



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 Discussion/
Majority Recommendation
NOVEMBER 21, 2024

2274 SHATTUCK AVENUE

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0008 to demolish the commercial building (preserving and renovating the front façade and lobby), and construct a 17-story (183 feet, plus five-foot parapet), 214,032-square-foot, mixed-use building with 227 dwelling units (including 23 Very Low-Income Density Bonus qualifying units).

I. Introduction

This seventeen-story mixed use project is proposed in the C-DMU (Corridor) – Downtown Mixed-Use Commercial District – Corridor Sub-area. The subject parcel is a keystone lot with frontages on Shattuck and Bancroft.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

On February 1, 2024, the Landmark Preservation Commission (LPC) reviewed the demolition referral and Landmark Initiation Application and designated the building a City Landmark, with distinguishing features on the Shattuck Avenue façade to be preserved and restored. The Notice of Decision (NOD) was issued and was effective on March 20, 2024, however the project's SB 330 Preliminary Application vested the site's historical resource status on November 29, 2022. Therefore, the LPC and the City are prohibited by state law from denying the project or imposing conditions related to cultural or historic resource protections on the project after the date on which the application was deemed complete.

The project is schedule to go before the Zoning Adjustments Board on December 12, 2024. Correspondence received on this project to both the Planning Department and to the LPC is included in the documents under the Use Permit application in Acella – see the link below, and click on Zoning, 2274 Shattuck, ZP2023-0079, and attachments.

[ACA Wrapper - City of Berkeley, CA](#)

It is before the Design Review Committee this month for Preliminary Design Review where the Committee will discuss the project's overall massing and design and provide specific feedback to the applicants for Final Design Review.

II. Background

The project proposes to demolish the commercial building (UA Theater) on the landmarked site (preserving and renovating the front façade and lobby), and construct a mixed-use commercial/residential building that utilizes the State Density Bonus, with the following main components:

- 17 stories, 183 feet in height, plus 5-foot parapet (see Figures 3 and 4: Elevations);
- 227 dwelling units – 32 studios, 49 two-bedroom, 80 two-bedroom, 66 four-bedroom;
- 634 bedrooms total;
- 23 Very Low Income (VLI) units;
- 7,737 square feet of usable open space – ground-floor common space, private patios, roof deck;
- 72-space bike room and 18 short-term bike parking spaces; and
- 865-square-foot entry café.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the west side of Shattuck Avenue and north side of Bancroft Way, within the Downtown Mixed-Use District (C-DMU), Corridor Sub-Area, as identified in the City's Downtown Area Plan (DAP). The project site is surrounded by commercial, residential, institutional and mixed-use commercial/residential buildings ranging in height from one to five stories. Directly north is the Berkeley Public Library Main Branch, a City Landmark. Along Shattuck Avenue to the east are one- and two-story retail and restaurant uses, and a four-story, mixed commercial (retail and office) building. To the southeast, at the northeast corner of Shattuck and Bancroft is three-story, mixed commercial (retail and office) building, also known as the Morse Block Building, a City Landmark. To the west is a three-story, public library administrative building. To the south are residential buildings known as the Broad House and the Broad

Apartment Building, also City Landmarks. Further southeast at the southwest corner of Shattuck and Bancroft, is a four-story commercial building known as the Corder Building City Landmark. (See Figure 1: Vicinity Map)

The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along its frontage on Shattuck Avenue, and is two blocks away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station, the University of California at Berkeley Shuttle, and a bike share station at the Shattuck Avenue and Center Street intersection.

B. Site Conditions:

The project site is associated with the address 2274 Shattuck Avenue and Assessor's Parcel Number 57-2028-3. The 22,112-square-foot (0.51-acre) project site is an irregular, L-shaped parcel that has a 36-foot frontage on Shattuck Avenue and a 104-foot, 6-inch frontage on Bancroft Way. The site is occupied by an approximately 23,289-square-foot, movie theater (United Artists Theater) that was originally constructed in 1932 and operated until its closure in February 2023. The UA Theater is listed on the California Register of Historical Resources (CRHR), and was designated a City Landmark in March 2024.

Figure 1: Vicinity Map

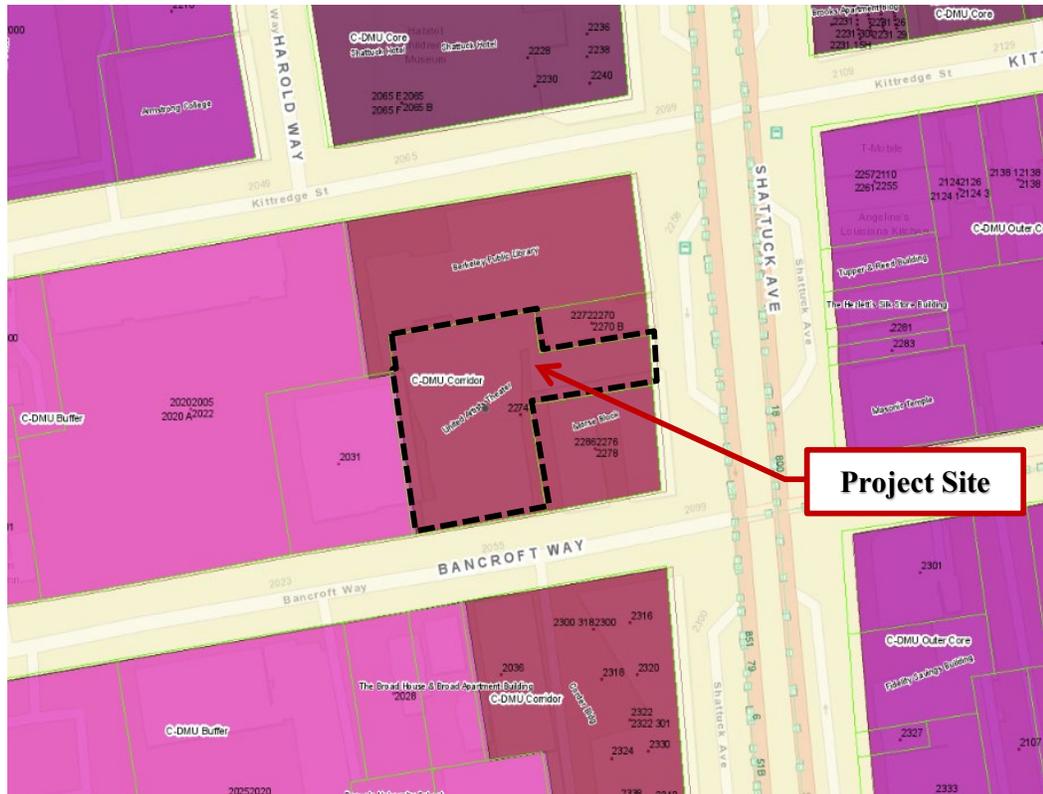


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		United Artists Theater (closed)	C-DMU Corridor	DT
Surrounding Adjacent Properties	North	Government (Berkeley Public Library, Main Branch, City Landmark) / Restaurant		
	East	Commercial (Tupper and Reed, Hezlett's Silk Store, City Landmarks) / Mixed-use Commercial (retail and offices, Masonic Temple City Landmark)	C-DMU Corridor	
	Southeast	Mixed-use Commercial (retail and offices, Morse Block Building City Landmark)	C-DMU Buffer	
	West	Government (Berkeley Public Library)	C-DMU Buffer / Corridor	
	South	Multi-family Residential (Broad House and Broad Apartment Building City Landmarks)/ Commercial (Corder Building City Landmark)		

Table 2: Development Standards

C-DMU Standards, Corridor Sub-Area		Existing	Change	Proposed	Permitted/Required	
Lot Area (sq. ft.)		22,112	--	22,112	n/a	
Gross Floor Area (s.f.)		23,289	+190,743	214,032	n/a	
Commercial Floor Area (s.f.)		23,289	-22,424	865	n/a	
FAR		1	+8.7	9.7	n/a	
Dwelling Units		n/a	+227	227	n/a	
Bedrooms		n/a	+634	634	n/a	
Building Height ¹	Maximum	72'	+111'	183' (plus 5' parapet)	40' min./60' max. (75' max. w/use permit, 5' max. parapet by right)	
	Stories	2	+15	17	n/a	
Building Setbacks ²	Front (Shattuck) ³	0'	--	0' to 7'-1"	0'-5' (bldg. ht.≤20')	
		0'	--	0'	0' (bldg. ht.>20' ≤75')	
		n/a	--	121'-4"	15' (bldg. ht.>65') ⁴	
	Front (Bancroft)	0'	--	0'	0' (bldg. ht.≤20')	
		0'	--	0'	5' (bldg. ht.>20' ≤75')	
	Interior Side (north)	0'-65' from frontage	0'	--	0'	0' (bldg. ht.≤75')
		>65' from frontage	n/a	n/a	n/a	5' (bldg. ht.>75' ≤120')
	Interior Side (west)	0'-65' from frontage	0'	+10'	10'	15' (bldg. ht.>120')
		>65' from frontage	0'	+10'-3"	10'-3"	0' (bldg. ht.≤20')
	Interior Side (east)	0'-65' from frontage	1'-3"	+8'-9"	10'	5' (bldg. ht.>75' ≤120')
>65' from frontage		1'-3"	+8'-9"	10'	15' (bldg. ht.>75')	

¹ A use permit to allow height up to 75 feet (is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Additional height beyond 75 feet is being requested as a waiver.

² The use permit to allow modified front and side setbacks below 75 feet building height is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Setback reductions above 75' are being requested as waivers.

³ The existing theater marquee (to be preserved) overhangs approximately 18" into the right-of-way.

⁴ Per BMC 23.204.130(E)(3)(d)(iv), "For lots with frontage on the Shattuck Avenue right-of-way south of Durant Avenue, a new building shall be set back 15 feet from the Shattuck Avenue property line where the building exceeds 65 feet in height".

█ = Waiver requested to modify the district standard.
Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height

Table 4: Development Standards (Continued)

C-DMU Standards, Corridor Sub-Area			Existing	Change	Proposed	Permitted/Required
Building Setbacks ²	Interior Side (south)	0'-65' from frontage	0' n/a n/a	-- n/a n/a	0' n/a n/a	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bldg. ht.>120')
		>65' from frontage	0' 0' n/a	-- -- n/a	0' 0' 0'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Diagonal Dimension (above 120' height)		n/a	n/a	178'-9"	120' max. (bldg. ht.>120')
	Lot Coverage (%)			94	-20	74
Usable Open Space (s.f.)			n/a	n/a	7,737	18,160 min. (80 s.f./d.u.)
Privately Owned Public Open Space (s.f.)			n/a	n/a	17	17 min. (1 s.f./50 s.f. of commercial)
Parking	Commercial (865 sq. ft.)		0	--	1	0 min.*
	Residential		n/a	n/a	0	0 min./114 max. (0.5 spaces/du max.)
	Carshare		n/a	n/a	n/a	n/a
	Total		0	--	1	0 min./114 max.
Bicycle Parking	Commercial - Short Term (865 sq. ft.)		0	--	2	1 (1 space/2,000 s.f. commercial)
	Residential - Long Term (313 bedrooms)		n/a	n/a	72	210 min. (1 space/3 bedrooms)
	Residential - Short Term (313 bedrooms)		n/a	n/a	16	16 min. (1 space/40 bedrooms, or 2)
	Total		0	n/a	72/18 (long term/short term)	210/17 min. (long term/short term)
<p>² The use permit to allow modified front and side setbacks below 75 feet building height is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Setback reductions above 75' are being requested as waivers.</p> <p>* Pursuant to Assembly Bill 2097, no parking is required for residential or commercial uses on a site located within ½-mile of public transit.</p> <p>█ = Waiver requested to modify the district standard.</p> <p>Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height</p>						

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building;
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development;
- Use Permit under BMC Section 23.204.020(A) to construct dwelling units;
- Use Permit under BMC Section 23.204.030(B)(1) to create new floor area of 10,000 square feet or more;
- Use Permit under BMC Section 23.204.130(E)(1) to exceed the maximum building height limit, up to 75 feet (plus 5-foot parapet, by right);
- Use Permit under BMC Section 23.04.130(E)(3)(b) to modify front and side setback requirements; and
- Administrative Use Permit under BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district.

B. CEQA Determination

Pursuant to Government Code Section 65589.5, it is staff's determination that the project is categorically exempt under Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

C. Density Bonus Information

- Waiver of BMC Section 23.04.130(E)(1) to exceed building height limits – to be 183 feet to roof (plus 5-foot parapet, by right), where 75 feet is the limit (plus 5-foot parapet by right);
- Waiver of BMC Section 23.204.130(E)(3)(b) to waive front and side setback minimums (see Table 4: Development Standards);
- Waiver of BMC Section 23.204.130(E)(3) to increase front setback maximum to 7-foot, 1 inch, where 5 feet maximum is required, at 0-20-foot building height; (see Table 4: Development Standards);
- Waiver of BMC Section 23.204.130(E)(3)(b)(i) to exceed 120 feet in width in diagonal measurement above 120 feet in height – to be 178 feet, 9 inches in width, where 120 feet is required;
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement – to provide 7,737 square feet, where 18,160 square feet is required; and
- Waiver of BMC Section 23.322.090(A) to provide 72 long term residential bicycle parking, where 210 is required.

V. Design Review Guidelines

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

All Buildings

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

Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5th floor, or near the top of the buildings that are less tall.
- Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

Parking and Garage

- Give first consideration to pedestrians during the site planning process.
- For on-site loading and on-site parking, mitigate impacts on the pedestrian to the extent possible.
- Locate and design loading areas to minimize their visibility from public spaces, use walls and landscaping to screen views of loading areas.
- Locate parking behind buildings, underground, or behind ground floor storefronts.

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

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

A complete set of the Downtown Design Guidelines can be found online at:

[120330_DBDesignGuidelines_ADDITIONAL GRAPHICS.indd](#)

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This new mixed-use development is proposed in the C-DMU Corridor sub-area of Downtown Berkeley. The subject parcel is situated mid-block on Bancroft near the intersection at Shattuck. The site extends to Shattuck Avenue. The portion of the site on Shattuck is occupied by the UA Theater, City Landmark. The project proposes to preserve and renovate the historic façade while also constructing a 17-story new building on the portion of the site that fronts onto Bancroft.

Massing/Building Design The proposed design has two street frontages, on Shattuck and on Bancroft. The project would retain the single-story height of the existing UA Theater building and proposes material upgrades to the façade, but would not alter the historic proportions of the structure. The marquee, which is not

original to the structure, would be removed, the façade behind it refinished, and a new storefront would be added. An explanation of the proposed renovations for the Shattuck façade are provided on Sheet A4.0 of the project plans.

The massing on Bancroft would rise to 17 stories and is proposed with a single-story base, a middle, and defined 1.5 story top. The facades are organized by vertical bands of windows that extend from the second floor to the sixteenth floor. These bands are recessed and accented by horizontal running metal infill panels. Thin metal fins break the massing at the second, sixth floor, and seventeenth floor. The top floor steps back and is designed with continuous glazing. This language is continued by the glass railing at the roof deck that wraps the entirety of the upper floor. The building is capped on the East façade by four pillars supporting a trellis structure over the roof deck.

Setbacks The existing structure on Shattuck is flush with the East property line except for a recessed entryway. The single-story structure maintains a 0' setback on the North and South sides. The new building proposes a 0'-0" setback at the street frontage on Bancroft with recessed entries to the parking garage at the west and the residential entry at the east end of that facade. The building is setback 11'-7" from the North property line at the rear of the site, 10'-0" from the West property, and 9' on the east property line by the Morse Block.

Ground Floor Design The main residential entry is proposed on Shattuck with a café proposed at the front half of the space and the residential lobby, leasing office, and package room proposed at the back half. A corridor connects the lobby space to the new building, where a mail room is proposed adjacent to an outdoor communal courtyard. The ground floor of the new building provides a secondary residential entry with a study space overlooking Bancroft. A garage is proposed with a single handicap space and access to the trash room. A majority of the floor is dedicated to mechanical space with three units proposed at the North end of this floor.

Landscape/ Open Space Open space for the project is proposed at the ground floor and the roof level. The project includes in ground planting areas along the perimeter of the new building. A pollinator garden is proposed for the space between the existing UA Theater and the new building with stormwater treatment area provided directly adjacent at the northeast corner of the parcel. The roof deck is proposed along the East and South sides of the project overlooking Shattuck and Bancroft. The proposed design features raised planting beds, low green roof planting areas, lounge furniture and flexible seating. A framed structure is proposed over the section along the South side of the building, which connects back to the penthouse.

Streetscape The project proposes new street trees on Bancroft. There are no new trees proposed on Shattuck as this façade is narrow and existing trees are located nearby.

Colors and Materials The project is designed with stucco as the main building material. Metal infill panels are proposed as an accent with the aluminum windows throughout.

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Building Design
- Landscaping
- Colors and Materials.

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any conditions as necessary and specific direction for Final Design Review.

Attachments:

1. Project Plans, received December 8, 2023

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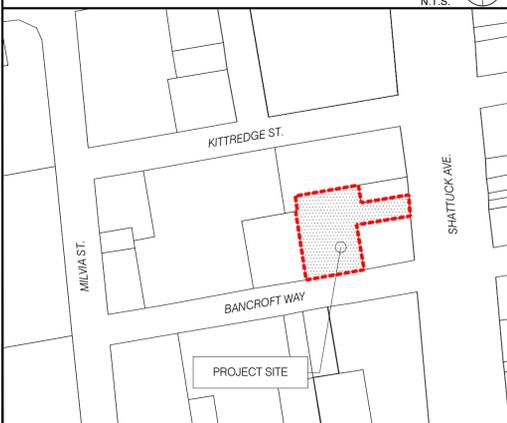
**2274
 SHATTUCK**

Berkeley, CA

- 11.29.2022 SB-330 APPLICATION
- 05.22.2023 ZONING APPLICATION
- 08.09.2023 ZONING RESUBMITTAL
- 12.08.2023 ZONING RESUBMITTAL



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
 JP Walsh, Director
PANORAMIC INTERESTS
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 415.701.7000
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LANDSCAPE ARCHITECT:
 Jesse Markman, Principal
JETT LANDSCAPE ARCHITECTURE + DESIGN
 2 Theatre Square, Suite 218
 Orinda CA 94563
 www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2274 Shattuck Ave.
 Berkeley, CA 94704 (APN: 057 202800300)

SCOPE OF WORK:
 PARTIAL REMOVAL OF THE EXISTING COMMERCIAL STRUCTURES TO CONSTRUCT A NEW 17-STORY MIXED-USE BUILDING WITH 227 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
 (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)
 ZONING: C-DMU
SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE		
ARCHITECTURAL		
A0.0 GENERAL INFORMATION	A3.2 BUILDING ELEVATIONS	LANDSCAPE
A0.1 ZONING DATA	A3.3 BUILDING ELEVATIONS	L1.01 LANDSCAPE PLAN - GROUND FLOOR
A0.3A DENSITY BONUS DIAGRAMS	A3.4 BUILDING ELEVATIONS	L1.02 LANDSCAPE ROOF PLAN
A0.3B DENSITY BONUS DIAGRAMS	A3.5 STREET STRIP ELEVATION	L2.01 PRECEDENT IMAGES
A0.4A SHADOW STUDIES	A3.6 STREET STRIP ELEVATION	L3.01 PLANT IMAGES, NOTES AND CALCULATIONS
A0.4B SHADOW STUDIES	A3.7 PHOTO MATCH VIEWS	L4.01 PRELIMINARY PLANTING PLAN - GROUND
A0.4C SHADOW STUDIES	A3.8 PHOTO MATCH VIEWS	L4.02 PRELIMINARY PLANTING PLAN - ROOF
A0.5 SITE CONTEXT PHOTOS	A3.9 RENDERED PERSPECTIVE	L5.01 PRELIMINARY IRRIGATION PLAN - GROUND
A0.6 VICINITY MAP	A3.10 RENDERED PERSPECTIVE	L5.02 PRELIMINARY IRRIGATION PLAN - ROOF
A1.0 SURVEY	A3.11 RENDERED PERSPECTIVE	
A1.1 SURVEY	A3.12 RENDERED PERSPECTIVE	
A2.0A EXISTING SITE PLAN	A3.13 RENDERED PERSPECTIVE	
A2.0B SITE PLAN	A3.14 RENDERED PERSPECTIVE	
A2.1 FLOOR PLANS	A3.15 RENDERED PERSPECTIVE	
A2.2 FLOOR PLANS	A4.0 HISTORIC FACADE RESTORATION	
A2.3 FLOOR PLANS	MAT BUILDING MATERIALS	
A3.0 BUILDING SECTIONS		
A3.1 BUILDING ELEVATIONS		

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JOB: 2201

SHEET:

GENERAL
 INFORMATION

A0.0



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JOB: 2201

SHEET:

ZONING DATA

A0.1

ROOFTOP ELEMENTS

OPEN SPACE DIAGRAM

ZONING COMPLIANCE

SETBACKS TABLE	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
SETBACK - FRONT (SHATTUCK)				
0'-20'	0'	0'	0'	COMPLIES
21'-75'	0'	0'	VARIES; 0' TO 121'-4"	COMPLIES
76'-120'	15'	0'	121'-4"	COMPLIES
> 120'	15'	0'	121'-4"	COMPLIES
SETBACK - FRONT (BANCROFT)				
0'-20'	0'	0'	0'	COMPLIES
21'-75'	0'	0'	0'	COMPLIES
76'-120'	15'	0'	0'	WAIVER
> 120'	15'	0'	0'	WAIVER
SETBACK - INTERIOR SIDE (<65' FROM FRONT)				
0'-20'	0'	0'	VARIES; 0' TO 10'	COMPLIES
21'-75'	0'	0'	VARIES; 0' TO 10'	COMPLIES
76'-120'	5'	0'	10'	COMPLIES
> 120'	5'	0'	10'	WAIVER
SETBACK - INTERIOR SIDE (>65' FROM FRONT)				
0'-20'	0'	0'	VARIES; 0' TO 23'-1"	COMPLIES
21'-75'	5'	0'	VARIES; 0' TO 23'-1"	WAIVER
76'-120'	15'	0'	VARIES; 10' TO 23'-1"	WAIVER
> 120'	15'	0'	VARIES; 10' TO 23'-1"	WAIVER
DIAGONAL WIDTH - MAX. DIMENSION ABOVE 120'	120'	NOT LIMITED	178'-9"	WAIVER

ZONING COMPLIANCE

CITY OF BERKELEY ZONING TABULATIONS	BASE ZONING	ALLOWABLE W/UP'S	PORPOSED W/ DENSITY BONUS	ZONING COMPLIANCE
ZONING			C-DMU CORR.	
NUMBER OF DWELLING UNITS	N/A	N/A	227	COMPLIES
COMMERCIAL AREA	N/A	N/A	865	COMPLIES
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	WAIVER
FRONT YARD SETBACK (SHATTUCK)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
FRONT YARD SETBACK (BANCROFT)	SEE TABLE	SEE TABLE	SEE TABLE	WAIVER
INTERIOR SIDE YARD SETBACK	SEE TABLE	SEE TABLE	SEE TABLE	WAIVER
REAR YARD SETBACK	N/A	N/A	N/A	COMPLIES
BUILDING HEIGHT	60'	75'	183'-0"	WAIVER
BUILDING STORIES	N/A	N/A	17	COMPLIES
LOT AREA	22,112	22,112	22,112	COMPLIES
LOT AREA (ACRES)	0.51	0.51	0.51	COMPLIES
GROSS FLOOR AREA (SEE TABLE)	N/A	N/A	214,082	COMPLIES
BUILDING FOOTPRINT	22,112	22,112	16,337	COMPLIES
LOT COVERAGE	N/A	N/A	74%	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	WAIVER
PROJECT FAR	N/A	N/A	9.68	COMPLIES

ZONING MAP

ZONING COMPLIANCE

FAR CALCULATIONS	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 50% DENSITY BONUS	PROPOSED W/ DENSITY BONUS
SITE AREA	22,112	22,112	22,112
FAR	N/A	N/A	9.68
FLOOR AREA	N/A	N/A	214,082

PROPOSED FLOOR AREA WITH DENSITY BONUS	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 17		12,442		12,442
LEVEL 16		12,442		12,442
LEVEL 15		12,442		12,442
LEVEL 14		12,442		12,442
LEVEL 13		12,442		12,442
LEVEL 12		12,442		12,442
LEVEL 11		12,442		12,442
LEVEL 10		12,442		12,442
LEVEL 9		12,442		12,442
LEVEL 8		12,442		12,442
LEVEL 7		12,442		12,442
LEVEL 6		12,442		12,442
LEVEL 5		12,442		12,442
LEVEL 4		12,442		12,442
LEVEL 3		12,442		12,442
LEVEL 2		12,442		12,442
GROUND LEVEL (EXCLUDES PARKING)	865	10,186	3,959	15,010
TOTAL FLOOR AREA W/ DENSITY BONUS	865	209,258		214,082
FAR (FLOOR AREA RATIO)				9.68
PARKING				1,327
TOTAL WITH PARKING				215,409

UNIT COUNTS	STUDIO	2-BED	3-BED	4-BED	TOTAL
LEVEL 17	2	3	5	4	14
LEVEL 16	2	3	5	4	14
LEVEL 15	2	3	5	4	14
LEVEL 14	2	3	5	4	14
LEVEL 13	2	3	5	4	14
LEVEL 12	2	3	5	4	14
LEVEL 11	2	3	5	4	14
LEVEL 10	2	3	5	4	14
LEVEL 9	2	3	5	4	14
LEVEL 8	2	3	5	4	14
LEVEL 7	2	3	5	4	14
LEVEL 6	2	3	5	4	14
LEVEL 5	2	3	5	4	14
LEVEL 4	2	3	5	4	14
LEVEL 3	2	3	5	4	14
LEVEL 2	2	3	5	4	14
GROUND LEVEL	0	1	0	2	3
TOTAL	32	49	80	66	227
PERCENT OF TOTAL	14.1%	21.6%	35.2%	29.1%	
TOTAL BEDROOM COUNT	32	98	240	264	634

GROUND LEVEL

BIKE PARKING

REFUSE AND RECYCLING

Stack Rack

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)	Waste (40%)	Recycling - Container (10%)	Recycling - Paper (20%)	Organics (20%)
780	1.00	780	65.00 cy	13,000 gal	26,000 cuft	5,200 gal	1,300 gal
Trash pickups per week			2				
Total Required			32.50 cy	6,500 gal	13,000 cuft	2,600 gal	1,300 gal

Bin Size	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	4	1	3	2		28 sf			280 sf
2 cy bin (404 gal)						28 sf			280 sf
96 gallon cart	2	1	2	1		7 sf			42 sf
64 gallon cart						6 sf			36 sf
Total Capacity						322 sf	386 sf	435 sf	908 sf

RESIDENTIAL OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA - 40%
GROUND LEVEL COMMON SPACE			1,657	
ROOF DECK COMMON SPACE			5,840	
TOTAL COMMON SPACE			7,497	2,999
PRIVATE PATIOS	3	80	240	
TOTAL AREA PROVIDED			7,737	
RESIDENTIAL OPEN SPACE REQD.	227	80	18,160	
TOTAL REQUIRED			18,160	
TOTAL WAIVER			10,423	

PRIVATELY OWNED PUBLIC OPEN SPACE

	AREA	PER	TOTAL
COMMERCIAL OPEN SPACE REQD.	865	50	17
TOTAL REQUIRED			17
TOTAL PROVIDED			17

BICYCLE PARKING CALCULATIONS

	BEDROOMS / SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	865	1/2000	1	2
RESIDENTIAL (LONG TERM)	634	0.33	210	72
RESIDENTIAL (SHORT TERM)	634	0.025	16	16
TOTAL BICYCLE PARKING			227	90
TOTAL WAIVER				137

PARKING TABLE

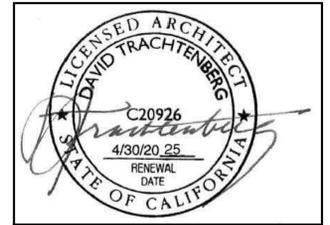
	UNITS/SF	MIN. MAX. (/S/UNIT)	PROPOSED
RESIDENTIAL	227	0	113.5
COMMERCIAL	865	N/A	N/A
Per AB 2097			1

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

LEVEL	AREA
AVERAGE AREA PER FLOOR	12,659
PENTHOUSE (MECH/ELEV/CIRC)	1,541
ARCHITECTURAL FRAME	350
TOTAL AREA OF ROOFTOP ELEMENTS	1,891
% AREA OF ROOFTOP ARCH. FEATURES	14.9%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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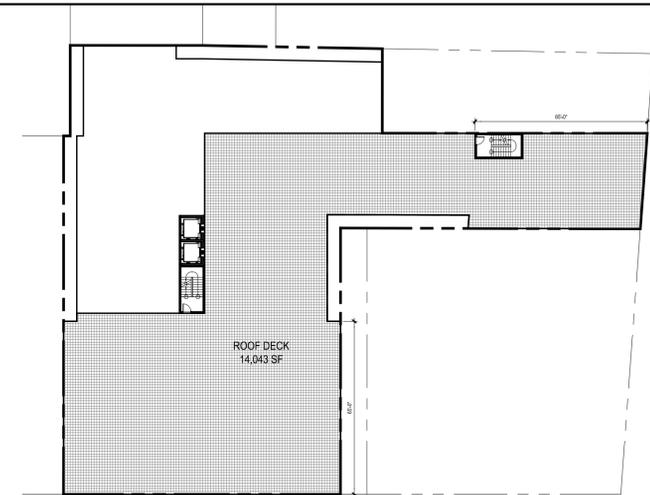
SHEET:

DENSITY BONUS
DIAGRAMS -
BASE PROJECT

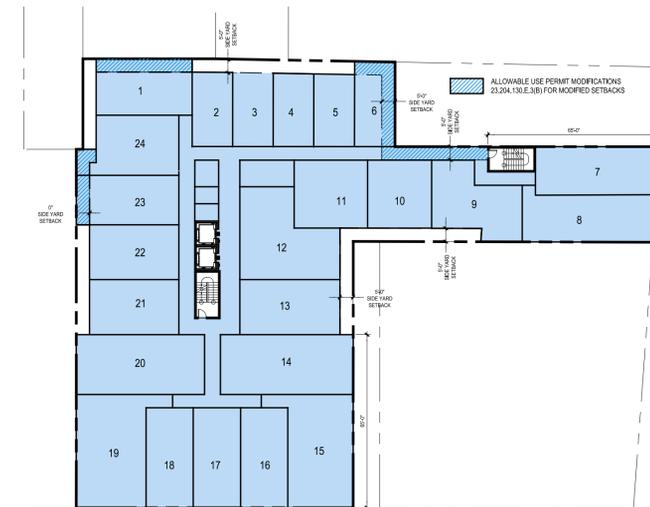
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BASE PROJECT ZONING COMPLIANCE TABLE					
ZONING	BASE ZONING	ALLOWABLE W/UP'S	PORPOSED BASE PROJECT	ZONING COMPLIANCE	
ZONING			C-DMU CORR.		
NUMBER OF DWELLING UNITS	N/A	N/A	151	COMPLIES	
COMMERCIAL AREA	N/A	N/A	865	COMPLIES	
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES	
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES	
FRONT YARD SETBACK (SHATTUCK)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES	
FRONT YARD SETBACK (BANCROFT)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES	
INTERIOR SIDE YARD SETBACK	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES W/UP	
REAR YARD SETBACK	N/A	N/A	N/A	COMPLIES	
BUILDING HEIGHT	60'	75'	75'	COMPLIES	
BUILDING STORIES	N/A	N/A	7	COMPLIES	
LOT AREA	22,112	22,112	22,112	COMPLIES	
LOT AREA (ACRES)	0.51	0.51	0.51	COMPLIES	
GROSS FLOOR AREA (SEE TABLE)	N/A	N/A	143,312	COMPLIES	
BUILDING FOOTPRINT	22,112	22,112	21,107	COMPLIES	
LOT COVERAGE	N/A	N/A	95%	COMPLIES	
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES	
PROJECT FAR	N/A	N/A	6.48	COMPLIES	
FAR CALCULATIONS					
		BASE PROJECT ALLOWABLE	ALLOWABLE W/ 50% DENSITY BONUS	PROPOSED W/ DENSITY BONUS	
SITE AREA		22,112	22,112	22,112	
FAR		N/A	N/A	6.48	
FLOOR AREA		N/A	N/A	143,312	
BASE PROJECT FLOOR AREA					
	COMMERCIAL	RESIDENTIAL	MECH.	POPOS	TOTAL
LEVEL 7		20,561			20,561
LEVEL 6		20,561			20,561
LEVEL 5		20,561			20,561
LEVEL 4		20,561			20,561
LEVEL 3		20,561			20,561
LEVEL 2		20,561			20,561
GROUND LEVEL (EXCLUDES PARKING)	865	16,310	2,621	150	19,946
TOTAL FLOOR AREA W/ DENSITY BONUS	865	139,676	2,621	150	143,312
FAR (FLOOR AREA RATIO)					6.48
PARKING					1,161
TOTAL WITH PARKING					144,473
UNIT COUNTS					
UNIT TYPE	STUDIO	2-BED	3-BED	4-BED	TOTAL
TOTAL	22	34	53	44	151
PERCENT OF TOTAL	14.0%	22.0%	35.0%	29.0%	
TOTAL BEDROOM COUNT	22	68	159	176	425
RESIDENTIAL OPEN SPACE TABLE					
	UNITS	RATIO	TOTAL	LANDSCAPE AREA - 40%	
GROUND LEVEL COMMON SPACE					
ROOF DECK COMMON SPACE			14,043		
TOTAL COMMON SPACE			14,043	5,617	
PRIVATE PATIOS					
TOTAL AREA PROVIDED			14,043		
RESIDENTIAL OPEN SPACE REQD.	151	80	12,080		
TOTAL REQUIRED			12,080		
COMMERCIAL OPEN SPACE TABLE					
	AREA	PER	TOTAL		
COMMERCIAL OPEN SPACE REQD.	865	50	17		
TOTAL REQUIRED			17		
TOTAL PROVIDED			150		
BICYCLE PARKING CALCULATIONS					
	BEDROOMS / SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED	
NEW COMMERCIAL	865	1/2000	1	2	
RESIDENTIAL (LONG TERM)	425	0.33	141	160	
RESIDENTIAL (SHORT TERM)	425	0.025	11	11	
TOTAL BICYCLE PARKING			153	173	
PARKING TABLE					
	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED	
RESIDENTIAL	151	0	75.5	0	
COMMERCIAL	865	N/A	N/A	0 Per AB 2097	
ROOFTOP ARCHITECTURAL ELEMENTS CALCS					
	LEVEL	AREA			
AVERAGE AREA PER FLOOR		20,292			
PENTHOUSE (MECH/ELEV/CIRC)		509			
TOTAL AREA OF ROOFTOP ELEMENTS		509			
% AREA OF ROOFTOP ARCH. FEATURES		2.5%			
ALLOWABLE % (PER 23E.04.020C)		15.0%			

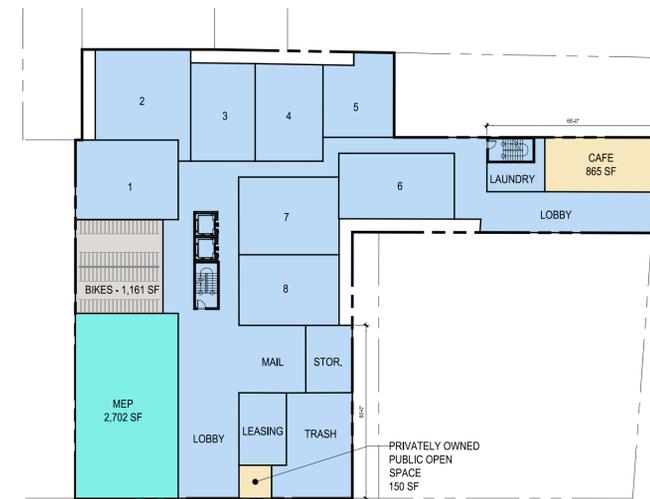
BASE PROJECT - SETBACKS TABLE					
	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	BASE PROJECT	ZONING COMPLIANCE	
SETBACK - FRONT (SHATTUCK)					
0'-20'	0'	0'	0'	COMPLIES	
21'-75'	0'	0'	0'	COMPLIES	
76'-120'	15'	0'	N/A	COMPLIES	
> 120'	15'	0'	N/A	COMPLIES	
SETBACK - FRONT (BANCROFT)					
0'-20'	0'	0'	0'	COMPLIES	
21'-75'	0'	0'	0'	COMPLIES	
76'-120'	15'	0'	N/A	COMPLIES	
> 120'	15'	0'	N/A	COMPLIES	
SETBACK - INTERIOR SIDE (<65' FROM FRONT)					
0'-20'	0'	0'	0'	COMPLIES	
21'-75'	0'	0'	0'	COMPLIES	
76'-120'	5'	0'	N/A	COMPLIES	
> 120'	15'	0'	N/A	COMPLIES	
SETBACK - INTERIOR SIDE (>65' FROM FRONT)					
0'-20'	0'	0'	0'	COMPLIES	
21'-75'	5'	0'	0'	COMPLIES W/UP	
76'-120'	15'	0'	N/A	COMPLIES	
> 120'	15'	0'	N/A	COMPLIES	
DIAGONAL WIDTH - MAX. DIMENSION ABOVE 120'	120'	NOT LIMITED	N/A	COMPLIES	



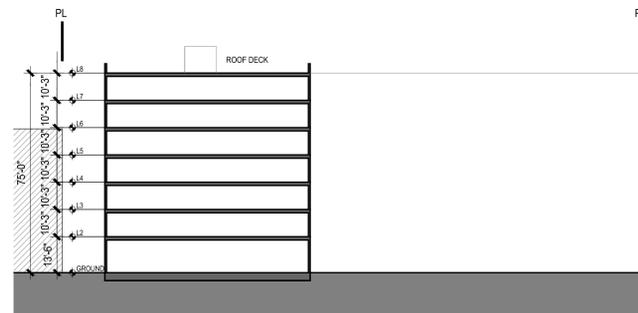
PLAN AT ROOF



PLAN AT LEVELS 2-7
(21' TO 75')



PLAN AT GROUND
(0' TO 20')



SECTION

BASE PROJECT



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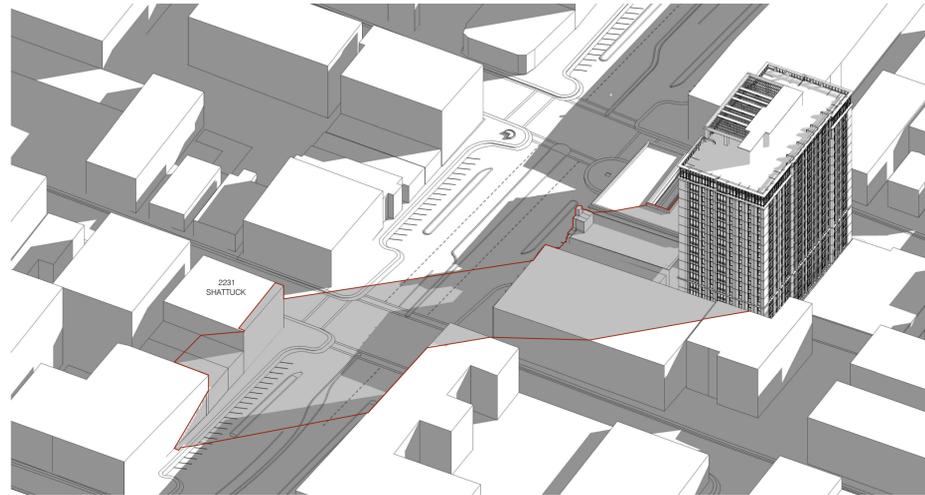
SHEET:

SHADOW STUDIES
 DECEMBER 21ST

A0.4A

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

- PROPOSED BUILDING
 - DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
 - NEW SHADOW AT RESIDENTIAL BUILDING
- ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



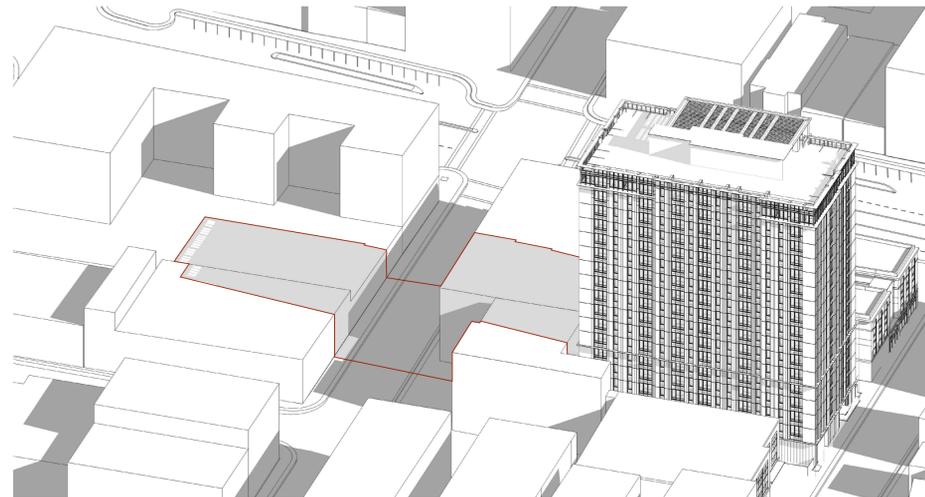
6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



5 SHADOW STUDY - PM
 1:180 @ 11X17 1:90 @ 24X36

**WINTER SOLSTICE
 DEC 21ST:
 NOON**

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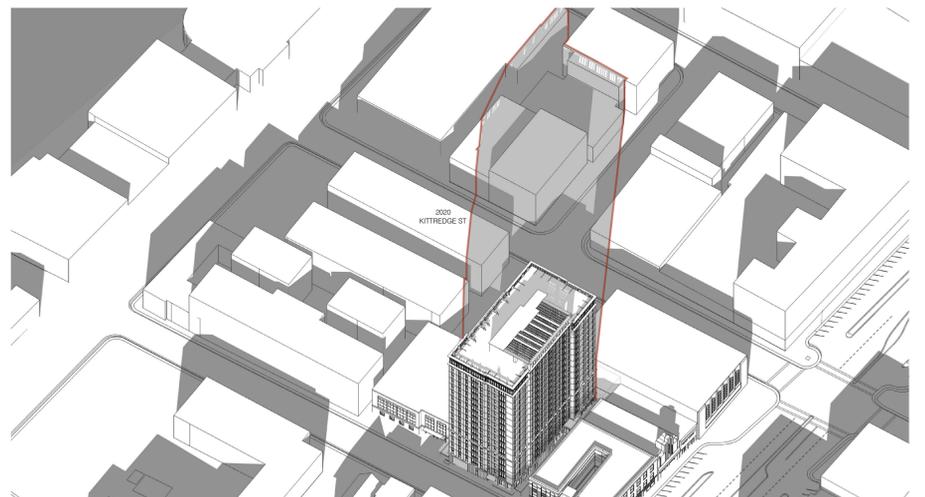
4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



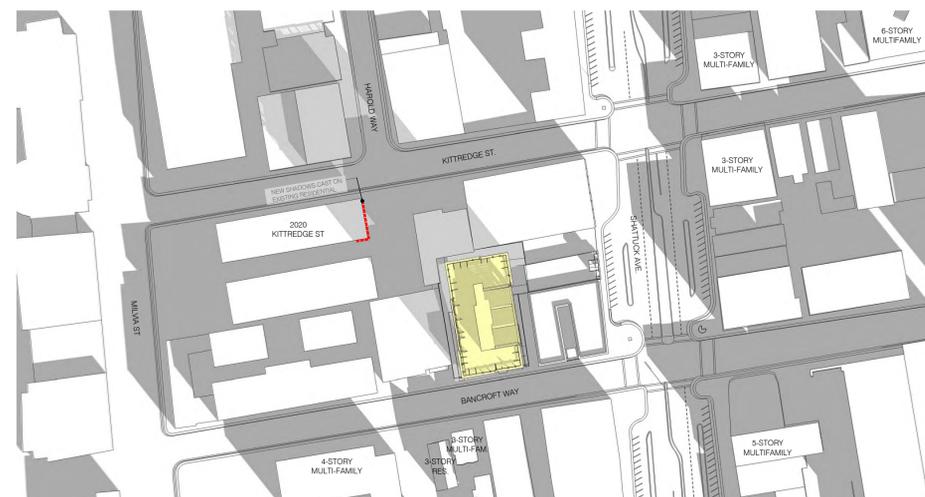
3 SHADOW STUDY - NOON
 1:180 @ 11X17 1:90 @ 24X36

**WINTER SOLSTICE
 DEC 21ST:
 2-HRS AFTER SUNRISE (AM)**

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



1 SHADOW STUDY - AM
 1:180 @ 11X17 1:90 @ 24X36



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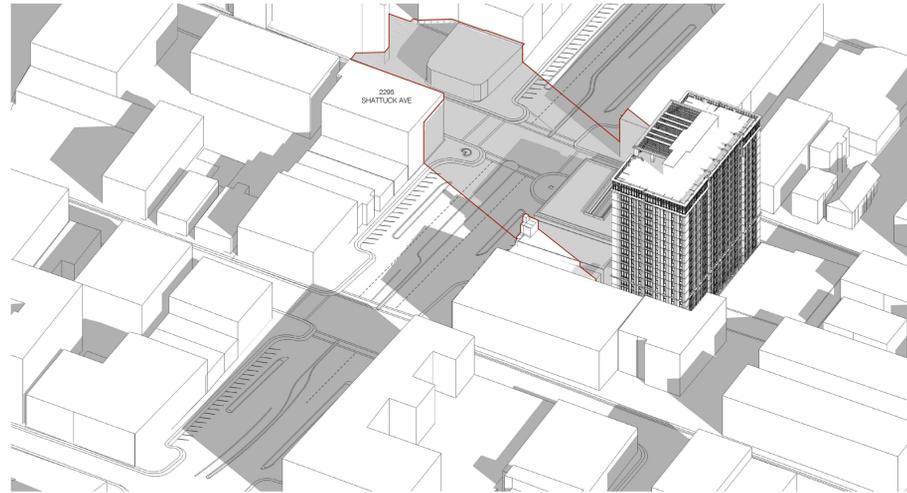
SHEET:

SHADOW STUDIES
 JUNE 21ST

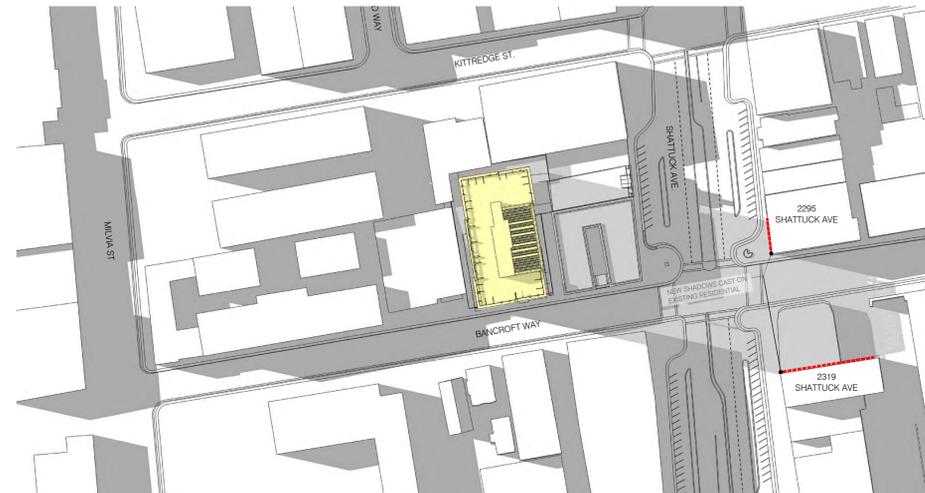
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**SUMMER SOLSTICE
 JUN 21ST:
 2-HRS BEFORE SUNSET (PM)**

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 - NEW SHADOW AT RESIDENTIAL BUILDING
- ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



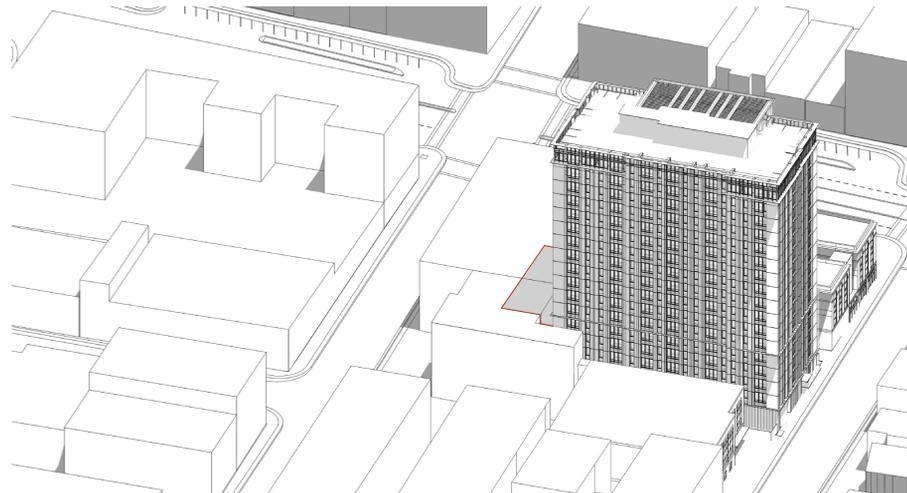
6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



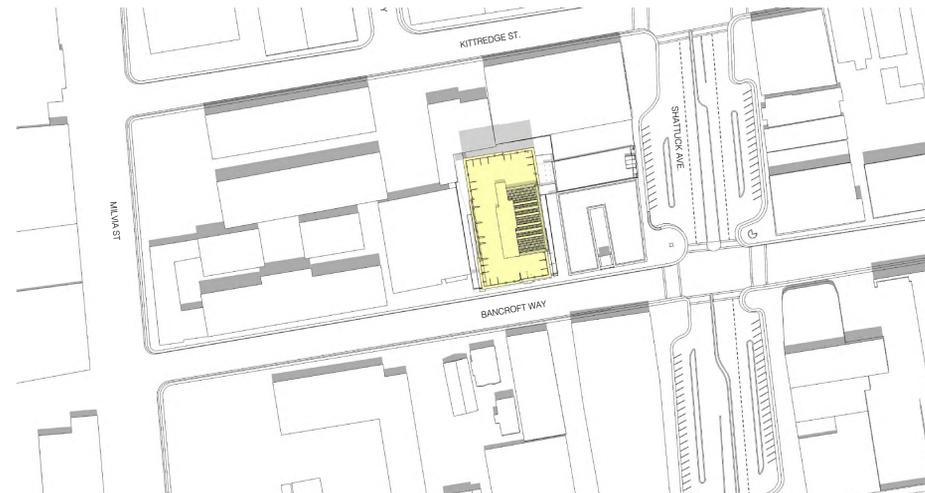
5 SHADOW STUDY - PM
 1:160 @ 11X17 1:80 @ 24X36

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 JUN 21ST:
 NOON**

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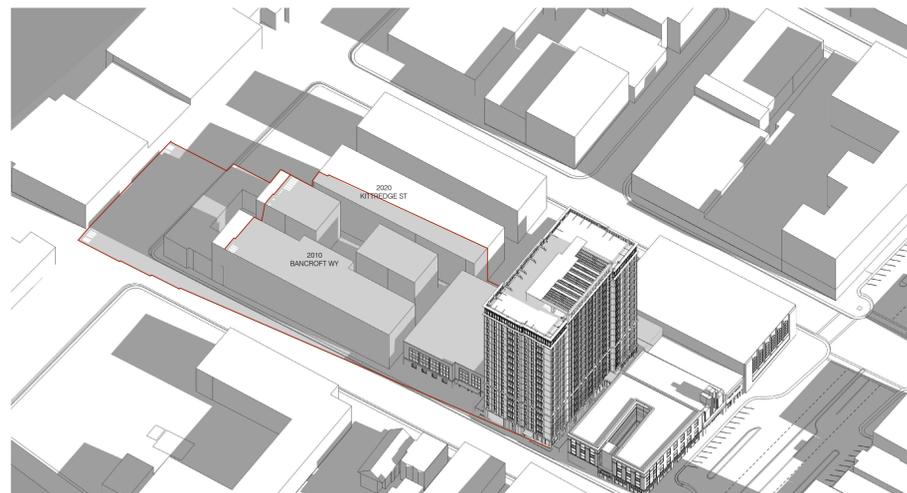
4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



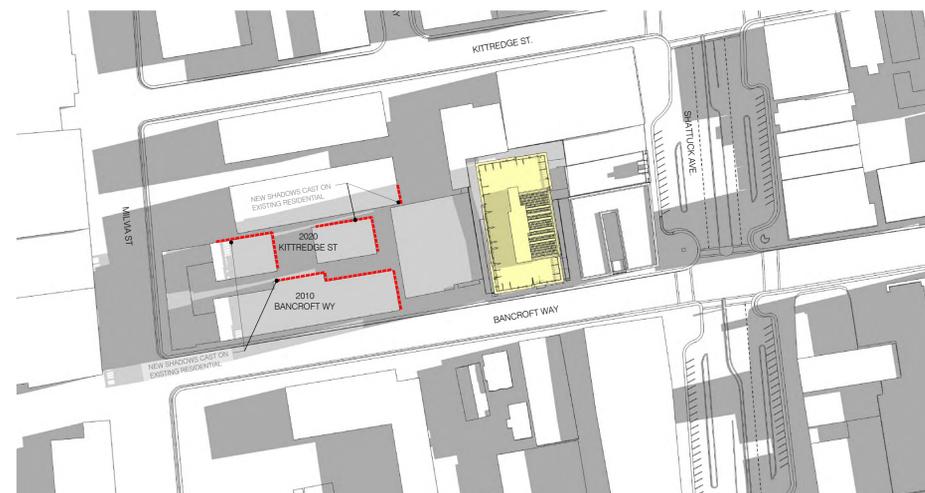
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 1:160 @ 11X17 1:80 @ 24X36



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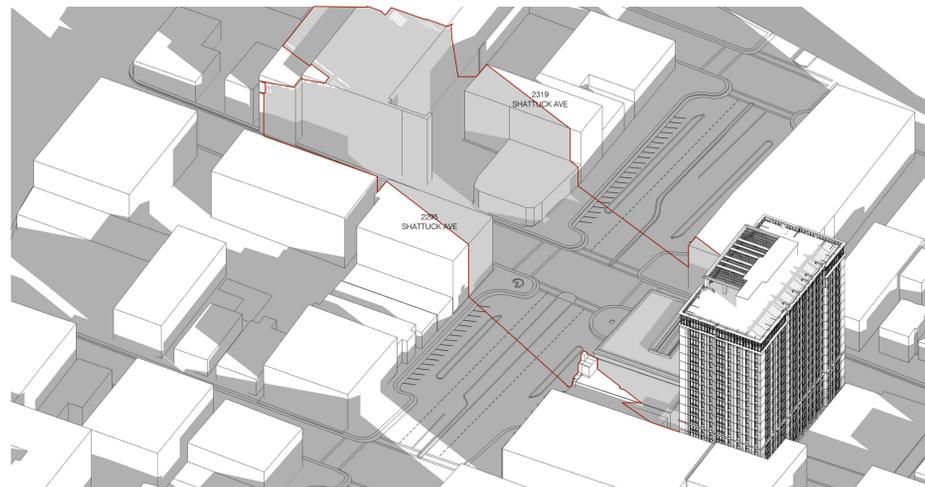
SHEET:

SHADOW STUDIES
 MAY 9TH

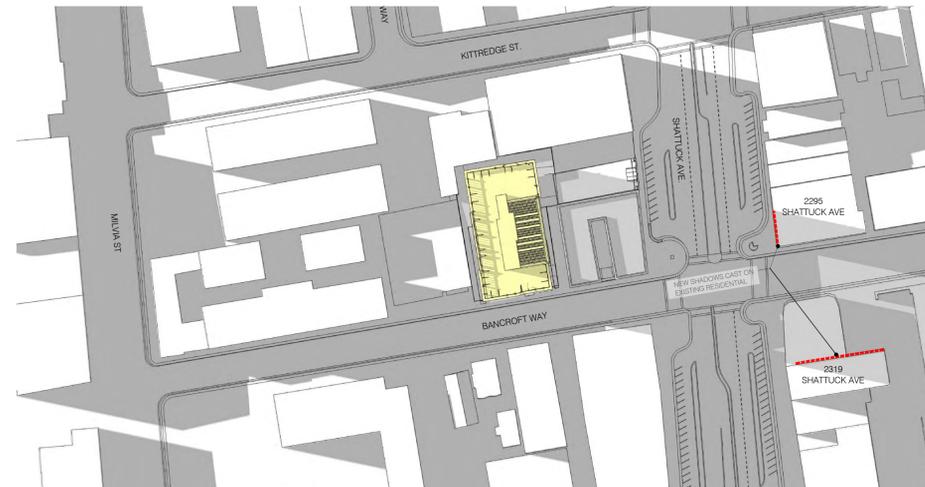
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**CURRENT
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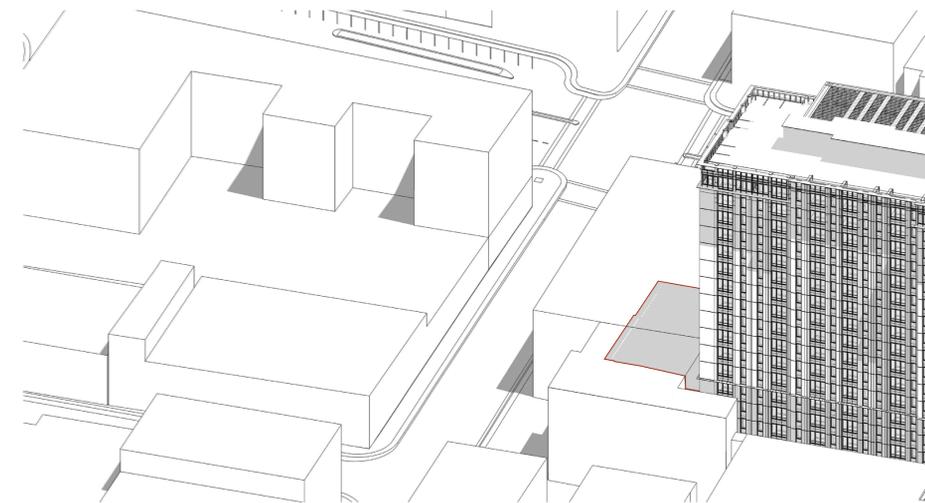
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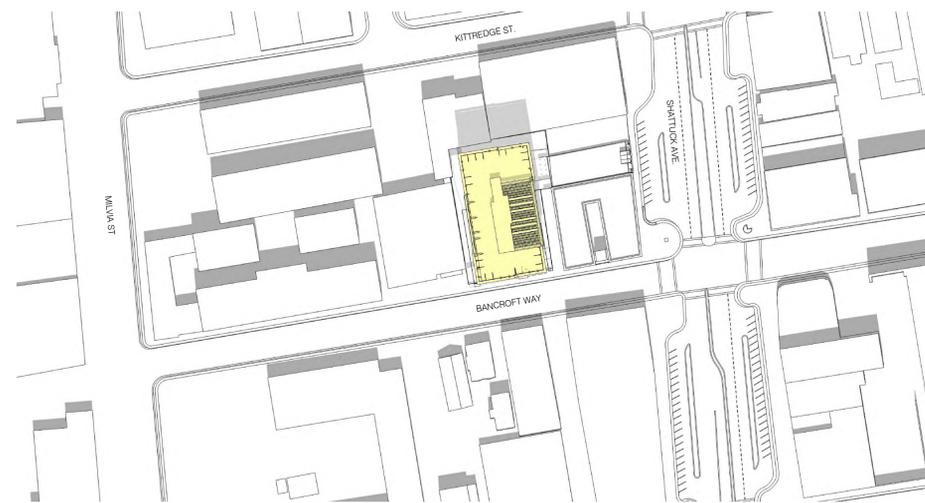
5 SHADOW STUDY - PM
 1:160 @ 11X17 1:80 @ 24X36

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 MAY 9TH:
 NOON**

- PROPOSED BUILDING
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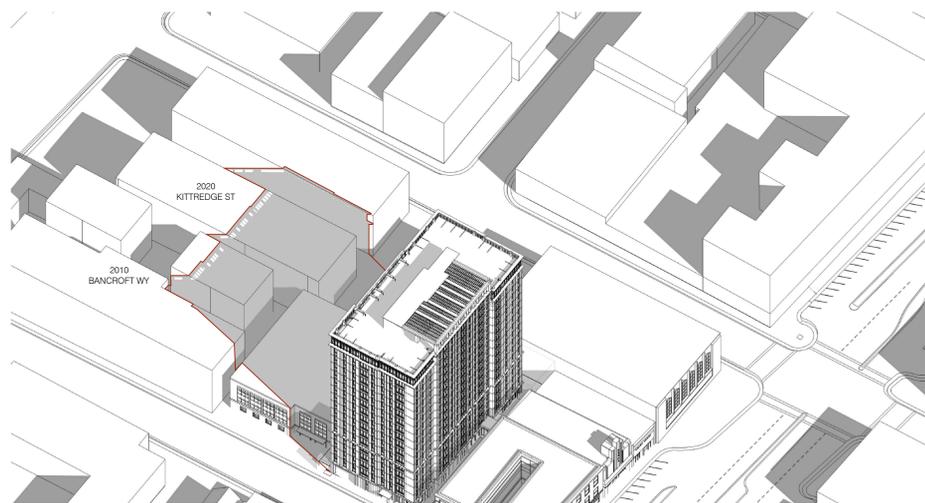
4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



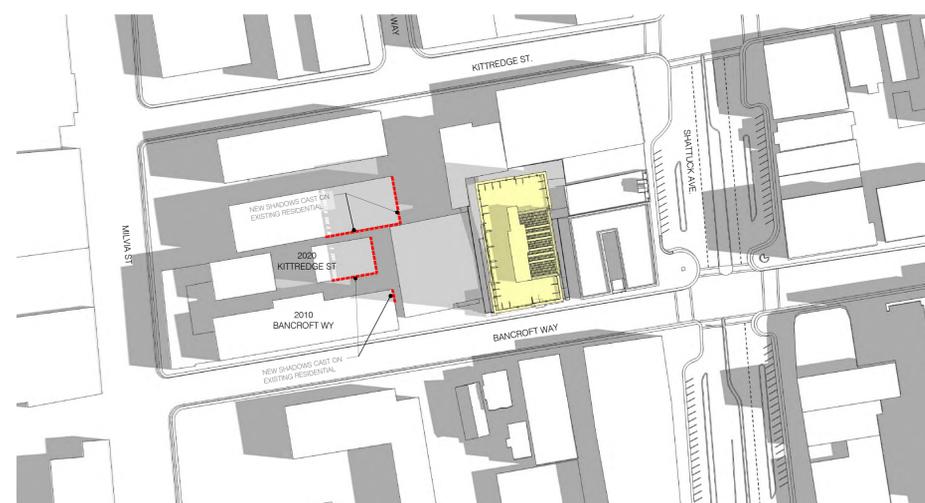
3 SHADOW STUDY - NOON
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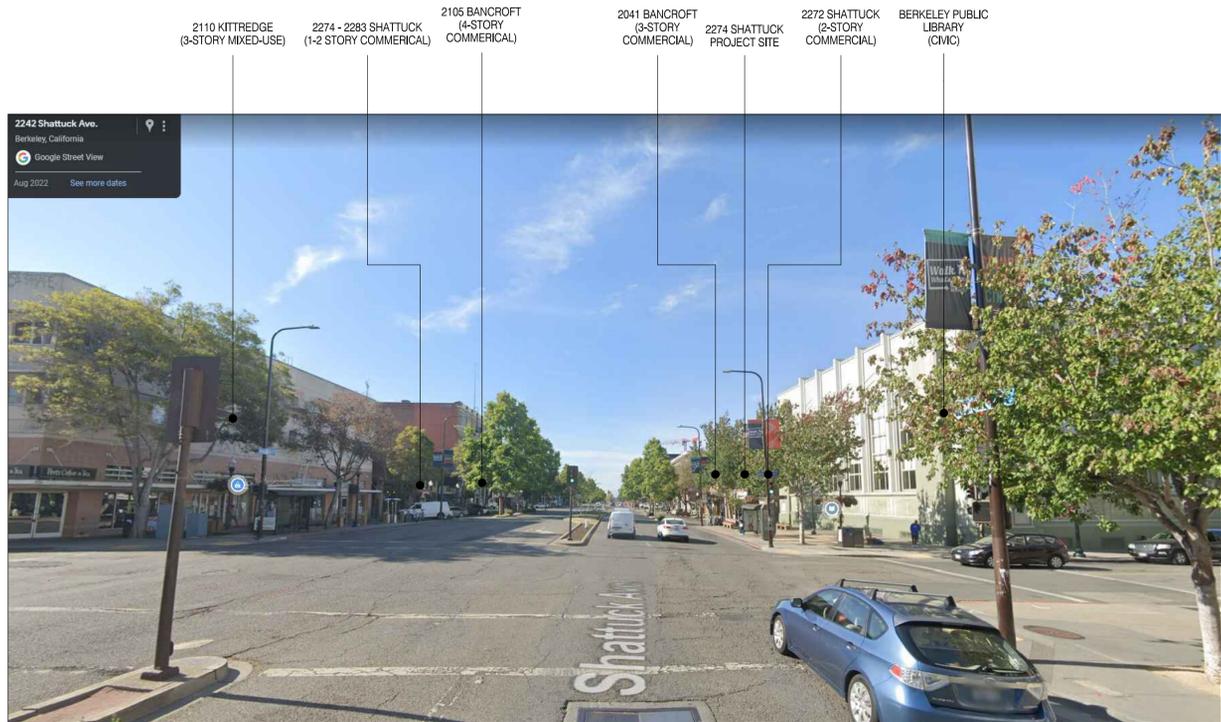


2 SHADOW STUDY AXONOMETRIC - AM
 N.T.S.

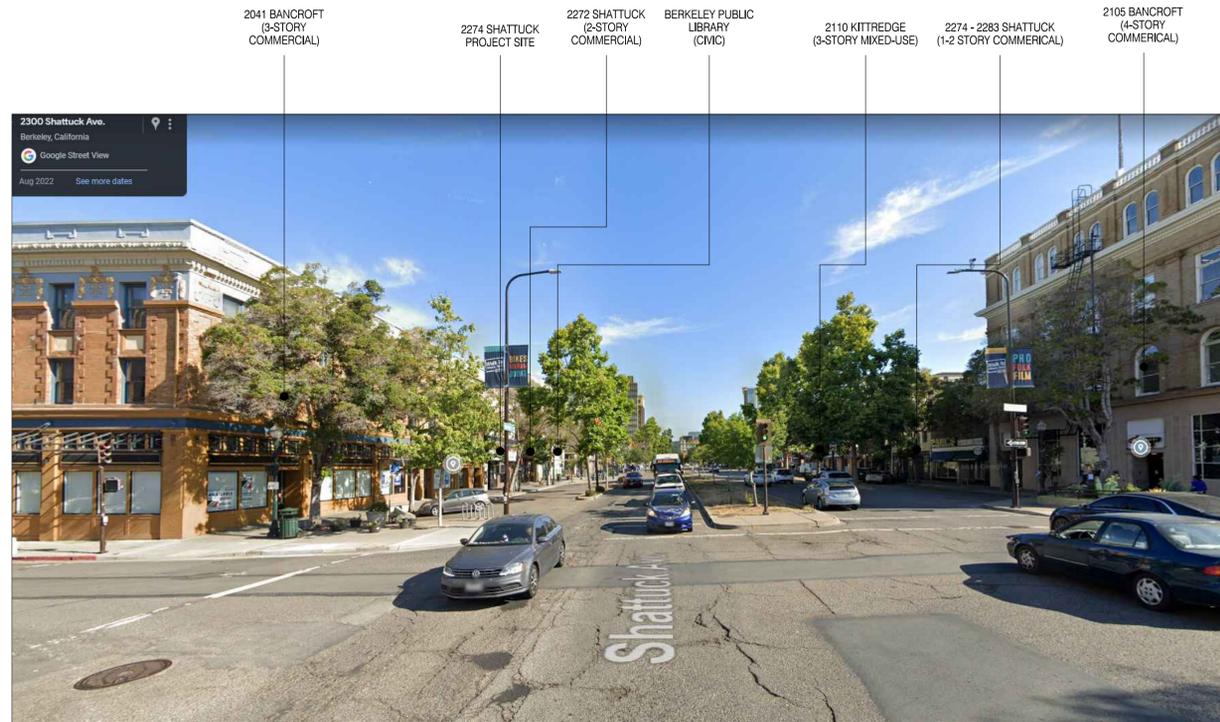


1 SHADOW STUDY - AM
 1:160 @ 11X17 1:80 @ 24X36

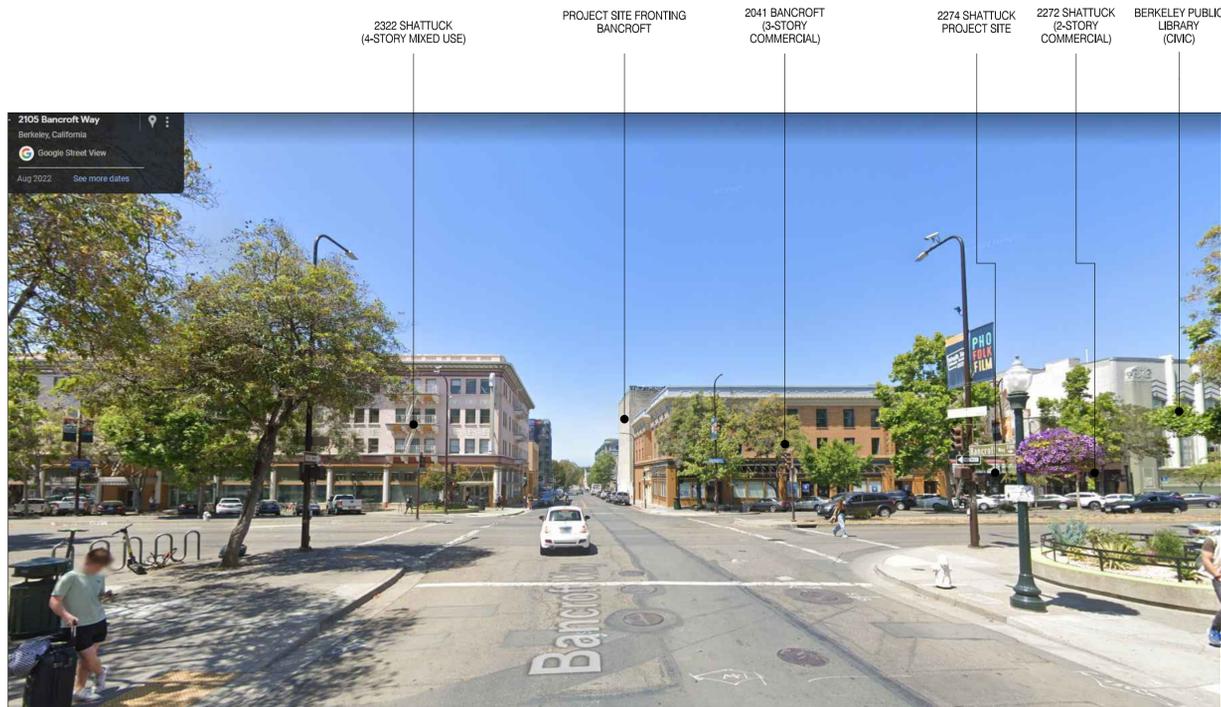
**TRACHTENBERG
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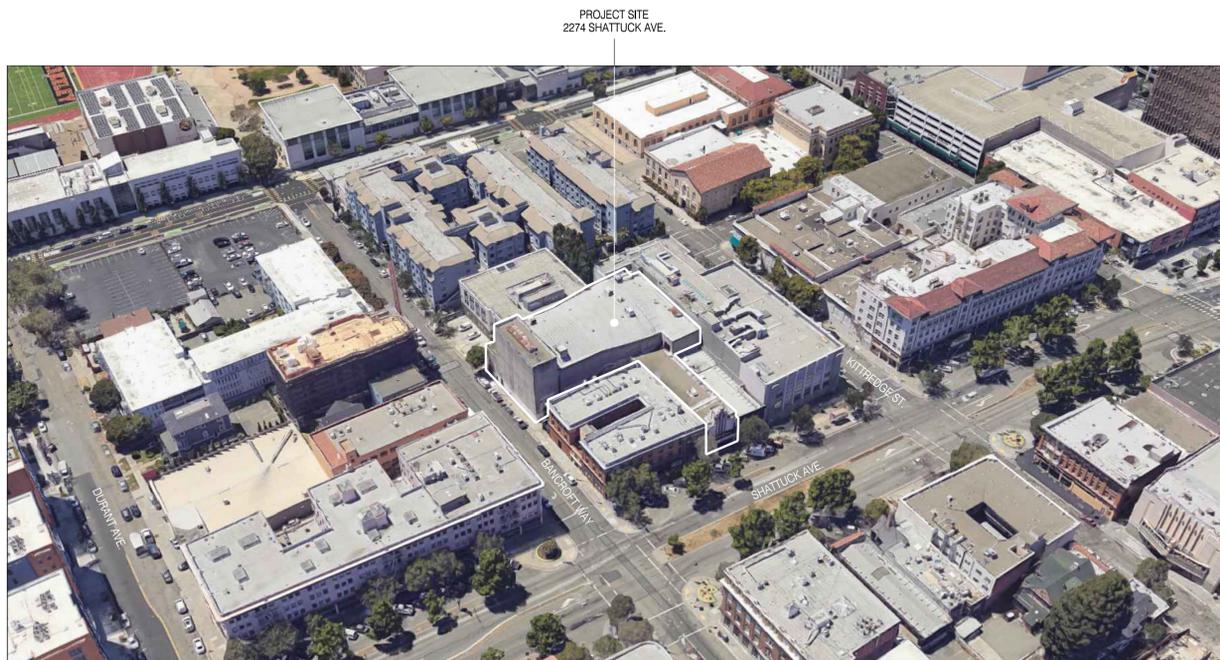
4 VIEW FROM SHATTUCK LOOKING SOUTH



2 VIEW FROM SHATTUCK LOOKING NORTH



3 VIEW FROM BANCROFT LOOKING WEST



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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**2274
 SHATTUCK**

Berkeley, CA

- 11.29.2022 SB-330 APPLICATION
- 05.22.2023 ZONING APPLICATION
- 08.09.2023 ZONING RESUBMITTAL
- 12.08.2023 ZONING RESUBMITTAL

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JOB: 2201

SHEET:

SITE CONTEXT
 PHOTOS

A0.5

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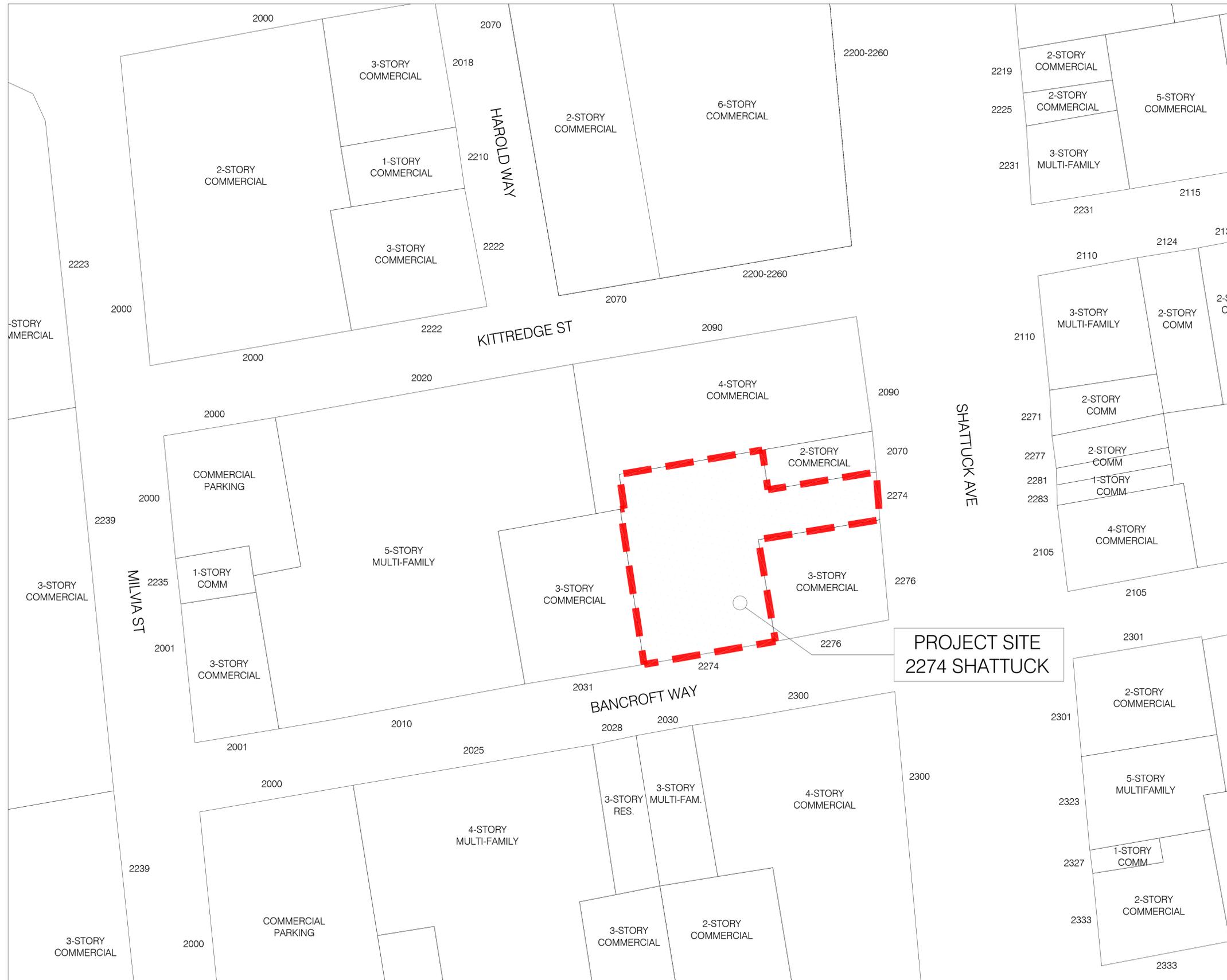
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SHEET:

VICINITY MAP

A0.6



PROJECT SITE
 2274 SHATTUCK



VICINITY MAP
 NTS



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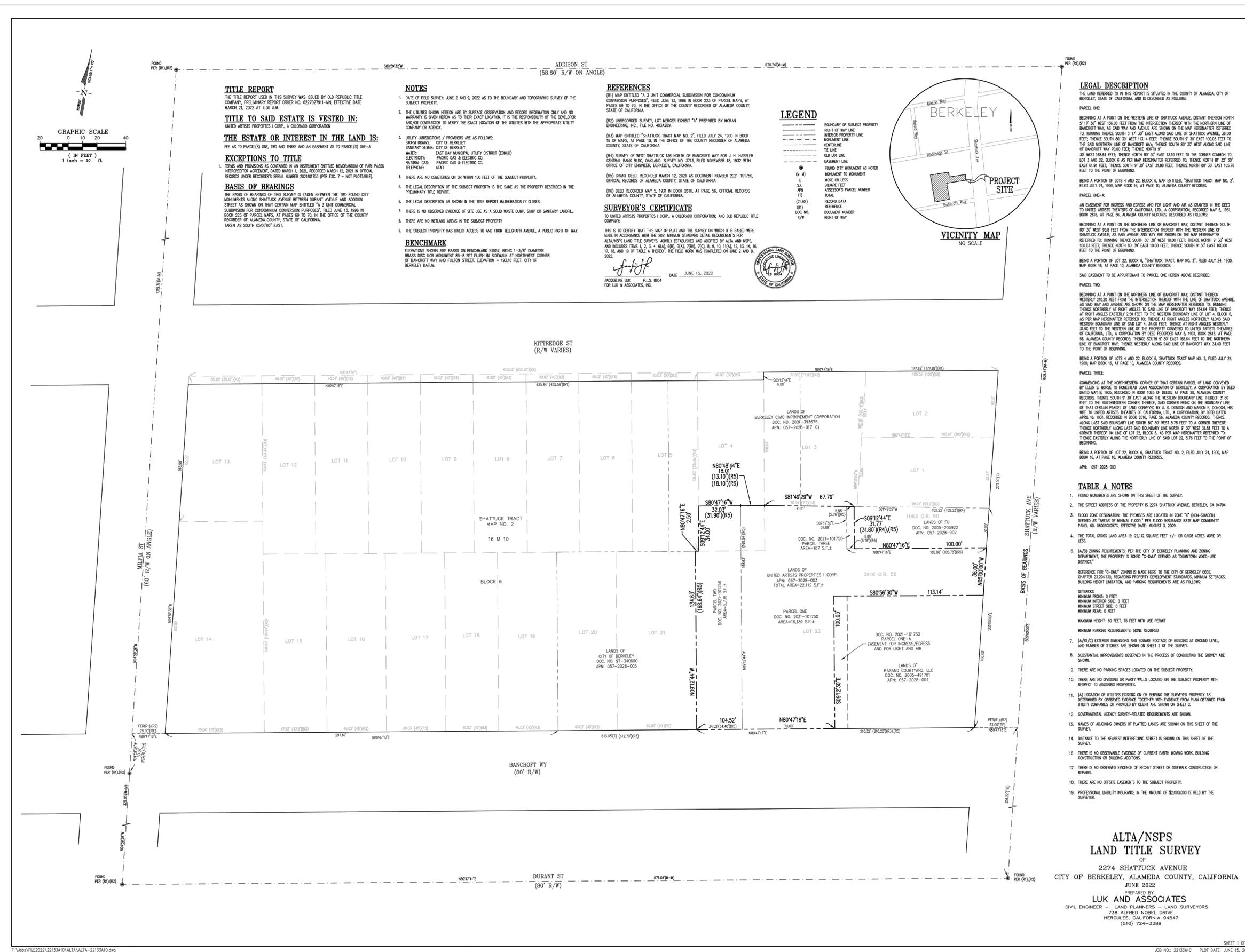
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JOB: 2201

SHEET:

SURVEY

A1.0



TITLE REPORT
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 0227027911-WA, EFFECTIVE DATE MARCH 21, 2022 AT 7:30 A.M.

TITLE TO SAID ESTATE IS VESTED IN:
UNITED ARTISTS PROPERTIES I CORP., A COLORADO CORPORATION

THE ESTATE OR INTEREST IN THE LAND IS:
PARCELS ONE, TWO AND THREE AND AN EASEMENT AS TO PARCELS ONE-A

EXCEPTIONS TO TITLE
1. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED MEMORANDUM OF PART PART INTERESTOR AGREEMENT, DATED MARCH 1, 2021, RECORDED MARCH 12, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021101753 (PTN ETC. 7 - NOT PLOTTABLE).

BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND CITY MONUMENTS ALONG SHATTUCK AVENUE BETWEEN DURANT AVENUE AND KIDDON STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "A 3 UNIT COMMERCIAL SUBDIVISION FOR CONDOMINIUM CONVERSION PURPOSES", FILED JUNE 13, 1998 IN BOOK 223 OF PARCEL MAPS, AT PAGES 89 TO 70, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS SOUTH 85°00'00" EAST.

- NOTES**
- DATE OF FIELD SURVEY: JUNE 2 AND 9, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
 - THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
 - UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAIN: CITY OF BERKELEY
SANITARY SEWER: CITY OF BERKELEY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AIRTEL
 - THERE ARE NO CEMETERY OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
 - THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT.
 - THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM TELEGRAPH AVENUE, A PUBLIC RIGHT OF WAY.

- REFERENCES**
- (R1) MAP ENTITLED "A 3 UNIT COMMERCIAL SUBDIVISION FOR CONDOMINIUM CONVERSION PURPOSES", FILED JUNE 13, 1998 IN BOOK 223 OF PARCEL MAPS, AT PAGES 89 TO 70, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R2) UNRECORDED SURVEY, LOT MERGER EXHIBIT "A" PREPARED BY MORAN ENGINEERING, INC., FILE NO. 403489.
- (R3) MAP ENTITLED "SHATTUCK TRACT MAP NO. 2", FILED JULY 24, 1900 IN BOOK 18 OF MAPS, AT PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R4) SURVEY OF WEST SHATTUCK 136 NORTH OF BANCROFT WAY FOR J. H. HASSLER CENTRAL BANK BLDG, OAKLAND, SURVEY NO. 3713, FILED NOVEMBER 18, 1932 WITH OFFICE OF CITY ENGINEER, BERKELEY, CALIFORNIA.
- (R5) GRANT DEED, RECORDED MARCH 12, 2021 AS DOCUMENT NUMBER 2021-101750, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R6) DEED RECORDED MAY 5, 1931 IN BOOK 2616, AT PAGE 56, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 10, 11, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 2 AND 9, 2022.

J. Luk
JACQUELINE LUK P.L.S. 8834
FOR LUK & ASSOCIATES, INC.

DATE: JUNE 15, 2022

- LEGEND**
- BOUNDARY OF SUBJECT PROPERTY
 - RIGHT OF WAY LINE
 - INTERIOR PROPERTY LINE
 - MONUMENT LINE
 - CENTERLINE
 - TIE LINE
 - OLD LOT LINE
 - EASEMENT LINE
 - FOUND CITY MONUMENT AS NOTED
 - MONUMENT TO MONUMENT
 - MORE OR LESS
 - SQUARE FEET
 - APN (T)
 - (C) (S) (R)
 - (R)
 - DOC. NO.
 - REFERENCE
 - RIGHT OF WAY



LEGAL DESCRIPTION

THE LAND DESCRIBED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT ON THE WESTERN LINE OF SHATTUCK AVENUE, DISTANT THEREON NORTH 37° 30' WEST 138.00 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF BANCROFT WAY, AS SAID WAY AND AVENUE ARE SHOWN ON THE MAP HEREAFTER REFERRED TO, RUNNING THENCE SOUTH 91° 17' 30" EAST ALONG SAID LINE OF SHATTUCK AVENUE, 36.00 FEET; THENCE SOUTH 80° 30' WEST 113.14 FEET; THENCE SOUTH 9° 30' EAST 100.00 FEET TO THE SAID NORTHERN LINE OF BANCROFT WAY; THENCE SOUTH 87° 30' WEST ALONG SAID LINE OF BANCROFT WAY 20.00 FEET; THENCE NORTH 9° 30' WEST 168.64 FEET; THENCE NORTH 87° 30' EAST 13.10 FEET TO THE CORNER COMMON TO LOT 3 AND 22; BLOCK 6 AS PER MAP HEREAFTER REFERRED TO; THENCE NORTH 87° 30' EAST 63.88 FEET; THENCE SOUTH 8° 30' EAST 30.88 FEET; THENCE NORTH 80° 30' EAST 105.78 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 4 AND 22, BLOCK 6, MAP ENTITLED, "SHATTUCK TRACT MAP NO. 2", FILED JULY 24, 1900, MAP BOOK 16, AT PAGE 10, ALAMEDA COUNTY RECORDS.

PARCEL ONE-A:
AN EASEMENT FOR INGRESS AND EGRESS AND FOR LIGHT AND AIR AS GRANTED IN THE DEED TO UNITED ARTISTS THEATERS OF CALIFORNIA, LTD., A CORPORATION RECORDED MAY 5, 1931, BOOK 2616, AT PAGE 56, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERN LINE OF BANCROFT WAY, DISTANT THEREON SOUTH 87° 30' WEST 63.88 FEET FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF SHATTUCK AVENUE, AS SAID AVENUE AND WAY ARE SHOWN ON THE MAP HEREAFTER REFERRED TO, RUNNING THENCE NORTHWESTERLY TO SAID LINE OF BANCROFT WAY 124.64 FEET; THENCE AT RIGHT ANGLES EASTERLY 2.50 FEET TO THE WESTERN BOUNDARY LINE OF LOT 4, BLOCK 6, AS PER MAP HEREAFTER REFERRED TO; THENCE AT RIGHT ANGLES NORTHERLY ALONG SAID WESTERN BOUNDARY LINE OF SAID LOT 4, 34.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 31.80 FEET TO THE WESTERN LINE OF THE PROPERTY CONVEYED TO UNITED ARTISTS THEATERS OF CALIFORNIA, LTD., A CORPORATION BY DEED RECORDED MAY 5, 1931, BOOK 2616, AT PAGE 56, ALAMEDA COUNTY RECORDS; THENCE SOUTH 87° 30' EAST 168.64 FEET TO THE NORTHERN LINE OF BANCROFT WAY; THENCE WESTERLY ALONG SAID LINE OF BANCROFT WAY 24.40 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 22, BLOCK 6, SHATTUCK TRACT MAP NO. 2, FILED JULY 24, 1900, MAP BOOK 16, AT PAGE 10, ALAMEDA COUNTY RECORDS.

SAID EASEMENT TO BE APPURTINANT TO PARCEL ONE HEREIN ABOVE DESCRIBED.

PARCEL TWO:
BEGINNING AT A POINT ON THE NORTHERN LINE OF BANCROFT WAY, DISTANT THEREON WESTERLY 250.00 FEET FROM THE INTERSECTION THEREOF WITH THE LINE OF SHATTUCK AVENUE, AS SAID WAY AND AVENUE ARE SHOWN ON THE MAP HEREAFTER REFERRED TO, RUNNING THENCE NORTHERLY AT RIGHT ANGLES TO SAID LINE OF BANCROFT WAY 124.64 FEET; THENCE AT RIGHT ANGLES EASTERLY 2.50 FEET TO THE WESTERN BOUNDARY LINE OF LOT 4, BLOCK 6, AS PER MAP HEREAFTER REFERRED TO; THENCE AT RIGHT ANGLES NORTHERLY ALONG SAID WESTERN BOUNDARY LINE OF SAID LOT 4, 34.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 31.80 FEET TO THE WESTERN LINE OF THE PROPERTY CONVEYED TO UNITED ARTISTS THEATERS OF CALIFORNIA, LTD., A CORPORATION BY DEED RECORDED MAY 5, 1931, BOOK 2616, AT PAGE 56, ALAMEDA COUNTY RECORDS; THENCE SOUTH 87° 30' EAST 168.64 FEET TO THE NORTHERN LINE OF BANCROFT WAY; THENCE WESTERLY ALONG SAID LINE OF BANCROFT WAY 24.40 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 4 AND 22, BLOCK 6, SHATTUCK TRACT MAP NO. 2, FILED JULY 24, 1900, MAP BOOK 16, AT PAGE 10, ALAMEDA COUNTY RECORDS.

PARCEL THREE:
BEGINNING AT THE NORTHWESTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ELLEN S. WISE TO HOMESTEAD LOAN ASSOCIATION OF BERKELEY, A CORPORATION BY DEED DATED MAY 8, 1995, RECORDED IN BOOK 1923 OF DEEDS, AT PAGE 20, ALAMEDA COUNTY RECORDS; THENCE SOUTH 9° 30' EAST ALONG THE WESTERN BOUNDARY LINE THEREOF 33.80 FEET TO THE SOUTHWESTERN CORNER THEREOF, SAID CORNER BEING ON THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY A. O. DUNGH AND MARION E. DUNGH, HIS WIFE TO UNITED ARTISTS THEATERS OF CALIFORNIA, LTD., A CORPORATION BY DEED DATED APRIL 16, 1931, RECORDED IN BOOK 2616, PAGE 56, ALAMEDA COUNTY RECORDS; THENCE ALONG SAID BOUNDARY LINE SOUTH 87° 30' WEST 5.78 FEET TO A CORNER THEREOF; THENCE NORTHERLY ALONG SAID BOUNDARY LINE NORTH 9° 30' WEST 31.88 FEET TO A CORNER THEREOF ON LINE OF LOT 22, BLOCK 6, AS PER MAP HEREAFTER REFERRED TO; THENCE EASTERLY ALONG THE NORTHERN LINE OF SAID LOT 22, 5.78 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 22, BLOCK 6, SHATTUCK TRACT MAP NO. 2, FILED JULY 24, 1900, MAP BOOK 16, AT PAGE 10, ALAMEDA COUNTY RECORDS.

APN: 057-2028-003

- TABLE A NOTES**
- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - THE STREET ADDRESS OF THE PROPERTY IS 2274 SHATTUCK AVENUE, BERKELEY, CA 94704
 - FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD," PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 9805030303, EFFECTIVE DATE: AUGUST 3, 2009.
 - THE TOTAL GROSS LAND AREA IS: 22,112 SQUARE FEET +/- OR 0.508 ACRES MORE OR LESS.
 - (A/R) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "C-DM7" DEFINED AS "COMMUNITY MIXED-USE DISTRICT."
 - REFERENCE FOR "C-DM7" ZONING IS MADE HERE TO THE CITY OF BERKELEY CODE, CHAPTER 23.240.030 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, AND PARKING REQUIREMENTS ARE AS FOLLOWS:
SETBACKS
MINIMUM FRONT: 0 FEET
MINIMUM REAR: 0 FEET
MINIMUM SIDE: 0 FEET
MINIMUM STREET SIDE: 0 FEET
MINIMUM REAR: 0 FEET
MAXIMUM HEIGHT: 60 FEET, 75 FEET WITH USE PERMIT
MINIMUM PARKING REQUIREMENTS: NONE REQUIRED
 - (A/R)(C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2 OF THE SURVEY.
 - SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
 - THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
 - (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.
 - GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS ARE SHOWN.
 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
 - THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
 - PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

ALTA/NPS
LAND TITLE SURVEY
OF
2274 SHATTUCK AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
JUNE 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

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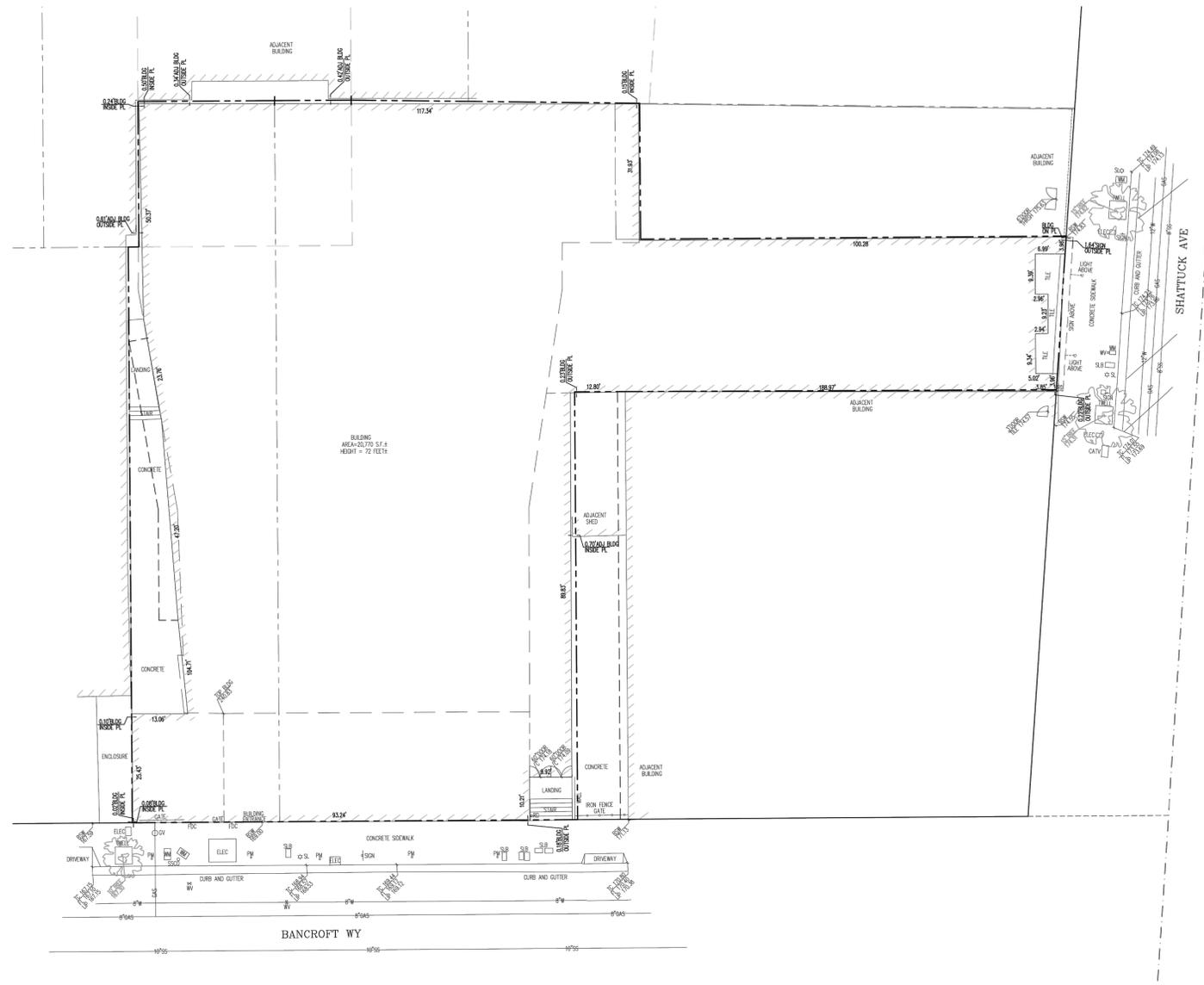
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JOB: 2201

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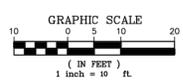
SURVEY

A1.1



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	OLD LOT LINE
---	THE LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
W	WATER LINE
GAS	GAS LINE
SS	SANITARY SEWER LINE
SL	STREET LIGHT
PM	PARKING METER
GV	GAS VALVE
FDC	FIRE DEPARTMENT CONNECTOR
WM	WATER METER
ELEC	ELECTRIC BOX
TWELL	TREE WELL
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
RD	ROOF DRAIN
WV	WATER VALVE
CATV	CABLE AND TELEVISION BOX
C	TOP OF CONCRETE ELEVATION
X-ES.00	THRESHOLD ELEVATION
TILE	TOP OF TILE ELEVATION
X-ES.00	BACK OF SIDEWALK ELEVATION
CURB	TOP OF CURB ELEVATION
X-ES.64	FLOW LINE ELEVATION
TOP BLDG	TOP OF BUILDING ELEVATION
TREE	TREE



**ALTA/NSPS
 LAND TITLE SURVEY**
 OF
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 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
 JUNE 2022
 PREPARED BY
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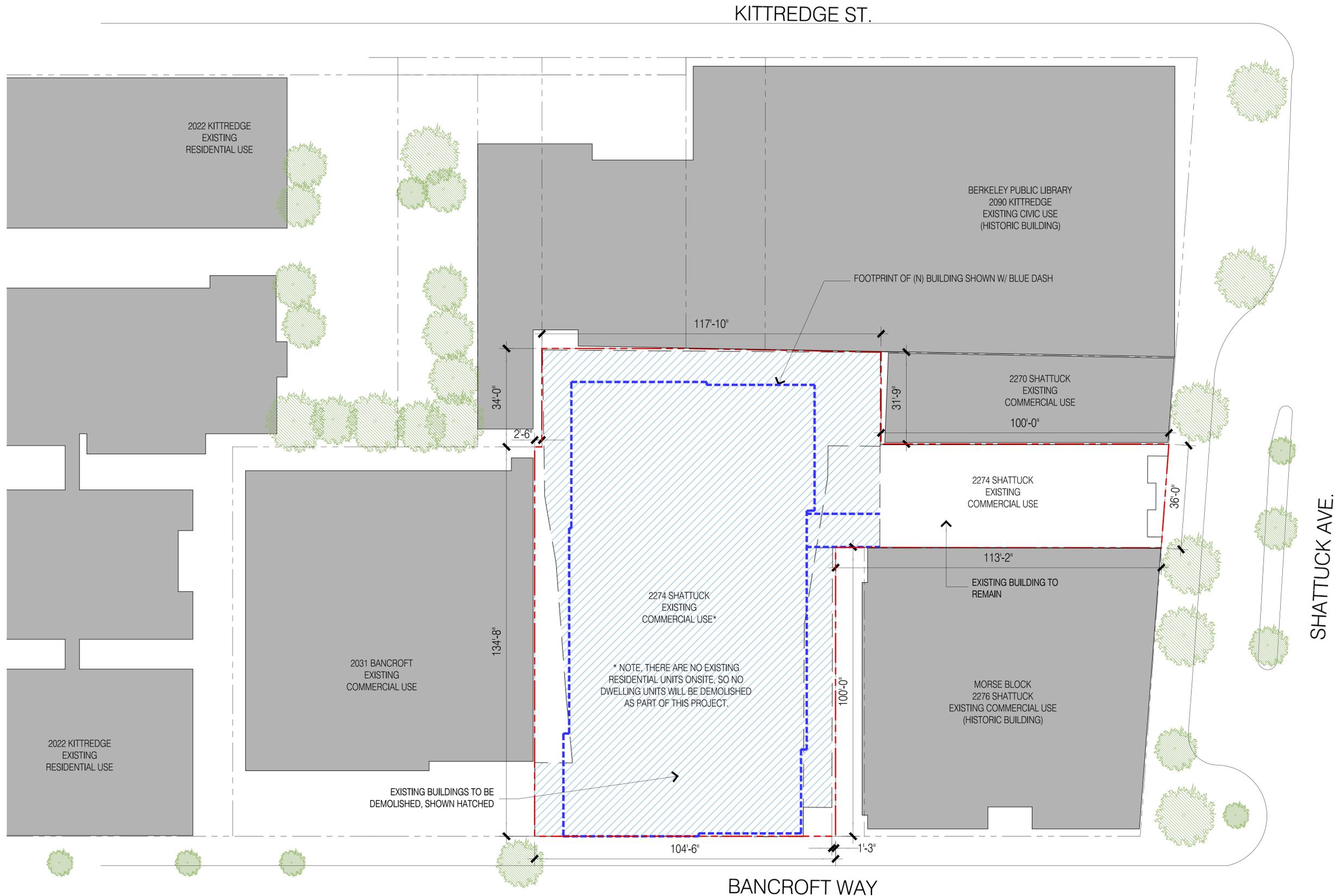
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SHEET:

EXISTING
 SITE & DEMO
 PLAN

A2.0A



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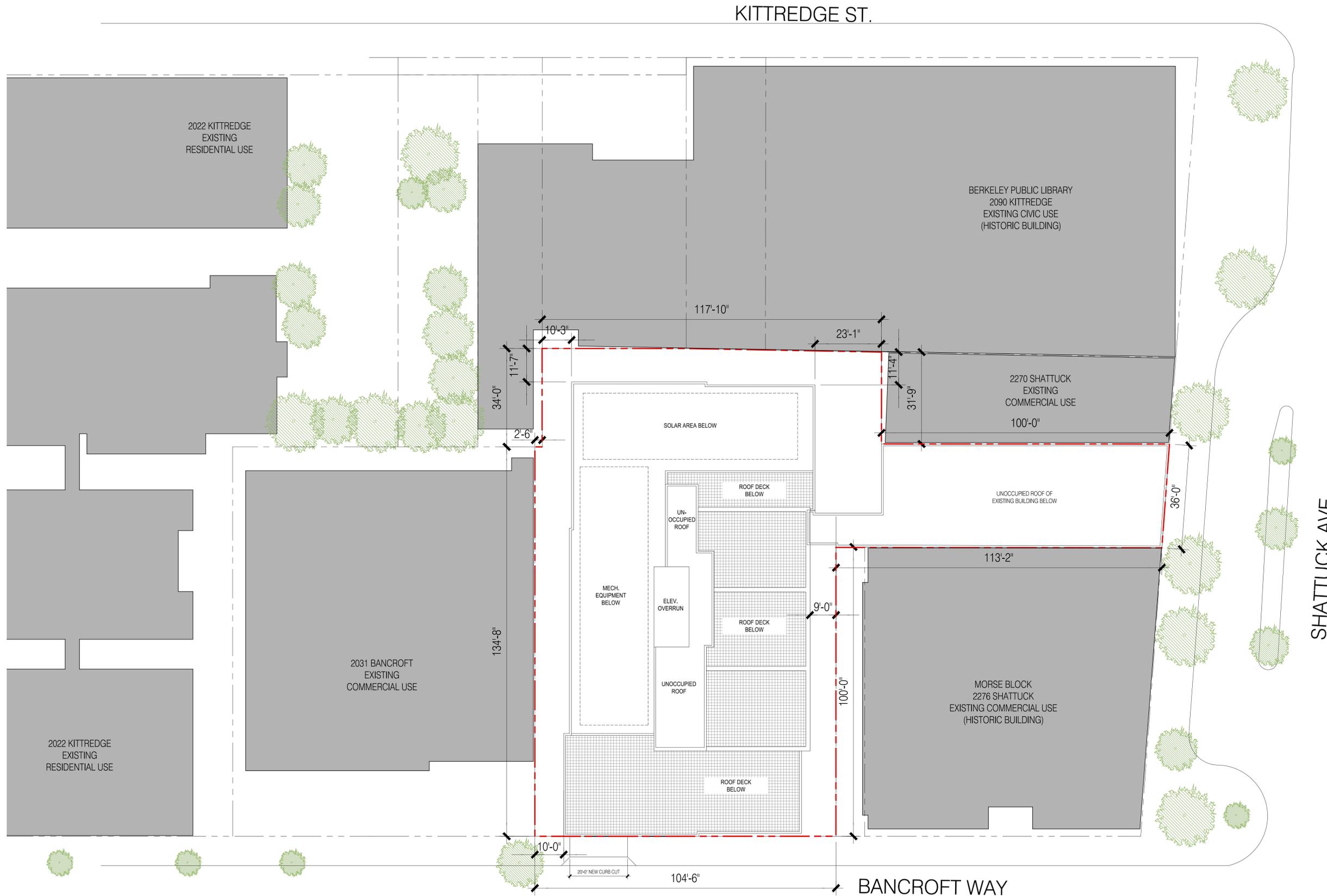
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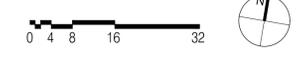
SITE PLAN

A2.0B



1 SITE PLAN

A2.0 1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36





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SHEET:

GROUND LEVEL FLOOR PLAN

A2.1



1 GROUND LEVEL PLAN

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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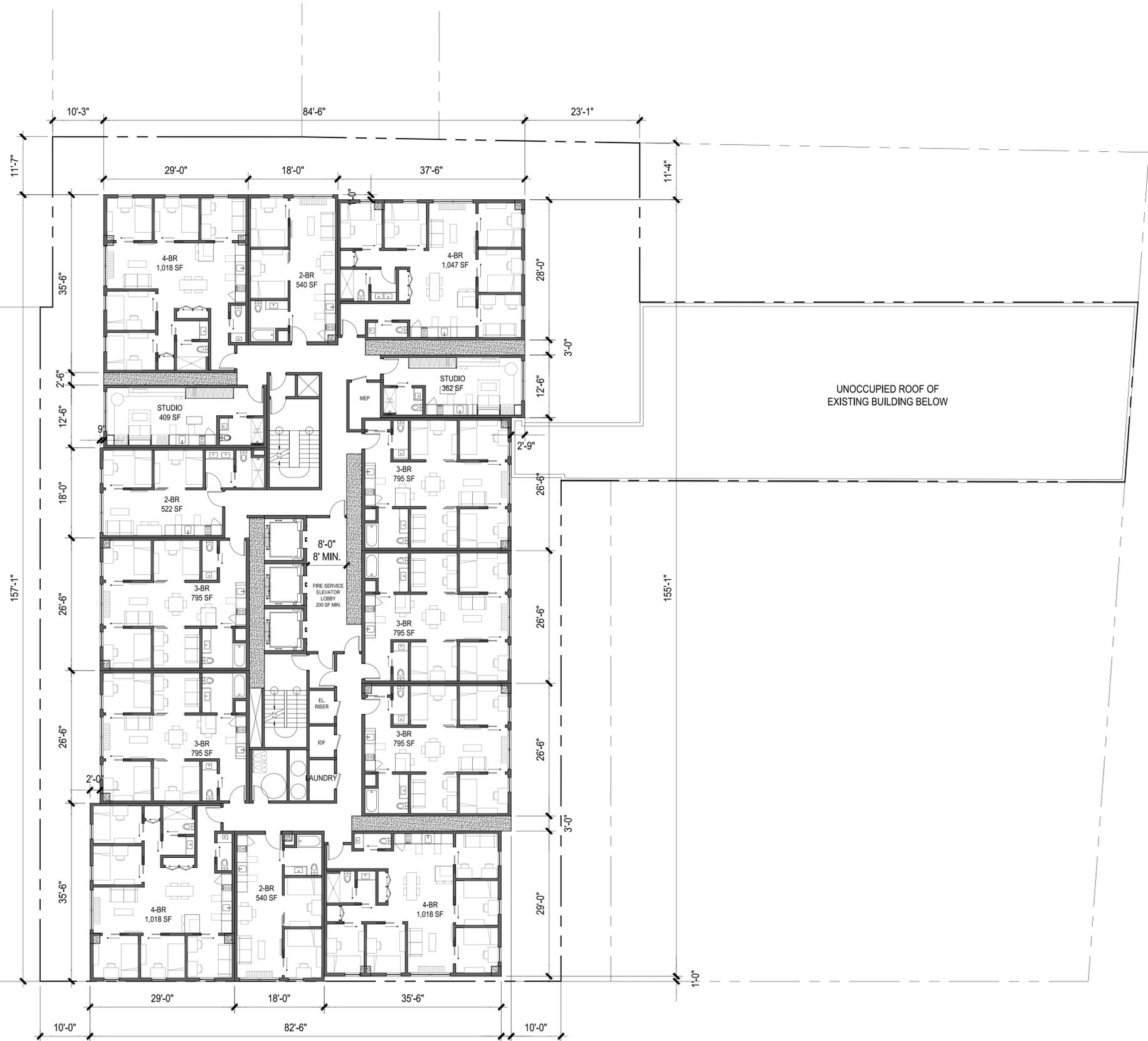
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SHEET:

**LEVELS 2-16
 FLOOR PLANS**

A2.2



PLAN AT LEVELS 2-17

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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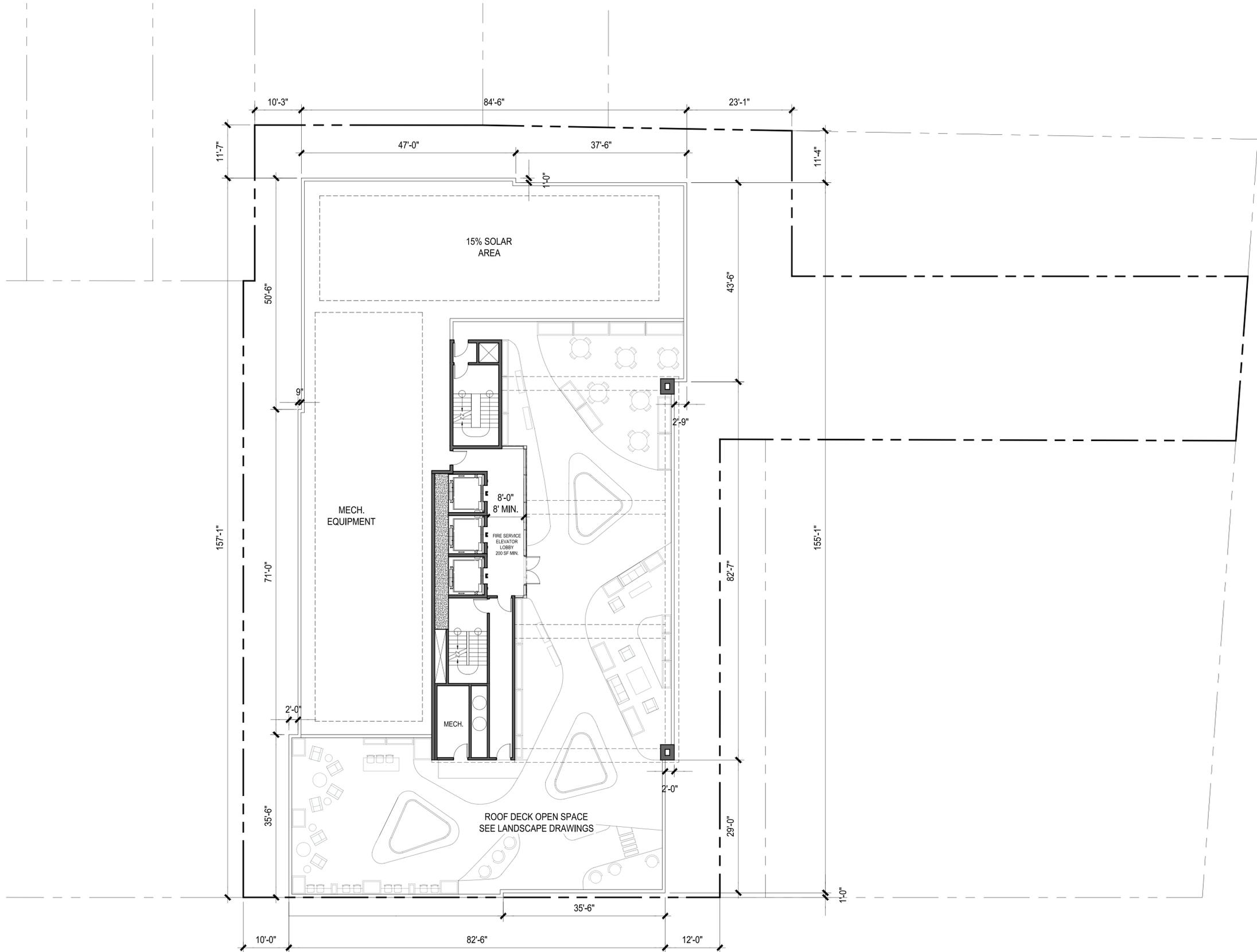
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SHEET:

**ROOF DECK
 LEVEL FLOOR
 PLAN**

A2.3



1 PLAN AT ROOF DECK

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36





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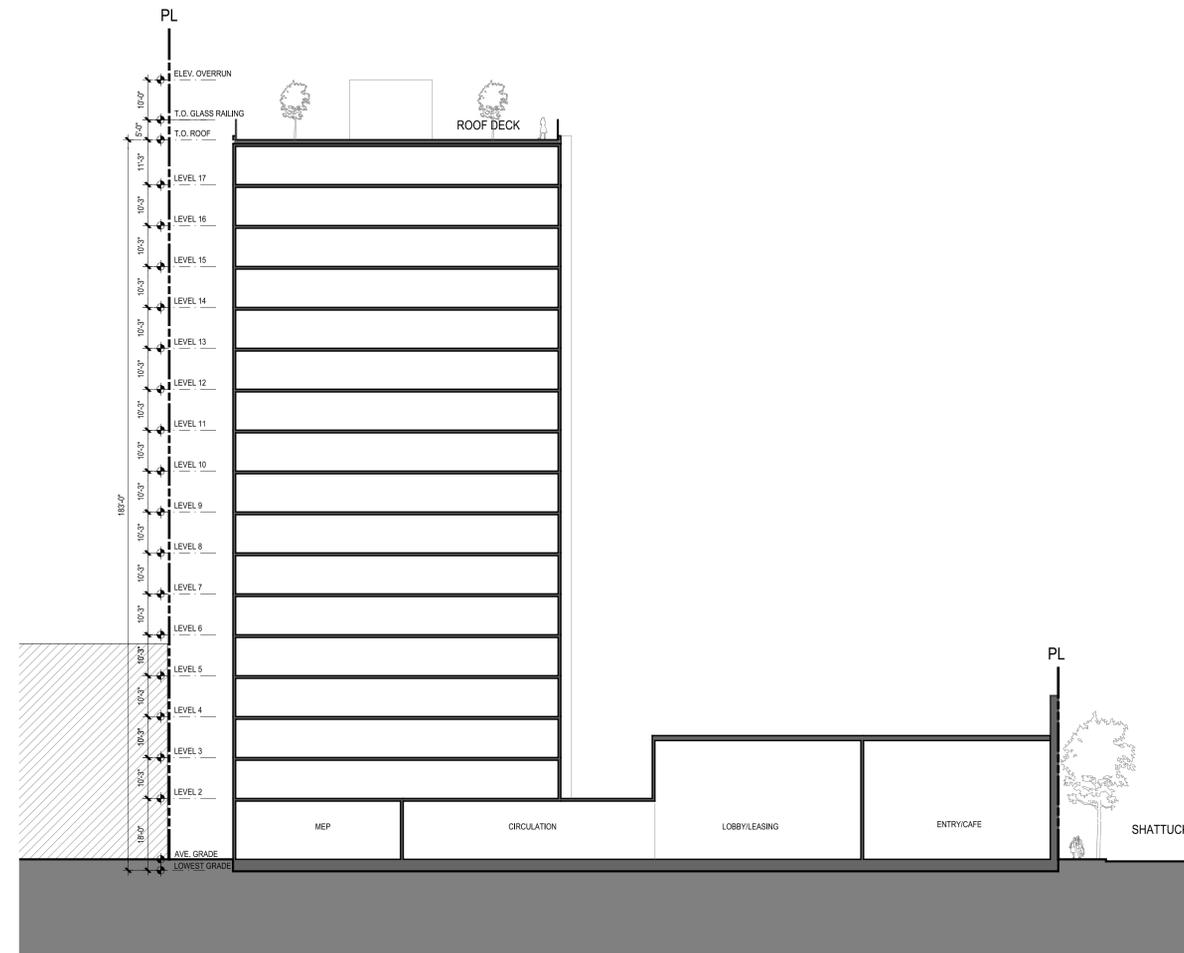
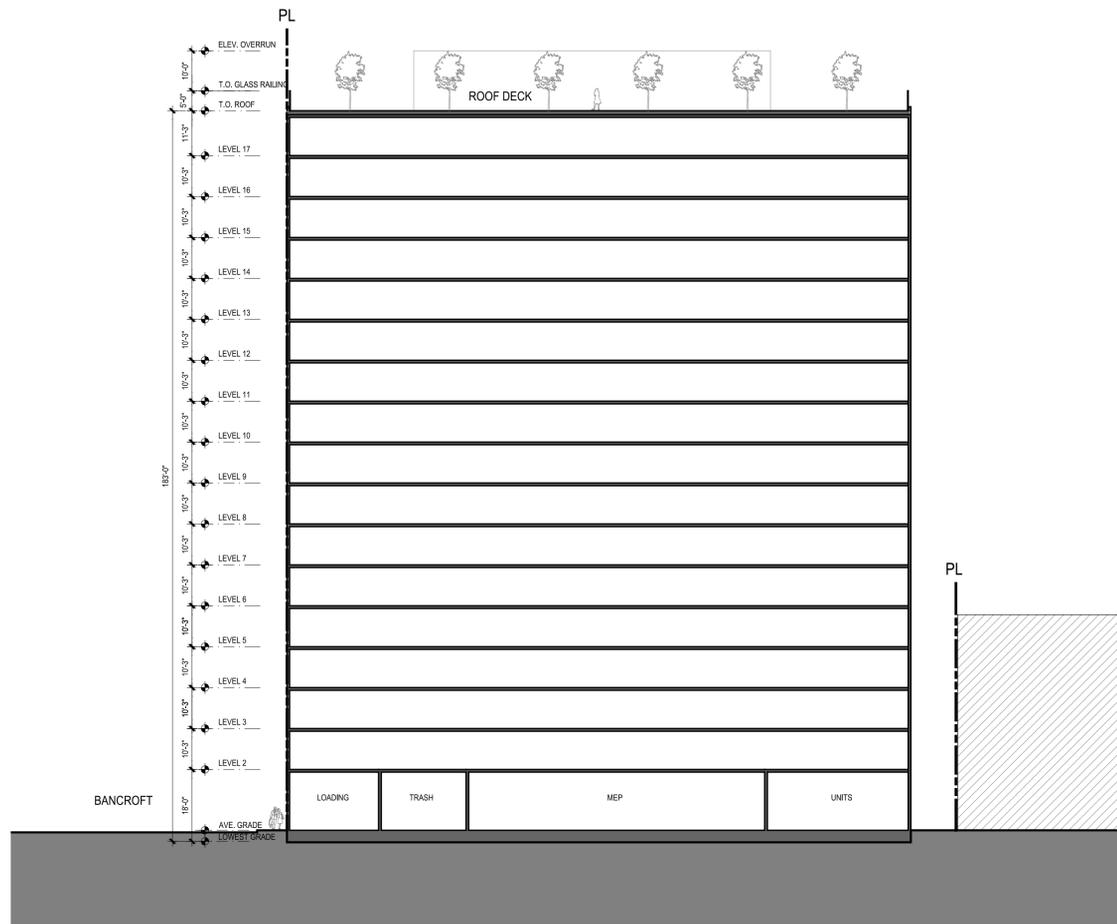
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JOB: 2201

SHEET:

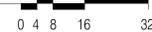
BUILDING
 SECTIONS

A3.0



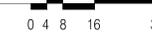
2 N-S BUILDING SECTION

3/128" = 1'-0" @ 11X17 3/64" = 1'-0" @ 24X36



1 E-W BUILDING SECTION

3/128" = 1'-0" @ 11X17 3/64" = 1'-0" @ 24X36





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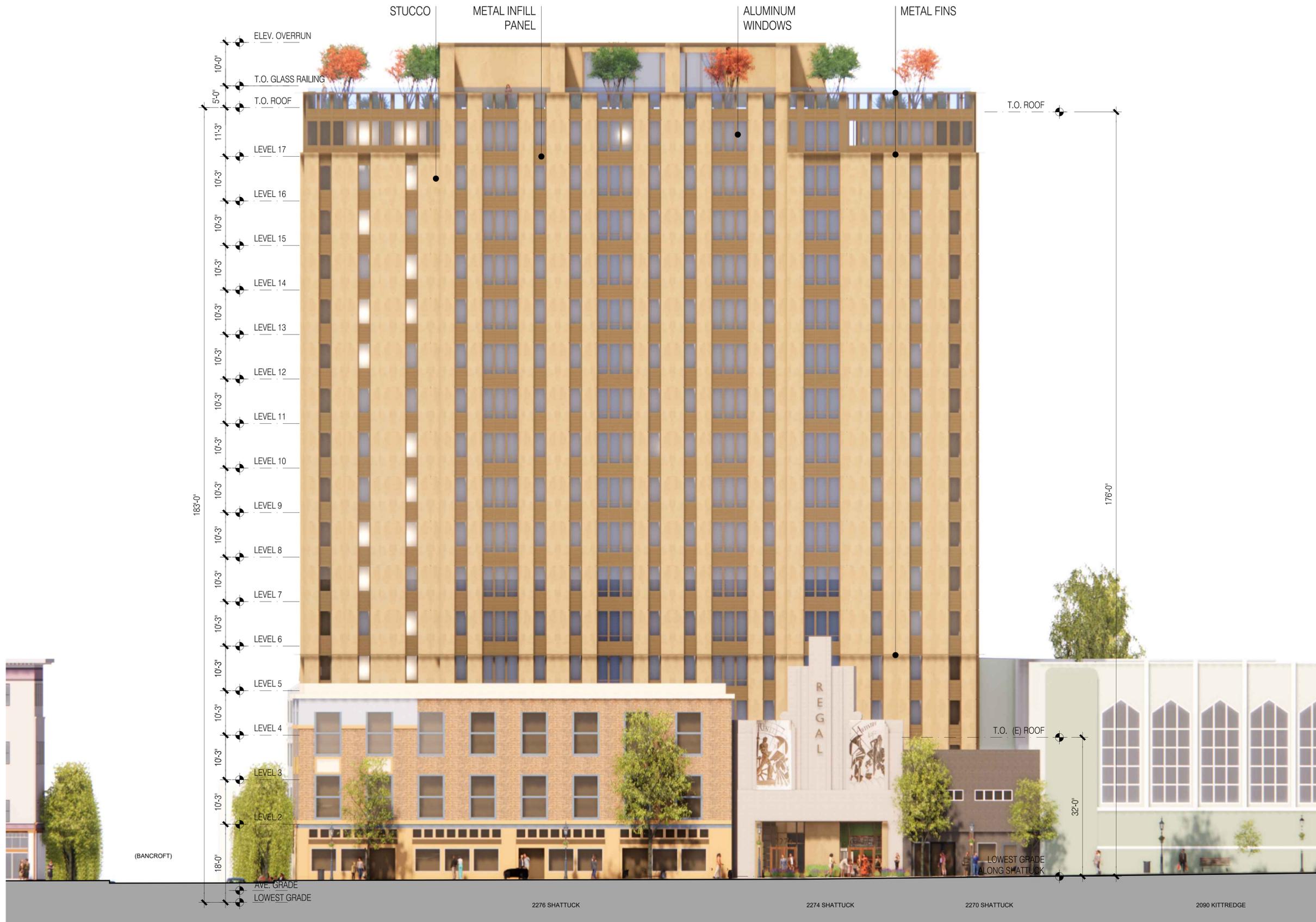
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JOB: 2201

SHEET:

BUILDING
 ELEVATIONS

A3.1



1
 A3.1

EAST ELEVATION

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



(BANCROFT)

2276 SHATTUCK

2274 SHATTUCK

2270 SHATTUCK

2090 KITTREDGE

T.O. (E) ROOF

LOWEST GRADE
 ALONG SHATTUCK

183'-0"

18'-0"

AVE. GRADE
 LOWEST GRADE

176'-0"





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JOB: 2201

SHEET:

BUILDING
 ELEVATIONS

A3.2



1
 A3.2

NORTH ELEVATION

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





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JOB: 2201

SHEET:

BUILDING
 ELEVATIONS

A3.3



1
 A3.3

WEST ELEVATION

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





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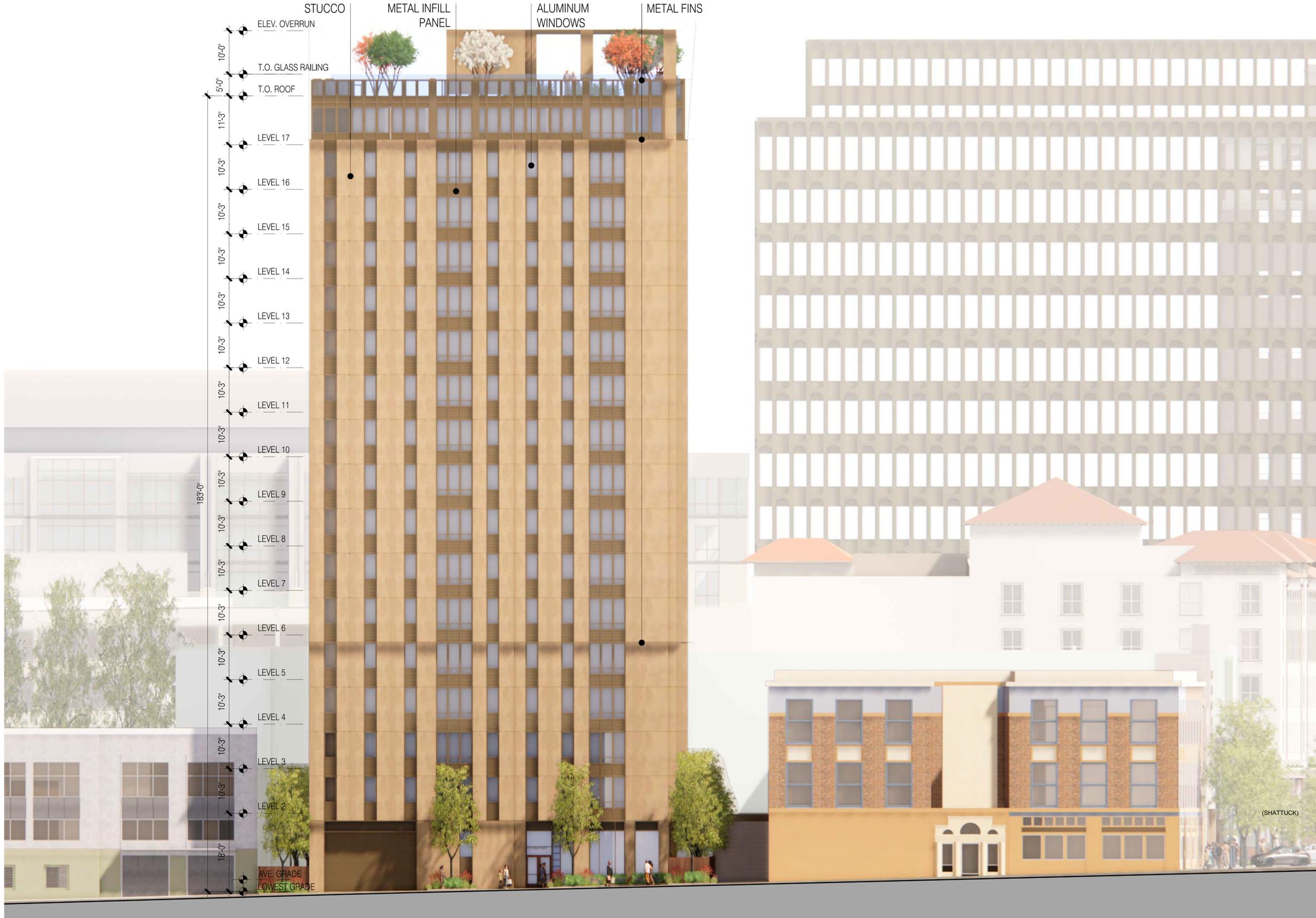
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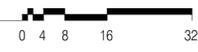
SHEET:

BUILDING
 ELEVATIONS

A3.4



1 SOUTH ELEVATION
 A3.4 3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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2020 KITTREDGE

2031 BANCROFT

2274 SHATTUCK
 (FRONTAGE ON BANCROFT)
 (SUBJECT PROPERTY)

2041 BANCROFT

SHATTUCK AVE.

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JOB: 2201

SHEET:

STREET STRIP
 ELEVATION

A3.5



STREET STRIP ELEVATION @ BANCROFT

" = 1'-0" @ 11X17 " = 1'-0" @ 24X36



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2322 SHATTUCK BANCROFT WAY 2286-2278 SHATTUCK 2274 SHATTUCK (SUBJECT PROPERTY) 2272 SHATTUCK 2090 KITTREDGE (BERKELEY PUBLIC LIBRARY) KITTREDGE STREET 2200-2240 SHATTUCK

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JOB: 2201

SHEET:

STREET STRIP
 ELEVATION

A3.6



STREET STRIP ELEVATION @ SHATTUCK

" = 1'-0" @ 11X17 " = 1'-0" @ 24X36





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JOB: 2201

SHEET:

PHOTO CONTEXT
VIEWS

A3.7



4 SHATTUCK LOOKING SOUTH - AFTER



2 SHATTUCK LOOKING NORTH - AFTER



3 SHATTUCK LOOKING SOUTH - BEFORE



1 SHATTUCK LOOKING NORTH - BEFORE

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JOB: 2201

SHEET:

PHOTO CONTEXT
 VIEWS

A3.8



4 BANCROFT LOOKING EAST - AFTER



2 BANCROFT LOOKING WEST - AFTER



3 BANCROFT LOOKING EAST - BEFORE



1 BANCROFT LOOKING WEST - BEFORE

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.9



1 CONCEPTUAL RENDERING - SHATTUCK LOOKING WEST
- N.T.S.

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.10



1 CONCEPTUAL RENDERING - SHATTUCK ENTRY
N.T.S.

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.11



1
-

CONCEPTUAL RENDERING - BANCROFT LOOKING WEST
N.T.S.

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.12



1
-

CONCEPTUAL RENDERING - BANCROFT ENTRY
N.T.S.

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.13



1
-

CONCEPTUAL RENDERING - BANCROFT LOOKING EAST
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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.14



1
-

CONCEPTUAL RENDERING - SHATTUCK LOOKING NORTH

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JOB: 2201

SHEET:

RENDERED
PERSPECTIVE

A3.15



1
-

CONCEPTUAL RENDERING - SHATTUCK LOOKING SOUTH
N.T.S.

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REMOVE RECENT
 NON-HISTORIC PAINT
 VIA APPROVED
 METHODS THAT DO NOT
 DAMAGE THE EXISTING
 STUCCO

REMOVE RECENT
 NON-HISTORIC MARQUEE

REMOVE RECENT
 NON-HISTORIC STONE
 CLADDING

REMOVE RECENT
 NON-HISTORIC
 STOREFRONT



EXISTING STUCCO
 FACADE, RESTORE TO
 EARLIER SIMPLE WHITE
 COLOR

NEW SIGNAGE

NEW ACCENT PAINT TO
 HIGHLIGHT EXISTING
 RELIEF SCULPTURES

NEW AWNING

NEW STOREFRONT
 SYSTEM, MATERIALS TO
 MATCH PROPOSED NEW
 BUILDING BEYOND

2 EXISTING FACADE CHANGES

3 PROPOSED FACADE RESTORATIONS



~1932



~1968



~1974



~1980



~2023

1 EXAMPLE IMAGES OF PAST FACADE RENOVATIONS

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SHEET:

HISTORIC
 FACADE
 RESTORATION

A4.0



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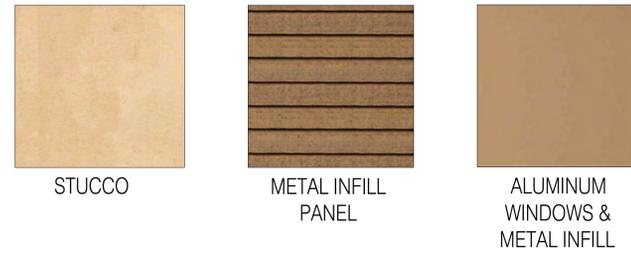
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SHEET:

BUILDING
 MATERIALS

MAT



STUCCO METAL INFILL PANEL ALUMINUM WINDOWS



1 SOUTH ELEVATION

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



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JETT

LANDSCAPE ARCHITECTURE + DESIGN
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 925.254.5422 - www.jett.land

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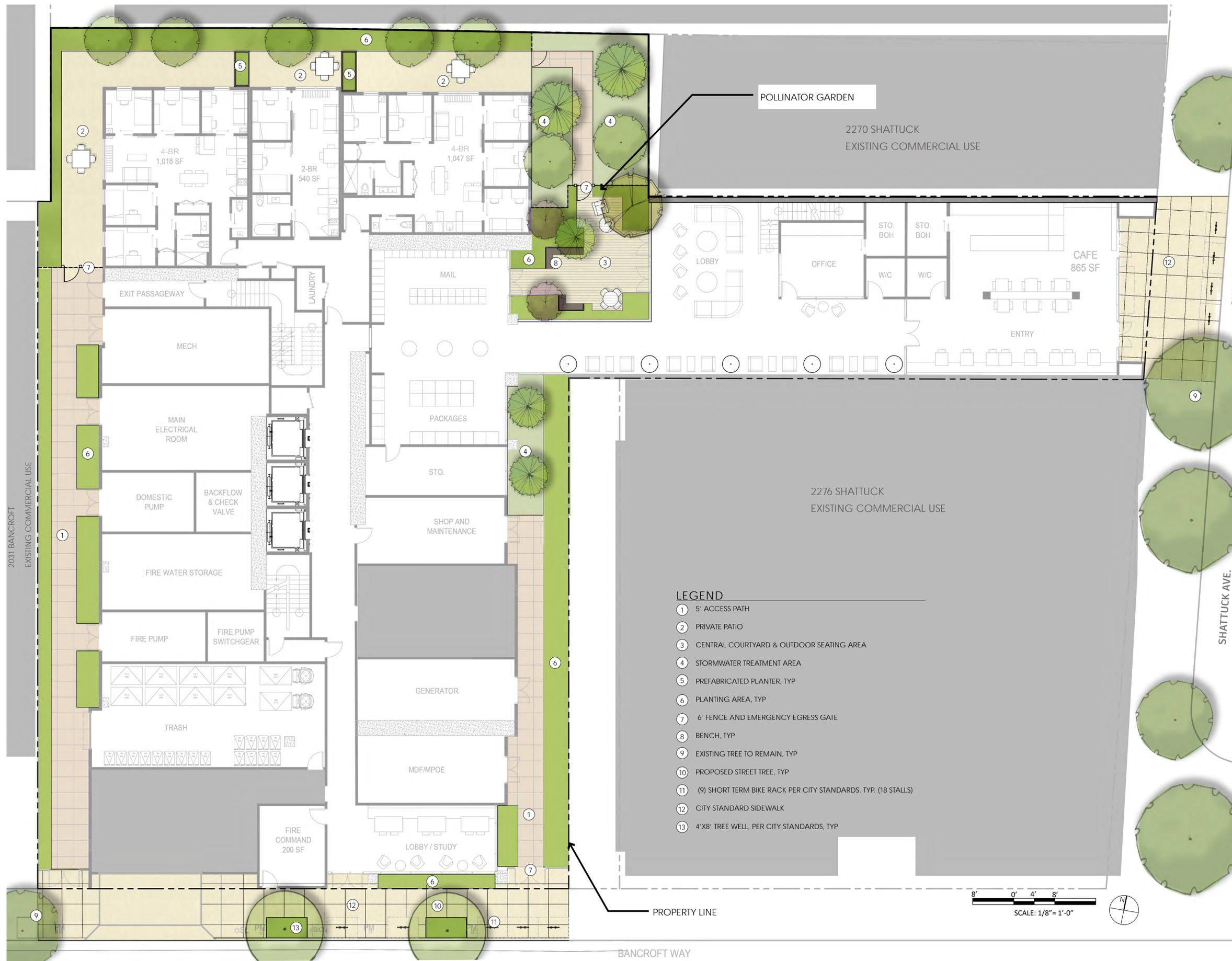
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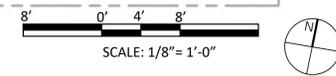
LANDSCAPE PLAN- Ground Floor

L1.01



LEGEND

- ① 5' ACCESS PATH
- ② PRIVATE PATIO
- ③ CENTRAL COURTYARD & OUTDOOR SEATING AREA
- ④ STORMWATER TREATMENT AREA
- ⑤ PREFABRICATED PLANTER, TYP
- ⑥ PLANTING AREA, TYP
- ⑦ 6' FENCE AND EMERGENCY EGRESS GATE
- ⑧ BENCH, TYP
- ⑨ EXISTING TREE TO REMAIN, TYP
- ⑩ PROPOSED STREET TREE, TYP
- ⑪ (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP, (18 STALLS)
- ⑫ CITY STANDARD SIDEWALK
- ⑬ 4'X8' TREE WELL, PER CITY STANDARDS, TYP



PROPERTY LINE

BANCROFT WAY

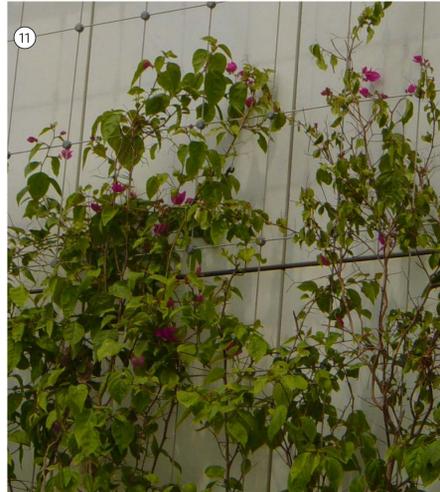
SHATTUCK AVE.

SHATTUCK AVE.

2031 BANCROFT
 EXISTING COMMERCIAL USE

2270 SHATTUCK
 EXISTING COMMERCIAL USE

2276 SHATTUCK
 EXISTING COMMERCIAL USE



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SHEET:

LANDSCAPE ROOF PLAN

L1.02

LEGEND

- ① STUDY AREA
- ② PREFAB RAISED PLANTER, TYP
- ③ LOW GREENROOF PLANTING
- ④ FRAME STRUCTURE ABOVE
- ⑤ BAR TABLE AND CHAIRS
- ⑥ BENCH, TYP
- ⑦ LOUNGE FURNITURE
- ⑧ RAISED PLANTER AND BENCH, TYP
- ⑨ STEPPERS
- ⑩ FLEXIBLE SEATING AND GATHERING AREA
- ⑪ GREEN SCREEN





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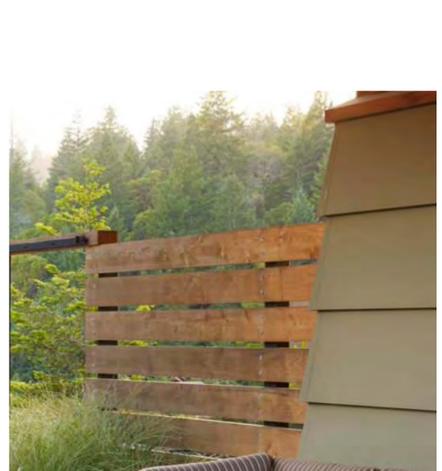
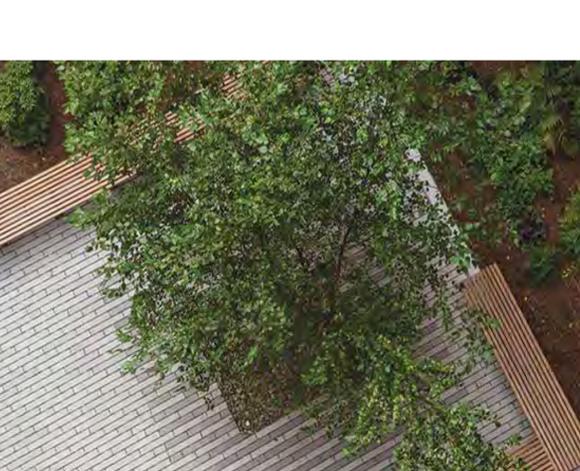
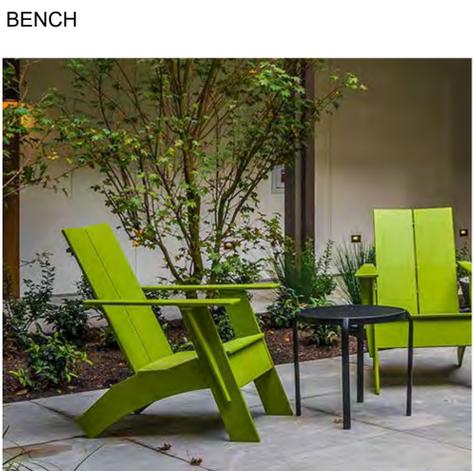
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JOB: 2201

SHEET:

PRECEDENT IMAGES

L2.01



RAISED PLANTER

BENCH

CHAIRS

BENCH

FENCE

GROUND LEVEL

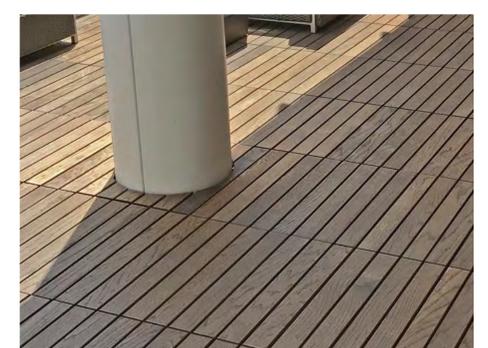
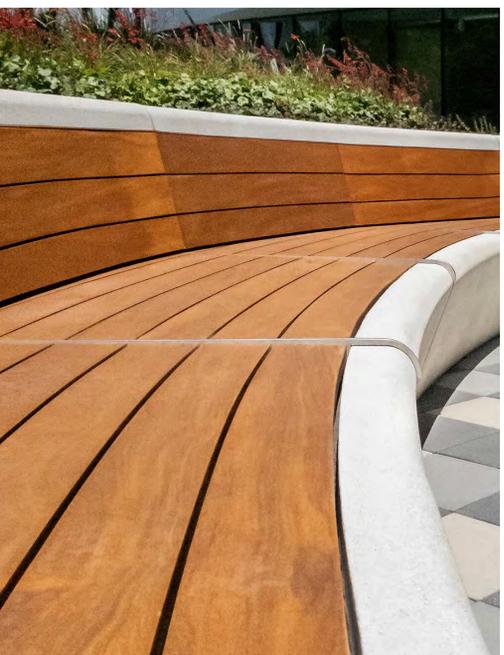
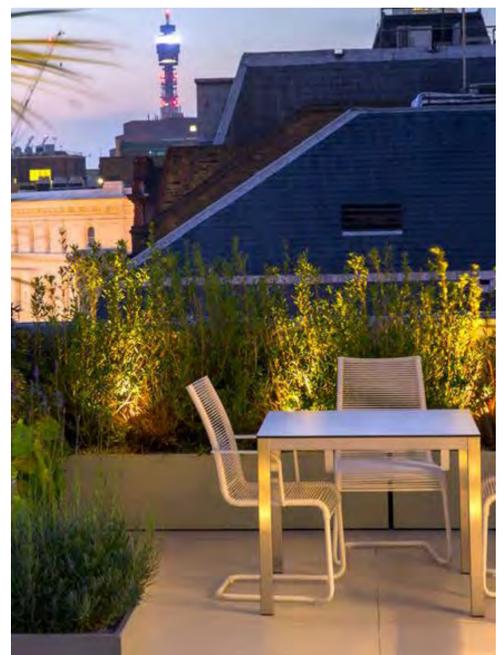


TABLE AND CHAIRS

PREFABRICATED PLANTER AND BENCH

ROOF PAVERS AND TILES

ROOF GARDEN



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SHEET:

**PLANT IMAGES, NOTES AND
 CALCULATIONS**

L3.01



TREES

DENOTES BUTTERFLY
 POLLINATED SPECIES



GROUNDCOVER



VINES

SHRUBS

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL PER [CGBSC 4.304].
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.
7. 75% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.
8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. COLOR CODED HYDROZONE LANDSCAPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304], TO BE PROVIDED IN PERMIT DRAWINGS.
8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	2,559 SF
ROOF LEVEL:	1,525 SF
TOTAL:	4,084 SF (69%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA= 4% OF THE ROOF AREA (16810 SF) = 672 SF
 PROPOSED STORMWATER TREATMENT AREA= 762 SF

BIKE PARKING CALCULATIONS:

(1) COMMERCIAL BIKE PARKING STALL
 (16) SHORT TERM RESIDENTIAL BIKE PARKING STALLS
 TOTAL SHORT TERM BIKE PARKING STALLS REQUIRED: 17 STALLS
 TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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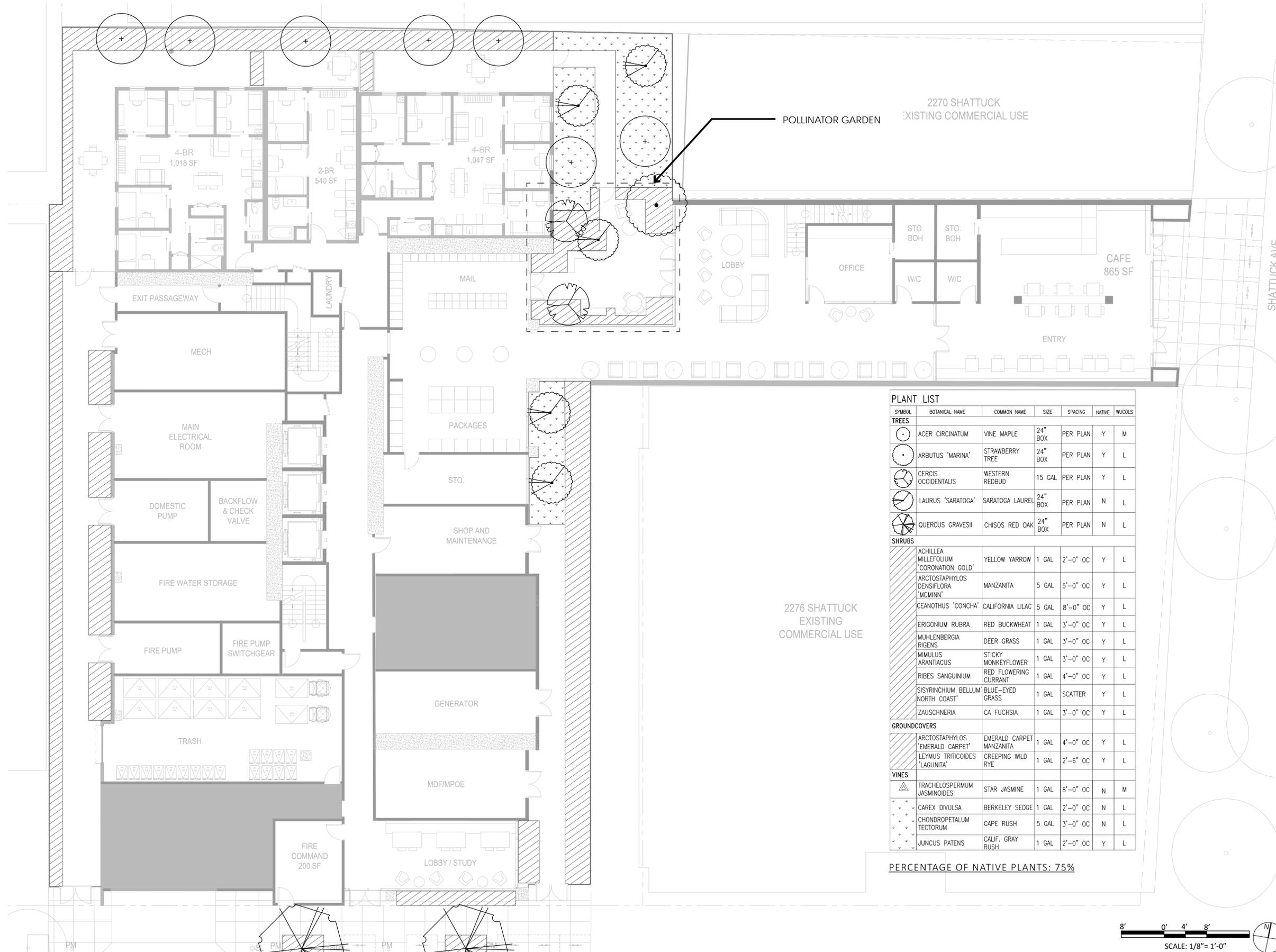
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SHEET:

PRELIMINARY PLANTING PLAN,
 GROUND FLOOR

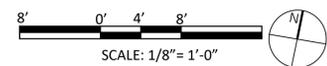
L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
TREES						
⊙	ACER CIRCINATUM	VINE MAPLE	24" BOX	PER PLAN	Y	M
⊙	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	Y	L
⊙	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	Y	L
⊙	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	PER PLAN	N	L
⊙	QUERCUS GRAVESII	CHISOS RED OAK	24" BOX	PER PLAN	N	L
SHRUBS						
⊙	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
⊙	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
⊙	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
⊙	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
⊙	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
⊙	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
⊙	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
⊙	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
⊙	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
⊙	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
⊙	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
⊙	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
⊙	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
⊙	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
⊙	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

PERCENTAGE OF NATIVE PLANTS: 75%



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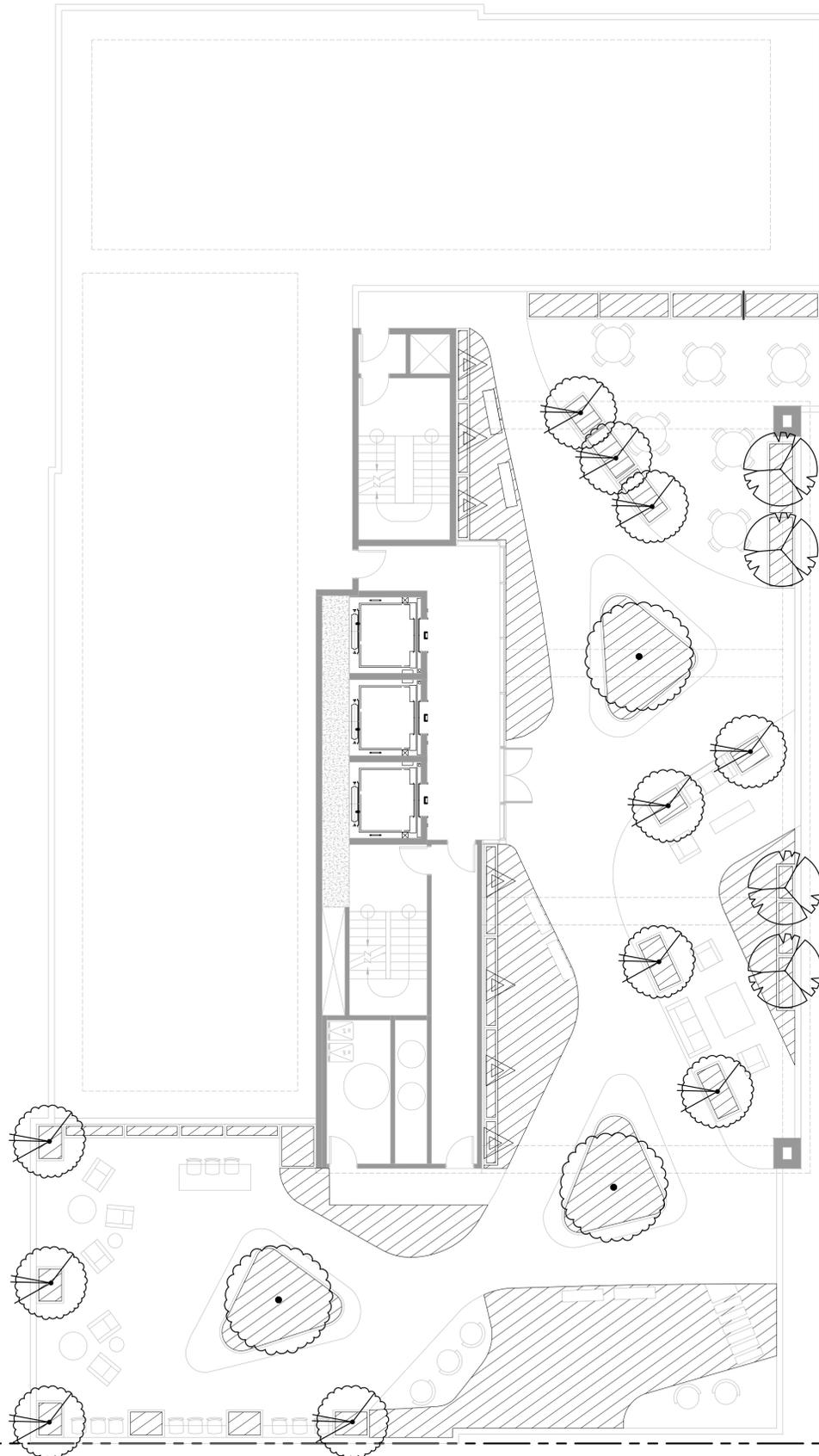
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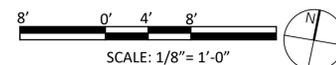
PRELIMINARY PLANTING PLAN_
 ROOF PLAN

L4.02



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
TREES						
○	ACER CIRCINATUM	VINE MAPLE	24" BOX	PER PLAN	Y	M
○	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	Y	L
○	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	PER PLAN	Y	L
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SHRUBS						
▨	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
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GROUNDCOVERS						
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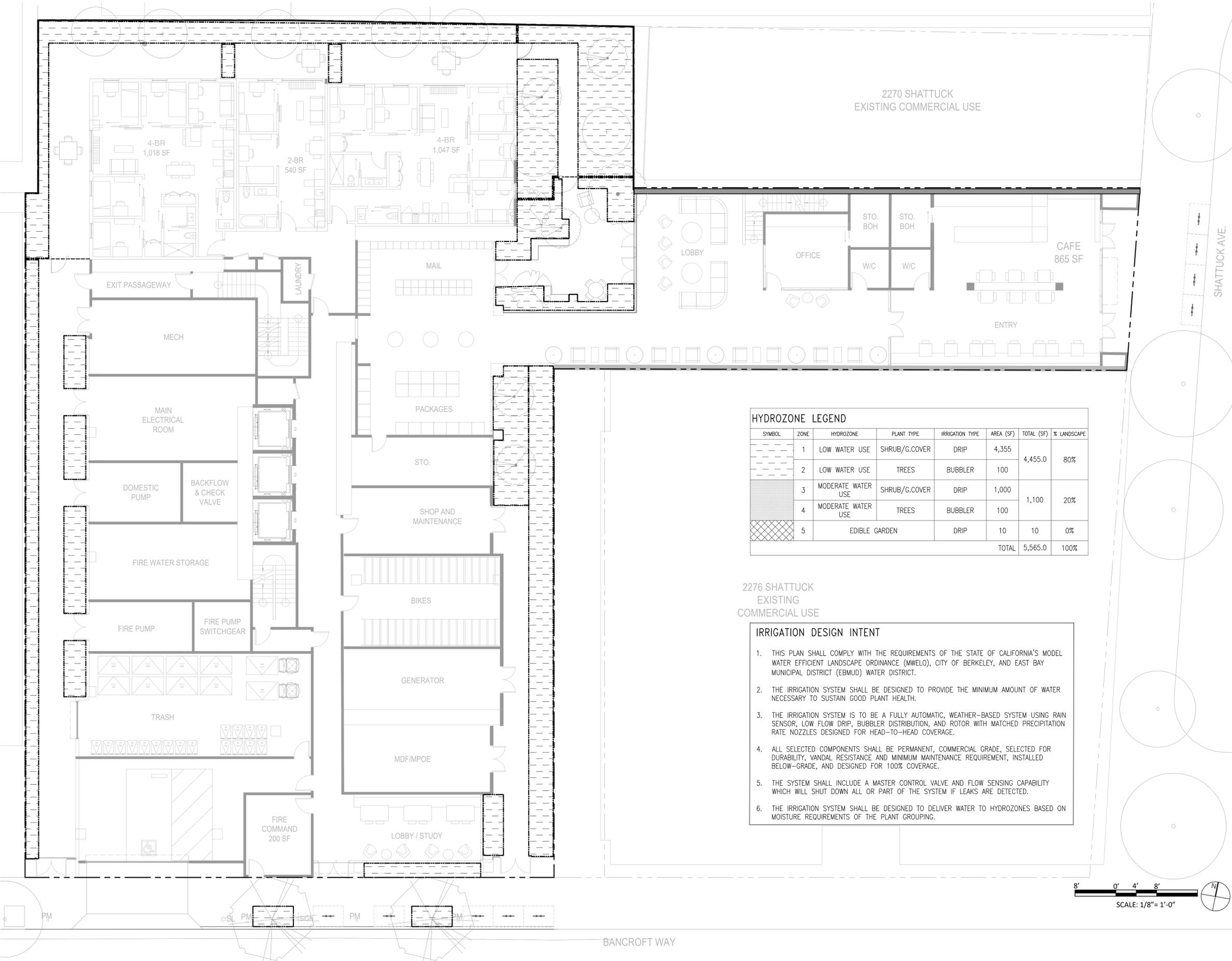
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**PRELIMINARY IRRIGATION
 PLAN - GROUND FLOOR**

L5.01

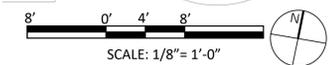


HYDROZONE LEGEND							
SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
[Symbol]	1	LOW WATER USE	SHRUB/G.COVER	DRIP	4,355	4,455.0	80%
[Symbol]	2	LOW WATER USE	TREES	BUBBLER	100		
[Symbol]	3	MODERATE WATER USE	SHRUB/G.COVER	DRIP	1,000	1,100	20%
[Symbol]	4	MODERATE WATER USE	TREES	BUBBLER	100		
[Symbol]	5	EDIBLE GARDEN		DRIP	10	10	0%
					TOTAL	5,565.0	100%

2276 SHATTUCK
 EXISTING
 COMMERCIAL USE

IRRIGATION DESIGN INTENT

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PRELIMINARY IRRIGATION
 PLAN - ROOF PLAN

L5.02

HYDROZONE LEGEND							
SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
[Symbol]	1	LOW WATER USE	SHRUB/G.COVER	DRIP	4,355	4,455.0	80%
[Symbol]	2	LOW WATER USE	TREES	BUBBLER	100		
[Symbol]	3	MODERATE WATER USE	SHRUB/G.COVER	DRIP	1,000	1,100	20%
[Symbol]	4	MODERATE WATER USE	TREES	BUBBLER	100		
[Symbol]	5	EDIBLE GARDEN		DRIP	10	10	0%
					TOTAL	5,565.0	100%

HYDROZONE INFORMATION TABLE								
REFERENCE ANNUAL ET ₀ FOR:		OAKLAND (NEAREST LOCATION, WUCOLS)				41.8		
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWEL & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL		SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)		0.45		
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD Drip & Bubb.: 0.81 Spray & Botr: 0.75	IRRIGATION EFFICIENCY (IE)	ETAF _z (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF _z x AREA	ESTIMATED TOTAL WATER USE (ETWU)	
1	0.3	D	0.81	0.37	4355	1612.96	41801.55	
2	0.3	B	0.81	0.37	100	37.04	959.85	
3	0.3	D	0.81	0.37	1000	370.37	9598.52	
4	0.6	B	0.81	0.74	100	74.07	1919.70	
-	0	D	.81	0.00	0	0.00	0.00	
-	0	D	.81	0.00	0	0.00	0.00	
					TOTAL	5555.00	2094.44	54,279.62
SPECIAL LANDSCAPE AREAS								
5				1	10	10.00	259.16	
--					0	0.00	0.00	
					TOTAL	10	259.16	
					TOTAL LANDSCAPE AREA (LA + SLA)	5,565.00		
TOTAL ETWU		TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)				TOTAL ETWU		54,538.78
MAWA		(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA]]				MAWA		79,439.02
AVERAGE ETAF		SUM(ETAF _z X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA _s)						0.38
SITEWIDE ETAF		TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA _s)						0.38

