

D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Decision
OCTOBER 21, 2024

2587 Telegraph Avenue

FINAL DESIGN REVIEW

Design Review #DRCF2024-0005 to demolish a two-story retail building and construct an eight-story (95-foot) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income Density Bonus Units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces.

I. Introduction

This 8-story mixed-use project is proposed in the C-T Telegraph Commercial District on the east side of Telegraph between Parker Street and Blake Street.

The project was last before the Design Review Committee on December 21, 2023 for Preliminary Design Review, where the Committee provided direction for further development of the West façade for Final Design Review, as well as other conditions and recommendations that are listed further on in this report. The Zoning Adjustments Board approved the Use Permit on February 22, 2024.

It is before the Design Review Committee this month for Final Design Review. The Committee is asked to review the final design of the West façade, building details, landscape design and colors and materials palette.

II. Background

The proposed project would involve the demolition of a two-story retail building and construction of a new eight-story (95 foot) 112,562 square-foot mixed-use residential development with 52 dwelling units, including six (6) Very Low Income (VLI) units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces. No parking spaces are proposed. The major components of the proposed mixed-use building are as follows:

- 52 dwelling units (units are a mix of 1-4 bedrooms - 219 bedrooms total)
- 2,903 square feet of ground floor commercial space
- 5,105 square feet of useable open space provided as roof decks, lounge areas and private balconies

- 2,633 square foot courtyard on the ground floor
- 1,020 square foot shared balcony on the third floor
- 2 roof terraces on the eighth floor (750 square feet and 740 square feet)
- 2,044 square foot fitness room
- Study pods on each floor
- 350 square foot amenity room on eighth floor
- 73 Long-Term and six (6) Short-Term bike parking spaces
- Five (5) new street trees on Telegraph

III. Project Setting

A. Neighborhood/Area Description:

The project site is located at 2587 Telegraph Avenue, north of Parker Street, south of Dwight Way and west of Regent Street. The project is located within the Telegraph Avenue Commercial (C-T) zoning district and within the Southside Area Plan. The project site is surrounded by a variety of commercial, retail and residential (in mixed uses buildings) uses to the north, south and west across Telegraph Avenue. The mixed-use residential buildings range in height from three (3) to six (6) stories. Directly to the east of the site, there are smaller apartment projects and single-family residences ranging in height from two (2) to three (3) stories. Bus stops are located to the north at Telegraph Avenue and Dwight Way, and to the south at Telegraph Avenue and Parker Street. The project is located 0.4 miles from the Downtown Berkeley BART station.

B. Site Conditions:

The project site is located on the east side of Telegraph Avenue. The parcel has 176 feet of frontage along Telegraph Avenue, and the width of the lot ranges between about 76 feet on the northern end to 113 on the southern end. The 18,870 square foot lot contains an existing 14,427 square foot commercial structure which contains six (6) commercial spaces. Some street parking is located in front of the project site on Telegraph Avenue. There is no vehicular access or driveways into the property. The project site does not contain protected, culverted, or historic creek beds and is not subject to seismic hazards.

Figure 1: Vicinity Map

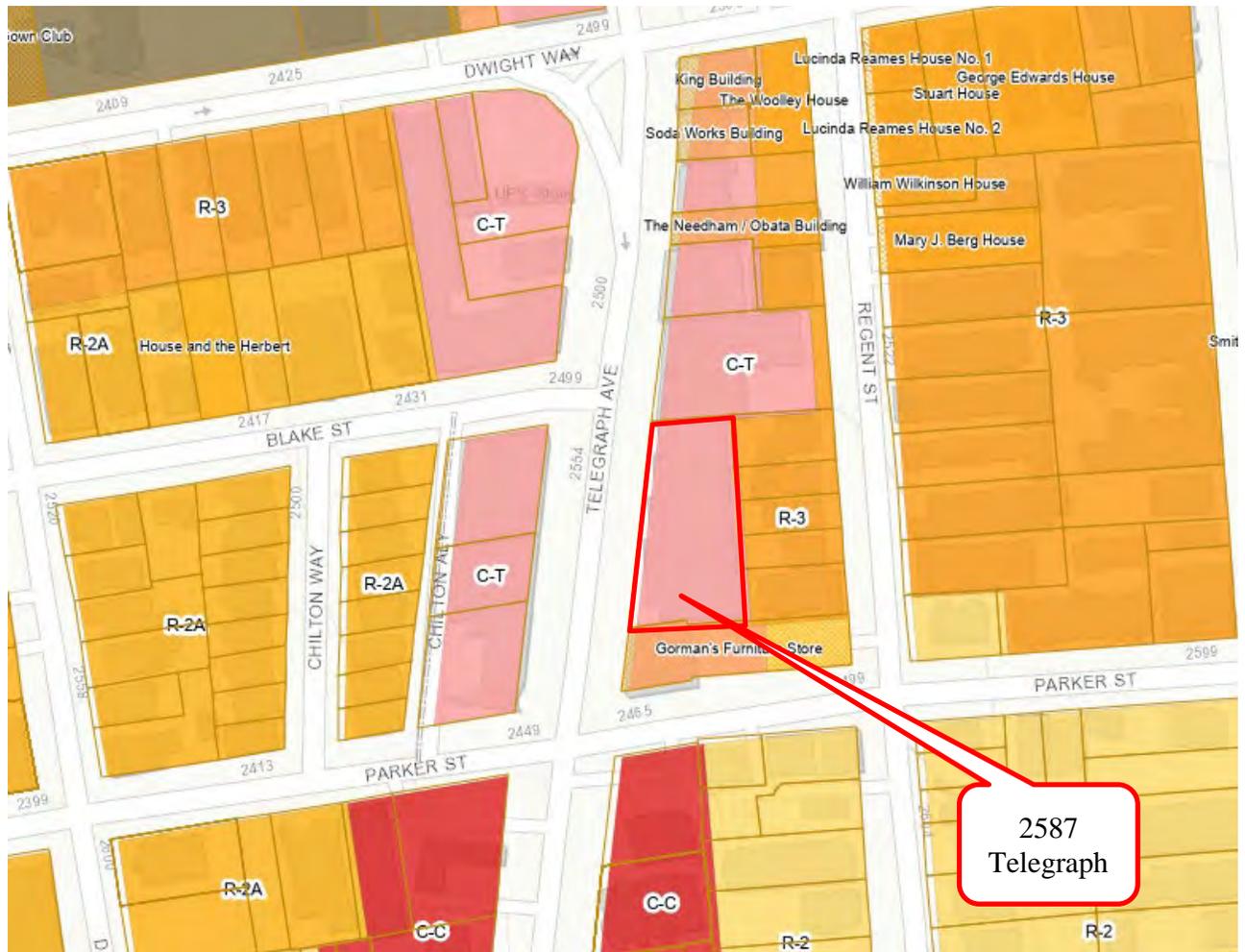


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		2-Story Retail Building	Telegraph Avenue Commercial (C-T)	Avenue Commercial (AC)
Surrounding Properties	North	Apartments – “The Panoramic”	C-T	AC
	South	Mixed Use Residential/Retail and Residential Building	C-T and (R-2) Restricted Two-Family Residential	AC and Low Medium Density Residential (LMDR)
	East	Single-family dwellings and “Regent Apartments”	Multiple-Family Residential District (R-3)	Medium Density Residential (MDR)
	West	Retail, restaurants and a Mixed Use Residential building “The Laureate”	C-T and R-2A – Restricted Multiple-Family Residential	AC and MDR

IV. Summary from December 21, 2023 DRC Meeting

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

Recommendation

- *Further develop the West façade so it doesn’t feel so massive; this may mean bringing some bays down to grade, and raising others; southern most tower could read more separately.*
- *Study materials on the West side and bring more information about reflectivity and heat gain.*
- *Visually raise the ground floor, or at least bring study of how this building transitions with adjacent structures.*
- *Study the first floor and accurately show the grade change in the elevations. Call out the height to the bays.*
- *Windows on the west façade should have more logic, but also less repetition.*
- *Study a stronger top building feature.*
- *Introduce more color and detail on the east façade.*
- *DRC supports tall green landscape buffer in the back, but consider an alternate tree species and plan for additional screening as well.*
- *Ask neighbors what would make the building more palatable and report back at FDR.*
- *Consider permeable pavers, if recommended by Public Works.*
- *Although a ZAB issue, there was support for more retail, even if it reduced the lobby area.*
- *If supported by Public Works, there was a recommendation to continue new street trees to Parker.*

- *Provide an alternate for the coast iris at FDR.*

Details to Provide at FDR

- *Windows*
- *All exterior details*
- *Parapets*
- *Awnings*
- *Railings*
- *Storefront*
- *Landscape at Eastern edge*
- *More specific planting plan*

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. The following conditions were included in that approval:

- Planters will be provided at the balcony edges on all levels of the east elevation.
- A 3-foot-deep continuous planter that includes an 8-foot-tall hedge to the east edge of the big east-side deck, will be provided.
- Window coverings for all the east-facing unit windows will be provided.
- The east façade colors will be varied.

B. Current Submittal includes:

- Floor plans, exterior elevations, building sections, and perspective renderings;
 - West façade has been revised with a two-story base and the recessed ground floor has been pulled forward to be in line with the upper floors.
 - Ground floor layout has been reconfigured and now includes an egress corridor that divides the retail space into two tenant spaces and connects the courtyard directly out to Telegraph. Applicant will provide additional information about this space at the meeting.
- Construction details, and wall and window sections;
 - Black vinyl windows will be recessed throughout. Windows in the metal panel will be recessed the depth of the rain screen and fixed windows in stucco will be recessed 2 inches.
- Landscape plans and plant palette; and
- Colors and materials board.
 - Color treatment on the East façade is now warmer per input from the neighbors and Committee comments.

A. Issues for Discussion:

- West façade design

- Ground floor reconfiguration
- Landscape design
- Building details
- Colors and materials palette

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 October 10, 2024
2. Applicant Response to DRC Comments, received August 18, 2024
3. Approved Use Permit Drawings, approved February 22, 2024

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PROJECT DESCRIPTION

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

PROJECT TEAM

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



1. View from Telegraph Ave looking at the project site



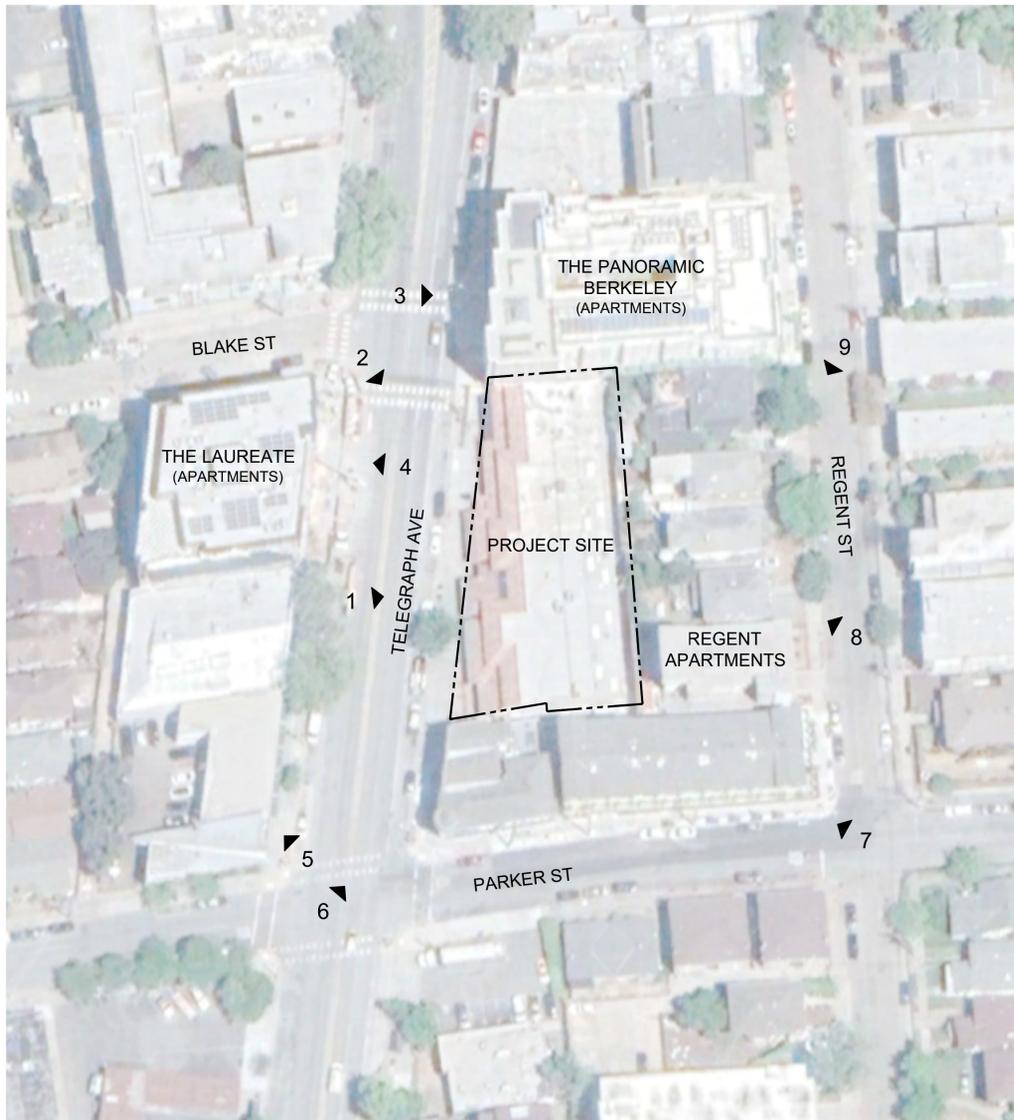
2. View from Telegraph Ave and Blake St looking SE



3. View of The Panoramic Berkeley



4. View of The Laureate



Key Map



5. View from Telegraph Ave and Parker St looking NW



6. View from Telegraph Ave and Parker St looking NE



7. View from Parker St and Regent St looking NW



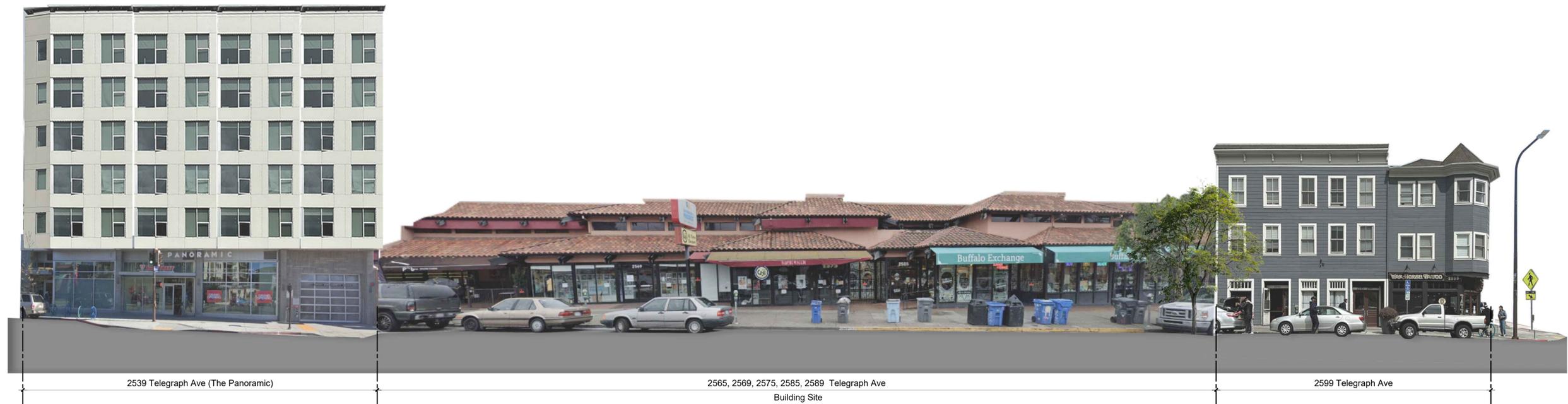
8. View in front of 2540 Regent St looking North



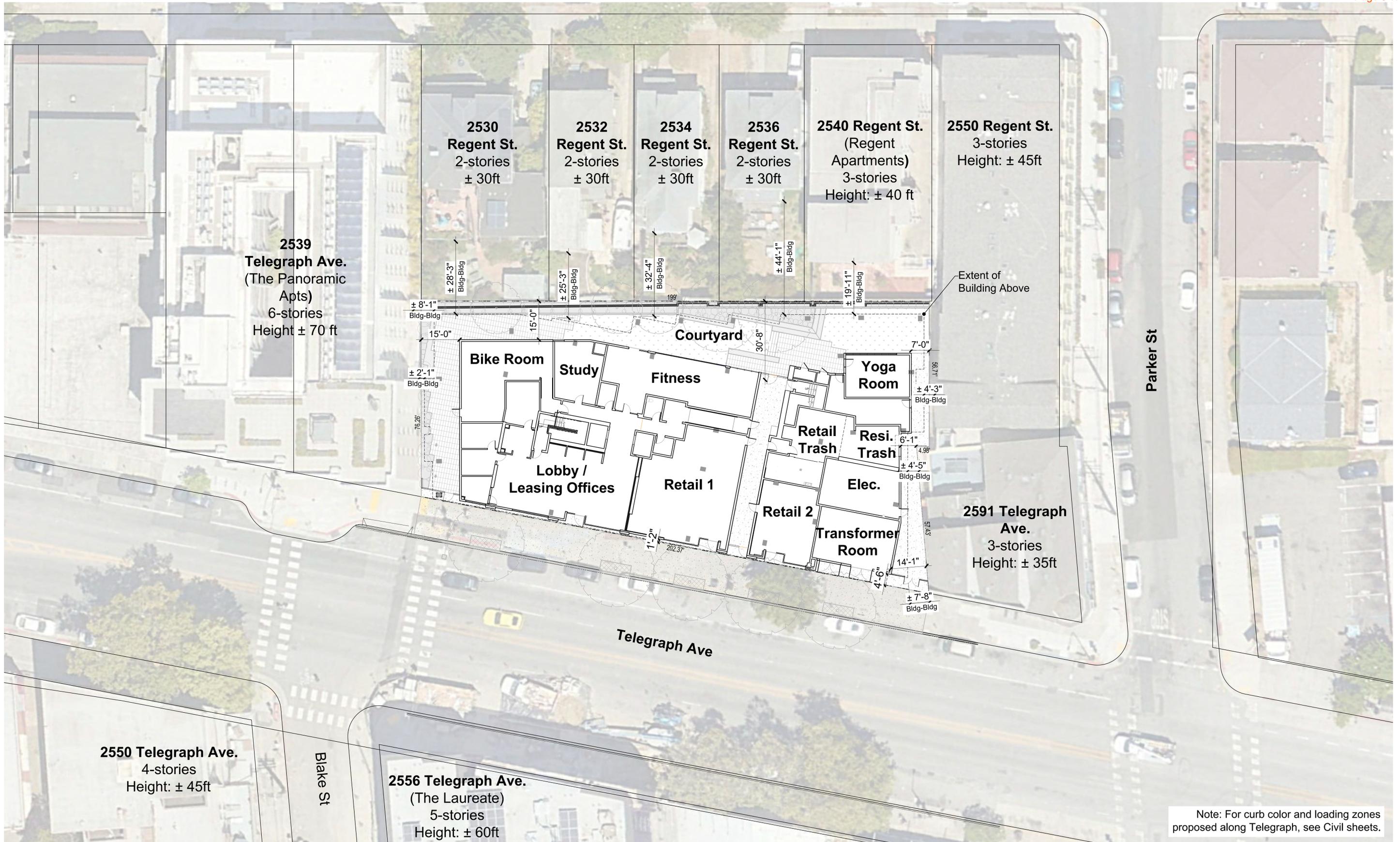
9. View in front of 2530 Regent St looking South



STREETSCAPE ELEVATION - PROPOSED



STREETSCAPE ELEVATION - EXISTING



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



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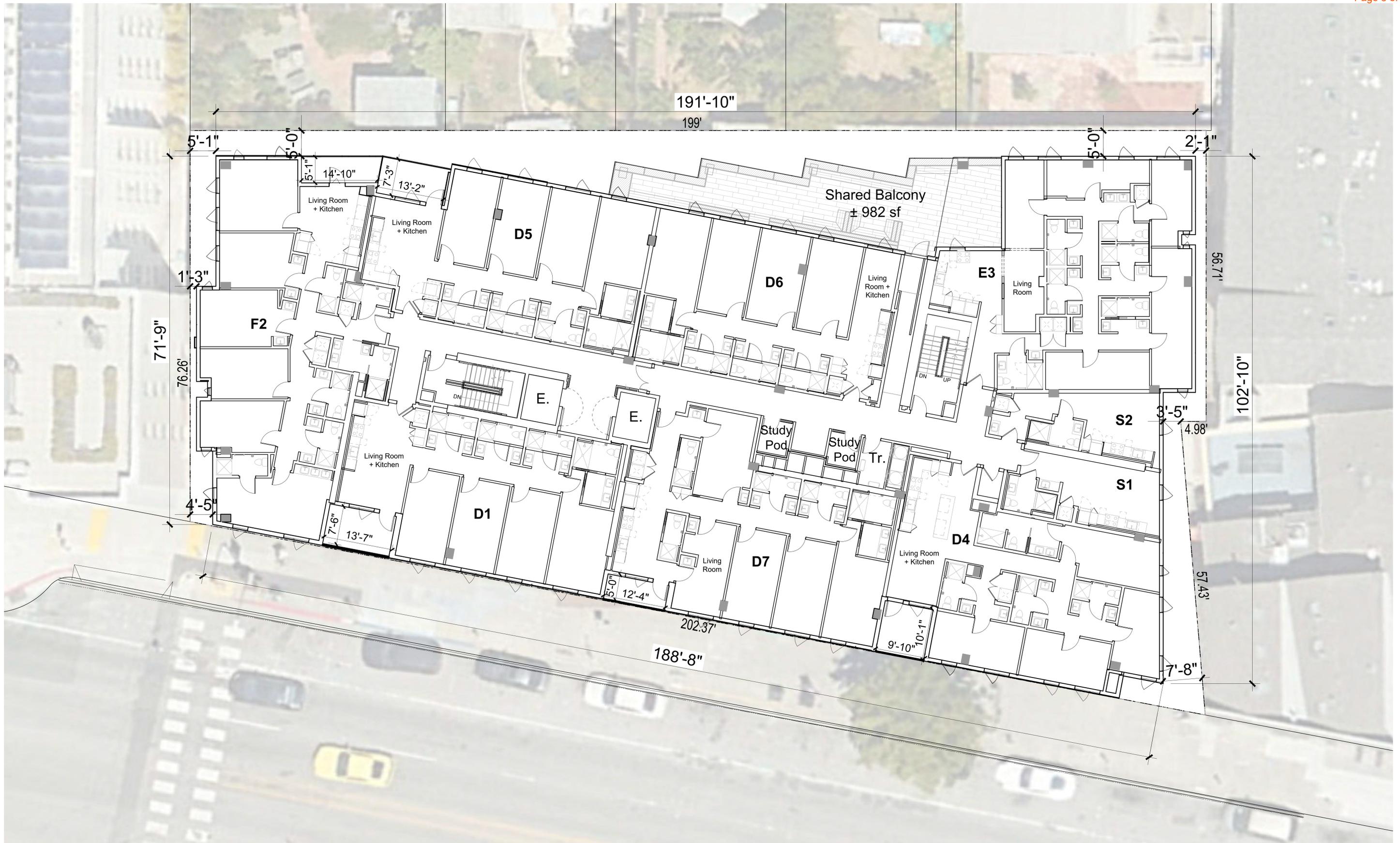
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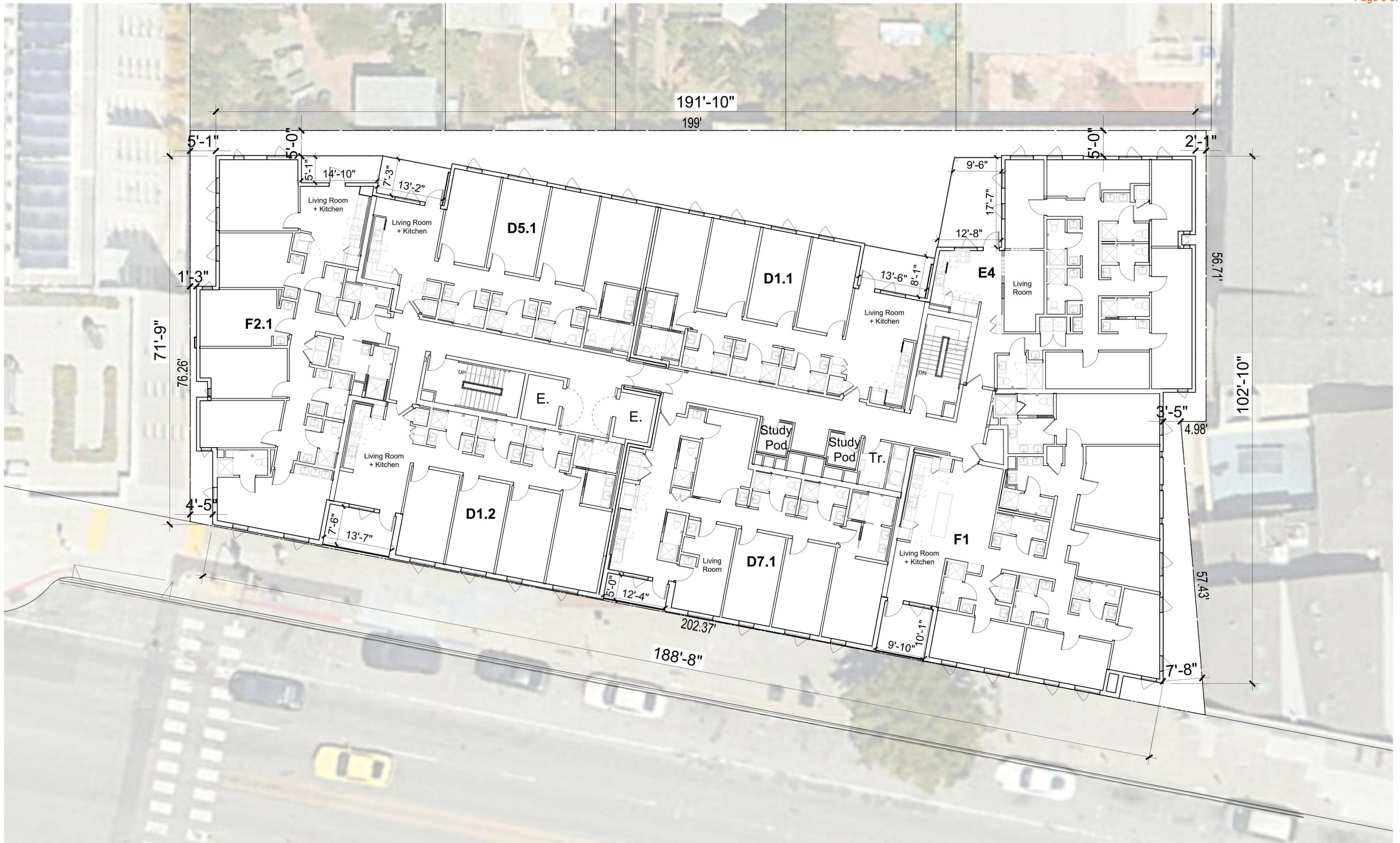
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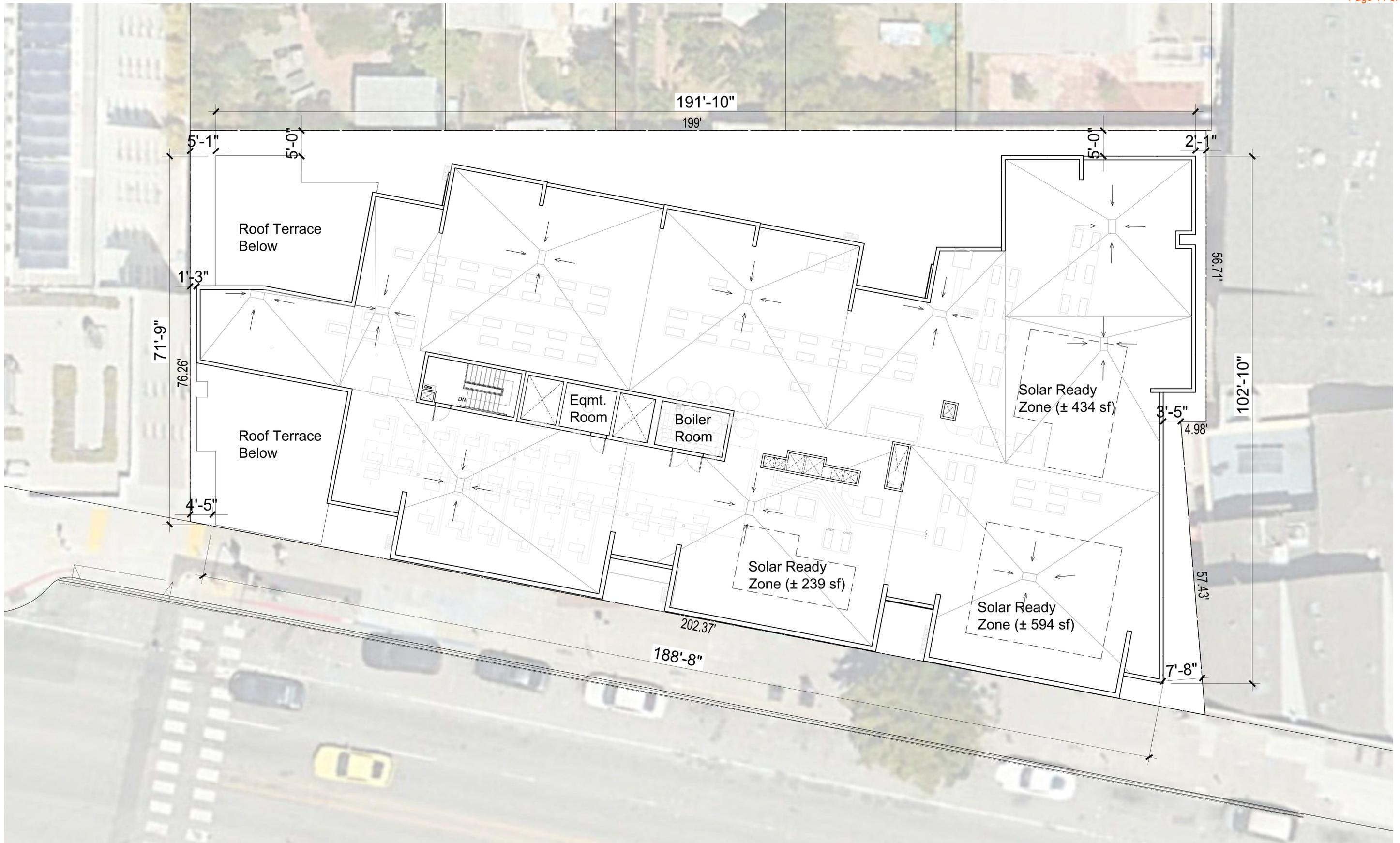


SITE PLAN

A1.0







MATERIAL LEGEND

- | | |
|--|------------------------------------|
| 1. Profiled Panel - Type 1 (Silver) | 9. Plaster (Dark Gray) |
| 2. Profiled Panel - Type 2 (Medium Gray) | 10. Plaster (Light Gray) |
| 3. Flat Panel - Type 1 (Silver) | 11. Plaster (Teak Brown) |
| 4. Flat Panel - Type 2 (Medium Gray) | 12. Storefront |
| 5. Flat Panel - Type 3 (Dark Gray) | 13. Metal Framed Wooden Gate |
| 6. Vinyl Window | 14. Masonry Veneer (Dark Ironspot) |
| 7. Glass Railing | 15. Wood-like Cladding |
| 8. Metal Railing | 16. Exposed Concrete |



Key Map



1. West Elevation



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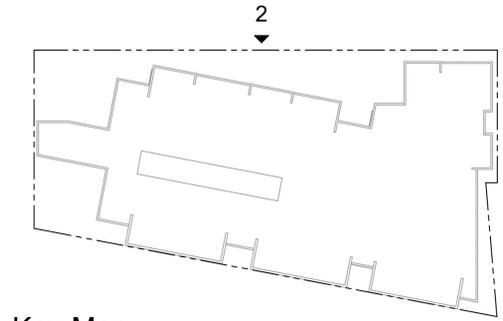


BUILDING ELEVATIONS

A2.0

MATERIAL LEGEND

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|--|------------------------------------|
| 1. Profiled Panel - Type 1 (Silver) | 9. Plaster (Dark Gray) |
| 2. Profiled Panel - Type 2 (Medium Gray) | 10. Plaster (Teak Brown) |
| 3. Flat Panel - Type 1 (Silver) | 11. Plaster (Light Grey) |
| 4. Flat Panel - Type 2 (Medium Gray) | 12. Storefront |
| 5. Flat Panel - Type 3 (Dark Gray) | 13. Metal Framed Wooden Gate |
| 6. Vinyl Window | 14. Masonry Veneer (Dark Ironspot) |
| 7. Glass Railing | 15. Wood-like Cladding |
| 8. Metal Railing | 16. Exposed Concrete |
| | 17. Plaster (Medium Grey) |



Key Map



2. East Elevation

MATERIAL LEGEND

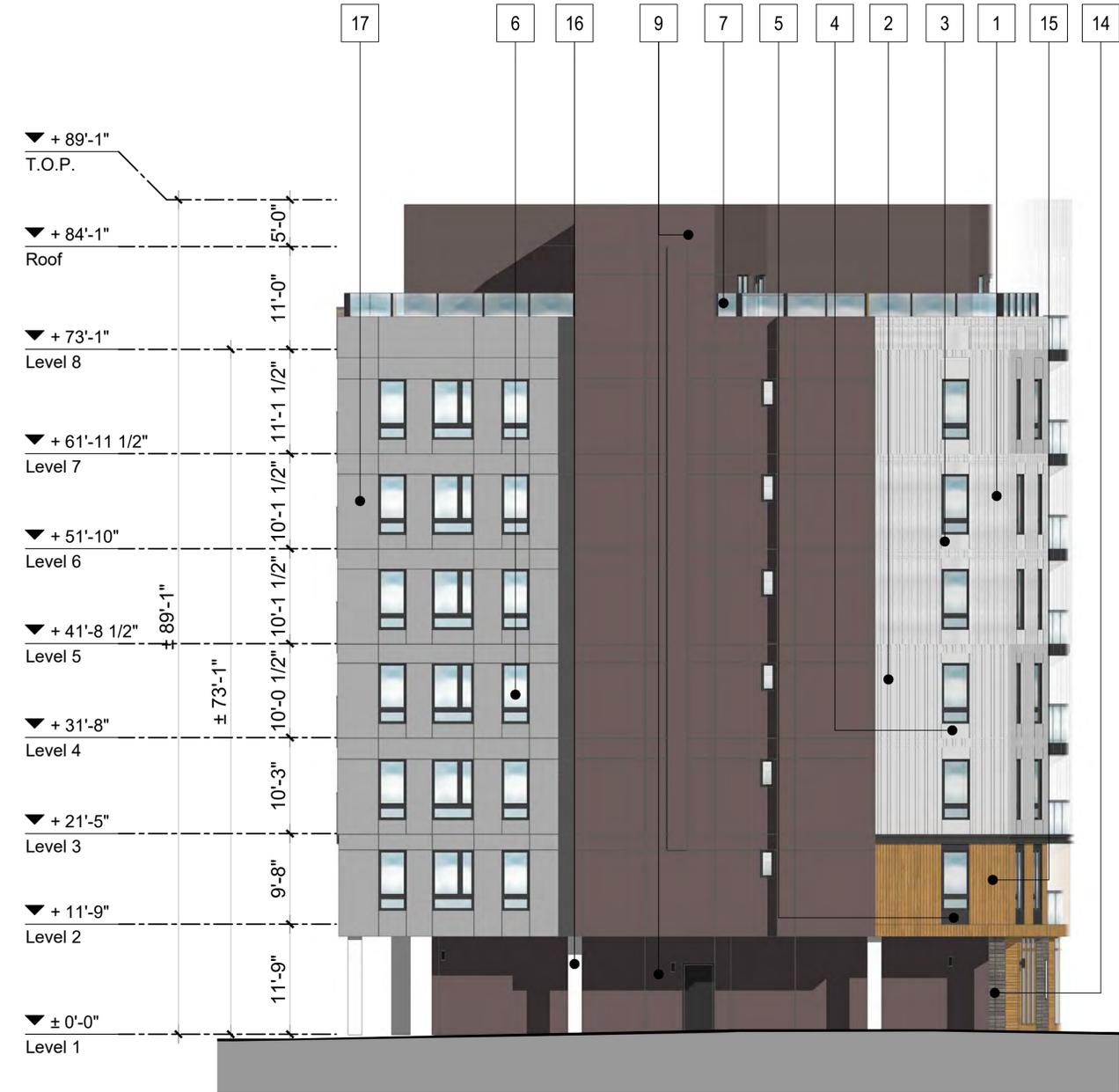
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|--|------------------------------------|
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| 2. Profiled Panel - Type 2 (Medium Gray) | 10. Plaster (Teak Brown) |
| 3. Flat Panel - Type 1 (Silver) | 11. Plaster (Light Grey) |
| 4. Flat Panel - Type 2 (Medium Gray) | 12. Storefront |
| 5. Flat Panel - Type 3 (Dark Gray) | 13. Metal Framed Wooden Gate |
| 6. Vinyl Window | 14. Masonry Veneer (Dark Ironspot) |
| 7. Glass Railing | 15. Wood-like Cladding |
| 8. Metal Railing | 16. Exposed Concrete |
| | 17. Plaster (Medium Grey) |



Key Map



3. South Elevation



4. North Elevation



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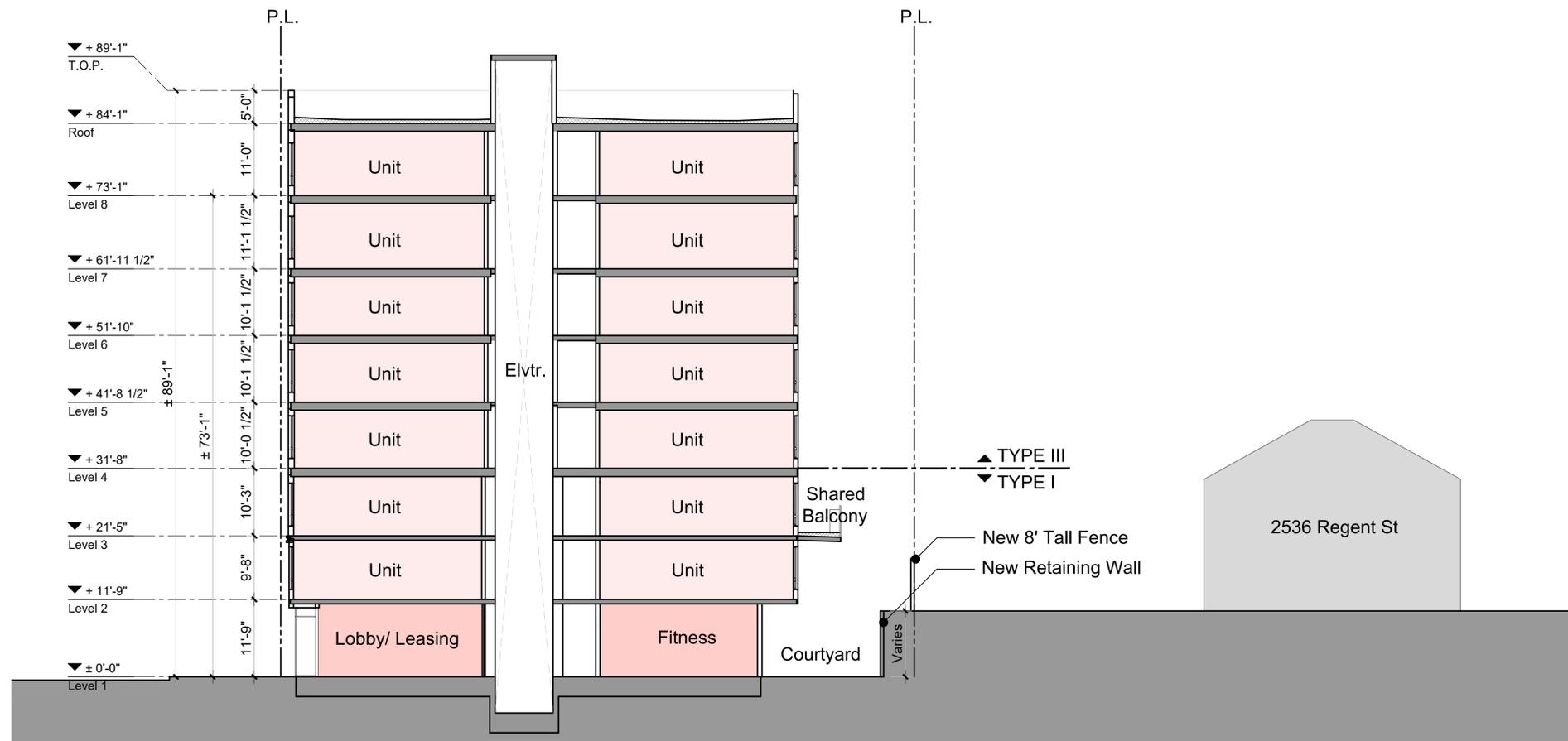
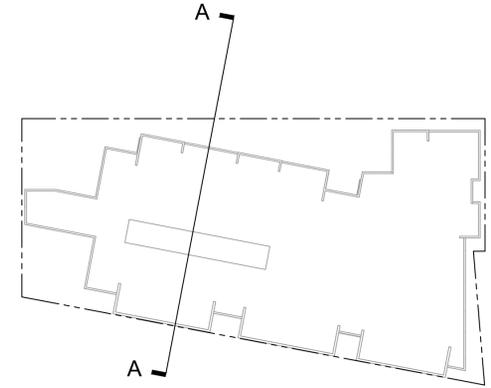
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BUILDING ELEVATIONS

A2.2



Section AA

Note: For planting at Level 1 Courtyard and Level 3 Shared Balcony, see Landscape Sheets



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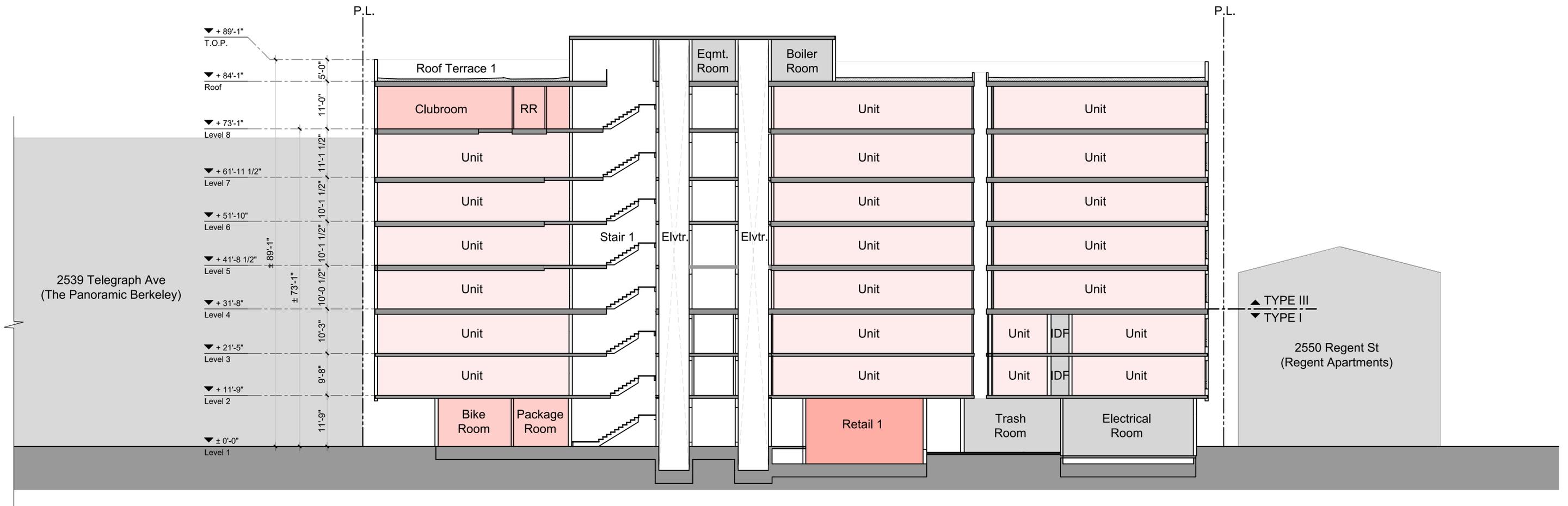
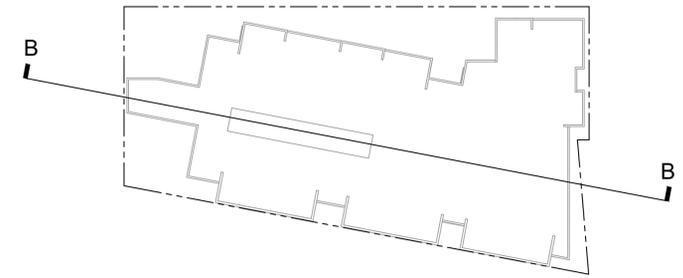
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BUILDING SECTIONS

A3.0



Section BB



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BUILDING SECTIONS

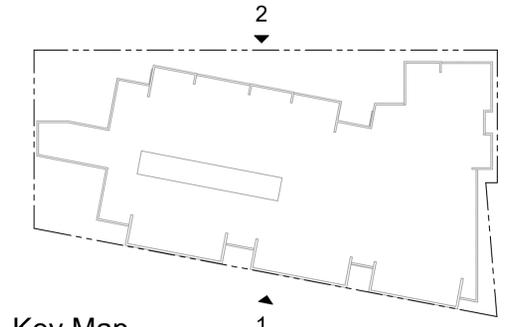
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1. West Elevation



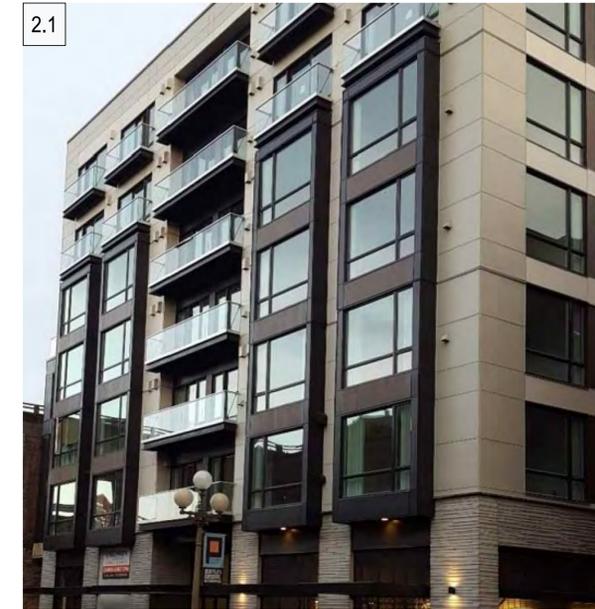
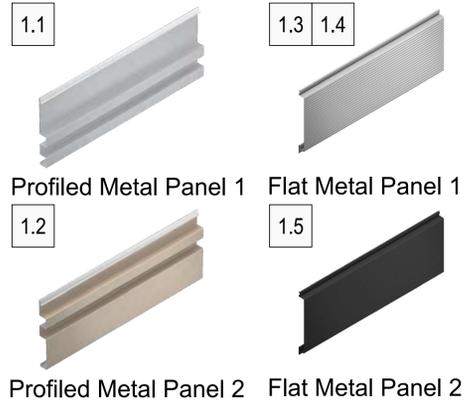
2. East Elevation



Key Map



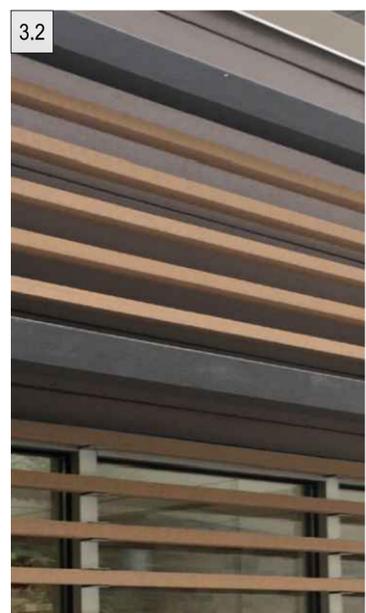
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Window / Storefront or similar



Wood-like Cladding / Screening or similar



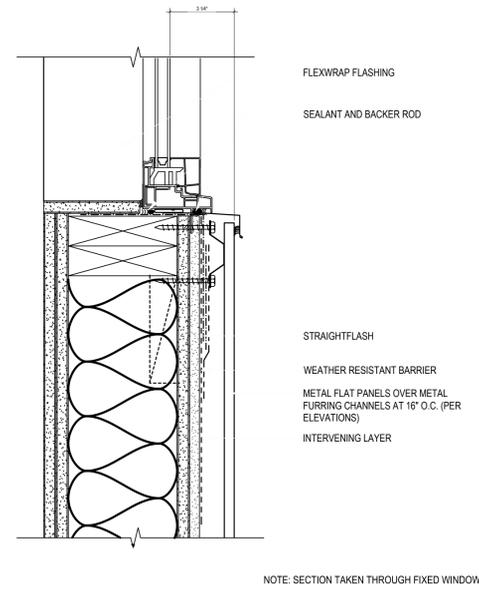
Masonry Veneer or similar



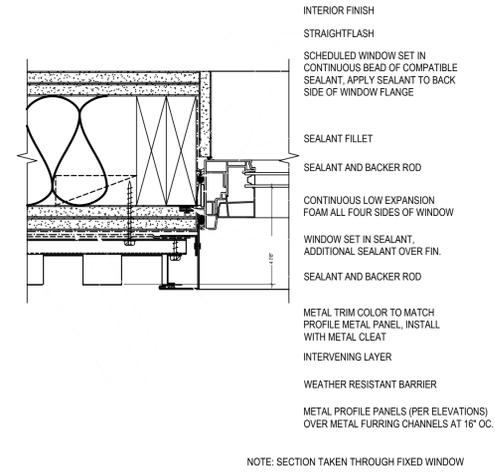
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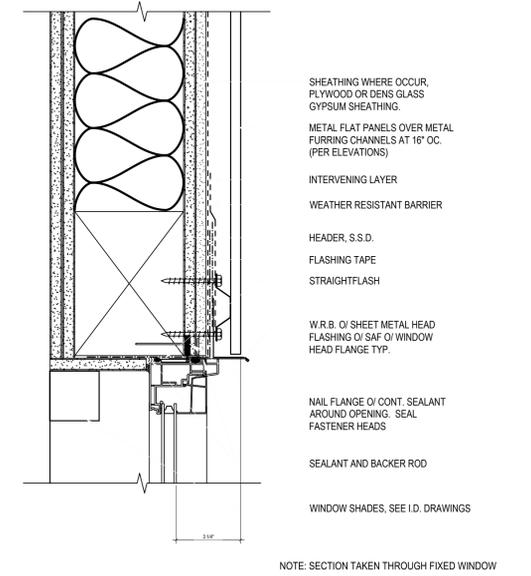
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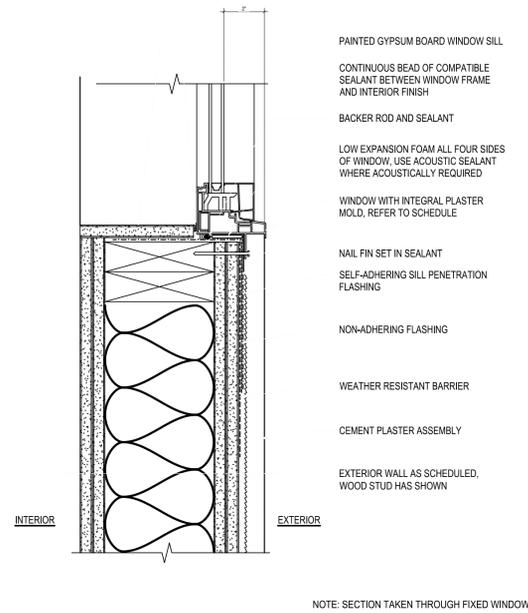
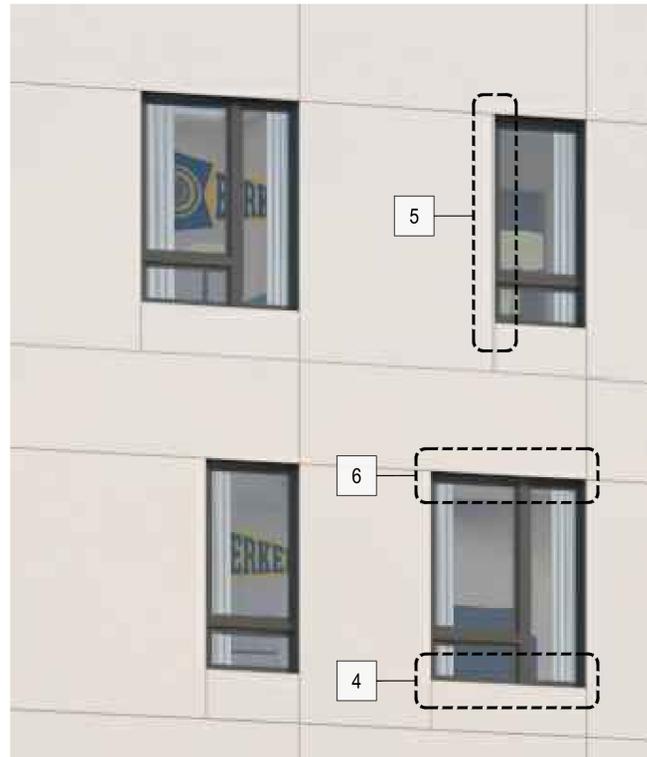
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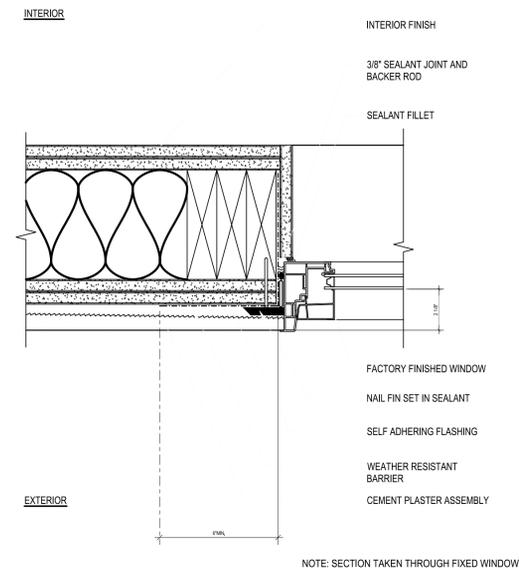
2. Window Jamb at Profiled Metal Panel (3" = 1'-0")



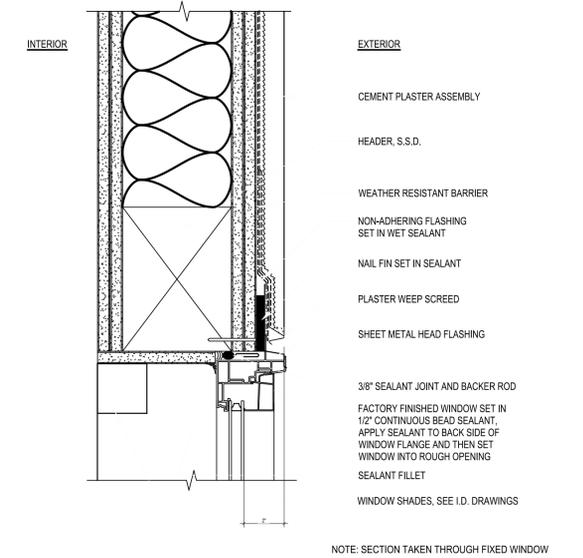
3. Window Head at Flat Metal Panel (3" = 1'-0")



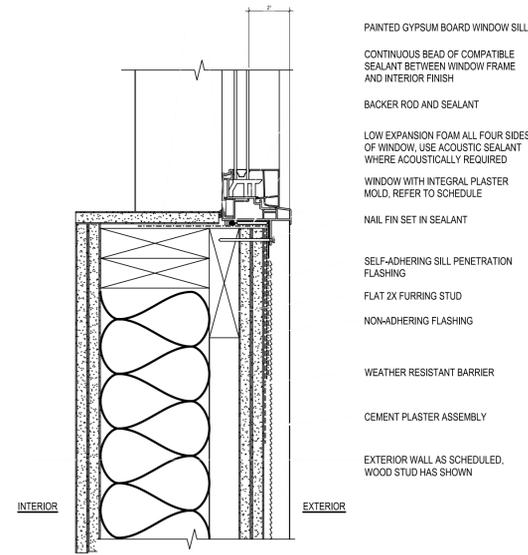
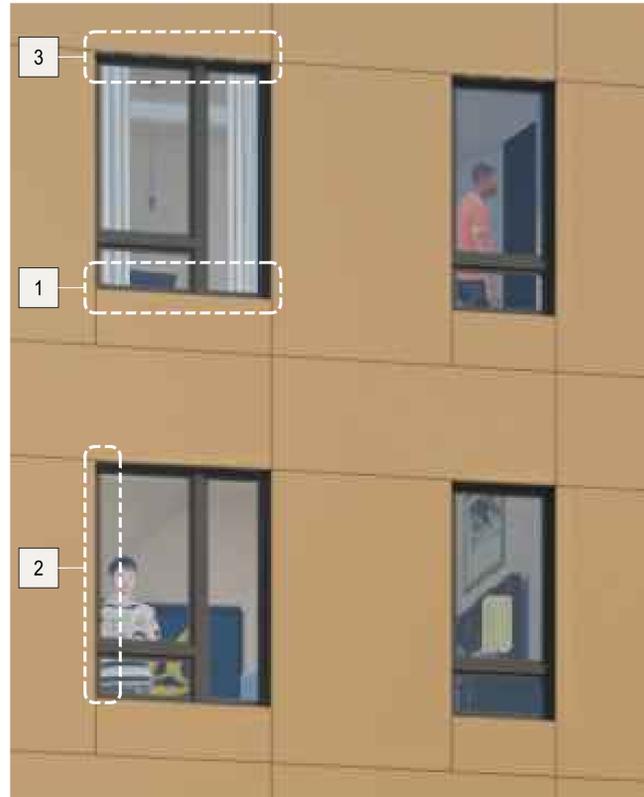
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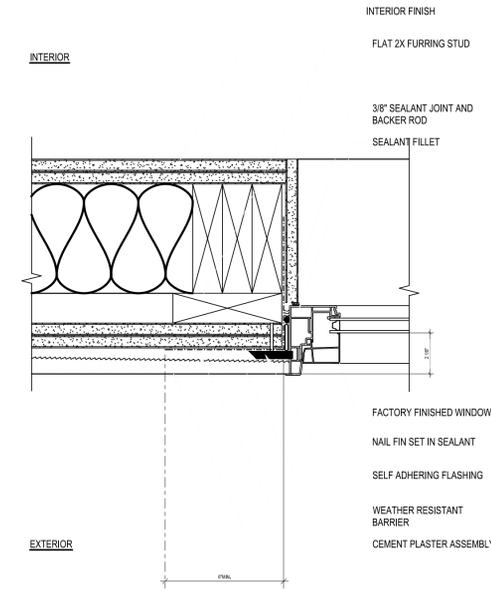
5. Flush Jamb at Cement Plaster (3" = 1'-0")



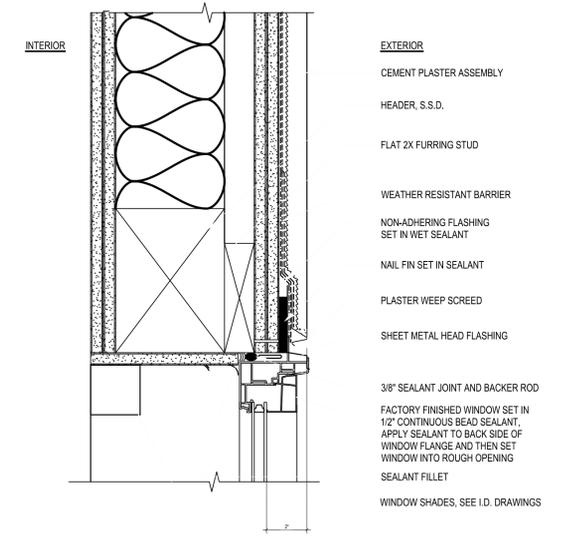
6. Flush Head at Cement Plaster (3" = 1'-0")



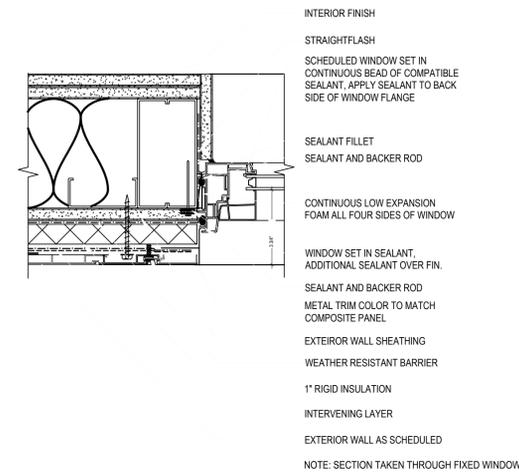
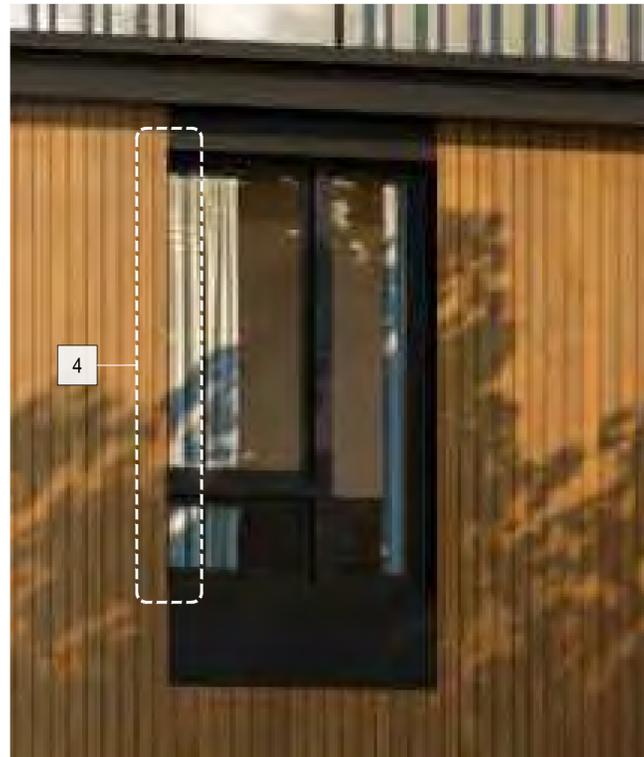
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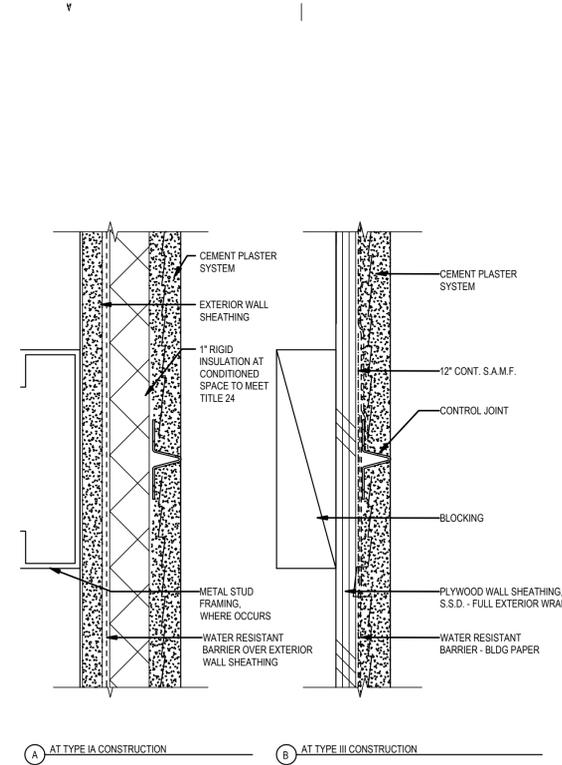
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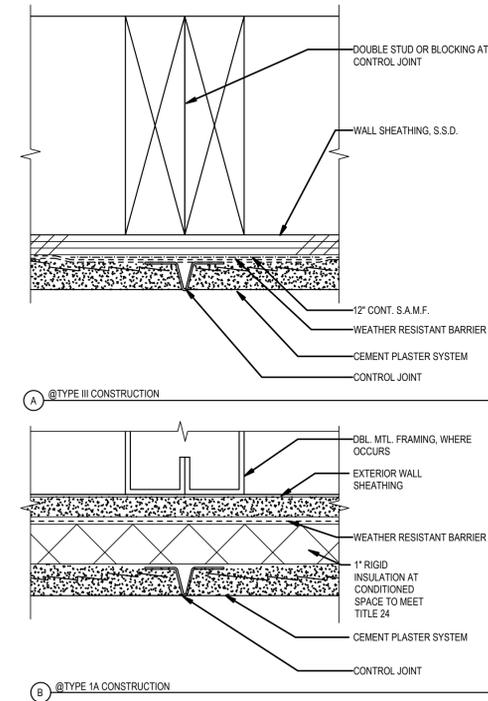
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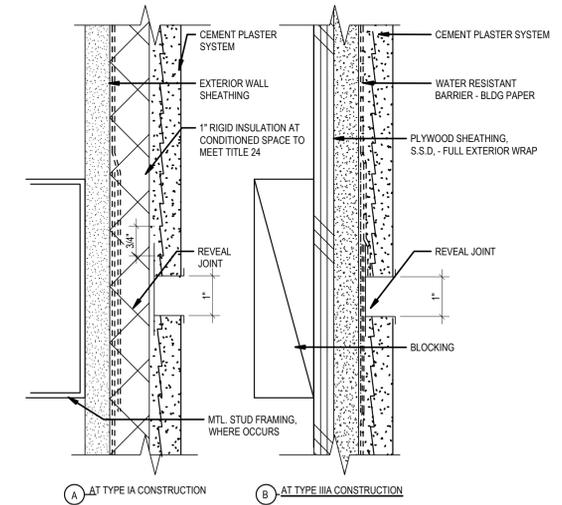
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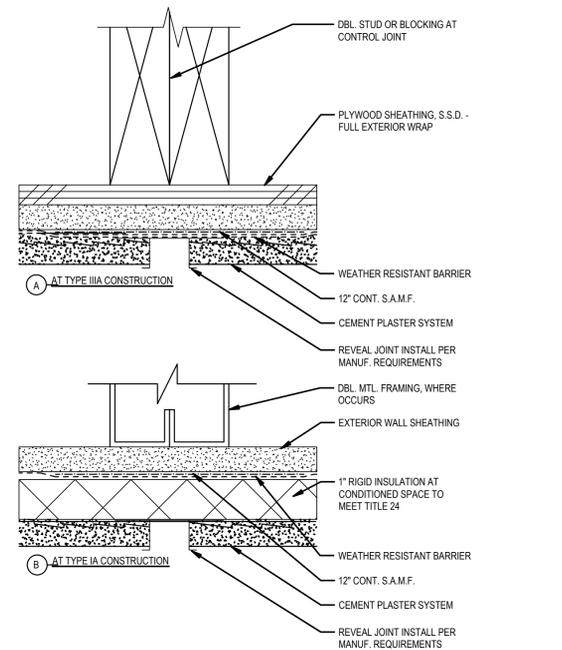
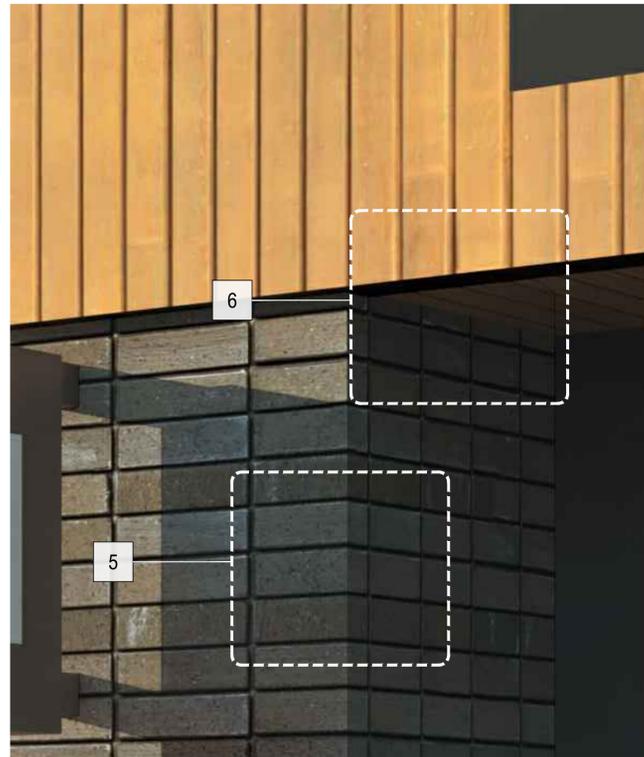
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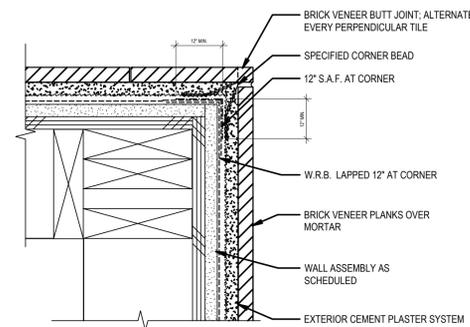
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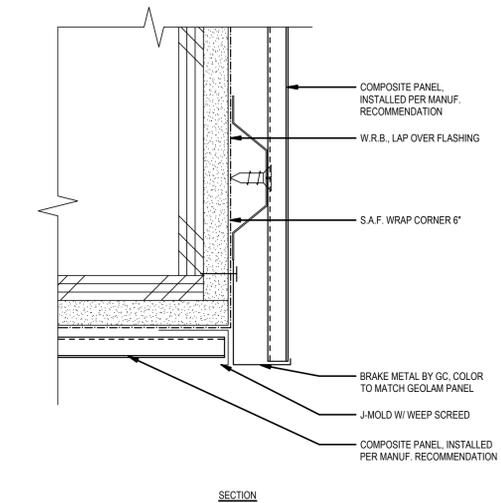
3. Horizontal Plaster Reveal Joint (6" = 1'-0")



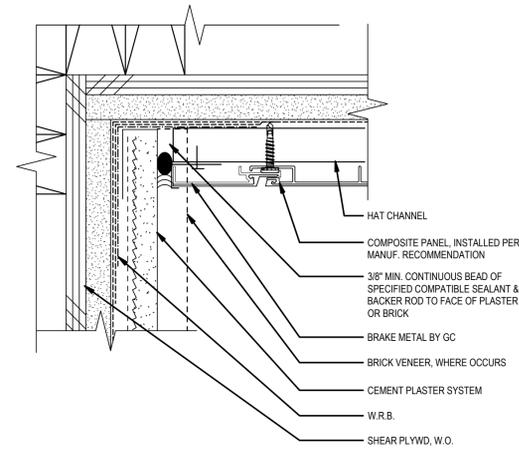
4. Vertical Plaster Reveal Joint (6" = 1'-0")



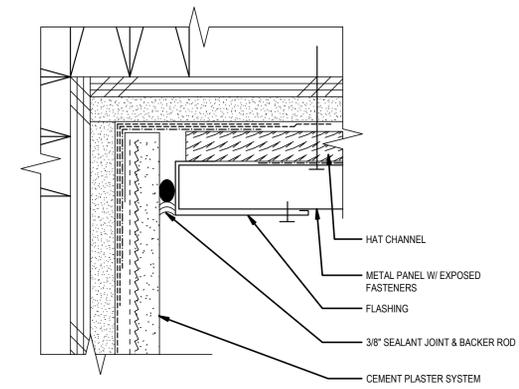
5. Outside Corner Brick Veneer (3" = 1'-0")



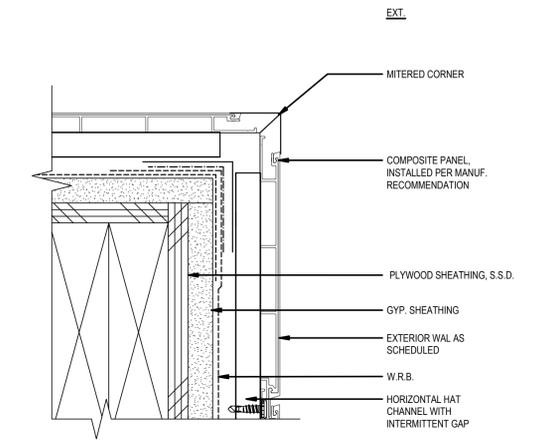
6. Composite Wood Panel at Soffit (6" = 1'-0")



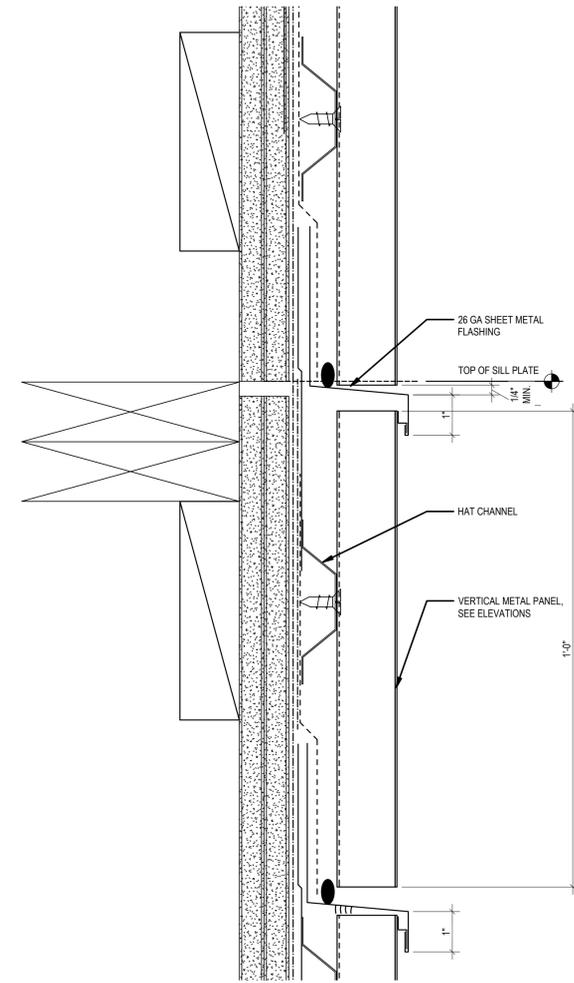
1. Plaster to Comp. Panel at Inside Corner (6" = 1'-0")



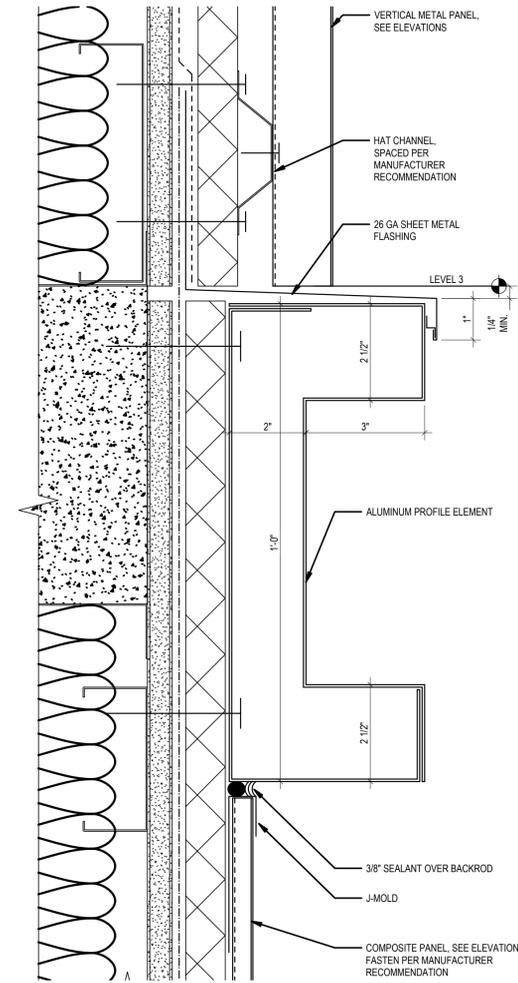
2. Plaster to Metal Panel at Inside Corner (6" = 1'-0")



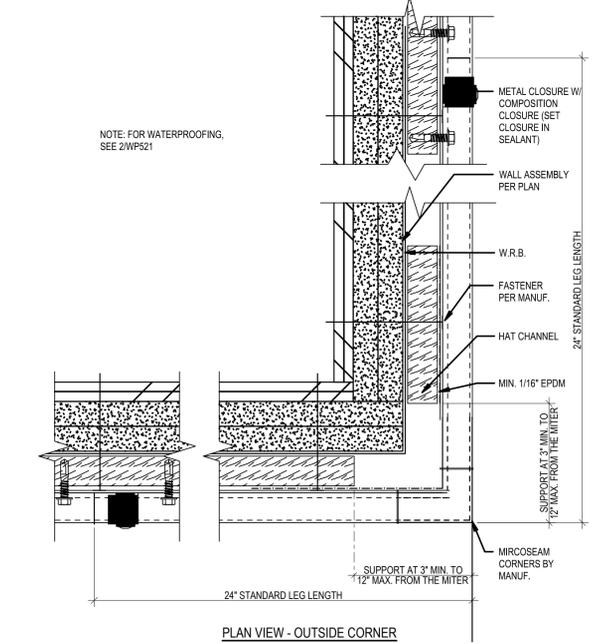
3. Composite Wood Panel at Outside Corner (6" = 1'-0")



4. Metal Panel Transition/Floor Joint (6" = 1'-0")



5. Metal Panel Transition at Level 3 Floor (6" = 1'-0")



6. Metal Panel at Outside Corner (6" = 1'-0")



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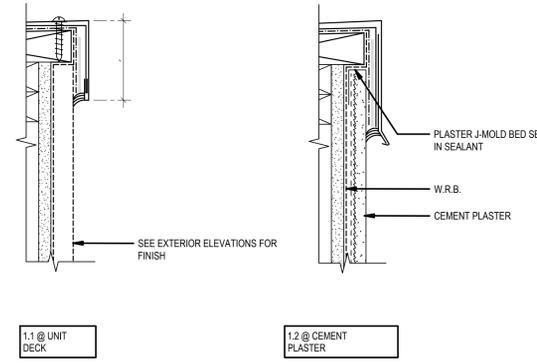


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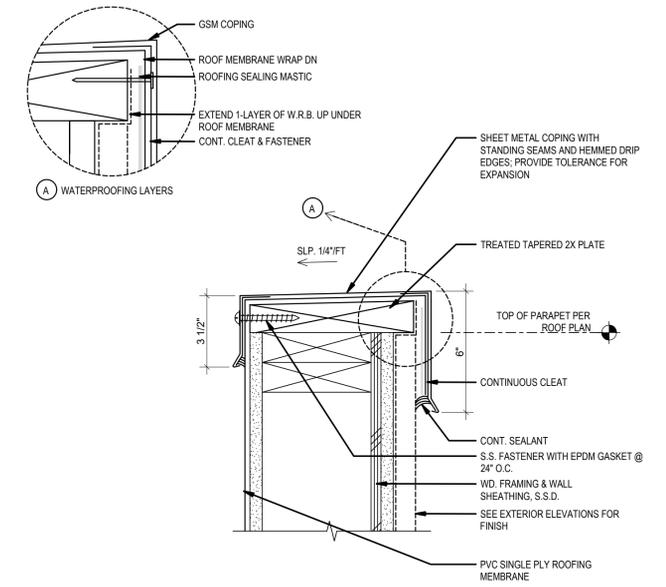
FINAL DRC REVIEW SUBMITTAL
 OCTOBER 21, 2024

BUILDING DETAILS
 EXTERIOR DETAILS

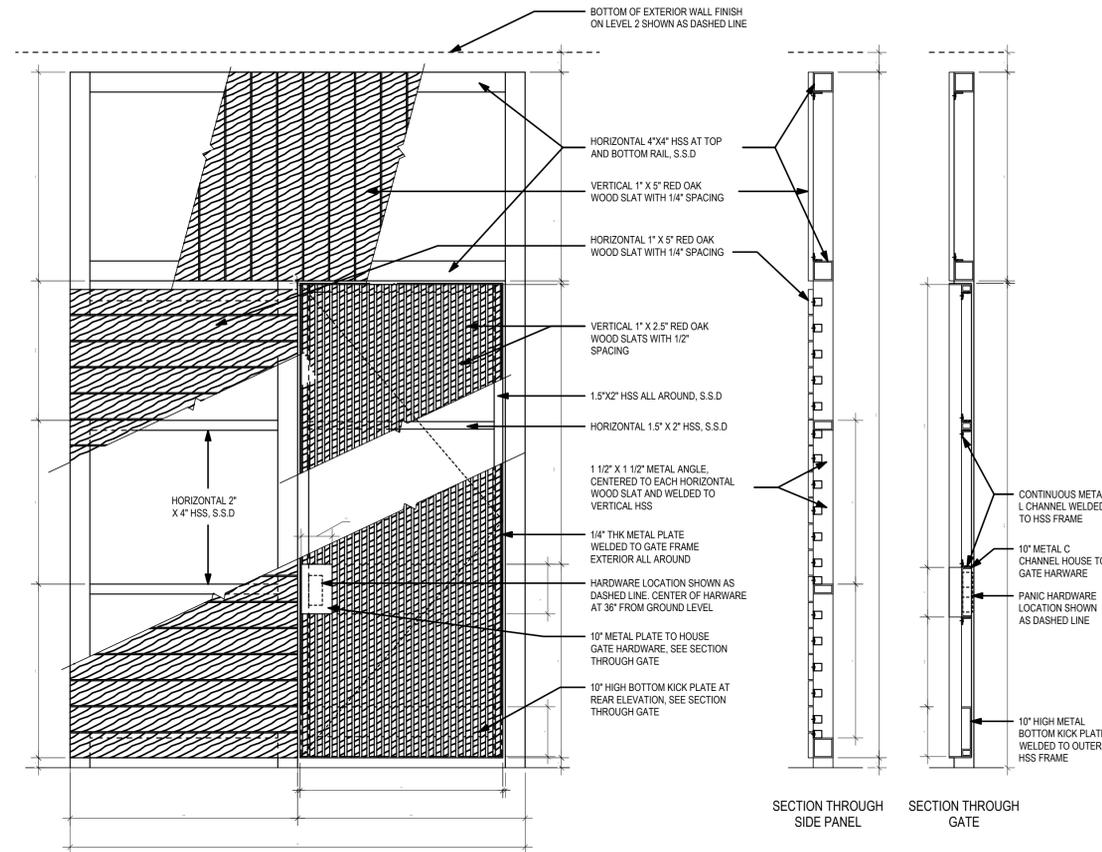
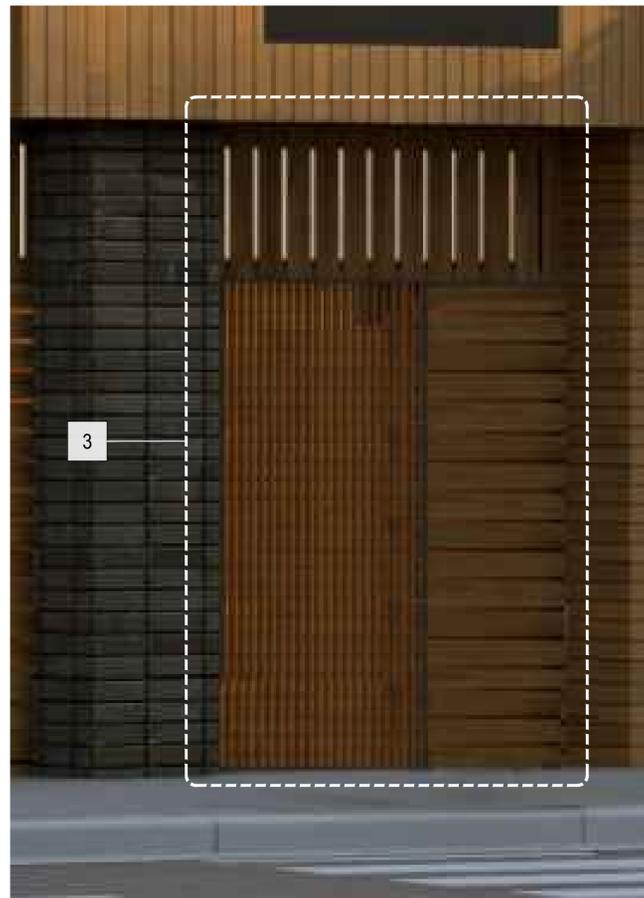
A5.3



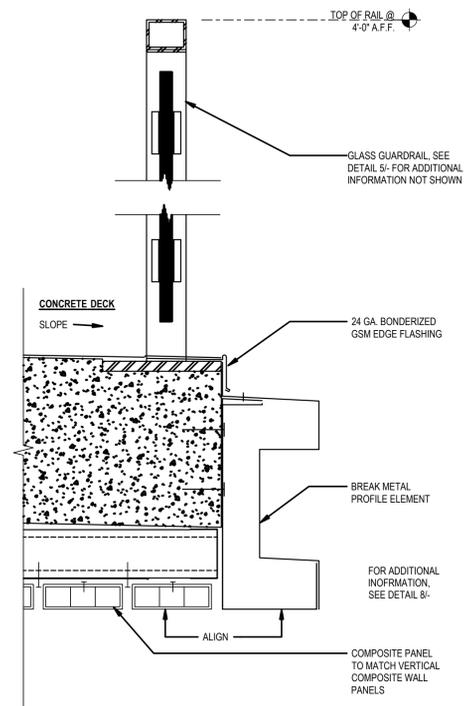
1. Parapet Coping (3" = 1'-0")



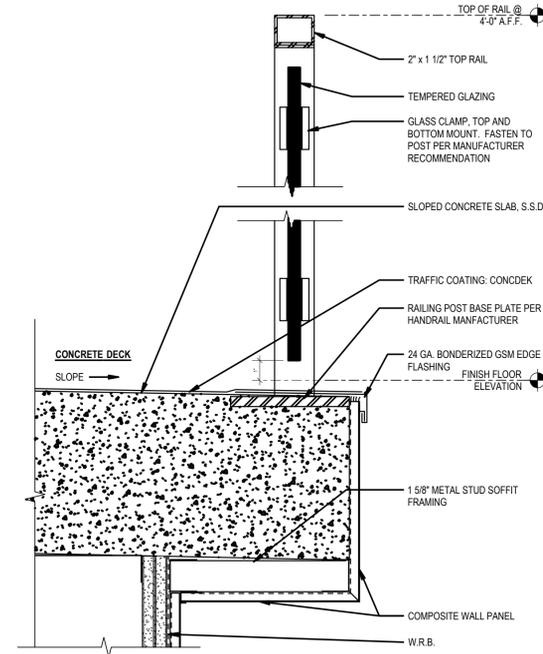
2. Parapet Coping (3" = 1'-0")



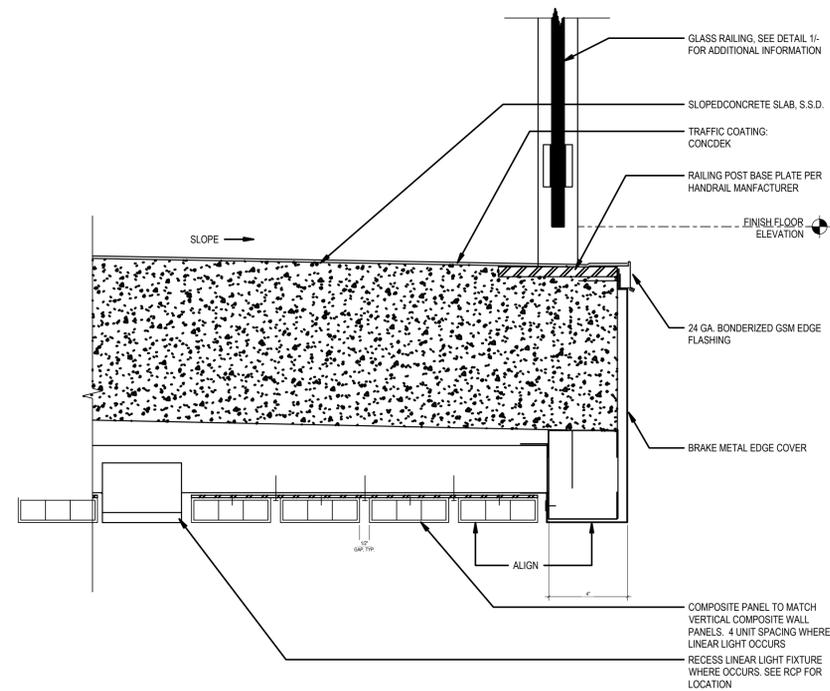
3. Wooden Gate Detail (3/4" = 1'-0")



1. Concrete Deck with Metal Profile and underside Wood Slat Soffit Ceiling (3" = 1'-0")



2. Concrete Deck with Composite Edge and Soffit (3" = 1'-0")



3. Concrete Deck with Metal Profile and underside Wood Slat Soffit Ceiling (3" = 1'-0")



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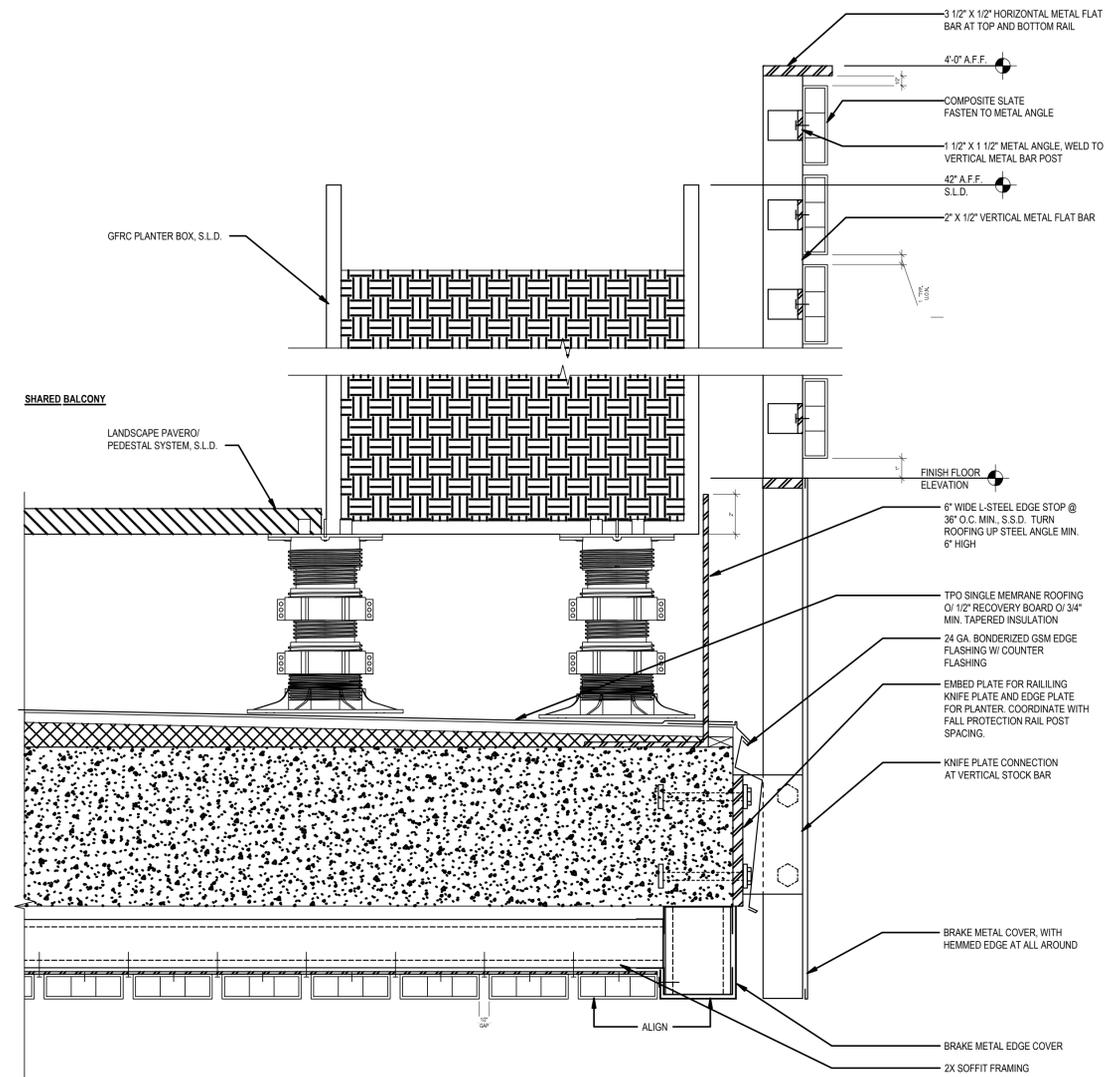


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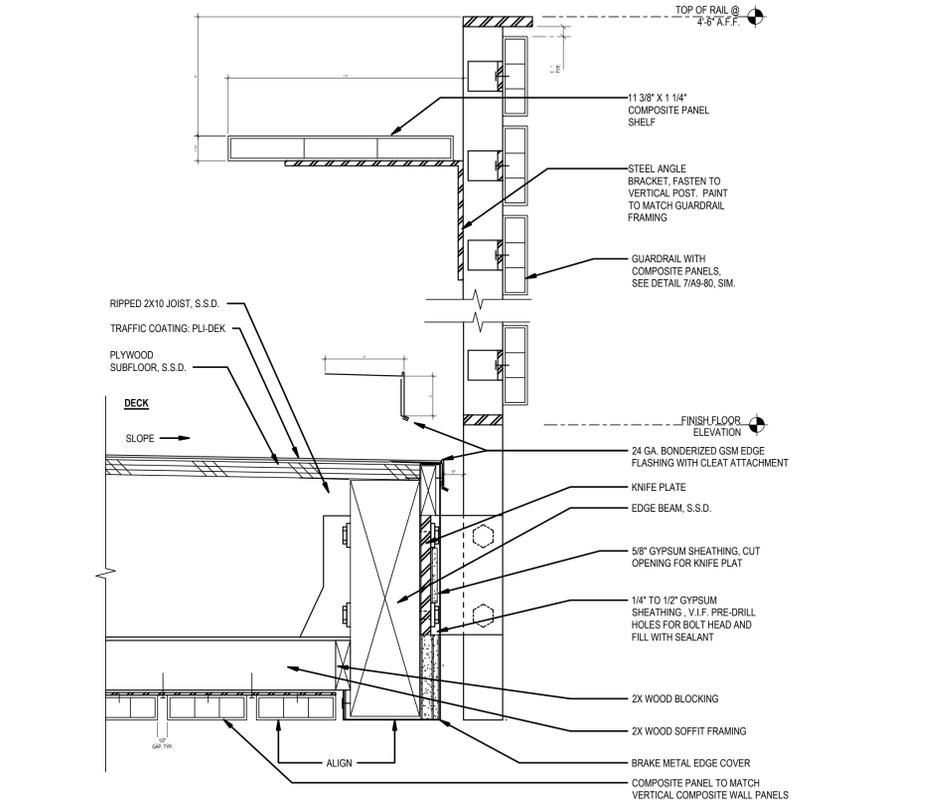
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BUILDING DETAILS
 RAILING DETAILS

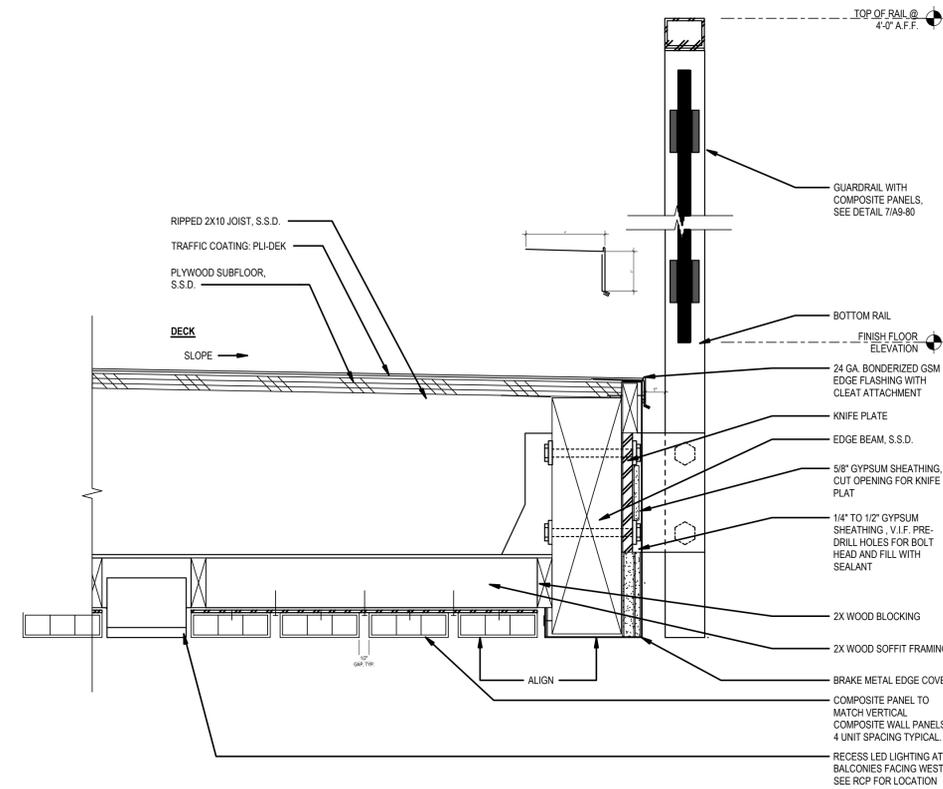
A5.5



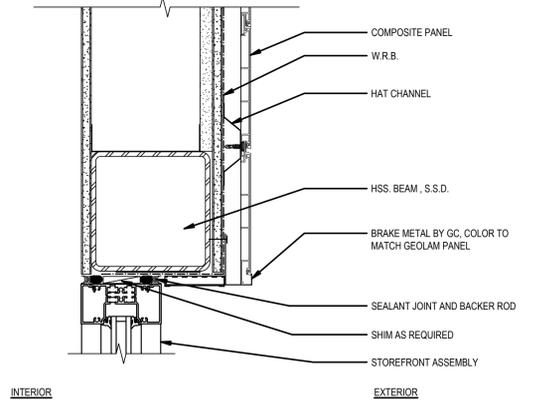
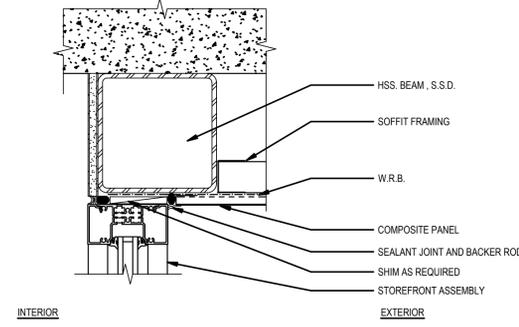
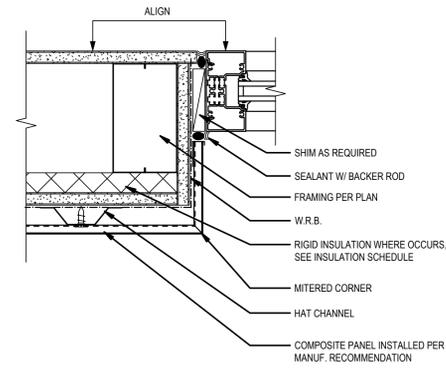
1. Shared Balcony Concrete Deck with underside Wood Slat Soffit Ceiling (3" = 1'-0")



2. Eastern Elevation Wood Deck Edge and Railing (3" = 1'-0")



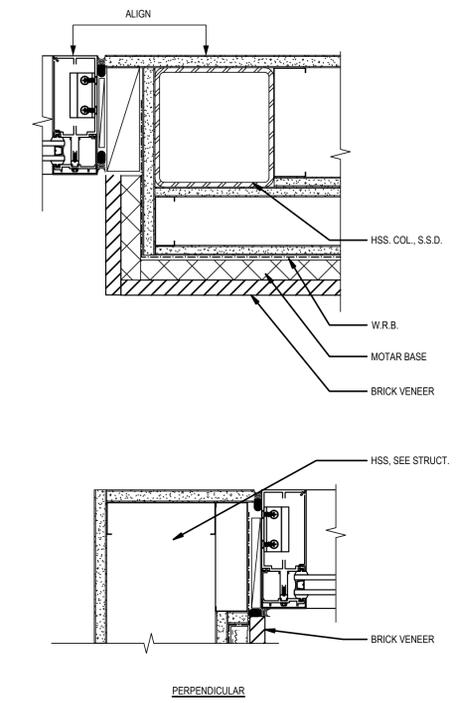
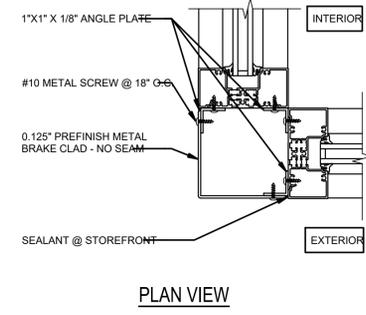
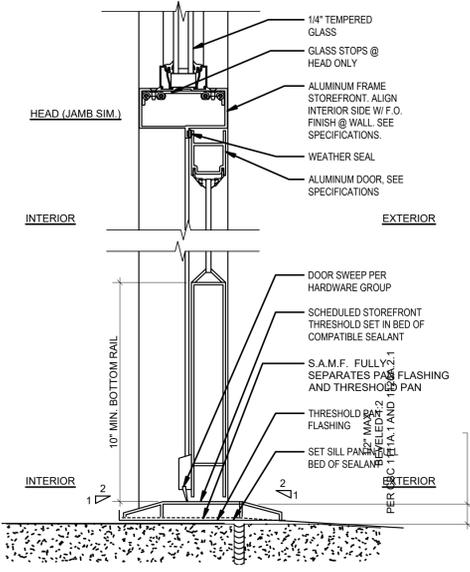
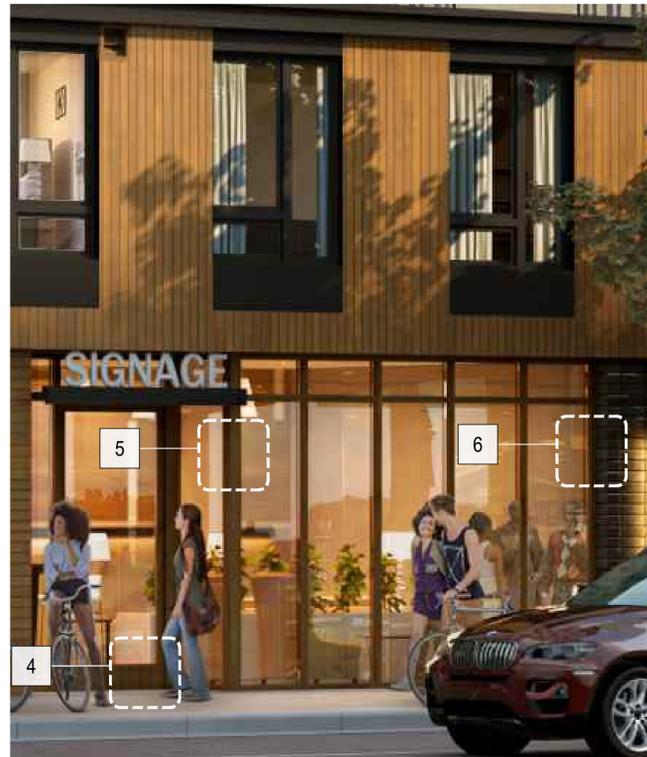
3. Wood Deck Edge with underside Wood Slat Soffit Ceiling (3" = 1'-0")



1. Storefront Jamb at Composite Panel (3" = 1'-0")

2. Storefront Head at Composite Panel Soffit (3" = 1'-0")

3. Storefront Head at Composite Panel (3" = 1'-0")



4. Storefront Door Head and Threshold (3" = 1'-0")

5. Storefront Corner with Brake Metal (3" = 1'-0")

7. Storefront Jamb at Brick Veneer (3" = 1'-0")



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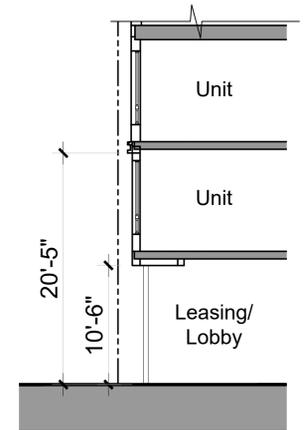
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BUILDING DETAILS
 STOREFRONT DETAILS

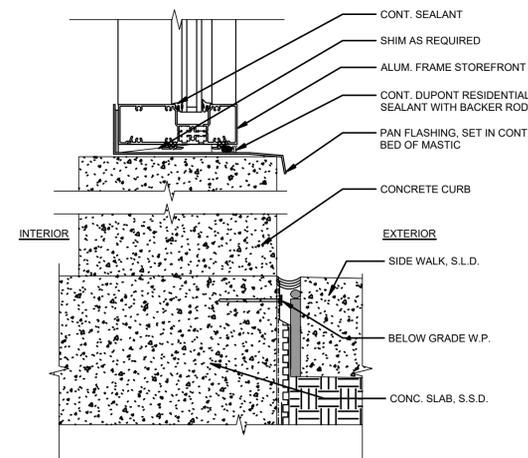
A5.7



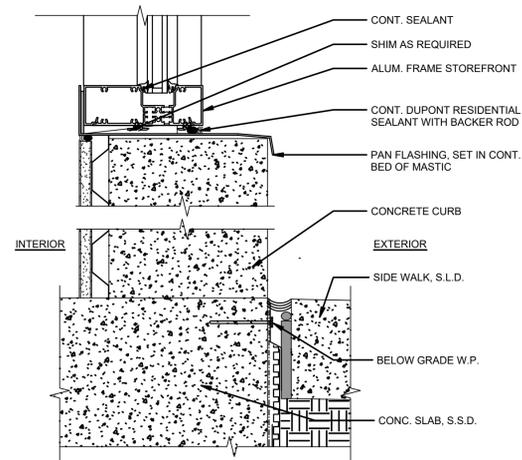
West Elevation facing Telegraph Ave (NTS)



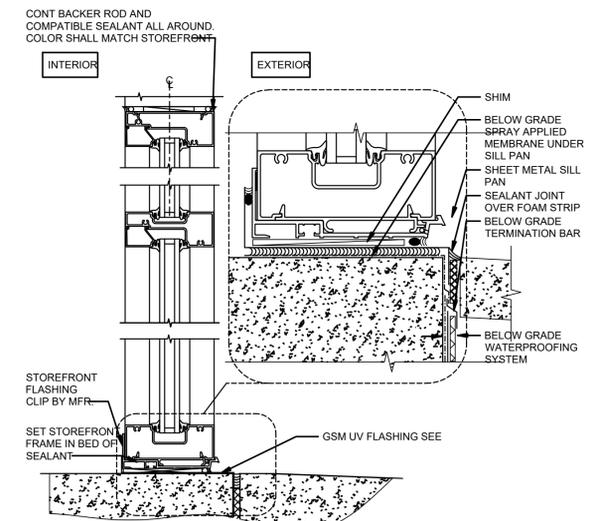
Section AA' (NTS)



1. Storefront Sill at Interior Board Form (3" = 1'-0")



2. Storefront Sill without Interior Board Form (3" = 1'-0")



3. Storefront Sill at Slab (3" = 1'-0")



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RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & PARKER ST

A6.0



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RENDERINGS
VIEW LOOKING SOUTH ON TELEGRAPH AVE

A6.1



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RENDERINGS
VIEW LOOKING NORTH ON TELEGRAPH AVE

A6.2



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RENDERINGS
VIEW LOOKING NORTH ON TELEGRAPH AVE

A6.3





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RENDERINGS
VIEW OF THE BUILDING REAR ELEVATION FROM REGENT ST

A6.5



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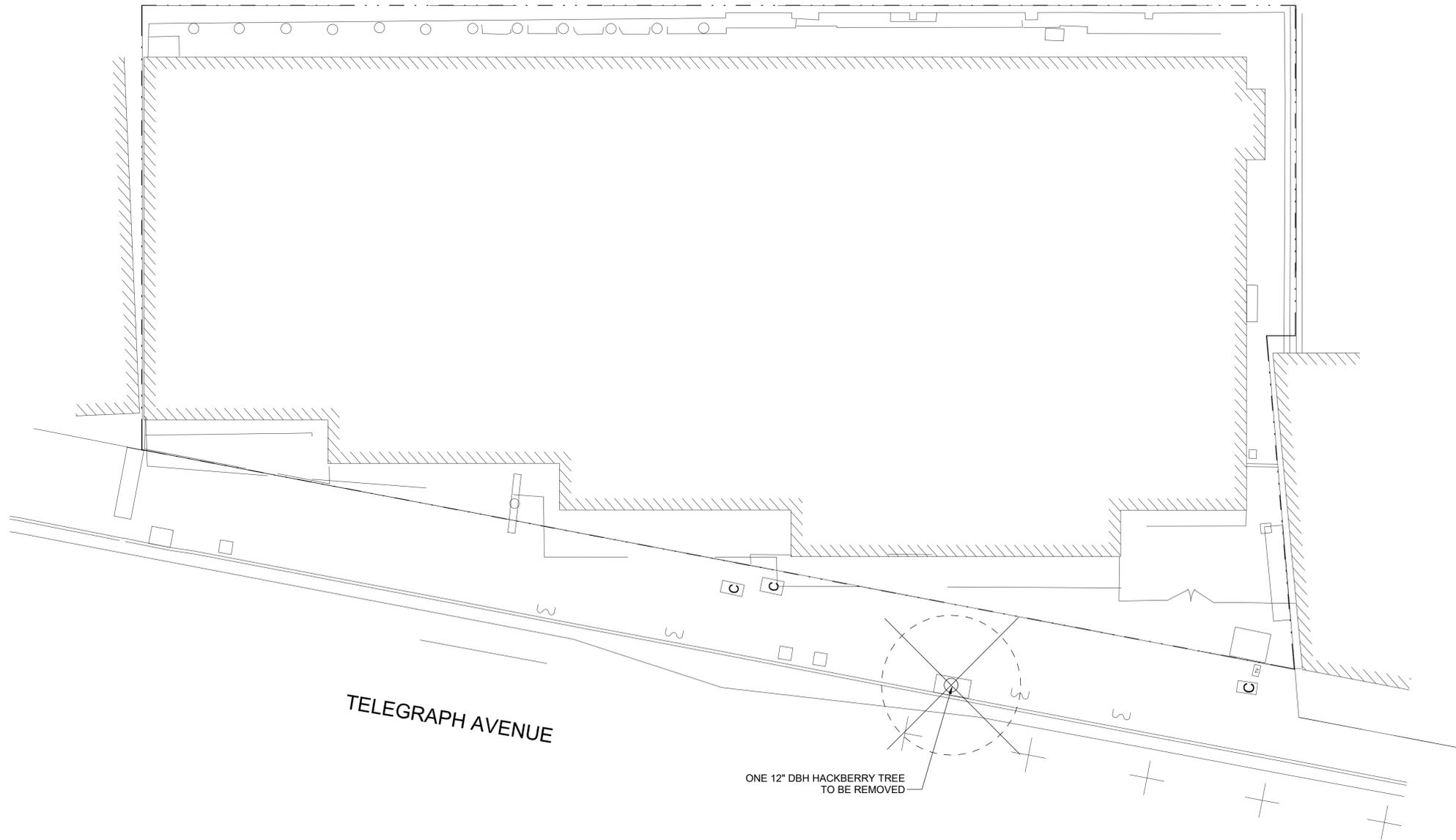


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BERKELEY, CA # 2022-0918

FINAL DRC REVIEW SUBMITTAL
OCTOBER 21, 2024

RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & BLAKE ST

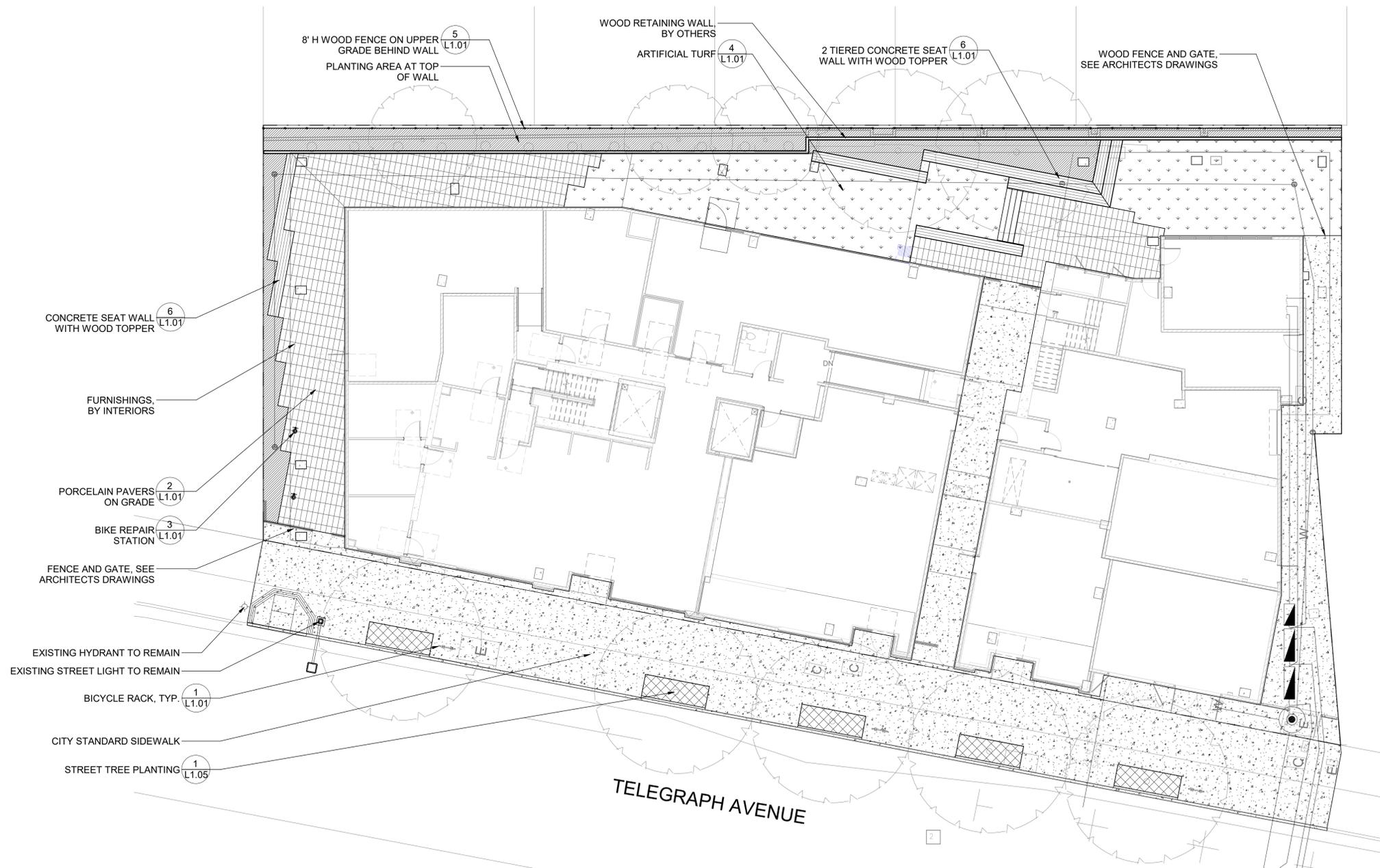
A6.6



EXISTING TREES TO BE REMOVED				
SYMBOL	BOTANIC NAME	COMMON NAME	DBH	HEALTH
CESI	CELTIS SINENSIS	CHINESE HACKBERRY	12"	FAIR

TREE REMOVAL RECOMMENDATION

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



NOTES:
 1. PRODUCT BIKE RACK: PEACE SIGN SHAPED CIRCULAR WELLE BIKE RACK, 2" SQUARE TUBE .1888" WALL THICKNESS, MODEL NUMBER: WCRPI02-SQ-SF-GP
 2. POWDER COAT COLORS SELECT FROM: PINK, TURQUOISE, YELLOW
 3. MANUFACTURER: PALMER GROUP LLC, 8050 MUKILTEKO SPEEDWAY, MUKILTEO, WA 98275, TELEPHONE: 415-335-0626; WEBSITE: [HTTPS://WWW.BIKEPARKING.COM/](https://www.bikeparking.com/)

1 BIKE RACK
 L1.01 3/4" = 1'-0"



NOTES:
 1. PORCELAIN PAVERS: BELGARD PORCELAIN PAVERS: GLOCAL, SIZE: 12"W X 24" L X 3/4"
 2. COLOR: ABSOLUTE
 3. PATTERN: STACKED RUNNING BOND
 4. MANUFACTURER OF PAVERS: BELGARD, TELEPHONE: 877-235-4273, WEB SITE: [HTTPS://WWW.BELGARD.COM/](https://www.belgard.com/)

2 PORCELAIN PAVERS ON GRADE
 L1.01 3/4" = 1'-0"



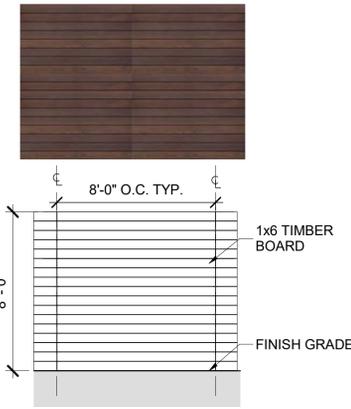
NOTES:
 1. MODEL: FIXIT STAND WITH PUMP.
 2. COLOR: FLAT BLACK
 3. MOUNT: SURFACE MOUNT
 4. MANUFACTURER: DERO; WEB SITE: [HTTPS://WWW.DERO.COM/](https://www.dero.com/); TELEPHONE: (888) 337-6729

3 BIKE REPAIR STATION
 L1.01 3/4" = 1'-0"



NOTES:
 1. ARTIFICIAL TURF: SYNFESCUE 343 WITH ZEOFILL INFILL.
 2. MANUFACTURER: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: [HTTP://WWW.SYNLAWN.COM](http://www.synlawn.com)

4 ARTIFICIAL TURF
 L1.01 3/4" = 1'-0"



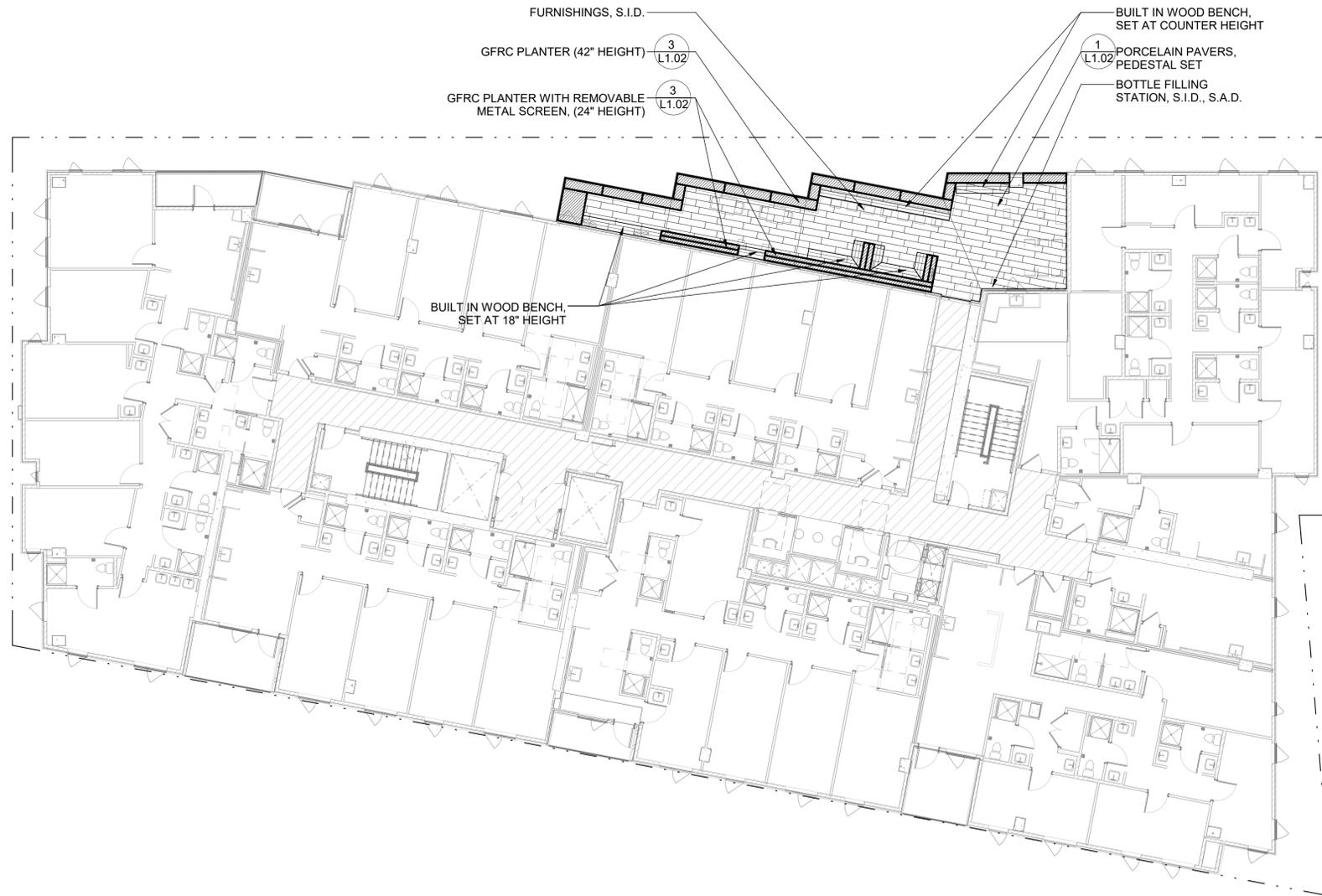
OUTSIDE ELEVATION: FACING NEIGHBORS
 NOTES:
 2. TIMBER TO BE: THERMORY BENCHMARK ASH SERIES, AS SUPPLIED BY: THERMORY USA, WEBSITE: [WWW.THERMORYUSA.COM](http://www.thermoryusa.com), OR APPROVED EQUIVALENT
 3. ALL FASTENERS TO BE BLACK POWDERCOATED STEEL.

5 WOOD FENCE
 L1.01 1/4" = 1'-0"



NOTES:
 1. COLOR OF WALL: DAVIS COLOR OUTBACK
 2. WOOD BENCH TOPPER: 1" X 4" HORIZONTAL AND VERTICAL BOARDS THERMORY THERMALLY MODIFIED ASH
 3. PROVIDE MOCKUP OF COLOR AND FINISH FOR FINAL APPROVAL.

6 SEATWALL
 L1.01 3/4" = 1'-0"



GLOCAL PERFECT

- NOTES:
1. PORCELAIN PAVERS: BELGARD PORCELAIN PAVERS: GLOCAL, SIZE: 12"W X 24" L X 3/4"
 2. COLOR: CLASSIC
 3. PATTERN: STACKED RUNNING BOND
 4. MANUFACTURER OF PAVERS: BELGARD, TELEPHONE: 877-235-4273, WEB SITE: [HTTPS://WWW.BELGARD.COM/](https://www.belgard.com/)

1 O.S. GRAVEL SET UNIT PAVERS - LEVEL 3
 L1.02 3/4" = 1'-0"



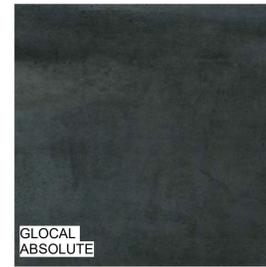
- NOTES:
1. WALLY STYLE A BENCH: INTERNAL SUPPORT BRACKET KIT LY-RE-ST, METAL PLANTER ONLY
 2. WOOD BENCH TOPPER: THERMALLY MODIFIED OAK
 3. MANUFACTURER: TOURNESOL SITEWORKS, 2930 FABER ST, UNION CITY, CA 94587, P: 800-542-2282, WEBSITE: [HTTPS://WWW.TOURNESOL.COM/](https://www.tournesol.com/)

2 BUILT IN WOOD BENCH - LEVEL 3
 L1.02 3/4" = 1'-0"



- NOTES:
1. GRFC PLANTER WALL: WILSHIRE PLANTER
 2. COLOR AND FINISH: CHARCOAL TRAVERTINE
 3. MANUFACTURER: TOURNESOL SITEWORKS, 2930 FABER ST, UNION CITY, CA 94587, P: 800-542-2282, WEBSITE: [HTTPS://WWW.TOURNESOL.COM/](https://www.tournesol.com/)
 4. ALL PLANTERS TO BE ORDERED FROM ONE MANUFACTURER.
 5. PLANTER DRAIN MAT: J DRAIN GRS, MODEL JDR-GRSCS-0316, AVAILABLE FROM JDR ENTERPRISES, INC., (800) 843-7569, WWW.J-DRAIN.COM

3 O.S. METAL PLANTER-CUSTOM AND PRE-FAB - LEVEL 3
 L1.02 3/4" = 1'-0"



NOTES:
 1. PORCELAIN PAVERS: BELGARD PORCELAIN PAVERS: GLOCAL, SIZE: 12"W X 24" L X 3/4" THICK
 2. COLOR: TYPE A: CLEAR, TYPE B: TYPE, TYPE C: ABSOLUTE
 3. PATTERN: STACKED BOND
 4. PAVER AND PAVER TRAY SUPPLIER: BELGARD, SALES REPRESENTATIVE: CHRIS PASCENTE, 1-916-261-8337, CHRIS.PASCENTE@OLDCASTLE.COM, WWW.BELGARD.COM.

(1) O.S. PORCELAIN PAVERS - LEVEL 8
 L1.03 1 1/2" = 1'-0"



NOTES:
 1. MODEL: DOMINGO WEATHER RESISTANT HAMMOCK CHAIR
 2. COLOR: SEA SALT
 3. WEBSITE: [HTTPS://US.LASIESTA.COM/](https://us.lasiesta.com/)
 4. POST, BEAM AND BRACE CONNECTION TO BE REVIEWED BY STRUCTURAL ENGINEER.

(2) HAMMOCK STRUCTURE - LEVEL 8
 L1.03 1/2" = 1'-0"



NOTES:
 1. WALLY STYLE A BENCH: INTERNAL SUPPORT BRACKET KIT LY-RE-ST, METAL PLANTER ONLY
 2. WOOD BENCH TOPPER: THERMALLY MODIFIED OAK
 3. MANUFACTURER: TOURNESOL SITEWORKS, 2930 FABER ST, UNION CITY, CA 94587, P: 800-542-2282, WEBSITE: [HTTPS://WWW.TOURNESOL.COM/](https://www.tournesol.com/)

(3) BUILT IN WOOD BENCH - LEVEL 8
 L1.03 3/4" = 1'-0"



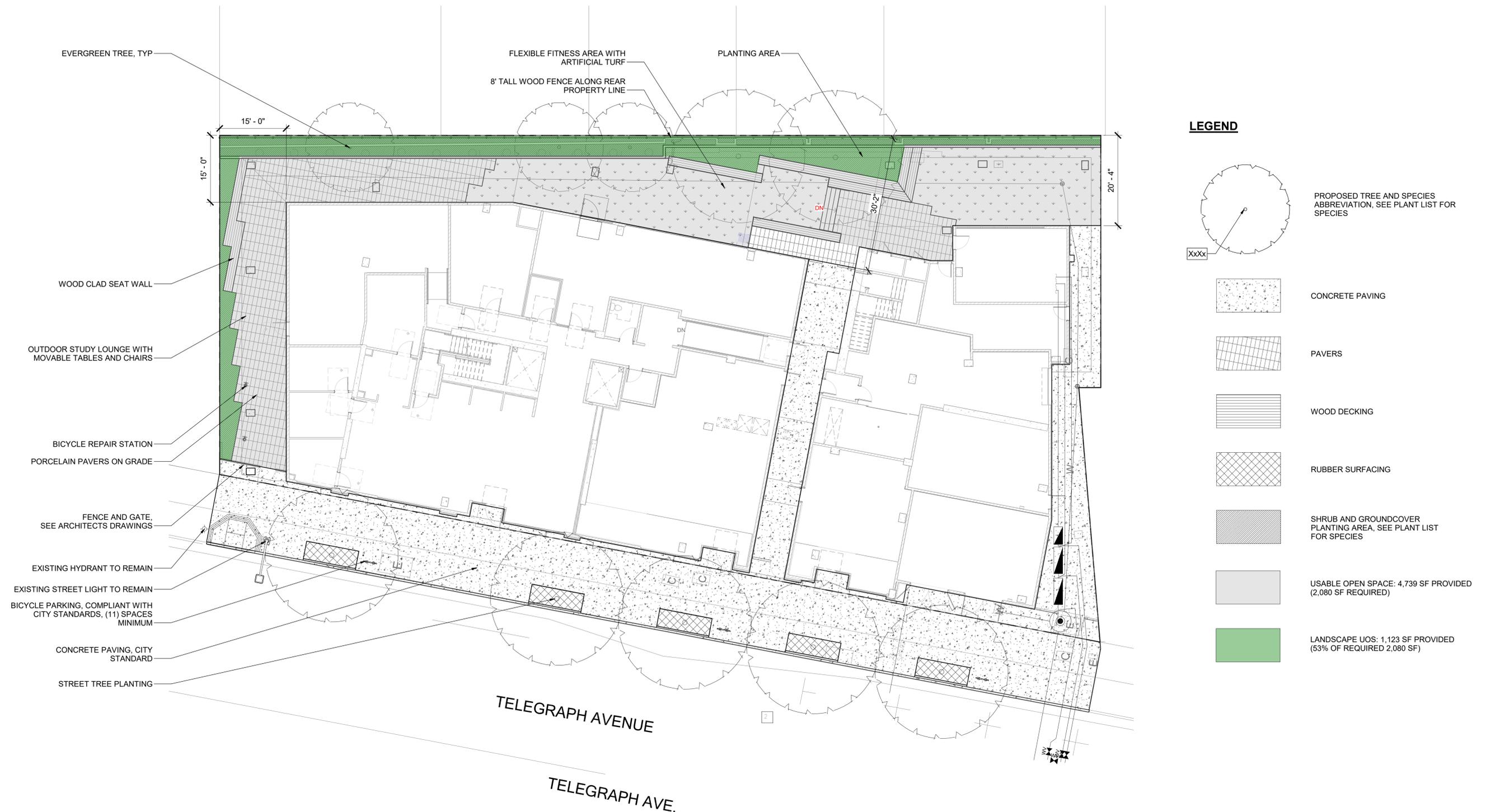
NOTES:
 1. WOOD BENCH TOPPER: 1 X 6 THERMALLY MODIFIED ASH
 2. VERTICAL BOARDS: 1 X 4 IPE VERTICAL BOARDS OR APPROVED EQUIVALENT
 3. PROVIDE MOCKUP OF COLOR AND FINISH FOR FINAL APPROVAL.

(4) O.S. TIERED SEATWALL - LEVEL 8
 L1.03 1" = 1'-0"



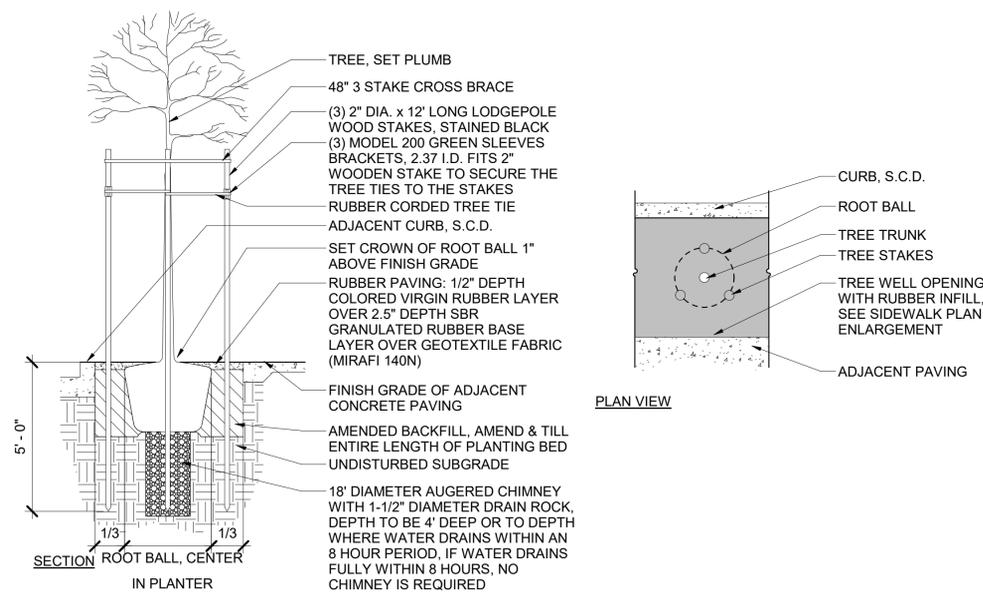
NOTES:
 1. METAL PLANTER: WILSHIRE COLLECTION PLANTER, CONNECTED PLANTERS TO HAVE SCOOPED SIDES
 2. COLOR: SMOKE
 3. MANUFACTURER: TOURNESOL SITEWORKS, 2930 FABER ST, UNION CITY, CA 94587, P: 800-542-2282, WEBSITE: [HTTPS://WWW.TOURNESOL.COM/](https://www.tournesol.com/)
 4. PLANTER DRAIN MAT: J DRAIN GRS, MODEL JDR-GRSCS-0316, AVAILABLE FROM JDR ENTERPRISES, INC., (800) 843-7569, WWW.J-DRAIN.COM

(5) PREFAB RECTANGULAR PLANTER - LEVEL 8
 L1.03 1" = 1'-0"



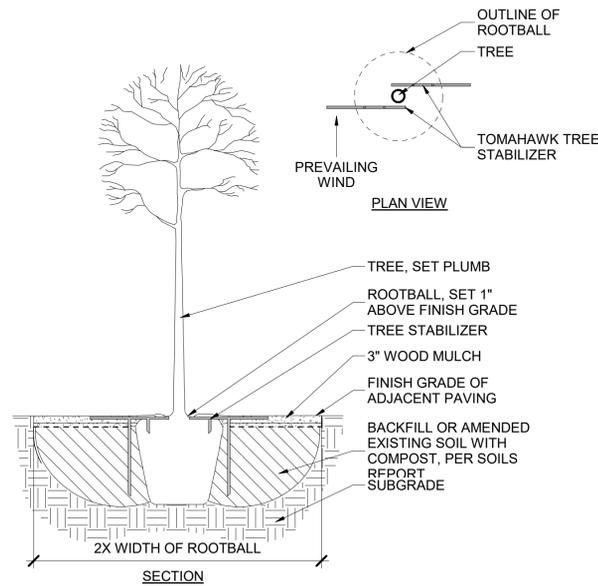
LEGEND

- PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES
- CONCRETE PAVING
- PAVERS
- WOOD DECKING
- RUBBER SURFACING
- SHRUB AND GROUNDCOVER PLANTING AREA, SEE PLANT LIST FOR SPECIES
- USABLE OPEN SPACE: 4,739 SF PROVIDED (2,080 SF REQUIRED)
- LANDSCAPE UOS: 1,123 SF PROVIDED (53% OF REQUIRED 2,080 SF)



NOTES:
 1. RUBBER PAVING: PRODUCT: RUBBERWAY TREE WELL FILLER; MANUFACTURER: RUBBERWAY, RUBBERWAY, INC., 4000 BARRANCA PKWY, STE 250, IRVINE, CA 92604, PHONE: 877.288.0045, WEBSITE: WWW.RUBBERWAY.COM; COLOR OR TOP LAYER: EQUAL AMOUNTS OF GRAY, DARK GRAY AND BEIGE.

1 STREET TREE PLANTING
 L1.05 3/8" = 1'-0"

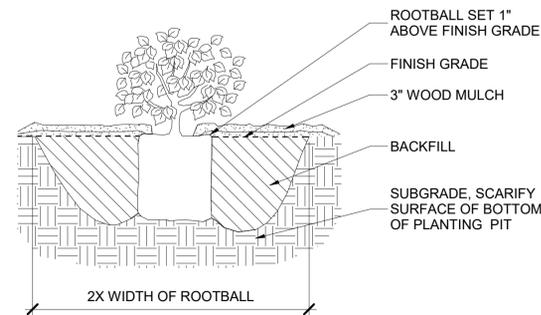


NOTES:
 1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.
 2. TREE STABILIZER: TOMAHAWK TREESTABILIZER, 32", SUPPLIED BY BORDER CONCEPTS, INC., PHONE: (800) 845-3343, WEB: WWW.BORDERCONCEPTS.COM.

2 TREE PLANTING ON GRADE
 L1.05 3/8" = 1'-0"

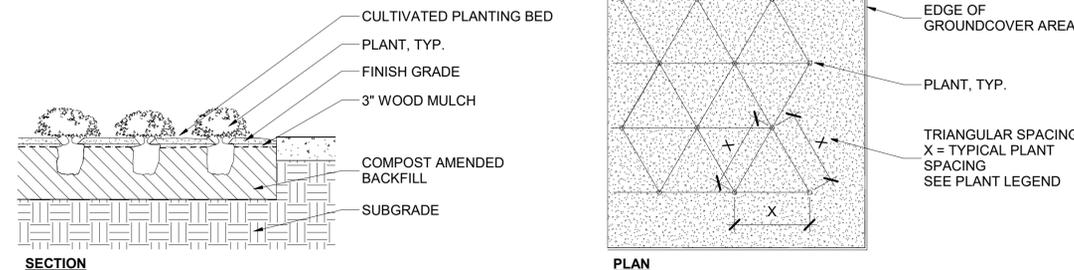
PLANTING NOTES

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



NOTES:
 1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

3 SHRUB PLANTING ON GRADE
 L1.05 3/4" = 1'-0"

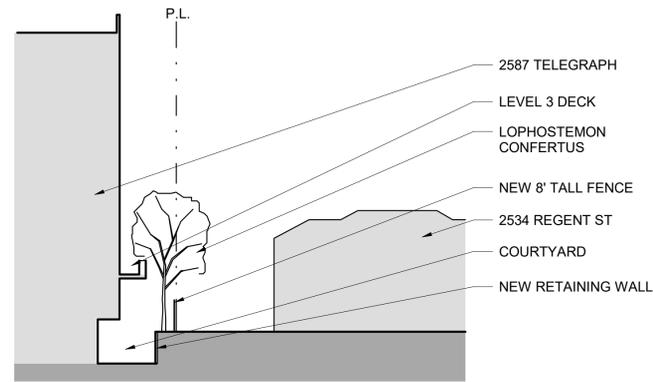


NOTES:
 1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

4 GROUNDCOVER PLANTING ON GRADE
 L1.05 3/4" = 1'-0"

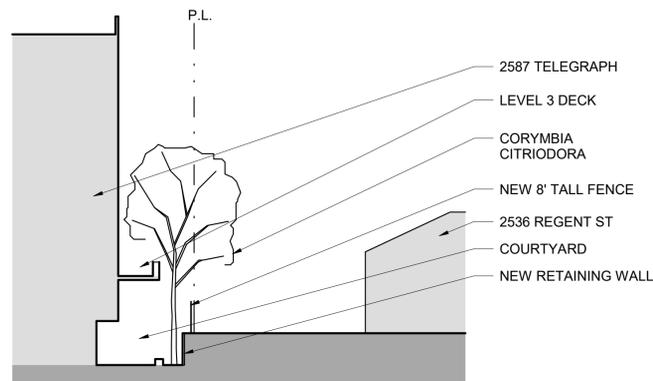
PLANT MAINTENANCE NOTES

1. SITE PLAN, IRRIGATION PLAN AND CONTROLLER CHART, PLANTING PLAN, SOIL ANALYSIS RESULTS, AND WATER BUDGET CALCULATIONS TO BE PROVIDED TO MAINTENANCE CONTRACTOR AT START OF WORK.
2. USE LOCAL, AND OR RECYCLED PRODUCTS FOR ALL REPLENISHED AND ADDED MATERIALS.
3. ADD ORGANIC COMPOST TO THE SOIL AS NECESSARY TO MAINTAIN HEALTHY LEVELS OF NUTRIENTS FOR PLANTS. USE OMRI CERTIFIED, MATURE, PLANT DERIVED COMPOST.
4. IF PLANT HEALTH IS DECLINING, SUBMIT SOIL SAMPLE TO LAB FOR ANALYSIS AND FOLLOW RECOMMENDATIONS FOR AMENDMENTS.
5. MAINTAIN A MINIMUM OF 3 INCHES OF MULCH ON THE SURFACE OF ALL PLANTING AREAS. MULCH SHALL BE NON-DYED AND FREE OF PHYSICAL CONTAMINATION. KEEP MULCH 6 INCHES AWAY FROM TREE TRUNKS AND SHRUB STEMS. KEEP ALL MULCH MINIMUM OF 1/2" BELOW ADJACENT GRADE OR TOP OF WALL.
6. USE INTEGRATED PEST MANAGEMENT TECHNIQUES FOR ANY PEST OUTBREAKS, BEGINNING WITH PHYSICAL METHODS, MOVING TO BIOLOGICAL METHODS, AND MOVE TO PESTICIDE USE AS A LAST RESORT, BEGINNING WITH THE LEAST TOXIC, AND NOTIFYING THE OWNER'S REPRESENTATIVE BEFORE EACH INSTANCE OF USE. SUBMIT PEST MANAGEMENT RECORD TO OWNER'S REPRESENTATIVE.
7. CHECK TREE STAKES AND TIES REGULARLY TO ENSURE TREES ARE NOT BEING DAMAGED. REMOVE TREE STAKES WITHIN 2 YEARS OF PLANTING.
8. PRUNING TREES TO BE DONE UNDER SUPERVISION OF ASI CERTIFIED ARBORIST OR TREE WORKER.
9. PRUNE YOUNG TREES ANNUALLY FOR 5 YEARS AFTER PLANTING TO DEVELOP GOOD BRANCHING STRUCTURE.
10. SHRUBS TO BE PRUNED BY REMOVING SELECT INDIVIDUAL BRANCHES AND NOT THROUGH THE USE OF SHEARING.



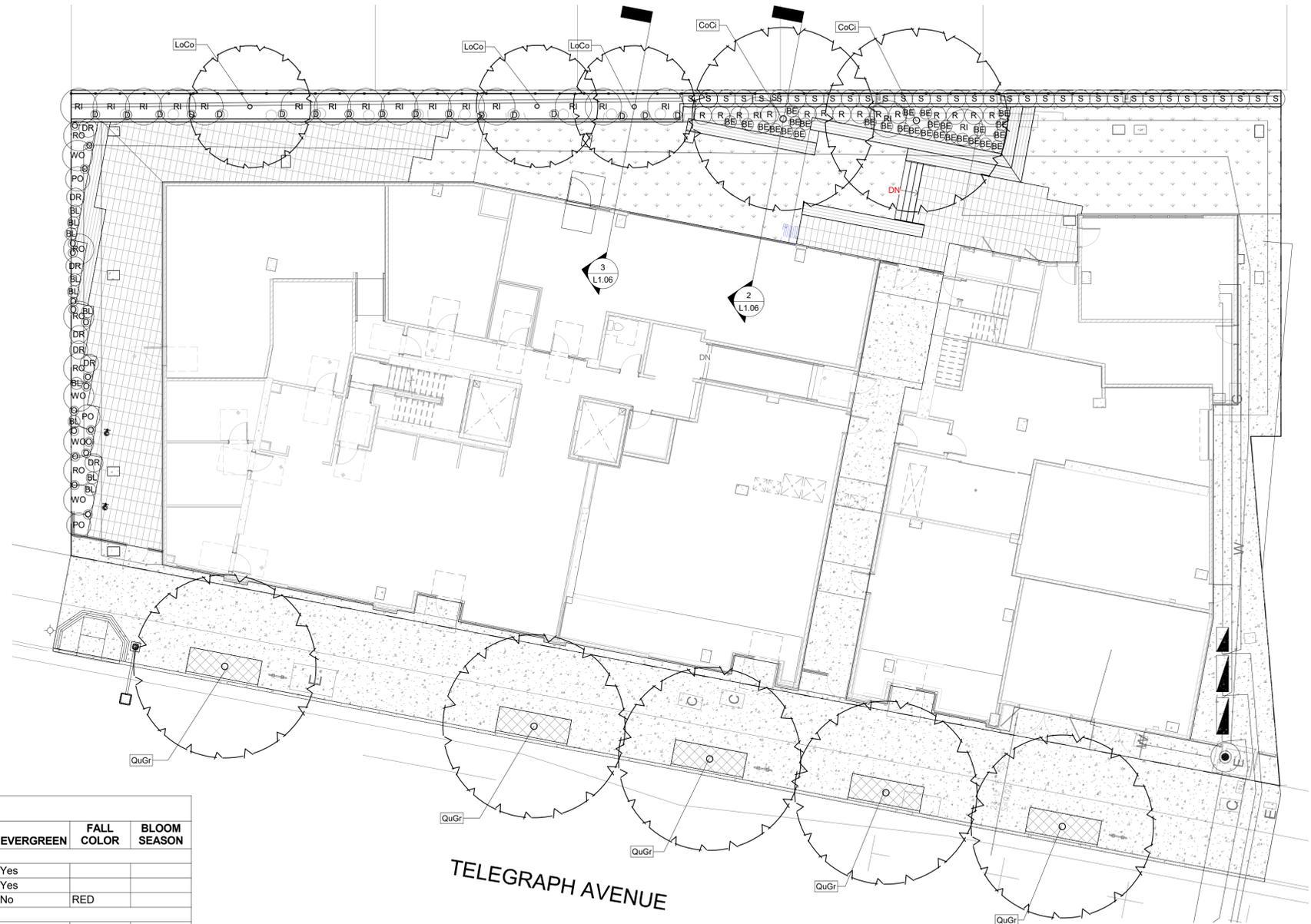
LOPHOSTEMON CONFERTUS

3 SECTION AT LOPHOSTEMON CONFERTUS
 L1.06 1" = 20'-0"



CORYMBIA CITRIODORA

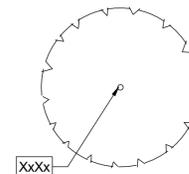
2 SECTION AT CORYMBIA CITRIODORA
 L1.06 1" = 20'-0"



PLANT LIST - LEVEL 1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	WATER USE	CA NATIVE	INVASIVE	EVERGREEN	FALL COLOR	BLOOM SEASON
TREE										
CoCi	2	CORYMBIA CITRIODORA	LEMON SCENTED GUM	40'-0"	LOW	No	No	Yes		
LoCo	3	LOPHOSTEMON CONFERTUS	BRISBANE BOX	30'-0"	LOW	No	No	Yes		
QuGr	5	QUERCUS GRAVESII	CHISOS RED OAK	35'-0"	LOW	No	No	No	RED	
SHRUB										
R	14	RHAMNUS CALIFORNICUS 'EVE CASE'	COFFEEBERRY	6'-0"	LOW	Yes	No	Yes		
RO	5	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	6'-0"	MODERATE	Yes	No	Yes		SPRING
RI	18	RIBES SANGUINEUM 'WHITE ICICLE'	FLOWERING CURRANT	6'-0"	LOW	Yes	No	No	YELLOW	WINTER - SPRING
GROUNDCOVER										
BE	28	BERBERIS REPENS	CREeping BARBERRY	1'-6"	LOW	Yes	No	Yes		SPRING - SUMMER
O	18	OXALIS OREGANA	REDWOOD SORREL	1'-0"	MODERATE	Yes	No	Yes		
S	35	SALVIA SPATHACEA	HUMMINGBIRD SAGE	4'-0"	LOW	Yes	No	Yes		SPRING - SUMMER
D	17	SATUREJA DOUGLASII	YERBA BUENA	2'-6"	LOW	Yes	No	Yes		
FERN										
BL	10	BLECHNUM SPICANT	DEER FERN	2'-0"	MODERATE	Yes	No	Yes		
DR	7	DRYOPTERIS ARGUTA	CALIFORNIA WOOD FERN	3'-0"	MODERATE	Yes	No	Yes		
PO	3	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	3'-0"	MODERATE	Yes	No	Yes		
WO	4	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	6'-0"	MODERATE	Yes	No	Yes		

PLANT LEGEND



PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

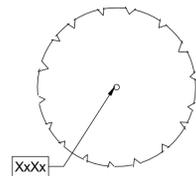


SHRUB OR GROUNDCOVER, SEE PLANT LIST FOR SPECIES

--- ROOT BARRIER

TOTAL NATIVE PERCENTAGE: 73% NOTE: NON NATIVE STREET TREE RECOMMENDED BY ARBORIST

PLANT LEGEND



PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES



SHRUB OR GROUNDCOVER, SEE PLANT LIST FOR SPECIES



ROOT BARRIER

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



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

PLANT LIST - LEVEL 8

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	WATER USE	CA NATIVE	INVASIVE	EVERGREEN	FALL COLOR	BLOOM SEASON
SUCCULENT										
B	5	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1'-0"	LOW	Yes	No	Yes		
P	4	DUDLEYA PULVERULENTA	CHALK LIVEFOREVER	1'-0"	LOW	Yes	No	Yes		
SHRUB										
S	5	CEANOTHUS 'SKYLARK'	CALIFORNIA LILAC	4'-0"	LOW	Yes	No	Yes		SPRING - SUMMER
M	3	MIMULUS X AURANTIACUS 'CHERRY'	CHERRY MONKEY FLOWER	2'-0"	LOW	Yes	No	Yes		SPRING - SUMMER
PERENNIAL										
A	9	ACHILLEA MILLEFOLIUM 'CAMEO'	YARROW	2'-0"	LOW	Yes	No	Yes		SPRING - SUMMER
GROUNDCOVER										
L	6	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET LESSINGIA	0'-6"	LOW	Yes	No	Yes		SPRING - FALL
GRASS										
C	14	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2'-0"	LOW	Yes	No	Yes		SPRING - SUMMER

PLANT LIST - LEVEL 3

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE SIZE	CA NATIVE	INVASIVE	EVERGREEN	FALL COLOR	BLOOM SEASON
SHRUB										
R	30	RHAMNUS CALIFORNICUS 'EVE CASE'	COFFEEBERRY	LOW	5'-0"	Yes	No	Yes		
RS	4	RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	LOW	6'-0"	Yes	No	No	YELLOW	LATE WINTER TO SPRING
GROUNDCOVER										
V	17	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	LOW	3'-0"	Yes	No	Yes		LATE WINTER TO SPRING
D	45	SATUREJA DOUGLASII	YERBA BUENA	LOW	0'-6"	Yes	No	Yes		

TOTAL NATIVE PERCENTAGE - LEVEL 3 AND 8: 100%

Bay-Friendly Basics Landscape Checklist



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

Project: 2587 Telegraph
Address: Berkeley, CA **Date:** July 17, 2023

Earthwork & Soil Health

Yes No N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>1. Mulch</p> <p>Requirement All soil on site is protected with a minimum of 3 inches of mulch after construction.</p> <p>Recommendation Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines, Practice 4.1; Bay-Friendly Guide to Mulch</i>, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.</p>	<ul style="list-style-type: none"> Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. Submit a delivery ticket or receipt of purchased mulch and/or, Submit receipts for sheet mulching materials and/or, (Optional) Submit photos of trees being chipped for mulch (if applicable). 	Cubic yardage, mulch, & sheet mulching receipts, to be submitted by contractor during construction
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>2. Amend the Soil with Compost Before Planting</p> <p>Requirement Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived.</p> <p>Recommendation Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines, Practice 4.1; Model Bay-Friendly Soil specifications</i>, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org</p>	<ul style="list-style-type: none"> Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. Submit+H35 compost details from construction documents. Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. <p><i>If a waiver is requested based on soil organic matter content or the needs of plant palette</i></p> <ul style="list-style-type: none"> Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater. 	Soil analysis, compost specs, and delivery ticket to be submitted by contractor during construction

Bay-Friendly Basics Landscape Checklist

Yes No N/A	Measure & Requirement	Documentation	Notes
Materials			
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>3. Reduce and Recycle Landscape Construction Waste</p> <p>Requirement Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling.</p> <p>Reference: StopWaste.Org, <i>Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials</i> and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.</p>	<ul style="list-style-type: none"> State the percent diversion goal in the design documents. List specific goals and recycling and reuse requirements in plans and specifications. Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%). 	
Planting			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>4. Choose & Locate Plants to Grow to Natural Size</p> <p>Requirement Species will be selected and plants spaced to allow them to grow to their natural size and shape . Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements.</p> <p>Reference <i>Bay-Friendly Landscape Guidelines , Practices 2.1, Bay-Friendly Plant lists</i> are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, <i>California Native Plants for the Garden</i>; East Bay Municipal Utility District, <i>Plants and Landscapes for Summer Dry Climates</i>; Sunset,<i>Western Garden Book</i>.</p>	<ul style="list-style-type: none"> Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement. 	Plant legend included on sheet L1.06/L1.07. Signed statement of installed plants to be submitted after installation

Bay-Friendly Basics Landscape Checklist

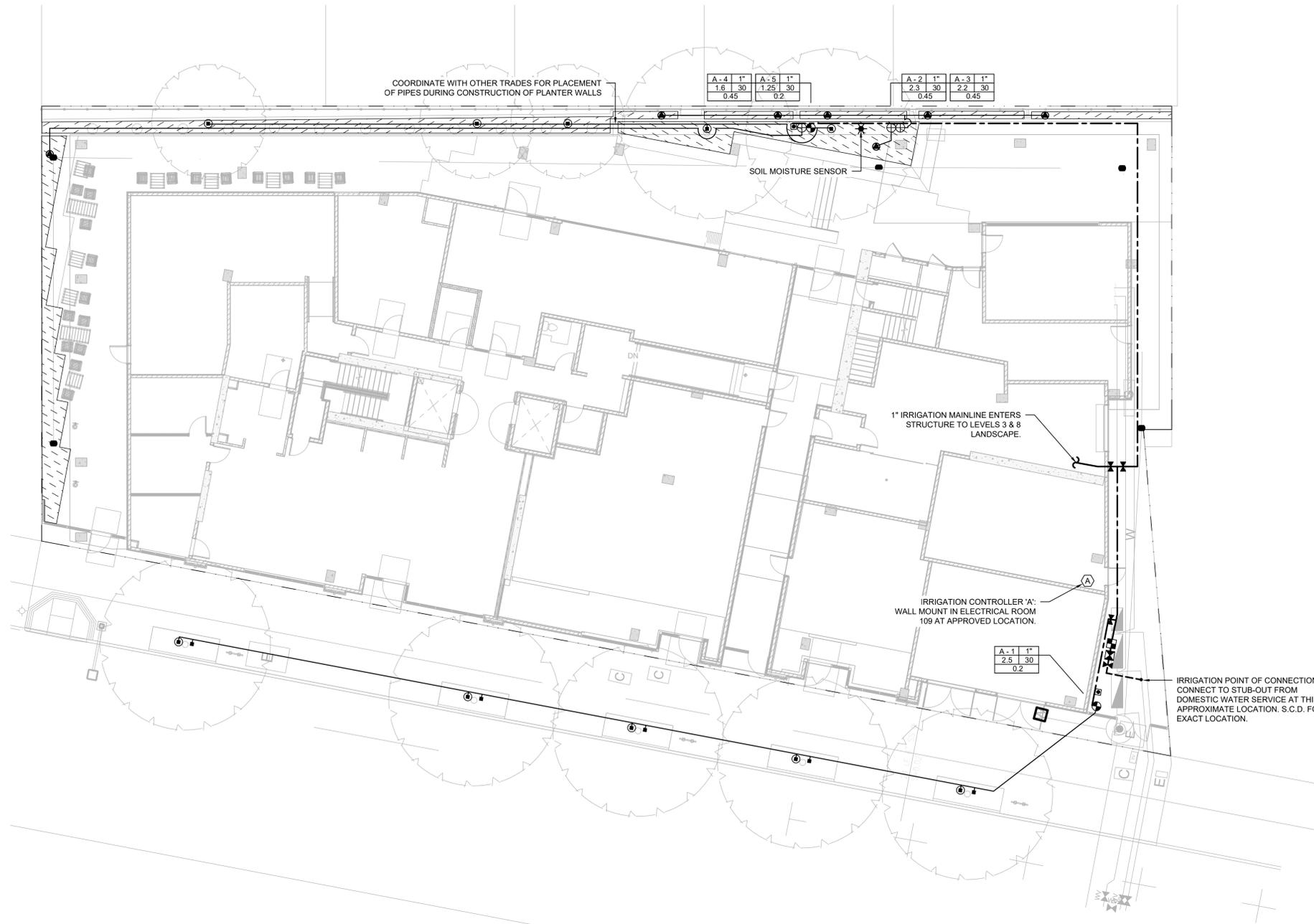
Yes	No	N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Do Not Plant Invasive Plant Species Requirement None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. Definition An invasive species is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. Federal Executive Order 13111. Reference Bay-Friendly Landscape Guidelines, Practice 2.1d; Don't Plant A Pest brochures for trees and plants available at www.cal-ipc.org ; www.cal-ipc.org/ip/inventory/weedlist.php .	<ul style="list-style-type: none"> Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. Submit the complete plant palette. Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species. 	Plant legend included on sheet L1.06/L1.07. Signed statement of installed plants to be submitted after installation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Grow drought tolerant CA native, Mediterranean or climate adapted plants Requirement A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. Recommendation California native or Mediterranean species are strongly recommended. Reference Bay-Friendly Landscape Guidelines Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf .	<ul style="list-style-type: none"> Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement. 	Plant legend included on sheet L1.06/L1.07. Signed statement of installed plants to be submitted after installation

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Minimize the lawn Requirement A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. Reference Bay-Friendly Landscape Guidelines, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org ; Brooklyn Botanic Garden Publications, <i>Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere</i> .	<ul style="list-style-type: none"> Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit. 	No turf included on project
Irrigation					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that Includes a Moisture &/or Rain Sensor Shutoff Requirement Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. Reference Bay-Friendly Landscape Guidelines, Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com .	<ul style="list-style-type: none"> Submit the make and model and product sheet of the irrigation controller. Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity. 	Irrigation controller included on sheet L2.02. Signed statement to be submitted after installation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide Requirement Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	<ul style="list-style-type: none"> Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide. 	No spray heads to be used on project.

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

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



IRRIGATION LEGEND

SYMBOL	MODEL	DESCRIPTION	PSI	GPM							
■	PCB-25	HUNTER PRESSURE COMPENSATING BUBBLER	30	0.25							
⊙	RZVS-18-25-CV-R	HUNTER ROOT ZONE WATERING SYSTEM	30	0.25							
Ⓐ	ICA16-BL1-100-BL10WFPH	ITS / BASELINE CONTROLLER - WALL MOUNT ASSEMBLY, WITH WIFI COMMUNICATION MODEM & ANTENNA AVAILABLE FROM IMPERIAL TECHNICAL SERVICES (925) 667-2190									
★	BL-5315B	BASELINE SOIL MOISTURE SENSOR									
⊠	825YA - 1" GS-1	FEBCO BACKFLOW PREVENTER - INSTALL WITH GUARDSHACK ENCLOSURE									
⊠	BL-BHM150-NO	BASELINE HYDROMETER - NORMALLY OPEN INCLUDES SUBMETER, FLOW SENSOR & MASTER VALVE									
⊠	T-585-70	NIBCO FULL PORT BALL VALVE - LINE SIZE									
⊕	11000 SERIES	WEATHERMATIC REMOTE CONTROL VALVE									
⊕	DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE: 11000 SERIES WEATHERMATIC REMOTE CONTROL VALVE										
⊕	PR-100-L-40	JAIN 40# PRESSURE REGULATOR - ZONES UP TO 8 GPM									
⊕	PR-100-M-40	JAIN 40# PRESSURE REGULATOR - ZONES HIGHER THAN 8 GPM									
⊕	4EH-1A-150	JAIN FILTER									
⊕	33 DNP	RAIN BIRD QUICK COUPLING VALVE									
⊕	IRRIGATION CONNECTION ON STRUCTURE: MAINLINE STUB-OUT BY PLUMBER; CONTROL WIRE CONDUIT STUB-OUT BY ELECTRICAL										
⊕	CONNECTION FROM PVC LATERAL LINE TO DRIP IRRIGATION										
---	MAINLINE: PURPLE SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.										
---	LATERAL LINE: PURPLE CLASS 200 SDR PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER. ALL LATERAL LINE TO BE SIZE 3/4" UNLESS OTHERWISE NOTED ON PLAN.										
---	SLEEVE: SCH 40 PVC, SIZE AS NOTED ON PLAN.										
---	DRIP IRRIGATION - 1/2" NOMINAL HDPE TUBING WITH HUNTER HB-20-PC PRESSURE COMPENSATING EMITTERS. INSTALL ONE EMITTER AT EACH PLANT.										
---	CONTROLLER / STATION NUMBER APPROXIMATE GPM THROUGH VALVE APPROXIMATE PRECIPITATION RATE (1/HR)	<table border="1"> <tr> <td>A-1</td> <td>1"</td> </tr> <tr> <td>20</td> <td>30</td> </tr> <tr> <td>0.25</td> <td></td> </tr> </table>	A-1	1"	20	30	0.25		REMOTE CONTROL VALVE SIZE ZONE OPERATING PRESSURE (PSI)		
A-1	1"										
20	30										
0.25											

IRRIGATION NOTES

- IRRIGATION SYSTEM DEMAND IS 15 GPM AT 85 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 100 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 85 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL HYDROMETER CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SHOWN ON PLANS.
- LOCATE VALVE BOXES IN SHRUB AREAS WHERE SHOWN. STAKE LOCATIONS OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE TRENCHING WITHIN DRIP LINE IS UNAVOIDABLE REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. USE AIR SPADE OR HAND TRENCH ONLY WITHIN THESE AREAS.
- INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE WHERE INDICATED ON PLAN. ELSEWHERE UNDER PAVEMENT, INSTALL PIPE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.
- INSTALL DRIP TUBING AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.
- OPEN DRIP TUBING ENDS AND FLUSH THOROUGHLY BEFORE INSTALLATION OF SPECIFIED EMITTERS AND END FLUSH CAPS AT ENDS OF ALL 1/2" TUBING. ALL LINES MUST BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF EMITTERS.
- INSTALL EMITTERS DIRECTLY INTO 1/2" DRIP TUBING. SNAKE DRIP LINE SUCH THAT ALL EMITTERS ARE WITHIN BACKFILLED AREA SURROUNDING NEWLY INSTALLED PLANTS. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- STAKE DRIP TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.



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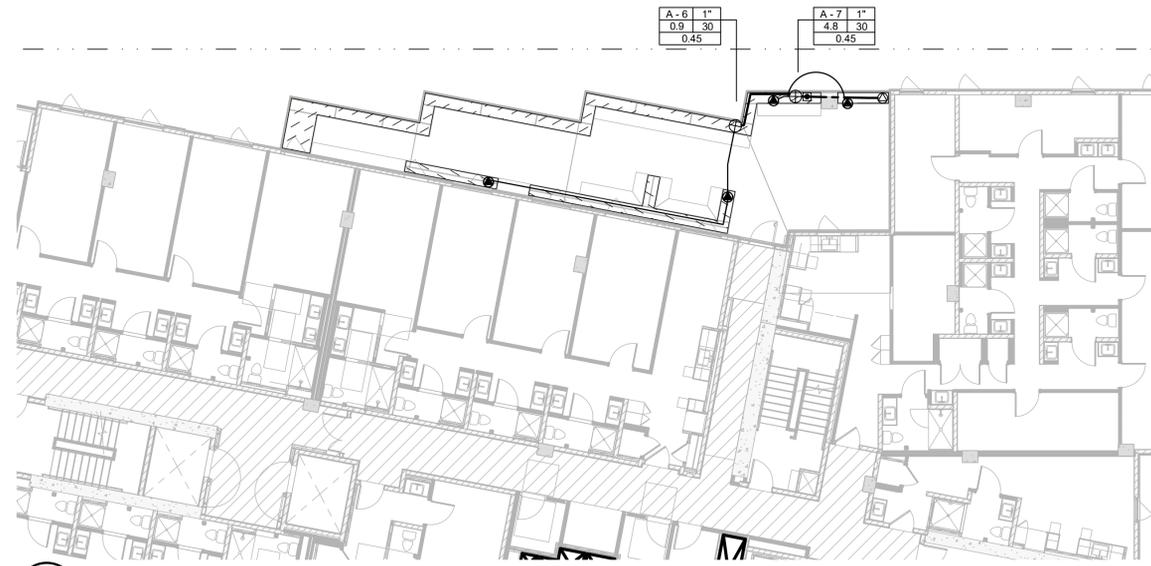
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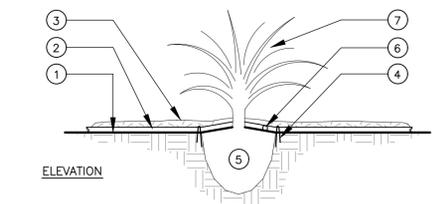
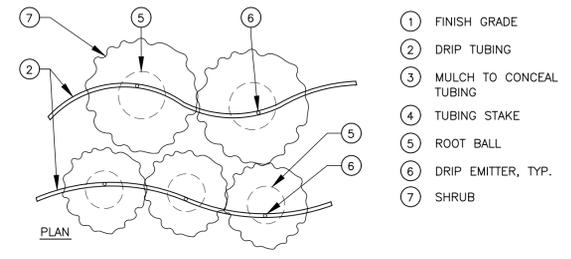


IRRIGATION PLAN - LEVEL 1

L2.01



1 HYDROZONE PLAN - LEVEL 3
 L2.02 SCALE: 1" = 10' 0"



1 DRIP EMITTERS
 SCALE: NTS



2 HYDROZONE PLAN - LEVEL 8
 L2.02 SCALE: 1" = 10' 0"

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

Hydrozone # (Planting Description)	Water Use Designation	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)	Reference Evapotranspiration (Eto) is 41.80		ETAF for MAWA is 0.55		Estimated Total Water Use (ETWU)
					ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area (A)	ETWU	
Regular Landscape Areas - Controller 'A'									
A-1	Low	0.30	DRIP	0.81	0.37	265	98	2540	
A-2	Low	0.30	DRIP	0.81	0.37	232	86	2229	
A-3	Low	0.30	DRIP	0.81	0.37	365	131	3395	
A-4	Moderate	0.50	DRIP	0.81	0.62	198	123	3188	
A-5	Low	0.30	DRIP	0.81	0.37	20	7	181	
A-6	Low	0.30	DRIP	0.81	0.37	62	23	596	
A-7	Low	0.30	DRIP	0.81	0.37	136	50	1296	
A-8	Low	0.30	DRIP	0.81	0.37	84	31	803	
						Totals	1352	549	14228
						(A)	(B)		
Special Landscape Areas									
						1			
						1			
						1			
						Totals	0	0	0
						(C)	(D)		
						ETWU Total		14228	
						Maximum Allowed Water Allowance (MAWA)		19271	

Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	(B)	549		Total ETAF x Area	(B+D)	549	
Total Area	(A)	1352		Total Area	(A+C)	1352	
Average ETAF	B/A	0.41		Sitewide ETAF=(B+D)/(A+C)		0.41	

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

Hydrozone #/Planting Description
 1) Front lawn
 2) low water use plantings
 3) medium water use planting
 4) high water use planting
 Irrigation Method
 Spray or Drip
 Irrigation Efficiency
 0.75 for spray head
 0.81 for drip
 (ETWU)
 (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 Where 0.62 is a conversion factor
 MAWA (Annual Gallons
 Allowed) = (Eto) (0.62) [(ETAF
 x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor,
 LA is the total landscape area in
 square feet, SLA is the total
 special landscape area in square
 feet, and ETAF is .55 for
 residential areas and 0.45 for non-
 residential areas.

MWEO CERTIFICATION

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
 LANDSCAPE ARCHITECT SIGNATURE AND DATE *Robert Town* 8/15/2024
 I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
 LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER SIGNATURE AND DATE *Robert Town* 8/15/2024

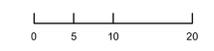


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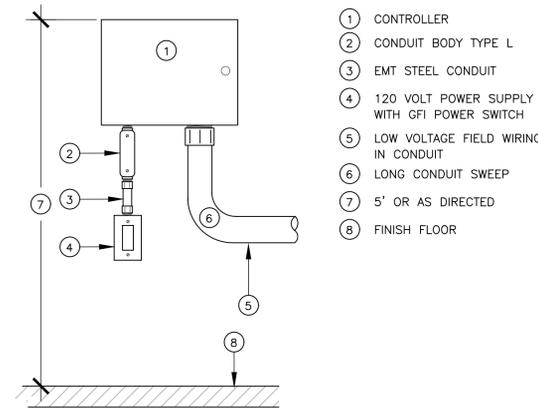
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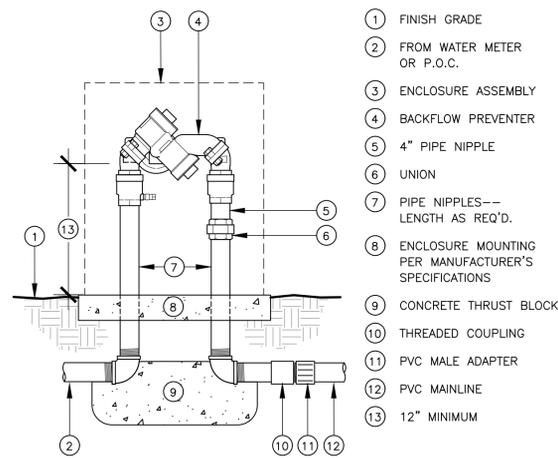
IRRIGATION PLAN - LEVELS 3 & 8

L2.02



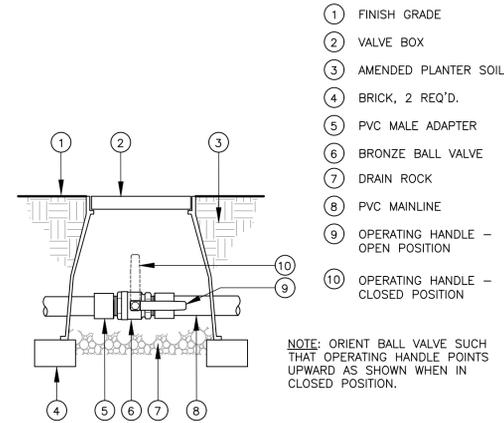
- 1 CONTROLLER
- 2 CONDUIT BODY TYPE L
- 3 EMT STEEL CONDUIT
- 4 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
- 5 LOW VOLTAGE FIELD WIRING IN CONDUIT
- 6 LONG CONDUIT SWEEP
- 7 5' OR AS DIRECTED
- 8 FINISH FLOOR

1 CONTROLLER - INDOOR WALL MOUNT
 - SCALE: NTS



- 1 FINISH GRADE
- 2 FROM WATER METER OR P.O.C.
- 3 ENCLOSURE ASSEMBLY
- 4 BACKFLOW PREVENTER
- 5 4" PIPE NIPPLE
- 6 UNION
- 7 PIPE NIPPLES--- LENGTH AS REQ'D.
- 8 ENCLOSURE MOUNTING PER MANUFACTURER'S SPECIFICATIONS
- 9 CONCRETE THRUST BLOCK
- 10 THREADED COUPLING
- 11 PVC MALE ADAPTER
- 12 PVC MAINLINE
- 13 12" MINIMUM

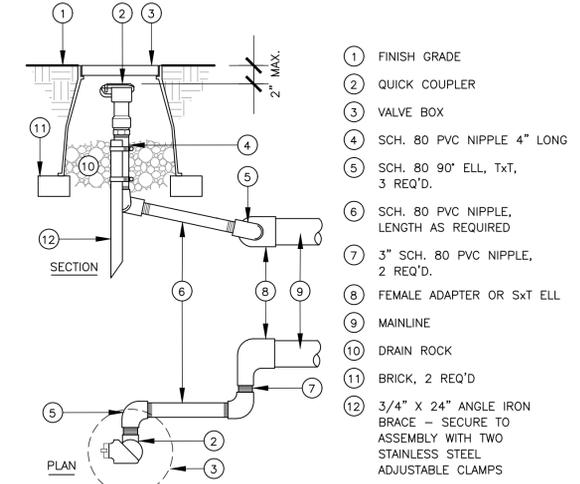
2 BACKFLOW PREVENTER & ENCLOSURE
 - SCALE: NTS



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

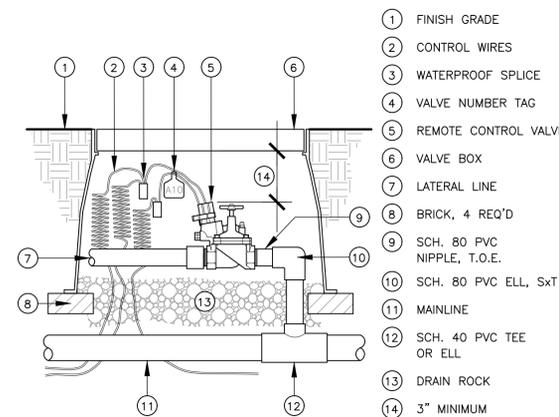
NOTE: ORIENT BALL VALVE SUCH THAT OPERATING HANDLE POINTS UPWARD AS SHOWN WHEN IN CLOSED POSITION.

3 MAINLINE ISOLATION BALL VALVE
 - SCALE: NTS



- 1 FINISH GRADE
- 2 QUICK COUPLER
- 3 VALVE BOX
- 4 SCH. 80 PVC NIPPLE 4" LONG
- 5 SCH. 80 90° ELL, TxT, 3 REQ'D.
- 6 SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
- 7 3" SCH. 80 PVC NIPPLE, 2 REQ'D.
- 8 FEMALE ADAPTER OR SxT ELL
- 9 MAINLINE
- 10 DRAIN ROCK
- 11 BRICK, 2 REQ'D
- 12 3/4" X 24" ANGLE IRON BRACE - SECURE TO ASSEMBLY WITH TWO STAINLESS STEEL ADJUSTABLE CLAMPS

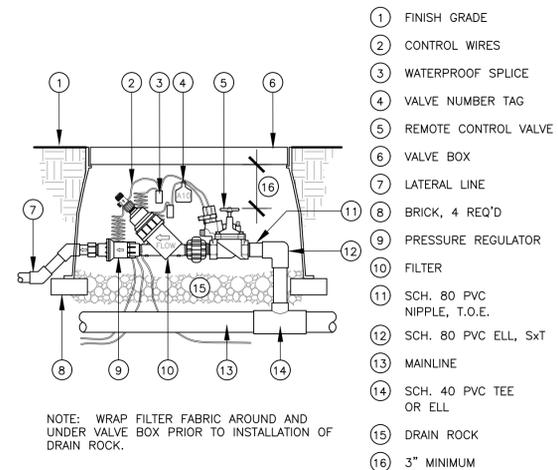
4 QUICK COUPLING VALVE
 - SCALE: NTS



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

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

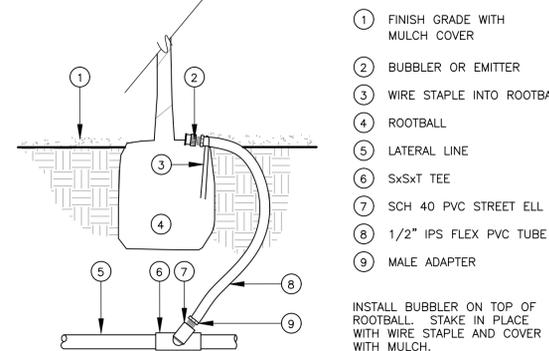
5 REMOTE CONTROL VALVE
 - SCALE: NTS



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

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

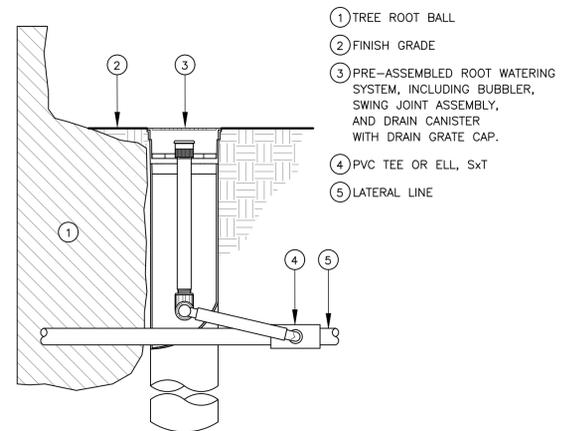
6 DRIP ZONE REMOTE CONTROL VALVE
 - SCALE: NTS



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

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

7 BUBBLER OR EMITTER ON FLEX RISER
 - SCALE: NTS



- 1 TREE ROOT BALL
- 2 FINISH GRADE
- 3 PRE-ASSEMBLED ROOT WATERING SYSTEM, INCLUDING BUBBLER, SWING JOINT ASSEMBLY, AND DRAIN CANISTER WITH DRAIN GRATE CAP.
- 4 PVC TEE OR ELL, SxT
- 5 LATERAL LINE

8 ROOT ZONE WATERING SYSTEM
 - SCALE: NTS



LEGEND

- PROPERTY LINE
- OVERLAND RELEASE PATH
- CONCRETE SIDEWALK
- PLANTING AREA - SEE L/S PLANS

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

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

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



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SITE AND GRADING PLAN

C1.0



2587 TELEGRAPH AVENUE

Final Design Review Application

Final DRC Hearing - August 29, 2024

Item #	Recommendation	Plan Set Sheet	Project Team Response
1	<i>Further develop the West façade so it doesn't feel so massive; this may mean bringing some bays down to grade, and raising others; southern most tower could read more separately.</i>	A0.3, A2.0	After considering different ways to bring the massing down to street level, the team proposed pulling the massing expression uniformly up to the 3rd level. This helps to address the comment about transiting the scale to match the existing ground-floor height of neighboring buildings along Telegraph.
2	<i>Study materials on the West side and bring more information about reflectivity and heat gain.</i>	A4.0, A5.3	The design deliberately proposes profiled metal panel to limit the reflectivity and heat gain on the street and neighbors. The profile have a flat surface no greater than 6 inches. The profiles themselves are 1.5" deep to add shadow lines. In addition, the "flat" panels also propose pencil ribs with slightly scalloped face to reduce direct reflectivity. The metal panels are satin and mica finish which are less reflective than a high gloss or a powder-coated finish.
3	<i>Visually raise the ground floor, or at least bring study of how this building transitions with adjacent structures.</i>	A0.3, A2.0	The ground floor has been pulled forward to reduce the previously proposed 4ft-5ft overhang. Now the 12" vertical jog mitigates the feeling of being "compressed" as it relates to adjacent structures. To visually achieve a two-story ground floor expression, the wood material, window modules, and architectural detailing are consistent with the ground floor.
4	<i>Study the first floor and accurately show the grade change in the elevations. Call out the height to the bays.</i>	A5.8	The building overhang has been eliminated. With this new revision to the ground floor, the bays have been removed and the proposed grade and heights have been provided.
5	<i>Windows on the west façade should have more logic, but also less repetition.</i>	A0.3, A2.0	The windows on the West façade have been aligned to establish a visual vertical line, creating a sense of order and structure. This alignment provides vertical consistency while still allowing the windows to vary in placement per pair of levels, adding visual movement across the entire façade.
6	<i>Study a stronger top building feature.</i>	A0.3, A2.0	After exploring various options for creating a more pronounced building "top," such as adding canopies, thicker parapets, or projecting parapets, we've concluded that altering the profile of the metal panels and using a different material finish for the parapet above the topmost residential levels best aligns with the architectural design intent.
7	<i>Introduce more color and detail on the east façade.</i>	A2.1	The eastern façade now features a warmer color palette that matches the rest of the building's elevations. To add visual interest and movement, the dimensions of the parapet have been varied. Unlike the previous design, which had a more uniform, monolithic appearance, the new design breaks up the scale with vertically articulated wall modulation, creating a more dynamic and varied façade
8	<i>DRC supports tall green landscape buffer in the back, but consider an alternate tree species and plan for additional screening as well.</i>	L1.06	Corymbia citriodora (Lemon-scented Gum Tree) and Lophostemon confertus (Brisbane Box Tree) are proposed now, instead of Sequoia sempervirens (Redwood).
9	<i>Ask neighbors what would make the building more palatable and report back at FDR.</i>	A2.1 - A2.2	The project team has met with the Regent Street neighbors prior to the Preliminary DRC, and met with them again after the hearing, as requested by the DRC. The neighbors requested "earth tones on the rear façade - not stark white", which has been incorporated into the building design. The rear facade features ferred walls for visual articulation to create shadows and a sense of movement. The color scheme is a vertical color-blocking pattern of Teak Brown, Light Gray, and Dark Gray. The strong black window frames will provide contrast to these earth tones, and the wooden siding on the balconies will provide variation in materials and texture.
10	<i>Consider permeable pavers, if recommended by Public Works.</i>	L1.04	In collaboration with the City's Arborist, the project team proposes street trees along Telegraph Avenue in tree wells with rubber infill that will be permeable. The porcelain pavers proposed outside of the ground level are not permeable because they are so close the the building and need to be impermeable.
11	<i>Although a ZAB issue, there was support for more retail, even if it reduced the lobby area.</i>	A1.1	After consulting with the Building and Fire departments, the project has added an exit corridor through the building. This change has slightly reduced the retail space and divided it into two separate areas. Additionally, the residential lobby has been downsized to make room for the reconfigured retail space. To ensure the effective operation of the residential lobby, leasing, and management areas, the current amount of ground floor space is essential.
12	<i>If supported by Public Works, there was a recommendation to continue new street trees to Parker.</i>	L1.05	The project team is amenable to continuing the new street trees to Parker Street if it is advised by the City Arborist & it is physically feasible (per sidewalk utility surveys) along that stretch of PROW.
13	<i>Provide an alternate for the coast iris at FDR.</i>	L1.06 - L1.07	Coast iris has been removed from plant palette

Details Requested for Final DR			
14	<i>Windows</i>	A5.0 - A5.1	Windows are proposed as a black vinyl window to create depth and contrast against the adjacent wall surfaces. Windows in profiled metal panels will exhibit a recess the depth of the rainscreen. Fixed windows in the stucco wall will have a 2" recess from face of finish to face of glazing
15	<i>All exterior details</i>	A5.2 - A5.3	Exterior details have been provided in the DRC plan set. This includes: <i>profiled/flat metal panels, composite panels, and transition details of materials</i>
16	<i>Parapets</i>	A5.4	Parapet details have been provided.
17	<i>Awnings</i>	N/A	There are no awning proposed; awnings have been omitted from the elevations.
18	<i>Railings</i>	A5.5 - A5.6	Railing details have been included. The railings along Telegraph Ave will be glass. The railings along the east façade are 4.5ft tall with an integrated high table to create a physical barrier to the edge. The eastern railing will be a dark wood slat finish with 1" gaps. The finish is consistent with landscaping elements for a holistic design approach.
19	<i>Storefront</i>	A5.7 - A5.8	The storefront design draws inspiration from the retail character of the Telegraph Corridor, integrating seamlessly with the area's aesthetic. The two retail storefronts features unique detailing, including different glazing and operation elements. This design approach provides flexibility for various retail tenants and uses.
20	<i>Landscape at Eastern edge</i>	L1.01	Fence detail provided.
21	<i>More specific planting plan</i>	L1.06 - L1.07	Full planting plan provided.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

 SIGNATURE: _____ DATE: January 25, 2024
 * Findings and Conditions

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- C1.0 Site, Grading and Utility Plan
- C2.0 Stormwater Management Plan
- C2.1 Stormwater Supplemental Forms
- C2.2 Stormwater Supplemental Forms



PROJECT DESCRIPTION

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

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

PROJECT TEAM

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COVER SHEET

A0.0

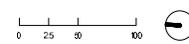


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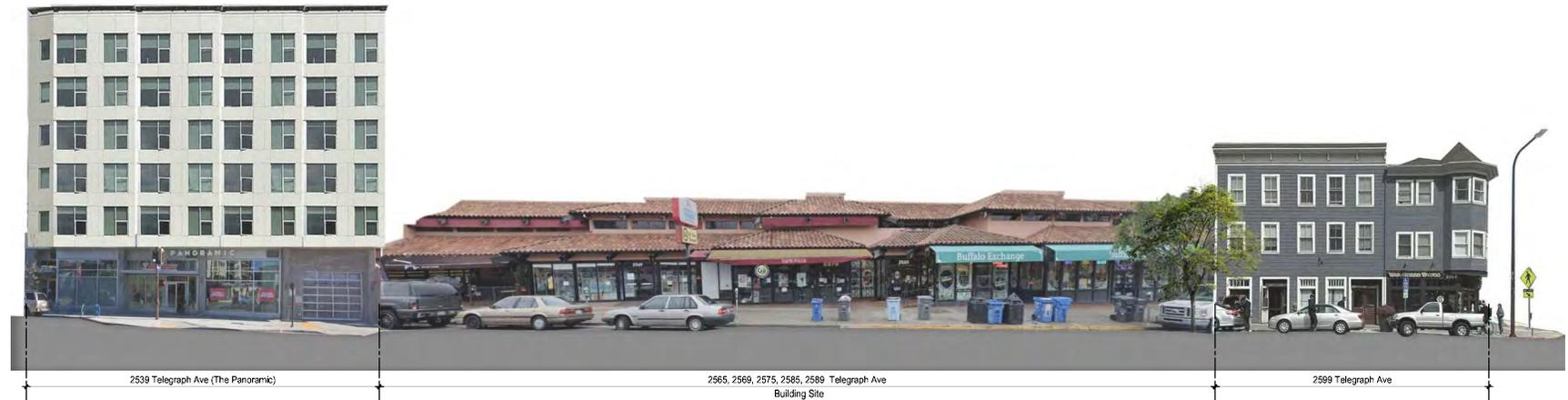


VICINITY MAP

A0.2



STREETSCAPE ELEVATION - PROPOSED



STREETSCAPE ELEVATION - EXISTING

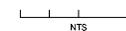


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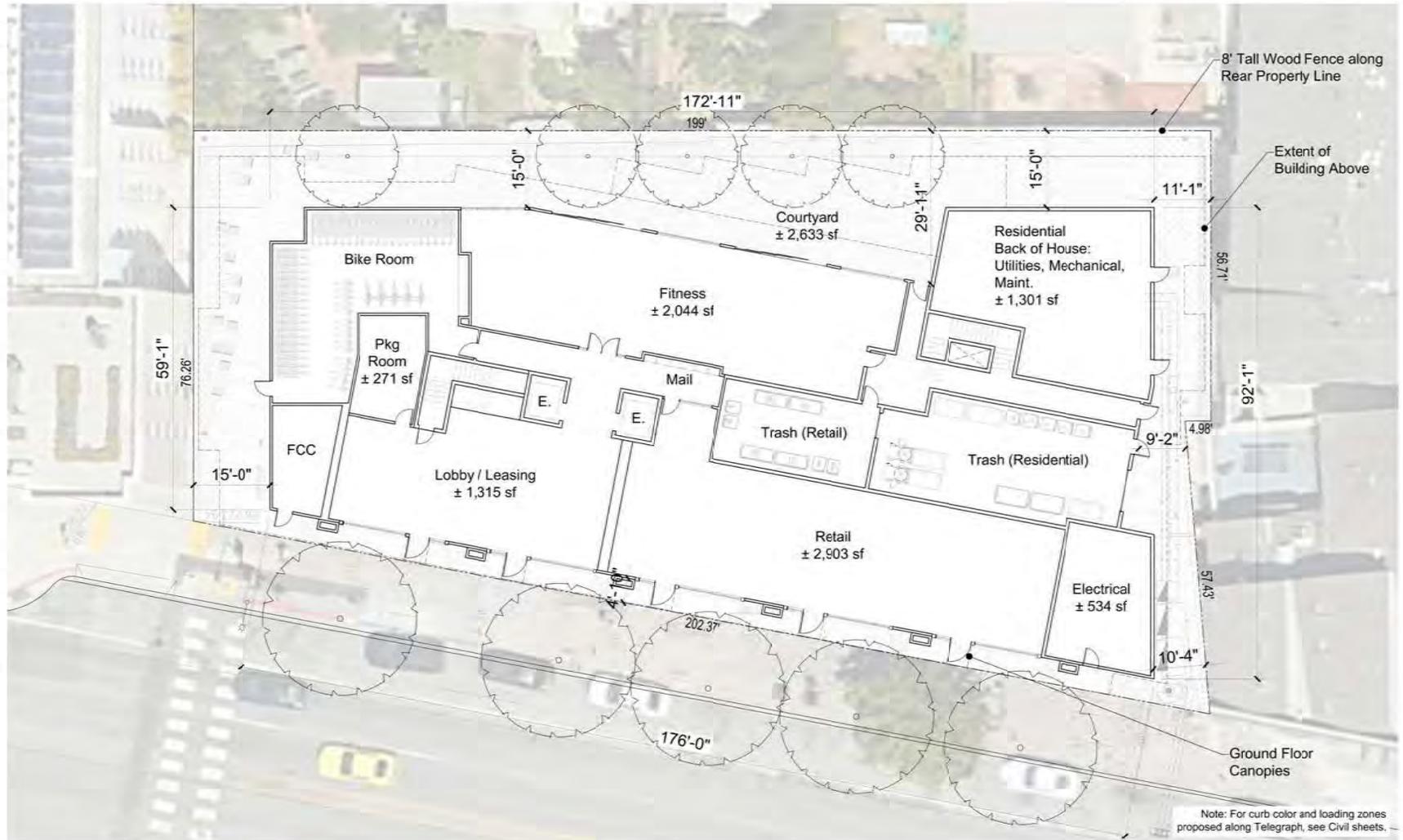
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STREETSCAPE ELEVATIONS

A0.9



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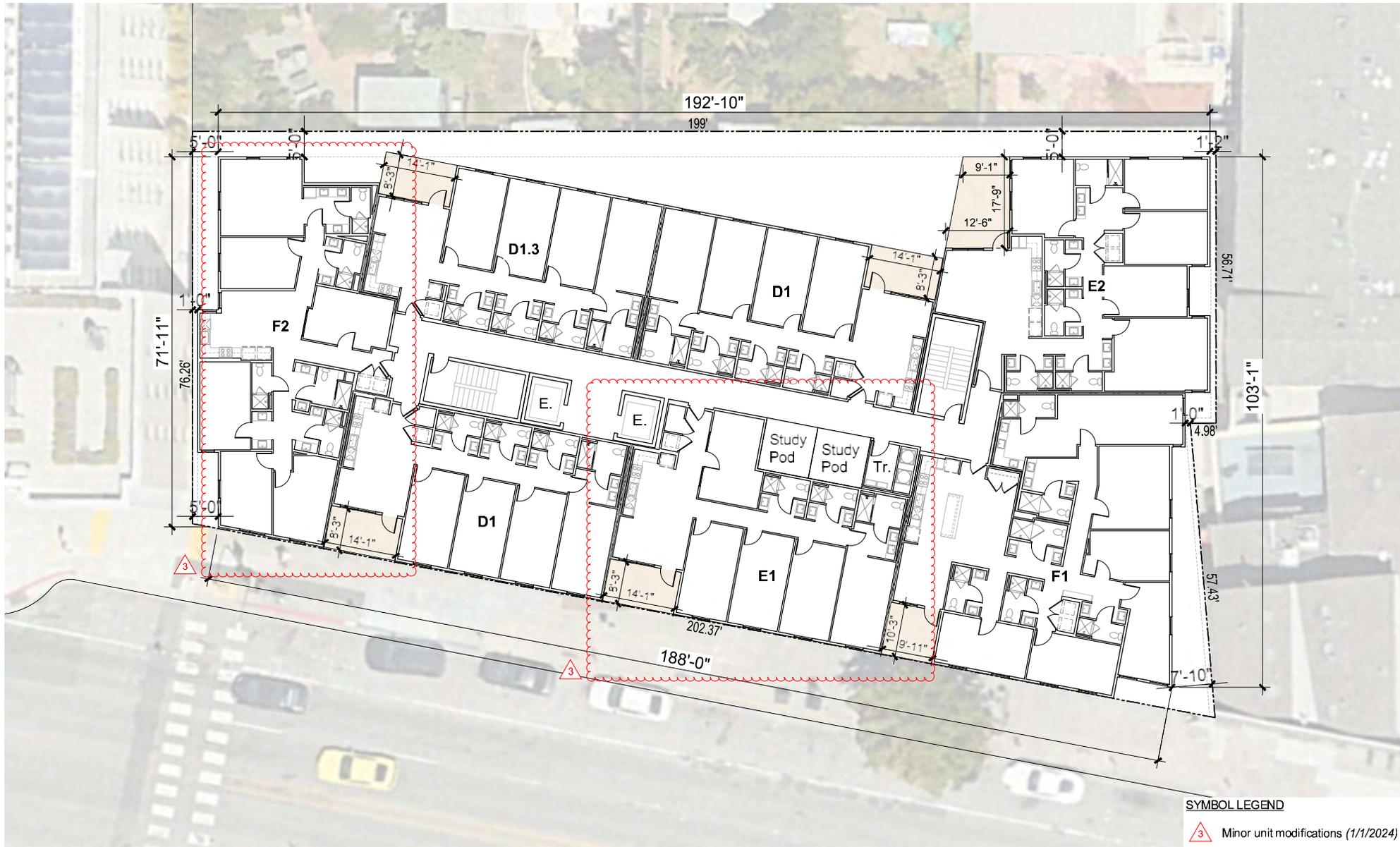
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BUILDING PLAN - LEVEL 1

A1.1

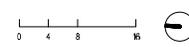


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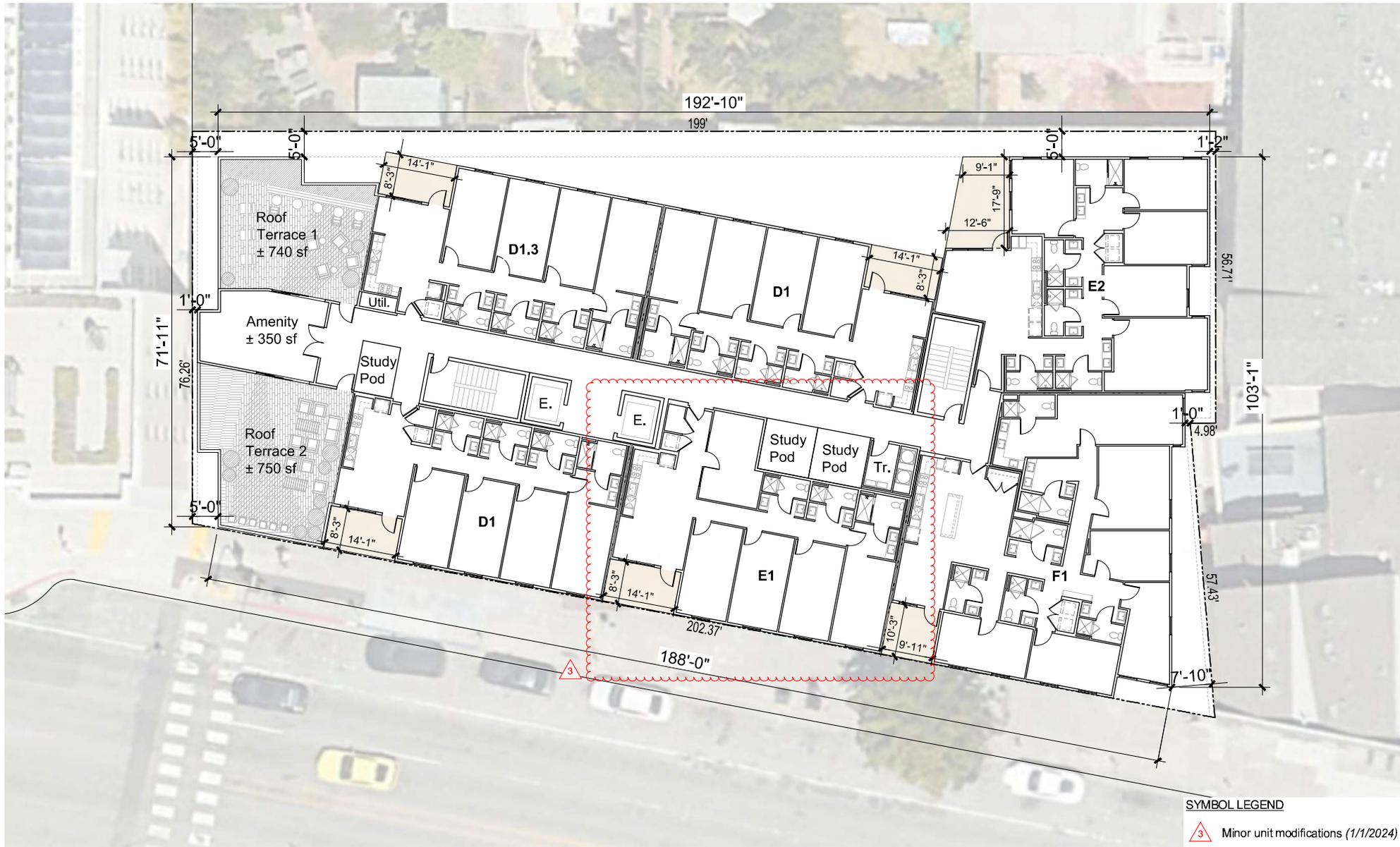
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BUILDING PLAN - LEVELS 4-7

A1.4



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BUILDING PLAN - LEVEL 8

A1.5



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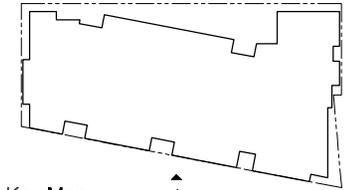


ROOF PLAN

A1.6

LEGEND

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



Key Map



1. West Elevation

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



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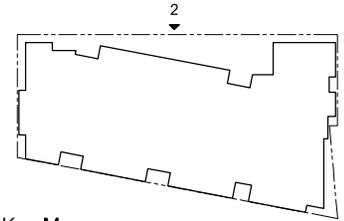
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BUILDING ELEVATIONS

A2.0



Key Map

LEGEND

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



2. East Elevation

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



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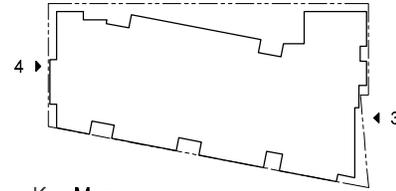


BUILDING ELEVATIONS

A2.1

LEGEND

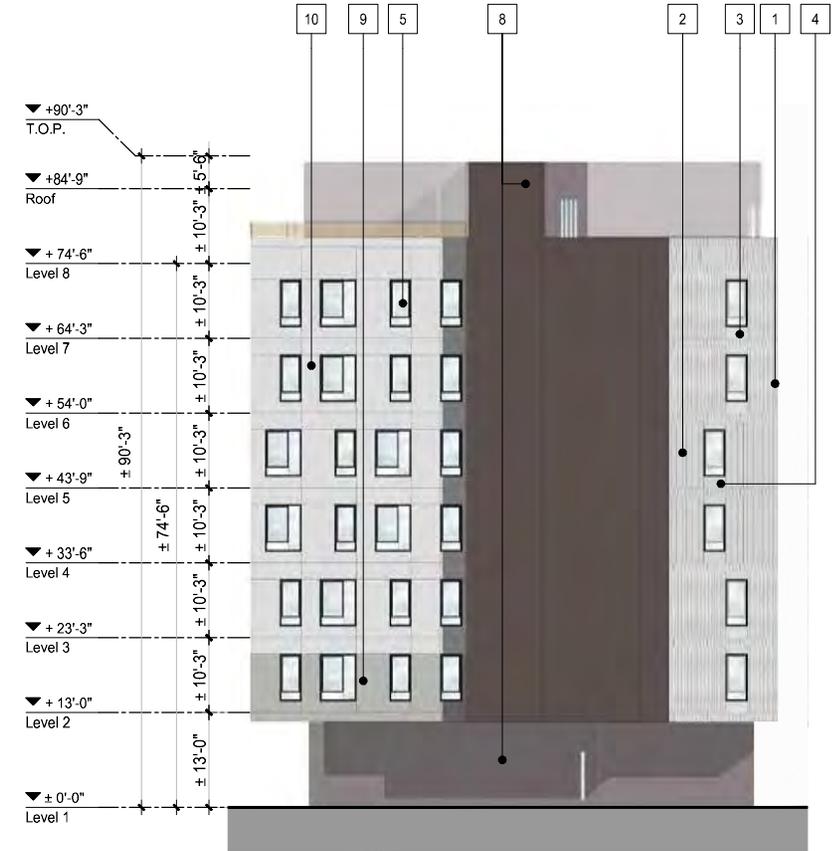
- | | |
|--|------------------------------------|
| 1. Profiled Panel - Type 1 (Silver) | 10. Plaster (Light Gray) |
| 2. Profiled Panel - Type 2 (Medium Gray) | 11. Storefront |
| 3. Flat Panel - Type 1 (Silver) | 12. Privacy Screen |
| 4. Flat Panel - Type 2 (Medium Gray) | 13. Masonry Veneer (Dark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



Key Map



3. South Elevation



4. North Elevation

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



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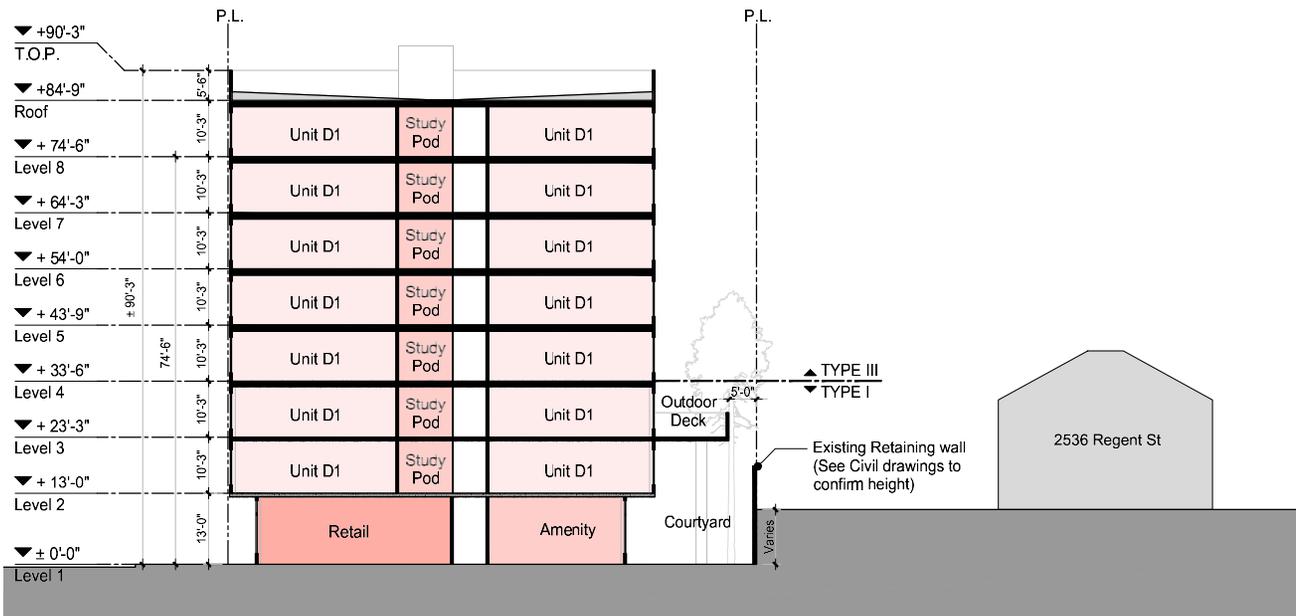
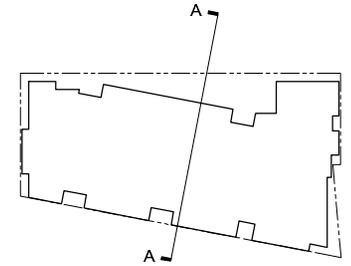
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BUILDING ELEVATIONS

A2.2



Section AA

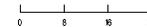


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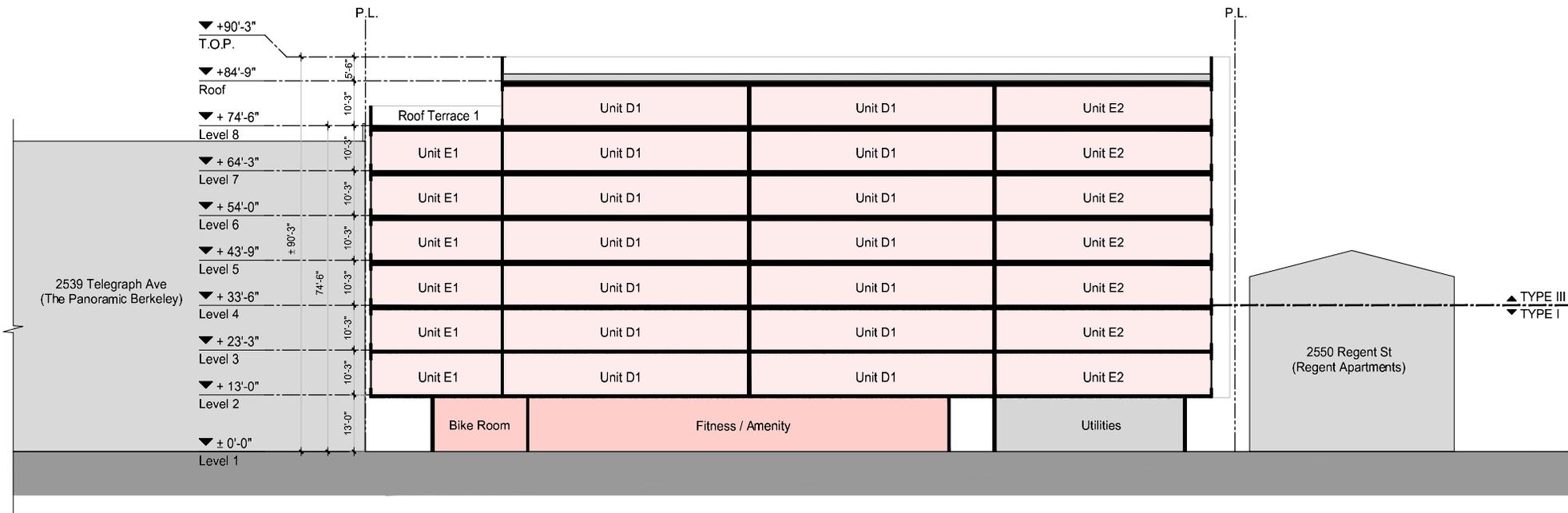
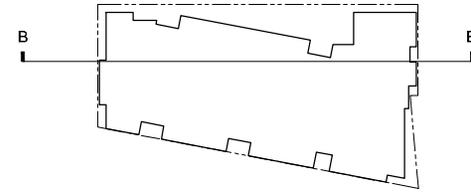
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BUILDING SECTIONS

A3.0



Section BB

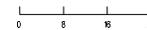


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BUILDING SECTIONS

A3.1



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RENDERINGS
VIEW I LOOKING FROM TELEGRAPH AVE & PARKER ST

A6.0



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RENDERINGS
VIEW LOOKING FROM TELEGRAPH AVE & BLAKE ST

A6.1



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RENDERINGS
VIEW OF THE GROUND LEVEL RETAIL

A6.2



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RENDERINGS
VIEW OF THE BUILDING REAR ELEVATION FROM REGENT ST

A6.3





REDWOOD UNDERSTORY



INTERIOR COURTYARD



RELATED PLANTING



PLANTERS AND ACCESSORIES



WOOD AND STEEL FURNISHINGS

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



SUNRISE-THEMED MURAL



PLANTER WITH BUILT-IN BENCH AND UNDER BENCH LIGHTING



LOUNGE CHAIRS

MULTI-TIERED WOOD SEATING



CAFE TABLES AND CHAIRS

BUILT-IN BAR



HAMMOCK CHAIRS

PATIO LOUNGE SETS



OUTDOOR TV

BACKLIT SCREEN WALL

