" BOX
= 2 BUBBLERS
3. 48" BOX TO 72" BOX
= 4 BUBBLERS
ALSO SEE IRRIGATION LEGEND

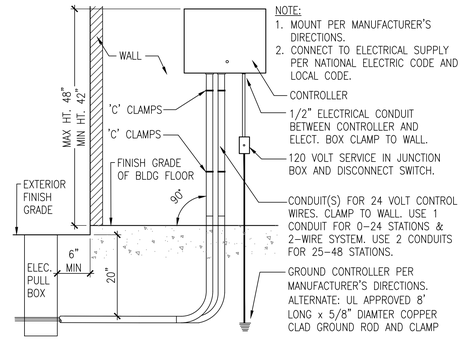
TREE BUBBLER PLACEMENT EXAMPLES



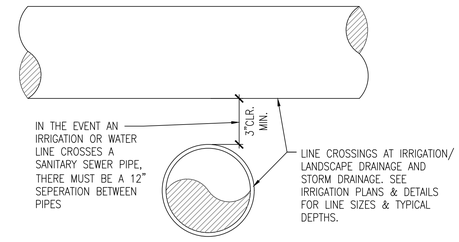
14 BUBBLER
SCALE: 3" = 1'-0"



10 REMOTE CONTROL VALVE -DRIPZONE- INTERIOR
SCALE: 1 1/2" = 1'-0"

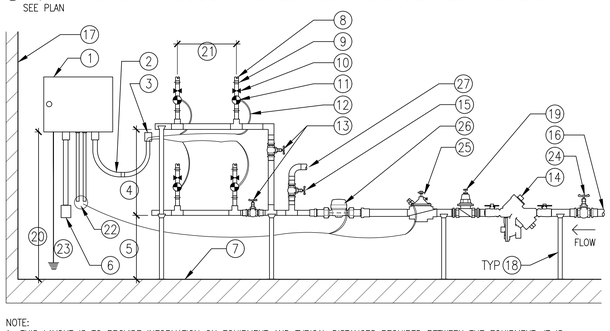


6 CONTROLLER INTERIOR WALL MOUNT
SCALE: 1" = 1'-0"



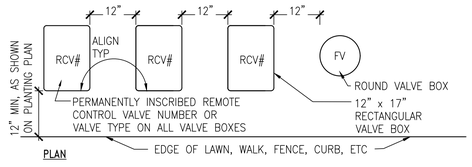
2 TYPICAL UTILITY CROSSING
SCALE: 3" = 1'-0"

1. IRRIGATION CONTROLLERS BY IRRIGATION CONTRACTOR.
2. 1" ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRES FROM CONTROLLER TO JUNCTION BOX TO BE PROVIDED AND INSTALLED BY IRRIGATION CONTRACTOR.
3. JUNCTION BOX BY ELECTRICAL CONTRACTOR FOR EXIT OF LOW VOLTAGE WIRES SERVICING VALVES WITHIN EQUIPMENT ROOM.
4. 24" (TYPICAL).
5. 18" (TYPICAL) ABOVE FINISH FLOOR.
6. 120 VOLT A.C. ELECTRICAL BY ELECTRICAL CONTRACTOR FOR CONTROLLER
7. FINISH FLOOR, SLOPE TO DRAIN, ALSO SEE ARCH AND PLUMBING DRAWING FOR DRAINAGE.
8. 1" COPPER LATERAL LINES ROUTED THROUGH STRUCTURE TO STUB-OUTS SHOWN ON IRRIGATION PLANS BY PLUMBING CONTRACTOR. PROVIDE A 2" SEPARATION BETWEEN STUB-OUTS.
9. COPPER UNION (1") - 2 PER REMOTE CONTROL VALVE (TYPICAL) TO BE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR.
10. 1" BRONZE GATE VALVE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR - 1 PER REMOTE CONTROL VALVE.
11. REMOTE CONTROL VALVE (PER IRRIGATION LEGEND) - PROVIDED BY IRRIGATION CONTRACTOR AND INSTALLED BY PLUMBING CONTRACTOR.
12. LOW VOLTAGE CONTROL WIRES TO EACH REMOTE CONTROL VALVE BY IRRIGATION CONTRACTOR.
13. 1" BRONZE GATE VALVE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR.
14. BACKFLOW ASSEMBLY - SIZE PER PLAN & LEGEND, REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.
15. BRONZE GATE VALVE - LINE SIZE, BY PLUMBING CONTRACTOR.
16. 1-1/4" COPPER MAIN LINE BY PLUMBING CONTRACTOR FROM DOMESTIC WATER LINE. INLET PRESSURE TO BE A MINIMUM 60 PSI AT THIS LOCATION.
17. WALL OF EQUIPMENT ROOM.
18. PIPE SUPPORT AS REQUIRED. ATTACH ALL PIPING TO WALLS AS REQUIRED.
19. PRESSURE REGULATOR (PER IRRIGATION LEGEND)
20. 36" FROM FINISH FLOOR.
21. 12" O.C. (TYPICAL).
22. SENSOR CABLE(S) PER MANUFACTURER IN CONDUIT(S).
23. GROUNDING PER MANUFACTURER.
24. 1-1/4" BRONZE GATE VALVE BY PLUMBING CONTRACTOR.
25. 1-1/4" MASTER VALVE, (PER IRRIGATION LEGEND) - PROVIDED BY IRRIGATION CONTRACTOR AND INSTALLED BY PLUMBING CONTRACTOR.
26. FLOW SENSOR, INSTALL PER MANUFACTURER SPEC AND COMPATIBLE WITH CONTROLLER. SEE IRRIGATION LEGEND
27. 1-1/4" MIN, TYPE K COPPER MAINLINE LINE WITH GATE VALVE, ROUTED TO STUB-OUT EXTERIOR LOCATIONS BY PLUMBING CONTRACTOR. SEE PLAN



NOTE:
1. THIS LAYOUT IS TO PROVIDE INFORMATION ON EQUIPMENT AND TYPICAL DISTANCES REQUIRED BETWEEN THE EQUIPMENT. IT IS DIAGRAMMATIC AND WILL NEED TO BE ADJUSTED ACCORDING TO AVAILABLE WALL SPACE AND OTHER EQUIPMENT INSTALLED WITHIN ROOM. OFFSETS AND FITTINGS WILL BE REQUIRED FOR THESE ADJUSTMENTS.
2. MAINTAIN 12" OF CLEARANCE FROM BUILDING WALLS FOR EASE OF MAINTENANCE FOR ALL COPPER PIPING, VALVES, AND FITTINGS.
3. SEAL ALL PIPE PENETRATIONS THROUGH WALLS/STRUCTURE AS REQUIRED.
4. THIS LAYOUT WILL REQUIRE A WALL SECTION MINIMUM 10' LONG X 5' TALL X 18" DEEP.

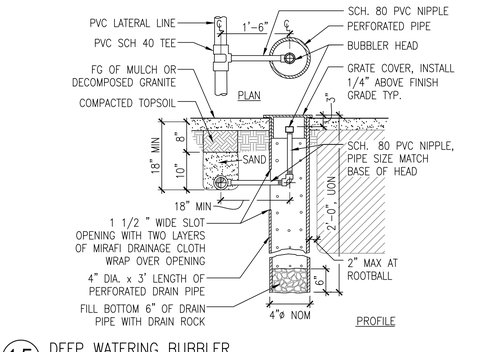
12 IRRIG EQUIP LAYOUT - INTERIOR (MV-FS-RCV-PR-STUB)_SCALED
SCALE: 1" = 1'-0"



PLAN

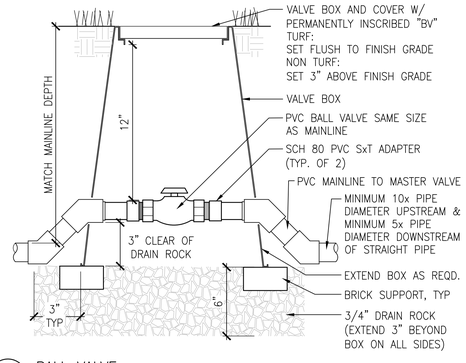
NOTES
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OF MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. THIS DETAIL INDICATES GENERAL INTENT. SEE PLANTING PLANS FOR VALVE BOX LOCATIONS. COORDINATE BOX LOCATIONS WITH THE PLANTING, TYP.

3 VALVE BOX LAYOUT
SCALE: 3/4" = 1'-0"

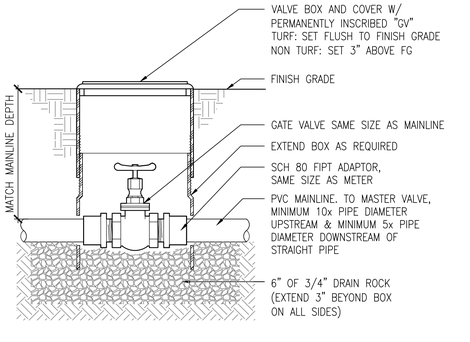


PROFILE

15 DEEP WATERING BUBBLER
SCALE: 3/4" = 1'-0"



16 BALL VALVE
SCALE: 3" = 1'-0"



4 GATE VALVE
SCALE: 3" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
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JETT
LANDSCAPE ARCHITECTURE + DESIGN
PLA 3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

3030 TELEGRAPH AVE. OAKLAND, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	07/28/23
2	100% DESIGN DEVELOPMENT	09/13/23
3	BUILDING PERMIT SUBMITTAL	12/15/23
4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

PROJECT NO.
LCA-357

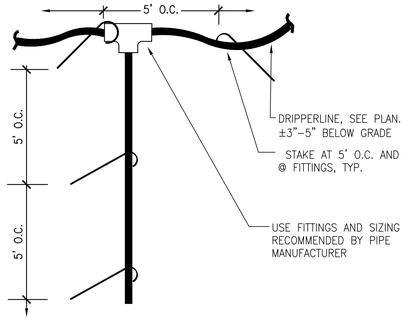
SCALE
PER PLAN

DRAWN DF
CHECKED JM

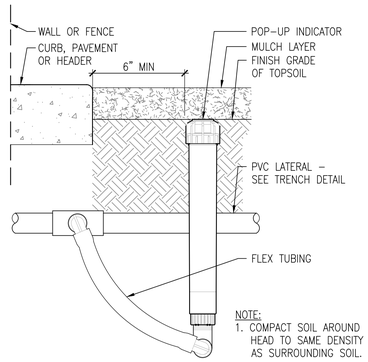
DATE:
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
IRRIGATION DETAILS

SHEET NO.
L9.03

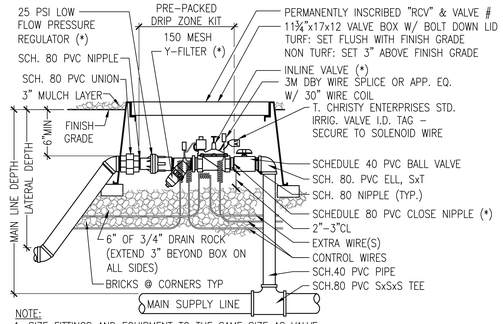


5 DRIPLINE TO DRIPLINE CONNECTION
SCALE: 3/8" = 1'–0"



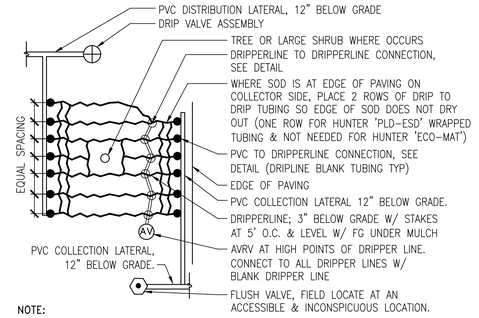
NOTE:
1. COMPACT SOIL AROUND HEAD TO SAME DENSITY AS SURROUNDING SOIL.

6 POP–UP INDICATOR
SCALE: 3" = 1'–0"



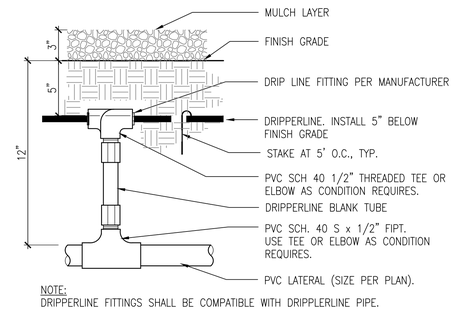
NOTE:
1. SIZE FITTINGS AND EQUIPMENT TO THE SAME SIZE AS VALVE.
2. TAPE THREADED FITTINGS WITH TEFLON TAPE.
3. COMPACT SOIL AROUND BOX TO 90% MIN.
4. MIN. FLOW RATE – 2.0 GPM, MAX. FLOW RATE – 20.0 GPM
5. (*) PARTS IN DRIP ZONE KIT

1 DRIP ZONE KIT
SCALE: 1 1/2" = 1'–0"



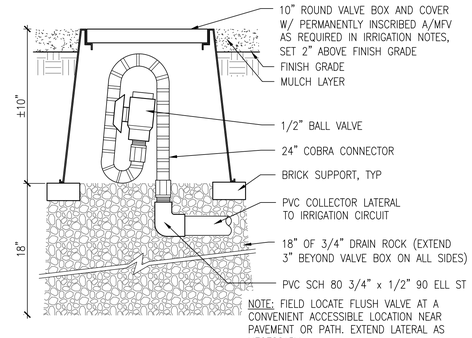
NOTE:
1. DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING AT SHRUBS, 2" OFF PAVING AT SOD, TURF, & GROUNDCOVER, TYP
3. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING

2 DRIP SYSTEM LAYOUT
SCALE: 3/4" = 1'–0"



NOTE:
DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPLERLINE PIPE.

3 PVC TO DRIPLINE CONNECTION
SCALE: 3" = 1'–0"



NOTE: FIELD LOCATE FLUSH VALVE AT A CONVENIENT ACCESSIBLE LOCATION NEAR PAVEMENT OR PATH. EXTEND LATERAL AS NECESSARY.

4 MANUAL FLUSH VALVE
SCALE: 3" = 1'–0"

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. FORSTER
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
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PLA 3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

3030 TELEGRAPH AVE.
OAKLAND, CA

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	50% DESIGN DEVELOPMENT	07/28/23
2	100% DESIGN DEVELOPMENT	09/13/23
3	BUILDING PERMIT SUBMITTAL	12/15/23
4	PLAN CHECK #1	03/15/24
5	FINAL DRC SET	04/03/24

PROJECT NO.: LCA–357
SCALE: PER PLAN
DRAWN: DF
CHECKED: JM
DATE: APRIL 3, 2024 FINAL DRC SET
SHEET TITLE: IRRIGATION DETAILS
SHEET NO.: **L9.04**

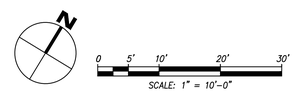


HYDROZONE KEY

- LOW WATER USE
- MODERATE WATER USE

IRRIGATION LEGEND

KEY		MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER			
⊠		POINT OF CONNECTION	SCD
BFP		975XL2–1", BACKFLOW PREVENTER	5,12/L9.03
C		PHC–1200, HC–PLAN–HOME. SMART CONTROLLER WI–FI ENABLED INTERNET CONNECTION	6 & 12/L9.03
RS		RAIN SENSOR: WRF–CLIK	–
VALVE			
	VALVE BOX LAYOUT 12 & 3/L9.03	ICV–101G SERIES, REMOTE CONTROL VALVE	13/L9.03
		IBV–101G–FS SERIES, W/ AS–ADJ REMOTE CONTROL VALVE	9/L9.03
		LT–####–T, BALL VALVE LINE SIZE TYP	16/L9.03
PR		MODEL 500YSBR KIT, PRESSURE REGULATOR WITH REDUCER PER LINE SIZE, INSTALL ONLY WHEN PRESSURE MORE THAN 85 PSI	12/L9.03
FS		HC–075–FLOW FLOW SENSOR/IRRIGATION SUB–METER	12/L9.03
MV		2000 SERIES, MASTER VALVE	
IRRIGATION LINES			
C C		COPPER K, LATERAL	SPD, 12/L9.03
K K		COPPER K, MAINLINE	
		NON–PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA. PVC: SCHEDULE 40	1,2/L9.03
		MAINLINE PVC: CLASS 315 SCHEDULE 40	
E		WIRES & FLOW SENSOR CABLE	
		SLEEVE, PVC: CLASS 315	
¾", 1", 1¼", 1½"		LATERAL SIZE	
1", 1½", 2"		MAINLINE SIZE	
# SIZE GPM		STATION NUMBER VALVE SIZE GALLONS PER MINUTE	
BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)			
		AFB	14/L9.03
		DEEP WATERING BUBBLER: RZWS–18–25–CV AT TREES	15/L9.03
DRIP IRRIGATION			
		ICZ–101–LF–40 (0.5 TO 1.9 GPM) ICZ–101–40 (2.0 TO 19 GPM)	1/L9.04
		IBV–101G–FS / HFR–100–075–25 (FLOW BETWEEN 0.5 TO 15 GPM)	10/L9.03
		PVC TO DRIPPERLINE CONNECTION	3/L9.04
# HCVXR 5–18 18" 1.0		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
		MAXIMUM RUN LENGTH: 20PSI 40PSI	
		XFS–CV–06–18 254' 498'	2/L9.04
		XFS–CV–09–18 215' 416'	
		XFS–CV–06–12 192' 350'	
		XFS–CV–09–12 136' 248'	
		LDG0812100, 1/4" DRIPLINE	#/L9.04
		XF DRIPLINE INSERT FITTINGS	5/L9.04
		MANUAL FLUSH VALVE, (BALL VALVE)	5/L9.04
		OPERIND	6/L9.04



REGISTERED LANDSCAPE ARCHITECT
BRUCE B
3335
Exp. 05/31/24
Date: 03/26/24
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

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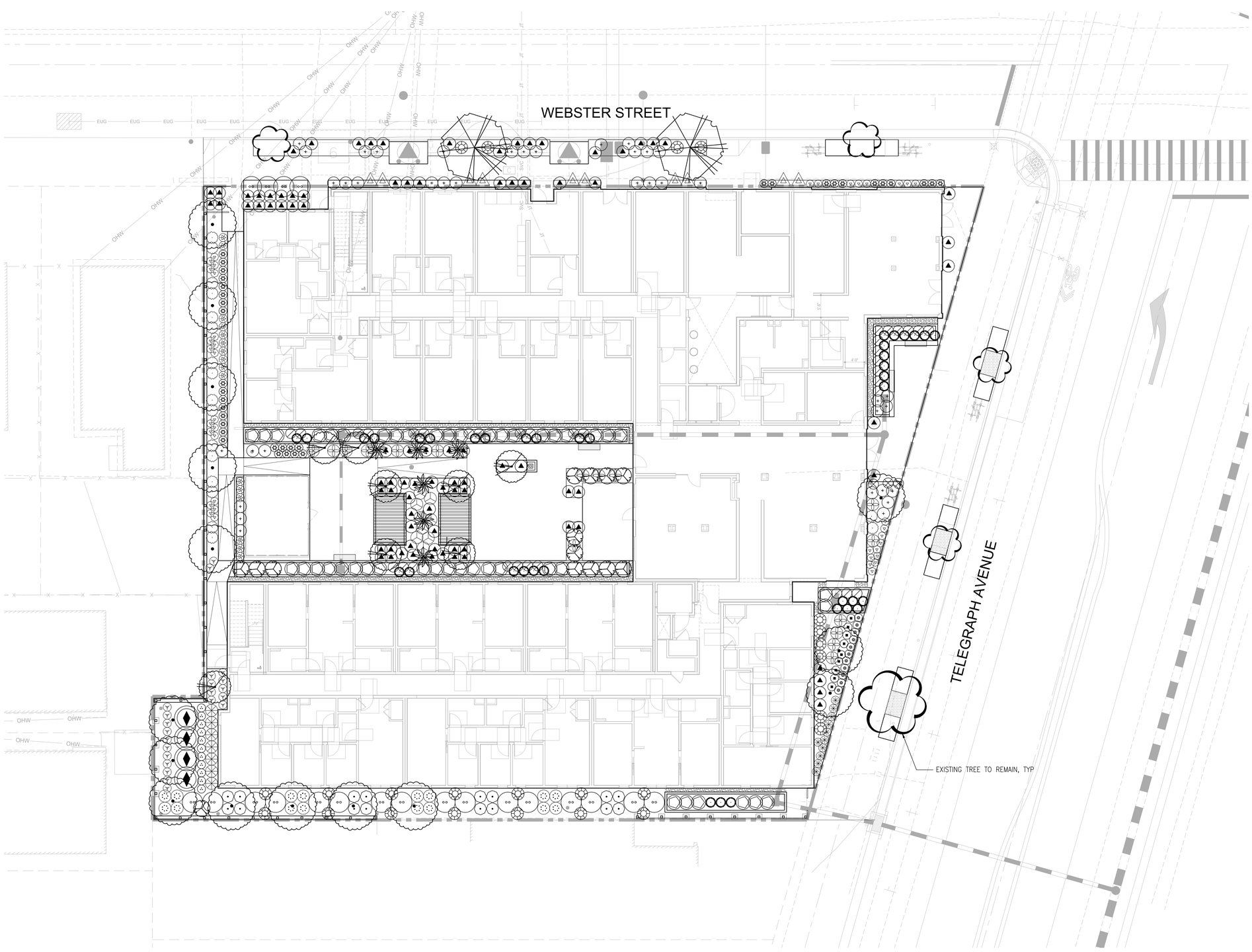
SCALE PER PLAN

DRAWN DF CHECKED JM

DATE APRIL 3, 2024 FINAL DRC SET

SHEET TITLE COLOR HYDROZONE PLAN

SHEET NO. **L9.05**



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	NATIVE Y/N?
TREES							
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	12	L	N
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	14	L	N
	BRAHEA EDULIS	GUADALUPE PALM	10–0" BROWN TRUNK	PER PLAN	6	M	N
	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	PER PLAN	7	L	N
	PLATANUS X ACERFIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	2	M	N
SHRUBS							
	ACHILLEA MILLEFOLIUM 'LA LUNA'	WHITE YARROW	1 GAL	2'–0" OC	9	L	N
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	11	L	N
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL	2'–0" OC	11	L	N
	AGASTACHE BARBERI	HUMMINGBIRD MINT	1 GAL	2'–0" OC	16	L	Y
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	3'–0" OC	16	L	Y
	CARYOPTERIS CLANDONENSIS 'BLUE MIST'	BLUEBEARD	5 GAL	3'–0" OC	16	M	N
	CISTANTHE GRANDIFLORA	ROCK PURSLANE	5 GAL	3'–0" OC	19	L	N
	CYCUS REVOLUTA	SAGO PALM	15 GAL	3'–0" OC	9	M	N
	DIETES 'ORANGE DROP'	FORTNIGHT LILY	5 GAL	3'–0" OC	7	L	N
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	16	L	Y
	IRIS PSEUDACORUS	YELLOW IRIS	5 GAL	2'–0" OC	11	L	N
	LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	3'–0" OC	90	L	N
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	5 GAL	3'–0" OC	42	L	Y
	SALVIA 'MAY NIGHT'	SALVIA	5 GAL	2'–0" OC	35	L	Y
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	39	L	Y
	SARCOCOCCA HOOKERIA	SWEETBOX	5 GAL	2'–0" OC	22	L	N
	CISTUS 'LITTLE MISS SUNSHINE'	ROCK ROSE	5 GAL	3'–0" OC	18	M	N
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	26	L	Y
GROUNDCOVERS							
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'–0" OC	20	L	Y
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	–	4	L	Y
VINES							
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE VINE LILAC	5 GAL	–	10	L	N
STORMWATER							
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	40	L	N
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	3'–0" OC	46	L	N
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'–0" OC	35	L	Y

N

0 5' 10' 20' 30'

SCALE: 1" = 10'–0"

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DRAWN DF
CHECKED JM

DATE
APRIL 3, 2024
FINAL DRC SET

SHEET TITLE
PLANTING PLAN

SHEET NO.
L10.01

3030 TELEGRAPH - LANDSCAPE MAINTENANCE PLAN

All landscaped areas and irrigation systems will be maintained in accordance with California Fire Code (CFC) Section 317 and as follows:

Frequency

All landscaping at ground and roof levels shall be maintained on a regularly scheduled interval, anticipated to be bi-monthly, or as required to perform the specified maintenance. Site visits to maintain landscape and irrigation systems shall occur no less than once per month.

Plants

Regularly scheduled maintenance shall include monitoring and maintenance of plant material to remove all weeds, leaves, and dead foliage from planting and hardscape areas. Vegetation shall be maintained such that any dry or dead foliage will be removed as part of regularly schedule landscape maintenance, anticipated to be at least bi-monthly. Keep mulched areas between plants weed free. Avoid frequent soil cultivation that destroys shallow roots.

Any leaning or settled Plants shall be reset to upright positions or proper grades when weather and soil conditions permit. Do not permit crown roots to become exposed to air through dislodging of soil and mulch. Where exposed, replenish mulch.

Perform crown cleaning to eliminate weak branches, sprouts, dead and dying growth, diseased growth, and damaged growth. Perform crown reduction and shaping to maintain growth within space limitations, maintain proper clearances to buildings and structures, or to reduce topping and wind damage.

Cut back lower branches as necessary to raise the lower branches of trees above head height wherever they overhang walks. Do not cut back to fewer than six buds or leaves on branches. All pruning cuts shall be made 1/8" from trunk or supporting branch. They shall be cleanly cut with no tearing of the bark. Major pruning of deciduous trees shall be done during the dormant season. Minor pruning may be done at any time.

Pruning of shrubs shall be done only as necessary to enhance their natural shape. Sheared shrubs in lollypop or poodle-balled forms are not acceptable unless expressly part of the design. Pruning may also be done to eliminate encroachment on walks and paved areas or to remove suckers, watersprouts, and other undesirable growth. Major pruning of deciduous shrubs shall be done during the dormant season. Minor pruning may be done at any time.

Replacement of plant material shall match existing genus, species, cultivar, and size. If matching specimen is not commercially available, propose substitution for review and approval by Owner.

Irrigation Systems

Irrigation will be provided to all planting areas and will provide sufficient levels of hydration to keep all landscaping alive. Adjust frequency and length of time for irrigation watering cycles according to changing soil and weather conditions as well as species requirements. When required, apply supplemental water by hand.

Confirm irrigation controller and weather sensor are operating as designed. Continually monitor the systems to verify that they are functioning properly as designed. Inspect the system in operation to ensure proper function and adequate precipitation rates are applied. Adjust and program automatic controller for seasonal water requirements. Make program adjustments as required by changing field conditions.

Maintain watering basins around trees and large shrubs such that sufficient water can be applied throughout root zones. When excess water accumulates in watering basins, open basins to allow surface drainage away from the root crowns.

Periodic inspection of valves, filters, and pressure regulators shall be performed to check for damage or leaks. Clean filters and strainers at least once a month and as often as necessary to keep the irrigation systems free of sand and other debris. Check wire splices and clean valve boxes of dirt and debris. Flush laterals as required. Test backflow preventers.

All irrigation replacement parts shall be of the same manufacturer, type, and application rates as existing, or approved equals or upgrades.

Mulch & Fertilizers

Mulch shall be maintained in all landscape areas and shall match the type and depth specified in the drawings and as to reduce evaporation and frequency of watering.

Mulches shall be maintained at all times over soil surface that is not covered by vegetation.

Meet requirements of fertilizer manufacturer's printed instructions. Apply fertilizers evenly over planting areas by spreading half the fertilizer in one direction and half in a direction 90 degrees to the first direction to assure even application. Apply dry fertilizers with either a broadcast centrifugal or gravity spreader on planting bed areas. Water planting areas thoroughly after application.

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Weed, Insect, Pest, and Disease Control

Landscapes shall be maintained in a healthy and attractive manner using Bay-Friendly and IPM methods. When necessary, apply the least toxic chemical required for the problem. Biological controls to be used whenever feasible.

Cultural, mechanical, and physical methods will be used as the first choice in weed management. Monitor planting areas frequently to identify and eradicate weeds early in the growth stage prior to their setting seed.

General Maintenance and Clean-Up

All clippings, trimmings, cuttings, trash, rubbish and debris shall be promptly removed from the site.

All areas including lawns, groundcover areas, areas around shrubs and trees, next to buildings, fences, benches, sidewalks, curbs and gutters shall be kept free from weeds, litter, rocks, glass and debris.

All cracks in sidewalks, curbs, street gutters and other paved areas shall be kept weeded.

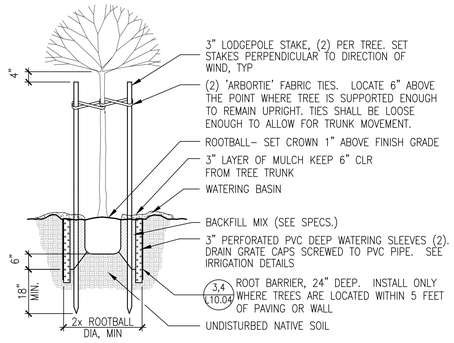
Bark and sand shall be swept off paved areas and shall be raked as required to keep free of foreign material.

Paved areas shall be swept and cleaned of any dirt or soil that might be washed from adjacent planted areas as required.

Any eroded places shall be repaired by the replacement of topsoil to bring them back to original grade as required.

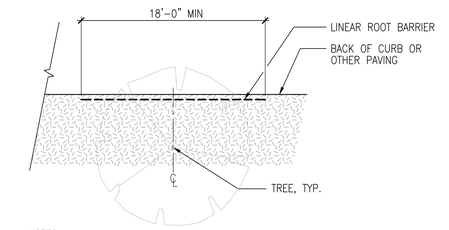
Any swales/bioretention shall be repaired, regraded and replanted as necessary to insure good drainage of all areas.

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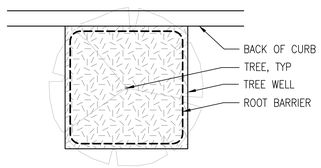
NOTE
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

5 TREE PLANTING INSTALL
SCALE: 1/2" = 1'–0"



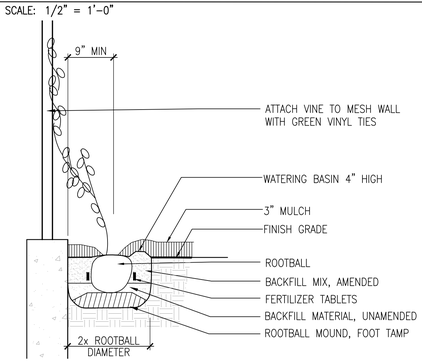
NOTES
1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 5 FEET OF PAVING
3. ROOT BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

6 ROOT BARRIER – LINEAR
SCALE: 1/2" = 1'–0"



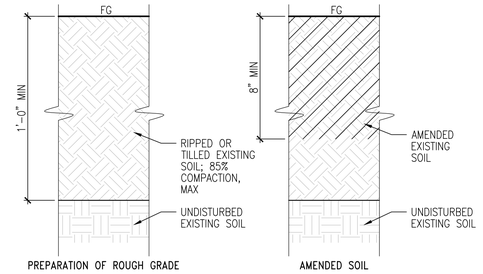
NOTES
1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 10 FEET OF PAVING
3. ROOT BARRIERS ARE TO BE INSTALLED AGAINST PERIMETER OF TREE WELL; BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

7 ROOT BARRIER – TREE WELL
SCALE: 1/2" = 1'–0"



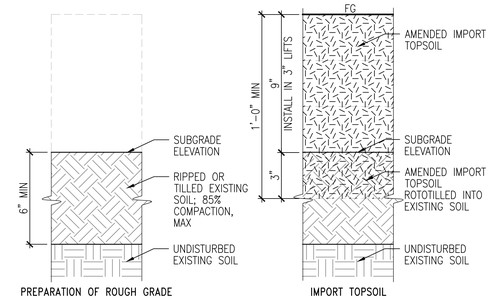
NOTES
1. ROOTBALL CROWN TO BE 1" ABOVE ADJACENT FINISH GRADE.

8 VINE PLANTING INSTALL
SCALE: 1" = 1'–0"



NOTE
SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

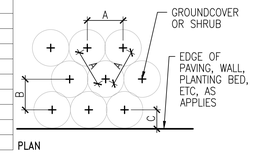
1 EXISTING SOIL AMENDMENTS
SCALE: 3" = 1'–0"



NOTES
1. IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL.
2. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

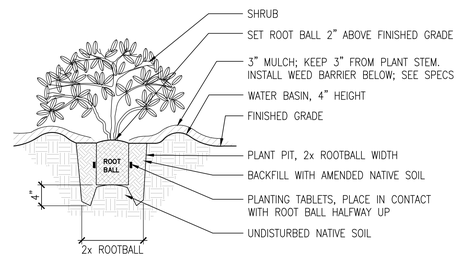
2 SOIL IMPORT – IF REQUIRED
SCALE: 3" = 1'–0"

PLANT SPACING & QUANTITIES CHART			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'–0" OC	10.40"	5.20"	1.154
1'–3" OC	13.00"	6.50"	0.738
1'–6" OC	15.60"	7.80"	0.513
2'–0" OC	20.78"	10.39"	0.289
2'–6" OC	26.00"	13.00"	0.185
3'–0" OC	31.18"	15.59"	0.128
3'–6" OC	34.64"	17.32"	0.104
4'–0" OC	41.57"	20.79"	0.072
5'–0" OC	51.96"	25.98"	0.046
6'–0" OC	62.35"	31.18"	0.032



NOTES
1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUIDISTANT TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

3 GROUNDCOVER SPACING
SCALE: 1" = 1'–0"



4 SHRUB PLANTING INSTALL
SCALE: 1" = 1'–0"

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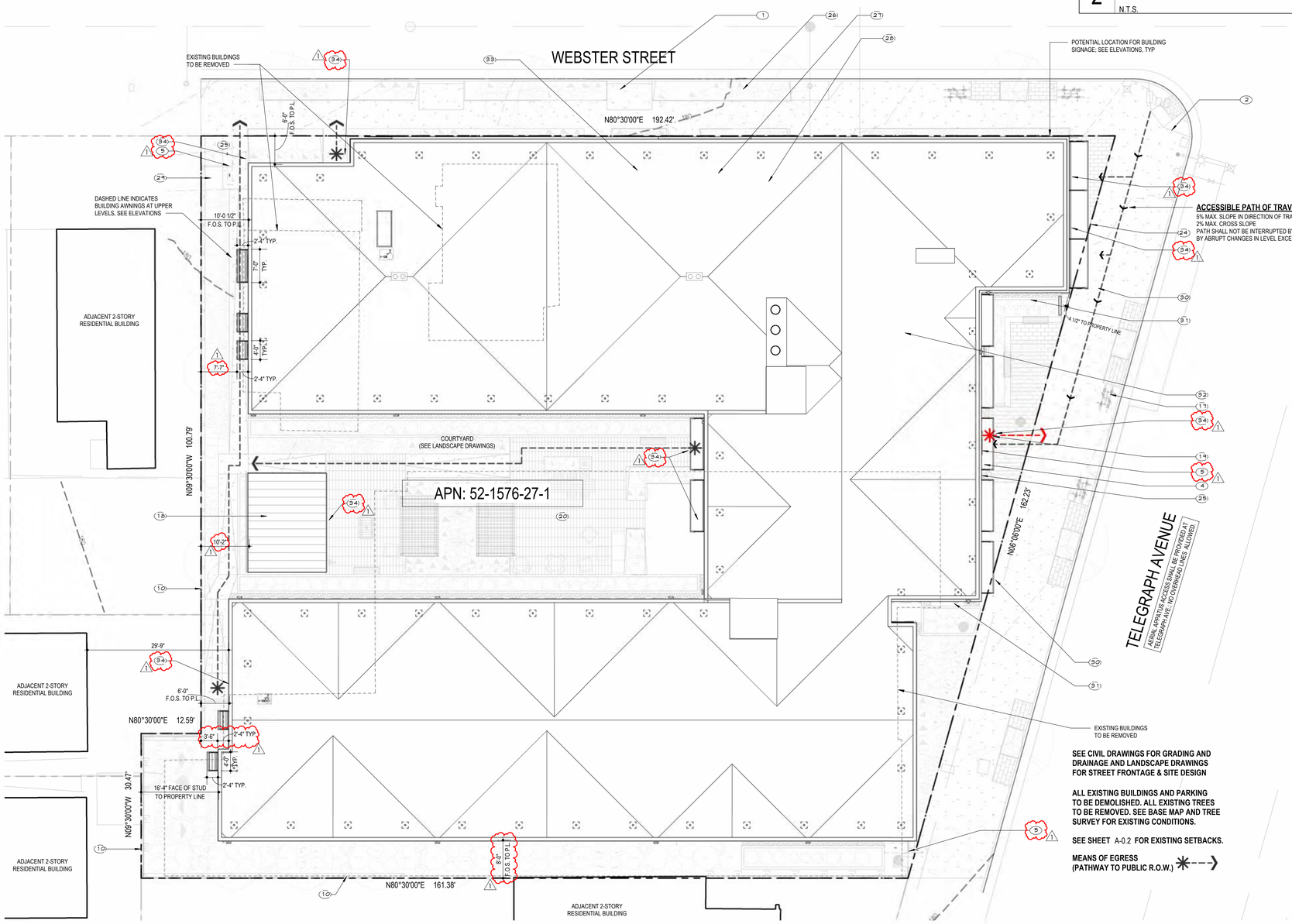
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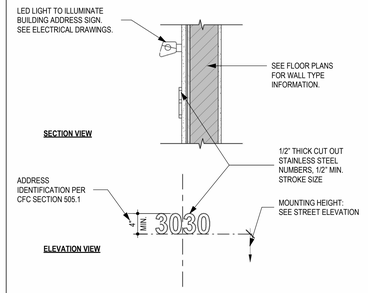
SHEET NO.
L10.02



1 **SITE PLAN - CD**

00 5 10 20 FEET

1" = 10'-0"



2 **ADDRESS SIGNAGE**

N.T.S.

SITE PLAN GENERAL NOTES

1. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
2. CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
3. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
4. PROVIDE HAY BALES AT THE BASE OF TREE TRUNKS FOR TRUNK PROTECTION AT CRITICALTREES IN ADDITION TO THE FENCING, IF REQUIRED.
5. APPROPRIATE RETAINING WALLS SHALL BE CONSTRUCTED ALONG AND OUTSIDE OF THE DRIP LINE AREA IF GRADE CHANGES APPROACH THE TREE PROTECTION FENCE LINE AND A 2:1 RETURN SLOPE CANNONT BE CONSTRUCTED.
6. NO EQUIPMENT OR MATERIALS SHALL BE STORED INSIDE THE TREE PROTECTION FENCE.
7. TREES WHICH ARE EXCESSIVELY DAMAGED DUE TO INADEQUATE PROTECTION OR NEGLIGENCE BY THE CONTRACTOR ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PORTABLE TOILET SHALL BE LOCATED WITHIN THE CONTRUCTION ACTIVITY ZONE.
9. CONSTRUCTION ACTIVITY ZONE FENCING SHALL BE LOCATED NO MORE THAN 12 FEET FROM ANY FOOTPRINT, DRIVEWAY, OR AREA OF APPROVED DISTURBANCE
10. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH DRAWINGS PRIOR OT COMMENCING WORK.
11. ALL ON-SITE MATERIALS STORAGE SHALL BE LOCATED WITHIN THE CONSTRUCTION ACTIVITY ZONE.
12. ALL GRADES ADJACENT TO THE STRUCTURE SHALL SLOPE AWAY AT A MINIMUM OF 2% (1/4:12).
13. PROVIDE INTERMEDIATE PULL BOXES FOR POWER, CATV, & TELEPHONE AS PER UTILITY COMPANY REQUIREMENTS.
14. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED.

TRASH/RECYCLING CALCS. (2021-02):

RESIDENTIAL WASTE VOLUME ESTIMATE:

TOTAL NUMBER OF RESIDENTS (2 PER BEDROOM)	= 223 BEDROOMS X 2 = 446

ESTIMATED CAPACITY REQUIRED (IN CUBIC YARDS):

REFUSE ESTIMATE 40%	= 15 C.Y.
CONTAINER RECYCLING 10%	= 4 C.Y.
CARDBOARD/PAPER RECYCLING 30%	= 11 C.Y.
COMPOST/ORGANICS ESTIMATE 20%	= 7 C.Y.
TOTAL WASTE VOLUME ESTIMATE	= 27 C.Y.

PROVIDED CAPACITY - 2X PER WEEK (IN CUBIC YARDS):

REFUSE ESTIMATE%	= 12 C.Y. (*24)(*2:1 COMPACTION)
CONTAINER RECYCLING 10%	= 8 C.Y.
CARDBOARD/PAPER RECYCLING 30%	= 16 C.Y.
COMPOST/ORGANICS ESTIMATE 20%	= 1 C.Y.
TOTAL WASTE VOLUME ESTIMATE	= 60 C.Y.

PARKING CALCS. (23.322-2)

RESIDENTIAL VEHICULAR PER 23.322-2:

NO MINIMUM REQUIRED	= 0 SPACES
PROPOSED	= 0 SPACES

NON-RESIDENTIAL VEHICULAR PER 23.322-2:

REQUIRED	= 0 SPACES
PROPOSED	= 0 SPACES

BIKE PARKING CALCS. (23.322-10)

RESIDENTIAL PER 23.322-10:

REQUIRED LONG TERM (1 SPACE PER 3 BEDROOMS)	= 223 BEDROMMS / 3 = 75 SPACES
PROPOSED LONG TERM	= 75 SPACES
REQUIRED SHORT TERM (1 SPACE PER 40 BEDROOMS)	= 223 BEDROOMS / 40 = 6 SPACES
PROPOSED SHORT TERM	= 6 SPACES

COMMERCIAL PER 23.322-10:

REQUIRED SHORT TERM (1 SPACE PER 2,000 SF)	= 1,550 SF / 2,000 = 1 SPACE
PROVIDED SHORT TERM	= 2 SPACES

MINIMUM OPEN SPACE (23.204-8)

REQUIRED OPEN SPACE (200 SF / UNIT)	= 200 X 144 UNITS = 28,800 SF MIN.
PROPOSEDOPEN SPACE	= N/A - SEE WAIVER

SITE PLAN KEYNOTES

SYM.	DESCRIPTION
1	TRANSFORMER VAULT BELOW SIDEWALK, SEE JOINT TRENCH DRAWINGS FOR MORE INFORMATION
2	SIDEWALK CURB CUT, SEE CIVIL DRAWINGS
3	LOCATION FOR FUTURE TENANT SIGNAGE; SEE ELEVATIONS
4	MULTI-FAMILY ENTRANCE SIGNAGE; SEE ELEVATIONS
5	RESIDENTIAL LOBBY DOOR
6	RETAIL ENTRANCE DOOR
7	FIRE DEPARTMENT CONNECTION, SEE FIRE PROTECTION DRAWINGS
8	COMMERCIAL LOADING SPACE; SEE CIVIL SHEETS FOR MORE INFO.
9	C3 STORMWATER TREATMENT TANK BELOW GRADE; SEE CIVIL DRAWINGS
10	6'-0" HIGH WOOD FENCE ABOVE RETAINING WALL AT PROPERTY LINE, SEE LANDSCAPE DRAWINGS
11	CONC. PAD NO MORE THAN 1/2" BELOW TOP OF EXTERIOR DOOR THRESHOLD; SLOPE AWAY FROM BLDG. MIN. 2%/FT. TYP.
12	AREA DRAINS, SEE CIVIL DRAWINGS
13	RETAINING WALL; SEE CIVIL DRAWINGS
14	LANDSCAPE BACKFLOW; SEE LANDSCAPE DRAWINGS
15	FIRE SPRINKLER BACKFLOW PREVENTER; SEE CIVIL DRAWINGS
16	CONC. PAD WITH BRUSHED FINISH, NO MORE THAN 1/2" BELOW TOP OF EXTERIOR DOOR THRESHOLD; SLOPE AWAY FROM BLDG. MIN. 2%/FT. TYP.
17	SHORT-TERM BIKE PARKING WITHIN R.O.W.; SEE LANDSCAPE DRAWINGS FOR LOCATIONS AND SPECIFICATIONS
18	LONG-TERM BIKE PARKING SPACES AT BIKE SHELTER; SEE LANDSCAPE PLANS
19	DASHED LINE INDICATES BUILDING AWNINGS AT 1ST LEVEL, TYP. SEE ELEVATIONS
20	COURTYARD; SEE CIVIL AND LANDSCAPE DRAWINGS
21	GARBAGE / RECYCLING ROOM, SEE FLOOR PLANS FOR MORE INFO
22	WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOORS, TYP.
23	GARBAGE / RECYCLING STAGING AREA; SEE CIVIL PLANS FOR MORE INFORMATION
24	RETAIL SIGNAGE ; SEE ELEVATIONS , TYP.
25	KNOX BOX
26	UTILITY CONNECTIONS (WATER, SEWER, & FIRE
27	BIKE STORAGE LOCATION, SEE SHEET A-2.2
28	TRASH/ SOLID WASTE/ RECYCLING LOCATION; SEE SHEET A-2.2
29	PATHWAY TO PUBLIC RIGHT OF WAY (EGRESS PATH)
30	AWNING ENCROACHMENT AT PUBLIC RIGHT OF WAY
31	WALL IDENTIFIED FOR ARTWORK (MURAL) , SEE ELEVATIONS TYP.
32	MAILBOXES; SEE SHEET A 2.2
33	ELECTRIC METER LOCATION; SEE SHEET A-2.2
34	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.

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BERKELEY, CA

ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024

PROJECT NO.
LCA-371

SCALE
As indicated

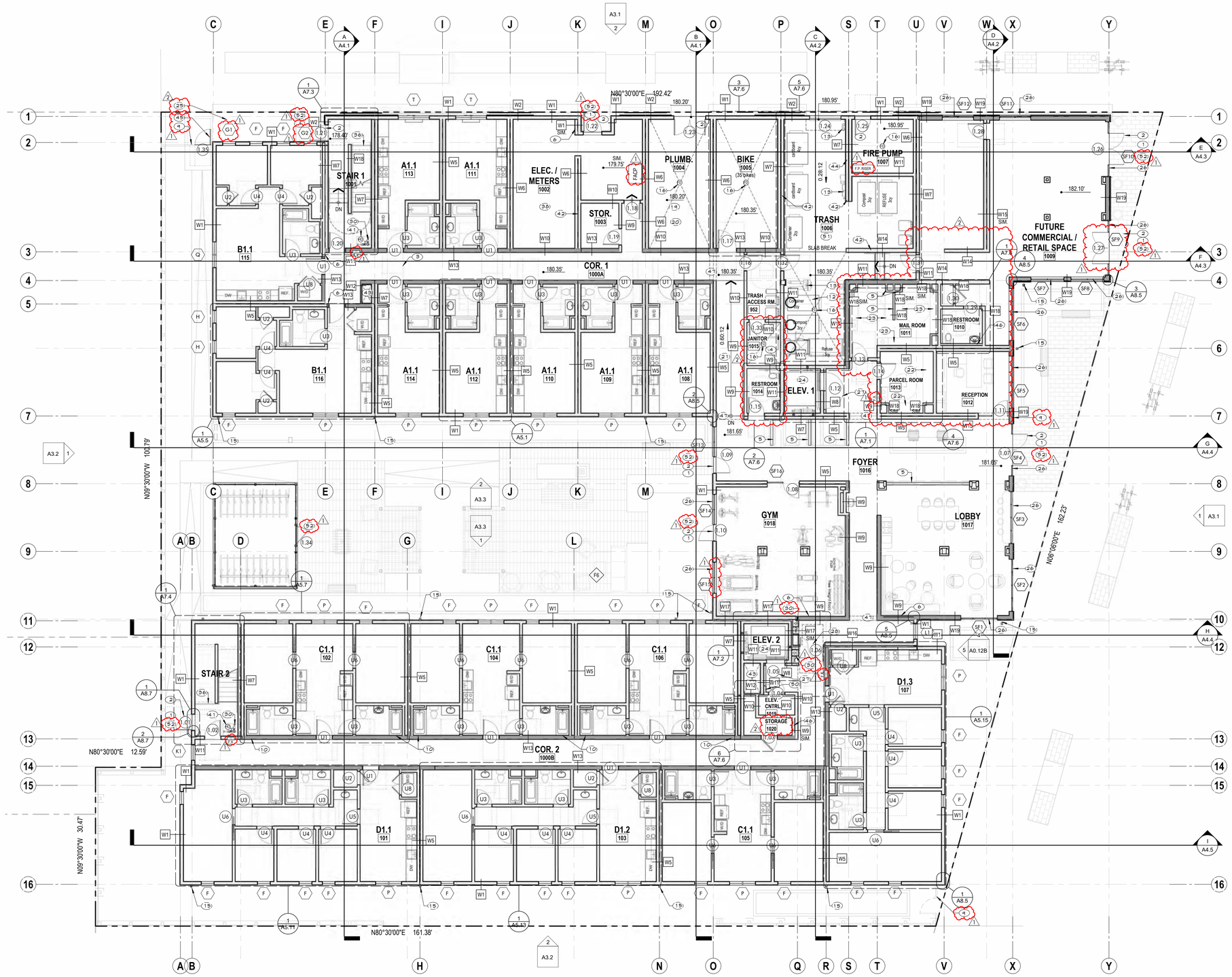
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CHECKED: ST

DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
SITE PLAN

SHEET NO.
A1.1

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1 1ST LEVEL FLOOR PLAN

1/8" = 1'-0"

00 04 08 16 FEET

FLOOR PLAN GENERAL NOTES

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS.
2. (#) INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET
3. PROVIDE SOLID BACKING FOR ALL BATH HARDWARE AND ACCESSORIES IN BATHROOMS, TYP.
4. PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
5. ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
6. ATTIC, FLOOR, AND WALL INSULATION PER TITLE-24 REPORT.
7. VERIFY LOCATIONS OF F.A.U.'S AND EXTERIOR CONDENSER UNITS PER STATE / LOCAL CODE.
8. CARPET AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY THE OWNER.
9. CONSULT OWNER FOR TYPE, SPECIES AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOOR.
10. QUARRY, CERAMIC, OR MARBLE TILE FLOORS SHALL BE SET IN FULL MORTAR BED. CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
11. CERAMIC TILE, GRANITE OR CORIAN COUNTERTOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
12. USE 5/8" GYPSUM BOARD THROUGHOUT.
13. MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENSSHIELD OR EQUIVALENT. TUB / SHOWER WALLS TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT UP 72" MIN. PER CBC 1210.2.3.
14. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
15. ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
16. THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE MUDSILL AND THE EXTERIOR GRADE PER STATE / LOCAL CODE.
17. ANY DUCT PENETRATING THROUGH THE 5/8" TYPE X SHEETROCK OF THE GARAGE WALL MUST BE MADE WITH SHEET METAL NOT LESS THAN 26 GA. PER STATE / LOCAL CODE.
18. ALL GLAZING SUBJECT TO HUMAN IMPACT IS REQUIRED TO BE SAFETY GLAZED (TEMPERED OR SAFETY GLASS) PER STATE / LOCAL CODE.
19. THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
20. ROOF AND SHEAR WALL PLYWOOD IS REQUIRED TO BE EXTERIOR GLUE TYPE PER STATE / LOCAL CODE.
21. FINISHES SHALL BE LOW-VOC INTERIOR WALL / CEILING PAINTS (<50 GPL VOC'S REGARDLESS OF SHEEN).
22. CAULKS & CONSTRUCTION ADHESIVES SHALL BE LOW-VOC AND SHALL MEET SCAQMD RULE 1168.
23. CONTRACTOR SHALL USE ENVIRONMENTALLY PREFERABLE MATERIALS FOR THE INTERIOR FINISHES PER THE REQUIREMENTS OF THE GREEN POINT RATED HOME CHECKLIST.
24. USE MOISTURE RESISTANT MATERIALS AND PRACTICES IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.
25. STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM.
26. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE, AND DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO A MAX. 48" HEIGHT ABOVE THE FLOOR, PER CBC. SECTION 1008.

WALL LEGEND

- 2X4 WALL
- 2x6 WALL
- 2x8 WALL
- 2X4 DOUBLE WALL W/ AIR GAP
- 2X6 DOUBLE WALL W/ AIR GAP
- 2X6 WALL & 2X4 WALL W/ AIR GAP
- 2X6 WALL W/ FURRING

FLOOR PLAN KEYNOTES

SYM.	DESCRIPTION	DETAIL
1	PAVER OR CONCRETE, SEE LANDSCAPE PLANS. NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
2	PROVIDE WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOOR; SEE REFERENCED DETAIL FOR THRESHOLD REQUIREMENTS	4/A0.19
3	DASHED LINE INDICATES REQUIRED DOOR CLEARANCES PER CBC, TYP. SEE REFERENCED DETAILS	5/A0.19
4	FLOOR SINK AT JANITOR CLOSET, SEE PLUMBING DRAWINGS	
5	LOW WALL; SEE INTERIOR DRAWINGS FOR HEIGHT	
6	FUR WALL FOR FINISH ALIGNMENT, TYP.	
7	36" HIGH STEEL PIPE HANDRAIL AT STAIR OR RAMP; SEE REFERENCED DETAIL	8/A8.14
8	42" HIGH METAL GATE AT 1ST LEVEL CONC. PATIOS; SEE REFERENCED DETAIL	
9	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.	
10	WHERE TILE FINISH OCCURS AT 1-HOUR FIRE RATED CORRIDOR WALL IN BATH TUB/SHOWER AREAS, PROVIDE (1) LAYER 5/8" DENSSHIELD GYPSUM SHEATHING IN LIEU OF (1) LAYER 5/8" TYPE X GYPSUM WALL BOARD FOR WATERPROOFING PURPOSES	
12	TRASH BINS	
13	TRASH EQUIPMENT BY OWNER	
15	DOWNSPOUT, SEE EXTERIOR ELEVATIONS	
16	FLOOR DRAIN, SEE PLUMBING DRAWINGS	
18	FIRE BACKFLOW, SEE FIRE PROTECTION DRAWINGS	
19	IRRIGATION BACKFLOW, S.L.D., S.C.D.	
20	WATER BACKFLOW, S.P.D., S.C.D.	
21	SLOPED WALKWAY; DOES NOT EXCEED 5% GRADIENT (NO HANDRAILS REQUIRED PER CBC 1113A.3)	
22	PACKAGE CONCIERGE SYSTEM, PER OWNER SPEC	
23	MAILBOX, AT LEAST 5% ADA ACCESSIBLE PER CBC 11B228.2	
24	ELEVATOR- OTIS GEN 2 EDGE, 3500 LB	
25	FUTURE GAS METER LOCATION AT PLANTING AREA	
26	ALUMINUM STOREFRONT; SEE EXTERIOR ELEVATIONS	
27	ELEVATOR SMOKE DOOR	
28	3-HR FIRE WALL WITH HORIZONTAL EXIT PER CBC 706	
29	FIRE DEPARTMENT CONNECTION, SEE DESIGN- BUILD FIRE PROTECTION DRAWINGS	
30	STANDPIPE, SEE F.P. DRAWINGS - STANDPIPES NOT LOCATED IN A STAIRWELL SHALL BE HAVE 2-HR FIRE PROTECTION	
32	FUR WALL FOR ELECTRICAL AT SHAFT	
33	ELECTRICAL SWITCHGEAR/ PANELS/ S.E.D.	
35	THROUGH WALL INTAKE DOOR FOR COMPOST. PROVIDE 90 MINUTE RATED DOOR PER CBC 716.5	
36	CANE DETECTION RAIL; SEE REFERENCED DETAIL	4/A0.20
37	TRASH CHUTE DOORS, 90 MINUTE RATED, DOORS SHALL BE SELF-OR AUTOMATIC CLOSING UPON THE ACTUATION OF SMOKE DETECTOR IN ACCORDANCE WITH CBC 716.5.9.3 & CBC 713.13.1	9/A8.11
38	MAIN FIRE ACCESS CONTROL PANEL, SEE F.P. DWGS FOR MORE INFO. G.C. TO PROVIDE "FACP" SIGNAGE AS REQUIRED PER NFPA	
39	RECESSED FIRE EXTINGUISHER CABINET. INSTALL TO MAINTAIN 1- HOUR FIRE RATING @ CORRIDOR	
40	CONC. SIDEWALK TOPPING SLAB, NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD, SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
41	HUB DRAIN, SEE PLUMBING DETAILS	
42	CONCRETE CURB, MATCH HEIGHT OF ADJACENT SLAB TO MAINTAIN CONSISTENT SHEARWALL HEIGHT	
43	SHAFT	
44	PROVIDE +48" A.F.F. FRP OR SHEET METAL WAINSCOT WITH COVE BASE AT TRASH ROOM	
45	PROVIDE PANIC HARDWARE AT EGRESS GATE	
46	2X6 PLUMBING WALL	
47	CASED OPENING; SEE RCP AND INTERIOR DRAWINGS	
50	FUR WALL FOR ELEVATOR SMOKE DOOR	
51	+48" A.F.F. FRP OR SHEET METAL WAINSCOT ON ALL WALLS AT TRASH ROOM, TYP.	
52	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.	

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SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024
2	INTERNAL COORDINATION	03/15/2024

PROJECT NO.
LCA-371

SCALE
As indicated

DRAWN KB CHECKED ST

DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
1ST LEVEL

SHEET NO.
A2.1

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DIMENSION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE ENLARGED COMMON SPACE PLANS FOR ADDITIONAL DIMENSIONS.
3. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS.



1 1ST LEVEL FLOOR PLAN

1/8" = 1'-0"

00 04 08 16 FEET

PLAN NORTH

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PROJECT NO.
LCA-371

SCALE
As indicated

DRAWN: Author
CHECKED: Checker

DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
1ST LEVEL DIMENSIONS PLAN

SHEET NO.
A2.2



1 **2ND LEVEL FLOOR PLAN**

1/8" = 1'-0"

00 04 08 16 FEET

PLAN NORTH

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3. PROVIDE SOLID BACKING FOR ALL BATH HARDWARE AND ACCESSORIES IN BATHROOMS, TYP.
4. PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
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14. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
15. ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
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WALL LEGEND

- 2X4 WALL
- 2x6 WALL
- 2x8 WALL
- 2X4 DOUBLE WALL W/ AIR GAP
- 2X6 DOUBLE WALL W/ AIR GAP
- 2X6 WALL & 2X4 WALL W/ AIR GAP
- 2X6 WALL W/ FURRING

FLOOR PLAN KEYNOTES

SYM.	DESCRIPTION	DETAIL
1	PAVER OR CONCRETE, SEE LANDSCAPE PLANS. NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
2	PROVIDE WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOOR; SEE REFERENCED DETAIL FOR THRESHOLD REQUIREMENTS	4/A0.19
3	DASHED LINE INDICATES REQUIRED DOOR CLEARANCES PER CBC, TYP. SEE REFERENCED DETAILS	5/A0.19
4	FLOOR SINK AT JANITOR CLOSET, SEE PLUMBING DRAWINGS	
5	LOW WALL; SEE INTERIOR DRAWINGS FOR HEIGHT	
6	FUR WALL FOR FINISH ALIGNMENT, TYP.	
7	36" HIGH STEEL PIPE HANDRAIL AT STAIR OR RAMP; SEE REFERENCED DETAIL	8/A8.14
8	42" HIGH METAL GATE AT 1ST LEVEL CONC. PATIOS; SEE REFERENCED DETAIL	
9	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.	
10	WHERE TILE FINISH OCCURS AT 1-HOUR FIRE RATED CORRIDOR WALL IN BATH TUB/SHOWER AREAS, PROVIDE (1) LAYER 5/8" DENSSHIELD GYPSUM SHEATHING IN LIEU OF (1) LAYER 5/8" TYPE X GYPSUM WALL BOARD FOR WATERPROOFING PURPOSES	
12	TRASH BINS	
13	TRASH EQUIPMENT BY OWNER	
15	DOWNSPOUT, SEE EXTERIOR ELEVATIONS	
16	FLOOR DRAIN, SEE PLUMBING DRAWINGS	
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19	IRRIGATION BACKFLOW, S.L.D., S.C.D.	
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21	SLOPED WALKWAY; DOES NOT EXCEED 5% GRADIENT (NO HANDRAILS REQUIRED PER CBC 1113A.3)	
22	PACKAGE CONCIERGE SYSTEM, PER OWNER SPEC	
23	MAILBOX, AT LEAST 5% ADA ACCESSIBLE PER CBC 11B228.2	
24	ELEVATOR- OTIS GEN 2 EDGE, 3500 LB	
2 25	FUTURE GAS METER LOCATION AT PLANTING AREA	
26	ALUMINUM STOREFRONT, SEE EXTERIOR ELEVATIONS	
27	ELEVATOR SMOKE DOOR	
28	3-HR FIRE WALL WITH HORIZONTAL EXIT PER CBC 706	
29	FIRE DEPARTMENT CONNECTION, SEE DESIGN- BUILD FIRE PROTECTION DRAWINGS	
1 30	STANDPIPE, SEE F.P. DRAWINGS - STANDPIPES NOT LOCATED IN A STAIRWELL SHALL BE HAVE 2-HR FIRE PROTECTION	
2 32	FUR WALL FOR ELECTRICAL AT SHAFT	
2 33	ELECTRICAL SWITCHGEAR/ PANELS/ S.E.D.	
35	THROUGH WALL INTAKE DOOR FOR COMPOST. PROVIDE 90 MINUTE RATED DOOR PER CBC 716.5	
36	CANE DETECTION RAIL; SEE REFERENCED DETAIL	4/A0.20
37	TRASH CHUTE DOORS, 90 MINUTE RATED, DOORS SHALL BE SELF-OR AUTOMATIC CLOSING UPON THE ACTUATION OF SMOKE DETECTOR IN ACCORDANCE WITH CBC 716.5.9.3 & CBC 713.13.1	9/A8.11
38	MAIN FIRE ACCESS CONTROL PANEL, SEE F.P. DWGS FOR MORE INFO. G.C. TO PROVIDE "FACP" SIGNAGE AS REQUIRED PER NFPA	
39	RECESSED FIRE EXTINGUISHER CABINET. INSTALL TO MAINTAIN 1- HOUR FIRE RATING @ CORRIDOR	
40	CONC. SIDEWALK TOPPING SLAB, NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
41	HUB DRAIN, SEE PLUMBING DETAILS	
42	CONCRETE CURB, MATCH HEIGHT OF ADJACENT SLAB TO MAINTAIN CONSISTENT SHEARWALL HEIGHT	
43	SHAFT	
2 44	PROVIDE +48" A.F.F. FRP OR SHEET METAL WAINSCOT WITH COVE BASE AT TRASH ROOM	
45	PROVIDE PANIC HARDWARE AT EGRESS GATE	
46	2X6 PLUMBING WALL	
47	CASED OPENING; SEE RCP AND INTERIOR DRAWINGS	
50	FUR WALL FOR ELEVATOR SMOKE DOOR	
2 51	+48" A.F.F. FRP OR SHEET METAL WAINSCOT ON ALL WALLS AT TRASH ROOM, TYP.	
1 52	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.	

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3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024
2	INTERNAL COORDINATION	03/15/2024

PROJECT NO.
LCA-371

SCALE
As indicated

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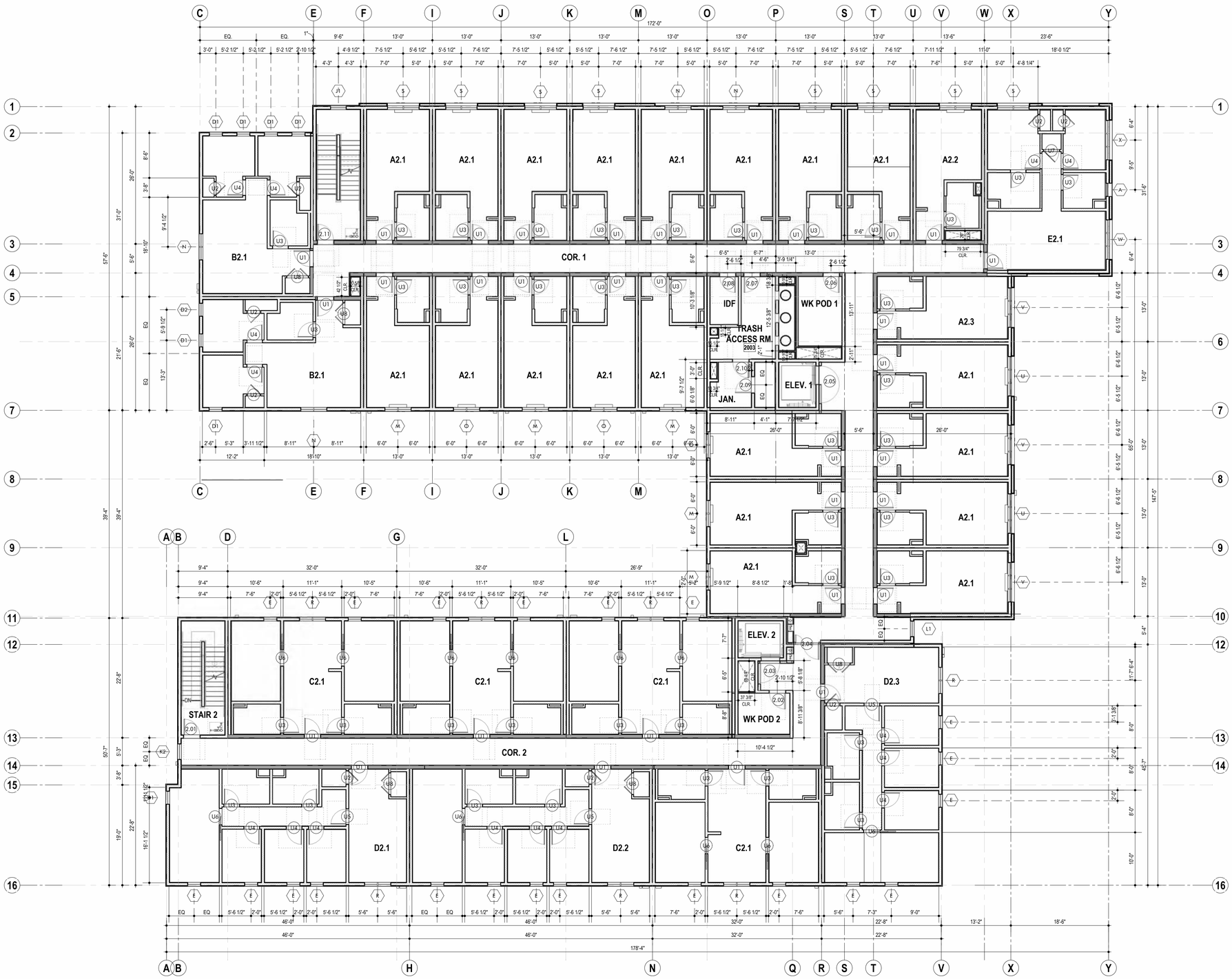
DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
2ND LEVEL

SHEET NO.
A2.3

DIMENSION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE ENLARGED COMMON SPACE PLANS FOR ADDITIONAL DIMENSIONS.
3. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS.



1 **2ND LEVEL T.O. PLYWD. - DIMENSION PLAN**

1/8" = 1'-0"

00 04 08 16 FEET

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DATE
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PLAN CHECK #1

SHEET TITLE
2ND LEVEL DIMENSION PLAN

SHEET NO.
A2.4



1 3RD LEVEL FLOOR PLAN

1/8" = 1'-0"

00 04 08 16 FEET

PLAN NORTH

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FLOOR PLAN GENERAL NOTES

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS.
2. [#] INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET
3. PROVIDE SOLID BACKING FOR ALL BATH HARDWARE AND ACCESSORIES IN BATHROOMS, TYP.
4. PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
5. ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
6. ATTIC, FLOOR, AND WALL INSULATION PER TITLE-24 REPORT.
7. VERIFY LOCATIONS OF F.A.U.'S AND EXTERIOR CONDENSER UNITS PER STATE / LOCAL CODE.
8. CARPET AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY THE OWNER.
9. CONSULT OWNER FOR TYPE, SPECIES AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOOR.
10. QUARRY, CERAMIC, OR MARBLE TILE FLOORS SHALL BE SET IN FULL MORTAR BED. CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
11. CERAMIC TILE, GRANITE OR CORIAN COUNTERTOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
12. USE 5/8" GYPSUM BOARD THROUGHOUT.
13. MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENSSHIELD OR EQUIVALENT. TUB / SHOWER WALLS TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT UP 72" MIN. PER CBC 1210.2.3.
14. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
15. ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
16. THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE MUDSILL AND THE EXTERIOR GRADE PER STATE / LOCAL CODE.
17. ANY DUCT PENETRATING THROUGH THE 5/8" TYPE X SHEETROCK OF THE GARAGE WALL MUST BE MADE WITH SHEET METAL NOT LESS THAN 26 GA. PER STATE / LOCAL CODE.
18. ALL GLAZING SUBJECT TO HUMAN IMPACT IS REQUIRED TO BE SAFETY GLAZED (TEMPERED OR SAFETY GLASS) PER STATE / LOCAL CODE.
19. THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
20. ROOF AND SHEAR WALL PLYWOOD IS REQUIRED TO BE EXTERIOR GLUE TYPE PER STATE / LOCAL CODE.
21. FINISHES SHALL BE LOW-VOC INTERIOR WALL / CEILING PAINTS (<50 GPL VOC'S REGARDLESS OF SHEEN).
22. CAULKS & CONSTRUCTION ADHESIVES SHALL BE LOW-VOC AND SHALL MEET SCAQMD RULE 1168.
23. CONTRACTOR SHALL USE ENVIRONMENTALLY PREFERABLE MATERIALS FOR THE INTERIOR FINISHES PER THE REQUIREMENTS OF THE GREEN POINT RATED HOME CHECKLIST.
24. USE MOISTURE RESISTANT MATERIALS AND PRACTICES IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.
25. STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM.
26. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE, AND DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO A MAX. 48" HEIGHT ABOVE THE FLOOR, PER CBC. SECTION 1008.

WALL LEGEND

- 2X4 WALL
- 2x6 WALL
- 2x8 WALL
- 2X4 DOUBLE WALL W/ AIR GAP
- 2X6 DOUBLE WALL W/ AIR GAP
- 2X6 WALL & 2X4 WALL W/ AIR GAP
- 2X6 WALL W/ FURRING

FLOOR PLAN KEYNOTES

SYM.	DESCRIPTION	DETAIL
1	PAVER OR CONCRETE, SEE LANDSCAPE PLANS. NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
2	PROVIDE WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOOR; SEE REFERENCED DETAIL FOR THRESHOLD REQUIREMENTS	4/A0.19
3	DASHED LINE INDICATES REQUIRED DOOR CLEARANCES PER CBC, TYP. SEE REFERENCED DETAILS	5/A0.19
4	FLOOR SINK AT JANITOR CLOSET, SEE PLUMBING DRAWINGS	
5	LOW WALL; SEE INTERIOR DRAWINGS FOR HEIGHT	
6	FUR WALL FOR FINISH ALIGNMENT, TYP.	
7	36" HIGH STEEL PIPE HANDRAIL AT STAIR OR RAMP; SEE REFERENCED DETAIL	8/A8.14
8	42" HIGH METAL GATE AT 1ST LEVEL CONC. PATIOS; SEE REFERENCED DETAIL	
9	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.	
10	WHERE TILE FINISH OCCURS AT 1-HOUR FIRE RATED CORRIDOR WALL IN BATH TUB/SHOWER AREAS, PROVIDE (1) LAYER 5/8" DENSSHIELD GYPSUM SHEATHING IN LIEU OF (1) LAYER 5/8" TYPE X GYPSUM WALL BOARD FOR WATERPROOFING PURPOSES	
12	TRASH BINS	
13	TRASH EQUIPMENT, BY OWNER	
15	DOWNSPOUT, SEE EXTERIOR ELEVATIONS	
16	FLOOR DRAIN, SEE PLUMBING DRAWINGS	
18	FIRE BACKFLOW, SEE FIRE PROTECTION DRAWINGS	
19	IRRIGATION BACKFLOW, S.L.D., S.C.D.	
20	WATER BACKFLOW, S.P.D., S.C.D.	
21	SLOPED WALKWAY; DOES NOT EXCEED 5% GRADIENT (NO HANDRAILS REQUIRED PER CBC 1113A.3)	
22	PACKAGE CONCIERGE SYSTEM, PER OWNER SPEC	
23	MAILBOX, AT LEAST 5% ADA ACCESSIBLE PER CBC 11B228.2	
24	ELEVATOR- OTIS GEN 2 EDGE, 3500 LB	
25	FUTURE GAS METER LOCATION AT PLANTING AREA	
26	ALUMINUM STOREFRONT, SEE EXTERIOR ELEVATIONS	
27	ELEVATOR SMOKE DOOR	
28	3-HR FIRE WALL WITH HORIZONTAL EXIT PER CBC 706	
29	FIRE DEPARTMENT CONNECTION, SEE DESIGN- BUILD FIRE PROTECTION DRAWINGS	
30	STANDPIPE, SEE F.P. DRAWINGS - STANDPIPES NOT LOCATED IN A STAIRWELL SHALL BE HAVE 2-HR FIRE PROTECTION	
32	FUR WALL FOR ELECTRICAL AT SHAFT	
33	ELECTRICAL SWITCHGEAR, PANELS, S.E.D.	
35	THROUGH WALL INTAKE DOOR FOR COMPOST. PROVIDE 90 MINUTE RATED DOOR PER CBC 716.5	
36	CANE DETECTION RAIL; SEE REFERENCED DETAIL	4/A0.20
37	TRASH CHUTE DOORS, 90 MINUTE RATED, DOORS SHALL BE SELF-OR AUTOMATIC CLOSING UPON THE ACTUATION OF SMOKE DETECTOR IN ACCORDANCE WITH CBC 716.5.9.3 & CBC 713.13.1	9/A8.11
38	MAIN FIRE ACCESS CONTROL PANEL. SEE F.P. DWGS FOR MORE INFO. G.C. TO PROVIDE "FACP" SIGNAGE AS REQUIRED PER NFPA	
39	RECESSED FIRE EXTINGUISHER CABINET. INSTALL TO MAINTAIN 1- HOUR FIRE RATING @ CORRIDOR	
40	CONC. SIDEWALK TOPPING SLAB, NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
41	HUB DRAIN, SEE PLUMBING DETAILS	
42	CONCRETE CURB, MATCH HEIGHT OF ADJACENT SLAB TO MAINTAIN CONSISTENT SHEARWALL HEIGHT	
43	SHAFT	
44	PROVIDE +48" A.F.F. FRP OR SHEET METAL WAINSCOT WITH COVE BASE AT TRASH ROOM	
45	PROVIDE PANIC HARDWARE AT EGRESS GATE	
46	2X6 PLUMBING WALL	
47	CASED OPENING; SEE RCP AND INTERIOR DRAWINGS	
50	FUR WALL FOR ELEVATOR SMOKE DOOR	
51	+48" A.F.F. FRP OR SHEET METAL WAINSCOT ON ALL WALLS AT TRASH ROOM, TYP.	
52	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.	

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PROJECT NO.
LCA-371

SCALE
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CHECKED: Checker

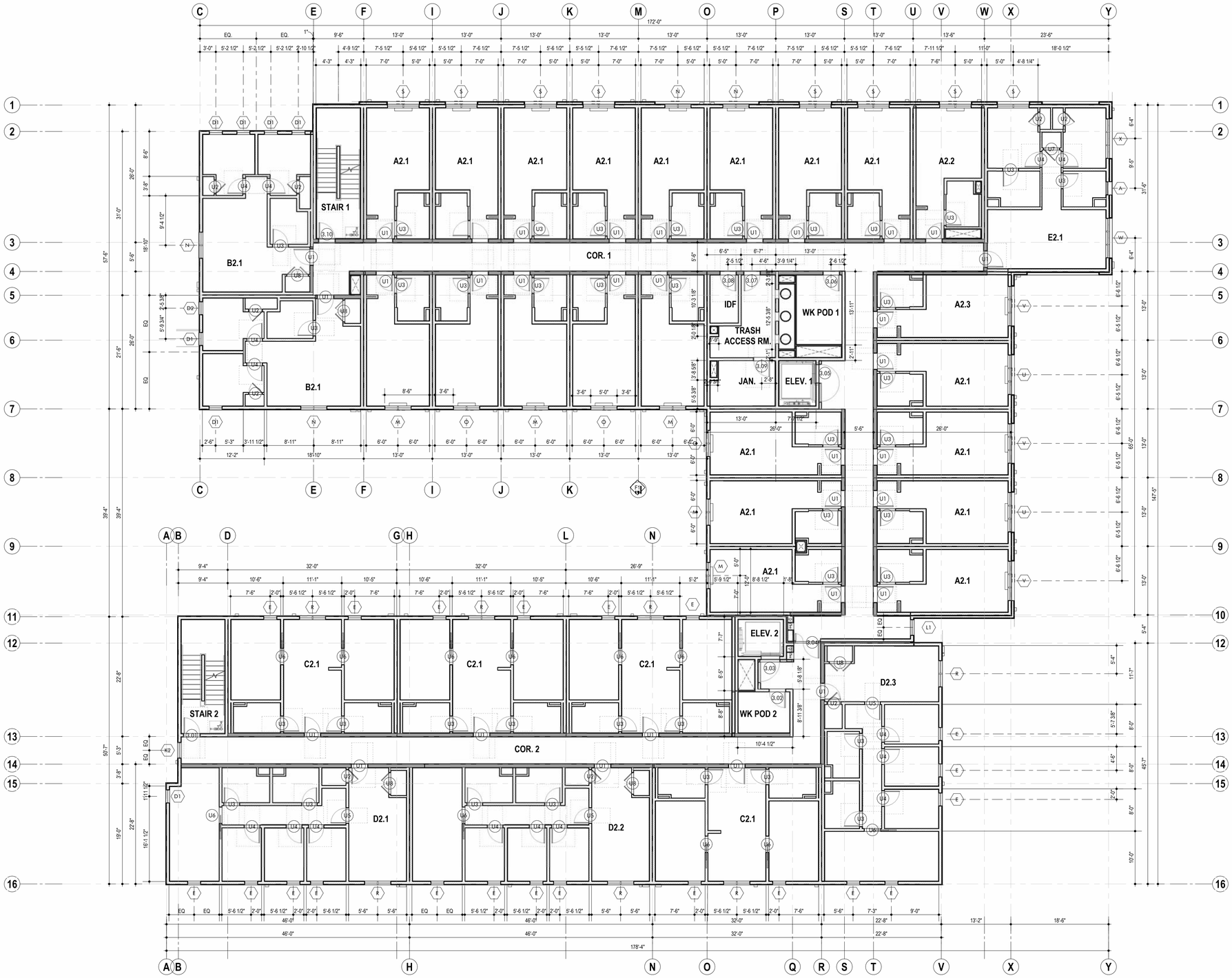
DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
3RD LEVEL

SHEET NO.
A2.5

DIMENSION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE ENLARGED COMMON SPACE PLANS FOR ADDITIONAL DIMENSIONS.
3. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS.



1 3RD LEVEL T.O. PLYWD. - DIMENSION PLAN

1/8" = 1'-0"

00 04 08 16 FEET

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PLAN CHECK #1

SHEET TITLE
3RD LEVEL DIMENSION PLAN

SHEET NO.
A2.6



1 4TH LEVEL FLOOR PLAN

1/8" = 1'-0"

00 04 08 16 FEET

PLAN NORTH

FLOOR PLAN GENERAL NOTES

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2. # INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET
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5. ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
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WALL LEGEND

- 2X4 WALL
- 2x6 WALL
- 2x8 WALL
- 2X4 DOUBLE WALL W/ AIR GAP
- 2X6 DOUBLE WALL W/ AIR GAP
- 2X6 WALL & 2X4 WALL W/ AIR GAP
- 2X6 WALL W/ FURRING

FLOOR PLAN KEYNOTES

SYM.	DESCRIPTION	DETAIL
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2	PROVIDE WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOOR; SEE REFERENCED DETAIL FOR THRESHOLD REQUIREMENTS	4/A0.19
3	DASHED LINE INDICATES REQUIRED DOOR CLEARANCES PER CBC, TYP. SEE REFERENCED DETAILS	5/A0.19
4	FLOOR SINK AT JANITOR CLOSET, SEE PLUMBING DRAWINGS	
5	LOW WALL; SEE INTERIOR DRAWINGS FOR HEIGHT	
6	FUR WALL FOR FINISH ALIGNMENT, TYP.	
7	36" HIGH STEEL PIPE HANDRAIL AT STAIR OR RAMP; SEE REFERENCED DETAIL	8/A8.14
8	42" HIGH METAL GATE AT 1ST LEVEL CONC. PATIOS; SEE REFERENCED DETAIL	
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42	CONCRETE CURB, MATCH HEIGHT OF ADJACENT SLAB TO MAINTAIN CONSISTENT SHEARWALL HEIGHT	
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50	FUR WALL FOR ELEVATOR SMOKE DOOR	
2 51	+48" A.F.F. FRP OR SHEET METAL WAINSCOT ON ALL WALLS AT TRASH ROOM, TYP.	
1 52	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.	

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SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024
2	INTERNAL COORDINATION	03/15/2024

PROJECT NO.
LCA-371

SCALE
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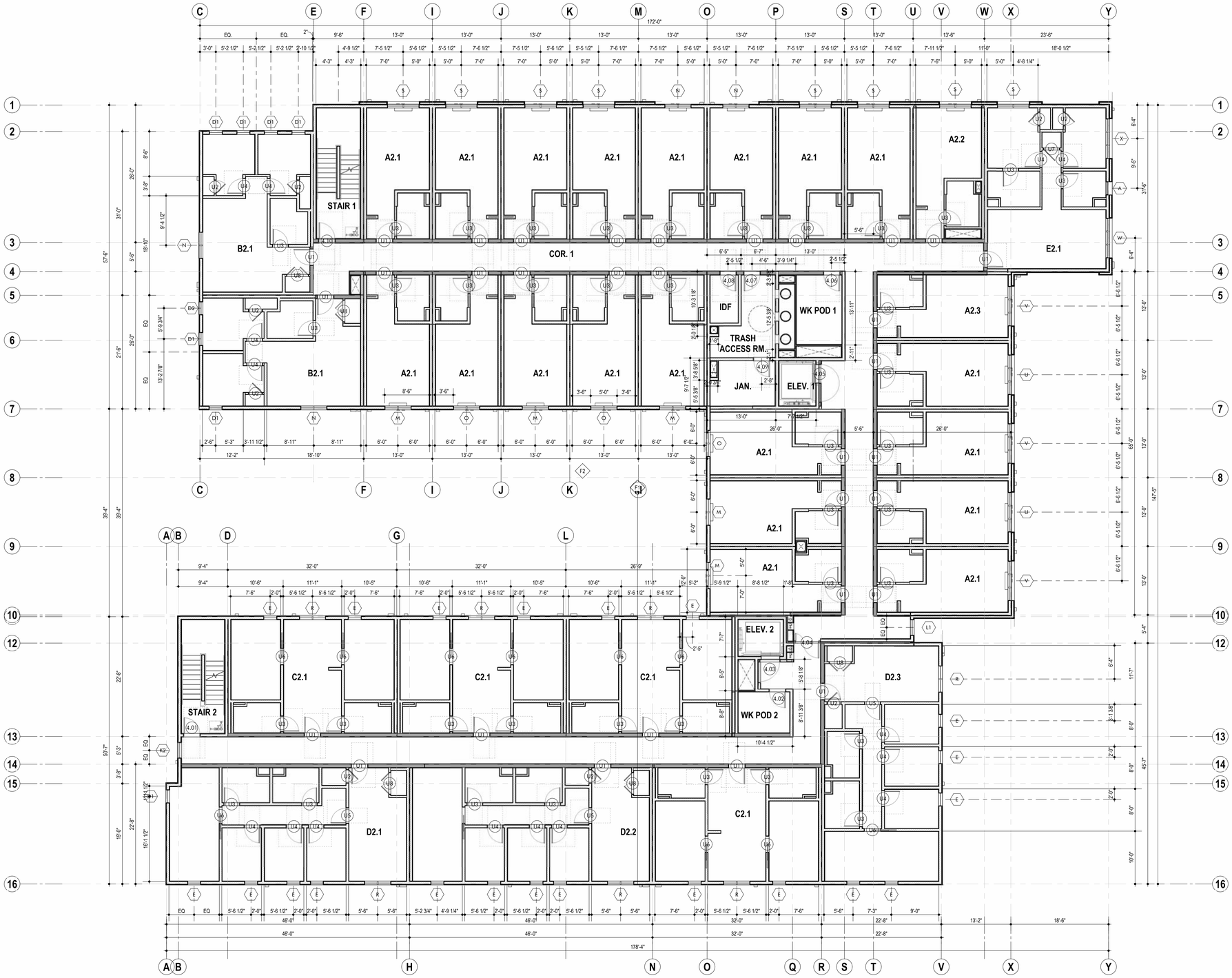
SHEET TITLE
4TH LEVEL

SHEET NO.
A2.7

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DIMENSION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE ENLARGED COMMON SPACE PLANS FOR ADDITIONAL DIMENSIONS.
3. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS.



1 4TH LEVEL T.O. PLYWD. - DIMENSION PLAN

1/8" = 1'-0"

00 04 08 16 FEET

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SHEET TITLE
4TH LEVEL DIMENSION PLAN

SHEET NO.
A2.8



1 5TH LEVEL FLOOR PLAN

1/8" = 1'-0"

00 04 08 16 FEET

PLAN NORTH

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FLOOR PLAN GENERAL NOTES

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS.
2. # INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET
3. PROVIDE SOLID BACKING FOR ALL BATH HARDWARE AND ACCESSORIES IN BATHROOMS, TYP.
4. PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
5. ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
6. ATTIC, FLOOR, AND WALL INSULATION PER TITLE-24 REPORT.
7. VERIFY LOCATIONS OF F.A.U.'S AND EXTERIOR CONDENSER UNITS PER STATE / LOCAL CODE.
8. CARPET AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY THE OWNER.
9. CONSULT OWNER FOR TYPE, SPECIES AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOOR.
10. QUARRY, CERAMIC, OR MARBLE TILE FLOORS SHALL BE SET IN FULL MORTAR BED. CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
11. CERAMIC TILE, GRANITE OR CORIAN COUNTERTOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
12. USE 5/8" GYPSUM BOARD THROUGHOUT.
13. MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENSSHIELD OR EQUIVALENT. TUB / SHOWER WALLS TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT UP 72" MIN. PER CBC 1210.2.3.
14. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
15. ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
16. THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE MUDSILL AND THE EXTERIOR GRADE PER STATE / LOCAL CODE.
17. ANY DUCT PENETRATING THROUGH THE 5/8" TYPE X SHEETROCK OF THE GARAGE WALL MUST BE MADE WITH SHEET METAL NOT LESS THAN 26 GA. PER STATE / LOCAL CODE.
18. ALL GLAZING SUBJECT TO HUMAN IMPACT IS REQUIRED TO BE SAFETY GLAZED (TEMPERED OR SAFETY GLASS) PER STATE / LOCAL CODE.
19. THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
20. ROOF AND SHEAR WALL PLYWOOD IS REQUIRED TO BE EXTERIOR GLUE TYPE PER STATE / LOCAL CODE.
21. FINISHES SHALL BE LOW-VOC INTERIOR WALL / CEILING PAINTS (<50 GPL VOC'S REGARDLESS OF SHEEN).
22. CAULKS & CONSTRUCTION ADHESIVES SHALL BE LOW-VOC AND SHALL MEET SCAQMD RULE 1168.
23. CONTRACTOR SHALL USE ENVIRONMENTALLY PREFERABLE MATERIALS FOR THE INTERIOR FINISHES PER THE REQUIREMENTS OF THE GREEN POINT RATED HOME CHECKLIST.
24. USE MOISTURE RESISTANT MATERIALS AND PRACTICES IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.
25. STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM.
26. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE, AND DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO A MAX. 48" HEIGHT ABOVE THE FLOOR, PER CBC. SECTION 1008.

WALL LEGEND

- 2X4 WALL
- 2x6 WALL
- 2x8 WALL
- 2X4 DOUBLE WALL W/ AIR GAP
- 2X6 DOUBLE WALL W/ AIR GAP
- 2X6 WALL & 2X4 WALL W/ AIR GAP
- 2X6 WALL W/ FURRING

FLOOR PLAN KEYNOTES

SYM.	DESCRIPTION	DETAIL
1	PAVER OR CONCRETE, SEE LANDSCAPE PLANS. NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
2	PROVIDE WEATHER STRIPPING & METAL THRESHOLD AT EXTERIOR DOOR; SEE REFERENCED DETAIL FOR THRESHOLD REQUIREMENTS	4/A0.19
3	DASHED LINE INDICATES REQUIRED DOOR CLEARANCES PER CBC, TYP. SEE REFERENCED DETAILS	5/A0.19
4	FLOOR SINK AT JANITOR CLOSET, SEE PLUMBING DRAWINGS	
5	LOW WALL; SEE INTERIOR DRAWINGS FOR HEIGHT	
6	FUR WALL FOR FINISH ALIGNMENT, TYP.	
7	36" HIGH STEEL PIPE HANDRAIL AT STAIR OR RAMP; SEE REFERENCED DETAIL	8/A8.14
8	42" HIGH METAL GATE AT 1ST LEVEL CONC. PATIOS; SEE REFERENCED DETAIL	
9	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.	
10	WHERE TILE FINISH OCCURS AT 1-HOUR FIRE RATED CORRIDOR WALL IN BATH TUB/SHOWER AREAS, PROVIDE (1) LAYER 5/8" DENSSHIELD GYPSUM SHEATHING IN LIEU OF (1) LAYER 5/8" TYPE X GYPSUM WALL BOARD FOR WATERPROOFING PURPOSES	
12	TRASH BINS	
13	TRASH EQUIPMENT, BY OWNER	
15	DOWNSPOUT, SEE EXTERIOR ELEVATIONS	
16	FLOOR DRAIN, SEE PLUMBING DRAWINGS	
18	FIRE BACKFLOW, SEE FIRE PROTECTION DRAWINGS	
19	IRRIGATION BACKFLOW, S.L.D., S.C.D.	
20	WATER BACKFLOW, S.P.D., S.C.D.	
21	SLOPED WALKWAY; DOES NOT EXCEED 5% GRADIENT (NO HANDRAILS REQUIRED PER CBC 1113A.3)	
22	PACKAGE CONCIERGE SYSTEM, PER OWNER SPEC	
23	MAILBOX, AT LEAST 5% ADA ACCESSIBLE PER CBC 11B228.2	
24	ELEVATOR- OTIS GEN 2 EDGE, 3500 LB	
2 25	FUTURE GAS METER LOCATION AT PLANTING AREA	
26	ALUMINUM STOREFRONT; SEE EXTERIOR ELEVATIONS	
27	ELEVATOR SMOKE DOOR	
28	3-HR FIRE WALL WITH HORIZONTAL EXIT PER CBC 706	
29	FIRE DEPARTMENT CONNECTION, SEE DESIGN- BUILD FIRE PROTECTION DRAWINGS	
1 30	STANDPIPE, SEE F.P. DRAWINGS - STANDPIPES NOT LOCATED IN A STAIRWELL SHALL BE HAVE 2-HR FIRE PROTECTION	
2 32	FUR WALL FOR ELECTRICAL AT SHAFT	
2 33	ELECTRICAL SWITCHGEAR PANELS, S.E.D.	
35	THROUGH WALL INTAKE DOOR FOR COMPOST. PROVIDE 90 MINUTE RATED DOOR PER CBC 716.5	
36	CANE DETECTION RAIL; SEE REFERENCED DETAIL	4/A0.20
37	TRASH CHUTE DOORS, 90 MINUTE RATED, DOORS SHALL BE SELF-OR AUTOMATIC CLOSING UPON THE ACTUATION OF SMOKE DETECTOR IN ACCORDANCE WITH CBC 716.5.9.3 & CBC 713.13.1	9/A8.11
38	MAIN FIRE ACCESS CONTROL PANEL. SEE F.P. DWGS FOR MORE INFO. G.C. TO PROVIDE "FACP" SIGNAGE AS REQUIRED PER NFPA	
39	RECESSED FIRE EXTINGUISHER CABINET. INSTALL TO MAINTAIN 1- HOUR FIRE RATING @ CORRIDOR	
40	CONC. SIDEWALK TOPPING SLAB, NO MORE THAN 1/2" BELOW TOP OF EXT. DOOR THRESHOLD; SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS	
41	HUB DRAIN, SEE PLUMBING DETAILS	
42	CONCRETE CURB, MATCH HEIGHT OF ADJACENT SLAB TO MAINTAIN CONSISTENT SHEARWALL HEIGHT	
43	SHAFT	
2 44	PROVIDE +48" A.F.F. FRP OR SHEET METAL WAINSCOT WITH COVE BASE AT TRASH ROOM	
45	PROVIDE PANIC HARDWARE AT EGRESS GATE	
46	2X6 PLUMBING WALL	
47	CASED OPENING; SEE RCP AND INTERIOR DRAWINGS	
50	FUR WALL FOR ELEVATOR SMOKE DOOR	
2 51	+48" A.F.F. FRP OR SHEET METAL WAINSCOT ON ALL WALLS AT TRASH ROOM, TYP.	
1 52	AT ALL EXTERIOR DOORS AND GATES, THE SURFACE SLOPE OF EXTERIOR PAVING NOT TO EXCEED 1/4" PER FOOT (2%) UP TO THE DOOR'S THRESHOLD FOR A MINIMUM OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS. CBC SECTION 1126A.2 AND 1010.1.4.	

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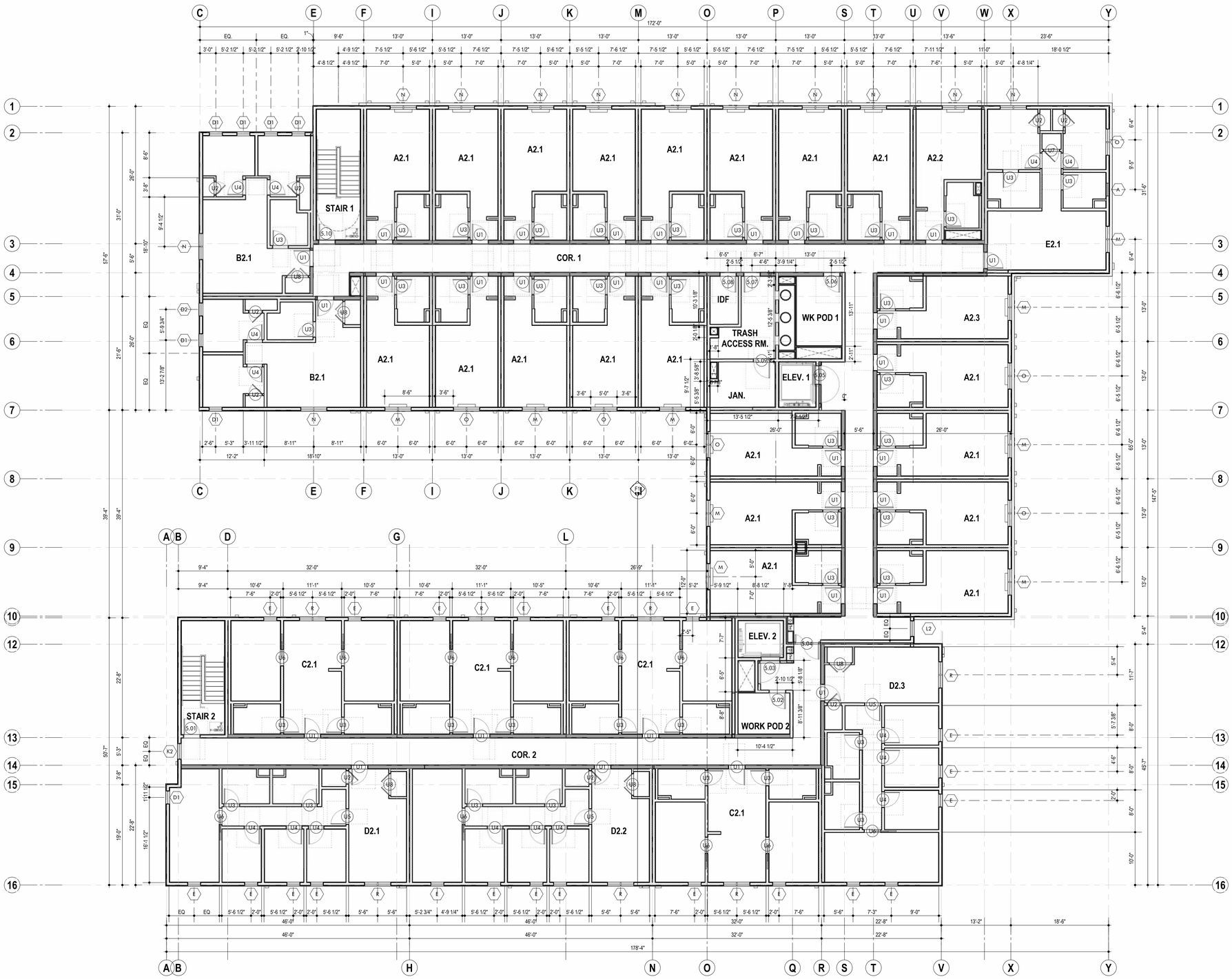
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SHEET TITLE
5TH LEVEL

SHEET NO.
A2.9

DIMENSION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
2. SEE ENLARGED COMMON SPACE PLANS FOR ADDITIONAL DIMENSIONS.
3. SEE ENLARGED UNIT PLANS FOR UNIT DIMENSIONS.



1 5TH LEVEL T.O. PLYWD. - DIMENSION PLAN

1/8" = 1'-0"

00 04 08 16 FEET

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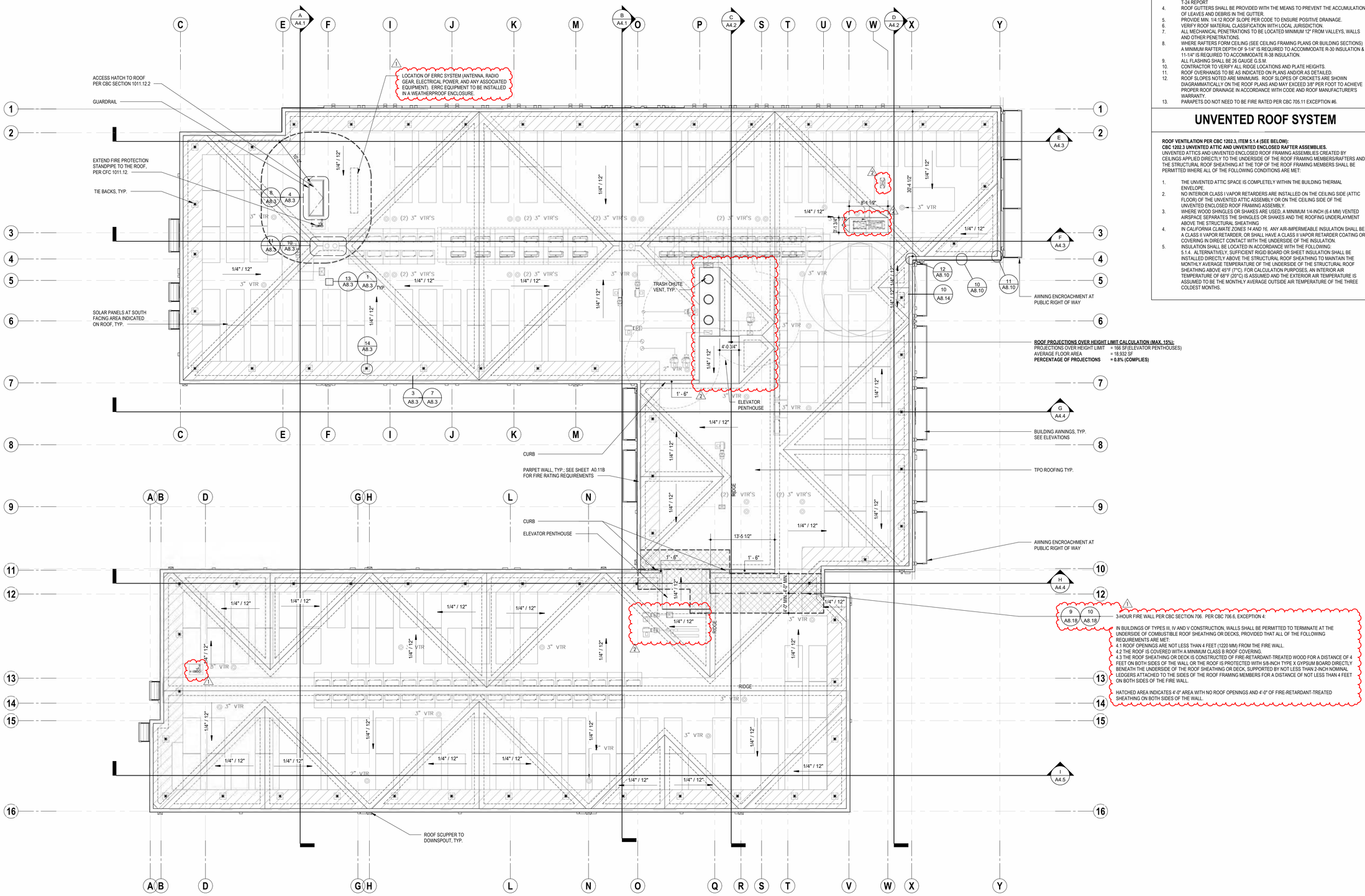
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DATE
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PLAN CHECK #1

SHEET TITLE
5TH LEVEL DIMENSION PLAN

SHEET NO.
A2.10



ROOF PLAN GENERAL NOTES

1. ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC. TO BE BEHIND MAIN RIDGE OF ROOF OR PARAPET SO AS NOT TO BE VISIBLE FROM FRONT OF PROPERTY.
2. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOFING MATERIAL - REFER TO EXTERIOR MATERIAL LEGEND. WATER HEATER/FURNACE/BOILER EXHAUST VENT SHALL BE DIRECT VENT THROUGH WALL AND SHALL NOT PENETRATE THROUGH ROOF WITHOUT PRIOR REVIEW W/ ARCHITECT
3. NON-VENTING ROOFING SYSTEM TO COMPLY WITH C.B.C. SECTION 1202.3.; INSULATE PER T-24 REPORT
4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
5. PROVIDE MIN. 1/4:12 ROOF SLOPE PER CODE TO ENSURE POSITIVE DRAINAGE.
6. VERIFY ROOF MATERIAL CLASSIFICATION WITH LOCAL JURISDICTION.
7. ALL MECHANICAL PENETRATIONS TO BE LOCATED MINIMUM 12" FROM VALLEYS, WALLS AND OTHER PENETRATIONS.
8. WHERE RAFTERS FORM CEILING (SEE CEILING FRAMING PLANS OR BUILDING SECTIONS) A MINIMUM RAFTER DEPTH OF 9-1/4" IS REQUIRED TO ACCOMMODATE R-30 INSULATION & 11-1/4" IS REQUIRED TO ACCOMMODATE R-38 INSULATION.
9. ALL FLASHING SHALL BE 26 GAUGE G.S.M.
10. CONTRACTOR TO VERIFY ALL RIDGE LOCATIONS AND PLATE HEIGHTS.
11. ROOF OVERHANGS TO BE AS INDICATED ON PLANS AND/OR AS DETAILED.
12. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON THE ROOF PLANS AND MAY EXCEED 3/8" PER FOOT TO ACHIEVE PROPER ROOF DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.
13. PARAPETS DO NOT NEED TO BE FIRE RATED PER CBC 705.11 EXCEPTION #6.

UNVENTED ROOF SYSTEM

ROOF VENTILATION PER CBC 1202.3, ITEM 5.1.4 (SEE BELOW):
CBC 1202.3 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING
4. *IN CALIFORNIA CLIMATE ZONES 14 AND 16,* ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE THE FOLLOWING:
   5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 40°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

1 **ROOF PLAN - CD**
1/8" = 1'-0"
00 04 08 16 FEET

PLAN NORTH
N
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SHEET TITLE
ROOF PLAN

SHEET NO.
A2.11

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1 EAST ELEVATION (TELEGRAPH AVE.)

00 04 08 16 FEET

1/8" = 1'-0"



2 NORTH ELEVATION (WEBSTER ST.)

00 04 08 16 FEET

1/8" = 1'-0"

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EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH OWNER INCLUDING BUT NOT LIMITED TO: EXTERIOR PLASTER, WOOD, TRIM, DOORS, WINDOWS, DOWNSPOUTS, GUTTERS, AND ROOFING.
2. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP. NOTIFY ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.
3. PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
4. SEE LANDSCAPE AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
5. G.C. SHALL COORDINATE PLUMBING AND MECHANICAL VENTS TO MINIMIZE PENETRATIONS AS PERMITTED BY THE BUILDING CODE.
6. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.
7. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.
8. THRESHOLDS MUST BE ADA COMPLIANT AT ALL EXTERIOR DOORS.
9. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 502.1.
10. APPLY GRAFFITI COATING TO ALL EXTERIOR SIDING FACING PROPERTY LINE UP TO 10'.

EXTERIOR ELEVATION KEYNOTES

SYM	DESCRIPTION
A1	ARCHITECTURAL ACCENT: METAL LOUVERS, COLOR: BENJAMIN MOORE, BLUE BELLE ISLAND (782)
A2	ARCHITECTURAL ACCENT: FOAM BELLY BAND, MATCH COLOR BELOW
A3	ARCHITECTURAL ACCENT: METAL TRELLIS, COLOR: BENJAMIN MOORE, BLACK (2132-10)
A4	ARCHITECTURAL ACCENT: GREEN SCREEN, SEE LANDSCAPE PLANS
A5	ARCHITECTURAL ACCENT: METAL SCUPPER & DOWNSPOUT, COLOR: BENJAMIN MOORE, BLACK (2132-10)
F1	GSM PARAPET CAP, PAINTED, COLOR: BENJAMIN MOORE, BLACK (2132-10)
F2	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.
L1	EXTERIOR BLDG. LIGHTING: HINKLEY, LUNA 16", COLOR: BLACK; SEE ELECTRICAL DRAWINGS
L2	EXTERIOR BLDG. LIGHTING : WAC LIGHTING RUBIX WALL SCONCE, COLOR: BLACK; SEE ELECTRICAL DRAWINGS
M1	MECHANICAL SUPPLY OR EXHAUST WALL CAP, SEE MECHANICAL DRAWINGS
M2	HPAC VENTILATION LOUVER, SEE MECHANICAL DRAWINGS
R1	ROOFING: TPO, COLOR: TBD
S1	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, STILLWATER (1650)
S2	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, WHITE DOVE (OC-17)
S3	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, SECRET (AF-710)
S4	SIDING: THIN BRICK VENEER, ENDICOTT, COLOR: MANGANESE IRONSPOT
S5	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, BLUE BELLE ISLAND (782)
S6	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, FRUIT PUNCH (140)
S7	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, BLACK (2132-10)
W1	WINDOWS: VPI QUALITY WINDOWS, COLOR: BLACK EXTERIOR, WHITE INTERIOR
W2	STOREFRONT SYSTEM, TBD. COLOR: ALUMINIUM

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3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023
REVISION SCHEDULE	
# DESCRIPTION	DATE
1 PLAN CHECK RESUBMITTAL #1	03/15/2024

PROJECT NO.
LCA-371

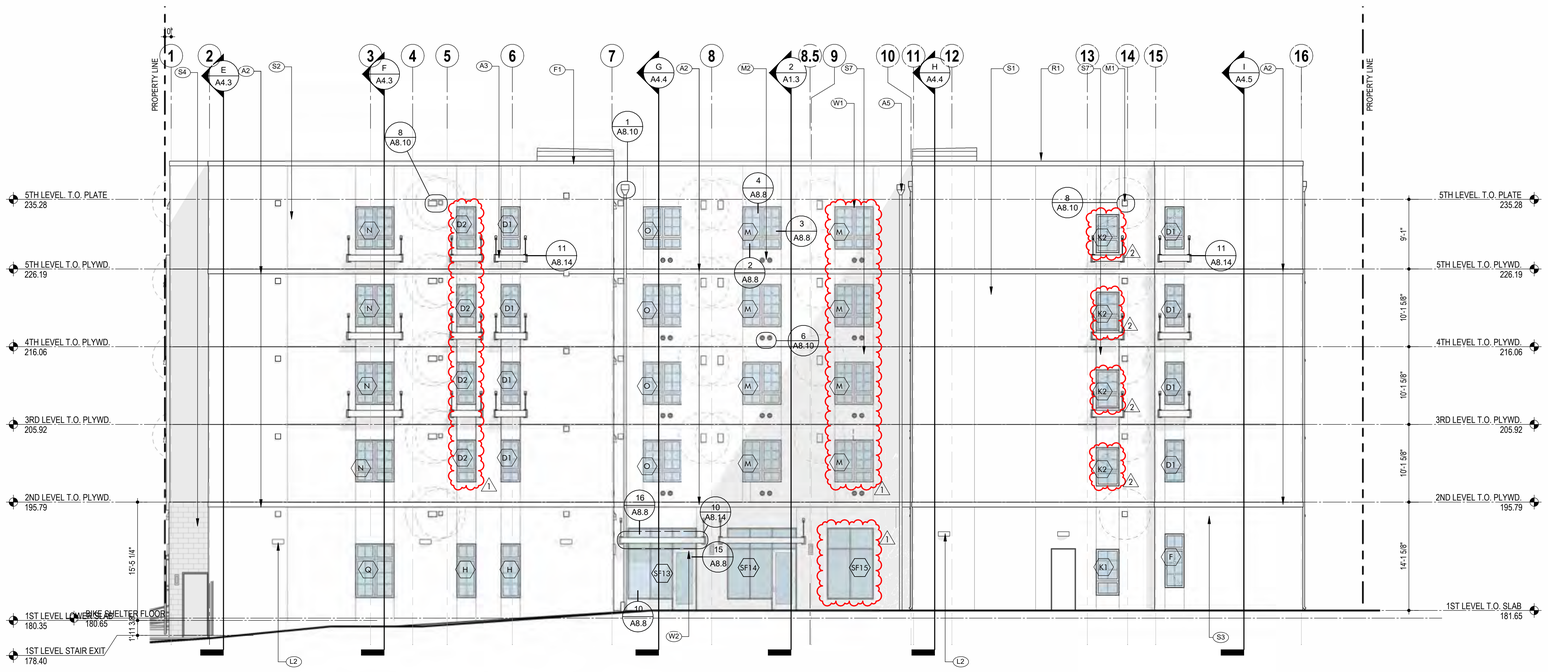
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DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SHEET TITLE
EXTERIOR ELEVATIONS

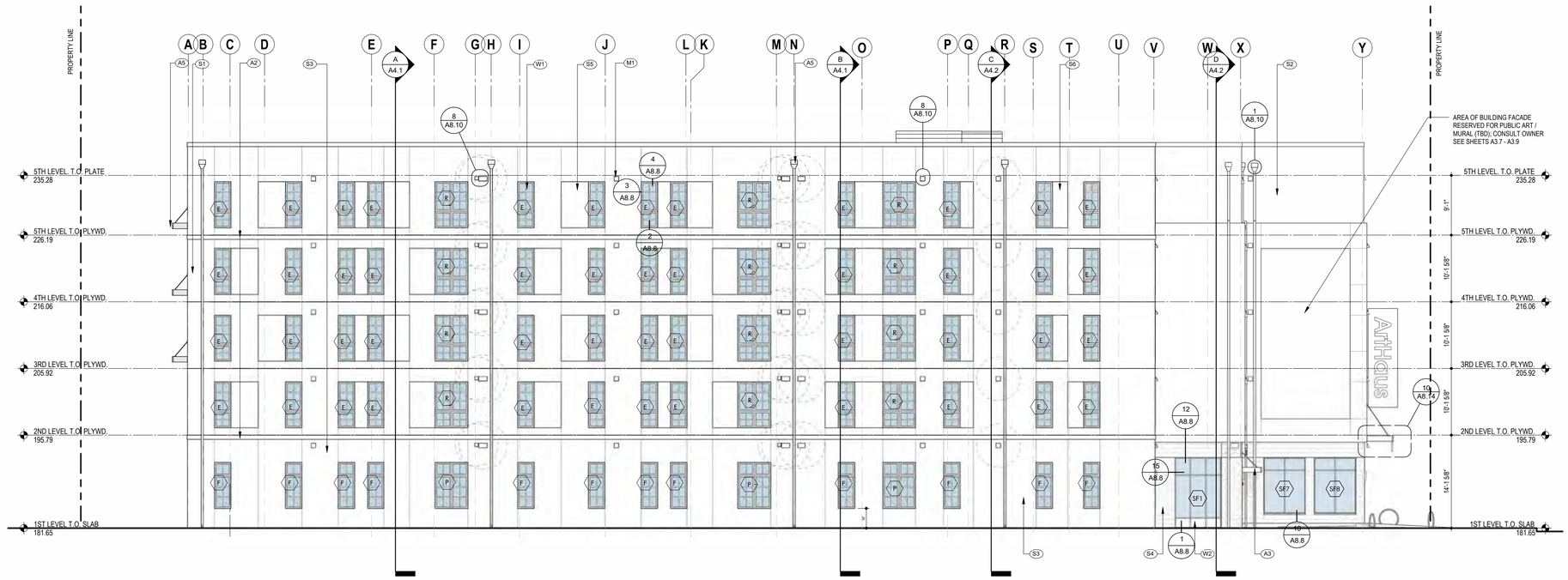
SHEET NO.
A3.1



1 WEST ELEVATION

1/8" = 1'-0"

00 04 08 16 FEET



2 SOUTH ELEVATION

1/8" = 1'-0"

00 04 08 16 FEET

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EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH OWNER INCLUDING BUT NOT LIMITED TO: EXTERIOR PLASTER, WOOD, TRIM, DOORS, WINDOWS, DOWNSPOUTS, GUTTERS, AND ROOFING.
2. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP. NOTIFY ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.
3. PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY ALL LOCATIONS.
4. SEE LANDSCAPE AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
5. G.C. SHALL COORDINATE PLUMBING AND MECHANICAL VENTS TO MINIMIZE PENETRATIONS AS PERMITTED BY THE BUILDING CODE.
6. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.
7. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.
8. THRESHOLDS MUST BE ADA COMPLIANT AT ALL EXTERIOR DOORS.
9. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 502.1.
10. APPLY GRAFFITI COATING TO ALL EXTERIOR SIDING FACING PROPERTY LINE UP TO 10'.

EXTERIOR ELEVATION KEYNOTES

SYM	DESCRIPTION
A1	ARCHITECTURAL ACCENT: METAL LOUVERS, COLOR: BENJAMIN MOORE, BLUE BELLE ISLAND (782)
A2	ARCHITECTURAL ACCENT: FOAM BELLY BAND, MATCH COLOR BELOW
A3	ARCHITECTURAL ACCENT: METAL TRELLIS, COLOR: BENJAMIN MOORE, BLACK (2132-10)
A4	ARCHITECTURAL ACCENT: GREEN SCREEN, SEE LANDSCAPE PLANS
A5	ARCHITECTURAL ACCENT: METAL SCUPPER & DOWNSPOUT, COLOR: BENJAMIN MOORE, BLACK (2132-10)
F1	GSM PARAPET CAP, PAINTED, COLOR: BENJAMIN MOORE, BLACK (2132-10)
F2	KNOX BOX FOR FIRE DISTRICT ACCESS (INSTALLED 6'-0" FROM FINISHED GRADE). ALL ELECTRONIC SECURITY GATES TO BE EQUIPPED WITH KNOX BRAND RAPID ENTRY KEY SWITCHES.
L1	EXTERIOR BLDG. LIGHTING: HINKLEY, LUNA 16", COLOR: BLACK; SEE ELECTRICAL DRAWINGS
L2	EXTERIOR BLDG. LIGHTING : WAC LIGHTING RUBIX WALL SCONCE, COLOR: BLACK; SEE ELECTRICAL DRAWINGS
M1	MECHANICAL SUPPLY OR EXHAUST WALL CAP, SEE MECHANICAL DRAWINGS
M2	HPAC VENTILATION LOUVER, SEE MECHANICAL DRAWINGS
R1	ROOFING: TPO, COLOR: TBD
S1	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, STILLWATER (1650)
S2	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, WHITE DOVE (OC-17)
S3	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, SECRET (AF-710)
S4	SIDING: THIN BRICK VENEER, ENDICOTT, COLOR: MANGANESE IRONSPOT
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W1	WINDOWS: VPI QUALITY WINDOWS, COLOR: BLACK EXTERIOR, WHITE INTERIOR
W2	STOREFRONT SYSTEM, TBD. COLOR: ALUMINIUM

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2025
STATE OF CALIFORNIA

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BERKELEY, CA

ZONING DISTRICT: C-C

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BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024
2	INTERNAL COORDINATION	03/15/2024

PROJECT NO.
LCA-371

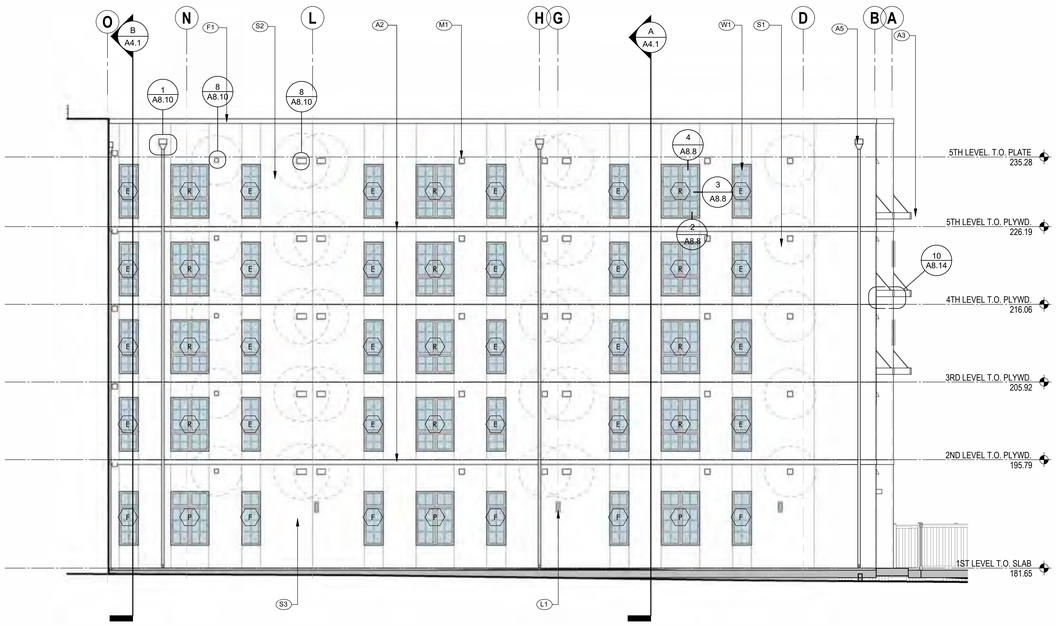
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DATE
MAY 3, 2024
PLAN CHECK RESUBMITTAL #2

SHEET TITLE
EXTERIOR ELEVATIONS

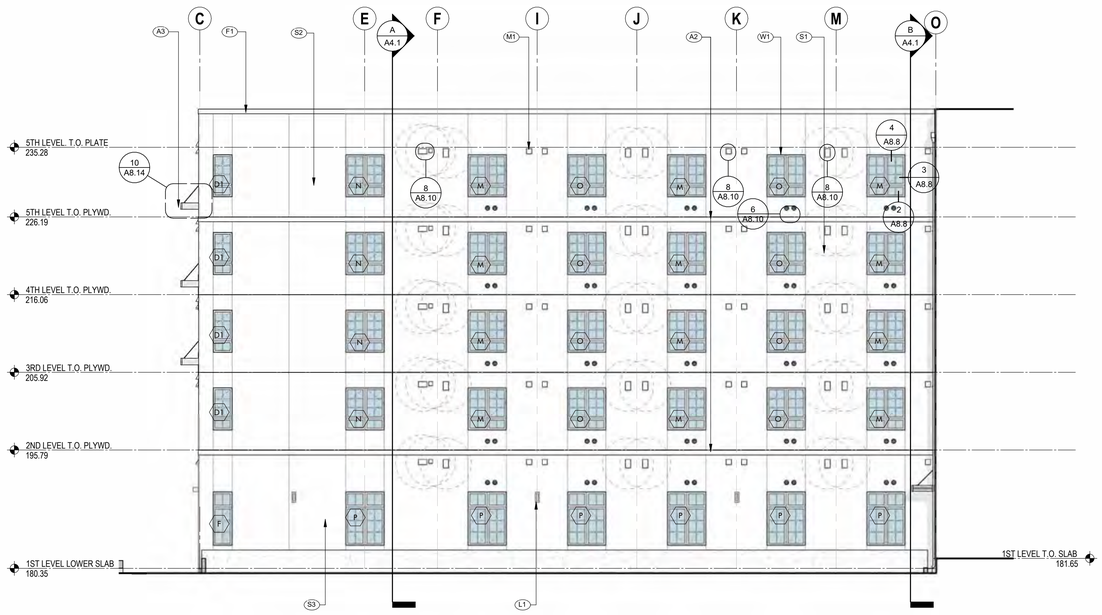
SHEET NO.
A3.2



1 NORTH ELEVATION - COURTYARD

1/8" = 1'-0"

00 04 08 16 FEET



2 SOUTH ELEVATION - COURTYARD

1/8" = 1'-0"

00 04 08 16 FEET

EXTERIOR ELEVATION GENERAL NOTES

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M2	HPAC VENTILATION LOUVER, SEE MECHANICAL DRAWINGS
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S6	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, FRUIT PUNCH (140)
S7	SIDING: 7/8" CEMENT PLASTER SYSTEM, FINE SAND FINISH, COLOR: BENJAMIN MOORE, BLACK (2132-10)
W1	WINDOWS: VPI QUALITY WINDOWS, COLOR: BLACK EXTERIOR, WHITE INTERIOR
W2	STOREFRONT SYSTEM, TBD. COLOR: ALUMINIUM

LICENSED ARCHITECT
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C 31810
REN: 10-31-2025
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ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
LCA-371

SCALE
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DATE
MAY 3, 2024
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.3

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SOUTHEAST



NORTHWEST



NORTHEAST



SOUTHWEST

S1 SIDING 1
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: STILLWATER (1650)

S2 SIDING 2
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-1970)

S4 SIDING 4
BRICK VENEER
MNFR: ENDICOTT
COLOR: MANGANESE IRONSPOT

S5 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BM BLUE BELL ISLAND (782)

S6 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: FRUIT PUNCH (140)

S7 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BLACK (2132-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
LUNA WALL SCONE 16" TALL
COLOR: BRONZE



L2 LIGHTING
WAC LIGHTING
RUBIX WALL MOUNT
COLOR: BLACK



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SCALE
1/16" = 1'-0"

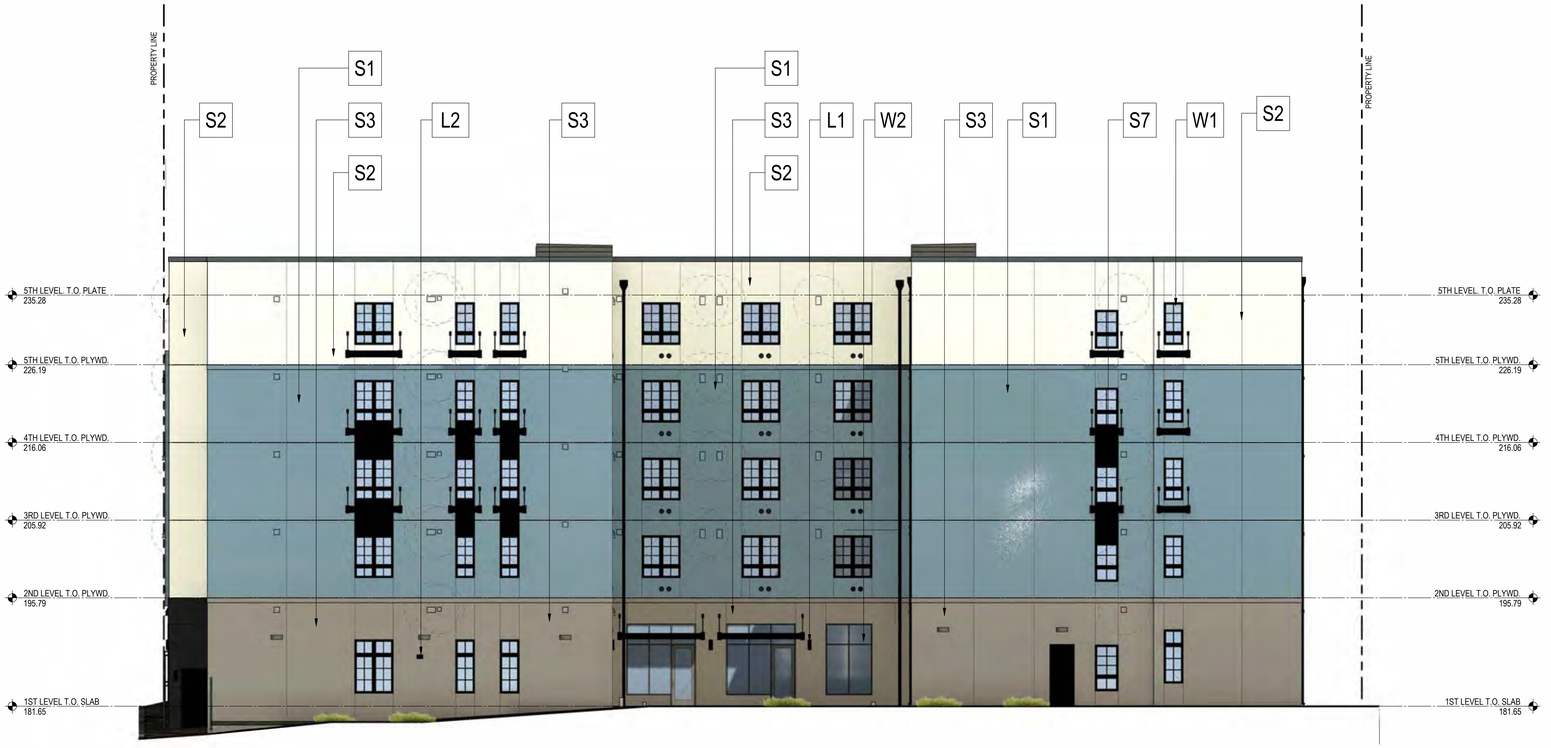
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SHEET TITLE
EXTERIOR MATERIALS & COLORS

SHEET NO.
A3.7

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1 **WEST ELEVATION**

00 04 08 16 FEET

1/8" = 1'-0"



2 **SOUTH ELEVATION**

00 04 08 16 FEET

1/8" = 1'-0"

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S1 SIDING 1
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: STILLWATER (1650)

S2 SIDING 2
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-1970)

S4 SIDING 4
BRICK VENEER
MNFR: ENDICOTT
COLOR: MANGANESE IRONSPOT

S5 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BM BLUE BELL ISLAND (782)

S6 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: FRUIT PUNCH (140)

S7 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BLACK (2132-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
LUNA WALL SCONE 16" TALL
COLOR: BRONZE



L2 LIGHTING
WAC LIGHTING
RUBIX WALL MOUNT
COLOR: BLACK



LICENSED ARCHITECT
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C 31810
REN: 10-31-2025
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SHEET TITLE
EXTERIOR MATERIALS & COLORS

SHEET NO.
A3.8



2 EAST ELEVATION (TELEGRAPH AVE.)

00 04 08 16 FEET — 1/8" = 1'-0"



1 NORTH ELEVATION (WEBSTER ST.)

00 04 08 16 FEET — 1/8" = 1'-0"

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S1 SIDING 1
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: STILLWATER (1650)

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STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-1970)

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BRICK VENEER
MNFR: ENDICOTT
COLOR: MANGANESE IRONSPOT

S5 ARCHITECTURAL ELEMENTS
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STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: FRUIT PUNCH (140)

S7 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BLACK (2132-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
LUNA WALL SCONE 16" TALL
COLOR: BRONZE



L2 LIGHTING
WAC LIGHTING
RUBIX WALL MOUNT
COLOR: BLACK



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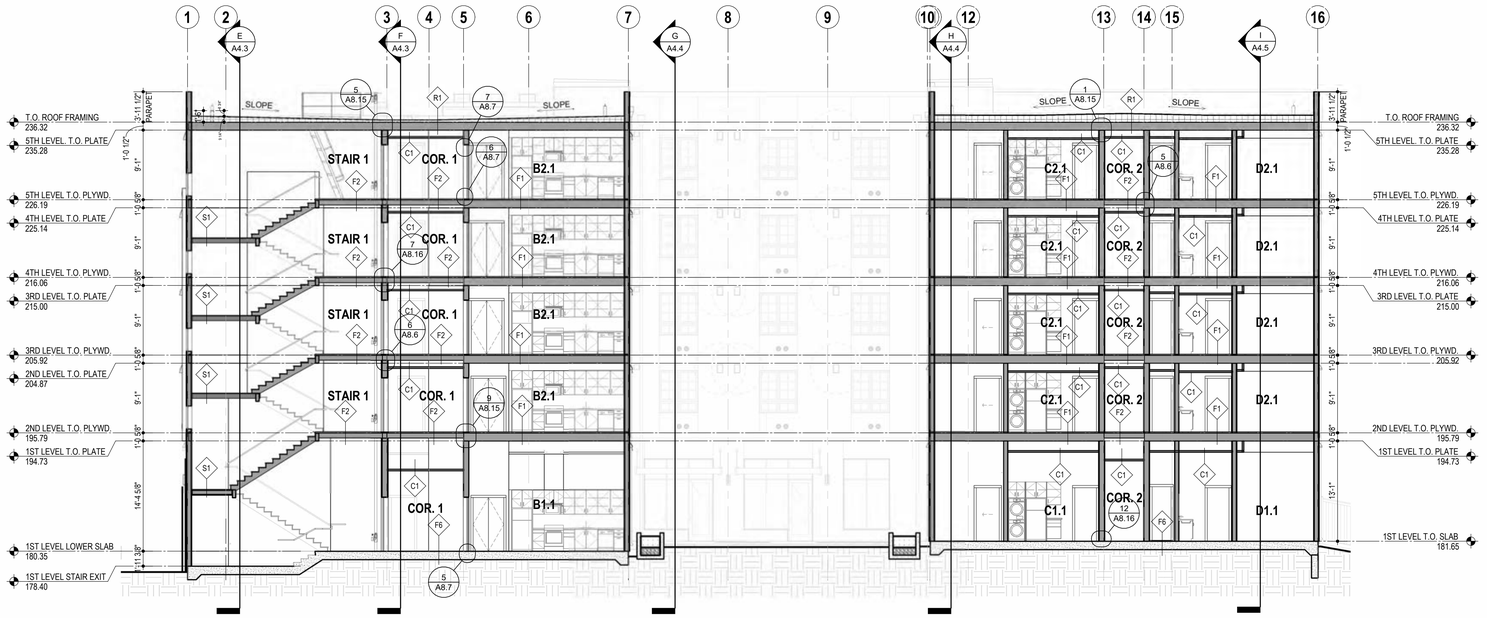
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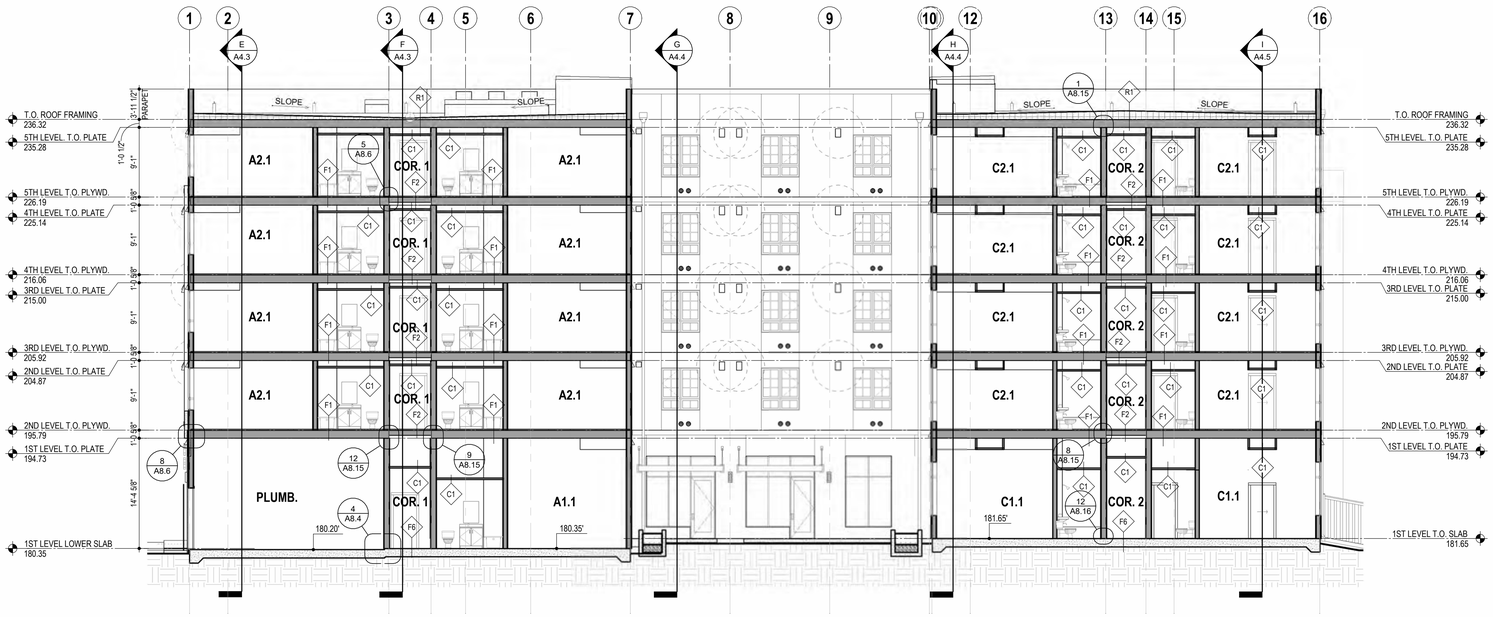
SHEET TITLE
EXTERIOR MATERIALS & COLORS

SHEET NO.
A3.9



A SECTION A

00 04 08 16 FEET



B SECTION B

00 04 08 16 FEET

BUILDING SECTION NOTES

1. FLOOR ELEVATIONS SHOWN ARE TOP OF PLYWOOD SUBFLOOR OR SLAB. CONTRACTOR SHALL VERIFY ELEVATIONS OF FINISH FLOORS BASED ON FLOOR FINISHES SELECTED AND FLUSH ADJOINING FLOORS OF DIFFERENT MATERIALS.
2. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN & DETAILS.
3. SECTION DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL CONFIRM ACTUAL BOTTOM OF FOOTING DEPTH BASED ON SITE CONDITIONS AND DESIGN INTENT. REFER TO STRUCTURAL DRAWINGS & GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
4. SURFACES SURROUNDING THE BUILDING SHALL ADHERE TO THE FOLLOWING CBC SLOPE REQUIREMENTS:
   - A. IMPERVIOUS SURFACES SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING
   - B. PERVIOUS SURFACES SHALL HAVE A MINIMUM OF 5% SLOPE AWAY FROM THE BUILDING
   - C. SEE PROJECT CIVIL ENGINEER FOR SITE SPECIFIC GRADING REQUIREMENTS
5. PROVIDE UNDER FLOOR, BELOW SLAB, AND FOUNDATION PERIMETER DRAINAGE AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT.
6. (1) MAINTAIN MIN. 8" SEPARATION OF WOOD MEMBERS TO GRADE, TYP.
7. PROVIDE 2" NOMINAL LUMBER FIREBLOCKING AT ALL ASSEMBLIES LOCATIONS AS REQUIRED BY CODE, C.B.C. 718.2 TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL & HORIZONTAL, TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN THE TOP STORY AND THE ROOF SPACE.
   FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
     - a. VERTICALLY AT THE CEILING & FLOOR LEVELS
     - b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS & COVED CEILINGS.
   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH CBC 718.2.4
   - D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES @ CEILING & FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
   - E. WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406 AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIREBLOCKING.
8. VERIFY CLEARANCE REQUIREMENTS FOR CONCEALED AIR DUCTING & NOTIFY ARCHITECT IF ADDITIONAL SPACE IS NEEDED.
9. PROVIDE ACCESS TO MECHANICAL APPLIANCES & EQUIPMENT LOCATED IN CRAWL SPACE, ATTIC & ON ROOFS IN ACCORDANCE WITH THE CA MECH CODE.
10. ◇ INDICATES ROOF & FLOOR TYPES, SEE TYPICAL ASSEMBLIES ON SHEET

LICENSED ARCHITECT
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C 31810
REN: 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

RIAZ CAPITAL
2744 E. 11TH STREET
OAKLAND, CALIFORNIA 94601
(510) 925-1908

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
LCA-371

SCALE
As indicated

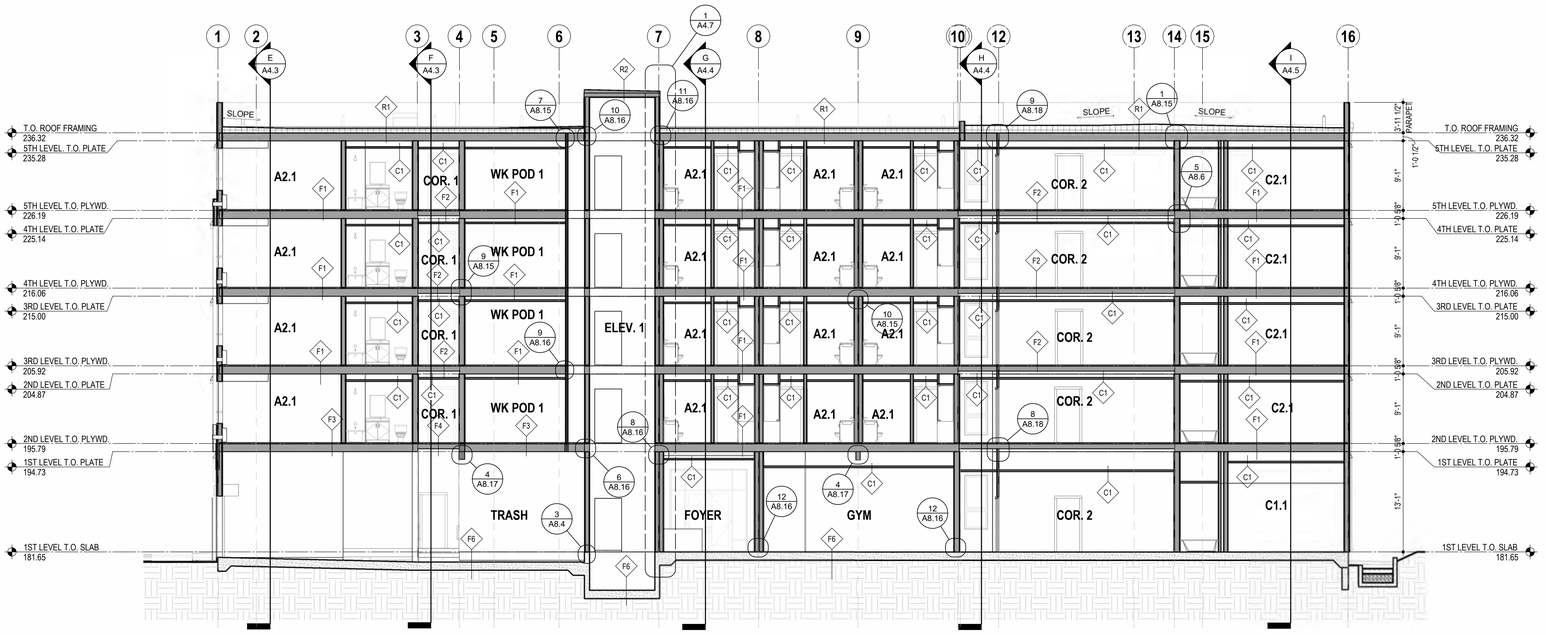
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DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
BUILDING SECTIONS

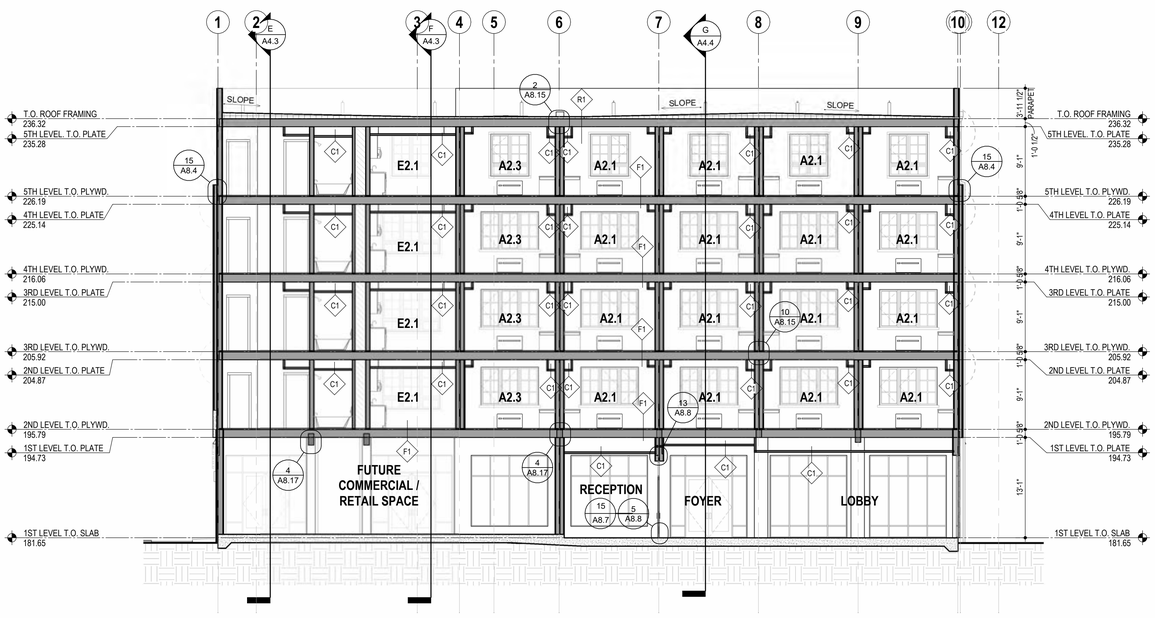
SHEET NO.
A4.1

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C **SECTION C**

00 04 08 16 FEET



D **SECTION D**

00 04 08 16 FEET

BUILDING SECTION NOTES

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   - C. SEE PROJECT CIVIL ENGINEER FOR SITE SPECIFIC GRADING REQUIREMENTS
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   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH CBC 718.2.4.
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PROJECT NO.
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As indicated

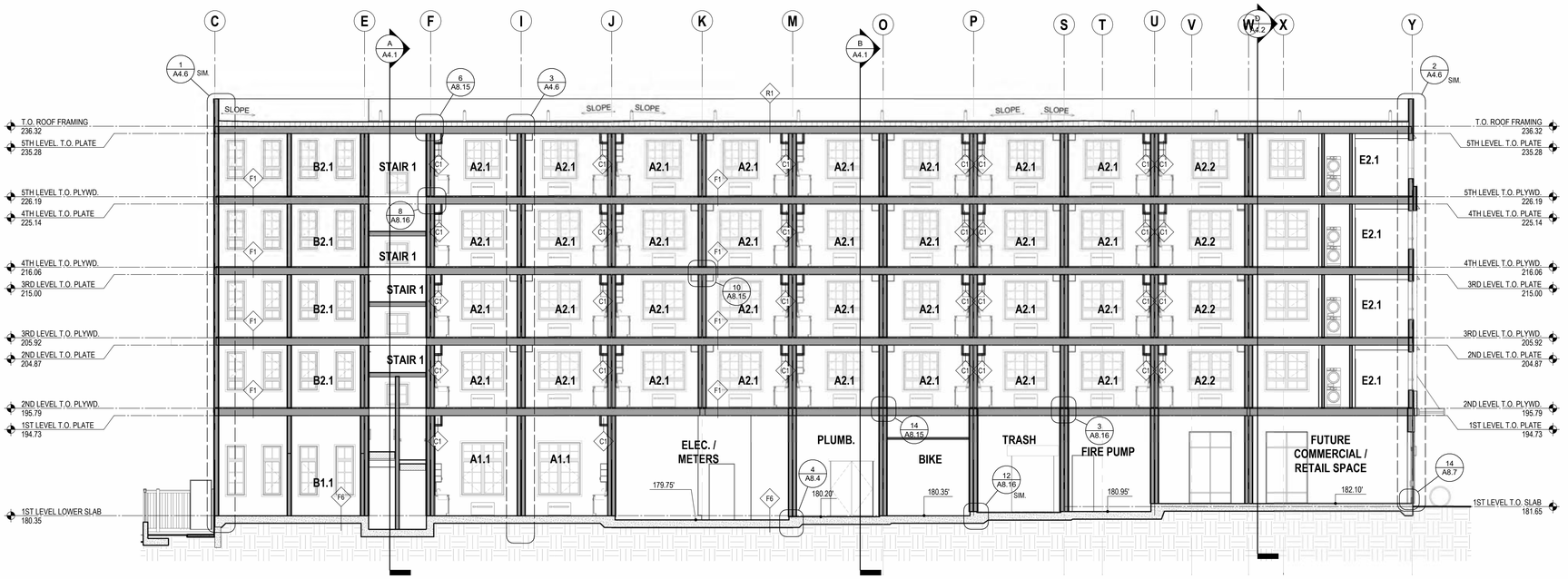
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CHECKED: Checker

DATE
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SHEET TITLE
BUILDING SECTIONS

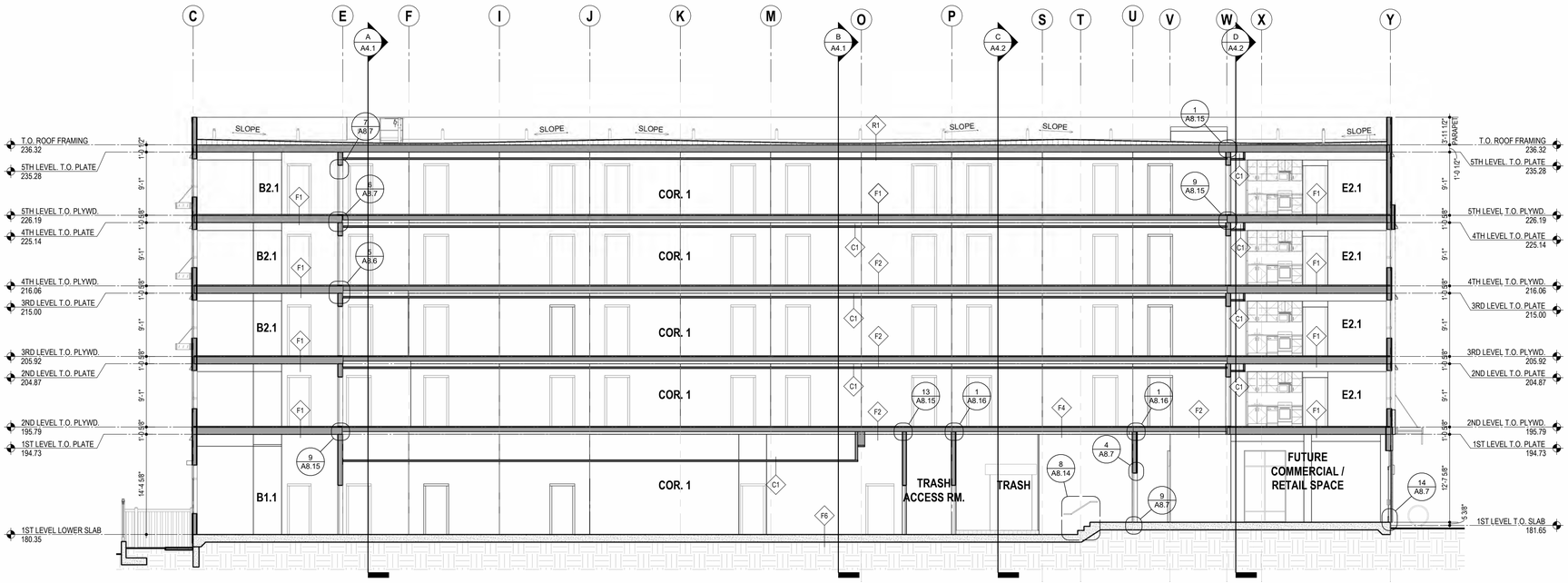
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E SECTION E

00 04 08 16 FEET



F SECTION F

00 04 08 16 FEET

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C 31810
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LCA-371

SCALE
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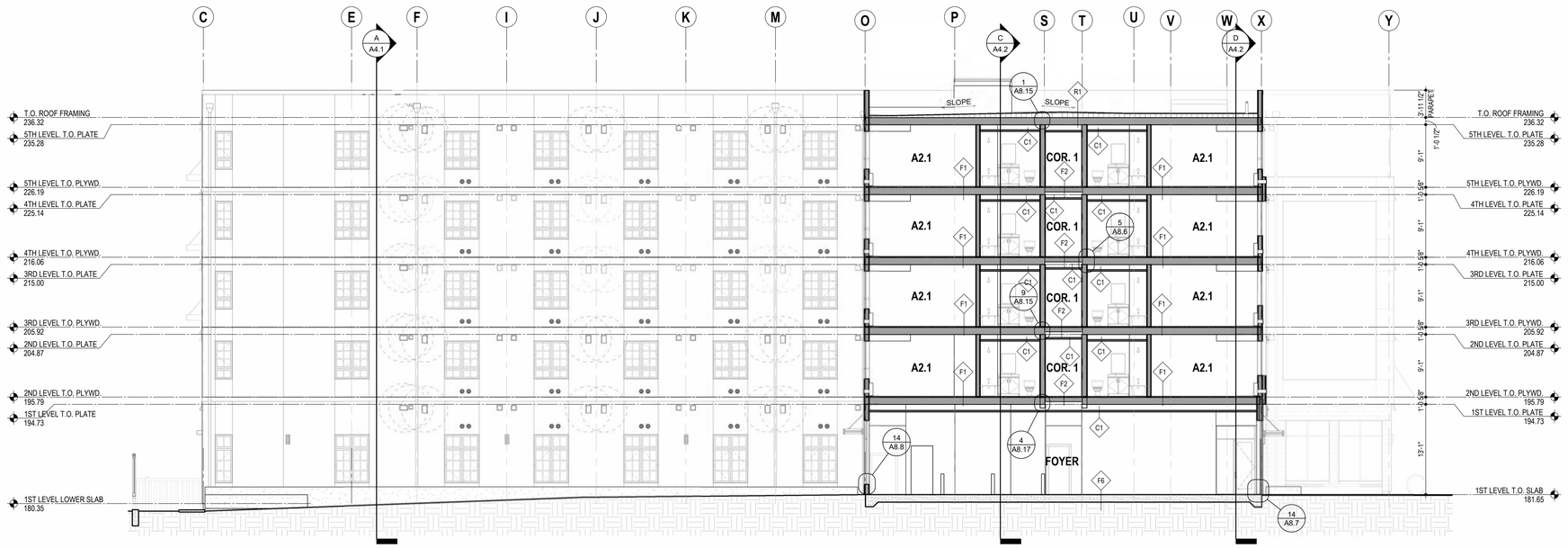
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DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
BUILDING SECTIONS

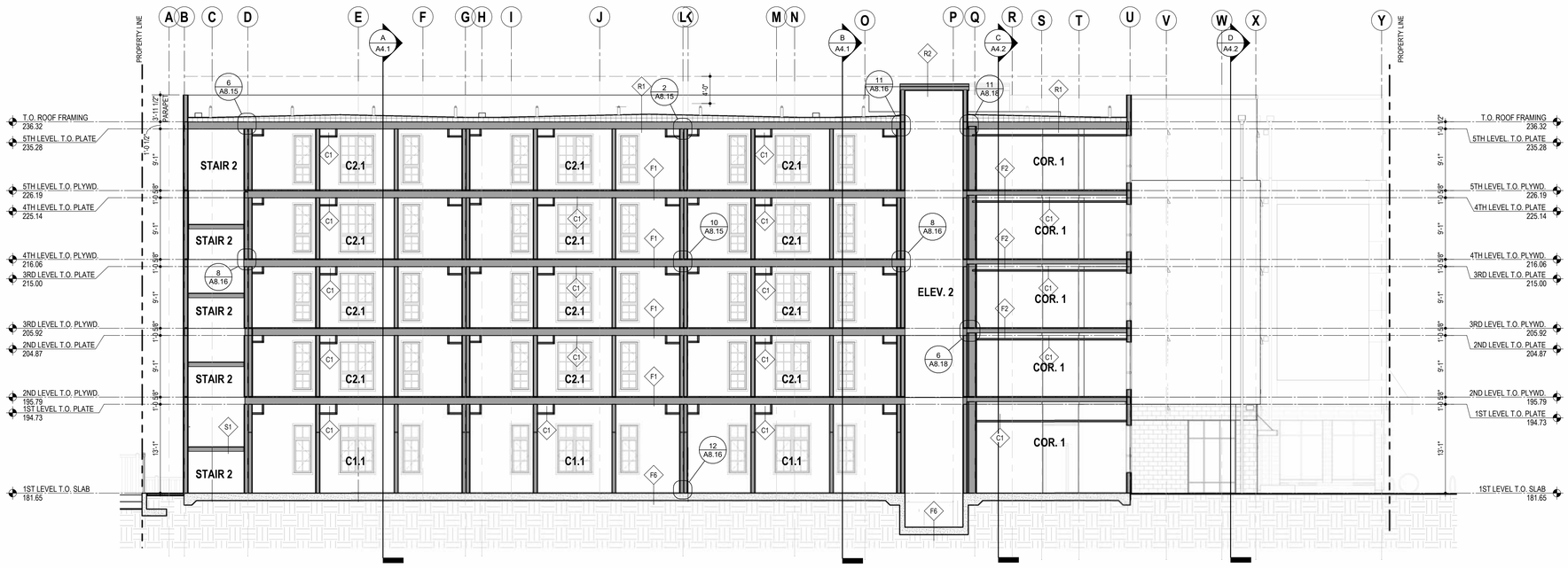
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G **SECTION G**

00 04 08 16 FEET



H **SECTION H**

00 04 08 16 FEET

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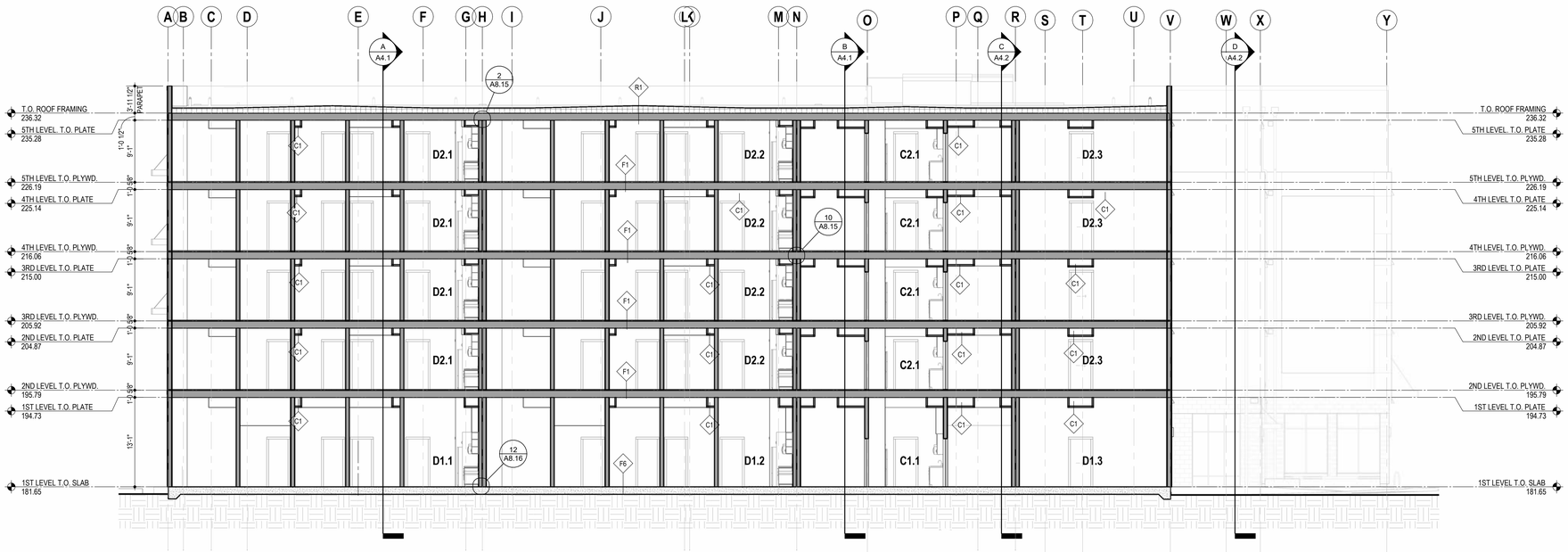
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SHEET TITLE
BUILIDNG SECTIONS

SHEET NO.
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I SECTION I

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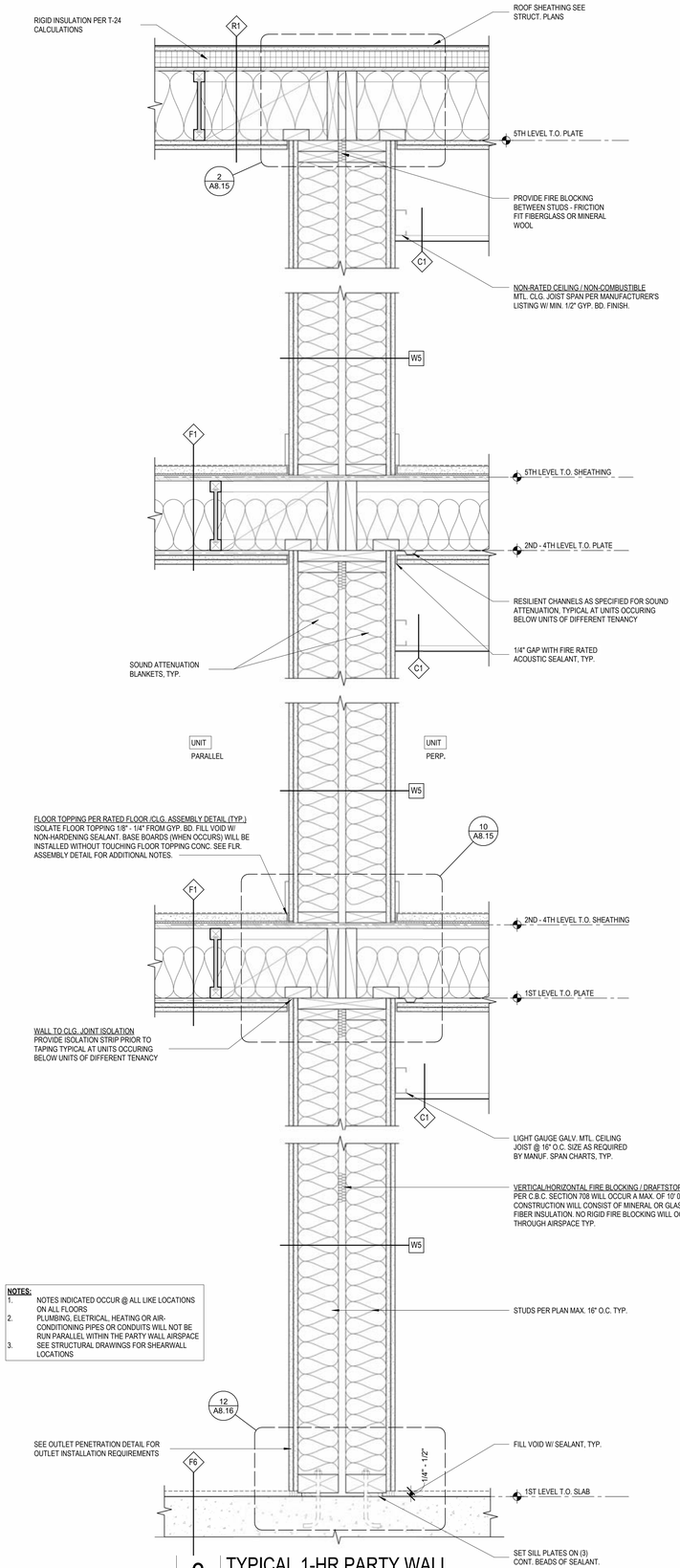
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SHEET TITLE
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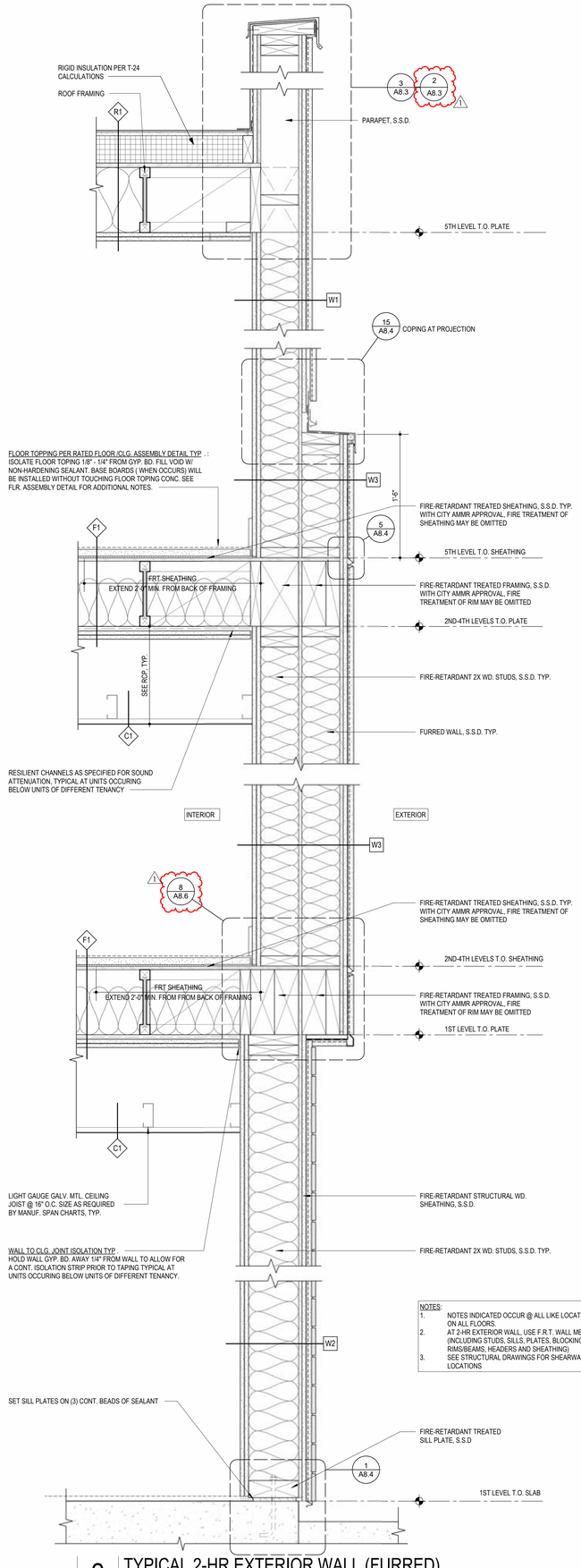
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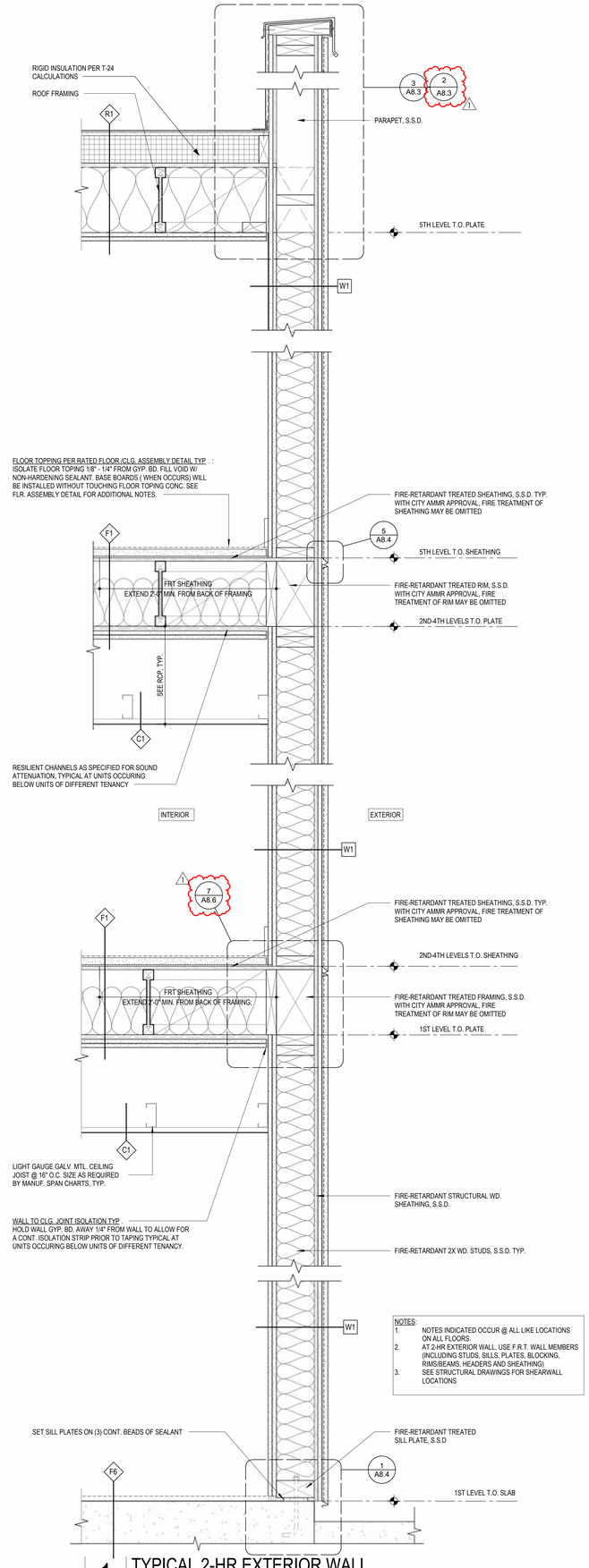
3 TYPICAL 1-HR PARTY WALL

1 1/2" = 1'-0"



2 TYPICAL 2-HR EXTERIOR WALL (FURRED)

1 1/2" = 1'-0"



1 TYPICAL 2-HR EXTERIOR WALL

1 1/2" = 1'-0"

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1	PLAN CHECK RESUBMITTAL #1	03/15/2024

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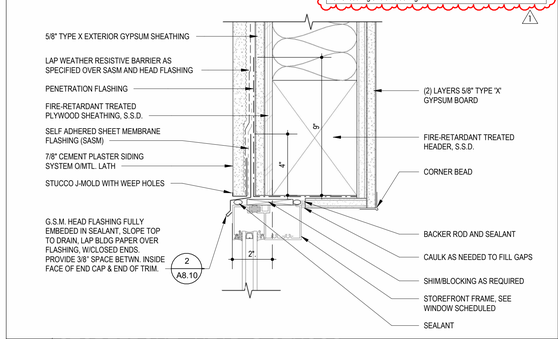
SCALE
1 1/2" = 1'-0"

DRAWN: KB
CHECKED: ST

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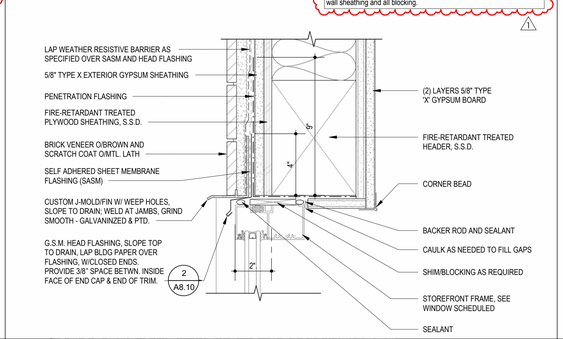
SHEET NO.
A4.6



16 STOREFRONT - HEAD @ STUCCO

3" = 1'-0"

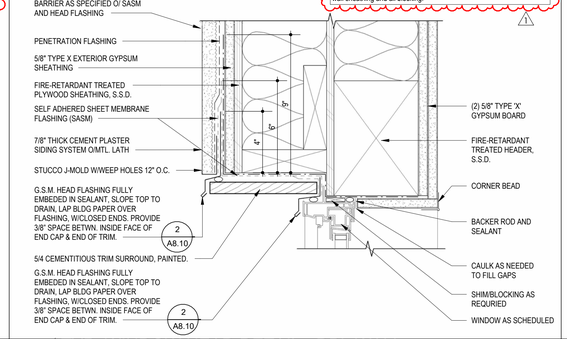
SEE SHEET BE6.01 FOR FLASHING SEQUENCE
SEE DETAIL 3/BE6.02 FOR WATERPROOFING INFORMATION



12 STOREFRONT - HEAD @ BRICK VENEER

3" = 1'-0"

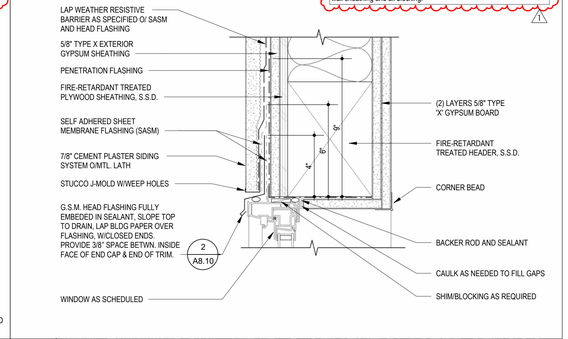
SEE SHEET BE6.01 FOR FLASHING SEQUENCE SIM.
SEE DETAIL 3/BE6.02 FOR WATERPROOFING INFORMATION SIM.



8 TYP. WINDOW HEAD DETAIL - DBL WALL

3" = 1'-0"

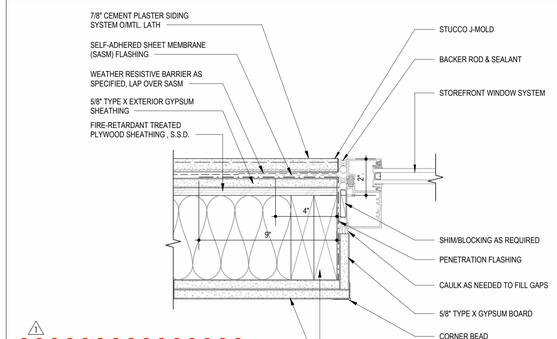
SEE SHEET BE5.03 FOR FLASHING SEQUENCE
SEE DETAIL 3/BE5.04 FOR WATERPROOFING INFORMATION



4 NAIL FIN WINDOW - HEAD @ CEMENT PLASTER STUCCO

3" = 1'-0"

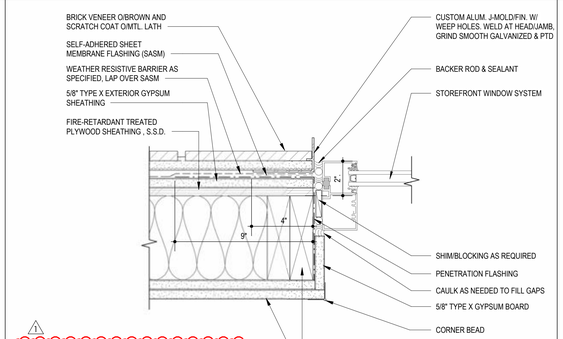
SEE SHEET BE5.01 FOR FLASHING SEQUENCE
SEE DETAIL 3/BE5.02 FOR WATERPROOFING INFORMATION



15 STOREFRONT - JAMB @ STUCCO

3" = 1'-0"

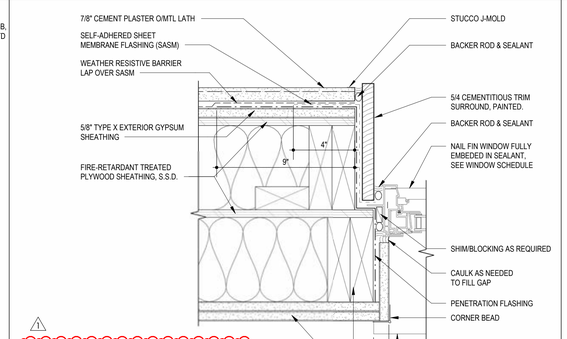
SEE SHEET BE6.01 FOR FLASHING SEQUENCE
SEE DETAIL 2/BE6.02 FOR WATERPROOFING INFORMATION



11 STOREFRONT - JAMB @ BRICK VENEER

3" = 1'-0"

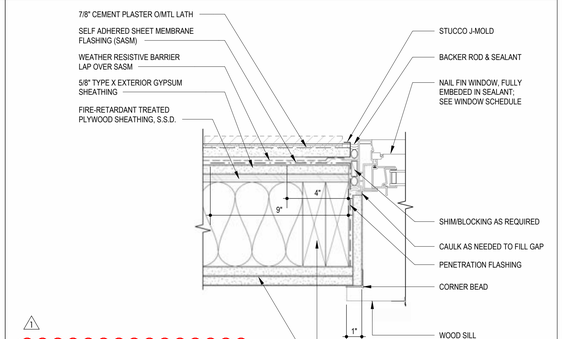
SEE SHEET BE6.01 FOR FLASHING SEQUENCE SIM.
SEE DETAIL 2/BE6.02 FOR WATERPROOFING INFORMATION SIM.



7 TYP. WINDOW JAMB DETAIL - DBL WALL

3" = 1'-0"

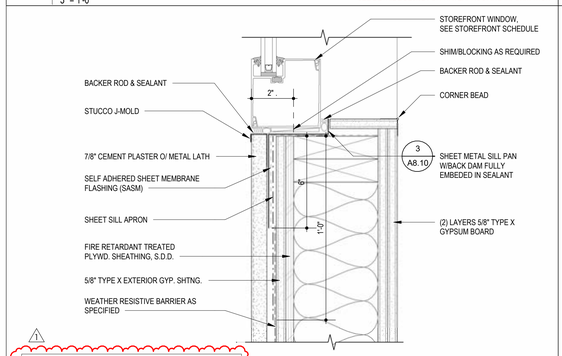
SEE SHEET BE5.03 FOR FLASHING SEQUENCE
SEE DETAIL 2/BE5.04 FOR WATERPROOFING INFORMATION



3 NAILFIN WINDOW - JAMB @ STUCCO (BRICK SIM.)

3" = 1'-0"

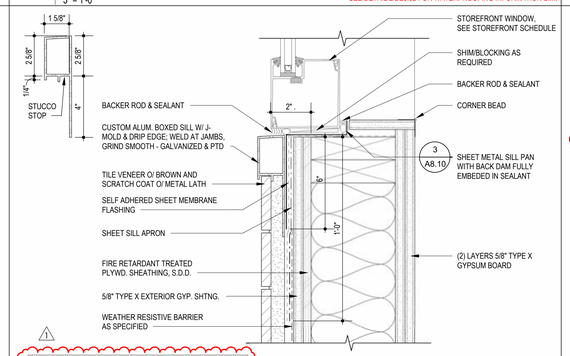
SEE SHEET BE5.01 FOR FLASHING SEQUENCE
SEE DETAIL 2/BE5.02 FOR WATERPROOFING INFORMATION



14 STOREFRONT - SILL @ STUCCO

3" = 1'-0"

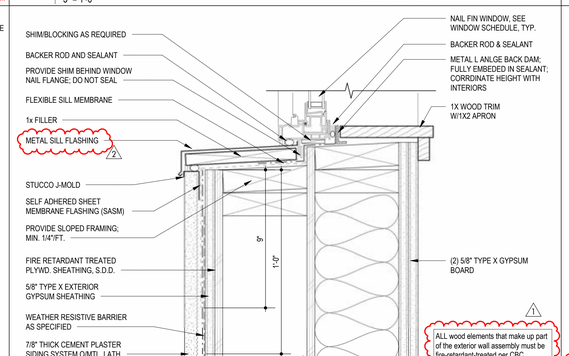
SEE SHEET BE6.01 FOR FLASHING SEQUENCE
SEE DETAIL 1/BE6.02 FOR WATERPROOFING INFORMATION



10 STOREFRONT - SILL @ BRICK VENEER

(STUCCO SIM.)
3" = 1'-0"

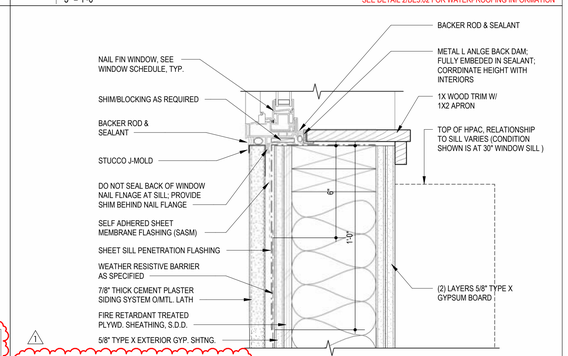
SEE SHEET BE6.01 FOR FLASHING SEQUENCE SIM.
SEE DETAIL 1/BE6.02 FOR WATERPROOFING INFORMATION SIM.



6 TYP. WINDOW SILL DETAIL - DBL WALL

3" = 1'-0"

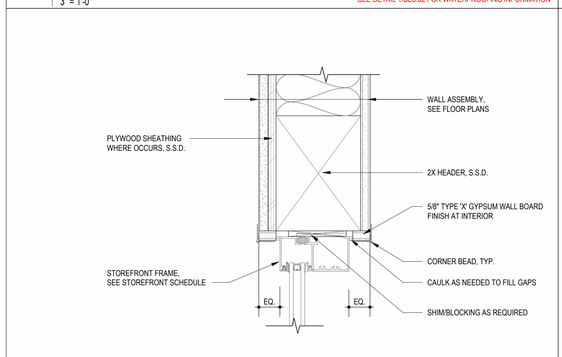
SEE SHEET BE5.03 FOR FLASHING SEQUENCE
SEE DETAIL 1/BE5.04 FOR WATERPROOFING INFORMATION



2 NAILFIN WINDOW - SILL @ STUCCO

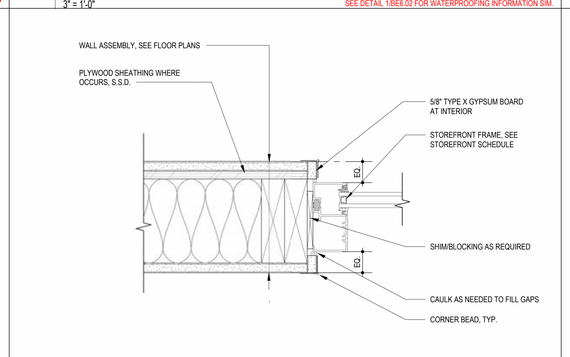
3" = 1'-0"

SEE SHEET BE5.01 FOR FLASHING SEQUENCE
SEE DETAIL 1/BE5.02 FOR WATERPROOFING INFORMATION



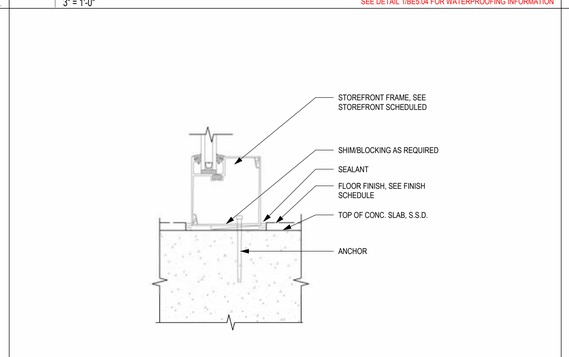
13 STOREFRONT - HEAD @ INTEROR GWB

3" = 1'-0"



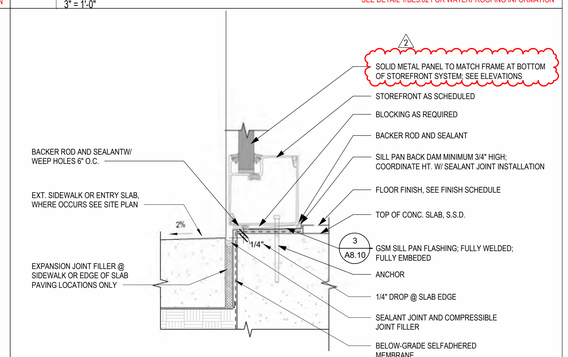
9 STOREFRONT - JAMB @ INTERIOR GWB

3" = 1'-0"



5 STOREFRONT - SILL (INTERIOR)

3" = 1'-0"



1 STOREFRONT - SILL (EXTERIOR)

3" = 1'-0"

SEE SHEET BE6.01 FOR FLASHING SEQUENCE
SEE DETAIL 6/BE3.02 FOR WATERPROOFING INFORMATION

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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(510) 925-1908

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PLAN CHECK RESUBMITTAL #1	03/15/2024
2	INTERNAL COORDINATION	03/15/2024

PROJECT NO.
LCA-371

SCALE
3" = 1'-0"

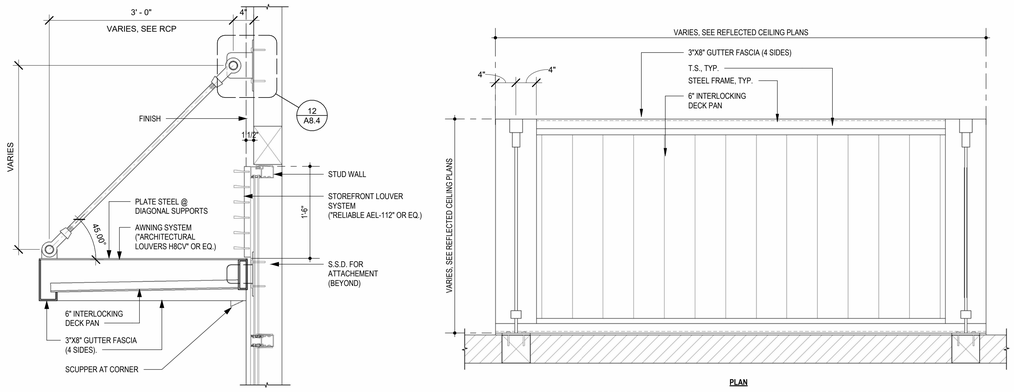
DRAWN: Author
CHECKED: Checker

DATE
MARCH 15, 2024
PLAN CHECK #1

SHEET TITLE
WINDOW DETAILS

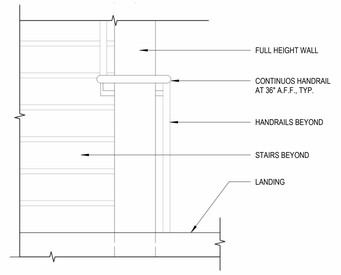
SHEET NO.
A8.8

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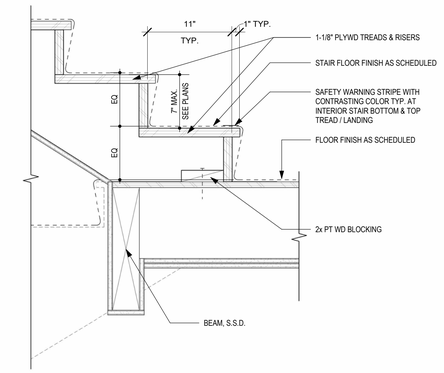
12 AWNING DETAIL AT STOREFRONT W/ LOUVERS

1" = 1'-0"



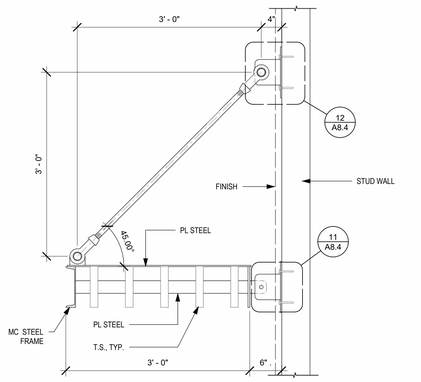
7 HANDRAIL ELEVATION AT LANDING

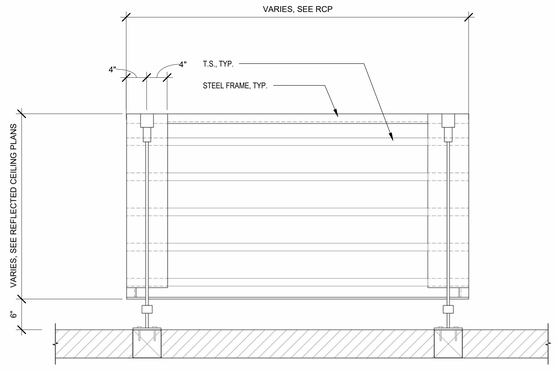
1" = 1'-0"



3 WD. FRAMED STAIR AT MID-LEVEL LANDING

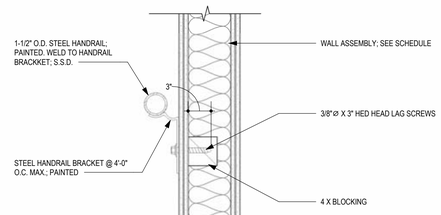
1 1/2" = 1'-0"





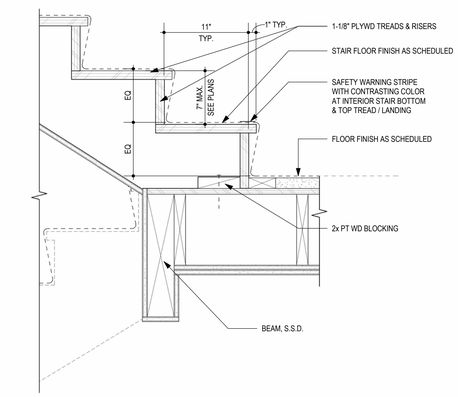
11 AWNING DETAIL - PRIVACY SCREENS

1" = 1'-0"



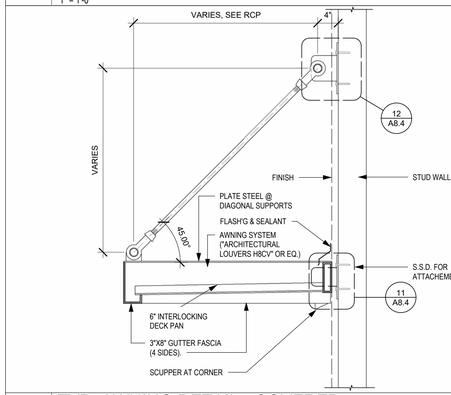
6 HANDRAIL SECTION

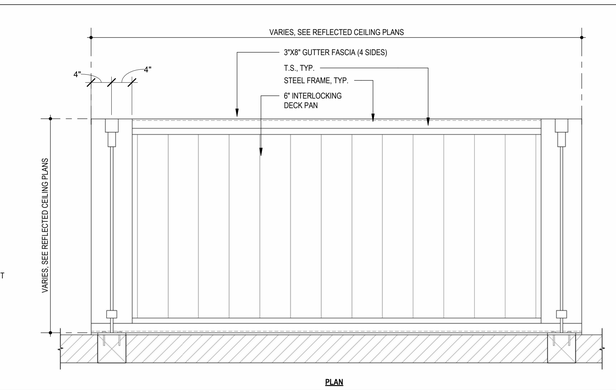
1 1/2" = 1'-0"



2 WD. FRAMED STAIR AT MAIN LEVEL LANDING

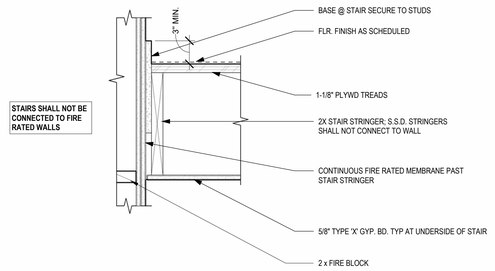
1 1/2" = 1'-0"





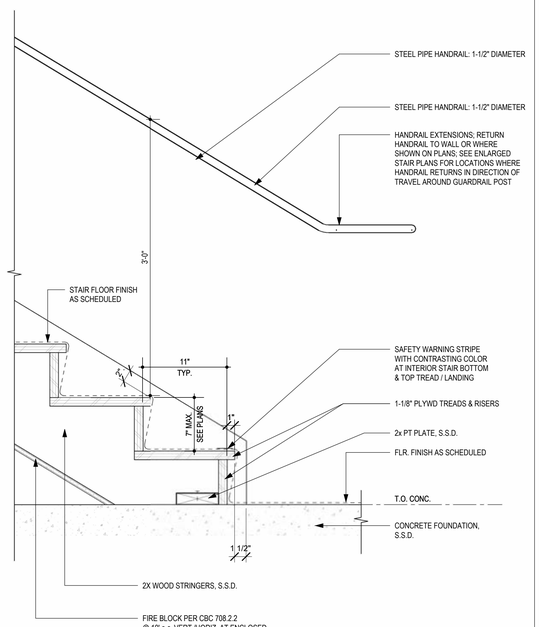
10 TYP. AWNING DETAIL - COVERED

1" = 1'-0"



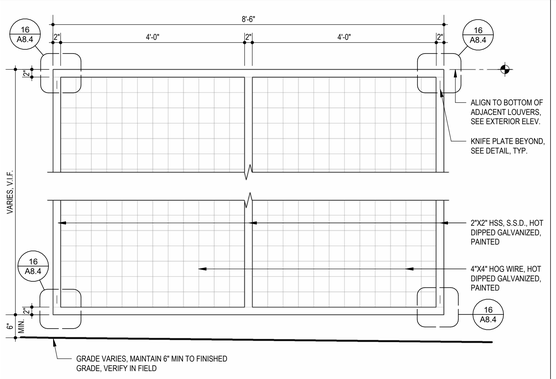
5 STRINGER AT BRACED WALL

1 1/2" = 1'-0"



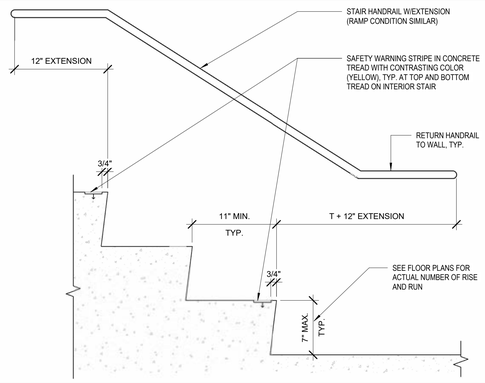
1 WOOD FRAMED STAIR AT 1ST LEVEL - TOP OF SLAB

1 1/2" = 1'-0"



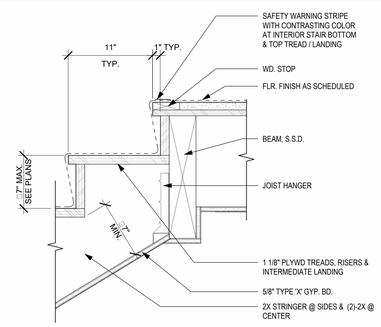
9 METAL WALL TRELLIS ELEVATION

3/4" = 1'-0"



8 STAIR AND HANDRAIL AT STAIRWELL 1

1 1/2" = 1'-0"



4 WD. FRAMED STAIR AT MAIN LANDING - TOP

1 1/2" = 1'-0"

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LICENSED ARCHITECT
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C 31810
REN: 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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(510) 925-1908

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

SUBMITTAL SET	DATE
BUILDING PERMIT SUBMITTAL	12/15/2023

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO.
LCA-371

SCALE
As indicated

DRAWN: Author
CHECKED: Checker

DATE
MARCH 15, 2024
PLAN CHECK #1

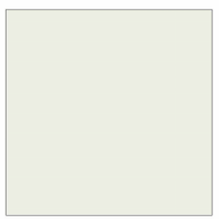
SHEET TITLE
STAIR AND MISC. METAL DETAILS

SHEET NO.
A8.14





S1 SIDING 1
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: STILLWATER (1650)



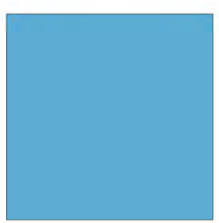
S2 SIDING 2
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)



S3 SIDING 3
STUCCO SIDING
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-1970)



S4 SIDING 4
BRICK VENEER
MNFR: ENDICOTT
COLOR: MANGANESE IRONSPOT



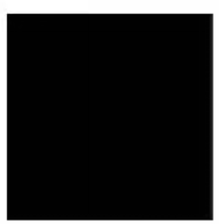
S5 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BM BLUE BELL ISLAND (782)



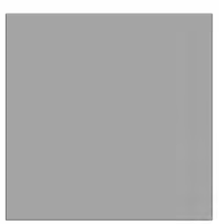
S6 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: FRUIT PUNCH (140)



S7 ARCHITECTURAL ELEMENTS
STUCCO COLOR
PAINT: BENJAMIN MOORE
COLOR: BLACK (2132-10)



W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK



W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM



L1 LIGHTING
HINKLEY
LUNA WALL SCONE 16" TALL
COLOR: BRONZE



L2 LIGHTING
WAC LIGHTING
RUBIX WALL MOUNT
COLOR: BLACK

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LEFT COAST ARCHITECTURE
JETT LANDSCAPE ARCHITECTURE + DESIGN
cbg

RIAZ CAPITAL

SHEET TITLE
MATERIAL BOARD

DATE
MARCH 15, 2024
PLAN CHECK #1

PROJECT DATA

CITY OF BERKELEY ZONING

		PERMITTED / REQUIRED	PERMITTED WITH A USE PERMIT	CODE REFERENCE	PROVIDED IN BASE PROJECT	PROPOSED (W/20% DENSITY BONUS)	COMMENTS
BUILDING INFO.	NUMBER OF DWELLING UNITS:	N/A	N/A		126	144	
	NUMBER OF BEDROOMS:	N/A	N/A		201	223	
	COMMERCIAL AREA:	N/A	N/A		[illegible] SF	+/-1,550 SF**	** PROPOSED COMMERCIAL AREA = 1,550 SF
FLOOR AREA & COVERAGE	LOT AREA:	27,042 SF (.6 acres)	27,042 SF (.6 acres)				
	GROSS FLOOR AREA:	81,126 SF	N/A				
	RESIDENTIAL FLOOR AREA:	N/A	N/A				
	BUILDING FOOTPRINT:	27,024 SF	N/A				
	LOT COVERAGE:	100%	100%				
	PROJECT FAR:	MAXIMUM 3 : 1	N/A	TABLE 23.204-8			
SETBACKS & OPEN SPACE	FRONT YARD SETBACK: (TELEGRAPH AVENUE)	0 FT	0 FT	TABLE 23.204-3 & TABLE 23.204 (FRONT LINE DETERMINATION)			
	STREET SIDE YARD SETBACK: (WEBSTER STREET)	10 FT (SAME AS R-2)	10 FT (SAME AS R-2)	TABLE 23.204-3			
	INTERIOR SIDE YARD SETBACK:	0 FT	0 FT	TABLE 23.204-3			
	REAR YARD SETBACK:	10 FT OR 10% OF LOT DEPTH (WHICHEVER IF LOWER)	10 FT OR 10% OF LOT DEPTH (WHICHEVER IF LOWER)	TABLE 23.204-3	10 FT	6FT	
	BUILDING SEPARATION:	0 FT (NO MINIMUM)	N/A	TABLE 23.204-8	22'-3"FT	39'-1"FT	
	USABLE OPEN SPACE:	200 SF / UNIT	0	TABLE 23.204-8	25,200 SF (200 SF X 126 UNITS = 25,200 SF MIN)	5,226 SF (200 SF X 144 UNITS = 28,800 SF MIN)	
HEIGHT	BUILDING HEIGHT:	40 FT	50 FT*	TABLE 23.204-8	49 FT	63.0 FT**	* PER THE AUGUST 21, 2021 MEMORANDUM FROM STEVE BUCKLEY, CITY PLANNING MANAGER, APPROVAL OF THE UP (PH) MAXIMUM HEIGHT OF 50 FT IS ASSUMED UNDER THE "BASE PROJECT" DENSITY. ** DENSITY BONUS WAIVER / CONCESSION
	BUILDING STORIES:	3	4*	TABLE 23.204-8	4	5	
PARKING	RESIDENTIAL VEHICULAR NO MINIMUM	0 SPACES	0 SPACES	TABLE 23.322-2	0 SPACES	0 SPACES	
	NON-RESIDENTIAL VEHICULAR	0 SPACES	0 SPACES	TABLE 23.322-2	2 SPACES	0 SPACES	
	RESIDENTIAL BIKE LONG TERM: (1 SPACE PER 3 BEDROOMS)	X BEDROOMS / 3 = X SPACES	N/A	TABLE 23.322-10	201 BEDROOMS / 3 = 67 SPACES	223 BEDROOMS / 3 = 75 SPACES	
	SHORT TERM: (1 SPACE PER 40 BEDROOMS)	X BEDROOMS / 40 = X SPACES	N/A	TABLE 23.322-10	201 BEDROOMS / 40 = 5 SPACES	223 BEDROOMS / 40 = 6 SPACES	
	COMMERCIAL BIKE SHORT TERM: (1 SPACE PER 2,000SF)	X SF / 2,000 SF = X SPACES	0	TABLE 23.322-10	762 SF / 2,000 SF = 1 SPACE	1,550 SF / 2,000 SF = 1 SPACE	

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

June 8, 2023

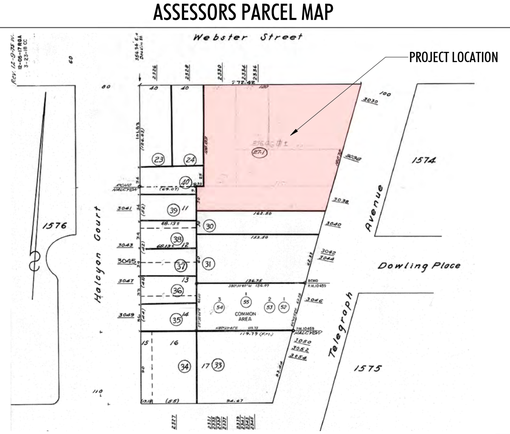
DATE

* Findings and Conditions Attached

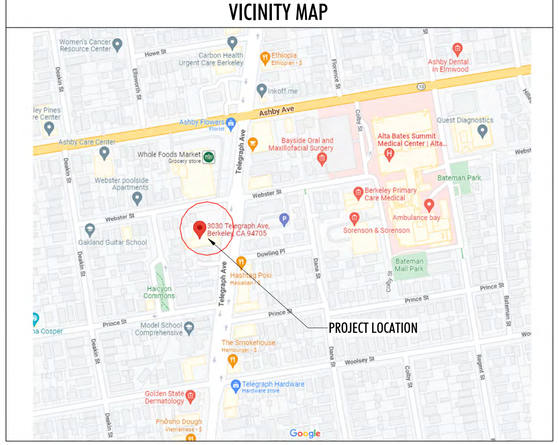
RENDERING



ASSESSORS PARCEL MAP



VICINITY MAP



SITE ZONING INFORMATION

ZONING DISTRICT:	C-C Corridor Commercial District (23.204.050)
LOT AREA:	+/-27,042 sf (.6 acres)
DOWNTOWN ARTS DISTRICT OVERLAY:	NO
EARTHQUAKE FAULT RUPTURE ZONE:	NO
LANDSLIDE HAZARD ZONE:	NO
LIQUEFACTION HAZARD ZONE:	NO
FLOOD ZONE:	NO
UN-REINFORCED MASONRY BUILDING :	NO
LANDMARKS OR STRUCTURE OF MERIT:	NO
FIRE ZONE:	1
CREEK BUFFER:	NO
FLOOD ZONE (100-YEAR OR 1%):	NO
REDEVELOPMENT AREA:	NO
COMMERCIAL DISTRICTS WITH USE QUOTAS:	NO



PROJECT INFORMATION

PROJECT SCOPE:

PROPOSED PROJECT INVOLVES DEMOLITION OF EXISTING 9,993 SQUARE FOOT MEDICAL OFFICE BUILDING AND 2 RESIDENTIAL BUILDINGS EACH WITH 2 VACANT APARTMENTS (4 UNITS TOTAL).

NEW CONSTRUCTION OF A 5-STORY, 94,664 SQUARE FOOT RESIDENTIAL APARTMENT BUILDING WITH 144 UNITS. THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS AND INCLUDE 7 UNITS AT VERY LOW INCOME. THE PROJECT WILL INCLUDE 4 RESTRICTED UNITS AS REPLACEMENT OF THE EXISTING. PER SB330 GUIDELINES. THE PROJECT SEEKS ASSOCIATED WAIVERS AND CONCESSIONS FOR NON-RESIDENTIAL PARKING, OPEN SPACE, AND SETBACKS.

SITE LOCATION:
3030 TELEGRAPH AVENUE, 2330, 2334 AND 2336 WEBSTER STREET
BERKELEY, CA

SITE APN:
52-1576-27-1

PARCEL ID:
052 157602701

BUILDING INFORMATION:
OCCUPANCY: R-2 / A-2 / S-2
CONSTRUCTION TYPE: TYPE III-A
EXTERIOR WALLS: 2-HR
SPRINKERLED: YES
ELEVATOR: YES

PROJECT DIRECTORY

OWNER / DEVELOPER:
RIAZ CAPITAL
2744 11TH STREET
OAKLAND, CA 94601

CONTACT: LISA VILHAUER
PHONE: (925) 858-4724
EMAIL: lvilhauer@riazcapital.com

ARCHITECT:
LEFT COAST ARCHITECTURE INC.
3800 MOUNT DIABLO BLVD., SUITE 200
LAFAYETTE, CA 94549

CONTACT: SCOTT THOMSEN
PHONE: (925) 297-5688
EMAIL: scott@leftcoastarch.com

CIVIL:
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583

CONTACT: ANGELO OBERTELLO, P.E.
PHONE: (925) 866-0322 x268
EMAIL: aobertello@cbandg.com

LANDSCAPE ARCHITECT:
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATER SQUARE, SUITE 218
ORINDA, CA 94563

CONTACT: JESSE MARKMAN
PHONE: (925) 254-5422
EMAIL: jessem@jett.land

SHEET INDEX

GENERAL
A-0.0 GENERAL INFORMATION
A-0.1 VICINITY MAP AND CONTEXT
A-0.2 EXISTING SITE PLAN/DEMO PLAN
A-0.3 LOT COVERAGE CALCS

CIVIL
1 A.L.T.A. / SURVEY
C1.0 GRADING & DRAINAGE PLAN
C2.0 UTILITY PLAN
C3.0 STORMWATER CONTROL PLAN
C4.0 SECTIONS & DETAILS

LANDSCAPE
L1 SCHEMATIC LANDSCAPE PLAN
L2 LANDSCAPE PRECEDENT IMAGES
L3 PRELIMINARY PLANT IMAGES, PLANTING & IRRIGATION NOTES
L4 PRELIMINARY PLANTING PLAN & EXISTING TREE MAP
L5 PRELIMINARY IRRIGATION PLAN & CALCULATIONS
L6 LANDSCAPE OPEN SPACE PLAN & CALCULATIONS

BASE PROJECT
A-1.0 BASE PROJECT INFO.
A-1.1 1ST LEVEL FLOOR PLAN
A-1.2 2ND LEVEL FLOOR PLAN
A-1.3 3RD LEVEL FLOOR PLAN
A-1.4 4TH LEVEL FLOOR PLAN
A-1.5 ROOF PLAN

DENSITY BONUS PROJECT
A-2.0 DENSITY BONUS INFO.
A-2.1 SITE PLAN
A-2.2 1ST LEVEL FLOOR PLAN
A-2.3 2ND LEVEL FLOOR PLAN
A-2.4 3RD LEVEL FLOOR PLAN
A-2.5 4TH LEVEL FLOOR PLAN
A-2.6 5TH LEVEL FLOOR PLAN
A-2.7 ROOF PLAN
A-3.1 EXTERIOR ELEVATIONS
A-3.2 EXTERIOR ELEVATIONS
A-3.3 EXTERIOR ELEVATIONS
A-3.4 EXTERIOR ELEVATIONS
A-3.5 RENDERINGS
A-3.6 RENDERINGS
A-4.1 BUILDING SECTION
A-4.2 BUILDING SECTION
A-4.3 BUILDING SECTION
A-5.1 ENLARGED UNIT PLANS
A-5.2 ENLARGED UNIT PLANS
A-6.1 LIGHTING PLAN
A-7.1 STREET STRIP ELEVATIONS
A-7.2 STREET STRIP ELEVATIONS
A-8.1 SHADOW STUDY (12/21)
A-8.2 3D SHADOW STUDY 12/21
A-8.3 SHADOW STUDY (6/21)
A-8.4 3D SHADOW STUDY 6/21
A-8.5 SHADOW STUDY (11/23)
A-8.6 3D SHADOW STUDY 11/23
A-8.7 EXISTING SHADOW STUDY
A-9.1 ARCHITECTURAL DETAILS

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

LICENSED ARCHITECT SCOTT C. THOMSEN C 31810 REN: 10-31-2023 STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAYFAYETTE, CA 94549
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(925) 254-5422 jett.land.com

RIAZ CAPITAL
2744 E.11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
GENERAL INFORMATION

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
12" = 1'-0"

A-0.0

LEGEND

1. EXISTING STREET TREES, 7 TOTAL, REPLACE WITH (N) STREET TREES, SPECIES SELECTION TO BE APPROVED BY CITY URBAN FORESTRY UNIT, TYP. SEE SHEET L4 FOR ALL EXISTING TREES
2. BIKE RACK PER CITY STANDARDS, TYP 4 TOTAL (8 BIKE PARKING SPACES)
3. (N) STREET TREE IN 4'X10' PLANTER, TYP, 4 TOTAL
4. (N) STREET TREE IN 4' WIDE PLANTER STRIP ALONG WEBSTER STREET, TYP, 3 TOTAL
5. MINI-PLAZA WITH PLANTER AND SEATING
6. ENHANCED CONCRETE AT BUILDING ENTRIES ALONG TELEGRAPH AVENUE
7. POTTED PLANTS, 6 TOTAL, TYP
8. MAINTENANCE GATE
9. STORMWATER PLANTER, TYP
10. 6-FOOT HIGH RESIDENT ACCESS & EGRESS GATE
11. 6-FOOT HIGH WOOD GOOD NEIGHBOR FENCE WITH 2-FOOT LATTICE, TYP
12. SCREEN PLANTING, TYP
13. OVERHEAD TRELLIS WITH COUCH, COFFEE TABLE, & LOUNGE CHAIRS
14. OVERHEAD TRELLIS WITH BBQ/KITCHEN AND BAR HEIGHT COUNTER
15. BIKE STORAGE, 40 BIKE PARKING SPACES
16. BIKE REPAIR STATION
17. PALM GROVE
18. PERMEABLE PAVERS IN COURTYARDS
19. GATHERING AREA WITH TABLES, COUCHES, & GAMES
20. OUTDOOR FITNESS ZONE
21. NEW SIDEWALK



3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

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SHEET TITLE
SCHEMATIC LANDSCAPE PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE

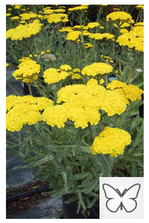
L1








TREES







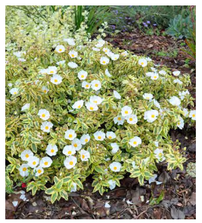











SHRUBS




GROUNDCOVER



VINES





STORMWATER

GENERAL PLANTING AND IRRIGATION NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 85% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD LIFE SUPPORTING

DENOTES BUTTERFLY POLLINATED SPECIES

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

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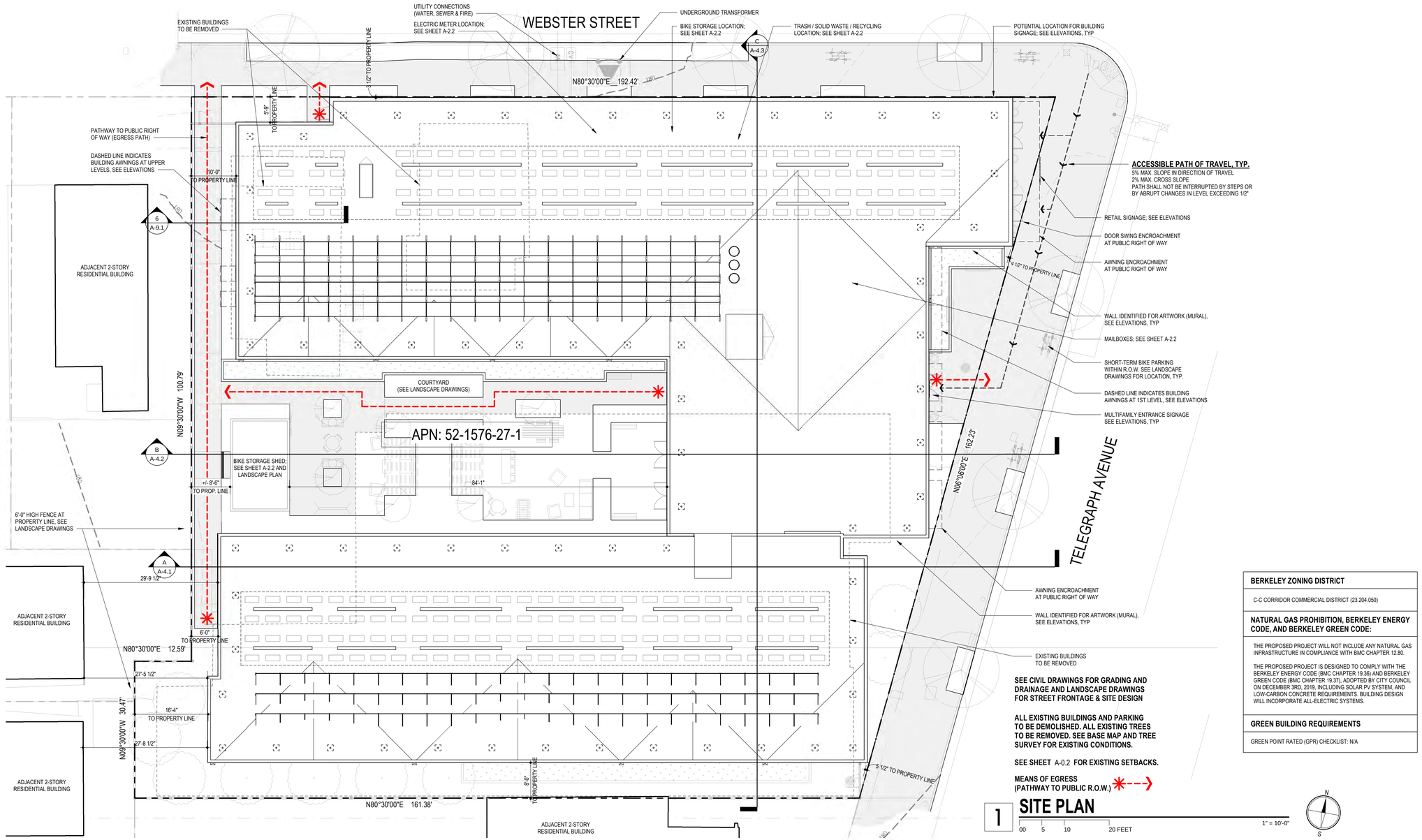
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2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
PRELIMINARY PLANT IMAGES, PLANTING & IRRIGATION NOTES

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE

L3



BERKELEY ZONING DISTRICT
C-C CORRIDOR COMMERCIAL DISTRICT (23.204.050)
NATURAL GAS PROHIBITION, BERKELEY ENERGY CODE, AND BERKELEY GREEN CODE:
THE PROPOSED PROJECT 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 CITY COUNCIL ON DECEMBER 3RD, 2019, INCLUDING SOLAR PV SYSTEM, AND LOW-CARBON CONCRETE REQUIREMENTS. BUILDING DESIGN WILL INCORPORATE ALL-ELECTRIC SYSTEMS.
GREEN BUILDING REQUIREMENTS
GREEN POINT RATED (GPR) CHECKLIST: N/A

3030 TELEGRAPH AVE.

BERKELEY, CA

ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
EXP. REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
SITE PLAN

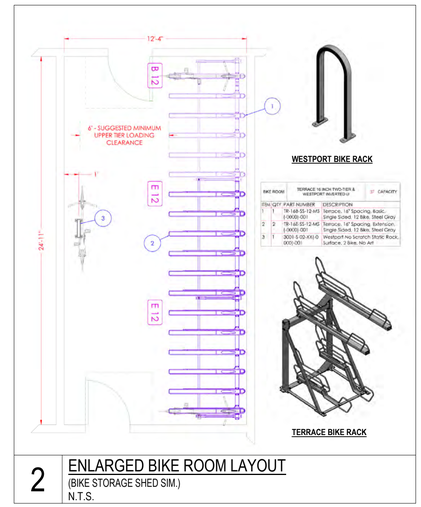
DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-2.1



1 1ST LEVEL FLOOR PLAN
00 5 10 20 FEET
1" = 10'-0"



2 ENLARGED BIKE ROOM LAYOUT
(BIKE STORAGE SHED SIM.)
N.T.S.

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT SCOTT C. THOMSEN C-31810 REN: 10-31-2023 STATE OF CALIFORNIA

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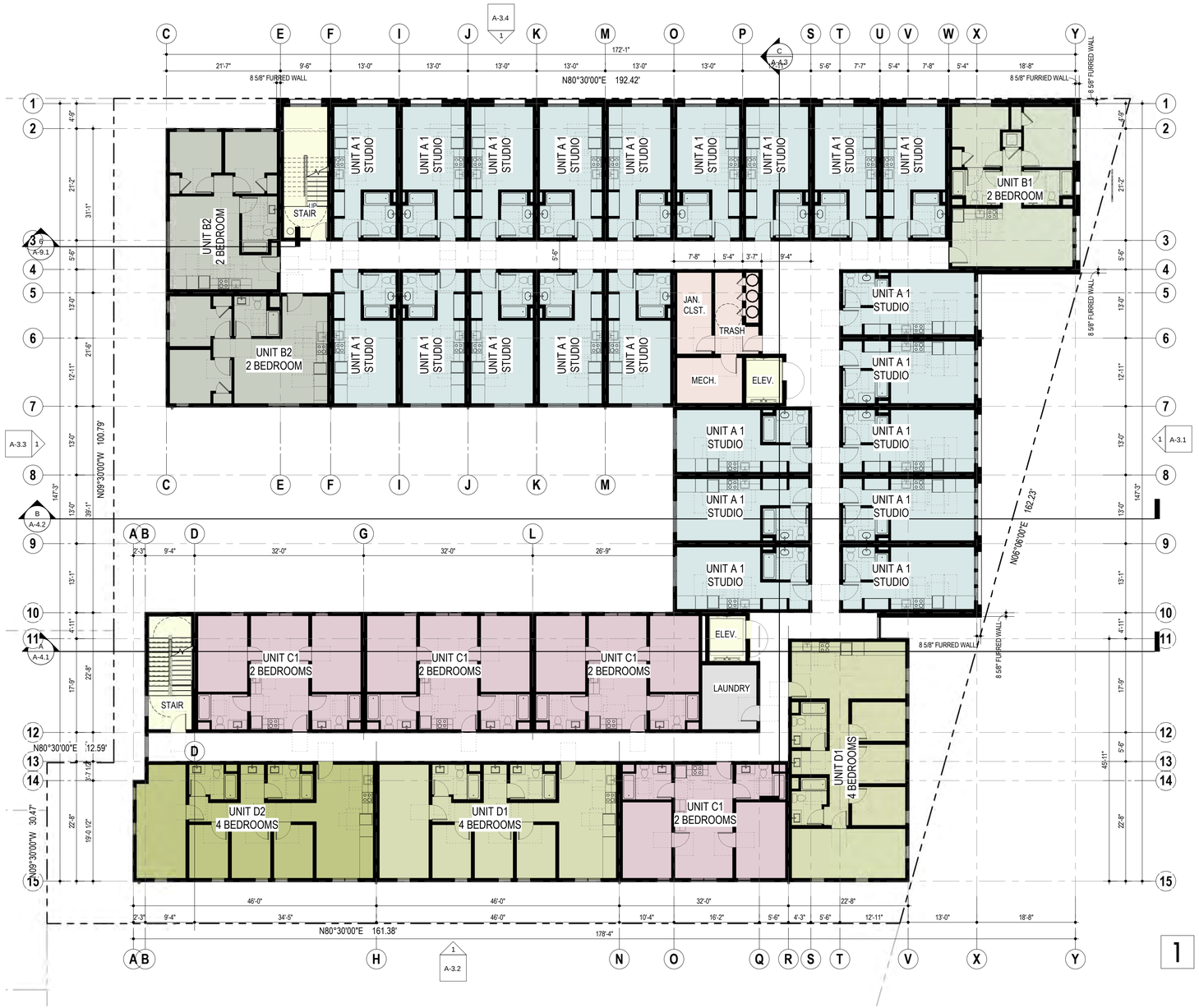
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(510) 925-1908 riazcapital.com

SHEET TITLE
1ST LEVEL FLOOR PLAN

DATE MAY 24, 2023
PLANNING RESUBMISSION

SCALE As indicated

A-2.2



1 **2ND LEVEL T.O. PLYWD.**

00 5 10 20 FEET

1" = 10'-0"

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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SHEET TITLE
2ND LEVEL FLOOR PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-2.3



1 3RD LEVEL T.O. PLYWD.

1" = 10'-0"

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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JETT
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SHEET TITLE
3RD LEVEL FLOOR PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-2.4



1 4TH LEVEL T.O. PLYWD.

1" = 10'-0"

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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RIAZ CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
4TH LEVEL FLOOR PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-2.5



1 5TH LEVEL T.O. PLYWD.

1" = 10'-0"

00 5 10 20 FEET

N S

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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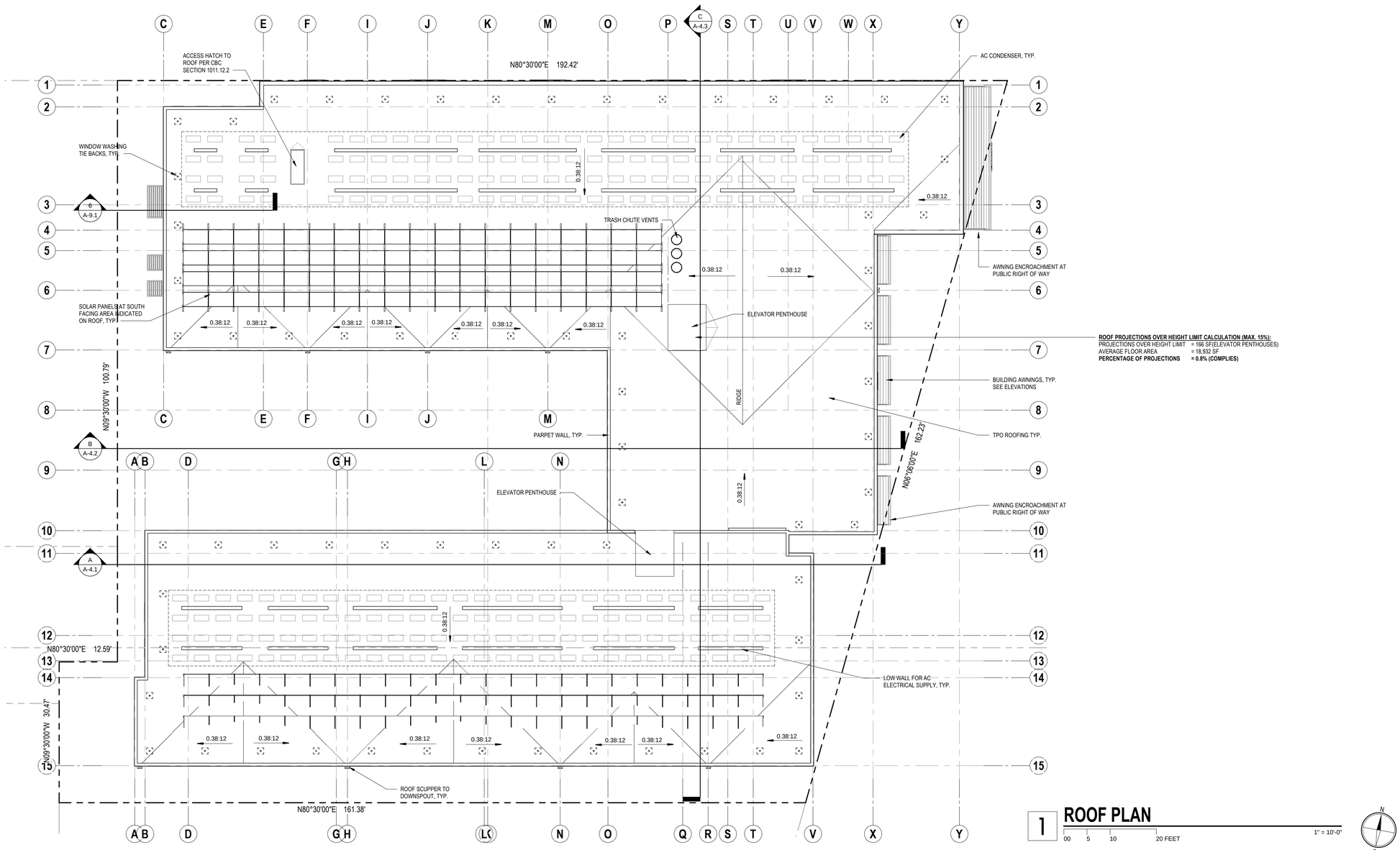
RIAZ
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2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
5TH LEVEL FLOOR PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-2.6



1 ROOF PLAN
1" = 10'-0"

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
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SHEET TITLE
ROOF PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-2.7

S1 SIDING 1
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-710)

S2 SIDING 2
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: POLO BLUE (2062-10)

S4 SIDING 4
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: BLUE BELL ISLAND (782)

A1 ARCHITECTURAL ELEMENTS
COLOR: BM BLUE BELL ISLAND (782)

A2 DOWNSPOUT
PAINTED METAL
COLOR: POLO BLUE (2062-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
ATLANTIS WALL SCONE 36" TALL
COLOR: BLACK

L2 LIGHTING
PHILIPS GARDCO LIGHTING
104 LED WALL SCONCE
COLOR: BLACK

COLORS AND MATERIAL LEGEND

N.T.S.



1 EAST ELEVATION (TELEGRAPH AVE.)
1/8" = 1'-0"
00 04 08 16 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

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C 31810
REN: 10-31-2023
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SHEET TITLE
EXTERIOR ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-3.1

S1 SIDING 1
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-710)

S2 SIDING 2
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: POLO BLUE (2062-10)

S4 SIDING 4
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: BLUE BELL ISLAND (782)

A1 ARCHITECTURAL ELEMENTS
COLOR: BM BLUE BELL ISLAND (782)

A2 DOWNSPOUT
PAINTED METAL
COLOR: POLO BLUE (2062-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

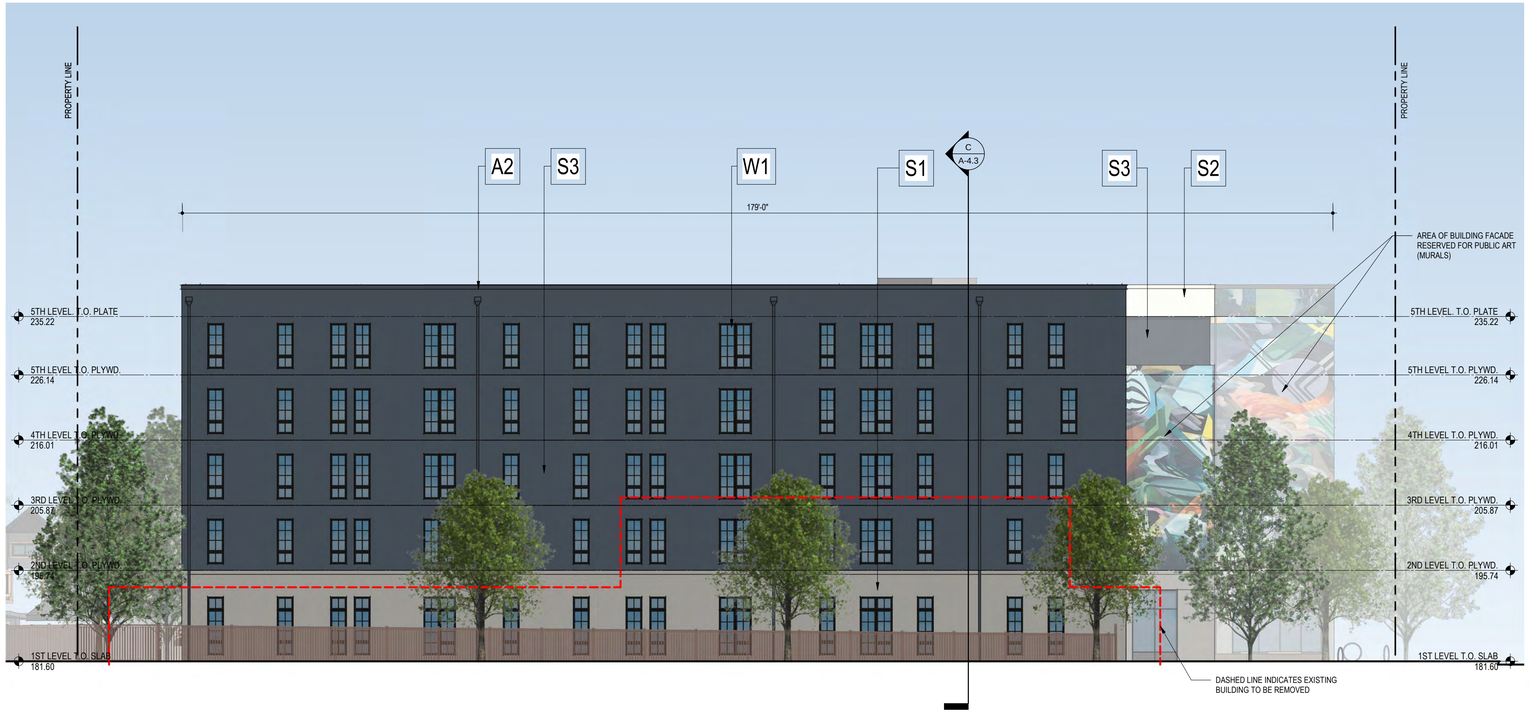
W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
ATLANTIS WALL SCONE 36" TALL
COLOR: BLACK

L2 LIGHTING
PHILIPS GARDCO LIGHTING
104 LED WALL SCONCE
COLOR: BLACK

COLORS AND MATERIAL LEGEND

N.T.S.



1 SOUTH ELEVATION
1" = 10'-0"
00 5 10 20 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFTCOAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAFAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

cbg
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322 cbandg.com

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

RIAZ
CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
EXTERIOR ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-3.2

S1 SIDING 1
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-710)

S2 SIDING 2
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: POLO BLUE (2062-10)

S4 SIDING 4
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: BLUE BELL ISLAND (782)

A1 ARCHITECTURAL ELEMENTS
COLOR: BM BLUE BELL ISLAND (782)

A2 DOWNSPOUT
PAINTED METAL
COLOR: POLO BLUE (2062-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
ATLANTIS WALL SCONE 36" TALL
COLOR: BLACK

L2 LIGHTING
PHILIPS GARDCO LIGHTING
104 LED WALL SCONCE
COLOR: BLACK

COLORS AND MATERIAL LEGEND

N.T.S.



1 WEST ELEVATION

1" = 10'-0"

00 5 10 20 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
EXTERIOR ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-3.3

S1 SIDING 1
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: SECRET (AF-710)

S2 SIDING 2
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: WHITE DOVE (OC-17)

S3 SIDING 3
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: POLO BLUE (2062-10)

S4 SIDING 4
STUCCO SIDING SYSTEM
PAINT: BENJAMIN MOORE
COLOR: BLUE BELL ISLAND (782)

A1 ARCHITECTURAL ELEMENTS
COLOR: BM BLUE BELL ISLAND (782)

A2 DOWNSPOUT
PAINTED METAL
COLOR: POLO BLUE (2062-10)

W1 WINDOWS & DOORS 1
VPI QUALITY WINDOWS
COLOR: BLACK

W2 WINDOWS & DOORS 2
STOREFRONT SYSTEM
COLOR: ALUMINUM

L1 LIGHTING
HINKLEY
ATLANTIS WALL SCONE 36" TALL
COLOR: BLACK

L2 LIGHTING
PHILIPS GARDCO LIGHTING
104 LED WALL SCONCE
COLOR: BLACK

COLORS AND MATERIAL LEGEND

N.T.S.



1 NORTH ELEVATION (WEBSTER ST.)

1/8" = 1'-0"

00 04 08 16 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFTCOAST ARCHITECTURE
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SHEET TITLE
EXTERIOR ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-3.4







3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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SHEET TITLE
RENDERINGS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE

A-3.5







3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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LANDSCAPE ARCHITECTURE + DESIGN
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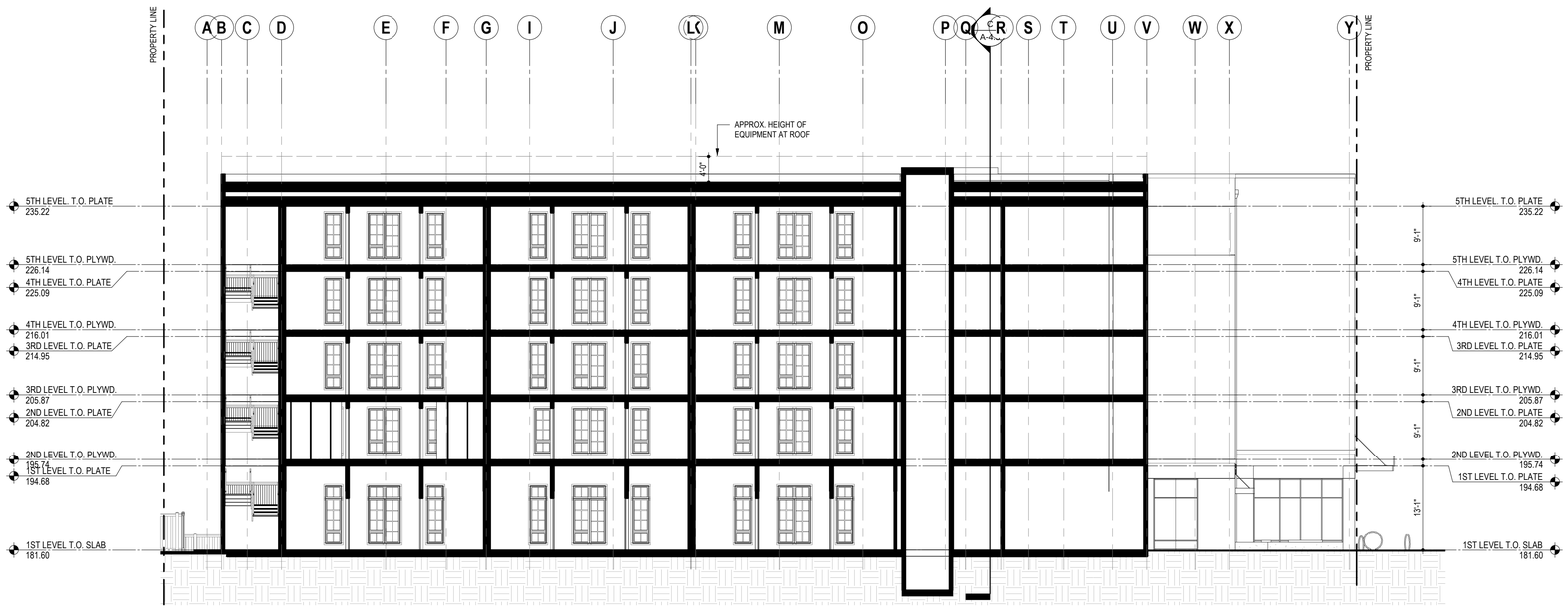
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SHEET TITLE
RENDERINGS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE

A-3.6



A SECTION A

00 05 10 20 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFTCOAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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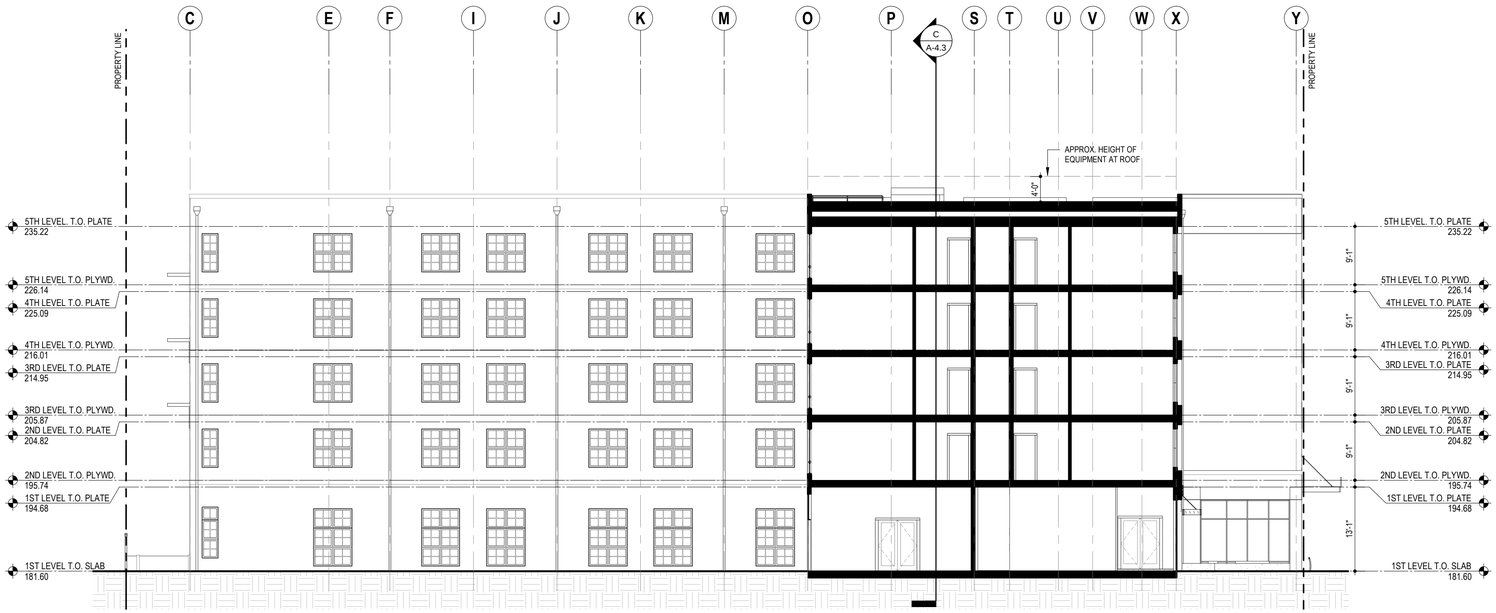
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SHEET TITLE
BUILDING SECTION

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-4.1



B SECTION B

00 05 10 20 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAYFAYETTE, CA 94549
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LANDSCAPE ARCHITECTURE + DESIGN
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(925) 254-5422 jett.land.com

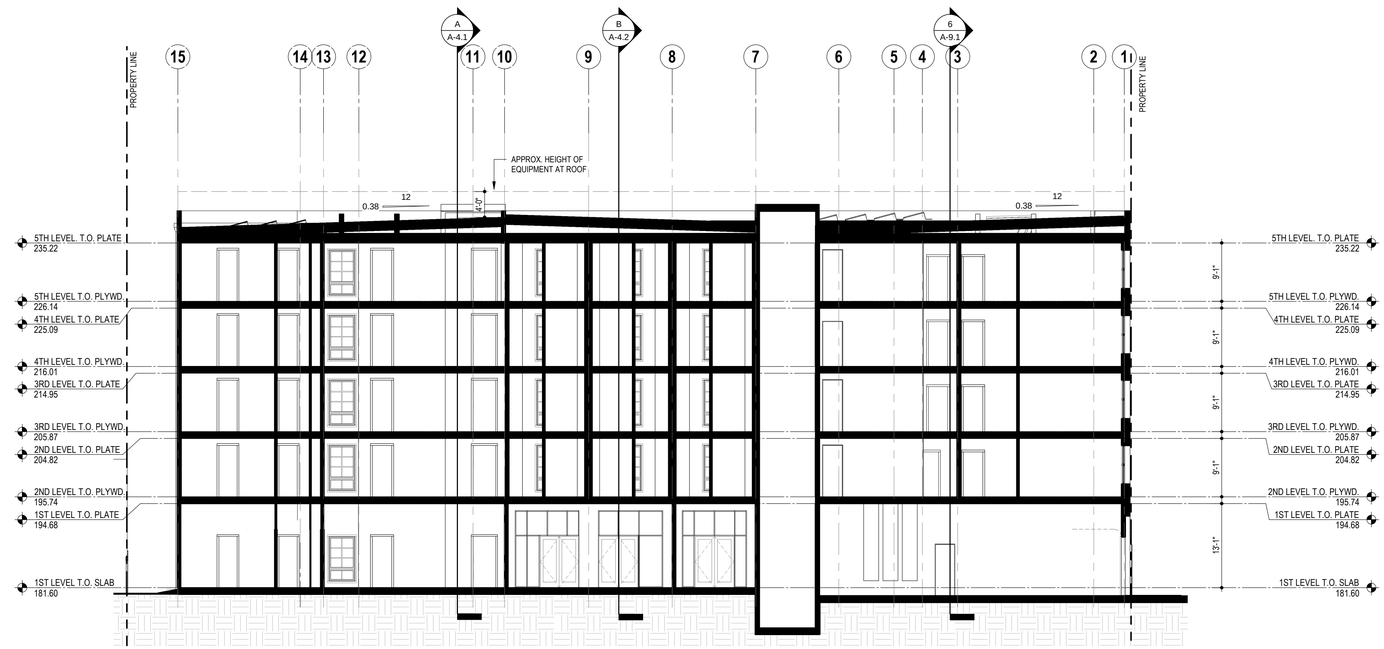
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SHEET TITLE
BUILDING SECTION

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-4.2



C SECTION C

00 05 10 20 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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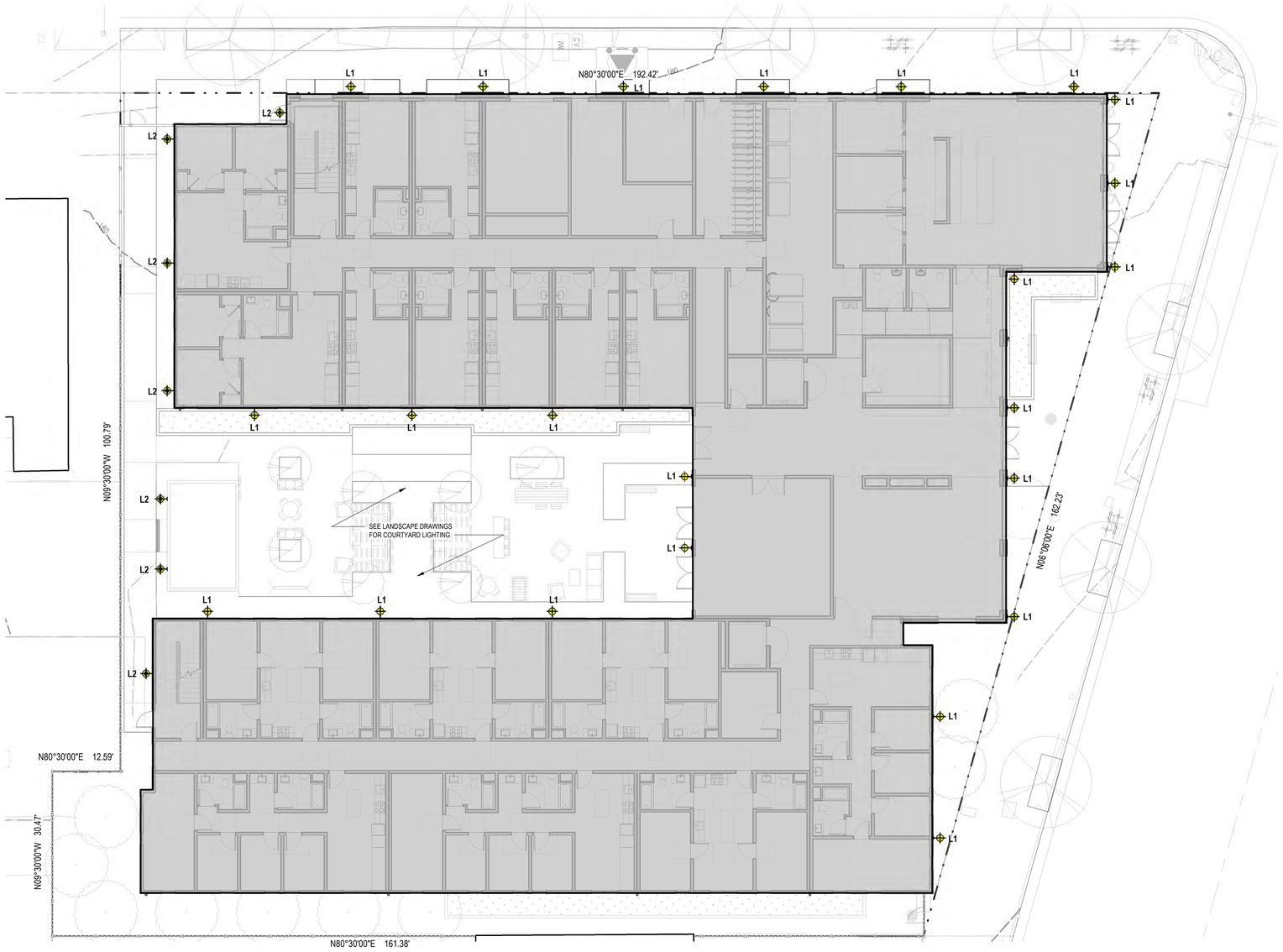
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SHEET TITLE
BUILDING SECTION

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1" = 10'-0"

A-4.3



1 LIGHTING PLAN
1/8" = 1'-0"
00 04 08 16 FEET

LIGHT FIXTURES

#	SYMBOL	DESCRIPTION
L1		**WALL MOUNTED (TYPICAL)** Manufacture: Hinkley Model: Atlantis Shade Size: 12"W X 36"H Color: Satin Black Lamp Type: LED Listing: ETL & cETL listed for wet locations
L2		**WALL MOUNTED (AT EGRESS COURT)** Manufacture: Philips Gardco Lighting Model: 104 LED Wall Sconce Shade Size: 18.25"x9"x7.25" Color: Black Lamp Type: LED Wet Listed: Yes





3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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SHEET TITLE
LIGHTING PLAN

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
As indicated

A-6.1



1 **EXISTING EAST ELEVATION (TELEGRAPH)**

1/16" = 1'-0"

00 08 16 32 FEET



2 **PROPOSED EAST ELEVATION (TELEGRAPH)**

1/16" = 1'-0"

00 08 16 32 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN: 10-31-2023
STATE OF CALIFORNIA

LEFTCOAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
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JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

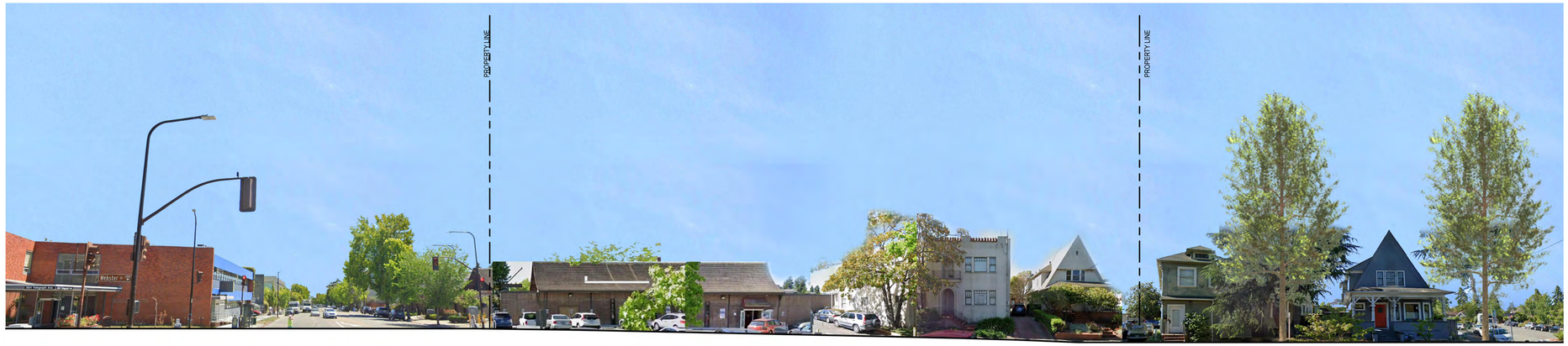
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SHEET TITLE
STREET STRIP ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1/16" = 1'-0"

A-7.1



1 **EXISTING NORTH ELEVATION (WEBSTER)**

1/16" = 1'-0"

00 08 16 32 FEET



2 **PROPOSED NORTH ELEVATION (WEBSTER)**

1/16" = 1'-0"

00 08 16 32 FEET

3030 TELEGRAPH AVE.

BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

LICENSED ARCHITECT
SCOTT C. THOMSEN
C 31810
REN: 10-31-2023
STATE OF CALIFORNIA

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SHEET TITLE
STREET STRIP ELEVATIONS

DATE
MAY 24, 2023
PLANNING RESUBMISSION

SCALE
1/16" = 1'-0"

A-7.2