

# 2538 DURANT AVE

2538 DURANT AVE  
BERKELEY, CA 94704

PLANNING RESPONSE - 11/04/2022



SHEET LIST		
SHEET #	SHEET NAME	USE PERMIT
GENERAL		
G000	PROJECT INFORMATION	•
G001	DENSITY BONUS CALCS	•
G002	LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	GROUND FLOOR PLAN	•
A102	LEVEL 2 FLOOR PLAN	•
A103	LEVEL 3 FLOOR PLAN	•
A104	LEVEL 4 FLOOR PLAN	•
A105	LEVEL 5 FLOOR PLAN	•
A106	LEVEL 6 FLOOR PLAN	•
A107	LEVEL 7 FLOOR PLAN	•
A108	LEVEL 8 FLOOR PLAN	•
A109	ROOF PLAN	•
A200	NORTH ELEVATION	•
A201	EAST ELEVATION	•
A202	SOUTH ELEVATION	•
A203	WEST ELEVATION	•
A204	NORTH ELEVATION	•
A205	EAST ELEVATION	•
A206	SOUTH ELEVATION	•
A207	WEST ELEVATION	•
A210	FACADE LIGHTING AND SIGNAGE	•
A301	BUILDING SECTIONS	•
A302	BUILDING SECTIONS	•
CIVIL SHEETS		
C0.0	COVER SHEET	•
C1.0	TOPOGRAPHIC SURVEY	•
C2.0	SITE PLAN	•
C3.0	UTILITY PLAN	•
C4.0	GRADING PLAN	•
C4.1	GRADING PLAN	•
C4.2	SECTIONS	•
C5.0	STORMWATER CONTROL PLAN	•
C7.0	DETAILS	•
C7.1	CITY OF BERKELEY'S BMP'S	•

SHEET LIST		
SHEET #	SHEET NAME	USE PERMIT
LANDSCAPE		
L101	GROUND FLOOR LANDSCAPE PLAN	•
L102	SECOND FLOOR LANDSCAPE PLAN	•
L108	EIGHT FLOOR LANDSCAPE PLAN	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	GROUND FLOOR PLAN	•
A102	LEVEL 2 FLOOR PLAN	•
A103	LEVEL 3 FLOOR PLAN	•
A104	LEVEL 4 FLOOR PLAN	•
A105	LEVEL 5 FLOOR PLAN	•
A106	LEVEL 6 FLOOR PLAN	•
A107	LEVEL 7 FLOOR PLAN	•
A108	LEVEL 8 FLOOR PLAN	•
A109	ROOF PLAN	•
A200	NORTH ELEVATION	•
A201	EAST ELEVATION	•
A202	SOUTH ELEVATION	•
A203	WEST ELEVATION	•
A204	NORTH ELEVATION	•
A205	EAST ELEVATION	•
A206	SOUTH ELEVATION	•
A207	WEST ELEVATION	•
A210	FACADE LIGHTING AND SIGNAGE	•
A301	BUILDING SECTIONS	•
A302	BUILDING SECTIONS	•

PROJECT ISSUE RECORD:	
07/13/22	ENTITLEMENT SUBMITTAL
09/09/22	PLANNING RESPONSE 1
11/04/22	PLANNING RESPONSE 2

PROJECT #:	ISSUE DATE:	11/04/22
PROJECT INFORMATION		

ZONING CODE INFORMATION					
<b>SITE INFORMATION</b>					
ADDRESS		2538 DURANT AVE, BERKELEY, CA			
APN		055187602101			
ZONING DISTRICT		C-T			
GENERAL PLAN		AC			
COMMERCIAL DISTRICT W/ QUOTAS		YES			
<b>SEISMIC SAFETY</b>					
ALQUIST PRIORLO		LIQUEFACTION ZONE NO			
LANDSLIDE ZONE		UNREINFORCED MASONRY NO			
<b>ENVIRONMENTAL SAFETY</b>					
CREEK BUFFER		NONE		FIRE ZONE 1	
ENVIRONMENTAL MGMT AREA		FLOOD ZONE NO			
<b>BUILDING DATA PER PLANNING CODE</b>					
	EXISTING	NEW BASE	NEW PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
<b>BUILDING / LOT INFO</b>					
LOT AREA	12,792 SF	NO CHANGE	NO CHANGE	-	
BUILDING FOOTPRINT	3,907 SF	10,539 SF	10,935 SF	-	
LOT COVERAGE	30.5%	82%	86%	100%	BMC TABLE 23.204-32
MAX FLOOR AREA RATIO	1.2	5.5	6.3	6.0	BMC TABLE 23.204-33 DENSITY BONUS WAIVER REQUESTED
<b>AREAS</b>					
COMMERCIAL FLOOR AREA	N/A	5592 SF	1641 SF		
RESIDENTIAL FLOOR AREA	14,780 SF	64,551 SF	79,054 SF		
GROSS FLOOR AREA	14,780 SF	70,143 SF	80,829 SF		
USABLE OPEN SPACE	--	3,753 SF	2,109 SF	40 SF/UNIT	BMC TABLE 23.204-32 DENSITY BONUS WAIVER REQUESTED
IMPERVIOUS SURFACE AREA	1,655 SF	1,384 SF	889 SF		
<b>HEIGHT</b>					
# STORIES	4	7	8	6	BMC TABLE 23.204-32
AVERAGE BLDG HEIGHT	38'	73'-11"	87'-5"		
MAX BLDG HEIGHT	52'	75'	88'-0"	75'-0"	BMC TABLE 23.204-32 DENSITY BONUS WAIVER REQUESTED
<b>SETBACKS</b>					
FRONT YARD SETBACK	0'-0"	0'-0"	0'-0"	0'-0"	BMC TABLE 23.204-32
SIDE YARD SETBACKS					
INTERIOR WEST	0'-0"	5'-0"	5'-0"	0'-0"	BMC TABLE 23.204-32
INTERIOR EAST	50'-4"	5'-0"	5'-0"	0'-0"	BMC TABLE 23.204-32
REAR YARD SETBACK	37'-11"	10'-0"	5'-0"	10'-0" OR 10% OF LOT DEPTH, WHICHEVER IS LESS	BMC TABLE 23.304-3 DENSITY BONUS WAIVER REQUESTED
<b>UNITS</b>					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	2	30	26		
1-BEDROOM	8	-	8		
2-BEDROOM	2	25	35		
3-BEDROOM	-	6	6		
4-BEDROOM	-	6	8		
TOTAL	12	68	83		
BELOW MARKET RATE UNITS	-	5	5	6% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 22.5% DENSITY BONUS (SEE SHEET G001)	
<b>PARKING</b>					
CAR PARKING	35	-	-	0	BMC 23.322.30
ADA PARKING	-	-	-	0	
NON-RESIDENTIAL BIKE PARKING					
	-	-	-	0	BMC TABLE 23.322-10
BIKE PARKING (SHORT TERM)	-	3	4	2, OR 1 PER 40 BEDROOMS, WHICHEVER IS GREATER	
BIKE PARKING (LONG TERM)	-	41	49	1/3 BEDROOMS	

UNIT COUNT		
UNIT DESC.	UNIT COUNT	N° OF BEDROOMS
STUDIO UNIT	26	26
UNIT 1 BD	8	8
UNIT 2 BD	35	70
UNIT 3 BD	6	18
UNIT 4 BD	8	32
	83	154

RESIDENTIAL FLOOR AREA	
FLOOR	GROSS FLR AREA
GROUND LEVEL	9118 SF
SECOND FLR	10317 SF
THIRD FLR	10400 SF
FOURTH FLR	10403 SF
FIFTH FLR	10374 SF
SIXTH FLR	10382 SF
SEVENTH FLR	10352 SF
EIGHTH FLR	7708 SF
	79054 SF

**OWNER:**  
2538 DURANT LP  
2425 CHANNING WAY  
SUITE B, PMB #820  
BERKELEY, CA 94704  
TEL: (916) 224-3715  
NHAN NGUYEN LE  
nhan@valianccap.com

**LANDSCAPE**  
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LANDSCAPE ARCHITECTS,  
INC.  
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CELL: (415) 559-1914  
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jmiller@millercomp.com

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FAX: (510) 841-1225  
CHARLES KAHN, AIA  
charles@studiokda.com  
TILL HOUTERMANS  
till@studiokda.com

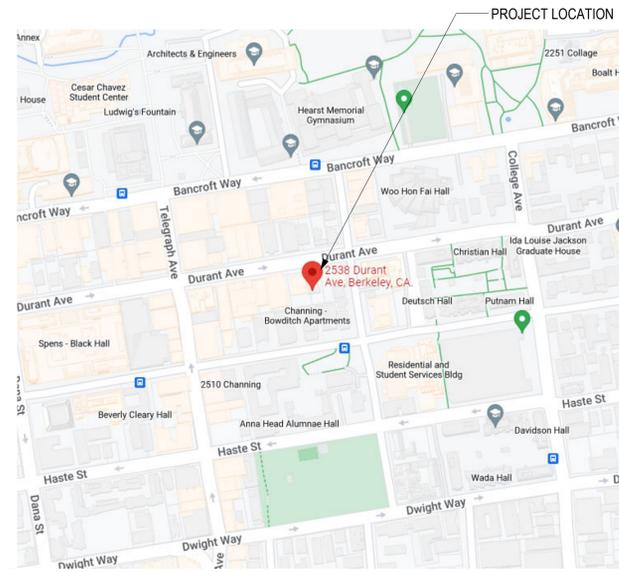
**TRAFFIC**  
ABRAMS ASSOCIATES TRAFFIC  
ENGINEERING  
1875 OLYMPIC BOULEVARD,  
SUITE 210 WALNUT CREEK, CA  
94596  
TEL: (925) 945-0201  
FAX: (925) 945-7966  
STEPHEN ABRAMS  
steve@abramsassociates.com

**CIVIL:**  
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3111 CASTRO VALLEY BLVD  
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BRIAN DORWARD  
bdorward@greenwoodmoore.com

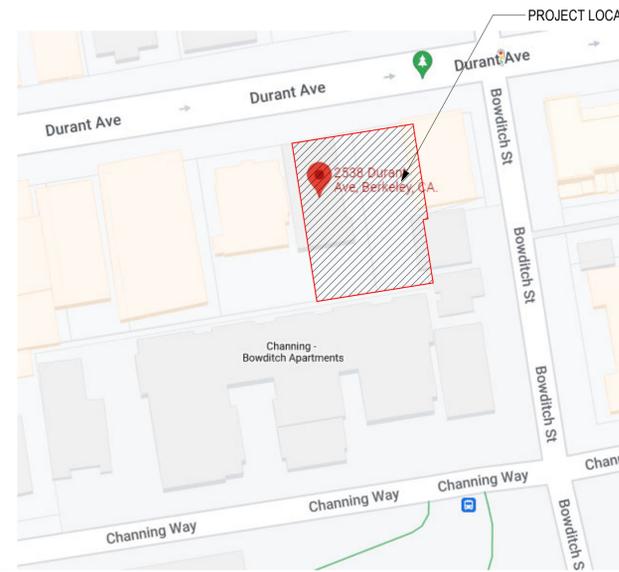
**HISTORICAL**  
PRESERVATION  
ARCHITECTURE  
TEL: (510) 418-0285

**PLANNING CONSULTANT:**  
RHOADES PLANNING GROUP  
2140 SHATTUCK AVENUE,  
SUITE 705  
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TEL: (510) 545-4341  
info@rholdesplanninggroup.com

**MARK HULBERT**  
mhulbert@earthlink.net

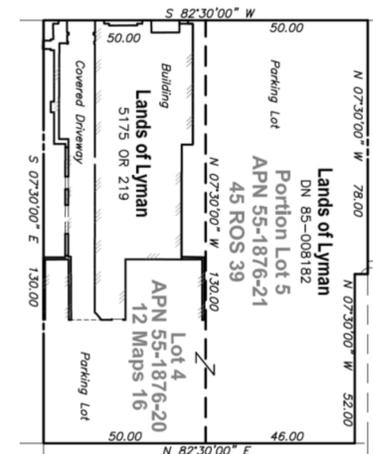


5 VICINITY MAP



4 LOCATION MAP

## Durant Avenue (80 FEET WIDE)



3 ASSESSOR'S PARCEL MAP

2 PROJECT TEAM

1 PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL REPLACE AN EXISTING 4-STORY RESIDENTIAL BUILDING AT 2538 DURANT AVE WITH A 8-STORY MIXED USE APARTMENT BUILDING. THE PROPOSED BUILDING WILL INCLUDE GROUND FLOOR RETAIL SPACE, (83) DWELLING UNITS AND AMENITY SPACES FOR THE RESIDENTS WITH 8TH FLOOR / ROOF TOP USABLE OPEN SPACE.



















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 REGULATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

AB	AGGREGATE BASE	PVC	POLY VINYL CHLORIDE
AC	ASPHALTIC CONCRETE	PVCC	POINT OF VERTICAL INTERSECTION
AD	AREA DRAIN	PL	PROPERTY LINE
AL	AREA LIGHT	R	RADIUS
ANC	ANCHOR	(R)	RADIAL LINE
ANG PT	ANGLE POINT	RCP	REINFORCED CONCRETE PIPE
AP	ANCHOR POLE	RIM	RIM ELEVATION
ARV	AIR RELIEF VALVE	RT	RIGHT
ASB	AGGREGATE SUB-BASE	ROW	RIGHT OF WAY
BC	BEGINNING OF CURVE	S	SLOPE
BOC	BACK OF CURB	SD	STORM DRAIN
BOW	BACK OF SIDEWALK	SDMH	STORM DRAIN MANHOLE
BM	BENCH MARK	SF	SQUARE FEET
BO	BLOWOFF	SHT	SHEET
BPD	BACKFLOW PREVENTION DEVICE	SL	STREET LIGHT
BVC	BEGINNING OF VERTICAL CURVE	SS	SANITARY SEWER
BW	BOTTOM OF WALL	SSCO	SANITARY SEWER CLEANOUT/RISER
CATV	CABLE TELEVISION	SSMH	SANITARY SEWER MANHOLE
C&G	CURB AND GUTTER	STA	STATION
CB	CATCH BASIN	STD	STANDARD
CIP	CAST IRON PIPE	SW	SIDEWALK
CL	CENTERLINE	T	TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	TBO	TEMPORARY BLOWOFF
CO	CLEANOUT	TC	TOP OF CURB
CONF	CONFORM	TELE	TELEPHONE
CONC	CONCRETE	TS	TRAFFIC SIGNAL
COTG	CLEANOUT TO GRADE	TW	TOP OF WALL
DDCV	DOUBLE DETECTOR CHECK VALVE	TYP	TYPICAL
CY	CUBIC YARDS	UNO	UNLES NOTED OTHERWISE
DI	DROP INLET	VAR	VARIES
DIP	DUCTILE IRON PIPE	VC	VERTICAL CURVE
DWG	DRAWING	VCP	VITRIFIED CLAY PIPE
DWY	DRIVEWAY	VERT	VERTICAL
(E)	EXISTING	W	WATER
EA	EACH	W/	WITH
EC	END OF CURVE	W/O	WITHOUT
EG	EXISTING GRADE	WM	WATER METER
ELEC	ELECTRIC	WW	WATER VALVE
ELECTRO	ELECTROLIER	YL	YARD LIGHT
ELEV	ELEVATION		
EP	EDGE OF PAVEMENT		
EVC	END OF VERTICLE CURVE		
FM	FIELD MEASUREMENT		
FC	FACE OF CURB		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FI	FIELD INLET		
FL	FLOW LINE		
G	GAS MAIN		
GAS V	GAS VALVE		
GM	GAS METER		
GB	GRADE BREAK		
GR	GRATE ELEVATION		
GV	GATE! VALVE		
HC	HANDICAP		
HGL	HYDRAULIC: GRADE! LINE		
HOR	HORIZONTAL		
HP	HIGH POINT		
INT	INTERSECTION		
INV	INVERT ELEVATION		
JP	JOINT POLE		
LP	LOW POINT		
LS	LANDSCAPING		
LT	LEFT		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MON	MONUMENT		
(N)	NEW		
NTS	NOT TO SCALE		
OD	OUTSIDE DIAMETER		
P	PAVEMENT		
PCC	PORTLAND CONCRETE CEMENT		
PI	POINT OF INTERSECTION		
PIV	POST INDICATOR VALVE		
POC	POINT OF CURVE		
PRC	POINT OF REVERSE CURVATURE		
PUE	PUBLIC UTILITY EASEMENT		



**ABBREVIATIONS**

**LEGEND**

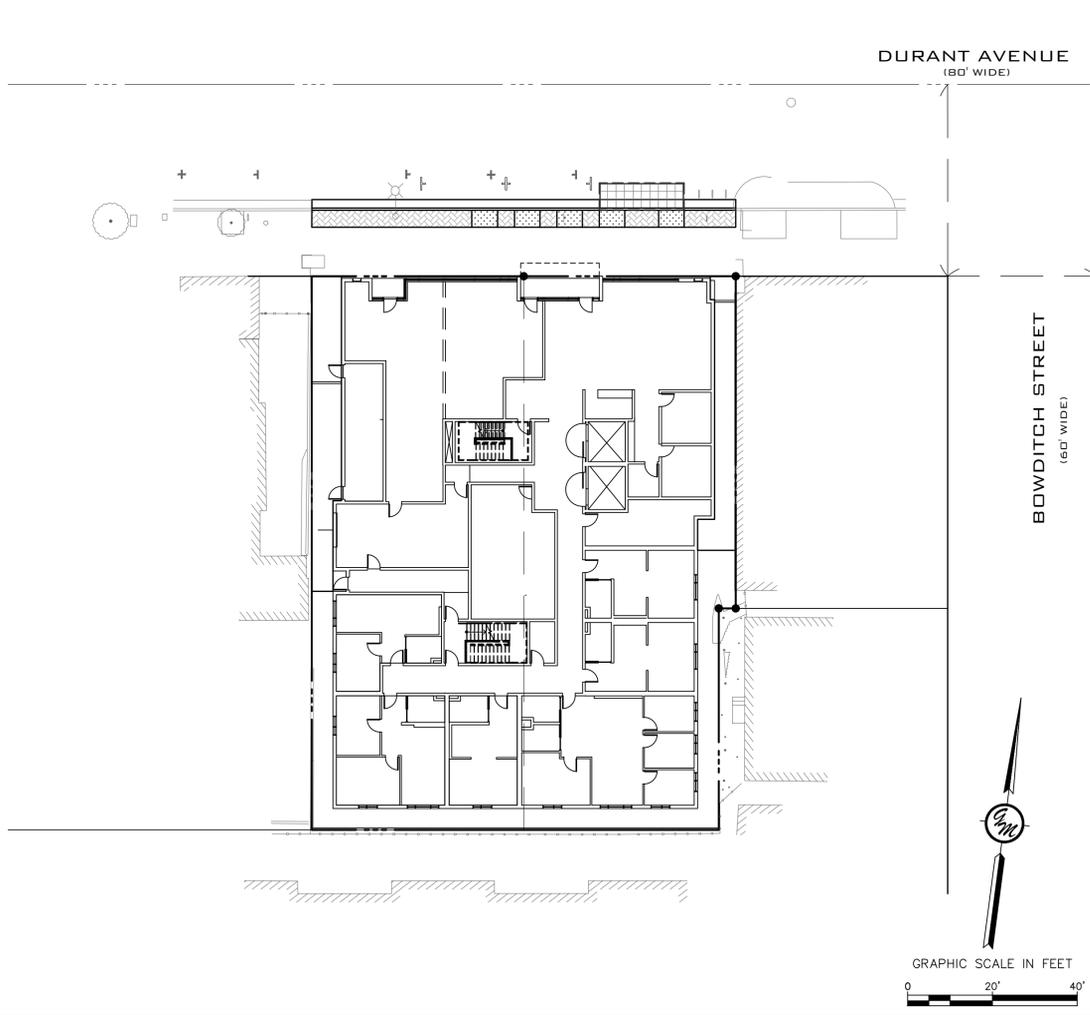
EXISTING	PROPOSED	DESCRIPTION
	AL	AREA LIGHT
BO	BO	BLOWOFF
	BL	BRUSH LINE
CTV	CTV	BUILDING CABLE TV LINE
	CB	CATCH BASIN
	CONC	CONCRETE
	C&G	CURB & GUTTER
	CIP	CURB, GUTTER & SIDEWALK
	CUT	CUT/FILL LINE
	DL	DAYLIGHT LINE
DI	DI	DROP INLET
	E	ELECTRIC LINE
	ELECTRO	ELECTROLIER
X	X	FENCE
	F	FIRE HYDRANT
	F	FIRE MAIN
	G	FLAG POLE
	G	GAS MAIN
	G	GAS VALVE
GM	GM	GAS METER
UPA	UPA	GUY ANCHOR
JT	JT	JOINT TRENCH
	M	MONUMENT
	SSCO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
	S	SIGN
	S	SLOPE
SD	SD	STORM DRAIN LINE
	SDMH	STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
	TV	TELEPHONE VAULT
	TS	TRAFFIC SIGNAL
	TR	TRANSFORMER
	UP	UTILITY POLE
	VG	VALLEY GUTTER
	W	WALL
	WGV	WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
	WV	WATER VALVE

# VLC05

## 2538 DURANT AVE

### BERKELEY, CA

#### APN: 055-1876-9-1



**SITE**

**BASIS OF BEARINGS:**  
THE MONUMENT LINE IN BOWDITCH STREET BETWEEN STANDARD CITY OF BERKELEY STREET MONUMENTS LOCATED IN THE INTERSECTION OF CHANNING WAY AND AT THE INTERSECTION OF BOWDITCH STREET AND DURANT AVENUE, WAS TAKEN AS N 07° 30' 00" W, AS SHOWN ON RECORD OF SURVEY NO. 2821 (R1), ALAMEDA COUNTY RECORDS.

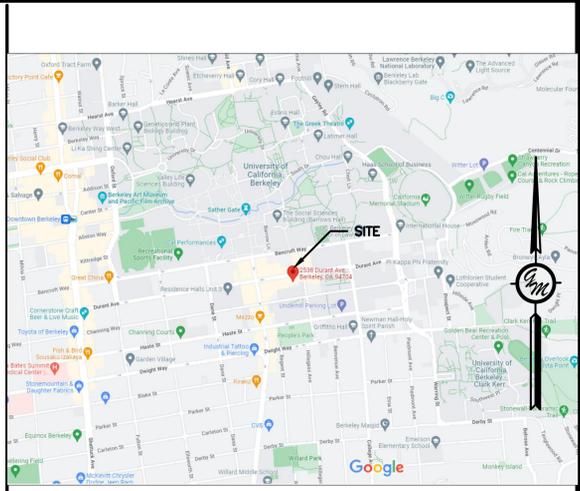
**VERTICAL DATUM / BENCHMARK:**  
CITY OF BERKELEY VERTICAL DATUM BASED ON A 2" BRASS DISC IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF COLLEGE AVE AND DURANT AVE, BEING CITY OF BERKELEY BM# B0397, ELEVATION = 300.31 FEET. (R2)

**REFERENCES:**  
(R1) --- RECORD OF SURVEY NUMBER 2821, FILED DECEMBER 14, 2018, IN BOOK 45 PAGE 39, ALAMEDA COUNTY RECORDS.  
(R2) --- CORNER RECORD NUMBER 7836, FILED DECEMBER 23, 2015, IN BOOK 75 PAGE 3, ALAMEDA COUNTY RECORDS.  
(R3) --- LOT MERGER INSTRUMENT NUMBER 2020254664, RECORDED SEPTEMBER 30, 2020, ALAMEDA COUNTY RECORDS.  
(R4) --- VESTING DEED INSTRUMENT NUMBER 2021371968, RECORDED NOVEMBER 15, 2021, ALAMEDA COUNTY RECORDS.

**BOUNDARY NOTE:**  
ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON (R1)-(R4), RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT SURVEYED VALUES.

**TITLE REPORT NOTE:**  
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD 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.



**VICINITY MAP**

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

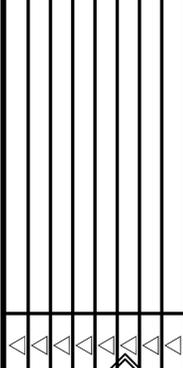
**OWNER/APPLICANT:**  
2538 DURANT LP  
2425 CHANNING WAY, SUITE B, PMB#820  
BERKELEY, CA 94704

**PROPERTY ADDRESS:**  
2538-2542 DURANT AVE  
CASTRO VALLEY, CA 94546

**ASSESSOR'S PARCEL NO:**  
055-1876-9-1

**PROJECT INFORMATION**

Sheet Number	Sheet Title
C0.0	COVER SHEET
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
C7.0	DETAILS
C7.1	CITY OF BERKELEY BMP'S



**VLC05**  
**2538 DURANT AVE**  
**BERKELEY, CA 94704**  
**APN: 055-1876-9-1**

**COVER SHEET**

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=20'
DATE:	11/11/2022
PROJECT NO.:	2022.031
PHASE NO.:	XX
SHEET NO.:	

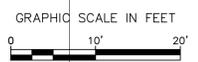
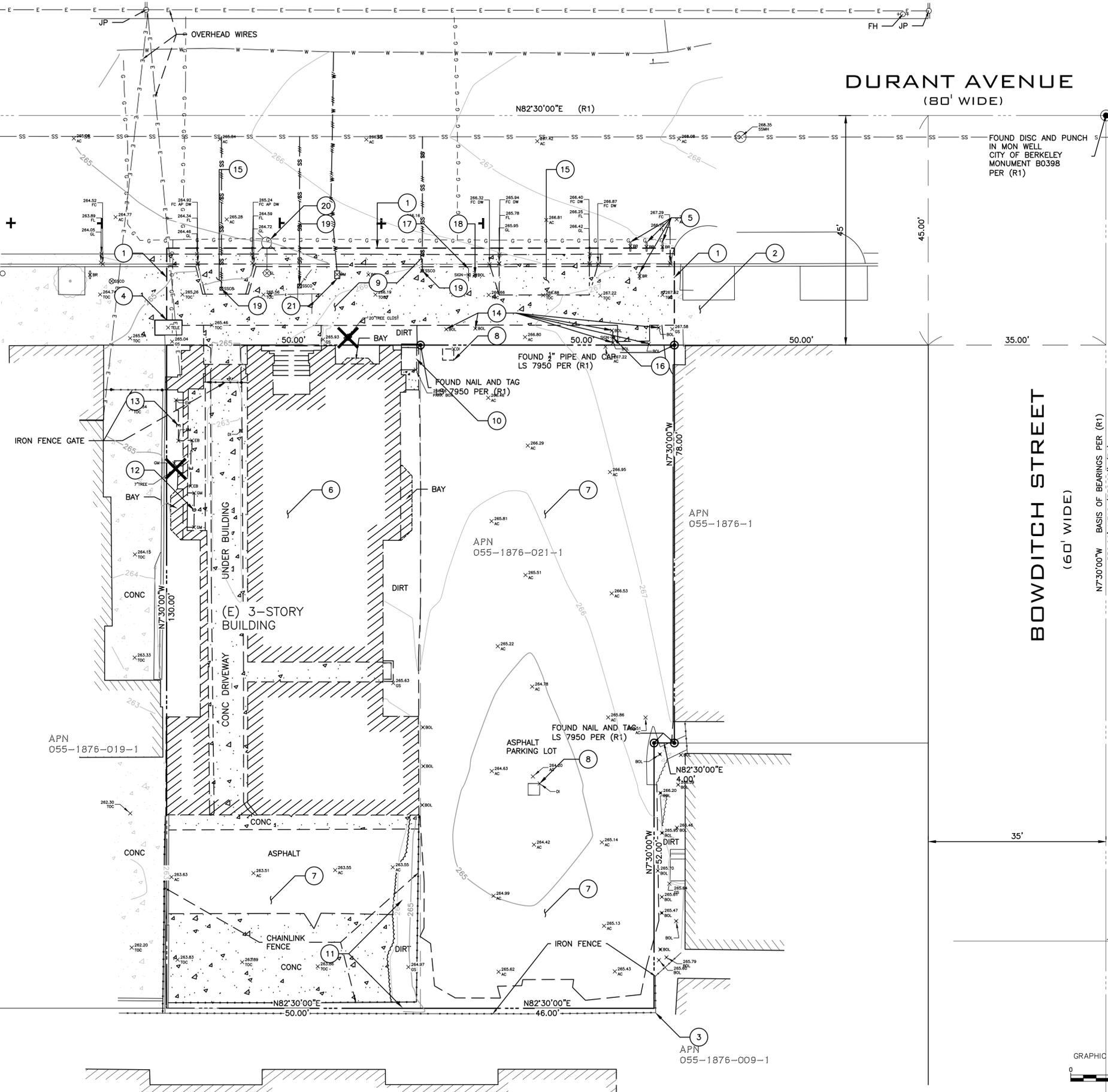
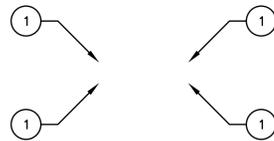
**SHEET INDEX**

**C0.0**

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**KEYNOTES:**

- 1. SAWCUT
- 2. (E) PARKLET TO REMAIN
- 3. (E) FENCE TO REMAIN
- 4. (E) TELEPHONE BOX TO REMAIN
- 5. (E) BIKE RACKS TO REMAIN
- 6. REMOVE (E) BUILDING
- 7. REMOVE (E) CONCRETE/ASPHALT
- 8. REMOVE (E) DI
- 9. REMOVE (E) SIDEWALK, CURB, & GUTTER
- 10. REMOVE (E) PARKING BOOTH
- 11. REMOVE (E) FENCE
- 12. REMOVE (E) GAS METER
- 13. REMOVE (E) ELECTRIC METER
- 14. REMOVE (E) BOLLARD
- 15. REMOVE (E) DRIVEWAY
- 16. REMOVE (E) SIGN
- 17. (E) SIGN TO REMAIN
- 18. (E) BOLLARD TO REMAIN
- 19. REMOVE (E) SSCO. CAP AND ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY STANDARDS
- 20. (E) STREET LIGHT TO REMAIN
- 21. REMOVE (E) WATER METER, CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS
- X REMOVE (E) TREE



**GREENWOOD & MOORE, INC.**  
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 Land Surveyors • Planners  
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 Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmore.com



**VLC05**  
**2538 DURANT AVE**  
**BERKELEY, CA 94704**  
**APN: 055-1876-9-1**

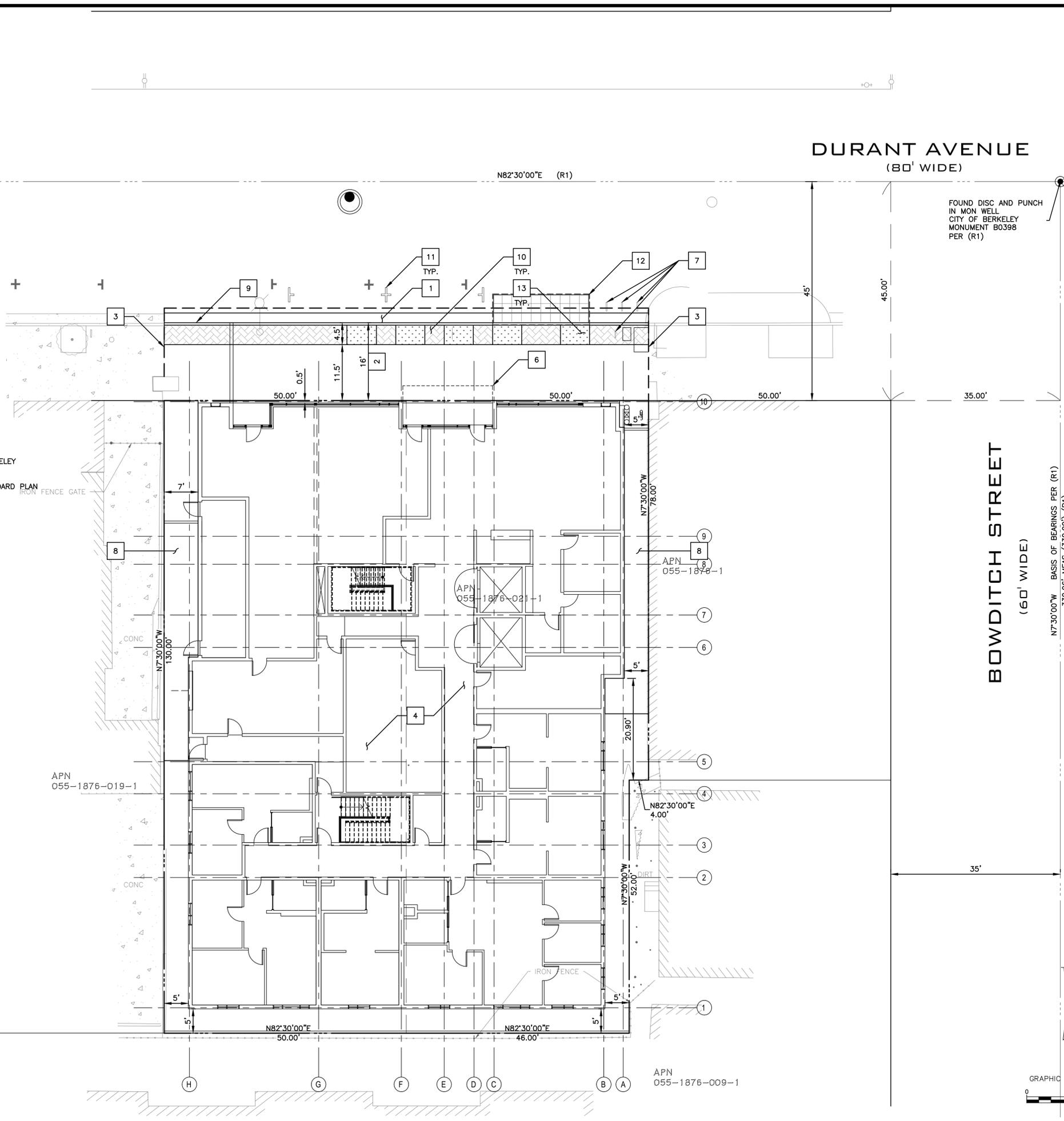
**TOPOGRAPHIC SURVEY**  
**& DEMOLITION PLAN**

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE:	11/11/2022
PROJECT NO.:	2022.031
PHASE NO.:	XX
SHEET NO.:	C1.0

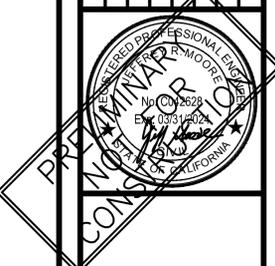
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**KEYNOTES #**

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145.
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153.
3. CONFORM TO EXISTING
4. (N) BUILDING SEE ARCHITECTURAL PLANS
5. RETAINING WALL
6. LINE OF BUILDING ABOVE
7. (E) BIKE RACK TO REMAIN
8. (N) CONCRETE PAVING
9. LOADING ZONE
10. CONCRETE PAVERS
11. RELOCATE (E) PARKING STRIPES
12. PROPOSED FUTURE PARKLET
13. LANDSCAPE



FOUND DISC AND PUNCH  
IN MON WELL  
CITY OF BERKELEY  
MONUMENT 80398  
PER (R1)



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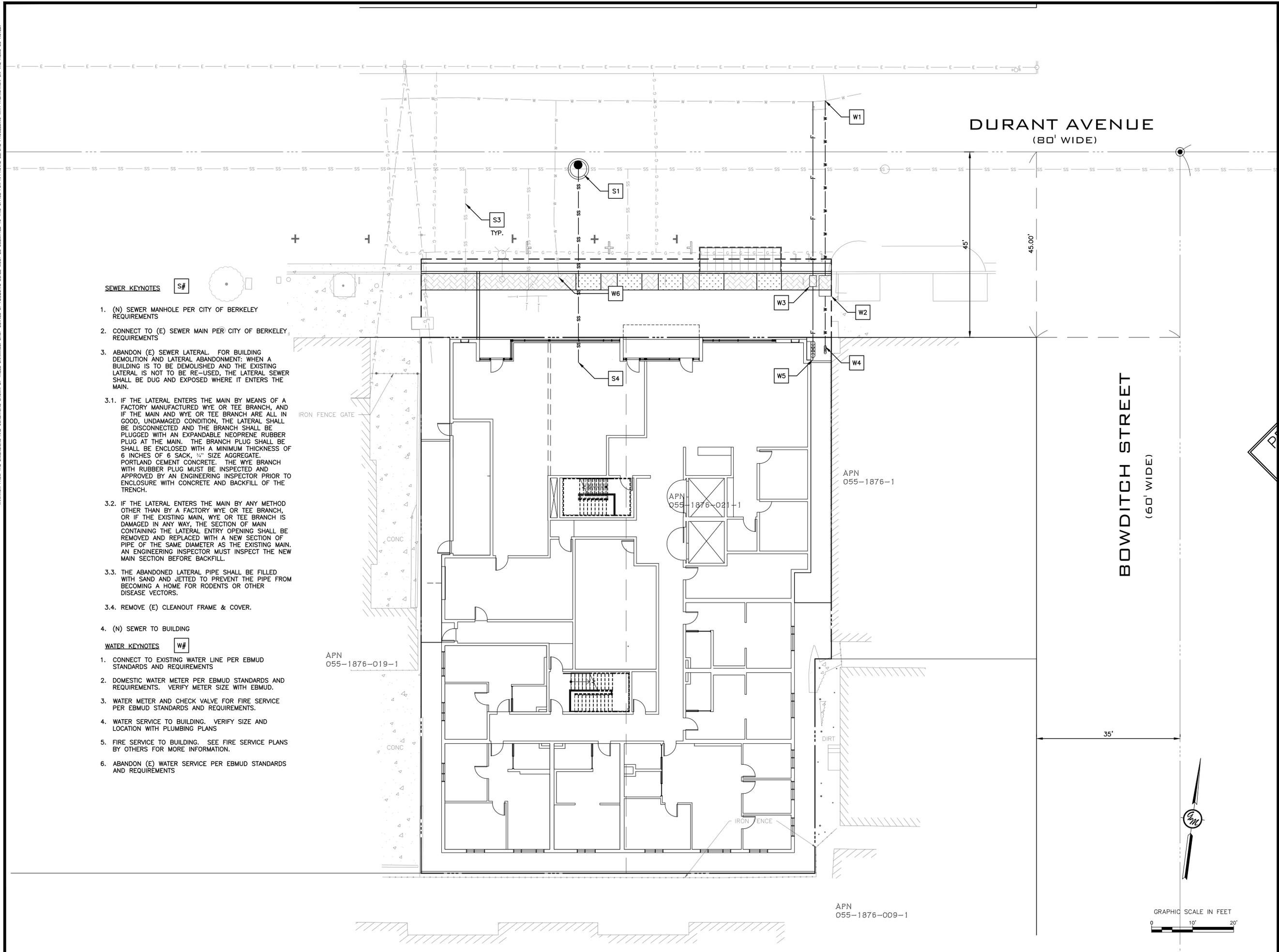
**VLC05**  
2538 DURANT AVE  
BERKELEY, CA 94704  
APN: 055-1876-9-1

**SITE PLAN**

CHECKED BY: **BD**  
DRAWN BY: **ST**  
SCALE: **1"=10'**  
DATE: **11/11/2022**  
PROJECT NO.: **2022.031**  
PHASE NO.: **XX**  
SHEET NO.:

**C2.0**

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**SEWER KEYNOTES** S#

1. (N) SEWER MANHOLE PER CITY OF BERKELEY REQUIREMENTS
2. CONNECT TO (E) SEWER MAIN PER CITY OF BERKELEY REQUIREMENTS
3. 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.
  - 3.1. 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.
  - 3.2. 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.
  - 3.3. 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.
  - 3.4. REMOVE (E) CLEANOUT FRAME & COVER.

**(N) SEWER TO BUILDING**

**WATER KEYNOTES** W#

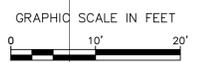
1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION.
6. ABANDON (E) WATER SERVICE PER EBMUD STANDARDS AND REQUIREMENTS



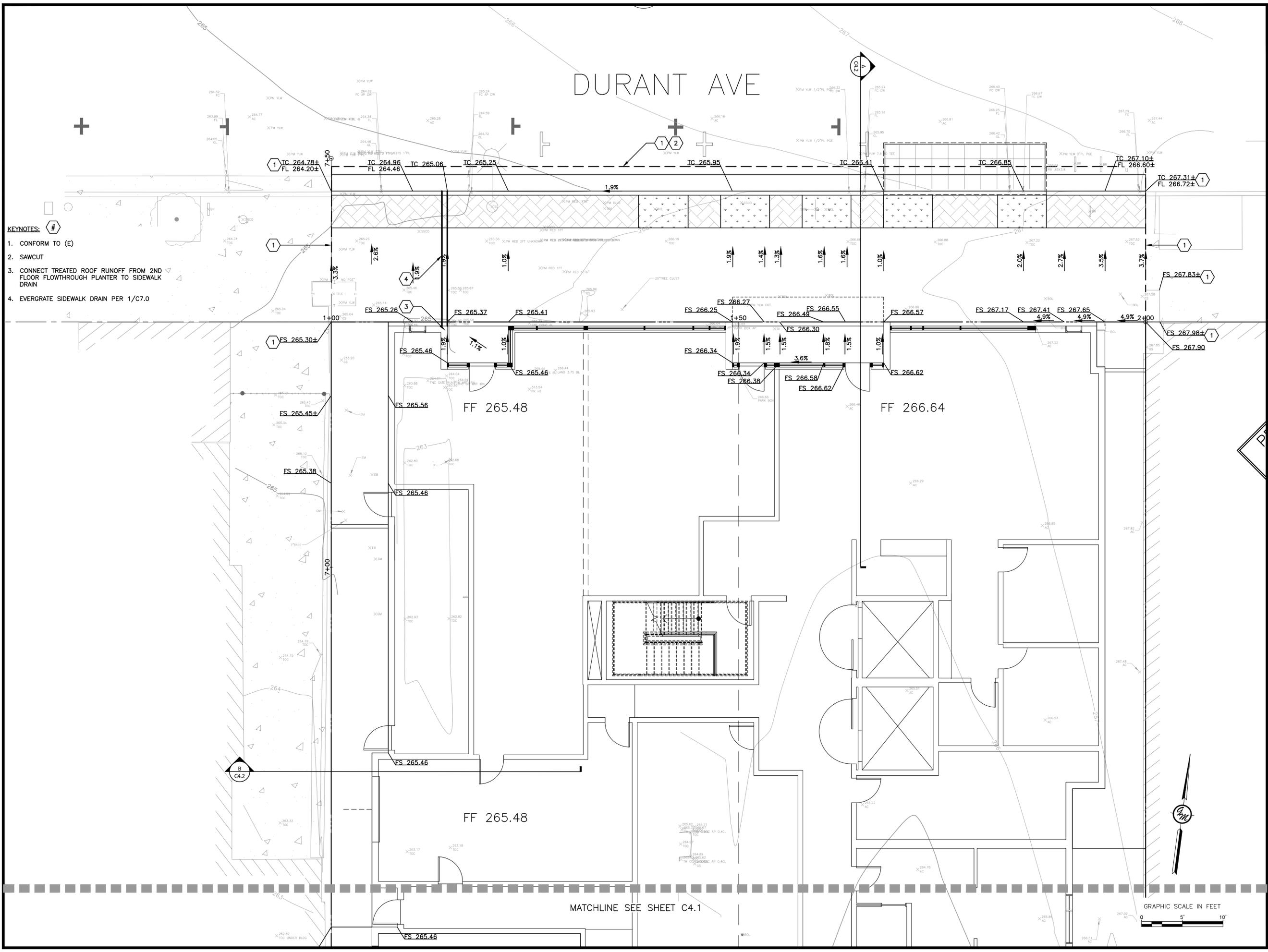
**VLC05**  
2538 DURANT AVE  
BERKELEY, CA 94704  
APN: 055-1876-9-1

**UTILITY PLAN**

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE:	11/11/2022
PROJECT NO.:	2022.031
PHASE NO.:	XX
SHEET NO.:	C3.0



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- KEYNOTES:** #
1. CONFORM TO (E)
  2. SAWCUT
  3. CONNECT TREATED ROOF RUNOFF FROM 2ND FLOOR FLOWTHROUGH PLANTER TO SIDEWALK DRAIN
  4. EVERGRATE SIDEWALK DRAIN PER 1/C7.0

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**2538 DURANT AVE**  
**BERKELEY, CA 94704**  
**APN: 055-1876-9-1**

**GRADING PLAN**

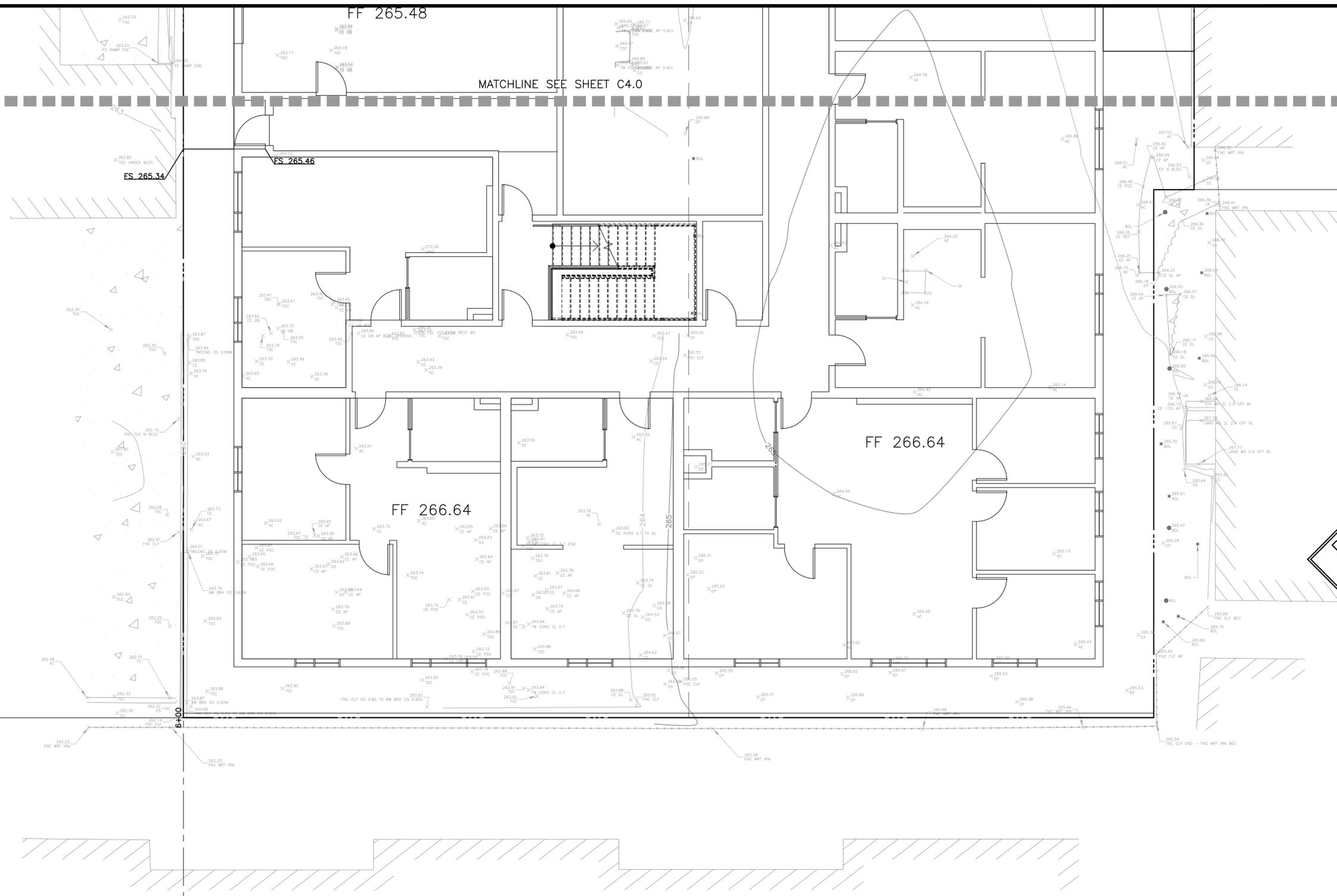
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 DRAWN BY: **ST**  
 SCALE: **1"=5'**  
 DATE: **11/11/2022**  
 PROJECT NO.: **2022.031**  
 PHASE NO.: **XX**  
 SHEET NO.:

**C4.0**

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KEYNOTES: #

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2. SAWCUT
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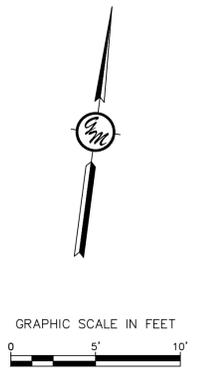


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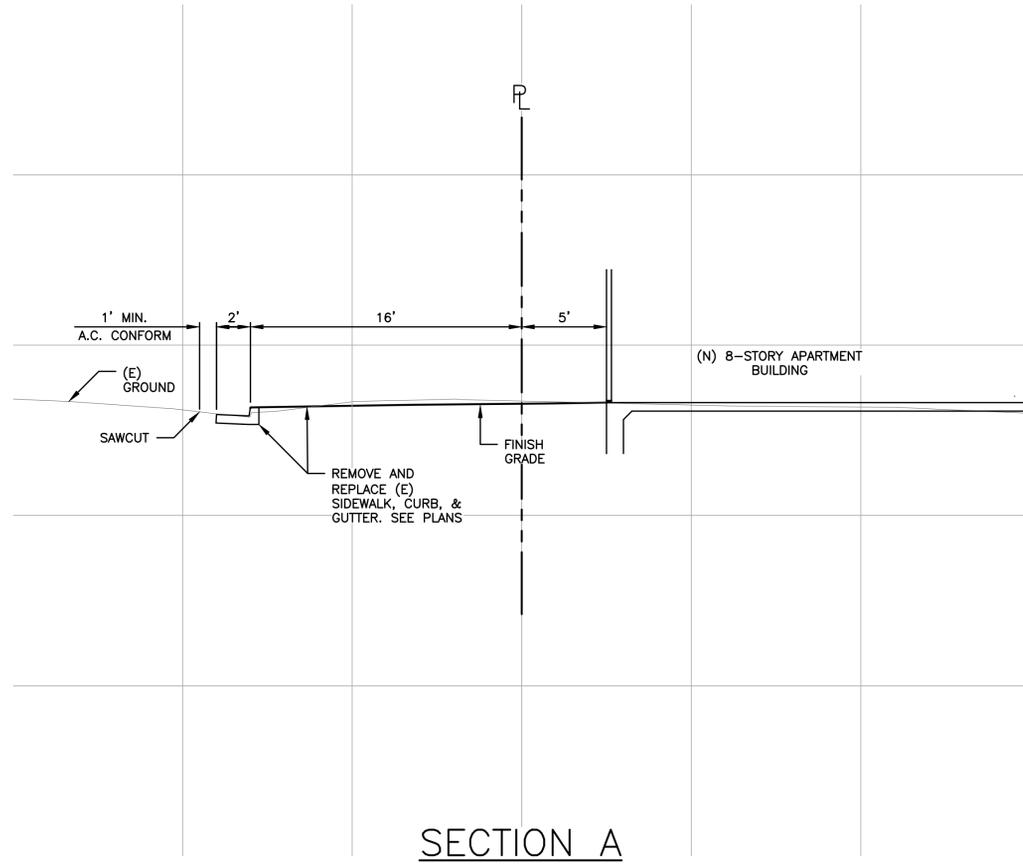
**GRADING PLAN**

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DRAWN BY: **ST**  
SCALE: **1"=5'**  
DATE: **11/11/2022**  
PROJECT NO.: **2022.031**  
PHASE NO.: **XX**  
SHEET NO.:

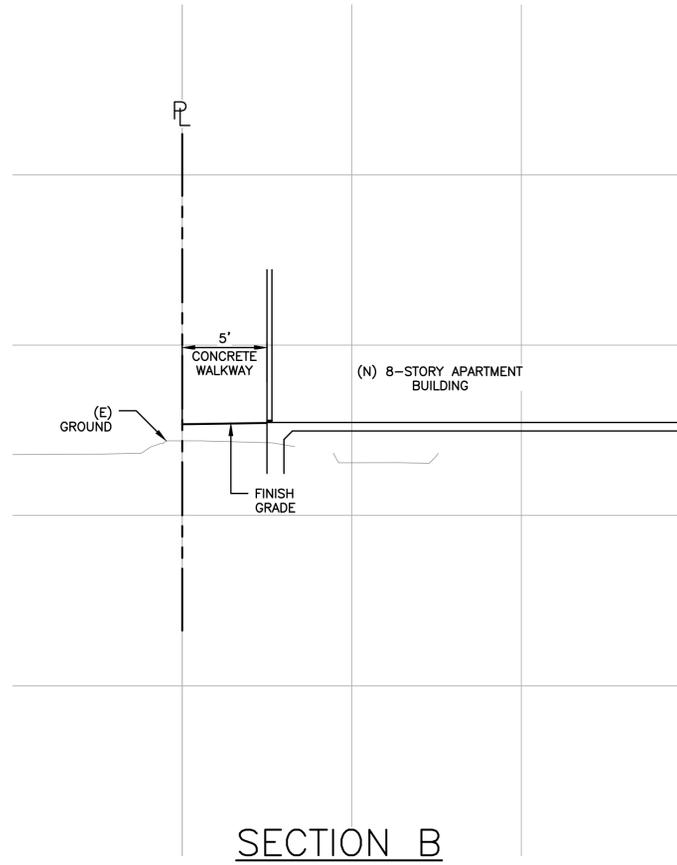
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**SECTION A**  
SCALE: 1"=5'



**SECTION B**  
SCALE: 1"=5'

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**SECTIONS**

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SCALE: **AS SHOWN**  
DATE: **11/11/2022**  
PROJECT NO.: **2022.031**  
PHASE NO.: **XX**  
SHEET NO.:

**C4.2**

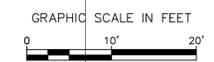
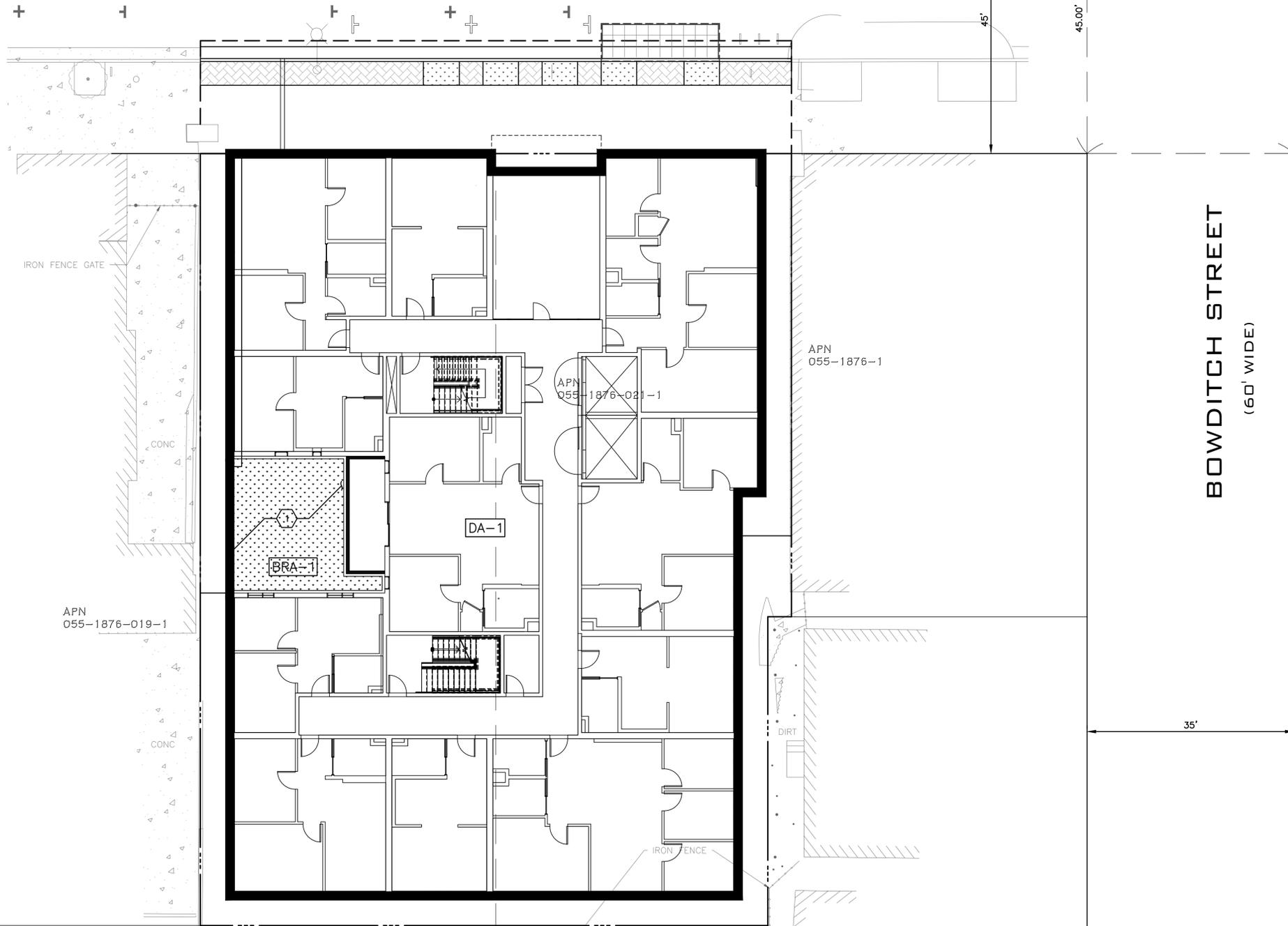
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KEYNOTES 

1. FLOWTHROUGH PLANTER ON 2ND FLOOR

	IMPERVIOUS AREA (SQ. FT)
EXISTING	12,033
PROPOSED	11,256

	AREA (SQ. FT)								
BIORETENTION AREA	TOTAL AREA	IMPERVIOUS PAVEMENT	ROOF	LANDSCAPING	0.1*LANDSCAPING	*TOTAL IMPERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA	
1	10,923	0	10,490	0	0	10,490	420	433	



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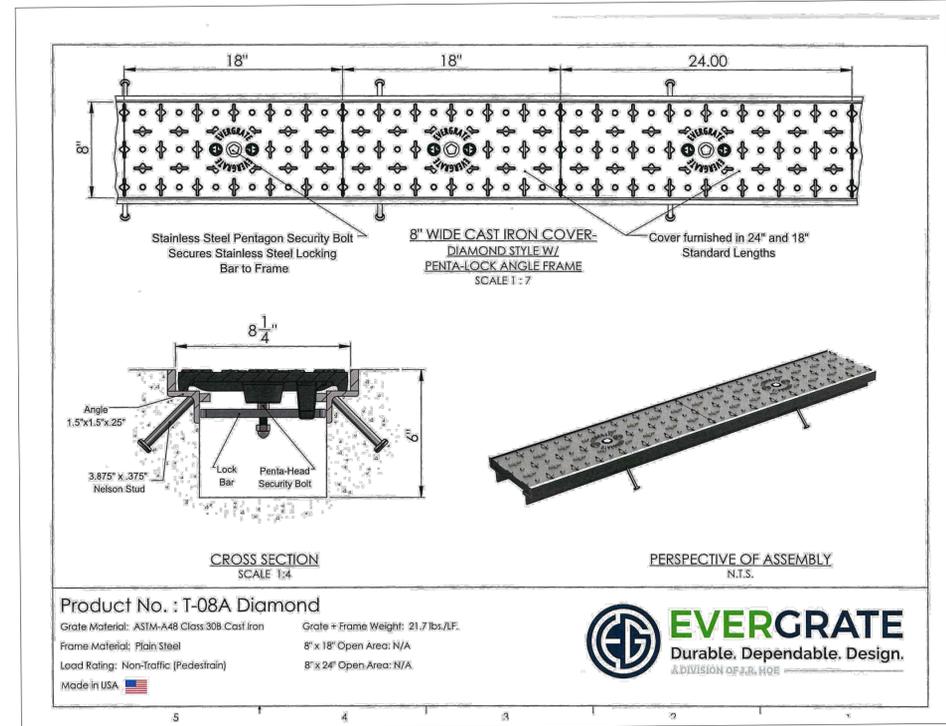
**STORMWATER CONTROL PLAN**

CHECKED BY: **BD**  
DRAWN BY: **ST**  
SCALE: **1"=10'**  
DATE: **11/11/2022**  
PROJECT NO.: **2022.031**  
PHASE NO.: **XX**  
SHEET NO.:

**C5.0**

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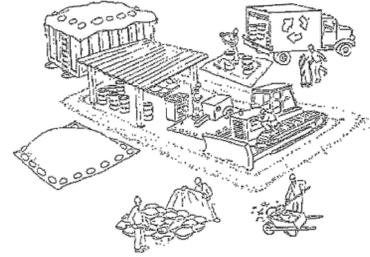
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DETAILS

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C7.0

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



## 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.



- 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.

- 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.

## 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

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11/11/2022



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CITY OF BERKELEY BMP'S

CHECKED BY: BD  
DRAWN BY: ST  
SCALE: NO SCALE  
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SHEET NO.:

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