NEW MULTI-FAMILY MIXED-USE AT

2037 DURANT AVE, BERKELEY, CA 94704



THE SITE'S REDEVELOPMENT WILL INCLUDE THE DEMOLITION OF THE EXISTING HUSTEAD'S AUTO BODY SHOP, A 1 STORY 13,000 SF COMMERCIAL BUILDING TO ALLOW DEVELOPMENT OF A NEW 8 STORY, 76,373 SF MULTI-FAMILY MIXED-USE BUILDING. WE PROPOSE A ±1,552 SF RETAIL SPACE AT THE GROUND FLOOR WITH 74 UNITS OF MULTI-FAMILY STUDENT RENTAL HOUSING. THE GROUND FLOOR WILL INCLUDE COMMERCIAL SPACE AS WELL AS A GENEROUS RESIDENTIAL LOBBY, 4 RENTAL UNITS, INTERIOR BIKE STORAGE, AND UTILITY SPACES ACCESSED FROM DURANT AVENUE. THE 74 RESIDENTIAL UNITS ARE A MIX OF 2 AND 3 BEDROOM UNITS WITH GENEROUS KITCHEN/DINING/LIVING ROOM AREAS. IN ADDITION, THERE IS A COMMON USABLE OPEN SPACE PATIO AREA AT GRADE, A COMMON OUTDOOR DECK AT THE 4TH FLOOR AND COMMON OUTDOOR BALCONIES AT THE 5TH THROUGH 8TH FLOORS.

4 PROJECT DESCRIPTION

OWNERS:
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BRETT SPENCER
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3 PROJECT TEAM

APPLICABLE BUILDING CODE REGULATIONS:

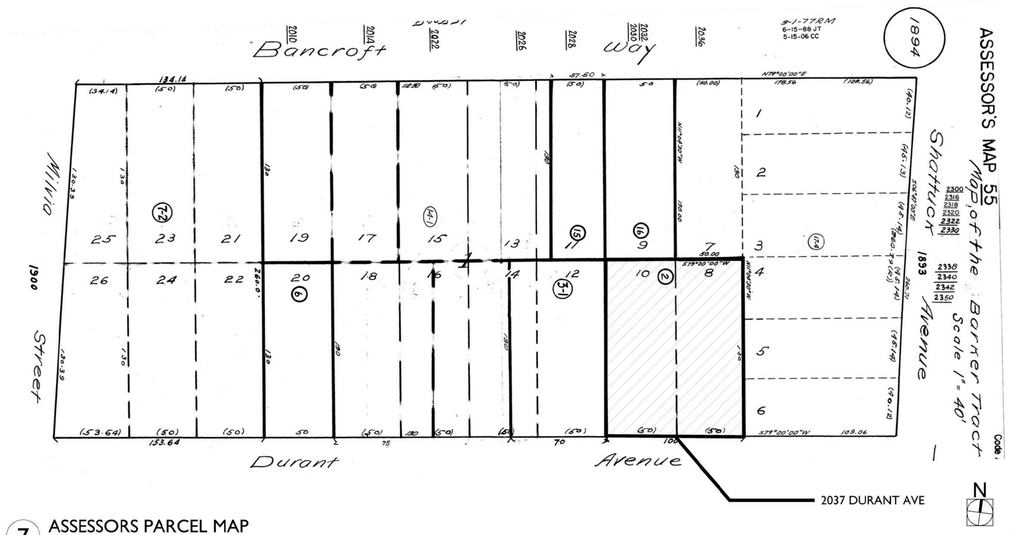
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CBEES)
2022 CalGREEN

WHEN APPLICABLE FOR DEFERRED SUBMITTALS:
SPRINKLER SYSTEM: NFPA 13
FIRE ALARM SYSTEM: NFPA 72

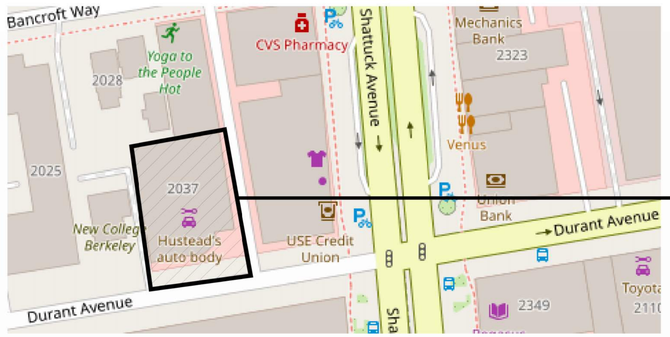
2 BUILDING CODE INFORMATION

1 SHEET INDEX

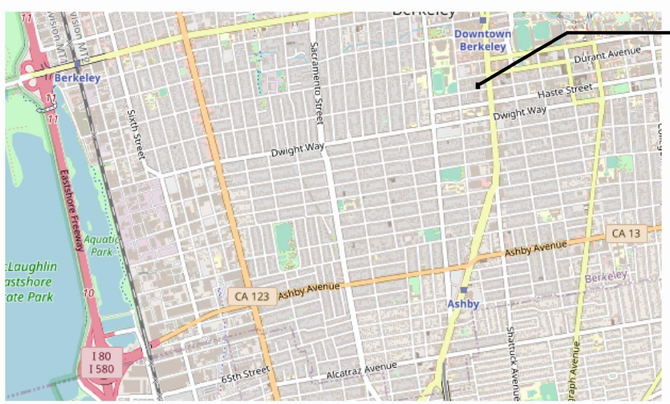
SHEET NUMBER	SHEET TITLE	01/20/23 - SB330 APP.	05/01/23 - ENTITLEMENT APP.	09/18/23 - REV 01	10/31/23 - REV 02
	GENERAL SHEETS				
G000	TITLE SHEET	•	•	•	•
G001	ZONING CODE INFORMATION	•	•	•	•
G002	STREET CONTEXT PHOTOS	•	•	•	•
G003	STREET ELEVATION RENDERINGS	•	•	•	•
G011	PERSPECTIVE CONTEXT RENDERINGS	•	•	•	•
G020	SHADOW STUDIES - JUNE 21ST		•	•	•
G021	SHADOW STUDIES - MAY 1ST		•	•	•
G022	SHADOW STUDIES - DECEMBER 21ST		•	•	•
G030	OPEN SPACE CALCULATIONS	•	•	•	•
G031	GREEN POINT HOME CHECKLIST		•	•	•
G050	DENSITY BONUS CALCULATIONS & DIAGRAMS	•	•	•	•
	CIVIL DRAWINGS				
1 of 1	TOPOGRAPHIC SURVEY	•	•	•	•
C0.0	COVER SHEET		•	•	•
C1.0	DEMOLITION PLAN		•	•	•
C2.0	SITE PLAN		•	•	•
C3.0	GRADING PLAN		•	•	•
C3.1	SECTIONS		•	•	•
C3.2	SECTIONS		•	•	•
C4.0	UTILITY PLAN		•	•	•
C5.0	STORM WATER CONTROL PLAN		•	•	•
	LANDSCAPE DRAWINGS				
L1.0	LANDSCAPE PLAN GROUND		•	•	•
L1.1	LANDSCAPE PLAN ROOF DECK		•	•	•
L1.2	LANDSCAPE DETAILS		•	•	•
L1.3	PLANTING NOTES AND DETAILS		•	•	•
L1.4	PLANTING NOTES AND DETAILS		•	•	•
L1.5	MWELO CHECKLIST CALCS		•	•	•
	ARCHITECTURAL DRAWINGS				
A100	SITE PLANS - PROPOSED AND EXISTING	•	•	•	•
A101	PROPOSED GROUND FLOOR PLAN	•	•	•	•
A102	PROPOSED SECOND & THIRD FLOOR PLANS	•	•	•	•
A103	PROPOSED FOURTH FLOOR PLAN	•	•	•	•
A104	PROPOSED FIFTH - SEVENTH FLOOR PLANS	•	•	•	•
A105	PROPOSED EIGHTH FLOOR PLAN	•	•	•	•
A106	PROPOSED ROOF PLAN	•	•	•	•
A200	EXTERIOR ELEVATIONS - MATERIALS & COLORS	•	•	•	•
A201	EXTERIOR ELEVATIONS - MATERIALS & COLORS	•	•	•	•
A300	BUILDING SECTIONS	•	•	•	•
A301	BUILDING SECTIONS			•	•
A400	PERSPECTIVE VIEWS			•	•
A401	PERSPECTIVE VIEWS			•	•
A402	PERSPECTIVE VIEWS			•	•
A403	PERSPECTIVE VIEWS			•	•



7 ASSESSORS PARCEL MAP
N.T.S.



6 LOCATION MAP
N.T.S.



5 VICINITY MAP
N.T.S.

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:
1/20/2023 SB330 APPLICATION
05/01/2023 ENTITLEMENT APP.
09/18/2023 ENTITLEMENT RESP 1
10/31/2023 ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: TITLE SHEET

SHEET: **G000**

Zoning Code Information

Site Information				
Address	2037 Durant Ave, Berkeley, CA, 94704			
APN	55-1894-2			
Zoning District	C-DMU Buffer			
Overlay/Special District	N/A			
Seismic Safety				
Eearthquake Fault Rupture Zone	No	Landslide Zone		No
Liquefaction Zone	No	Unreinforced Masonry Building Inventory		No
Historic Zone				
Landmark/Structure of Merit	Yes			
Environmental Safety				
Creek Buffer	No	Fire Zone		1
Flood Zone	No			
Additional Parcel Info				
Redevelopment Area	No			

Building Data Per Planning Code

	Existing	Proposed	Required/Allowed	Notes/Code
Parcel Conditions				
Occupancy Type (Per Planning)	B,S2	M, R2	B, M, R2, S2	
Lot Area	13,000	13,000	N/A	
Building Footprint	13,000	10,777		
Lot Coverage	1	82.9%		
Floor Area Ratio	1.00	5.9	N/A	
Year Constructed	1949			
Areas				
Commercial Floor Area	12,384	1,552		
Residential Floor Area	0	74,821		See Density Bonus
Residential Usable Open Space	0	2,098	80 S.F. / Unit = 5,920 S.F. Required	Density Bonus waiver requested
Privately Owned Public Open Space	0	191	1 S.F. / 50 S.F. Commercial = 32 S.F. Required	
Landscaped - Residential U.O.S.	0	562	40% of U.O.S. = 2,368 S.F. Required	Density Bonus waiver requested
Impervious Surface Area	13,000			Not req. for SB330 application
Gross Floor Area	12,384	76,373		See Density Bonus
Height				
Building Height - # of Stories	1	8	6 w/ UP	5 Stories without UP
Building Height - Feet	23'-0"	90'-0"	60'-0" w/ UP	50'-0" without UP
Setbacks				
Front Setback	0'-0"	0'-0"	0'-0" Min, 5'-0" Max.	
Side Setbacks < 65' from Frontage	0'-0"	5'-0" East; 7'-0" West	0'-0"	
Side Setbacks > 65' from Frontage	0'-0"	5'-0" East; 7'-0" West	5'-0" Min.	
Rear Setback	0'-0"	7'-0"	5'-0" Min.	
Parking				
Bike Parking (Short Term)	0	6	6	1 sp / 40 Bedrms + (1) Retail
Bike Parking (Long Term)	0	66	66	1 space / 3 Bedrooms
Retail Parking	0	0	0	Not required per SB 2097

2 ZONING CODE INFORMATION

Bldg Unit Summary

Unit Type/Name	*Count*	*Sq. Ft*	*Bdrms*	*Full Baths*	*1/2 Baths*	*SF / Bdrm*
A	14	812	3	1	0	271
A'	1	832	3	1	0	277
B	14	1037	3	2	0	346
B'	1	1,061	3	2	0	354
C	14	787	2	1	1	394
C'	1	784	2	1	0	392
D	14	820	3	1	1	273
D'	1	905	3	1	0	302
E	4	915	3	2	1	305
F	10	591	2	1	0	296
Total	74	61,536	197	93	29	312
Per Unit Average		832	2.7	1.3		

1 BUILDING UNIT SUMMARY

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · CHARLES PETER KAPSALIS · LICENSED ARCHITECT · 16107 · 5/7/2021

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PROJECT ISSUE RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2
12/4/2023	ENTITLEMENT RESP 3

CITY PERMIT RECORD:

PROJECT: JJY01

TITLE: ZONING CODE INFORMATION

SHEET: **G001**



Shattuck Ave | New Mixed Use Retail w/ Apartments Above 2100 Durant Ave | Varsity Berkeley Apartments 2024 Durant Ave | Stuart Pratt Manor (Retirement Home) 2020 Durant Ave | Apartment Building 2000 Durant Ave | Milvia St

2 DURANT AVE FACING SOUTH



2017 Durant Ave | Berkeley Park Apartments - 2025 Durant Ave | Persian Cultural Center 2029 Durant Ave | PROJECT SITE: Husteads Auto Body 2037 Durant Ave | Mixed Use Retail w/ Apartments Above 2300 - 2350 Shattuck Ave | Shattuck Ave

1 DURANT AVE FACING NORTH

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · EDWARD PETERSON · 016027 · REGISTERED ARCHITECT · 12/17/2021

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PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT:
JJY01

TITLE:
STREET CONTEXT PHOTOS

SHEET:
G002

Berkeley Park Apartments - 2025 Durant Ave

Persian Cultural Center
2029 Durant Ave

PROJECT SITE:
Husteads Auto Body
2037 Durant Ave

Mixed Use Retail w/ Apartments Above
2300 - 2350 Shattuck Ave

Shattuck Ave



2 PROPOSED STREET ELEVATION

Berkeley Park Apartments - 2025 Durant Ave

Persian Cultural Center
2029 Durant Ave

PROJECT SITE:
Husteads Auto Body
2037 Durant Ave

Mixed Use Retail w/ Apartments Above
2300 - 2350 Shattuck Ave

Shattuck Ave



1 EXISTING STREET ELEVATION

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · EDWARD FEIDER · LICENSED ARCHITECT · 09/30/2021 · 30160/27

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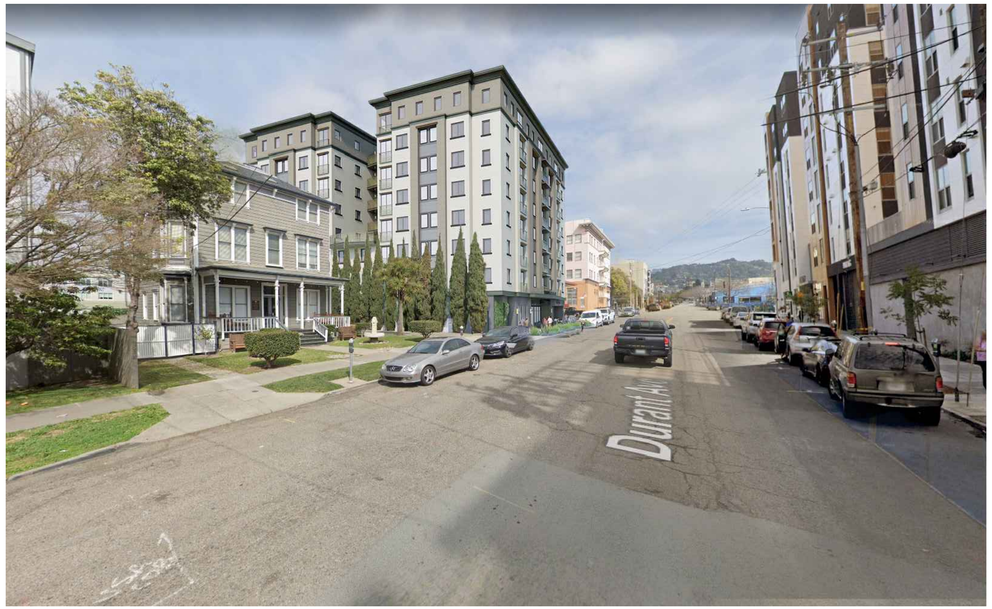
PROJECT ISSUE RECORD:

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09/18/2023	ENTITLEMENT RESP I

PROJECT:
JJY01

TITLE:
STREET ELEVATION RENDERINGS

SHEET:
G003



3 VIEW FROM DURANT AVE.



1 AERIAL VIEW FROM SHATTUCK AVE. AND DURANT AVE.



2 VIEW FROM CORNER OF SHATTUCK AVE. AND DURANT AVE.



KEY MAP

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

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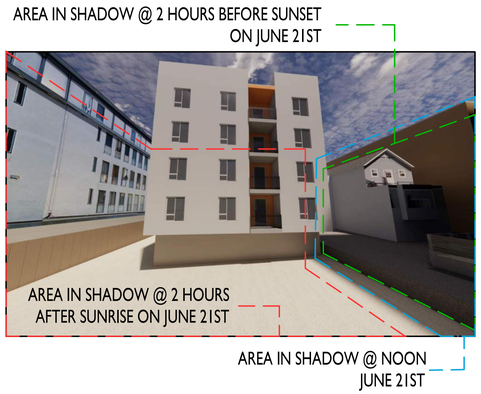
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09/18/2023	ENTITLEMENT RESP I

PROJECT:
JJY01

TITLE:
PERSPECTIVE CONTEXT RENDERINGS

SHEET:
G011



12 2028 DURANT AVE. - NORTH SIDE
N.T.S.



9 SHADOW STUDY PROPOSED - 6/21 - 6:34 PM
N.T.S.



6 SHADOW STUDY PROPOSED - 6/21 - 12:00 PM
N.T.S.



3 SHADOW STUDY PROPOSED - 6/21 - 7:47 AM
N.T.S.



11 2025 DURANT AVE. - WEST SIDE
N.T.S.



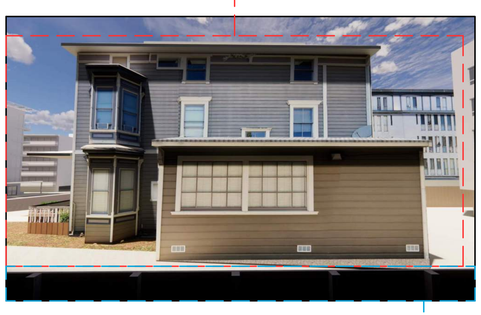
8 SHADOW STUDY COMBINED - 6/21 - 6:34 PM
N.T.S.



5 SHADOW STUDY COMBINED - 6/21 - 12:00 PM
N.T.S.



2 SHADOW STUDY COMBINED - 6/21 - 7:47 AM
N.T.S.



10 2029 DURANT AVE. - WEST SIDE
N.T.S.



7 SHADOW STUDY EXISTING - 6/21 - 6:34 PM
N.T.S.



4 SHADOW STUDY EXISTING - 6/21 - 12:00 PM
N.T.S.



1 SHADOW STUDY EXISTING - 6/21 - 7:47 AM
N.T.S.

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CITY PERMIT RECORD:	
1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1

PROJECT:
JJY01

TITLE:
SHADOW STUDIES - JUNE 21ST

SHEET:
G020

AREA IN SHADOW @ NOON
MAY 1ST



12 2028 DURANT AVE. - NORTH SIDE
N.T.S.



9 SHADOW STUDY PROPOSED - 5/01 - 6:34 PM
N.T.S.



6 SHADOW STUDY PROPOSED - 5/01 - 12:00 PM
N.T.S.

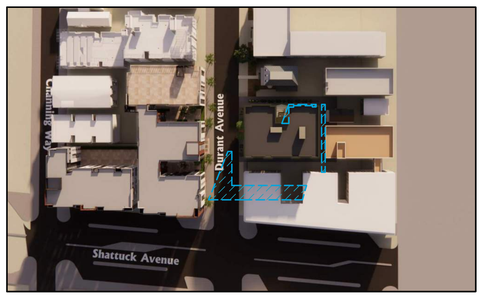


3 SHADOW STUDY PROPOSED - 5/01- 7:47 AM
N.T.S.

AREA IN SHADOW @ 2 HOURS AFTER
SUNRISE ON MAY 1ST



11 2025 DURANT AVE. - WEST SIDE
N.T.S.



8 SHADOW STUDY COMBINED - 5/01 - 6:34 PM
N.T.S.

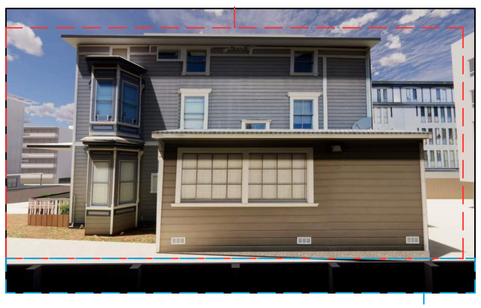


5 SHADOW STUDY COMBINED - 5/01 - 12:00 PM
N.T.S.



2 SHADOW STUDY COMBINED - 5/01 - 7:47 AM
N.T.S.

AREA IN SHADOW @ 2 HOURS AFTER
SUNRISE ON MAY 1ST



10 2029 DURANT AVE. - WEST SIDE
N.T.S.



7 SHADOW STUDY EXISTING - 5/01 - 6:34 PM
N.T.S.



4 SHADOW STUDY EXISTING - 5/01 - 12:00 PM
N.T.S.



1 SHADOW STUDY EXISTING - 5/01 - 7:47 AM
N.T.S.

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · JAMES PEIDER JOHNSON · LICENSED ARCHITECT · 10160/21 · 7/2021
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PROJECT ISSUE RECORD:

CITY PERMIT RECORD:	
1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT:
JJY01

TITLE:
SHADOW STUDIES - MAY 1ST

SHEET:
G021



12 2028 DURANT AVE. - NORTH SIDE
N.T.S.



9 SHADOW STUDY PROPOSED - 12/21 - 2:48 PM
N.T.S.



6 SHADOW STUDY PROPOSED - 12/21 - 12:00 PM
N.T.S.



3 SHADOW STUDY PROPOSED - 12/21- 9:27 AM
N.T.S.



11 2025 DURANT AVE. - WEST SIDE
N.T.S.



8 SHADOW STUDY COMBINED - 12/21 - 2:48 PM
N.T.S.



5 SHADOW STUDY COMBINED - 12/21 - 12:00 PM
N.T.S.



2 SHADOW STUDY COMBINED - 12/21 - 9:27 AM
N.T.S.



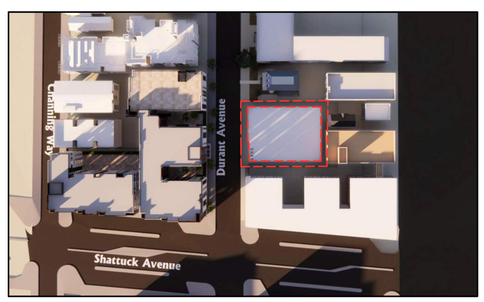
10 2029 DURANT AVE. - WEST SIDE
N.T.S.



7 SHADOW STUDY EXISTING - 12/21 - 2:48 PM
N.T.S.



4 SHADOW STUDY EXISTING - 12/21 - 12:00 PM
N.T.S.



1 SHADOW STUDY EXISTING - 12/21 - 9:27 AM
N.T.S.

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · JAMES PEIDER JOHNSON · LICENSED ARCHITECT · 09/30/21
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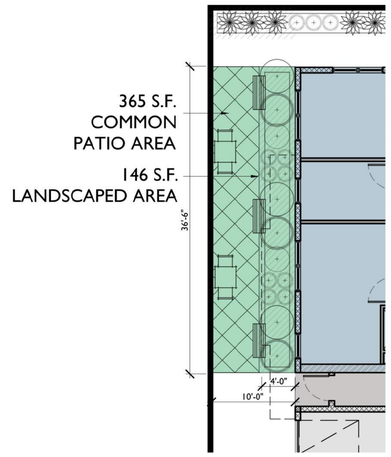
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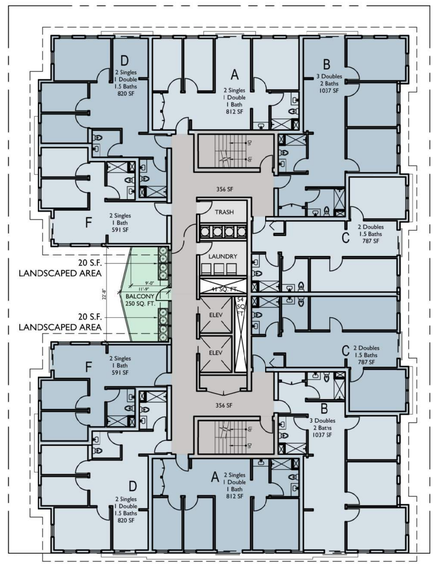
PROJECT:
JJY01

TITLE:
SHADOW STUDIES - DECEMBER 21ST

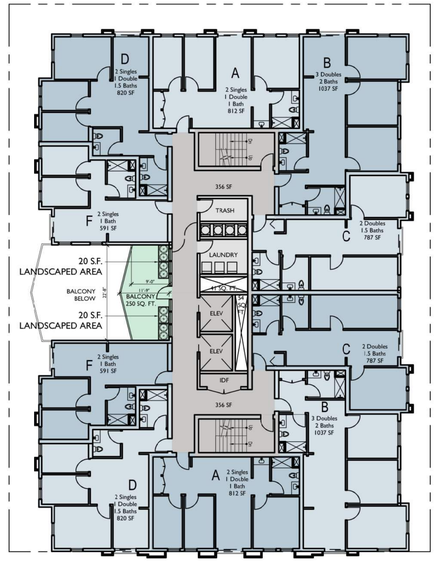
SHEET:
G022



7 USABLE OPEN SPACE - ENLARGED PATIO PLAN
1/8" = 1'-0"



4 8TH FLOOR
1/16"=1'-0"



3 TYPICAL RESIDENTIAL FLOOR PLAN: FLOORS 5-7
1/16"=1'-0"

USABLE OPEN SPACE

P.O.P.O.S.

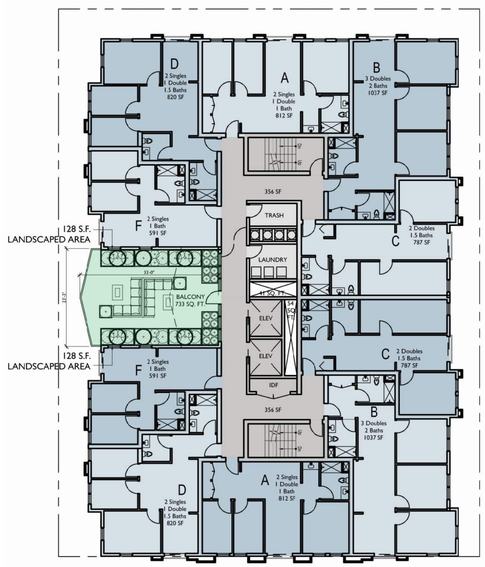
U.O.S. LANDSCAPE

6 USABLE OPEN SPACE AREA LEGEND
N.T.S.

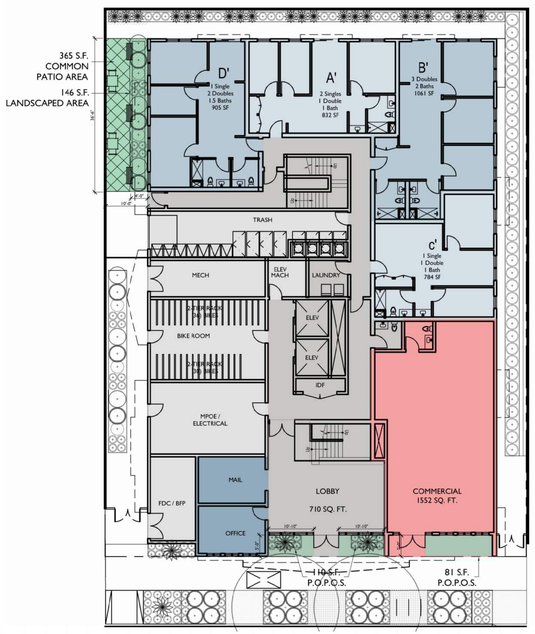
Usable Open Space Summary

Floor	Sq. Ft	% UOS provided	Sq. Ft. - Landscape	% Landscape	Sq. Ft. open to sky	% open to sky	Names/Locations
1	365	17%	146	40%	274	75%	Common Area Patio at Grade
2	0		0		0		N/A
3	0		0		0		N/A
4	733	35%	*256*	*35%*	483	*66%*	Common Area Balcony
5	250	12%	*40*	*16%*	0		Common Area Balcony
6	250	12%	*40*	*16%*	0		Common Area Balcony
7	250	12%	*40*	*16%*	0		Common Area Balcony
8	250	12%	*40*	*16%*	250	*100%*	Common Area Balcony
Totals	2,098		562		1,007		*80 SF / Unit = 5,920 SF required for Residential*
	UOS at Grade = 17% UOS Balconies = 83%		*Balconies do not require 40% Landscape*		*Balconies are not required to be 75% open to the sky*		
P.O.P.O.S.	191	597%	50	380%	0		*1 SF / 50 SF Commercial = 32 SF Required* *13 SF Landscape at 40%*

5 USABLE OPEN SPACE SUMMARY
N.T.S.



2 FOURTH FLOOR PLAN
1/16"=1'-0"



1 GROUND FLOOR PLAN
1/16"=1'-0"

0 5' 10' 20'

N

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA
JOSHUA PRIDE
LICENSED ARCHITECT
NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: OPEN SPACE CALCULATIONS

SHEET: **G030**

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 8.2

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy efficient, and environmentally friendly buildings.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (2) Energy (35), Indoor Air Quality/Health (5), Resources (6), and Water (6) and meet the prerequisites listed in each section. Prerequisites: EA 2, Health & Safety Mandatory, ES 2, HIE 1, IR 1, IA, OI, OT. Outside California: CC 799
Mandatory Measures, ES 2, HE 1, IR 1, IA 1, OI, OT

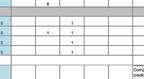
The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v8.2. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 8.2

Planning Scoresheet

Points Targeted:	**89.0**
Certification Level Targeted:	**Silver**
Compliance Pathway Targeted:	**Option 2: All Electric Compliance**
T24 Compliance Targeted:	**1.0** **%**



2037 Durant Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
		Possible Points						
CALGreen								
	Yes	CALGreen (REQUIRED)	4		1	1	1	1	
A. SITE								
No		**A1. Construction Footprint**	0				1		
		A2. Job Site Construction Waste Diversion							
Yes		A2.1 70% C&D Waste Diversion (Including Alternative Defy Cover)	2				2		Includes demo
No		A2. 2 Recycling Rate from Third-Party Verified Mixed-Use Waste Facility	0				1		
TBD		**A3. Recycled Content Base Material**					1		Class II aggregate qualifies
No		**A4. Heat Island Effect Reduction (Non-Roof)**	0		1				No garage
TBD		**A5. Construction Environmental Quality Management Plan including Flush-Out**				1			72 hrs or 3 day flush out
		A6. Stormwater Control: Prescriptive Path							
No		A6.1 Permeable Paving Material	0					1	25% of hardscape
TBD		A6.2 Filtration and/or Bio-Retention Features						1	
No		A6.3 Non-Leaching Roofing Materials	0					1	
No		A6.4 Smart Stormwater Shed Design	0	1					90% of hardscape water must flow through landscape
No		**A7. Stormwater Control: Performance Path**	0					3	criteria for qualification includes design storm
B. FOUNDATION								
No		**B1. Fly Ash and/or Slag in Concrete**	0					1	30% flyash/ slag for all structural concrete
No		**B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)**	0				2		
No		**B3. Foundation Drainage System**	0				2		
No		**B4. Moisture Controlled Crawlspace**	0			1			
		B5. Structural Pest Controls							
Yes		B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1					1	applies to only SF and MF low rise
TBD		B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation						1	
C. LANDSCAPE								
9.48%		Enter the landscape area percentage. Points capped at 3 for less than 15%.							
Yes		**D1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	Required on 2 points for CALGreen in landscape area is under 15% of total site area
No		**D2. Three Inches of Mulch in Planting Beds**	0					1	
		C3. Resource Efficient Landscapes							
Yes		C3.1 No Invasive Species According to Cal-IPC	1				1		
No		C3.2 Plants Chosen and Located to Grow to Natural Size	0				1		
Yes		C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	1					3	
		C4. Minimal Turf in Landscape							
Yes		C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	No Turf
TBD		C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No		**C5. Trees to Moderate Building Temperature**	0		1	1		1	trees need to be drought tolerant
		C6. High-Efficiency Irrigation System							
Yes		C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0					2	non-turf areas ≤ 1.0 gpm, turf ≤ 7 l/hr
TBD		**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2	
No		**C8. Rainwater Harvesting System**	0					3	
No		**C9. Recycled Wastewater Irrigation System**	0					1	
Yes		**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
TBD		**C11. Landscape Meets Water Budget**						1	water budget now includes .5 Eto
		C12. Environmentally Preferable Materials for Site							
No		C12.1 Environmentally Preferable Materials for 70% of Non-Paint Landscape Elements and Fencing	0					1	
No		C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥30%	0					1	
TBD		**C13. Reduced Light Pollution**		1					Dark sky light fixtures, no light trespass
No		**C14. Large Stature Tree(s)**	0	1					large stature = > 50'. Existing trees qualify. 1 tree/ 15,00
No		**C15. Third Party Landscape Program Certification**	0					1	staff person needs Bay Friendly certification

2037 Durant		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
I. FLOORING								
TBD		**I.1. Environmentally Preferable Flooring**					3	
≥75%		**I.2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3		
No		**I.3. Durable Flooring**	0				1	
No		**I.4. Thermal Mass Flooring**	0		1			
M. APPLIANCES AND LIGHTING								
Yes		**M1. ENERGY STAR® Dishwasher**	1					1
		M2. Efficient Clothes Washing and Drying						
TBD		M2.1 CEE-Rated Clothes Washer			1			2
TBD		M2.2 ENERGY STAR® Dryer			1			
No		M2.3 Solar Dryer/ Laundry Lines	0		0.5			
>20 cubic feet		**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		2			
		M4. Permanent Centers for Waste Reduction Strategies						
No		M4.1 Built-In Recycling Center	0				1	
No		M4.2 Built-In Composting Center	0				1	
		M5. Lighting Efficiency						
Yes		M5.1 High-Efficiency Lighting	2		2			
TBD		M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
No		**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2			no garage
Yes		**M7. Central Laundry**	1					1
TBD		**M8. Gearless Elevator**			1			gearless or traction + sh. ; geared or hydrolic + NO
N. COMMUNITY								
		N1. Smart Development						
Yes		N1.1 Infill Site	2	1			1	
No		N1.2 Designated Brownfield Site	0	1			1	
>35		N1.3 Conserve Resources by Increasing Density	4		2		2	
No		N1.4 Cluster Homes for Land Preservation	0	1			1	
		N1.5 Home Size Efficiency					10	
		Enter the area of the home, in square feet						
		Enter the number of bedrooms						
		N2. Homes/Development Located Near Transit						
No		N2.1 Within 1 Mile of a Major Transit Stop	0	1				
Yes		N2.2 Within 1/2 mile of a Major Transit Stop	2	2				1/2 mile from Berkeley BART station
		N3. Pedestrian and Bicycle Access						
		N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
10		Enter the number of Tier 1 services						
10		Enter the number of Tier 2 services						
TBD		N3.2 Connection to Pedestrian Pathways		1				
TBD		N3.3 Traffic Calming Strategies		2				
Yes		N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	1	1				
Yes		N3.5 Bicycle Storage for Residents	1	1				70 long term spaces planned, 8 spaces required. 15% of
Yes		N3.6 Bicycle Storage for Non-Residents	1	1				8 short term spaces planned, 1 space required. 1,251sf
1 space per unit		N3.7 Reduced Parking Capacity	2	2				No parking
		N4. Outdoor Gathering Places						Need either (2) or (c) as it depending on if laundry is in bu
Yes		N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				cnter area or greater
TBD		N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
		N5. Social Interaction						
Yes		N5.1 Residence Entries with Views to Callers	1	1				double peep holes or sidelights qualify
Yes		N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
TBD		N5.3 Porches Oriented to Street and Public Space		1				
		N6. Passive Solar Design						
No		N6.1 Heating Load	0		2			
No		N6.2 Cooling Load	0		2			
		N7. Adaptable Building						
Yes		N7.1 Universal Design Principles in Units	2	1		1		
No		N7.2 Full-Function Independent Rental Unit	0	1				
		N8. Resiliency						
No		N8.1 Climate Impact Assessment	0	1		1	1	
No		N8.2 Strategies to Address Assessment Findings	0	1		1	1	
		N9. Social Equity						
No		N9.1 Diverse Workforce	0	1			1	
No		N9.2 Community Location	0	1		1		
		N10. Affordability						

2037 Durant		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
≥25%		N10.1 Dedicated Units for Households Making 80% of AMI or Less	1	2				Need to confirm
Yes		N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1				Need to confirm
No		N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
		N11. Mixed-Use Developments						
No		N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes		N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
TBD		N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER								
Yes		**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
TBD		**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5	
TBD		**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**				0.5	0.5	0.5	
No		**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
		O5. Home System Monitors							
No		O5.1. Home Energy Monitoring Systems	0		1				
No		O5.2. Home Water System Monitors	0					1	
		O6. Green Building Education							
TBD		O6.1 Marketing Green Building		2					
TBD		O6.2 Green Building Signage			0.5			0.5	
Yes		**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No		**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		LEED for Homes standard
TBD		**O9. Residents Are Offered Free or Discounted Transit Passes**		2					
TBD		**O10. Vandalism Deterrence Practices and Vandalism Management Plan**		1					
TBD		**O11. Smokefree Housing**				2			
TBD		**O12. Integrated Pest Management Plan**				1			
P. DESIGN CONSIDERATIONS								
		P1. Acoustics: Noise and Vibration Control		1		1			
		Enter the number of Tier 1 practices							higher standard than code
		Enter the number of Tier 2 practices							
		P2. Mixed-Use Design Strategies							
No		P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
Yes		P2.2 Commercial Loading Area Separated for Residential Area	1			1			
TBD		P2.3 Separate Mechanical and Plumbing Systems				1			
		P3. Commissioning							
No		P3.1 Design Phase	0		1	1			
No		P3.2 Construction Phase	0		2	1			
No		P3.3 Post-Construction Phase	0		2	1			
No		**P4. Building Enclosure Testing**	0		1	1	1		
Innovation								
TBD		**Enter innovation 1 description here. Enter up to four points at right.**							
TBD		**Enter innovation 2 description here. Enter up to four points at right.**							
TBD		**Enter innovation 3 description here. Enter up to four points at right.**							
TBD		**Enter innovation 4 description here. Enter up to four points at right.**							
Summary									
		Total Available Points in Specific Categories:	435	47	138	73	91	58	
		Minimum Points Required in Specific Categories:	50	2	25	6	6	6	
		Percent of Points Targeted:	51%	72%	54%	44%	51%	41%	

2037 Durant		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
E. EXTERIOR								
TBD		**E1. Environmentally Preferable Decking**					1	
No		**E2. Flashing Installation Third-Party Verified**	0				2		fit
No		**E3. Rain Screen Wall System**	0				2	
Yes		**E4. Durable and Non-Combustible Cladding Materials**	1				1	
		E5. Durable Roofing Materials						
Yes		E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes		E5.3 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	10 yr mwf wrrty + 3 yr w/p = Class A
No		**E6. Vegetated Roof**	0	2	2			
F. INSULATION								
		F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes		F1.1 Walls and Floors	0.5				0.5		Alt or DC reinforced batt meets criteria
Yes		F1.2 Ceilings	0.5				0.5	
		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes		F2.1 Walls and Floors	0.5			0.5		
Yes		F2.2 Ceilings	0.5			0.5		
		F3. Insulation That Does Not Contain Fire Retardants						
Yes		F3.1 Cavity Walls and Floors	1			1		
Yes		F3.2 Ceilings	1			1		
TBD		F3.3 Interior and Exterior Insulation				1		
G. PLUMBING								
		G1. Efficient Distribution of Domestic Hot Water						
No		G1.1 Insulated Hot Water Pipes	0		1				branches included
No		G1.2 WaterSense Volume Limit for Hot Water Distribution	0				1	
No		G1.3 Increased Efficiency in Hot Water Distribution	0				2	
		G2. Install Water-Efficient Fixtures						
Yes		G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compression Valve	2				2	
TBD		G2.1 WaterSense Bathroom Faucets ≤ 1.0 gpm					1	
		G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2	
No		G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0				1	
No		**G3. Pre-Plumbing for Graywater System**	0				1	
No		**G4. Operational Graywater System**	0				3	indoor and outdoor use
TBD		**G5. Thermostatic Shower Valve or Auto-Dimension Tub Spout**					1	showerheads, pressure balanced shower valves or anti-clogging nozzles with TSV in all bathrooms
TBD		**G6. Submeter Water for Tenants**					2	hot and cold
H. HEATING, VENTILATION, AND AIR CONDITIONING								
		H1. Sealed Combustion Units						
Yes		H1.1 Sealed Combustion Furnace	1			1			Heatpumps qualify
Yes		H1.2 Sealed Combustion Water Heater	2			2			heat pump water heater, power vented, and is outside of building all qualify
No		**H2. High-Performing Zoned Hydronic Radiant Heating System**	0		1	1		
		H3. Effective Ductwork						
No		H3.1 Duct Mastic on Duct Joints and Seams	0		1			
No		H3.2 Pressure Balance the Ductwork System	0		1			
		H4. ENERGY STAR® Bathroom Fans						
No		H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	0			1			Testing required
		H5. Advanced Practices for Cooling						
No		H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1			
No		H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1			
		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes		H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
No		H6.2 Advanced Ventilation Standards	0			2			HRV
TBD		H6.3 Outdoor Air is Filtered and Tempered				1			MERV 6 min required
		H7. Effective Range Design and Installation						
No		H7.1 Effective Range Hood Ducting and Design	0			1			
No		H7.2 Automatic Range Hood Control	0			1			
No		**H8. High Efficiency HVAC Filter (MERV 16+)**	0			1			
No		**H9. Advanced Refrigerants**	0			1			
I. RENEWABLE ENERGY								
0.0%		**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25			
		I2. Net Zero Energy Home						
No		I2.1 Near Zero Energy Home	0		2			
No		I2.2 Low Carbon Home	0		4			
No		**I3. Energy Storage**	0		1			
TBD		**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**			4			

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA
JENNIFER PRIDDEY
C-31922
REGISTERED
12/31/2021
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

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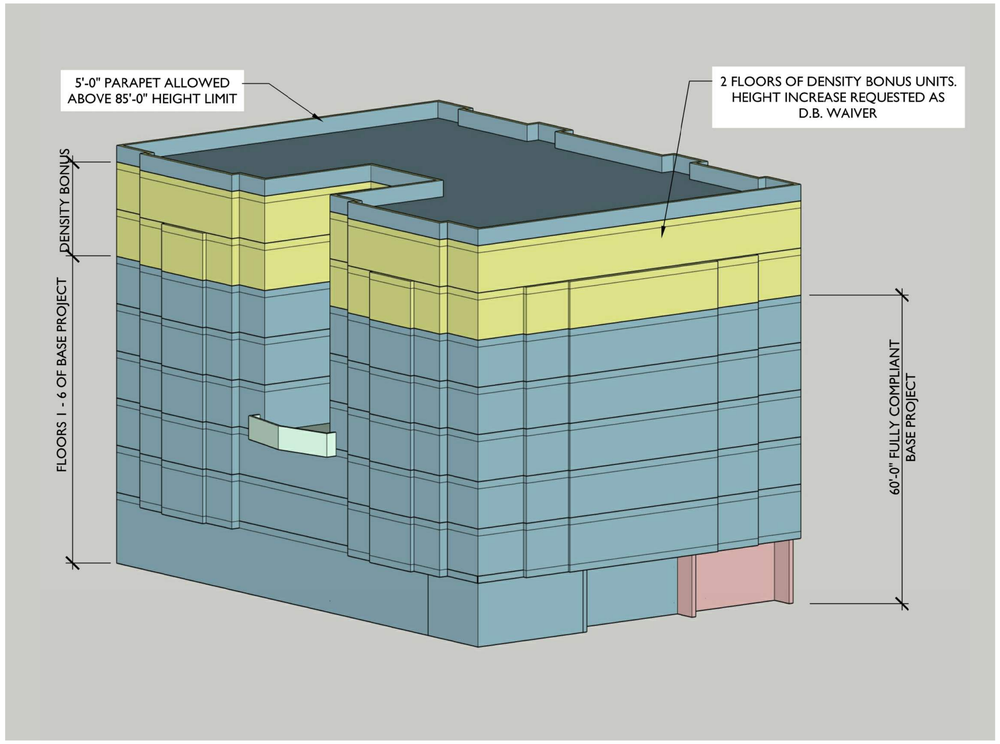
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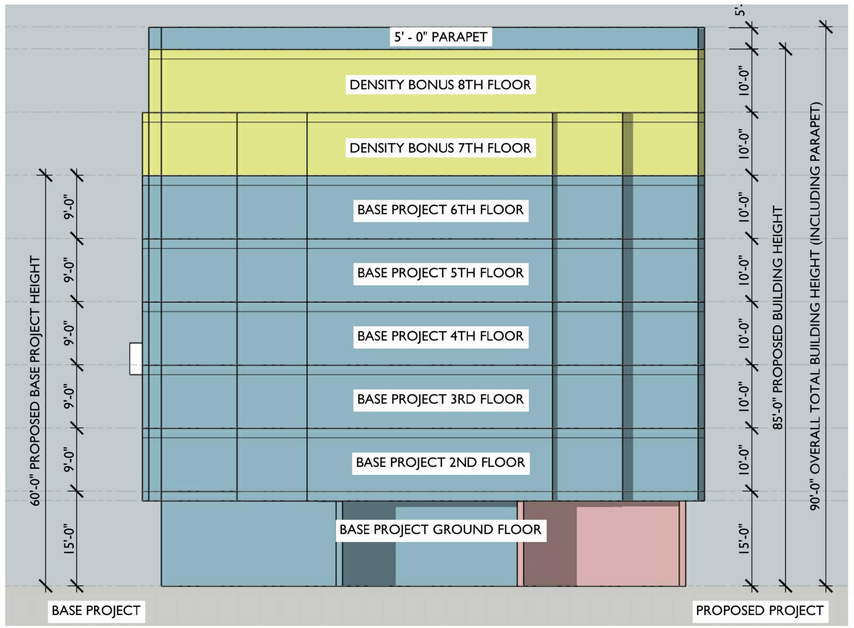
PROJECT:
JJY01

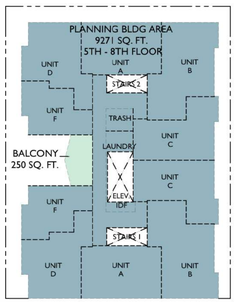
TITLE:
GREEN POINT HOME CHECKLIST

SHEET:
G031

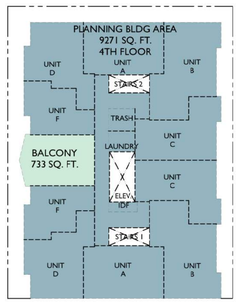
GREEN POINT RATED CHECKLIST - SILVER RATING - 89 POINTS



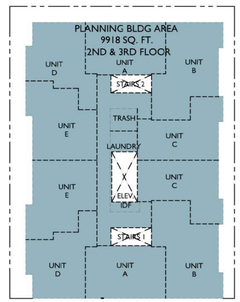




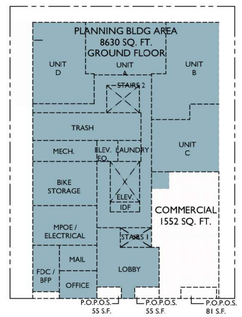
PROPOSED PROJECT
DENSITY BONUS
8 5th-8th FLOOR PLANS
1"=30'-0"



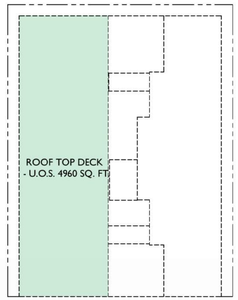
PROPOSED PROJECT
DENSITY BONUS
7 4th FLOOR PLAN
1"=30'-0"



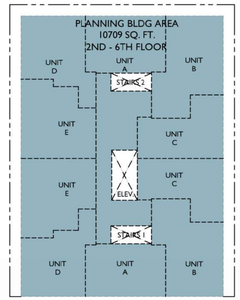
PROPOSED PROJECT
DENSITY BONUS
6 2nd/3rd FLOOR PLAN
1"=30'-0"



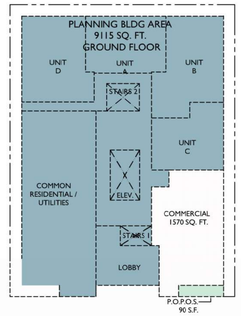
PROPOSED PROJECT
DENSITY BONUS
GROUND FLOOR
5 1"=30'-0"



BASE PROJECT
ROOF PLAN
3 1"=30'-0"



BASE PROJECT
2nd - 6th FLOOR PLAN
2 1"=30'-0"



BASE PROJECT
GROUND FLOOR
1 1"=30'-0"

CONCESSIONS AND WAIVERS - STATE DENSITY BONUS

THE FOLLOWING CONCESSIONS AND WAIVERS ARE BEING REQUESTED:

- WAIVER FROM BMC 23.204.130 (E) (1) TO ALLOW FOR AN INCREASE IN BUILDING HEIGHT - UP TO 90 FEET, WHERE 60 FEET IS THE LIMIT.
- WAIVER FROM BMC 23.204.130 (E) (3) TO ALLOW FOR REDUCED SETBACKS FOR PORTIONS OF THE BUILDING.
- WAIVER TO ALLOW FOR A REDUCTIONTO THE USABLE OPEN SPACE REQUIREMENT UNDER BMC SECTION 23.204.130 (E) (4).
- WAIVER TO ALLOW FOR A REDUCTION IN THE PERCENTAGE OF LANDSCAPING WITHIN THE USABLE OPEN SPACE PURSUANT TO SECTION 23.204.130 (E) (7).
- CONCESSION TO ALLOW AN EXEMPTION FROM THE PUBLIC ART ALLOCATION IN-LIEU FEE PER BMC 23.316.

BASE PROJECT - Usable Open Space Summary

Floor	*Sq. Ft*	*Names/Locations*
1	0	N/A
2	0	N/A
3	0	N/A
4	0	N/A
5	0	N/A
6	4,960	Roof Top Deck
Total	4,960	*80 SF / Unit = 4,960 SF required for Residential*
P.O.P.O.S.	90	1 SF / 50 SF Commercial = 32 SF Required

8-Story Option

Project Address:	**2037 Durant Ave**
Project Code:	**JJY01**
Date:	**3/20/2023**

Base Project	**Base # Units**	**Base # Units**	**% VLI units**	**# VLI Units**	**#VLI Units**	**Bonus %**	**# DB Units**	**# DB Units**	**Total Units**
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
62,660	61.97	62	5%	3.1	4	20.00%	12.4	13	75

Base Project Residential Square Footage	**Floor**	**Residential Sq. Footage Proposed**
9,115	first	8,630
10,709	second	9,918
10,709	third	9,918
10,709	fourth	9,271
10,709	fifth	9,271
10,709	sixth	9,271
	seventh	9,271
	eighth	9,271
62,660	**TOTAL**	**74,821**
	Commercial SF	1,552
	TOTAL GFA	**76,373**

Total Square Footage:	**74,821**
Proposed Units:	**74**
Average Unit Size:	**1,011**

VLI UNIT MIX		
UNIT A	3B / 1b	1
UNIT B	3B / 2b	1
UNIT C	2B / 1.5b	1
UNIT D	3B / 1.5b	1
TOTAL		**4**

%VLI	**%DB**
5%	20.00%
6%	22.50%
7%	25.00%
8%	27.50%
9%	30.00%
10%	32.50%
11%	35.00%
12%	38.70%
14%	46.30%
15%	50.00%

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA
JOAQUIN PEDRO ORBOGO
LICENSED ARCHITECT
NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT:
JJY01

TITLE:
DENSITY BONUS CALCULATIONS & DIAGRAMS

SHEET:
G050

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GRAPHIC SCALE IN FEET
10 0 10 20
SCALE 1" = 10'

BOUNDARY NOTE:

THE BOUNDARY LINES SHOWN WERE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE ONLY.

BASIS OF BEARINGS:

THE LINE IN DURANT STREET BETWEEN THE CITY MONUMENTS SHOWN FOUND AT MILVA STREET AND AT SHATTUCK AVENUE WAS TAKEN AS N 80°47'17" E, AS SHOWN PER PARCEL MAP 6889 FILED AS BK 223, PG. 70, ALAMEDA COUNTY RECORDS.

BENCHMARK:

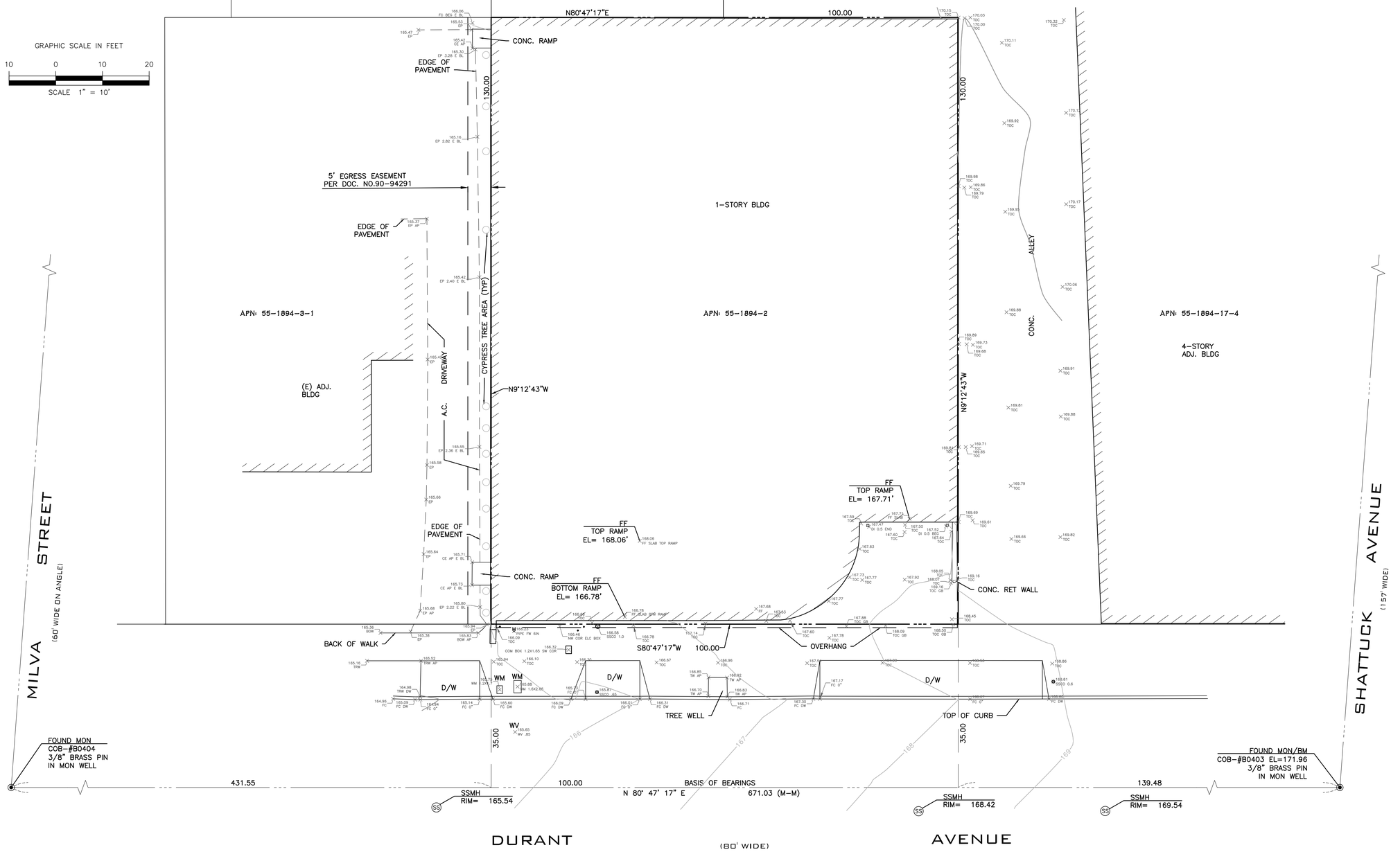
3/8" DIA. BRASS PIN IN MONUMENT WELL LOCATED AT THE INTERSECTION OF SHATTUCK AVE. AND DURANT AVE., BEING CITY OF BERKELEY BM# B0403. ELEVATION = 171.96'

TITLE REPORT NOTE:

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Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

LICENSED LAND SURVEYOR
JOHN W. PETTLEY
No. 6202
Exp. 03/31/2022
STATE OF CALIFORNIA

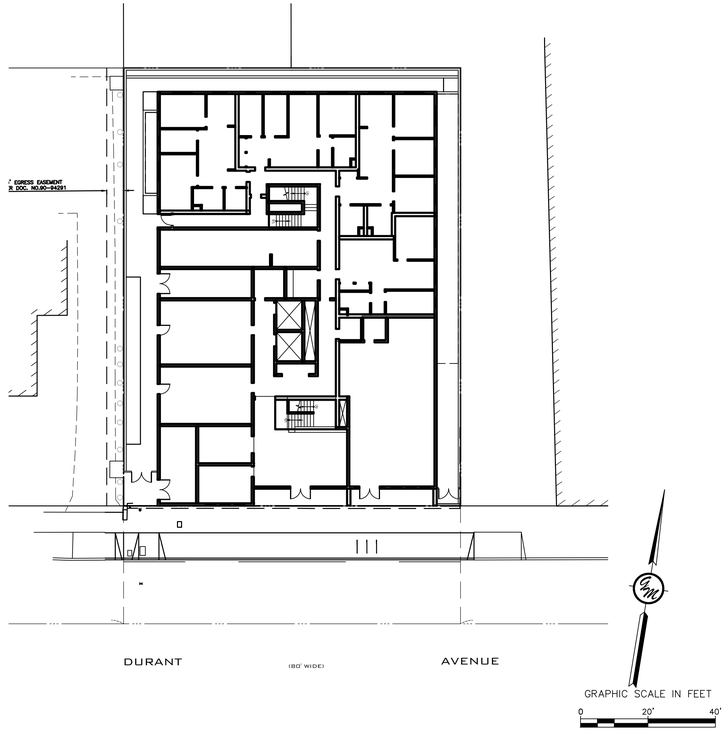
LEE, JANICE & YI, JONATHON
2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

TOPOGRAPHIC SURVEY

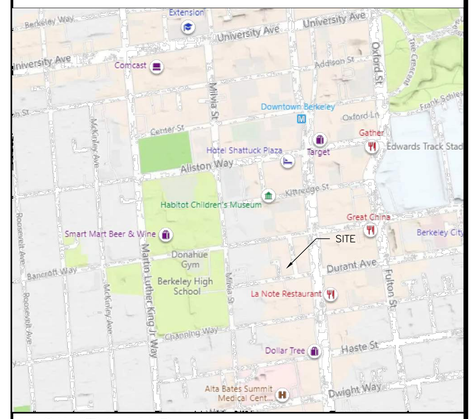
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DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	04/13/2021
PROJECT NO.	2021.012
PHASE NO.	N/A
SHEET NO.	1 of 1

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PRELIMINARY IMPROVEMENT PLANS 2037 DURANT AVENUE



SITE



VICINITY MAP

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

OWNER/APPLICANT:
JANICE LEE & JONATHON YI
1901 VIA DI SALERNO
PLEASANTON CA, 94566

PROPERTY ADDRESS:
2037 DURANT AVE
BERKELEY, CA 94704

ASSESSOR'S PARCEL NO:
55-1894-2

BASIS OF BEARINGS:

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PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	GRADING PLAN
C3.2	SECTIONS
C4.0	UTILITY PLAN
C5.0	STORM WATER CONTROL PLAN

SHEET INDEX

AB	AGGREGATE BASE	PVC	POLY VINYL CHLORIDE
AC	ASPHALTIC CONCRETE	PIVC	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 OTHEWISE
DI	DROP INLET	VAR	VARIES
DIP	DUCTILE IRON PIPE	VC	VERTICAL CURVE
DWG	DRAWING	VCP	VITRIFIED CLAY PIPE
DWY	DRIVEWAY	VERT	VERICAL
(E)	EXISTING	W	WATER
EA	EACH	W/	WITH
EC	END OF CURVE	W/O	WITHOUT
EG	EXISTING GRADE	WM	WATER METER
ELEC	ELECTRIC	WV	WATER VALVE
ELECTRO	ELECTROLIER	YL	YARD LIGHT
ELEV	ELEVATION		
EP	EDGE OF PAVEMENT		
EVC	END OF VERTICLE CURVE		
FM	FIELD MEASURMENT		
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

EXISTING	PROPOSED	DESCRIPTION
		AREA LIGHT
BO	BO	BLOWOFF
		BRUSH LINE
		BUILDING
CTV	CTV	CABLE TV LINE
		CATCH BASIN
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
DI		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
X	X	FENCE
		FIRE HYDRANT
F	F	FIRE MAIN
		FLAG POLE
G	G	GAS MAIN
		GAS VALVE
GM	GM	GAS METER
UPA	UPA	GUY ANCHOR
JT	JT	JOINT TRENCH
		MONUMENT
	CO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
		SIGN
		SLOPE
SD		STORM DRAIN LINE
D		STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRANSFORMER
		UTILITY POLE
		VALLEY GUTTER
		WALL
		WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
		WATER VALVE

LEGEND

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811
SAFE DIGGING PARTNER

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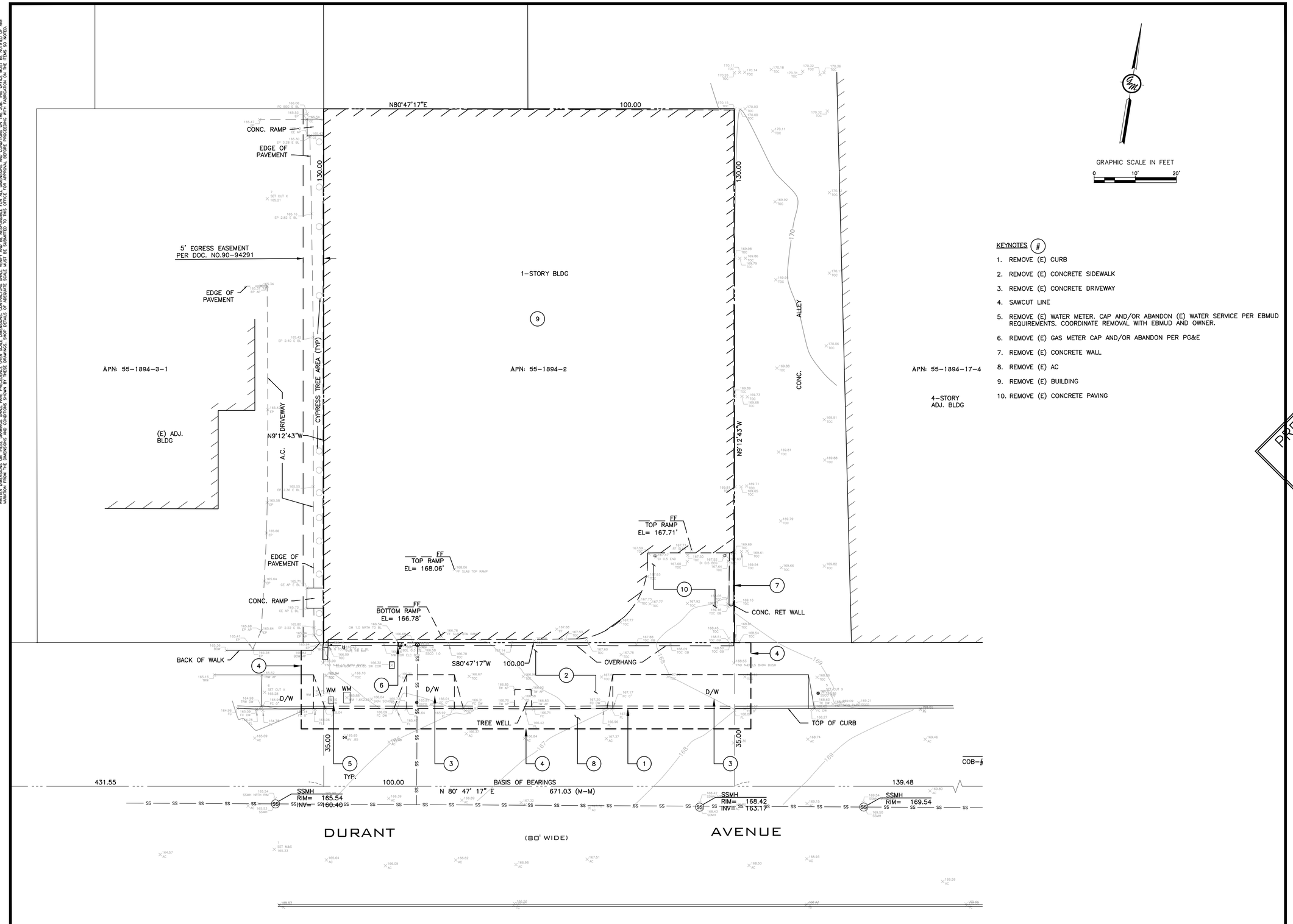
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C 28228
Exp. 03/31/2024
CIVIL
STATE OF CALIFORNIA

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

COVER SHEET

CHECKED BY: BD
DRAWN BY: STAFF
SCALE: 1"=20'
DATE: 10/31/23
PROJECT NO.: 2021.012
PHASE NO.:
SHEET NO.: C0.0

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GRAPHIC SCALE IN FEET
0 10' 20'

KEYNOTES (#)

1. REMOVE (E) CURB
2. REMOVE (E) CONCRETE SIDEWALK
3. REMOVE (E) CONCRETE DRIVEWAY
4. SAWCUT LINE
5. REMOVE (E) WATER METER. CAP AND/OR ABANDON (E) WATER SERVICE PER EBMUD REQUIREMENTS. COORDINATE REMOVAL WITH EBMUD AND OWNER.
6. REMOVE (E) GAS METER CAP AND/OR ABANDON PER PG&E
7. REMOVE (E) CONCRETE WALL
8. REMOVE (E) AC
9. REMOVE (E) BUILDING
10. REMOVE (E) CONCRETE PAVING

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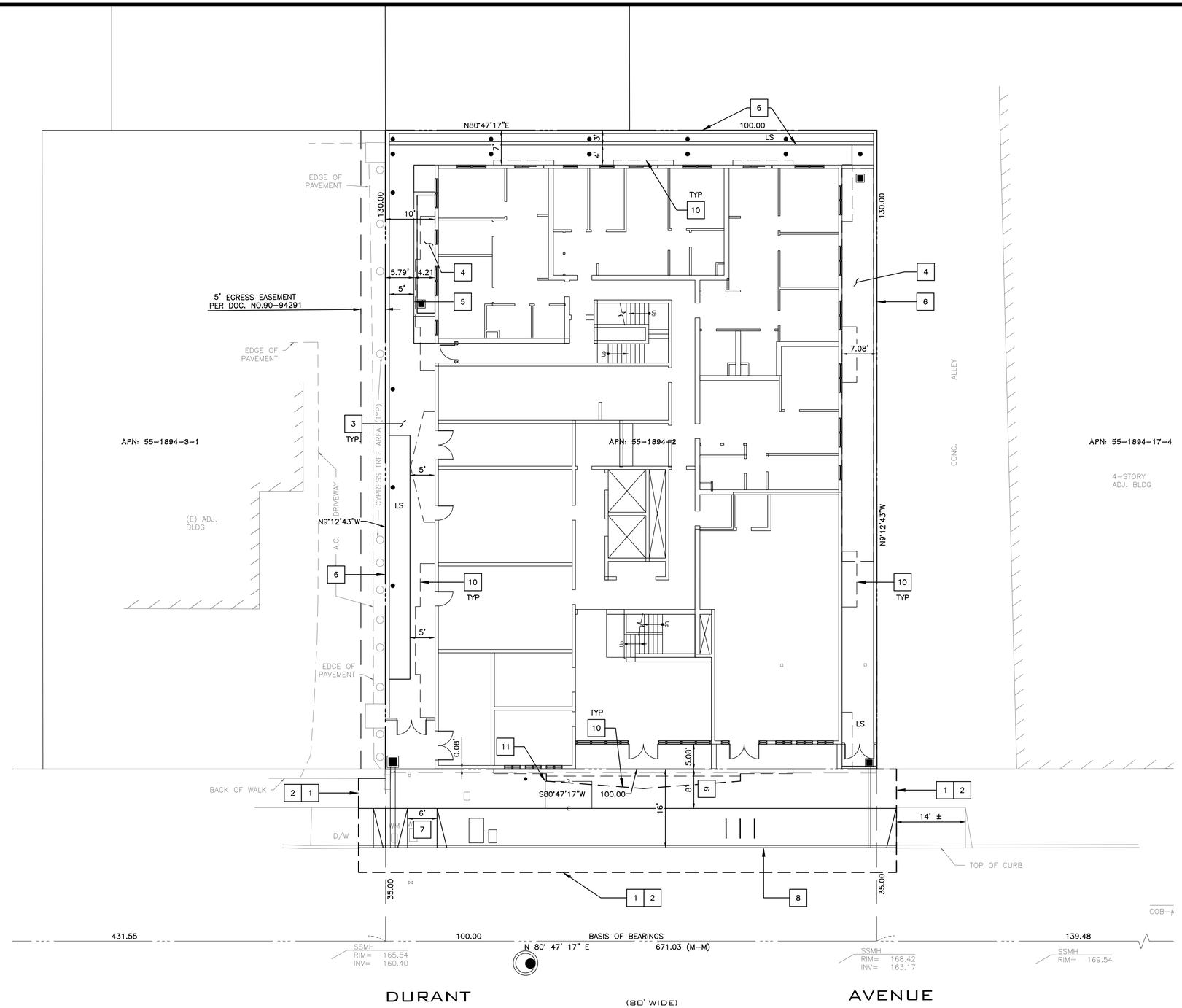
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LICENSED PROFESSIONAL ENGINEER
No. C042628
EXP. 03/31/2025
CIVIL
CALIFORNIA

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

DEMOLITION PLAN

CHECKED BY:	BD
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	10/31/23
PROJECT NO.	2021.012
PHASE NO.	
SHEET NO.	C1.0

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GRAPHIC SCALE IN FEET
0 10' 20'

KEYNOTES #

1. CONFORM TO EXISTING
2. SAWCUT LINE
3. CONCRETE PAVING
4. FLOW THROUGH PLANTER
5. RETAINING WALL AT FLOWTHROUGH PLANTER
6. RETAINING WALL
7. 6' WIDE DRIVEWAY PER CITY STANDARD DETAIL 8151. DRIVEWAY APRON TO BE USED FOR TRASH BINS
8. CONCRETE CURB PER CITY OF BERKELEY STANDARD DETAIL 8154.
9. CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153.
10. BUILDING PROJECTION ABOVE
11. TRANSFORMER

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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C 28228
Exp. 03/31/2024
CIVIL
STATE OF CALIFORNIA

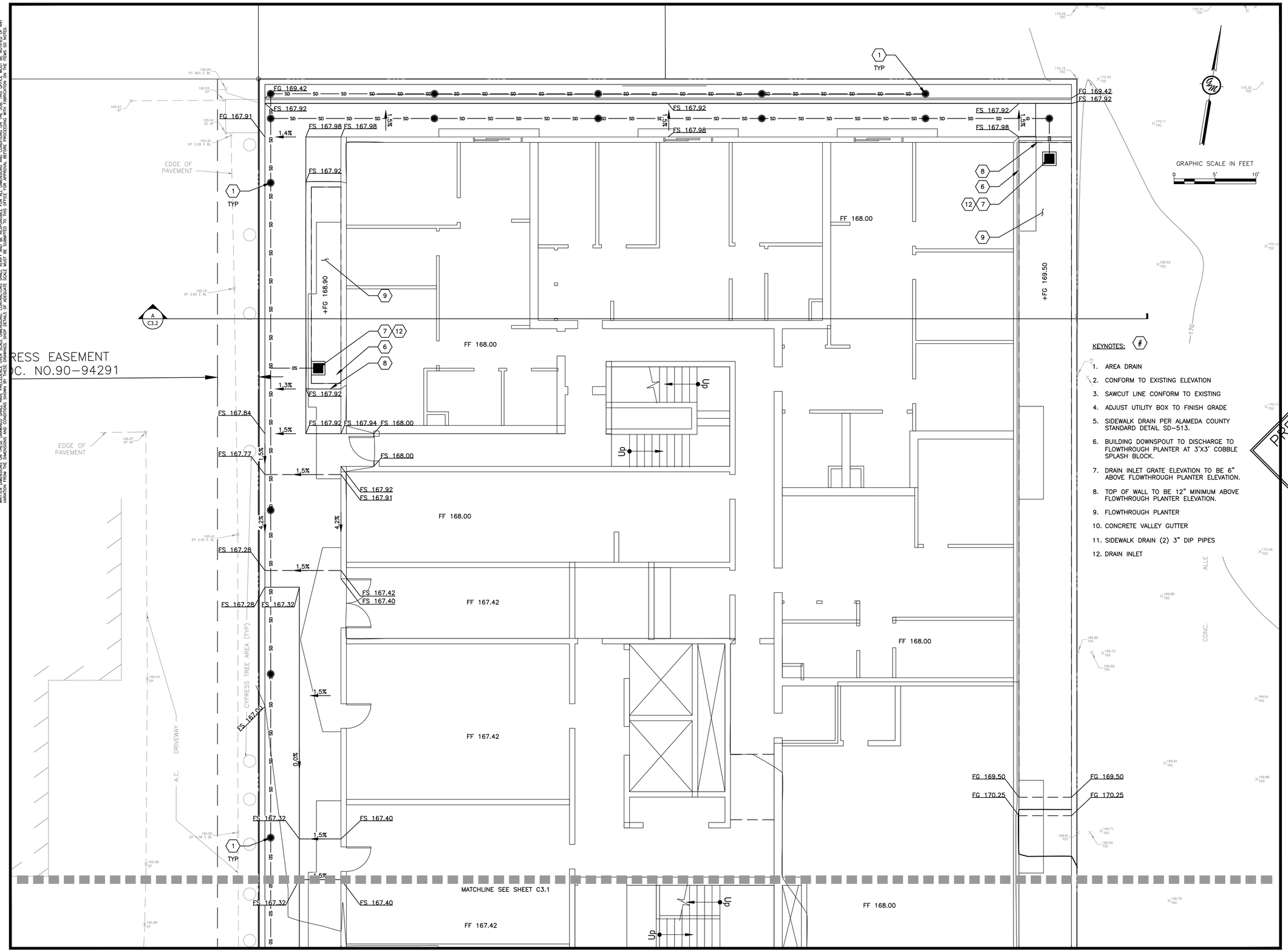
PRELIMINARY NOT FOR CONSTRUCTION

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

SITE PLAN

CHECKED BY:	BD
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	10/31/23
PROJECT NO.	2021.012
PHASE NO.	
SHEET NO.	C2.0

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KEYNOTES: (#)

1. AREA DRAIN
2. CONFORM TO EXISTING ELEVATION
3. SAWCUT LINE CONFORM TO EXISTING
4. ADJUST UTILITY BOX TO FINISH GRADE
5. SIDEWALK DRAIN PER ALAMEDA COUNTY STANDARD DETAIL SD-513.
6. BUILDING DOWNSPOUT TO DISCHARGE TO FLOWTHROUGH PLANTER AT 3'X3' COBBLE SPLASH BLOCK.
7. DRAIN INLET GRATE ELEVATION TO BE 6" ABOVE FLOWTHROUGH PLANTER ELEVATION.
8. TOP OF WALL TO BE 12" MINIMUM ABOVE FLOWTHROUGH PLANTER ELEVATION.
9. FLOWTHROUGH PLANTER
10. CONCRETE VALLEY GUTTER
11. SIDEWALK DRAIN (2) 3" DIP PIPES
12. DRAIN INLET

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
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Tel. 510-581-2772 Fax: 510-581-6915 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C062628
EXP. 03/31/2025
CIVIL
STATE OF CALIFORNIA

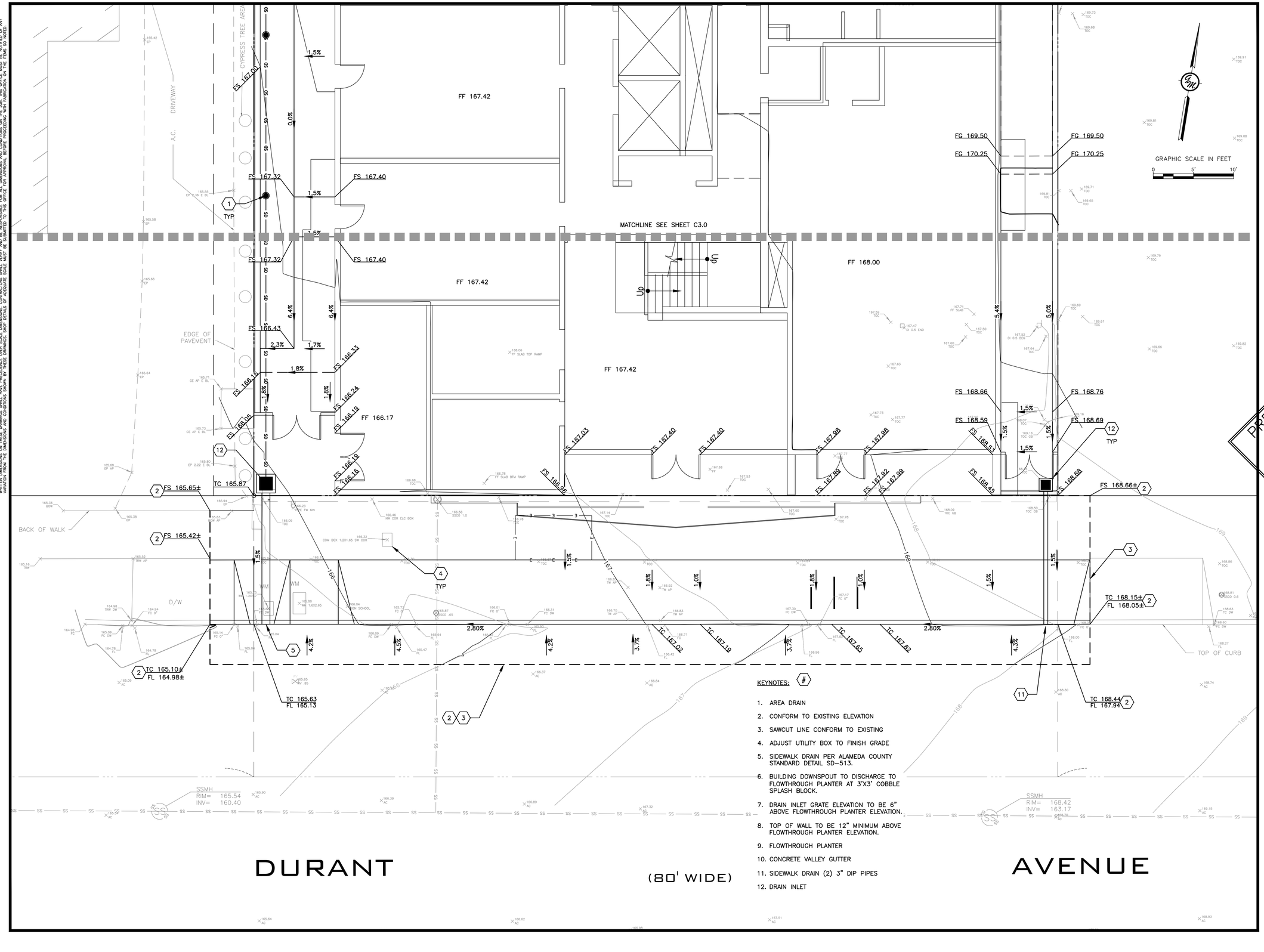
PRELIMINARY NOT FOR CONSTRUCTION

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	STAFF
SCALE:	1"=5'
DATE	10/31/23
PROJECT NO.	2021.012
PHASE NO.	
SHEET NO.	C3.0

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KEYNOTES: (#)

1. AREA DRAIN
2. CONFORM TO EXISTING ELEVATION
3. SAWCUT LINE CONFORM TO EXISTING
4. ADJUST UTILITY BOX TO FINISH GRADE
5. SIDEWALK DRAIN PER ALAMEDA COUNTY STANDARD DETAIL SD-513.
6. BUILDING DOWNSPOUT TO DISCHARGE TO FLOWTHROUGH PLANTER AT 3'X3' COBBLE SPLASH BLOCK.
7. DRAIN INLET GRATE ELEVATION TO BE 6" ABOVE FLOWTHROUGH PLANTER ELEVATION.
8. TOP OF WALL TO BE 12" MINIMUM ABOVE FLOWTHROUGH PLANTER ELEVATION.
9. FLOWTHROUGH PLANTER
10. CONCRETE VALLEY GUTTER
11. SIDEWALK DRAIN (2) 3" DIP PIPES
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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. C049628
Exp. 03/31/2025
CIVIL
STATE OF CALIFORNIA

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	STAFF
SCALE:	1"=5'
DATE	10/31/23
PROJECT NO.	2021.012
PHASE NO.	
SHEET NO.	C3.1

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SECTION A

SCALE 1" = 5'

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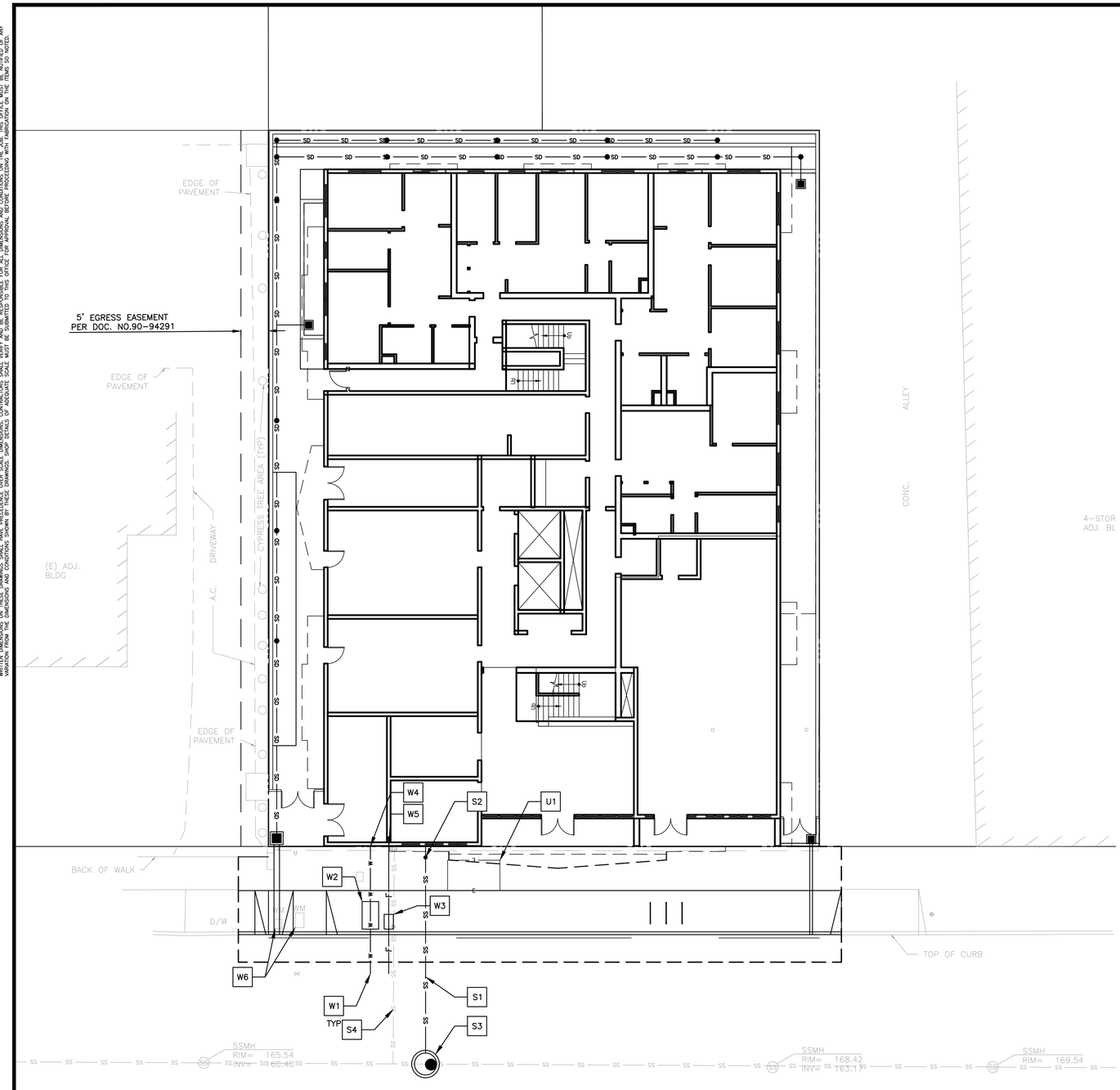
REGISTERED PROFESSIONAL ENGINEER
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2037 DURANT AVENUE
BERKELEY, CA 94704
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SECTIONS

CHECKED BY:	BD
DRAWN BY:	STAFF
SCALE:	1"=5'
DATE	10/31/23
PROJECT NO.	2021.012
PHASE NO.	
SHEET NO.	C3.2

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GRAPHIC SCALE IN FEET
0 10' 20'

SEWER KEYNOTES

S1 6" HDPE SDR 21

S2 2 WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.

S3 SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.

S4 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 SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" 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

W1 CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS

W2 DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD.

W3 WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.

W4 WATER SERVICE TO BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS

W5 FIRE SERVICE TO BUILDING. PROVIDE BACKFLOW PREVENTER PER EBMUD REQUIREMENTS, STANDARDS AND SPECIFICATIONS. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION.

W6 ABANDON (E) WATER SERVICE & FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS

UTILITY KEYNOTES

U1 (N) ELECTRICAL TRANSFORMER. SEE JOINT TRENCH PLANS BY OTHERS FOR MORE INFORMATION.

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REGISTERED PROFESSIONAL ENGINEER
No. C062828
Exp. 03/31/2024
CIVIL
STATE OF CALIFORNIA

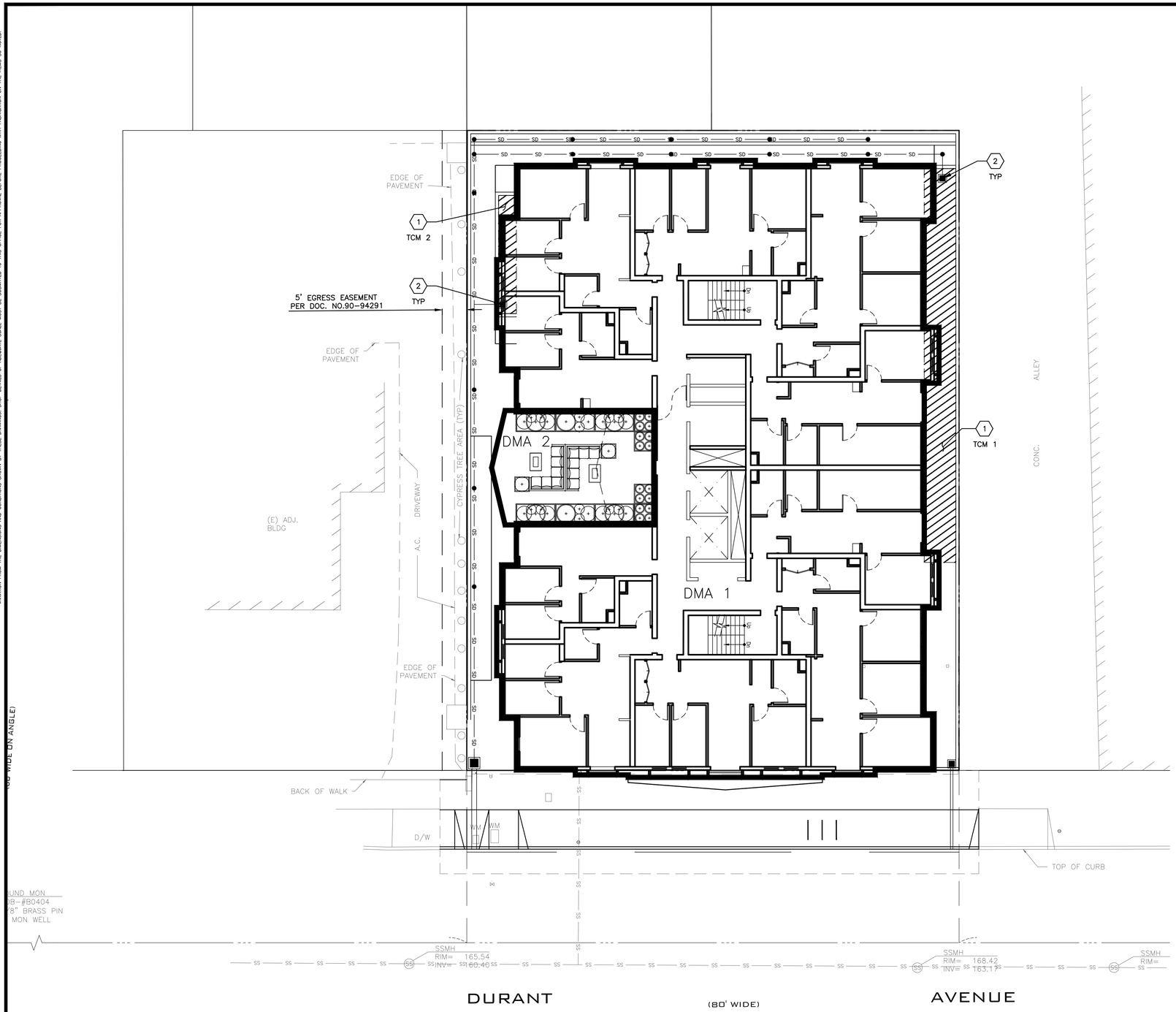
PRELIMINARY NOT FOR CONSTRUCTION

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

UTILITY PLAN

CHECKED BY: BD
DRAWN BY: STAFF
SCALE: 1"=10'
DATE 10/31/23
PROJECT NO. 2021.012
PHASE NO.
SHEET NO. C4.0

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GRAPHIC SCALE IN FEET

0 10' 20'

KEYNOTES

1. FLOWTHROUGH PLANTER
2. DRAIN INLET GRATE TO BE 6" MINIMUM ABOVE FLOWTHROUGH PLANTER ELEVATION.

	ROOF (SQ.FT)	IMPERVIOUS PAVEMENT/HARDSCAPE (SQ.FT)	IMPERVIOUS AREA (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	12,373	627	13,000	0
PROPOSED	10,706	1,730	12,436	564

		a	b	c	d	e	f				
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATEMENT AREA REQUIRED(SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
1	1	12,331	614	11,717	61	11,778	471	513	6	BIORETENTION	4% METHOD
2	2	718	21	697	2	699	28	85	6	BIORETENTION	4% METHOD

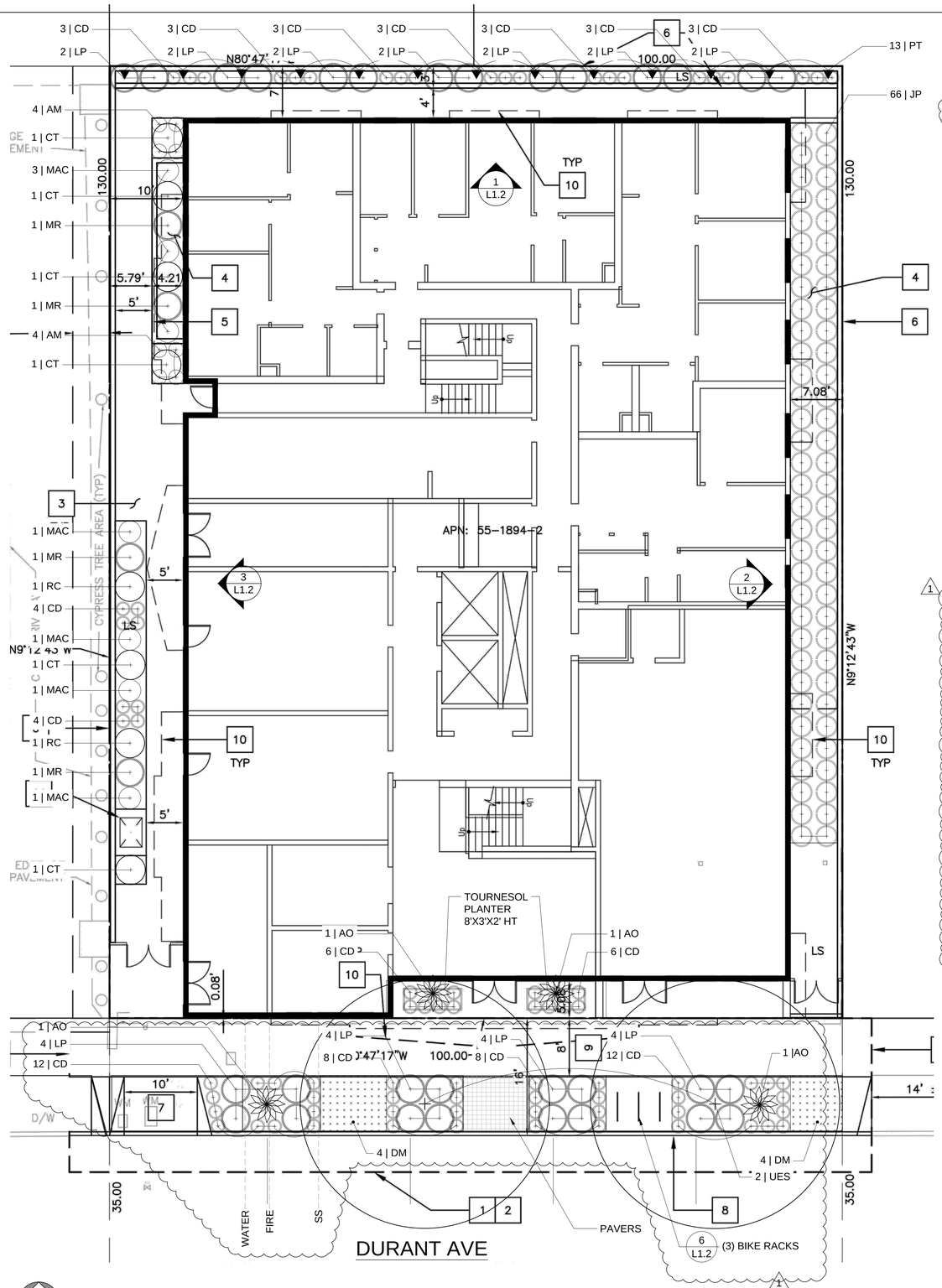
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BRIAN DOYLE
No. C049628
EXP. 03/31/2025
CIVIL
STATE OF CALIFORNIA

2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

STORM WATER CONTROL PLAN

CHECKED BY: BD
DRAWN BY: STAFF
SCALE: 1"=10'
DATE 10/31/23
PROJECT NO. 2021.012
PHASE NO.
SHEET NO. C5.0



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY	SIZE	WATER USE	HT	W	NATIVE	%	POLLINATOR NOTES
UES	ULMUS 'EMERALD SUNSHINE' *	EMERALD SUNSHINE ELM TREE	TREE*	2	24" BOX*	L	35'	25'		0.8 %	1
CT	CEANOTHUS THYRSIFLORUS 'SKYLARK'	BLUE MOUNTAIN LILAC	SHRUB	6	5 GAL	L	4'	4'	Y	2.5 %	2
RC	RHAMNUS CALIFORNICA 'SAN BRUNO'	SAN BRUNO MOUND COFFEEBERRY	SHRUB	2	5 GAL	L	4'	4'	Y	0.8 %	3
AM	ACHILLEA MILLEFOLIUM 'TERRACOTTA'	'TERRACOTTA' YARROW	PERENNIAL	8	1 GAL	L	2'	2'	Y	3.3 %	4
AO	AGAVE OVATIFOLIA	WHALES TONGUE AGAVE	PERENNIAL	4	5 GAL	L	3'	5'		1.7 %	
JP	JUNCUS PATENS	CALIFORNIA GREY RUSH	PERENNIAL	66	1 GAL	L	3'	3'	Y	27.6 %	
MAC	MIMULUS AURANTICUS 'CHERRY'	STICKY MONKEY FLOWER	PERENNIAL	7	1 GAL	L	3'	3'	Y	2.9 %	5
CD	CAREX DIVULSA	BERKELEY SEDGE	GRASS	89	1 GAL	L	2'	2'		37.2 %	
LP	LOMANDRA 'PLATINUM BEAUTY'	'PLATINUM BEAUTY' LOMANDRA	GRASS	30	1 GAL	L	3'	3'		12.6 %	
MR	MUHLENBERGIA RIGENS	DEER GRASS	GRASS	4	5 GAL	L	4'	4'	Y	1.7 %	
DM	DYMONDIA MARGARIETAE**	SILVER CARPET	GROUNDCOVER	8	FLAT**	L	3"	12"+		3.3 %	6
PT	PARTHENOCISUS TRICUSPIDATA	BOSTON IVY	VINE	13	1 GAL	L	10'	10'		5.4 %	

* STREET TREE CALIPER TO BE A MINIMUM 2.5" DBH AND EXHIBIT TRUNK TAPER.
* STREET TREE TO HAVE SINGLE, CENTRAL DOMINANT LEADER. HEADED TREES WILL BE REJECTED.
** LANDSCAPE FLAT TO BE CUT INTO 16 PIECES AND SPACED 12" OC.
% = QTY / TOTAL # PLANTSPERCENTAGES ARE CALCULATED INDEPENDENTLY FOR GROUND LEVEL AND ROOF DECK PLANS.

POLLINATOR NOTES:
1. ULMUS: THOUGH ELMS ARE WIND-POLLINATED, THE INCONSPICUOUS FLOWERS ARE STILL AN EARLY-SPRING POLLEN SOURCE FOR BEES.
2. CEANOTHUS: NATIVE BEES, BUTTERFLIES AND OTHER POLLINATORS FREQUENT THE WINTER FLOWERS. SEVERAL BUTTERFLIES AND MOTHS USE CEANOTHUS AS A LARVAL FOOD SOURCE. BUSHTITS, MOCKINGBIRDS, QUAIL AND FINCHES EAT THE SEEDS.
3. RHAMNUS: FLOWERS ARE LOVED BY POLLINATORS, ESPECIALLY BEES. A LARVAL FOOD SOURCE THE PALE SWALLOWTAIL BUTTERFLY. PROVIDES BLACK JUICY FRUIT IN THE FALL FOR THRUSHES, JAYS, MOCKINGBIRDS, ROBINS, AND PURPLE FINCH.
4. ACHILLEA: BEES AND BUTTERFLIES LOVE YARROW.
5. MIMULUS: LARVAL FOOD SOURCE FOR THE COMMON CHECKERSPOT AND BUCKEYE BUTTERFLIES. FLOWERS PROVIDE NECTAR FOR HUMMINGBIRDS.
6. DYMONDIA: YELLOW, DAISY-LIKE FLOWERS ATTRACT BEES AND OTHER POLLINATORS, INCLUDING BEETLES AND BUTTERFLIES.
7. SAMBUCUS: A STUNNING VARIETY OF HONEYBEES, BUMBLEBEES, GROUND BEES, BEETLES AND BIRDS WILL COVER THE UMBEL-SHAPED ELDERBERRY FLOWERS IN THE SPRINGTIME. SONGBIRDS ENJOY THE BEAUTIFUL FALL BERRIES.


UES


MR


CD


PT

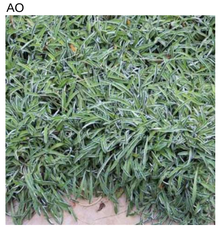

AM


AO


LP


CT


MAC


DM


RC


JP

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

TOTAL LANDSCAPE AREA: 1,908 SF
TOTAL LAWN AREA: 0 SF

TOTAL PLANTS WITH WULCOLS PLANT FACTOR <=0.3: **(100%)**

REVISION:	DATE:
1 COMMENT CORRECTIONS	09-15-23

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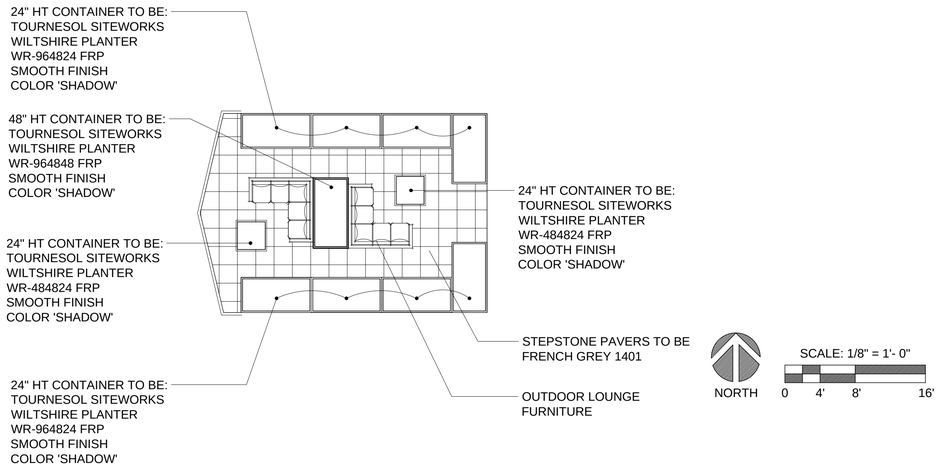
GARDEN ARCHITECTURE
Robert Trachtenberg | Lic.# 713583
931 Pardee Street | Berkeley, CA 94710
510-525-9517 | www.gardenarchitecture.biz

2037 DURANT AVE
BERKELEY, CA

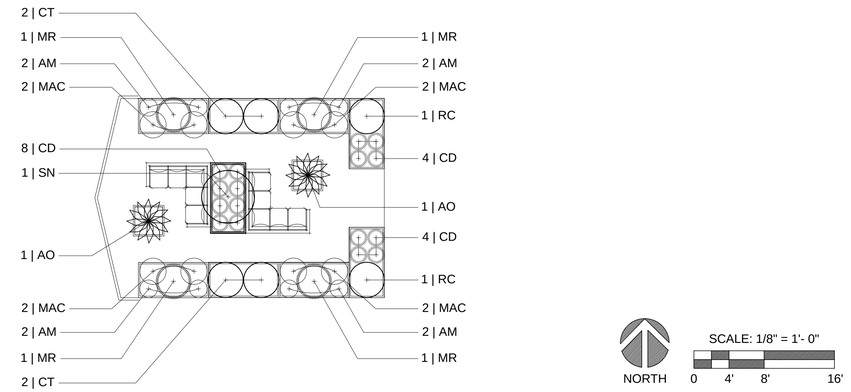
LANDSCAPE PLAN GROUND

SCALE: AS NOTED
DRAWN BY: TK
DATE: 03-23-23
SHEET
L1.0

© GARDEN ARCHITECTURE 2012

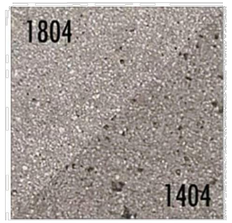


1 SITE PLAN



2 PLANTING PLAN

LANDSCAPE MATERIALS



Stepstone Paver French Grey
Light Sandblast Finish 1404



Tournesol Wilshire Planters
See plan for model numbers
-Smooth finish
-Color to be shadow



OUTDOOR LOUNGE
FURNITURE TBD

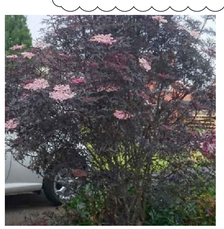
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY	SIZE	WATER USE	HT	W	NATIVE	%	POLLINATOR NOTES
SN	SAMBUCUS NIGRA 'BLACK LACE'	ELDERBERRY = MULTI-TRUNK	TREE	1	15 GAL	L	8'	8'		2.4 %	7
CT	CEANOTHUS THYRSIFLORUS 'SKYLARK'	BLUE MOUNTAIN LILAC	SHRUB	2	5 GAL	L	4'	4	Y	4.8 %	2
RC	RHAMNUS CALIFORNICA 'SAN BRUNO'	SAN BRUNO MOUND COFFEEBERRY	SHRUB	1	5 GAL	L	4'	4'	Y	2.4 %	3
AO	AGAVE OVATIFOLIA	WHALES TONGUE AGAVE	PERENNIAL	2	5 GAL	L	3'	5'		19.0 %	
AM	ACHILLEA MILLEFOLIUM 'TERRACOTTA'	'TERRACOTTA' YARROW	PERENNIAL	8	1 GAL	L	2'	2'	Y	19.0 %	4
MAC	MIMULUS AURANTICUS 'CHERRY'	STICKY MONKEY FLOWER	PERENNIAL	8	1 GAL	L	3'	3'	Y	38.1 %	5
CD	CAREX DIVULSA	BERKELEY SEDGE	GRASS	16	1 GAL	L	2'	2'		9.5 %	
MR	MUHLENBERGIA RIGENS	DEER GRASS	GRASS	4	5 GAL	L	4'	4'	Y	4.8 %	

% = QTY / TOTAL # PLANTS. PERCENTAGES ARE CALCULATED INDEPENDENTLY FOR GROUND LEVEL AND ROOF DECK PLANS.

POLLINATOR NOTES:
1. ULMUS: THOUGH ELMS ARE WIND-POLLINATED, THE INCONSPICUOUS FLOWERS ARE STILL AN EARLY-SPRING POLLEN SOURCE FOR BEES.
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7. SAMBUCUS: A STUNNING VARIETY OF HONEYBEES, BUMBLEBEES, GROUND BEES, BEETLES AND BIRDS WILL COVER THE UMBEL-SHAPED ELDERBERRY FLOWERS IN THE SPRINGTIME. SONGBIRDS ENJOY THE BEAUTIFUL FALL BERRIES.

1


SN


CT


RC


AM


MAC


CD


MR


AO

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

TOTAL LANDSCAPE AREA: 1,908 SF
TOTAL LAWN AREA: 0 SF

1

TOTAL PLANTS WITH WULCOLS PLANT FACTOR <=0.3: **(100%)** *

REVISION:	DATE:
1 COMMENT CORRECTIONS	09-15-23

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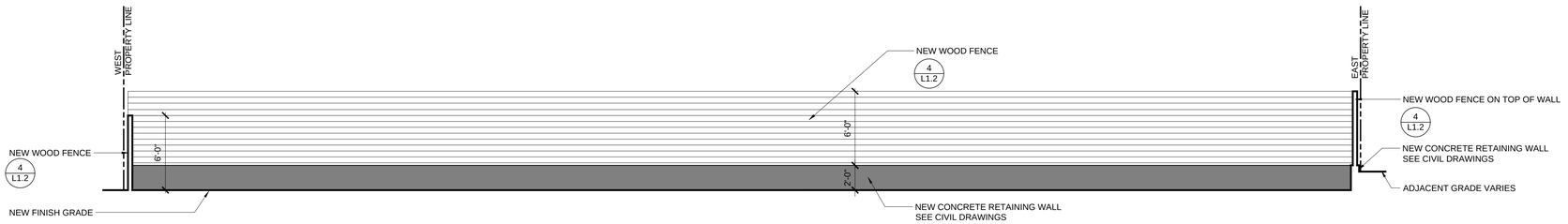
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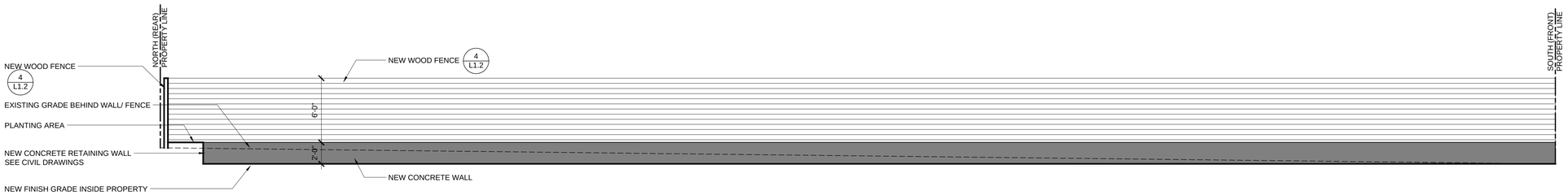
LANDSCAPE PLAN
ROOF DECK

SCALE: AS NOTED
DRAWN BY: TK
DATE: 03-23-23
SHEET
L1.1

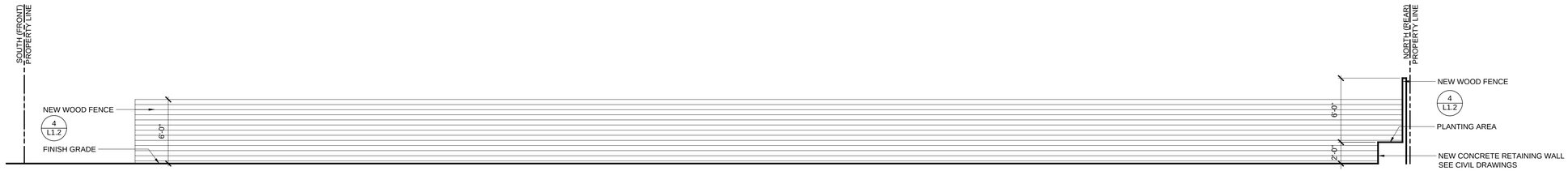
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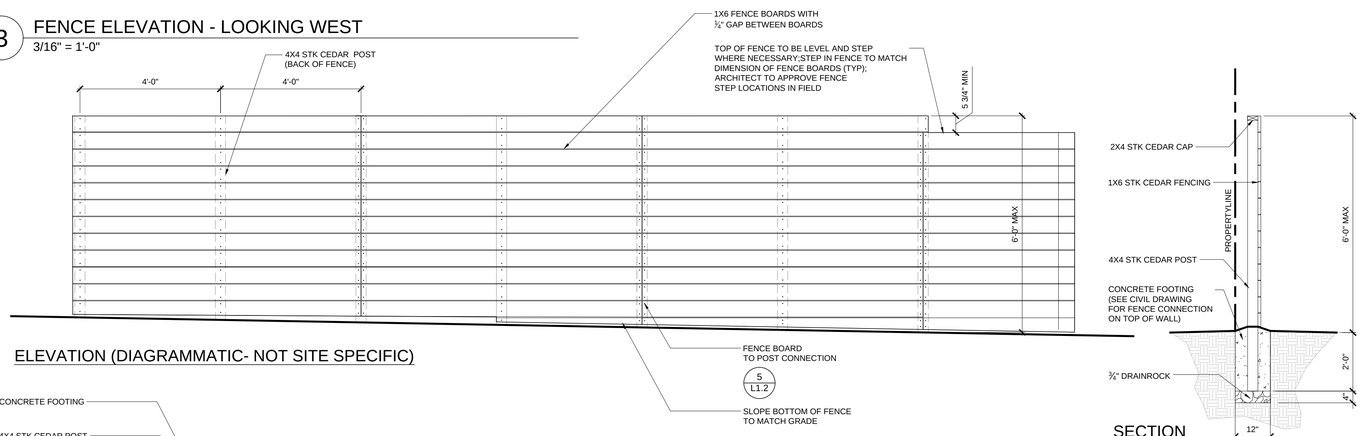
1 FENCE ELEVATION - LOOKING NORTH
3/16" =1'-0"



2 FENCE ELEVATION - LOOKING EAST
3/16" = 1'-0"

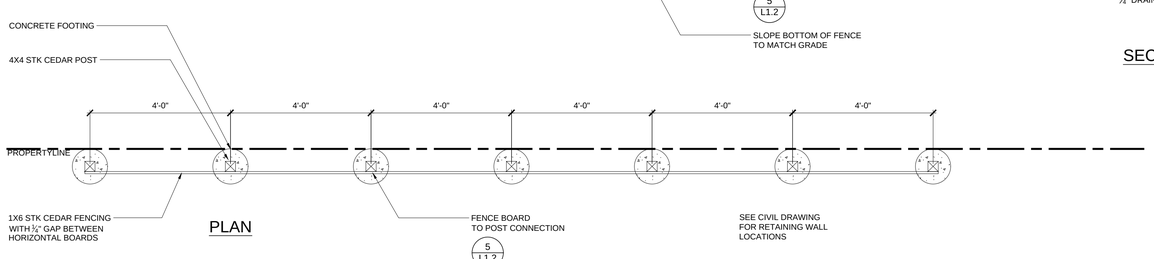


3 FENCE ELEVATION - LOOKING WEST
3/16" = 1'-0"



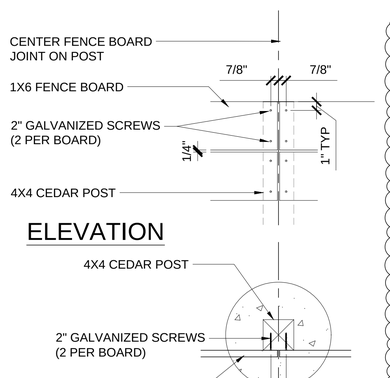
ELEVATION (DIAGRAMMATIC- NOT SITE SPECIFIC)

SECTION

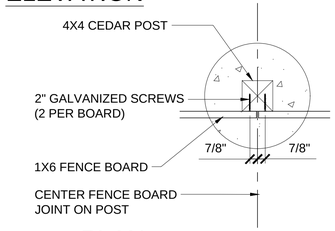


PLAN

4 FENCE DETAILS
1/2"= 1'-0"

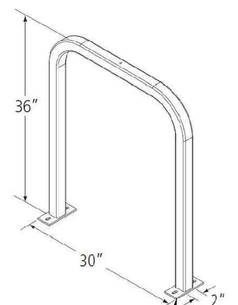


ELEVATION



PLAN

5 FENCE BOARD TO POST CONNECTION
1-1/2"= 1'-0"



'FOOT MOUNT' MODEL
(FOR SURFACE MOUNT)
INSTALLED PER MANUFACTURER INSTRUCTIONS
USING STAINLESS STEEL MUSHROOM-HEAD SPIKE
(PER BERKELEY CITY STANDARDS).

MODEL: DOWNTOWN RACK
FINISH: GALVANIZED
MANUFACTURER: AMERICAN BICYCLE SECURITY COMPANY
CONTACT: (800) 245-3723
WWW.AMERIBIKE.COM

6 BIKE RACK
N.T.S.

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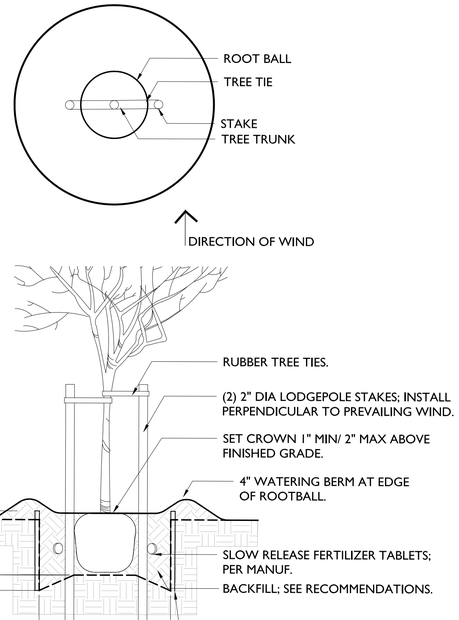
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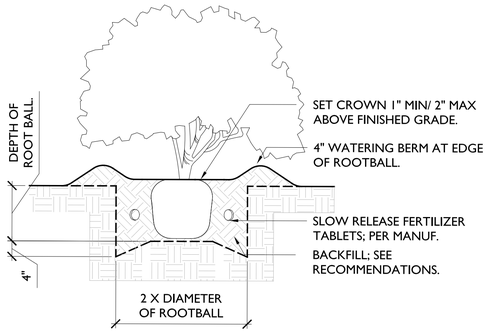
LANDSCAPE DETAILS

SCALE:	AS NOTED
DRAWN BY:	TK
DATE:	03-23-23
SHEET	L1.2

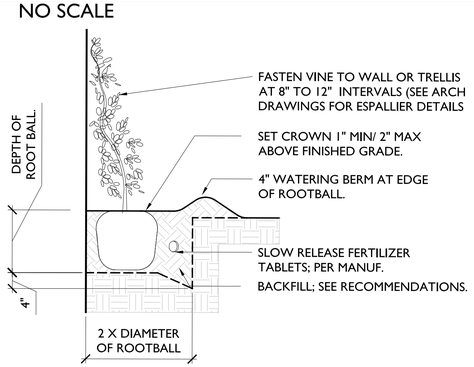
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1 TREE PLANTING
NO SCALE



2 SHRUB PLANTING
NO SCALE



3 VINE PLANTING DETAIL
NO SCALE

REVISION:	DATE:

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BERKELEY, CA

PLANTING NOTES AND DETAILS

SCALE: AS NOTED

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SHEET
L1.3

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PLANTING NOTES

1. SEE COMPLETE SPECIFICATIONS MANUAL THAT HAS BEEN CREATED FOR THIS JOB FOR ADDITIONAL NOTES AND REQUIREMENTS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

2. EXAMINE SITE OF PROPOSED WORK NOTING EXISTING CONDITIONS AND THE PROPOSED PLANTING AS SHOWN ON THE PLAN. ALERT LANDSCAPE ARCHITECT OF DISCREPANCIES.

3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH SOUND NURSERY PRACTICE AND SHALL INCLUDE MAINTENANCE AND WATERING OF ALL MATERIALS INSTALLED IN THIS CONTRACT UNTIL FINAL ACCEPTANCE BY CLIENT OR LANDSCAPE ARCHITECT.

4. ALL PLANTS SHALL BE NURSERY GROWN, AND SHALL BE IN ACCORDANCE WITH THE AMERICAN NURSERYMEN ASSOCIATION STANDARDS IN ALL WAYS (SEE AMERICAN STANDARD FOR NURSERY STOCK SPONSORED BY AMERICAN ASSOCIATION OF NURSERYMEN, INC, CURRENT EDITION).

5. ALL PLANTS TO BE REVIEWED BY LANDSCAPE ARCHITECT FOR VARIETY, SIZE AND CONDITION PRIOR TO INSTALLATION.

6. PLANT LIST IS FOR CONTRACTOR CONVENIENCE ONLY, VERIFY PLANT QUANTITIES WITH THE PLAN.

7. SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE DELIVERY: SAMPLES AND CERTIFIED ANALYSES OF FERTILIZER, MINERALS AND SOIL AMENDMENTS, STATING SOURCE, PHYSICAL/CHEMICAL COMPOSITION AND QUANTITY AVAILABLE.

8. CONTRACTOR TO EXERCISE DUE CARE WHEN EXCAVATING WITHIN THE ROOT ZONE OF EXISTING VEGETATION TO REMAIN. ALL EXCAVATION WITHIN THIS ZONE SHALL BE PERFORMED WITH HAND TOOLS. SEE ARBORIST REPORT FOR ADDITIONAL REQUIREMENTS AROUND EXISTING TREES.

9. IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE, ALTERNATE LOCATIONS MAY BE SELECTED BY CLIENT OR LANDSCAPE ARCHITECT. WHERE THESE LOCATIONS CANNOT BE CHANGED, REMOVE THE OBSTRUCTION TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NO LESS THAN SIX (6) INCHES BELOW BOTTOM OF BALL OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY FOR A RESOLUTION BEFORE CONTINUING WORK IN THAT AREA.

10. ALL PLANTING AREAS SHALL BE CLEANED AND WEEDED WITH ALL SURFACE DEBRIS CONSTRUCTION DEBRIS, CONTAMINANTS, BASEROCK LAYERS, AND STONES LARGER THAN ONE INCH IN DIAMETER TO BE REMOVED FROM SITE.

11. TO ESTABLISH PROPER SOIL FERTILITY AND TEXTURE PROVIDE SOIL SAMPLES (ONE PER 10,000 SQUARE FEET LANDSCAPED AREA AND ONE PER 50 CUBIC YARDS OF IMPORTED TOPSOIL) TO A CERTIFIED SOIL TESTING LABORATORY. TEST FOR SOIL FERTILITY, DRAINAGE, AND TEXTURE AND PROVIDE AMENDMENT AND FERTILIZER RECOMMENDED FOR ALL AREAS TO BE PLANTED. CONTRACTOR SHALL REVIEW TEST RESULTS WITH THE LANDSCAPE ARCHITECT AND WILL AMEND SOIL AND PLANTER BACKFILL AS SPECIFIED BY THE TESTING LAB.

12. PRIOR TO AMENDING SOIL, CONTRACTOR SHALL DIG SEVERAL PLANT PITS AND FILL WITH WATER TO TEST FOR DRAINAGE. IF WATER DOES NOT DRAIN WITHIN 24 HOURS, PROVIDE METHODS TO IMPROVE DRAINAGE FOR REVIEW BY LANDSCAPE ARCHITECT.

13. AMEND SOIL IN PLANTING AREAS BY APPLYING FOUR (4) CUBIC YARDS OF COMPOST/ 1,000 SF TO A DEPTH OF (6) INCHES INTO LANDSCAPE AREAS (UNLESS CONTRA-INDICATED BY A SOILS TEST). THIS SHALL BE DONE IN TWO EQUAL LAYERS TO INSURE AN EVEN DISTRIBUTION TO THE PROPER DEPTH.

14. REMAINING SOIL PREPARATION SHALL BE ON A PER PLANT BASIS ACCORDING TO PLANTING DETAILS AND SPECIFICATIONS.

15. WHEREVER TOPSOIL IS REQUIRED TO RAISE GRADE TO FINISHED ELEVATIONS, CONTRACTOR SHALL USE ONLY HIGH QUALITY TOPSOIL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INSTALL TOPSOIL AS FOLLOWS:

    a. RIP SUBSURFACE AS PREVIOUSLY DESCRIBED
    b. LAY DOWN 4" OF TOPSOIL AND ROTOTILL INTO 4" OF RIPPED SUBGRADE
    c. LAY DOWN REMAINING TOPSOIL

16. FERTILIZER: DROP FERTILIZER TABLETS (AGRIFORM 20-10-5 NPK, OR EQUAL) ALONGSIDE ROOTBALL WHEN BACKFILL IS TWO-THIRDS IN PLACE, ACCORDING TO THE FOLLOWING SCHEDULE.

1 GALLON	2 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
5 GALLON	3 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
15 GALLON	5 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
24" BOX	8 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
36" BOX	12 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
48" BOX	16 TABS	(21 GRAM AGRIFORM PLANT TABLETS)
60" BOX	20 TABS	(21 GRAM AGRIFORM PLANT TABLETS)

    FOR 4" POTS AND CELL-PACKS, USE OSMOCOTE 18-6-12 FORMULA AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE, SPREAD EVENLY THROUGHOUT THE PLANTING AREA.

17. ALL PLANTS SHALL BE PLACED IN THE LOCATIONS SHOWN ON THE PLANTING PLAN AND THE APPROVAL OF THE LANDSCAPE ARCHITECT AND CLIENT SHALL BE OBTAINED PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHOULD BE INFORMED SEVEN (7)DAYS IN ADVANCE OF PLANTING.

18. PLANT AND STAKE ALL TREES AND SHRUBS PER PLANTING DETAILS. PLANT CROWN TO BE THREE (3) INCHES ABOVE GRADE FOR ALL SHRUBS AND TREES.

19. INSTALL THREE (3) INCH LAYER OF APPROVED MULCH IN ALL PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MUCH IS CONTRA-INDICATED.
    SUBMIT SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY OF MULCH TO JOB SITE.

20. APPLY WEED BARRIER FABRIC TO ALL PLANTING BEDS BELOW MULCH.

21. PLANTS SHALL BE WATERED TWO TIMES, THOROUGHLY, BY HAND IMMEDIATELY AFTER PLANTING. PLANTS DAMAGED FROM WATER STRESS BEFORE OR AFTER PLANTING WILL NOT BE ACCEPTED.

22. CONTRACTOR TO BE RESPONSIBLE FOR ALL FINISH GRADES IN PLANTING AREAS AND FOR ANY FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

23. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL PER SPECIFICATION PACKAGE.

24. ALL POTS TO HAVE A DEDICATED IRRIGATION RISER TIED INTO AUTOMATIC IRRIGATION SYSTEM, AND HAVE A DEDICATED DRAINLINE TIED INTO STORM DRAINAGE SYSTEM.

25. INSTALL LINEAR ROOT BARRIER 24" DEEP WHERE TREES ARE WITHIN 5' OF PAVEMENT

IRRIGATON NOTES

1. IRRIGATION TO BE DESIGN BUILD AND BE AN AUTOMATIC DRIP IRRIGATION SYSTEM
2. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND PROVIDE A RAIN SENSOR WHOSE SIGNAL IS COMPATIBLE WITH THE MASTER CONTROL VALVE
3. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
4. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
5. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
6. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD," ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
7. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY
8. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED

REVISION:	DATE:

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2037 DURRANT AVE
BERKELEY, CA

PLANTING NOTES AND DETAILS

SCALE: AS NOTED

DRAWN BY: TK

DATE: 03-23-23

SHEET
L1.4

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2037 DURANT AVENUE

MWELO PRESCRIPTIVE COMPLIANCE CHECKLIST

ITEM	NOTES
LANDSCAPE DESIGN PLAN	
1. Attach a landscape plan indicating the following:	SEE PLANTING PLANS ON SHEET L1.0 AND L1.1
a. Turf areas	NA
b. High water use planting areas	NA
c. Moderate water use planting areas	NA
d. Low water use planting areas	100% LANDSCAPE AREA
e. Water features including swimming pools	NA
f. Edible planting areas	NA
g. Areas irrigated with recycled water	NA
SOIL	
1. Incorporate compost at a rate of at least 4 cubic yards per 1,000 square feet to adepth of 6 inches into the landscape area (unless contra-indicated by a soil test).	SEE PLANTING NOTE 13 ON SHEET L1.4
This project will apply **7.6** cubic yards of compost	
2. A minimum 3-inch layer of recycled mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, or direct seeding applications where mulch is contra-indicated	SEE PLANTING NOTE 19 ON SHEET L1.4
PLANTS	
1. Plant material shall comply with the following:	
a. Residential projects only:	
I. 75% of landscape area shall consist of plants that use little or no summerwater (WUCOLS plant factor of 0.3 or lower), excluding edibles or areasusing recycled water.	NA
II. No more than 25% of the landscape area will be planted with high waterusing plants	NA
b. Non-residential projects only (including multifamily residential):	
I. 100% of the landscape area shall consist of plants that use little or nosummer water (WUCOLS plant factor of 0.3 or lower), excluding ediblesor areas using recycled water	SEE PLANT SCHEDULES ON SHEET L1.0 AND L1.1
c. No invasive plants are planted. No plant species listed by the California Invasive Plant Council's "Don't Plant a Pest" brochure as invasive in the San Francisco Bay Area shall be planted.	SEE PLANT SCHEDULES ON SHEET L1.0 AND L1.1
2. The use of turf shall comply with all of the following:	
a. In nonresidential areas, turf is not used	NO TURF IS SPECIFIED
b. In residential areas:	
I. Turf, high water use plants, and water features shall, combined, notexceed 25% of the landscape area	NA
II. Turf shall not be planted on slopes which exceed a slope of 1 foot verticalelevation change for every 4 feet or horizontal length	NA
III. Turf is prohibited in parkways less than 10 feet wide. Exception: Parkwayis adjacent to a parking strip and used to exit and enter vehicles AND turf is irrigated with subsurface irrigation	NA
WUCOLS plants database can be found online at: http://ucanr.edu/sites/WUCOLS/	
"Don't Plant a Pest" brochure can be found at http://cal-ipc.org/landscaping/dpp/	
IRRIGATION	
1. Automatic irrigation controllers are required and must use evapotranspiration or soil moisture data and utilize a rain sensor.	SEE IRRIGATION NOTES ON SHEET L1.4
2. Irrigation controllers should be the type which does not lose programming data in the event the primary power source is interrupted	SEE IRRIGATION NOTES ON SHEET L1.4
3. Pressure regulators are installed on the irrigation system to ensure dynamic pressure of the components are within the manufacturer's recommended pressure range.	SEE IRRIGATION NOTES ON SHEET L1.4
4. Manual-shut-off valves (such as gate, ball or butterfly valves) are installed as close as possible to the point of connection of the water supply.	SEE IRRIGATION NOTES ON SHEET L1.4
5. All irrigation emission devices must meet the requirements set in the ANSIstandard ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed must have a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.	SEE IRRIGATION NOTES ON SHEET L1.4
6. Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.	SEE IRRIGATION NOTES ON SHEET L1.4
7. For non-residential projects with landscape areas of 1,000 sf or more, a private submeter(s) to measure landscape water use shall be installed.	SEE IRRIGATION NOTES ON SHEET L1.4

I certify the above information and agree to comply with these Prescriptive Compliance requirements for the Water Efficient Landscape Plan Review.

Applicant Signature: Bost Kennedy

Teresa Kennedy, Garden Architecture

Date: 3/23/2023

PROJECT NAME:	**2037 DURANT AVENUE**	
PROJECT ADDRESS:	2037 DURANT AVENUE	
PREPARED BY:	Teresa Kennedy	
	Garden Architecture	
	931 Pardee Street	
	Berkeley, CA 94710	
	510-525-9517	
	teresa@gardenarchitecture.org	
	"I agree to comply with the requirements of the prescriptive compliance option to the MWELO"	
	Signed: Bost Kennedy	

PART ONE	**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**		
		MAWA = Eto x .62 x [(ETAF x HA) + ((1-ETAF) X SLA)]	
	Yearly Eto	41.8	
	CONVERSION FACTOR	0.62	
	ETAF	0.45	
	TOTAL IRRIGATED LANDSCAPE AREA	1,908	SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0	SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**22,251**	**GALLONS PER YEAR**
	TOTAL ACRE FEET	0.07	ACRE FEET
PART TWO	**ESTIMATED TOTAL WATER USE (ETWU)**		
	*AVERAGE ETAF AND ETWU CALCULATED PER WATER EFFICIENT LANDSCAPE WORKSHEET		
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF X AREA / TOTAL AREA)	0.24	
	ETWU FOR REGULAR LANDSCAPE AREAS	**18,314**	**GALLONS PER YEAR**
	SITE WIDE ETAF	0.24	
	ETWU FOR ALL LANDSCAPE AREAS	**18,314**	**GALLONS PER YEAR**
	TOTAL ACRE FEET	0.06	ACRE FEET

2037 DURANT AVENUE

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **41.8**

ZONE NO.	PLANT TYPE	HYDROZONE * (PLANT WATER USE)	PLANT FACTOR	IRRIGATION METHOD **	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (square feet) (HA)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
1	TREES	LW	0.3	BUBBLER	0.81	0.243	160	39	1,536	8%
2	POTS	LW	0.3	DRIP	0.81	0.243	245	60	2,352	13%
3	FLOWTHROUGH	LW	0.3	DRIP	0.81	0.243	718	174	6,892	38%
4	SHRUBS	LW	0.3	DRIP	0.81	0.243	785	191	7,535	41%
TOTALS (REGULAR LANDSCAPE AREAS)							1,908	464	18,314	100%
SPECIAL LANDSCAPE AREA										
NA	NA	NA	NA	NA	NA	1	0	0	0	0%
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0%**

HYDROZONE SUMMARY		
Hydrozone Description *	**Total Square Feet**	**% of Landscape**
Cool Season Turf (CST)	0	0%
Warm Season Turf (WST)	0	0%
High Water Use Plants (HW)	0	0%
Bioretention Plants (BR)	0	0%
Medium Water Use Plants (MW)	0	0%
Low Water Use Plants (LW)	1908	100%
Very Low Water Use Plants (VLW)	0	0%
Water Feature	0	0%
Special Landscape Area (SLA)	0	0%
TOTAL	**1908**	**100%**
Irrigation Method **	**Total Square Feet**	**% of Landscape**
Rotor (FC-R, PC-R)	0	0%
Multi-Stream Rotor (MR)	0	0%
Spray (S)	0	0%
Bubbler (B)	160	8%
Drip (D)	1748	92%
In-Line Drip (DL)	0	0%
Micro Spray (MS)	0	0%
Other (O)	0	0%
TOTAL	**1908**	**100%**

REVISION:	DATE:
1 COMMENT CORRECTIONS	09-15-23

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GARDEN ARCHITECTURE
Robert Trachtenberg | Lic.# 713583
931 Pardee Street | Berkeley, CA 94710
510-525-9517 | www.gardenarchitecture.biz

2037 DURANT AVE
BERKELEY, CA

MWELO CHECKLIST CALCS

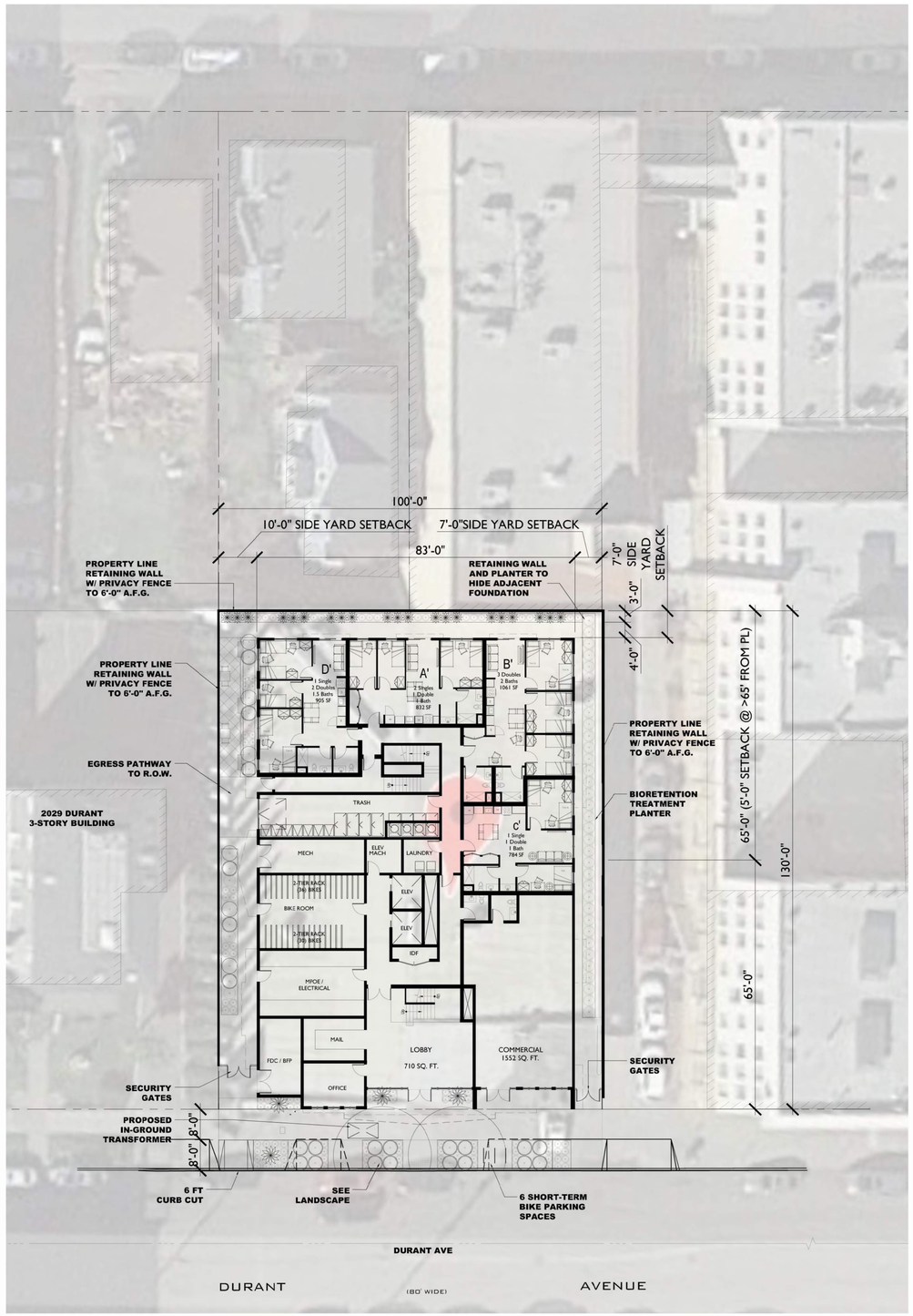
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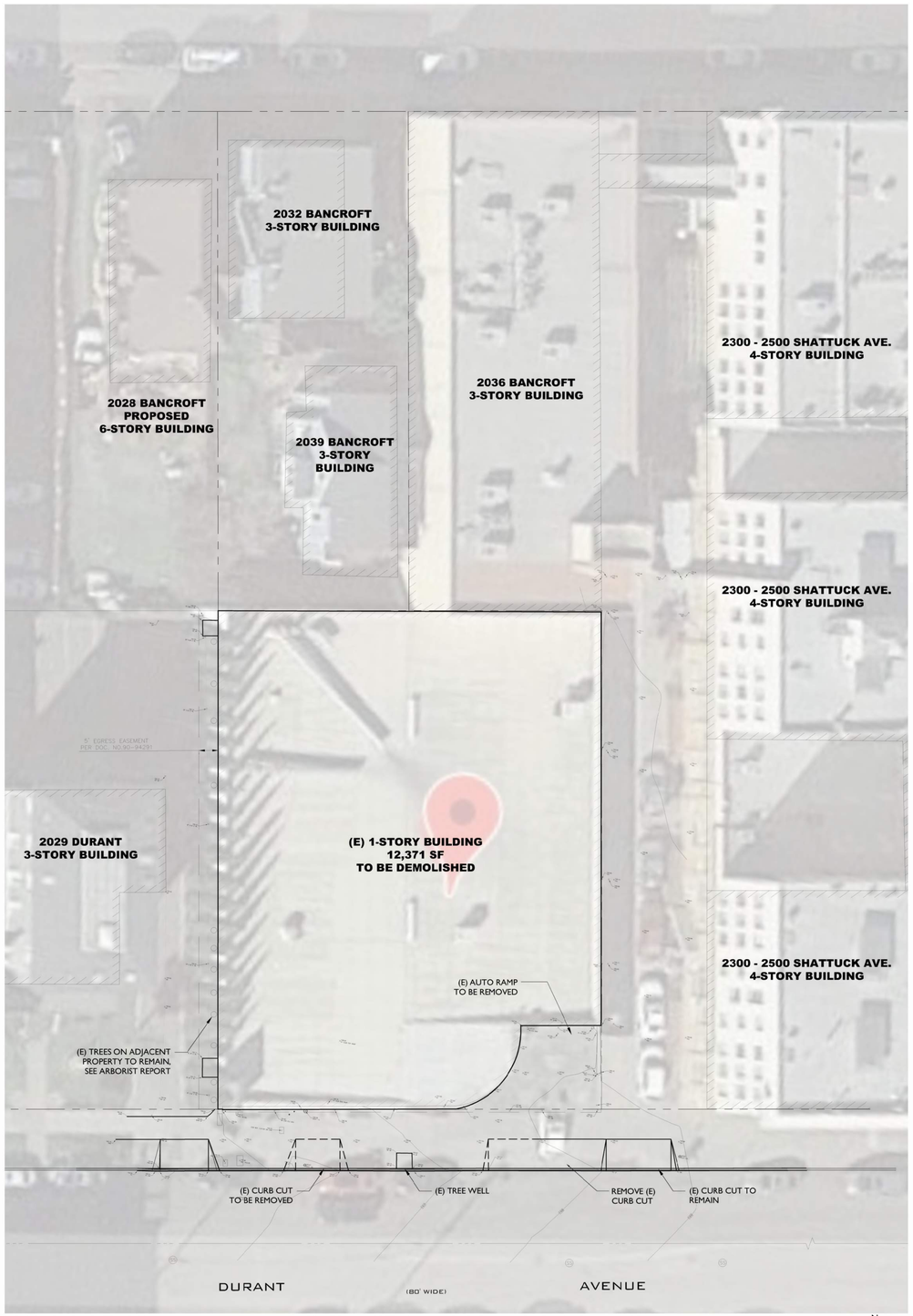
DATE: 03-23-23

SHEET L1.5

© GARDEN ARCHITECTURE 2012



2 PROPOSED SITE PLAN
1/16" : 1' 0"



1 EXISTING SITE PLAN
1/16" : 1' 0"

0 5' 10' 20'

N

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

1/20/2023 SB330 APPLICATION
05/01/2023 ENTITLEMENT APP.
09/18/2023 ENTITLEMENT RESP 1
10/31/2023 ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: SITE PLANS - PROPOSED AND EXISTING

SHEET: **A100**



1 GROUND FLOOR PLAN
1/8" : 1' 0"

GROUND FLOOR FOOTPRINT	10,140 SF
AREA OF PROJECTIONS ABOVE	637 SF
TOTAL FOOTPRINT AREA	10,777 SF

0 5' 10' 20' N

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STATE OF CALIFORNIA GREGORY PRIORE 33961 REGISTERED LICENSED ARCHITECT 10/31/2023

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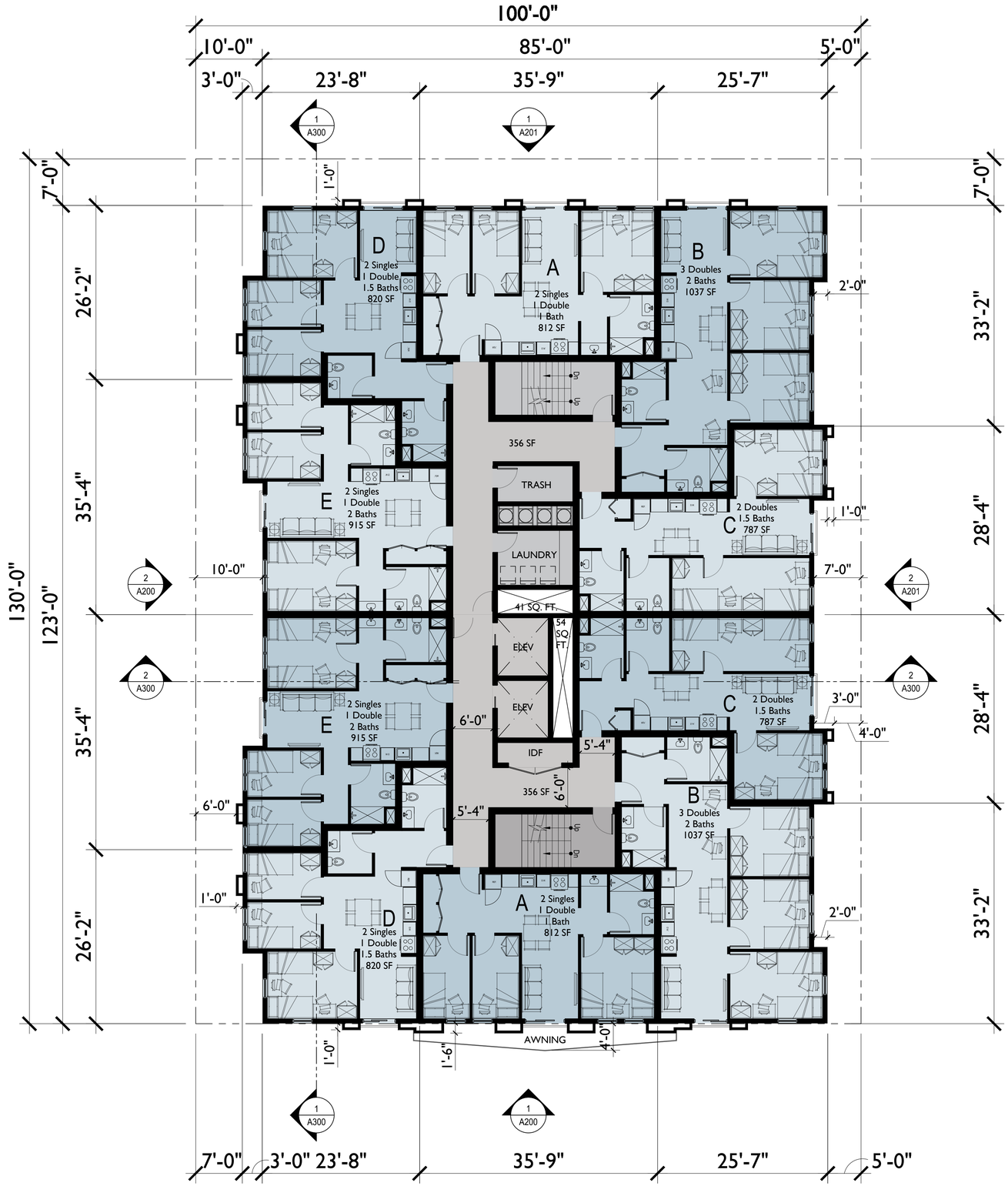
PROJECT ISSUE RECORD:

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1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: PROPOSED GROUND FLOOR PLAN

SHEET: **A101**



2ND & 3RD FLOOR FOOTPRINT	10,624 SF
AREA OF PROJECTIONS	153 SF
TOTAL FOOTPRINT AREA	10,777 SF

0 5' 10' 20' N

1 SECOND & THIRD FLOOR PLANS
1/8" : 1' 0"

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STATE OF CALIFORNIA · DONALD PETERS · 10/31/2021 · LICENSED ARCHITECT

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PROJECT ISSUE RECORD:

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1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT: JJY01

TITLE: PROPOSED SECOND & THIRD FLOOR PLANS

SHEET: **A102**



FOURTH FLOOR FOOTPRINT	10,538 SF
AREA OF PROJECTIONS	239 SF
TOTAL FOOTPRINT AREA	10,777 SF

0 5' 10' 20' N

1 FOURTH FLOOR PLAN
1/8" : 1' 0"

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STATE OF CALIFORNIA · GREGORY PRIDE · LICENSED ARCHITECT · 2021 · RENEWAL 08/31/2025

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05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: PROPOSED FOURTH FLOOR PLAN

SHEET: **A103**



1 FIFTH THROUGH SEVENTH FLOOR PLANS
1/8" : 1' 0"

FIFTH - SEVENTH FLOOR FOOTPRINT 9,820 SF
AREA OF BALCONY & PROJECTIONS 406 SF
TOTAL FOOTPRINT AREA 10,226 SF

0 5' 10' 20' N

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PROJECT ISSUE RECORD:

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1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
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10/31/2023	ENTITLEMENT RESP 2

PROJECT: JJY01

TITLE: PROPOSED FIFTH - SEVENTH FLOOR PLANS

SHEET: **A104**



1 EIGHTH FLOOR PLAN
1/8" : 1' 0"

EIGHTH FLOOR FOOTPRINT	9,820 SF
AREA OF PROJECTIONS ABOVE	1,006 SF
TOTAL FOOTPRINT AREA	10,826 SF
AVERAGE FLOOR AREA	10,108 SF
1,006 SF ROOF PROJECTIONS = 9.3% < 15%	

0 5' 10' 20' N

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BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · CHARLES PEIFER · LICENSED ARCHITECT · 05/17/2021

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PROJECT ISSUE RECORD:

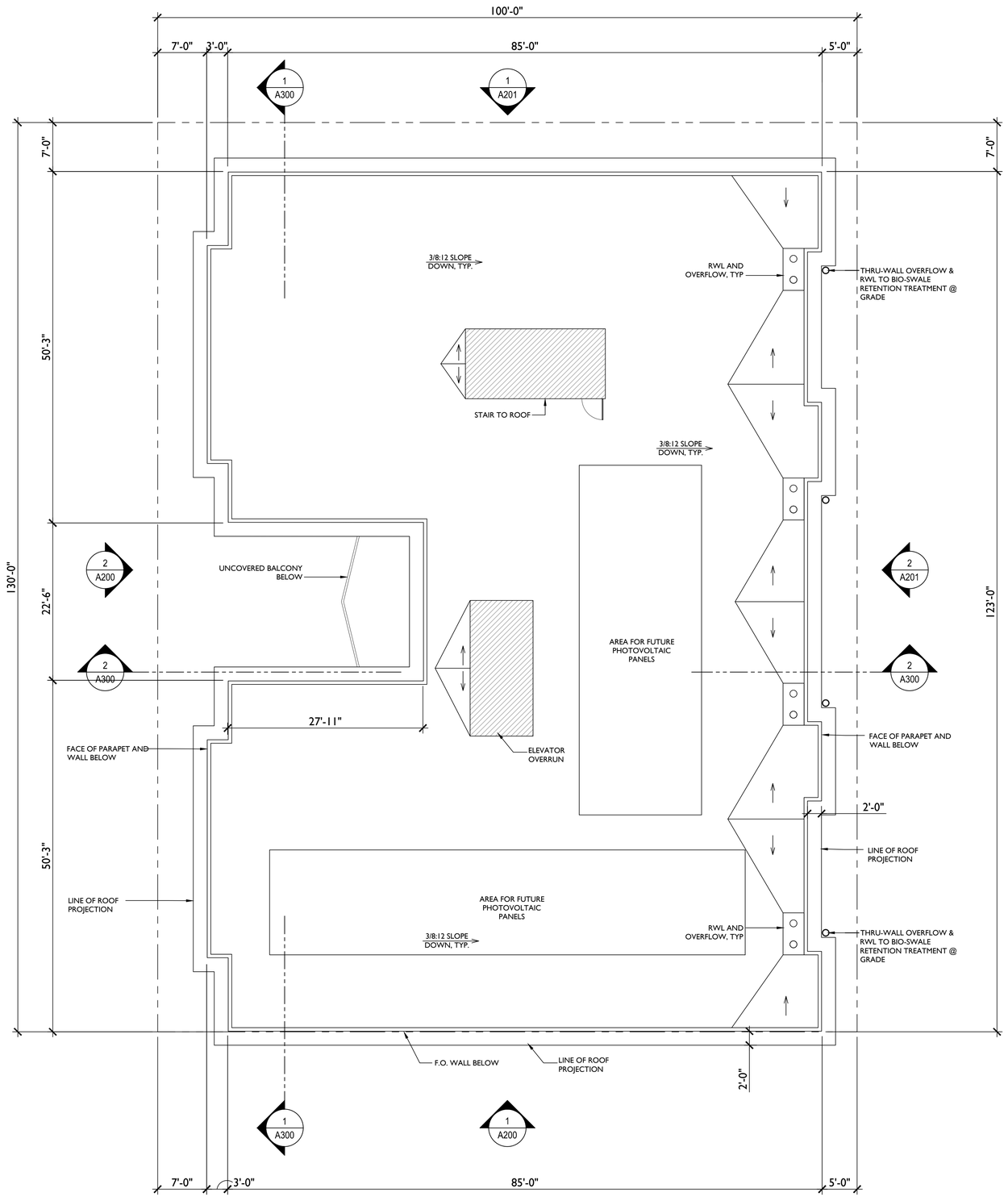
CITY PERMIT RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT:
JJY01

TITLE:
PROPOSED EIGHTH FLOOR PLAN

SHEET:
A105



EIGHTH FLOOR FOOTPRINT	9,820 SF
AREA OF ROOF PROJECTIONS	1,006 SF
TOTAL FOOTPRINT AREA	10,826 SF
AVERAGE FLOOR AREA	10,108 SF
1,006 SF ROOF PROJECTIONS = 9.3% < 15%	

0 5' 10' 20'

N

1 PROPOSED ROOF PLAN
1/8" : 1' 0"

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1/20/2023	SB330 APPLICATION
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09/18/2023	ENTITLEMENT RESP I

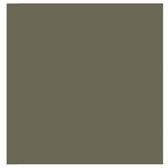
PROJECT: JJY01

TITLE: PROPOSED ROOF PLAN

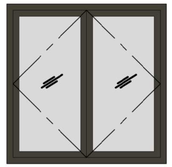
SHEET: **A106**



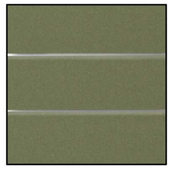
6 **BASE COLOR**
SHERWIN WILLIAMS
SW 7019 GAUNTLET GRAY



7 **ACCENT COLOR**
BENJAMIN MOORE
2141-30 ARMY GREEN



8 **VINYL CASEMENT WINDOW**



9 **ENTRANCE ACCENT TILE**
FIRECLAY
PEABODY (V2)



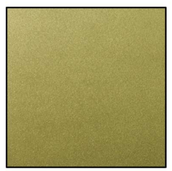
10 **WINDOW MULLION**
ARCADIA / WILSON PARTITIONS
AB-5 STD. MEDIUM BRONZE



1 **EXTERIOR CLADDING**
CERACLAD - 8 REVEAL
DARK OLIVE



2 **GUARDRAIL**
PERFORATED METAL PANEL
BRONZE



3 **EXTERIOR TRIM & GUARDRAIL ACCENT**
PRISMATIC POWDERS
POLY GOLD PMB-4211

4 **COLOR A**
SHERWIN WILLIAMS
SW 7531 - CANVAS TAN



5 **COLOR B**
SHERWIN WILLIAMS
SW 6150 - UNIVERSAL KHAKI

4 MATERIAL KEY



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION - DURANT AVENUE
1/8" = 1'-0"

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704

STATE OF CALIFORNIA · GREGORY PRIDDIS · No. C-30021 · LICENSED ARCHITECT

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1/20/2023	SB330 APPLICATION
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10/31/2023	ENTITLEMENT RESP 2

PROJECT:
JJY01

TITLE:
EXTERIOR ELEVATIONS - MATERIALS & COLORS

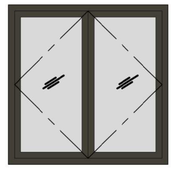
SHEET:
A200



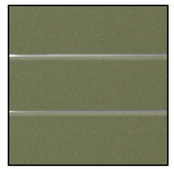
6 **BASE COLOR**
SHERWIN WILLIAMS
SW 7019 GAUNTLET GRAY



7 **ACCENT COLOR**
BENJAMIN MOORE
2141-30 ARMY GREEN



8 **VINYL CASEMENT WINDOW**



9 **ENTRANCE ACCENT TILE**
FIRECLAY
PEABODY (V2)



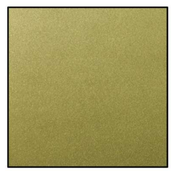
10 **WINDOW MULLION**
ARCADIA / WILSON PARTITIONS
AB-5 STD. MEDIUM BRONZE



1 **EXTERIOR CLADDING**
CERACLAD - 8 REVEAL
DARK OLIVE



2 **GUARDRAIL**
PERFORATED METAL PANEL
BRONZE



3 **EXTERIOR TRIM & GUARDRAIL ACCENT**
PRISMATIC POWDERS
POLY GOLD PMB-4211

4 **COLOR A**
SHERWIN WILLIAMS
SW 7531 - CANVAS TAN



5 **COLOR B**
SHERWIN WILLIAMS
SW 6150 - UNIVERSAL KHAKI

4 MATERIAL KEY



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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2037 DURANT AVE

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STATE OF CALIFORNIA GREGORY PRIORE LICENSED ARCHITECT 10/31/2023 REGISTERED

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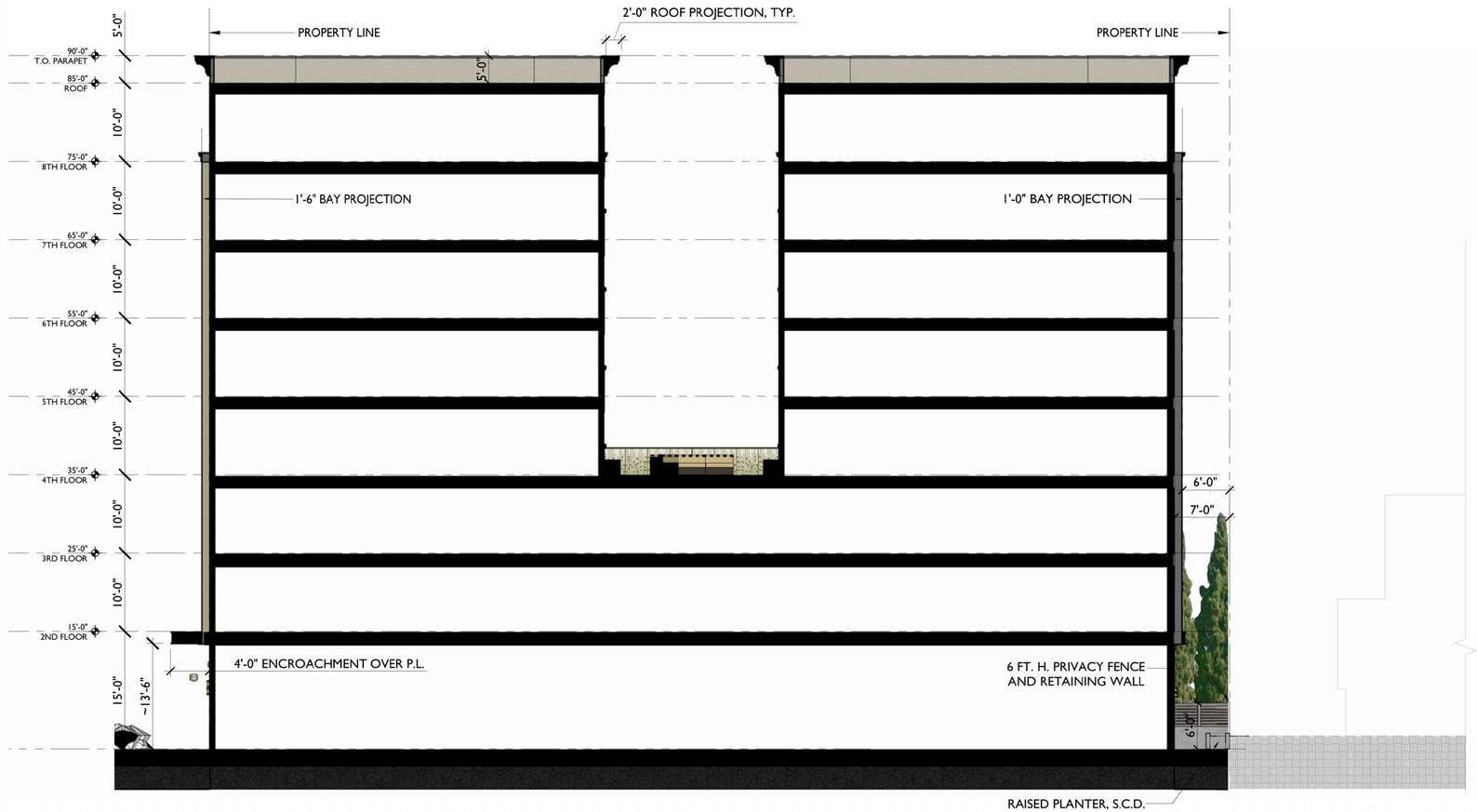
CITY PERMIT RECORD:

1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT:
JJY01

TITLE:
EXTERIOR ELEVATIONS - MATERIALS & COLORS

SHEET:
A201



1 NORTH-SOUTH BUILDING SECTION
1/8"=1'-0"

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GREGORY PRIORE
LICENSED ARCHITECT
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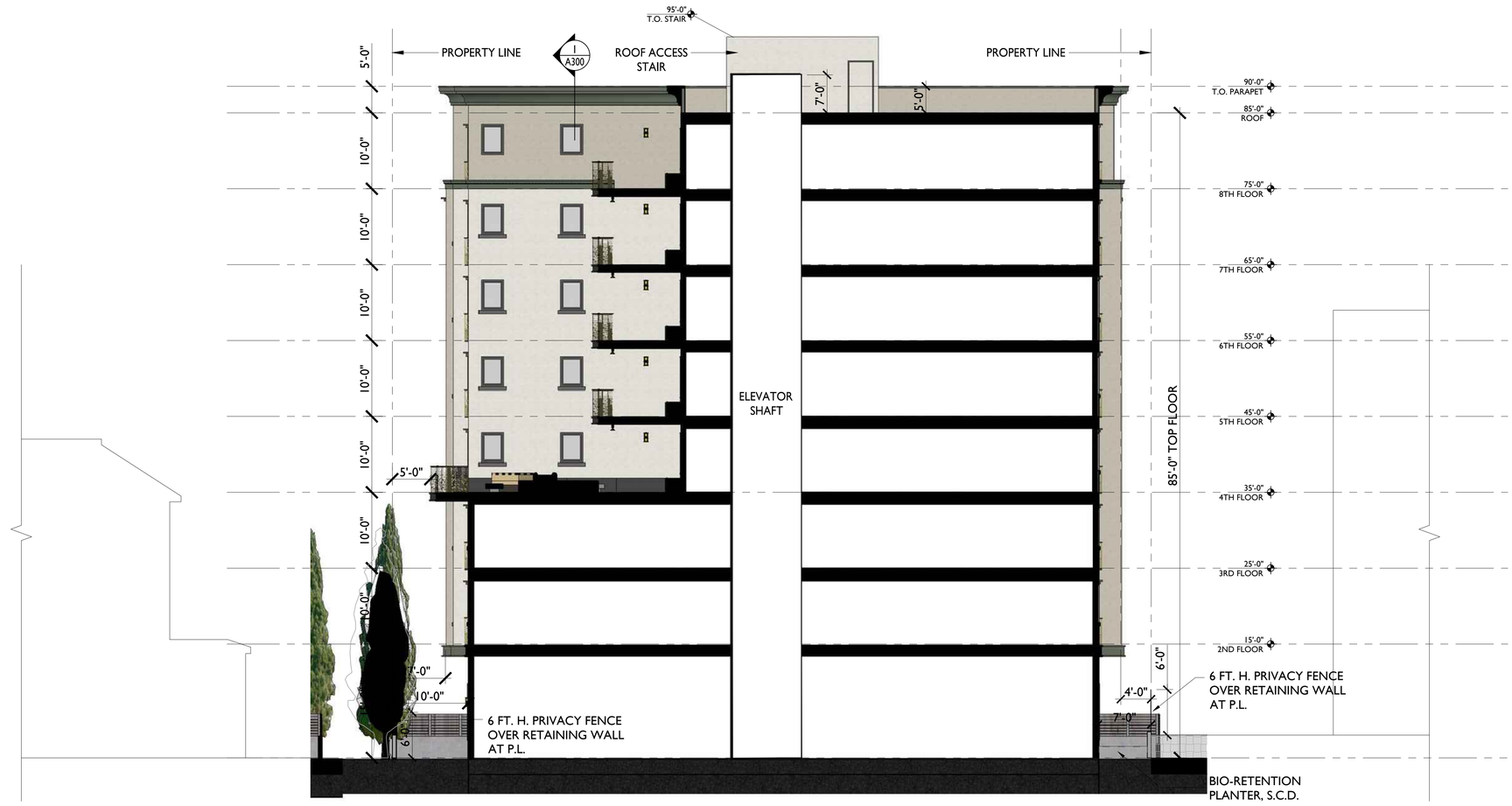
PROJECT ISSUE RECORD:

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1/20/2023	SB330 APPLICATION
05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP 1
10/31/2023	ENTITLEMENT RESP 2

PROJECT:
JJY01

TITLE:
NORTH-SOUTH BUILDING SECTIONS

SHEET:
A300



1 EAST-WEST BUILDING SECTION
1/8"=1'-0"

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C-36018027
LICENSED ARCHITECT
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PROJECT:
JJY01

TITLE:
BUILDING SECTIONS

SHEET:
A301



4 PEDESTRIAN EXPERIENCE - LOOKING EAST



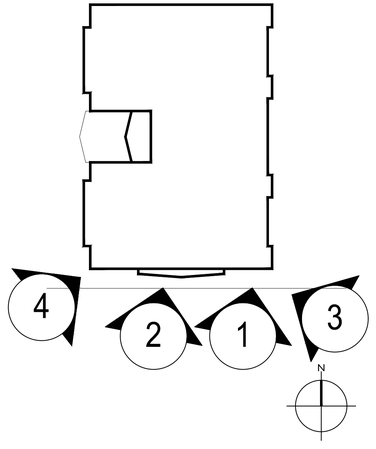
3 PEDESTRIAN EXPERIENCE - LOOKING WEST



2 RESIDENTIAL ENTRANCE



1 RETAIL ENTRANCE



KEY PLAN

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PROJECT:
JJY01

TITLE:
PERSPECTIVE VIEWS

SHEET:
A400



4 LANDSCAPE TRELLIS



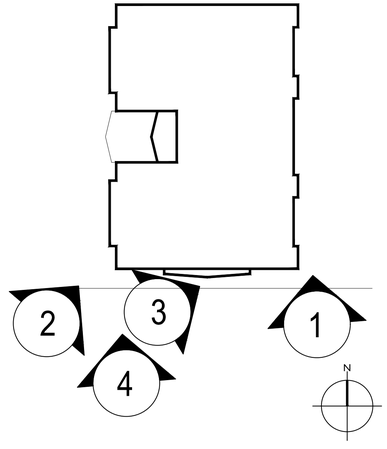
3 ENTRY CANOPY



2 WEST GATE & SCREEN WALL



1 EAST GATE & SCREEN WALL



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STATE OF CALIFORNIA
JAMES R. PEIDER
LICENSED ARCHITECT
09/30/21
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09/18/2023	ENTITLEMENT RESP 1

PROJECT:
JJY01

TITLE:
PERSPECTIVE VIEWS

SHEET:
A401



6 DOOR 3



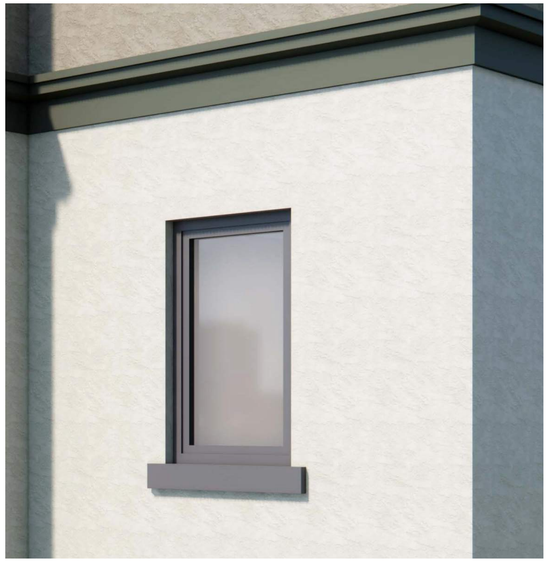
5 DOOR 1



3 WINDOW 3



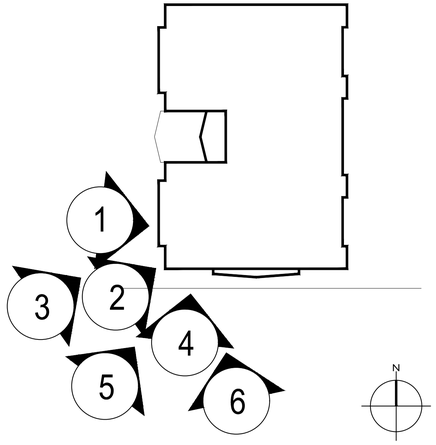
3 WINDOW 4



2 WINDOW 1



1 WINDOW 2



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STATE OF CALIFORNIA · JAMES PEIDER JJYOI · 09/17/2021 · 016027 · LICENSED ARCHITECT

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1/20/2023	SB330 APPLICATION
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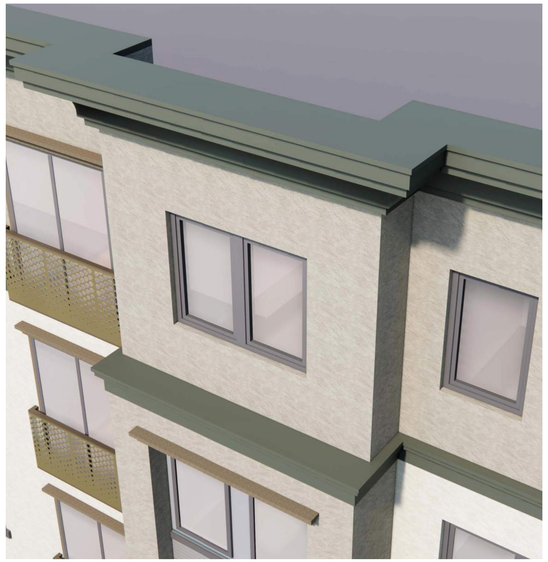
PROJECT:
JJY01

TITLE:
PERSPECTIVE VIEWS

SHEET:
A402



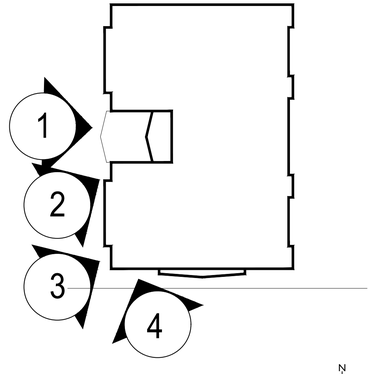
4 CORNIES AND HORIZONTAL BAND



3 PARAPET

2 DOOR 2

1 BALCONY RAILING



KEY PLAN

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STATE OF CALIFORNIA · JAMES PEIDER JOY · LICENSED ARCHITECT · 09/07/2021 · 09/07/21

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09/18/2023	ENTITLEMENT RESP 1

PROJECT:
JJY01

TITLE:
PERSPECTIVE VIEWS

SHEET:
A403