



Office of the City Manager

PUBLIC HEARING

February 23, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Zoning Adjustments Board Appeal: 2298 Durant, Use Permit application #ZP2024-0126

RECOMMENDATION

Conduct a public hearing and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0126 to demolish an existing commercial building, a residential building with 7 rent-controlled dwelling units, and associated parking; merge two lots; and construct an eight story (92 foot), 80,000 square-foot residential building, with 65 units (5 very low-income, 2 low-income), utilizing a State Density Bonus.

SUMMARY

On October 30, 2025, the ZAB approved Use Permit #ZP2024-0126 to demolish an existing commercial building, a residential building with 7 rent-controlled dwelling units, and associated parking; merge two lots; and construct an eight story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very low income, 2 Low-Income), using a State Density Bonus. Under State Density Bonus the project is entitled to two concessions and is requesting a concession from the healthcare coverage for construction workers requirements under BMC Section 13.107.050, and the prevailing wage requirements of the Southside Plan Area under BMC Section 13.108.030. The project approval was based on findings that the project would not be detrimental to the general welfare of the City, aligns with the purpose of the zoning district, encourages the use of public transit, and facilitates the construction of affordable housing.

On November 17, 2025, the ZAB's decision was appealed by Weinberg, Roger & Rosenfeld on behalf of the Building and Construction Trades Council of Alameda County, AFL-CIO ("Trades Council") and the Northern California Carpenters Regional Council ("Carpenters") (together, "Appellants"). The Appellants contend that approving a project that includes concessions to waive the City's "HARDHATS" ordinance—apprenticeship training and health care—and the Southside Plan Prevailing Wages requirements would result in a specific, adverse impact on Public Health and Safety as defined in Section 65589.5(d)(2) of state law.

As discussed further below, staff recommends that these concessions are appropriate and that the City cannot make the factual findings necessary to deny them.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

On August 6, 2024, the City received an SB330 Preliminary Use Permit (PLN2024-0011) application pursuant to SB330.

On September 5, 2024, the City received an SB330 Use Permit application (ZP2024-0126) and the preliminary application was deemed complete and vested.

On October 4, 2024, the Use Permit application was deemed incomplete.

On October 21, 2024, the Use Permit application was deemed complete.

On February 7, 2025, the Use Permit Application was resubmitted.

On April 18, 2025, the Use Permit Application was resubmitted.

On June 23, 2025, the City mailed notices for the scheduled Landmarks Preservation Commission (LPC) public hearing to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations for the landmark designation hearing.

On July 7, 2025, the LPC held a public hearing to consider the demolition referral for Use Permit #ZP2024-0126. Following deliberations, the LPC considered the evaluation and took no action.

On July 10, 2025, the Use Permit Application was resubmitted.

On September 11, 2025, the Use Permit Application was resubmitted.

On October 16, 2025, the City mailed notices for the scheduled Zoning Adjustments Board (ZAB) public hearing to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations.

On October 30, 2025, the ZAB held a public hearing for the Use Permit and received additional public comments. See Attachment 3 for the staff report submitted for ZAB consideration. Opponents raised concerns regarding the HARDHATS and Prevailing Wage concessions, contending that these concessions pose specific adverse impacts upon public health and safety. After considering the staff report and the administrative record, and hearing comments from staff, the applicant, and the members of the public,

the ZAB voted to approve the project with a 7-0-0-1 vote (Moved Gaffney, Second: Allen. Ayes: Duffy, Gaffney, Thompson, Mae Palmatier, Allen, Ruth, Yung, Sanderson; Noes: None; Abstain: None; Absent: Choi).

On October 28, 2025 the Building and Construction Trades Council of Alameda County, AFL-CIO (“Trades Council”) and the Northern California Carpenters Regional Council (“Carpenters”) (together, “Appellants”), filed an appeal of the ZAB’s decision to approve the project.

BACKGROUND

The subject property includes two lots: 2298 Durant Avenue is approximately 8,460 square feet and 2360 Ellsworth Street is approximately 3,760 square feet. Both lots are relatively flat lots and are located in the R-SMU (Residential Southside Mixed-Use) Zoning District (Figure 1). 2298 Durant Avenue is currently a commercial office (Figure 2), and 2360 Ellsworth Street is a multi-family residential building with seven rent-controlled units (Figure 3). A parking lot is located along the western portion of 2298 Durant Avenue, and a garage is located underneath 2360 Ellsworth Street.

The surrounding area consists of a mix of both commercial and residential uses ranging from one-story commercial buildings to five-story residential buildings. The UC Berkeley campus is one block to the north, and downtown Berkeley is one block to the west. The Downtown Berkeley BART station is 0.4 miles to the northwest.

Figure 1. Zoning

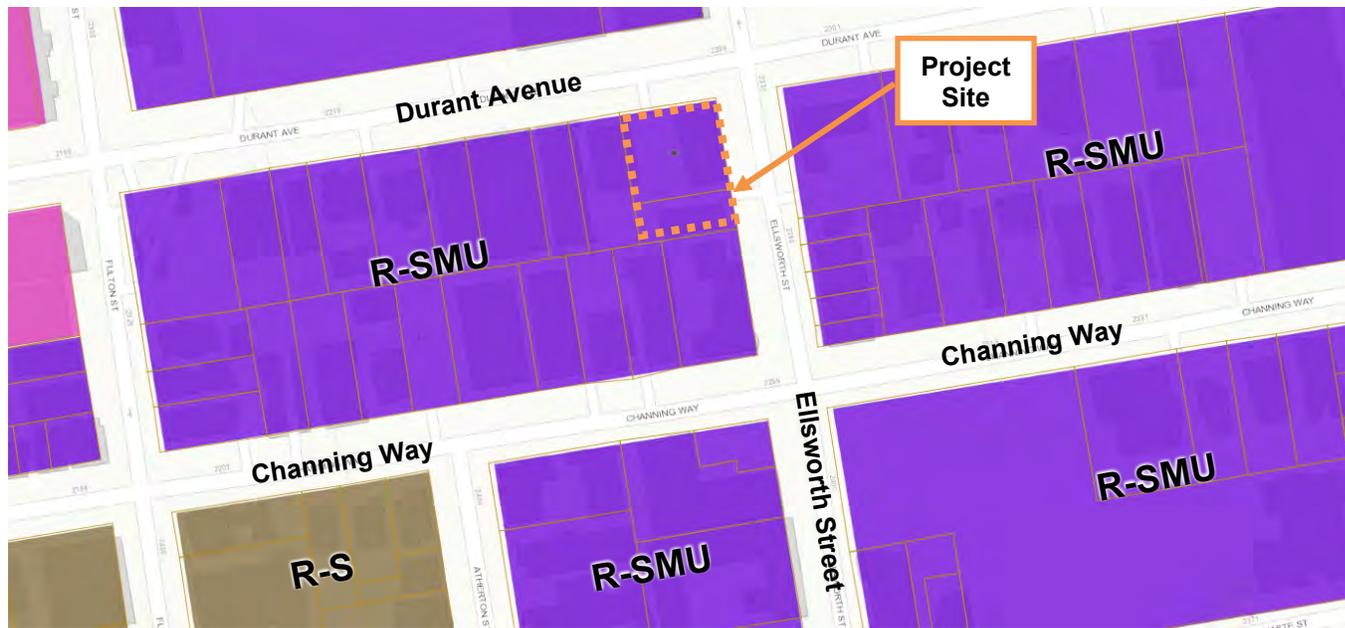


Figure 2. Street View (Durant Avenue)



Figure 3. Street View (Ellsworth Street)



Figure 4. Proposed Project Rendering



The proposed project would demolish the existing commercial building at 2298 Durant Avenue and the residential building with 7 rent-controlled dwelling units at 2360

Ellsworth Street, including the associated parking; merge both lots; and construct an eight-story (91 feet 6 inches), 80,046 square-foot residential building, with 65 units (5 very low-income, 2 low-income), using State Density Bonus.

Senate Bill 330 (Housing Crisis Act of 2019) and State Density Bonus

The proposed project qualifies as a housing development project under SB 330 and is requesting a density bonus under the State Density Bonus law. The total density bonus is calculated based on the site’s base density and the allowable bonus granted for providing affordable housing. The base density reflects the maximum number of units allowed on the site while fully complying with applicable district development standards, including height, setbacks, usable open space, and parking requirements. The density bonus is then determined by the percentage of total units dedicated as affordable and their affordability level. For this site, the base density is 49 units. By proposing 5 very low-income (VLI) units, 10% of the total base units, the project qualifies for a 32.5% density bonus, increasing the maximum allowable density to 65 units (see Table 1: Density Bonus).

Table 1: Density Bonus

Base Project Units ^a	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units ^a	Proposed Project Units ^a
49	5 VLI (10% of 49)	32.5	16 (32.5% of 49)	65
Notes: Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number. Abbreviations: % = percent				

Concessions are defined in the California Government Code Section 65915¹. Pursuant to California Government Code Section 65915(d)(1), the City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law.

¹ Per California Government Code Section 65915(K)(3), concession or incentive also means regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c)

The project is entitled to two concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

- **Healthcare coverage for construction workers (BMC Section 13.107.050)**
The applicant is requesting a concession from the healthcare requirement of the “HARDHATS” ordinance.
- **Prevailing wage for construction workers (BMC Section 13.108.030).** The applicant is requesting a concession from the prevailing wage requirements of the Southside Plan Area.

A waiver is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law.

The applicant is requesting five waivers from the following development standards:

1. **Usable Open Space: Southside.** Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required, and it will only consist of indoor amenity space (BMC Section 23.304.090(D) “Southside Plan Area Shared Indoor Residential Amenities”).
2. **Usable Open Space.** Provide no landscaped Useable Open Space, where 40 percent of required outdoor Useable Open Space must be landscaped.
3. **Height.** Exceed the 85-foot height limit and permit a 92-foot building.
4. **Bicycle Parking.** Provide no long-term bicycle parking, where 99 long-term spaces are required.
5. **Tree Removal.** Remove the camphor street tree on Durant Avenue, where street tree removal requires the City Arborist’s approval.

RATIONALE FOR RECOMMENDATION

The main issues raised in the Appellant's letter (Attachment 2) and staff responses are detailed below. For the sake of brevity, all the appeal issues are not re-stated in their entirety.

I. The HARDHATS Ordinance and the Prevailing Wage Ordinance Are Proper Concessions under the Density Bonus Law.

As discussed above, State Density Bonus Law (SDBL) requires municipalities to award a density bonus when a developer agrees to dedicate a certain percentage of the overall units in a development to affordable housing. Developers of these projects are entitled to request a certain number of incentives or concessions, which municipalities must grant absent limited exceptions. (Gov. Code § 65915(d).)

A concession or incentive is regulatory relief that a developer can use to reduce the costs of building affordable housing. (See *id.* § 65915(d)(1).) A concession under the SDBL can be a reduction in site development standards or a modification of zoning code requirements or architectural design requirements or approval of mixed-used zoning in compatible areas not already so zoned. (*Id.* § 65915(k)(1-2).) Another appropriate subject of a concession is any "other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs..." (Gov. Code § 65915(k)(3).)

As discussed above, the Applicant has requested the following two concessions:

- (1) Exemption from the "Health Care Expenditures" in Establishing Healthcare and Apprenticeship Standards for Private Development, as required by BMC Section 13.107.050
- (2) Exemption from the "Prevailing Wage requirements" in the Southside Plan as required by BMC Section 13.108(A)

Appellants argue that these provisions are not the appropriate subject of a concession because they do not pertain to development standards. However, under the plain language of the SDBL, a concession need not be related to the physical characteristics of the development; rather, Section 65915(k)(3) is a catch-all provision that provides a concession may be a waiver of *any* regulation if such waiver results in identifiable and actual cost reductions to the Applicant. (See Gov. Code § 65915(k)(3).)

Therefore, each of the concessions requested here is appropriate because each requests relief from a regulation where such relief would result in identifiable and actual cost reductions to the Applicant.

BMC Section 13.107.050 requires developers to provide health care expenditures on behalf of each covered construction worker in addition to hourly wages. The Applicant has reported to the City that this concession would result in cost savings of \$2,131,000.

BMC Section 13.108(A) requires developers to pay all covered construction workers the general prevailing rate of per diem wages as set forth in Section 1771 of the California Labor Code, which is typically higher than market wages. This provision also imposes administrative burdens such as payroll tracking and reporting requirements. The Applicant has reported to the City that this concession would result in cost savings of \$7,707,000.

Accordingly, each of the requested concessions would result in “actual” and “identifiable” cost reductions to the Applicant.

II. None of the State Density Bonus Law Exceptions Apply.

The SDBL mandates that cities grant a requested concession or incentive, subject to the following very limited exceptions:

(A) The concession or incentive does not result in identifiable and actual cost reductions...to provide for affordable housing costs...

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety... for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(Gov. Code, § 65915(d)(1) (emphasis added).) Notably, the City “bears the burden of proof for the denial of a requested concession or incentive.” (Gov. Code § 65915(d)(4).)

The Appellant asserts both that the requested concessions would not result in identifiable and actual cost reductions and that the concessions would have a specific, adverse impact upon public health and safety.

A. The City cannot show that requested concessions would not result in identifiable and actual cost reductions.

As stated above, the City could permissibly reject any of the two requested concessions upon a finding based on substantial evidence that they would not result in “identifiable and actual cost reductions.” (Gov. Code, § 65915(d)(1)(A).)

Staff advise, however, that the City cannot make this showing. Consistent with Section 65915(a)(2), subsequent to the filing of this Appeal the City requested reasonable documentation from the Applicant regarding the cost reductions that would accrue from each of the concessions at issue. As discussed above, the information from the Applicant confirms that each of the requested concessions would result in identifiable and actual cost reductions. The City has no information to make any findings otherwise and thus cannot make a finding based on substantial evidence that this exception applies.

B. The City cannot meet its statutory burden to show that the requested concessions would have a specific, adverse impact upon public health and safety.

Next, the City could permissibly deny the concessions if it made findings supported by substantial evidence that the concessions would have a “specific, adverse impact” upon public health and safety. (Gov. Code, § 65915(d)(1)(B).)

“Specific, adverse impact” is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Gov. Code, § 65589.5(d)(2).) “It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety...arise infrequently.” (Gov. Code, § 65589.5, subd. (a)(3).

Staff advise that based on this standard, Appellants have not provided adequate evidence that the concessions at issue meet the criteria for a “specific, adverse impact,” nor does the City have other sufficient evidence on which to make such a finding. Therefore, staff advise that the City cannot make a finding based on substantial evidence that this exception applies.

For these reasons, staff recommend that the appeal be dismissed.

ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 23.410.040(G), the Council may (1) continue the public hearing, (2) reverse, affirm, or modify the ZAB’s decision, or (3) remand the matter to the ZAB.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 (“Infill Development Project”) of the CEQA Guidelines. It is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site, located within city limits on fewer than five acres and surrounded by urban uses, has no habitat value for endangered, rare, or

threatened species. Its approval would not cause significant impacts related to traffic, noise, air quality, or water quality, and the site can be adequately served by required utilities and public services. Furthermore, none of the CEQA Guidelines Section 15300.2 exceptions apply: the site is not in an environmentally sensitive area; cumulative impacts would not be significant; no unusual circumstances exist that would cause environmental effects; it is not near a designated scenic highway; it is not listed under Government Code Section 65962.5; and the project would not substantially affect any historical resource.

CONTACT PERSON

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Anne Hersch, Land Use Planning Manager, (510) 981-7411

Robert Rivera, Senior Planner, (510) 981-7480

Attachments:

1: Draft Resolution

Exhibit A: Findings, October 30, 2025

Exhibit B: Conditions of Approval, October 30, 2025

Exhibit C: Project Plans, May 28, 2025

2: ZAB Decision Appeal Letter, received November 17, 2025

3: ZAB Packet (Staff Report and attachments), dated October 30, 2025

4: Public Hearing Notice

5: Index to Administrative Record

6: Administrative Record

RESOLUTION NO. ##,###N.S.

DENY THE APPEAL AND AFFIRM THE ZONING ADJUSTMENTS BOARD DECISION TO APPROVE USE PERMIT #ZP2024-0126 TO DEMOLISH AN EXISTING COMMERCIAL BUILDING AND AN EXISTING RESIDENTIAL BUILDING, INCLUDING 7 RENT-CONTROLLED DWELLING UNITS, AND CONSTRUCT AN 8-STORY (92 FEET), APPROXIMATELY 80,000-SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING 65 DWELLING UNITS, INCLUDING 5 VERY LOW-INCOME (VLI), AND 2 LOW-INCOME (LI) UNITS.

WHEREAS, on August 6, 2024, the applicant submitted a Preliminary Use Permit application (PLN#2024-0011); and

WHEREAS, on September 5, 2024, the applicant vested a complete Preliminary Use Permit application pursuant to SB330 (PLN#2024-0011); and

WHEREAS, on September 5, 2024, the applicant submitted a Use Permit application (ZP#2024-0126); and

WHEREAS, on October 21, 2024, the Use Permit application was deemed complete; and

WHEREAS, on February 7, 2025, the Use Permit Application was resubmitted; and

WHEREAS, on April 18, 2025, the Use Permit Application was resubmitted; and

WHEREAS, on June 23, 2025, the City mailed public hearing notices for the scheduled Landmarks Preservation Commission (LPC) public hearing to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations to consider the demolition referral; and

WHEREAS, on March 6, 2025, LPC held a public hearing on the demolition referral and received public comments. Following deliberations, the LPC considered the evaluation and took no action; and

WHEREAS, on July 10, 2025, the Use Permit Application was resubmitted; and

WHEREAS, on September 11, 2025, the Use Permit Application was resubmitted; and

WHEREAS, on October 16, 2025, the City mailed notices for the scheduled Zoning Adjustments Board (ZAB) public hearing to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations; and

WHEREAS, on October 30, 2025, the ZAB held a public hearing for the Use Permit and received additional public comments. After considering the staff report, the administrative record, and hearing comments from staff, the applicant, and the members of the public, the ZAB voted to approve the project with a 7-0-0-1 vote; and

WHEREAS, on October 28, 2025, the Building and Construction Trades Council of Alameda County, AFL-CIO (“Trades Council”) and the Northern California Carpenters Regional Council (“Carpenters”) filed an appeal of the ZAB’s decision to approve the project; and

WHEREAS, on or before February 9, 2026, staff posted the public hearing notice at the site and three nearby locations and mailed notices to property owners and occupants within 300 feet of the project site, and to all registered neighborhood groups that cover this area. The Council must conduct a public hearing to resolve the appeal; and

WHEREAS, on February 23, 2026, the Council held a public hearing to consider the ZAB’s decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby affirms the decision made by ZAB to approve a Use Permit #ZP2024-0126; adopts the Findings in Exhibit A and Conditions of Approval in Exhibit B; and adopts the project plans in Exhibit C.

Exhibits

A: Findings, October 30, 2025

B: Conditions of Approval, October 30, 2025

C: Project Plans, dated May 28, 2025



Zoning Adjustments Board Findings

APP # ZP2024-0126

October 30, 2025

Use Permit for a Project at 2298 Durant Avenue and 2360 Ellsworth Street

Quick Facts	Project Description:
<p>Applicant: Austin Springer, Studio KDA</p> <p>Project Address: 2298 Durant Avenue</p> <p>Site Size: 12,220 sq. ft.</p> <p>GP Land Use: Residential Mixed Use (RMU)</p> <p>Zoning: Residential Southside Mixed Use (R-SMU)</p> <p>CEQA: Section 15332 "In-Fill Development Projects"</p> <p>Date Submitted: September 5, 2024</p> <p>SB 330 Vesting Date: August 6, 2024</p> <p>Date Deemed Complete: October 21, 2024</p> <p>Project Planner: Allison Riemer</p>	<p>The applicant is seeking approval to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.</p>
	<p style="text-align: center;">Permits Requested:</p> <p>A Use Permit Public Hearing is required for the following permits:</p> <ol style="list-style-type: none"> Demolition. BMC Section 23.326.020(B) "General Requirements" to demolish a dwelling. * Demolition. BMC Section 23.326.030(A)(3) "Eliminating Dwelling Units through Demolition" to demolish a building constructed before June 1980 on a property containing two or more dwelling units. * Demolition. BMC Section 23.326.070(A) "Main Non-Residential Building" to demolish a non-residential building. * New Construction. BMC Section 23.202.020 (A) "Allowed Land Uses" to construct a multi-family use. Height Projection BMC Section 23.304.050 (A) "Projections Above Height Limits" exceed height limit with a rooftop projection. Fence BMC Section 23.304.080(A) "Permits Required" <p>*Denotes required findings.</p> <p>Density Bonus:</p> <p>Waivers</p> <ul style="list-style-type: none"> Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required. Provide no landscaped Useable Open Space. Exceed the 85-foot height limit and permit a 92-foot building. Provide no long-term bicycle parking. Remove camphor tree on Durant Avenue. <p>Concessions</p> <ul style="list-style-type: none"> Healthcare coverage for construction workers (BMC Section 13.107.050) Prevailing wage for construction workers (BMC Section 13.108.030)
	<p style="text-align: center;">Staff Recommendation:</p> <p>Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects") and approve ZP2024-0126 pursuant to Section 23.406.040(E) "Findings for Approval" and subject to the attached Findings and Conditions of Approval.</p>

I. CEQA

The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”).

Evidence: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no significant cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect an historical resource.

II. FINDINGS FOR APPROVAL

1. As required by BMC Section 23.406.040(E)(1) “**Findings for Approval**,” to approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of persons residing or visiting in the area because the project will replace a commercial building and a residential building with seven units with a new residential building with 65 units, which is a use that already exists in the area. The setbacks will exceed what is required, the proposed Floor Area Ration (FAR) is 6.54 where 7 is the maximum, and the proposed lot coverage is 84.4 percent, where 100 percent is allowed. Waivers for an increased height, reduced useable open space, and no interior (long-term) bike parking are permissible pursuant to State Density Bonus Law.

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: Findings can be made for adding a residential building with 65 units in the R-SMU District, where multi-family residential buildings are allowed:

Sunlight: According to the shadow studies submitted for the project, new shadows will affect dwellings in the existing single and multi-family buildings west, north, northeast, and southeast of the site, casting new shadows on the winter and summer solstice two hours after sunrise, at noon, and two hours before sunset.

Shadow impacts on adjacent dwellings are to be expected, because the subject site is in the R-SMU district, which allows heights of up to 85 feet by right. A waiver is allowed for a height beyond 85 feet to accommodate the density bonus units.

Based on the shadow analysis provided by the applicant, shadow impacts to neighboring residences will be limited to certain times of year, and during certain hours of the day, and shadow impacts will not be detrimental. Therefore, though the project will create new shadow impacts on neighboring residences, the projected impacts will be in line with what is expected within a built urban environment.

2. As required by BMC Section 23.406.040(E)(2) “**Findings for Approval,**” to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Density Bonus

- A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
1. Under the City’s methodology for implementing density bonuses, the base project consists of 49 units;
 2. The project will provide at least 5 qualifying units in the 49-unit base project, as more fully set forth in Condition 35;
 3. The project is entitled to a density increase of 32.5 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of up to 16 units above the base project, for a total of up to 65 units.
- B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:
1. Healthcare coverage for construction workers (BMC Section 13.107.050); and
 2. Prevailing wage for construction workers (BMC Section 13.108.030).

- C. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concessions is required to provide for affordable housing costs, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.
- D. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.
1. Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required.
 2. Provide no landscaped Useable Open Space.
 3. Exceed the 85-foot height limit and permit a 92-foot building.
 4. Provide no long-term bicycle parking.
 5. Remove the camphor tree on Durant Avenue.
- E. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project includes construction of 65 units. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) “**Findings for Approval,**” when taking action on a Use Permit, the ZAB shall consider in its findings:

- (a) The proposed land use;

Evidence: The proposed land use meets the findings for approval because the proposed multi-family residential use is consistent with the R-SMU District purposes. One of the purposes of the R-SMU District is to “implement General Plan and Southside Plan policy by encouraging high-density, multi-story residential development close to major shopping, transportation, and employment centers.” The project provides a high-density multi-story residential development near the UC Berkeley campus, Downtown Berkeley, and the Downtown Berkeley BART station.

- (b) and the structure or addition that accommodates the use.

Evidence: The proposed eight-story residential building meets the findings for approval because it meets the R-SMU District development standards, with waivers to allow for a State Density Bonus.

4. As required by BMC Section 23.406.040(E)(4) “**Findings for Approval,**” required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: This finding is met because the application has been reviewed based on the current zoning standards, general plan policies, environmental conditions, site context, and plans received September 11, 2025.

5. As required by BMC Section 23.406.040(E)(5) “**Findings for Approval,**” the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: This finding does not apply because all required findings for approval can be made based on the submitted documents.



PLANNING AND
DEVELOPMENT

USE PERMIT ZP2024-0126

CONDITIONS OF APPROVAL

October 30, 2025

2298 Durant Avenue and 2360 Ellsworth Street

Use Permit #ZP2024-0126 to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).**
All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
 - B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
 - C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.
 - D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
- 6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.
- 7. Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
- 8. Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.
- 9. HARD HATS (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" projects within City limits consisting of construction of either a new building, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in BMC Sections 13.107.040 - 13.107.090.
- A. Prior to Building Permit issuance** and during project construction, the applicant shall comply with the following sections and submit the required document(s):
 - i. BMC Section 13.107.040(a)-(d), Apprenticeship Requirements
 - ii. ~~BMC Section 13.107.050(a)-(e), Health Care Expenditures~~

iii. Submit: Contractor Prequalification Questionnaire

B. At the time Building Permit Issuance, the applicant shall comply with the following section and submit the required document(s):

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Applicant Declaration
- iii. Submit: Statement of Compliance seven days before contractor starts work

C. Within 30 Days of completing each contractor's respective work

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Contractor Satisfaction Statement

D. Prior to Issuance of Certificate of Occupancy, or prior to approved final inspection for alterations, additions, or demolition projects that do not change the occupancy class of the structure or space:

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Applicant Certification of Compliance

E. During Project Construction, the applicant shall comply with the following sections:

- i. BMC Section 13.107.070(a)-(b), Notice and Posting
- ii. BMC Section 13.107.080, Retaliation Prohibited

F. On-Going and at least three years after receiving approved Final Inspection, the applicant shall comply with the following section:

- i. BMC Section 13.107.090, Retention of Records

10. Pay Transparency Acknowledgement (BMC Section 13.104.030). Prior to the issuance of a building permit for any Project subject to this Chapter:

- A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and will be responsible for demonstrating compliance with this Chapter.
- B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with BMC Chapter 13.104 and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

- 11. Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with BMC Chapter 13.104 and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City
- 12. Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.
- 13. Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.
- 14. Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

15. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

Project Liaison _____

Name

Phone #

16. Address Assignment. The applicant shall file an “Address Assignment Request Application” with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC Section 16.28.030 Assignment and Installation of Numbers, and, except for new buildings on vacant lots, entered into the City’s database after the building permit is issued but prior to final inspection.

17. Bird Safe Buildings. Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

18. Construction Noise Reduction Program. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070, Prohibited Acts. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

- A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
- B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- C. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
- D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

- E. Prohibit unnecessary idling of internal combustion engines.
- F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
- H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

19. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.

This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair

20. Compliance with Conditions of Approval and Environmental Mitigations. The building permit application is subject to verification of compliance of these Conditions of Approval. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

21. Prior Rental Rate. Pursuant to Government Code Section 66300.6(b)(3), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice and, if asked to leave, shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

22. Occupied Units- Requirement for Relocation Expenses. Pursuant to BMC Section 23.326.030(A)(5)(c) (prior demolition ordinance):

(i) The applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and

(ii) Shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation that includes an overall building tenant relocation plan and relocation agreements all applicable tenant households prior to submittal for building permits.

23. Sitting Tenants Rights. Pursuant to BMC Section 23.326.030(A)(5)(d) (prior demolition ordinance):

(i) Sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and

(ii) Tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.

(iii) Income restrictions do not apply to displaced tenants.

24. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

- 25. Construction Noise Management** - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
- 26. Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
- 27. Construction and Demolition Diversion**. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.
- 28. Toxics**. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527)**. A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](#)
- B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

- C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.
- D. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

- E. Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

- 29. Parcel Merger/Lot Line Adjustment.** The applicant shall secure approval of any parcel merger and/or lot line adjustment associated with this Use Permit.
- 30. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 31. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
- 32. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.
- 33. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

- 34. Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.

35. Below Market Rate Units. Five Very-Low Income, and two Low Income Below Market Rate rental dwelling units (BMR Units) shall be provided in the project. All affordable units provided pursuant to Section II, Density Bonus, of the permit Findings shall be designated as BMR Units. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915), BMC Section 23.328.030(A) Affordable Housing Requirements, and BMC Section 23.326.030 Eliminating Dwelling Units through Demolition (**previous ordinance**). All affordable units provided as replacement units pursuant to the Staff Report shall be designated as BMR Units. Any Extremely-Low Income replacement units provided shall be classified as Very-Low Income units to fulfill State Density Bonus Law.

Summary table of project BMR units			
Code Section	Extremely-Low Income (30% AMI)	Very-Low Income (50% AMI)	Low Income (80% AMI)
BMC Chapter 23.328 (Inclusionary Housing)		5	2
State Density Bonus Law (Gov. Code Section 65915)		5	
BMC Chapter 23.326 (Demolition, prior version)		5	2
Total		5	2

36. Regulatory Agreement. If BMR units are provided, the owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit.

37. Payment of Affordable Housing In-Lieu Fee. The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$844,321,39. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.

Prior to Demolition or Start of Construction:

38. Construction Meeting. The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

39. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:

- A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;
- C.** Provision of exclusive contractor parking on-street; or
- D.** Significant truck activity.

Please contact the Office of Transportation at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 40. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

- 41. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 42. Construction Hours- Exceptions.** It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
- 43. Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant.
- A. Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - B. Calendar and schedule of daily/weekly/monthly construction activities
 - C. The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
- 44. Public Works - Implement Bay Area Air District (BAAD)-Recommended Measures during Construction.** For all proposed projects, BAAD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

45. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

46. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

47. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

48. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

49. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

50. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

- 51. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
- 52. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 53. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

- D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G.** All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)
- H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- I.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- J.** All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

- K.** Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.
- L.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- M.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 54. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 55. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 56. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 57. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 58. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 59. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

60. Public Works / Building and Safety. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

61. Percent for Public Art. Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art .

62. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.

63. All landscape, site and architectural improvements shall be completed per the attached approved drawings received October 22, 2025.

64. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.

A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

B. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

C. Property owners may be required to pay administrative fees associated with compliance with this Condition.

At All Times:

65. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit.

- 66. Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).
- 67. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 68. Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
- 69. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 70. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 71. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
- 72. Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.
- 73. Required Bike Parking.** Secure and on-site bike parking for at least 7 bicycles (exterior/short-term) shall be provided for the life of the building.



7 LOOKING SE FROM DURANT AT 2298 DURANT



4 LOOKING S DOWN WEST ELLSWORTH SIDEWALK



6 LOOKING S AT N FACADE OF 2241 CHANNING



5 LOOKING NW FROM 2360 ELLSWORTH AT ADJ. BLDGS.



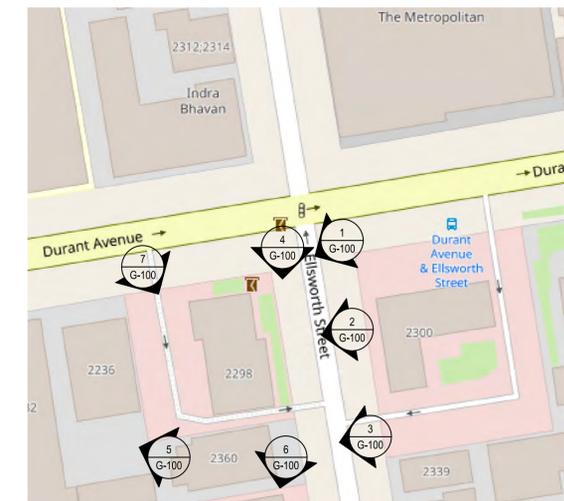
3 LOOKING W FROM ELLSWORTH AT 2360 ELLSWORTH



2 LOOKING W FROM ELLSWORTH AT 2298 DURANT



1 LOOKING SW FROM STREET CORNER



KEY MAP

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.

CITY PERMIT RECORD:

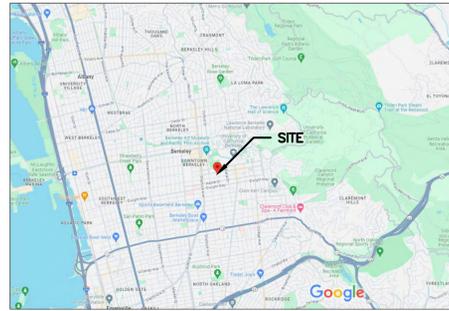
PROJECT:
VLC09
TITLE:
SITE PHOTOS

SHEET:

IMPROVEMENT PLANS

2298 DURANT AVE BERKELEY, CA

APN: 055-1887-001 & 055-1887-002



VICINITY MAP

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY FOR BERKELEY MONUMENT FOUND AT ELLSWORTH STREET AND THE INTERSECTION OF THE REFERENCE POINTS AT FULTON STREET WAS TAKEN AS N83°00'00"E, PROJECTED AS SHOWN ON PARCEL MAP NO. 10100, FILED IN BOOK 320 OF MAPS, AT PAGES 96 THROUGH 100, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY ESTABLISHED BY HOLDING THE ELEVATION OF 211.60' ON THE TOP OF A 3/8" INCH BRASS PIN IN A MONUMENT WELL FOUND AT THE INTERSECTION OF ELLSWORTH STREET AND DURANT AVENUE, AS SHOWN ON THIS MAP. THIS MONUMENT WAS TAKEN AS CITY OF BERKELEY MONUMENT B0401, HELD PER CORNER RECORD 7052 AND CITY SURVEYOR'S NOTES AS CITY OF BERKELEY DATUM.
ELEVATION = 211.60' COB DATUM

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS PROVIDED TO THE SURVEYOR, THE FIRST HAVING ORDER NUMBER NCS-1183023-CC, DATED MAY 31, 2023, AND THE SECOND HAVING ORDER NUMBER NCS-1177686, AMENDED, DATED APRIL 11, 2023. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT EXIST BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

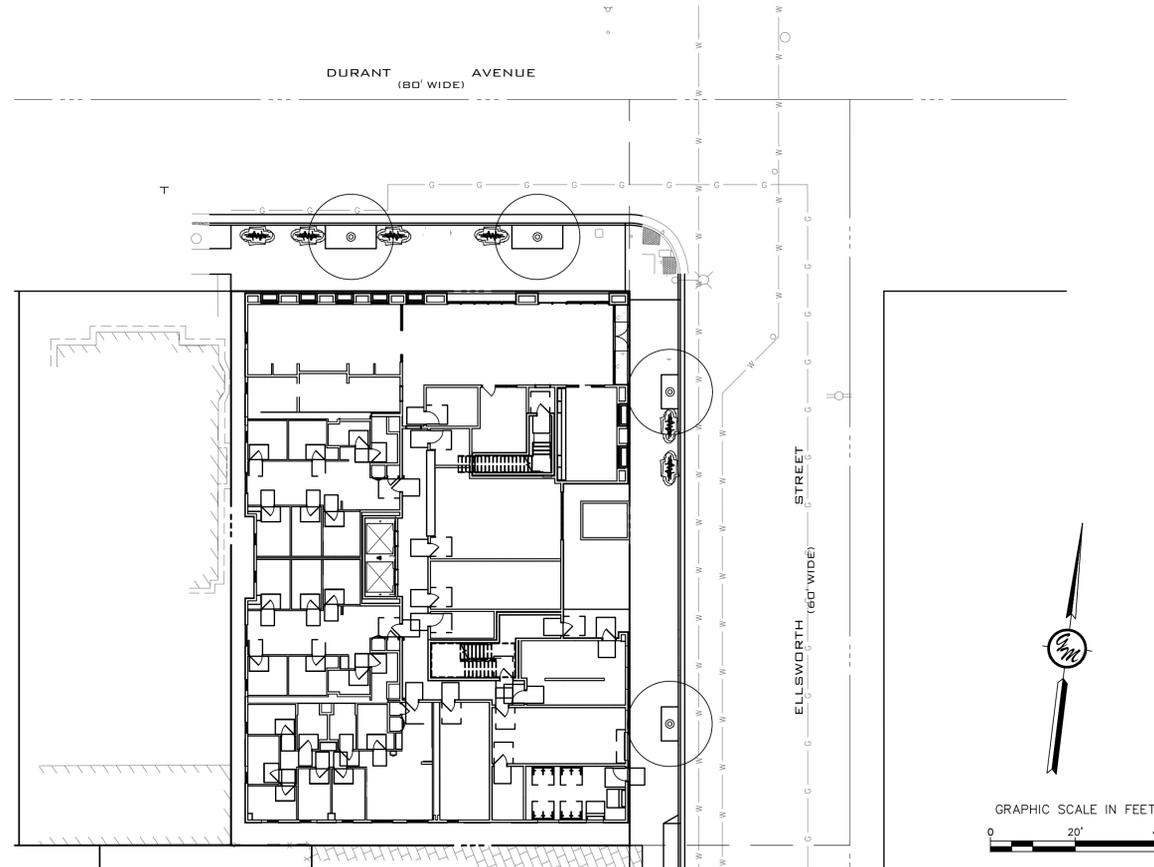
INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

- (1) --- PARCEL MAP 10100, FILED BOOK 320 OF MAPS AT PAGES 96-100 ON OCTOBER 8TH, 2012, ALAMEDA COUNTY RECORDS (ACR).
- (2) --- PARCEL MAP 9152, FILED BOOK 300 OF MAPS AT PAGES 25-26 ON JULY 18TH, 2007, ACR.
- (3) --- CORNER RECORD 7052, FILED BOOK 67 OF CORNER RECORDS AT PAGE 20 ON MAY 8TH, 2015, ACR.
- (4) --- CORNER RECORD 10921, FILED BOOK 105 OF CORNER RECORDS AT PAGE 27 ON NOVEMBER 7TH, 2017, ACR.
- (5) --- CORNER RECORD 12003, FILED BOOK 114 OF CORNER RECORDS AT PAGE 5 ON SEPTEMBER 24TH, 2018, ACR.
- (6) --- CORNER RECORD 7857, FILED BOOK 75 OF CORNER RECORDS AT PAGE 24 ON DECEMBER 23RD, 2015, ACR.
- (7) --- MAP OF COLLEGE HOMESTEAD, FILED LIBER - "T" OF DEEDS AT PAGE 799 ON MAY 15, 1866, ACR.
- (8) --- GRANT DEED INSTRUMENT NO. 2024000008, RECORDED JANUARY 2ND, 2024.
- (9) --- GRANT DEED INSTRUMENT NO. 2013122970, RECORDED APRIL 5TH, 2013.

BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.



SITE

ENGINEER:
GREENWOOD & MOORE, INC.
JEFFREY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

OWNER/APPLICANT:
VALANCE CAPITAL
NHAN NGUYEN LE
2425 CHANNING WAY,
STE B, PMB #820
BERKELEY, CA 94705

PROPERTY ADDRESS:
2298 DURANT AVE,
BERKELEY, CA

ASSESSOR'S PARCEL NO.:
APN: 055-1887-001 &
055-1887-002

SANITARY SEWER BY:
CITY OF BERKELEY

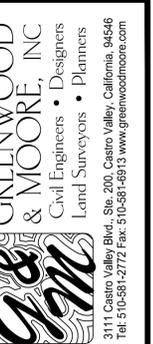
WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
BERKELEY FIRE DEPARTMENT

PROJECT INFORMATION

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	ABBREVIATIONS & LEGEND
C0.2	NOTES
C1.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C5.1	STORMWATER CONTROL PLAN
C6.0	EROSION CONTROL PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	EROSION CONTROL DETAILS
C7.4	CITY OF BERKELEY DETAILS



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

COVER SHEET

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=20'
DATE:	04/10/2025
PROJECT NO.:	2024.030
PHASE NO.:	XX
SHEET NO.:	C0.0



**TOPOGRAPHIC SURVEY &
BENCHMARK INFORMATION**

MUNICIPALITY STAMPS

SHEET INDEX

C0.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DISCLOSED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

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AB	AGGREGATE BASE	FL	FLOWLINE	TYP	TYPICAL
ABAG	ASSOCIATION OF BAY AREA GOVERNMENTS	FS	FINISH SURFACE	UNO	UNLESS NOTED OTHERWISE
ABS	ACRYLONITRILE BUTADIENE STYRENE	G	GAS MAIN	USD	UNION SANITARY DISTRICT
AC	ASPHALTIC CONCRETE	GAS V	GAS VALVE	VAR	VARIABLES
ACWD	ALAMEDA COUNTY WATER DISTRICT	GB	GRADE BREAK	VC	VERTICAL CURVE
AD	AREA DRAIN	GM	GAS METER	VCP	VITRIFIED CLAY PIPE
ADA	AMERICAN DISABILITIES ACT	GR	GRATE ELEVATION	VERT	VERTICAL
AE	ACCESS EASEMENT	GV	GATE VALVE	VIF	VERIFY IN FIELD
AL	AREA LIGHT	G&M	GREENWOOD & MOORE	W	WATER
ANC	ANCHOR	HC	HANDICAP	W/	WITH
ANG PT	ANGLE POINT	HGL	HYDRAULIC GRADE LINE	W/O	WITHOUT
AP	ANCHOR POLE	HOR	HORIZONTAL	WM	WATER METER
ARV	AIR RELIEF VALVE	HP	HIGH POINT	WW	WATER VALVE
ASB	AGGREGATE SUB-BASE	INT	INTERSECTION	YL	YARD LIGHT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	INV	INVERT ELEVATION		
BC	BEGINNING OF CURVE	ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY		
BLDG	BUILDING	JP	JOINT POLE		
BOC	BACK OF CURB	JT	JOINT TRENCH		
BOW	BACK OF SIDEWALK	L	LENGTH		
BM	BENCH MARK	LAT	SEWER LATERAL		
BO	BLOWOFF	LBS	POUND		
BPD	BACKFLOW PREVENTION DEVICE	LF	LENGTH IN FEET		
BVC	BEGINNING OF VERTICAL CURVE	LP	LOW POINT		
BVCE	BEGINNING OF VERTICAL CURB ELEVATION	LS	LENGTH IN FEET		
BVCS	BEGINNING OF VERTICAL CURB STATION	LT	LEFT		
BW	BOTTOM OF WALL	MAX	MAXIMUM		
CATV	CABLE TELEVISION	MH	MANHOLE		
C&G	CURB AND GUTTER	MIN	MINIMUM		
CB	CATCH BASIN	MON	MONUMENT		
CCCS	CENTRAL CONTRA COSTA SANITARY DISTRICT	(N)	NEW		
CFS	CUBIC FEET PER SECOND	NTS	NOT TO SCALE		
CIP	CAST IRON PIPE	OC	ON CENTER		
CL	CENTERLINE	OD	OUTSIDE DIAMETER		
CL II	CLASS 2	P	PAVEMENT		
CLR	CLEAR	PCC	PORTLAND CONCRETE CEMENT		
CMP	CORRUGATED METAL PIPE	PCF	POUNDS PER CUBIC FOOT		
CO	CLEANOUT	PG&E	PACIFIC GAS & ELECTRIC COMPANY		
CONF	CONFORM	PI	POINT OF INTERSECTION		
CONC	CONCRETE	PIV	POST INDICATOR VALVE		
COTG	CLEANOUT TO GRADE	POC	POINT OF CURVE		
CVSAN	CASTRO VALLEY SANITARY DISTRICT	PRC	POINT OF REVERSE CURVATURE		
CY	CUBIC YARDS	PSDE	PRIVATE STORM DRAIN EASEMENT		
DI	DROP INLET/DRAIN INLET	PSI	POUND PER SQUARE INCH		
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE		
DMA	DRAINAGE MANAGEMENT AREA	PT	POINT OF TANGENCY		
DWG	DRAWING	PUE	PUBLIC UTILITY EASEMENT		
DWY	DRIVEWAY	PV	PAVEMENT		
(E)	EXISTING	PVC	POLY VINYL CHLORIDE		
EA	EACH	PVI	POINT OF VERTICAL INTERSECTION		
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	R	RADIUS		
EC	END OF CURVE	(R)	RADIAL LINE		
EG	EXISTING GRADE	RL	RIDGE LINE		
ELEC	ELECTRIC	RCP	REINFORCED CONCRETE PIPE		
ELECTRO	ELECTROLIER	RIM	RIM ELEVATION		
ELEV	ELEVATION	RT	RIGHT		
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY		
EQ	EQUAL DISTANCE	S	SLOPE		
EV	ELECTRIC VEHICLE	SD	STORM DRAIN		
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SDCO	STORM DRAIN CLEANOUT		
EVC	END OF VERTICAL CURVE	SDE	STORM DRAIN EASEMENT		
EVCE	END OF VERTICAL CURB ELEVATION	SDMH	STORM DRAIN MANHOLE		
EVCS	END OF VERTICAL CURB ELEVATION	SF	SQUARE FEET		
EW	EACH WAY	SHT	SHEET		
FM	FORCE MAIN	SIM	SIMILAR		
FC	FACE OF CURB	SL	STREET LIGHT		
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER		
FF	FINISH FLOOR	SSCO	SANITARY SEWER CLEANOUT/RISER		
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE		
FH	FIRE HYDRANT	STA	STATION		
FI	FIELD INLET	STD	STANDARD		
		SW	SIDEWALK		
		SWC	STORM UNDER CONTROL		
		T	TELEPHONE LINE		
		TBO	TEMPORARY BLOWOFF		
		TC	TOP OF CURB		
		TCM	TREATMENT CONTROL MEASURE		
		TELE	TELEPHONE		
		TH	THRESHOLD		
		TS	TRAFFIC SIGNAL		
		TW	TOP OF WALL		

ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
		AREA DRAIN
		AREA LIGHT
		BLOWOFF
		BRUSH LINE
		BUILDING
		CABLE TV
		CLEANOUT
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
		DROP INLET
		ELECTRIC LINE
		ELECTROLIER
		FDC
		FENCE
		FIRE HYDRANT
		FIRE MAIN
		GAS MAIN/SERVICE
		GAS VALVE
		GAS METER
		GUY ANCHOR
		ACCESSIBLE SPACE
		INLET
		JOINT TRENCH
		MONUMENT
		OVERLAND RELEASE
		RIDGE LINE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER LINE
		SAWCUT LINE
		SIGN
		SLOPE
		STORM DRAIN MANHOLE
		STORM DRAIN LINE
		SANITARY SEWER MANHOLE
		SWALE
		TELEPHONE LINE
		TRAFFIC SIGNAL
		TRANSFORMER
		TREE
		JOINT POLE
		VALLEY GUTTER
		WALL
		WATER MAIN
		WATER METER
		WATER VALVE

LEGEND

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REGISTERED PROFESSIONAL ENGINEER
 JEFFREY R. MOORE
 No. C042628
 Exp. 03/31/2026
 CIVIL
 STATE OF CALIFORNIA

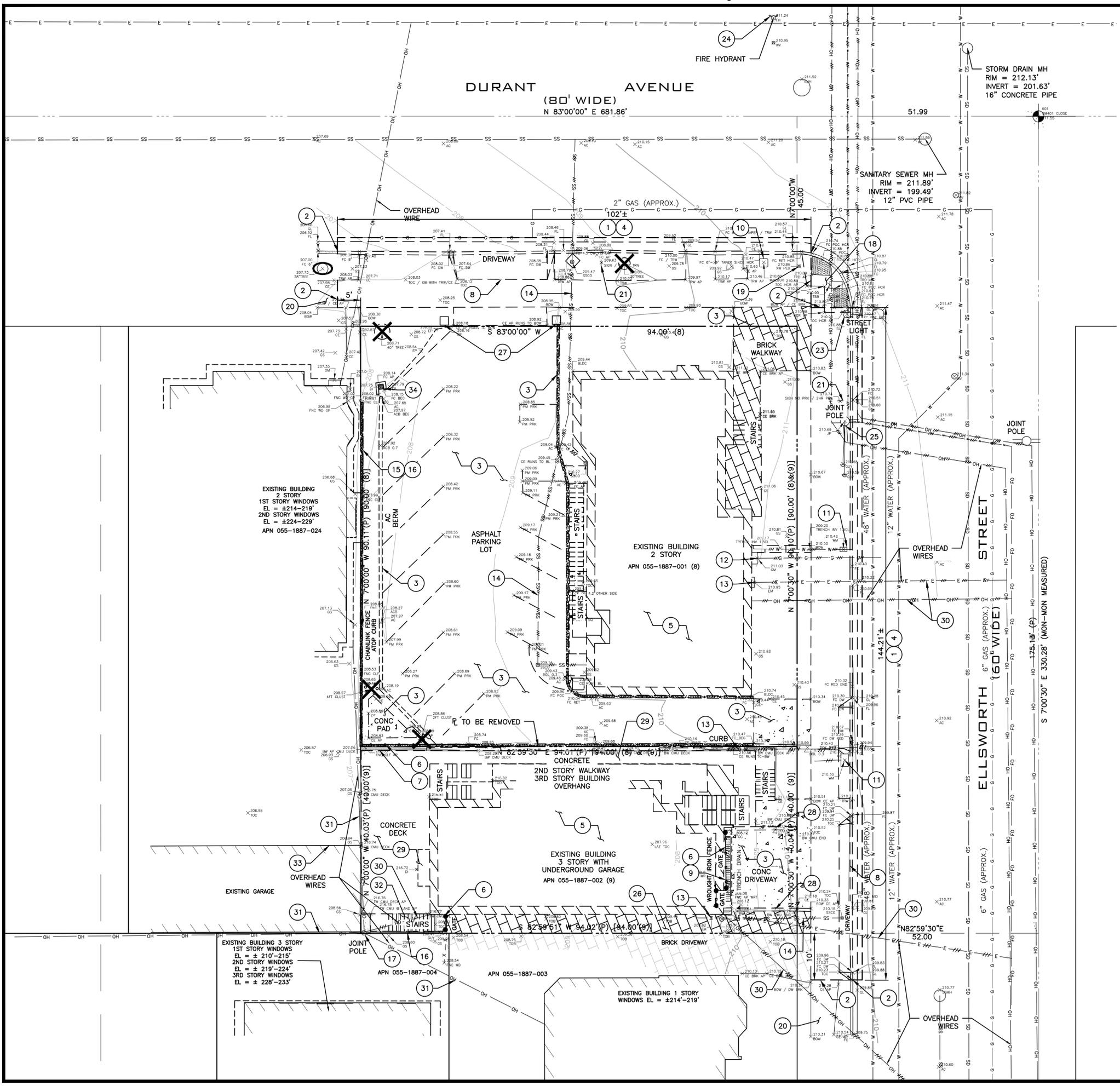
IMPROVEMENT PLAN
 2298 DURANT AVENUE
 BERKELEY, CA
 APN: 055-1887-001 & 055-1887-002

ABBREVIATIONS & LEGEND

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **1"=20'**
 DATE: **04/10/2025**
 PROJECT NO.: **2024.030**
 PHASE NO.: **XX**
 SHEET NO.:

C0.1

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- KEYNOTES:**
- SAWCUT
 - LIMIT OF REMOVAL
 - REMOVE (E) CONCRETE/ASPHALT/BRICK
 - REMOVE (E) SIDEWALK, CURB, & GUTTER
 - (E) BUILDING & FOUNDATION TO BE DEMOLISHED. REMOVE (E) ASSOCIATED RETAINING WALLS AND FOUNDATION. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
 - REMOVE (E) FENCE AND/OR GATE
 - REMOVE (E) RETAINING WALL
 - REMOVE (E) DRIVEWAY
 - REMOVE (E) TRENCH DRAIN
 - REMOVE & REINSTALL (E) MAILBOX. COORDINATE REMOVAL & REINSTALLATION WITH UNITED STATES POSTAL SERVICE.
 - REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
 - PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
 - PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
 - ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
 - A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNMAYNUTED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 1/2" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
 - B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
 - C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
 - D. REMOVE (E) CLEANOUT FRAME & COVER.
 - REMOVE (E) CONCRETE WALL. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
 - REMOVE (E) FENCE. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
 - (E) JOINT POLE WITH GUY WIRE TO REMAIN
 - (E) ACCESSIBLE RAMP TO REMAIN
 - (E) CROSSWALK BUTTON/BOLLARD TO REMAIN
 - (E) CONCRETE TO REMAIN
 - (E) SIGN TO REMAIN
 - (E) CURB & GUTTER TO REMAIN
 - (E) LIGHT POLE TO REMAIN
 - (E) FIRE HYDRANT TO REMAIN
 - REMOVE (E) JOINT POLE & UNDERGROUND (E) OVERHEAD UTILITIES (BY OTHERS)
 - REMOVE (E) BRICK PAVERS TO PROPERTY LINE
 - REMOVE (E) BRICK POST
 - REMOVE (E) RETAINING WALL AND FOUNDATION.
 - REMOVED (E) CONCRETE DECK, WALLS AND FOUNDATION.
 - REMOVE (E) OVERHEAD UTILITY LINE TO BUILDING. COORDINATE REMOVAL WITH APPROPRIATE UTILITY MUNICIPALITY.
 - (E) OVERHEAD UTILITY LINE TO REMAIN.
 - REMOVE (E) CONCRETE STEPS.
 - PROTECT (E) BUILDING ON ADJACENT PROPERTY DURING DEMOLITION.
 - (E) DRAIN INLET AND STORM DRAIN TO REMAIN DURING DEMOLITION. REMOVE (E) DRAIN INLET AND STORM DRAIN PRIOR TO CONSTRUCTION OF (N) BUILDING FOUNDATION.

LEGEND:

- X REMOVE (E) TREE AND/OR (E) STUMP
- O (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION

GRAPHIC SCALE IN FEET

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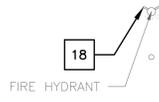


IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE:	04/10/2025
PROJECT NO.:	2024.030
PHASE NO.:	XX
SHEET NO.:	C1.0

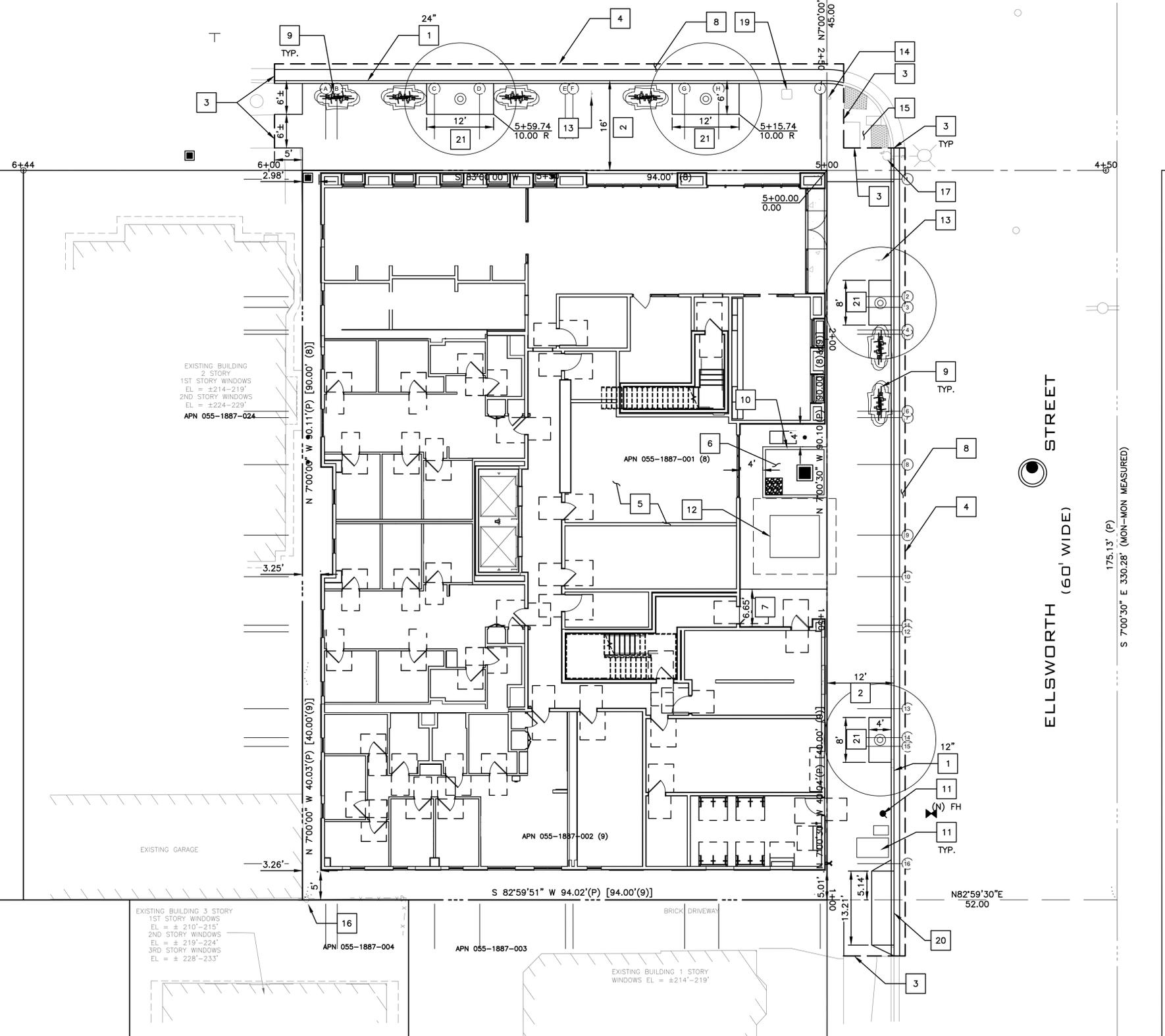
DURANT AVENUE
(80' WIDE)
N 83°00'00" E 681.86'



KEYNOTES

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.4
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD DETAIL 8153. SEE DETAIL 2/C7.4.
3. CONFORM TO EXISTING SAWCUT LINE
4. SAWCUT LINE. CONFORM TO (E) AC PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. FLOW THROUGH PLANTER
7. (N) PRIVATE CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
8. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
9. (N) BIKE RACK
10. RETAINING WALL AT FLOWTHROUGH PLANTER
11. (N) WATER METER
12. (N) ABOVE GROUND TRANSFORMER
13. (E) SIGN TO REMAIN
14. (E) CROSSWALK POLE TO REMAIN
15. (E) ACCESSIBLE RAMP TO REMAIN
16. (E) JOINT POLE TO REMAIN
17. (E) STREETLIGHT TO REMAIN
18. (E) FIRE HYDRANT TO REMAIN
19. REMOVE AND REINSTALL (E) MAILBOX (BY OTHERS)
20. (N) DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.4.
21. (N) TREE WELL
22. DIMENSION TO GRIDLINE. SEE PLAN FOR GRIDLINE NUMBER/LETTER
23. 1/2" GAP BETWEEN CONCRETE EDGE & BUILDING. FILL WITH BACKER ROD & CAULK.
24. (N) FIRE HYDRANT

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EXISTING BUILDING 2 STORY
1ST STORY WINDOWS
EL = ±214'-219'
2ND STORY WINDOWS
EL = ±224'-229'
APN 055-1887-024

EXISTING BUILDING 3 STORY
1ST STORY WINDOWS
EL = ± 210'-215'
2ND STORY WINDOWS
EL = ± 219'-224'
3RD STORY WINDOWS
EL = ± 228'-233'

EXISTING BUILDING 1 STORY
WINDOWS EL = ±214'-219'

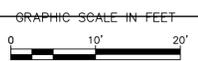
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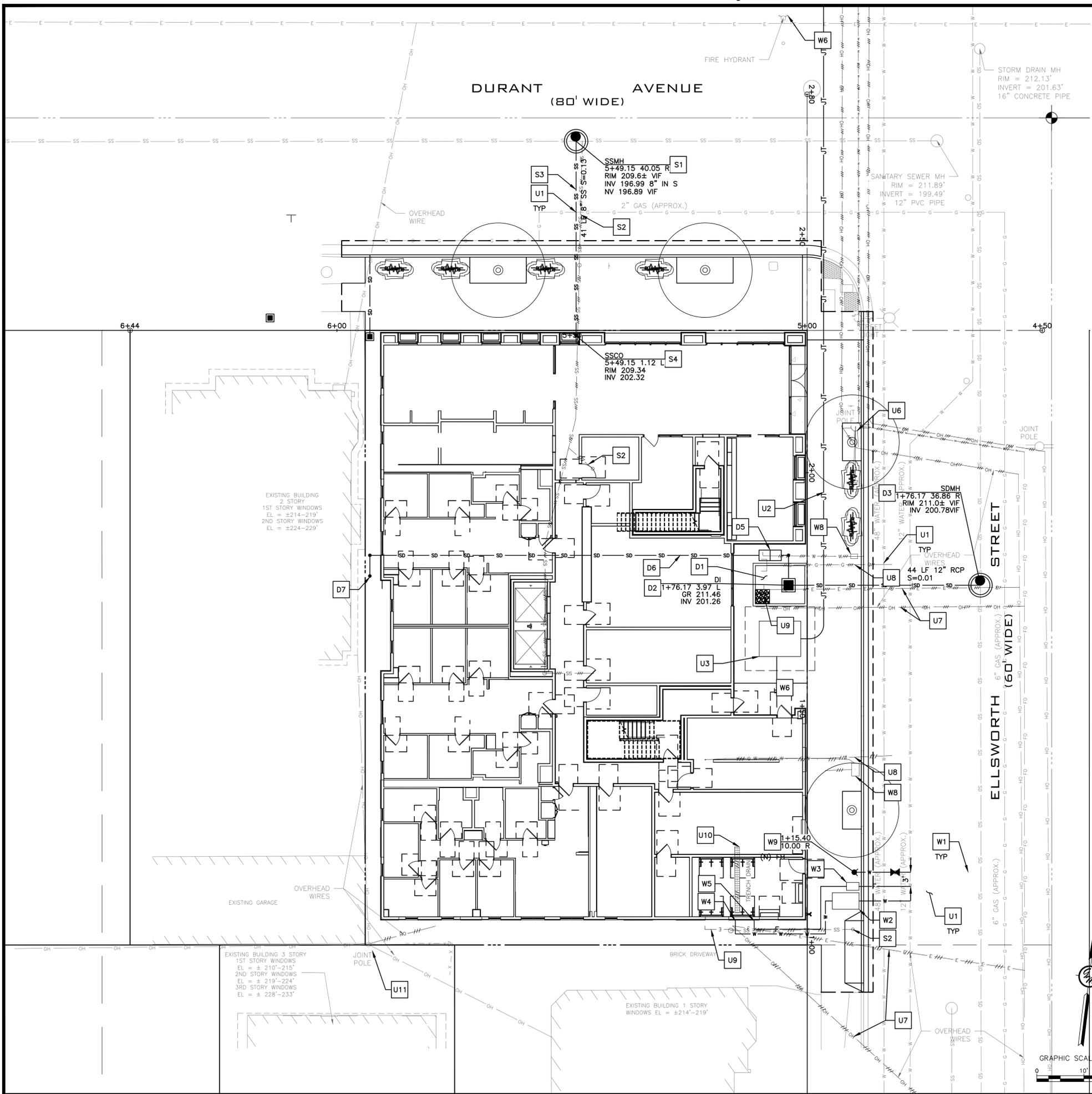
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

SITE PLAN
CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.: C2.0



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- STORM DRAINAGE KEYNOTES** [D#]
1. FLOW THROUGH PLANTER
 2. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE. DRAIN INLET TO BE CP2424 PER DETAIL 1/C7.1 & 2/C7.1
 3. STORM DRAIN MANHOLE PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
 4. APPROXIMATE LOCATION OF RAIN WATER DOWNSPOUT TO OUTFALL INTO BIORETENTION AREA AT COBBLE DISSIPATOR
 5. BELOW GROUND CONTECH CARTRIDGE CATCH BASIN STORMFILTER TO TREAT ROOFTOP. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 4/C7.1.
 6. STORM DRAIN THROUGH BUILDING. COORDINATE WITH PLUMBING CONSULTANT.
 7. CONNECT DOWNSPOUT TO STORM DRAIN THAT IS CONNECTED TO FILTER VAULT.
- SEWER KEYNOTES** [S#]
1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
 2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
 - A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDATED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
 - B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
 - C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
 - D. REMOVE (E) CLEANOUT FRAME & COVER.
 3. 8" HDPE SDR 17
 4. 2 WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.
- WATER KEYNOTES** [W#]
1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
 2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
 3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
 4. 2" WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
 5. X" FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
 6. (E) FIRE HYDRANT
 7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
 - 7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3--FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
 - 7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2--INCH INLET CONNECTION AND ONE (1) 5--INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
 8. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
 9. (N) FIRE HYDRANT PER EBMUD AND CITY OF BERKELEY STANDARDS, REQUIREMENTS AND SPECIFICATIONS.
- UTILITY KEYNOTES** [U#]
1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
 2. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
 3. (N) ABOVE GROUND TRANSFORMER (BY OTHERS)
 4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136.
 5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF
 6. REMOVE (E) JOINT POLE AND UNDERGROUND EXISTING OVERHEAD UTILITIES (BY OTHERS)
 7. REMOVE (E) OVERHEAD LINES
 8. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
 9. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
 10. REMOVE (E) TRENCH DRAIN. ABANDON EXISTING STORM DRAIN LINE.
 11. (E) JOINT POLE TO REMAIN.

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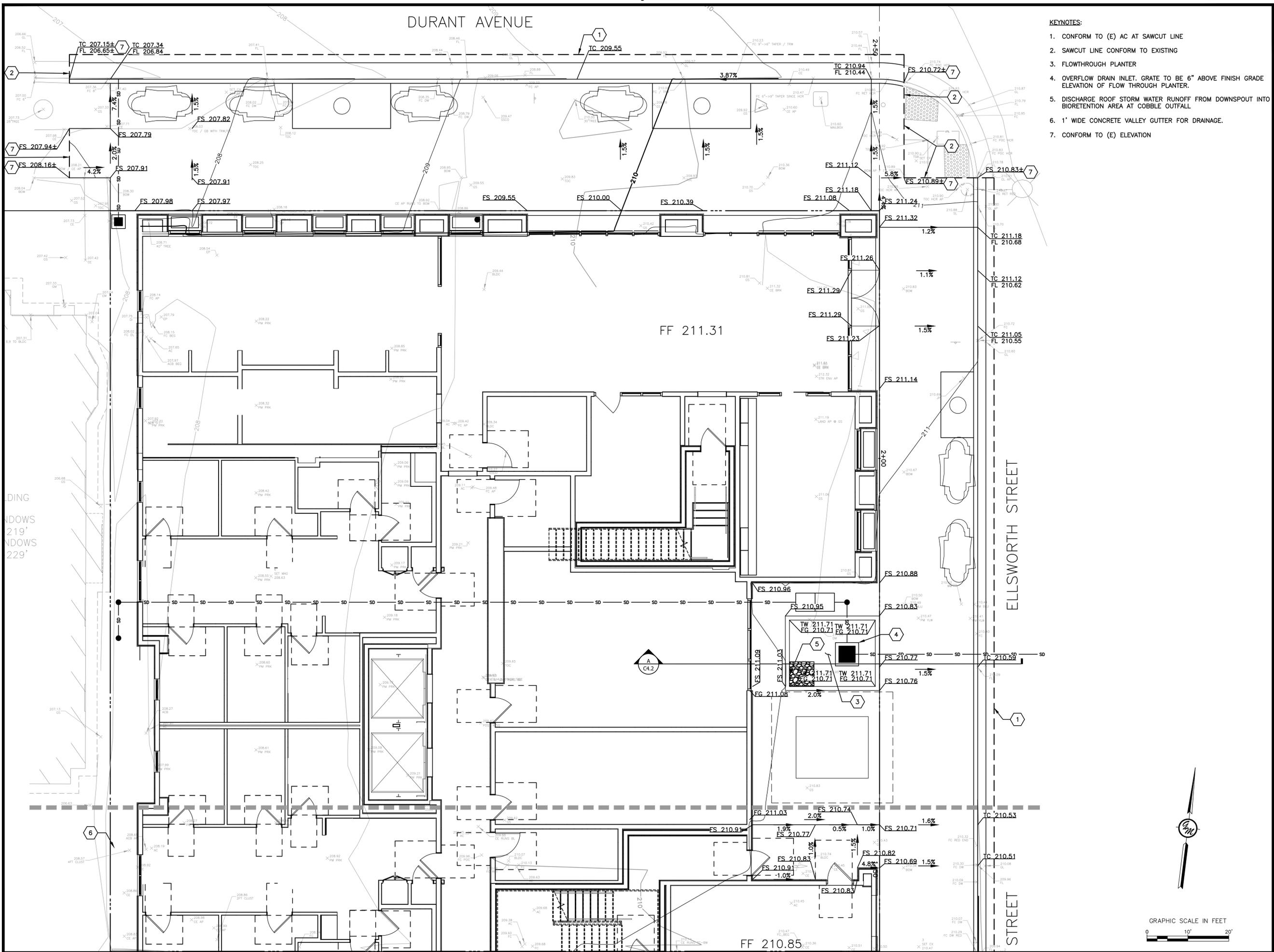
REGISTERED PROFESSIONAL ENGINEER
 JEFFREY R. MOORE
 No. C042628
 Exp. 03/31/2026
 CIVIL
 STATE OF CALIFORNIA

IMPROVEMENT PLAN
 2298 DURANT AVENUE
 BERKELEY, CA
 APN: 055-1887-001 & 055-1887-002

UTILITY PLAN

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **1"=10'**
 DATE: **04/10/2025**
 PROJECT NO.: **2024.030**
 PHASE NO.: **XX**
 SHEET NO.: **C3.0**

DURANT AVENUE



- KEYNOTES:**
1. CONFORM TO (E) AC AT SAWCUT LINE
 2. SAWCUT LINE CONFORM TO EXISTING
 3. FLOWTHROUGH PLANTER
 4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
 5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
 6. 1' WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
 7. CONFORM TO (E) ELEVATION

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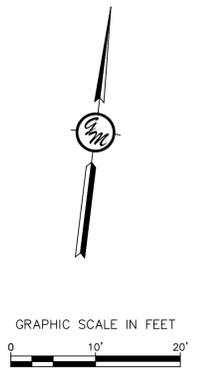
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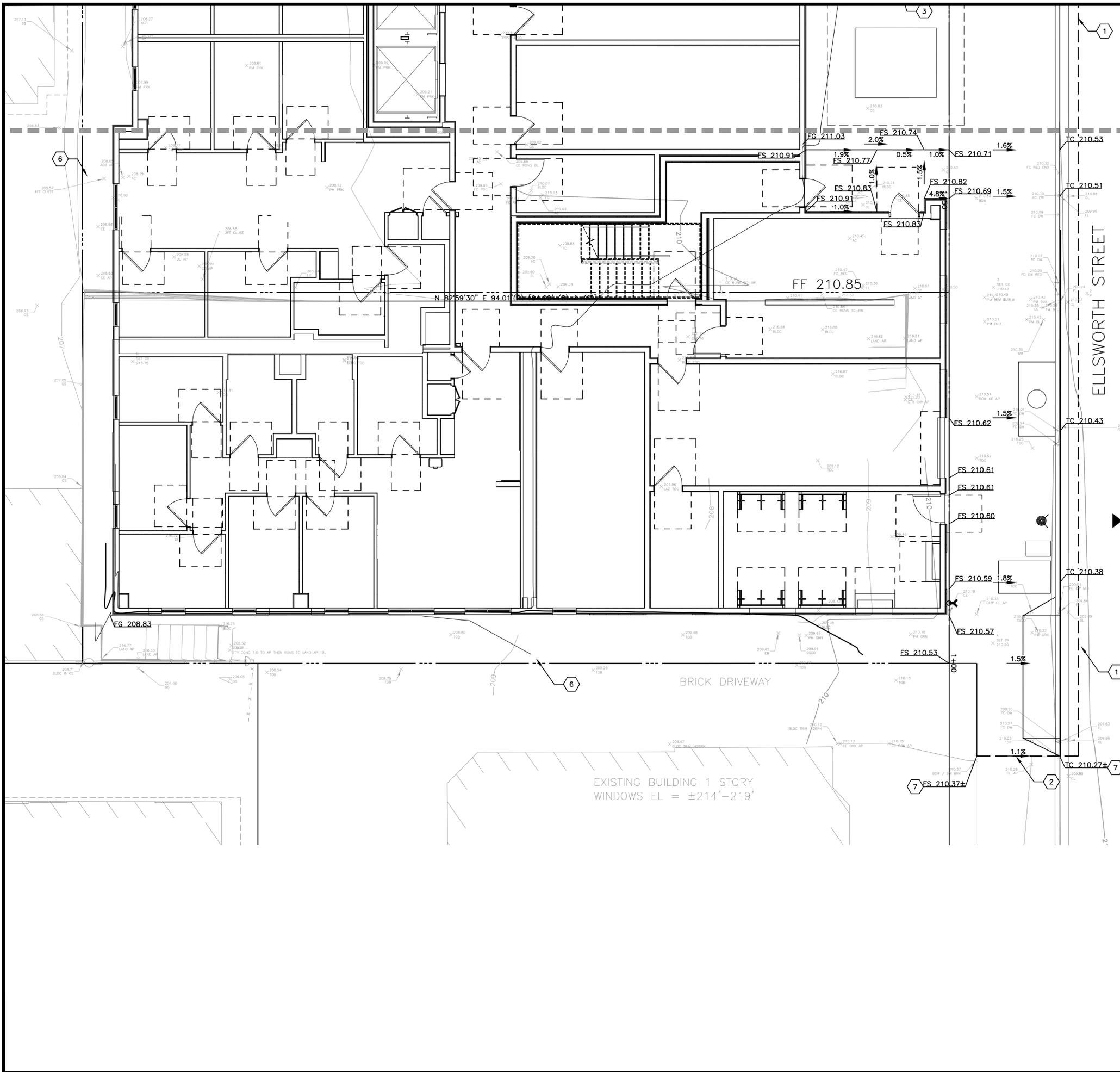


IMPROVEMENT PLAN
 2298 DURANT AVENUE
 BERKELEY, CA
 APN: 055-1887-001 & 055-1887-002

GRADING PLAN
CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.: C4.0



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- KEYNOTES:**
1. CONFORM TO (E) AC AT SAWCUT LINE
 2. SAWCUT LINE CONFORM TO EXISTING
 3. FLOWTHROUGH PLANTER
 4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
 5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
 6. 1' WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
 7. CONFORM TO (E) ELEVATION

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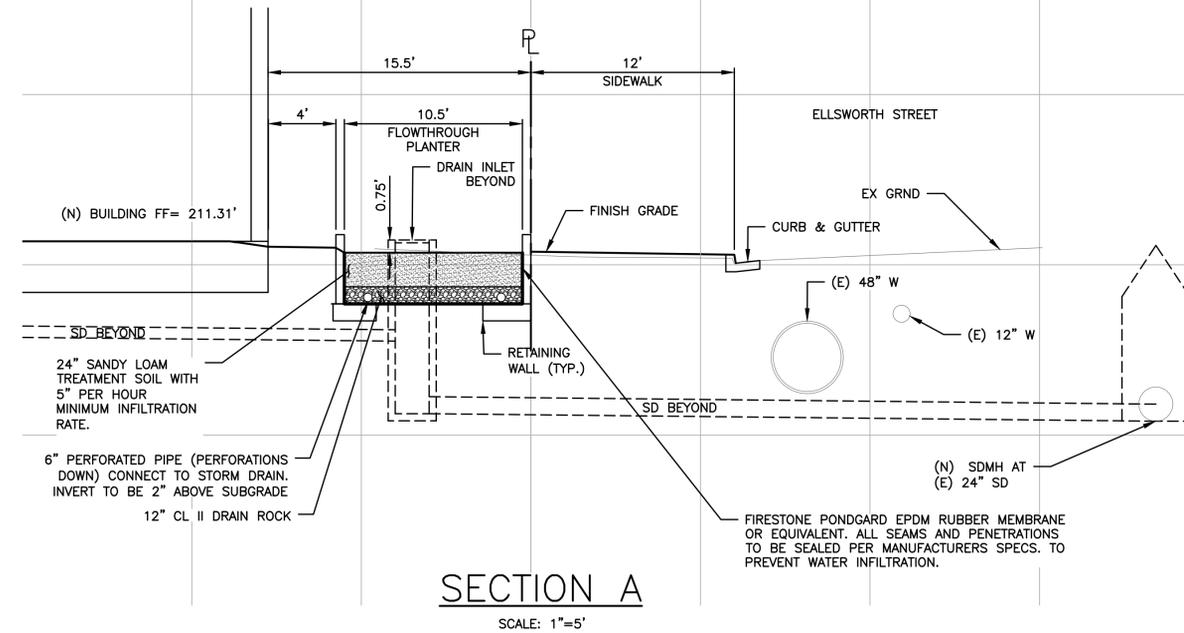
REGISTERED PROFESSIONAL ENGINEER
 JEFFREY R. MOORE
 No. C042628
 Exp. 03/31/2026
 J. Moore
 CIVIL
 STATE OF CALIFORNIA

IMPROVEMENT PLAN
 2298 DURANT AVENUE
 BERKELEY, CA
 APN: 055-1887-001 & 055-1887-002

GRADING PLAN

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **1"=10'**
 DATE: **04/10/2025**
 PROJECT NO.: **2024.030**
 PHASE NO.: **XX**
 SHEET NO.: **C4.1**

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SECTION A
SCALE: 1"=5'

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

SECTIONS

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **AS SHOWN**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.:

C4.2

**TABLE A
IMPERVIOUS AREA SUMMARY**

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	10,604	0	1,631
PROPOSED	10,878	0	1,357

**TABLE B
FLOWTHROUGH PLANTER DESIGN**

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
2	2	2,636	85	0	85	2,551	2,560	80	85	9	BIORETENTION	AREA METHOD*

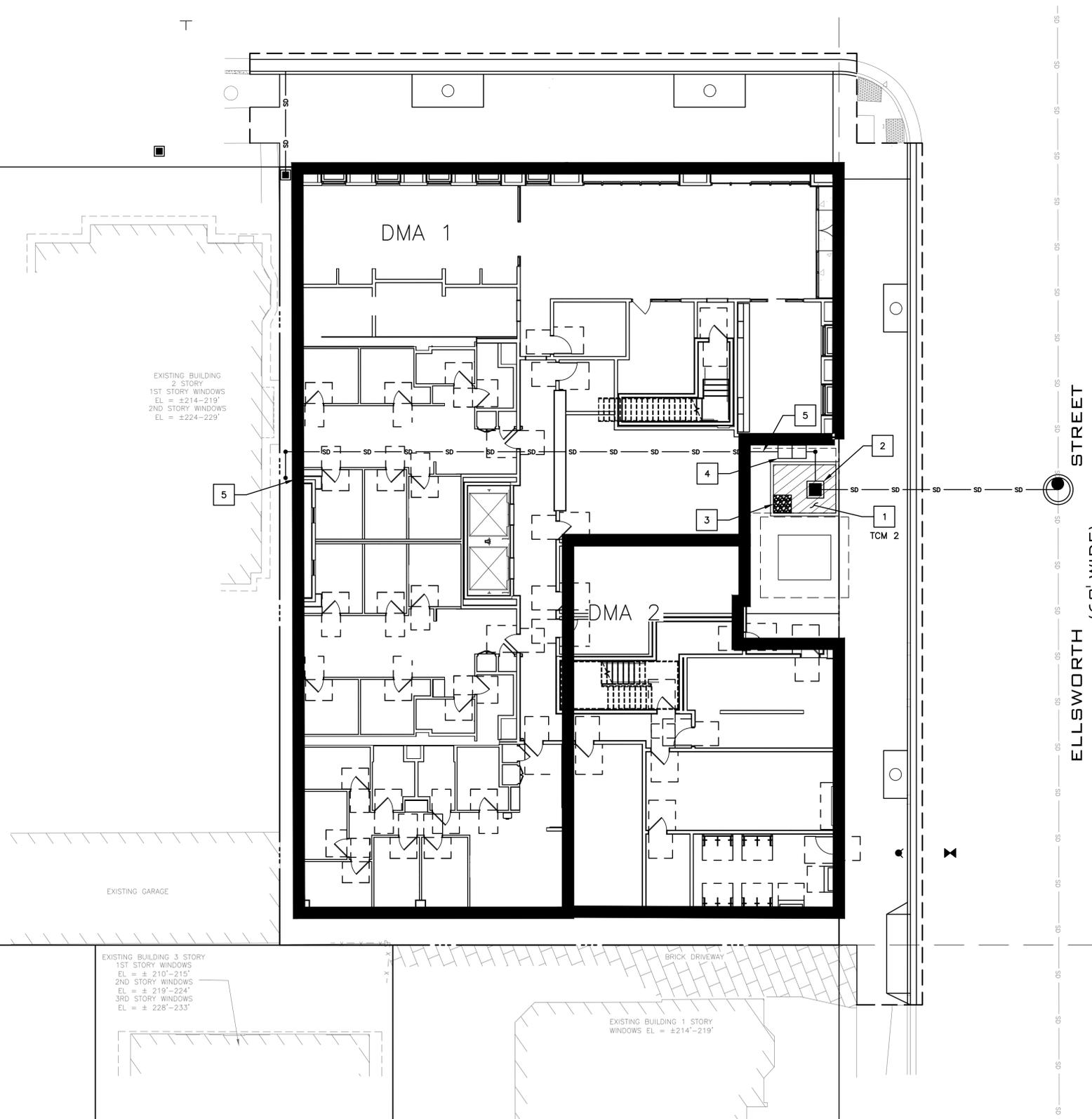
**TABLE C
CONTECH FILTER VAULT DESIGN**

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
1	1	8,207	0	0	0	8,207	8,207	0.0339	0.0558	FILTER VAULT	RATIONAL METHOD*

KEYNOTES #

1. FLOWTHROUGH PLANTER AT GRADE
2. OVERFLOW DRAINAGE INLET GRATE ON DROP INLET TO BE 6" ABOVE FINISH GRADE ELEVATION OF BIORETENTION AREA
3. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
4. CONTECH FILTER VAULT. SEE UTILITY PLAN SHEET C3.0 FOR MORE INFORMATION. TWO FILTERS.
5. CONNECT DOWNSPOUT TO STORMDRAIN CONNECTED TO FILTER VAULT.

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
Civil
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

STORMWATER CONTROL PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C5.0**

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Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1-1 Project Name: **2298 DURANT AVE**

1-2 City application ID: **BERKELEY**

1-3 Site Address or APN: **0**

1-4 Tract or Parcel Map No.: **0**

1-5 Site Mean Annual Precip. (MAP)¹: **23.0** Inches

1-6 Applicable Rain Gauge²: **Oakland Airport (CWPAC)**

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. [Click here for map](#)

MAP adjustment factor is automatically calculated as: **1.25**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA-2**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious Surface	5,312	1.0	5,312
2-3 Pervious Surface	165	0.1	17
Total DMA Area (square feet) =		5,477	
Total Effective Impervious Area (EIA)		5,329	Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURFFF)	13.9	0.58
Palo Alto (SCVURFFF)	13.7	0.62
Palo Alto (SMCVVFFF)	14.6	0.64
Gilroy (SCVURFFF)	18.2	1.00
Morgan Hill (SCVURFFF)	19.5	1.00
Boulder Creek (SMCVVFFF)	55.9	2.04
La Honda (SMCVVFFF)	24.4	0.86
Half Moon Bay (SMCVVFFF)	25.92	0.82
San Francisco (SMCVVFFF)	21	0.73
San Francisco Airport (SMCVVFFF)	20.1	0.85
San Francisco Oceanade (SMCVVFFF)	18.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 **Unit basin storage volume from Table 5.2:** **1.00** Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 **Adjusted unit basin storage volume:** **1.25** Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 **Required Capture Volume (in cubic feet):** **557** Cubic feet
(The adjusted unit basin storage volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: **0.2** Inches per hour

4-2 Divide Item 3-2 by Item 4-1: **6.27** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface: **213** Square feet

5-2 Area 25% smaller than Item 5-1: **160** Square feet

5-3 Volume of treated runoff for area in Item 5-2: **417** Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3: **139** Cubic feet (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2: **0.9** Feet (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches: **10.4** inches (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2: **165** Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1: **431** Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3: **126** Cubic feet (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1: **0.76** Feet (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches: **9.14** inches (Depth of stored runoff in surface ponding area)

If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes > 1% will increase the ponding depth by 0).

7-6



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

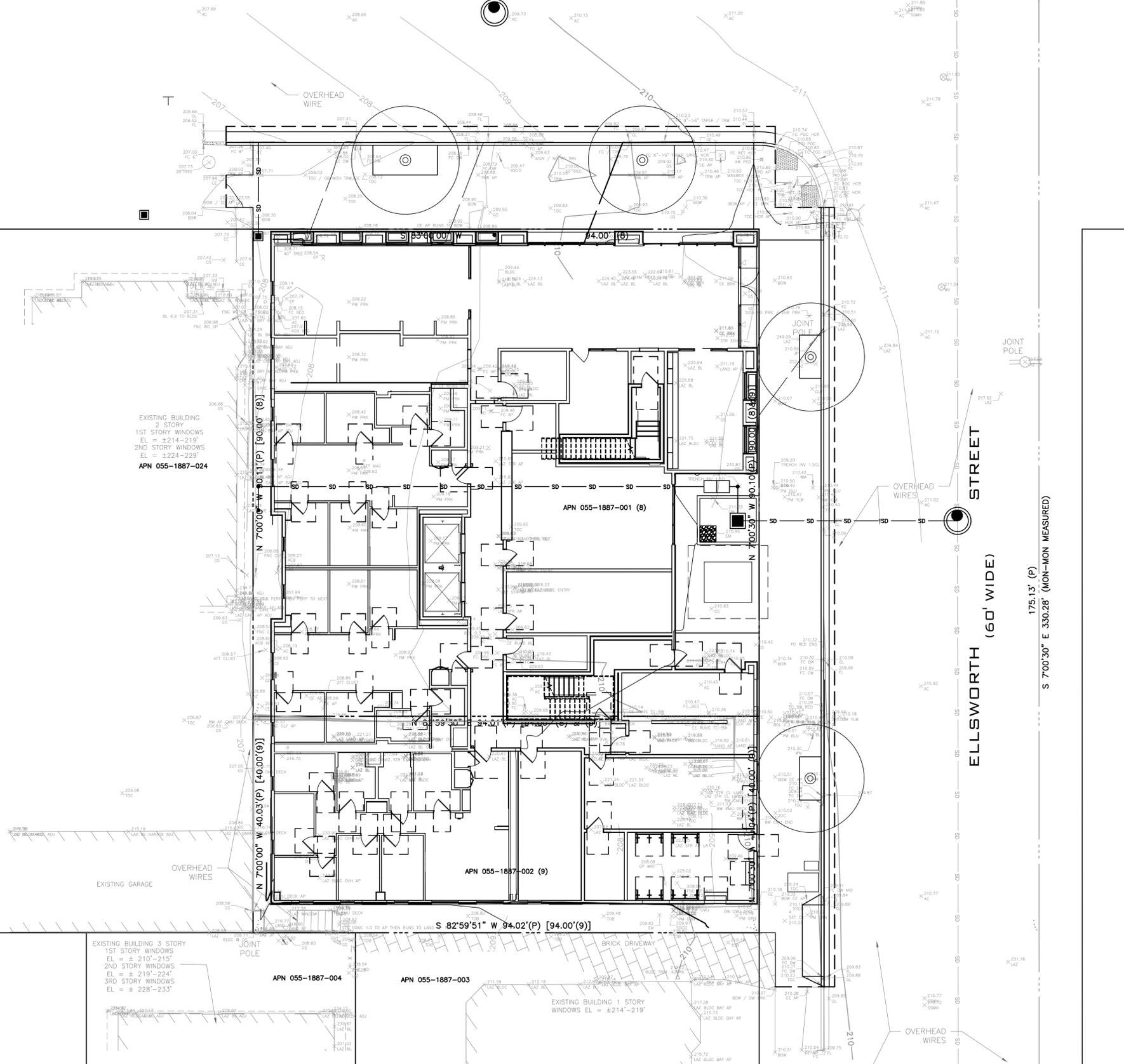
STORMWATER CONTROL PLAN
COMBINATION CALCULATIONS

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **1"=10'**
 DATE: **04/10/2025**
 PROJECT NO.: **2024.030**
 PHASE NO.: **XX**
 SHEET NO.:

C5.1

DURANT AVENUE
(80' WIDE)
N 83°00'00" E 681.86'

STORM DRAIN MH
RIM = 212.13'
INVERT = 201.63'
16" CONCRETE PIPE



EXISTING BUILDING 2 STORY
1ST STORY WINDOWS
EL = ±214-219'
2ND STORY WINDOWS
EL = ±224-229'
APN 055-1887-024

EXISTING BUILDING 3 STORY
1ST STORY WINDOWS
EL = ±210-215'
2ND STORY WINDOWS
EL = ±219-224'
3RD STORY WINDOWS
EL = ±228-233'

APN 055-1887-004

APN 055-1887-003

EXISTING BUILDING 1 STORY
WINDOWS EL = ±214'-219'

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

EROSION CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE:	04/10/2025
PROJECT NO.:	2024.030
PHASE NO.:	XX
SHEET NO.:	C6.0

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BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLANT GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.

1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:

1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.

1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.

1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.

1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.

1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD."

1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.

1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.

1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACT(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.

1.2. SAND FOR BIORETENTION SOIL:

1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.

1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN	MAX
3/8"	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3. COMPOSTED MATERIAL

COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:

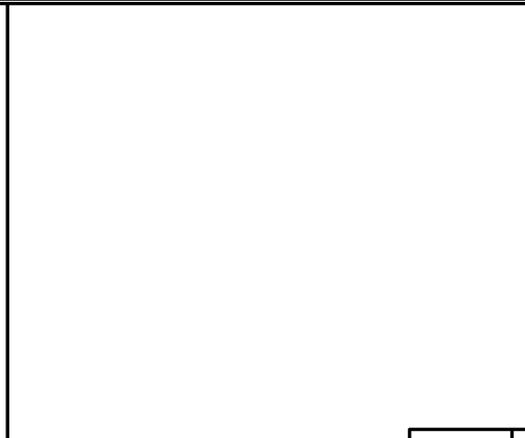
1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
 - 4.a. OXYGEN TEST < 1.3 O2/UNIT TS/HR
 - 4.b. SPECIFIC OXY. TEST < 1.5 O2/UNIT BVS/
 - 4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
 - 4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
 - 4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
 - 5.a. NH4- :NO3 < 3
 - 5.b. AMMONIUM < 500PPM, DRY BASIS
 - 5.c. SEED GERMINATION > 80% OF CONTROL
 - 5.d. PLANT TRIALS > 80% OF CONTROL
 - 5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
 - 6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
 - 6.b. BORON: TOTAL SHALL BE < 80PPM; SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

B. COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

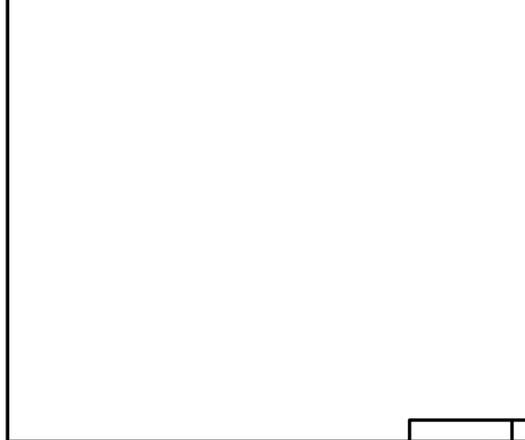
SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN	MAX
1"	99	100
1/2"	90	100
1/4"	40	90
NO. 200	2	10

- C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD
- D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.
- E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.
- F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.
- G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM
- H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.
- I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931, (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST.

TREATMENT SOIL NOTES



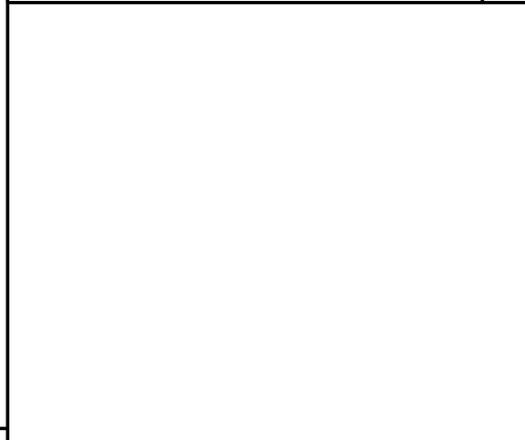
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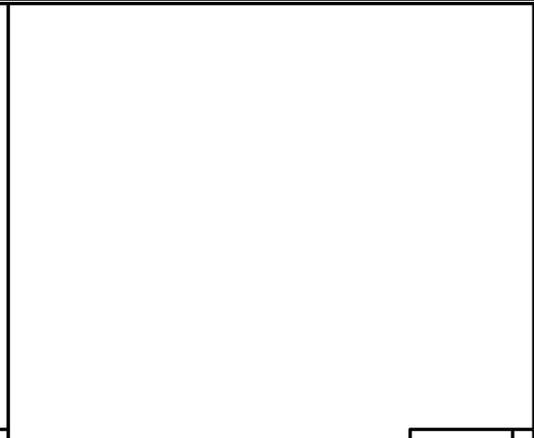
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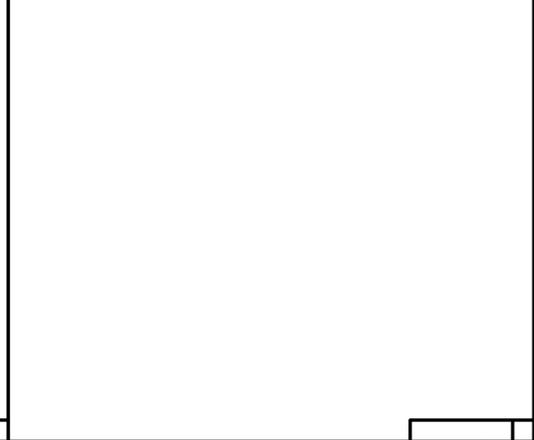
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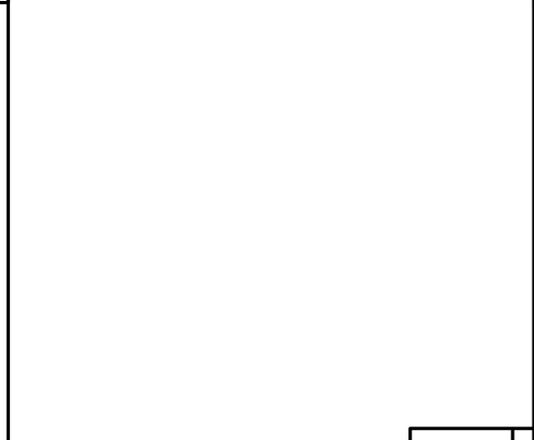
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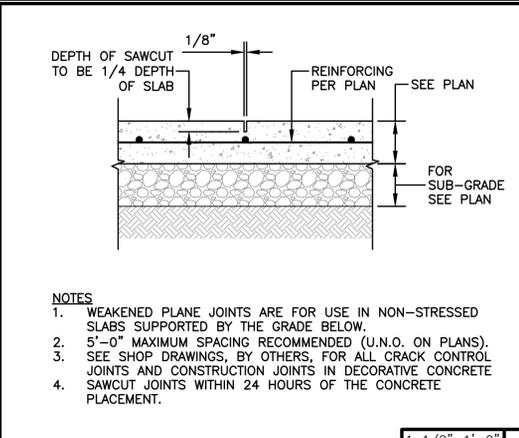
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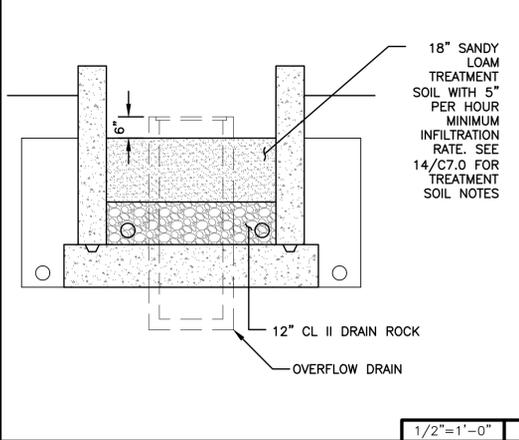
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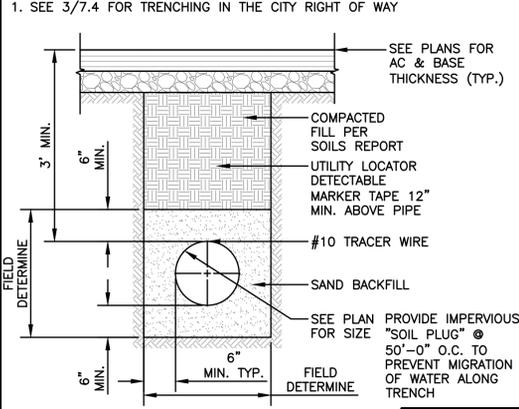
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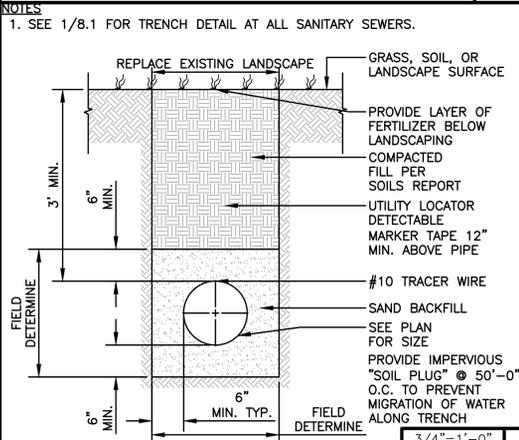
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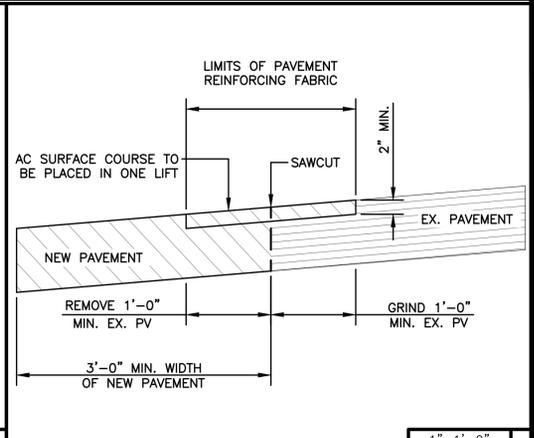
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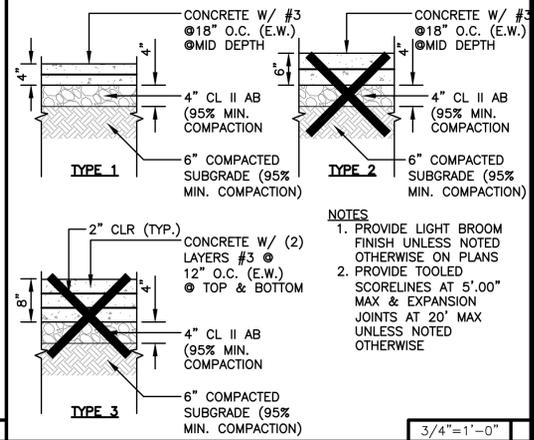
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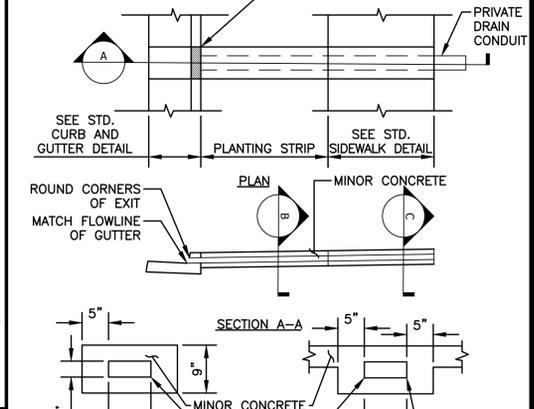
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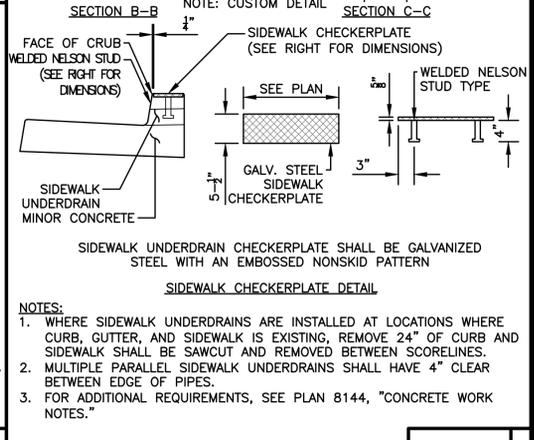
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10

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Civil Engineers • Designers
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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

APN: 055-1887-001 & 055-1887-002

DETAILS

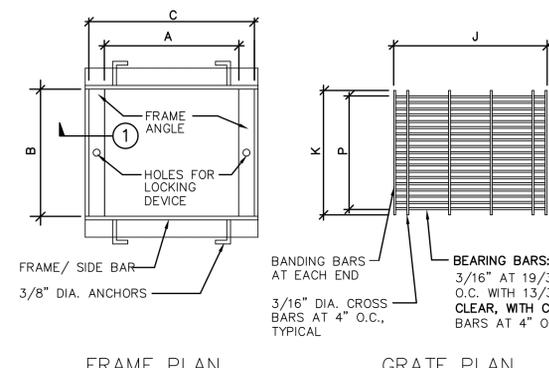
CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **AS SHOWN**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.:

C7.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OR REVISIONS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTICED.



Title: "ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS
 Date: 05/15/03
 Rev: _____
 Page No.: 1-10
 Dep. No.: CM



MODEL	FRAMES				GRATE							
	A IN	B IN	C IN	BEARING ANGLE IN	J IN	K IN	L IN	M IN	N IN	O IN	P IN	# BARS
CP1212	12-3/8	12-3/8	15	1-1/2x1-1/2	1-1/2x1/4	14-3/4	12-1/8	12-1/16	1-1/4x3/16	1x3/16	21	
CP1818	18-3/8	18-3/8	21	1-1/2x1-1/2	1-1/2x1/4	20-5/8	18-1/8	18	1-1/4x3/16	1x3/16	31	
CP1824	18-3/8	24-3/8	21	1-1/2x1-1/2	1-1/2x1/4	20-5/8	18-1/8	18	1-3/4x3/16	1-1/2x3/16	31	
CP2424	24-3/8	24-3/8	27	1-1/2x1-1/2	2-1/2x1/4	26-3/4	24-1/8	23-15/16	2-1/4x3/16	2x3/16	41	

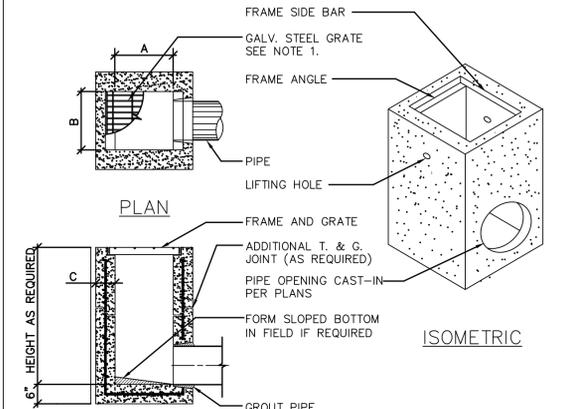
S = SIDEWALK LOADS (300PSF)
 H = HEAVY TRAFFIC LOADS (H20)
NOTES:
 1. FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.
 2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.
 3. DETAIL-1 SEE PAGES 1-8, 1-9.

OR APPROVED EQUAL

3



Title: CUSTOM PRECAST CONCRETE DROP INLETS
 Date: 05/15/03
 Rev: _____
 Page No.: 1-2
 Dep. No.: DI



DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A IN	B IN	C IN	MM	MM	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

NOTES:
 1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
 2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-50" PAGE 1-6 AND "DI-DO" PAGE 1-5.
 3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
 4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
 5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & IK.

OR APPROVED EQUAL

1

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3.06'	2.25'	3.3'
RECOMMENDED HYDRAULIC DROP (ft)	3.06'	2.25'	3.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67 gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.25
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-0"	3'-0"	4'-0"

1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHORUS (PSORB) MEDIA ONLY.

GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
 5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SHEET.
 6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
 7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET H20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
 8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
 9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:
 A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	XXX
PEAK FLOW RATE (<1 cfs)	XXX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	XX
CARTRIDGE FLOW RATE (gpm)	XXX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXXXXX

PIPE DATA: I.E. DIAMETER
 INLET STUB: XXX'XX" XX"
 OUTLET STUB: XXX'XX" XX"

CONFIGURATION: INLET, OUTLET, INLET, OUTLET

SLOPED LID: YES/NO
SOLID COVER: YES/NO
NOTES/SPECIAL REQUIREMENTS:

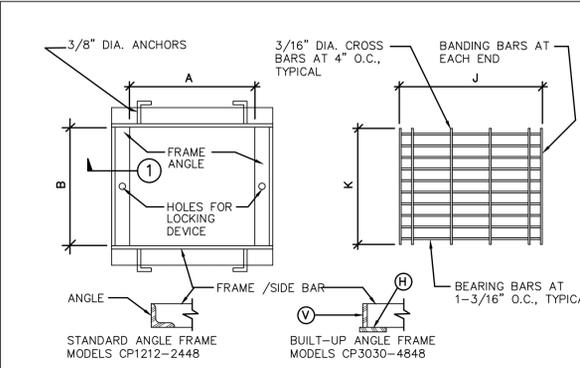
CONTECH ENGINEERED SOLUTIONS LLC
 www.contechES.com
 9225 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 800-528-3999 513-645-7000 513-645-7993 FAX

OR APPROVED EQUAL

4



Title: PEDESTRIAN (NON TRAFFIC) BICYCLE-PROOF FRAMES & GRATES FOR DROP INLETS
 Date: 05/15/03
 Rev: 02/24/04
 Page No.: 1-8
 Dep. No.: PG



DETAIL - 1

MODEL No.	CPC MODEL NAME	FRAMES				GRATES						
		A IN	B IN	FRAME ANGLE IN	SIDE BAR WEIGHT LBS.	J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS.		
CP1212	EK	12-3/8	12-3/8	1-1/2x1-1/2	10	14-11/16	12-1/8	1-1/4x3/16	1-3/16	13		
CP1818	CK	18-3/8	18-3/8	1-1/2x1-1/2	7	20-5/8	18-1/8	1x3/16	3/4x3/16	20		
CP1824	1K*	18-3/8	24-3/8	1-1/2x1-1/2	7	20-5/8	24-1/8	1x3/16	3/4x3/16	20		
CP2424	2K	24-3/8	24-3/8	1-1/2x1-1/2	23	26-11/16	24-1/8	1x3/16x3/16	3/4x3/16	44		
CP2430	3K	24-3/8	30-3/8	1-1/2x1-1/2	20	26-11/16	30-1/8	1x3/16x3/16	3/4x3/16	54		
CP2436	1L	24-3/8	36-3/8	1-1/2x1-1/2	25	26-11/16	36-1/8	1x3/16x3/16	3/4x3/16	65		
CP2448	3L	24-3/8	48-3/8	1-1/2x1-1/2	38	26-11/16	48	1x3/16x3/16	3/4x3/16	88		
CP3030	5K	30-3/8	30-3/8	1-1/2x1-1/2	24	32-11/16	30-1/8	1-1/4x3/16	1-1/4x1/16	78		
CP3636	1M	36-3/8	36-3/8	1-3/4x1-3/4	29	39-11/16	36-1/8	1-1/2x3/16	1-1/4x1/16	96		
CP3648	3M	36-3/8	48-3/8	1-3/4x1-3/4	42	39-11/16	48	1-1/2x3/16	1-1/4x1/16	128		
CP4848	1R	48-3/8	48-3/8	2x1-1/2x3/16	46	50-11/16	48	1-3/4x3/16	1-1/2x1/16	227		

NOTES:
 1. FRAMES AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.
 2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.

OR APPROVED EQUAL

2

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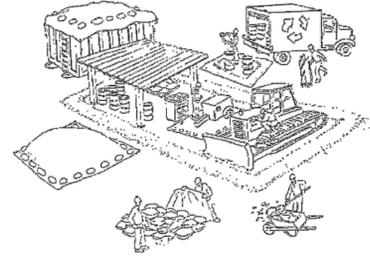


IMPROVEMENT PLAN
 2298 DURANT AVENUE
 BERKELEY, CA
 APN: 055-1887-001 & 055-1887-002

DETAILS

CHECKED BY: **BD**
 DRAWN BY: **ST**
 SCALE: **AS SHOWN**
 DATE: **04/10/2025**
 PROJECT NO.: **2024.030**
 PHASE NO.: **XX**
 SHEET NO.: **C7.1**

City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✔ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✔ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✔ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Dispose of all containment and cleanup materials properly.
- ✔ Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- ✔ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✔ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it will not collect in the street.
- ✔ Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✔ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✔ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✔ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- ✔ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✔ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmore.com



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

DETAILS

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **NO SCALE**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.:

C7.2

EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON - OCTOBER 1 TO APRIL 30

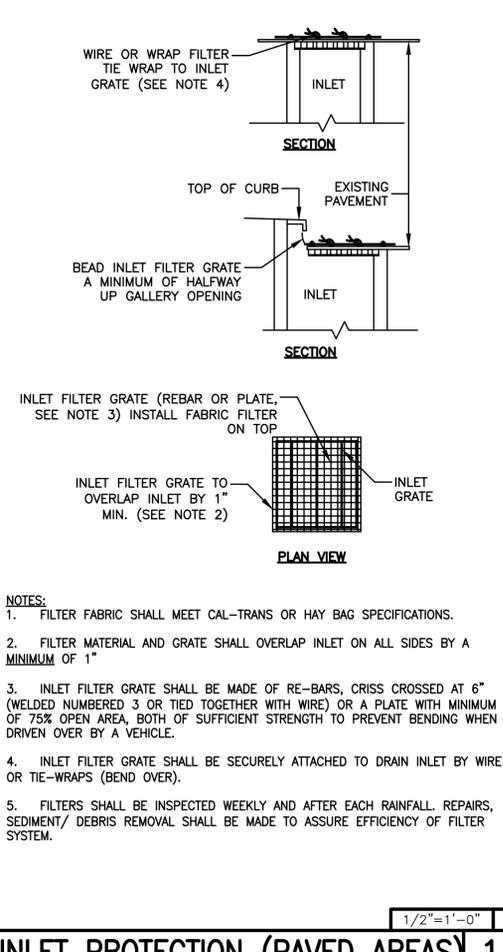
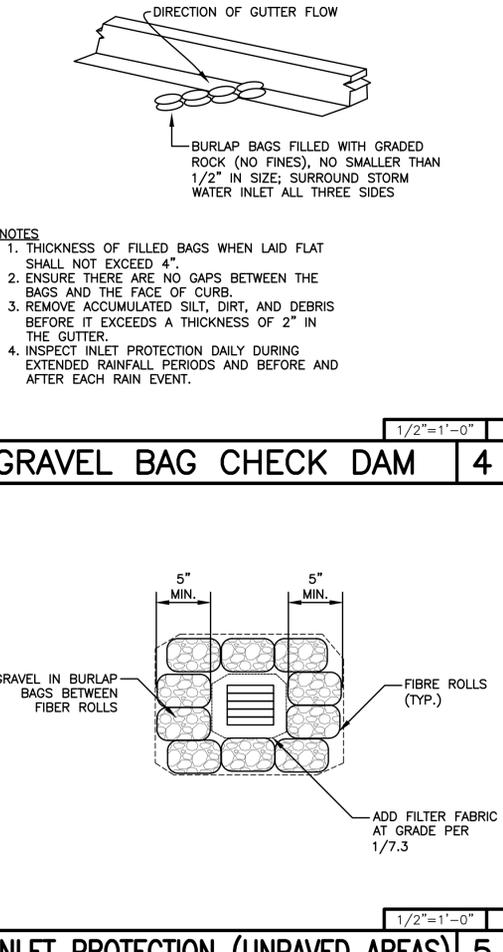
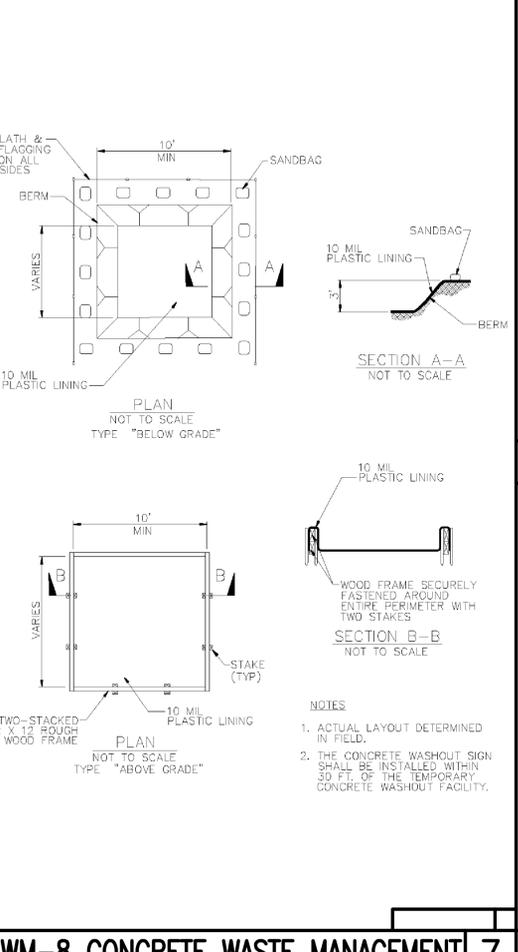
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL PLACE 3"-4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
- A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
- ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
- THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:
- CONTACT PERSON'S NAME: XXXX
TELEPHONE NUMBER: XXXX
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
- AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
- ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
- IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
- SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
- SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
- WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN

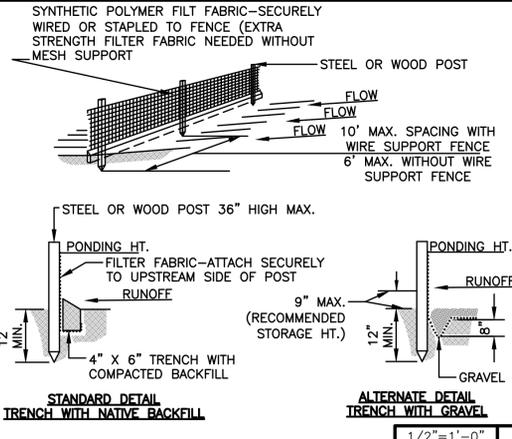
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
- ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD. TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL	AS REQUIRED
LESS THAN 2%	2%	100 FEET
2% TO 4%	4%	50 FEET
4% TO 10%	4%	25 FEET
OVER 10%	2%	25 FEET
- AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
- SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
- EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
- INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



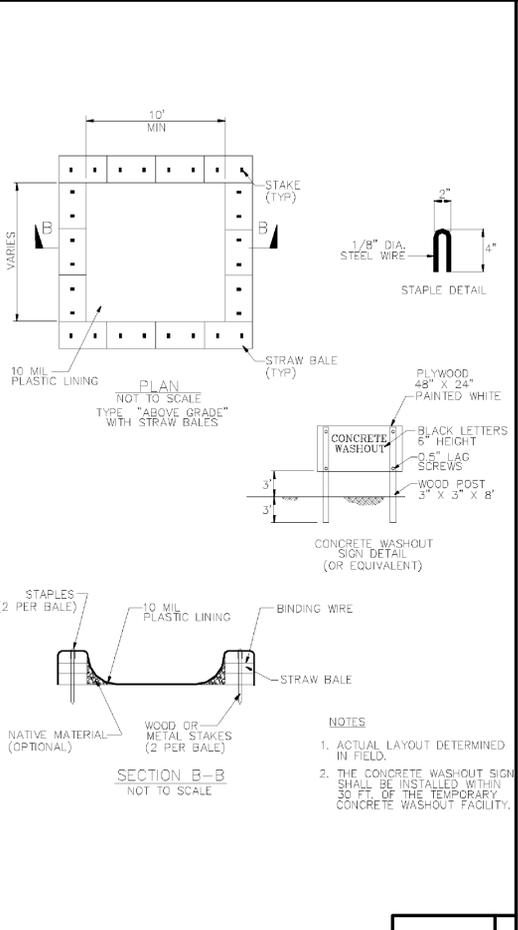
EROSION CONTROL NOTES 10



SILT FENCE 9

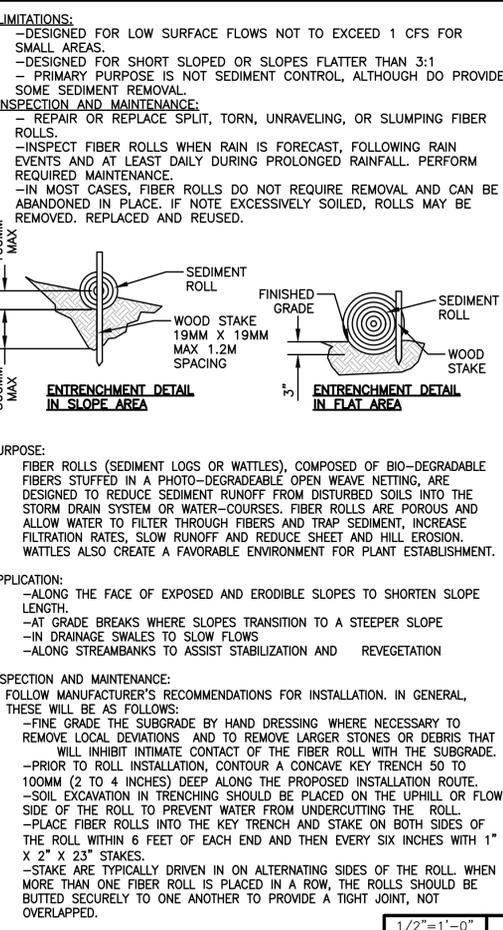


WM-8 CONCRETE WASTE MANAGEMENT 7



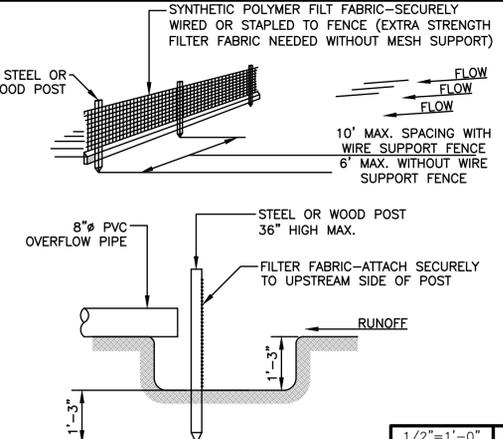
CONCRETE WASTE MANAGEMENT WM-8 8

INLET PROTECTION (UNPAVED AREAS) 5

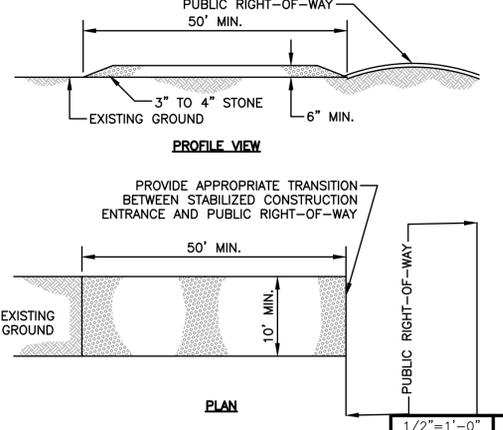


STRAW WATTLE 6

INLET PROTECTION (PAVED AREAS) 1



SEDIMENT BASIN 1 2



CONSTRUCTION ENTRANCE 3

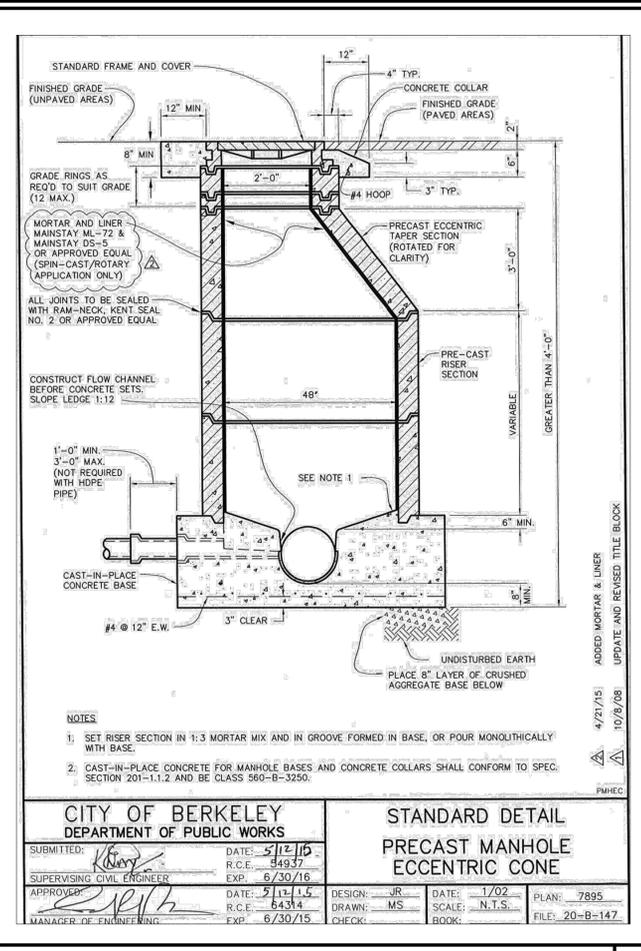
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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
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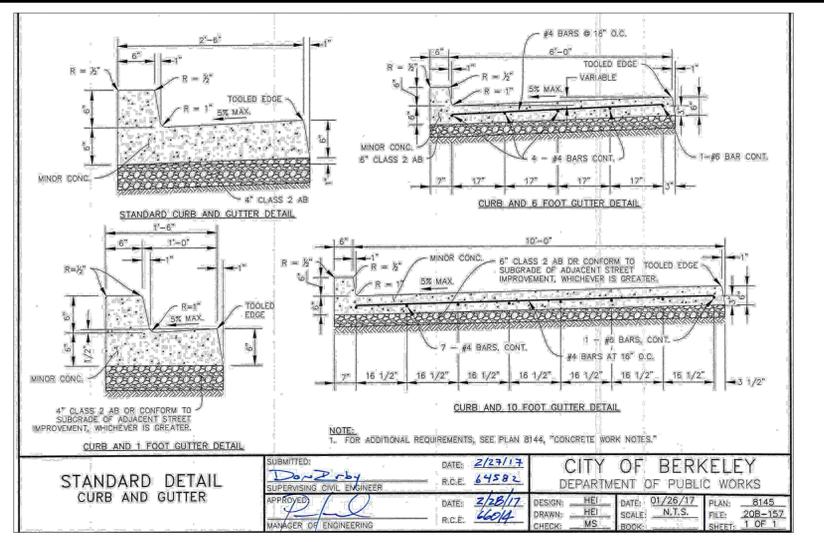
EROSION CONTROL DETAILS

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C7.3**

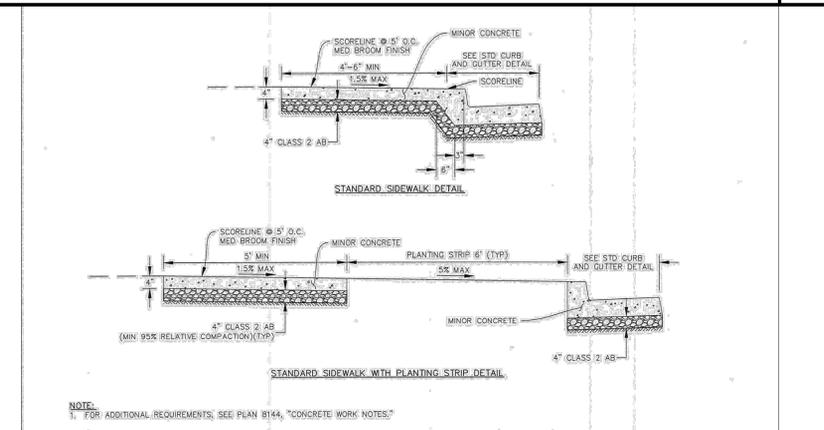
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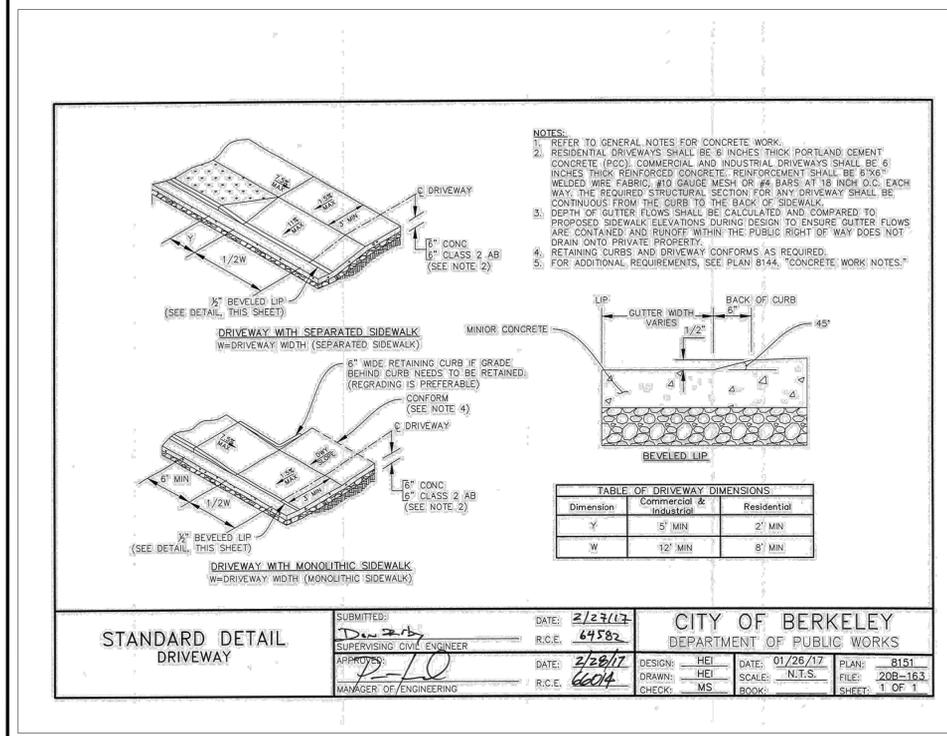
COB PRECAST MANHOLE 4



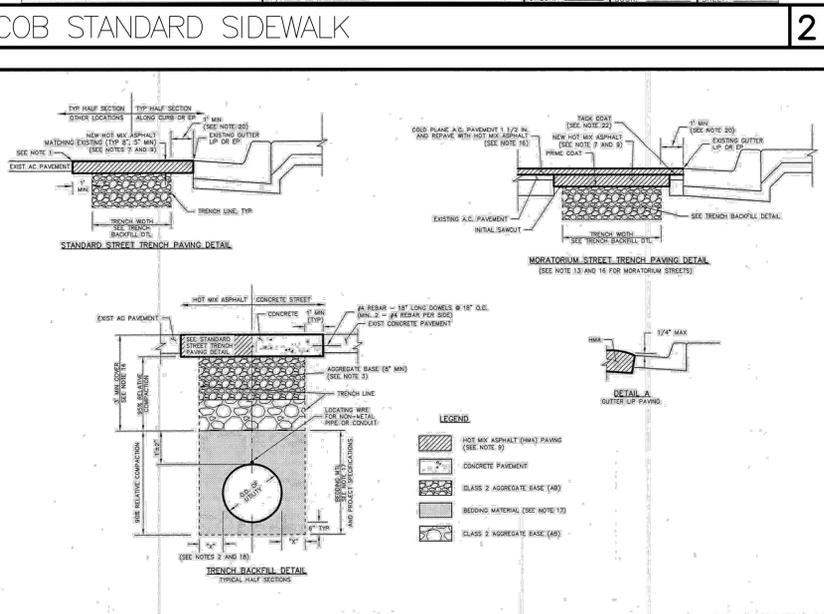
COB STANDARD CURB & GUTTER 1



COB STANDARD SIDEWALK 2



COB DRIVEWAY 5



COB TRENCH EXCAVATION 3

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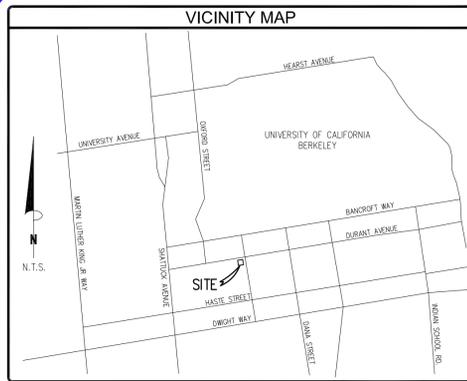


IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

CITY OF BERKELEY DETAILS

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.:

C7.4



BASIS OF BEARING
 THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2769, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK
 CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
 CITY MONUMENT NO. B0401
 ELEV. =211.60'

OBSERVED SIGNIFICANT OBSERVATIONS
 NONE OBSERVED

UTILITY NOTE
 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND ITEM 11(b) PER TABLE A OF OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS.

ZONING INFORMATION		
ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MAXIMUM LOT COVERAGE	2 STORIES: 70%	DATE OF REVISION: DECEMBER 19, 2023
MAXIMUM FLOOR AREA RATIO	NO MAXIMUM	REPORT #: 23-410652.4
MAX IMPERVIOUS COVERAGE	N/A	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	35' / 3 STORY	NON-MEDICAL OFFICE SPACE
MINIMUM SETBACKS		1 SPACE PER 400 SQUARE FEET
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	
SIDE STREET:	6 FEET	
NOTES:		

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C00570 (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE 'X' DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪
 ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA
 BUILDING: 2,380 SQ. FT.

BUILDING HEIGHT
 BUILDING: 37± / 2 STORY

LAND AREA
 LAND AREA: 8,460 S.F. = 0.194 AC.

PARKING
 REGULAR: 13
 COVERED: 0
 HANDICAP: 0
 TOTAL PARKING: 13

TITLE DESCRIPTION
 REAL PROPERTY IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PORTION OF LOT 4, BLOCK 13, "MAP OF THE PROPERTY OF COLLEGE HOMESTEAD ASSOCIATION", RECORDED MAY 15, 1866, MAP BOOK "T" OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS.
 BEGINNING AT A POINT OF THE INTERSECTION OF THE WESTERN LINE OF ELLSWORTH STREET WITH THE SOUTHERN LINE OF DURANT AVENUE, AND RUNNING THENCE WESTERLY ALONG SAID LINE OF DURANT AVENUE, 94 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 90 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF DURANT AVENUE, 94 FEET TO THE WESTERN LINE OF ELLSWORTH STREET; THENCE NORTHERLY ALONG SAID LAST NAMED LINE, 90 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE AND TAKE ANY OIL, GAS OR OTHER HYDROCARBON SUBSTANCES OR MINERAL SUBSTANCES AND ACCOMPANYING FLUIDS INCLUDING ALL GEOTHERMAL RESOURCES, FROM THE REAL PROPERTY GRANTED HEREIN, FROM THE DEPTH OF FIVE HUNDRED FEET FROM THE SAID REAL PROPERTY, INCLUDING THE RIGHT TO SLANT DRILL FROM ADJACENT PROPERTY, THE RIGHT TO UTILIZE SUBSURFACE STORAGE FOR NATURAL SUBSTANCES, AND THE RIGHT TO MAINTAIN SUBSURFACE PRESSURES.
 GRANTOR COVENANTS AND EGRESS THAT THE ABOVE RESERVED RIGHTS WILL NOT BE EXERCISED IN DEROGATION OF GRANTEE'S USED AND PURPOSES OF THE SURFACE OF REAL PROPERTY, AS RESERVED IN THE DEED EXECUTED BY THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 2, 1983, SERIES NO 83-163400, ALAMEDA COUNTY RECORDS.
 APN: 055-1887-001
 THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1177686-CC AND AN EFFECTIVE DATE OF SEPTEMBER 18, 2023, UPDATED OCTOBER 06, 2023.

TITLE COMMITMENT INFORMATION
 The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1177686-CC, issued with an effective date of September 18, 2023, updated October 06, 2023.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.

SURVEYOR'S CERTIFICATE

TO: 2298 DURANT LP, A CALIFORNIA LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.
 DATE OF PLAT OR MAP: DECEMBER 19, 2023

Lawrence Wilson
 LAWRENCE WILSON
 LS 6712
 STATE OF CALIFORNIA

NO. 6712
 Exp. 6-30-24
 STATE OF CALIFORNIA

2021 ALTA/NSPS LAND TITLE SURVEY

2298 Durant Ave
 SITE ADDRESS
 2298 Durant Avenue
 City of Berkeley
 Alameda County, California

PARTNER PROJECT NUMBER: 410652.6

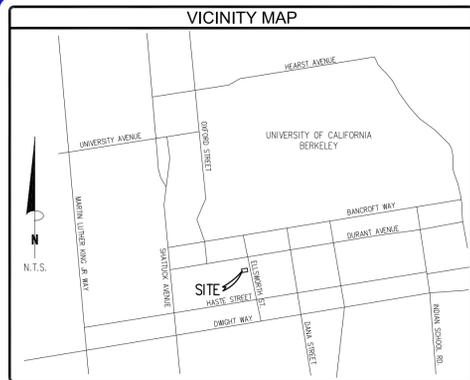
COORDINATED BY

PARTNER CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresl.com
 www.partneresl.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4992
		FILENAME: 23-4992A.DWG	

SURVEYED BY

AZCA ENGINEERING LLC
 ADDRESS: 1406 E. MARYMONT CIRCLE
 FLAGSTAFF, AZ 86004
 TELEPHONE NO. 928/853-1590
 EMAIL: LARRYW6712@GMAIL.COM



BASIS OF BEARING
 THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2789, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK
 CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
 CITY MONUMENT NO. B0401
 ELEV.=211.60'

OBSERVED SIGNIFICANT OBSERVATIONS
 NONE OBSERVED

UTILITY NOTE
 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OF SIMILAR REQUEST.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MINIMUM FRONTAGE	N/A	DATE OF REVISION: OCTOBER 11, 2023
MINIMUM LOT WIDTH	N/A	REPORT #: 23-410652.5
MAX LOT COVERAGE	4 STORIES: 55%	PARKING REQUIREMENTS: NONE REQUIRED PER REPORT
MAX BUILDING HEIGHT	35' / 3 STORY	
MINIMUM SETBACKS		
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	

NOTES:

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C0057G (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
 ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA
 BUILDING: 2,849 SQ. FT.

BUILDING HEIGHT
 BUILDING: 40'± / 3 STORY

LAND AREA
 AREA: 3,760 S.F. = 0.0863 AC.

PARKING
 REGULAR: 0
 GARAGE: 5
 HANDICAP: 0
 TOTAL PARKING: 5

TITLE DESCRIPTION
 THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT PARCEL OF LAND IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 A PORTION OF LOT 4, BLOCK 13, "PROPERTY OF THE COLLEGE HOMESTEAD ASSOCIATION", FILED MAY 15, 1866, BOOK T OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF ELLSWORTH STREET, DISTANT 90 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY LINE OF ELLSWORTH STREET AND THE SOUTHERLY LINE OF DURANT AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ELLSWORTH STREET 40 FEET; THENCE AT A RIGHT ANGLE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF DURANT AVENUE 94 FEET; THENCE NORTHERLY AT A RIGHT ANGLE PARALLEL TO THE WESTERLY LINE OF ELLSWORTH STREET, 40 FEET; THENCE AT A RIGHT ANGLE EASTERLY 94 FEET TO THE POINT OF BEGINNING.
 APN: 055-1887-002
 THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1183023-CC AND AN EFFECTIVE DATE OF MAY 31, 2023.

TITLE COMMITMENT INFORMATION
 The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1183023-CC, issued with an effective date of May 31, 2023.

- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
 - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.
 - RECORD AND MEASURED DISTANCES ARE THE SAME.

SURVEYOR'S CERTIFICATE

TO: ELLSWORTH, CASCADE CAPITAL- BERKELEY MULTI-FAMILY I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANS'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.

DATE OF PLAT OR MAP: DECEMBER 19, 2023

Lawrence Wilson
 LAWRENCE WILSON
 LS 8712
 STATE OF CALIFORNIA

2021 ALTA/NSPS LAND TITLE SURVEY

2360 Ellsworth Street
 SITE ADDRESS
 2360 Ellsworth Street
 City of Berkeley
 Alameda County, California

PARTNER PROJECT NUMBER: 23-412031.1

COORDINATED BY

PARTNER CORPORATION OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
-	-	CHECKED BY:	JOB NO.: 23-4993
-	-	FILENAME: 23-4993A.DWG	
-	-		
-	-		
-	-		

SURVEYED BY

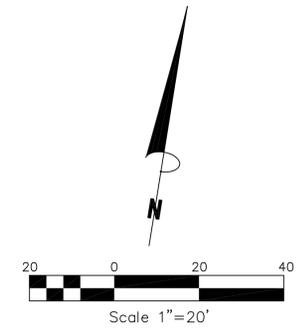
AZCA ENGINEERING LLC
 ADDRESS: 1406 E. MARYMONT CIRCLE
 FLAGSTAFF, AZ 86004
 TELEPHONE NO. 928/853-1590
 EMAIL: LARRYW6712@GMAIL.COM

FOUND 3/8" BRASS PIN IN MONUMENT WELL CITY MONUMENT NO. B0402 PER CORNER RECORD CR7053

FOUND 3/8" BRASS PIN IN MONUMENT WELL CITY MONUMENT NO. B0401 W/ELEV.=211.60' PER CORNER RECORD CR7052

FOUND BRASS CAP IN MONUMENT WELL CITY MONUMENT NO. B0384 PER CORNER RECORD CR7063

FOUND BRASS CAP IN MONUMENT WELL CITY MONUMENT NO. B0784 W/ELEV.=209.84' PER CORNER RECORD CR7050



LEGEND:

- A.C. ASPHALT CONCRETE
- CONC. CONCRETE
- B.S.L. BUILDING SETBACK LINE
- FS FINISH GRADE ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- SIGN
- SCD SEWER CLEANOUT
- BOLLARD
- WATER METER
- STREET LIGHT
- TRAFFIC LIGHT
- PEDESTRIAN TRAFFIC LIGHT
- GAS METER
- MAILBOX
- CATCH BASIN
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY POLE
- GUY WIRE
- FD. CITY MONUMENT
- MARKED UNDERGROUND WATER LINE
- MARKED UNDERGROUND GAS LINE
- MARKED UNDERGROUND SEWER LINE
- MARKED UNKNOWN UTILITY LINE
- OVERHEAD ELECTRIC LINES
- OVERHEAD TELECOM LINE
- EXISTING SPOT ELEVATION

2021 ALTA/NSPS LAND TITLE SURVEY

2360 Ellsworth Street
SITE ADDRESS

2360 Ellsworth Street
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 23-412031.1

COORDINATED BY

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4993
		FILENAME: 23-4993A.DWG	

SURVEYED BY

AZCA ENGINEERING LLC
 ADDRESS: 1406 E. MARYMONT CIRCLE
 FLAGSTAFF, AZ 86004
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 EMAIL: LARRYW6712@GMAIL.COM

SHEET 2 OF 2

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET INDEX

L-1.0	LANDSCAPE PLAN - GROUND FLOOR
L-1.1	LANDSCAPE PLAN - 8TH FLOOR
L-3.0	PLANTING PLAN - GROUND FLOOR
L-3.1	PLANTING PLAN - 8TH FLOOR
L-3.2	PLANTING SCHEDULE
L-3.3	PLANTING DETAILS
L-4.0	IRRIGATION HYDROZONE PLAN - GROUND FLOOR
L-4.1	IRRIGATION HYDROZONE PLAN - 8TH FLOOR
L-4.2	IRRIGATION EQUIPMENT, NOTES, WELO
L-4.3	IRRIGATION DETAILS
L-4.4	IRRIGATION DETAILS

LANDSCAPE MATERIALS SCHEDULE - GROUND LEVEL

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	48"x24"x24" PLANTER	GFRC	TOURNESOL OR EQUAL	WCR-482424	TBD
PT-2	60"x24"x24" PLANTER			WCR-602424	TBD

NOTES:

1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.

HARDSCAPE

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
P-1	FLEXIBLE PAVING	KBI-FLEXI-PAVE OR CITY APPROVED ALTERNATIVE	TBD	2" THICKNESS, PER CITY STANDARDS
P-2	NATURAL GRAY CONCRETE SIDEWALK PAVING AND SCORING TO ADHERE TO CITY STANDARDS			SEE CIVIL DRAWINGS

NOTES:

1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

SITE FURNISHINGS

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	CITY STANDARD SHORT TERM BIKE RACK	AMERICAN BICYCLE SECURITY COMPANY / DOWNTOWN RACK	GALVANIZED STEEL	FOOT MOUNT (SURFACE MOUNT) CONTACT: 800-245-3723

NOTES:

1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

ABBREVIATIONS

S.A.D.	- SEE ARCHITECT DRAWINGS
S.C.D.	- SEE CIVIL DRAWINGS
PA	- PLANTING AREA
TYP.	- TYPICAL
CLR.	- CLEAR
S.S.D.	- SEE STRUCTURAL DRAWINGS
O.F.C.I.	- OWNER FURNISHED, CONTRACTOR INSTALLED
V.I.F.	- VERIFY IN FIELD

GENERAL COMPLIANCE NOTE

THE DESIGN AND CONSTRUCTION OF ALL SITE ALTERATIONS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, AND CITY OF BERKELEY ORDINANCES AND AMENDMENTS.



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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 510.992.3122

The use of these plans and specifications shall be restricted to the original site and center for which they were prepared. Alteration, reproduction or application to a different project or to the original site without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

2298 DURANT AVENUE
LANDSCAPE PLANS
 2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT RESUBMITTAL
 DATE 04-17-25
 REVISIONS

No.	Description	Date

LANDSCAPE PLAN - GROUND FLOOR

L-1.0

LANDSCAPE MATERIALS SCHEDULE - 8TH FLOOR

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-3	36"x36"x30" PLANTER	FRP	TOURNESOL OR EQUAL	FRP-363630	TBD
PT-4	48"x24"x30" PLANTER			WR-482430	TBD
PT-5	60"x24"x30" PLANTER			WR-602430	TBD

NOTES:

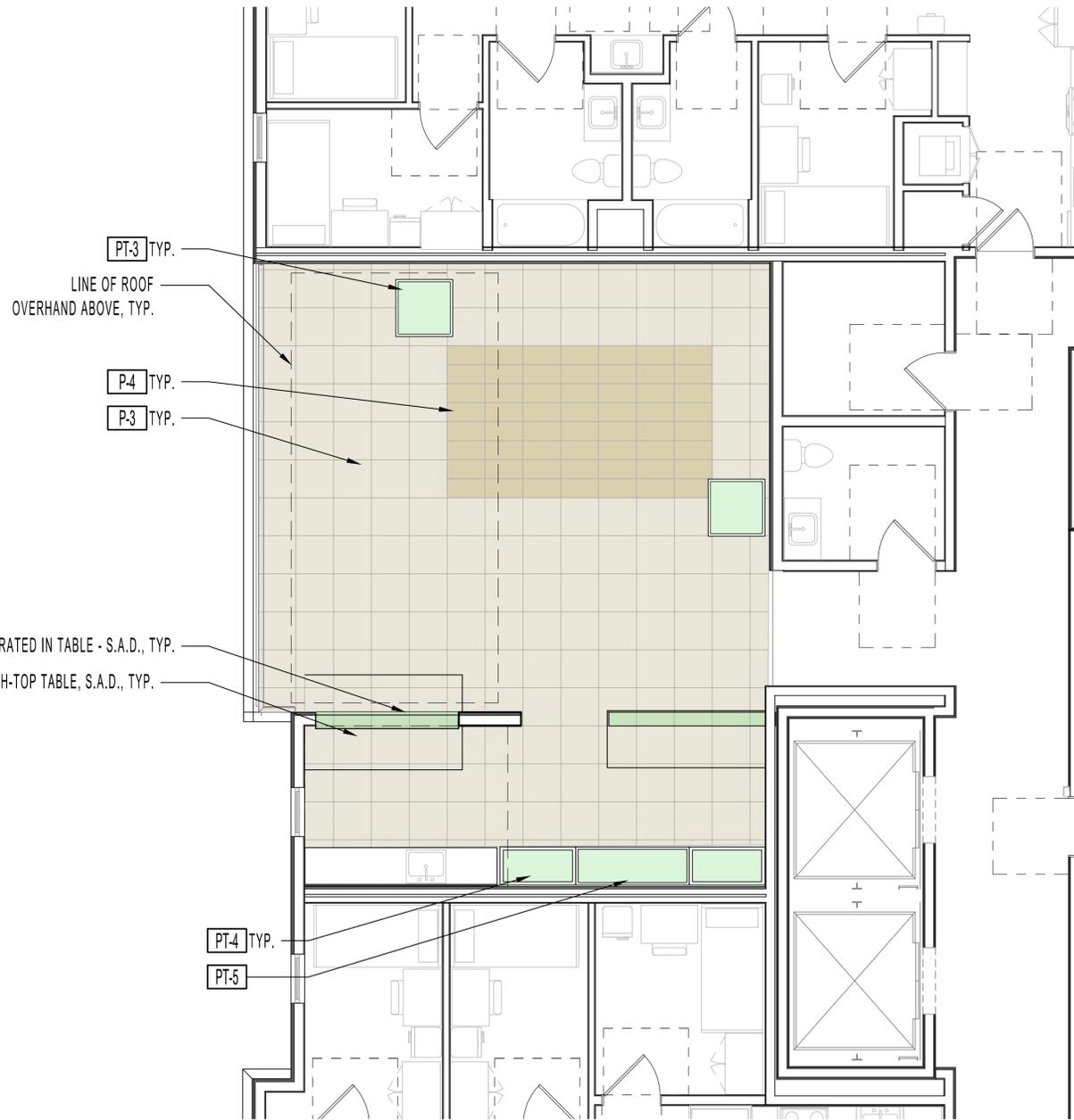
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.
3. 8TH FLOOR PLANTERS TO USE LIGHTWEIGHT SOIL MIX. CONFIRM SATURATED SOIL LOADS WITH STRUCTURAL ENGINEER.

HARDSCAPE

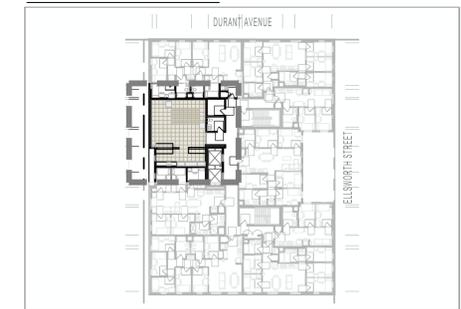
SYMBOL	DESCRIPTION	MANUFACTURER	COLOR / FINISH	NOTES
P-3	24"x24" LIGHTWEIGHT PAVER - FIELD	STEPSTONE, LLC, CALARC	TBD	ON PEDESTAL SYSTEM, SAD
P-4	12"x24" LIGHTWEIGHT PAVER - RUG	STEPSTONE, LLC, CALARC	TBD	

NOTES:

1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.



KEYMAP - 8TH FLOOR



NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

ABBREVIATIONS

S.A.D.	- SEE ARCHITECT DRAWINGS
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P.D.	- PLANTING AREA
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S.S.D.	- SEE STRUCTURAL DRAWINGS
O.F.C.I.	- OWNER FURNISHED, CONTRACTOR INSTALLED
V.I.F.	- VERIFY IN FIELD



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2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT RESUBMITTAL
DATE 04-17-25

REVISIONS

No.	Description	Date

LANDSCAPE PLAN
- 8TH FLOOR

L-1.1

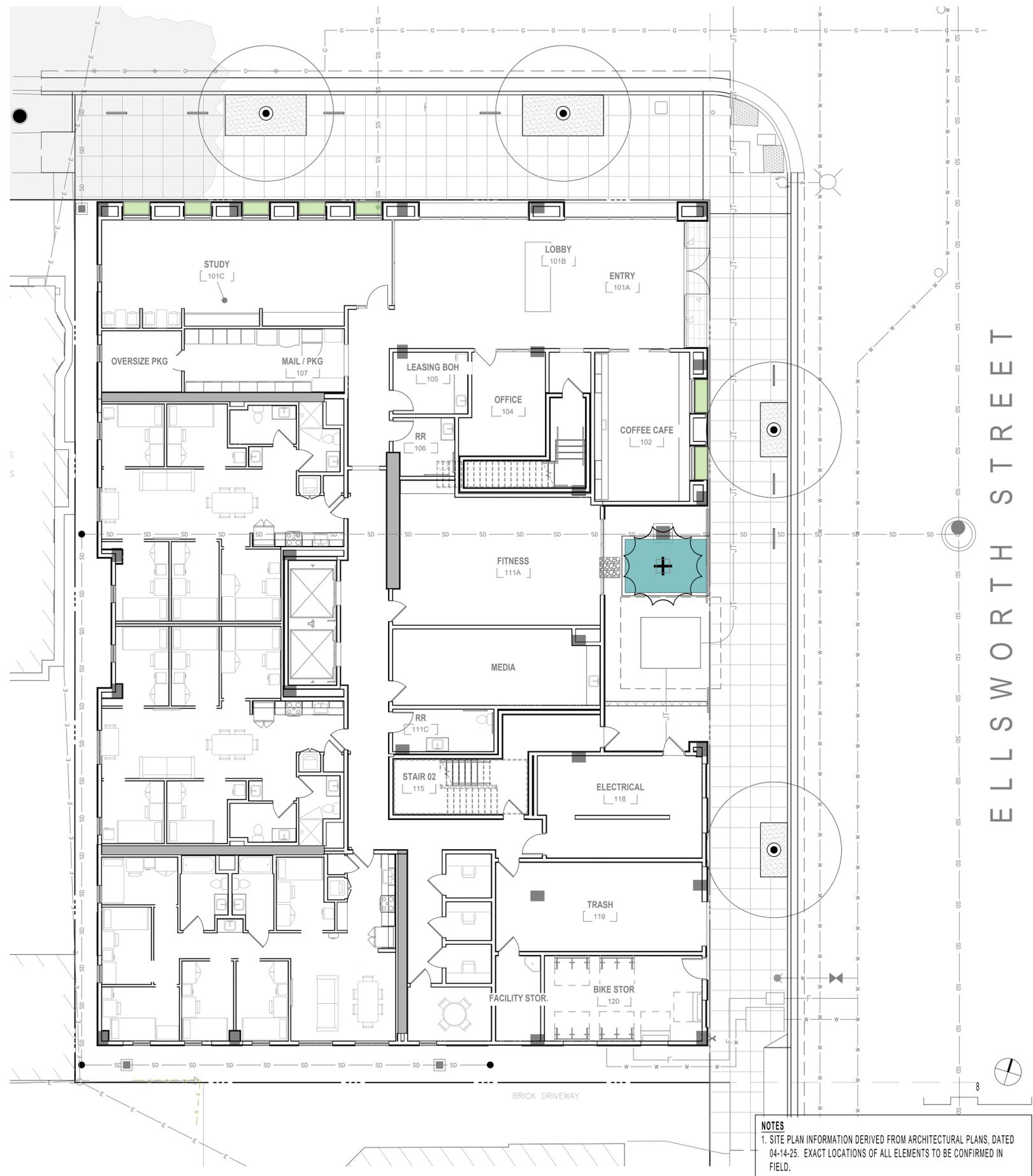
PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

Planters Pots - Streetscape



Bio-filtration Planter



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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**2298 DURANT AVENUE
 LANDSCAPE PLANS
 2298 DURANT AVE, BERKELEY, CA**

PHASE 2ND ENTITLEMENT RESUBMITTAL
 DATE 04-17-25
 REVISIONS

No.	Description	Date

**PLANTING PLAN -
 GROUND FLOOR**

L-3.0

PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

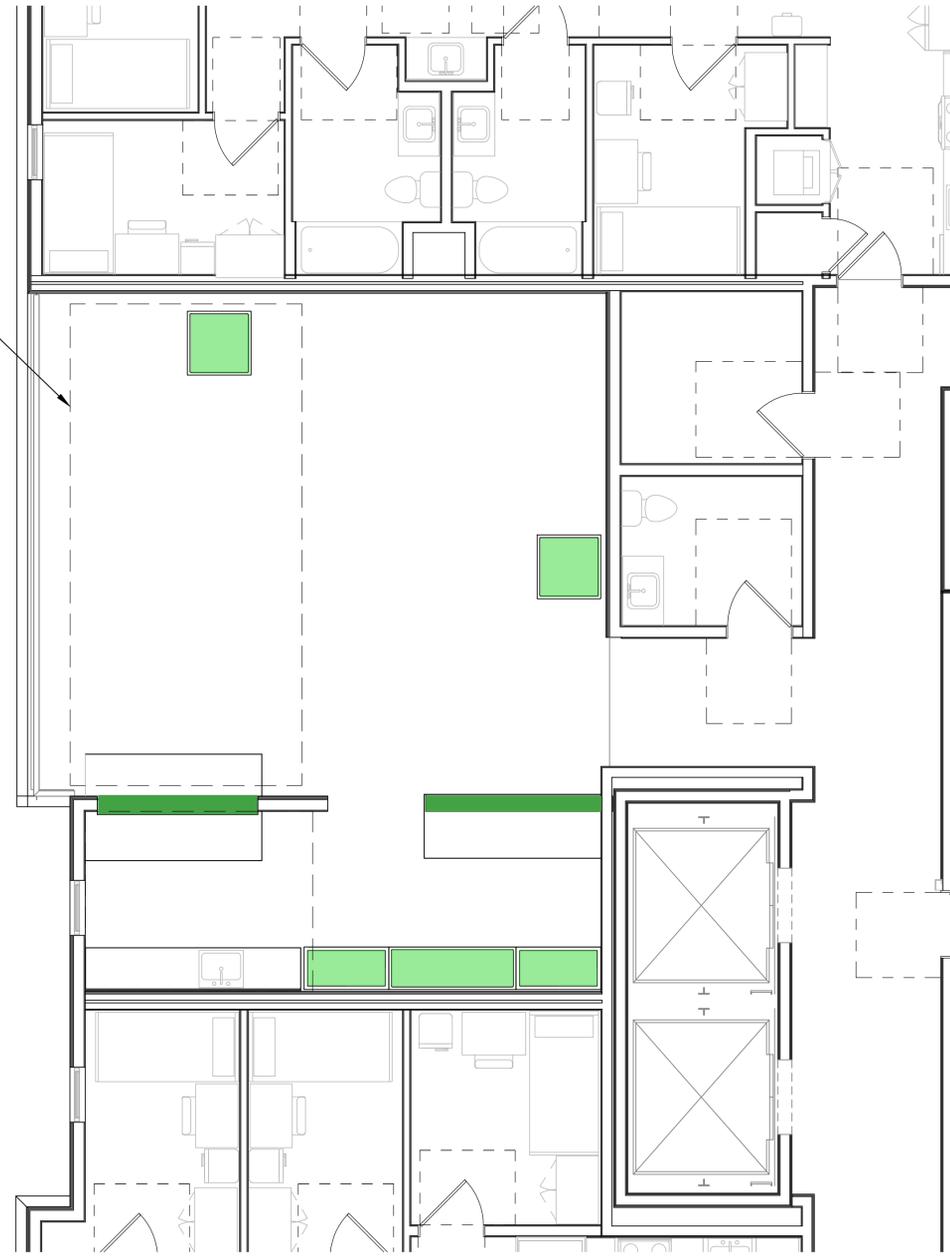
Planters - Integrated into Table / Counter



Planter Pots - On Structure - Standard



LINE OF ROOF
OVERHAND ABOVE, TYP.

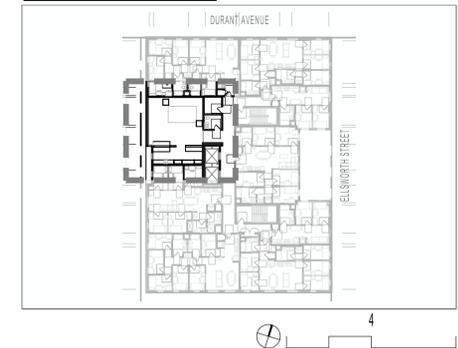


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2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

KEYMAP - 8TH FLOOR



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

PHASE 2ND ENTITLEMENT RESUBMITTAL

DATE 04-17-25

REVISIONS

No.	Description	Date

PLANTING PLAN
- 8TH FLOOR

L-3.1

PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Existing Tree to Remain						
	City Street Tree					See Notes 6 - 8 for City Street Tree Replacements
	Durant Ave Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
	Ellsworth Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
Specimen Tree at in Planter						
	Specimen Tree			24" Box		
	Strawberry Tree	<i>Arbutus 'Marina'</i>			L	
	Vine Maple	<i>Acer circinatum</i>			M	
Planters Pots - Streetscape						
	Island Alum Root	<i>Heuchera maxima</i>	#1		M	Native
	Western Swordfern	<i>Polystichum munitum</i>	#5		M	Native
	Tassel Fern	<i>Polystichum polyblepharum</i>	#1		M	
	Giant Chain Fern	<i>Woodwardia fimbriata</i>	#5		M	Native
	Yerba Buena	<i>Satureja douglasii</i>	#1		L	Native
Bio-filtration Planter						
	Evergreen huckleberry	<i>Vaccinium ovatum</i>	#5		M	Native
	Douglas iris	<i>Iris douglasiana</i>	#1		L	Native
	California rush	<i>Juncus patens</i>	#1		L	Native
	Giant Chain Fern	<i>Woodwardia fimbriata</i>	#5		M	Native
	Yerba Buena	<i>Satureja douglasii</i>	#1		L	Native
	Berkeley Sedge	<i>Carex divulsa</i>	#1		L	Native
	Red Osier Dogwood	<i>Cornus sericea</i>	#5		M	Native
Planter Pots - On Structure - Standard (Pending Light Availability)						
	Dwarf Meyer Lemon	<i>Citrus x 'Improved Meyer'</i>	#15		M	
	Manzanita	<i>Arctostaphylos 'Howard McMinn'</i>	#5		L	Native
	Giant Chain Fern	<i>Woodwardia fimbriata</i>	#5		M	Native
	Western Sword Fern	<i>Polystichum munitum</i>	#5		M	Native
	Tassell Fern	<i>Polystichum polyblepharum</i>	#1		M	
	Cast-Iron Plant	<i>Aspidistra elatior</i>	#1		L	
	Groundcover Manzanita	<i>Arctostaphylos 'Emerald Carpet'</i>	#1		M	Native
	Cascading Rosemary	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	#1		L	
	Everbearing Strawberry	<i>Fragaria var. TBD *</i>	4" Pots		M	Native
	Culinary Sage	<i>Salvia officinalis</i>	#1		M	
	Yerba Buena	<i>Satureja douglasii</i>	#1		L	Native
	Berkeley Sedge	<i>Carex divulsa</i>	#1		L	Native
	Lily Turf	<i>Liriope spicata</i>	#1		M	
Planters - Integrated into Table						
	Echeveria Varieties	<i>Echeveria spp.</i>		4" Pot Min.	VL	
	Sedum varieties	<i>Sedum spp.</i>			L	Native
	Mondo Grass	<i>Ophiopogon japonicus 'Nana'</i>			L	

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL WITH SOIL TESTING.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 80% OF THE PROPOSED PLANT SPECIES ARE CALIFORNIA NATIVES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.
6. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
7. USE FLEXI-PAVE IN CITY STREET TREE WELLS
8. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.



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2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25
REVISIONS

No.	Description	Date

PLANTING
SCHEDULE

L-3.2

HYDROZONES - GROUND FLOOR

48 SF

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2"	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	OVER ENTIRE SITE

* **NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUND COVER WITHIN THE ZONE.

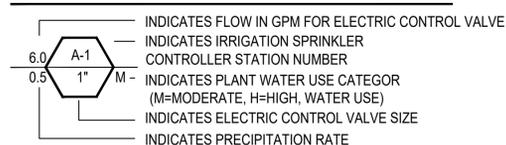
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
 SYSTEM DESIGN PRESSURE: 40 P.S.I.
 EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
 IRRIGATED AREA OF COVERAGE: 188 SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND

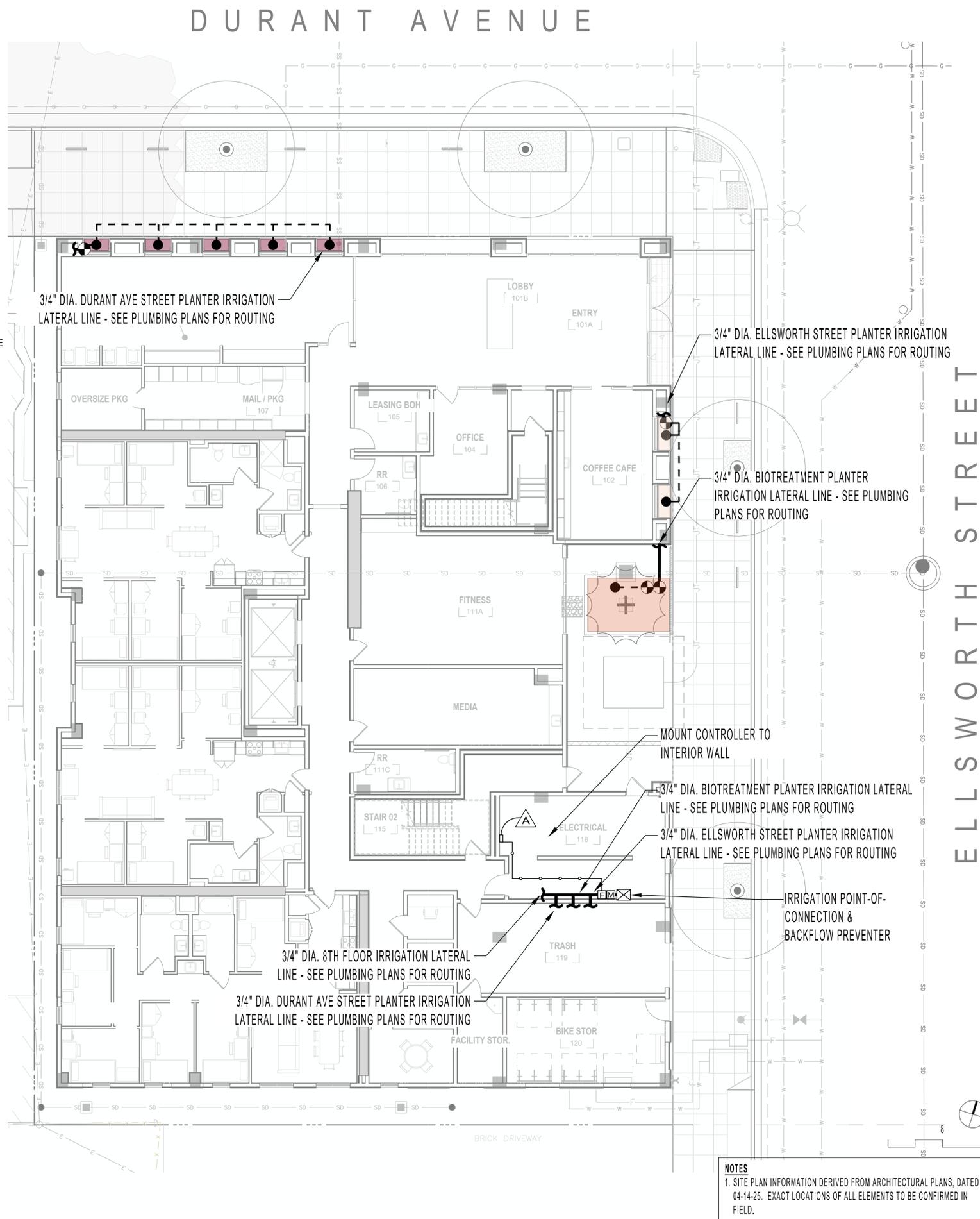


IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

1. IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
2. IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
3. PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
4. WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
5. REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
6. REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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2298 DURANT AVENUE
LANDSCAPE PLANS
 2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
 DATE 04-17-25
 REVISIONS

No.	Description	Date

IRRIGATION PLAN - GROUND FLOOR

HYDROZONES - 8TH FLOOR ROOF DECK

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	8TH FLOOR PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	OVER ENTIRE SITE

*** NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

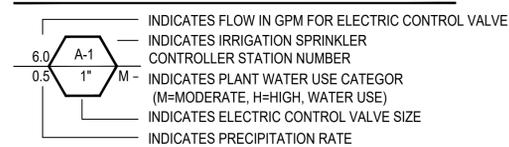
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IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

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PEAK IRRIGATION DEMAND: 0.0 G.P.M.
 SYSTEM DESIGN PRESSURE: 40 P.S.I.
 EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
 IRRIGATED AREA OF COVERAGE: xxx SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND



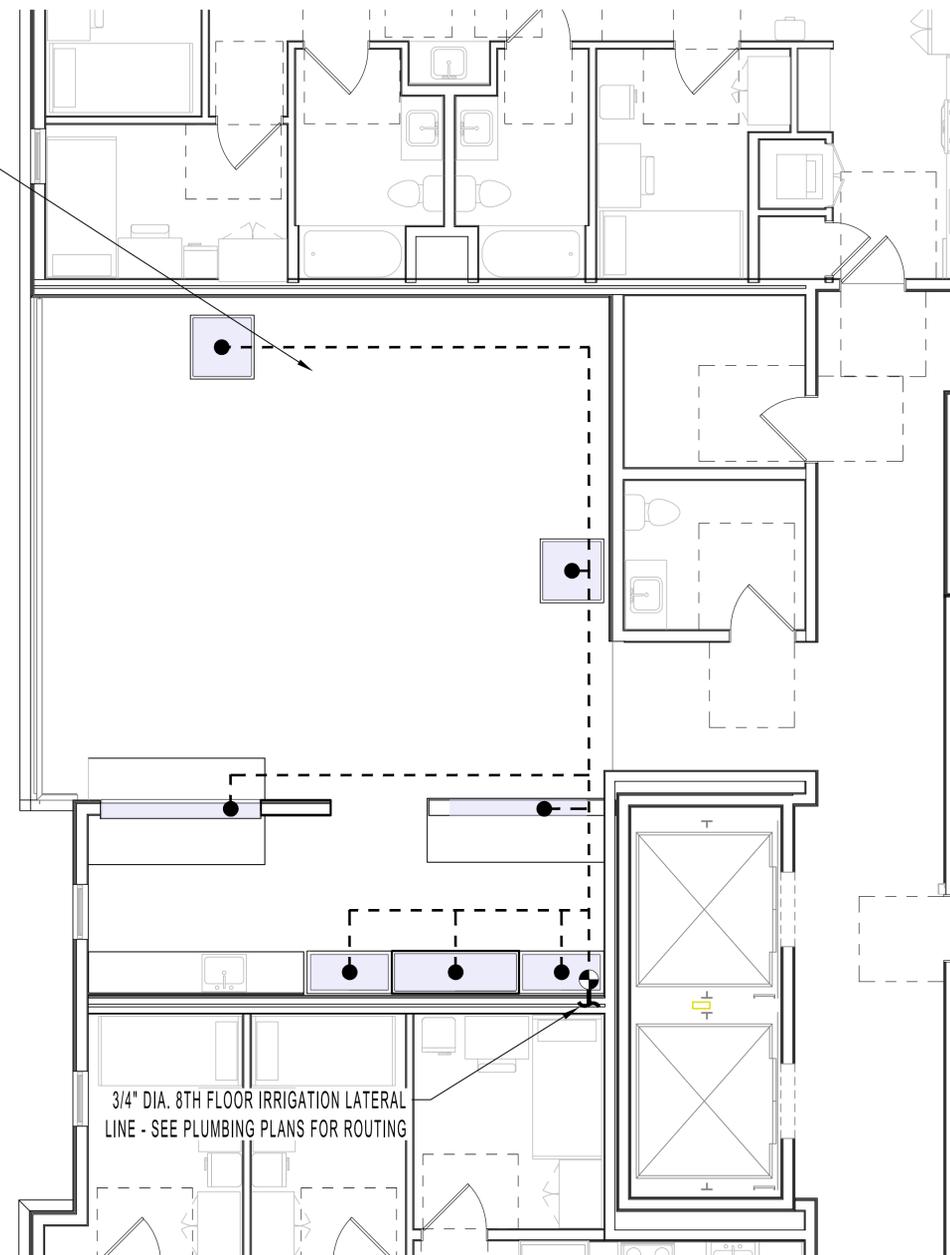
IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
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FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
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QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT - INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

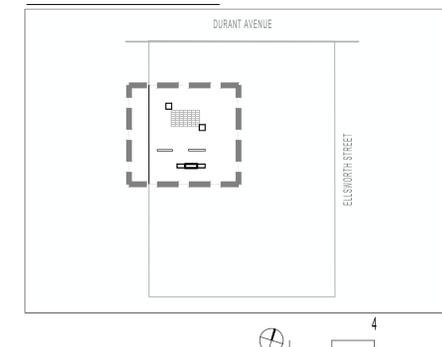
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LINE OF ROOF OVERHAND ABOVE



KEYMAP - 8TH FLOOR



NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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LANDSCAPE PLANS
 2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
 DATE 04-17-25
 REVISIONS

No.	Description	Date

IRRIGATION PLAN
 - 8TH FLOOR

L-4.1

HYDROZONES

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2"	IN-LINE DRIP, SEE NOTE 2
	ROOFDECK PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	

* **NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

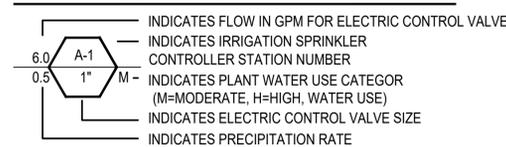
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PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
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IRRIGATED AREA OF COVERAGE: 188 SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND



IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
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FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
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QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
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BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS <small>INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.</small>		
FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150

IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:

2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.

3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)

- #1 3"
- #5 4"
- #15 5"
- 24" BOX 5" AND 10" (2 LOOPS)

WELO CALCULATIONS

WELO Water Budget and Water Use Calculator							
INSTRUCTIONS:							
1. Enable macros.							
2. Enter values in blue cells. Gray cells will automatically fill.							
3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency .							
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.							
Date: 4/16/2025							
Project Name: 2298 Durant Ave Student Housing							
Project Contact: Christian Macke							
Project Contact Email: cmacke@122westdesign.com							
PRINT							
Maximum Applied Water Allowance (MAWA)	Project Type	Eto	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	41.8	0.45		188	2,192	
MAWA = (Eto) * (0.52) * (ETAF) * LA + ((1-ETAF) * SLA)							
Estimated Total Water Use (ETWU)			Eto	(SF * PF) / IE	SLA	ETWU (gal/yr)	
			41.8	81		2,112	
ETWU = (Eto) * (0.52) * (SF * PF) / IE + SLA							
Difference between MAWA and ETWU			81 Project meets water budget.				
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Ellsworth Planters	Drip	16	0.30	0.81	6
	2	Durant Ave	Drip	30	0.30	0.81	11
	3	Bio-Treatment Planters	Drip	94	0.30	0.81	35
	4	Roofdeck	Drip	48	0.50	0.81	30
	Landscape area (not including SLA)			188			81
ETWU Calculation Special Landscape Areas (SLA)	Description		Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE		
	Edible planting area		0	1.0	-		
	Multi-use and sports field turf area			1.0	-		
	Area irrigated with recycled water			1.0	-		
	Pool			1.0	-		
	Total SLA		0		0		
Total Landscape Area (including SLA) from ETWU Calculation				188			



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2298 DURANT AVE, BERKELEY, CA

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DATE 04-17-25
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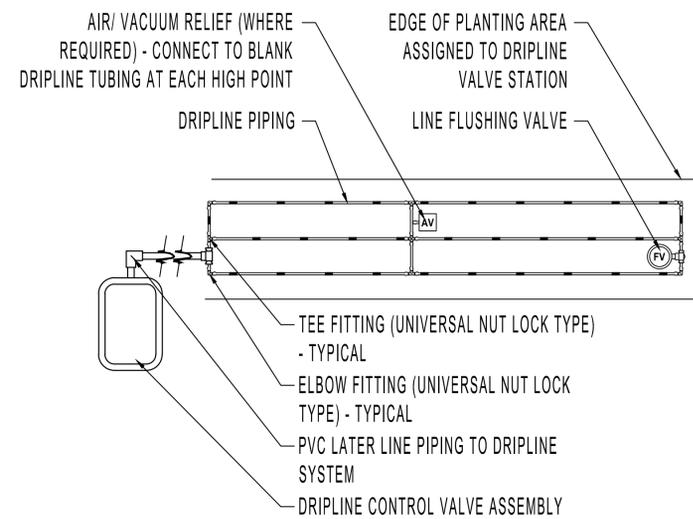
No.	Description	Date

IRRIGATION EQUIPMENT,
NOTES, WELO



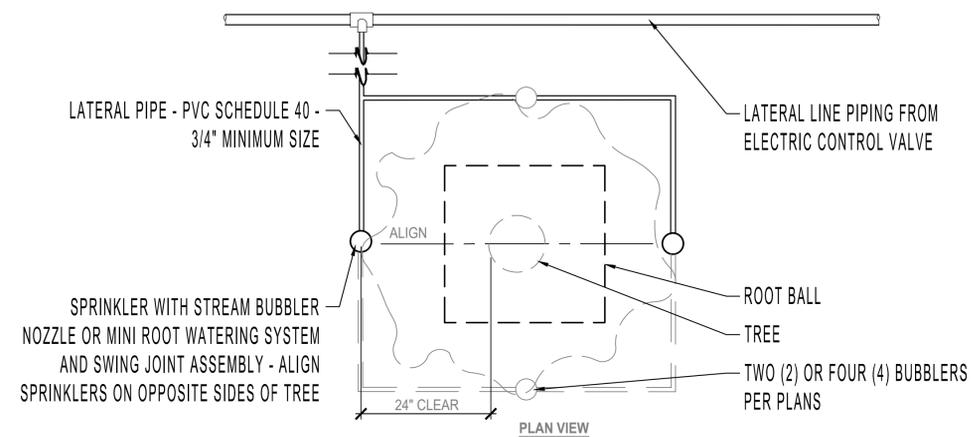
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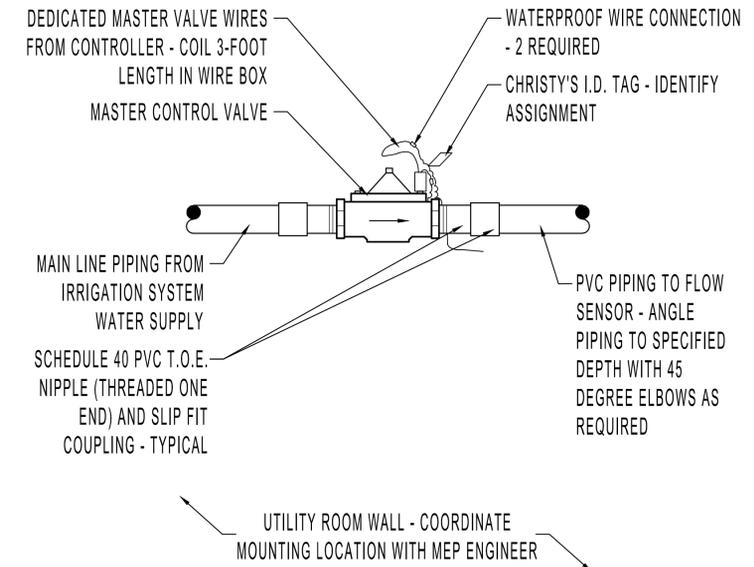
- NOTES**
- REFER TO EQUIPMENT LEGEND FOR DRIPLINE AND PLANT MATERIAL ASSIGNMENT.
 - REFER TO STATION CALLOUTS ON PLAN SHEETS FOR SPECIFIC VALVE PERFORMANCE REQUIREMENTS AND CONFIGURATION OF DRIPLINE.
 - PROVIDE COUPLING FITTING (UNIVERSAL NUT LOCK) - WHERE REQUIRED.
 - REFER TO MANUFACTURER FOR DRIPLINE MAXIMUM LATERAL LENGTHS.

DRIPLINE SYSTEM LAYOUT - TYPICAL 5

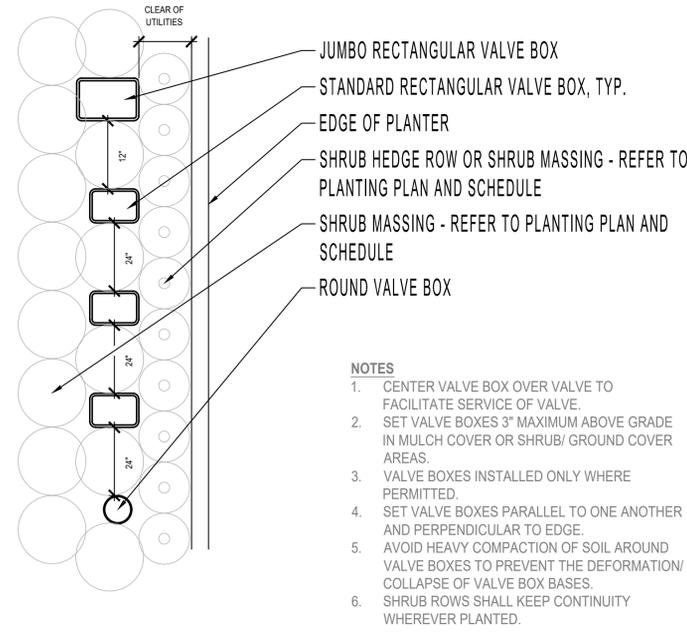


- NOTES**
- ALIGN SPRINKLER HEADS FACING VINES ON PALM WHERE INSTALLED.
 - INSTALL FOUR (4) SPRINKLERS PER PALM AND INSTALL TWO (2) SPRINKLERS PER NON-PALM TREE.

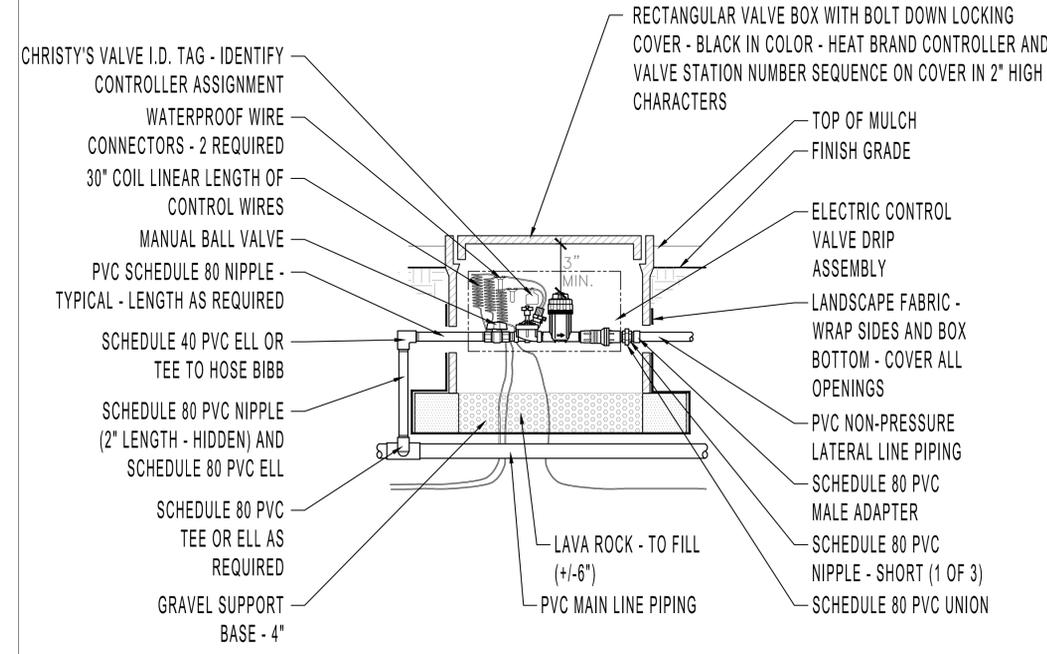
TREE SPRINKLER LAYOUT 3



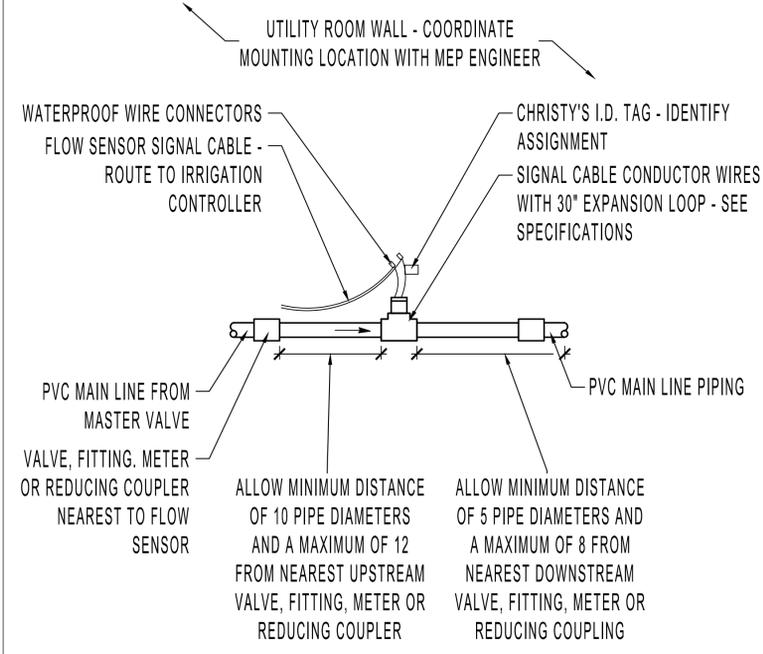
MASTER CONTROL VALVE 1



VALVE BOX LAYOUT (AT GRADE PLANTING) 6



DRIP VALVE STATION 4



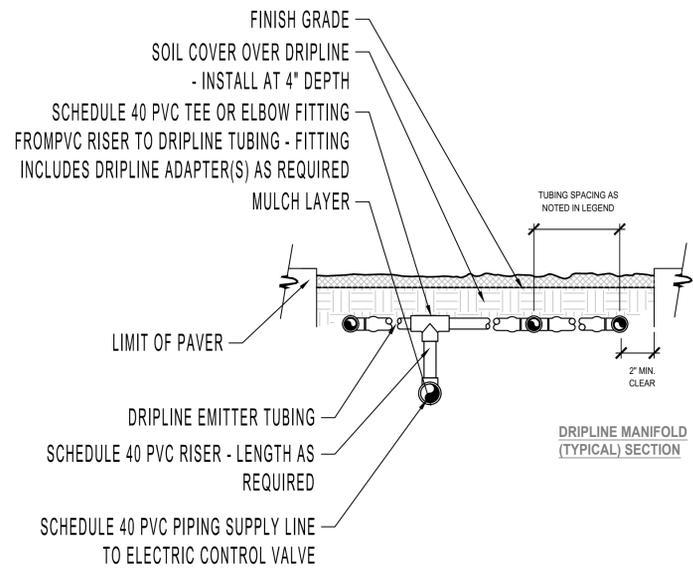
IRRIGATION FLOW SENSOR 2

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LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

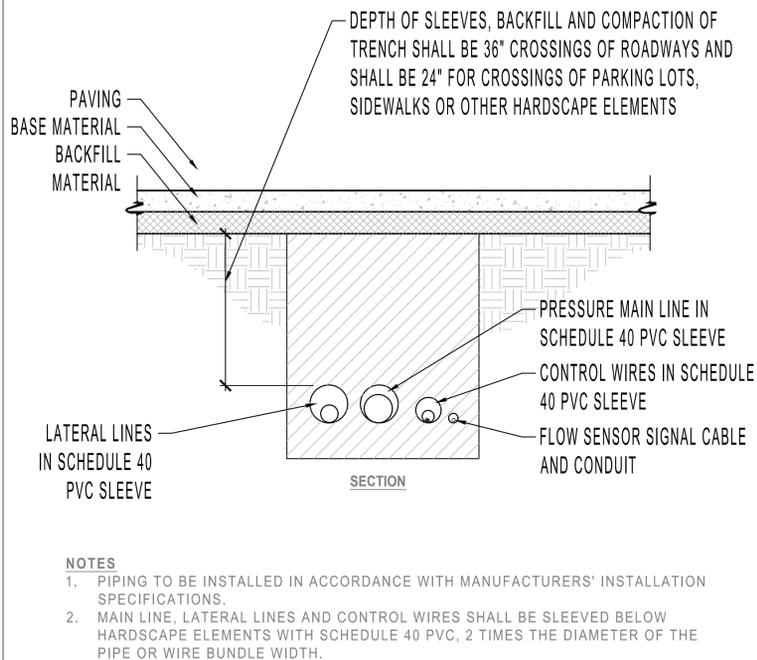
PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25
REVISIONS

No.	Description	Date

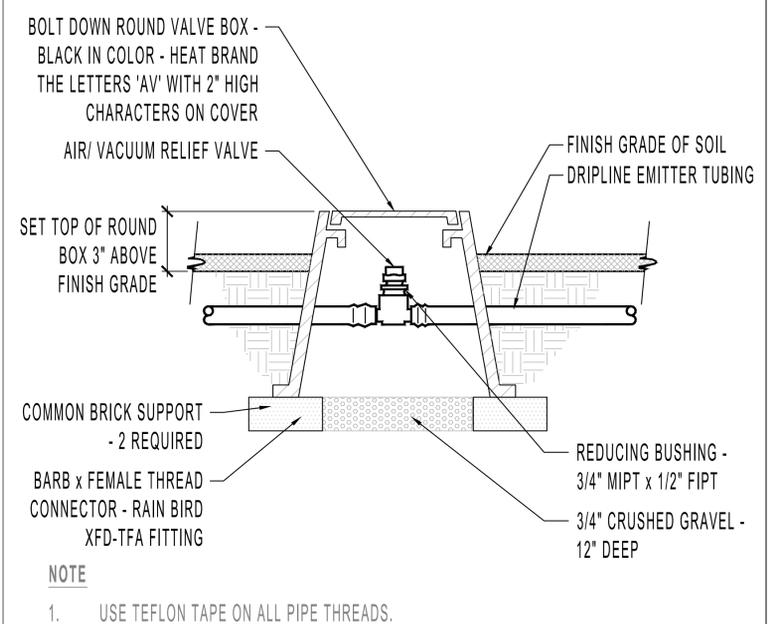
IRRIGATION
DETAILS



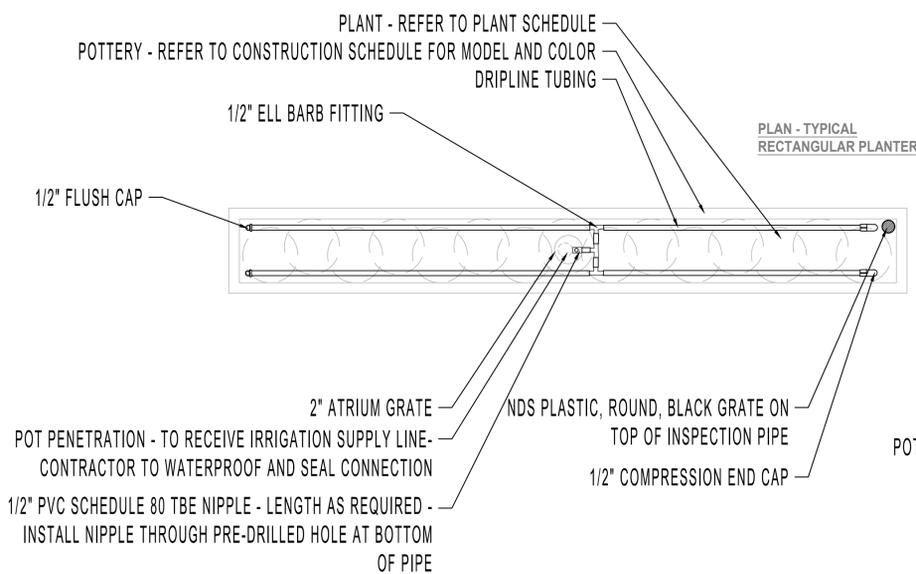
DRIPLINE PIPING CONNECTIONS - TYPICAL 4



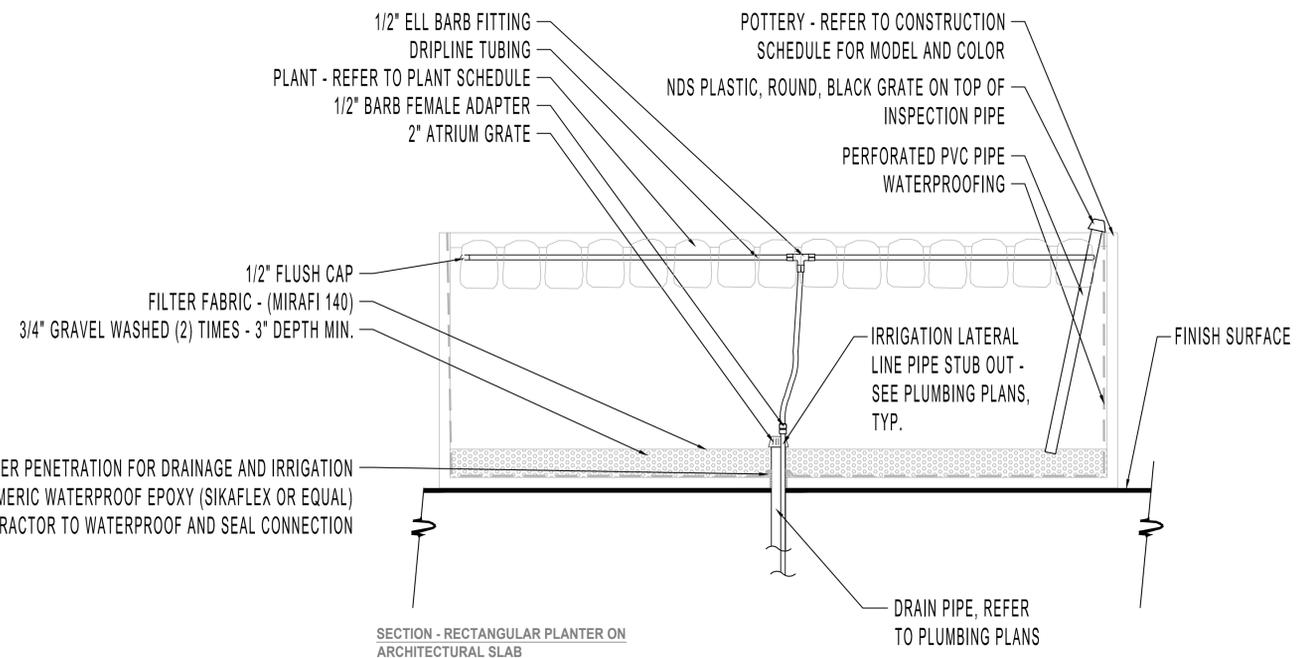
SLEEVE TRENCHING 3



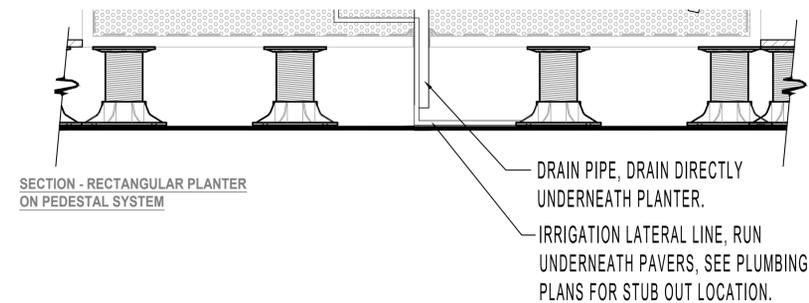
AIR / VACUUM RELIEF ASSEMBLY 1



- NOTES**
1. CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
 2. CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
 3. COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.



SECTION - RECTANGULAR PLANTER ON ARCHITECTURAL SLAB



SECTION - RECTANGULAR PLANTER ON PEDESTAL SYSTEM

RAISED PLANTER IRRIGATION 2



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2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

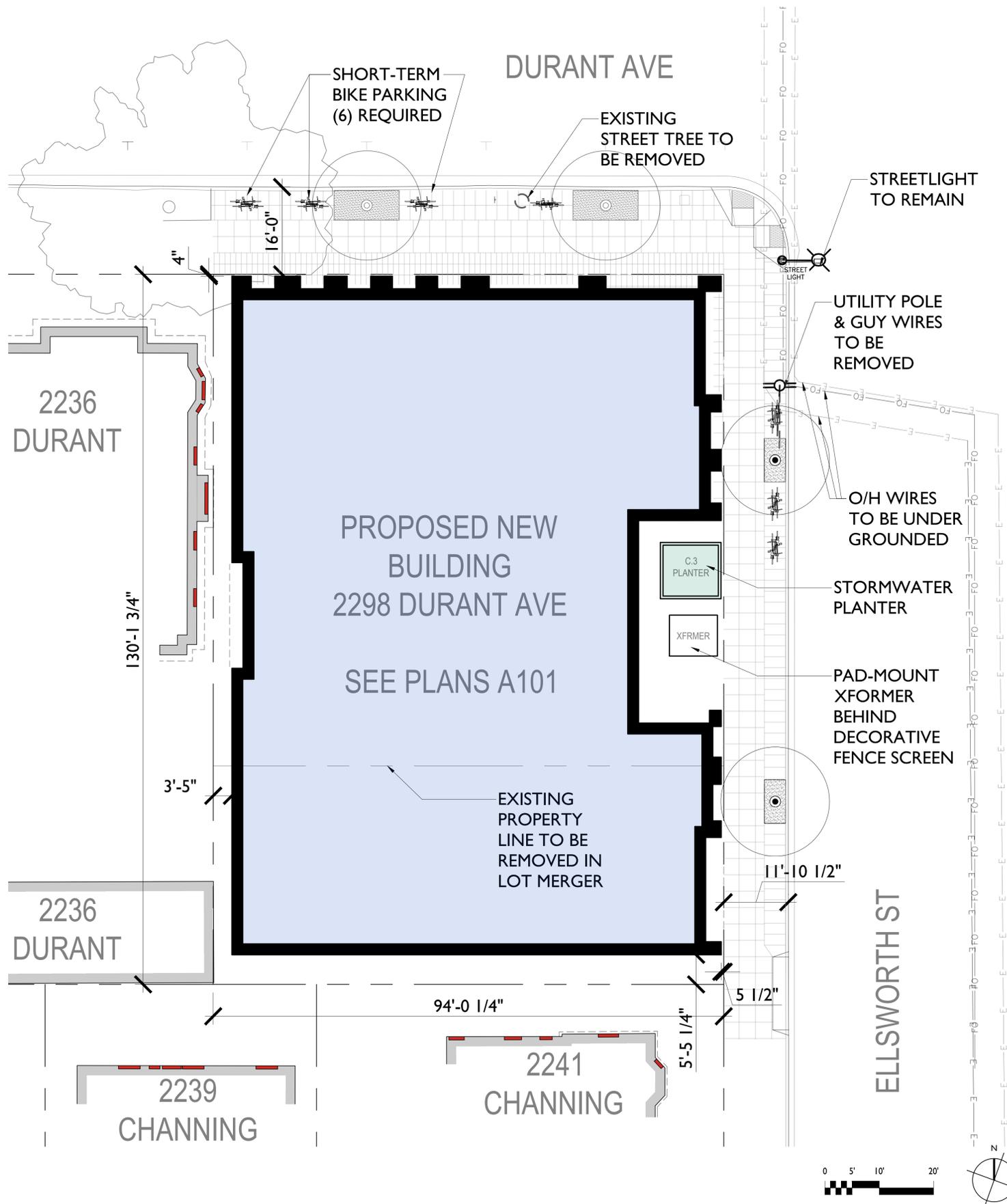
PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25

REVISIONS

No.	Description	Date

IRRIGATION
DETAILS

L-4.4



ZONING CODE INFORMATION				
SITE INFORMATION				
PROJECT ADDRESS:		2298 DURANT AVE & 2360 ELLSWORTH ST		
APN:		055-1887-001 & 055-1887-002		
SEISMIC SAFETY				
EARTHQUAKE FAULT RUPTURE ZONE:		NO		
LANDSLIDE ZONE:		NO		
LIQUEFACTION ZONE:		NO		
UN-REINFORCED MASONRY BLDG INVENTORY:		NO		
HISTORICAL PRESERVATION				
LANDMARK OR STRUCTURE OF MERIT:		NO		
COM. STRUCTURE GREATER THAN 40 YEARS OLD:		YES		
ENVIRONMENTAL SAFETY				
CREEK BUFFER:		NO		
ENVIRONMENTAL AREA:		NO		
FIRE ZONE:		2		
FLOOD ZONE (100-YEAR OR 1%):		NO		
PARCEL CONDITIONS				
ZONING DISTRICT:		R-SMU	RESIDENTIAL - SOUTHSIDE MIXED USE	
GENERAL PLAN AREA:		RMU	RESIDENTIAL MIXED USE	
SPECIAL ZONING OVERLAYS:		SOUTHSIDE PLAN		
ZONING ADJACENCIES:				
	WEST	NORTH	EAST	SOUTH
	R-SMU	R-SMU	R-SMU	R-SMU
EXISTING				
TOTAL LOT AREA (SQ.FT.):		12,220	12,220	PERMITTED / REQUIRED
LOT COVERAGE %:		43%	84.4%	N/A
FLOOR AREA RATIO (FAR):		0.99	6.54	100% MAX
PROPOSED DENSITY BONUS				
TOTAL LOT AREA (SQ.FT.):		12,220	12,220	N/A
LOT COVERAGE %:		43%	84.4%	100% MAX
FLOOR AREA RATIO (FAR):		0.99	6.54	7.0 MAX
DENSITY				
DWELLING UNITS		7	65	42 MIN.
DWELLING UNITS / ACRE		24.92	231.42	150 MIN.
HEIGHT				
MAX. BUILDING HEIGHT (FT.):		~40'-0"	85'-0" (+8'-0")	85'-0" (+5'-0")
# STORIES:		3+1	8	N/A
SETBACKS				
FRONT DURANT		8'-5"	4"	N/A
REAR		4'-1"	5' 5 1/4"	4'-0"
STREET SIDE:		4'-9"	5 1/2"	N/A
INTERIOR SIDE:		0'-0"	3'-5"	N/A
BUILDING AREA INFORMATION:				
BUILDING FOOTPRINT:		EXISTING	PROPOSED	PERMITTED / REQUIRED
		5,229	10,327	12,235 MAX
COMMERCIAL:		5,760	0	N/A
RESIDENTIAL:		6,303	78,965	N/A
UTILITY:		0	1,081	0
TOTAL GSF:		12,063	80,046	85,645

ZONING CODE INFORMATION

2298 Durant Building Statistics				
	Ground Floor	Typical Floor	8th Floor	Total
Units	3	9	8	65 Units
Bedrooms	16	41	36	298 Bedrooms
Bathrooms	6	16	14	116 Bathrooms
Unit A		1,255	1,255	8,785 Unit A SF
Count	0	1	1	7 Unit A Count
Unit B		582	582	4,074 Unit B SF
Count	0	2	2	14 Unit B Count
Unit D		1,094	1,094	7,658 Unit D SF
Count	0	2	2	14 Unit D Count
Unit E	1,303	1,303	1,303	10,424 Unit E SF
Count	1	2	2	15 Unit E Count
Unit F	1,128	1,128	1,128	9,024 Unit F SF
Count	2	2	1	15 Unit F Count
Amenity	4,234	0	138	4,372 Amenity SF
Corridors	680	642	704	5,236 Corridors SF
GSF	10,197	10,111	9,183	80,046 GSF
Stairs Elev	643	528	528	4,339 Stairs Elev Util SF
Utility/Mech	1,081			

AREA TABULATION

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 studio KDA
 1810 sixth street, berkeley ca 94710
 ph: 510.841.3555 fax:
 510.841.1225

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:
 08/05/24 SB330 SUBMITTAL
 09/05/24 ENTITLEMENT SUB.
 02/06/24 1ST ENT. RESUB.
 04/16/24 2ND ENT. RESUB.
 10/22/2025 ZAB UPDATES

CITY PERMIT RECORD:

PROJECT:
 VLC09
 TITLE:

SITE PLAN AND BUILDING INFO

SHEET:

AS-101

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

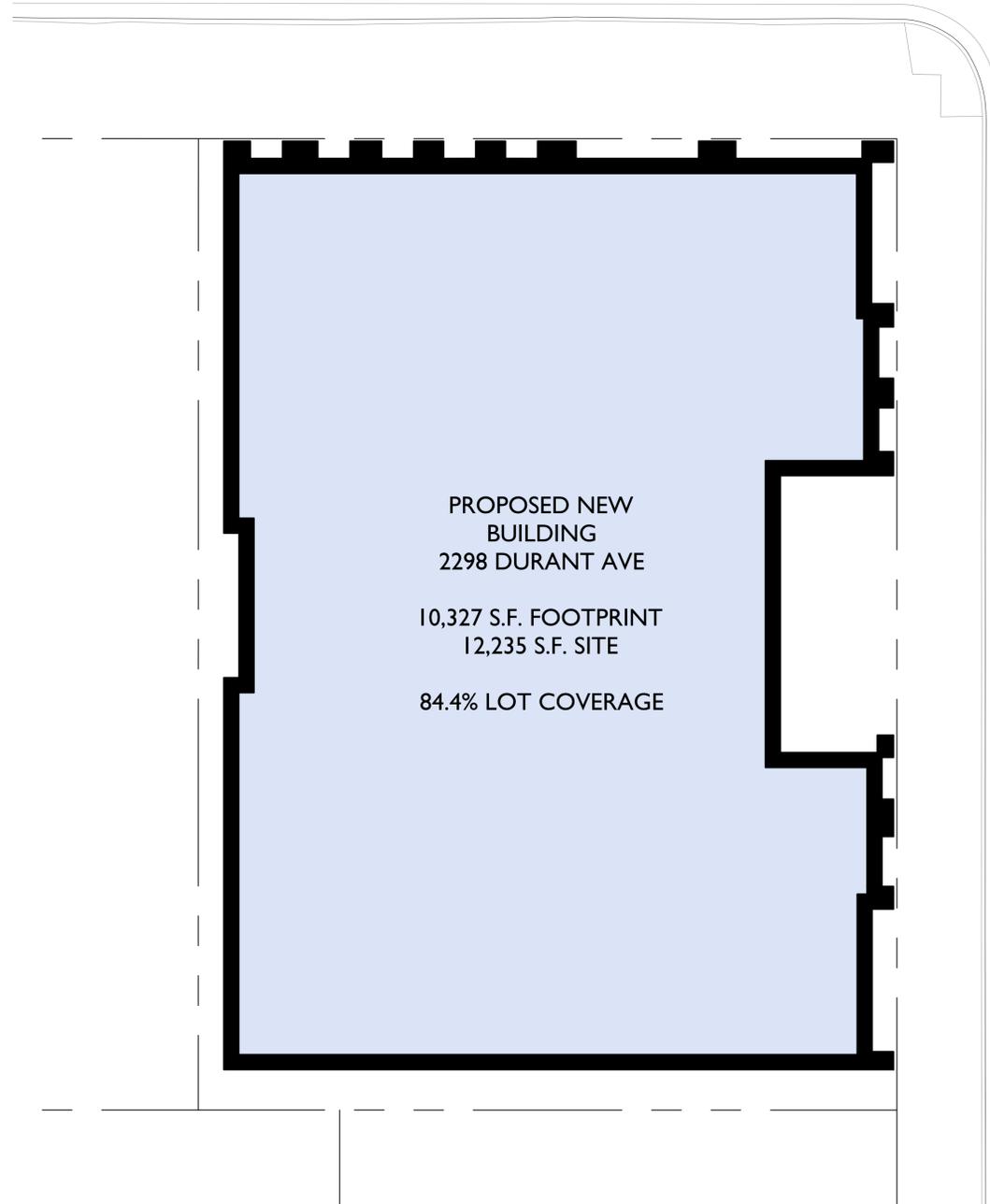
CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
LOT COVERAGE DIAGRAMS

SHEET:

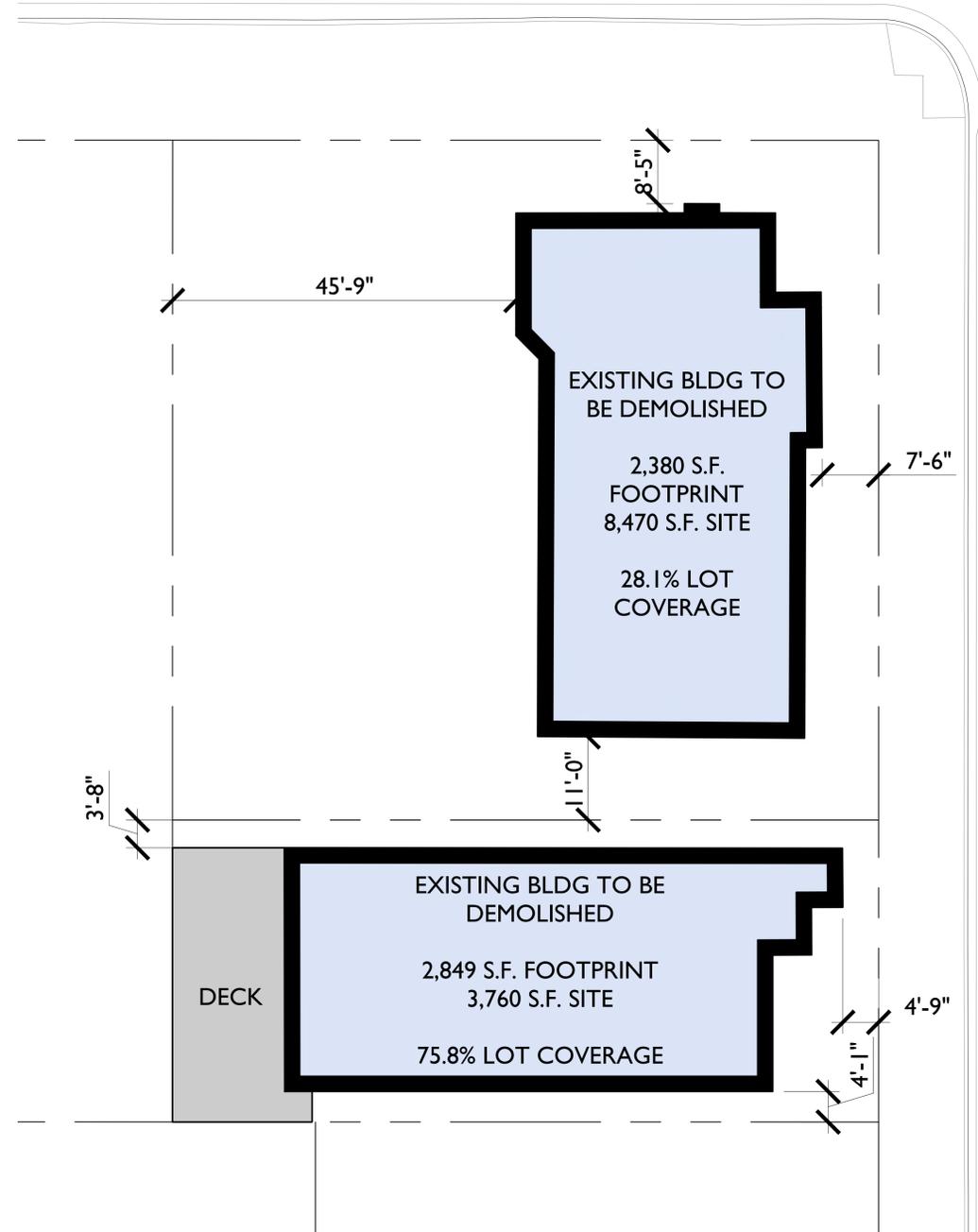
DURANT AVE



2 PROPOSED LOT COVERAGE DIAGRAM
 3/32"=1'-0"

DURANT AVE

ELLSWORTH ST



ELLSWORTH ST

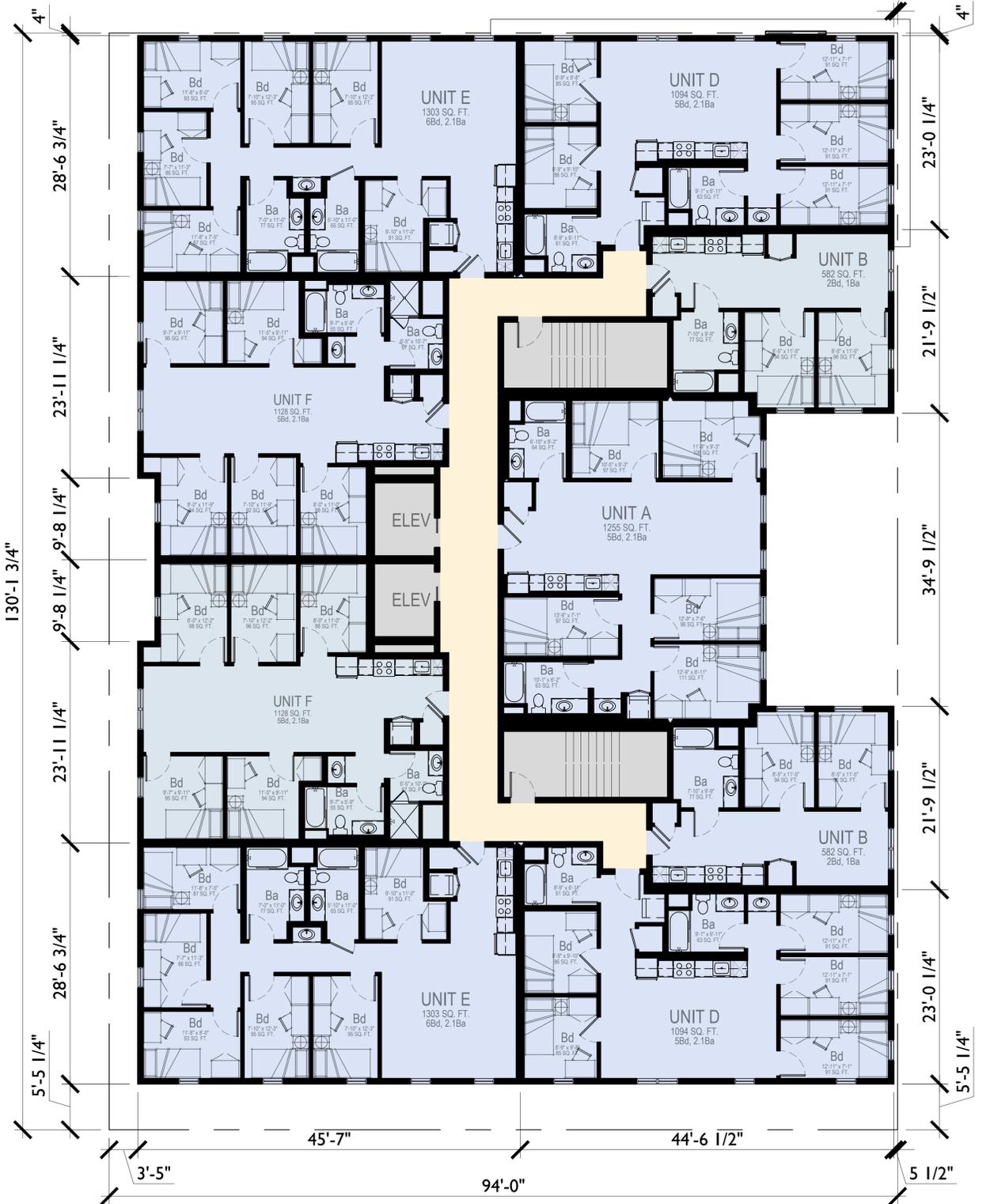


1 EXISTING LOT COVERAGE DIAGRAM
 3/32"=1'-0"

DURANT AVE



GROUND FLOOR PLAN
1/8"=1'-0"



TYPICAL FLOOR PLAN (2 - 7)
1/8"=1'-0"

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2298 DURANT AVE
BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
05/28/25	3RD ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
FLOOR PLANS

SHEET:

A-101



Existing Unit #	Existing Unit Bedroom #		Replacement / BMR Unit Bedroom #	VLI Replacement Unit	LI Replacement Unit	Replacement Unit Reserved for Sitting Tenants Exercising Right of Return	Proposed Unit #	Proposed Unit Type
A	1	<	2	X		X	218	B
B	2	=	2	X		X	204	B
C	2	=	2	X		X	304	B
D	1	<	2	X		X	404	B
E	2	=	2	X		X	504	B
F	2	=	2		X	X	604	B
PH	4	>	2		X	X	704	B

Proposed Unit	Proposed Unit Beds	Count	% of Total Units		
A	5	7	10.77%		
B	2	14	21.54%	2s	21.54%
D	5	14	21.54%	5s	55.38%
E	6	15	23.08%	6s	23.08%
F	5	15	23.08%		

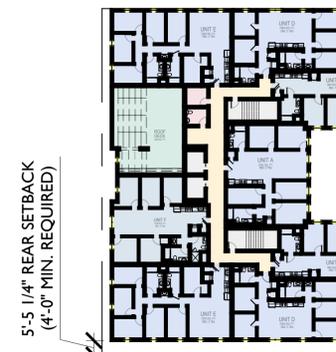
REPLACEMENT / BMR UNITS AND BUILDING UNIT MIX
N.T.S.

Density Bonus - VLI or Below										
Project Address:		2298 Durant Ave., Berkeley								
Project Code:		VLC09								
Date:		7/9/2025								
Base Project	Base # Units	Base # Units	% BMR units		# BMR Units	# BMR Units	Bonus %	# DB Units	Total Units Allowed	
sq. ft. - see calculation below	base project/avg. unit size	Base Project Units Round Up	VLI = Very Low Income <50 AMI		% VLI x Base # Units	Round Up		% Bonus x Base # Units Round Up		
58,743	48.35	49	10%		4.90	5.00	32.5%	16	65	
Base Project Residential Floor Area	Floor	Proposed Project Residential Floor Area			%BMR (VLI/ELI)			%DB		
9,116	first	9,116			5%			20.00%		
10,111	second	10,111			9%			30.00%		
10,111	third	10,111			10%			32.50%		
10,111	fourth	10,111			11%			35.00%		
10,111	fifth	10,111	Proposed RFA: 78,965		13%			42.50%		
9,183	sixth	10,111	Average Unit Size: 1,215		15%			50.00%		
	seventh	10,111				VLI/ELI Units		20%	70.00%	
	eighth	9,183	Density Bonus (SF): 20,222		21%	5.00		21%	73.75%	
58,743	TOTAL	78,965	2-Bdr	4-Bdr	5-Bdr	6-Bdr	Total	%BMR Proposed (Berkeley 20% Req.)	22%	77.50%
	Units		14	0	36	15	65		23%	81.25%
	Bedrooms		28	0	180	90	298	10.20%	25%	88.75%

DENSITY BONUS STATISTICS
N.T.S.



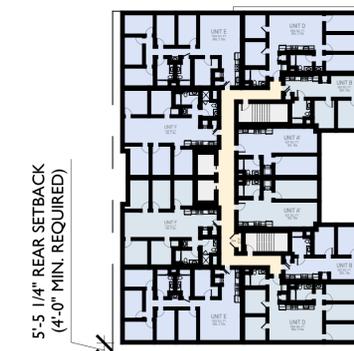
6P BASE PROJECT 6TH FLOOR - 9,183 S.F.
1/32"=1'-0"



8P PROPOSED 8TH FLOOR - 9,183 S.F.
1/32"=1'-0"



4B BASE PROJECT FLRS 4&5 - 10,111 S.F.
1/32"=1'-0"



2B BASE PROJECT FLRS 2&3 - 10,111 S.F.
1/32"=1'-0"



2P PROPOSED FLRS 2-7 - 10,111 S.F.
1/32"=1'-0"



1B BASE PROJECT 1ST FLOOR - 9,116 R.S.F.
1/32"=1'-0"



1P PROPOSED 1ST FLOOR - 9,116 R.S.F.
1/32"=1'-0"



PROJECT ISSUE RECORD:	
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
07/09/25	3RD ENT. RESUB.
09/09/25	5TH ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

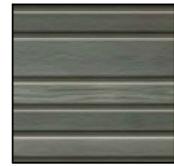
TITLE:
DENSITY BONUS FLOOR PLANS & STATISTICS
SHEET:



3 PERSPECTIVE FACING W FROM ELLSWORTH STREET
N.T.S.



6 METAL PANEL
MAC METAL
CORK
HARRYWOOD PLUS



1 WOOD-LOOK METAL SIDING
MAC - ARCHITECTURAL METAL
NORWOOD MINI / NORWOOD
WOOD COLLECTION: ASH GREY

9 BUILDING SIGNAGE
METAL CHANNEL
HALO LIT
GOLD

8 ALUMINUM PROFILE
ALUMINUM TUBING
BACKLIT INDIRECT LED
GOLD

7 ALUMINUM PANEL
PERFORATED FLATSTOCK
BACKLIT INDIRECT LED
GRAY/SILVER



2 FIBER-CEMENT PANEL
CERACLAD
MOSAIC:
BLACK

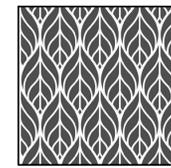
12 RAILINGS
GLASS PANEL
BLACK METAL FRAME
BLACK METAL CAP

11 WINDOWS
ALUMINUM
BLACK

10 BUILDING FLASHING
GALVANIZED SHEET METAL
PAINTED
BLACK



3 CEMENT PLASTER
BENJAMIN MOORE
2129-10 MIDNIGHT DREAM

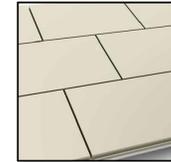


14 FENCING
BOK MODERN
PATTERN C34 - 8'-0" HEIGHT
BRONZE COLOR

13 STOREFRONT
BLACK METAL FRAMES
BIRD-SAFE UV GLASS



4 METAL PANEL
MAC - ARCH. METAL
VERSA
ANTHACITE



15 METAL PANEL
PAC-CLAD
MODULAR AL
BRONZE - RUNNING BOND



5 FIBER CEMENT PANEL
NICHIIHA
RIBBED
INDIGO

MATERIAL KEY



1 EAST FACADE (ELLSWORTH STREET)
1/8"=1'-0"



2 PERSPECTIVE FACING W FROM ELLSWORTH STREET SHOWING TRANSFORMER & FENCE
N.T.S.

PROJECT ISSUE RECORD:

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09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
ELEVATIONS



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November 17, 2025

Via Email and Hand Delivery

Mayor Adena Ishii and City
Councilmembers Rashi Kesarwani, Terry
Taplin, Ben Bartlett, Igor Tregub, Shoshana
O’Keefe, Brent Blackaby, Cecilia
Lunaparra, and Mark Humbert
2180 Milvia Steet, 1st Floor
Berkeley, CA 94704
council@berkeleyca.gov

City Clerk Mark Numainville
2180 Milvia Steet, 1st Floor
Berkeley, CA 94704
clerk@berkeleyca.gov

Re: Appeal to City Council of 2298 Durant & 2360 Ellsworth Use Permit #ZP2024-0126

Dear Mayor Ishii, City Councilmembers Kesarwani, Taplin, Bartlett, Tregub, O’Keefe, Blackaby,
Lunaparra, and Humbert, and City Clerk Numainville,

Our law office represents the Building and Construction Trades Council of Alameda County, AFL-CIO (“Trades Council”) and the Northern California Carpenters Regional Council (“Carpenters”). We are writing on behalf of the Trades Council and Carpenters to appeal the approval by the City of Berkeley (“City”) Zoning Adjustment Board (“ZAB”) of Use Permit #ZP2024-0126 for the 2298 Durant & 2360 Ellsworth project (“Project”).¹

The Project is proposed by Austin Springer, Studio KDA, 1810 Sixth Street, Berkeley, CA 94710 (“Applicant”). The Applicant applied for a Use Permit from the City to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot) 80,000 square-foot residential building with 65 units (5 very low income and 2 low income).

This appeal is timely filed within fourteen (14) days of the City’s November 3, 2025 mailing of the Notice of Decision, pursuant to Berkeley Municipal Code (“BMC”) section 23.410.020. This appeal is accompanied by payment of the requisite fee of \$3000.²

¹ City of Berkeley Zoning Adjustments Board Notice of Decision, 2298 Durant & 2360 Ellsworth, Date of Board Decision October 30, 2025, Date Notice Mailed November 3, 2025, Appeal Period Expiration November 17, 2025 (“Notice of Decision”).

² Notice of Decision, page 4; BMC section 23.410.030.

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DAVID A. ROSENFELD
WILLIAM A. SOKOL
LINDA BALDWIN JONES
ALAN G. CROWLEY
KRISTINA L. HILLMAN
BRUCE A. HARLAND
CAREN P. SENCER
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KERIANNE R. STEELE
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EZEKIEL D. CARDER
LISL R. SOTO
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ANDREA C. MATSUOKA
ALEXANDER S. NAZAROV
SEAN W. McDONALD
KATHARINE R. McDONAGH
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LABOR EDUCATOR

NINA FENDEL (Retired Attorney)

Admitted in California, unless
otherwise noted
Admitted in Hawaii
Also admitted in Nevada
Also admitted in New York and
Alaska
Admitted in Nevada and
Washington
Also admitted in Idaho
Also admitted in New York
Admitted in New York

In particular, this appeal pertains to the Applicant's requested "Concessions" under the California State Density Bonus Law, Cal. Gov. Code § 65915 *et. seq.* ("SDBL"), which are as follows:

1. Concession from "Healthcare coverage for construction workers" (BMC Section 13.107.040).
2. Concession from "Prevailing wage for construction workers" (BMC Section 13.108.030).

Item 1 above is part of the City's HARD HATS Ordinance, which was adopted on May 2, 2023 and became effective on January 1, 2024. Item 2 above is part of the City's Southside Plan, as amended and adopted in November of 2023. For the reasons that follow, the concessions requested by the Applicant are improper under the SDBL and City policy and should be denied.

I. The City Should Not Grant Concessions that Waive Local Labor Standards

The City should not grant concessions under the SDBL that waive local labor standards. The Applicant is pursuing a novel and unorthodox strategy of using SDBL concessions to avoid two construction labor standards, namely, the requirement to provide health care and the requirement to pay a living wage. Until very recently, the Trades Council and Carpenters were not aware of any project that had received similar concessions from the City (or any city). The requested concessions are an attempted misuse of the SDBL to avoid important labor standards that the City enacted to protect public health and safety.

On October 21, 2025, our office made a California Public Records Act request to the City seeking all records relating to whether the City has, at any time, granted any State Density Bonus concessions or waivers relating, in any way, to the City's HARD HATS Ordinance. The City responded that the only project that has received such concessions is the 2425 Durant project, which the Building Trades Council and the Carpenters appealed and will be heard by City Council on February 10, 2026.³

On November 7, 2025, our office made a California Public Records Act request to the City seeking all records relating to whether the City has, at any time, granted any State Density Bonus concessions or waivers relating, in any way, to the Prevailing Wage Requirements in Southside Plan Area. The City responded that the only projects that have received such concessions are the 2425 Durant project and this Project, which the Building Trades Council and the Carpenters are now appealing.⁴

Subsection 65915(d)(1) of the SDBL provides:

(d)(1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

³ The response received from the City of Berkeley Planning and Development Department is attached hereto.

⁴ The response received from the City of Berkeley Planning and Development Department is attached hereto.

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.⁵

Subsection 65915(k) of the SDBL defines a “concession or incentive” as either (1) a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards commission, for example, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces; (2) approval of mixed-use zoning; or (3) other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs or for rents to be set at the statutory rate.⁶ By providing these examples, the Legislature clearly contemplated that concessions under the SDBL should relate to the physical characteristics of the development such as the location, number of units, design, or site improvements, or other aspects of the development that would “result in identifiable and actual cost reductions” that would contribute to more affordable housing.

This is supported by the legislative intent of the SDBL, which is focused on allowing developers to include more total units in affordable housing projects than would otherwise be allowed by local zoning ordinances, and to cover some of the financing gap in affordable housing.⁷ Notably, the Legislature also intended to “ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing.”⁸ In other words, the Legislature was mindful of the need to balance housing density with social benefits.

The requested prevailing wage concession is doubly in conflict with the intent of the SDBL because, in addition to threatening the health and safety of construction workers, the concession would reduce their wages and make the very housing they are building less affordable to them. This outcome would be antithetical to the intent and policy of the SDBL, which is ultimately to make housing more affordable. Historically speaking, the SDBL waivers and concessions that have been granted by the City over the years have not posed this problem.

The SDBL should not be misused to allow developers to avoid minimum labor standards or other social benefits, especially where there has been no demonstration of an actual financial benefit that would result in more affordable housing.

II. The City Should Request Reasonable Documentation to Support the Concessions

The SDBL “does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus.”⁹ This includes incentives or

⁵ Cal. Gov. Code § 65915(d)(1).

⁶ Cal. Gov. Code § 65915(k).

⁷ Cal. Gov. Code § 65915(u)(1).

⁸ Cal. Gov. Code § 65915(u)(2).

⁹ Cal. Gov. Code § 65915(a)(2).

concessions.¹⁰ Moreover, the local government is also tasked with “provid[ing] the applicant with a determination as to the following matters:

- (I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.
- (II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.
- (II) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.”¹¹

In the case of *Schreiber v. City of Los Angeles (Schreiber)*, the Court of Appeal recognized that “[a] city or county is not prohibited from requesting or considering information relevant to cost reductions.”¹² This is the case even though the statute places the ultimate burden of proof on the local government.¹³ Accordingly, the City can and should take the position that the Applicant has not yet provided adequate information for the City to make a determination as to its requested concessions, and require the Applicant to provide reasonable documentation in support of same.

Here, the Applicant has not provided any evidence or information whatsoever to substantiate its requested concessions. It simply included them in its application with no explanation.

The ZAB findings similarly do not provide any rationale whatsoever that would link the requested concessions to cost savings. Instead, the ZAB makes summary conclusions by referencing back to the law without any analysis or explanation.¹⁴ Therefore, the Trades Council and Carpenters respectfully request that the City remand this matter to the ZAB to request reasonable documentation from the Applicant in support of the requested concessions, so the City can determine whether they should be granted.

III. The Requested Concessions Would Not Result In Identifiable and Actual Cost Reductions

The SDBL provides that when an applicant for a density bonus submits a proposal for specific incentives or concessions, the local government shall grant such incentives or concessions unless the local government makes a written finding based on substantial evidence that “the concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs...”¹⁵

¹⁰ Cal. Gov. Code § 65915(b)(1).

¹¹ Cal. Gov. Code § 65915(i).

¹² *Schreiber*, 69 Cal.App.5th at 557.

¹³ Cal. Gov. Code § 65915(d)(4); *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 556-557 (“This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, as described in subdivision (d), or waivers or reductions of development standards, as described in subdivision (e).”)

¹⁴ ZAB 2025-10-30 Findings, Page 3-4.

¹⁵ Cal. Gov. Code § 65915(d)(1)(A).

As explained above, the Applicant has not provided any information at all regarding how the requested concessions would result in identifiable and actual cost reductions. Even though the law places the ultimate burden of proof on the City, the City may request information from the Applicant to make an initial *prima facie* showing of how the concessions would, in some way, actually save development costs and allow the Applicant to build more affordable housing. Here, given the importance of the labor standards in the HARD HATS Ordinance and the Southside Plan, the City should exercise this option.

IV. The Requested Concessions Would Have a Specific, Adverse Impact Upon Public Health and Safety

The SDBL also provides that when an applicant for a density bonus submits a proposal for specific incentives or concessions, the local government shall grant such incentives or concessions unless the local government makes a written finding based on substantial evidence that “the concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety... and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households...”¹⁶

Working in construction is a particularly dangerous occupation. The construction industry is responsible for roughly 20% of all workplace fatalities in the U.S. despite employing only 10% of the U.S. workforce. Unfortunately, in recent years, there has been a disproportionately high number of construction worker fatalities in Berkeley specifically.¹⁷

This is, in large part, why the City of Berkeley adopted the HARD HATS ordinance requiring health care expenditures. Section 13.107.020 of the ordinance states that it was adopted to enhance the good health of construction workers working in the City, and to promote retention and growth of a skilled labor pool in the City. The staff report recommending adoption of the ordinance echoed these concerns.

Waiving the requirement to provide health care and the requirement to pay a living wage would therefore have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety.

(a) Health Care:

The construction industry has one of the highest injury rates among all occupations due to the nature of the work, which involves manual labor, working at heights, and exposure to hazardous materials. According to the Bureau of Labor Statistics, the construction industry accounted for 1,008 fatal work injuries in 2020, the highest of any industry sector.¹⁸

Research underscores the additional dangers faced by workers without health coverage. A recent publication from the UC Berkeley Labor Center found that California construction workers were 2.6 times more likely

¹⁶ Cal. Gov. Code § 65915(d)(1)(B); see also, Cal. Gov. Code § 65915(d)(3) (“This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.”)

¹⁷ See, <https://www.berkeleyside.org/2019/06/17/family-files-wrongful-death-lawsuit-after-construction-worker-fatality-in-berkeley>.

¹⁸ See, <https://www.bls.gov/opub/ted/2022/a-look-at-workplace-deaths-injuries-and-illnesses-on-workers-memorial-day.htm>.

than other California workers to be uninsured, and that California construction workers and/or their dependents account for a disproportionately high percentage of spending on Medicaid/CHIP.¹⁹ In addition, the Center for Construction Research & Training's analysis of nationwide data found that the high uninsured construction worker rate is driven by non-union-signatory employers.²⁰ Finally, a 2009 study conducted by Harvard Medical School and Cambridge Health Alliance found that uninsured, working-age Americans have a 40% higher risk of death compared to those with insurance.²¹ For construction workers, whose jobs already involve elevated hazards, the absence of health coverage magnifies these risks.

This is precisely why the City of Berkeley adopted health care expenditure requirements in the HARD HATS Ordinance, to ensure that contractors in the City are not shirking their responsibility to address the health care needs of workers and their families. Allowing the Applicant to avoid this requirement would undermine the City's protective framework and place workers' health at greater risk.

(b) Prevailing Wages:

There is a robust statistical connection between wage rates – including living wage and prevailing wage rates – and job safety. In California, this is reflected in our “dual wage” workers compensation system, where higher-paid employees have a lower workers' compensation insurance rate than lower-paid employees. This is because higher-paid employees are less likely to produce adverse workers' compensation losses, because their superior training and experience results in safer job sites.

A 2019 study in the publication *Public Works Management & Policy* found that repealing state prevailing wage laws actually contributed to workplace hazards.²² Doing so increased construction injury rates across various types of injuries, from 11.6% to 13.1% as the seriousness of injuries increased. Disabilities also increased by 7.5% to 8.2%.

By requiring prevailing wages to be paid in the Southside Plan, the City is promoting the use of a skilled, stable workforce – one less prone to accidents and workers' compensation claims. This not only protects workers but incentivizes responsible contractors who maintain high safety standards. Exempting the Project from the Southside Plan's prevailing wage requirement would directly undermine these protections.

For the reasons set forth in sections (a) and (b) above, allowing contractors working on the Project to avoid the City's health care expenditure and prevailing wage requirements would have a specific, adverse impact upon public health and safety, and the Applicant's request for these concessions should be denied.

V. Conclusion

The Trades Council and Carpenters respectfully request that City Council either reverse the ZAB decision approving the Use Permit with the proposed concessions, reverse the ZAB decision with respect to the proposed concessions but approve the remainder of the Use Permit, or remand the matter to the ZAB to reconsider the application in light of the foregoing.²³ Additionally, the Trades Council and Carpenters request that City Council direct staff to request supporting documentation from the Applicant and confer

¹⁹ See, <https://laborcenter.berkeley.edu/the-public-cost-of-low-wage-jobs-in-californias-construction-industry/>.

²⁰ See, https://public.tableau.com/shared/KXZ6KK49F?:display_count=n&:origin=viz_share_link.

²¹ See, <https://news.harvard.edu/gazette/story/2009/09/new-study-finds-45000-deaths-annually-linked-to-lack-of-health-coverage/>.

²² Li, Z., Zorigtbaatar, C., Pleités, G., Fenn, A., & Philips, P. (2019). The Effect of Prevailing Wage Law Repeals and Enactments on Injuries and Disabilities in the Construction Industry. *Public Works Management & Policy*, 24(4), 368-384. <https://doi.org/10.1177/1087724X18822600> (Original work published 2019).

²³ BMC section 23.410.040(G).

with the Applicant regarding the grounds for its requested concessions, and, if appropriate, request that the Applicant voluntarily agree to rescind its request in order to promote health and safety and the public benefits that would otherwise derive from the Project.

The Trades Council and Carpenters request that the City schedule a hearing on this appeal before the City Council at the earliest feasible date.²⁴ The Trades Council and Carpenters reserve the right to submit additional correspondence and evidence concerning this appeal prior to the hearing date.²⁵

Thank you for your consideration of this appeal. Feel free to contact the undersigned with any questions or concerns.

Sincerely,



Jolene Kramer



Andrea Matsuoka

cc. City of Berkeley Planning Department, via e-mail only (planning@berkeleyca.gov)

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²⁴ BMC section 23.410.040(A).

²⁵ BMC section 23.410.040(F).

From: City of Berkeley Public Records <messages@nextrequest.com>
Sent: Thursday, October 30, 2025 1:01 PM
To: Jolene Kramer
Subject: [Document Released to Requester] City of Berkeley public records request #25-2530

Follow Up Flag: Follow up
Flag Status: Completed

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

City of Berkeley Public Records

A document has been released for record request #25-2530 along with the following message:

This is in response to your 10/20/2025 Public Records Act request for:

We request all records relating to whether the City has, at any time, granted any State Density Bonus concessions or waivers relating, in any way, to the City's HARD HATS Ordinance, codified at Chapter 13.107 of the Berkeley Municipal Code (passed May 2, 2023).

The only project that has received concessions for Hard Hats is 2425 Durant (ZP2024-0162).

Your request is granted. The City has completed its search for responsive documents and as a courtesy has attached them to this letter. With this response, staff have completed their work to process and respond to your Public Records Act request.

If you have any questions concerning your request, please feel free to contact me at [CONTACT INFORMATION]

- 2025-10-14_ZAB_NOD_2425 Durant Avenue_reduced.pdf

View Request 25-2530

<https://cityofberkeleyca.nextrequest.com/requests/25-2530>

Document links are valid for one month. After November 30, you will need to sign in to view the document(s).



NextRequest

Questions about your request? Reply to this email or sign in to contact staff at City of Berkeley.

Technical support: See our [help page](#)

From: City of Berkeley Public Records <messages@nextrequest.com>

Sent: Monday, November 17, 2025 9:13 AM

To: Jolene Kramer <jkramer@unioncounsel.net>

Subject: [External Message Added] City of Berkeley public records request #25-2713

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

City of Berkeley Public Records

A message was sent to you regarding record request #25-2713:

This is in response to your 11/07/2025 Public Records Act request for:

We request all records relating to whether the City has, at any time, granted any State Density Bonus concessions or waivers relating, in any way, to the Prevailing Wage Requirements in Southside Plan Area, codified at BMC Section 13.108.

1. 2425 Durant Avenue – 10/9/25 ZAB (decision appealed to Council, so not approved for now)
 1. https://berkeleyca.gov/sites/default/files/documents/2025_10_09_ZAB_Item%206B_%20Staff%20Report_2425%20Durant_Packet.pdf
2. 2298 Durant Avenue and 2360 Ellsworth Street – 10/30/25 ZAB (appeal period ends 11/17)
 1. https://berkeleyca.gov/sites/default/files/documents/2025-10-30_ZAB_Item%206c_2298%20Durant_Staff%20Report%20and%20Attachments.pdf

Your request is granted. The City has completed its search for responsive documents and as a courtesy links to the projects are included in this response. With this response, staff have completed their work to process and respond to your Public Records Act request.

[View Request 25-2713](#)

<https://cityofberkeleyca.nextrequest.com/requests/25-2713>



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Zoning Adjustments Board Staff Report

APP # ZP2024-0126

October 30, 2025

Use Permit for a Project at 2298 Durant Avenue and 2360 Ellsworth Street



Quick Facts	Project Description:
<p>Applicant: Austin Springer, Studio KDA</p> <p>Project Address: 2298 Durant Avenue</p> <p>Site Size: 12,220 sq. ft.</p>	<p>The applicant is seeking approval to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.</p>
<p>GP Land Use: Residential Mixed Use (RMU)</p> <p>Zoning: Residential Southside Mixed Use (R-SMU)</p> <p>CEQA: Section 15332 “In-Fill Development Projects”</p> <p>Date Submitted: September 5, 2024</p> <p>SB 330 Vesting Date: August 6, 2024</p> <p>Date Deemed Complete: October 21, 2024</p> <p>Project Planner: Allison Riemer</p>	<p style="text-align: center;">Zoning Permits Requested:</p> <p>A Use Permit Public Hearing is required for the following permits:</p> <ol style="list-style-type: none"> Demolition. BMC Section 23.326.020(B) “General Requirements” to demolish a dwelling. * Demolition. BMC Section 23.326.030(A)(3) “Eliminating Dwelling Units through Demolition” to demolish a building constructed before June 1980 on a property containing two or more dwelling units. * Demolition. BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. * New Construction. BMC Section 23.202.020 (A) “Allowed Land Uses” to construct a multi-family use. Height Projection BMC Section 23.304.050 (A) “Projections Above Height Limits” exceed height limit with a rooftop projection. Fence BMC Section 23.304.080(A) “Permits Required” <p>*Denotes required findings.</p> <p>Density Bonus:</p> <p>Waivers</p> <ul style="list-style-type: none"> Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required. Provide no landscaped Useable Open Space. Exceed the 85-foot height limit and permit a 92-foot building. Provide no long-term bicycle parking. Remove camphor tree on Durant Avenue. <p>Concessions</p> <ul style="list-style-type: none"> Healthcare coverage for construction workers (BMC Section 13.107.050) Prevailing wage for construction workers (BMC Section 13.108.030)
	<p style="text-align: center;">Staff Recommendation:</p> <p>Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”) and approve ZP2024-0126 pursuant to Section 23.406.040(E) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.</p>

ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Residential Mixed Use (RMU)	Residential Southside Mixed Use (R-SMU)	Multi-family residential
South			Medical office, multi-family residential
East			Medical office
West			Multi-family residential

STREET ELEVATION (Ellsworth Street)



BACKGROUND

Subject Site

The project site is a parcel on the southwest corner of Durant Avenue and Ellsworth Street (2298 Durant Avenue), and the parcel directly south on Ellsworth Street (2360 Ellsworth Street). The surrounding area consists of a mix of both commercial and residential uses ranging from one-story commercial buildings to five-story residential buildings. The UC Berkeley campus is one block to the north, and downtown Berkeley is one block to the west. The Downtown Berkeley BART station is 0.4 miles to the northwest. In addition, bus service is available via AC Transit routes 6, 7, 18, 22, 27, 36 and 51B at stops along Durant Avenue, Bancroft Way, and Shattuck Avenue.

2298 Durant Avenue is 8,460 square feet, and 2360 Ellsworth Street is 3,760 square feet. Both are relatively flat lots; 2298 Durant Avenue is currently a commercial office, and 2360 Ellsworth Street is a multi-family residential building with seven units. A surface parking lot is located along the western portion of 2298 Durant Avenue, and a garage is located underneath 2360 Ellsworth Street.

Site History

2298 Durant Avenue was originally built as a single-family home in 1903 and was converted to offices in 1946. 2360 Ellsworth Street was built in 1963 as a multi-family building, and its use has not changed.

ANALYSIS

Project Scope

The proposed project would:

1. Demolish the commercial building at 2298 Durant Avenue, the residential building with 7 dwelling units at 2360 Ellsworth Street, and the associated parking.
2. Merge the two lots.

3. Remove the street tree (camphor) on Durant Avenue.
4. Construct an eight-story (91 feet 6 inches), 80,046 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.
5. No secure bicycle parking, outdoor Useable Open Space, or car parking would be provided.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). Under the City’s Density Bonus procedures, the “base project¹” is 49 units, as the maximum allowable density for the site. The base project and the resulting eight-story proposed project both have an average unit size of 1,215 square feet. By providing 5 Very Low-Income (VLI) units on site (10 percent of the 49-unit base density), the project is eligible for a 32.5 percent density bonus, or 16 additional units. Therefore, the applicant proposes 16 additional units above the base density for a total of 65 dwelling units.

Base Project Units ^a	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units ^a	Proposed Project Units ^a
49	5 VLI (10% of 49)	32.5	16 (32.5% of 49)	65
Notes:				
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.				

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law.

The project is entitled to two concessions (or incentives) under Government Code Section

¹ Per the [City’s Density Bonus Procedures \(DBP\)](#), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

65915(d), and an unlimited number of waivers under Section 65915(e).

- **Healthcare coverage for construction workers (BMC Section 13.107.050)** The applicant is requesting a concession from the healthcare requirement of the “HARD HATS” ordinance.
- **Prevailing wage for construction workers (BMC Section 13.108.030).** The applicant is requesting a concession from the prevailing wage requirements of the Southside Plan Area.

A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.²

The applicant is requesting five waivers from the following development standards:

1. Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required, and it will only consist of indoor amenity space (BMC Section 23.304.090(D) “**Southside Plan Area Shared Indoor Residential Amenities**”).
2. Provide no landscaped Useable Open Space, where 40 percent of required outdoor Useable Open Space must be landscaped.
3. Exceed the 85-foot height limit and permit a 92-foot building.
4. Provide no long-term bicycle parking, where 99 long-term spaces are required.
5. Remove the camphor street tree on Durant Avenue; where street tree removal requires the City Arborist’s approval.

Environmental Review

The project qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”) because:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Additionally, none of the exceptions to eligibility for a categorical exemption as listed in Section 15300.2 of the CEQA Guidelines applies. The cumulative impact of successive projects of the same type in the same place, over time would not be significant; there are no “unusual circumstances” at the project site that would result in significant environmental effects; the project site is not in

² A “specific, adverse impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete”.

view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review

The project involves demolition of one commercial building over 40 years in age. Pursuant to BMC Section 23.326.070(C)(1) “Demolition of Nonresidential Buildings”, the proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review. A historic resources evaluation for the property was completed by Preservation Architecture on August 22, 2023 and found that the original building was constructed in 1903. The LPC reviewed the demolition referral on July 7, 2025, and took no action.

Design Review Committee Review

This project is all residential and is located in the R-SMU District, and is not subject to Design Review pursuant to BMC Section 23.406.070(B)(1) “**When Required.**”

Community Meeting

Prior to submitting this application to the city, the applicant installed a pre-application poster on site in 2024 and invited interested neighborhood organizations as well as owners and tenants located within 300 feet of the project site to a project preview meeting. The meeting was held virtually on September 4, 2024, and attended by one member of the public (meeting minutes are included as Attachment 4). Their concerns included the construction timeline, the height of the building, and the lack of setbacks from the sidewalk. On October 16, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at three nearby locations.

At the time of writing this report, staff has not received letters in opposition to the project.

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety³ unless disapproved, or approved at a lower density; and

³ A “specific, adverse impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a “housing development project” consisting of an all-residential building. The Base Project includes Use Permits and/or Administrative Use Permits to allow demolition and new construction, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus “shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.” Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings. Therefore, the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff has not identified any adverse impacts that could occur with the construction of the project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, 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. A “housing development project” can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

Evidence: The October 30, 2025, ZAB hearing represents the second public hearing on the proposed project since the project was deemed complete. The City can hold up to three additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

Government Code Section 65913.10(a) requires that the City determine whether the proposed development project site is a historic site at the time the application for the

housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

Evidence: A historic resource evaluation prepared for the project in August 2023 determined that the property does not appear to be historically significant and therefore is not eligible for listing on the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit.

Replacement of Demolished Units:

The Housing Crisis Act of 2019 (Government Code Sections 66300-66301) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as the greatest number of residential dwelling units that existed on the project site within the last five years; prohibits the demolition of occupied or vacant protected units (i.e. rent-controlled or affordable units), unless replaced according to replacement provisions therein; and does not supersede any local ordinance that reserves greater protections/provisions for lower income households or displaced households. The project proposes replacing seven demolished dwelling units with 65 new dwelling units.

Evidence: The existing unit(s) are considered “protected” units as defined in Section 66300.5(h) because they were rent-controlled within the last five years. Government Code Section 65915 (Density Bonus) and Government Code Section 66300-66301 (SB 330) prohibit the demolition of occupied or vacant protected units (i.e. rent-controlled or affordable units, or units occupied by lower income households) unless the project will create at least as many residential units as will be demolished and will replace them with at least as many residential dwelling units as the greatest number of units that existed on the project site within the last five years. Further, pursuant to Government Code Section 65915(c)(3)(C)(i), since the seven units were subject to rent control, and are or were occupied by persons above lower income, the replacement units must be made available at affordable rent or affordable housing costs to and occupied by low-income persons or families. The project proposes replacement units according to the following distribution: 5 Very Low Income (VLI), and 2 Low Income (LI).

Demolition of Residential Units

1. Pursuant to BMC Section 23.326.030(A)(3) “Findings” (previous Demolition and Dwelling Unit Control Ordinance, Attachment 5) the ZAB may approve a Use Permit to demolish a building constructed before June 1980 on a property containing two or more dwelling units if any of the following is true:
 - (a) The building containing the units is hazardous or unusable and is infeasible to repair.
 - (b) The building containing the units will be moved to a different location within Berkeley with no net loss of units and no change in the rent levels of the units.
 - (c) The demolition is necessary to permit construction of special housing needs facilities such as, but not limited to, childcare centers and affordable housing developments that serve the greater good of the entire community.

(d) The demolition is necessary to permit construction approved pursuant to this chapter of at least the same number of dwelling units.

Evidence: The project vested on August 6, 2024, and the new demolition ordinance was effective on August 10, 2024, so the prior demolition ordinance applies. ZAB may approve a Use Permit to demolish the building at 2360 Ellsworth Street because the seven-unit residential building was built in 1963, Rent Board staff have confirmed that the building has not been removed from the rental market under the Ellis Act during the preceding five years (Attachment 6), and demolition is necessary to permit construction of a new building with 65 units, including seven replacement units.

2. Replacement units shall be provided pursuant to BMC Section 23.326.030(A)(4)(c) “In Lieu of a Fee.”

Evidence: Since a fee for each demolished unit was never set by City Council, the seven Below Market Rate (BMR) replacement units will remain BMR in perpetuity, and the applicant will enter into a Regulatory Agreement with the City to provide the in-lieu units.

3. Tenant protections shall be provided pursuant to BMC Section 23.326.030(A)(5) “Occupied Units.”

Evidence: Tenant protections apply if the units to be demolished are occupied, but do not apply to tenants who move in after the application for demolition is submitted to the City if the owner informs each prospective tenant about the proposed demolition and that demolition constitutes good cause for eviction. Notices were provided to tenants in August 2024, prior to submittal of this Use Permit application, and copies of the notices were included with the SB 330 Preliminary Application. Conditions of Approval 21 to 23 address the required tenant protections and the applicant will be required to demonstrate compliance or demonstrate how they do not apply prior to demolition permit approval.

Demolition of Non-Residential Buildings

Pursuant to BMC Section 23.326.070(D) “Findings” (previous Demolition and Dwelling Unit Control Ordinance, Attachment 5) a Use Permit to demolish a non-residential building may be approved if ZAB finds that:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
2. The demolition:
 - (a) Is required to allow a proposed new building or other proposed new use;
 - (b) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
 - (c) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
 - (d) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use which

is contemplated by such specific plans or projects and that adhering to such a requirement would threaten the viability of the plan or project.

Evidence: The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley because the demolition will replace a two-story commercial building and a four-story residential building with an eight-story residential building. The demolition is required to allow a proposed new building.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. Policy H-12 – Transit-Oriented New Construction: Encourage construction of new medium- and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
4. Policy H-33 – Regional Housing Needs: Encourage housing production adequate to meet City needs and the City’s share of regional housing needs.
5. Policy T-16 – Access by Proximity, Action B: Encourage higher density housing and commercial infill development that is consistent with General Plan and zoning standards in areas adjacent to existing public transportation services.

Staff Analysis: The project would add density to lots developed with a two-story commercial building and a three-story residential building. In addition, the project would be consistent with R-SMU District zoning standards, such as lot coverage, Floor Area Ratio and setbacks, and would modify the required height and useable open space with waivers that are allowed with a State Density Bonus. The project would be consistent with the Residential Mixed Use General Plan designation because it would add an eight-story residential building with a Floor Area Ratio less than 7. The project site is served by multiple bus lines that operate along Durant Avenue, Bancroft Way, and Shattuck Avenue, and a nearby BART Station. The project would help Berkeley meet its regional housing needs by adding 65 new units, including 5 Very Low-Income units, and 2 Low-Income units.

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Neighborhood Meeting Minutes, September 4, 2024
5. Prior Demolition Ordinance
6. Rent Board Memorandum, received January 14, 2025
7. Project Plans, received October 22, 2025

8. Notice of Public Hearing

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
August 6, 2024 (vesting date)	SB 330 complete Preliminary Housing Development Project Application submitted
September 5, 2024	SB 330 Use Permit Application submitted
October 4, 2024	Application deemed incomplete
October 21, 2024	Application deemed complete
November 20, 2024	Application processing
February 7, 2025	Application resubmitted
March 7, 2025	Application processing
April 18, 2025	Application resubmitted
May 16, 2025	Application processing
July 7, 2025	Landmarks Preservation Commission hearing (demo referral)
July 10, 2025	Application resubmitted
July 25, 2025	Revised materials provided
August 22, 2025	Application processing
September 11, 2025	Application resubmitted
October 16, 2025	Public hearing notices mailed/posted
October 30, 2025	ZAB hearing
Notes: a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.	

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The proposed net new non-residential floor area is less than 7,500 square feet; therefore, the fees do not apply to the project.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The modified project is a housing development project, as defined in BMC 23.328.020 ^a , and would provide at least 20 percent of residential units, pay an in-lieu fee based on the residential unit floor area of the project, or a combination. The project would provide 5 VLI units and 2 LI units, and would be required to pay an in-lieu fee to satisfy the remainder of the requirement.
Bird Safe Buildings (BMC Section 23.304.150)	Yes	The project was vested under the Housing Crisis Act of 2019 after the July 27, 2023 effective date of the ordinance, and therefore these provisions do apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 5 Very Low-Income units, or 10 percent of the Base Project units, and qualifies for a 32.5 percent density bonus, or 16 bonus units.
Hard Hats (BMC Chapter 13.107)	Yes	The project was vested under the Housing Crisis Act of 2019 after the January 1, 2024 effective date of the ordinance, and therefore these provisions do apply.
Historic Resources	No	The existing building is more than 40 years old and was forwarded to the Landmarks Preservation Commission (LPC) for review on July 7, 2025. The LPC took no action to initiate a Landmark or Structure of Merit designation.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)b. The project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act does apply, and the project cannot be denied at the density proposed unless the findings for denial can be made.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b .
Rent Controlled Units	Yes	The project would involve the demolition of seven rent-controlled units, though they would be replaced in the proposed project with BMR units.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.

Characteristic	Applicability	Explanation
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination	No	The project site is not on the Cortese List. ^d The project site is within the City’s Environmental Management Area. The applicant has submitted a Phase I report. No further investigation is recommended for the project. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project area is served by AC Transit lines that operate along Durant Avenue, Bancroft Way, and Shattuck Avenue, and is 0.4 miles southeast from the Downtown Berkley BART Station.
<p>Notes:</p> <p>a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as “a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.</p> <p>b. Government Code Section 65589.5(h)(2) “Housing development project” means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.</p> <p>c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologic Hazards/</p> <p>d. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.</p>		

Table 3: R-SMU Residential Southside Mixed Use District Development Standards BMC Sections 23.202.140 and 23.322 Parking and Loading

Standards		Existing (full project site)	Proposed	Permitted/ Required
Lot Area (sq. ft.)		12,220 (8,460 and 3,760)	No change to size (lot merger)	No min.
Gross Floor Area (sq. ft.)		12,063	80,046	85,645 max.
Floor Area Ratio		0.99	6.54	7.0 max.
Dwelling Units	Total	7	65	N/A
	Affordable	0	5 VLI, 2 LI	20% of on-site units, or pay a full or partial in-lieu fee
Building Height	Maximum (ft.)	40'	91'-6"	85' max., plus a 5' parapet
	Stories	4 (2360 Ellsworth)	8	No max.
Building Setbacks ¹ (ft.)	Front (Durant Ave., north)	8'-5"	4"	No min.
	Interior Side (west)	45'-9" (2298 Durant)	3'-5"	No min.
	Street Side (Ellsworth St., east)	4'-9"	5 ½"	No min.
	Rear (south)	4'-1"	5'-5 ¼"	4' min.
Lot Coverage (%)		28.1, 75.8	84.4	100 max.
Usable Open Space (sq. ft.) per Dwelling Unit		0	1,579	40 sq. ft. per 1,000 sq. ft. of gross residential floor area (3,159 min.)
Automobile Parking		19	0	No min.
Bicycle Parking	Residential (long-term)	0	0	99 (1 space/3 bedrooms min.)
	Residential (short-term)	0	14	7 (1 space/40 bedrooms min.)
	Total	0	14	106
<p>[*] Waiver, pursuant to State Density Bonus Law, requested to modify the district standard.</p> <p>¹ Setbacks per BMC 23.304.030(C)(2), Non-Residential Districts, Lots Adjacent to Residential Districts</p>				



Zoning Adjustments Board Findings

APP # ZP2024-0126

October 30, 2025

Use Permit for a Project at 2298 Durant Avenue and 2360 Ellsworth Street

Quick Facts	Project Description:
<p>Applicant: Austin Springer, Studio KDA</p> <p>Project Address: 2298 Durant Avenue</p> <p>Site Size: 12,220 sq. ft.</p> <p>GP Land Use: Residential Mixed Use (RMU)</p> <p>Zoning: Residential Southside Mixed Use (R-SMU)</p> <p>CEQA: Section 15332 "In-Fill Development Projects"</p> <p>Date Submitted: September 5, 2024</p> <p>SB 330 Vesting Date: August 6, 2024</p> <p>Date Deemed Complete: October 21, 2024</p> <p>Project Planner: Allison Riemer</p>	<p>The applicant is seeking approval to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.</p>
	Permits Requested:
	<p>A Use Permit Public Hearing is required for the following permits:</p> <ol style="list-style-type: none"> 1. Demolition. BMC Section 23.326.020(B) "General Requirements" to demolish a dwelling. * 2. Demolition. BMC Section 23.326.030(A)(3) "Eliminating Dwelling Units through Demolition" to demolish a building constructed before June 1980 on a property containing two or more dwelling units. * 3. Demolition. BMC Section 23.326.070(A) "Main Non-Residential Building" to demolish a non-residential building. * 4. New Construction. BMC Section 23.202.020 (A) "Allowed Land Uses" to construct a multi-family use. 5. Height Projection BMC Section 23.304.050 (A) "Projections Above Height Limits" exceed height limit with a rooftop projection. 6. Fence BMC Section 23.304.080(A) "Permits Required" *Denotes required findings. <p>Density Bonus:</p> <p>Waivers</p> <ul style="list-style-type: none"> • Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required. • Provide no landscaped Useable Open Space. • Exceed the 85-foot height limit and permit a 92-foot building. • Provide no long-term bicycle parking. • Remove camphor tree on Durant Avenue. <p>Concessions</p> <ul style="list-style-type: none"> • Healthcare coverage for construction workers (BMC Section 13.107.050) • Prevailing wage for construction workers (BMC Section 13.108.030)
	Staff Recommendation:
	<p>Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects") and approve ZP2024-0126 pursuant to Section 23.406.040(E) "Findings for Approval" and subject to the attached Findings and Conditions of Approval.</p>

2298 DURANT AVENUE- USE PERMIT #ZP2024-0126

FINDINGS

October 30, 2025

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I. CEQA

The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”).

Evidence: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no significant cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect an historical resource.

II. FINDINGS FOR APPROVAL

1. As required by BMC Section 23.406.040(E)(1) “**Findings for Approval,**” to approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of persons residing or visiting in the area because the project will replace a commercial building and a residential building with seven units with a new residential building with 65 units, which is a use that already exists in the area. The setbacks will exceed what is required, the proposed Floor Area Ration (FAR) is 6.54 where 7 is the maximum, and the proposed lot coverage is 84.4 percent, where 100 percent is allowed. Waivers for an increased height, reduced useable open space, and no interior (long-term) bike parking are permissible pursuant to State Density Bonus Law.

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

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FINDINGS

October 30, 2025

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Evidence: Findings can be made for adding a residential building with 65 units in the R-SMU District, where multi-family residential buildings are allowed:

Sunlight: According to the shadow studies submitted for the project, new shadows will affect dwellings in the existing single and multi-family buildings west, north, northeast, and southeast of the site, casting new shadows on the winter and summer solstice two hours after sunrise, at noon, and two hours before sunset.

Shadow impacts on adjacent dwellings are to be expected, because the subject site is in the R-SMU district, which allows heights of up to 85 feet by right. A waiver is allowed for a height beyond 85 feet to accommodate the density bonus units.

Based on the shadow analysis provided by the applicant, shadow impacts to neighboring residences will be limited to certain times of year, and during certain hours of the day, and shadow impacts will not be detrimental.

Therefore, though the project will create new shadow impacts on neighboring residences, the projected impacts will be in line with what is expected within a built urban environment.

2. As required by BMC Section 23.406.040(E)(2) “**Findings for Approval,**” to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Density Bonus

- A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
 1. Under the City’s methodology for implementing density bonuses, the base project consists of 49 units;
 2. The project will provide at least 5 qualifying units in the 49-unit base project, as more fully set forth in Condition 35;
 3. The project is entitled to a density increase of 32.5 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of up to 16 units above the base project, for a total of up to 65 units.
- B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

2298 DURANT AVENUE- USE PERMIT #ZP2024-0126

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October 30, 2025

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1. Healthcare coverage for construction workers (BMC Section 13.107.050); and
 2. Prevailing wage for construction workers (BMC Section 13.108.030).
- C. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concessions is required to provide for affordable housing costs, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.
- D. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.
1. Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required.
 2. Provide no landscaped Useable Open Space.
 3. Exceed the 85-foot height limit and permit a 92-foot building.
 4. Provide no long-term bicycle parking.
 5. Remove the camphor tree on Durant Avenue.
- E. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings

2298 DURANT AVENUE- USE PERMIT #ZP2024-0126

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October 30, 2025

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supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project includes construction of 65 units. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) “**Findings for Approval,**” when taking action on a Use Permit, the ZAB shall consider in its findings:

- (a) The proposed land use;

Evidence: The proposed land use meets the findings for approval because the proposed multi-family residential use is consistent with the R-SMU District purposes. One of the purposes of the R-SMU District is to “implement General Plan and Southside Plan policy by encouraging high-density, multi-story residential development close to major shopping, transportation, and employment centers.” The project provides a high-density multi-story residential development near the UC Berkeley campus, Downtown Berkeley, and the Downtown Berkeley BART station.

- (b) and the structure or addition that accommodates the use.

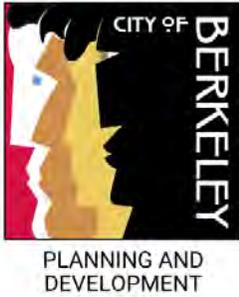
Evidence: The proposed eight-story residential building meets the findings for approval because it meets the R-SMU District development standards, with waivers to allow for a State Density Bonus.

4. As required by BMC Section 23.406.040(E)(4) “**Findings for Approval,**” required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: This finding is met because the application has been reviewed based on the current zoning standards, general plan policies, environmental conditions, site context, and plans received September 11, 2025.

5. As required by BMC Section 23.406.040(E)(5) “**Findings for Approval,**” the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: This finding does not apply because all required findings for approval can be made based on the submitted documents.



USE PERMIT ZP2024-0126

CONDITIONS OF APPROVAL

October 30, 2025

2298 Durant Avenue and 2360 Ellsworth Street

Use Permit #ZP2024-0126 to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).**
All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**

2298 DURANT AVENUE- USE PERMIT #ZP2024-0126

USE PERMIT CONDITIONS

October 30, 2025

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- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
- 6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.
- 7. Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
- 8. Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.
- 9. HARD HATS (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" projects within City limits consisting of construction of either a new building, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in BMC Sections 13.107.040 - 13.107.090.
- A. Prior to Building Permit issuance** and during project construction, the applicant shall comply with the following sections and submit the required document(s):
- i. BMC Section 13.107.040(a)-(d), Apprenticeship Requirements
 - ii. ~~BMC Section 13.107.050(a)-(e), Health Care Expenditures~~

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iii. Submit: Contractor Prequalification Questionnaire

B. At the time Building Permit Issuance, the applicant shall comply with the following section and submit the required document(s):

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Applicant Declaration
- iii. Submit: Statement of Compliance seven days before contractor starts work

C. Within 30 Days of completing each contractor's respective work

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Contractor Satisfaction Statement

D. Prior to Issuance of Certificate of Occupancy, or prior to approved final inspection for alterations, additions, or demolition projects that do not change the occupancy class of the structure or space:

- i. BMC Section 13.107.060, Required Applicant and Contractor Statements
- ii. Submit: Applicant Certification of Compliance

E. During Project Construction, the applicant shall comply with the following sections:

- i. BMC Section 13.107.070(a)-(b), Notice and Posting
- ii. BMC Section 13.107.080, Retaliation Prohibited

F. On-Going and at least three years after receiving approved Final Inspection, the applicant shall comply with the following section:

- i. BMC Section 13.107.090, Retention of Records

10. Pay Transparency Acknowledgement (BMC Section 13.104.030). Prior to the issuance of a building permit for any Project subject to this Chapter:

- A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and will be responsible for demonstrating compliance with this Chapter.
- B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with BMC Chapter 13.104 and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

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- 11. Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with BMC Chapter 13.104 and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City
- 12. Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.
- 13. Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.
- 14. Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

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Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

15. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

Project Liaison _____

Name Phone #

16. Address Assignment. The applicant shall file an “Address Assignment Request Application” with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC Section 16.28.030 Assignment and Installation of Numbers, and, except for new buildings on vacant lots, entered into the City’s database after the building permit is issued but prior to final inspection.

17. Bird Safe Buildings. Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

18. Construction Noise Reduction Program. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070, Prohibited Acts. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

- A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
- B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- C. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
- D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

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- E. Prohibit unnecessary idling of internal combustion engines.
- F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
- H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

19. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.

This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair

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20. Compliance with Conditions of Approval and Environmental Mitigations. The building permit application is subject to verification of compliance of these Conditions of Approval. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

21. Prior Rental Rate. Pursuant to Government Code Section 66300.6(b)(3), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice and, if asked to leave, shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

22. Occupied Units- Requirement for Relocation Expenses. Pursuant to BMC Section 23.326.030(A)(5)(c) (prior demolition ordinance):

(i) The applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and

(ii) Shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation that includes an overall building tenant relocation plan and relocation agreements all applicable tenant households prior to submittal for building permits.

23. Sitting Tenants Rights. Pursuant to BMC Section 23.326.030(A)(5)(d) (prior demolition ordinance):

(i) Sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and

(ii) Tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.

(iii) Income restrictions do not apply to displaced tenants.

24. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

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- 25. Construction Noise Management** - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
- 26. Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
- 27. Construction and Demolition Diversion**. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.
- 28. Toxics**. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527)**. A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](#)
- B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

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C. Environmental Site Clearance. The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

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- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

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The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

- 29. Parcel Merger/Lot Line Adjustment.** The applicant shall secure approval of any parcel merger and/or lot line adjustment associated with this Use Permit.
- 30. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 31. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
- 32. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.
- 33. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

- 34. Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.

35. Below Market Rate Units. Five Very-Low Income, and two Low Income Below Market Rate rental dwelling units (BMR Units) shall be provided in the project. All affordable units provided pursuant to Section II, Density Bonus, of the permit Findings shall be designated as BMR Units. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915), BMC Section 23.328.030(A) Affordable Housing Requirements, and BMC Section 23.326.030 Eliminating Dwelling Units through Demolition (**previous ordinance**). All affordable units provided as replacement units pursuant to the Staff Report shall be designated as BMR Units. Any Extremely-Low Income replacement units provided shall be classified as Very-Low Income units to fulfill State Density Bonus Law.

Summary table of project BMR units			
Code Section	Extremely-Low Income (30% AMI)	Very-Low Income (50% AMI)	Low Income (80% AMI)
BMC Chapter 23.328 (Inclusionary Housing)		5	2
State Density Bonus Law (Gov. Code Section 65915)		5	
BMC Chapter 23.326 (Demolition, prior version)		5	2
Total		5	2

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- 36. Regulatory Agreement.** If BMR units are provided, the owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit.
- 37. Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$844,321,39. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.

Prior to Demolition or Start of Construction:

- 38. Construction Meeting.** The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.
- 39. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:
- A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
 - B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;
 - C.** Provision of exclusive contractor parking on-street; or
 - D.** Significant truck activity.

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Please contact the Office of Transportation at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 40. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

- 41. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 42. Construction Hours- Exceptions.** It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
- 43. Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant.
- A.** Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - B.** Calendar and schedule of daily/weekly/monthly construction activities
 - C.** The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
- 44. Public Works - Implement Bay Area Air District (BAAD)-Recommended Measures during Construction.** For all proposed projects, BAAD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

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- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

45. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

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- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
 - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
- 46. Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
- 47. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)
- 48. Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

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49. Archaeological Resources (Ongoing throughout demolition, grading, and/or

construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

50. Human Remains (Ongoing throughout demolition, grading, and/or construction)

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

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- 51. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995, 1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.
- 52. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 53. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

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- D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G.** All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)
- H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- I.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- J.** All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

- K.** Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.
- L.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- M.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 54. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 55. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 56. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 57. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 58. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 59. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

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60. Public Works / Building and Safety. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

61. Percent for Public Art. Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art .

62. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.

63. All landscape, site and architectural improvements shall be completed per the attached approved drawings received October 22, 2025.

64. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.

A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

B. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

C. Property owners may be required to pay administrative fees associated with compliance with this Condition.

At All Times:

65. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit.

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- 66. Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).
- 67. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 68. Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
- 69. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 70. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 71. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
- 72. Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.
- 73. Required Bike Parking.** Secure and on-site bike parking for at least 7 bicycles (exterior/short-term) shall be provided for the life of the building.

2298 Durant Ave. Neighborhood Meeting Report:

The neighborhood meeting was held via Zoom at 12 Noon on 09/04/2024. Flyers advertising the meeting were sent to the list of Residents, Owners, and Neighborhood Groups within 300' of the project site.

Attendance:

- Kim N: Neighbor
- Austin Springer: Studio KDA (Architect) (Host)
- Darshan Amrit: Studio KDA (Architect)
- Pepe: Valiance Capital (Development Team)
- Nhan Nguyen Le: Valiance Capital (Development Team)

The presentation started at 12:05 and briefly covered the project, including site history/location, new building statistics, affordability, landscaping, amenities, façade, and anticipated approval and construction timelines. Pages from the project application as well as a short video rendering of the building were shown before opening the floor to questions/concerns from the public.

Feedback:

Kim N raised the following questions/concerns and Austin from Studio KDA made the following responses (in **Red**)

- *What is the anticipated construction timeline? Specifically, when is demolition going to start?*

We are hoping to break ground on the project sometime in Summer of 2025 so that we can complete the ~20-24 Month construction in time for the Fall 2027 school year.

- *It is really big.*

While the project is indeed significantly larger than the existing surroundings, it is perfectly in line with the vision that the City of Berkeley has in mind for this neighborhood. The City passed a new Southside Zoning Plan earlier this year that allows for buildings up to 85' and 8 stories in this zone and others in the Southside. There are a few buildings of this scale under construction now, and more in the pipeline, including some that are significantly taller (note a 21-Story proposal just up the street that was recently submitted).

- *It seems that you are proposing to bring the building all the way out to the sidewalk.*

Yes, the building is proposed to abut the sidewalk on this project. While at other projects in the past we have strategically set the building back, this site is lucky enough to have very generous sidewalks (12' on the Ellsworth side and 16' on Durant) such that we didn't feel that it was necessary to step the building back from the street any further than the property line.

The meeting concluded at 12:19 pm

Attachment 5 – Existing Demolition Ordinance

Chapter 23.326
DEMOLITION AND DWELLING UNIT CONTROL

Sections:

- 23.326.010 Chapter Purpose.
- 23.326.020 General Requirements.
- 23.326.030 Eliminating Dwelling Units through Demolition.
- 23.326.040 Eliminating Dwelling Units through Conversion and Change of Use.
- 23.326.050 Private Right of Action.
- 23.326.060 Elimination of Residential Hotel Rooms.
- 23.326.070 Demolitions of Non-Residential Buildings.
- 23.326.080 Building Relocations.
- 23.326.090 Limitations.

23.326.010 Chapter Purpose.

This chapter establishes demolition and dwelling unit control standards that promote the affordable housing, aesthetic, and safety goals of the City.

23.326.020 General Requirements.

A. *Applicability.* No dwelling unit or units may be eliminated or demolished except as authorized by this chapter.

B. *Findings.* In addition to the requirements below, the Zoning Adjustments Board (ZAB) may approve a Use Permit to eliminate or demolish a dwelling unit only upon finding that eliminating the dwelling unit would not be materially detrimental to the housing needs and public interest of the affected neighborhood and Berkeley.

23.326.030 Eliminating Dwelling Units through Demolition.

A. *Buildings with Two or More Units Constructed Before June 1980.*

1. *Applicability.* This subsection only applies to building with two or more units constructed before June 1980.

2. *Limitation.*

Attachment 4 – Existing Demolition Ordinance

- (a) Demolition is not allowed if:
 - i. The building was removed from the rental market under the Ellis Act during the preceding five years; or
 - ii. There have been verified cases of harassment or threatened or actual illegal eviction during the immediately preceding three years.
 - (b) Where allegations of harassment or threatened or actual illegal eviction are in dispute, either party may request a hearing before a Rent Board Hearing Examiner. The Rent Board Hearing Examiner will provide an assessment of the evidence and all available documentation to the ZAB. The ZAB shall determine whether harassment or threatened or actual illegal eviction occurred.
3. *Findings.* The ZAB may approve a Use Permit to demolish a building constructed before June 1980 on a property containing two or more dwelling units if any of the following are true:
- (a) The building containing the units is hazardous or unusable and is infeasible to repair.
 - (b) The building containing the units will be moved to a different location within Berkeley with no net loss of units and no change in the affordability levels of the units.
 - (c) The demolition is necessary to permit construction of special housing needs facilities such as, but not limited to, childcare centers and affordable housing developments that serve the greater good of the entire community.
 - (d) The demolition is necessary to permit construction approved pursuant to this chapter of at least the same number of dwelling units.
4. *Fee Required.*
- (a) The applicant shall pay a fee for each unit demolished to mitigate the impact of the loss of affordable housing in Berkeley.
 - (b) The amount of the fee shall be set by resolution of the City Council.
 - (c) *In Lieu of a Fee.*
-

Attachment 4 – Existing Demolition Ordinance

- i. In lieu of paying the impact fee, the applicant may provide a designated unit in the new project at a below market rate to a qualifying household in perpetuity.
- ii. The affordability level of the below market rent and the income level of the qualifying household shall be set by resolution of the City Council.
- iii. The applicant shall enter into a regulatory agreement with the City of Berkeley to provide the in lieu units.

5. *Occupied Units.*(a) *Applicability.*

- i. The requirements in this subsection apply if units to be demolished are occupied.
- ii. These requirements do not apply to tenants who move in after the application for demolition is submitted to the City if the owner informs each prospective tenant about the proposed demolition and that demolition constitutes good cause for eviction.

(b) *Notice.* The applicant shall provide all sitting tenants notice of the application to demolish the building no later than the date it is submitted to the City, including notice of their rights under Municipal Code Section 13.76 (Rent Stabilization and Eviction for Good Cause Program).

(c) *General Requirements.*

- i. The applicant shall provide assistance with moving expenses equivalent to in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households).
- ii. The applicant shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City.

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iii. *Exception.* An applicant who proposes to construct a 100 percent affordable housing project is not required to comply with this subsection but must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and the California Relocation Act (Government Code sections 7260 et seq.).

(d) *Sitting Tenants Rights.*

i. Sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building.

ii. Tenants of units that are demolished shall have the right of first refusal to rent new below-market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.

iii. Income restrictions do not apply to displaced tenants.

iv. *Exception.*

(1) An applicant who proposes to construct a 100 percent affordable housing project is not required to comply with 23.326.030.A.5.a, b, and c, but must comply with the following requirement.

(2) Sitting tenants who are displaced as a result of demolition and who desire to return to the newly constructed building will be granted a right of first refusal subject to their ability to meet income qualifications and other applicable eligibility requirements when the new units are ready for occupancy.

B. *Buildings with a Single Dwelling Unit.*

1. *Applicability.* This subsection only applies to buildings with a single dwelling unit.

2. *Limitation.*

(a) Demolition is not allowed if:

i. The building was removed from the rental market under the Ellis Act during the preceding five years; or

Attachment 4 – Existing Demolition Ordinance

ii. There have been verified cases of harassment or threatened or actual illegal eviction during the immediately preceding three years.

(b) Where allegations of harassment or threatened or actual illegal eviction are in dispute, either party may request a hearing before a Rent Board Hearing Examiner. The Rent Board Hearing Examiner will provide an assessment of the evidence and all available documentation to the ZAB. The ZAB shall determine whether harassment or threatened or actual illegal eviction occurred.

C. *Accessory Buildings.* Notwithstanding anything in Municipal Code Title 23 (Zoning Ordinance) to the contrary, but subject to any applicable requirements in Municipal Code Section 3.24 (Landmarks Preservation Ordinance), accessory buildings of any size, including, but not limited to, garages, carports, and sheds, but not including any structure containing a lawfully established dwelling unit, which serves and is located on the same lot as a lawful residential use, may be demolished by right.

23.326.040 Eliminating Dwelling Units through Conversion and Change of Use.

A. *General.* The ZAB may approve a Use Permit for the elimination of a dwelling unit in combination with another dwelling unit used for occupancy by a single household if it finds that:

1. The existing number of dwelling units exceeds maximum residential density in the district where the building is located; and
2. One of the following is true:
 - (a) One of the affected dwelling units has been occupied by the applicant's household as its principal place of residence for no less than two years before the date of the application and none of the affected units are currently occupied by a tenant.
 - (b) All of the affected dwelling units are being sold by an estate and the decedent occupied the units as their principal residence for no less than two years before the date of their death.

B. *Limitations.*

1. Demolition is not allowed if:

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- (a) The building was removed from the rental market under the Ellis Act during the preceding five years; or
- (b) There have been verified cases of harassment or threatened or actual illegal eviction during the immediately preceding three years.

2. Where allegations of harassment or threatened or actual illegal eviction are in dispute, either party may request a hearing before a Rent Board Hearing Examiner. The Rent Board Hearing Examiner will provide an assessment of the evidence and all available documentation to the ZAB. The ZAB shall determine whether harassment or threatened or actual illegal eviction occurred.

C. Effect of Noncompliance with the Two-Year Requirement.

- 1. If a unit eliminated under Subsection A (General) is not occupied by the applicant's household for at least two consecutive years from the date of elimination, the affected unit must be restored to separate status.
- 2. This requirement shall be implemented by a condition of approval and a notice of limitation on the property, acceptable to the City of Berkeley.
- 3. The condition and notice will provide that if the owner's household does not occupy the unit for at least two years from the date of elimination the affected units must either be restored as separate dwelling units and the vacant unit(s) offered for rent within six months or the owner must pay a fee of \$75,000 in 2013 dollars, adjusted in May of each year according to the Consumer Price Index for the San Francisco Bay Area. The fee shall be deposited into the City of Berkeley's Housing Trust Fund.
- 4. The City of Berkeley may exempt an applicant from the two-year residency requirement if of an unforeseeable life change that requires relocation.

D. Effect of Eliminating a Dwelling Unit.

- 1. If eliminating a dwelling unit reduces the number of units in a building to four, the applicant shall record a notice of limitation against the subject property that the limitation on eviction of tenants under Chapter 13 (Public Peace, Morals and Welfare) shall continue to apply until:

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- (a) The building is demolished; or
- (b) Sufficient units are added or restored such that the building contains at least five units.

2. The Zoning Officer may issue an AUP for a building conversion which eliminates a dwelling unit upon finding that the conversion will restore or bring the building closer to the original number of dwelling units that was present at the time it was first constructed, provided the conversion meets the requirements 23.326.040.A.1 and 2 and 23.326.040.B and C.

E. *Exceptions.*

1. The ZAB may approve a Use Permit for a change of use to a community care or a child care facility which eliminates a dwelling unit if it finds that such use is in conformance with the regulations of the district in which it is located.

2. The ZAB may approve a Use Permit to eliminate a dwelling unit through combination with another dwelling unit for the purpose of providing private bathrooms, kitchenettes, accessibility upgrades, and/or seismic safety upgrades to single-residential occupancy rooms in residential developments undergoing a publicly-funded rehabilitation.

3. Notwithstanding the general Use Permit requirement under 23.326.020 (General Requirements), a lawfully established accessory dwelling unit that is not a controlled rental unit may be eliminated with a Zoning Certificate if:

- (a) The re-conversion restores the original single-family use of the main building or lot; and
- (b) No tenant is evicted.

23.326.050 Private Right of Action.

Any affected tenant may bring a private action for injunctive and/or compensatory relief against any applicant and/or owner to prevent or remedy a violation of Sections 23.326.030 (Eliminating Dwelling Units through Demolition) and 23.326.040 (Eliminating Dwelling Units through Conversion and Change of Use). In any such action a prevailing plaintiff may recover reasonable attorney's fees.

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23.326.060 Elimination of Residential Hotel Rooms.

A. *General Requirements.* Before removal, the following requirements must be met for the ZAB to approve a Use Permit for the elimination of residential hotel rooms:

1. The residential hotel owner shall provide or cause to be provided standard housing of at least comparable size and quality, at comparable rents and total monthly or weekly charges to each affected tenant.
2. One of the following three requirements shall be met:
 - (a) The residential hotel rooms being removed are replaced by a common use facility, including, but not limited to, a shared kitchen, lounge, or recreation room, that will be available to and primarily of benefit to the existing residents of the residential hotel and that a majority of existing residents give their consent to the removal of the rooms.
 - (b) Before the date on which the residential hotel rooms are removed, one-for-one replacement of each room to be removed is made, with a comparable room, in one of the methods set forth in this section.
 - (c) Residential hotel rooms are removed because of building alterations related to seismic upgrade to the building or to improve access to meet the requirements of the American Disabilities Act (ADA).

B. *Criteria for Replacement Rooms.* For purposes of this section, replacement rooms must be:

1. Substantially comparable in size, location, quality, and amenities;
2. Subject to rent and eviction controls substantially equivalent to those provided by the Rent Stabilization Ordinance or those that applied to the original rooms which are being replaced; and
3. Available at comparable rents and total monthly or weekly charges to those being removed. Comparable rooms may be provided by:
 - (a) Offering the existing tenants of the affected rooms the right of first refusal to occupy the replacement rooms;

Attachment 4 – Existing Demolition Ordinance

- (b) Making available comparable rooms, which are not already classified as residential hotel rooms to replace each of the rooms to be removed; or
- (c) Paying to the City of Berkeley's Housing Trust Fund an amount sufficient to provide replacement rooms.
 - i. The amount to be paid to the City of Berkeley shall be the difference between the replacement cost, including land cost, for the rooms and the amount which the City of Berkeley can obtain by getting a mortgage on the anticipated rents from the newly constructed rooms.
 - ii. The calculations shall assume that rents in the newly constructed rooms shall not exceed the greater of either a level comparable to the weekly or monthly charges for the replaced rooms or the level which would be charged if no current tenant paid more than 30 percent of such tenant's gross income for rent.

C. *Exception for Non-Profit Ownership.* In a residential hotel owned and operated by a non-profit organization, recognized as tax-exempt by either the Franchise Tax Board and/or the Internal Revenue Service, residential hotel rooms may be changed to non-residential hotel room uses if the average number of residential hotel rooms per day in each calendar year is at least 95 percent of residential hotel rooms established for that particular residential hotel.

23.326.070 Demolitions of Non-Residential Buildings.

- A. *Main Non-Residential Buildings.* A main building used for non-residential purposes may be demolished with a Use Permit.
- B. *Accessory Buildings.*
 - 1. Demolishing an accessory building with less than 300 square feet of floor area is permitted as of right.
 - 2. An accessory building with 300 square feet or more of floor area may be demolished with an AUP.
- C. *Landmarks Preservation Commission Review.*

Attachment 4 – Existing Demolition Ordinance

1. Any application for a Use Permit or AUP to demolish a non-residential building or structure which is 40 or more years old shall be forwarded to the Landmarks Preservation Commission (LPC) for review before consideration of the Use Permit or AUP.
2. The LPC may initiate a landmark or structure-of-merit designation or may choose solely to forward to the ZAB its comments on the application.
3. The ZAB shall consider the recommendations of the LPC in when acting on the application.

D. *Findings.* A Use Permit or an AUP for demolition of a non-residential building or structure may be approved only if the ZAB or the Zoning Officer finds that:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
2. The demolition:
 - (a) Is required to allow a proposed new building or other proposed new use;
 - (b) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
 - (c) Will remove a structure which represents an inhabitable attractive nuisance to the public; or
 - (d) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration that it is infeasible to obtain prior or concurrent approval for the new construction or new use which is contemplated by such specific plans or projects and that adhering to such a requirement would threaten the viability of the plan or project.

23.326.080 Building Relocations.

A. *Treatment of Building Relocation.*

Attachment 4 – Existing Demolition Ordinance

1. Relocating a building from a lot is considered a demolition for purposes of this chapter.
2. Relocating a building to a lot is considered new construction and is subject to all requirements applicable to new construction.
3. When a building is relocated to a different lot within in Berkeley, the lot from which the building is removed shall be known as the source lot and the lot on which the building is to be sited shall be known as the receiving lot. In such cases all notification requirements apply to both the source and receiving lots.

B. *Findings.* The ZAB may approve a Use Permit to relocate a building upon finding that:

1. The building to be relocated is not in conflict with the architectural character, or the building scale of the neighborhood or area to which it will be relocated; and
2. The receiving lot provides adequate separation of buildings, privacy, yards, and usable open space.

23.326.090 Limitations.

A. *Unsafe, Hazard, or Danger.*

1. Notwithstanding anything to the contrary, if a building or structure is unsafe, presents a public hazard, and is not securable and/or is in imminent danger of collapse so as to endanger persons or property, as determined by the city's building official, it may be demolished without a Use Permit.
2. The Building Official's determination in this matter shall be governed by the standards and criteria in the most recent edition of the California Building Code that is in effect in the City of Berkeley.

B. *Ellis Act.* This chapter shall be applied only to the extent permitted by state law as to buildings which have been entirely withdrawn from the rental market pursuant to the Ellis Act (California Government Code Chapter 12.75).



Rent Stabilization Board

January 14, 2025

To: Allison Riemer, Planner, Planning & Development Department

From: Matt Brown, General Counsel

By: Katrina Lapira, Associate Planner

Subject: **2298 Durant Avenue (2360 Ellsworth Street)**

On December 2, 2024, a message was shared with Lief Bursell informing him of a new development application that would require the demolition of an existing building with seven units at 2360 Ellsworth Street. The project would create a new 8-story residential building with 66 new dwelling units, five of which are identified as below-market rate (BMR) units on the lots addressed as 2298 Durant Avenue and 2360 Ellsworth Street. You requested that we provide information related to the property’s rental history and status under the Rent Stabilization and Eviction for Good Cause Ordinance (“Ordinance”) that are relevant to Berkeley Municipal Code (BMC) Chapter 23.326 (“Demolition Ordinance”).

Property History

Alameda County records show that 2360 Ellsworth is owned by Cascade Capital -BMF I, LLC as of April 1, 2013. Consistent with Rent Stabilization Board Records, City of Berkeley records indicate that the property includes a seven-unit, three-story multifamily dwelling building.

Rental History and Rent Control Status

Rent Stabilization Board records show that all seven units are currently rented and registered with the Rent Board. All tenancies began in 2024. All tenancies are rent-controlled and are fully subject to the Ordinance.

Current Tenancies (as of January 6, 2025):

Unit Address	Occupancy Status	Current Tenancy Start Date
2360 Ellsworth #A	Rented	08/01/2024
2360 Ellsworth #B	Rented	08/01/2024
2360 Ellsworth #C	Rented	08/01/2024
2360 Ellsworth #D	Rented	08/01/2024
2360 Ellsworth #E	Rented	06/01/2024
2360 Ellsworth #F	Rented	06/01/2024
2360 Ellsworth #PH	Rented	09/02/2024

Ellis Act

The building at 2360 Ellsworth has not been removed from the rental market under the Ellis Act at any time during the preceding five (5) years.

Harassment or Illegal Eviction

The Rent Stabilization Board has no record of any verified cases of harassment or threatened or actual illegal evicting occurring for the rental units at 2360 Ellsworth.

BMC 23.326 and SB 330

On August 6, 2024, a complete Housing Crisis Act of 2019 Senate Bill (SB) 330 pre-application was submitted for the subject development project and is therefore vested in the ordinances in effective at the time of application. Since a complete preliminary application was received prior to August 10, 2024 the effective date of the updated Berkeley Municipal Code (BMC) Chapter 23.326 (Demolition Ordinance), the application is subject to the provisions of the Demolition Ordinance that became effective in 2016.

Both Berkeley Municipal Code (BMC) Chapter 23.326 and Housing Crisis Act of 2019 Senate Bill (SB) 330 apply to this project. Both regulations require certain tenant protections, such as the right of first refusal and relocation assistance. However, SB 330 does not supersede local ordinances with greater restrictions on the demolition of residential dwelling units or local ordinances that require greater relocation assistance to displaced households (Cal. Gov. Code 66300.6(c)). For instance, tenant relocation protections in BMC 23.326 are greater than those provided by SB 330, but they only apply to sitting tenants at the time the application for demolition is submitted to the City. Tenants who move in after the application is submitted would qualify for the less protective relocation requirements in SB 330 if the owner informed them about the proposed demolition and that demolition constitutes good cause for eviction.

Under Berkeley's Demolition Ordinance, returning tenants have the right to rent the new replacement unit at the rent level that would have applied if they remained in their former unit. Landlords may petition the Board for a rent adjustment on the new unit pursuant to the rules associated with the addition of space/services.

Mitigating the Loss of Rent-Controlled Units

The development application proposes to create five BMR units, but the application does not indicate that the proposed BMR units would be considered as the replacement of the rent-controlled units to be demolished.

On December 21, 2023, the Berkeley Rent Board passed Resolution 23-43, which authorizes the Rent Board's Executive Director or the Rent Board Chairperson to appeal decisions of the Zoning Adjustment Board that allow for the elimination of rent-controlled residential units without adequately mitigating their loss with at least an equal number of permanently affordable replacement units.

The Rent Board has worked closely with the City Council, through the 4x4 Joint Task Force Committee on Housing, to put forth a policy that requires one-for-one replacement of rent-controlled units with at least an equal number of below-market-rate

replacement units. This policy is reflected in both the Demolition Ordinance that applies to this project and the replacement provisions in the newly amended Demolition Ordinance that was passed by City Council on June 25, 2024.

2360 Ellsworth contains seven rent-controlled units, and their loss would only be mitigated by the creation of an equal number of BMR replacement units. The applicant proposes only five BMR replacement units. **This proposal does not adequately mitigate the loss of the existing rent-controlled units. The Rent Board strongly recommends the application be amended to include one-for-one replacement of all existing dwelling units with at least the same number of permanently affordable below-market-rate replacement units.**

Recommendation

Rent Stabilization Board staff recommends the following:

1. That the applicant increase the number of below-market-rate replacement units to at least seven to properly mitigate the loss of affordable rent-controlled housing units according to the replacement provisions in the previous of the Demolition Ordinance that apply to this project and the newly amended Demolition Ordinance.
2. That the applicant includes in their application the number, size (bedroom), and affordability rate of units to be considered replacement units.
3. That the ZAB adopt the following Use Permit conditions to fulfill the requirements of Berkeley's Demolition Ordinance and state law:
 - a. **Prior Rental Rate.** Pursuant to Government Code Section 66300.6(b)(3), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice and, if asked to leave, shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.
 - b. **Requirement for Relocation Expenses.** Pursuant to BMC 23.326.030(A)(5)(c),
 - (i) the applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and
 - (ii) shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation that includes an overall building tenant relocation plan and relocation agreements all applicable tenant households prior to submittal for building permits.
 - c. **Siting Tenants Rights.** Pursuant to BMC 23.326.030(A)(5)(d),
 - (i) sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and
 - (ii) tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that

were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.

(iii) Income restrictions do not apply to displaced tenants.

Please to contact Katrina Lapira with any further questions regarding this matter.

Sincerely,



Matt Brown
General Counsel



7 LOOKING SE FROM DURANT AT 2298 DURANT



4 LOOKING S DOWN WEST ELLSWORTH SIDEWALK



2 LOOKING W FROM ELLSWORTH AT 2298 DURANT



6 LOOKING S AT N FACADE OF 2241 CHANNING



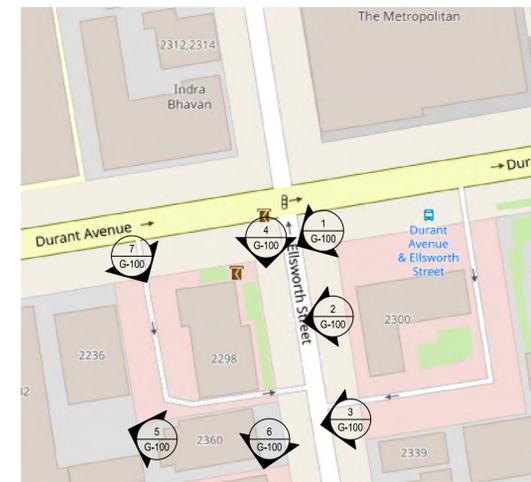
1 LOOKING SW FROM STREET CORNER



5 LOOKING NW FROM 2360 ELLSWORTH AT ADJ. BLDGS.



3 LOOKING W FROM ELLSWORTH AT 2360 ELLSWORTH



KEY MAP



studio KDA
1810 sixth street, berkeley ca 94710
ph: 510.841.3555 fax: 510.841.1225

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:
08/05/24 SB330 SUBMITTAL
09/09/24 ENTITLEMENT SUB

CITY PERMIT RECORD:

PROJECT: VLC09
TITLE: SITE PHOTOS

SHEET:

G-100

studio KDA
510.841.3555 | studiokda.com
studio KDA
1810 sixth street, berkeley ca 94710
ph: 510.841.3555 fax:
510.841.1225

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2298 DURANT AVE
BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:
08/05/24 SB330 SUBMITTAL
09/05/24 ENTITLEMENT SUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
SHADOW STUDY
ADJACENT BLDGS

SHEET:

G-210



4 ELLSWORTH EAST-SIDE SHADOW IMPACTS - 6/20



2 DURANT NORTHWEST-SIDE SHADOW IMPACTS - 12/21

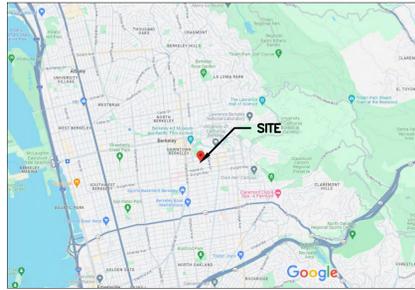


3 DURANT NORTHEAST-SIDE SHADOW IMPACTS - ALL STUDY DAYS



1 DURANT SOUTH-SIDE SHADOW IMPACTS - ALL STUDY DAYS

ALL DEEDS, RECORDS, INSTRUMENTS AND PLANS INDICATED BY THE DRAWINGS ARE REFERRED TO BY THE PROPERTY OF THE OFFICE AND ARE NOT TO BE USED IN CONNECTION WITH THE SERVICES PROJECT. THE ENGINEER HAS REVIEWED THE RECORDS AND HAS NOTED ANY DISCREPANCIES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB. THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR DISCREPANCIES IN THE RECORDS PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB. THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR DISCREPANCIES IN THE RECORDS PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB. THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR DISCREPANCIES IN THE RECORDS PRIOR TO THE COMMENCEMENT OF THE PROJECT.



VICINITY MAP

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY FOR BERKELEY MONUMENT FOUND AT ELLSWORTH STREET AND THE INTERSECTION OF THE REFERENCE POINTS AT FULTON STREET WAS TAKEN AS N83°00'00"E, PROJECTED AS SHOWN ON PARCEL MAP NO. 10100, FILED IN BOOK 320 OF MAPS, AT PAGES 96 THROUGH 100, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY ESTABLISHED BY HOLDING THE ELEVATION OF 211.60' ON THE TOP OF A 3/8" INCH BRASS PIN IN A MONUMENT WELL FOUND AT THE INTERSECTION OF ELLSWORTH STREET AND DURANT AVENUE, AS SHOWN ON THIS MAP. THIS MONUMENT WAS TAKEN AS CITY OF BERKELEY MONUMENT B0401, HELD PER CORNER RECORD 7052 AND CITY SURVEYOR'S NOTES AS CITY OF BERKELEY DATUM. ELEVATION = 211.60' COB DATUM

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS PROVIDED TO THE SURVEYOR, THE FIRST HAVING ORDER NUMBER NCS-1183023-CC, DATED MAY 31, 2023, AND THE SECOND HAVING ORDER NUMBER NCS-1177586, AMENDED, DATED APRIL 11, 2023. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT EXIST BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

- (1) --- PARCEL MAP 10100, FILED BOOK 320 OF MAPS AT PAGES 96-100 ON OCTOBER 8TH, 2012, ALAMEDA COUNTY RECORDS (ACR)
- (2) --- PARCEL MAP 9152, FILED BOOK 300 OF MAPS AT PAGES 25-26 ON JULY 18TH, 2007, ACR.
- (3) --- CORNER RECORD 7052, FILED BOOK 67 OF CORNER RECORDS AT PAGE 20 ON MAY 8TH, 2015, ACR.
- (4) --- CORNER RECORD 10921, FILED BOOK 105 OF CORNER RECORDS AT PAGE 22 ON NOVEMBER 7TH, 2017, ACR.
- (5) --- CORNER RECORD 12003, FILED BOOK 114 OF CORNER RECORDS AT PAGE 5 ON SEPTEMBER 24TH, 2018, ACR.
- (6) --- CORNER RECORD 7857, FILED BOOK 75 OF CORNER RECORDS AT PAGE 24 ON DECEMBER 23RD, 2015, ACR.
- (7) --- MAP OF COLLEGE HOMESTEAD, FILED LIBER - "T" OF DEEDS AT PAGE 799 ON MAY 15, 1866, ACR.
- (8) --- GRANT DEED INSTRUMENT NO. 2024000008, RECORDED JANUARY 2ND, 2024.
- (9) --- GRANT DEED INSTRUMENT NO. 2013122970, RECORDED APRIL 5TH, 2013.

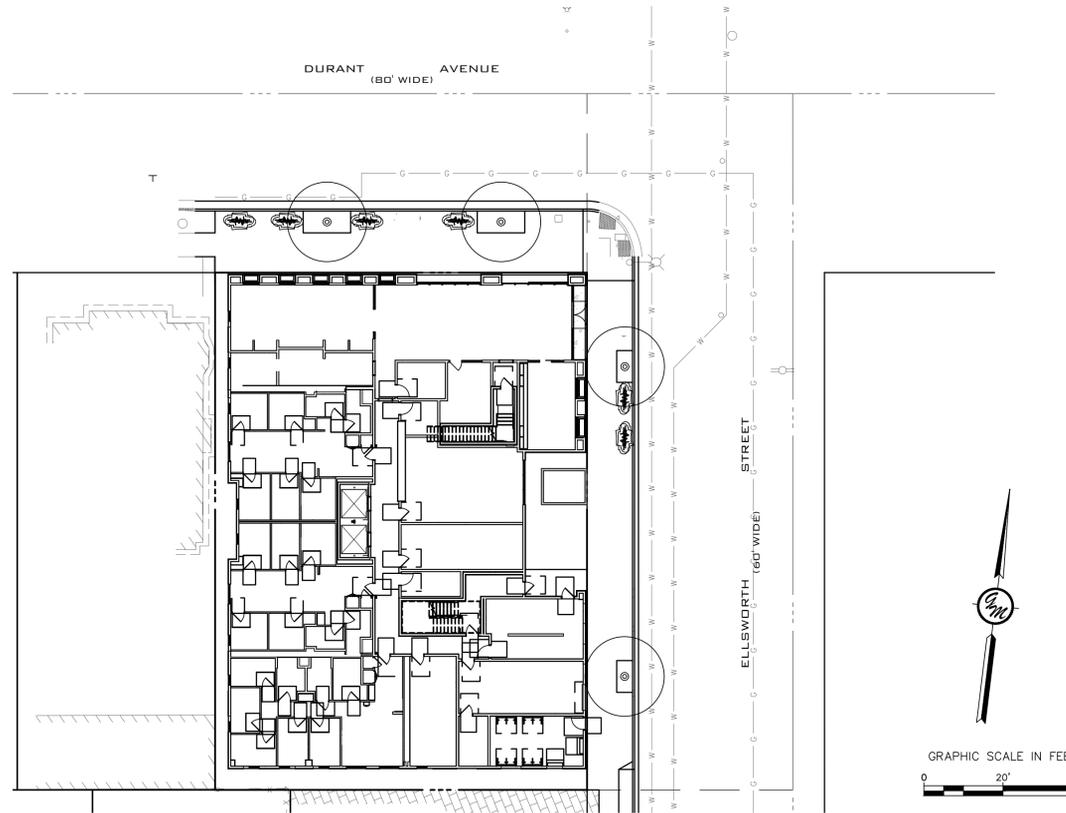
BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.

IMPROVEMENT PLANS

2298 DURANT AVE BERKELEY, CA

APN: 055-1887-001 & 055-1887-002



ENGINEER:
GREENWOOD & MOORE, INC.
JEFFERY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

OWNER/APPLICANT:
VALANCE CAPITAL
NHAN NGUYEN LE
2425 CHANNING WAY,
STE B, PMB #820
BERKELEY, CA 94705

PROPERTY ADDRESS:
2298 DURANT AVE.
BERKELEY, CA

ASSESSOR'S PARCEL NO.:
APN: 055-1887-001 &
055-1887-002

SANITARY SEWER BY:
CITY OF BERKELEY

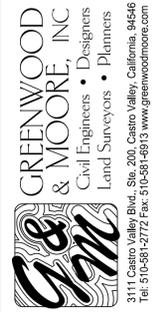
WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
BERKELEY FIRE DEPARTMENT

PROJECT INFORMATION

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	ABBREVIATIONS & LEGEND
C0.2	NOTES
C1.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C5.1	STORMWATER CONTROL PLAN
C6.0	EROSION CONTROL PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	EROSION CONTROL DETAILS
C7.4	CITY OF BERKELEY DETAILS



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

COVER SHEET

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=20'
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.:

C0.0



TOPOGRAPHIC SURVEY &
BENCHMARK INFORMATION

MUNICIPALITY STAMPS

SHEET INDEX

ALL NOTES, SPECIFICATIONS, AND PLANS INDICATED BY THE DRAWINGS ARE INCORPORATED BY REFERENCE INTO THESE NOTES. DEVELOPER HAS REVIEWED THESE NOTES FOR CONFORMANCE WITH THE SPECIFIC PROJECT. THE NUMBER OF SHEETS, FIGURES, TABLES, AND PLANS SHALL BE USED BY THE CONTRACTOR FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES.

GENERAL NOTES:

- THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN AND PREPARATION OF THESE PLANS. ALL MODIFICATIONS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND/OR IMPLEMENTATION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BERKELEY STANDARD SPECIFICATIONS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE-JOB CONFERENCE SHALL BE REQUESTED BY THE DEVELOPER THROUGH THE CITY ENGINEER.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR WILL NOTIFY THE OWNER, THE ENGINEER WHO PREPARED THE PLANS, AND THE CITY ENGINEER OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
- ALL LANDSCAPING IS SUBJECT TO CITY INSPECTION. ANY CHANGE IN THE APPROVED LANDSCAPE PLAN MUST BE APPROVED BY THE CITY'S DESIGN REVIEW STAFF.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNER, AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES", ANY MANHOLE, CULVERT, DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED MAY BE CONSIDERED A "CONFINED SPACE". THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHOULD BE DONE TO THE SATISFACTION OF THE REPRESENTATIVE OF THE CITY ENGINEER.
- TO THE EXTENT FEASIBLE, SCHEDULE THE NOISIEST CONSTRUCTION ACTIVITIES DURING TIMES THAT WOULD HAVE THE LEAST IMPACT ON ADJACENT PROPERTIES. THIS WOULD INCLUDE RESTRICTING TYPICAL DEMOLITION AND EXTERIOR CONSTRUCTION ACTIVITIES TO STANDARD HOURS OF 7:00 AM TO 5:30 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 4:30 PM ON SATURDAY. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES ARE FITTED EFFECTIVELY WITH MUFFLERS IN GOOD OPERATING CONDITION, WHERE FEASIBLE, NOISE GENERATING EQUIPMENT SHOULD BE STAGED AS FAR AWAY FROM EXISTING RESIDENCES, AND MOBILE EQUIPMENT SHOULD NOT BE ALLOWED TO IDLE UNNECESSARILY NEAR THE RESIDENTIAL OR CHILD CARE USES. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES THAT GENERATE NOISE WITH THE OWNER.
- CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMITS FROM THE CITY OF BERKELEY PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION INVOLVING THE RIGHT-OF-WAY AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DEPARTMENT OR DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL CONFORM TO DEPARTMENT STANDARDS AND SPECIFICATIONS.
- THE FORMS FOR CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAYS THAT ARE TO BE CONSTRUCTED TO CONFORM TO EXISTING ROADS SHALL BE INSTALLED TO THE GRADES SHOWN UPON THESE PLANS, PRIOR TO PLACING CONCRETE, THE FORMS SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER FOR CONFORMANCE TO EXISTING ROAD IMPROVEMENTS. GRADES OF NEW IMPROVEMENTS ARE SUBJECT TO FIELD ADJUSTMENT TO FIT CONDITIONS.
- THE PROPOSED STREET STRUCTURAL SECTION IS TO BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE CITY ENGINEER.
- IN CONFORM AREAS, IF FULL STRUCTURAL SECTION IS NOT FOUND AT THE APPARENT EDGE OF PAVEMENT, FURTHER STREET EXCAVATION WILL BE REQUIRED UNTIL THE FULL SECTION IS ENCOUNTERED.
- TEMPORARY REPAIRS TO ALL TRENCHES WITHIN THE TRAVELED WAY ON EXISTING ROADS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS OF TRENCH OPENING. MINIMUM TEMPORARY REPAIRS SHALL CONSIST OF BACKFILLING AND COMPACTING 6" OF AGGREGATE BASE AND 1" OF TEMPORARY ASPHALTIC SURFACING. PERMANENT REPAIRS, INCLUDING RESTORATION OF THE EXISTING STRUCTURAL SECTION SHALL BE MADE WITHIN FIFTEEN (15) DAYS OF TRENCH OPENING.
- IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR THE CONTRACTOR AND PUBLIC WORKS AGENCY.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT DISTURB ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY POINTS DESTROYED SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING FACILITIES TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS.
- CONTRACTOR SHALL SALVAGE AND RELOCATE EXISTING STREET SIGNS AND INSTALL NEW SIGNS PER CITY OF BERKELEY SPECIFICATIONS AS REQUIRED.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE ENGINEER.
- ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL, SHOWN ON THESE PLANS.
- ALL TREES LOCATED WITHIN THE ROADWAY PRISM OR SHOWN TO BE REMOVED IN THE STREET RIGHT-OF-WAY OR EASEMENTS SHALL BE REMOVED COMPLETELY, INCLUDING ROOTS, AND HAULED AWAY.
- THE CONTRACTOR SHALL NOT REMOVE, DISTURB, OR HARM, IN ANY WAY, ANY TREE NOT SPECIFICALLY DESIGNATED AND APPROVED BY THE INSPECTOR FOR REMOVAL.
- COMPACTION TESTS SHALL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS. ALL TESTING WILL BE AT THE DEVELOPER OR CONTRACTOR'S EXPENSE.
- THE DUTIES OF THE CITY ENGINEER AND PROJECT ENGINEER DO NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. ALL TRENCHES OVER FIVE FEET IN DEPTH SHALL BE SHORED IN ACCORDANCE WITH CAL-OSHA "CONSTRUCTION SAFETY ORDERS" CURRENT EDITION. CONTRACTOR MUST HAVE VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.
- TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALTRANS "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" CURRENT EDITION AND THESE PLANS. A TRAFFIC CONTROL PLAN WILL BE REQUIRED AND A PERMIT WILL BE REQUIRED TO IMPLEMENT IT. CONTRACTOR SHALL MEET WITH TRAFFIC AND PUBLIC WORKS TO DISCUSS PROJECT NEEDS AND PREPARE TRAFFIC CONTROL PLANS.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. SUBMIT LANE CLOSURE AND TRAFFIC CONTROL PLANS PRIOR TO BEGINNING WORK TO THE CITY ENGINEER FOR APPROVAL.
- ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.
- ALL TRENCH BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED AS SHOWN IN CITY'S STANDARD PLANS OR AS RECOMMENDED BY THE ENGINEER. IF TESTS SHOW THAT THE ACTUAL COMPACTION HAS NOT EQUALLED OR SURPASSED THAT WHICH IS RECOMMENDED, THE ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN.
- ALL NEW STORM DRAIN INLETS SHALL BE STENCILED OR STAMPED WITH CITY'S CLEAN WATER PROGRAM STANDARD LOGO. "NO DUMPING - DRAINS TO BAY" PRIOR TO THE ACCEPTANCE OF THE SITE IMPROVEMENTS OR THE FINAL BUILDING INSPECTION, WHICHEVER OCCURS FIRST.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
- AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

DEMOLITION NOTES:

- THE EXTENT OF DEMOLITION WORK IS TO BE AS SHOWN ON THIS PLAN. DEMOLITION INCLUDES COMPLETE WRECKING, REMOVAL AND DISPOSAL OF STRUCTURES, BURIED DEBRIS, FOUNDATIONS, PAVEMENT, CURBS, TREES & SHRUBS (INCLUDING ROOT SYSTEMS), DRAINAGE STRUCTURES, UTILITIES, SIGNAGE, LANDSCAPING AND/OR IRRIGATION SYSTEM, UNLESS OTHERWISE INDICATED ON THIS PLAN OR OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. EXISTING PERIMETER FENCES ARE TO REMAIN UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
- THIS DEMOLITION PLAN IS NOT INTENDED TO DETERMINE THE METHOD, DETAILS AND/OR MEANS OF PERFORMING THE DEMOLITION WORK. THE CONTRACTOR MAKES INQUIRY OR DETERMINATION AS TO THE EXISTENCE OF HAZARDOUS OR TOXIC MATERIALS EXISTING ON SITE. IT IS RECOMMENDED THAT AN INDEPENDENT INQUIRY BE PERFORMED PRIOR TO DEMOLITION WORK TO DETERMINE THE EXISTENCE OF ANY POTENTIAL HAZARDOUS OR TOXIC RISK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
- ALL EXISTING UTILITIES AND APPURTENANCES THERETO SERVING ANY EXISTING STRUCTURE OR BUILDINGS AND THOSE IN THE PUBLIC RIGHT OF WAY SERVING PUBLIC UTILITIES ARE TO REMAIN AND SHALL BE PROTECTED IN PLACE UNLESS DIRECTED TO BE REMOVED AND REPLACED ELSEWHERE ON THESE PLANS.
- THE CONTRACTOR SHALL CONTACT ALL ASSOCIATED UTILITY SUPPLIERS PRIOR TO DEMOLITION TO COORDINATE THE DISCONNECTION AND REMOVAL OR ABANDONMENT OF UTILITIES (I.E. TELEPHONE, ELECTRICAL, WATER, SEWER, ETC.) SERVING THE STRUCTURE TO BE DEMOLISHED.
- THE CONTRACTOR SHALL OBTAIN A LIST OF ITEMS TO BE SALVAGED FROM THE OWNER PRIOR TO COMMENCING THE DEMOLITION WORK.
- THE FINISHED GROUND SURFACE SHALL BE LEFT IN A SMOOTH, UNIFORM GRADED CONDITION.
- DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS SHALL BE CONDUCTED IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH STREETS, SIDEWALKS AND OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES.
- THE CONTRACTOR SHALL INSURE THE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES.
- THE CONTRACTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT SCATTERING AND RISING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. CONTRACTOR IS RESPONSIBLE FOR CLEANLINESS OF ADJACENT STRUCTURES AND IMPROVEMENTS. SUCH IMPROVEMENTS SHALL BE KEPT FREE OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
- DUST CONTROLS SHALL BE IMPLEMENTED DURING ALL DEMOLITION AND GRADING OPERATIONS. PUBLIC STREETS SHALL BE SWEEP CLEAN AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL AND SAFETY ISSUES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION WITH ALL ADJACENT PROPERTY OWNERS FOR WORK TO BE PERFORMED ON THEIR PROPERTIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL REQUIRED TEMPORARY ACCESS DEVICES (TRENCH PLATES, FENCES, ETC) AS REQUIRED TO ALLOW ACCESS DURING THE COURSE OF CONSTRUCTION.
- ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARDS.
- FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION AND CONFIGURATION PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE A UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION.

GRADING NOTES:

- THE DEVELOPER SHALL, AT HIS SOLE EXPENSE, MAKE TESTS OVER THE SOIL ON WHICH THE ROAD SURFACING AND BASE IS TO BE CONSTRUCTED.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE ON THE SITE DURING GRADING OPERATIONS AND SHALL OBSERVE THE GRADING AND IDENTIFY ANY CONDITIONS THAT SHOULD BE CORRECTED AND RECOMMEND CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CITY ENGINEER.
- GRADING AT THE BOUNDARIES OF THIS PROJECT SHALL BE DONE SO AS NOT TO OBSTRUCT THE RUNOFF OF STORM WATERS FROM ADJACENT PROPERTIES. ALL GRADING SHALL BE DONE TO PROVIDE STABLE SLOPES WHICH SHALL DRAIN ONTO THIS PROJECT, WHICH IN TURN SHALL BE GRADED TO STREETS OR DRAINAGE DITCHES OR ACROSS LAND WITHIN THIS PROJECT, WHICH IN TURN SHALL BE GRADED TO STREETS OR TO DRAINAGE FACILITIES SHOWN ON THESE PLANS. GRADING SHALL BE DONE IN SUCH A MANNER THAT ALL NEW SLOPES SHALL DIRECT STORM WATER TO THE STREETS OR INTERCEPTION DITCHES OR ACROSS LAND WITHIN THIS PROJECT AND SHALL NOT DIVERT OR CREATE A MEANS FOR STORM WATER TO FLOW ONTO ADJACENT PROPERTIES, EXCEPT AS INDICATED ON THE PLANS.
- GRADING SHALL NOT BE PERMITTED ON THE SITE UNTIL A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE CITY OF BERKELEY GENERAL ORDINANCE AND CODES FOR GRADING, EROSION AND SEDIMENT CONTROLS.
- ALL GRADING, EROSION AND SEDIMENTATION CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE GRADING ORDINANCE AND APPLICATION FOR GRADING.
- IF GRADING ON THE SITE IS STARTED, CONTINUED OR ABANDONED BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH OF ANY YEAR OF CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL IMPROVEMENTS AND PLANTING SHALL BE COMPLETED PRIOR TO OCTOBER FIRST.
- CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER. ALL TRASH, CONSTRUCTION DEBRIS, AND MATERIALS WILL BE CONTAINED ON SITE UNTIL DISPOSAL OFF-SITE CAN BE ARRANGED.
- DUST CONTROL MEASURES AS APPROVED BY THE CITY ENGINEER SHALL BE FOLLOWED IN ALL AREAS UNDERGOING GRADING AND OTHER CONSTRUCTION ACTIVITIES.

THE GRADING WORK DEPICTED HEREON SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE SOIL INVESTIGATION TITLED "GEO TECHNICAL INVESTIGATION PROPOSED RESIDENTIAL BUILDING 2298 DURANT AVENUE BERKELEY, CALIFORNIA."

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- WHERE SOIL OR GEOLOGIC CONDITIONS ENCOUNTERED IN GRADING OPERATIONS ARE DIFFERENT FROM THOSE ANTICIPATED IN THE SOIL AND GEOLOGIC INVESTIGATION REPORT, OR WHERE CONDITIONS WARRANT CHANGES TO THE RECOMMENDATIONS CONTAINED THEREIN, A REVISED SOIL OR GEOLOGIC REPORT SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE ACCOMPANIED BY AN ENGINEER'S OPINION AS TO THE SAFETY OF THE SITE FROM THE POSSIBILITY OF LAND SLIPPAGE, SETTLEMENT AND SEISMIC ACTIVITY.
- THE PROJECT ENGINEER AND GEOLOGIST SHALL PROVIDE A DECLARATION STATING THAT ALL WORK WAS DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS CONTAINED IN THE SOIL AND GEOLOGIC REPORT.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO PLACEMENT OF FILL SO THAT ARRANGEMENTS FOR INSPECTION CAN BE MADE.
- THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE REVIEW ENGINEER AT (510) 581-2772 TO ARRANGE A TIME FOR THE MEETING.
- OPERATIONS SHALL CEASE IN THE VICINITY OF ANY SUSPECTED ARCHAEOLOGICAL RESOURCE UNTIL AN ARCHAEOLOGIST IS CONSULTED AND HIS OR HER RECOMMENDATIONS FOLLOWED, SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR. IF EVIDENCE OF HUMAN REMAINS IS DISCOVERED ON THE SITE, THE COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY.
- ANY WATER WELL, CATHODIC PROTECTION WELL OR EXPLORATORY BORING THAT IS SHOWN ON THESE PLANS, IS KNOWN TO EXIST, IS PROPOSED OR IS LOCATED DURING THE COURSE OF FIELD OPERATIONS MUST BE PROPERLY DESTROYED, BACKFILLED OR MAINTAINED IN ACCORDANCE WITH THEORY OF BERKELEY REGULATIONS.
- EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION.

FIRE PROTECTION AND DOMESTIC WATER NOTES:

- ALL DOMESTIC WATER LINES 4" AND LARGER SHALL BE C900, CLASS 200 PIPE. DOMESTIC WATER LINES SMALLER THAN 4" SHALL BE PVC SCHEDULE 80.
- EBMUD SPECIFICATIONS AND STANDARDS ARE INCORPORATED HEREON BY REFERENCE. ALL DOMESTIC AND FIRE WATER LINE CONSTRUCTION FROM THE CONNECTION TO THE MAIN TO THE BACKFLOW/DOUBLE DETECTOR CHECK VALVE SHALL BE INSTALLED PER EBMUD STANDARDS AND SPECIFICATIONS.
- AN EBMUD PERMIT IS REQUIRED FOR CONNECTIONS TO EBMUD FACILITIES.
- ALL EXISTING WATER SERVICES TO BE ABANDONED SHALL BE DONE PER EBMUD STANDARDS AND SPECIFICATIONS.
- INSTALL LOCATOR WIRE DIRECTLY ON TOP OF THE PIPE AND MAGNETIC TAPE WITHIN 12" ABOVE ALL PLASTIC WATER PIPES.
- THE FIRE SYSTEM DESIGN SHOWN ON THESE PLANS ARE FOR GENERAL PURPOSES ONLY. REFER TO FIRE SYSTEM SHOP DRAWINGS AND SPECIFICATIONS, BY GENERAL CONTRACTOR, FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

- FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION AND CONFIGURATION PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE A UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION.
- IT IS RECOMMENDED THAT ALL EXISTING UTILITIES THAT ARE TO BE REMOVED, RELOCATED, MODIFIED OR IMPACTED BY THE PROPOSED CONSTRUCTION BE FIELD LOCATED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE INTENT OF THE UTILITY DESIGN IS TO CONTINUE TO USE THE MAJORITY OF THE EXISTING UTILITIES. THE LOCATION OF MOST OF THE UTILITIES ARE UNKNOWN OR UNVERIFIED. IF THE EXISTING UTILITIES ARE NOT LOCATED AS INDICATED ON THE PLAN, SUBSTANTIAL REDESIGN WORK MAY BE REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.
- DEMOLISH AND REMOVE ALL EXISTING UTILITIES AND SUPPORT STRUCTURES AT BUILDINGS TO BE REMOVED.
- ALL EXISTING UTILITY BOXES, LIDS, VALVE COVERS, VAULTS, ETC. THAT ARE TO REMAIN SHALL BE ADJUSTED TO MEET THE NEW FINISHED GRADES (AS REQUIRED). RE-USE EXISTING BOXES, LIDS, VALVE COVERS, VAULTS (IF POSSIBLE), OR INSTALL NEW PER COUNTY REQUIREMENTS. REPLACE ALL DAMAGED ITEMS. MATCH EXISTING SIZES. INSTALL/REPLACE TRAFFIC RATED BOXES WHERE REQUIRED. FIELD VERIFY THE EXTENT OF WORK.
- REMOVE OR ABANDON ALL UNUSED SITE UTILITIES PER LOCAL REQUIREMENTS. FIELD VERIFY EXTENT OF REMOVAL.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES AND UNDERGROUND SERVICE ALERT AT (800) 227-2600 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED.
- ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED IN THE STREET AREAS SHALL BE REMOVED TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS. EXCAVATED AREAS SHALL BE FILLED AND COMPACTED DURING ROUGH GRADING. THE COUNTY INSPECTOR MAY REQUIRE ADDITIONAL WORK BE DONE IF VISUAL INSPECTION INDICATES IT IS NECESSARY.
- EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION.
- ANY RELOCATION OF THE PUBLIC UTILITIES SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, WORKING CONDITIONS, ETC. OF SAID COMPANY. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE COUNTY OF ALAMEDA. THE SUBDIVIDER SHALL PAY THE COST OF ALL SAID FEES, BONDS, PERMITS, ETC.
- MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS OR ON UTILITY PLANS (BY OTHERS).

SANITARY SEWER NOTES:

- CITY OF BERKELEY SPECIFICATIONS ARE INCORPORATED HEREON BY REFERENCE. SANITARY SEWER MAINS AND LATERALS SHALL BE INSTALLED AT THE LOCATIONS SHOWN HEREIN OR AS SPECIFIED IN THE FIELD BY DEVELOPER.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL BE CONSTRUCTED USING HDPE SDR-17 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM DRAIN NOTES:

- ALL STORM DRAIN PIPES SHALL BE HDPE SDR-17 OR BETTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL ONSITE STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY." OR EQUIVALENT.

TREE PRESERVATION NOTES:

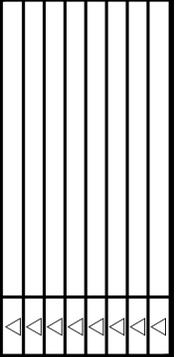
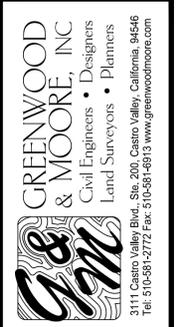
- ALL TRENCING WITHIN 5' OF AN EXISTING TREE MUST BE DONE USING AN AIRSPADE PNEUMATIC EXCAVATION TOOL BY A TREE SERVICES CONTRACTOR WITH A D-49 STATE CONTRACTORS LICENSE. THE CITY'S ARBORIST SHALL INSPECT EXCAVATION PRIOR TO ANY ROOTS BEING CUT. CALL (510) 981-6660 TO SCHEDULE AN INSPECTION. ROOTS OVER 2" IN DIAMETER MAY REQUIRE PRESERVATION. ONLY A LICENSED AND INSURED TREE SERVICES CONTRACTOR MAY PRUNE THE TREE ROOTS. ROOTS ARE TO BE CUT WITH A SHARP AXE OF SAW. THE EXCAVATION SHALL NOT BE LEFT OPEN AND ROOTS EXPOSED TO AIR FOR MORE THAN 24 HOURS.

DEMOLITION NOTES:

- SEE SHEET C2.0 FOR ADDITIONAL INFORMATION NOT SHOWN
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
 - ALL EXISTING UTILITIES AND APPURTENANCES THERETO SERVING ANY EXISTING STRUCTURE OR BUILDINGS AND THOSE IN THE PUBLIC RIGHT OF WAY SERVING PUBLIC UTILITIES ARE TO REMAIN AND SHALL BE PROTECTED IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING OR REMOVING ALL UTILITIES IMPACTED BY THE PROPOSED CONSTRUCTION WHETHER OR NOT INDICATED ON THE PLANS.
 - THE CONTRACTOR SHALL CONTACT ALL ASSOCIATED UTILITY SUPPLIERS PRIOR TO DEMOLITION TO COORDINATE THE DISCONNECTION, RELOCATION, AND REMOVAL OR ABANDONMENT OF UTILITIES (I.E. TELEPHONE, ELECTRICAL, WATER, SEWER, ETC.) SERVING THE STRUCTURE TO BE DEMOLISHED. NOTE: THIS MAY BE A LENGTHY TASK. CONTRACTOR SHALL PLAN ACCORDINGLY.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED, RELOCATED, OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION, ELEVATION, AND CONFIGURATION PRIOR TO CONSTRUCTION.
 - GENERAL CONTRACTOR SHALL PROVIDE A DETAILED UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION. NOTE: PRE-PLANNING IS CRITICAL AS THESE TASKS COULD BE VERY TIME CONSUMING AND EXPENSIVE. ADDITIONALLY, THIS COULD HAVE A MAJOR NEGATIVE IMPACT ON THE PROJECT IF NOT IDENTIFIED AND PLANNED FOR WELL IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.
 - EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL UTILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW TO EXISTING PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION. NOTE: UTILITY LOCATION AND/OR POTHOLES IS CRITICAL. PRE-PLANNING IS ALSO CRITICAL AS THESE TASKS COULD BE VERY TIME CONSUMING AND EXPENSIVE. ADDITIONALLY, THIS COULD HAVE A MAJOR NEGATIVE IMPACT ON THE PROJECT IF NOT IDENTIFIED AND PLANNED FOR WELL IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.

SURVEY NOTES:

- SEE SHEET C1.0 FOR ADDITIONAL INFORMATION NOT SHOWN
- TREES IN THIS AREA ARE NOT SHOWN ON THIS SURVEY.
 - ONLY TREES APPROXIMATELY 6" DIAMETER OR LARGER ARE POWERED BY THIS SURVEY.
 - TREE DRIPLENS ARE NOT SHOWN ON THIS SURVEY.



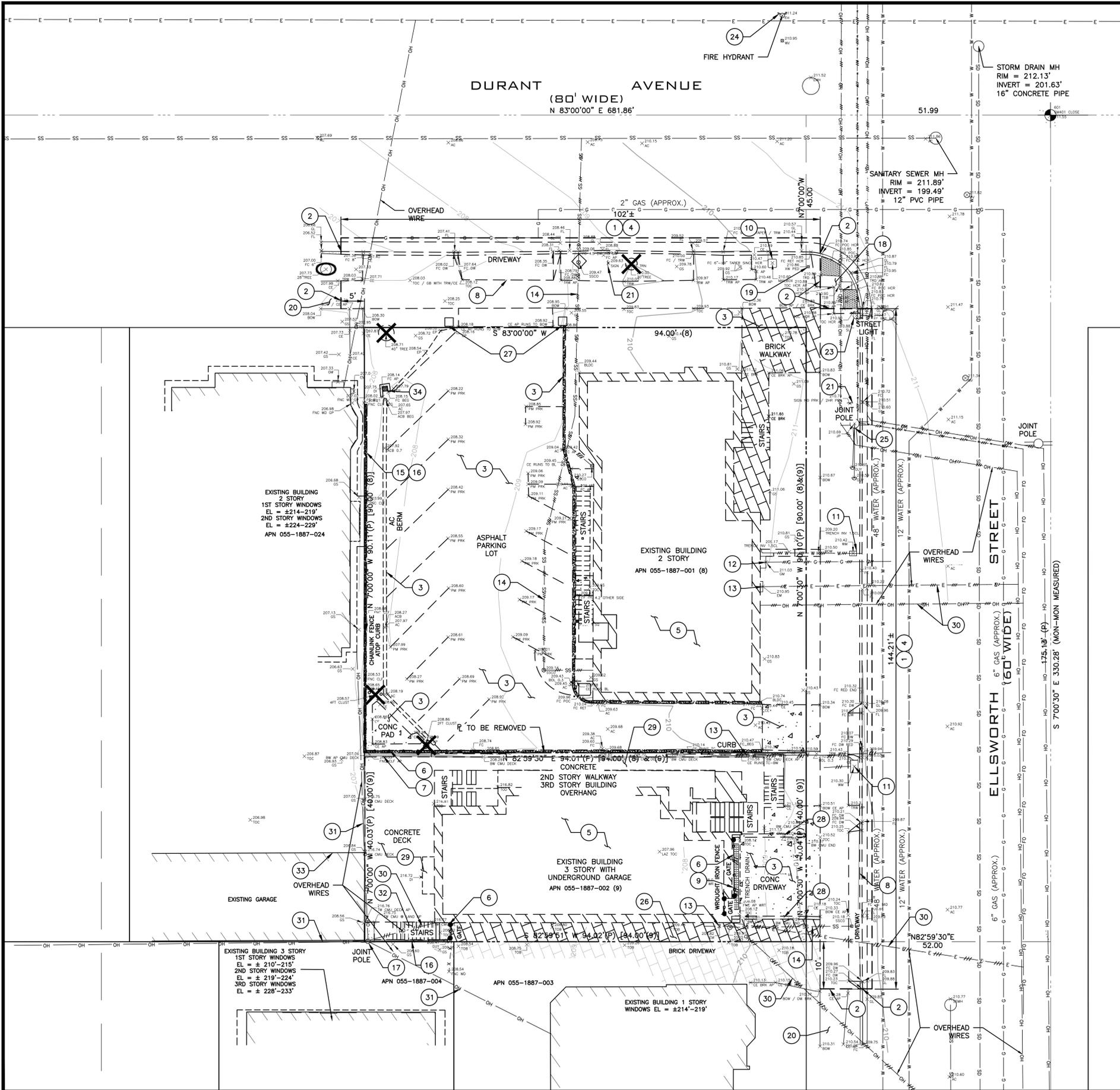
IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

NOTES

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=20'
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.:

C0.2

ALL DIMENSIONS, ELEVATIONS, AND PLANS INDICATED BY THESE DRAWINGS ARE BASED UPON THE PROPERTY OF THE OFFICE AND ARE NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THESE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BERKELEY AND THE CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BERKELEY AND THE CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



- KEYNOTES:**
1. SAWCUT
 2. LIMIT OF REMOVAL
 3. REMOVE (E) CONCRETE/ASPHALT/BRICK
 4. REMOVE (E) SIDEWALK, CURB, & GUTTER
 5. (E) BUILDING & FOUNDATION TO BE DEMOLISHED, REMOVE (E) ASSOCIATED RETAINING WALLS AND FOUNDATION. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
 6. REMOVE (E) FENCE AND/OR GATE
 7. REMOVE (E) RETAINING WALL
 8. REMOVE (E) DRIVEWAY
 9. REMOVE (E) TRENCH DRAIN
 10. REMOVE & REINSTALL (E) MAILBOX. COORDINATE REMOVAL & REINSTALLATION WITH UNITED STATES POSTAL SERVICE.
 11. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
 12. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
 13. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
 14. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
 - A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
 - B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
 - C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
 - D. REMOVE (E) CLEANOUT FRAME & COVER.
 15. REMOVE (E) CONCRETE WALL. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
 16. REMOVE (E) FENCE. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
 17. (E) JOINT POLE WITH GUY WIRE TO REMAIN
 18. (E) ACCESSIBLE RAMP TO REMAIN
 19. (E) CROSSWALK BUTTON/BOLLARD TO REMAIN
 20. (E) CONCRETE TO REMAIN
 21. (E) SIGN TO REMAIN
 22. (E) CURB & GUTTER TO REMAIN
 23. (E) LIGHT POLE TO REMAIN
 24. (E) FIRE HYDRANT TO REMAIN
 25. REMOVE (E) JOINT POLE & UNDERGROUND (E) OVERHEAD UTILITIES (BY OTHERS)
 26. REMOVE (E) BRICK PAVERS TO PROPERTY LINE
 27. REMOVE (E) BRICK POST
 28. REMOVE (E) RETAINING WALL AND FOUNDATION.
 29. REMOVED (E) CONCRETE DECK, WALLS AND FOUNDATION.
 30. REMOVE (E) OVERHEAD UTILITY LINE TO BUILDING. COORDINATE REMOVAL WITH APPROPRIATE UTILITY MUNICIPALITY.
 31. (E) OVERHEAD UTILITY LINE TO REMAIN.
 32. REMOVE (E) CONCRETE STEPS.
 33. PROTECT (E) BUILDING ON ADJACENT PROPERTY DURING DEMOLITION.
 34. (E) DRAIN INLET AND STORM DRAIN TO REMAIN DURING DEMOLITION. REMOVE (E) DRAIN INLET AND STORM DRAIN PRIOR TO CONSTRUCTION OF (N) BUILDING FOUNDATION.
- X REMOVE (E) TREE AND/OR (E) STUMP
 O (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION
- GRAPHIC SCALE IN FEET
0 10' 20'

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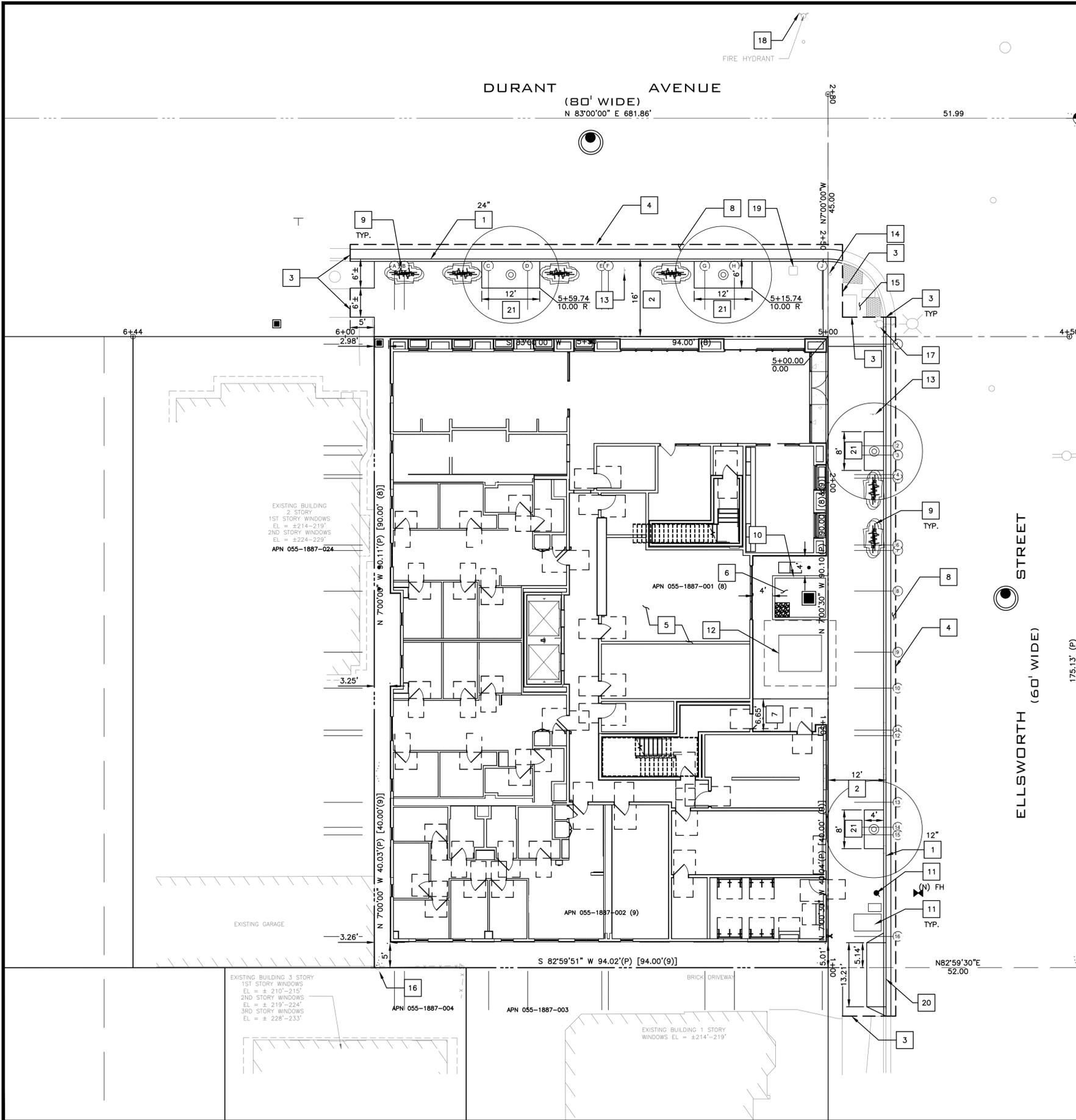
JEFFREY R. MOORE
REGISTERED PROFESSIONAL ENGINEER
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C1.0**

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- KEYNOTES**
- (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.4
 - (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD DETAIL 8153. SEE DETAIL 2/C7.4.
 - CONFORM TO EXISTING SAWCUT LINE
 - SAWCUT LINE. CONFORM TO (E) AC PER DETAIL 1/C7.0
 - (N) BUILDING. SEE ARCHITECTURAL PLANS
 - FLOW THROUGH PLANTER
 - (N) PRIVATE CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
 - (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
 - (N) BIKE RACK
 - RETAINING WALL AT FLOWTHROUGH PLANTER
 - (N) WATER METER
 - (N) ABOVE GROUND TRANSFORMER
 - (E) SIGN TO REMAIN
 - (E) CROSSWALK POLE TO REMAIN
 - (E) ACCESSIBLE RAMP TO REMAIN
 - (E) JOINT POLE TO REMAIN
 - (E) STREETLIGHT TO REMAIN
 - (E) FIRE HYDRANT TO REMAIN
 - REMOVE AND REINSTALL (E) MAILBOX (BY OTHERS)
 - (N) DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.4.
 - (N) TREE WELL
 - DIMENSION TO GRIDLINE. SEE PLAN FOR GRIDLINE NUMBER/LETTER
 - 1/2" GAP BETWEEN CONCRETE EDGE & BUILDING. FILL WITH BACKER ROD & CAULK.
 - (N) FIRE HYDRANT

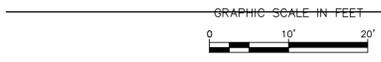


IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

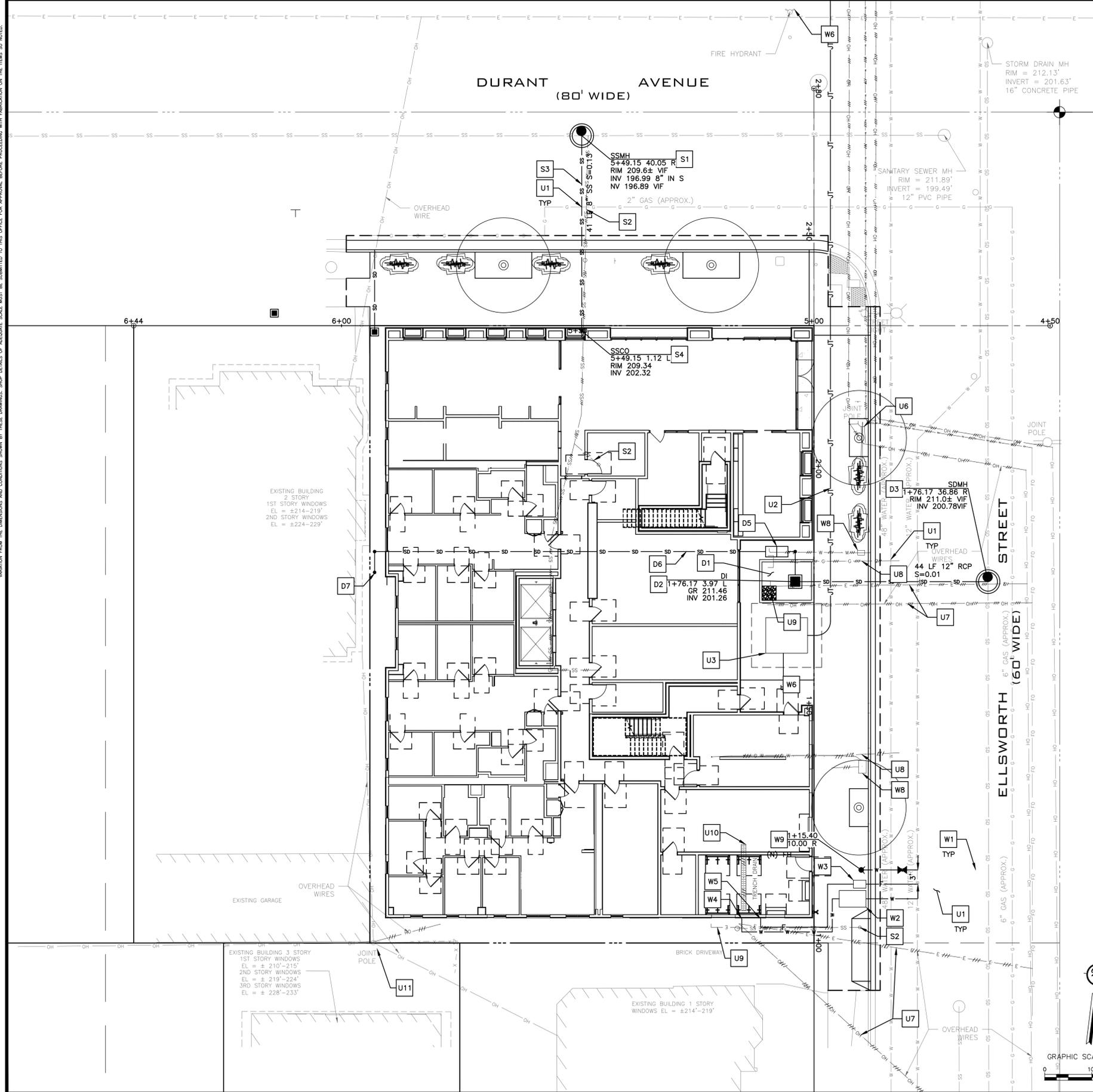
SITE PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.:

C2.0



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STORM DRAINAGE KEYNOTES D#

1. FLOW THROUGH PLANTER
2. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE. DRAIN INLET TO BE CP2424 PER DETAIL 1/C7.1 & 2/C7.1
3. STORM DRAIN MANHOLE PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
4. APPROXIMATE LOCATION OF RAIN WATER DOWNSPOUT TO OUTFALL INTO BIORETENTION AREA AT COBBLE DISSIPATOR
5. BELOW GROUND CONTECH CARTRIDGE CATCH BASIN STORMFILTER TO TREAT ROOFTOP. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 4/C7.1.
6. STORM DRAIN THROUGH BUILDING. COORDINATE WITH PLUMBING CONSULTANT.
7. CONNECT DOWNSPOUT TO STORM DRAIN THAT IS CONNECTED TO FILTER VAULT.

SEWER KEYNOTES S#

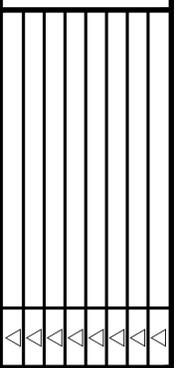
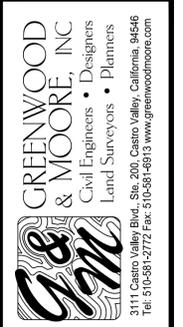
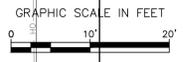
1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
- A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
- B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
- C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
- D. REMOVE (E) CLEANOUT FRAME & COVER.

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBUD PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBUD STANDARDS AND REQUIREMENTS.
4. 2" WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBUD STANDARDS AND REQUIREMENTS.
5. X" FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
 - 7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3'-FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
 - 7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
8. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBUD STANDARDS (BY EBUD)
9. (N) FIRE HYDRANT PER EBUD AND CITY OF BERKELEY STANDARDS, REQUIREMENTS AND SPECIFICATIONS.

UTILITY KEYNOTES U#

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
3. (N) ABOVE GROUND TRANSFORMER (BY OTHERS)
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136.
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF
6. REMOVE (E) JOINT POLE AND UNDERGROUND EXISTING OVERHEAD UTILITIES (BY OTHERS)
7. REMOVE (E) OVERHEAD LINES
8. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
9. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
10. REMOVE (E) TRENCH DRAIN. ABANDON EXISTING STORM DRAIN LINE.
11. (E) JOINT POLE TO REMAIN.

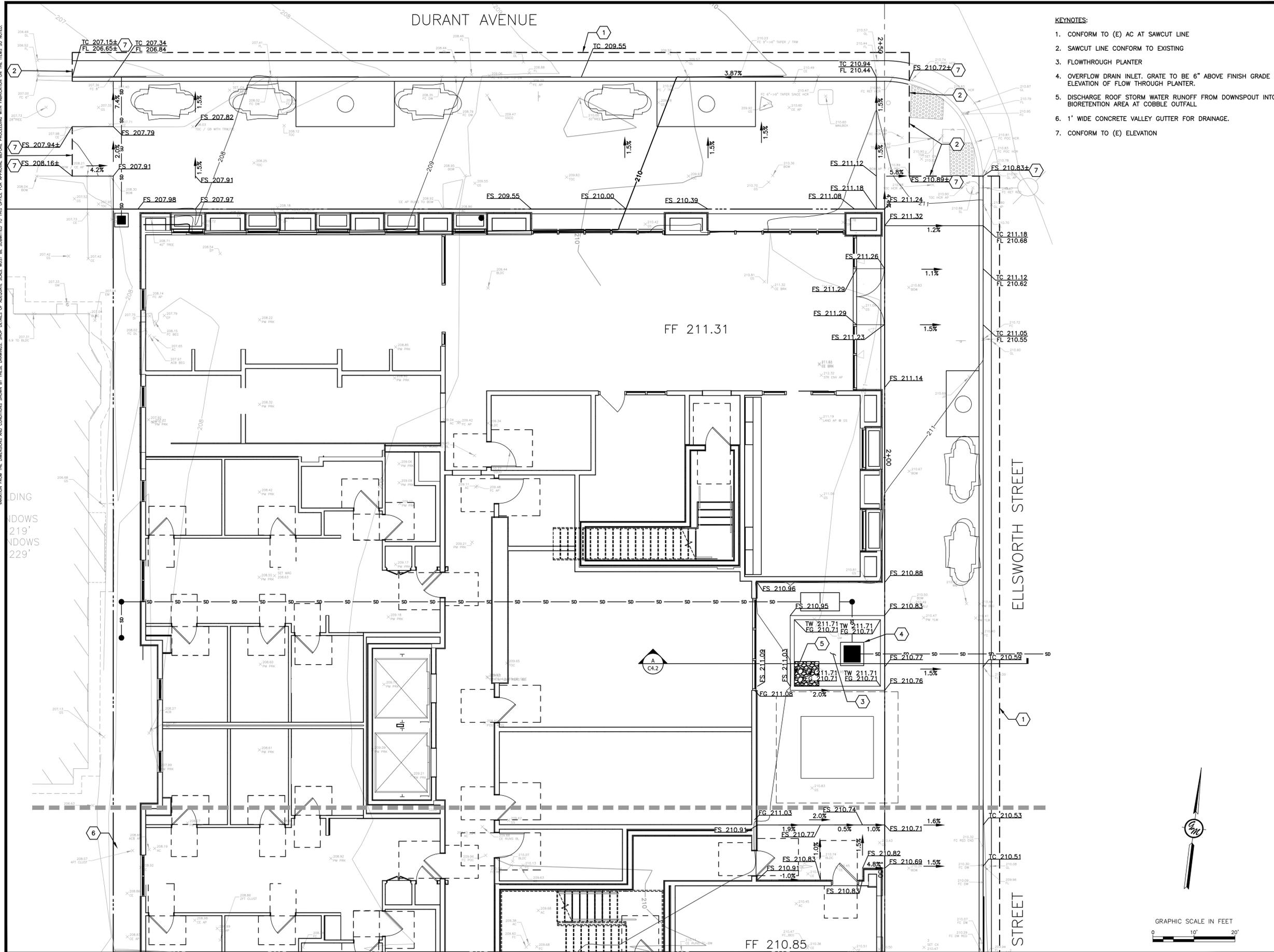


IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

UTILITY PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO. **C3.0**

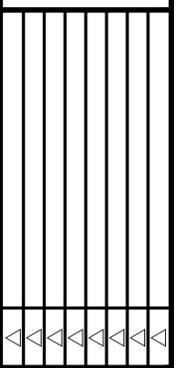
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- KEYNOTES:**
1. CONFORM TO (E) AC AT SAWCUT LINE
 2. SAWCUT LINE CONFORM TO EXISTING
 3. FLOWTHROUGH PLANTER
 4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
 5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
 6. 1" WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
 7. CONFORM TO (E) ELEVATION

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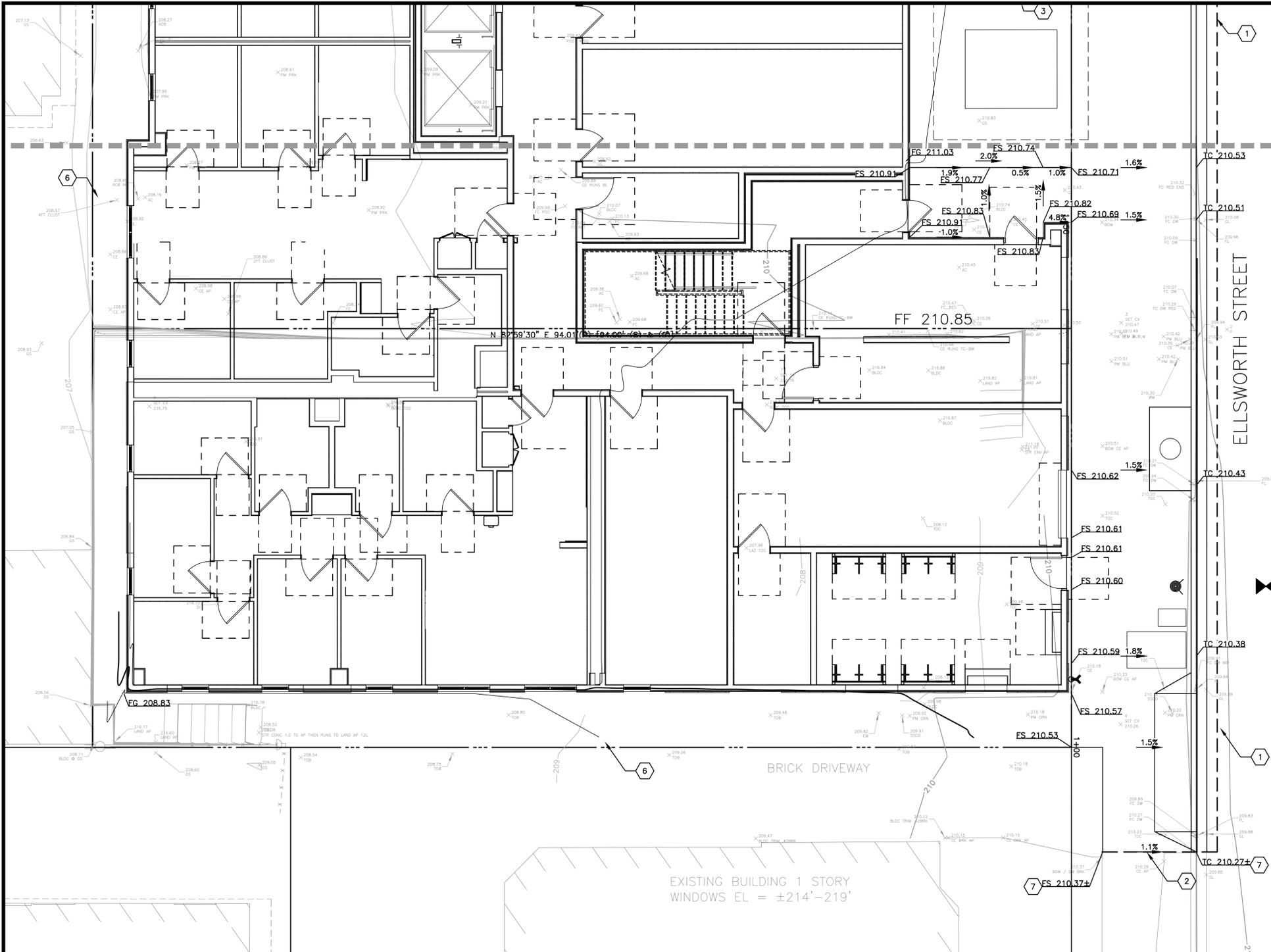
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042626
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

GRADING PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
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- KEYNOTES:**
1. CONFORM TO (E) AC AT SAWCUT LINE
 2. SAWCUT LINE CONFORM TO EXISTING
 3. FLOWTHROUGH PLANTER
 4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
 5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
 6. 1' WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
 7. CONFORM TO (E) ELEVATION

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042626
Exp. 03/31/2026

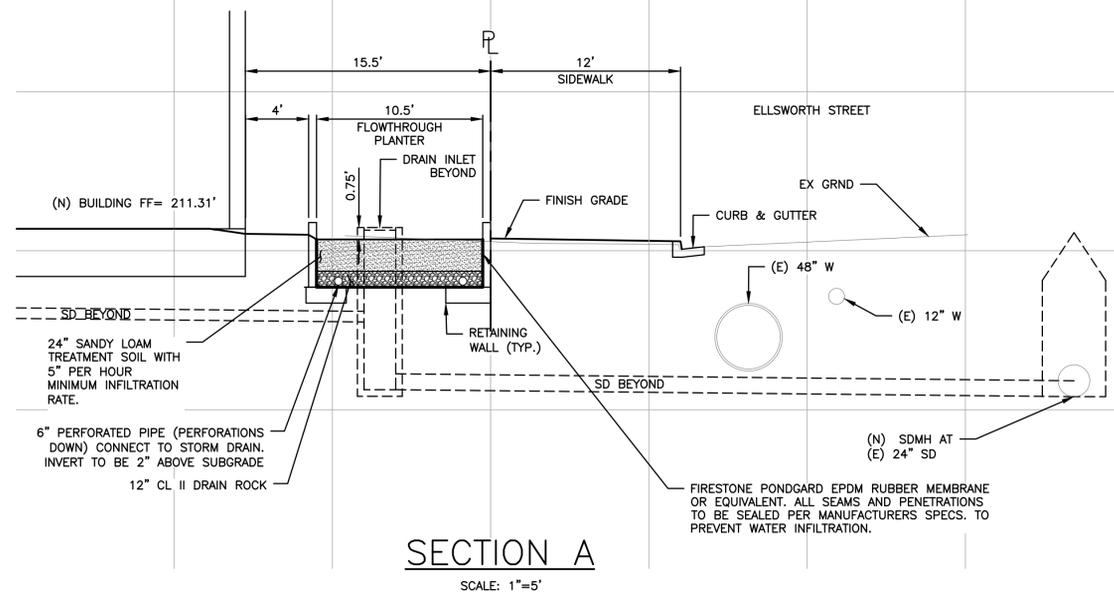
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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

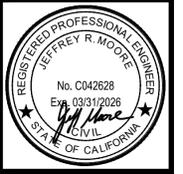
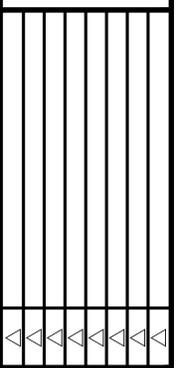
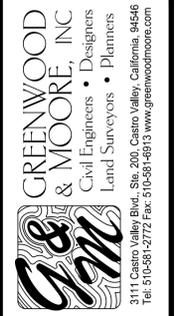
GRADING PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C4.1**

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SECTION A
SCALE: 1"=5'



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

SECTIONS

CHECKED BY: BD
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SCALE: AS SHOWN
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.:

C4.2

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TABLE A
IMPERVIOUS AREA SUMMARY

	IMPERVIOUS AREA (SQ. FT)	PERVIOUS PAVEMENT/GRAVEL (SQ. FT)	LANDSCAPE (SQ. FT)
EXISTING	10,604	0	1,631
PROPOSED	10,878	0	1,357

TABLE B
FLOWTHROUGH PLANTER DESIGN

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	c PERVIOUS PAVEMENT AREA (SF)	d TOTAL PERVIOUS AREA (SF)	e IMPERVIOUS AREA (SF)	f EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
2	2	2,636	85	0	85	2,551	2,560	80	85	9	BIORETENTION	AREA METHOD*

TABLE C
CONTECH FILTER VAULT DESIGN

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	c PERVIOUS PAVEMENT AREA (SF)	d TOTAL PERVIOUS AREA (SF)	e IMPERVIOUS AREA (SF)	f EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
1	1	8,207	0	0	0	8,207	8,207	0.0339	0.0558	FILTER VAULT	RATIONAL METHOD*

KEYNOTES #

1. FLOWTHROUGH PLANTER AT GRADE
2. OVERFLOW DRAINAGE INLET GRATE ON DROP INLET TO BE 6" ABOVE FINISH GRADE ELEVATION OF BIORETENTION AREA
3. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
4. CONTECH FILTER VAULT. SEE UTILITY PLAN SHEET C3.0 FOR MORE INFORMATION. TWO FILTERS.
5. CONNECT DOWNSPOUT TO STORMDRAIN CONNECTED TO FILTER VAULT.

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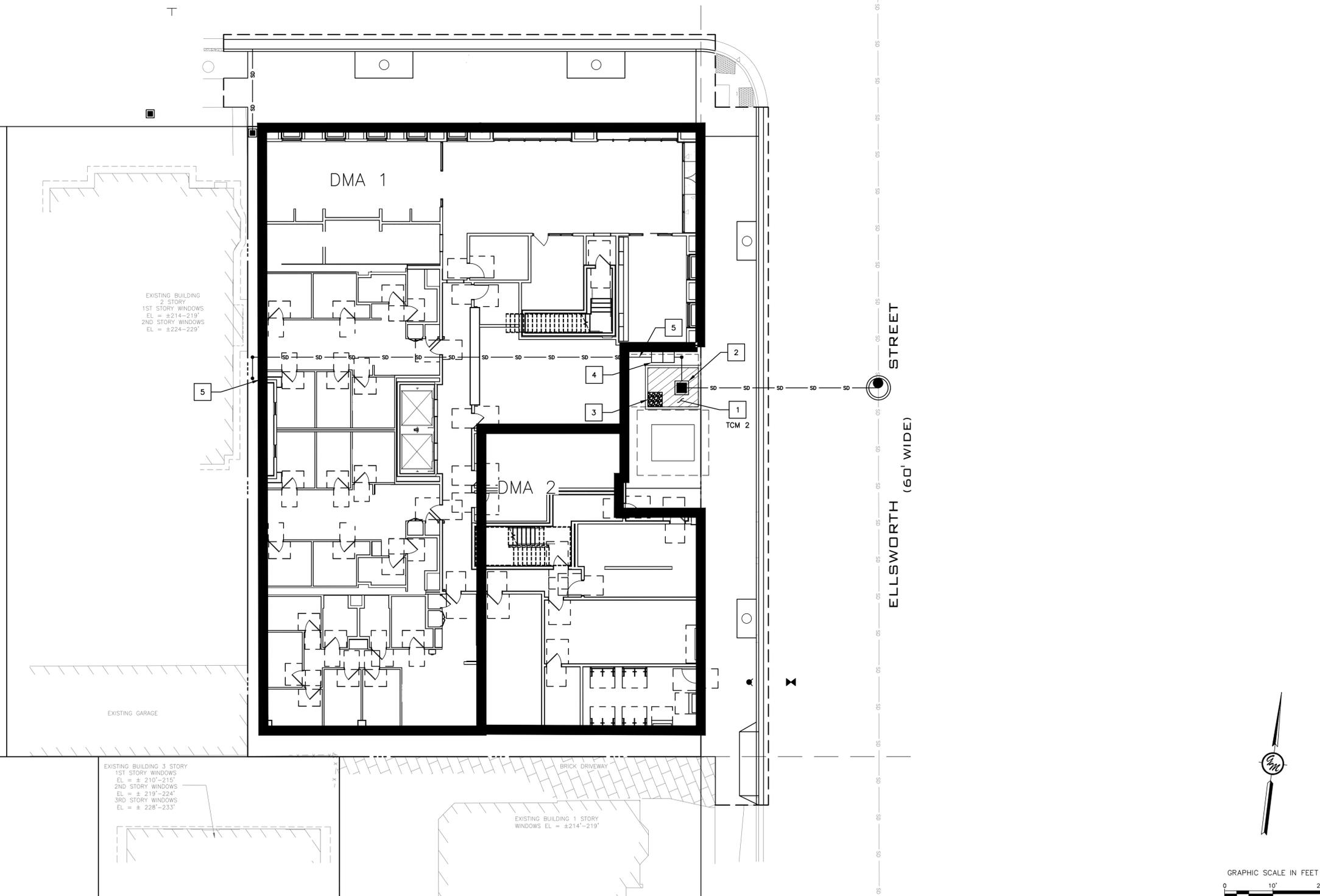
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-561-2772 Fax: 510-561-4813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042626
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

STORMWATER CONTROL PLAN

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C5.0**



EXISTING BUILDING 2 STORY
1ST STORY WINDOWS
EL = ±214'-219'
2ND STORY WINDOWS
EL = ±224'-229'

EXISTING BUILDING 3 STORY
1ST STORY WINDOWS
EL = ± 210'-215'
2ND STORY WINDOWS
EL = ± 219'-224'
3RD STORY WINDOWS
EL = ± 228'-233'

EXISTING BUILDING 1 STORY
WINDOWS EL = ±214'-219'

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1-1 Project Name: **2298 DURANTAVE**

1-2 City application ID: **BERKELEY**

1-3 Site Address or APN: **0**

1-4 Tract or Parcel Map No: **0**

1-5 Site Mean Annual Precip. (MAP)¹: **23.0** Inches

1-6 Applicable Rain Gauge²: **Oakland Airport (CWPAC)**

MAP adjustment factor is automatically calculated as: **1.25**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA-2**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA

Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious Surface	5,312	1.0	5,312
2-3 Pervious Surface	165	0.1	17
Total DMA Area (square feet) =		5,477	
		Total Effective Impervious Area (EIA)	5,329 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURFFF)	13.9	0.58
Palo Alto (SCVURFFF)	13.7	0.62
Palo Alto (SMCVWFFF)	14.6	0.64
Colton (SCVURFFF)	18.2	1.00
Morgan Hill (SCVURFFF)	19.5	1.00
Boulder Creek (SMCVWFFF)	55.9	2.04
La Honda (SMCVWFFF)	24.4	0.86
Half Moon Bay (SMCVWFFF)	25.92	0.82
San Francisco (SMCVWFFF)	21	0.73
San Francisco Airport (SMCVWFFF)	20.1	0.85
San Francisco Ocean side (SMCVWFFF)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 Unit basin storage volume from Table 5.2: **1.00** Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 Adjusted unit basin storage volume: **1.25** Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 Required Capture Volume (in cubic feet): **557** Cubic feet
(The adjusted unit basin storage volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity: **0.2** Inches per hour

4-2 Divide Item 3-2 by Item 4-1: **6.27** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface: **213** Square feet

5-2 Area 25% smaller than Item 5-1: **160** Square feet

5-3 Volume of treated runoff for area in Item 5-2: **417** Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3: **139** Cubic feet (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2: **0.9** Feet (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from ft to inches: **10.4** Inches (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2: **165** Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)

7-2 Volume of treated runoff for area in Item 7-1: **431** Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

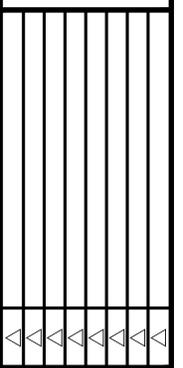
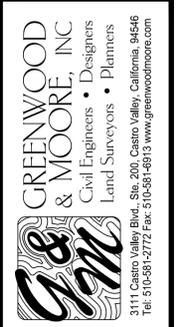
7-3 Subtract Item 7-2 from Item 3-3: **126** Cubic feet (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1: **0.76** Feet (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from feet to inches: **9.14** Inches (Depth of stored runoff in surface ponding area)

If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes > 1% will increase the ponding depth by 0).

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IMPROVEMENT PLAN
2298 DURANT AVE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

STORMWATER CONTROL PLAN
COMBINATION CALCULATIONS

CHECKED BY: **BD**

DRAWN BY: **ST**

SCALE: **1"=10'**

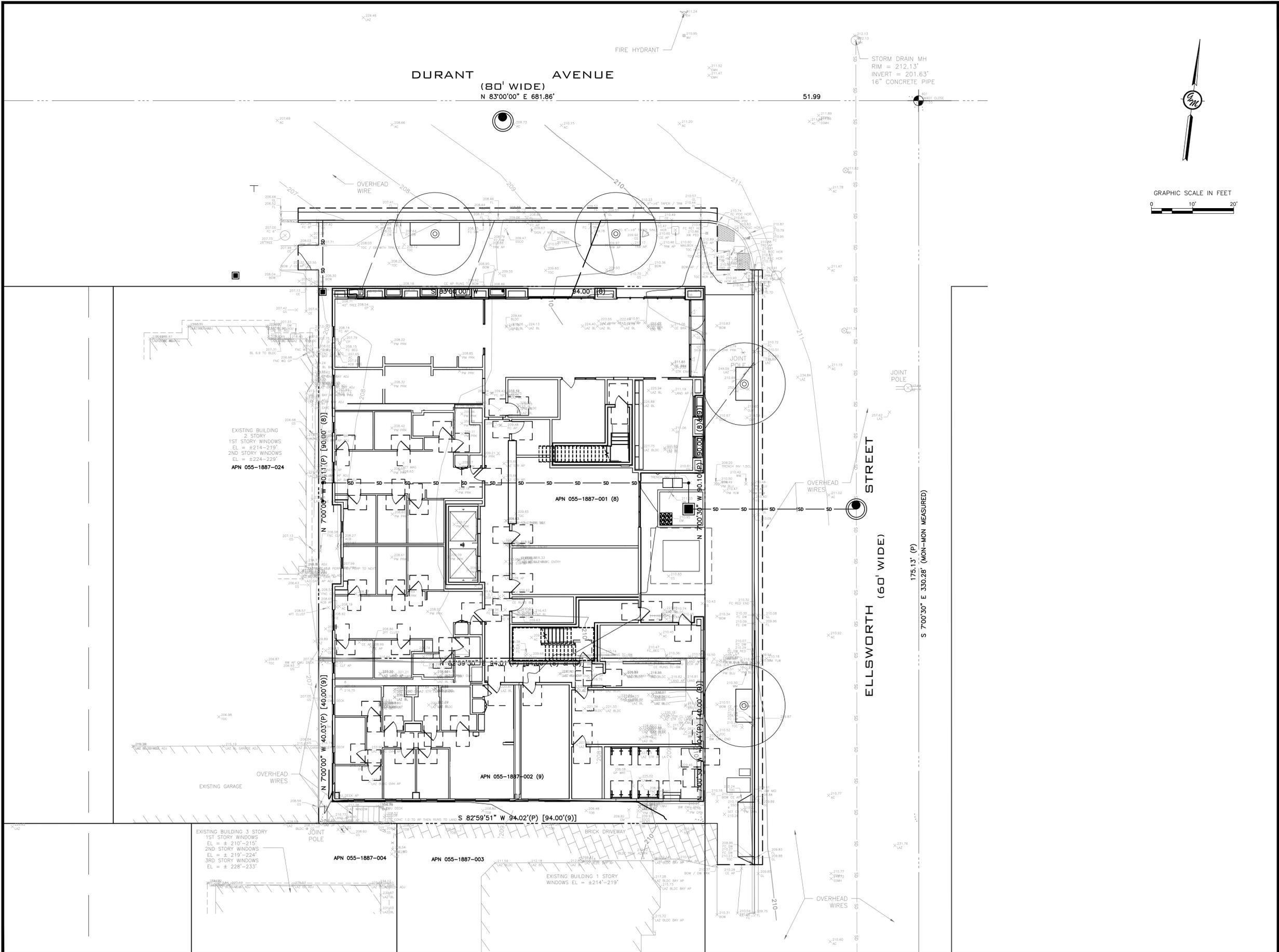
DATE: **04/10/2025**

PROJECT NO.: **2024.030**

PHASE NO.: **XX**

SHEET NO.: **C5.1**

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ALL NOTES, DIMENSIONS, COMMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE SUBJECT TO THE PROVISIONS OF THE OFFICIAL STANDARD SPECIFICATIONS FOR THE SERVICES PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES AND ENERGY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES AND ENERGY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES AND ENERGY.

BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLANT GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.

1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:

1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.

1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.

1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.

1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.

1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, LOSS-ON-IGNITION ORGANIC MATTER METHOD.

1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.

1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.

1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACT(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.

1.2. SAND FOR BIORETENTION SOIL:

1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC. OR ANY OTHER DELTERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.

1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN	MAX
3/8"	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3. COMPOSTED MATERIAL

COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:

1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
 - 4.a. OXYGEN TEST < 1.3 O2/UNIT TS/HR
 - 4.b. SPECIFIC OXY. TEST < 1.5 O2/UNIT BVS/
 - 4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
 - 4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
 - 4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
 - 5.a. NH4-N: < 3
 - 5.b. AMMONIUM < 500PPM, DRY BASIS
 - 5.c. SEED GERMINATION > 80% OF CONTROL
 - 5.d. PLANT TRIALS > 80% OF CONTROL
 - 5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
 - 6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
 - 6.b. BORON: TOTAL SHALL BE < 80PPM; SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

B. COMPOST FOR BIORETENTION SOIL TEXTURE

COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN	MAX
1"	99	100
1/2"	90	100
1/4"	40	90
NO. 200	2	10

C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD

D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.

E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.

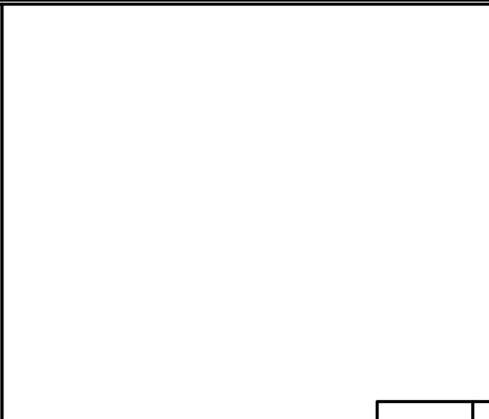
F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.

G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM

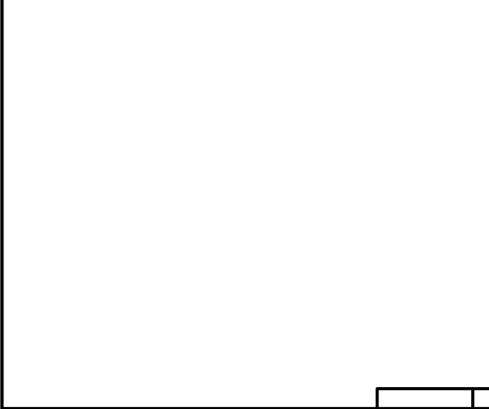
H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.

I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931. (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST.

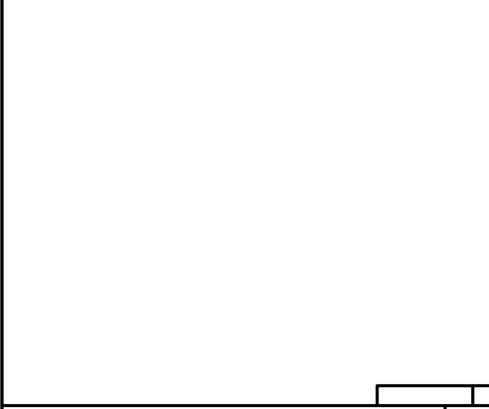
TREATMENT SOIL NOTES 14



11



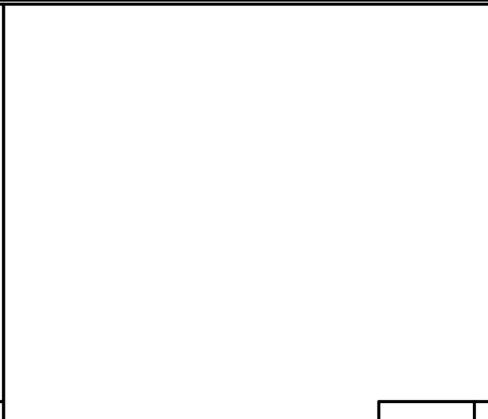
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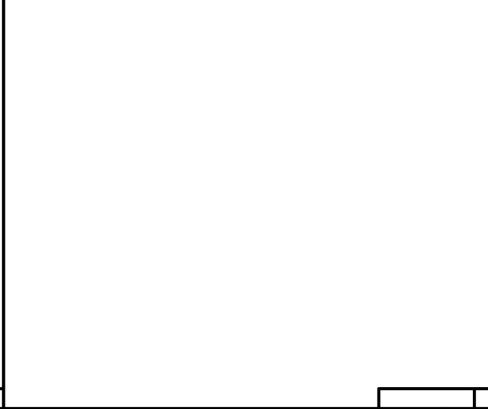
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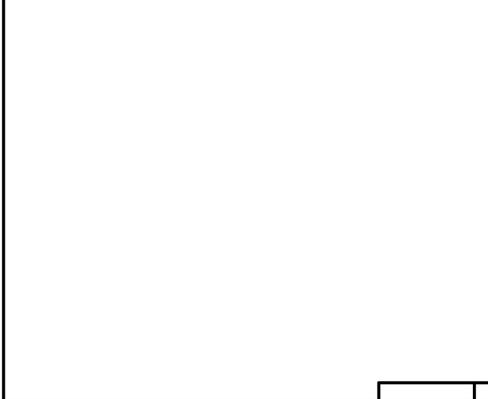
8 CRACK CONTROL



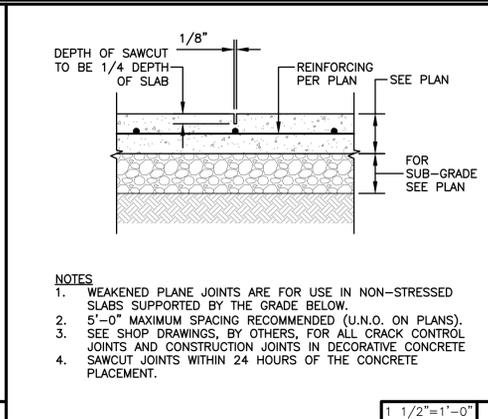
9 FLOWTHROUGH PLANTER



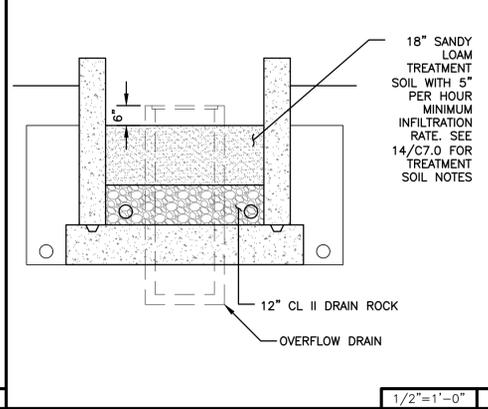
10 ASPHALT TRENCH



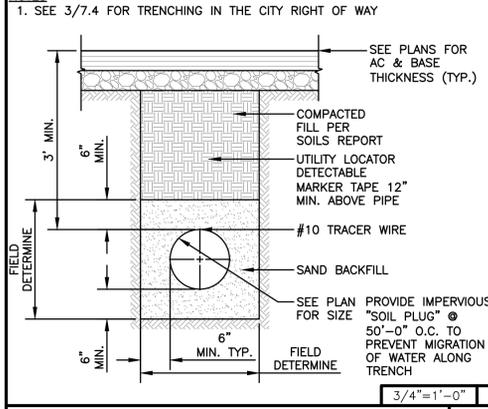
11 TRENCH & LANDSCAPE



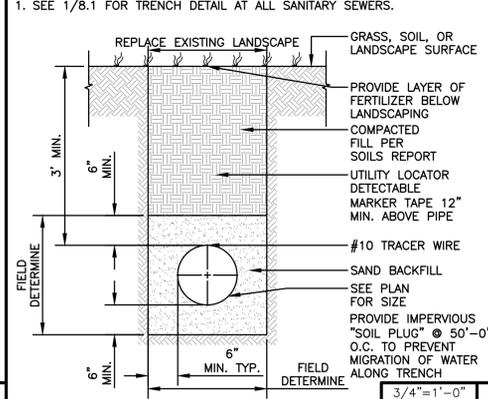
4 SAWCUT



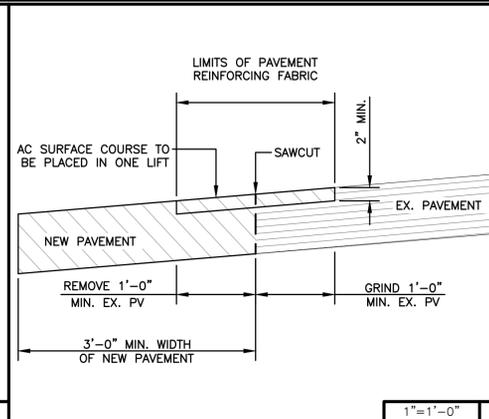
5 CONCRETE SLAB



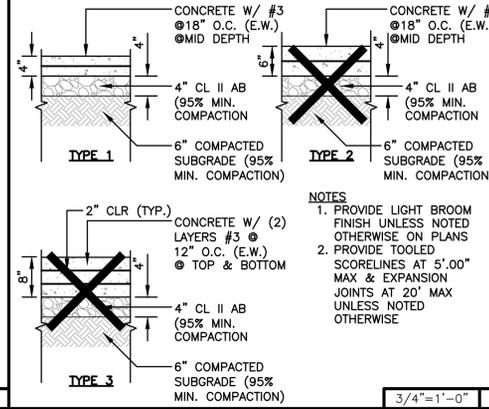
6 ASPHALT TRENCH



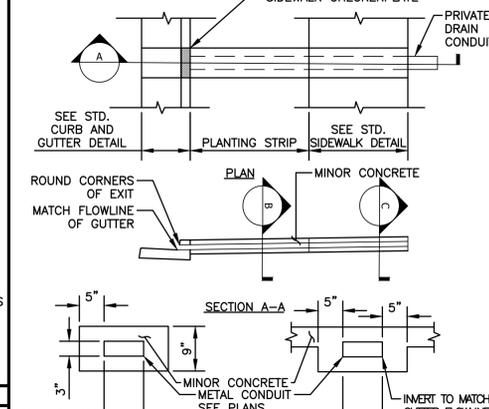
7 SIDEWALK DRAIN CONDUIT



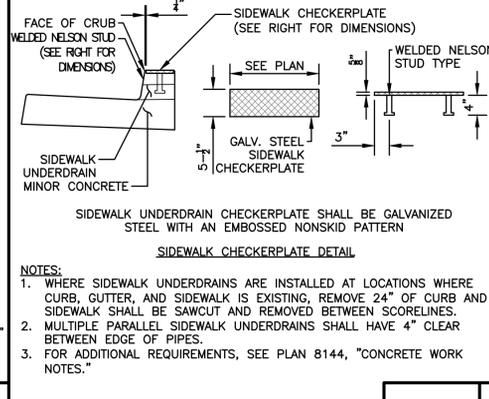
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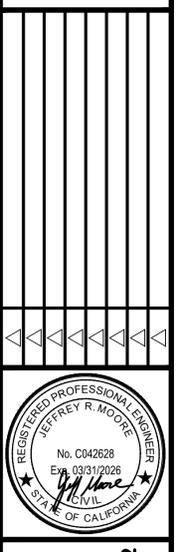
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3



4



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.: C7.0

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Central Precast

Title: "ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS

Date: 05/15/03 Dwg. No. CM
Rev. Page No. 1-10

FRAMES

MODEL	A	B	C	BEARING ANGLE	SIDE BAR
CP1212	12-3/8	12-3/8	15	1-1/2x1-1/2	1-1/2x1/4
CP1818	18-3/8	18-3/8	21	1-1/2x1-1/2	1-1/2x1/4
CP1824	18-3/8	24-3/8	21	1-1/2x1-1/2	1-1/2x1/4
CP2424	24-3/8	24-3/8	27	1-1/2x1-1/2	1-1/2x1/4

GRATE

MODEL	J	K	P	BEARING BARS	BAND BAR	#
CP1212	14-3/4	12-1/8	12-1/16	1-1/4x3/16	1x3/16	21
CP1818	20-5/8	18-1/8	18	1-1/4x3/16	1x3/16	31
CP1824	20-5/8	18-1/8	18	1-1/4x3/16	1x3/16	31
CP2424	26-3/4	24-1/8	23-15/16	1-1/4x3/16	2x3/16	41

NOTES:

- FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.
- FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.
- DETAIL-1 SEE PAGES 1-8, 1-9.

Central Precast

Title: CUSTOM PRECAST CONCRETE DROP INLETS

Date: 05/15/03 Dwg. No. DI
Rev. Page No. 1-2

DROP INLET TABLE

MODEL No.	OPC MODEL NAME	A	B	C
CP1212	EK	12	300	12
CP1818	CK	18	450	18
CP1824	1K*	18	450	24
CP2424	2K	24	600	24
CP2430	3K	24	600	30
CP3030	5K	30	750	30
CP2436	1L	24	600	36
CP3636	1M	36	900	36
CP2448	3L	24	600	48
CP3648	3M	36	900	48
CP4848	1R	48	1200	48

NOTES:

- FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
- FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-SO" PAGE 1-8 AND "DI-DO" PAGE 1-5.
- FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
- WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
- 18" WIDE D.I.S. REPLACE THE OLD 16" WIDE BOX BK & 1K.

OR APPROVED EQUAL 3

OR APPROVED EQUAL 1

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3.09'	2.2'	3.2'
RECOMMENDED HYDRAULIC DROP (H)	2.2'	1.67'	1.67'
SPECIFIC FLOW RATE (gpm/ft ²)	2.2	1.67	1.67
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.25
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- INLET MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SHEET.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET H20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 30 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).
- INSTALLATION NOTES:
 - ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (<1 cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	CARTRIDGE HEIGHT (27", 18", 18" DEEP)	CARTRIDGE FLOW RATE (gpm)	MEDIA TYPE (PERLITE, ZPG, PSORB)	RIM ELEVATION
XXX	XXX	XXX	XXX	XX	XX	XXXXXX	XXXXXX

CONFIGURATION

OUTLET INLET INLET INLET

CONTECH ENGINEERED SOLUTIONS LLC
8025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
800-526-3999 513-645-7000 513-645-7993 FAX

OR APPROVED EQUAL 4

Central Precast

Title: PEDESTRIAN (NON TRAFFIC) BICYCLE-PROOF FRAMES & GRATES FOR DROP INLETS

Date: 05/15/03 Dwg. No. PG
Rev. Page No. 1-8

FRAMES

MODEL No.	OPC NAME	A	B	FRAME ANGLE	SIDE BAR	WEIGHT
CP1212	EK	12-3/8	12-3/8	1-1/2x1-1/2	1-1/2x1/4	10
CP1818	CK	18-3/8	18-3/8	1-1/2x1-1/2	1-1/2x1/4	20
CP1824	1K*	18-3/8	24-3/8	1-1/2x1-1/2	1-1/2x1/4	7
CP2424	2K	24-3/8	24-3/8	1-1/2x1-1/2	1-1/2x1/4	20
CP2430	3K	24-3/8	30-3/8	1-1/2x1-1/2	1-1/2x1/4	23
CP2436	1L	24-3/8	36-3/8	1-1/2x1-1/2	1-1/2x1/4	25
CP2448	3L	24-3/8	48-3/8	1-1/2x1-1/2	1-1/2x1/4	38
CP3030	5K	30-3/8	30-3/8	1-1/2x1-1/2	1-1/2x1/4	24
CP3636	1M	36-3/8	36-3/8	1-1/2x1-1/2	1-1/2x1/4	29
CP3648	3M	36-3/8	48-3/8	1-1/2x1-1/2	1-1/2x1/4	42
CP4848	1R	48-3/8	48-3/8	1-1/2x1-1/2	1-1/2x1/4	46

GRATES

MODEL No.	J	K	BEARING BARS	BANDING BARS	WEIGHT
CP1212	14-1/16	12-1/8	1-1/4x3/16	1-3/16	13
CP1818	20-5/8	18-1/8	1x3/16	3/4x3/16	20
CP1824	20-5/8	18-1/8	1x3/16	3/4x3/16	20
CP2424	26-11/16	24-1/8	1x3/16x3/16	3/4x3/16	44
CP2430	26-11/16	30-1/8	1x3/16x3/16	3/4x3/16	54
CP2436	26-11/16	36-1/8	1x3/16x3/16	3/4x3/16	65
CP2448	26-11/16	48-1/8	1x3/16x3/16	3/4x3/16	88
CP3030	32-11/16	30-1/8	1-1/4x3/16	1-1/4x3/16	78
CP3636	32-11/16	36-1/8	1-1/4x3/16	1-1/4x3/16	96
CP3648	32-11/16	48-1/8	1-1/4x3/16	1-1/4x3/16	128
CP4848	40-11/16	48-1/8	1-3/4x3/16	1-1/2x1/16	227

NOTES:

- FRAMES AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A-123.
- FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.

OR APPROVED EQUAL 2

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners

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Tel: 510-561-2772 Fax: 510-561-4813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042626
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

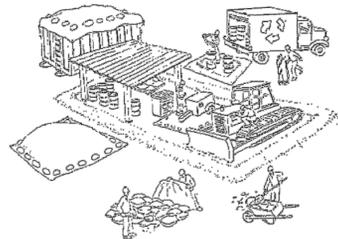
IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE: 04/10/2025
PROJECT NO.: 2024.030
PHASE NO.: XX
SHEET NO.: C7.1

ALL IDEAS, DESIGN, CONSTRUCTION, AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED IN CONNECTION WITH THE SERVICES PROJECT. NO PART OF THESE DRAWINGS, SPECIFICATIONS, OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOW DETAILS OF ANNUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com



IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

DETAILS

CHECKED BY: BD
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SCALE: NO SCALE
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SHEET NO.:

C7.2

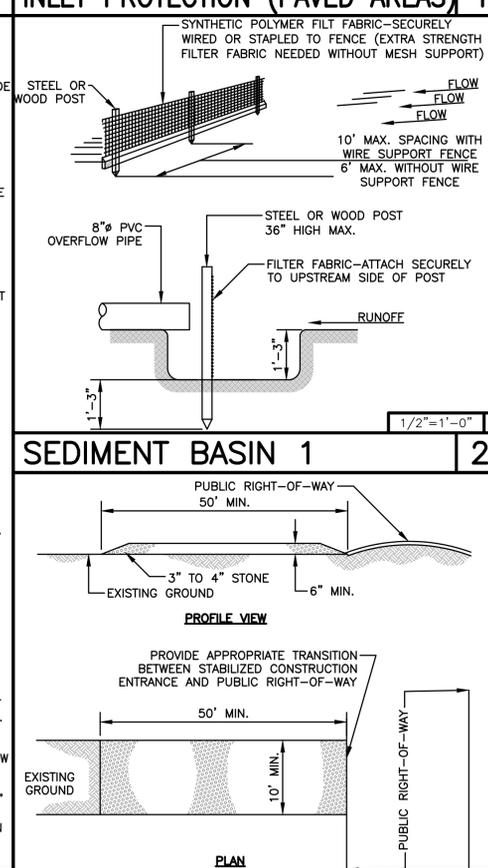
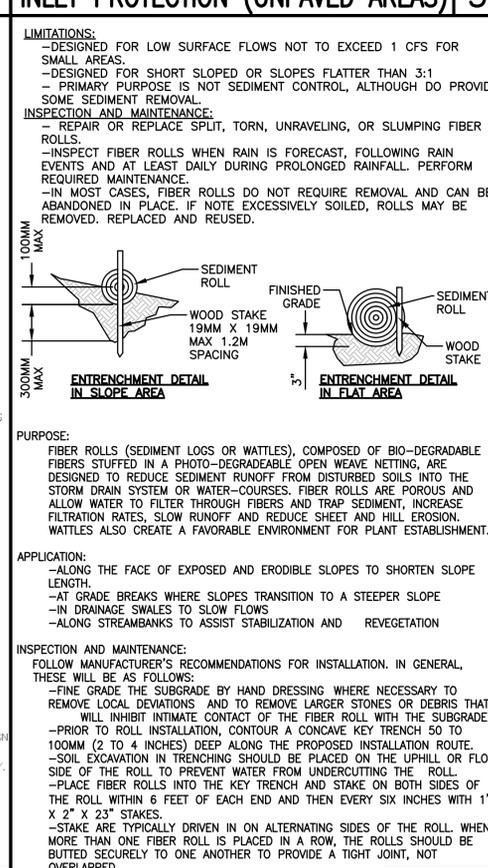
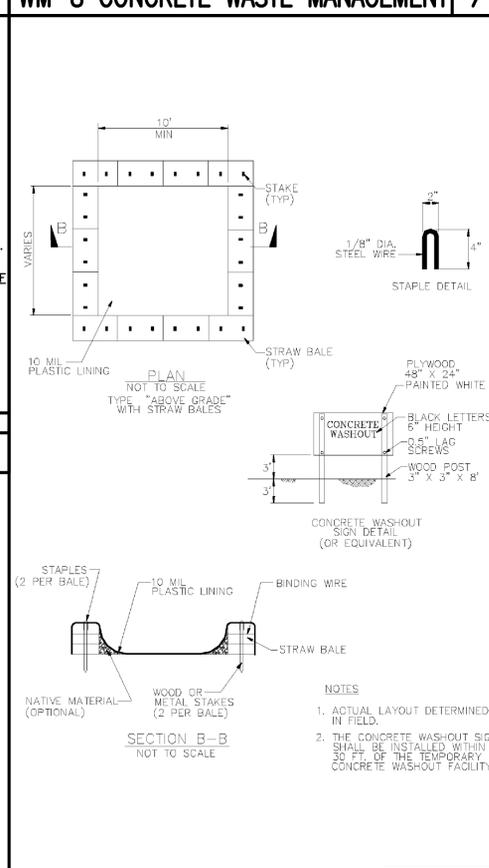
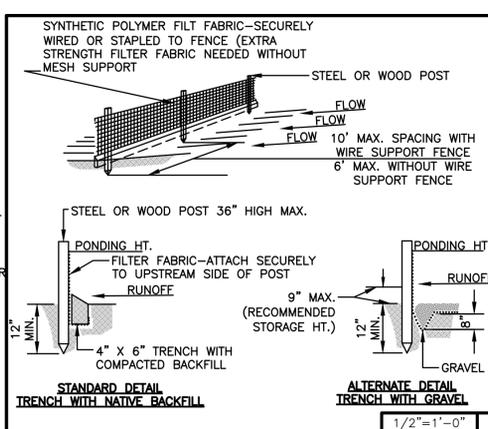
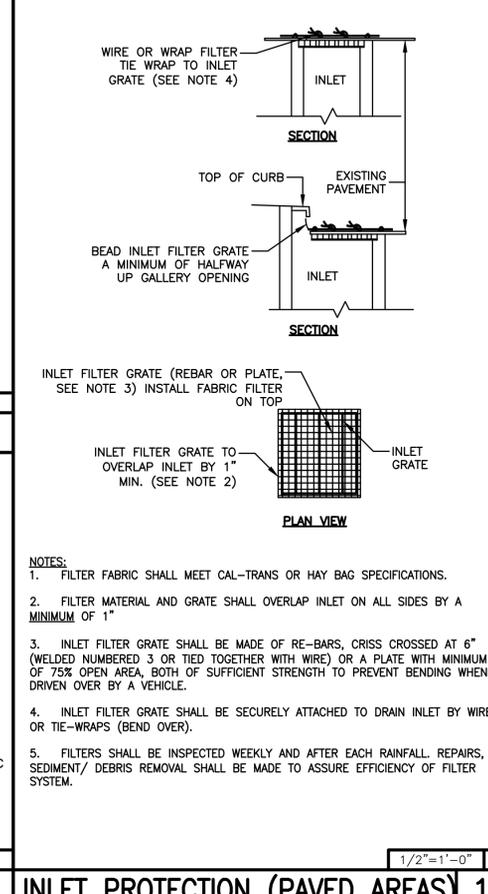
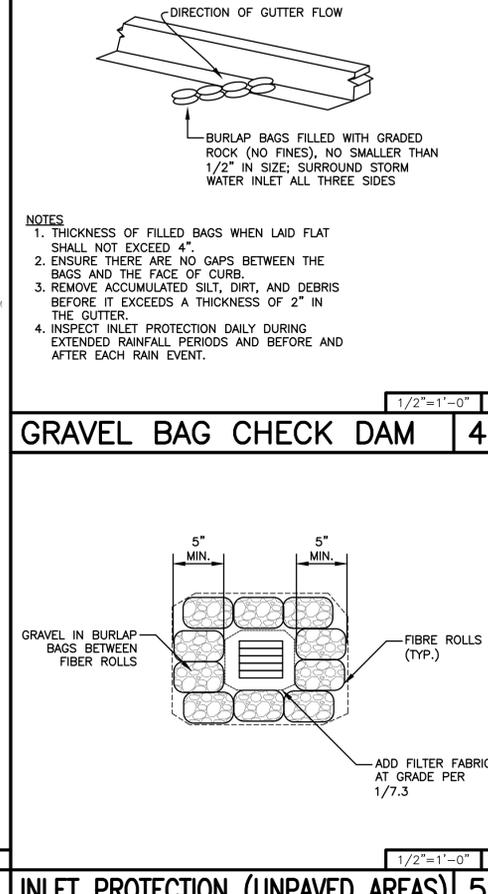
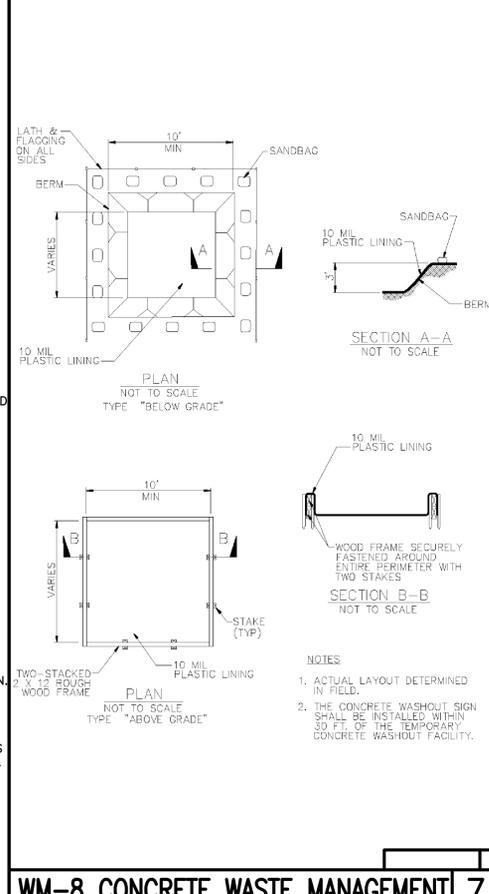
- EROSION CONTROL NOTES**
- TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON - OCTOBER 1 TO APRIL 30**
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
 - EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 - THE CONTRACTOR SHALL PLACE 3"-4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
 - A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
 - ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
 - THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:
CONTACT PERSON'S NAME: XXXX
TELEPHONE NUMBER: XXXX
 - STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
 - AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
 - AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
 - ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 - ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
 - IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
 - TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
 - ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
 - ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZOANO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE
 - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
 - SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
 - SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
 - WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
 - WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN

- THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
- ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOOKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL	AS REQUIRED
LESS THAN 2%	100 FEET	100 FEET
2% TO 4%	50 FEET	50 FEET
4% TO 10%	25 FEET	25 FEET
OVER 10%	25 FEET	25 FEET
- AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
- SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
- EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
- INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



EROSION CONTROL NOTES 10

CONCRETE WASTE MANAGEMENT WM-8 8

STRAW WATTLE 6

CONSTRUCTION ENTRANCE 3

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners

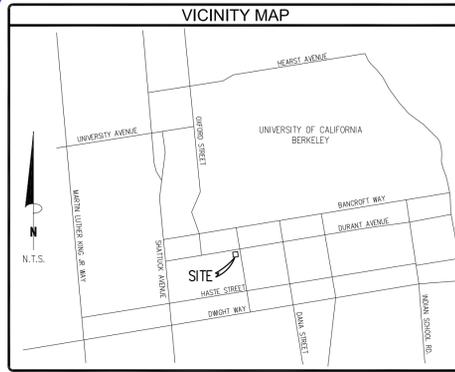
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-561-2772 Fax: 510-561-4813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042626
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

EROSION CONTROL DETAILS

CHECKED BY: **BD**
DRAWN BY: **ST**
SCALE: **1"=10'**
DATE: **04/10/2025**
PROJECT NO.: **2024.030**
PHASE NO.: **XX**
SHEET NO.: **C7.3**



BASIS OF BEARING
THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2769, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK
CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
CITY MONUMENT NO. B0401
ELEV.=211.80'

OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED

UTILITY NOTE
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND ITEM 11(b) PER TABLE A OF OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS.

ZONING INFORMATION		
ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MAXIMUM LOT COVERAGE	2 STORIES; 70%	DATE OF REVISION: DECEMBER 19, 2023
MAXIMUM FLOOR AREA RATIO	NO MAXIMUM	REPORT #: 23-110652.4
MAX IMPERVIOUS COVERAGE	N/A	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	35' / 3 STORY	NON-MEDICAL OFFICE SPACE
MINIMUM SETBACKS		1 SPACE PER 400 SQUARE FEET
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	
SIDE STREET:	6 FEET	
NOTES:		

FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06901C00570 (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪
ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA
BUILDING: 2,380 SQ. FT.

BUILDING HEIGHT
BUILDING: 37'± / 2 STORY

LAND AREA
LAND AREA: 8,460 S.F. = 0.194 AC.

PARKING
REGULAR: 13
COVERED: 0
HANDICAP: 0
TOTAL PARKING: 13

TITLE DESCRIPTION
REAL PROPERTY IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 4, BLOCK 13, "MAP OF THE PROPERTY OF COLLEGE HOMESTEAD ASSOCIATION", RECORDED MAY 15, 1866, MAP BOOK "T" OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS.

BEGINNING AT A POINT OF THE INTERSECTION OF THE WESTERN LINE OF ELLSWORTH STREET WITH THE SOUTHERN LINE OF DURANT AVENUE, AND RUNNING THENCE WESTERLY ALONG SAID LINE OF DURANT AVENUE, 94 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 90 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF DURANT AVENUE, 94 FEET TO THE WESTERN LINE OF ELLSWORTH STREET; THENCE NORTHERLY ALONG SAID LAST NAMED LINE, 90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE AND TAKE ANY OIL, GAS OR OTHER HYDROCARBON SUBSTANCES OR MINERAL SUBSTANCES AND ACCOMPANYING FLUIDS INCLUDING ALL GEOTHERMAL RESOURCES, FROM THE REAL PROPERTY GRANTED HEREIN, FROM THE DEPTH OF FIVE HUNDRED FEET FROM THE SAID REAL PROPERTY, INCLUDING THE RIGHT TO SLANT DRILL FROM ADJACENT PROPERTY, THE RIGHT TO UTILIZE SUBSURFACE STORAGE FOR NATURAL SUBSTANCES, AND THE RIGHT TO MAINTAIN SUBSURFACE PRESSURES.

GRANTOR COVENANTS AND EGRESS THAT THE ABOVE RESERVED RIGHTS WILL NOT BE EXERCISED IN DEROGATION OF GRANTEE'S USED AND PURPOSES OF THE SURFACE OF REAL PROPERTY, AS RESERVED IN THE DEED EXECUTED BY THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 2, 1983, SERIES NO 83-163400, ALAMEDA COUNTY RECORDS.

APN: 055-1887-001

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1177686-CC AND AN EFFECTIVE DATE OF SEPTEMBER 18, 2023, UPDATED OCTOBER 06, 2023.

TITLE COMMITMENT INFORMATION
The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1177686-CC, issued with an effective date of September 18, 2023, updated October 06, 2023.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OPPOSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.

SURVEYOR'S CERTIFICATE
TO: 2298 DURANT LP, A CALIFORNIA LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.

DATE OF PLAT OR MAP: DECEMBER 19, 2023

Lawrence Wilson
LAWRENCE WILSON
LS 6712
STATE OF CALIFORNIA

NO. 6712
Exp. 6-30-24

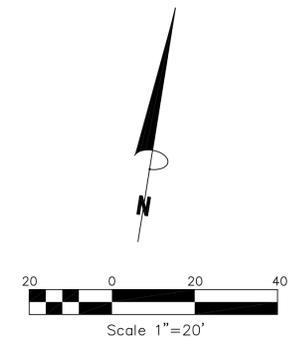
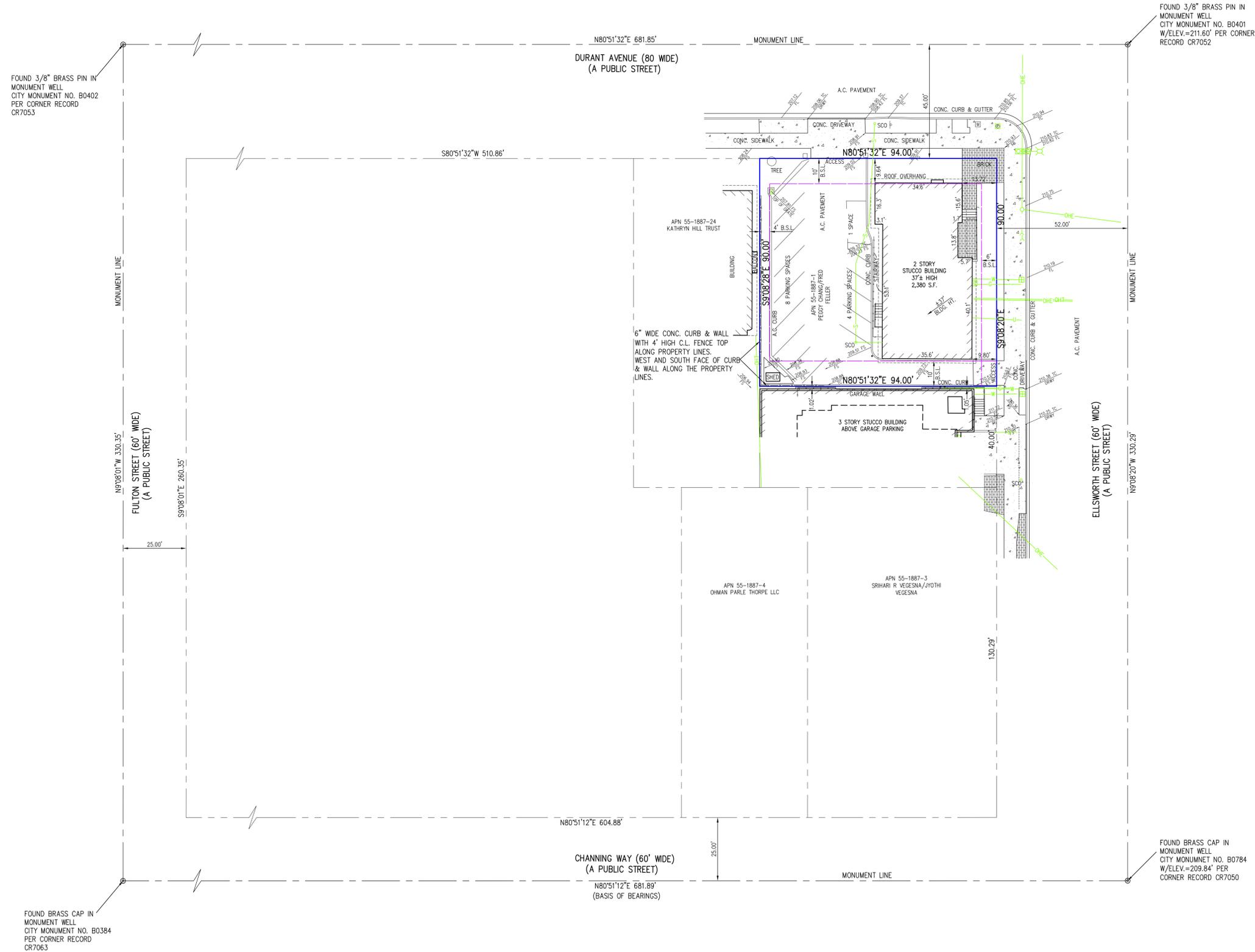
2021 ALTA/NSPS LAND TITLE SURVEY
2298 Durant Ave
SITE ADDRESS
2298 Durant Avenue
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 410652.6

COORDINATED BY
PARTNER CORPORATION OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partnersllc.com
www.partnersllc.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4992
		FILENAME: 23-4992A.DWG	

SURVEYED BY
AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM



- LEGEND:**
- AC. ASPHALT CONCRETE
 - CONC. CONCRETE
 - B.S.L. BUILDING SETBACK LINE
 - FS FINISH GRADE ELEVATION
 - TC TOP OF CURB ELEVATION
 - FL FLOWLINE ELEVATION
 - SIGN
 - SC0 SEWER CLEANOUT
 - BOLLARD
 - ☒ WATER METER
 - ☒ STREET LIGHT
 - ☒ TRAFFIC LIGHT
 - ☒ PEDESTRIAN TRAFFIC LIGHT
 - ☒ GAS METER
 - ☒ MAILBOX
 - ☒ CATCH BASIN
 - BOUNDARY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - UTILITY POLE
 - GUY WIRE
 - ⊙ FD. CITY MONUMENT
 - MARKED UNDERGROUND WATER LINE
 - MARKED UNDERGROUND GAS LINE
 - MARKED UNDERGROUND SEWER LINE
 - MARKED UNKNOWN UTILITY LINE
 - OHE OVERHEAD ELECTRIC LINES
 - OHT OVERHEAD TELECOM LINE
 - ☒ EXISTING SPOT ELEVATION

2021 ALTA/NSPS LAND TITLE SURVEY

2298 Durant Ave
SITE ADDRESS

2298 Durant Avenue
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 410852.6

COORDINATED BY

PARTNER

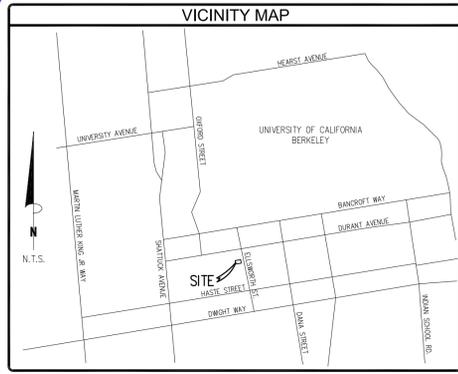
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partnerst.com
www.partnerst.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4992
		FILENAME: 23-4992A.DWG	

SURVEYED BY

AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM

**SHEET 2
OF 2**



BASIS OF BEARING
THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2769, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK
CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
CITY MONUMENT NO. B0401
ELEV.=211.80'

OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED

UTILITY NOTE
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A #11 UTILITY LOCATE OF SIMILAR REQUEST.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MINIMUM FRONTAGE	N/A	DATE OF REVISION: OCTOBER 11, 2023
MINIMUM LOT WIDTH	N/A	REPORT #: 23-110652.5
MAX LOT COVERAGE	4 STORIES; 55%	PARKING REQUIREMENTS: NONE REQUIRED PER REPORT
MAX BUILDING HEIGHT	35' / 3 STORY	
MINIMUM SETBACKS		
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	

NOTES:

FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06901C00570 (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA
BUILDING: 2,849 SQ. FT.

BUILDING HEIGHT
BUILDING: 40± / 3 STORY

LAND AREA
AREA: 3,760 S.F. = 0.0863 AC.

PARKING
REGULAR: 0
GARAGE: 5
HANDICAP: 0
TOTAL PARKING: 5

TITLE DESCRIPTION
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, BLOCK 13, "PROPERTY OF THE COLLEGE HOMESTEAD ASSOCIATION", FILED MAY 15, 1866, BOOK T OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF ELLSWORTH STREET, DISTANT 90 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY LINE OF ELLSWORTH STREET AND THE SOUTHERLY LINE OF DURANT AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ELLSWORTH STREET 40 FEET; THENCE AT A RIGHT ANGLE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF DURANT AVENUE 94 FEET; THENCE NORTHERLY AT A RIGHT ANGLE PARALLEL TO THE WESTERLY LINE OF ELLSWORTH STREET, 40 FEET; THENCE AT A RIGHT ANGLE EASTERLY 94 FEET TO THE POINT OF BEGINNING.

APN: 055-1887-002

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1183023-CC AND AN EFFECTIVE DATE OF MAY 31, 2023.

TITLE COMMITMENT INFORMATION
The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1183023-CC, issued with an effective date of May 31, 2023.

- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
 - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OPPOSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.
 - RECORD AND MEASURED DISTANCES ARE THE SAME.

SURVEYOR'S CERTIFICATE
TO: ELLSWORTH, CASCADE CAPITAL- BERKELEY MULTI-FAMILY I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.
DATE OF PLAT OR MAP: DECEMBER 19, 2023

Lawrence Wilson
LAWRENCE WILSON
LS 6712
STATE OF CALIFORNIA

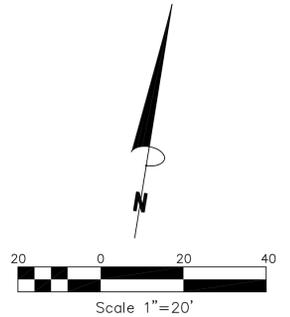
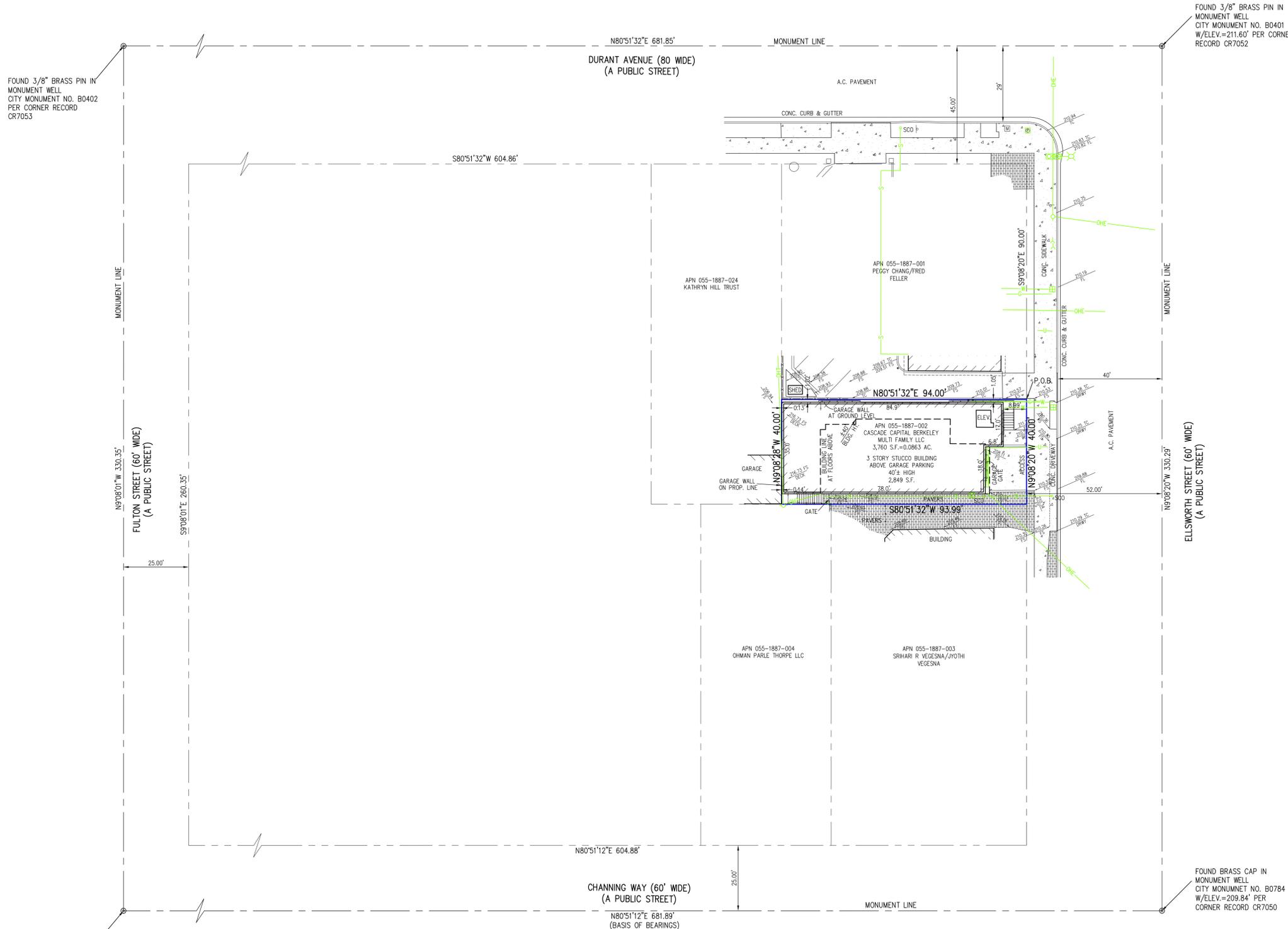
LICENSED SURVEYOR
LAWRENCE WILSON
No. 6712
Exp. 6-30-24
STATE OF CALIFORNIA

2021 ALTA/NSPS LAND TITLE SURVEY
2360 Ellsworth Street
SITE ADDRESS
2360 Ellsworth Street
City of Berkeley
Alameda County, California
PARTNER PROJECT NUMBER: 23-412031.1
COORDINATED BY
PARTNER CORPORATION OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4993
		FILENAME: 23-4993A.DWG	

SURVEYED BY
AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM

SHEET 1
OF 2



LEGEND:

- A.C. ASPHALT CONCRETE
- CONC. CONCRETE
- B.S.L. BUILDING SETBACK LINE
- FS FINISH GRADE ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- SIGN
- S.C.O. SEWER CLEANOUT
- BOLLARD
- WATER METER
- STREET LIGHT
- TRAFFIC LIGHT
- PEDESTRIAN TRAFFIC LIGHT
- GAS METER
- MAILBOX
- CATCH BASIN
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY POLE
- GUY WIRE
- FD. CITY MONUMENT
- MARKED UNDERGROUND WATER LINE
- MARKED UNDERGROUND GAS LINE
- MARKED UNDERGROUND SEWER LINE
- MARKED UNKNOWN UTILITY LINE
- O.H.E. OVERHEAD ELECTRIC LINES
- O.H.T. OVERHEAD TELECOM LINE
- EXISTING SPOT ELEVATION

2021 ALTA/NSPS LAND TITLE SURVEY

2360 Ellsworth Street
SITE ADDRESS

2360 Ellsworth Street
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 23-412031.1

COORDINATED BY

PARTNER

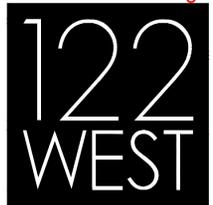
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4993
			FILENAME: 23-4993A.DWG

SURVEYED BY

AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM

SHEET 2
OF 2



www.122westdesign.com
510.992.3122

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2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT RESUBMITTAL
DATE 04-17-25

REVISIONS

No.	Description	Date

LANDSCAPE PLAN -
GROUND FLOOR

L-1.0

SHEET INDEX

L-1.0	LANDSCAPE PLAN - GROUND FLOOR
L-1.1	LANDSCAPE PLAN - 8TH FLOOR
L-3.0	PLANTING PLAN - GROUND FLOOR
L-3.1	PLANTING PLAN - 8TH FLOOR
L-3.2	PLANTING SCHEDULE
L-3.3	PLANTING DETAILS
L-4.0	IRRIGATION HYDROZONE PLAN - GROUND FLOOR
L-4.1	IRRIGATION HYDROZONE PLAN - 8TH FLOOR
L-4.2	IRRIGATION EQUIPMENT, NOTES, WELO
L-4.3	IRRIGATION DETAILS
L-4.4	IRRIGATION DETAILS

LANDSCAPE MATERIALS SCHEDULE - GROUND LEVEL

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	48"x24"x24" PLANTER	GFRC	TOURNESOL OR EQUAL	WCR-482424	TBD
PT-2	60"x24"x24" PLANTER			WCR-602424	TBD

NOTES:

1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.

HARDSCAPE

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
P-1	FLEXIBLE PAVING	KBI-FLEXI-PAVE OR CITY APPROVED ALTERNATIVE	TBD	2" THICKNESS, PER CITY STANDARDS
P-2	NATURAL GRAY CONCRETE SIDEWALK PAVING AND SCORING TO ADHERE TO CITY STANDARDS			SEE CIVIL DRAWINGS

NOTES:

1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

SITE FURNISHINGS

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	CITY STANDARD SHORT TERM BIKE RACK	AMERICAN BICYCLE SECURITY COMPANY / DOWNTOWN RACK	GALVANIZED STEEL	FOOT MOUNT (SURFACE MOUNT) CONTACT: 800-245-3723

NOTES:

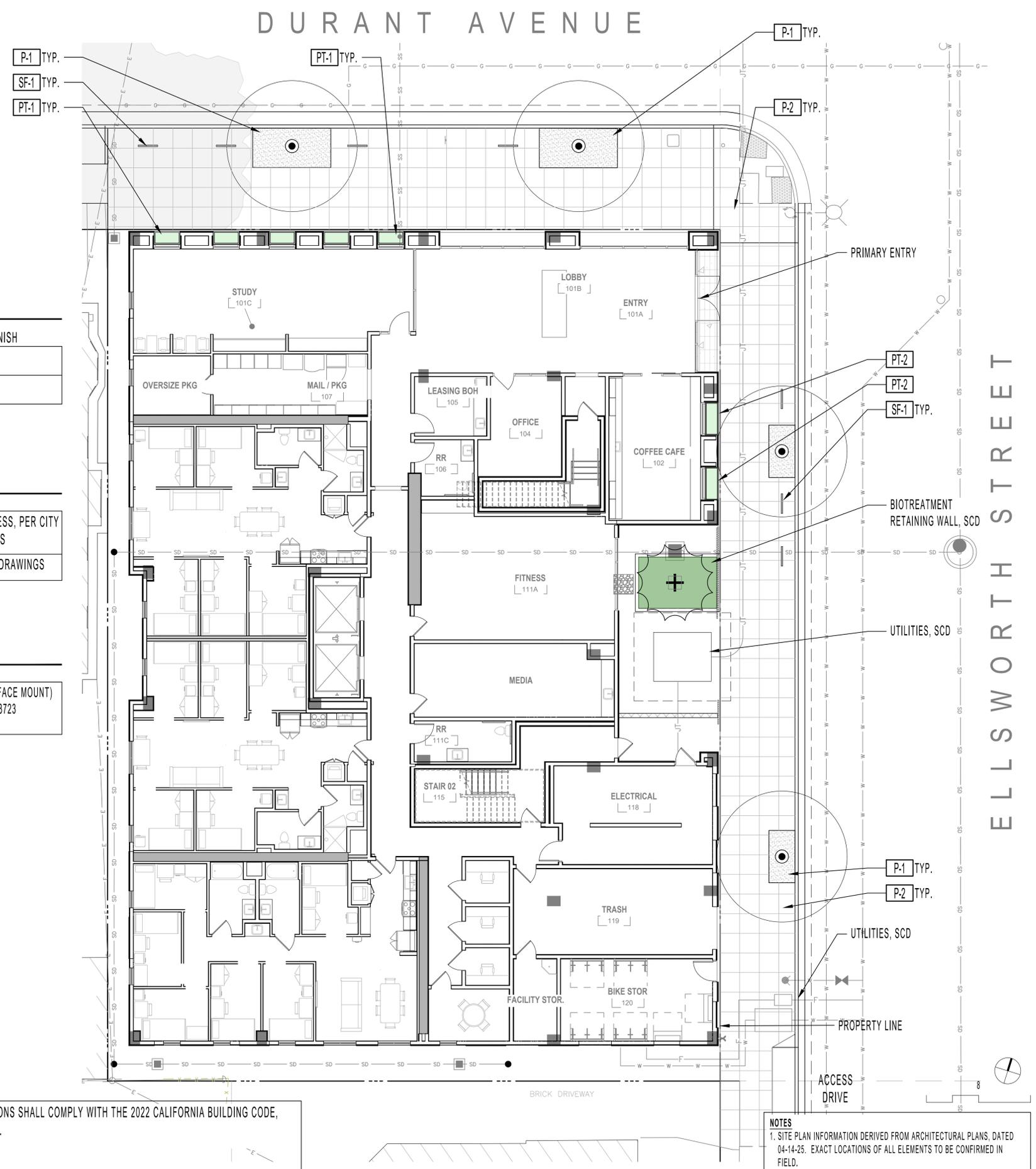
1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

ABBREVIATIONS

S.A.D.	- SEE ARCHITECT DRAWINGS
S.C.D.	- SEE CIVIL DRAWINGS
PA	- PLANTING AREA
TYP.	- TYPICAL
CLR.	- CLEAR
S.S.D.	- SEE STRUCTURAL DRAWINGS
O.F.C.I.	- OWNER FURNISHED, CONTRACTOR INSTALLED
V.I.F.	- VERIFY IN FIELD

GENERAL COMPLIANCE NOTE

THE DESIGN AND CONSTRUCTION OF ALL SITE ALTERATIONS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, AND CITY OF BERKELEY ORDINANCES AND AMENDMENTS.



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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LANDSCAPE MATERIALS SCHEDULE - 8TH FLOOR

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-3	36"x36"x30" PLANTER	FRP	TOURNESOL OR EQUAL	FRP-363630	TBD
PT-4	48"x24"x30" PLANTER			WR-482430	TBD
PT-5	60"x24"x30" PLANTER			WR-602430	TBD

NOTES:

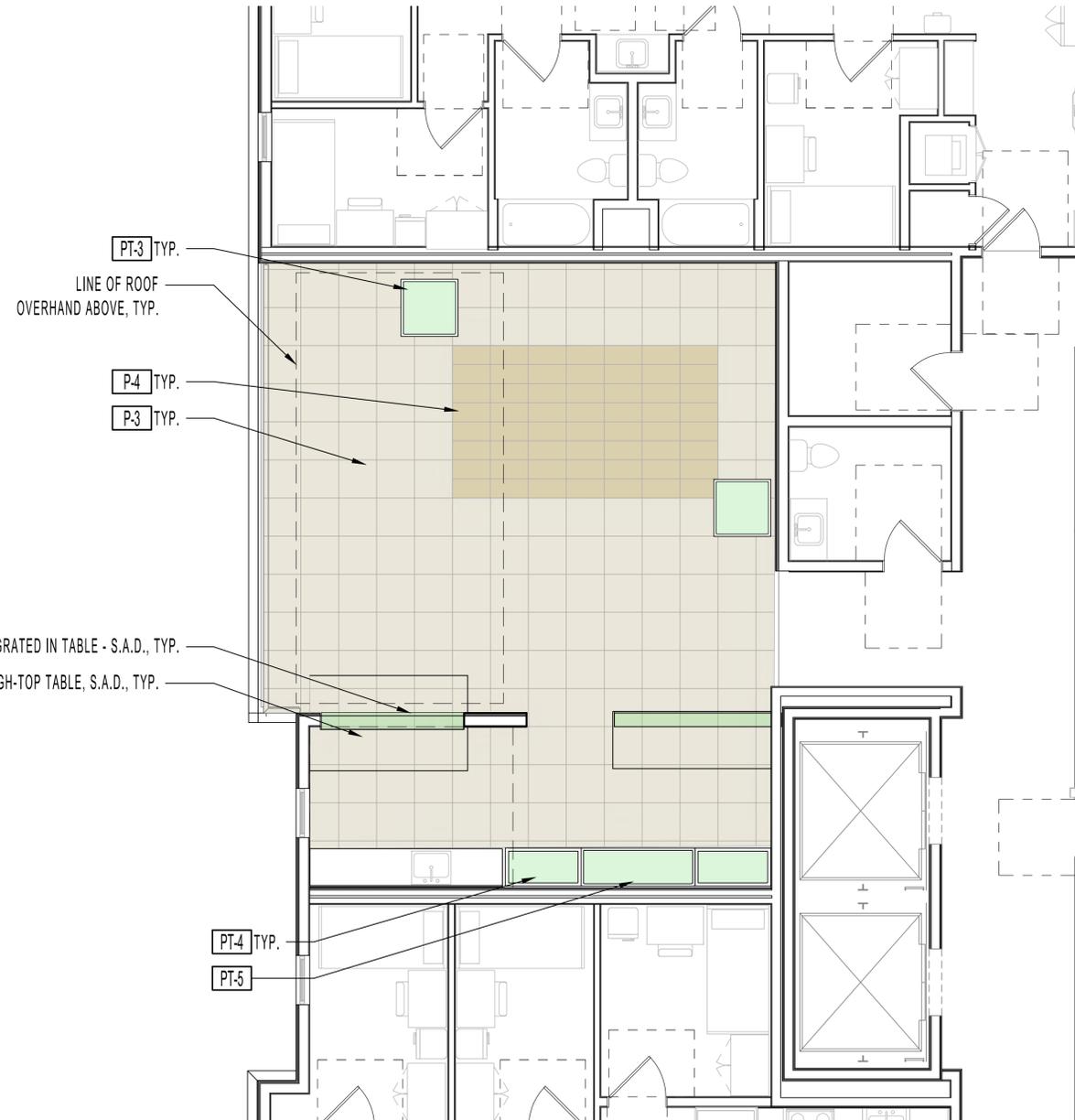
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.
3. 8TH FLOOR PLANTERS TO USE LIGHTWEIGHT SOIL MIX. CONFIRM SATURATED SOIL LOADS WITH STRUCTURAL ENGINEER.

HARDSCAPE

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR / FINISH	NOTES
P-3	24"x24" LIGHTWEIGHT PAVER - FIELD	STEPSTONE, LLC, CALARC	TBD	ON PEDESTAL SYSTEM, SAD
P-4	12"x24" LIGHTWEIGHT PAVER - RUG	STEPSTONE, LLC, CALARC	TBD	

NOTES:

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2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

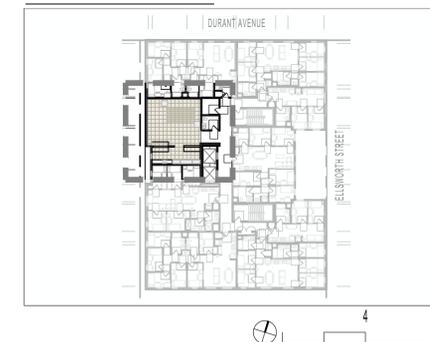


PLANTER INTEGRATED IN TABLE - S.A.D., TYP.
FIXED HIGH-TOP TABLE, S.A.D., TYP.

ABBREVIATIONS

S.A.D.	- SEE ARCHITECT DRAWINGS
S.C.D.	- SEE CIVIL DRAWINGS
P.D.	- PLANTING AREA
TYP.	- TYPICAL
CLR.	- CLEAR
S.S.D.	- SEE STRUCTURAL DRAWINGS
O.F.C.I.	- OWNER FURNISHED, CONTRACTOR INSTALLED
V.I.F.	- VERIFY IN FIELD

KEYMAP - 8TH FLOOR



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

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2298 DURANT AVE, BERKELEY, CA

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No.	Description	Date

LANDSCAPE PLAN
- 8TH FLOOR

L-1.1

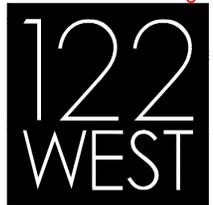
PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

Planters Pots - Streetscape



Bio-filtration Planter



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No.	Description	Date

PLANTING PLAN -
GROUND FLOOR

L-3.0

NOTES
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PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

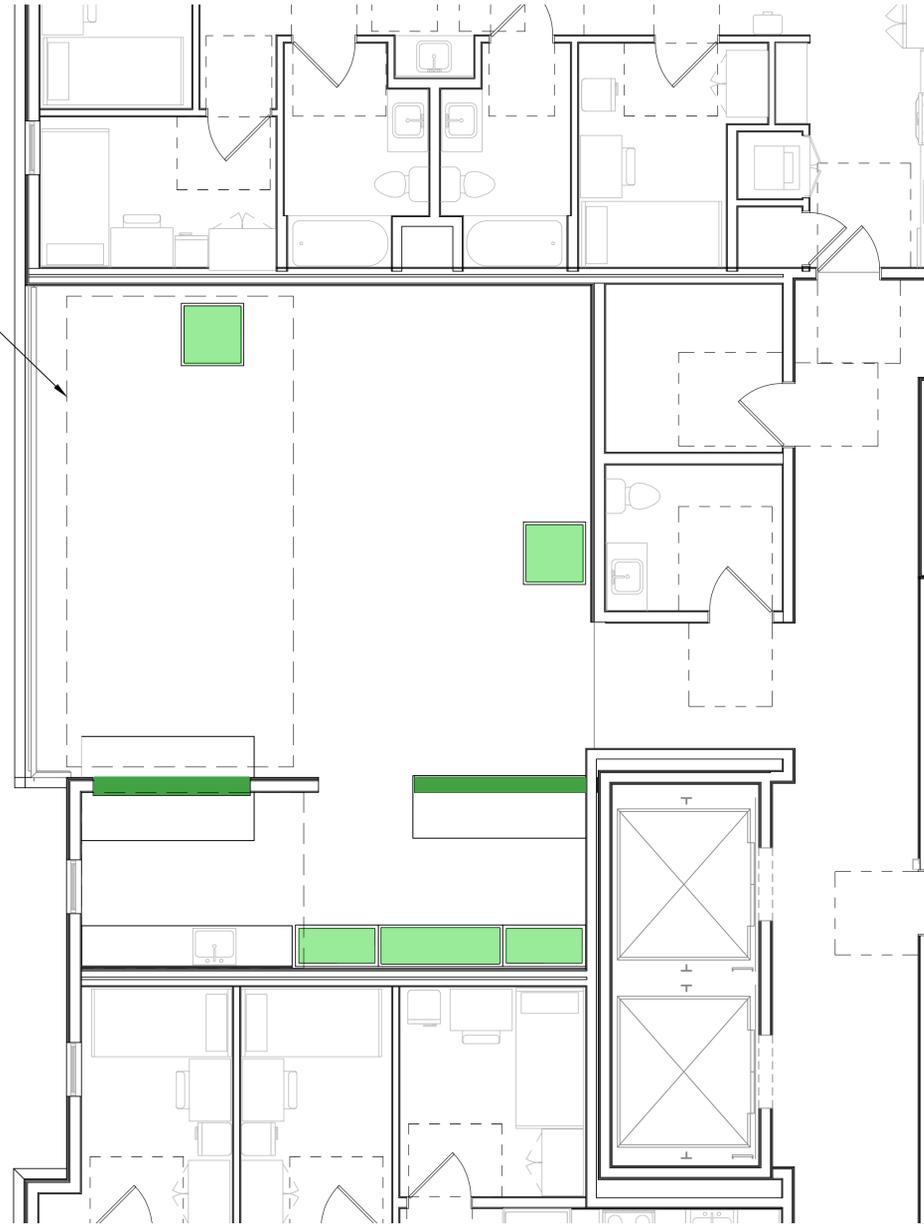
Planters - Integrated into Table / Counter



Planter Pots - On Structure - Standard



LINE OF ROOF
OVERHAND ABOVE, TYP.



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2298 DURANT AVE, BERKELEY, CA

KEYMAP - 8TH FLOOR



NOTES

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PHASE 2ND ENTITLEMENT RESUBMITTAL

DATE 04-17-25

REVISIONS

No.	Description	Date

**PLANTING PLAN
- 8TH FLOOR**

L-3.1

PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Existing Tree to Remain						
	City Street Tree					See Notes 6 - 8 for City Street Tree Replacements
	Durant Ave Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
	Ellsworth Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
Specimen Tree at in Planter						
	Specimen Tree Strawberry Tree Vine Maple	<i>Arbutus 'Marina'</i> <i>Acer circinatum</i>		24" Box	L M	
Planters Pots - Streetscape						
	Island Alum Root Western Swordfern Tassel Fern Giant Chain Fern Yerba Buena	<i>Heuchera maxima</i> <i>Polystichum munitum</i> <i>Polystichum polyblepharum</i> <i>Woodwardia fimbriata</i> <i>Satureja douglasii</i>	#1 #5 #1 #5 #1		M M M M L	Native Native Native Native Native
Bio-filtration Planter						
	Evergreen huckleberry Douglas iris California rush Giant Chain Fern Yerba Buena Berkeley Sedge Red Osier Dogwood	<i>Vaccinium ovatum</i> <i>Iris douglasiana</i> <i>Juncus patens</i> <i>Woodwardia fimbriata</i> <i>Satureja douglasii</i> <i>Carex divulsa</i> <i>Cornus sericea</i>	#5 #1 #1 #5 #1 #1 #5		M L L M L L M	Native Native Native Native Native Native Native
Planter Pots - On Structure - Standard (Pending Light Availability)						
	Dwarf Meyer Lemon Manzanita Giant Chain Fern Western Sword Fern Tassell Fern Cast-Iron Plant Groundcover Manzanita Cascading Rosemary Everbearing Strawberry Culinary Sage Yerba Buena Berkeley Sedge Lily Turf	<i>Citrus x 'Improved Meyer'</i> <i>Arctostaphylos 'Howard McMinn'</i> <i>Woodwardia fimbriata</i> <i>Polystichum munitum</i> <i>Polystichum polyblepharum</i> <i>Aspidistra elatior</i> <i>Arctostaphylos 'Emerald Carpet'</i> <i>Rosmarinus officinalis 'Huntington Carpet'</i> <i>Fragaria var. TBD *</i> <i>Salvia officinalis</i> <i>Satureja douglasii</i> <i>Carex divulsa</i> <i>Liriope spicata</i>	#15 #5 #5 #5 #1 #1 #1 #1 #1 #1 #1 #1 #1		M L M M M L M L M M L L M	
Planters - Integrated into Table						
	Echeveria Varieties Sedum varieties Mondo Grass	<i>Echeveria spp.</i> <i>Sedum spp.</i> <i>Ophiopogon japonicus 'Nana'</i>		4" Pot Min.	VL L L	

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL WITH SOIL TESTING.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 80% OF THE PROPOSED PLANT SPECIES ARE CALIFORNIA NATIVES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.
6. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
7. USE FLEXI-PAVE IN CITY STREET TREE WELLS
8. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.



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PLANTING SCHEDULE

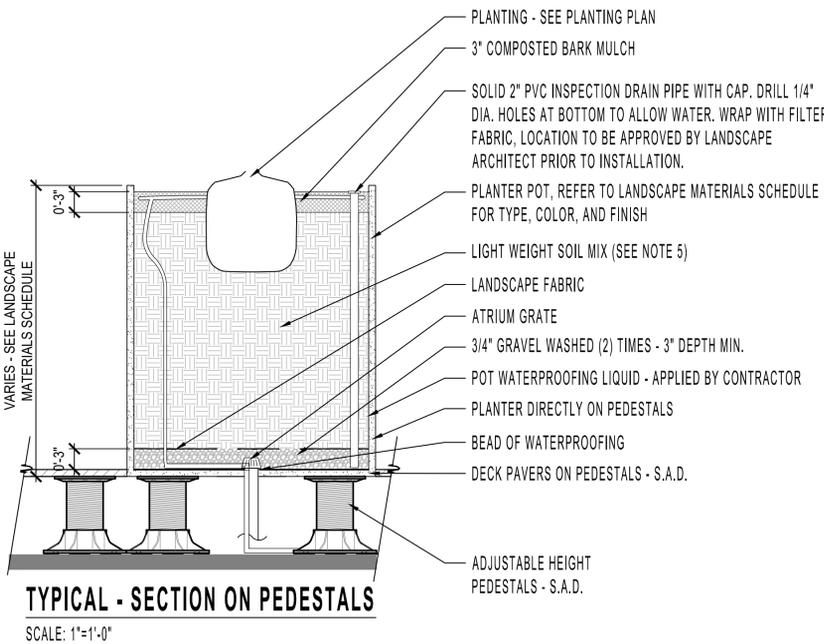
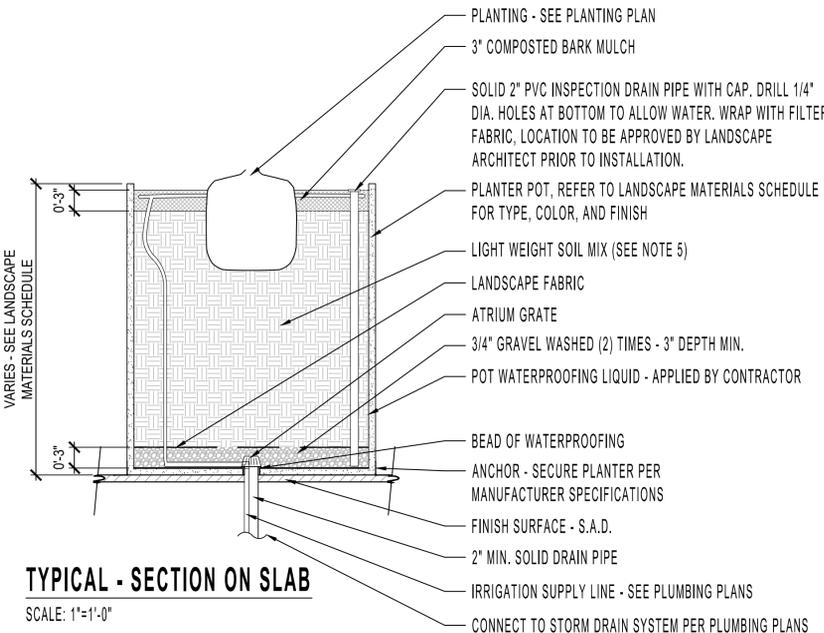
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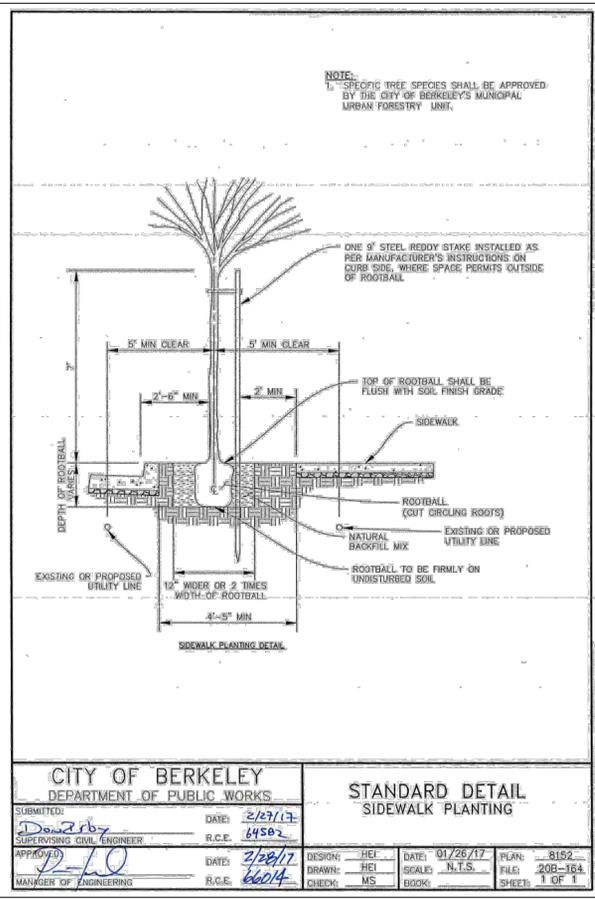
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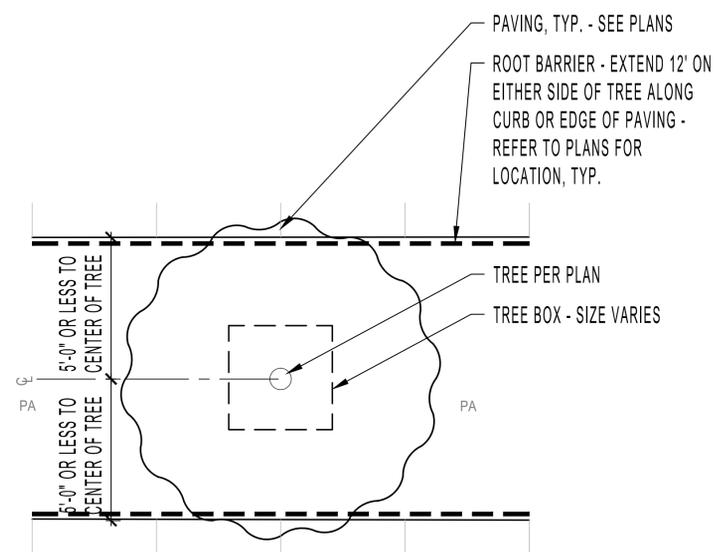
- NOTES**
- CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
 - DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
 - ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
 - APPLY TREMCO 'VULKEM' 250 G.C. (2) 60ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
 - PLANTER SOIL - 'LIGHTWEIGHT SOIL MIX' (AVAILABLE FROM TMT ENTERPRISES, INC. OR EQUAL) - NO ON-SITE SOIL TO BE USED IN POTS.
 - NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
 - CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL, PLANT MATERIAL AND SOIL MIX FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
 - CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.



TYPICAL RAISED PLANTER 5

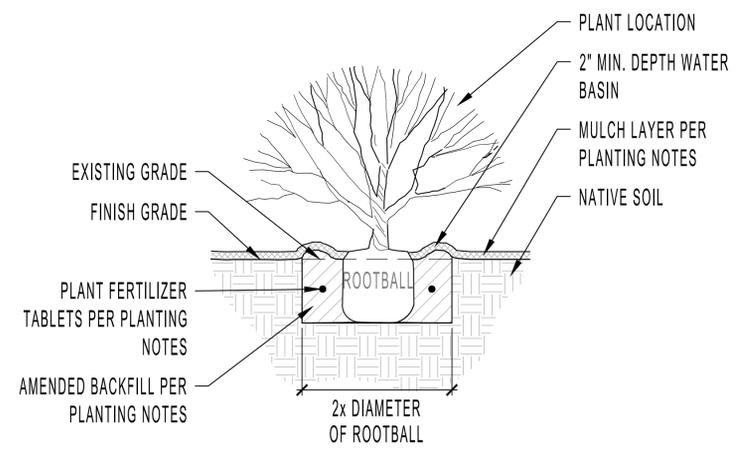


BERKELEY STANDARD TREE DETAIL 3

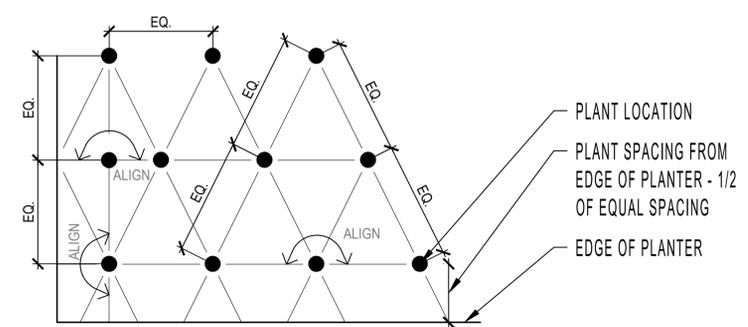


TYPICAL ROOT BARRIER CONDITION 4

- NOTES:**
- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE AND SLOPE FOR DRAINAGE



SHRUB / GROUNDCOVER PLANTING 1



SPACING	* xx SF = QTY OF PLANTS
6" o.c.	* 4.61
8" o.c.	* 2.6
10" o.c.	* 1.66
12" o.c.	* 1.15
15" o.c.	* 0.73
18" o.c.	* 0.57
24" o.c.	* 0.29
30" o.c.	* 0.18
36" o.c.	* 0.123
48" o.c.	* 0.046
60" o.c.	* 0.032
96" o.c.	* 0.018
120" o.c.	* 0.0116

- NOTES**
- SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
 - ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
 - TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE TABLE HEREIN.

TRIANGULAR SHRUB / G.C. SPACING 2

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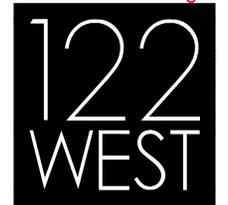
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PLANTING
DETAILS

L-3.3



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HYDROZONES - GROUND FLOOR 48 SF

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2*	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	OVER ENTIRE SITE

* NOTE: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

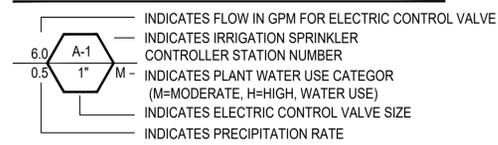
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1/2-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 188 SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND

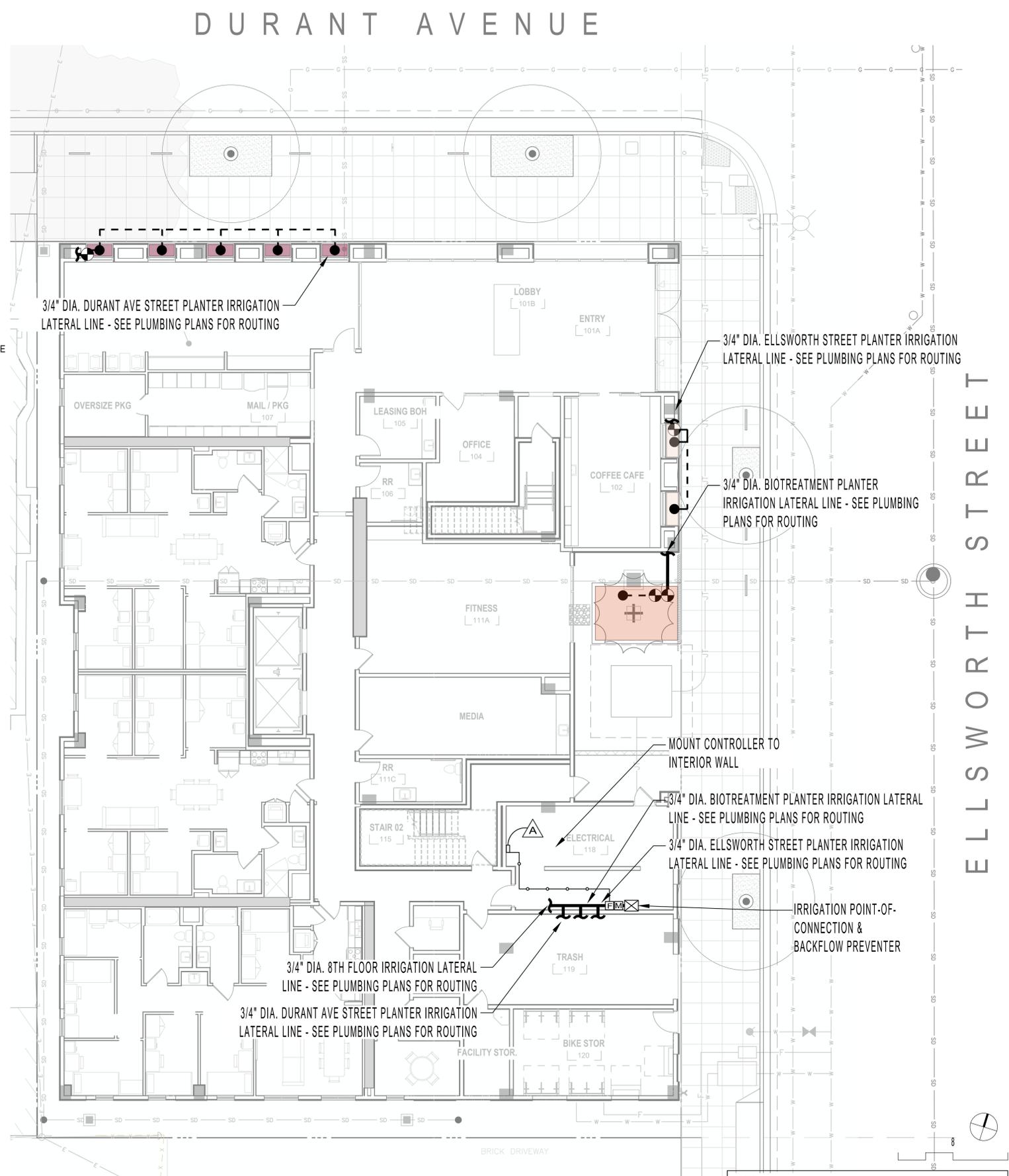


IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY-REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

1. IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
2. IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
3. PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
4. WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
5. REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
6. REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.



NOTES
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IRRIGATION PLAN - GROUND FLOOR

L-4.0



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HYDROZONES - 8TH FLOOR ROOF DECK

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	8TH FLOOR PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	OVER ENTIRE SITE

* NOTE: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

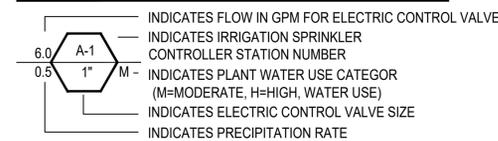
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD); REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: xxx SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND



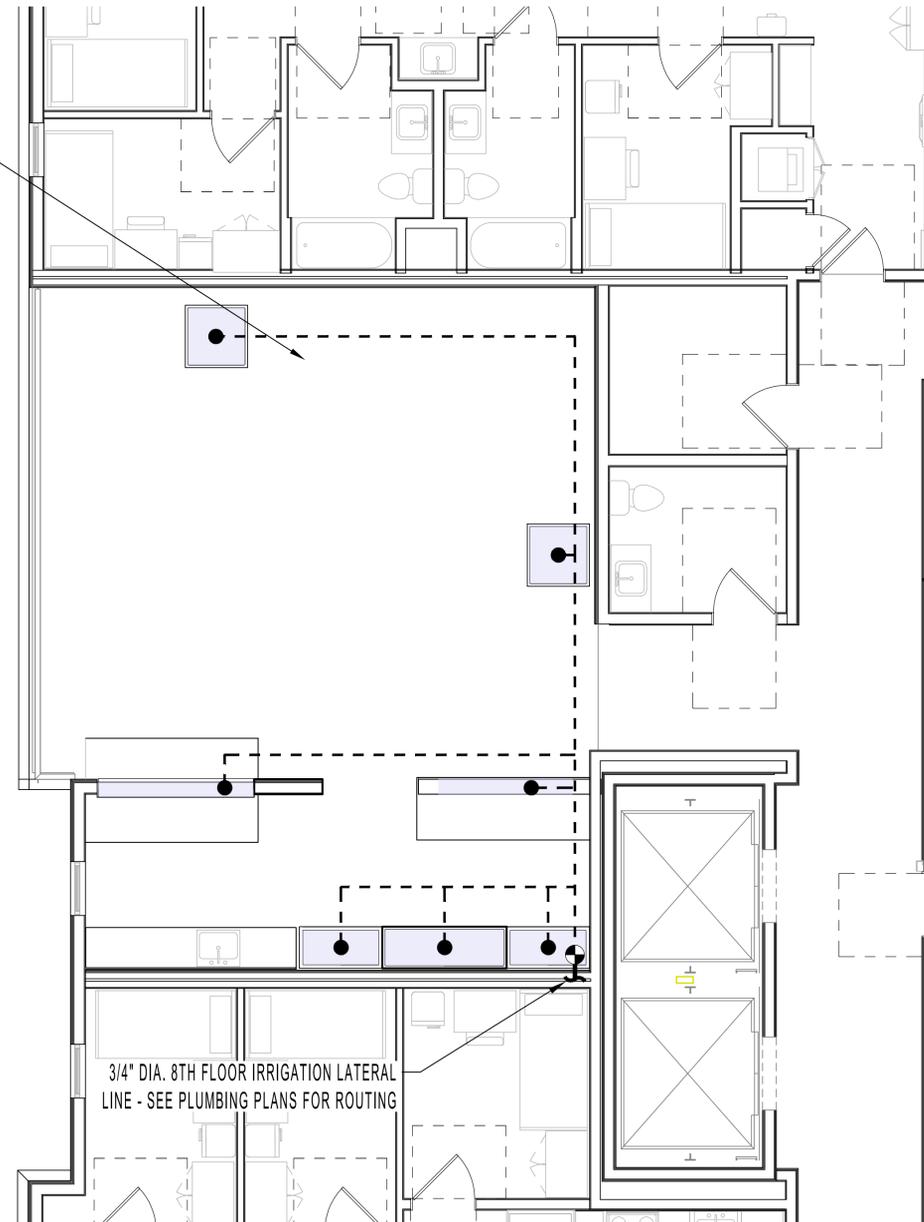
IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

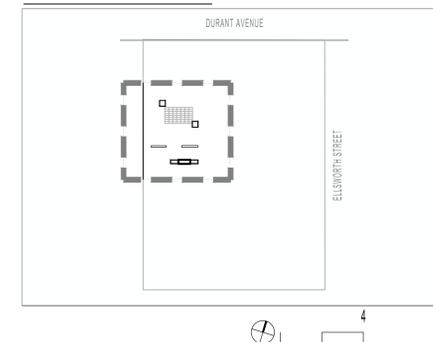
IRRIGATION NOTES

1. IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
2. IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
3. PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
4. WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
5. REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
6. REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.

LINE OF ROOF OVERHAND ABOVE



KEYMAP - 8TH FLOOR



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25

REVISIONS

No.	Description	Date

IRRIGATION PLAN
- 8TH FLOOR

L-4.1



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HYDROZONES

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2*	IN-LINE DRIP, SEE NOTE 2
	ROOFDECK PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
TOTAL:		188 SF	5	

* **NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

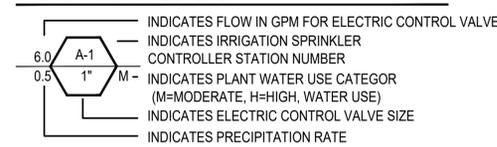
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 188 SF OVER ENTIRE SITE

VALVE CALLOUT LEGEND



IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:
2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.
3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)

#1	3"
#5	4"
#15	5"
24" BOX	5" AND 10" (2 LOOPS)

WELO CALCULATIONS

WELO Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For ETo, refer to Appendix A of the ordinance, available here: <https://www.westco.ca.gov/Programs/Water-Use-And-Efficiency/How-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date: 4/16/2025
Project Name: 2298 Durant Ave Student Housing
Project Contact: Christian Macke
Project Contact Email: cmacke@122westdesign.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (galyr)
	Non-residential	41.8	0.45	-	188	2,192

MAWA = (ETo) * (0.82) * (ETAF * LA) + ((1 - ETAF) * SLA)

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (galyr)
	41.8	.81	-	2,112

ETWU = (ETo) * (0.82) * (PF * SF) + SLA

Difference between MAWA and ETWU: 81 | Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Ellsworth Planters	Drip	16	0.30	0.81	6
	2	Durant Ave	Drip	30	0.30	0.81	11
	3	Bio-Treatment Planters	Drip	94	0.30	0.81	35
	4	Roofdeck	Drip	48	0.50	0.81	30
		Landscape area (not including SLA)		188			81

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Eddible planting area	0	1.0	-
	Multi-use and sports field turf area	-	1.0	-
	Area irrigated with recycled water	-	1.0	-
	Pool	-	1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation: 188

2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

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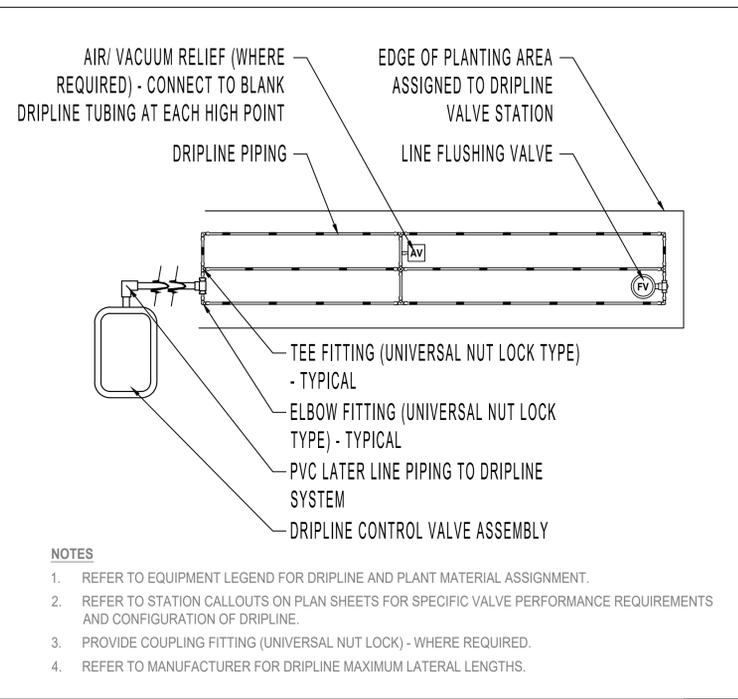
No.	Description	Date

IRRIGATION EQUIPMENT,
NOTES, WELO

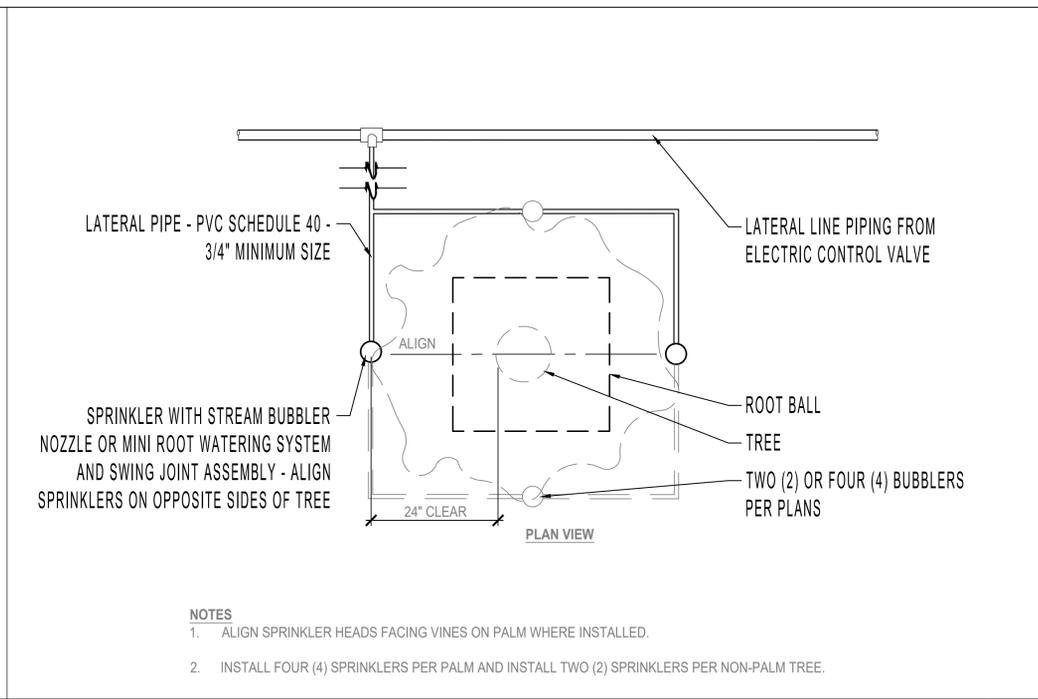


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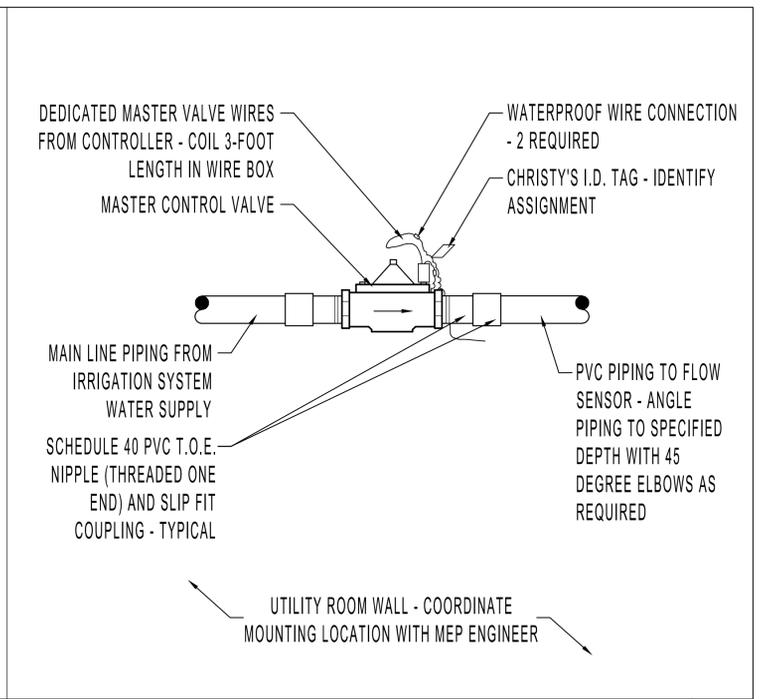
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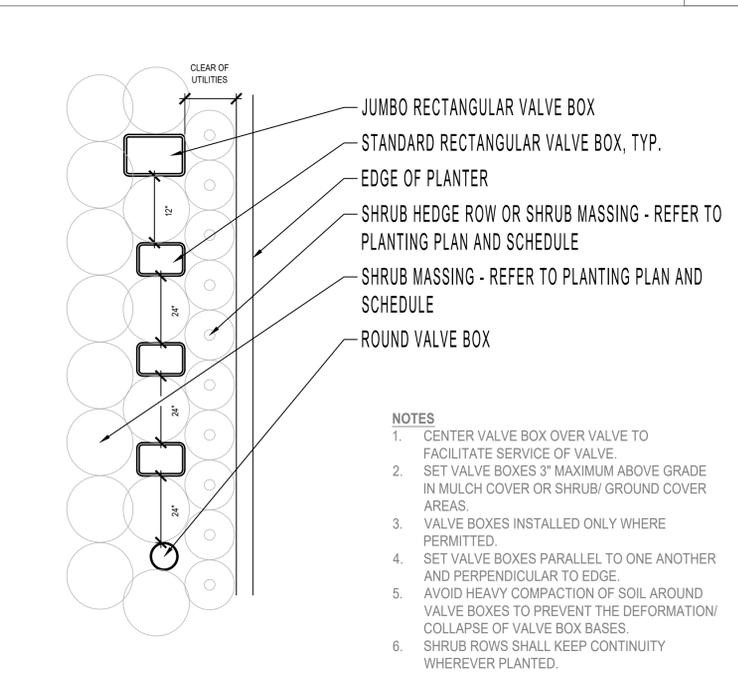
DRIPLINE SYSTEM LAYOUT - TYPICAL 5



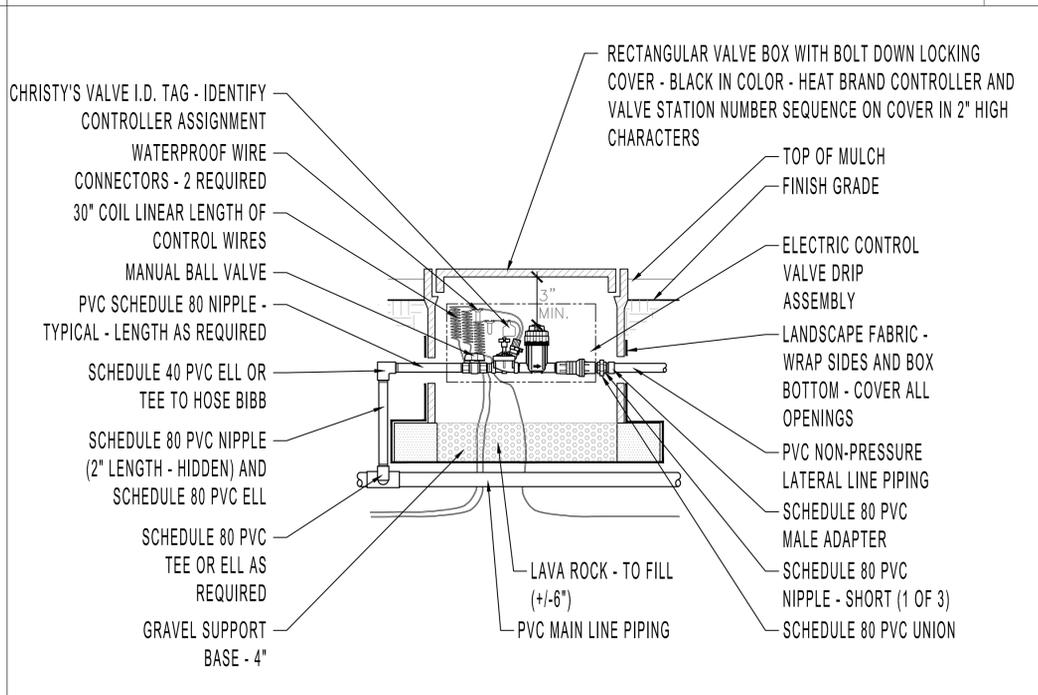
TREE SPRINKLER LAYOUT 3



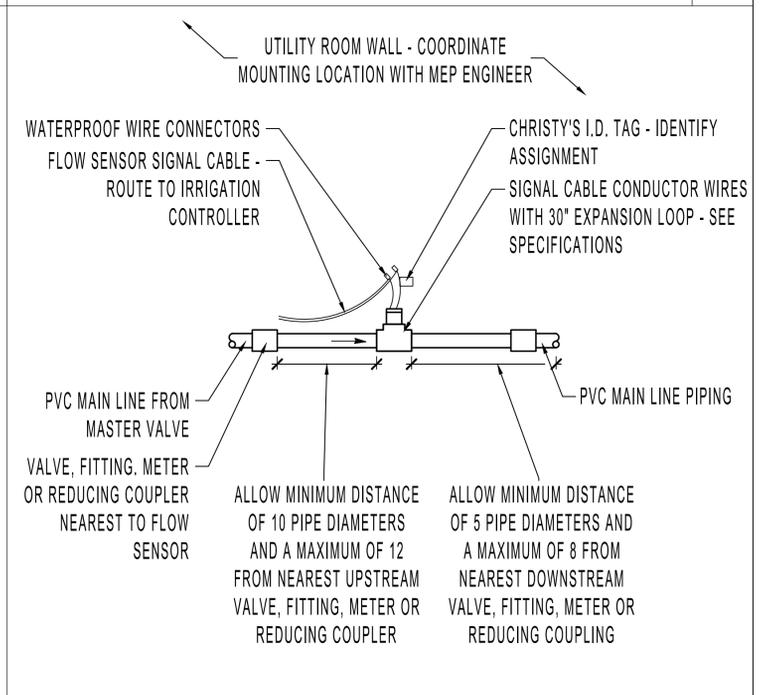
MASTER CONTROL VALVE 1



VALVE BOX LAYOUT (AT GRADE PLANTING) 6



DRIP VALVE STATION 4



IRRIGATION FLOW SENSOR 2

2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

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No.	Description	Date

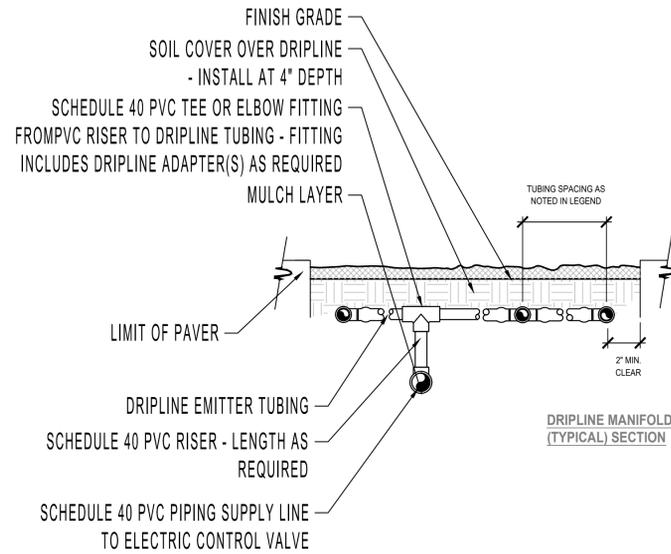
IRRIGATION
DETAILS

L-4.3

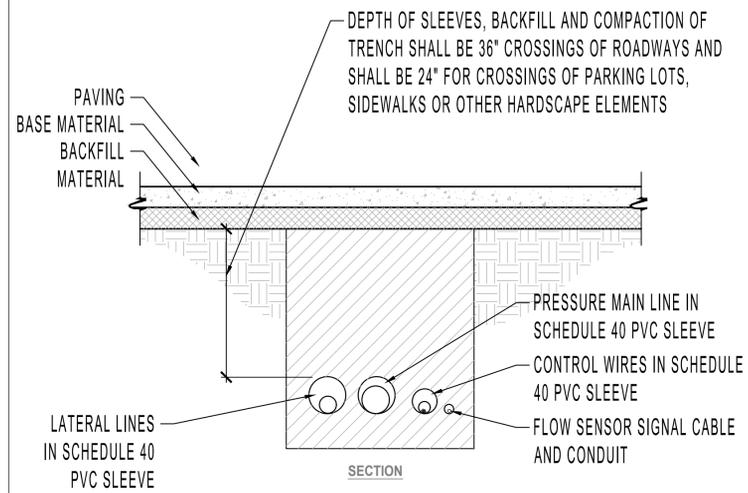


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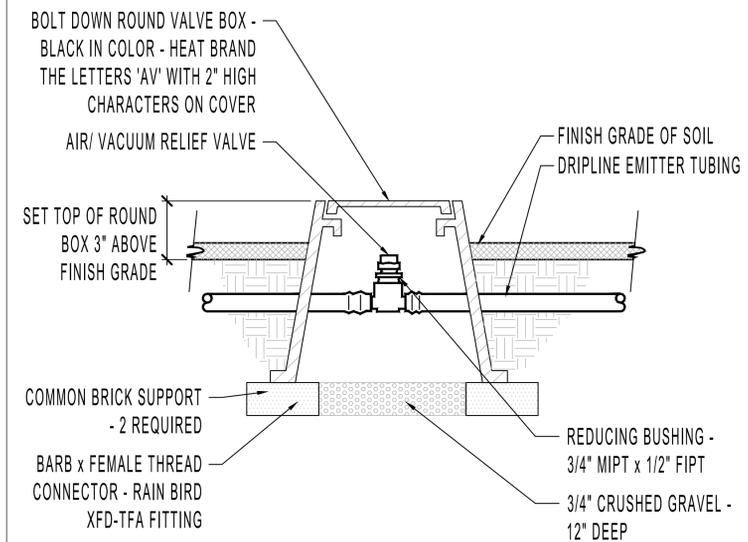


DRIPLINE PIPING CONNECTIONS - TYPICAL 4



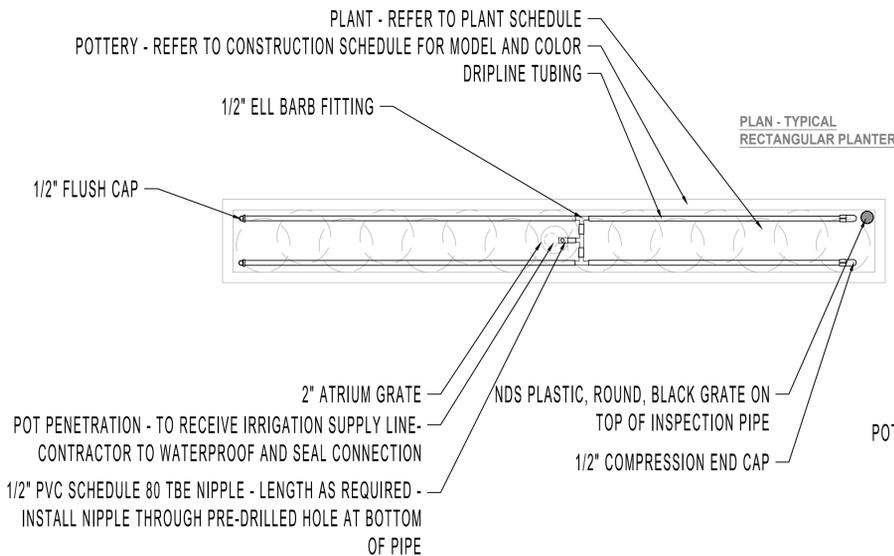
- NOTES**
1. PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION SPECIFICATIONS.
 2. MAIN LINE, LATERAL LINES AND CONTROL WIRES SHALL BE SLEEVED BELOW HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WIDTH.

SLEEVE TRENCHING 3

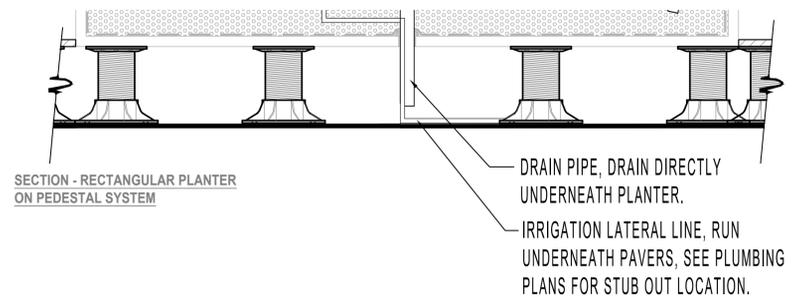
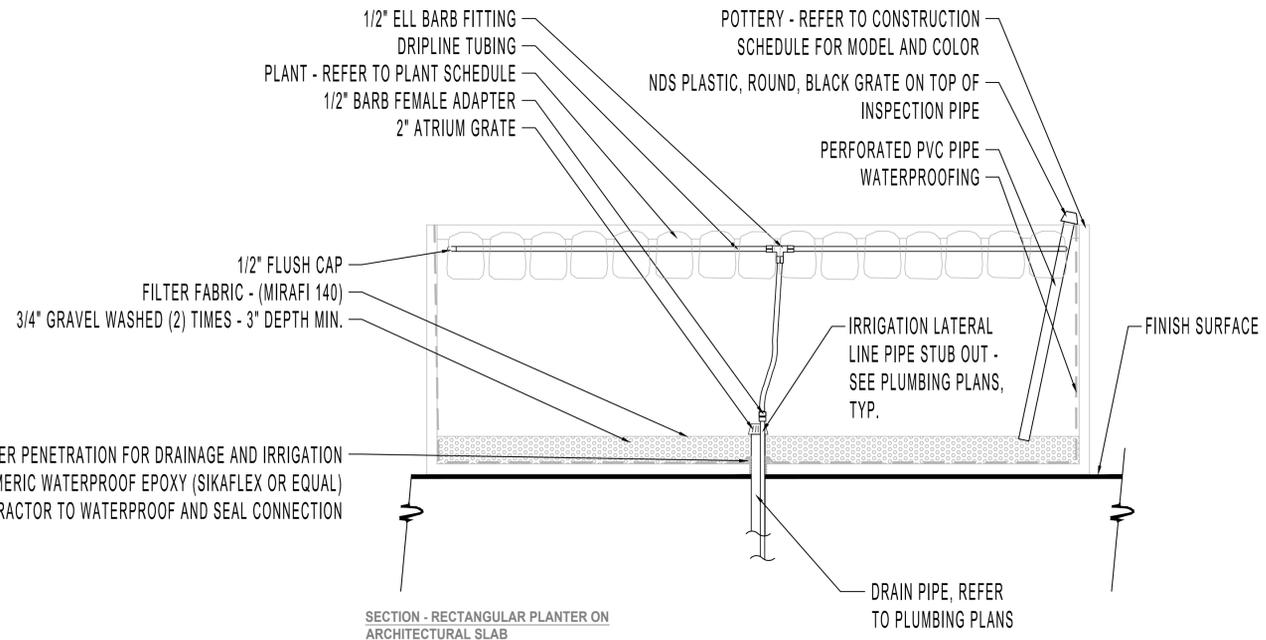


- NOTE**
1. USE TEFLON TAPE ON ALL PIPE THREADS.

AIR / VACUUM RELIEF ASSEMBLY 1



- NOTES**
1. CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
 2. CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
 3. COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.



RAISED PLANTER IRRIGATION 2

2298 DURANT AVENUE
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No.	Description	Date

IRRIGATION
DETAILS

L-4.4

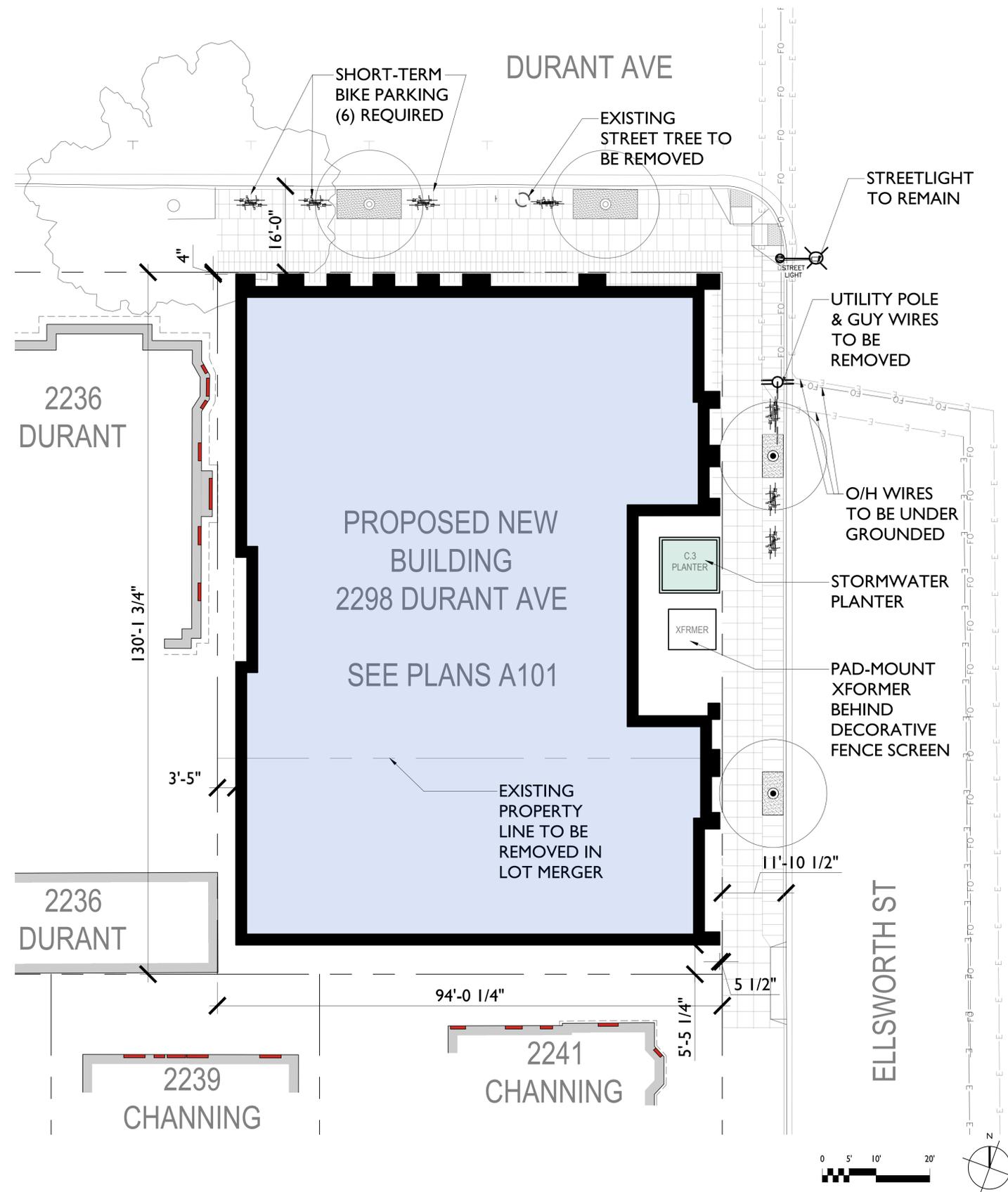


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2298 DURANT AVE
BERKELEY, CA

NOT FOR CONSTRUCTION



ZONING CODE INFORMATION				
SITE INFORMATION				
PROJECT ADDRESS:		2298 DURANT AVE & 2360 ELLSWORTH ST		
APN:		055-1887-001 & 055-1887-002		
SEISMIC SAFETY				
EARTHQUAKE FAULT RUPTURE ZONE:		NO		
LANDSLIDE ZONE:		NO		
LIQUEFACTION ZONE:		NO		
UN-REINFORCED MASONRY BLDG INVENTORY:		NO		
HISTORICAL PRESERVATION				
LANDMARK OR STRUCTURE OF MERIT:		NO		
COM. STRUCTURE GREATER THAN 40 YEARS OLD:		YES		
ENVIRONMENTAL SAFETY				
CREEK BUFFER:		NO		
ENVIRONMENTAL AREA:		NO		
FIRE ZONE:		2		
FLOOD ZONE (100-YEAR OR 1%):		NO		
PARCEL CONDITIONS				
ZONING DISTRICT:		R-SMU RESIDENTIAL - SOUTHSIDE MIXED USE		
GENERAL PLAN AREA:		RMU RESIDENTIAL MIXED USE		
SPECIAL ZONING OVERLAYS:		SOUTHSIDE PLAN		
ZONING ADJACENCIES:				
	WEST	NORTH	EAST	SOUTH
	R-SMU	R-SMU	R-SMU	R-SMU
EXISTING				
TOTAL LOT AREA (SQ.FT.):		12,220	12,220	PERMITTED / REQUIRED
LOT COVERAGE %:		43%	84.4%	100% MAX
FLOOR AREA RATIO (FAR):		0.99	6.54	7.0 MAX
PROPOSED DENSITY BONUS				
DENSITY		7	65	42 MIN.
DWELLING UNITS / ACRE		24.92	231.42	150 MIN.
PERMITTED / REQUIRED				
MAX. BUILDING HEIGHT (FT.):		-40'-0"	85'-0" (+8'-0")	85'-0" (+5'-0")
# STORIES:		3+1	8	N/A
SETBACKS				
FRONT DURANT		8'-5"	4"	N/A
REAR		4'-1"	5' 5 1/4"	4'-0"
STREET SIDE:		4'-9"	5 1/2"	N/A
INTERIOR SIDE:		0'-0"	3'-5"	N/A
BUILDING AREA INFORMATION:				
BUILDING FOOTPRINT:		EXISTING 5,229	PROPOSED 10,327	PERMITTED / REQUIRED 12,235 MAX
COMMERCIAL:		5,760	0	N/A
RESIDENTIAL:		6,303	78,965	N/A
UTILITY:		0	1,081	0
TOTAL GSF:		12,063	80,046	85,645

ZONING CODE INFORMATION

	Ground Floor	Typical Floor	8th Floor	Total	
Units	3	9	8	65	Units
Bedrooms	16	41	36	298	Bedrooms
Bathrooms	6	16	14	116	Bathrooms
Unit A		1,255	1,255	8,785	Unit A SF
Count	0	1	1	7	Unit A Count
Unit B		582	582	4,074	Unit B SF
Count	0	2	2	14	Unit B Count
Unit D		1,094	1,094	7,658	Unit D SF
Count	0	2	2	14	Unit D Count
Unit E	1,303	1,303	1,303	10,424	Unit E SF
Count	1	2	2	15	Unit E Count
Unit F	1,128	1,128	1,128	9,024	Unit F SF
Count	2	2	1	15	Unit F Count
Amenity	4,234	0	138	4,372	Amenity SF
Corridors	680	642	704	5,236	Corridors SF
GSF	10,197	10,111	9,183	80,046	GSF
Stairs Elev	643	528	528	4,339	Stairs Elev Util SF
Utility/Mech	1,081				

AREA TABULATION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.
10/22/2025	ZAB UPDATES

CITY PERMIT RECORD:

PROJECT:
VLCO9
TITLE:
SITE PLAN AND BUILDING INFO
SHEET:

AS-101



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510.841.1225

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BERKELEY, CA

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04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLCO9

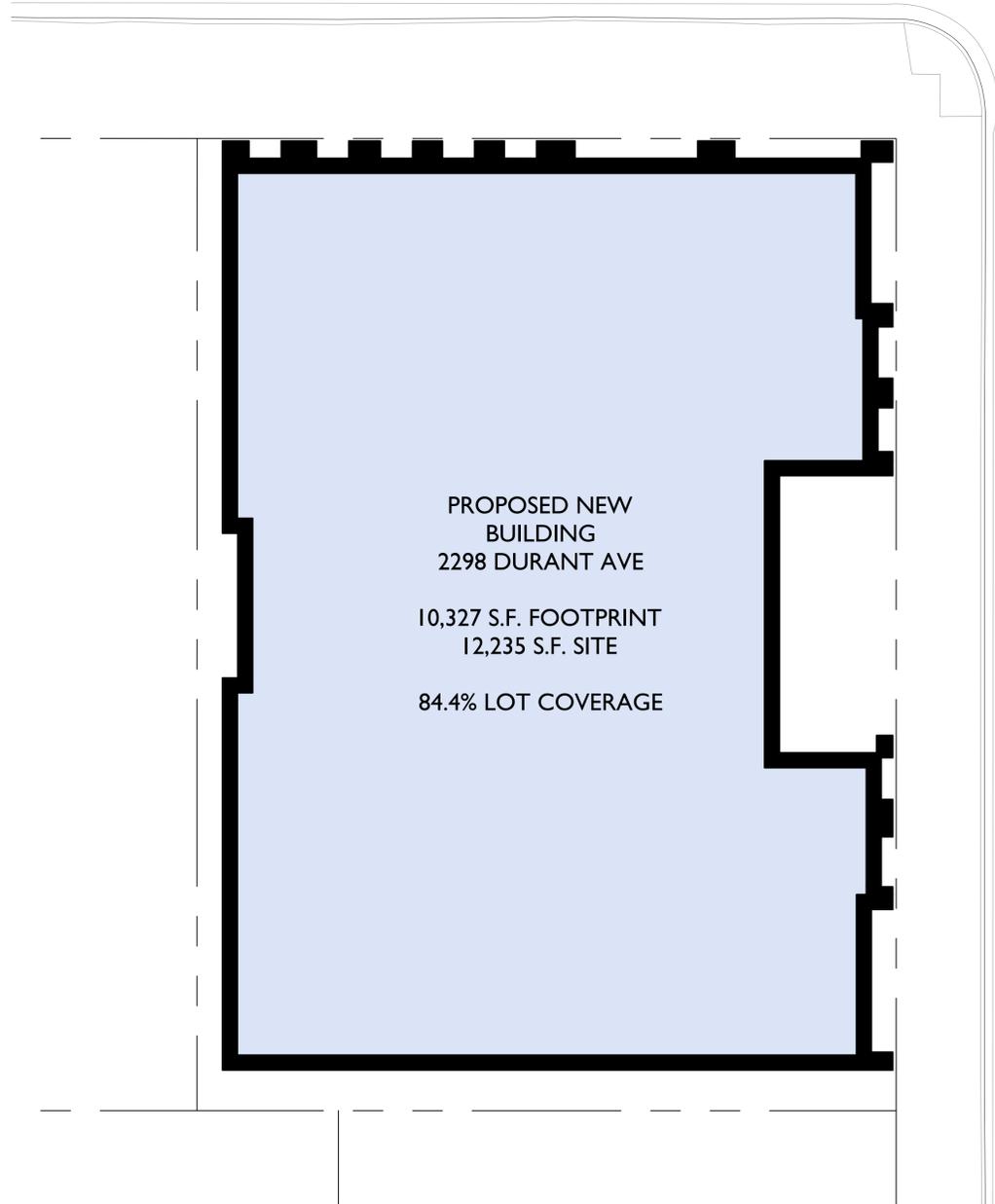
TITLE:

LOT COVERAGE
DIAGRAMS

SHEET:

AS-102

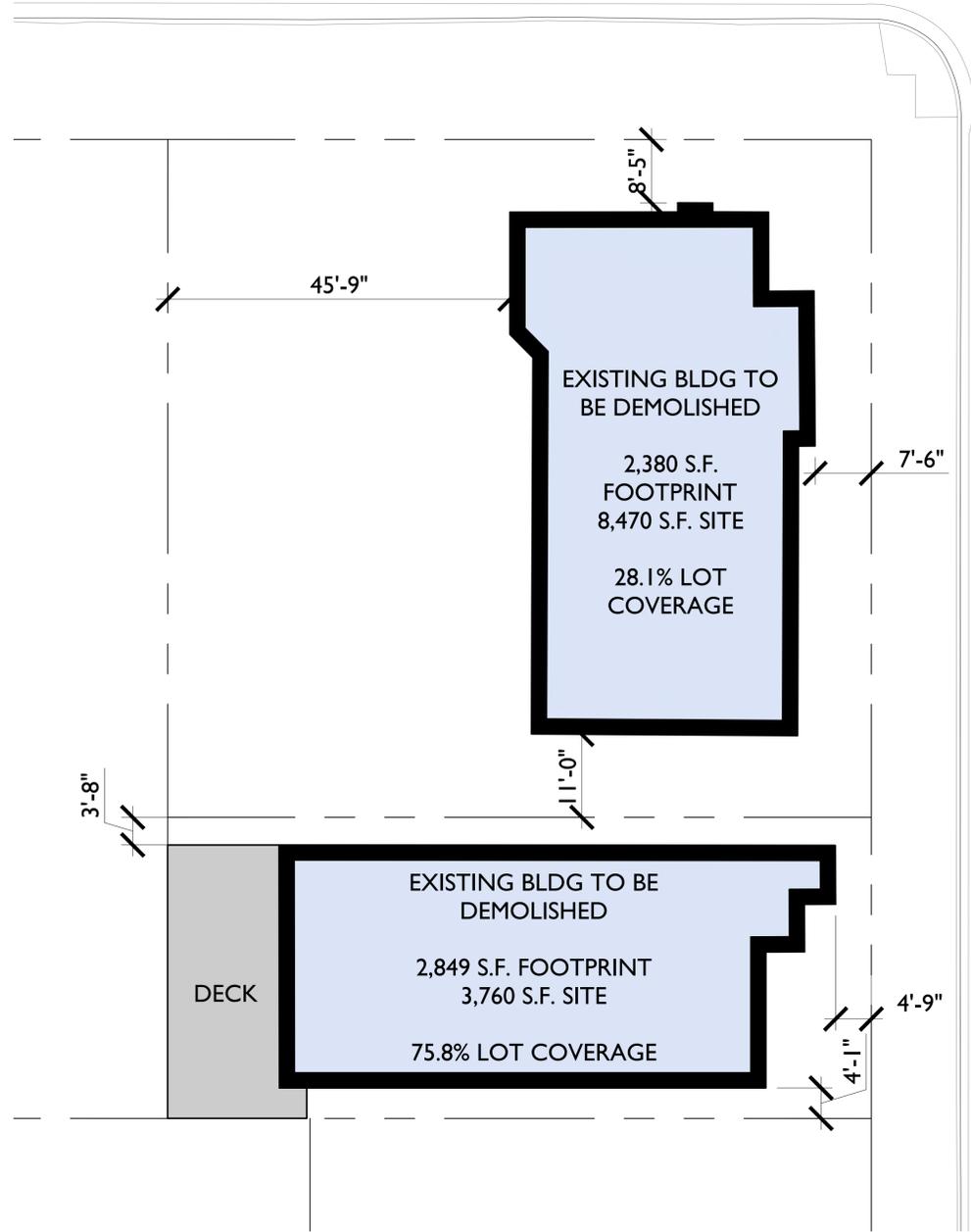
DURANT AVE



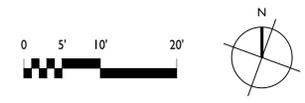
2 PROPOSED LOT COVERAGE DIAGRAM
3/32"=1'-0"

DURANT AVE

ELLSWORTH ST



1 EXISTING LOT COVERAGE DIAGRAM
3/32"=1'-0"



DURANT AVE

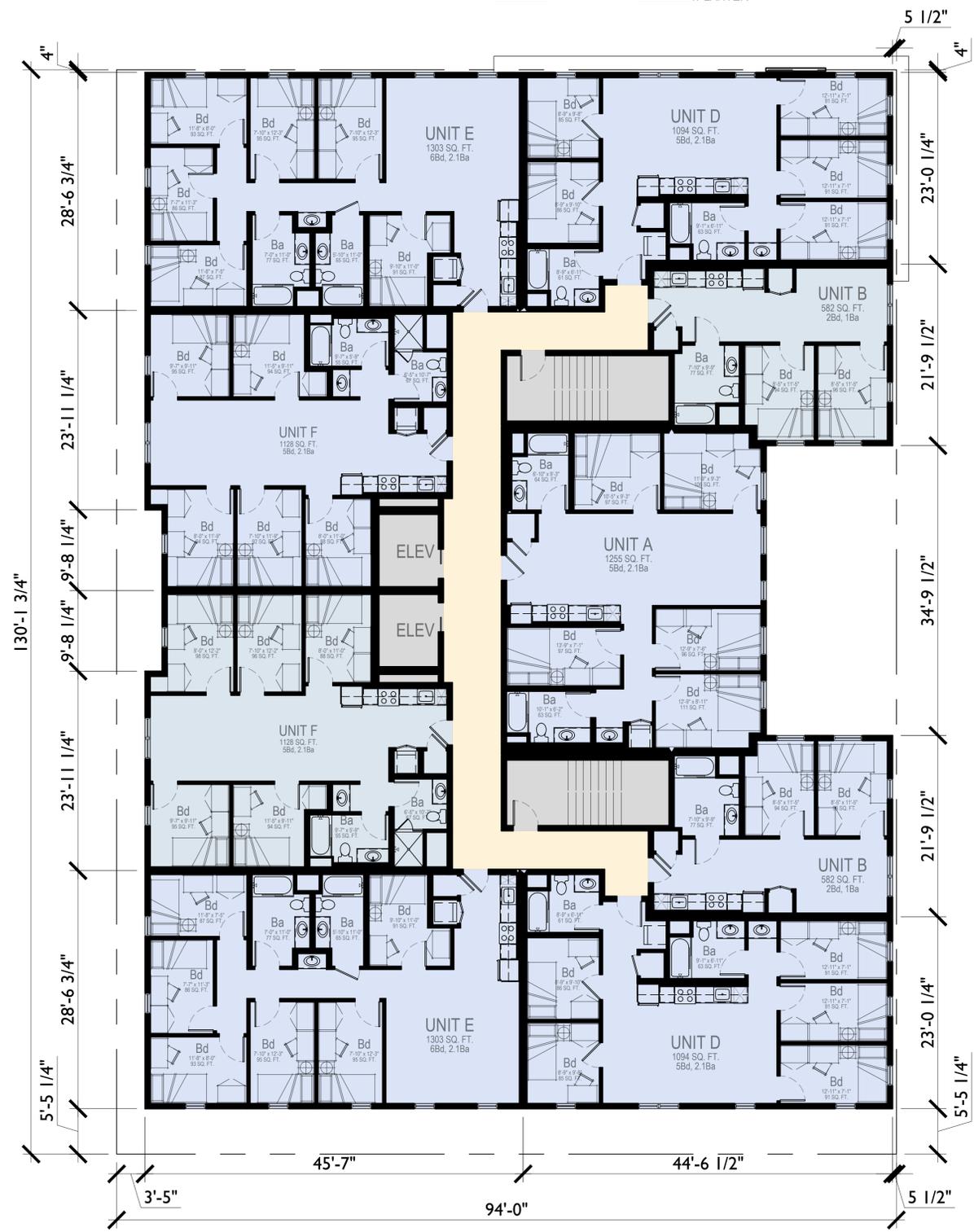


GROUND FLOOR PLAN
1/8"=1'-0"

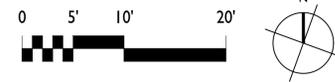
KEY:

- RESIDENTIAL UNITS
- INDOOR AMENITY
- STAIRS/ELEV UTILITY
- CORRIDORS
- OUTDOOR AMENITY /PLANTER

ELLSWORTH ST



TYPICAL FLOOR PLAN (2 - 7)
1/8"=1'-0"



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04/16/25	2ND ENT. RESUB.
05/28/25	3RD ENT. RESUB.

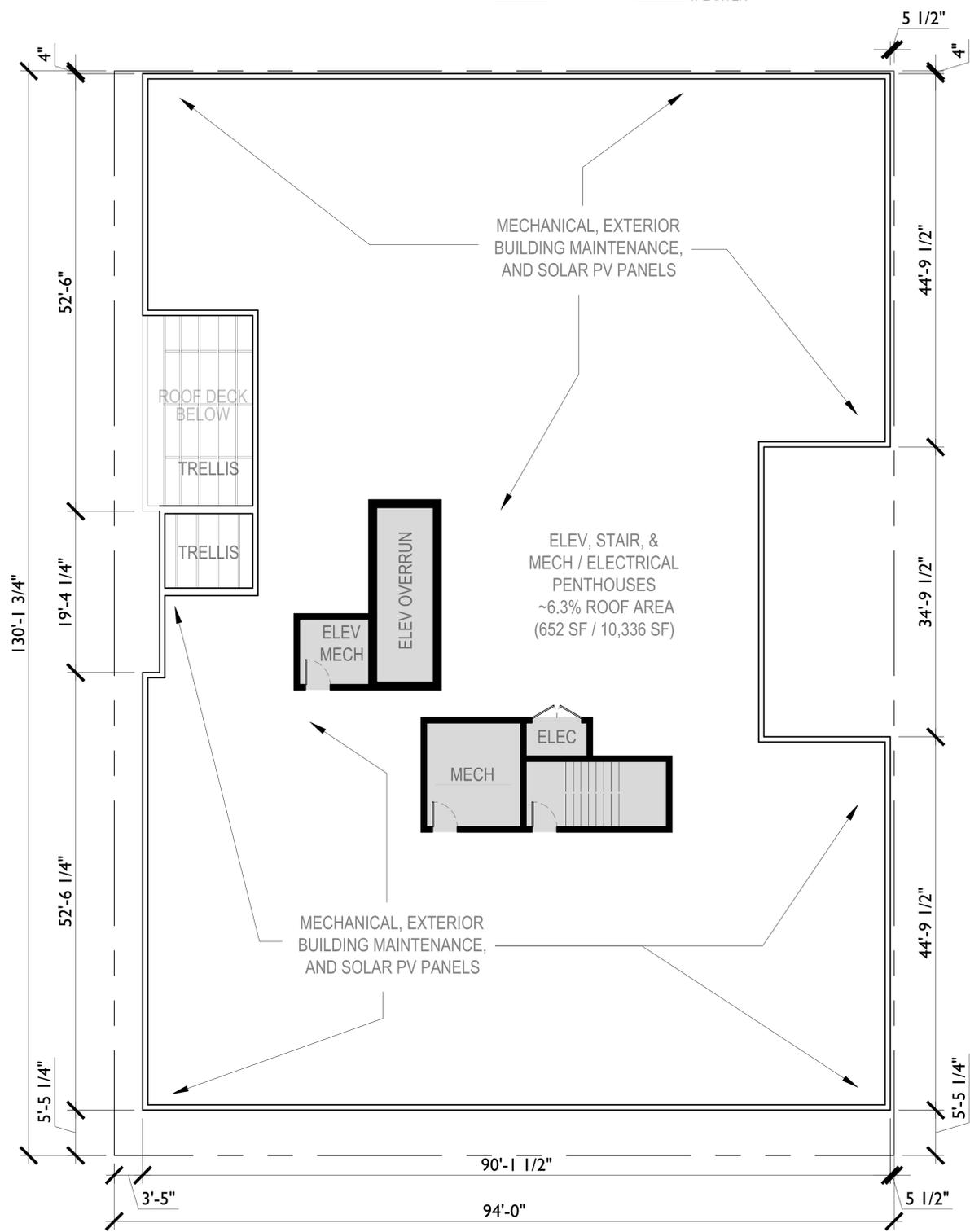
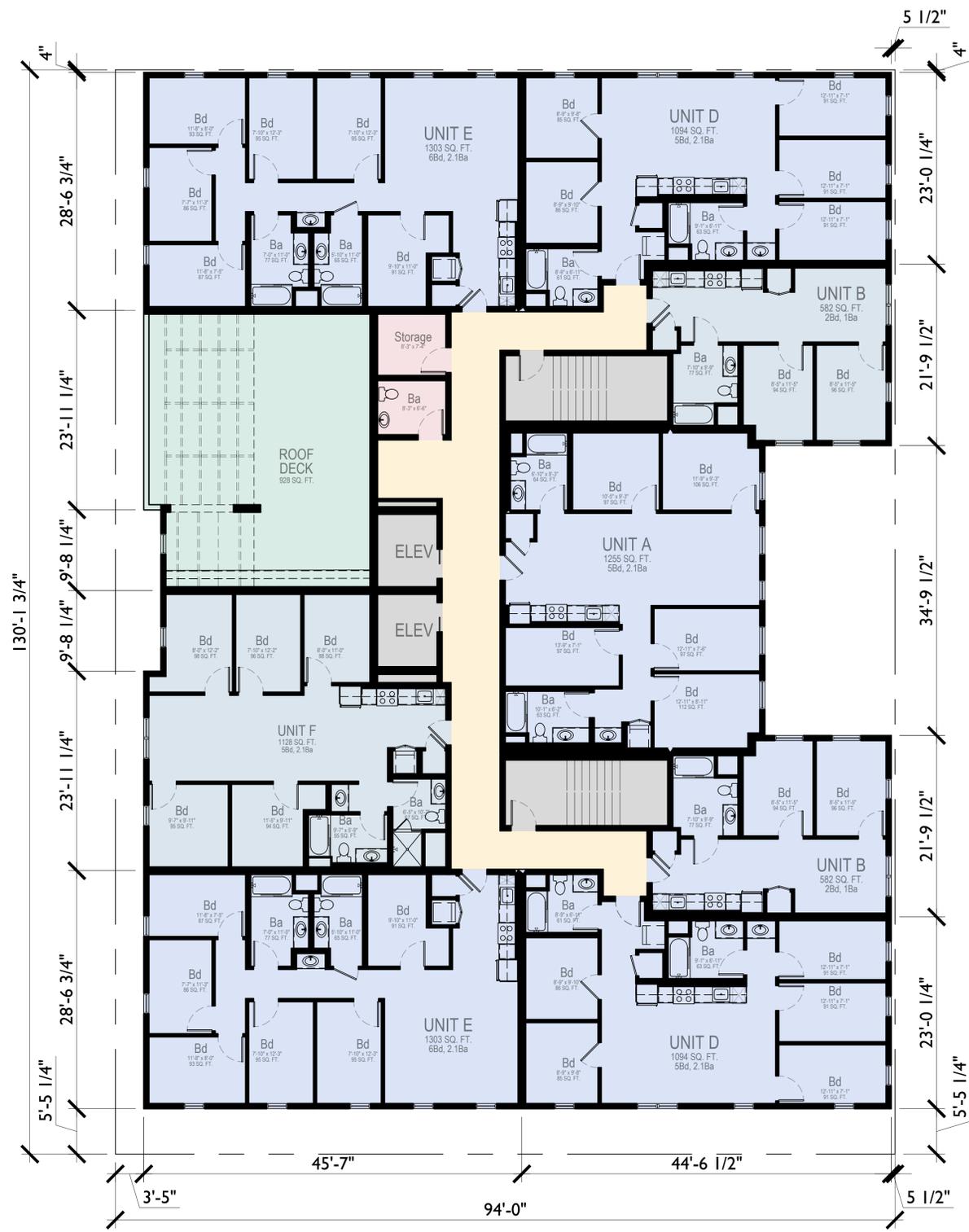
CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
FLOOR PLANS

SHEET:

A-101

KEY: RESIDENTIAL UNITS INDOOR AMENITY STAIRS/ELEV UTILITY
 CORRIDORS OUTDOOR AMENITY /PLANTER



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2298 DURANT AVE
BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
FLOOR PLANS

SHEET:

A-102



Existing Unit #	Existing Unit Bedroom #		Replacement / BMR Unit Bedroom #	VLI Replacement Unit	LI Replacement Unit	Replacement Unit Reserved for Sitting Tenants Exercising Right of Return	Proposed Unit #	Proposed Unit Type
A	1	<	2	X		X	218	B
B	2	=	2	X		X	204	B
C	2	=	2	X		X	304	B
D	1	<	2	X		X	404	B
E	2	=	2	X		X	504	B
F	2	=	2		X	X	604	B
PH	4	>	2		X	X	704	B

Proposed Unit	Proposed Unit Beds	Count	% of Total Units		
A	5	7	10.77%		
B	2	14	21.54%	2s	21.54%
D	5	14	21.54%	5s	55.38%
E	6	15	23.08%	6s	23.08%
F	5	15	23.08%		

REPLACEMENT / BMR UNITS AND BUILDING UNIT MIX
N.T.S.

Density Bonus - VLI or Below									
Project Address:		2298 Durant Ave., Berkeley							
Project Code:		VLC09							
Date:		7/9/2025							
Base Project	Base # Units	Base # Units	% BMR units		# BMR Units	# BMR Units	Bonus %	# DB Units	Total Units Allowed
sq. ft. - see calculation below	base project/avg. unit size	Base Project Units Round Up	VLI = Very Low Income <50 AMI		% VLI x Base # Units	Round Up		%Bonus x Base # Units Round Up	
58,743	48.35	49	10%		4.90	5.00	32.5%	16	65
Base Project Residential Floor Area	Floor	Proposed Project Residential Floor Area					%BMR (VLI/ELI)	%DB	
9,116	first	9,116					5%	20.00%	
10,111	second	10,111					9%	30.00%	
10,111	third	10,111					10%	32.50%	
10,111	fourth	10,111					11%	35.00%	
10,111	fifth	10,111	Proposed RFA:		78,965		13%	42.50%	
9,183	sixth	10,111	Average Unit Size:		1,215		15%	50.00%	
	seventh	10,111					VLI/ELI Units	20%	70.00%
	eighth	9,183	Density Bonus (SF):		20,222	5.00	21%	73.75%	
58,743	TOTAL	78,965	2-Bdr	4-Bdr	5-Bdr	6-Bdr	Total	%BMR Proposed (Berkeley 20% Req.)	
	Units		14	0	36	15	65	23%	81.25%
	Bedrooms		28	0	180	90	298	10.20%	25%

DENSITY BONUS STATISTICS
N.T.S.

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

6B BASE PROJECT 6TH FLOOR - 9,183 S.F. 1/32"=1'-0"

8P PROPOSED 8TH FLOOR - 9,183 S.F. 1/32"=1'-0"

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

4B BASE PROJECT FLRS 4&5 - 10,111 S.F. 1/32"=1'-0"

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

2B BASE PROJECT FLRS 2&3 - 10,111 S.F. 1/32"=1'-0"

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

2P PROPOSED FLRS 2-7 - 10,111 S.F. 1/32"=1'-0"

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

1B BASE PROJECT 1ST FLOOR - 9,116 R.S.F. 1/32"=1'-0"

5'-5 1/4" REAR SETBACK (4'-0" MIN. REQUIRED)

1P PROPOSED 1ST FLOOR - 9,116 R.S.F. 1/32"=1'-0"

X04 UNIT STACK:
(4) VLI REPLACEMENT UNITS @ FLOORS 2-5;
(2) LI REPLACEMENT UNITS @ FLOORS 6 & 7
UNIT 218
(1) VLI REPLACEMENT UNIT @ FLOOR 2

KEY:
RESIDENTIAL UNITS
CORRIDORS
INDOOR AMENITY
OUTDOOR AMENITY /PLANTER
STAIRS/ELEV UTILITY

0 10' 20' 40'

PROJECT:
VLC09
TITLE:
DENSITY BONUS FLOOR PLANS & STATISTICS
SHEET:
A-110

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PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
07/09/25	3RD ENT. RESUB.
09/09/25	5TH ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
DENSITY BONUS FLOOR PLANS & STATISTICS
SHEET:

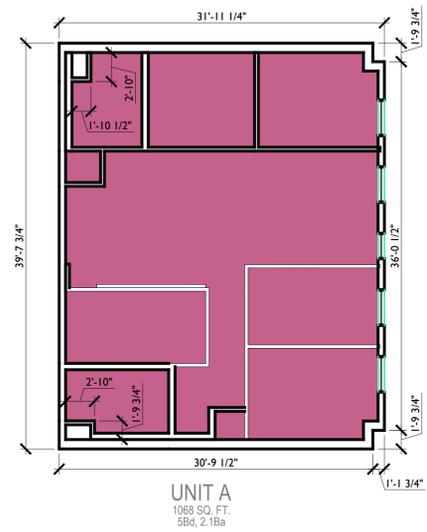
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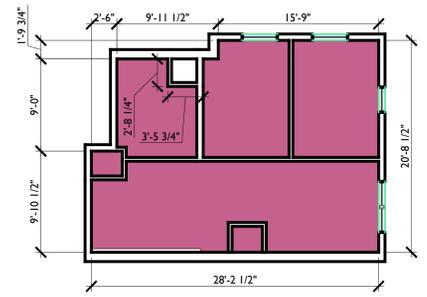
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2298 DURANT AVE
BERKELEY, CA

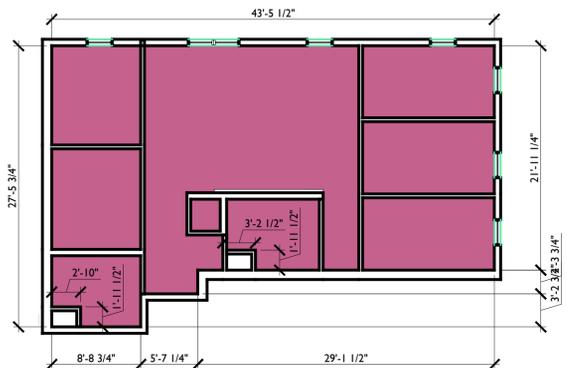
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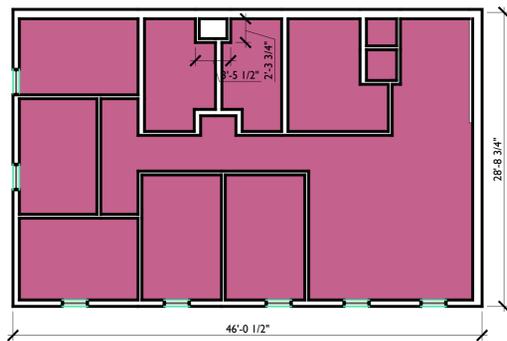
UNIT A
1068 SQ. FT.
5Bd, 2.1Ba



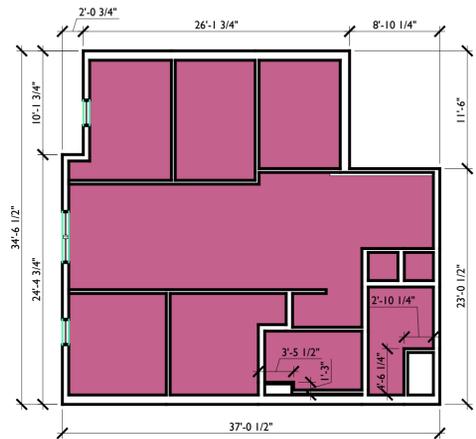
UNIT B
502 SQ. FT.
2Bd, 1Ba



UNIT D
947 SQ. FT.
5Bd, 2.1Ba



UNIT E
1138 SQ. FT.
6Bd, 2.1Ba



UNIT F
968 SQ. FT.
5Bd, 2.1Ba

RESIDENTIAL UNIT FLOOR AREA DIAGRAMS

1/8" = 1'-0"

2298 Durant Affordable Housing Ordinance Statistics

	Ground Floor	Typical Floor	8th Floor	Total	
Units	3	9	8	65	Units
Bedrooms	16	41	36	298	Bedrooms
Bathrooms	6	16	14	116	Bathrooms
Unit A		1,068	1,068	7,476	Unit A SF
Count	0	1	1	7	Unit A Count
Unit B		502	502	7,028	Unit B SF
Count	0	2	2	14	Unit B Count
Unit D		947	947	13,258	Unit D SF
Count	0	2	2	14	Unit D Count
Unit E	1,138	1,138	1,138	17,070	Unit E SF
Count	1	2	2	15	Unit E Count
Unit F	968	968	968	14,520	Unit F SF
Count	2	2	1	15	Unit F Count
Residential Unit Floor Area	3,074	8,178	7,210	59,352	Residential Unit Floor Area
				44,794	Base Project RUFA (=RUFA/1.325)
Total Base Project Units		49			
BMR Units Required by AHO		10			BMR Units Provided 7
					Affordable Housing In-Lieu Fee
					= \$62.83 * (1-[BMR Prov / BMR Req]) * Base Project RUFA
					= \$62.83 * 30% * 44,715
					\$844,321.39

RESIDENTIAL UNIT FLOOR AREA & AFFORDABLE HOUSING IN-LIUE FEE SUMMARY

N.T.S.



PROJECT ISSUE RECORD:
08/05/24 SB330 SUBMITTAL
09/05/24 ENTITLEMENT SUB.
02/06/25 1ST ENT. RESUB.
04/16/25 2ND ENT. RESUB.
07/09/25 3RD ENT. RESUB.
09/09/25 5TH ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
AFFORDABLE HOUSING IN-LIUE DIAGRAM & FEE SHEET





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2298 DURANT AVE
BERKELEY, CA

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FLOOR	U.O.S. (S.F.)	LOCATION/DESCRIPTION
1	* 1,579 S.F.	Individual Spaces Include: Entry Lounge - 932 SF Lounge - 295 SF Study Lounge - 378 SF Fitness - 629 SF Total of Spaces = 2,234 SF
2-7	0	No UOS Provided
8	0	Roof Deck is not at least 75% Open to the Sky so it is not being counted
TOTAL	1,579 S.F.	3159 Required (based on RFA)

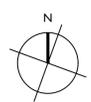
*The project requires 3,159 square feet of usable open space (UOS). Up to 50% of that—1,579 square feet—can be indoor amenity space. The total indoor amenity area (study lounge, fitness center, etc.) is 2,234 square feet, but only 1,579 square feet is counted toward the UOS requirement.

○ USABLE OPEN SPACE STATISTICS
N.T.S.



LOUNGE, STUDY LOUNGE, ENTRY LOUNGE, AND HOME THEATER ROOMS ARE ALL "MULTI-PURPOSE ROOMS" THAT COUNT AS INDOOR AMENITIES PER BMC

① 1ST FLOOR USABLE OPEN SPACE - MPRs, FITNESS
1/16"=1'-0"



PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.
10/22/2025	ZAB UPDATES

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
USABLE OPEN SPACE DIAGRAMS
SHEET:

A-120



2 PERSPECTIVE FACING SE FROM DURANT
1/8"=1'-0"



1 PERSPECTIVE OF ROOF DECK
1/8"=1'-0"

- | | | | | |
|---|---|--|--|--|
| <p>6 METAL PANEL
MAC METAL
CORK
HARRYWOOD PLUS</p> <p>1 WOOD-LOOK METAL SIDING
MAC - ARCHITECTURAL METAL
NORWOOD MINI / NORWOOD
WOOD COLLECTION: ASH GREY</p> | <p>9 BUILDING SIGNAGE
METAL CHANNEL
HALO LIT
GOLD</p> <p>8 ALUMINUM PROFILE
ALUMINUM TUBING
BACKLIT INDIRECT LED
GOLD</p> <p>7 ALUMINUM PANEL
PERFORATED FLATSTOCK
BACKLIT INDIRECT LED
GRAY/SILVER</p> | <p>12 RAILINGS
GLASS PANEL
BLACK METAL FRAME
BLACK METAL CAP</p> <p>11 WINDOWS
ALUMINUM
BLACK</p> <p>10 BUILDING FLASHING
GALVANIZED SHEET METAL
PAINTED
BLACK</p> <p>3 CEMENT PLASTER
BENJAMIN MOORE
2129-10 MIDNIGHT DREAM</p> | <p>14 FENCING
BOK MODERN
PATTERN C34 - 8'-0" HEIGHT
BRONZE COLOR</p> <p>13 STOREFRONT
BLACK METAL FRAMES
BIRD-SAFE UV GLASS</p> <p>4 METAL PANEL
MAC - ARCH. METAL
VERSA
ANTHACITE</p> | <p>15 METAL PANEL
PAC-CLAD
MODULAR AL
BRONZE - RUNNING BOND</p> <p>5 FIBER CEMENT PANEL
NICHIIHA
RIBBED
INDIGO</p> |
|---|---|--|--|--|

MATERIAL KEY



1 WEST FACADE
1/8"=1'-0"



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AVE

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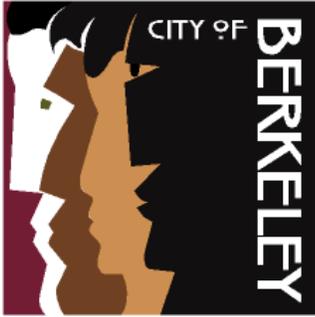
PROJECT ISSUE RECORD:	
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02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09
TITLE:
ELEVATIONS

SHEET:

A-202



Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF PUBLIC HEARING

2298 Durant Avenue and 2360 Ellsworth Street

Use Permit #ZP2024-0126 to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section [23.404.050 \(Public Hearings and Decisions\)](#)

When: Thursday, October 30, 2025, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board> and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

2298 DURANT AVENUE
Page 2 of 4

NOTICE OF PUBLIC HEARING
Posted OCTOBER 16, 2025

A. Land Use Designations:

- General Plan: Residential Mixed Use (RMU)
- Zoning: Residential Southside Mixed Use (R-SMU)

B. Zoning Permits Required:

- **Demolition.** BMC Section 23.326.020(B) “**General Requirements**” to demolish a dwelling.
- **Demolition.** BMC Section 23.326.030(A)(3) “**Eliminating Dwelling Units through Demolition**” to demolish a building constructed before June 1980 on a property containing two or more dwelling units.
- **Demolition.** BMC Section 23.326.070(A) “**Main Non-Residential Building**” to demolish a non-residential building.
- **New Construction.** BMC Section 23.202.020 (A) “**Allowed Land Uses**” to construct a multi-family use.
- **Height Projection** BMC Section 23.304.050 (A) “**Projections Above Height Limits**” exceed height limit with a rooftop projection.
- **Fence** BMC Section 23.304.080(A) “**Permits Required**”

C. Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Concession from the healthcare requirement of the “HARD HATS” ordinance (BMC Section 13.107.050).
- Concession from the prevailing wage requirements of the Southside Plan Area (BMC Section 13.108.030).
- Waiver to provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required, and it will only consist of indoor amenity space (BMC Section 23.304.090(D) “**Southside Plan Area Shared Indoor Residential Amenities**”).
- Waiver to provide no landscaped Useable Open Space, where 40 percent of required outdoor Useable Open Space must be landscaped.
- Waiver to exceed the 85-foot height limit and permit a 92-foot building.
- Waiver to provide no long-term bicycle parking, where 99 long-term spaces are required.
- Waiver to remove the camphor street tree on Durant Avenue; where street tree removal requires the City Arborist’s approval.

D. CEQA Exemption Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

E. Project Recommendation: Approve Use Permit #ZP2024-0126, pursuant to BMC Section 23.406.040(E) “**Findings for Approval.**”

F. Parties Involved:

- Applicant Austin Springer, Studio KDA
- Property Owner Valiance Capital, LLC

2298 DURANT AVENUE
Page 3 of 4

NOTICE OF PUBLIC HEARING
Posted OCTOBER 16, 2025

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

**Accessibility Information / ADA Disclaimer:**

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - a. That this belief is a basis of your appeal.
 - b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - c. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

NOTICE OF PUBLIC HEARING BERKELEY CITY COUNCIL

ZAB APPEAL: 2298 DURANT AVENUE, USE PERMIT APPLICATION ZP2024-0126

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **MONDAY, FEBRUARY 23, 2026 at 6:00 P.M.** a public hearing will be conducted to consider an appeal against a decision by the Zoning Adjustment Board for a Use Permit Application **#ZP2024-0126 to approve Use Permit #ZP2024-0126 to demolish an existing commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and construct an eight story (92 foot), 80,000 square-foot residential building, with 65 units (5 very low-income, 2 low-income), utilizing a State Density Bonus.**

The hearing will be held on February 23, 2026 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Robert Rivera, Senior Planner at (510) 981-7480

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of February 11, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

Mark Numainville, City Clerk

Mailed by: February 9, 2026

Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

NOTICE CONCERNING YOUR LEGAL RIGHTS: *If you object to a decision by the City Council to approve or deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.



Administrative Record

This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
<http://www.berkeleyca.gov>

