

TREES



SHRUBS & VINES



PRECAST POTS

LEGEND

- 1 Concrete paving
- 2 Pedestal pavers
- 3 Bench
- 4 Table & chairs
- 5 Adirondack chair
- 6 Built-in bench
- 7 Bike rack
- 8 Seatwall
- 9 Raised planters
- 10 Low railing
- 11 Grill and kitchen
- 12 Greenscreen with vines
- 13 Planting pots in aggregate bed
- 14 Stormwater treatment area
- 15 Precast pots
- 16 Accent Tree in planting area
- 17 Planter with vines at trellis

3RD & 5TH LEVEL PLANTING MATERIALS

RAISED PRECAST PLANTERS
 Acer palmatum 'Sango Kaku' - Coralbark Maple
 Anemone x hybrida - Japanese anemone
 Cercis canadensis - Redbud
 Correa 'Rays Tangerine' - Australian fuchsia
 Loropetalum v. rubrum - fringe flower
 Polystichum munitum - California sword fern
 Sarcococca hookeriana - sweet box

PRECAST POTS
 Annuals - tbd
 Carex spp. - sedge
 Citrus limon 'Meyer Improved' - meyer lemon
 Citrus kumquat - kumquat
 Kniphofia uvana - torch lily
 Juncus patens - gray rush
 Phormium hybrids - New Zealand flax

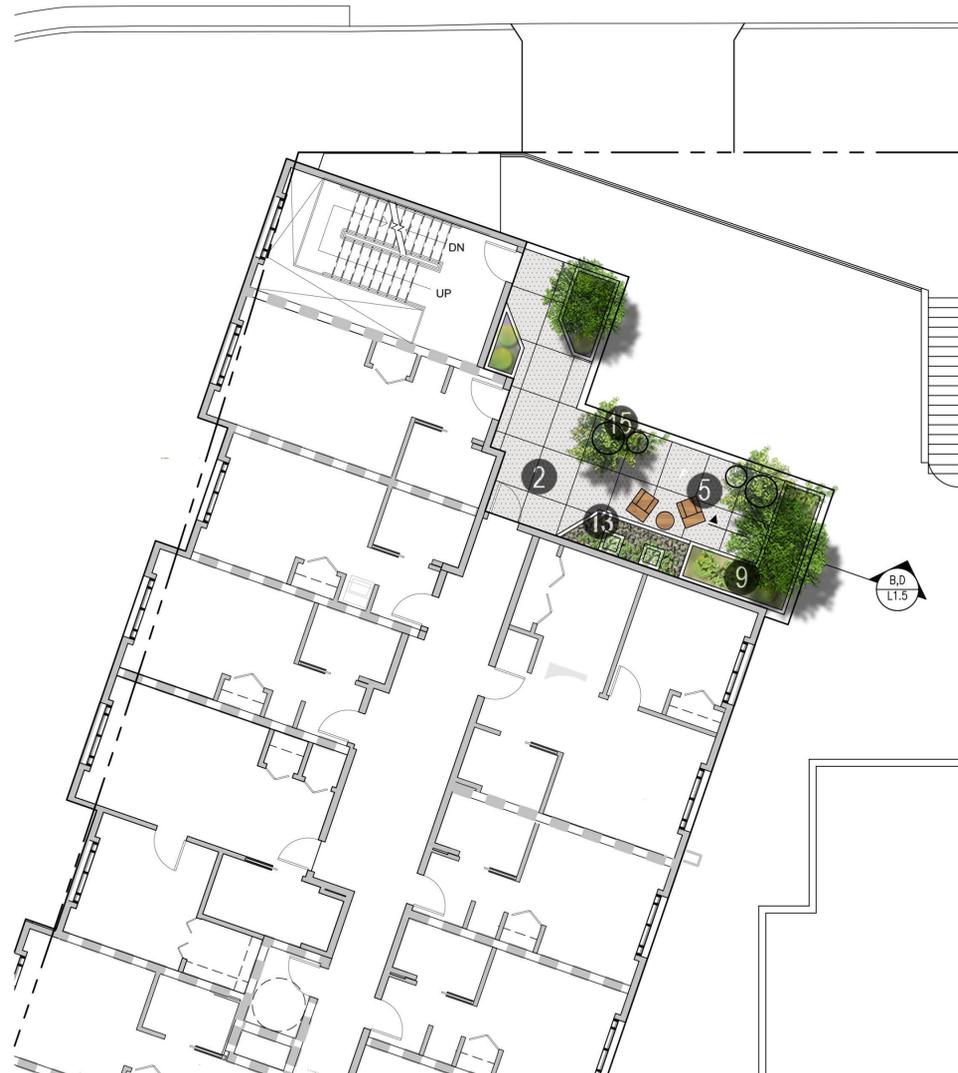
VINES
 Campsis radicans - trumpet vine

DERBY STREET

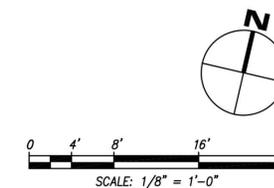
DERBY STREET



1 LANDSCAPE PLAN - 3RD FLOOR
 SCALE: 1/8"=1'-0"



2 LANDSCAPE PLAN - 5TH FLOOR
 SCALE: 1/8"=1'-0"



revisions	by
PRC SUBMITTAL 12/15/16 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18	-
ZAB SUBMITTAL 6/28/18	-
PRC SUBMITTAL 9/20/18	-
ZAB SUBMITTAL 11/08/18	-
ZAB SUBMITTAL 03/20/19	-
CITY COUNCIL MEETING 02/13/19	-

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JETT
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 CRLA # 3335 - 2 Theatre Square #218
 Orinda CA - 94563
 925.254.5422 - www.jett.land

**2701 SHATTUCK AVENUE
 BERKELEY, CALIFORNIA
 FOR:
 2701 SHATTUCK BERKELEY, LLC**

drawing
**ILLUSTRATIVE
 PLAN - 3RD &
 5TH FLOOR**

drawn
checked
date
scale
job no. 1802
sheet

L1.3

DERBY STREET



SHRUBS & TREES



VINES



PRECAST POTS



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- 1 Concrete paving
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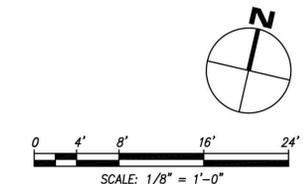
ROOF PLANTING MATERIALS

RAISED PRECAST PLANTERS
 Anemone x hybrida - Japanese anemone
 Loropetalum v. rubrum - fringe flower
 Phormium 'Margaret Jones' - new zealand flax
 Polystichum munitium - California sword fern
 Sarococca hookeriana - sweet box

PRECAST POTS
 Annuals - tbd
 Carex spp. - sedge
 Citrus limon 'Meyer Improved' - meyer lemon
 Citrus kumquat - kumquat
 Kniphofia uvaria - torch lily
 Juncus patens - gray rush
 Phormium hybrids - new zeland flax

VINES
 Campsis radicans - trumpet vine
 Hardenbergia violacea 'Happy Wanderer' - lilac vine

1 LANDSCAPE PLAN - ROOF
 SCALE: 1/8" = 1'-0"



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DRG SUBMITTAL 12/15/16 & 1/27/17	-
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ZAB SUBMITTAL 6/28/18	-
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CITY COUNCIL MEETING 08/13/19	-

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ILLUSTRATIVE PLAN - ROOF

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L1.4

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ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

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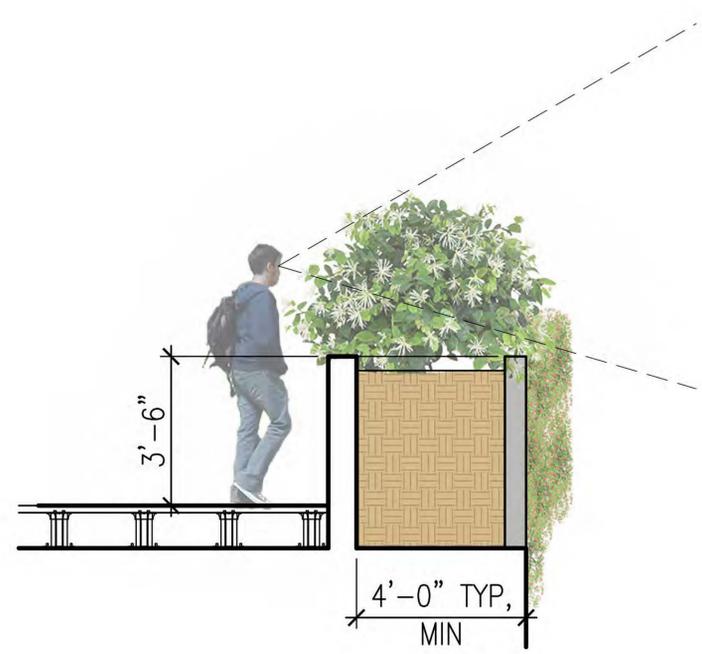
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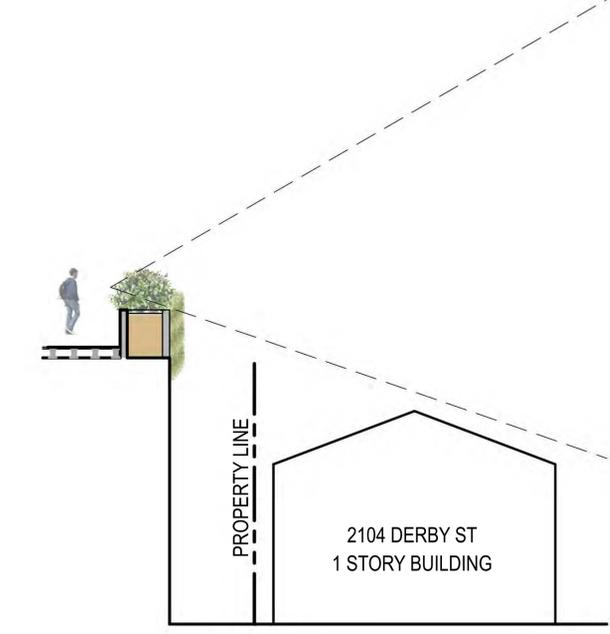
drawing
**ILLUSTRATIVE
SECTIONS**

drawn
checked
date
scale
job no.
1802
sheet

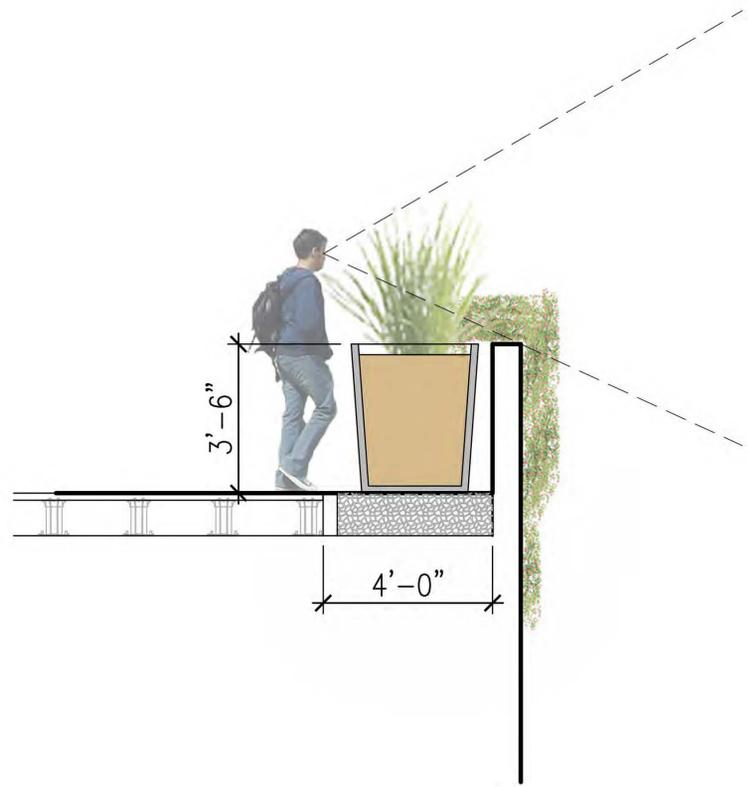
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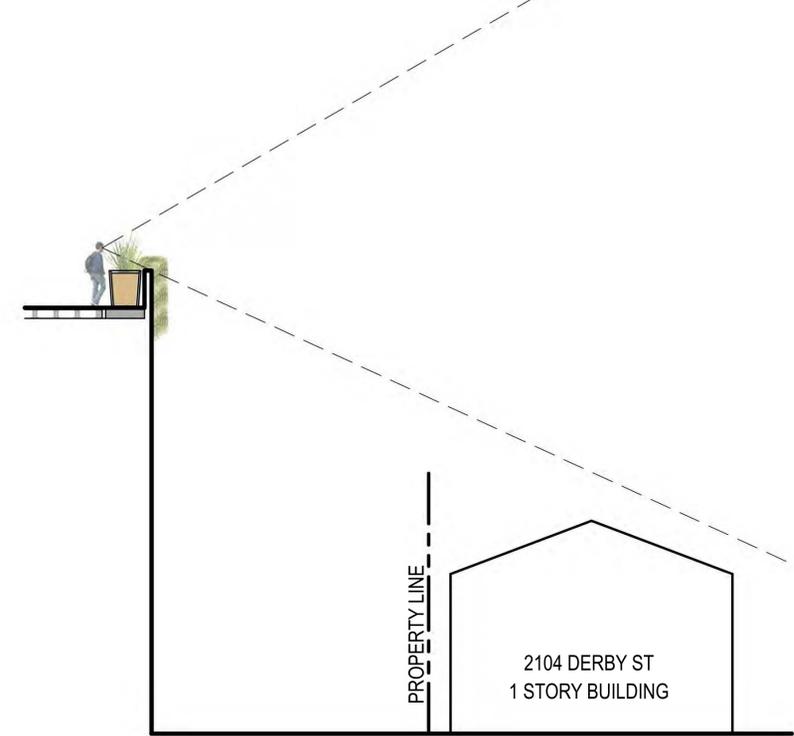
SECTION C - PODIUM
0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"



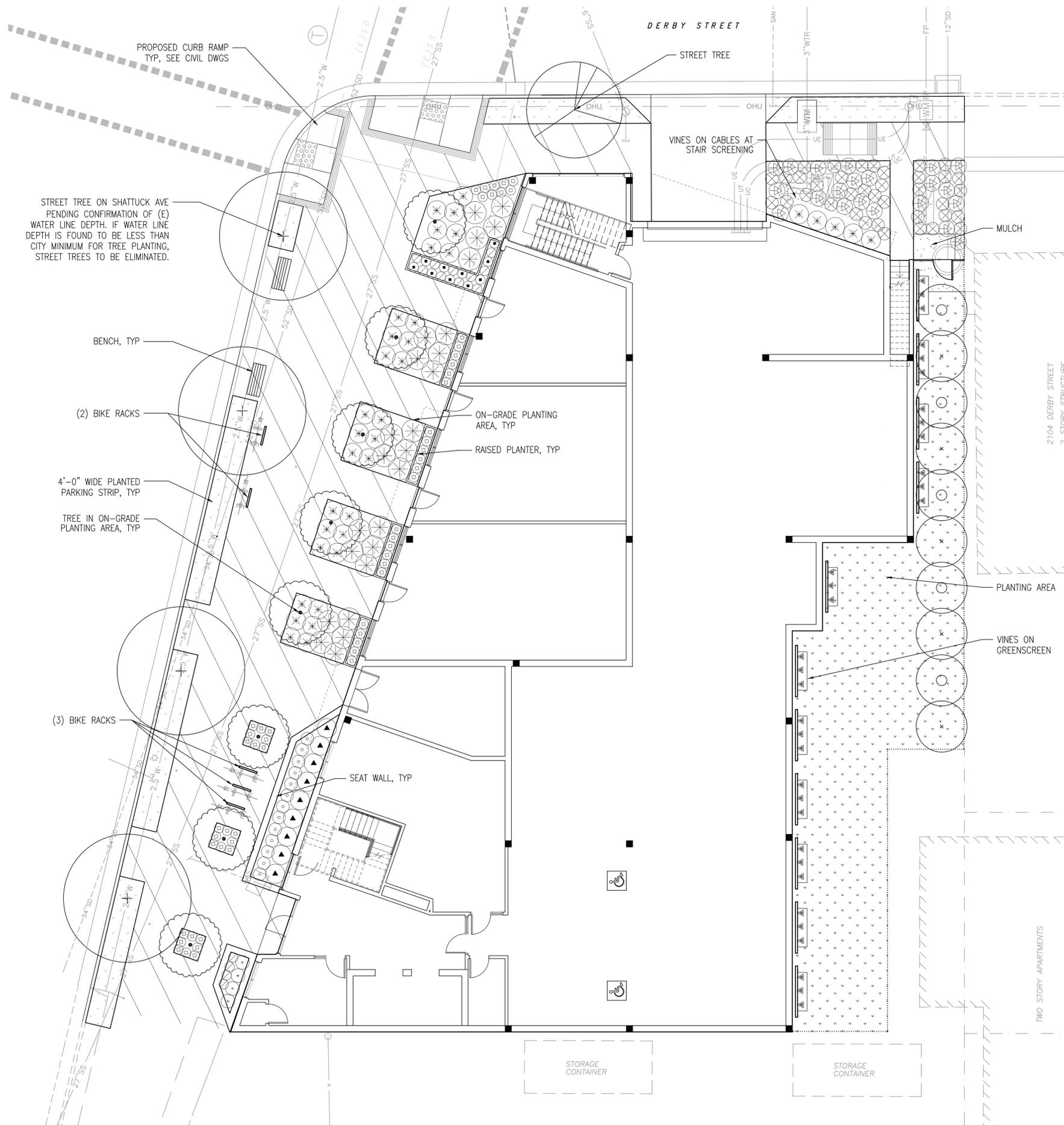
SECTION A - PODIUM
0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"



SECTION D - 5TH FLOOR, TYP
0 2' 4' 8' 12'
SCALE: 1/4" = 1'-0"



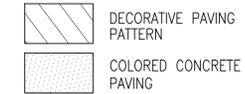
SECTION B - 5TH FLOOR
0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"



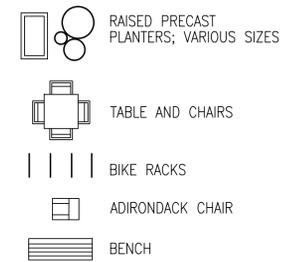
PLANT LIST		
SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
	ACER RUBRUM 'SCARSEN'	SCARLET SENTIEL MAPLE, 24" BOX
	ACER BUERGERANUM	TRIDENT MAPLE, 24" BOX
TREES		
	LAGERSTROEMIA INDICA 'DYNAMITE'	GRAPE MYRTLE
	ACER PALMATUM 'SANGU KAKU' MIN HEIGHT: 8'-10" INSTALLED	JAPANESE MAPLE, 36" BOX
	ACER RUBRUM 'ARMSTRONG' MIN HEIGHT: 14'-16" INSTALLED	COLUMNAR RED MAPLE, 36" BOX
	AZARA MICROPHYLLA	BOXLEAF AZARA
	CERCIS CANADENSIS, MULTI MIN HEIGHT: 8'-10" INSTALLED	EASTERN REDBUD, 24" BOX
	CITRUS LIMON 'MEYER IMPROVED' CITRUS KUMQUAT	MEYER LEMON KUMQUAT
	OSMANTHUS FRAGRANS AURANTIACUS	ORANGE SWEET OLIVE
SHRUBS & GRASSES		
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE
	PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON
	CAREX TUMULICOLA	BERKELEY SEDGE
	CORREA 'RAY'S TANGERINE'	AUSTRALIAN FUCHSIA
	ANIGOZANTHOS SPP.	KANGAROO PAWS
	KNIPHOFIA UVARIA	TORCH LILY
	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA
	LOROPETALUM V. RUBRUM 'BLUSH'	FRINGE FLOWER
	HEMEROCALLIS SPP.	DAYLILLY
	PHORMIUM SPP.	NEW ZEALAND FLAX
	MUHLENBERGIA RIGENS	DEER GRASS
	POLYSTICHUM MUNITIUM	CA. SWORD FERN
	PHORMIUM 'MARGARET JONES'	NEW ZEALAND FLAX
	ROSMARINUS 'TUSCAN BLUE'	T. BLUE ROSEMARY
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
	VERBENA BONARIENSIS	PURPLE TOP
VINES		
	CAMPSIS RADICANS	TRUMPET VINE
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE
GREEN ROOF MIX		
	SEDUM RUBROTINCTUM	STONECROP
	SEDUM SPATHIFOLIUM 'CAPE BLANCO'	STONECROP
	SEDUM 'ANGELINA'	STONECROP
	ERIOGONUM GRANDE V. RUBESCENS	BUCKWHEAT
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW
GROUNDCOVER GRASSES		
	CAREX SPP.	SEDGE SPECIES
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE
	NASSELLA TENUISSIMA	FEATHER GRASS
	TURF	-
GROUNDCOVER PLANTING		
	CAREX DIVULSA	GRAY SEDGE
	CAREX TUMULICOLA	BERKELEY SEDGE
	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO
	JUNCUS PATENS	GRAY RUSH
	POLYSTICHUM MUNITIUM	SWORD FERN
PRECAST POT PLANTING MIX		
	ANNUALS, TBD	-
	CAREX SPP.	SEDGE SPECIES
	KNIPHOFIA UVARIA	TORCH LILY
	JUNCUS PATENS	GRAY RUSH
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX

SYMBOLS

PAVING



SITE FURNISHINGS

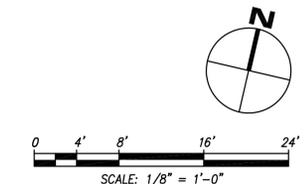


PLANTING NOTES

- SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 3.5% DRY WEIGHT.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC MULCH.
- STREET TREES TO BE MINIMUM OF 24" BOX SIZE STANDARD TRUNK, A SINGLE DOMINANT CENTRAL LEADER WITH STAKES. ANY TREE NOT ALIVE AND VIGOROUSLY GROWING AFTER THREE YEARS SHALL BE REPLACED BY OWNER.

IRRIGATION NOTES

- THESE PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE, EBMUD SECTION 31, AND BAY-FRIENDLY BASICS AND APPLY THE ASSOCIATED CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC, USING A WEATHER-BASED CONTROLLER AND LOW-FLOW DRIP, SUBSURFACE DRIP, AND BUBBLER DISTRIBUTION. BUBBLERS NOT TO EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.
- STREET TREES TO BE IRRIGATED WITH 2 BUBBLERS EACH AND VALVED INDEPENDENTLY. PROVIDE A MINIMUM OF 20 GALLON OF WATER PER WEEK BETWEEN MARCH 15TH TO OCT 15TH.



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DRC SUBMITTAL 12/15/16 & 1/27/17	-
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ZAB SUBMITTAL 3/07/18	-
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2701 SHATTUCK AVENUE
BERKELEY, CALIFORNIA
FOR:
2701 SHATTUCK BERKELEY, LLC

drawing
PLANTING PLAN
- GROUND

drawn
checked
date
scale
job no.
202
sheet
L2.1

DERBY STREET

SHATTUCK AVENUE

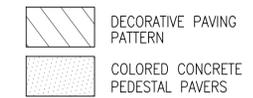


PLANT LIST

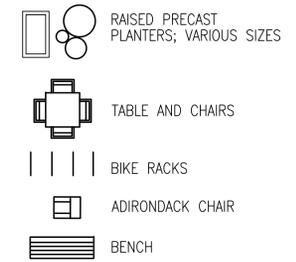
SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
	ACER RUBRUM 'SCARSEN'	SCARLET SENTIEL MAPLE, 24" BOX
	ACER BUERGERANUM	TRIDENT MAPLE, 24" BOX
TREES		
	LAGERSTROEMIA INDICA 'DYNAMITE'	CRAPE MYRTLE
	ACER PALMATUM 'SANCU KAKU' MIN HEIGHT: 8'-10' INSTALLED	JAPANESE MAPLE, 36" BOX
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	OSMANTHUS FRAGRANS AURANTIACUS	ORANGE SWEET OLIVE
SHRUBS & GRASSES		
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE
	PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON
	CAREX TUMULICOLA	BERKELEY SEDGE
	CORREA 'RAY'S TANGERINE'	AUSTRALIAN FUCHSIA
	ANIGOZANTHOS SPP.	KANGAROO PAWS
	KNIPHOFIA UVARIA	TORCH LILY
	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA
	LOROPETALUM V. RUBRUM 'BLUSH'	FRINGE FLOWER
	HEMEROCALLIS SPP.	DAYLILLY
	PHORMIUM SPP.	NEW ZEALAND FLAX
	MUHLENBERGIA RIGENS	DEER GRASS
	POLYSTICHUM MUNITIUM	CA. SWORD FERN
	PHORMIUM 'MARGARET JONES'	NEW ZEALAND FLAX
	ROSMARINUS 'TUSCAN BLUE'	T. BLUE ROSEMARY
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
	VERBENA BONARIENSIS	PURPLE TOP
VINES		
	CAMPISIS RADICANS	TRUMPET VINE
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE
GREEN ROOF MIX		
	SEDUM RUBOTINCTUM SEDUM SPATHIFOLIUM 'CAPE BLANCO' SEDUM 'ANGELINA'	STONECROP STONECROP STONECROP
	ERIOGONUM GRANDE V. RUBESCENS ACHILLEA MILLEFOLIUM 'PAPRIKA'	BUCKWHEAT YARROW
GROUNDCOVER GRASSES		
	CAREX SPP. FESTUCA GLAUCA 'ELIJAH BLUE' NASSELLA TENUISSIMA	SEDGE SPECIES BLUE FESCUE FEATHER GRASS
	TURF	-
GROUNDCOVER PLANTING		
	CAREX DIVULSA CAREX TUMULICOLA CERATOSTIGMA PLUMBAGINOIDES JUNCUS PATENS POLYSTICHUM MUNITIUM	GRAY SEDGE BERKELEY SEDGE DWARF PLUMBAGO GRAY RUSH SWORD FERN
PRECAST POT PLANTING MIX		
	ANNUALS, TBD CAREX SPP. KNIPHOFIA UVARIA JUNCUS PATENS PHORMIUM HYBRIDS	- SEDGE SPECIES TORCH LILY GRAY RUSH NEW ZEALAND FLAX

SYMBOLS

PAVING



SITE FURNISHINGS



PLANTING NOTES

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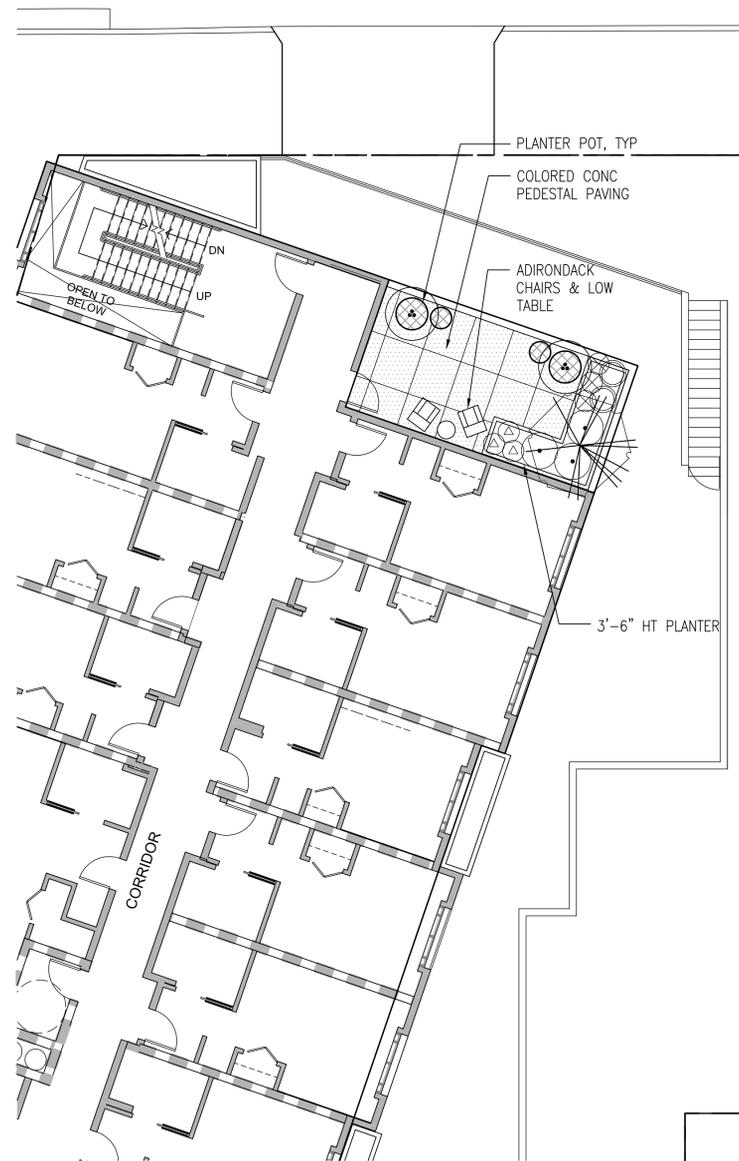
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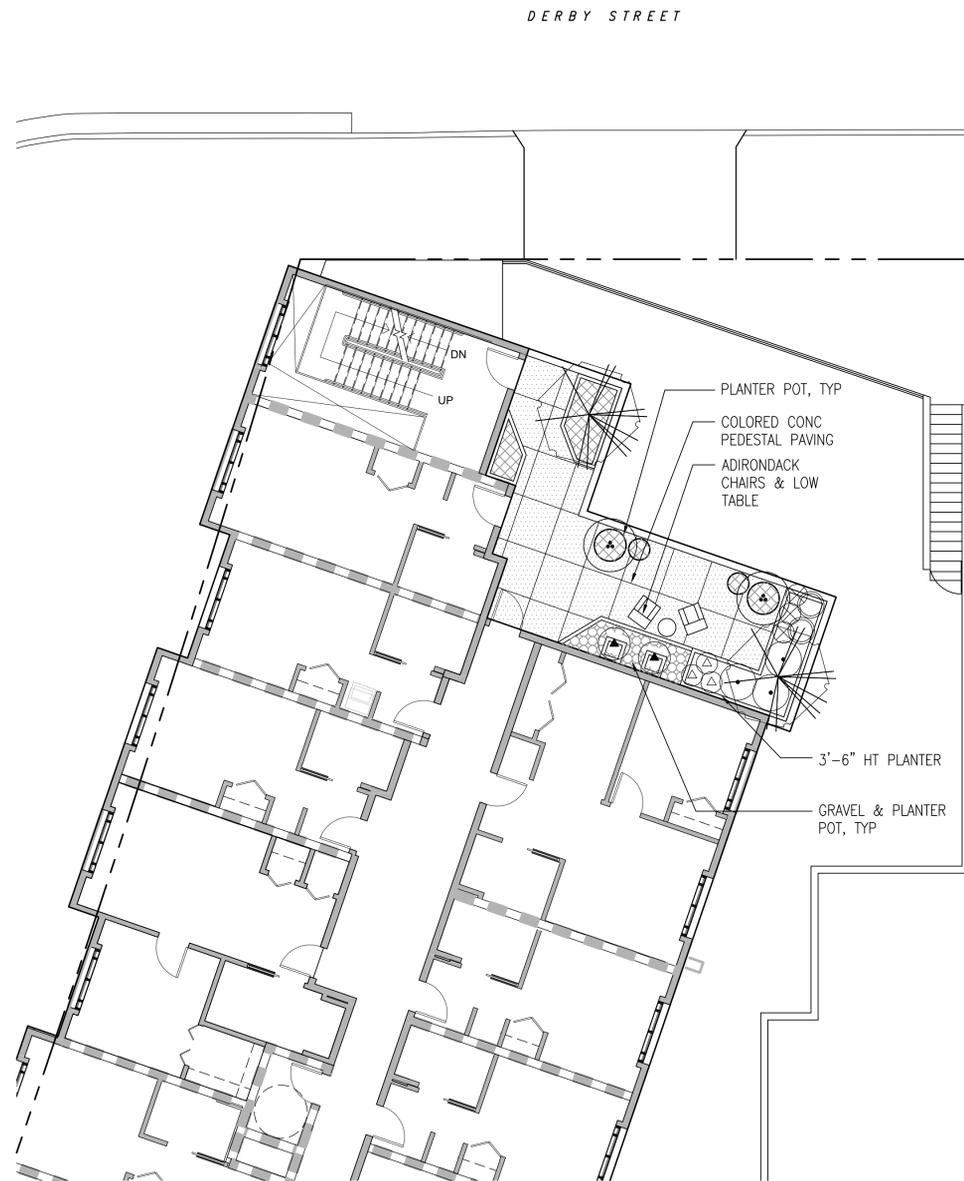
drawing
**PLANTING PLAN
- PODIUM**

drawn
checked
date
scale
job no.
202
sheet

L2.2



1 PLANTING PLAN - 3RD FLOOR
SCALE: 1/8"=1'-0"

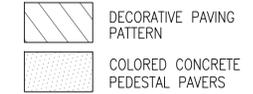


1 PLANTING PLAN - 5TH FLOOR
SCALE: 1/8"=1'-0"

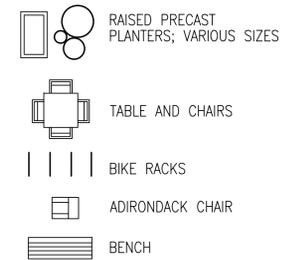
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	KNIPHOFIA UVARIA	TORCH LILY
	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA
	LOROPETALUM V. RUBRUM 'BLUSH'	FRINGE FLOWER
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	MUHLENBERGIA RIGENS	DEER GRASS
	POLYSTICHUM MUNITIUM	CA. SWORD FERN
	PHORMIUM 'MARGARET JONES'	NEW ZEALAND FLAX
	ROSMARINUS 'TUSCAN BLUE'	T. BLUE ROSEMARY
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
	VERBENA BONARIENSIS	PURPLE TOP
VINES		
	CAMPIS RADICANS	TRUMPET VINE
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE
GREEN ROOF MIX		
	SEDUM RUBOTINCTUM SEDUM SPATHIFOLIUM 'CAPE BLANCO' SEDUM 'ANGELINA' ERIOGONUM GRANDE V. RUBESCENS ACHILLEA MILLEFOLIUM 'PAPRIKA'	STONECROP STONECROP STONECROP BUCKWHEAT YARROW
GROUNDCOVER GRASSES		
	CAREX SPP. FESTUCA GLAUCA 'ELIJAH BLUE' NASSELLA TENUISSIMA	SEDGE SPECIES BLUE FESCUE FEATHER GRASS
	TURF	-
GROUNDCOVER PLANTING		
	CAREX DIVULSA CAREX TUMULICOLA CERCATOSTIGMA PLUMBAGINOIDES JUNCUS PATENS POLYSTICHUM MUNITIUM	GRAY SEDGE BERKELEY SEDGE DWARF PLUMBAGO GRAY RUSH SWORD FERN
PRECAST POT PLANTING MIX		
	ANNUALS, TBD CAREX SPP. KNIPHOFIA UVARIA JUNCUS PATENS PHORMIUM HYBRIDS	- SEDGE SPECIES TORCH LILY GRAY RUSH NEW ZEALAND FLAX

SYMBOLS

PAVING



SITE FURNISHINGS

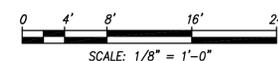


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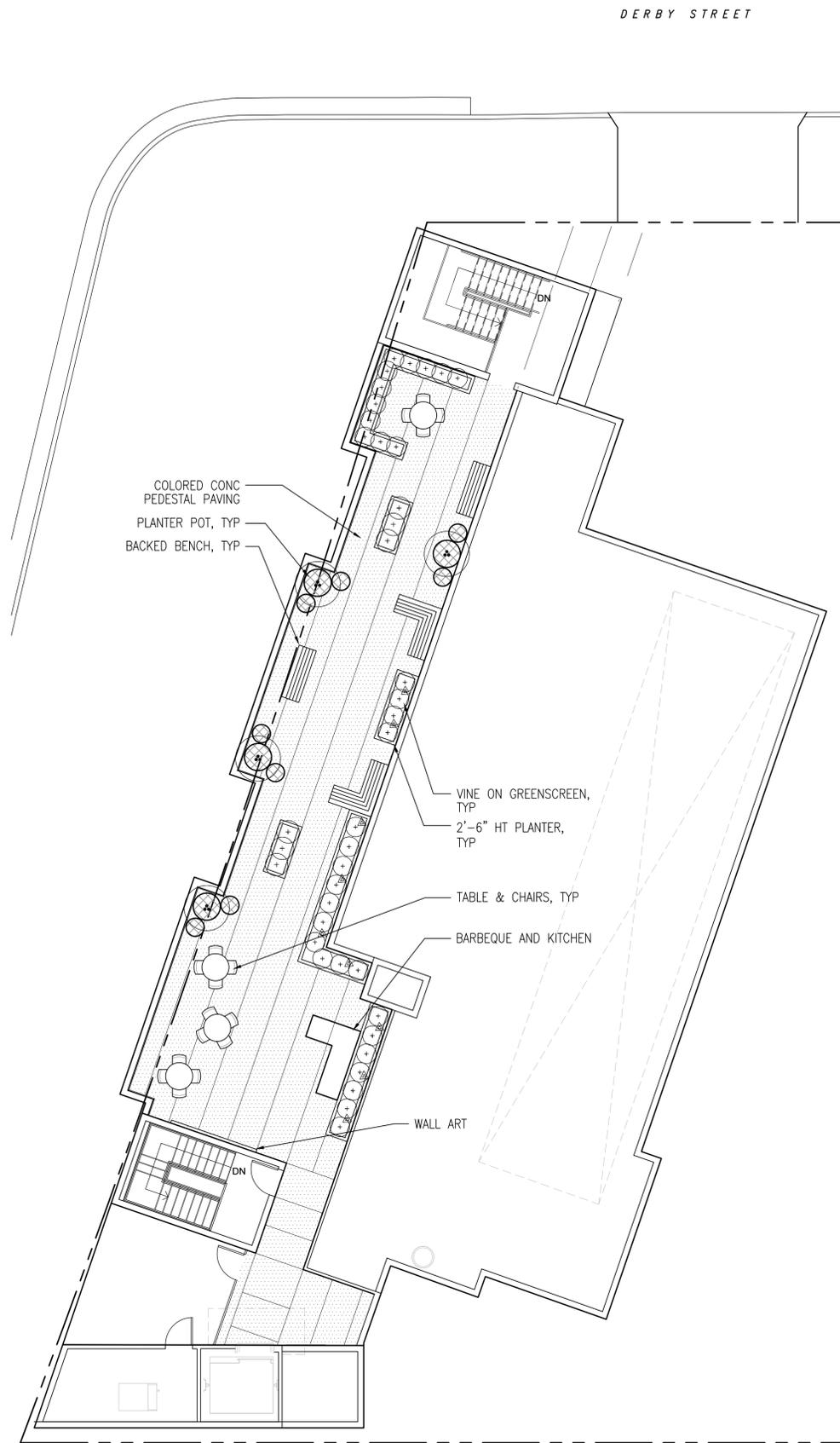
JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA # 3335 - 2 Theatre Square #218
Orinda CA - 94563
925.254.5422 - www.jett.land

2701 SHATTUCK AVENUE
BERKELEY, CALIFORNIA
FOR:
2701 SHATTUCK BERKELEY, LLC

drawing
PLANTING PLAN
- 3RD & 5TH
FLOOR

drawn
checked
date
scale
job no.
1802
sheet

L2.3



1 PLANTING PLAN - ROOF
SCALE: 1/8" = 1'-0"

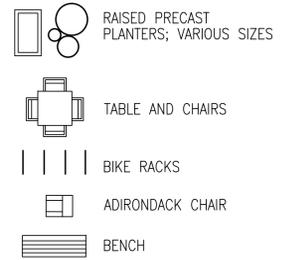
PLANT LIST		
SYMBOL	BOTANICAL NAME	COMMON NAME
STREET TREES		
	ACER RUBRUM 'SCARSEN'	SCARLET SENTIEL MAPLE, 24" BOX
	ACER BUERGERANUM	TRIDENT MAPLE, 24" BOX
TREES		
	LAGERSTROEMIA INDICA 'DYNAMITE'	CRAPE MYRTLE
	ACER PALMATUM 'SANGU KAKU' MIN HEIGHT: 8'-10" INSTALLED	JAPANESE MAPLE, 36" BOX
	ACER RUBRUM 'ARMSTRONG' MIN HEIGHT: 14'-16" INSTALLED	COLUMNAR RED MAPLE, 36" BOX
	AZARA MICROPHYLLA	BOXLEAF AZARA
	CERCIS CANADENSIS, MULTI MIN HEIGHT: 8'-10" INSTALLED	EASTERN REDBUD, 24" BOX
	CITRUS LIMON 'MEYER IMPROVED' CITRUS KUMQUAT	MEYER LEMON KUMQUAT
	OSMANTHUS FRAGRANS AURANTIACUS	ORANGE SWEET OLIVE
SHRUBS & GRASSES		
	ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE
	PENSTEMON H. 'MARGARITA BOP'	BLUE PENSTEMON
	CAREX TUMULICOLA	BERKELEY SEDGE
	CORREA 'RAY'S TANGERINE'	AUSTRALIAN FUCHSIA
	ANIGOZANTHOS SPP.	KANGAROO PAWS
	KNIPHOFIA UVARIA	TORCH LILY
	LOMANDRA LONGIFOLIA 'BREEZE'	LOMANDRA
	LOROPETALUM V. RUBRUM 'BLUSH'	FRINGE FLOWER
	HEMEROCALLIS SPP.	DAYLILLY
	PHORMIUM SPP.	NEW ZEALAND FLAX
	MUHLENBERGIA RIGENS	DEER GRASS
	POLYSTICHUM MUNITIUM	CA. SWORD FERN
	PHORMIUM 'MARGARET JONES'	NEW ZEALAND FLAX
	ROSMARINUS 'TUSCAN BLUE'	T. BLUE ROSEMARY
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
	VERBENA BONARIENSIS	PURPLE TOP
VINES		
	CAMPISIS RADICANS	TRUMPET VINE
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE
GREEN ROOF MIX		
	SEDUM RUBOTINCTUM	STONECROP
	SEDUM SPATHIFOLIUM 'CAPE BLANCO'	STONECROP
	SEDUM 'ANGELINA'	STONECROP
	ERIOGONUM GRANDE V. RUBESCENS	BUCKWHEAT
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW
GROUND COVER GRASSES		
	CAREX SPP.	SEDGE SPECIES
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE
	NASSELLA TENUISSIMA	FEATHER GRASS
	TURF	-
GROUND COVER PLANTING		
	CAREX DIVULSA	GRAY SEDGE
	CAREX TUMULICOLA	BERKELEY SEDGE
	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO
	JUNCUS PATENS	GRAY RUSH
	POLYSTICHUM MUNITIUM	SWORD FERN
PRECAST POT PLANTING MIX		
	ANNUALS, TBD	-
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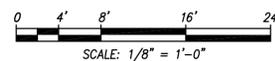


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sheet

L2.4