VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
BERKELEY RUBY WIP DEVELOPMENT
c/o BayRock Multifamily, LLC
411 Pendleton Way, Suite C
Oakland, CA 94621
510.969.2323

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Sqaure, Suite 218
Orinda, CA 94563
925-254-5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2000 DWIGHT WAY, BERKELEY, CA 94704

SCOPE OF WORK:
REMOVAL OF THE EXISTING MEDICAL OFFICE BUILDINGS AND CONSTRUCTION OF A NEW 6-STORY SENIOR HOUSING BUILDING, WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: R-4

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO.	TITLE
ARCHITECTURAL	
A0.0	GENERAL INFORMATION
A0.1	ZONING INFORMATION & DIAGRAMS
A0.3A	USE PERMIT AND DENSITY BONUS DIAGRAMS
A0.3B	USE PERMIT AND DENSITY BONUS DIAGRAMS
A0.3C	USE PERMIT AND DENSITY BONUS DIAGRAMS
A0.3D	USE PERMIT AND DENSITY BONUS DIAGRAMS
A0.4A	SHADOW STUDIES
A0.4B	SHADOW STUDIES
A0.4C	SHADOW STUDIES
A0.5	ZONING SITE PHOTOS
A0.6	VICINITY MAP
A1.0	SITE SURVEY
A1.1	SITE SURVEY
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A2.4	ENLARGED UNIT PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	STREET STRIP ELEVATIONS
A3.4	STREET STRIP ELEVATIONS - EXISTING CONTEXT
A3.5	PHOTO CONTEXT VIEWS
A3.6	PHOTO CONTEXT VIEWS
A4.1	SECTIONS
A4.2	WALL SECTIONS & DETAILS
A5.1	RENDERINGS
A5.2	RENDERINGS
A5.3	RENDERINGS
A5.4	RENDERINGS
MAT	MATERIAL BOARD
SW-1	PRELIMINARY STORMWATER PLAN
LANDSCAPE	
L-1	GROUND LEVEL CONCEPTUAL PLAN
L-2	SECOND LEVEL CONCEPTUAL PLAN
L-3	ROOF DECK CONCEPTUAL PLAN
L-2.1	PLANT PALETTE

VIEW AT MILVIA AND DWIGHT, LOOKING SOUTH-EAST



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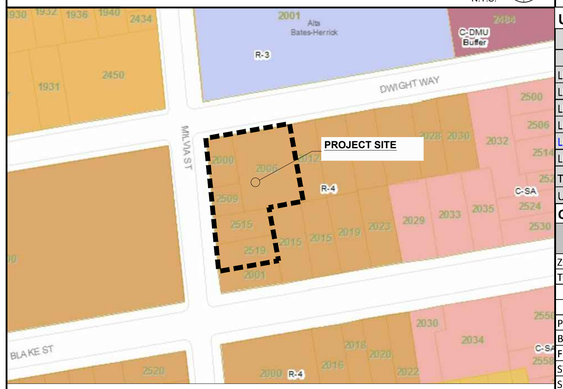
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GENERAL INFORMATION

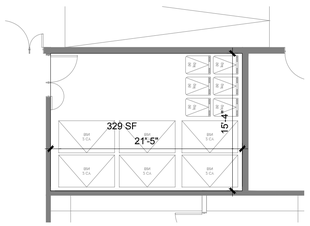
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ZONING MAP

N.T.S.



REFUSE AND RECYCLING



Waste and Recycling Calculation

# of Units	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3		Waste (40%)		Recycling (40%)	Organics (20%)
124	1.10	136	11.37 cy	2,273 gal	4.55 cuft	909 gal	909 gal	455 gal

Space Calculation	Container Quanities			Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required	Provided
2 cy bin (404 gal)	3	3		28 sf	168 sf		
96 gallon cart			5	7 sf	35 sf		
64 gallon cart				6 sf	sf		
Total capacity	1212 gal	1212 gal	480 gal		203 sf	305 sf	329

ZONING CODE DATA

UNIT TABLE

	TOTAL PROJECT				DWELLING UNITS	MEMORY CARE
	STUDIO	1-BR	2-BR	TOTAL		
LEVEL 6 (DWELLING UNITS)	7	8	3	18	18	
LEVEL 5 (DWELLING UNITS)	8	9	4	21	21	
LEVEL 4 (DWELLING UNITS)	8	9	4	21	21	
LEVEL 3 (DWELLING UNITS)	8	9	4	21	21	
LEVEL 2 (MEMORY CARE)	24	1	0	25		25
LEVEL 1 (DWELLING UNITS)	3	2	2	7	7	
TOTAL	58	38	17	**113**	**88**	**25**
UNIT MIX	51%	34%	15%	100%		

CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	W/ USE PERMITS	PROPOSED W/ UP'S AND DENSITY BONUS	
ZONING		R-4		
TOTAL UNITS			113	
ASSISTED LIVING (LEVELS 1, 3-6)			88	
MEMORY CARE (LEVEL 2)			25	
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	
BIKE PARKING	NOT REQ'D	NOT REQ'D	NOT REQ'D	
FRONT YARD SETBACK	15'	15'	8'	(D.B. WAIVER)
STREET SIDE YARD SETBACK	6' to 15'	6' to 15'	8'	(D.B. WAIVER)
SIDE YARD SETBACK	4' to 12'	4' to 12'	6' TO 22'-11"	
REAR YARD SETBACK	15' to 21'	15' to 21'	4' TO 66'-2"	(D.B. WAIVER)
BUILDING HEIGHT	35'	65'	65'	USE PERMIT
BUILDING STORIES	3-STORIES	6-STORIES	6-STORIES	USE PERMIT
LOT AREA		28,382		
GROSS FLOOR AREA (SEE TABLE)			84,828	
BUILDING FOOTPRINT			16,795	
LOT COVERAGE				
LEVEL 6	40%	40%	41%	(D.B. WAIVER)
LEVEL 5	40%	40%	46%	(D.B. WAIVER)
LEVEL 4	40%	40%	46%	(D.B. WAIVER)
LEVEL 3	45%	45%	46%	(D.B. WAIVER)
LEVEL 2	45%	45%	50%	(D.B. WAIVER)
LEVEL 1	45%	45%	59%	(D.B. WAIVER)
BASEMENT	45%	45%	19%	
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	
REFERENCE FAR	NA	NA	2.99	

FLOOR AREA TABLE

	GSF
LEVEL 6	11,684
LEVEL 5	13,119
LEVEL 4	13,119
LEVEL 3	13,119
LEVEL 2	14,062
LEVEL 1	14,420
BASEMENT	5,305
TOTAL PROPOSED FLOOR AREA W/ DENSITY BONUS	84,828
REFERENCE PARKING & BASEMENT AREA	21,258

USABLE OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	
TOTAL OPEN SPACE REQUIRED	113	200	22,600	
DENSITY BONUS WAIVERS (SEE SHEET A0.3B)			11,965	
TOTAL AREA PROVIDED W/ WAIVERS			10,635	
GROUND LEVEL COMMON AREAS			6,982	
PODIUM LEVEL COMMON AREA			2,271	
COMMON AREA DECKS AND BALCONIES			1,382	

PARKING CALCULATIONS

RESIDENTIAL PARKING	GSF	SENIORS	PER SF	TOTAL
RESIDENTIAL AREA	84,828	1	1000	85
RESIDENTIAL REQUIREMENT W/ SENIOR REDUCTION			0.25	21.2
EMPOLYEE PARKING FOR CCF (1: 2 EMPLOYEES)	18	1	2	9
TOTAL PARKING REQUIREMENT W/ UP REDUCTION				30
TOTAL PARKING PROVIDED				40

ROOFTOP ARCHITECTURAL ELEMENTS CALCS (PER 23D.04.020.C)

LEVEL	AREA	
LEVEL 6	11,684	
LEVEL 5	13,119	
LEVEL 4	13,119	
LEVEL 3	13,119	
LEVEL 2	14,062	
LEVEL 1	14,420	
BASEMENT	5,305	
AVERAGE AREA	12118	
TOTAL AREA OF ROOFTOP ELEMENTS	640	
% AREA OF ROOFTOP ARCHITECTURAL FEATURES	5.3%	
ALLOWABLE % (PER 23D.04.020C)	15.0%	

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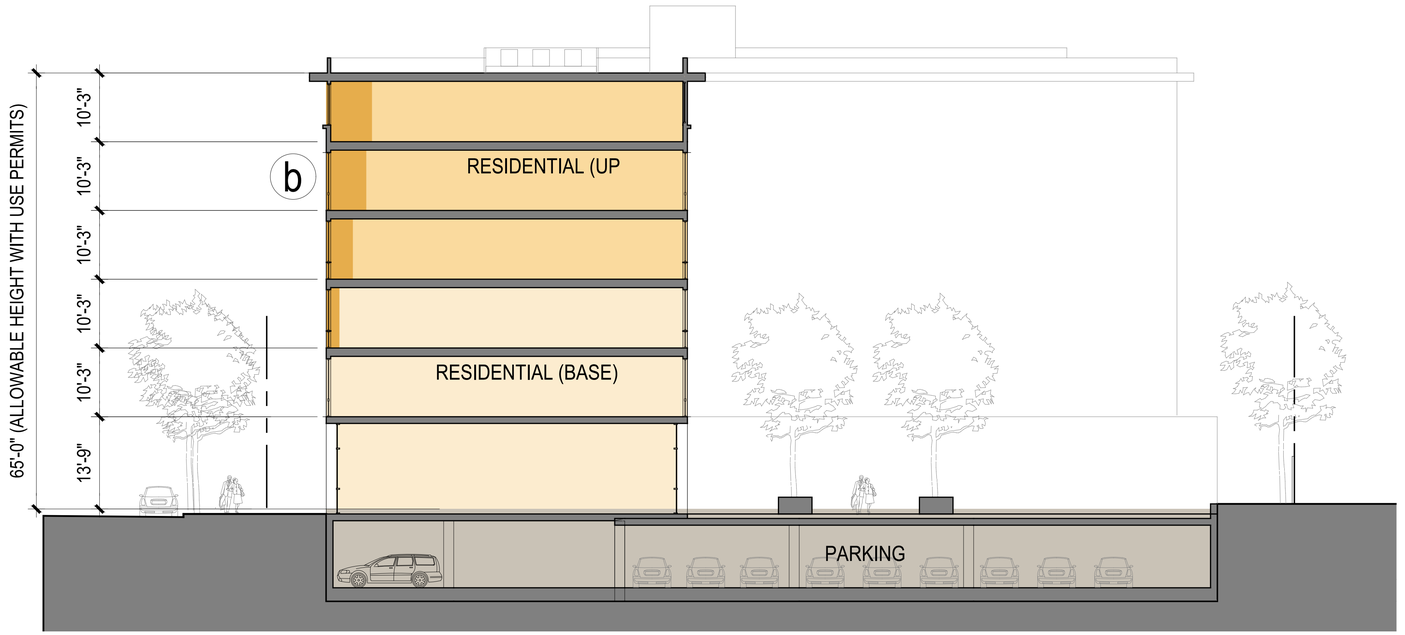
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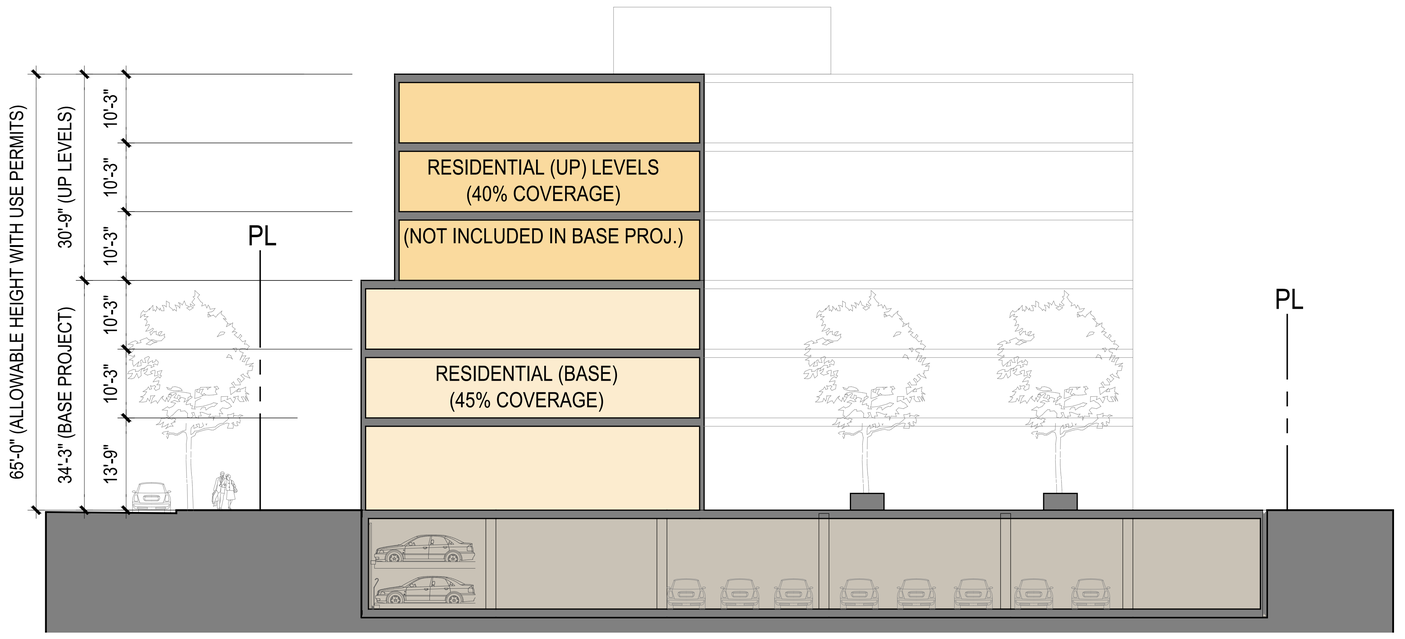
SHEET:

ZONING INFORMATION

A0.1



PROPOSED PROJECT



BASE PROJECT (WITH USE PERMIT FLOORS SHOWN FOR REFERENCE)

KEY

- DENSITY BONUS AREA
- USE PERMIT AREA
- BASE PROJECT AREA
- PARKING (NOT GFA)
- OPEN SPACE

WAIVERS:

(a.) WAIVER TO EXCEED LOT COVERAGE - TO BE 41% TO 59%, WHERE 40% IS THE LIMIT FOR A 4 TO 6 FLOOR BUILDING ON A CORNER LOT

(b.) WAIVER TO REDUCE THE FRONT, SIDE, AND REAR YARDS:

- FRONT SETBACK (DWIGHT): 8'/8'/8'/8'/8'/8', WHERE 15'/15'/15'/15'/15'/15' IS THE MINIMUM REQUIRED.
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- REAR SETBACK: 4' AT THE SUBTERRANEAN BASEMENT, WHERE THE MINIMUM REQUIRED IS 15'.

(c.) WAIVER TO REDUCE THE USABLE OPEN SPACE REQUIREMENT, TO PROVIDE 10,635 SQUARE FEET, WHERE 22,600 SQUARE FEET IS REQUIRED.

(d.) WAIVER FOR ROOFTOP STRUCTURES EXCEEDING THE HEIGHT LIMIT.

CONCESSIONS:

NO CONCESSIONS ARE REQUESTED

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SHEET:

DENSITY BONUS DIAGRAMS AND CALCULATIONS

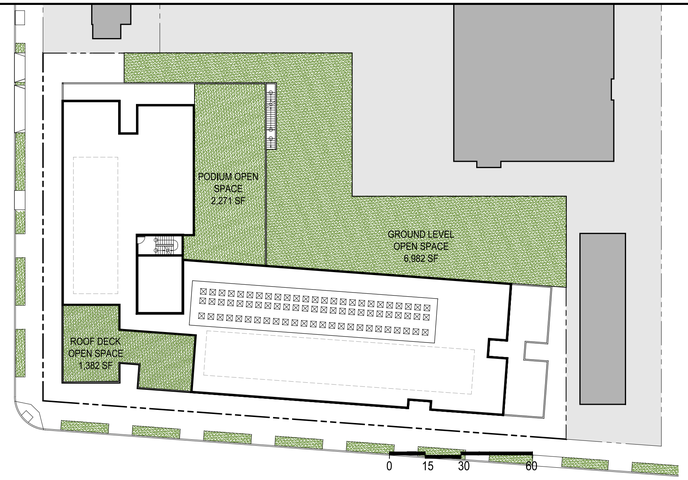
A0.3A



BASE PROJECT OPEN SPACE

BASE PROJECT - OPEN SPACE TABLE

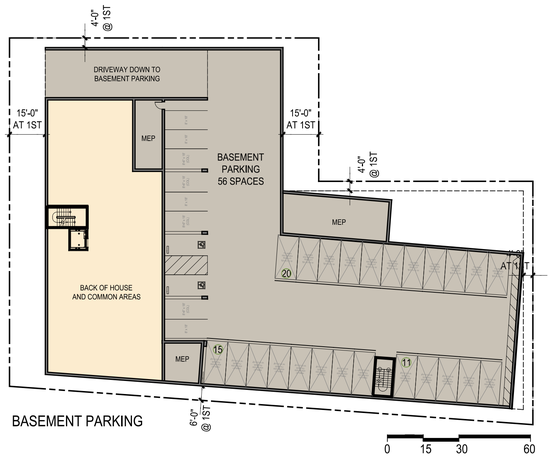
	UNITS	RATIO	TOTAL BEFORE WAIVERS	WAIVERS	TOTAL REQUIRED W/ WAIVERS
BASE DWELLING UNIT	55	200	11,000	-	11,000
TOTAL OPEN SPACE REQUIRED	55		11,000	-	11,000
TOTAL OPEN SPACE PROVIDED W/ WAIVERS					11,000
GROUND LEVEL COMMON AREAS					11,000
PODIUM LEVEL COMMON AREA					
COMMON AREA ROOF DECKS					



PROPOSED PROJECT OPEN SPACE

PROPOSED PROJECT - OPEN SPACE TABLE

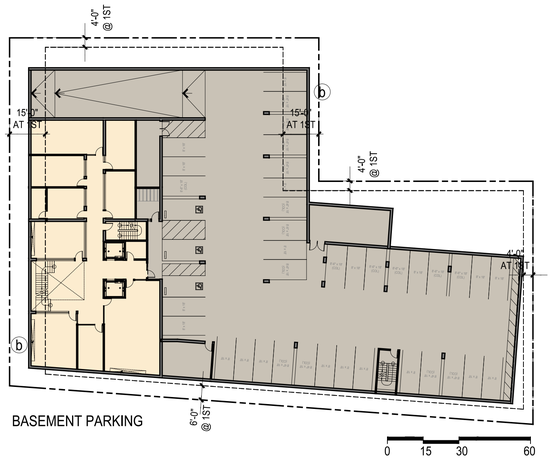
	UNITS	RATIO	TOTAL BEFORE WAIVERS	WAIVERS	TOTAL REQUIRED W/ WAIVERS
UNITS	113	200	22,600	11,965	10,635
TOTAL OPEN SPACE PROVIDED W/ WAIVERS					10,635
GROUND LEVEL COMMON AREAS					6,982
PODIUM LEVEL COMMON AREA					2,271
COMMON AREA ROOF DECKS					1,382



BASE PROJECT PARKING

BASE PROJECT PARKING CALCULATIONS

RESIDENTIAL PARKING	QTY	RATIO	PER SF	TOTAL
RESIDENTIAL AREA	43,132	1	1000	43
EMPOLYEE PARKING FOR CCF (1: 2 EMPLOYEES)	18	1	2	9
TOTAL PARKING REQUIREMENT				52
PARKING PROVIDED				56



PROPOSED PROJECT PARKING

PROPOSED PROJECT PARKING CALCULATIONS

RESIDENTIAL PARKING	GSF	SENIORS	PER SF	TOTAL
RESIDENTIAL AREA	84,828	1	1000	85
RESIDENTIAL REQUIREMENT W/ SENIOR REDUCTION			0.25	21.2
EMPOLYEE PARKING FOR CCF (1: 2 EMPLOYEES)	18	1	2	9
TOTAL PARKING REQUIREMENT W/ UP REDUCTION				30

KEY

- DENSITY BONUS AREA
- USE PERMIT AREA
- BASE PROJECT AREA
- PARKING (NOT GFA)
- OPEN SPACE

WAIVERS:

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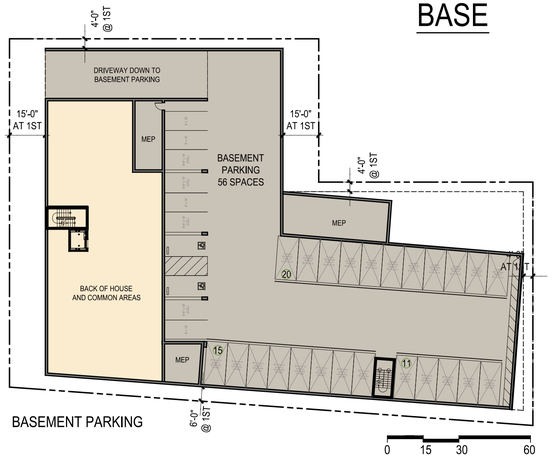
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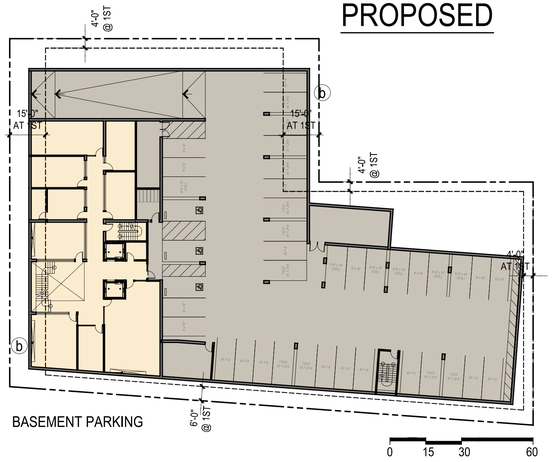
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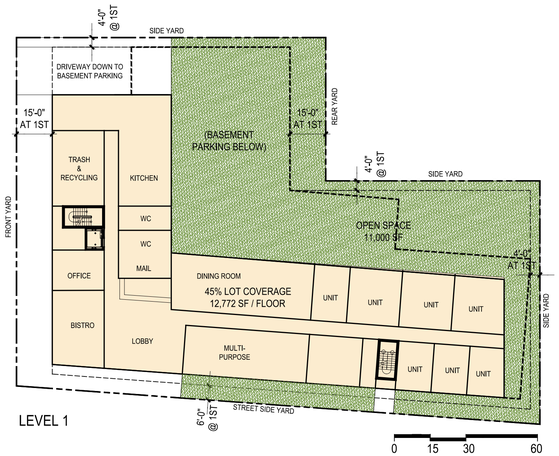
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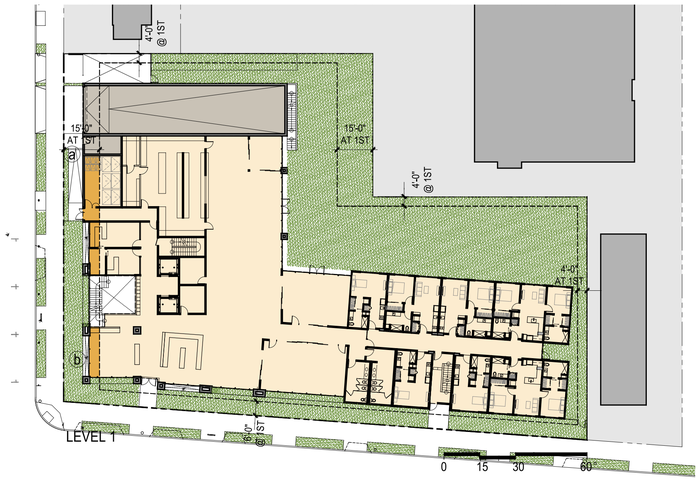
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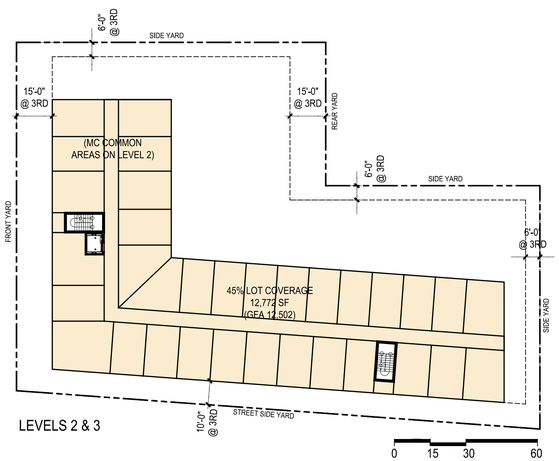


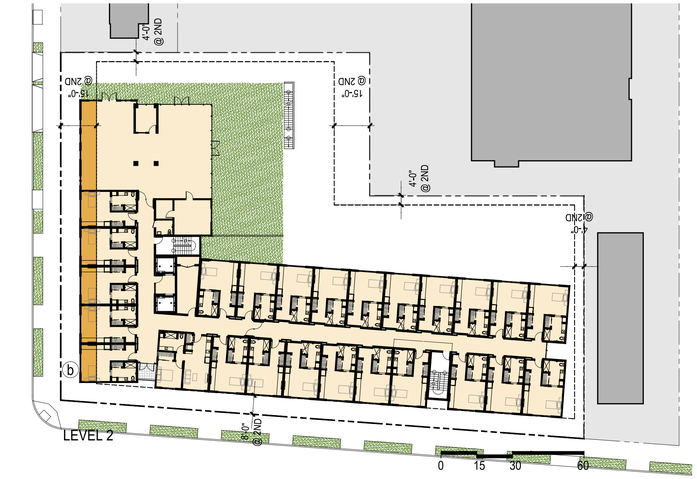
PROPOSED













KEY

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- USE PERMIT AREA
- BASE PROJECT AREA
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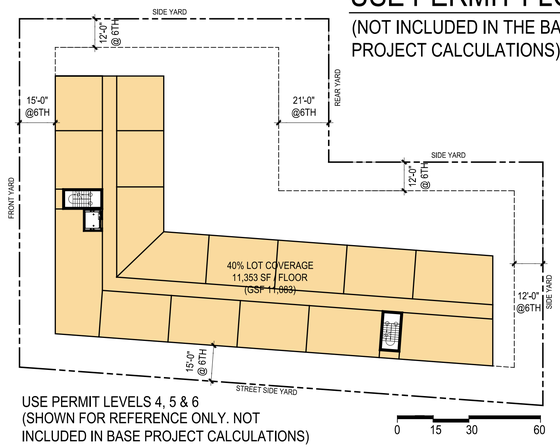
SHEET:

DENSITY BONUS DIAGRAMS AND CALCULATIONS

A0.3C

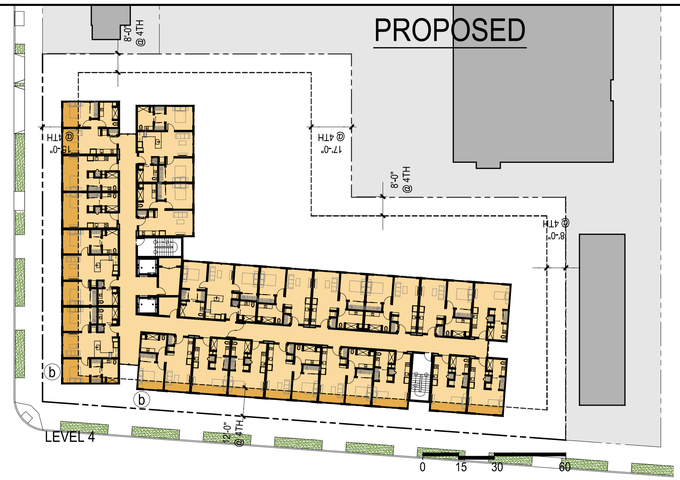
USE PERMIT FLOORS

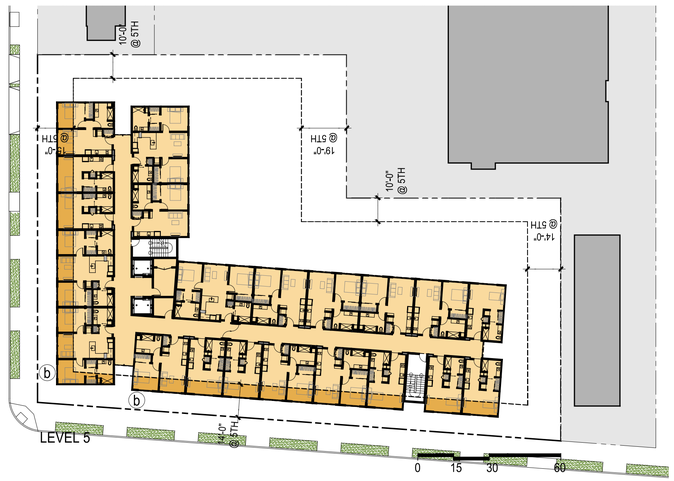
(NOT INCLUDED IN THE BASE PROJECT CALCULATIONS)



USE PERMIT LEVELS 4, 5 & 6
(SHOWN FOR REFERENCE ONLY. NOT INCLUDED IN BASE PROJECT CALCULATIONS)

PROPOSED







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(b.) WAIVER TO REDUCE THE FRONT, SIDE, AND REAR YARDS:

- FRONT SETBACK (DWIGHT): 8'/8'/8'/8'/8'/8', WHERE 15'/15'/15'/15'/15'/15' IS THE MINIMUM REQUIRED.
- STREET SIDE SETBACK (MILVIA): 8'/8'/8'/8'/8'/8', WHERE 6'/8'/10'/12'/14'/15' IS THE MINIMUM REQUIRED.
- REAR SETBACK: 4' AT THE SUBTERRANEAN BASEMENT, WHERE THE MINIMUM REQUIRED IS 15'.

(c.) WAIVER TO REDUCE THE USABLE OPEN SPACE REQUIREMENT, TO PROVIDE 10,635 SQUARE FEET, WHERE 22,600 SQUARE FEET IS REQUIRED.

(d.) WAIVER FOR ROOFTOP STRUCTURES EXCEEDING THE HEIGHT LIMIT.

CONCESSIONS:

NO CONCESSIONS ARE REQUESTED

DENSITY BONUS (DB) CALCULATIONS

DESCRIPTION	COMMENTS	UNITS	GFA (RFA)	
BASE PROJECT	See table below	55	43,132	
DENSITY BONUS 20%	See table below	20%	20%	
TOTAL ALLOWABLE DENSITY BONUS		11	8,626	20.0%
TOTAL PROPOSED DENSITY BONUS	See table below	11	8,498	19.7%
USE PERMIT	See table below	47	33,249	
MAX. ALLOWABLE PROJECT (BASE + DB + UP)	See table below	113	85,007	
TOTAL PROPOSED PROJECT (BASE + DB + UP)		113	84,828	

TABLE OF RESIDENTIAL AREAS

	BASE GSF		USE PERMIT GSF		DENSITY BONUS AREA			TOTAL PROPOSED GSF		
	GFA	COVERAGE	GFA	COVERAGE	DENSITY BONUS AREA	COVERAGE	REF. DB AREA REQ'D FOR SETBACKS	GFA	COVERAGE	COVERAGE WITHOUT DB AREA
LEVEL 6			11,083	39%	601	2%	1,459	11,684	41%	39%
LEVEL 5			11,083	39%	2,036	7%	1,783	13,119	46%	39%
LEVEL 4			11,083	39%	2,036	7%	1,458	13,119	46%	39%
LEVEL 3	12,502	44%			617	2%	1,134	13,119	46%	44%
LEVEL 2	12,502	44%			1,560	5%	829	14,062	50%	44%
LEVEL 1	12,772	45%			1,648	6%	392	14,420	47%*	45%*
BASEMENT	5,356	19%						5,305	19%	19%
TOTAL	**43,132**		**33,249**		**8,498**		7,055	**84,828**		
EQUIVALENT # OF UNITS	**55**		**47**		**11**			**113**		
REFERENCE FAR	1.52		1.17		0.30			2.99		

* NOTE, THE TOTAL WAIVER FOR COVERAGE ON THE GROUND LEVEL IS 59% WHICH INCLUDES THE RAMP WHICH IS NOT GROSS SQUARE FOOTAGE BUT BECOMES AN INTERIOR SPACE IN ORDER TO ACCOMODATE AND PHYSICALLY SUPPORT THE INCREASED DENSITY BONUS AREAS ON LEVELS 2-6.

UNIT MIX AND AREA TABLE

	TOTAL GSF	PARKING / MECH	STUDIO	1-BR	2-BR	TOTAL
LEVEL 6	11,684		7	8	3	18
LEVEL 5	13,119		8	9	4	21
LEVEL 4	13,119		8	9	4	21
LEVEL 3	13,119		8	9	4	21
LEVEL 2 (MEMORY CARE)	14,062		24	1	0	25
LEVEL 1	14,420	2,029	3	2	2	7
BASEMENT	5,305	15,952				
TOTAL ZONING AREA	**84,828**					
REF. W/BASEMENT & PARKING	102,809	17,981				
TOTAL UNITS			58	38	17	**113**
UNIT MIX			51%	34%	15%	100%

DENSITY BONUS - AVERAGE UNIT SIZE ANALYSIS

	BASE	PROPOSED BASE + DB		
	GFA	BASE	DB	PROP
LEVEL 6			601	601
LEVEL 5			2,036	2,036
LEVEL 4			2,036	2,036
LEVEL 3	12,502	12,502	617	13,119
LEVEL 2	12,502	12,502	1,560	14,062
LEVEL 1	12,772	12,772	1,648	14,420
BASEMENT	5,356	5,356	-	5,356
TOTAL	**43,132**	**43,132**	**8,498**	**51,630**
AVERAGE UNIT SIZE	**784**			**782**
EQUIVALENT # OF UNITS	**55**	**55**	**11**	**66**

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03.05.2020 DRAFT 20% SENIOR BONUS
03.20.2020 ZONING SUBMITTAL
06.12.2020 ZONING SUBMITTAL
07.01.2020 ZONING SUBMITTAL
08.21.2020 ZONING SUBMITTAL

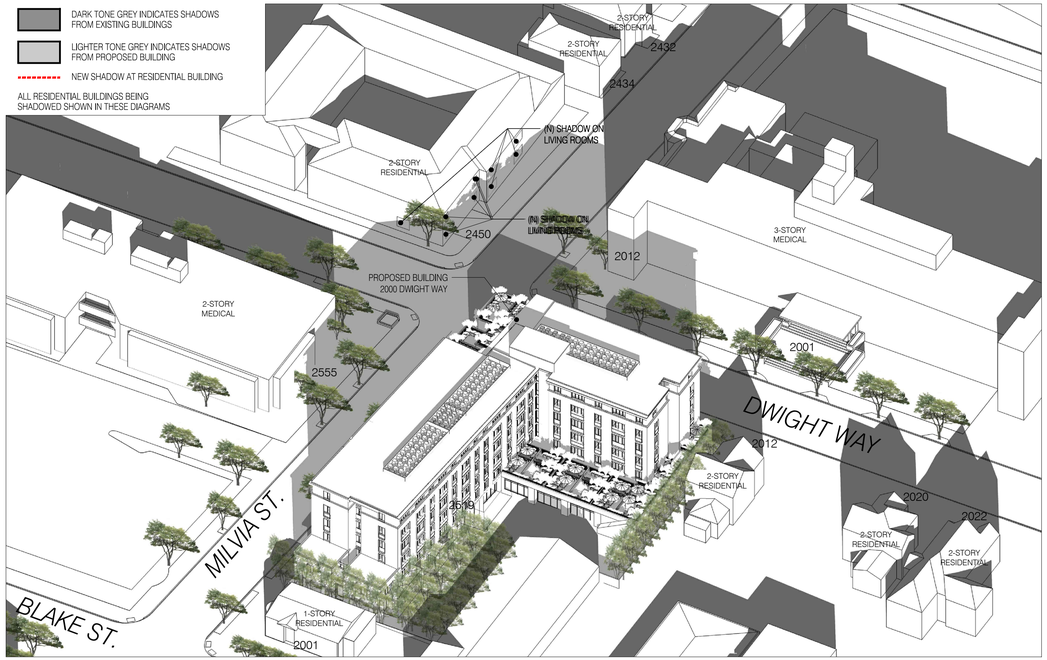
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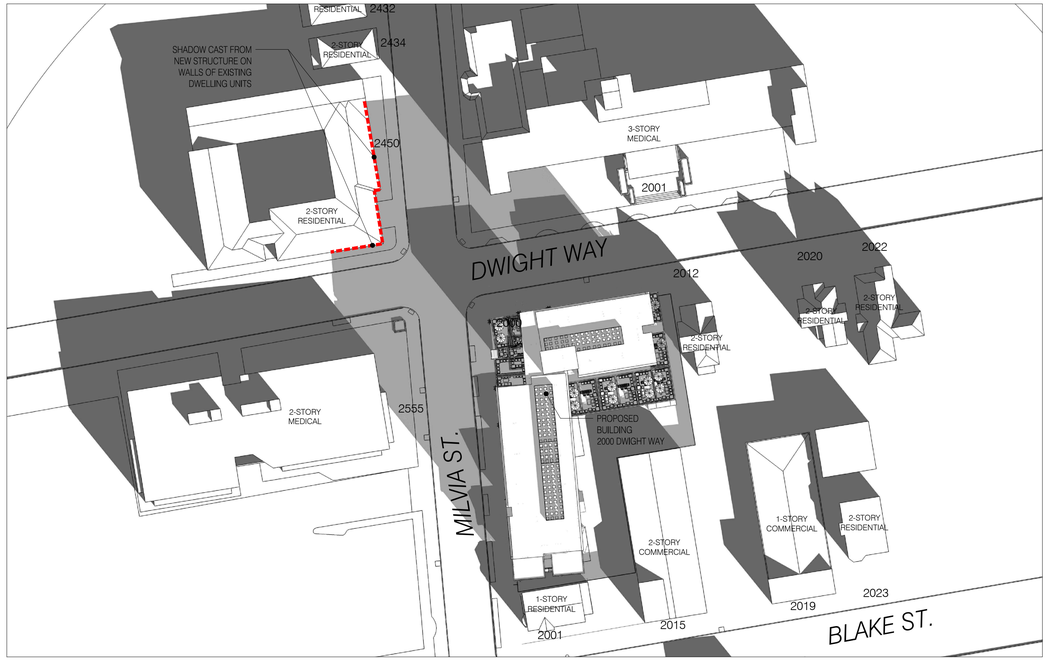
DENSITY BONUS DIAGRAMS AND CALCULATIONS

A0.3D



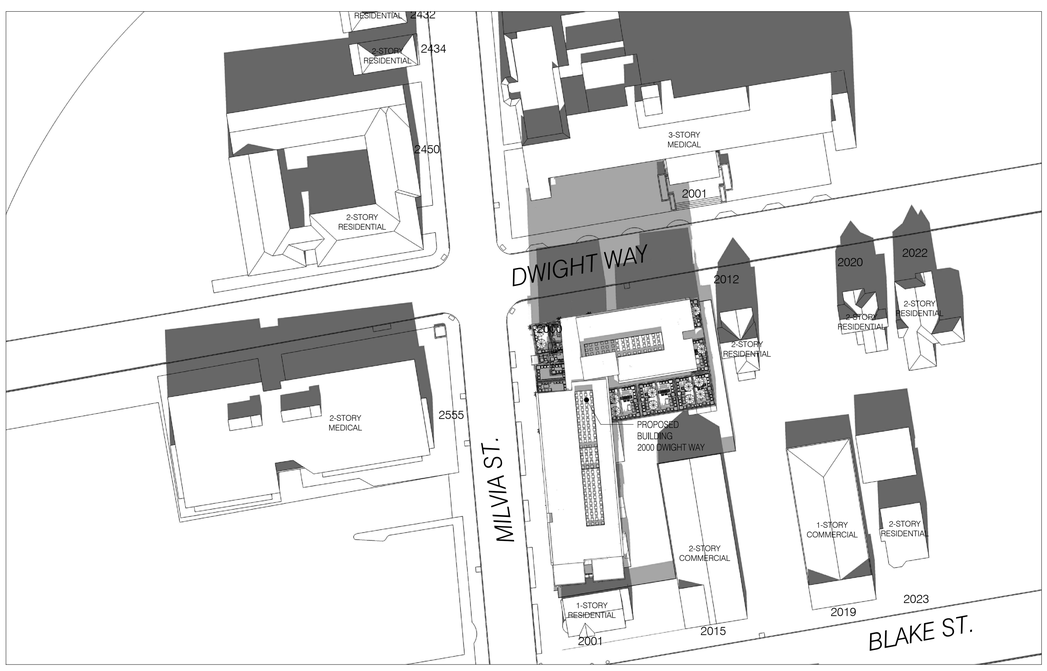
4 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE

NTS



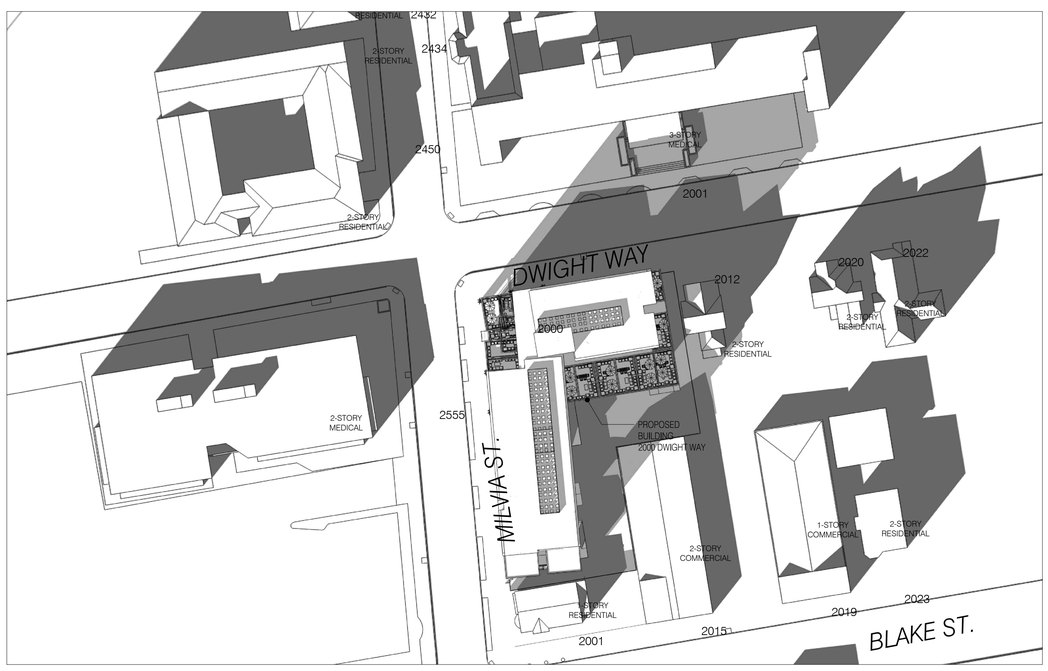
2 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - DECEMBER 21: NOON

1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

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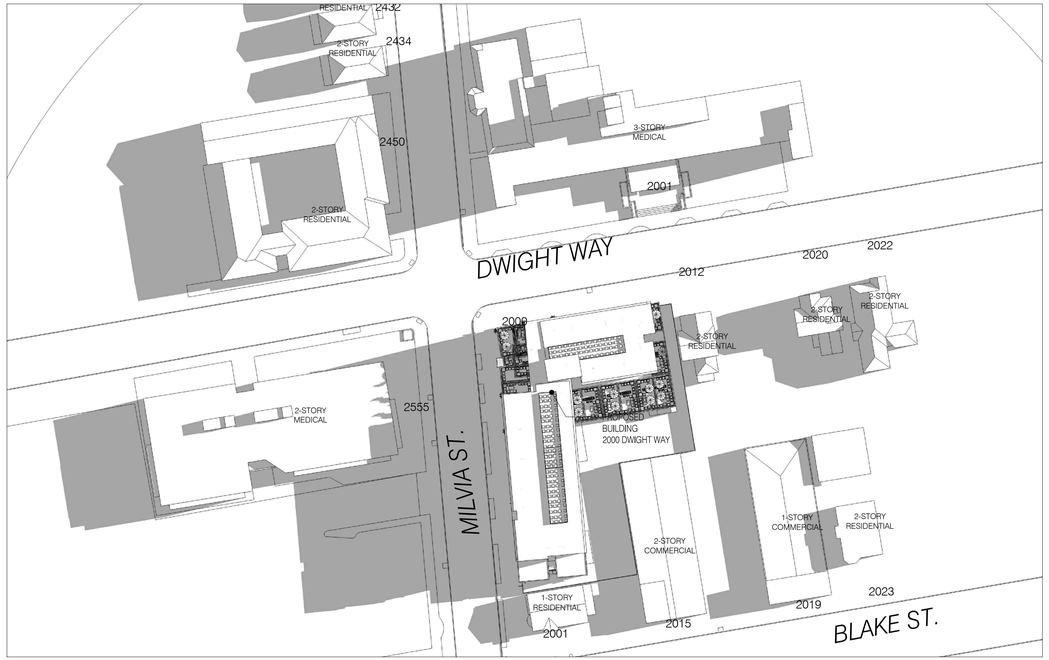
SHADOW STUDIES
DECEMBER 21ST

A0.4A



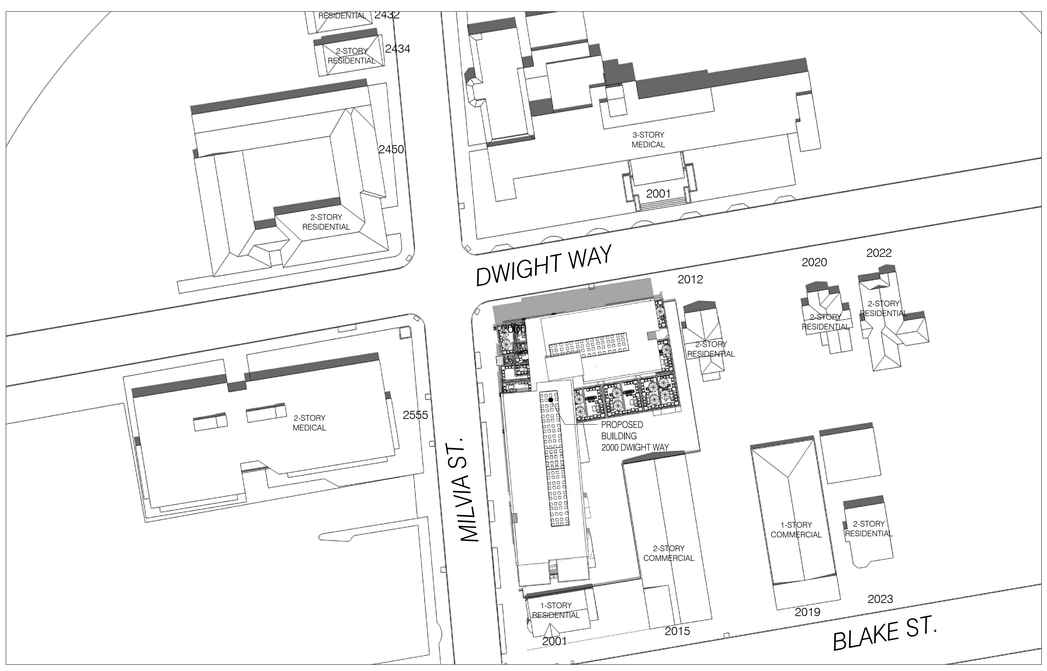
4 SHADOW STUDY AXONOMETRIC - JUNE 21: 2-HRS BEFORE SUNSET

NTS



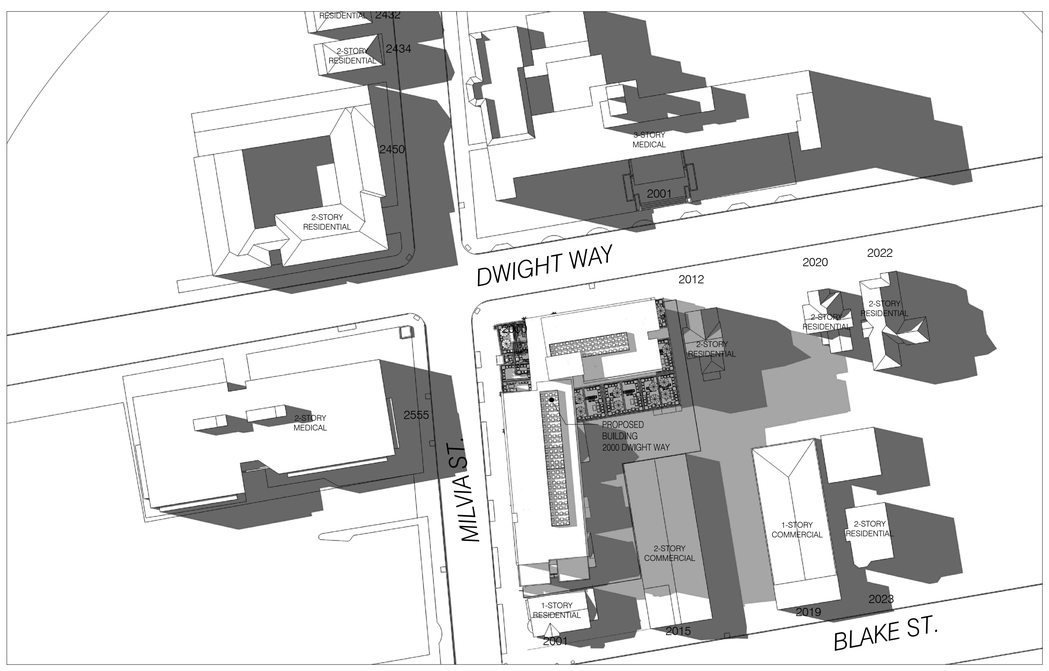
2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: NOON

1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

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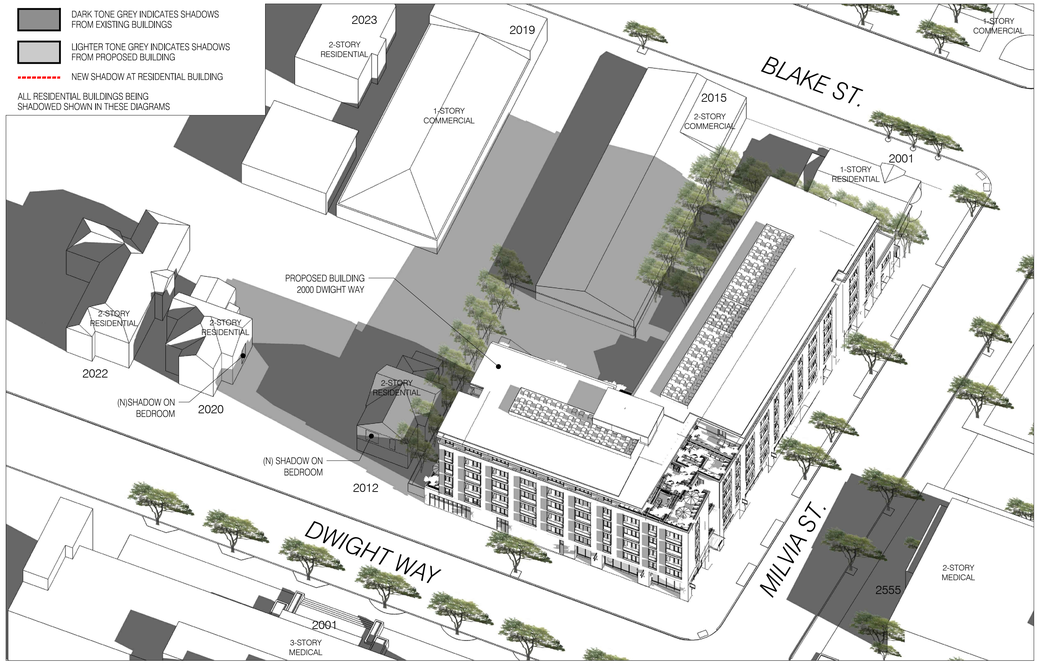
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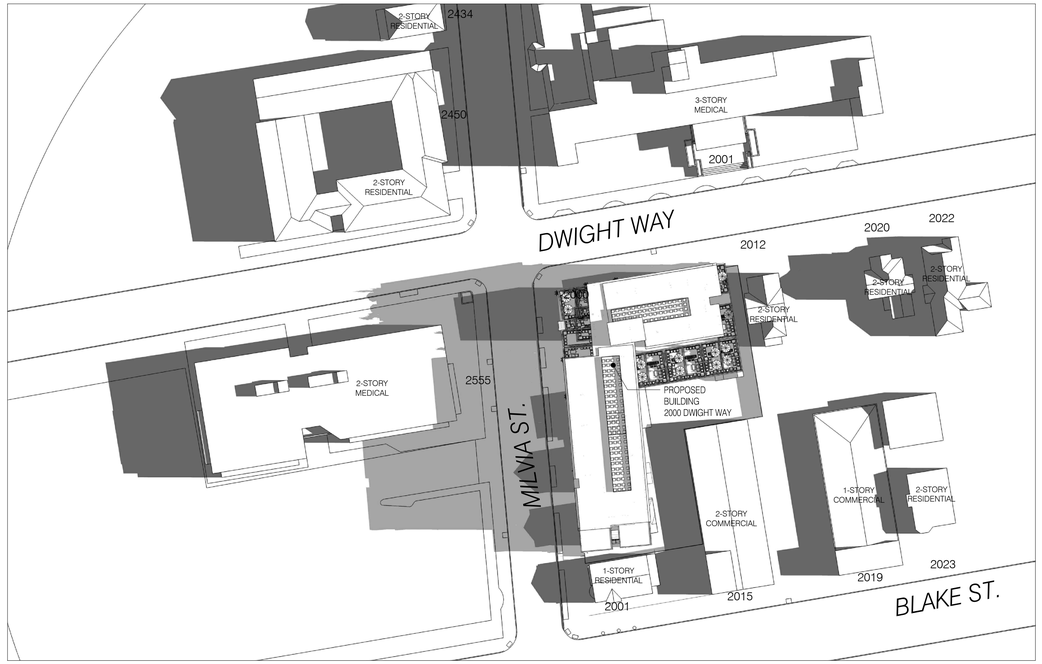
SHADOW STUDIES
JUNE 21ST

A0.4B



4 SHADOW STUDY AXONOMETRIC - APRIL 26TH: 2-HRS BEFORE SUNSET

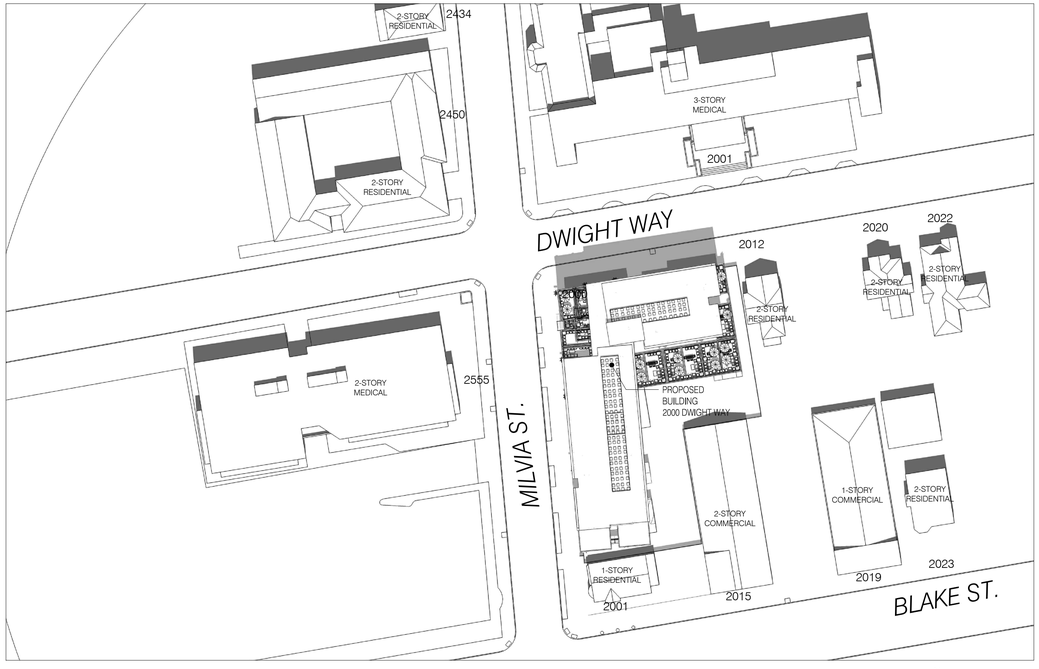
1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY - APRIL 26TH: 2 HRS AFTER SUNRISE

1:100 @ 11X17 1:50 @ 24X36

N



3 SHADOW STUDY - APRIL 26TH: NOON

1:100 @ 11X17 1:50 @ 24X36

N



1 SHADOW STUDY - APRIL 26TH: 2-HRS BEFORE SUNSET

1:100 @ 11X17 1:50 @ 24X36

N

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JOB: 1815

SHEET:

SHADOW STUDIES
APRIL 26TH

A0.4C



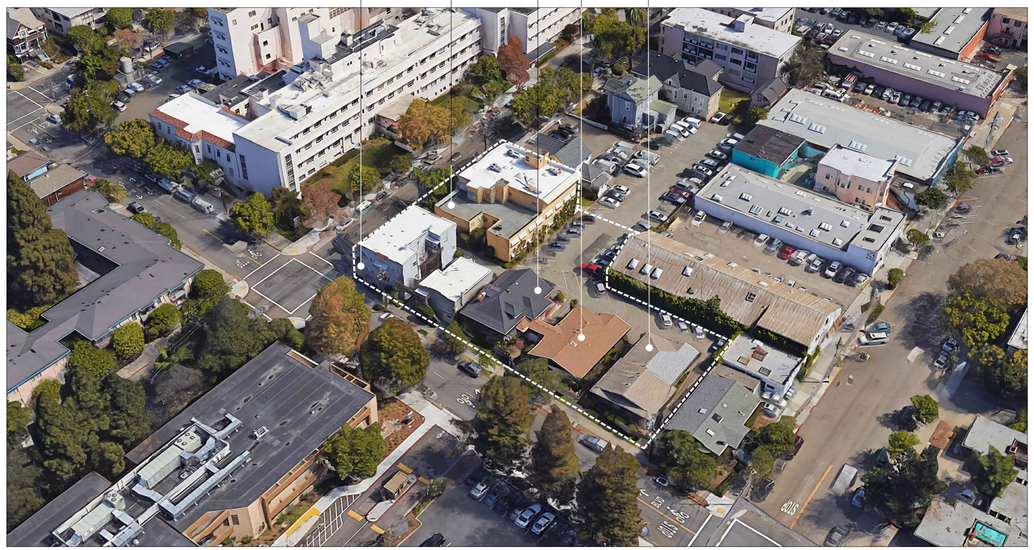
4 - VIEW FROM DWIGHT & MILVIA LOOKING SOUTH



2 - VIEW FROM MILVIA ST. LOOKING NORTH



3 - VIEW FROM DWIGHT WAY LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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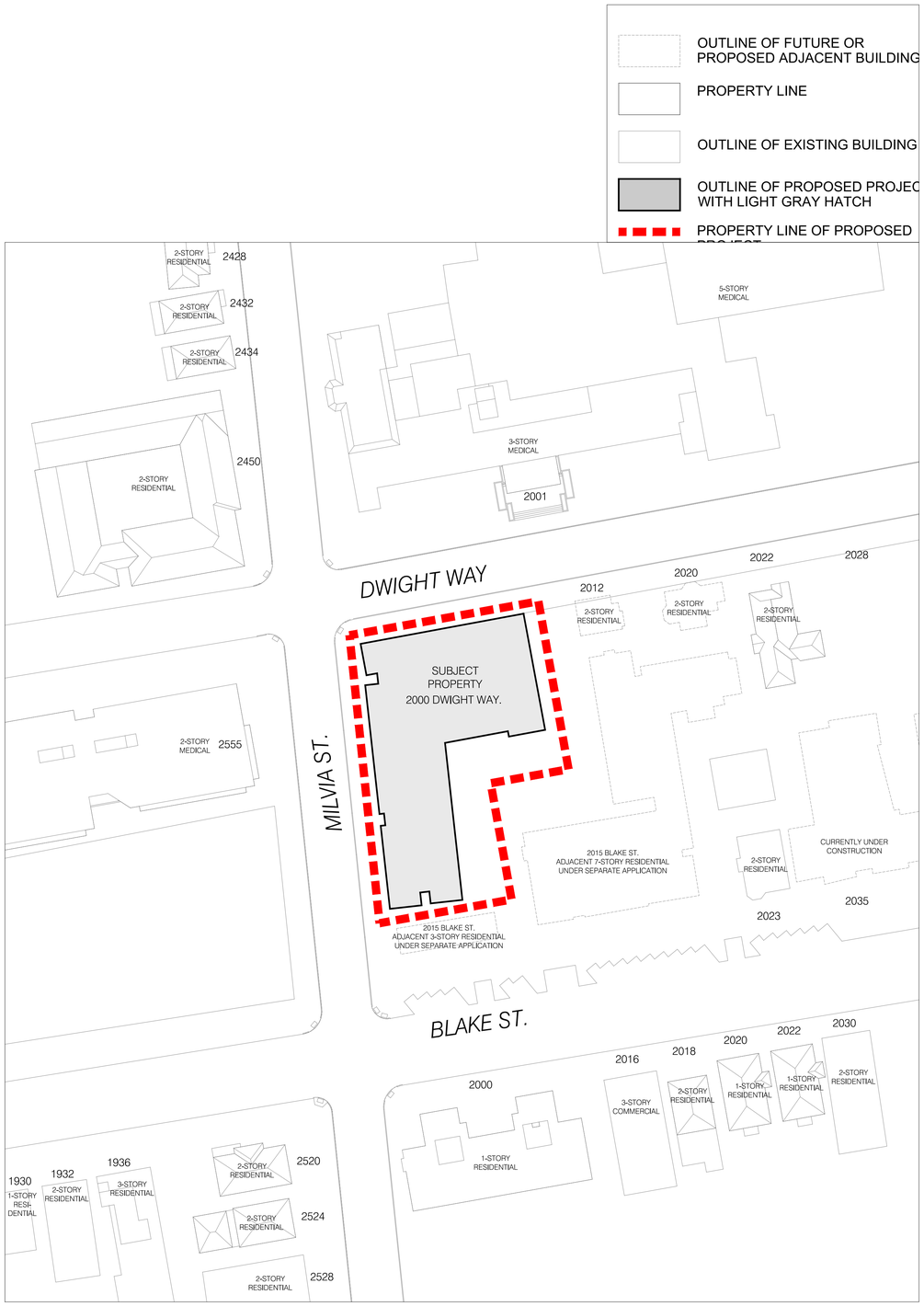
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JOB: 1815

SHEET:

SITE CONTEXT PHOTOS

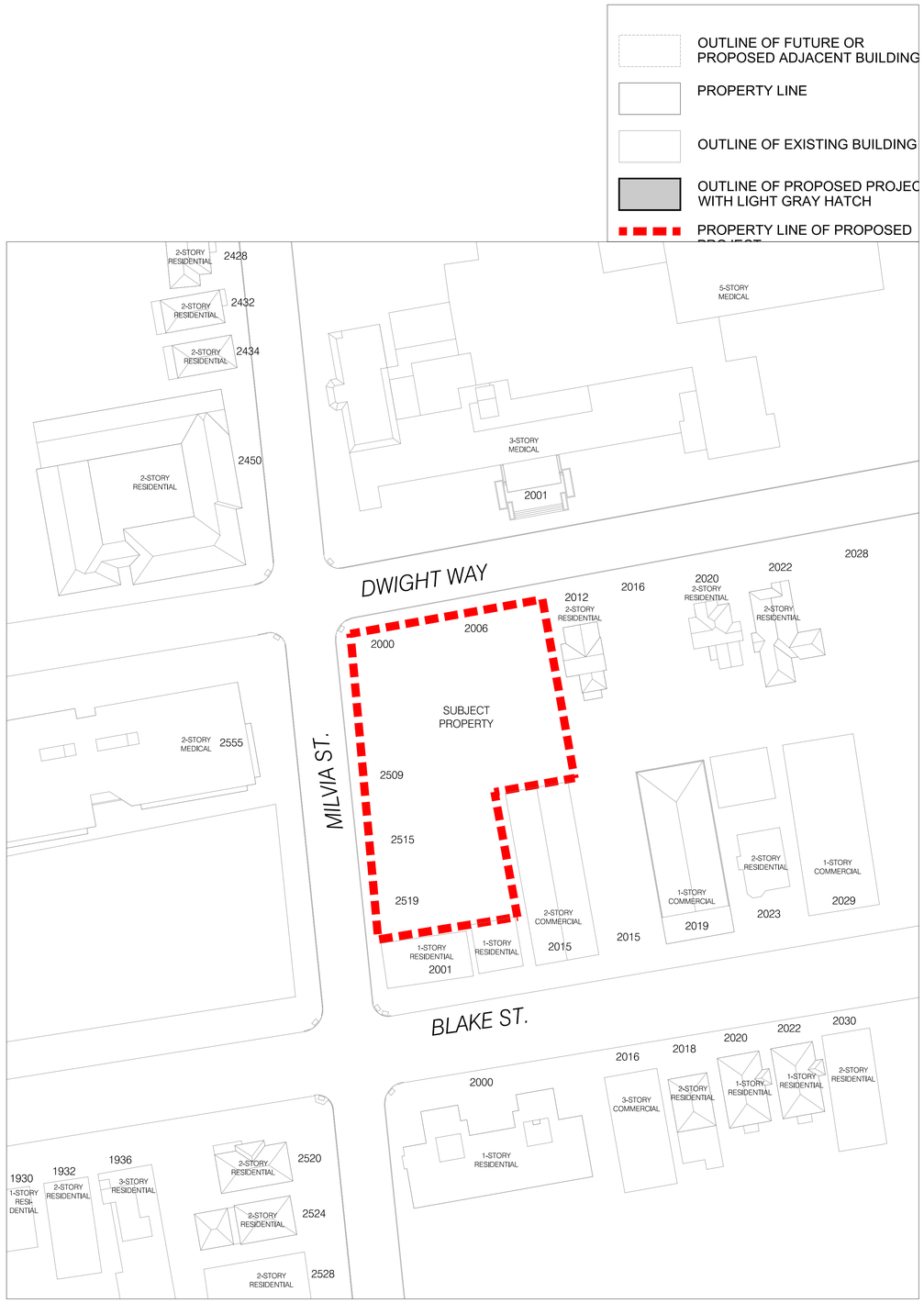
A0.5



2 - VICINITY MAP WITH ADJACENT PROPOSED PROJECTS

1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"

0 50 100 200 N



1 - EXISTING VICINITY MAP

1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"

0 50 100 200 N

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JOB: 1815

SHEET:

VICINITY MAP

A0.6

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

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:

PARCEL ONE–A:

BEGINNING AT A POINT ON THE EASTERN LINE OF MILVIA STREET, DISTANT THEREON NORTHERLY, 40 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF BLAKE STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF MILVIA STREET, 45 FEET; THENCE EASTERLY, PARALLEL WITH SAID LINE OF BLAKE STREET, 98.765 FEET TO A POINT WHICH WOULD BE INTERSECTED BY A LINE DRAWN NORTHERLY, AT RIGHT ANGLES, TO SAID LINE OF BLAKE STREET FROM A POINT DISTANT THEREON EASTERLY, 105 FEET FROM THE INTERSECTION THEREOF WITH THE EASTERN LINE OF MILVIA STREET; THENCE AT RIGHT ANGLES SOUTHERLY, 44.88 FEET; THENCE AT RIGHT ANGLES WESTERLY, 102.6 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PLOT 68, AS SAID PLOT IS SHOWN ON "KELLERSBERGER'S MAP OF A SUBDIVISION OF THE VICENTE AND DOMINGO PERALTA RANCHO", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–015

PARCEL ONE–B:

AN EASEMENT FOR DRIVEWAY PURPOSES OVER A STRIP OF LAND, ONE FOOT IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 3, AS SAID LOT IS SHOWN ON RECORD OF SURVEY 1247, RECORDED MARCH 30, 1995, IN BOOK 18 OF RECORDS OF SURVEY, PAGE 97, ALAMEDA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, NORTH 80° 43' 35" EAST, 54.92 FEET TO THE WESTERLY SIDE OF AN EXISTING SHED; THENCE AT RIGHT ANGLES, SOUTH 9° 16' 24" EAST,
1.00 FOOT; THENCE AT RIGHT ANGLES, SOUTH 80° 43 35" WEST, 54.99 FEET TO THE WESTERLY LINE OF LOT 3; THENCE NORTH 5° 03' 35" WEST, 1.00 FOOT TO THE POINT OF BEGINNING.

SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL TWO:

BEGINNING AT A POINT ON THE EASTERN LINE OF MILVIA STREET, DISTANT THEREON NORTHERLY 85 FEET FROM THE INTERSECTION THEREOF, WITH THE NORTHERN LINE OF BLAKE STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF MILVIA STREET, 45 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF BLAKE STREET, 95.47 FEET TO A POINT WHICH WOULD BE INTERSECTED BY A LINE DRAWN NORTHERLY AT RIGHT ANGLES TO SAID LINE OF BLAKE STREET FROM A POINT DISTANT THEREON EASTERLY 105 FEET FROM THE INTERSECTION THEREOF, WITH THE EASTERN LINE OF MILVIA STREET; THENCE AT RIGHT ANGLES SOUTHERLY 44.88 FEET; THENCE AT RIGHT ANGLES WESTERLY 98.765 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PLOT 68, AS SAID PLOT IS SHOWN ON "KELLERSBERGER'S MAP OF A SUBDIVISION OF THE VICENTE AND DOMINGO PERADTA RANCHO", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–016

PARCEL THREE:

BEGINNING AT A POINT ON THE EASTERN LINE OF MILVIA STREET, DISTANT THEREON SOUTHERLY, 130 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF DWIGHT WAY, AS SAID STREET AND WAY ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE EASTERLY PARALLEL WITH SAID LINE OF DWIGHT WAY, 69.55 FEET; THENCE AT RIGHT ANGLES NORTHERLY,
49.15 FEET; THENCE AT RIGHT ANGLES WESTERLY, 65.93 FEET, MORE OR LESS, TO SAID LINE OF MILVIA STREET; AND THENCE SOUTHERLY ALONG SAID LINE OF MILVIA STREET, 48 FEET, 10–1/2 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 7, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 4 OF THE SHATTUCK TRACT, BERKELEY, CAL.", ETC., FILED MARCH 7, 1894, IN BOOK 15 OF MAPS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–017

PARCEL FOUR:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF DWIGHT WAY WITH THE EASTERN LINE OF MILVIA STREET, FORMERLY TREMONT STREET, AS SAID WAY AND STREET ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE EASTERLY ALONG SAID LINE OF DWIGHT WAY, 60 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 80 FEET, 6 INCHES; THENCE AT RIGHT ANGLE WESTERLY, 65.93 FEET, MORE OR LESS, TO THE EASTERN LINE OF MILVIA STREET; THENCE NORTHERLY ALONG SAID LINE OF MILVIA STREET, 81 FEET, 1/2 INCH, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 7, AS SAID BLOCK IS SHOWN ON THE "MAP NO. 4 OF THE SHATTUCK TRACT, BERKELEY, CAL.", ETC., FILED MARCH 7, 1894, IN BOOK 15 OF MAPS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–018

PARCEL FIVE:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF DWIGHT WAY, DISTANT THEREON 60 FEET EASTERLY FROM THE EASTERN LINE OF TREMONT STREET, NOW MILVIA STREET; THENCE EASTERLY ALONG SAID LINE OF DWIGHT WAY 45 FEET TO A POINT ON SAID LINE OF DWIGHT WAY DISTANT THEREON 506.9 FEET WESTERLY FROM THE WESTERN LINE OF SHATTUCK AVENUE; THENCE AT RIGHT ANGLES SOUTHERLY 129.65 FEET; THENCE AT RIGHT ANGLES WESTERLY 45 FEET TO A LINE DRAWN SOUTHERLY AT RIGHT ANGLES FROM THE POINT OF BEGINNING; AND THENCE AT RIGHT ANGLES NORTHERLY 129.65 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF PLOT 68, AS SAID PLOT IS SHOWN ON KELLERSBERGER'S MAP OF THE V. AND D. PERALTA RANCHO ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–019–01

PARCEL SIX:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF DWIGHT WAY, DISTANT THEREON EASTERLY ONE HUNDRED FIVE (105) FEET FROM THE INTERSECTION THEREOF WITH THE EASTERN LINE OF MILVIA STREET, FORMERLY TREMONT STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF DWIGHT WAY FORTY (40) FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID LINE OF DWIGHT WAY ONE HUNDRED AND TWENTY–NINE AND 65/100 FEET; THENCE AT RIGHT ANGLES WESTERLY FORTY FEET (40); THENCE AT RIGHT ANGLES NORTHERLY ONE HUNDRED AND TWENTY–NINE AND 65/100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PLOT 68 OF THE V & D PERALTA RANCHO, ACCORDING TO KELLERSBERGER'S MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NO. 055–1822–019–01 (Remainder)

NOTES

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE CHICAGO TITLE COMPANY ORDER NO. 58210437–582 DATED APRIL 18, 2018 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AT THE TIME OF THE SURVEY. SUBSURFACE STRUCTURES, IF ANY ARE NOT SHOWN. SAID SUBSURFACE STRUCTURES MY INCLUDE, BUT ARE NOT LIMITED TO , CONCRETE FOOTINGS, SLABS, SHORING STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION

ZONING: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS

SETBACKS: FRONT 15 FEET, SIDE 4 FEET AND REAR 15 FEET

THE SUBJECT PROPERTY IS CURRENTLY ZONED MULTIFAMILY RESIDENTIAL (R4)

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BERKELEY, CALIFORNIA, AND IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 0057G FOR COMMUNITY NUMBER 060004 (CITY OF BERKELEY) DATED 9/3/09(06001C0057G)

SOME SYMBOLS ARE NOT TO SCALE AND EXAGGERATED FOR CLARITY

NO PROPERTY CORNERS WERE SET DURING THIS SURVEY

THERE IS NO OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUND OR GRAVE SITE.

PER TITLE COMPANY EASEMENTS NOTATED IN EXCEPTION 6, ARE EASEMENTS FOR COMMON OWNERSHIP AND HAVE NO EFFECT ON PROPERTY.

DUE TO BOLLARDS BLOCKING DRIVEWAY ACCESS. CARS APPEAR TO USE DRIVEWAY ACCESS FROM ADJACENT PARCEL TO THE NORTH. NO RIGHT OF WAY APPEARS IN SUBJECT TITLE REPORT

* SQUARE FOOTAGE OF BUILDING IS APPROXIMATE AND IS BASED ON OUTSIDE CONCRETE EDGING OF BUILDING FOOTPRINT

SURVEYOR'S CERTIFICATE

DATED: NOVEMBER 29, 2018

I HEREBY CERTIFY TO BAYROCK, LLC, FIRST REPUBLIC BANK, CHICAGO TITLE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, THAT I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN BERKELEY, CONTRA COSTA COUNTY, IN NOVEMBER 2018;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTANSPS,AND INCLUDES ITEMS:

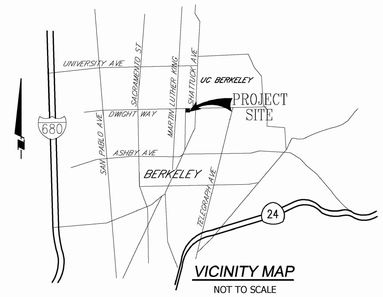
2,3,4,6(A)(B),7(A),8,9,11,13,16,17,19 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2018

DATE OF PLAT MAP: NOVEMBER 29, 2018

APEX CIVIL ENGINEERING AND LAND SURVEYING

BOB J. LEZCANO, PLS 8514 — DATE

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE OF MILVIA STREET AS SHOWN ON THE RECORD OF SURVEY RS 1247 (18 SURVEYS PG 97) TAKEN AS NORTH 05°03'55" WEST

PARKING SPACES

STANDARD SPACES=28 STALLS
HANDICAP SPACES=1 STALLS



LEGEND

PROPERTY LINE		FIRE HYDRANT	
EXISTING ADJACENT PROPERTY LINE		WATER VALVE	
RIGHT OF WAY LINE		FOUND MONUMENT	
EASEMENT LINE		SEWER MANHOLE	S
BUILDING LINE		STORM MANHOLE	D
FENCELINE	X	TELECOM MANHOLE	T
CURB LINE		GAS VALVE	GV
AC PAVING		POWER POLE	PP
CONCRETE		PGE BOX (SIZE AS SHOWN)	PGE
DENOTES STAIRWAY		WATER METER/ BOX (SIZE AS SHOWN)	W
DENOTES HANDICAP STALL		TELECOM BOX (SIZE AS SHOWN)	TEL
		ELECTROLIER	
		CATCH BASIN (NTS)	CB
		SEWER CLEANOUT	O CO
		CONCRETE	CONC
		DRIVEWAY	DWY
		GAS SERVICE	GS
		ELECTRIC SERVICE	ES
		EASEMENT	ESMT
		LANSCAPE	LS
		PARKING METER	PM

EXCEPTIONS

1. ITEM NOT ADDRESSED ON THIS MAP
2. ITEM NOT ADDRESSED ON THIS MAP
3. ITEM NOT ADDRESSED ON THIS MAP
4. ITEM NO ADDRESSED ON THIS MAP
5. ITEM NO ADDRESSED ON THIS MAP
6. AN EASEMENT FOR DRIVEWAY PURPOSES RECORDED JULY 24, 1961, IN REEL 372 IMAGE 261, (EASEMENT HAS NO EFFECT SINCE THE DOMINANT TENEMENT ADN SERVIENT TENEMENT ARE ONE AND THE SAME)
7. THE EFFECT OF THE RECORD OF SURVEY "R/S 1247" LOTS 1–12, FILED MARCH 30, 1995 IN BOOK 18 OF RECORDS OF SURVEY AT PAGE 18. SAID SURVEY IS THE BASIS OF THIS ALTA
8. ITEM NOT ADDRESSED ON THIS MAP
9. ITEM NOT ADDRESSED ON THIS MAP
10. ITEM NOT ADDRESSED ON THIS MAP
11. ITEM NOT ADDRESSED ON THIS MAP
12. ITEM NOT ADDRESSED ON THIS MAP
13. ITEM NOT ADDRESSED ON THIS MAP
14. ITEM NOT ADDRESSED ON THIS MAP
15. ITEM NOT ADDRESSED ON THIS MAP
16. ITEM NOT ADDRESSED ON THIS MAP
17. ITEM NOT ADDRESSED ON THIS MAP

○ DENOTES EASEMENT PLOTTED ON THIS MAP

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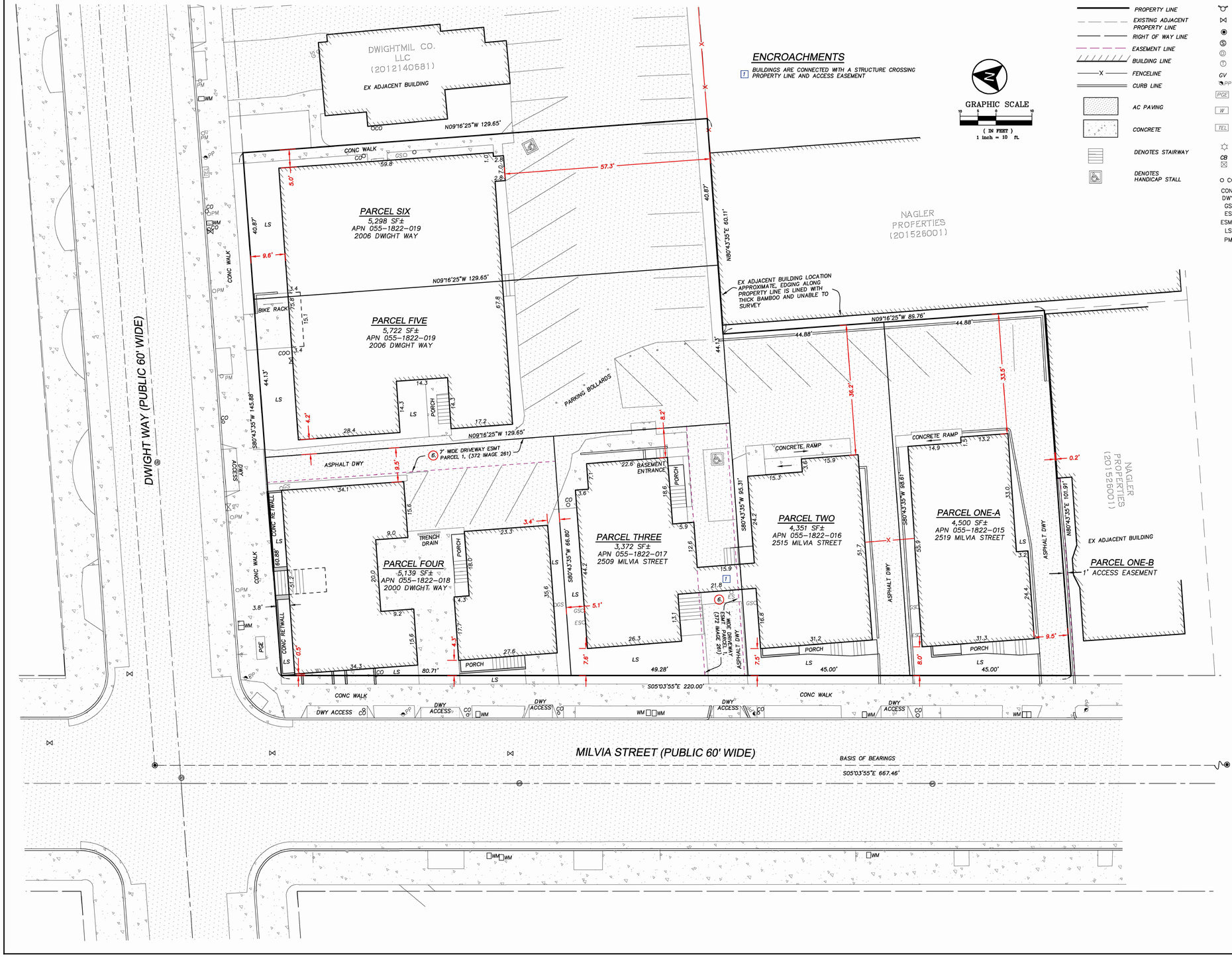
JOB: 1815

SHEET:

SURVEY

A1.0

ALTA/NSPS LAND TITLE SURVEY



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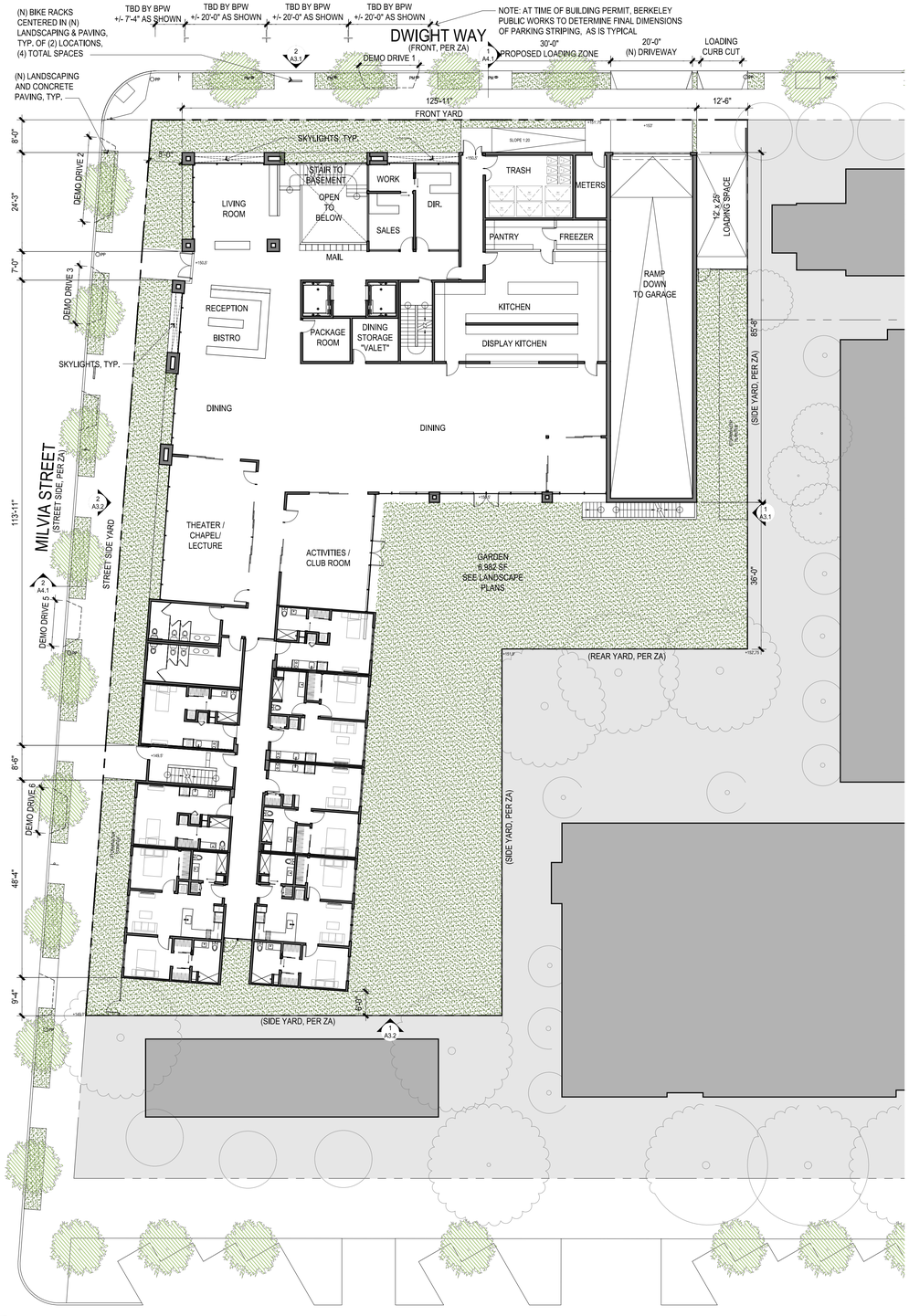
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JOB: 1815

SHEET:

SURVEY

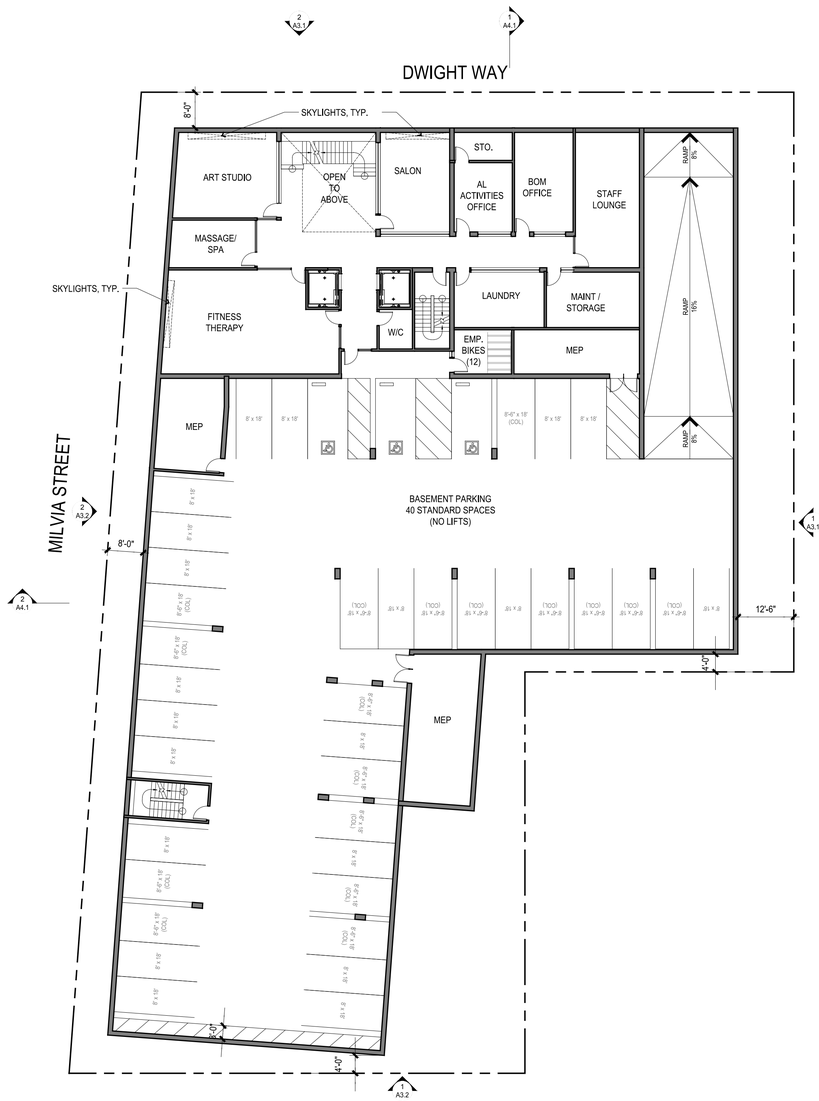
A1.1



2 - GROUND LEVEL PLAN

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

0 8 16 32



1 - BASEMENT PLAN

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

0 8 16 32

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JOB: 1815

SHEET:

FLOOR PLANS

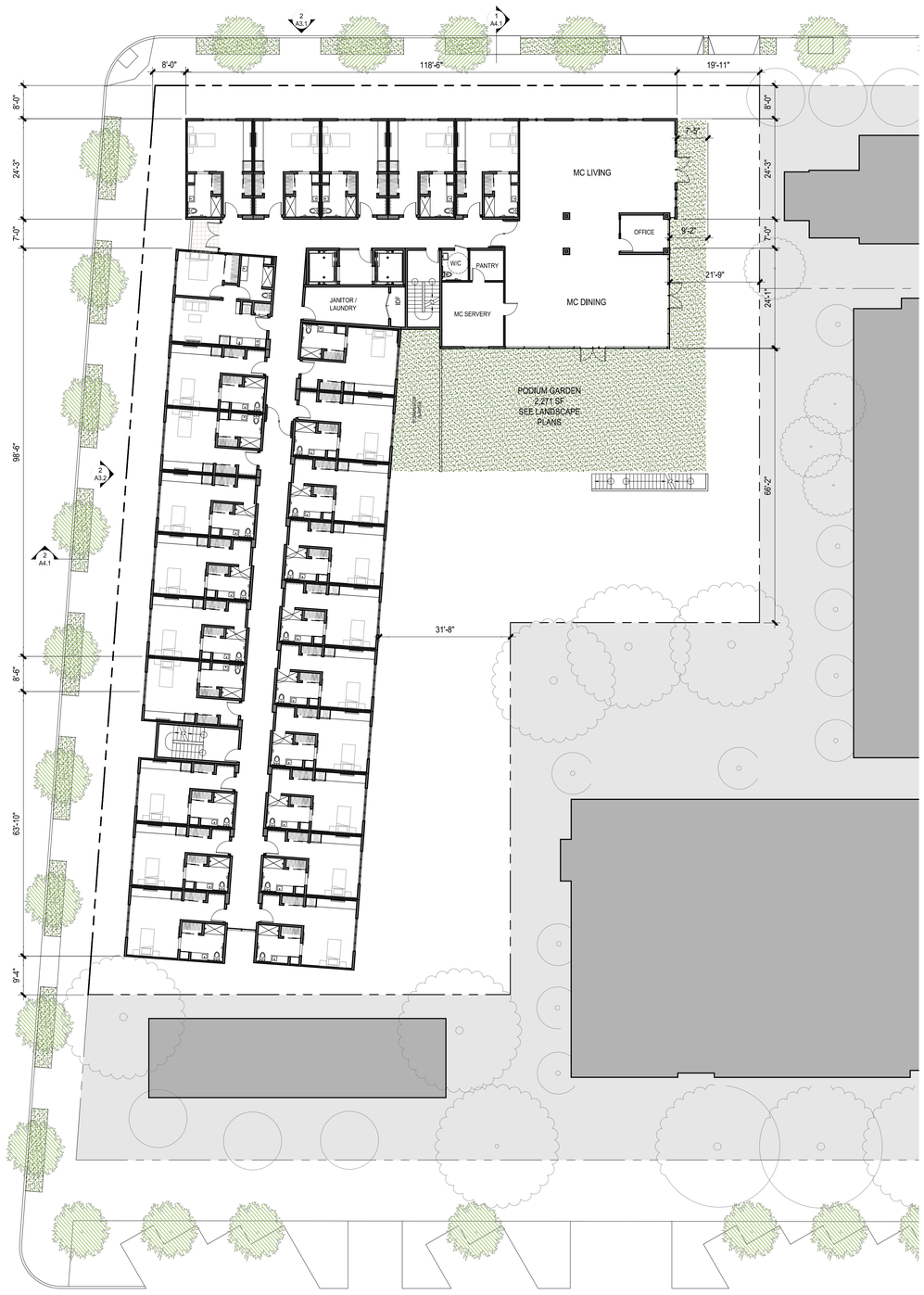
A2.1



2 - PLAN AT LEVEL 3

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

0 8 16 32



1 - PLAN AT LEVEL 2

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

0 8 16 32

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JOB: 1815

SHEET:

ALTERNATE FLOOR PLANS

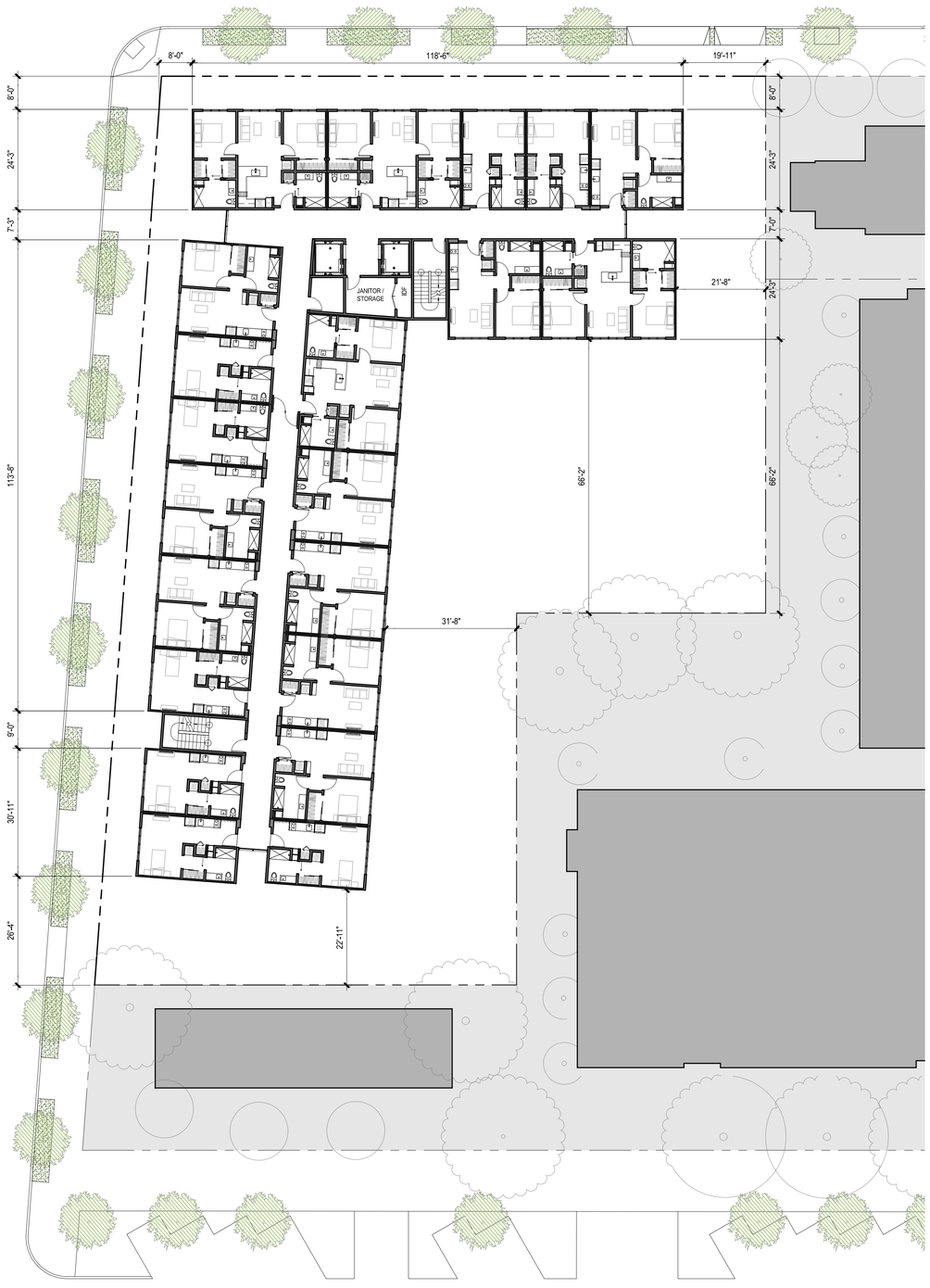
A2.2



2 - PLAN AT LEVEL 5

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

0 8 16 32



1 - PLAN AT LEVEL 4

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

0 8 16 32

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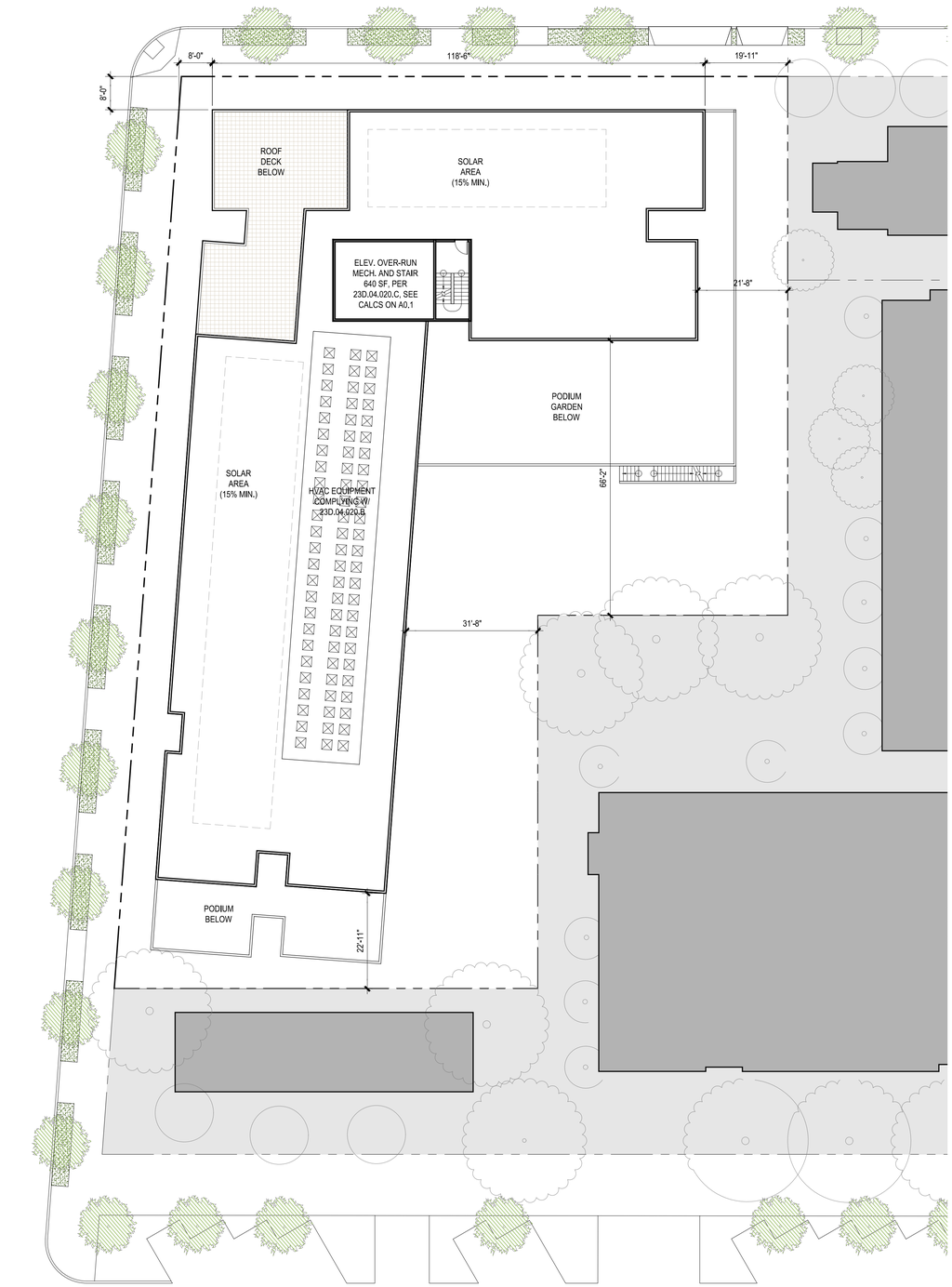
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JOB: 1815

SHEET:

FLOOR PLANS

A2.3



2 - ROOF PLAN

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

0 8 16 32



1 - PLAN AT LEVEL 6

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

0 8 16 32

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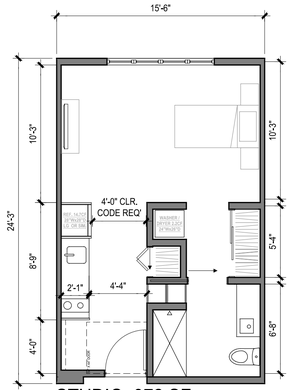
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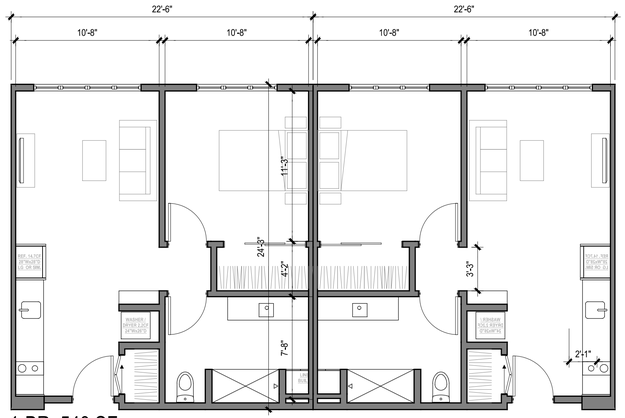
SHEET:

FLOOR PLANS

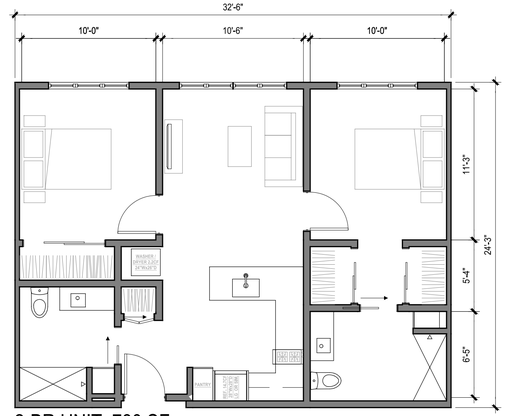
A2.4



STUDIO: 372 SF
(DWELLING UNIT)



1-BR :540 SF
(DWELLING UNIT)

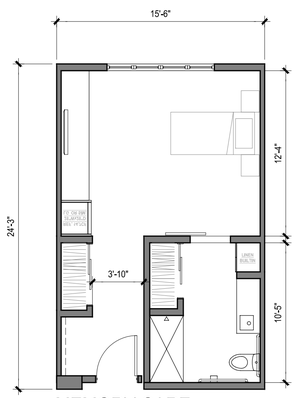


2-BR UNIT: 780 SF
(DWELLING UNIT)

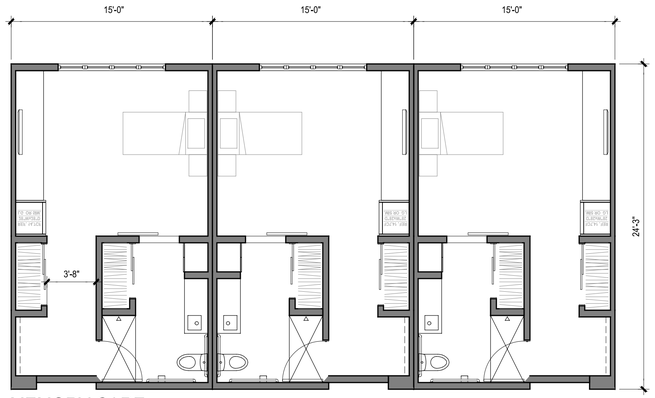
2
-

DWELLING UNIT PLANS (LEVELS 1, 3-6)

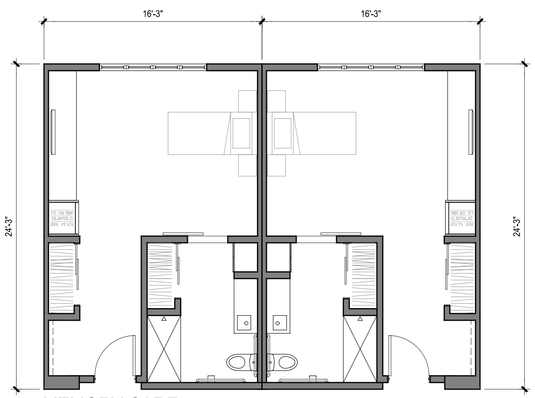
3/16" = 1'-0" @ 24X36 3/32" = 1'-0" @ 11X17



MEMORY CARE
UNDER STUDIO: 372 SF



MEMORY CARE
UNDER 1BR: 360 SF



MEMORY CARE
UNDER 2-BR: 390 SF

1
-

MEMORY CARE PLANS (LEVEL 2)

3/16" = 1'-0" @ 24X36 3/32" = 1'-0" @ 11X17

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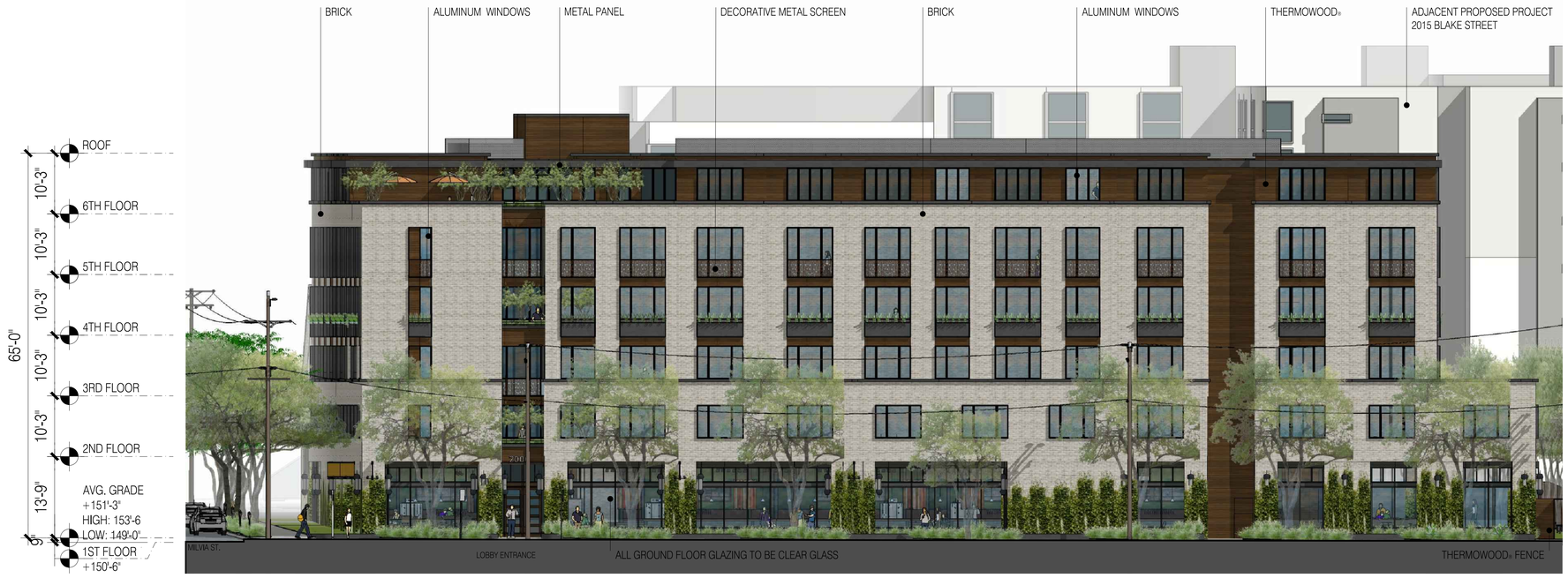
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SHEET:

UNIT PLANS

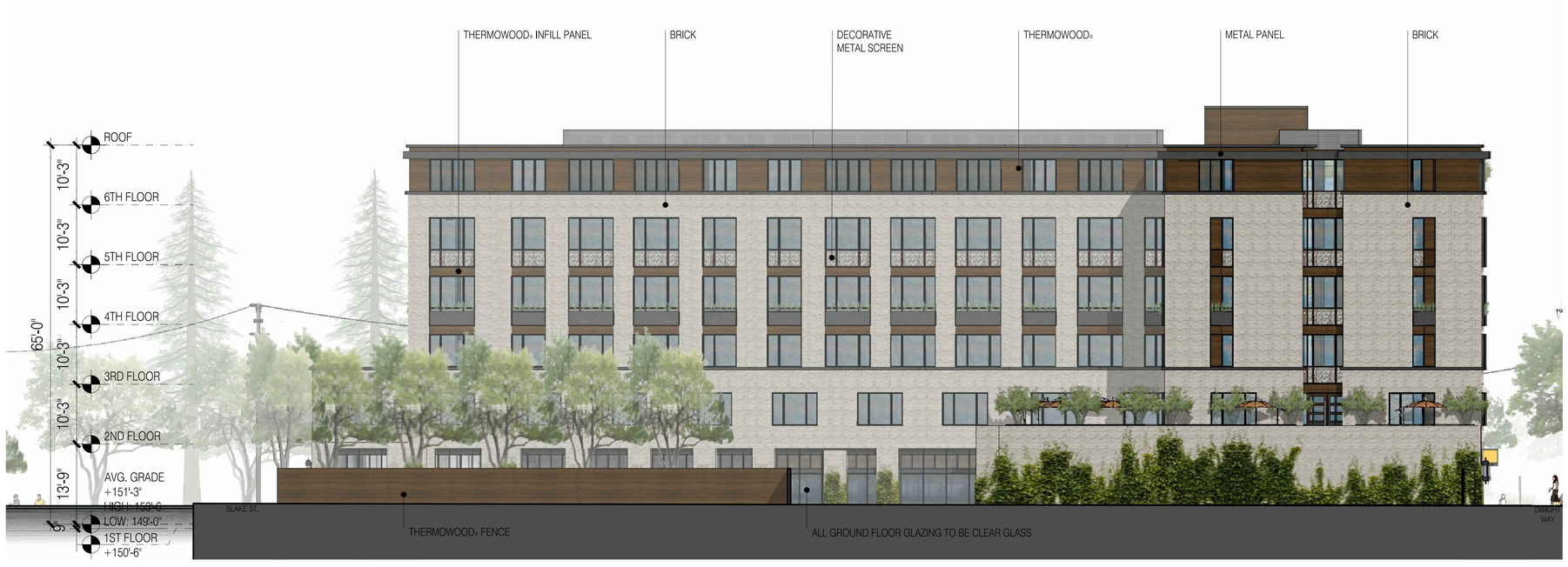
A2.5



2 - WEST ELEVATION

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

0 4 8 16



1 - EAST ELEVATION

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

0 4 8 16

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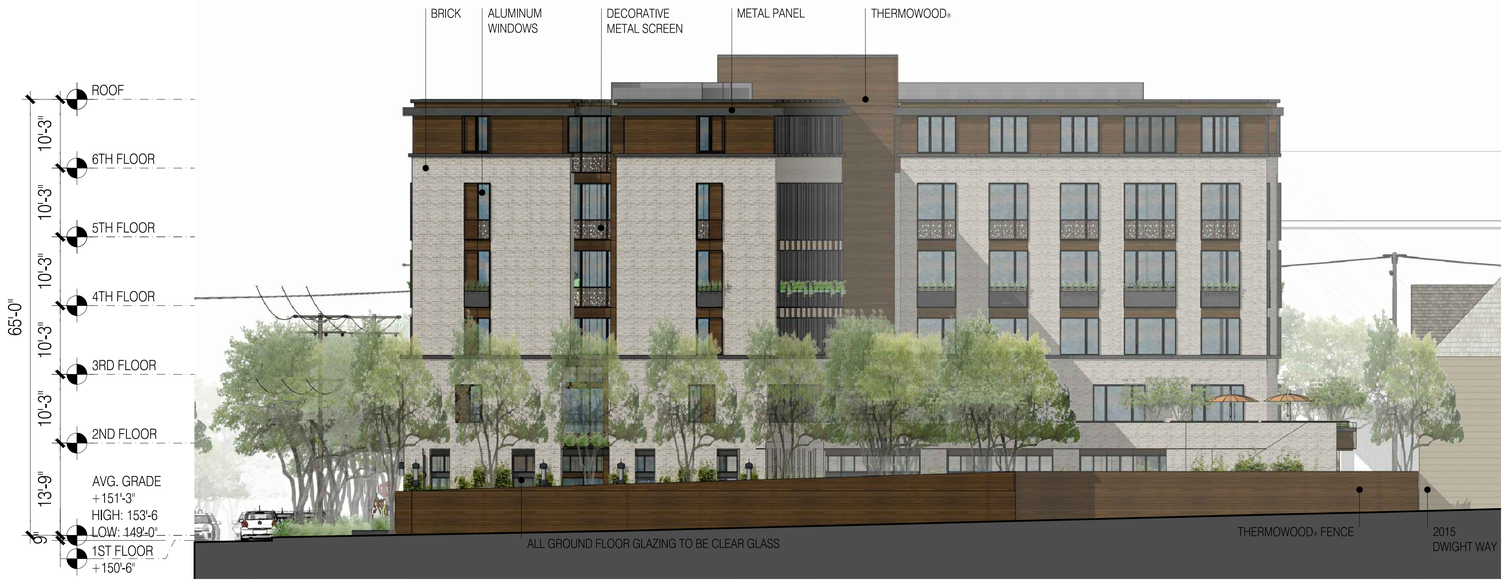
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SHEET:

BUILDING ELEVATIONS

A3.1



2 - SOUTH ELEVATION

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

0 4 8 16



1 - NORTH ELEVATION

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

0 4 8 16

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JOB: 1815

SHEET:

BUILDING ELEVATIONS

A3.2



0 6 12 24

2 / - STREET STRIP ELEVATION @ DWIGHT

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



0 6 12 24

1 / - STREET STRIP ELEVATION @ MILVIA

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

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JOB: 1815

SHEET:

STREET STRIP ELEVATIONS

A3.3



0 6 12 24

2 - STREET STRIP ELEVATION @ DWIGHT - EXISTING CONTEXT

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



0 6 12 24

1 - STREET STRIP ELEVATION @ MILVIA - EXISTING CONTEXT

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

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STREET STRIP ELEVATIONS EXISTING CONTEXT

A3.4



4 - MILVIA STREET LOOKING SOUTH - AFTER



3 - MILVIA STREET LOOKING SOUTH - BEFORE



2 - DWIGHT WAY LOOKING WEST - AFTER



1 - DWIGHT WAY LOOKING WEST - BEFORE

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PHOTO CONTEXT VIEWS

A3.5



2 - BLAKE STREET LOOKING NORTHEAST - AFTER



1 - BLAKE STREET LOOKING NORTHEAST - BEFORE

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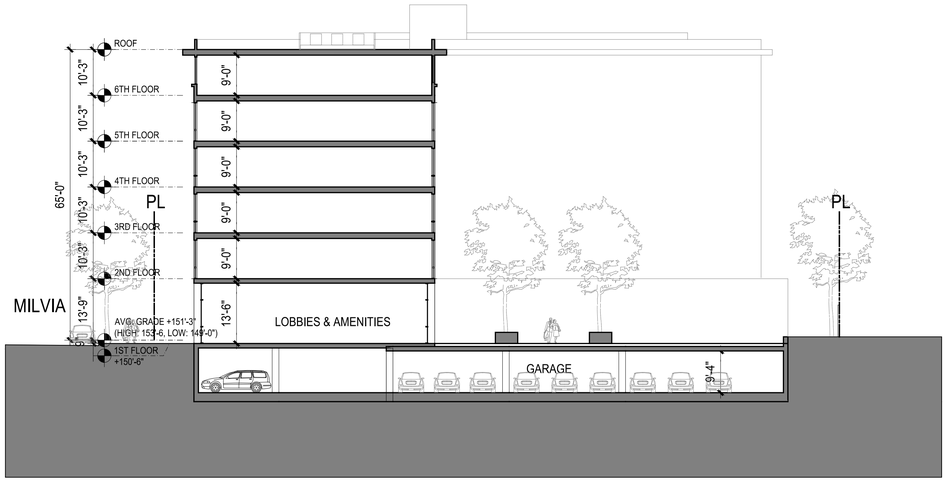
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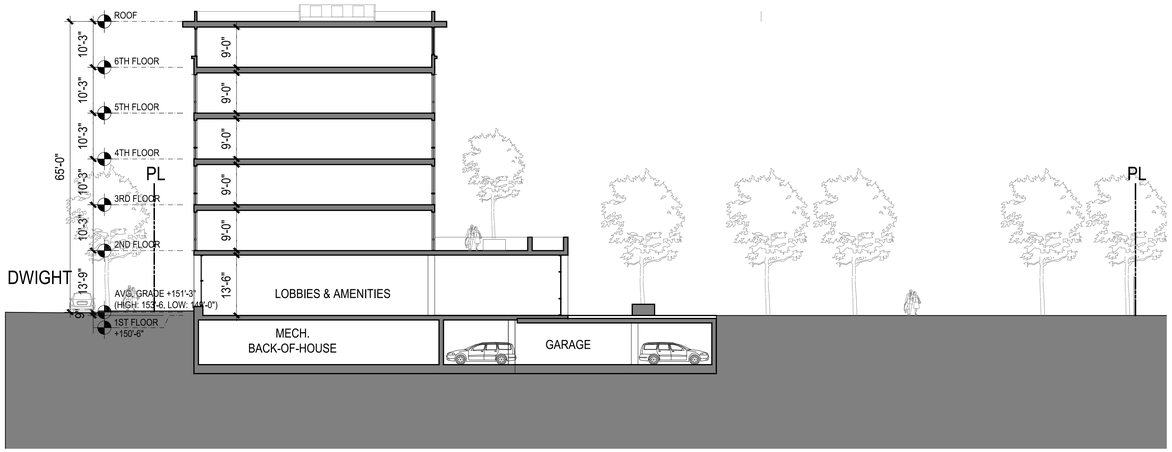
A3.6



2 - BUILDING SECTION

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

0 8 16 32



1 - BUILDING SECTION

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

0 8 16 32

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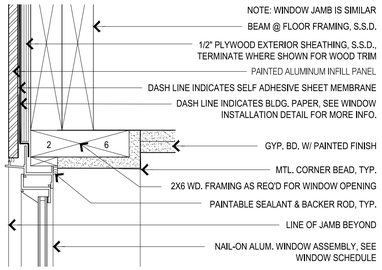
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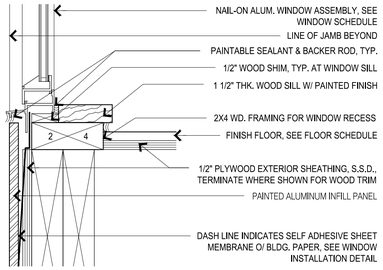
BUILDING SECTIONS

A4.1



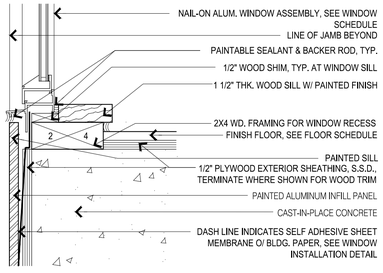
5 / - TYP. HEAD @ INFILL PANEL

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



4 / - TYP. SILL @ INFILL PANEL

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



3 / - TYP. SILL @ B.O. BAY

1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



1 / - SECTION

1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

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SHEET:

WALL SECTIONS & DETAILS

A4.2



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PRELIMINARY
RENDERINGS

A5.1

PROPOSED PROJECT
2000 DWIGHT WAY

ADJACENT BLDG (2015 BLAKE ST.)
UNDER A SEPARATE APPLICATION



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A5.2

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PRELIMINARY
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A5.3



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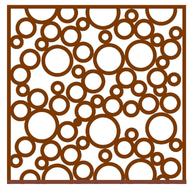
SHEET:

PRELIMINARY
RENDERINGS

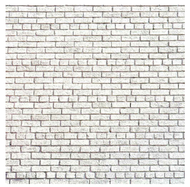
A5.4



METAL PANEL



DECORATIVE METAL SCREEN



BRICK



THERMOWOOD®



1 - NORTH ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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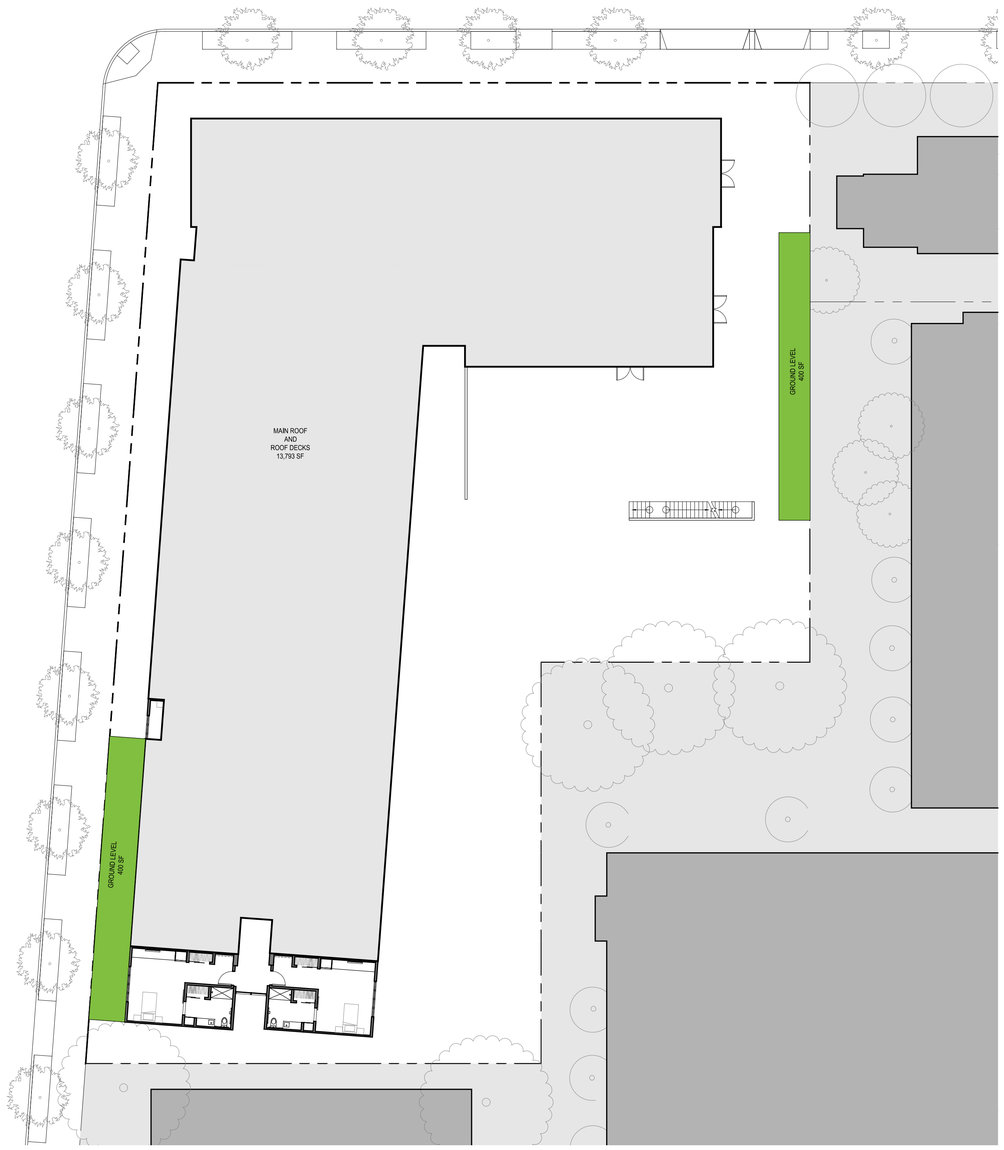
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MATERIAL BOARD

MAT



2 - PRELIMINARY STORMWATER MANAGEMENT PLAN

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

0 8 16 32

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	28,382							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**GROSS SF**	**SELF-TREATING AREA**	**TREATMENT AREA**	**%**	**TOTAL TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
ROOF AND ROOF DECKS	13,793		13793	4%	552	700		
PODIUM	2448	0	2448	4%	98	100		
GROUND LEVEL	12141	12141	0	4%	0			
TOTAL	**28382**	**12141**	**16241**		**650**	**800**		

PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
PODIUM LEVEL PLANTERS								
GROUND LEVEL PLANTERS						800		
TOTAL PLANTERS						**800**		

SPECIAL PROJECTS	(Appendix K)	
CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS		
1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.		**Yes**
2. If a commercial, achieve at least an FAR of 2:1.		**N/A**
3. If a residential development project, achieve at least a density of 25 DU/Ac.		**Yes**
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.		**N/A**

LOCATION CREDITS		
% of the C.3.d Amount of Runoff that MayReceive Non-LID	**Project Site Location**	**QUALIFIES**
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub	**N/A**
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub	**N/A**
25%	100% of the site is located within a PDA	**N/A**

DENSITIY CREDITS					
% of the C.3.d Amount of Runoff that MayReceive Non-LID	**Land Use Type**	**Density Required to Obtain the Density Credit**		**PROPOSED**	**QUALIFIES**
10%	Commercial	2	FAR		**N/A**
10%	Residential or Mixed Use	30	DU/Acre		**N/A**
20%	Commercial	4	FAR		**N/A**
20%	Residential or Mixed Use	60	DU/Acre		**N/A**
30%	Commercial	6:1	FAR		**N/A**
30%	Residential or Mixed Use	100	DU/Acre	193	**YES**

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

TOTAL CREDITS	**50%**
LOCATION CREDITS	0%
DENSITY CREDITS	30%
MINIMIZED SURFACE PARKING CREDITS	20%

1 - STORMWATER MANAGEMENT DATA

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SHEET:

PRELIMINARY STORMWATER MANAGEMENT PLAN

SW-1



LEGEND	
KEY	DESCRIPTION
1	MULTI–USE PATIO
2	LINEAR PATIO/WALK
3	FOCAL FEATURE
4	SCREEN TREES
5	RAISED PLANTER, TYP
6	PRECAST PLANTERS, TYP
7	STORMWATER PLANTER
8	GREENROOF PLANTING
9	GALVANIZED VEGETABLE PLANTERS, TYP
10	FRUIT TREES IN PRECAST PLANTERS, TYP
11	TABLE & CHAIRS, TYP
12	LOUNGE FURNITURE, TYP
13	COMMUNITY TABLE, TYP
14	BIKE RACK (2 TOTAL, 4 SPACES)

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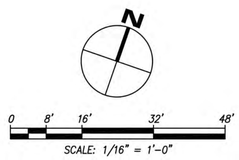
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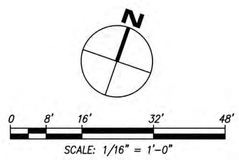
PRELIMINARY
LANDSCAPE PLAN -
GROUND FLOOR

L1.1





LEGEND	
KEY	DESCRIPTION
1	MULTI–USE PATIO
2	LINEAR PATIO/WALK
3	FOCAL FEATURE
4	SCREEN TREES
5	RAISED PLANTER, TYP
6	PRECAST PLANTERS, TYP
7	STORMWATER PLANTER
8	GREENROOF PLANTING
9	GALVANIZED VEGETABLE PLANTERS, TYP
10	FRUIT TREES IN PRECAST PLANTERS, TYP
11	TABLE & CHAIRS, TYP
12	LOUNGE FURNITURE, TYP
13	COMMUNITY TABLE, TYP
14	BIKE RACK (2 TOTAL, 4 SPACES)



SCALE: 1/16" = 1'-0"

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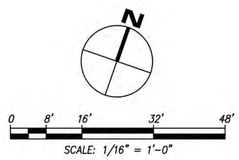
SHEET:

PRELIMINARY
LANDSCAPE PLAN -
2ND FLOOR

L1.2



LEGEND	
KEY	DESCRIPTION
1	MULTI–USE PATIO
2	LINEAR PATIO/WALK
3	FOCAL FEATURE
4	SCREEN TREES
5	RAISED PLANTER, TYP
6	PRECAST PLANTERS, TYP
7	STORMWATER PLANTER
8	GREENROOF PLANTING
9	GALVANIZED VEGETABLE PLANTERS, TYP
10	FRUIT TREES IN PRECAST PLANTERS, TYP
11	TABLE & CHAIRS, TYP
12	LOUNGE FURNITURE, TYP
13	COMMUNITY TABLE, TYP
14	BIKE RACK (2 TOTAL, 4 SPACES)



TRACHTENBERG
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08.23.2019 ZONING SUBMITTAL
10.28.2019 ZONING SUBMITTAL
3.19.2020 ZONING SUBMITTAL
6.11.2020 ZONING SUBMITTAL
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JOB: 1815

SHEET:

PRELIMINARY
LANDSCAPE PLAN -
ROOF DECK

L1.3

TREES

OLEA EUROPAEA



CERCIS CANADENSIS



QUERCUS AGRIFOLIA



LAGERSTROEMIA



ACER PALMATUM 'BLOODGOOD'



SHRUBS

CORRREA PULCHELLA



LEUCADENDRON 'JESTER'



PITTOSPORUM CRASSIFOLIUM



RIBES SANGUINEUM



ROSMARINUS OFFICINALIS



ANIGOZANTHOS 'HARMONY'



PHORMIUM TENAX



GROUNDCOVERS

CEANOTHUS



GREVILLEA



HELICHRYSUM PETIOLARE



MONARDELLA VILLOSA



SEDUM



SENECIO SERPENS



VINES

CLEMANTIS ARMANDII



STORMWATER

ACHILLEA 'MOONSHINE'



CAREX DIVULSA



ELEGIA ELEPHANTINUM



IRIS DOUGLASIANA



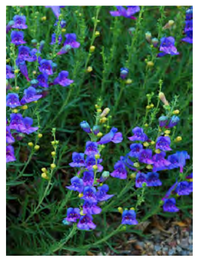
JUNCUS PATENS



LOMANDRA LONGIFOLIA



PENSTEMON HETEROPHYLLUS



USEABLE OPEN SPACE LANDSCAPE CALCULATION			
	LANDSCAPE AREA	USABLE OPEN SPACE	
SECOND FLOOR	1,705 SF	2,365 SF	
ROOF DECK	390 SF	2,035 SF	
TOTAL	2,095 SF	4,400 SF	47%

PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT OR CLEAN WOOD WASTE.
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

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JOB: 1815

SHEET:

PRELIMINARY PLANT PALETTE

L2.1