



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Decision
MARCH 21, 2024

2037 Durant Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0006 to demolish a one-story, 13,000 square-foot commercial building and construct an eight-story 76,373 square-foot building with 1,552 square feet of ground floor commercial space and 74 dwelling units of multi-family housing.

I. Introduction

This 8 story mixed use building is proposed on the North side of Durant Avenue west of Shattuck Avenue in the C-DMU Buffer Zone.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

The demolition of the existing structure was before the Landmarks Preservation Commission on December 7, 2023 where the commission took no action. The project will be scheduled for a future hearing with the Zoning Adjustments Board.

The project is before the Design Review Committee for Preliminary Design Review.

II. Background

The proposed project consists of an eight-story, 90-foot tall mixed use building with 74 dwelling units and 1,552 square feet of ground floor commercial space. The building has a C-shaped opening on its west side, facing the Persian Center, to break up the façade and to incorporate shared balconies above the third floor which provide open space amenities to residents. The project provides a total of

2,098 square feet of residential open space, which includes the balconies and a ground floor outdoor patio with seating and landscaping. The project provides 191 square feet of open space associated with the commercial use along the front of the property on Durant Avenue. The project does not include vehicle parking, but long term bicycle parking for 66 bicycles is provided in a ground floor bike room.

III. Project Setting

- A. Neighborhood/Area Description:** The project site is located along the north side of Durant Avenue, just west of Shattuck Avenue within the Downtown Mixed-Use District (C-DMU), Buffer Sub-Area, as identified in the City's Downtown Area Plan (DAP). The project site is surrounded primarily by multi-family residential/mixed-use buildings ranging in height from three stories (Persian Center directly to the west) to 8 stories (Identity Logan Park, a mixed-use residential building directly to the south of the site) and commercial uses. The site is surrounded by several historical landmark and/or structure of merit buildings, including the Corder Building to the north and east, the Broad House and Broad Apartment Building to the north and Boone's University School to the west. The project site is located in an area where several modes of public transportation are available – multiple AC Transit bus lines, the University of California, Berkeley Shuttle, a bike share station, and the Downtown Berkeley BART station, which is located 0.3 miles to the north of the site.
- B. Site Conditions:** The site, at 2037 Durant Avenue, is currently occupied by Hustead's Auto Body, a one-story 13,000 square foot commercial building. The building sits on a rectangular parcel on the north side of Durant Avenue, between Milvia Street and Shattuck Avenue. Topography in the area is flat. The building fills its lot with a broad concrete sidewalk bordering the front (south side). Driveways run along the east and west sides of the building, separating it from neighboring buildings. The east side of the building's rear (north) facade directly abuts a neighboring building, while only a small margin of space is located between the west side of the rear facade and a neighboring building. There is no vegetation or other landscape features on the property. The building was constructed in 1949 and a Historic Resources Evaluation prepared by Left Coast Architectural History found that the property, including building, was not historically significant.

Figure 1: Vicinity Map

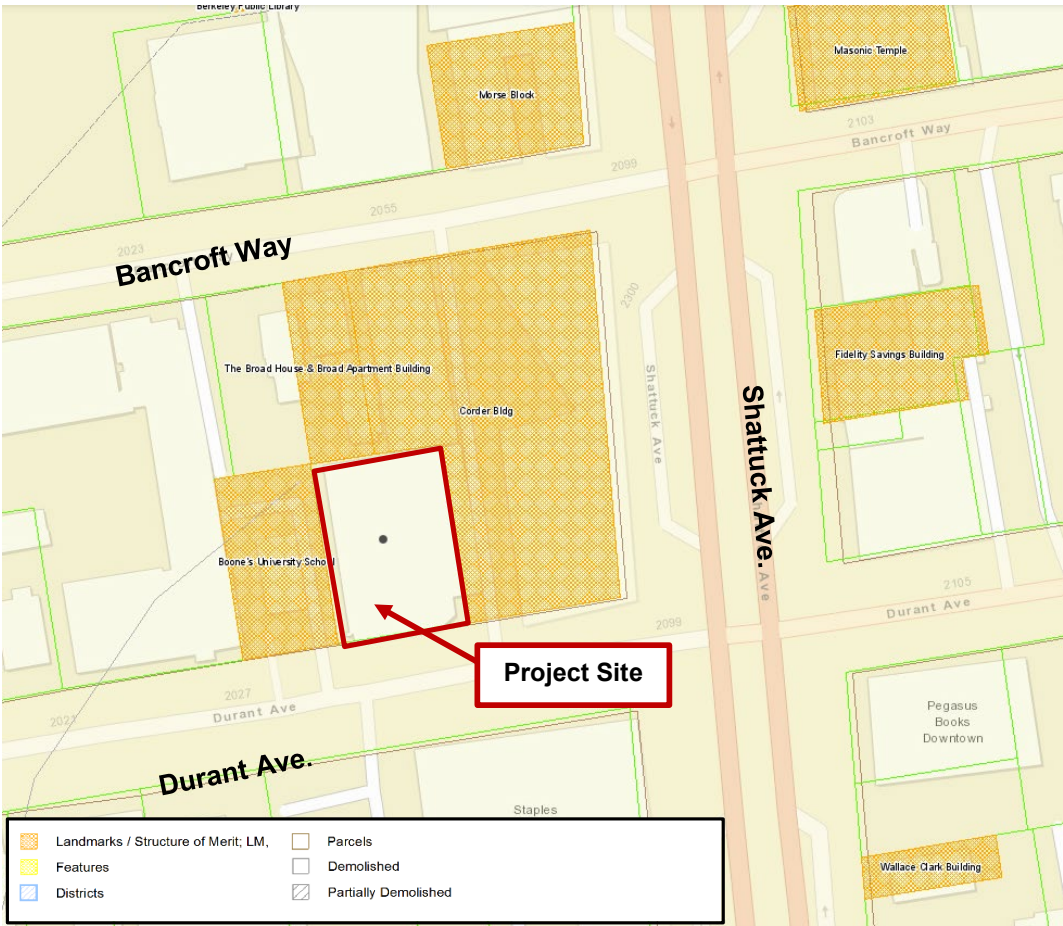


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Hustead's Auto Body	C-DMU Buffer	Downtown
Surrounding Properties	North	The Broad House & Broad Apartment Bldg, Corder Building	C-DMU Buffer	Downtown and High Density Residential
	South	Durant Ave and Apartments beyond	C-DMU Buffer and Corridor	High Density Residential
	East	Corder Building, various retail and office uses	C-DMU Corridor	Downtown
	West	Persian Cultural Center and Apartments	C-DMU Buffer	High Density Residential

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Table 2: Development Standards

**CDM-U Downtown Mixed-Use District(s) Development Standards BMC Sections
23.204.130 and 23.322 Parking and Loading**

Standard			Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)			13,000	13,000	No min
Gross Floor Area (sq. ft.)			13,000	76,373	No max
Floor Area Ratio			1	6.1	No max
Dwelling Units	Total		0	74	No max
	Affordable		0	4 VLI	4 VLI to be eligible for 20% density bonus
Building Height	Maximum (ft.)		20	90 (95 to top of penthouse)	60 max with Use Permit, parapets may exceed height by 5 feet
	Stories		1	8	No max
Building Setbacks (ft.)	Front (Durant)		0	0	0'–5' (bldg. ht.≤75') 15' (bldg. ht.>75')
	Rear		0	7	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior East Side	0'-65' from frontage	0	5	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120')
		>65' from frontage	0	5	0' (bldg. ht.≤75') 15' (bldg. ht.>75' ≤120'))
	Interior West Side	0'-65' from frontage	0	7	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120')
		>65' from frontage	0	7	0' (bldg. ht.≤75') 15' (bldg. ht.>75' ≤120')
Lot Coverage (%)			100		91.5 per Base Project max
Usable Open Space (sq. ft.)	Residential Open Space		0	2,298	5,920 - 80 sf per unit min and
	Non-Residential Open Space		0	191	32 - 1 sf per 50 sf of commercial
	Landscaping		0	562	2,368 – 40% of Open space
Parking	Automobile		0	0	No min ^a
	Bicycle short term for residential		0	5	5 – 1 space for every 40 units for bedrooms

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	Bicycle long term for residential	0	66	66 – 1 space per 3 bedrooms
	Bicycle for commercial space	0	1	1 per 2,000 sq. ft.
■ = Concession or Waiver requested to modify the district standard Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (") Notes: a. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.				

IV. Project Description

A. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish a non-residential main building
- Use Permit pursuant to BMC Section 23.204.020 to construct a mixed-use residential development
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to construct 10,000 square feet of more of gross floor area.
- Administrative Use Permit pursuant to BMC Section 23.304.080(A) to allow for a fence more than 6 ft in height and on a lot line (6-foot fence proposed, with 2 foot retaining below)
- Use Permit pursuant to BMC Section 23.204.130(E)(1) to increase the maximum allowed height
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit

B. CEQA Recommendation: It is anticipated that staff's recommendation to the Zoning Adjustments Board (ZAB) will be that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 ("Infill Development Project") of the CEQA Guidelines. The determination is made by ZAB.

C. Density Bonus Information

The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project" is 62 units, as the maximum allowable density for the site. The 6-story base project has an average unit size of approximately 1,011 square feet and the resulting 8-story proposed project has an average unit size of 832 square feet, which is substantially consistent. By providing 4 Very Low Income (VLI) BMR units on site (5 percent of the 62 - unit base density), the project is eligible for a 20 percent density bonus, or 13 additional units. Therefore, the applicant proposes 12 additional units above the base density for a total of 74 dwelling units.

Base Project Units ^a	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units ^a	Proposed Project Units ^a
62	4 VLI (5% of base project)	20%	13 (20% 62 units)	74 (12 used)
Notes: a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number. Abbreviations: % = percent				

Concessions and Waivers pursuant to State Density Bonus (California Government Code Section 65915):

- 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 reduction to the usable open space requirement under BMC 23.204.130(E)(4)
- Waiver to allow for a reduction in the percentage of landscaping within the usable open space pursuant to BMC 23.204.130(E)(7)
- Concession from BMC 23.316 to allow an exemption from the public art allocation in-lieu fee

V. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

All Buildings

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.
- For buildings over 85 feet in height, prepare an analysis of potential wind

impacts. Protect sidewalk and public open space by deflecting downward wind drafts ("wind shear") by using building setbacks, recesses, projections and other devices.

- Consider how the building's form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.
- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5th floor, or near the top of the buildings that are less tall.
- Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project is located mid-block on the North side of Durant street mid-block West of the intersection at Shattuck Avenue. The parcel is situated between three Landmarked parcels, the Corder Building to the East, the Boone's University Building to the West, and the Broad House and Apartment Building to the North. To the South, the project faces Phase 1 of the newly constructed Logan Park development.

Massing/ Building Design The building composition features a single-story base supporting 7 residential floors. The top floor is delineated to provide a visual break in the massing. The North and South facades have been articulated with vertical bays that run from the second floor to the seventh floor. Recessed sliding glass doors are

inset within the bays and include Juliet balconies. The line of the Juliet balconies continues to the eighth floor, though the projections terminate at the seventh floor. A prominent cornice caps the building at the eighth floor. The East and West facades have slightly more pronounced bays with the same recessed sliding glass door and Juliet balcony details. A West-facing courtyard is proposed at the fourth floor with communal balconies setback in the courtyard at the fifth, sixth, seventh, and eighth floors.

Setbacks The building has a 0-foot setback from the South property line at Durant, a 5-foot setback from the right side (East) and a 7-foot setback at the rear (North) and the left side (West) property lines.

Encroachments The project includes a canopy over the residential lobby entrance that extends out from the trim band at the top of the ground floor. This canopy encroaches 4'-0" over the property line. The vertical bay and roof projections on the south side of the building will also encroach 1'-6" over the property line. An encroachment permit from Public Works will be required for these elements.

Ground Floor Design The project has its main street frontage on Durant Avenue (South). The ground floor is recessed at the street, providing covered access to the residential lobby and commercial spaces on Durant. The 1552 square foot commercial space is proposed at the Southeast corner of the building nearest Shattuck Avenue. The residential lobby is proposed at the center of floor with a connecting mailroom and office space that overlooks the sidewalk. An interior corridor at the rear of the lobby connects to a bike room with spaces for sixty-six bicycles, mechanical spaces, a laundry room, and trash room further back on the floor. The mechanical spaces, bike room, and trash room all have exterior access doors that lead to the paved west side setback that connects to the street via a security gate. Four ground floor units are proposed at the north end of the project with access to paved and planted open space at the rear yard (North) setback.

Landscape/ Open Space The primary open space for the project is proposed as a 733 square foot courtyard located at the fourth floor of the project facing West. The courtyard design features planters lining the building to provide privacy for the adjacent units with stationary seating proposed at the center of the space. The project proposes 250 square foot balconies at the fifth, sixth, seventh, and eighth floors overlooking the courtyard. A small landscaped patio is also proposed in the northwest corner on the ground floor. The project includes a bio retention treatment planter the runs the length of the East and North side of the parcel. Planting areas, permeable pavers, and short term bicycle parking are proposed at the sidewalk on Durant.

Colors and Materials Materials for the project include painted stucco, Ceraclad cladding accent panels, perforated metal guardrails at the Juliet balconies, vinyl casement windows with bronze colored window mullions, and accent tile at the residential entry.

B. Issues for Discussion:

- Neighborhood Context
- Ground Floor / Building Design
- Landscape/Open Space Design
- Colors and Materials

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation to ZAB with specific direction for Final Design Review.

Attachments:

1. Project Plans, received December 7, 2023
2. Applicant Statement, received December 7, 2023

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410



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2037 DURANT AVE

BERKELEY, CALIFORNIA
94704



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.

PROJECT DESCRIPTION

OWNERS:
JANICE YI LEE
janiceyli@gmail.com
JONATHAN YI
jonathan@husteads.com

1624 CAMPESINO CT.
ALAMO, CA 94507

TEL: (510) 209-4738

HISTORIC REPORT:
LEFT COAST
ARCHITECTURAL HISTORY
P.O. BOX 70415
RICHMOND, CA 94807

TEL: (415) 745-1906

CAITLIN HIBMA
caitlin@leftcoastarchitecturalhistory.com

LANDSCAPE:
GARDEN ARCHITECTURE
931 PARDEE ST.
BERKELEY, CA 94710

TEL: (510) 525-9517

TERESA KENNEDY
teresa@gardenarchitecture.org

CIVIL/TOPO:
GREENWOOD & MOORE, INC.
3111 CASTRO VALLEY BLVD
SUITE 200
CASTRO VALLEY, CA 94546

TEL: (510) 581-2772

BRIAN DORWARD
bdoward@greenwoodmoore.com

ARCHITECT:
STUDIO KDA
1810 6TH ST.
BERKELEY, CA 94710

TEL: (510) 841-3555
FAX: (510) 841-1225

KIM FISHER
kim@studiokda.com

CHARLES KAHN
charles@studiokda.com

BRETT SPENCER
brett@studiokda.com

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

BUILDING CODE INFORMATION

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					
I of I	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	MWLO 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	•	•	•	•

SHEET INDEX

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:

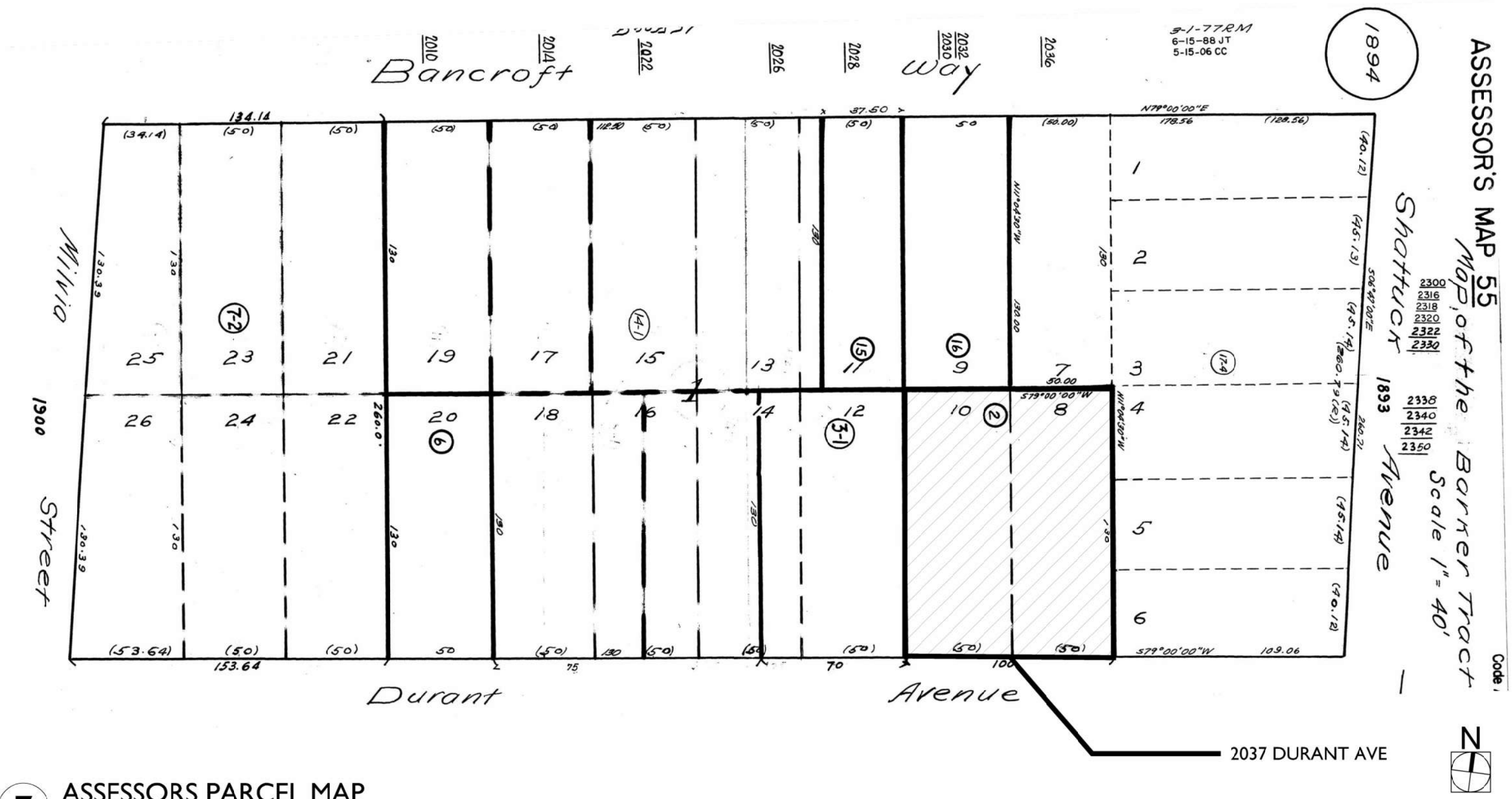
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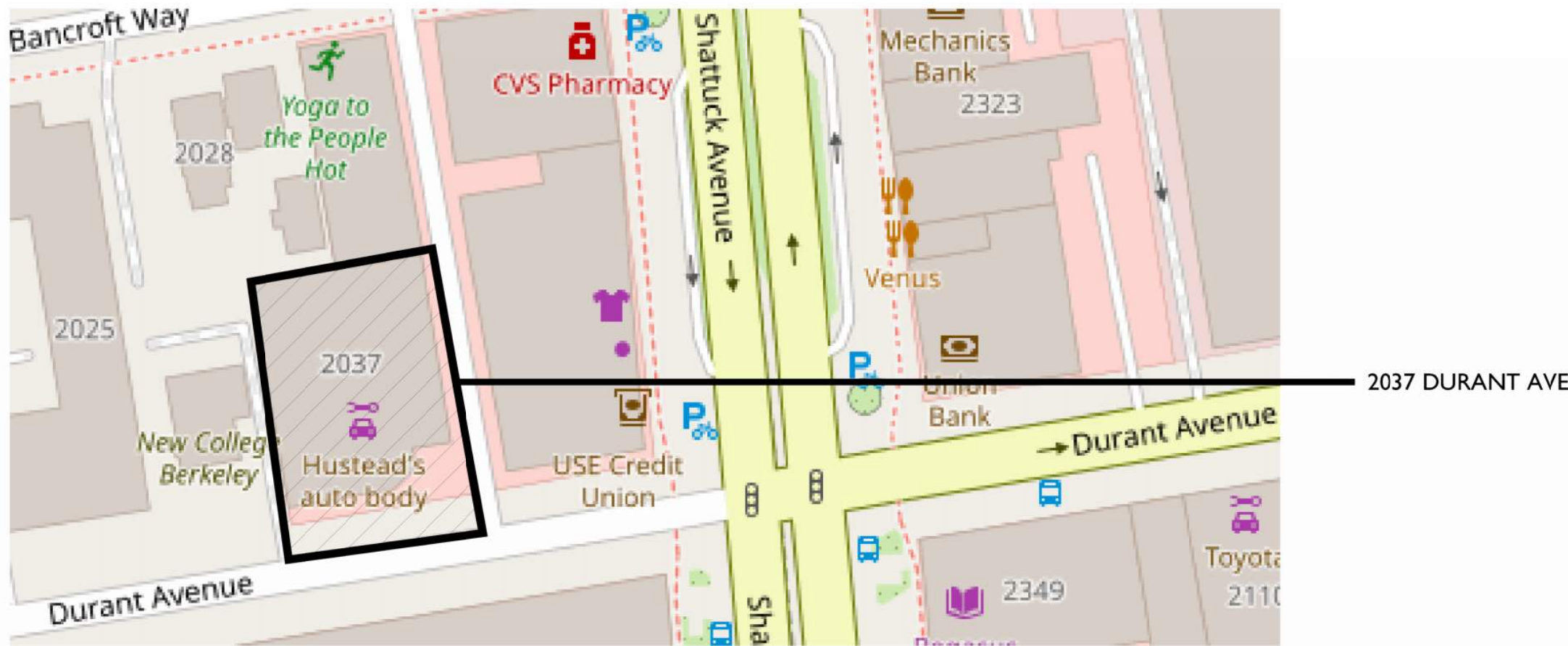
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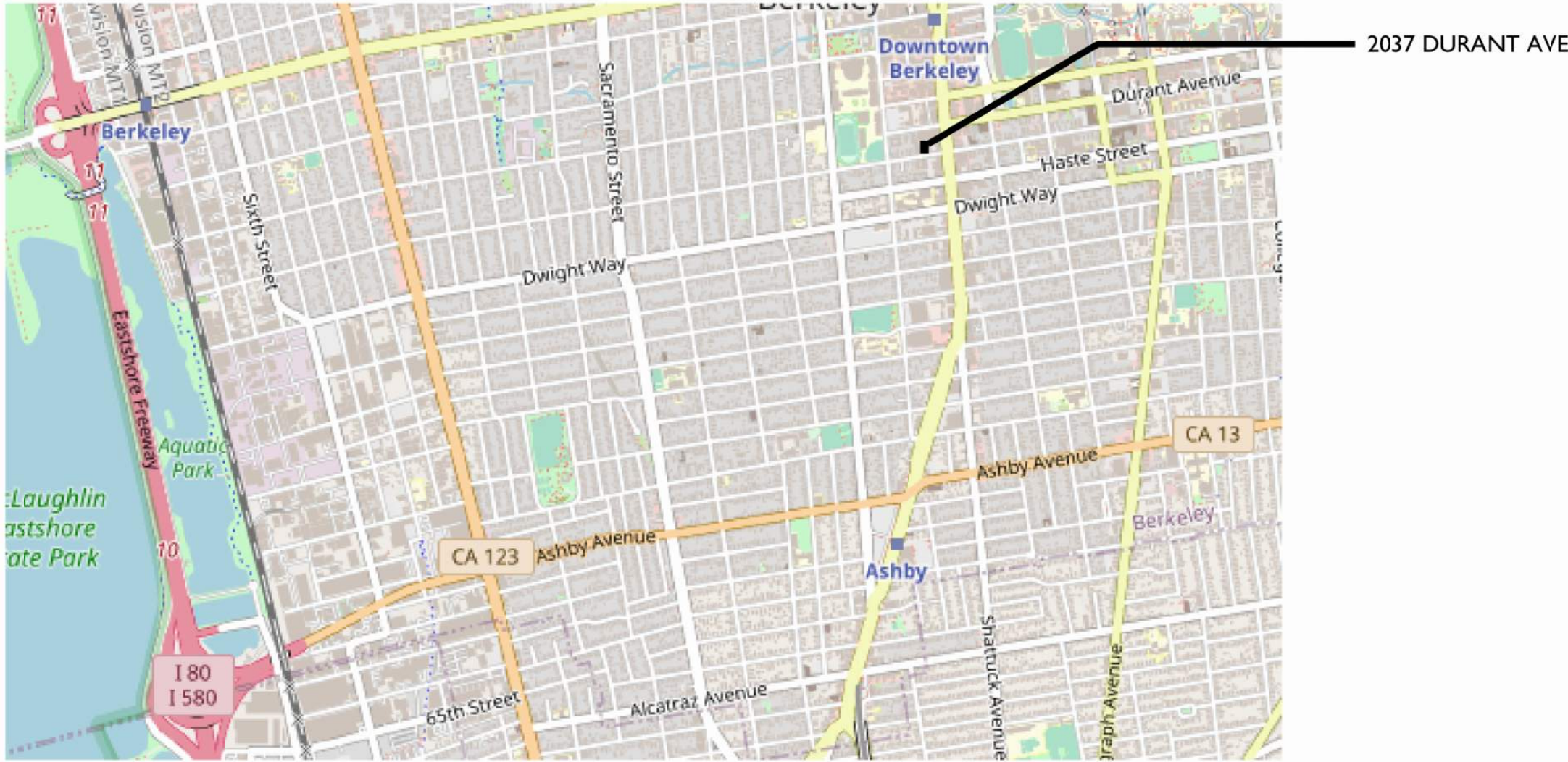
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7 ASSESSORS PARCEL MAP
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6 LOCATION MAP
N.T.S.



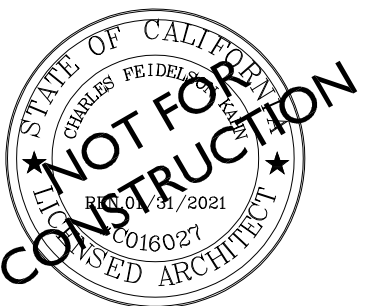
5 VICINITY MAP
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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704



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

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		

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
12/4/2023 ENTITLEMENT RESP 3

PROJECT:

JJY01

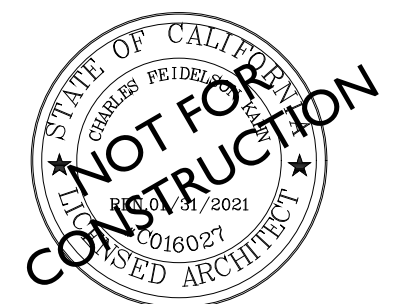
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ZONING CODE INFORMATION

SHEET:

G001

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G002



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2 PROPOSED STREET ELEVATION



1 EXISTING STREET ELEVATION

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

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

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.



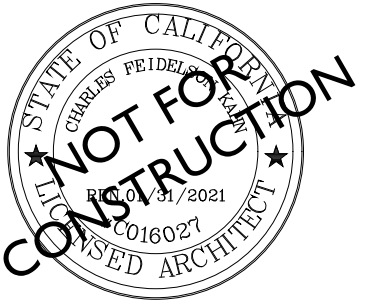
KEY MAP

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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704



PROJECT ISSUE RECORD:

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

PROJECT:

JY01

TITLE:

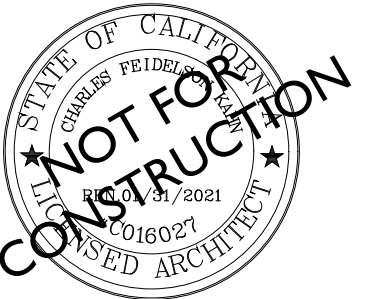
**PERSPECTIVE
CONTEXT
RENDERINGS**
SHEET:

G011



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2037 DURANT AVE
BERKELEY, CALIFORNIA 94704



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PROJECT:

JY01

TITLE:

SHADOW STUDIES - JUNE 21ST

SHEET:

G020

AREA IN SHADOW @ 2 HOURS BEFORE SUNSET
ON JUNE 21ST



AREA IN SHADOW @ 2 HOURS
AFTER SUNRISE ON JUNE 21ST

AREA IN SHADOW @ NOON
JUNE 21ST



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.

AREA IN SHADOW @ 2 HOURS AFTER
SUNRISE ON JUNE 21ST



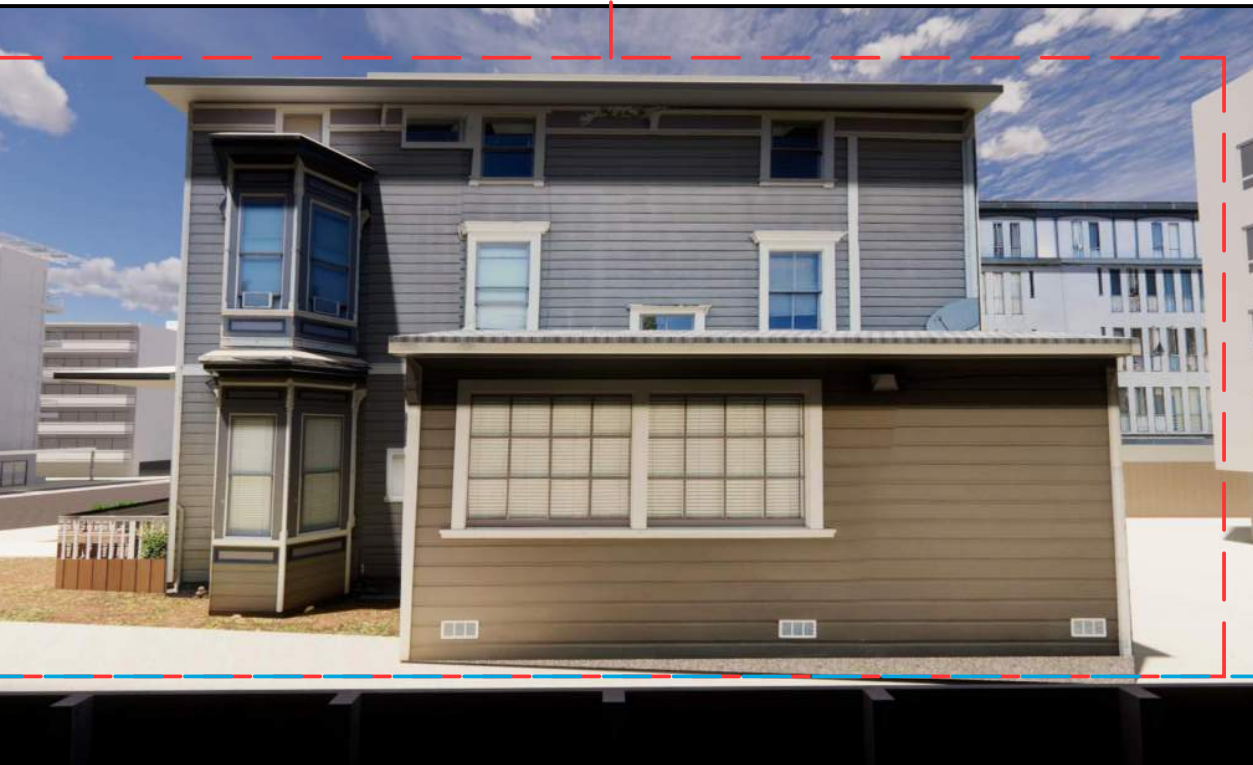
11 2025 DURANT AVE. - WEST SIDE
N.T.S.

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.

AREA IN SHADOW @ 2 HOURS AFTER
SUNRISE ON JUNE 21ST



AREA IN SHADOW @ NOON ON JUNE 21ST



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.

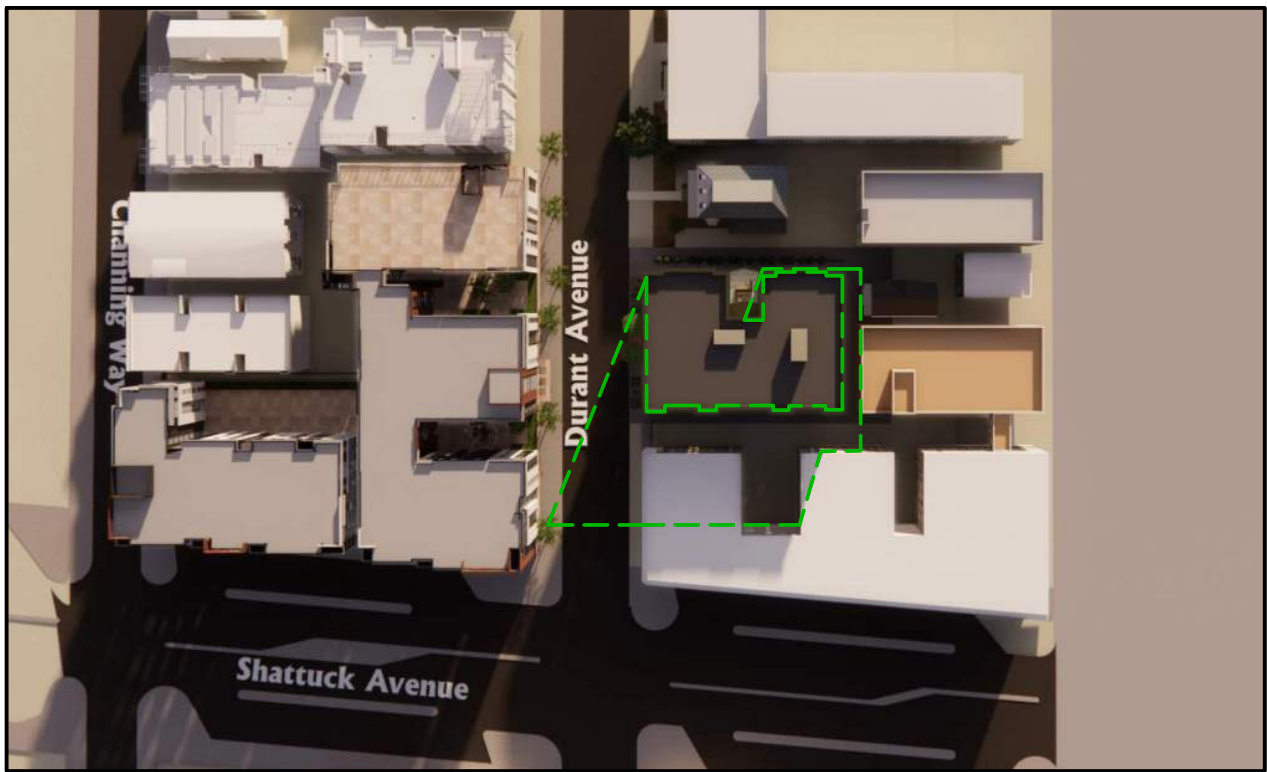
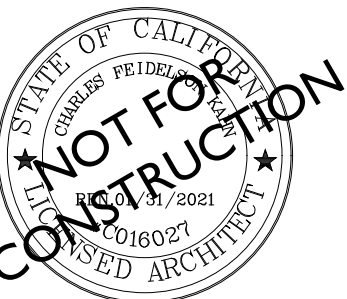
1 SHADOW STUDY EXISTING - 6/21 - 7:47 AM
N.T.S.

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2037 DURANT
AVE

BERKELEY,
CALIFORNIA
94704

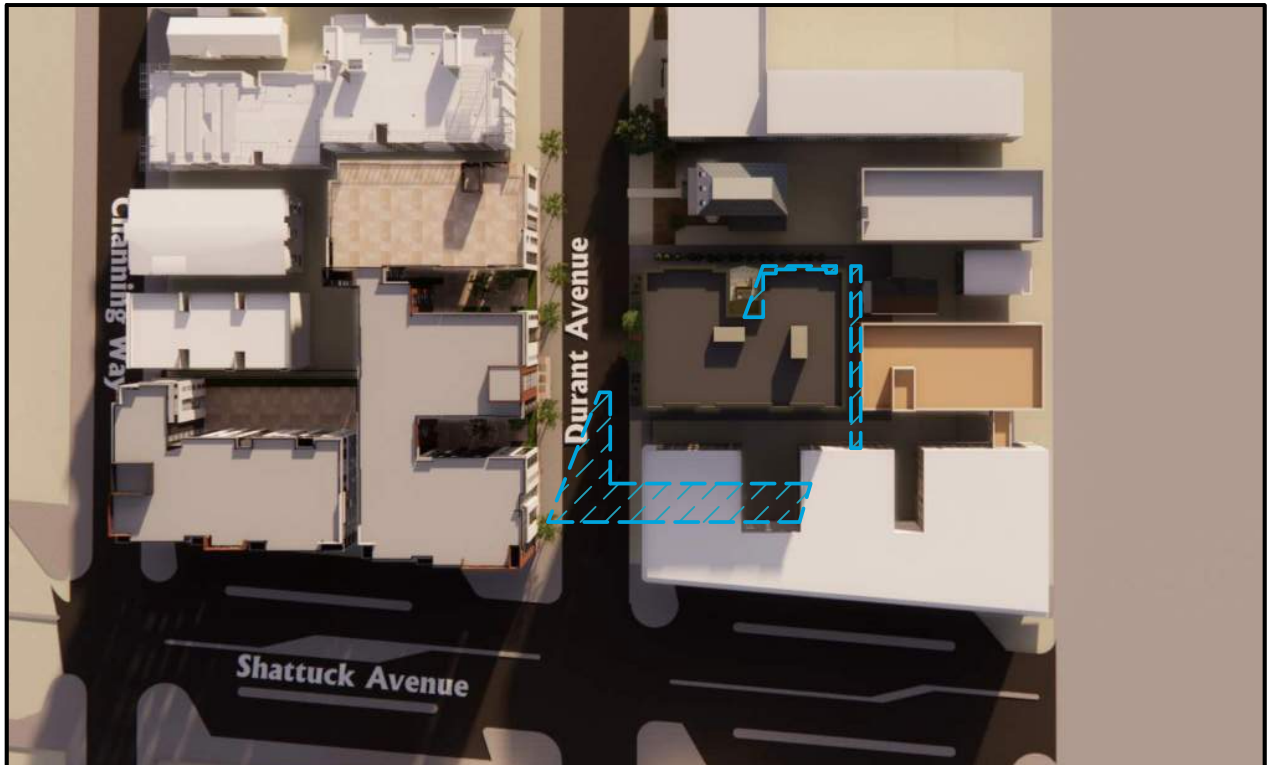


12 2028 DURANT AVE. - NORTH SIDE
N.T.S.

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.

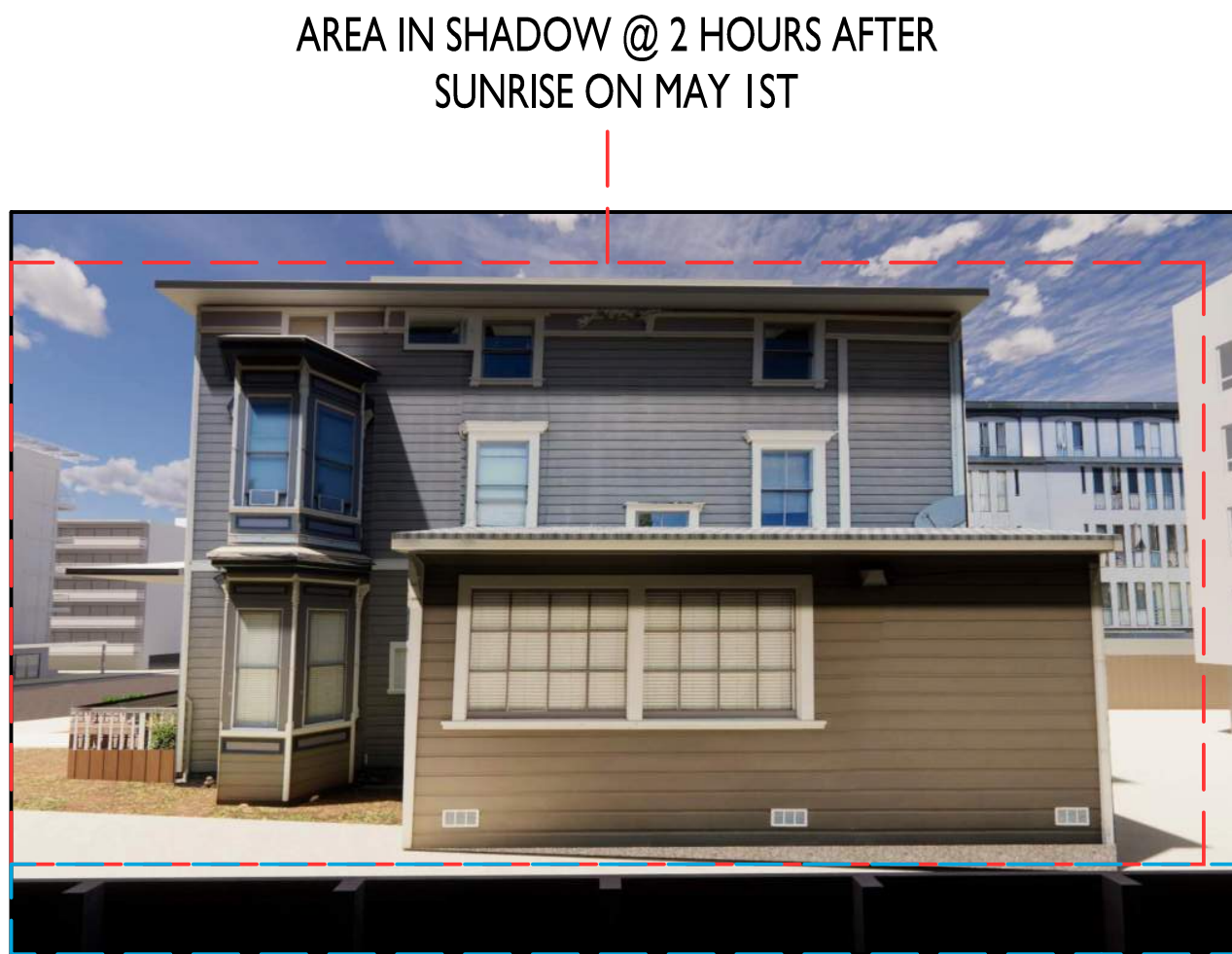


11 2025 DURANT AVE. - WEST SIDE
N.T.S.

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.



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.

PROJECT ISSUE RECORD:

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05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT:

JY01

TITLE:

SHADOW STUDIES -
MAY 1ST

SHEET:

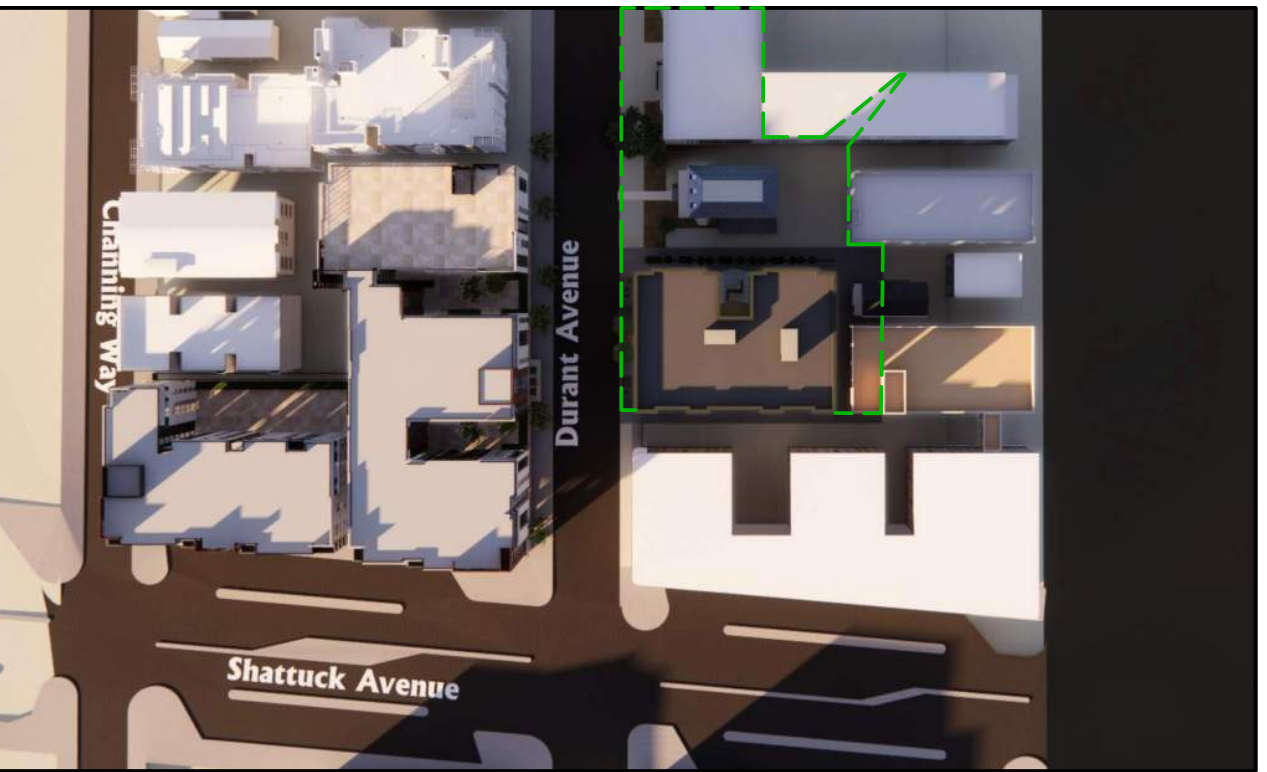
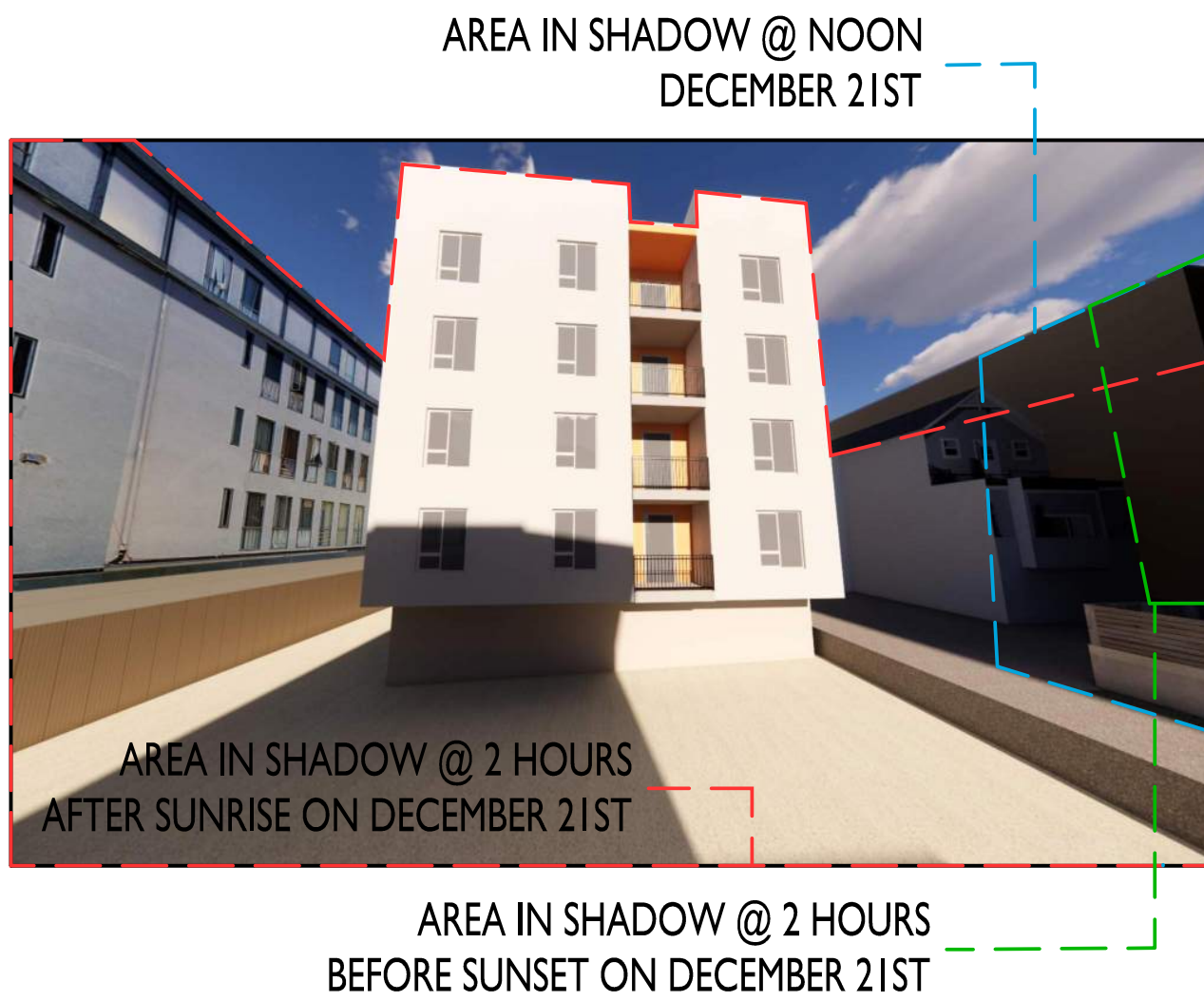
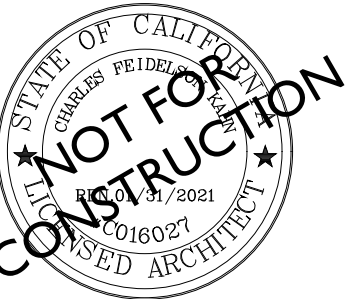
G021

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2037 DURANT
AVE

BERKELEY,
CALIFORNIA
94704

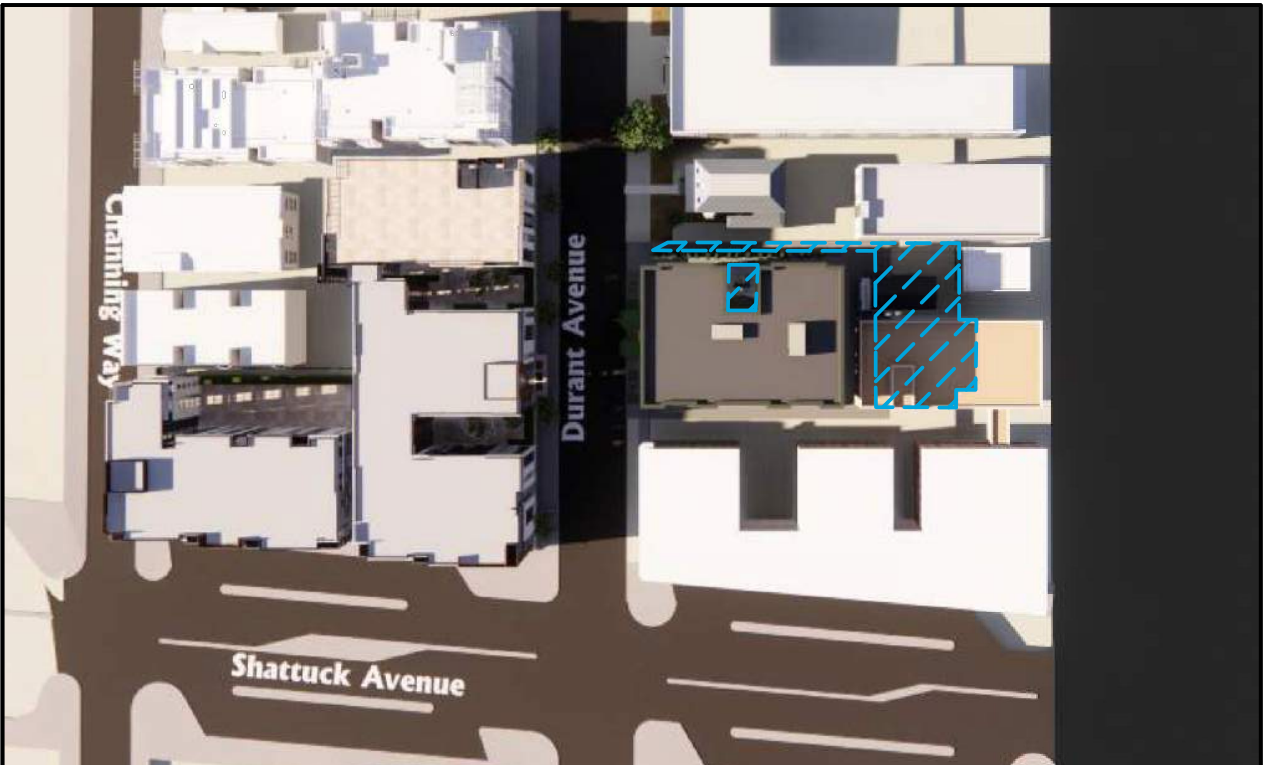


12 2028 DURANT AVE. - NORTH SIDE
N.T.S.

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.

PROJECT ISSUE RECORD:

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05/01/2023	ENTITLEMENT APP.
09/18/2023	ENTITLEMENT RESP I

PROJECT:

JY01

TITLE:

SHADOW STUDIES -
DECEMBER 21ST

SHEET:

G022

2037 Durant		Points Targeted	Compliance	Energy	HighQuality	Resilience	Water
1. BUILDING PERFORMANCE AND DESIGN		2					
A. BUILDING PERFORMANCE AND DESIGN							
No	A1. Third Party Verification of Quality of Installation Insulation	0		1			
No	A2. Supply and Return Air Flow Testing	0		1	1		
No	A3. Mechanical Ventilation Testing and Low Leakage	0		1			
No	A4. Air Seals or Combustion Appliance Safety Testing	0		1			
B. Building Energy Performance							
Option 2: All Electric Compliance							
No	A1.1 Home Occupancy Title 24	27		25+			
No	A2.2 Non-Residential Spaces Occupancy Title 24	0.0		15			
Yes	A3. Title 24 Prepared and Signed by a CAGBC Certified Energy Analyst	1		1			
No	A7. Participation in Utility Program with Third-Party Plan Review	0		1			
No	B1. ENERGY STAR® for Homes	0		1			
No	B2. EPA Indoor AirPlus Certification	0			2		
No	B3. Blower Door Testing	0			3		
No	B4. Comprehensive Evaluation of Units	0		1	1		
C. FINISHES							
K1. Entryways Designed to Reduce Tracked-in Contaminants							
No	K1.1 Entryways in Individual Units	0		1			
No	K1.2 Entryways in Buildings	0		1			
Yes	K2. Low-VOC Interior Wall and Ceiling Paints	2		2			
No	K3. Low-VOC Countertops and Cabinetry	0		1			
K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0			2		
No	K4.2 Interior Trim	0			2		
No	K4.3 Stairing	0			2		
No	K4.4 Doors	0			2		
No	K4.5 Countertops	0			1		
K5. Formaldehyde Emissions in Interior Finish: Excess GMS							
No	K5.1 Doors	0		1			
No	K5.2 Cabinets and Countertops	0		2			
No	K5.3 Interior Trim and Stairing	0		2			
No	K6. Products That Comply With the Health Products Declaration Open Standard	0		2			
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0		2			
No	K8. Comprehensive Evaluation of Low Emitting Products	0			1		
No	K9. Visible Glare	0			2		
No	K10. At Least 95% of Interior Furniture Has Environmentally Preferable Attributes	0			1		

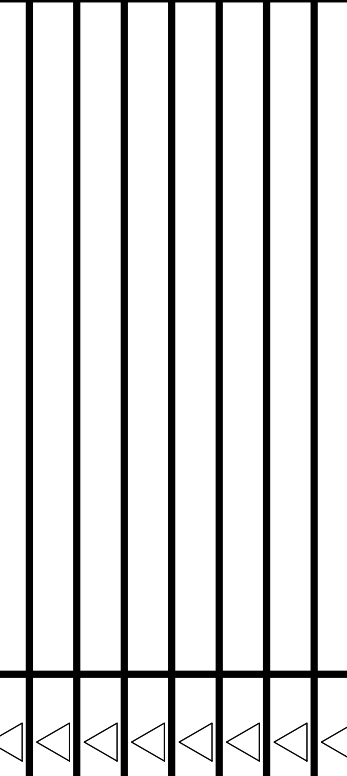
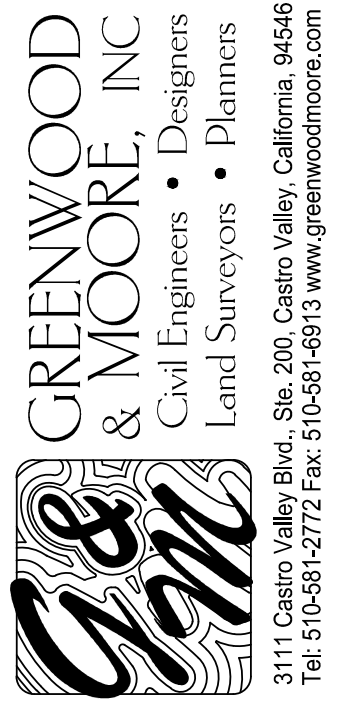
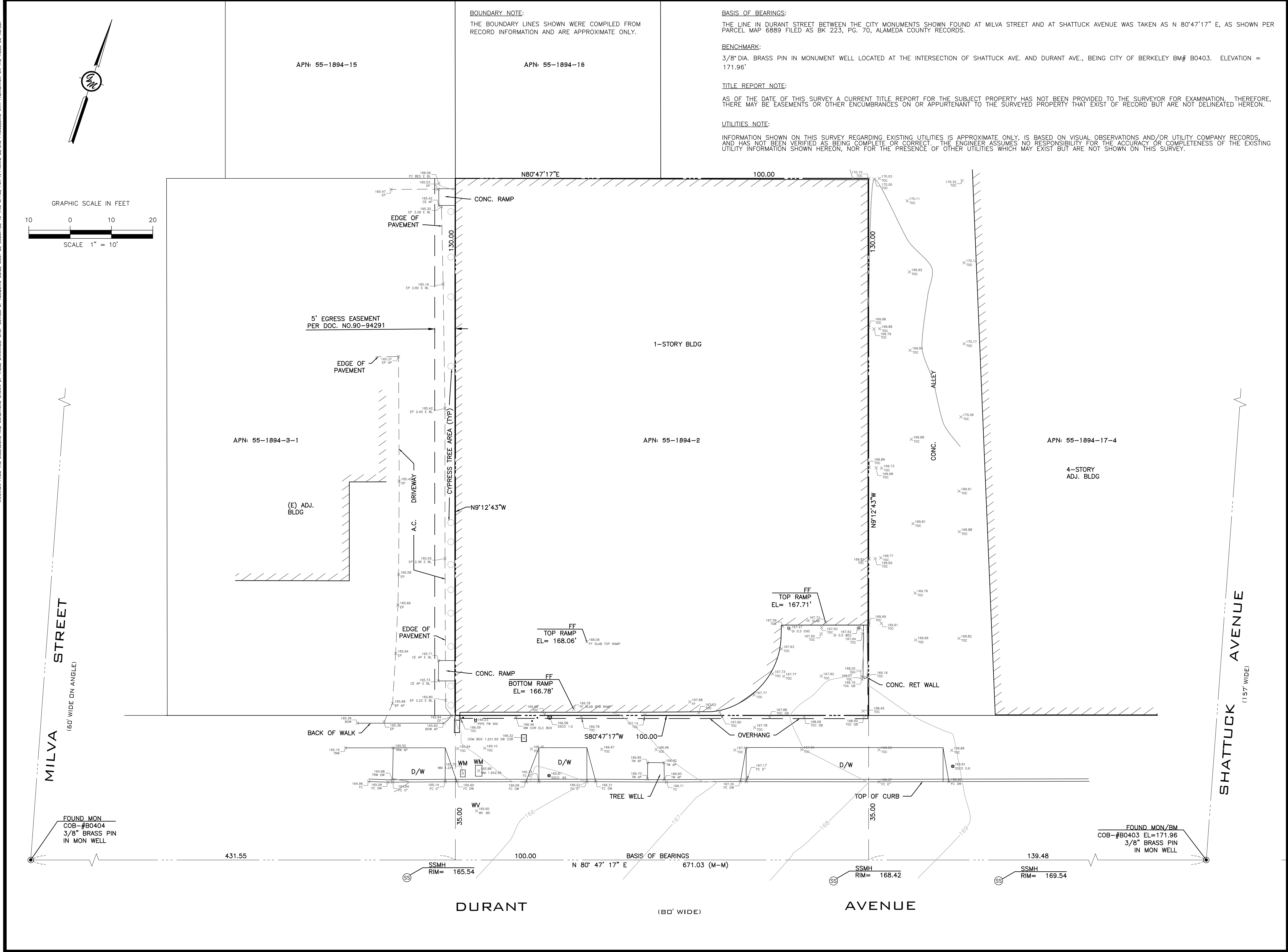
Draft GreenPoint Rated New Home Multi Family Version 6.0

2037 Durant		Points Targeted	Compliance	Energy	HighQuality	Resilience	Water
1. BUILDING PERFORMANCE AND DESIGN		2					
A. BUILDING PERFORMANCE AND DESIGN							
L. FLOORS							
No	L1. Environmentally Preferable Flooring	3			3		
No	L2. Low-Emitting Flooring Meets CDPH 2019 Standard Method-Residential	0		1			
No	L3. Durable Flooring	0			1		
No	L4. Thermal Mass Flooring	0		1			
M. APPLIANCES AND UTILITIES							
Yes	M1. ENERGY STAR® Dishwasher	1				1	
No	M2. Efficient Clothes Washing and Drying			1		2	
No	M2.1. CSE Model Clothes Washer	0		1			
No	M2.2. ENERGY STAR® Dryer	0		0.5			
No	M2.3. Solar Dryer Laundry Line	0		2			
No	M3. Non-Efficient ENERGY STAR® Refrigerator	2		2			
M4. Permanent Controls for Water Reduction Strategies							
No	M4.1. Bulk in Recycling Center	0			1		
No	M4.2. Bulk in Composting Center	0			1		
M5. Lighting Efficiency							
Yes	M5.1. High-Efficient Lighting	2		2			
No	M5.2. Lighting System Designed to ICMA Fixture Standards or Designed to Lighting Consultant	0		2			
No	M6. Electric Vehicle Charging Stations and Infrastructure	0		2			
Yes	M7. Central Laundry	1				1	
No	M8. Staircase Elevator	1		1			
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Walk Bike	2		1		1	
No	N1.2. Designated Bicyclist Site	0		1		1	
>35	N1.3. Concrete Resources by Increasing Density	4		2		2	
No	N1.4. Cluster Homes for Land Preservation	0		1		1	
No	N1.5. Smart Grid Efficiency	0				10	
N2. Housing/Development Located Near Transit							
No	N2.1. Within 1/4 mile of Major Transit Stop	0		1			
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2		2			
N3. Pedestrian and Bicycle Access							
Yes	N3.1. Pedestrian Access Services Within 1/2 Miles of Community Services	2		2			
No	N3.2. Enter the number of other services						
Yes	N3.3. Enter the number of other services						
No	N3.4. Conversion to Pedestrian Pathway	1					
No	N3.5. Traffic Calming Strategies	2					
Yes	N3.6. Sidewalks Built from Roadways and 5-6 Feet Wide	1					
Yes	N3.7. Bicycle Storage for Residents	1		1			
Yes	N3.8. Bicycle Storage for Non-Residents	1		1			
No	N3.9. Reduced Parking Capacity	2		2			
N4. Outdoor Gathering Places							
Yes	N4.1. Public or Semi-Public Outdoor Gathering Places for Residents	1		1			
Yes	N4.2. Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1		1			
N5. Social Interaction							
Yes	N5.1. Resident Entries with Views to Caters	1		1			
Yes	N5.2. Entrances Visible from Street and/or Other Front Doors	1		1			
No	N5.3. Routes Cleared to Street and Public Space	1		1			
N6. Private Space Design							
No	N6.1. Heating Load	0		2			
No	N6.2. Cooling Load	0		2			
N7. Adaptive 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-Resilient Agreement	2		1		1	
No	N8.2. Strategies to Address Assessment Findings	0		1		1	
N9. Social Equity							
No	N9.1. Diverse Workforce	0		1		1	
No	N9.2. Community Location	0		1		1	
N10. Affordability							

Draft GreenPoint Rated New Home Multi Family Version 6.0

2037 Durant		Points Targeted	Compliance	Energy	HighQuality	Resilience	Water
		2					
1. BUILDING PERFORMANCE AND DESIGN							
A. BUILDING PERFORMANCE AND DESIGN							
O. OTHER							
Yes	O1. GreenPoint Rated Check-in Reporting	Y		R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0		0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
No	O4. Builder or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5
O6. Home System Markers							
No	O6.1. Home Energy Monitoring Systems	0		1			
No	O6.2. Home Water System Markers	0				1	
O7. Green Building Education							
No	O7.1. Homeowner Education	0		2			
No	O7.2. Homeowner Education	0		0.5			0.5
Yes	O7.3. Homeowner Education	Y		R	R	R	R
No	O7.4. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.5. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.6. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.7. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.9. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O7.10. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
P. DESIGN CONSIDERATIONS							
P1. Acoustics Noise and Vibration Control							
No	P1.1. Enter the number of Tier 1 practices						
No	P1.2. Enter the number of Tier 2 practices						
No	P1.3. Enter the number of Tier 3 practices						
Yes	P1.4. Enter the number of Tier 4 practices	Y		R	R	R	R
No	P1.5. Enter the number of Tier 5 practices	0					
P2. Sound Design Strategies							
No	P2.1. Sound Design Strategies	0			1		1
Yes	P2.2. Sound Design Strategies	Y		R	R	R	R
No	P2.3. Sound Design Strategies	0					
P3. Sound Design Strategies							
No	P3.1. Sound Design Strategies	0			1		1
No	P3.2. Sound Design Strategies	0			1		1
No	P3.3. Sound Design Strategies	0			1		1
No	P3.4. Sound Design Strategies	0			1		1
P4. Building Enclosure Testing							
No	P4.1. Building Enclosure Testing	0			1		1
No	P4.2. Building Enclosure Testing	0			1		1
No	P4.3. Building Enclosure Testing	0			1		1
No	P4.4. Building Enclosure Testing	0			1		1
P5. Building Enclosure Testing							
No	P5.1. Building Enclosure Testing	0			1		1
No	P5.2. Building Enclosure Testing	0			1		1
No	P5.3. Building Enclosure Testing	0			1		1
No	P5.4. Building Enclosure Testing	0			1		1
P6. Building Enclosure Testing							
No	P6.1. Building Enclosure Testing	0			1		1
No	P6.2. Building Enclosure Testing	0			1		1
No	P6.3. Building Enclosure Testing	0			1		1
No	P6.4. Building Enclosure Testing	0			1		1
P7. Building Enclosure Testing							
No	P7.1. Building Enclosure Testing	0			1		1
No	P7.2. Building Enclosure Testing	0			1		1
No	P7.3. Building Enclosure Testing	0			1		1
No	P7.4. Building Enclosure Testing	0			1		1
P8. Building Enclosure Testing							
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No	P8.2. Building Enclosure Testing	0			1		1
No	P8.3. Building Enclosure Testing	0			1		1
No	P8.4. Building Enclosure Testing	0			1		1
P9. Building Enclosure Testing							
No	P9.1. Building Enclosure Testing	0			1		1
No	P9.2. Building Enclosure Testing	0			1		1
No	P9.3. Building Enclosure Testing	0			1		1
No	P9.4. Building Enclosure Testing	0			1		1
P10. Building Enclosure Testing							
No	P10.1. Building Enclosure Testing	0			1		1
No	P10.2. Building Enclosure Testing	0			1		1
No	P10.3. Building Enclosure Testing	0			1		1
No	P10.4. Building Enclosure Testing	0			1		1
P11. Building Enclosure Testing							
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No	P11.2. Building Enclosure Testing	0			1		1
No	P11.3. Building Enclosure Testing	0			1		1
No	P11.4. Building Enclosure Testing	0			1		1
P12. Building Enclosure Testing							
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No	P12.2. Building Enclosure Testing	0			1		1
No	P12.3. Building Enclosure Testing	0			1		1
No	P12.4. Building Enclosure Testing	0			1		1
P13. Building Enclosure Testing							
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No	P13.2. Building Enclosure Testing	0			1		1
No	P13.3. Building Enclosure Testing	0			1		1
No	P13.4. Building Enclosure Testing	0			1		1
P14. Building Enclosure Testing							
No	P14.1. Building Enclosure Testing	0			1		1
No	P14.2. Building Enclosure Testing	0			1		1
No	P14.3. Building Enclosure Testing	0			1		1
No	P14.4. Building Enclosure Testing	0			1		1
P15. Building Enclosure Testing							
No	P15.1. Building Enclosure Testing	0			1		1
No	P15.2. Building Enclosure Testing	0			1		1
No	P15.3. Building Enclosure Testing	0			1		1
No	P15.4. Building Enclosure Testing	0			1		1
P16. Building Enclosure Testing							
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No	P16.2. Building Enclosure Testing	0			1		1
No	P16.3. Building Enclosure Testing	0			1		1
No	P16.4. Building Enclosure Testing	0			1		1
P17. Building Enclosure Testing							
No	P17.1. Building Enclosure Testing	0			1		1
No	P17.2. Building Enclosure Testing	0			1		1
No	P17.3. Building Enclosure Testing	0			1		1
No	P17.4. Building Enclosure Testing	0			1		1
P18. Building Enclosure Testing							
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No	P18.2. Building Enclosure Testing	0			1		1
No	P18.3. Building Enclosure Testing	0			1		1
No	P18.4. Building Enclosure Testing	0			1		1
P19. Building Enclosure Testing							
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No	P19.2. Building Enclosure Testing	0			1		1
No	P19.3. Building Enclosure Testing	0			1		1
No	P19.4. Building Enclosure Testing	0			1		1
P20. Building Enclosure Testing							
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No	P20.2. Building Enclosure Testing	0			1		1
No	P20.3. Building Enclosure Testing	0			1		1
No	P20.4. Building Enclosure Testing	0			1		1
P21. Building Enclosure Testing							
No	P21.1. Building Enclosure Testing	0			1		1
No	P21.2. Building Enclosure Testing	0			1		1
No	P21.3. Building Enclosure Testing	0			1		1
No	P21.4. Building Enclosure Testing	0			1		1
P22. Building Enclosure Testing							
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No	P22.2. Building Enclosure Testing	0			1		1
No	P22.3. Building Enclosure Testing	0			1		1
No	P22.4. Building Enclosure Testing	0			1		1
P23. Building Enclosure Testing							
No	P23.1. Building Enclosure Testing	0			1		1
No	P23.2. Building Enclosure Testing	0			1		1
No	P23.3. Building Enclosure Testing	0			1		1
No	P23.4. Building Enclosure Testing	0			1		1
P24. Building Enclosure Testing							
No	P24.1. Building Enclosure Testing	0			1		1
No	P24.2. Building Enclosure Testing	0			1		1
No	P24.3. Building Enclosure Testing	0			1		1
No	P24.4. Building Enclosure Testing	0			1		1
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LEE, JANICE & YI, JONATHON
2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

TOPOGRAPHIC SURVEY

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

The logo is a circular seal with a thick black border. Inside the border, the text "CONTACT 811 BEFORE YOU DIG" is written in a white, sans-serif font along the top arc. The center of the seal features a large, bold, black "811" with a white outline. Below the "811" is a stylized black and white icon of a shovel. Along the bottom arc of the seal, the text "SAFE DIGGING PARTNER" is written in a white, sans-serif font.

LEGEND

SITE

EUREKA EASEMENT
A.D.C. NO. 10-20-1921

DURANT (81' WIDE) AVENUE

GRAPHIC SCALE IN FEET
0 20' 40'

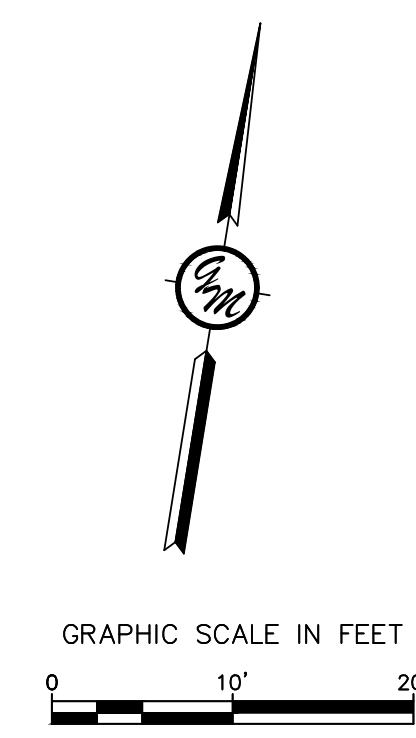
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	GRADING PLAN
C3.2	SECTIONS
C4.0	UTILITY PLAN
C5.0	STORM WATER CONTROL PLAN

COVER SHEET

C0.0



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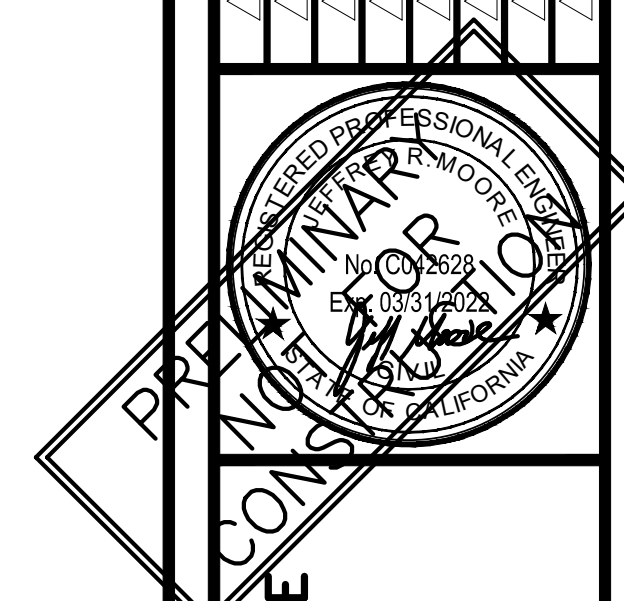


- KEYNOTES** **#**
1. REMOVE (E) CURB
 2. REMOVE (E) CONCRETE SIDEWALK
 3. REMOVE (E) CONCRETE DRIVEWAY
 4. SAWCUT LINE
 5. REMOVE (E) WATER METER. CAP AND/OR ABANDON (E) WATER SERVICE PER EBMUD REQUIREMENTS. COORDINATE REMOVAL WITH EBMUD AND OWNER.
 6. REMOVE (E) GAS METER CAP AND/OR ABANDON PER PG&E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



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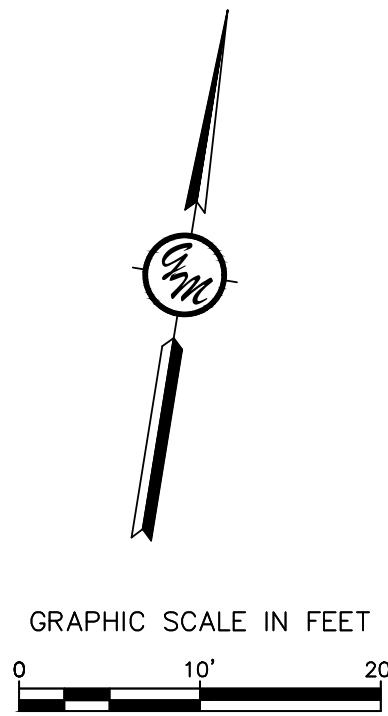
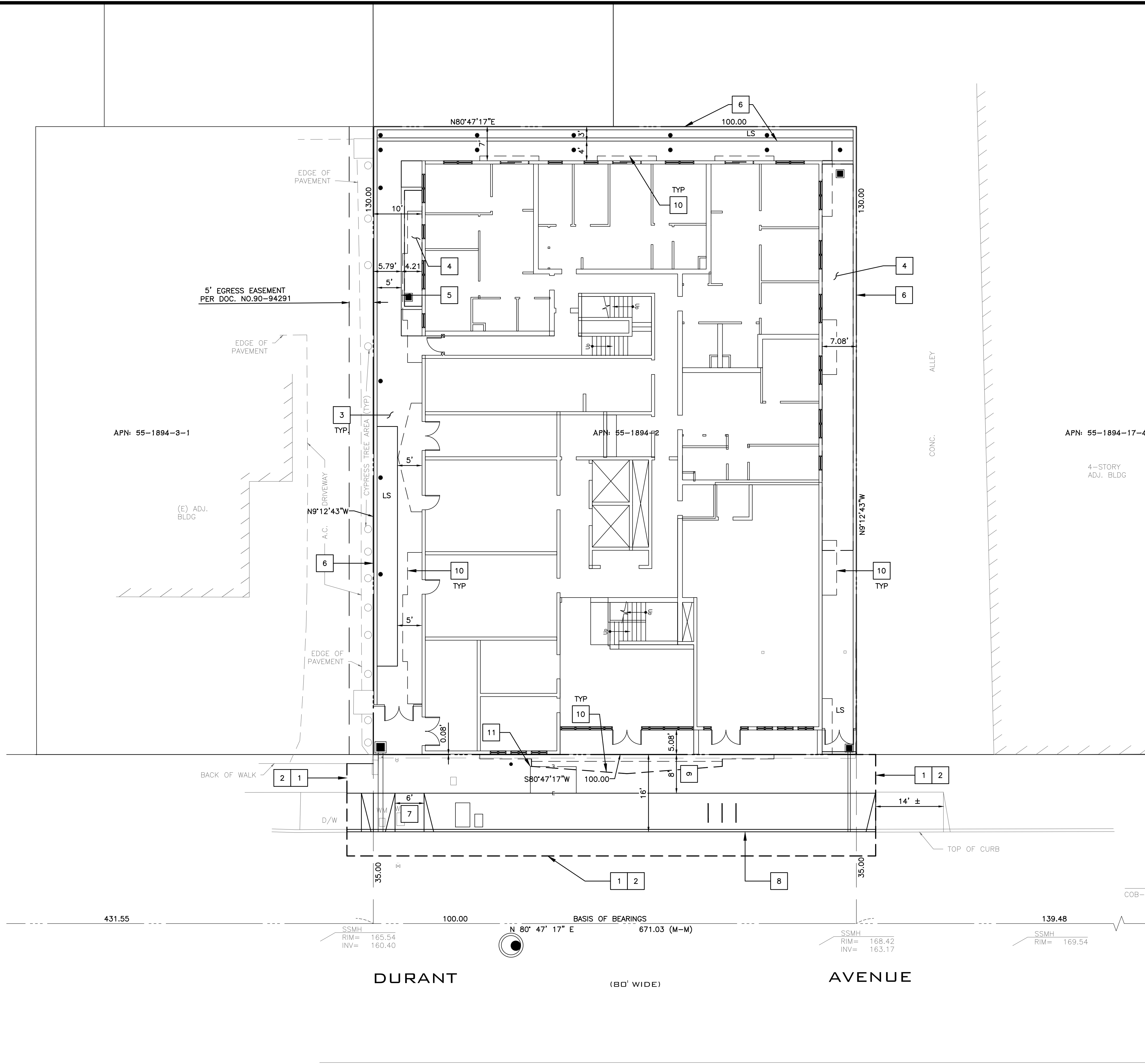


**2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2**

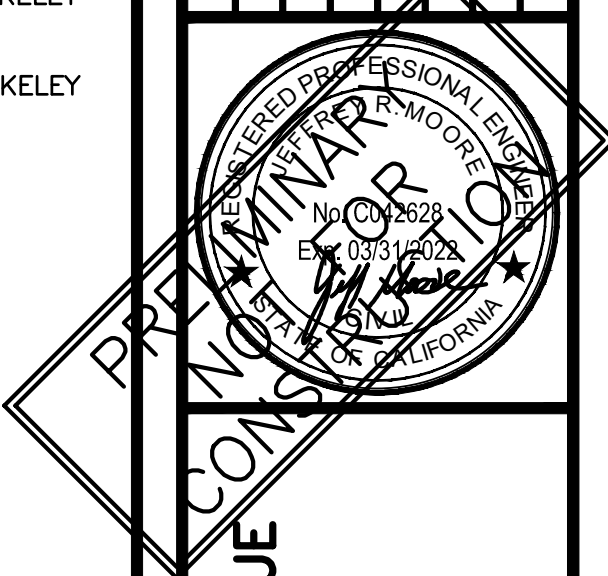
DEMOLITION PLAN

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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- KEYNOTES**
- | # | Description |
|----|--|
| 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 |



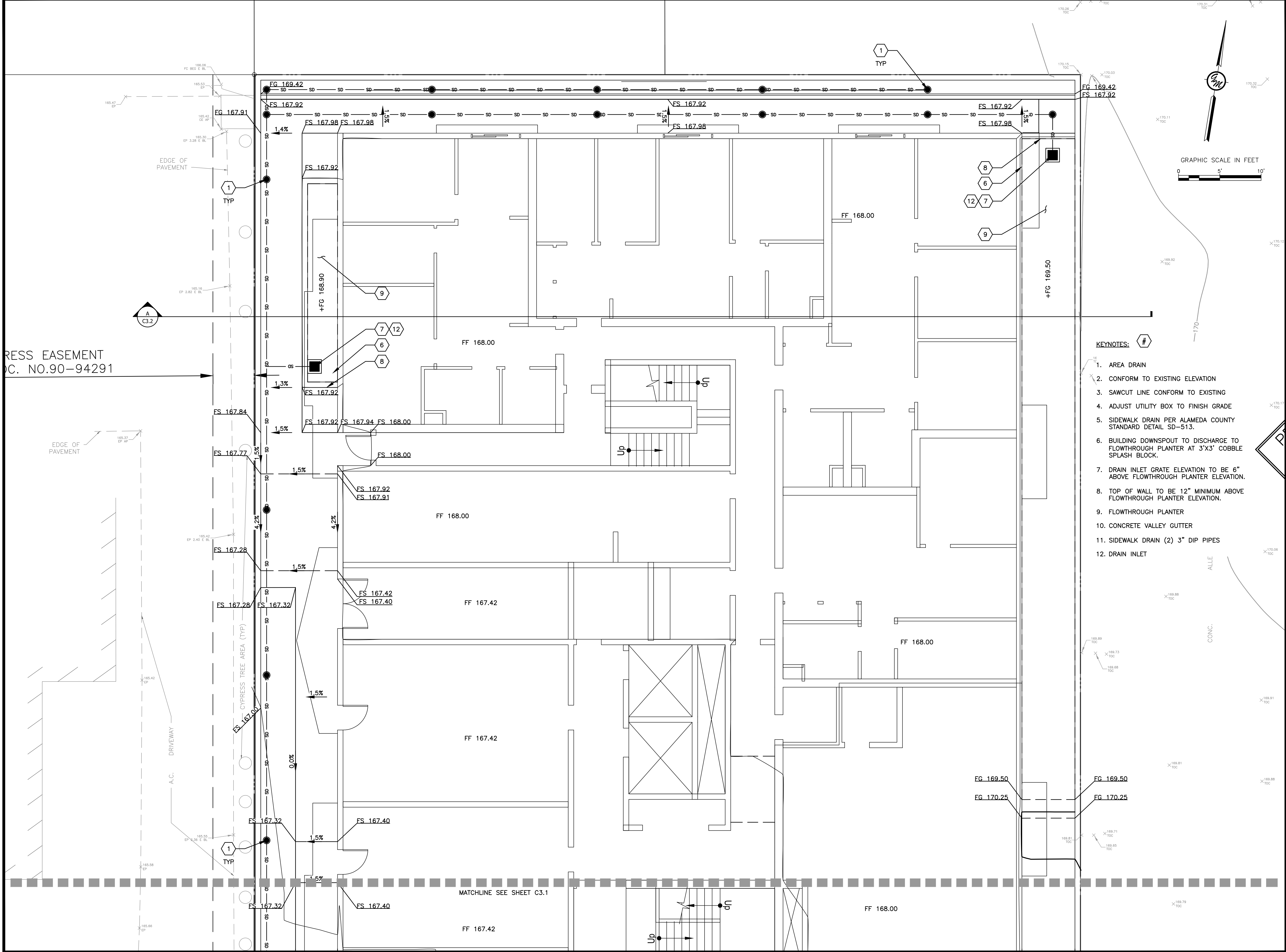
2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

SITE PLAN

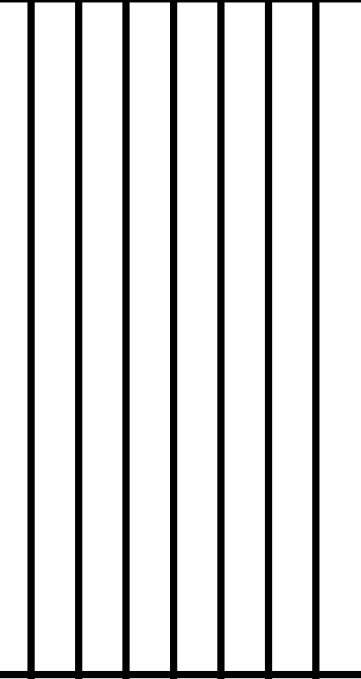
CHECKED BY: BD
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 10/31/23
PROJECT NO.: 2021.012
PHASE NO.:

SHEET NO. C2.0

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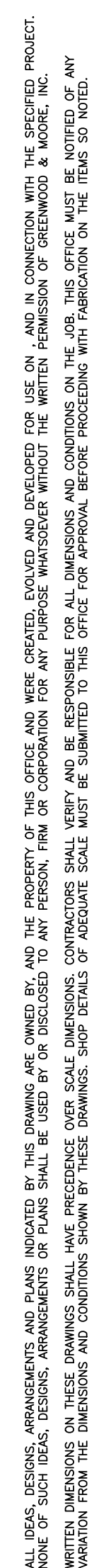


2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

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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[illegible]

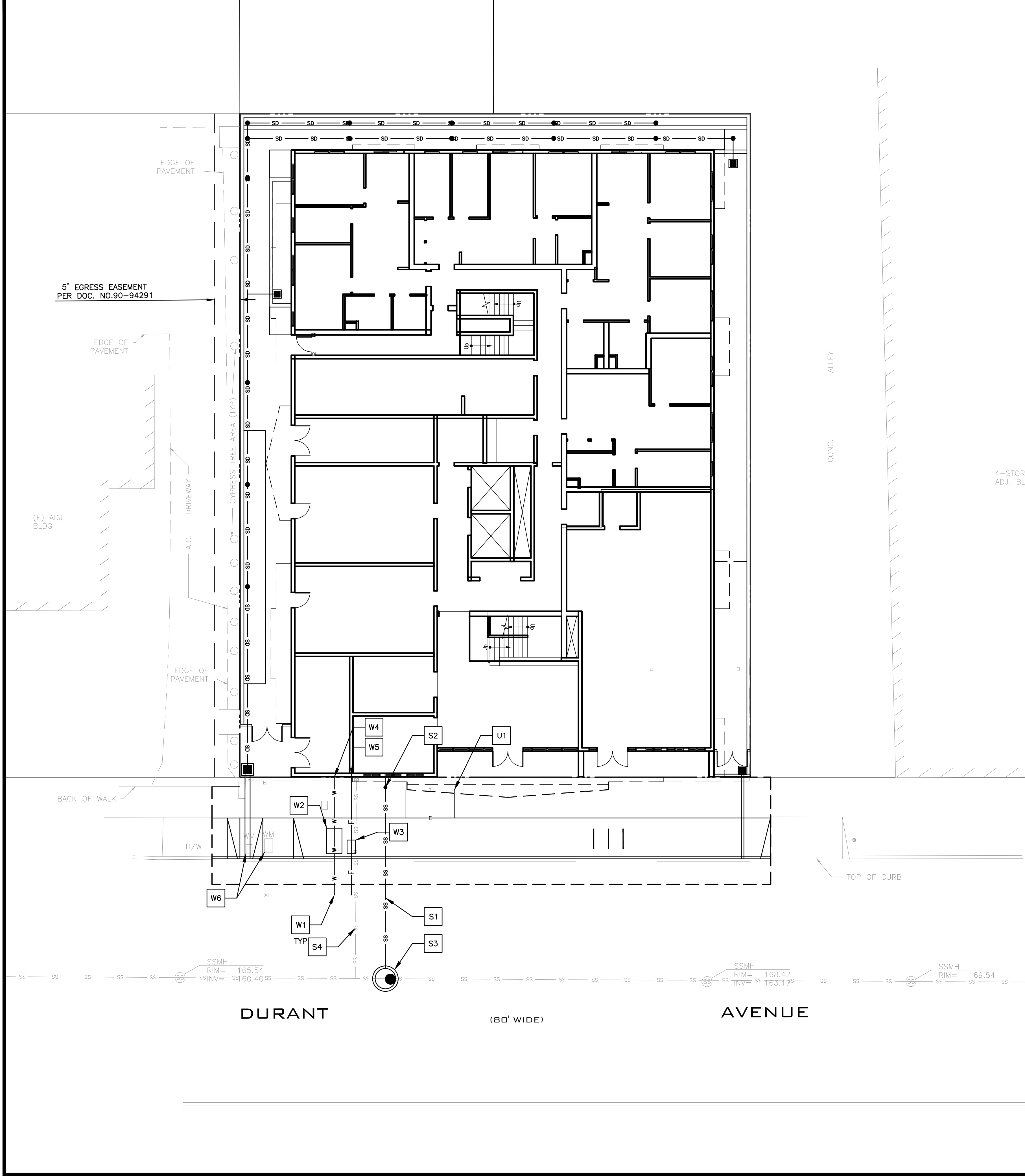
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF CALIFORNIA
No. C062625
Exp. 03/31/2025
J. J. Moore
J. J. MOORE
CONSULTING ENGINEER

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

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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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 ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6" SACK, 1/2" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
- B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
- C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
- D. REMOVE (E) CLEANOUT FRAME & COVER.

WATER KEYNOTES

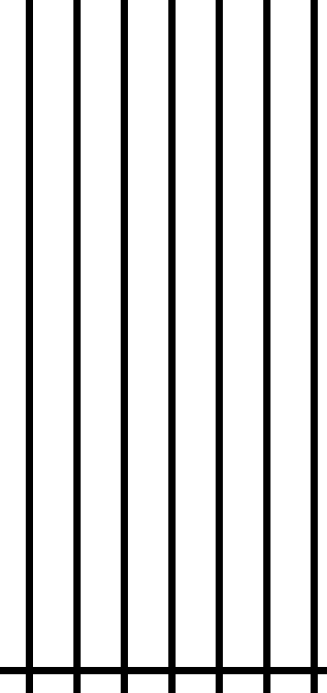
- W1 CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
- W2 DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD.
- W3 WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
- W4 WATER SERVICE TO BUILDING. VERIFY SIZE AND 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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3037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

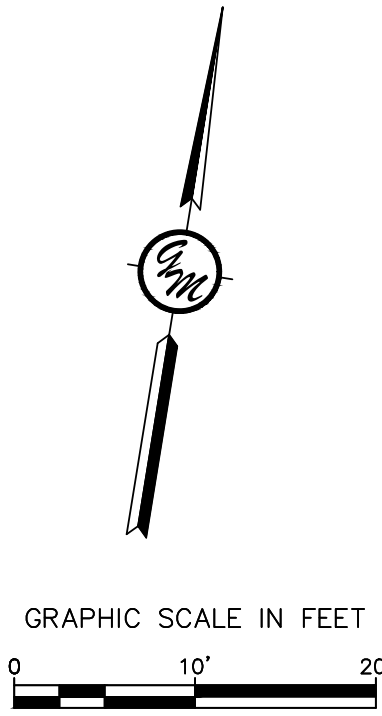
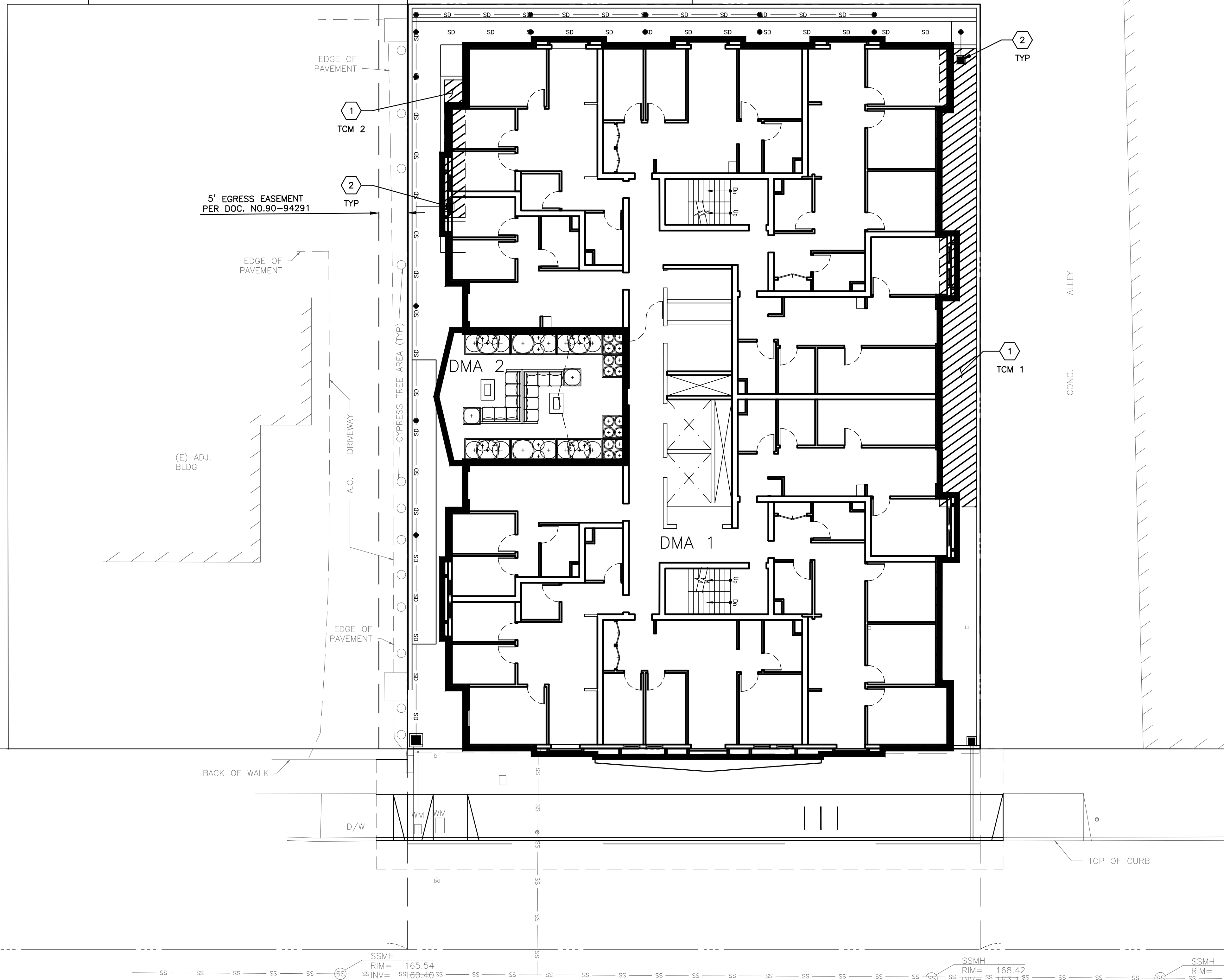
UTILITY PLAN

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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100' WIDE ON ANGLE

UND. MON.
DB-#B0404
8" BRASS PIN
MON WELL



KEYNOTES

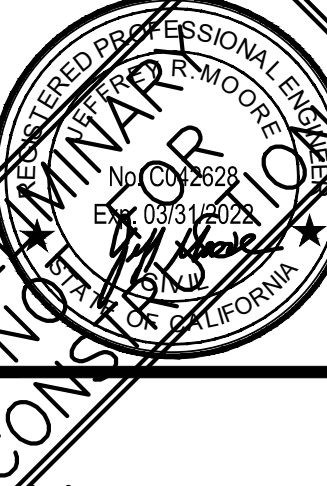
1. FLOWTHROUGH PLANTER
2. DRAIN INLET GRATE TO BE 6" MINIMUM ABOVE FLOWTHROUGH PLANTER ELEVATION.

	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

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	a TOTAL DRAINAGE AREA (SF)	b PERVIOUS AREA (SF)	c IMPERVIOUS AREA (SF)	d EFFECTIVE PERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT 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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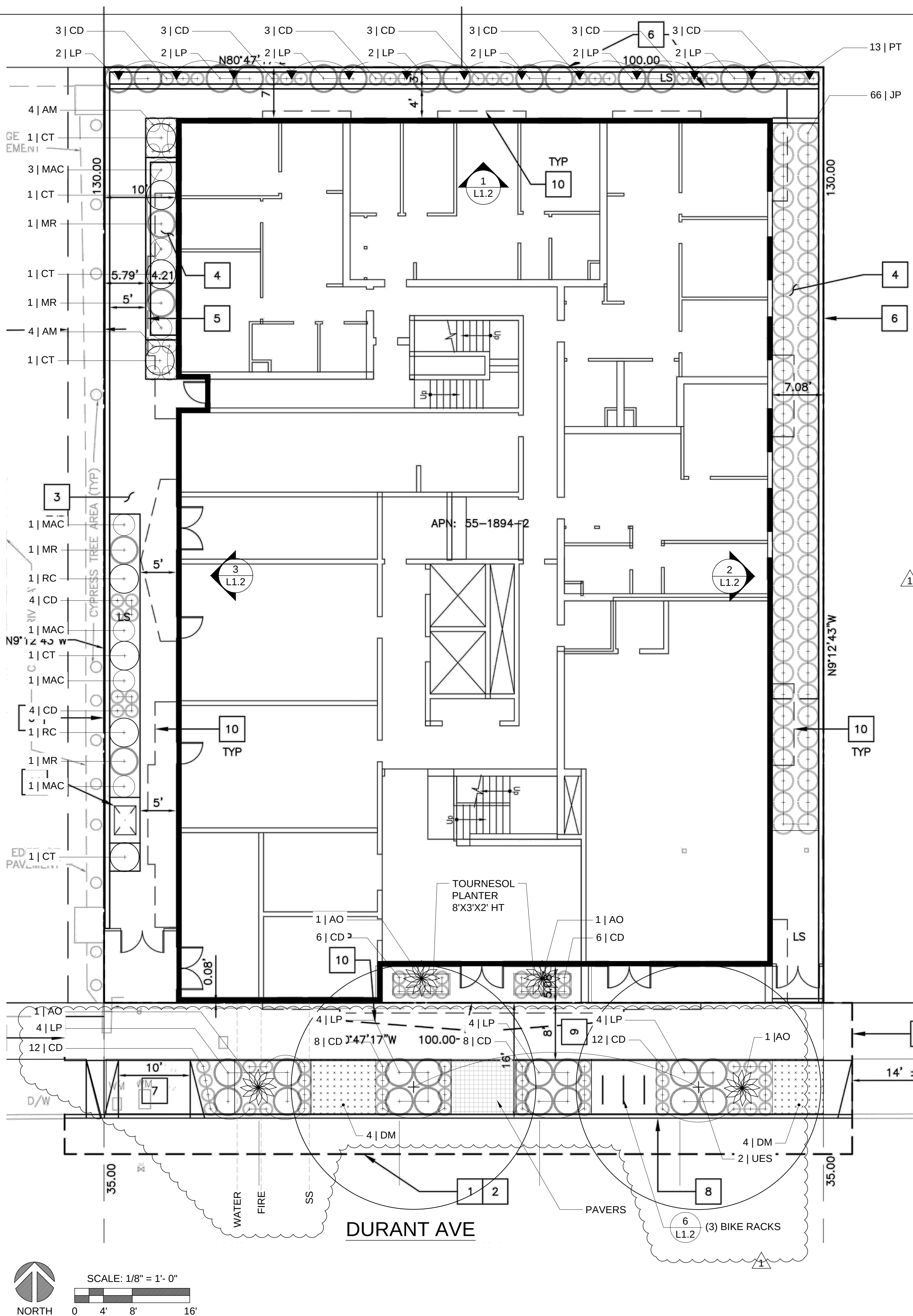


2037 DURANT AVENUE
BERKELEY, CA 94704
APN: 55-1894-2

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	GROUND COVER	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 # 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.
 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.
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I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEL

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. # 713593
931 Pardee Street | Berkeley, CA 94710
510-525-9517 | www.gardenarchitecture.biz

2037 DURANT AVE
BERKELEY, CA

LANDSCAPE PLAN
GROUND

SCALE: AS NOTED

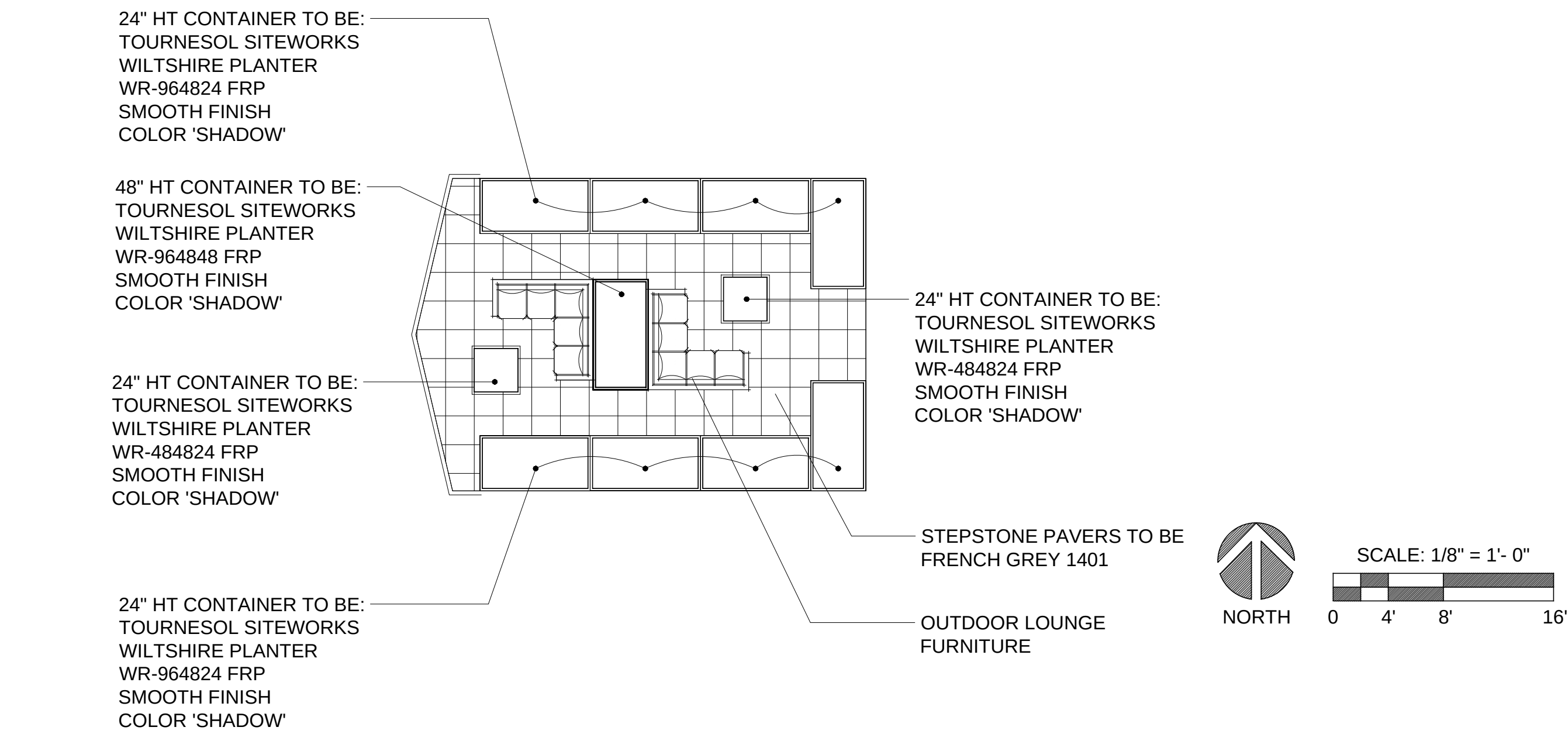
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DATE: 03-23-23

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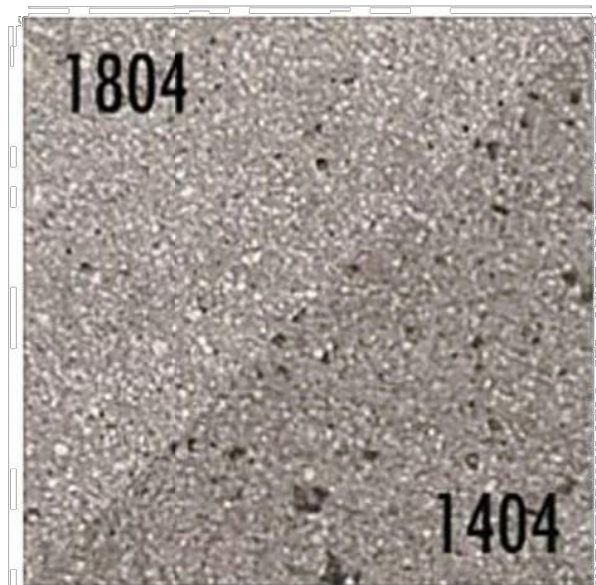
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1 SITE PLAN

LANDSCAPE MATERIALS



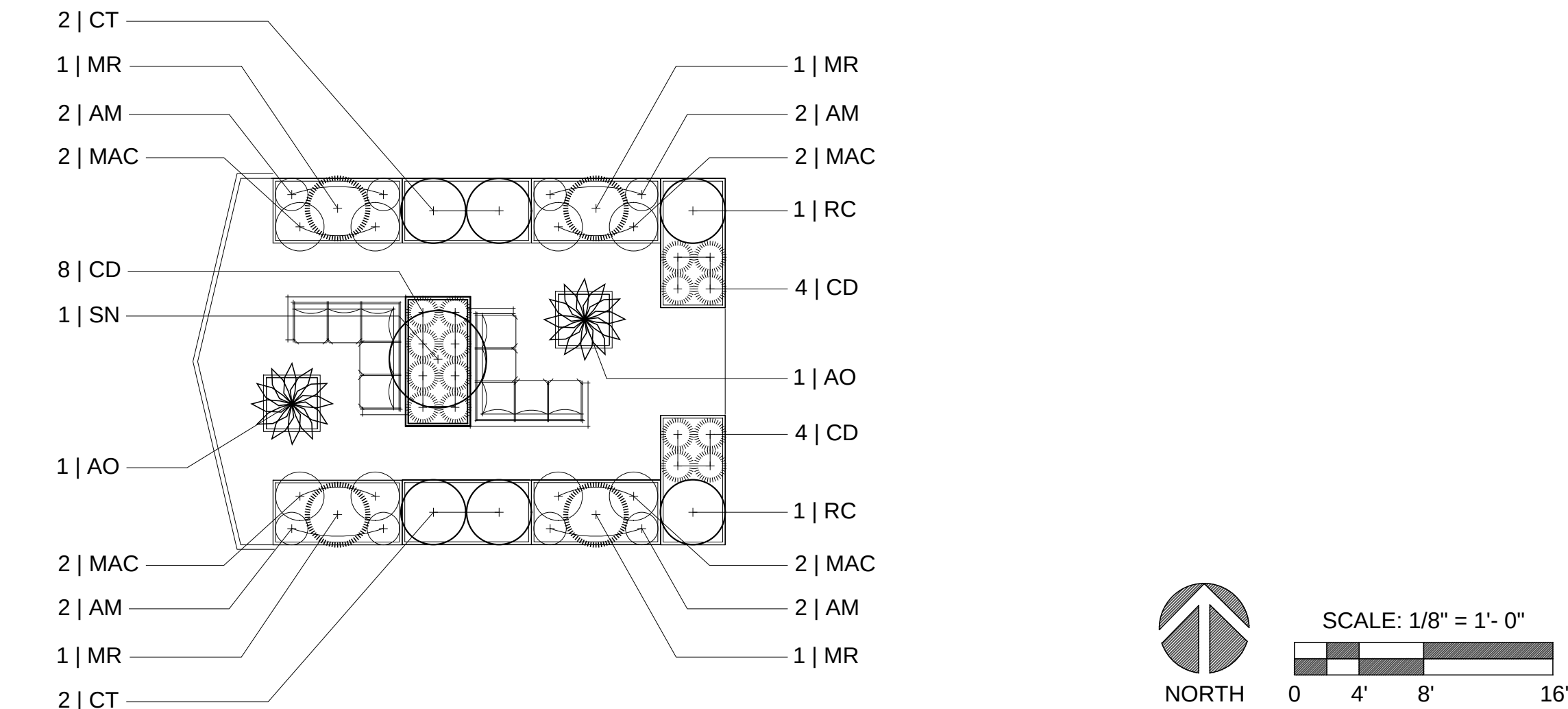
Stepstone Paver French Grey
Light Sandblast Finish 1404



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



OUTDOOR LOUNGE
FURNITURE TBD



2 PLANTING PLAN

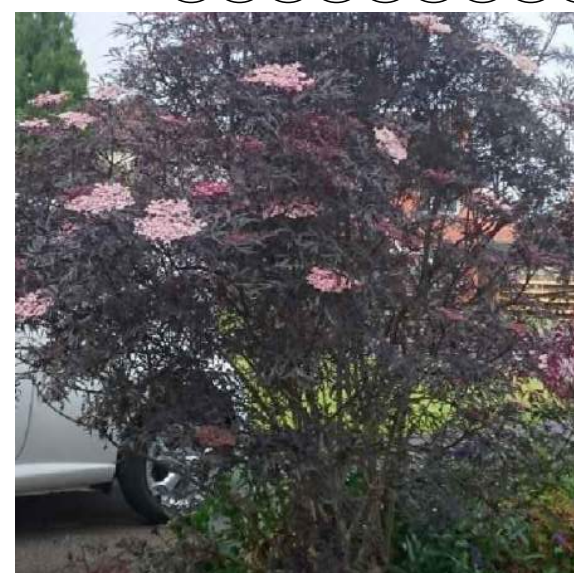
PLANT SCHEDULE

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.

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SN



CT



RC



AM



MAC



CD



MR



AO

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

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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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ARCHITECTURE
Robert Trachtenberg | Lic. # 713883
931 Pardee Street | Berkeley, CA 94710
510-525-9517 | www.gardenarchitecture.biz

2037 DURANT AVE
BERKELEY, CA

LANDSCAPE
PLAN
ROOF DECK

SCALE: AS NOTED

DRAWN BY: TK

DATE: 03-23-23

SHEET

L1.1

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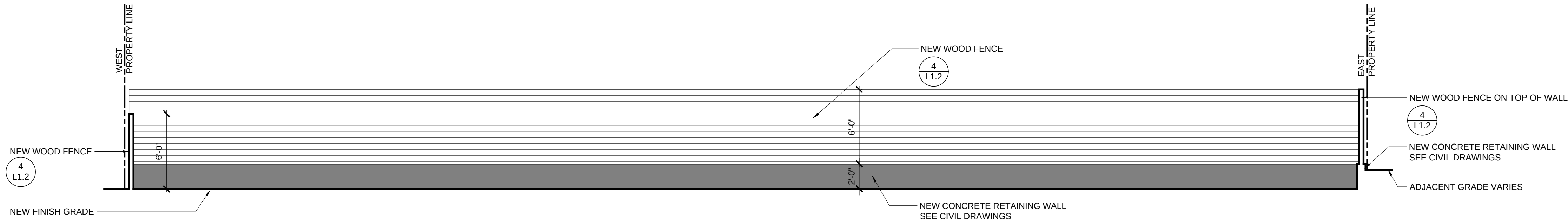
GARDEN ARCHITECTURE
Robert Trachtenberg | Lic # 713583
2017 Berkeley Street | Berkeley, CA 94710
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BERKELEY, CA

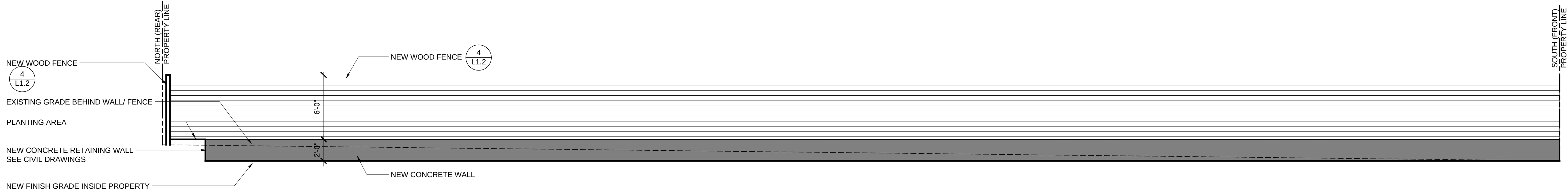
LANDSCAPE
DETAILS

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

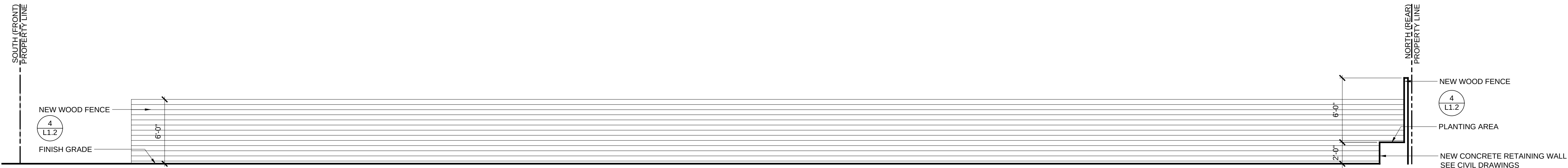
L1.2
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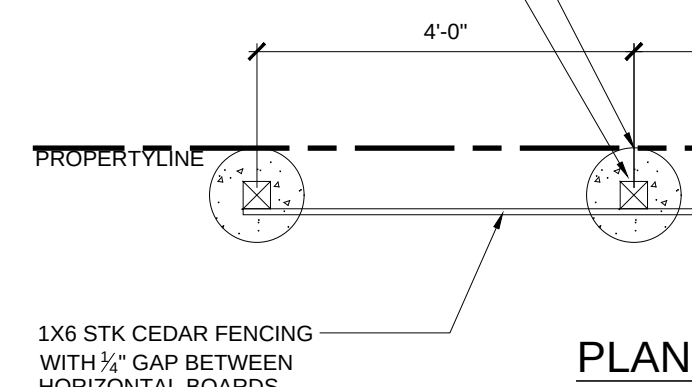
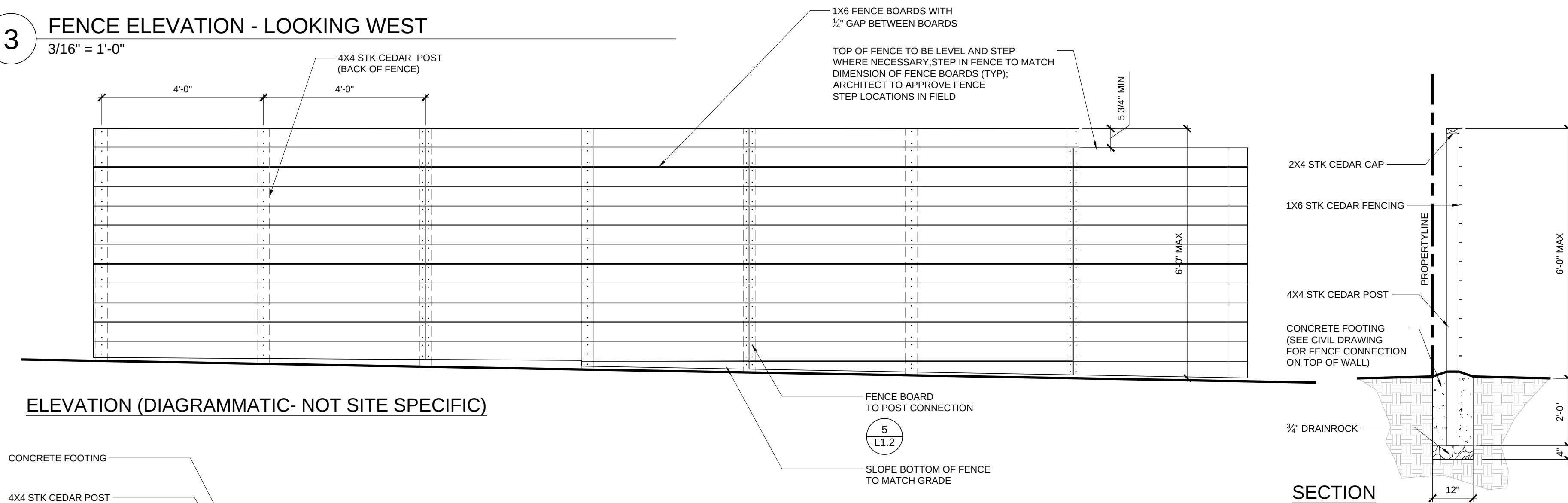
1 FENCE ELEVATION - LOOKING NORTH
3/16" = 1'-0"



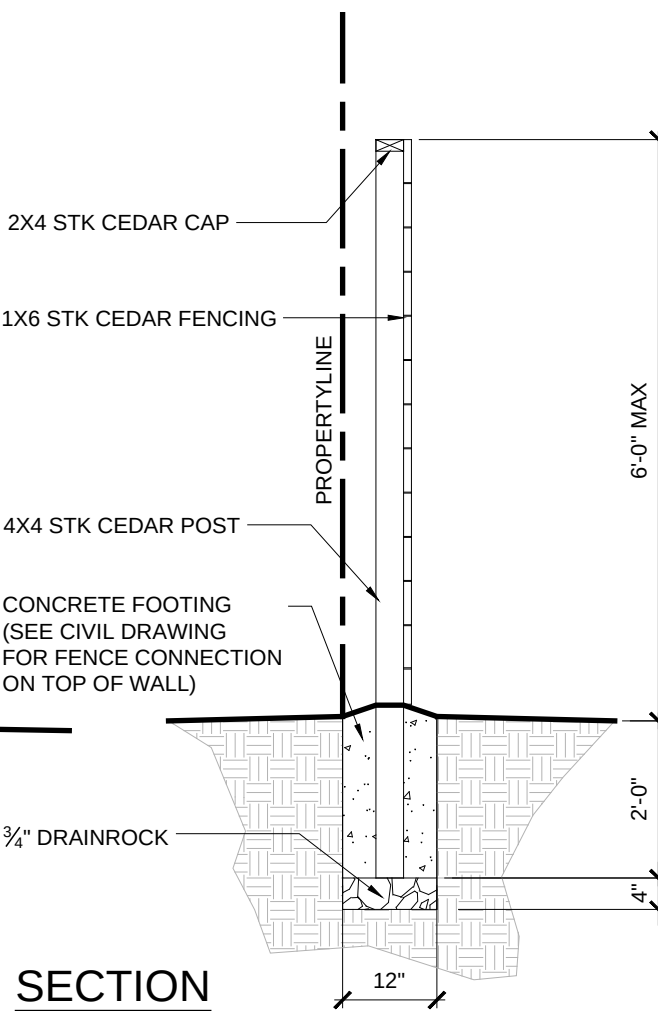
2 FENCE ELEVATION - LOOKING EAST
3/16" = 1'-0"



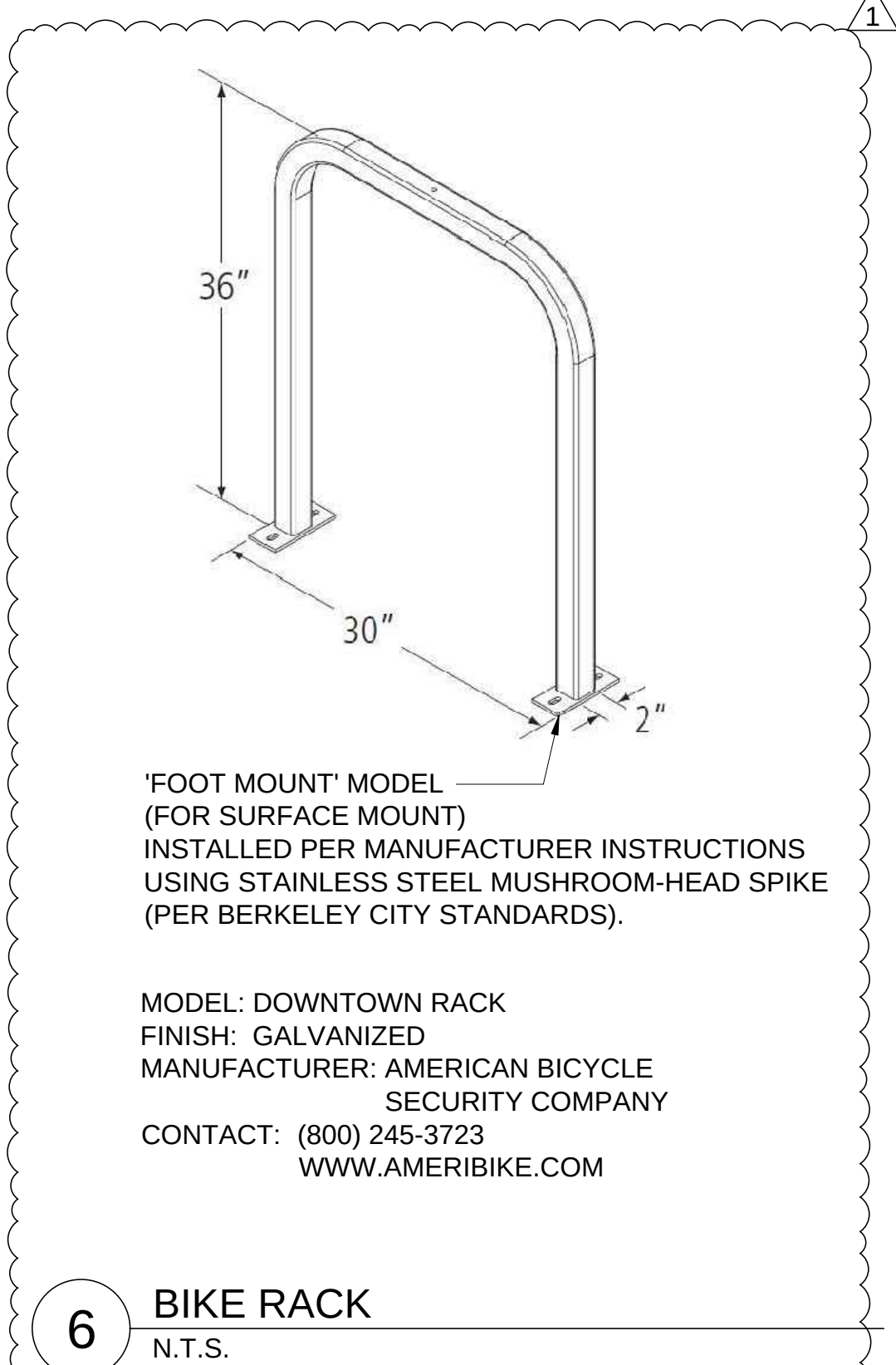
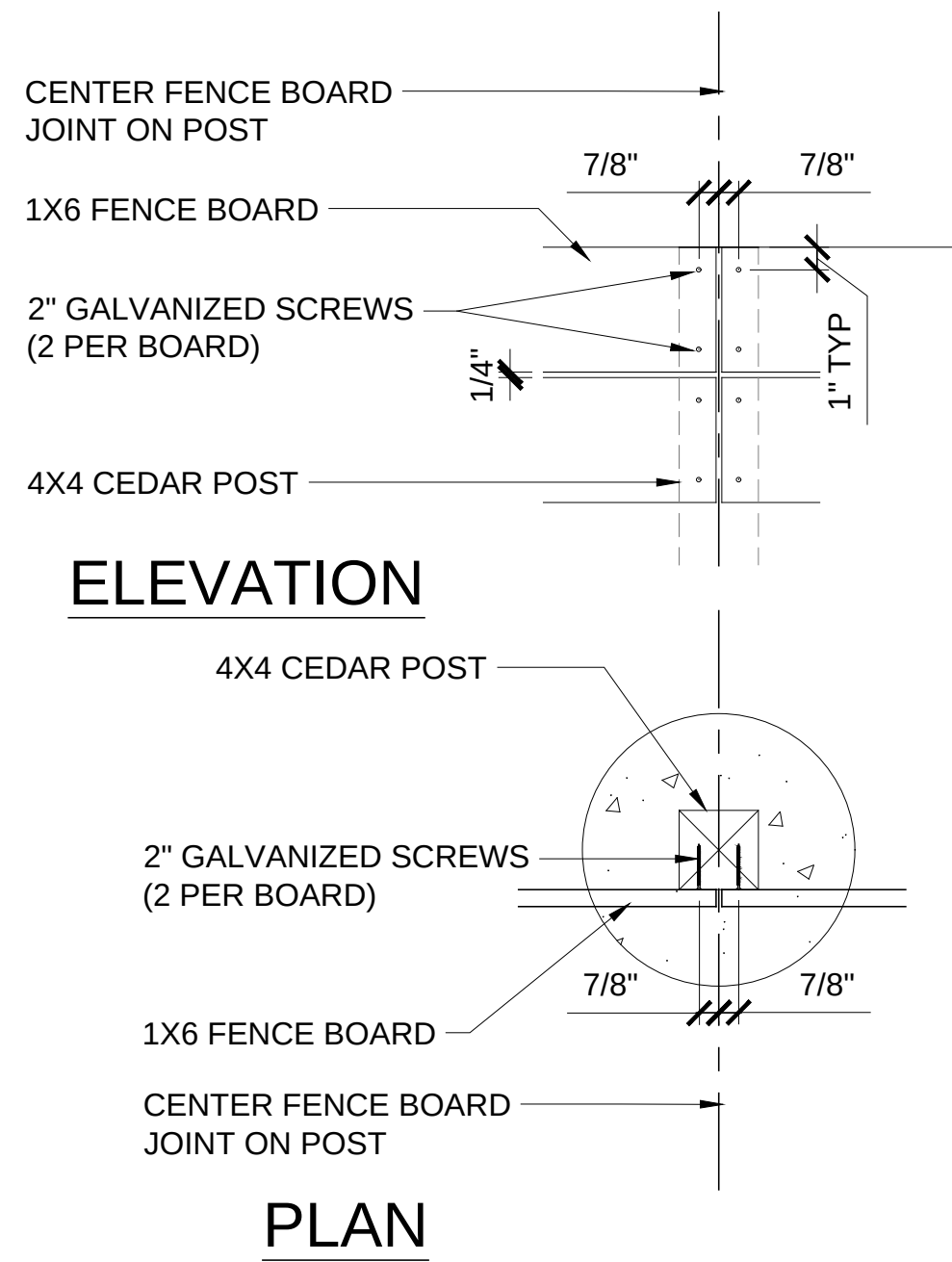
3 FENCE ELEVATION - LOOKING WEST
3/16" = 1'-0"



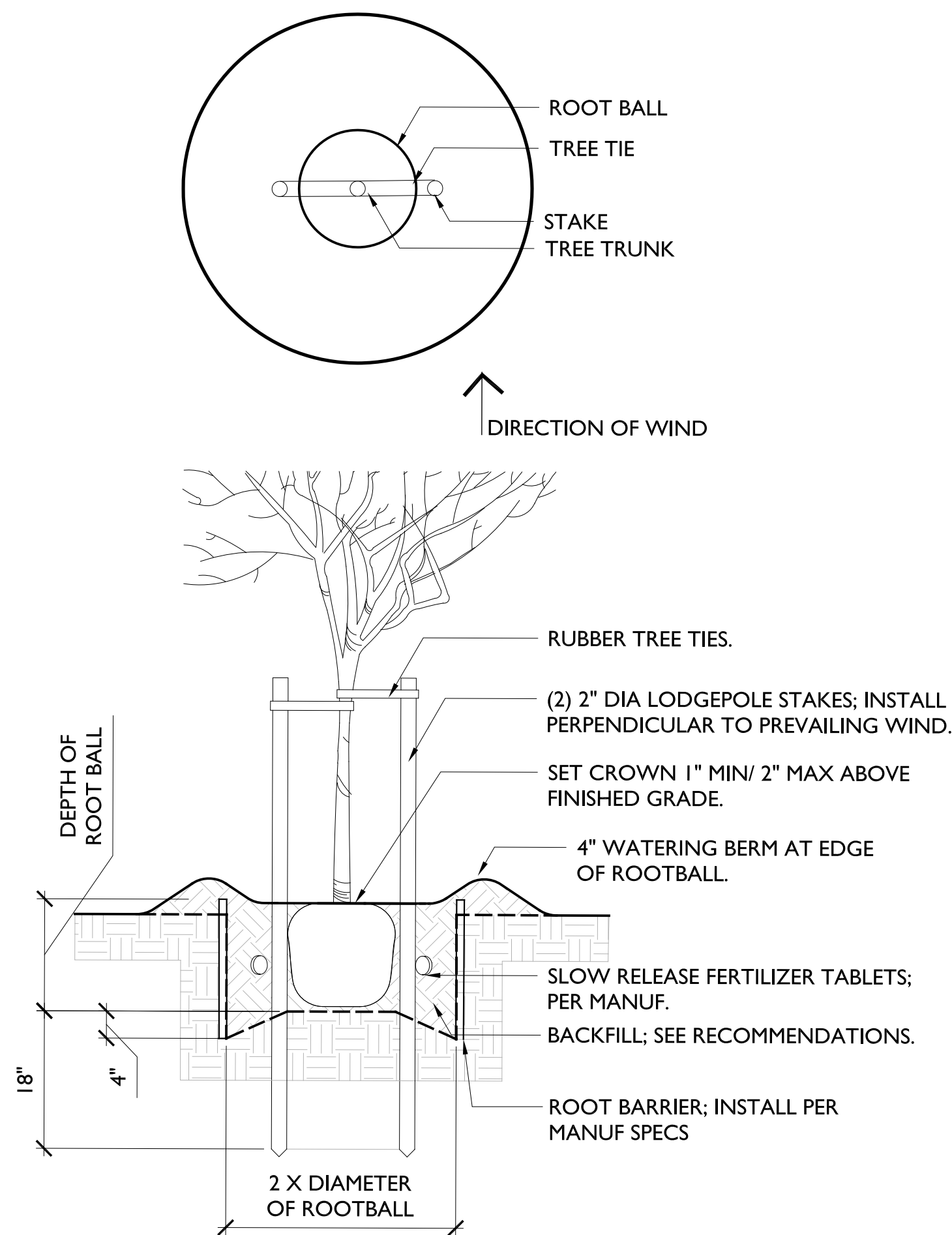
4 FENCE DETAILS
1/2" = 1'-0"



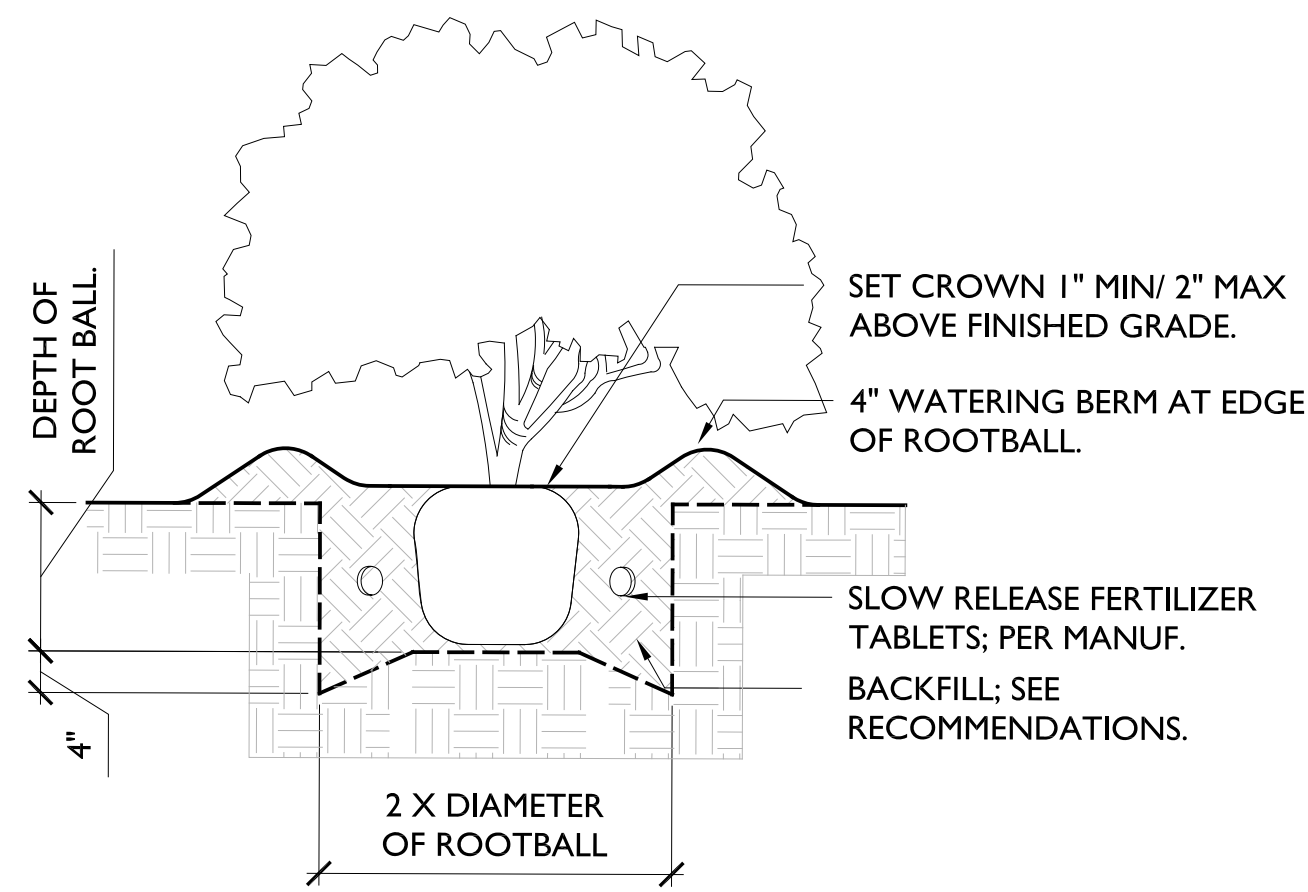
5 FENCE BOARD TO POST CONNECTION
1-1/2" = 1'-0"



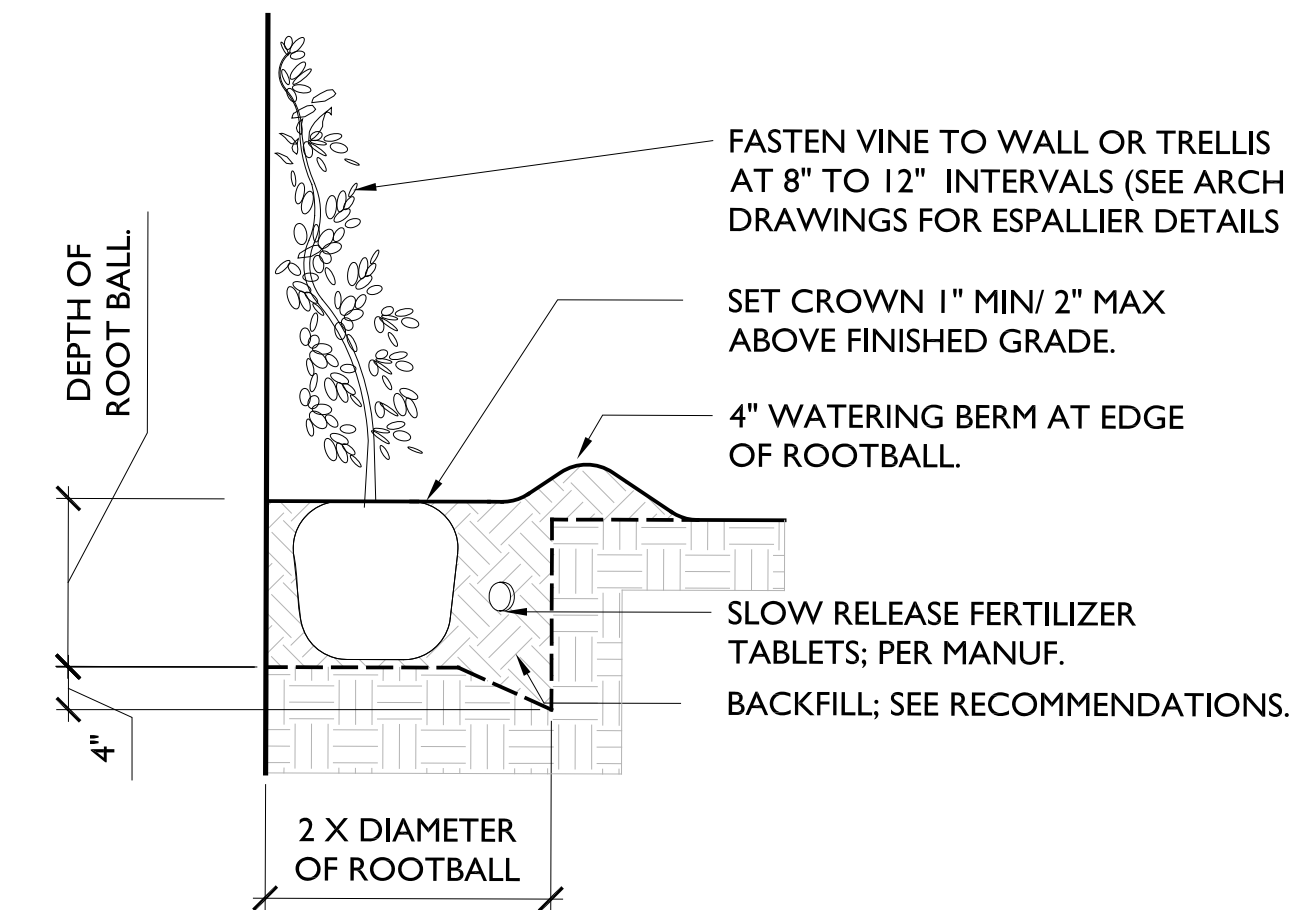
6 BIKE RACK
N.T.S.



1 TREE PLANTING
NO SCALE



2 SHRUB PLANTING
NO SCALE



3 VINE PLANTING DETAIL
NO SCALE

REVISION:	DATE:

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2037 DURRANT AVE
BERKELEY, CA

PLANTING
NOTES AND
DETAILS

SCALE: AS NOTED

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DATE: 03-23-23

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	
MWEO 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:	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 MWEO"	
Signed:	<i>Teresa Kennedy</i>
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%

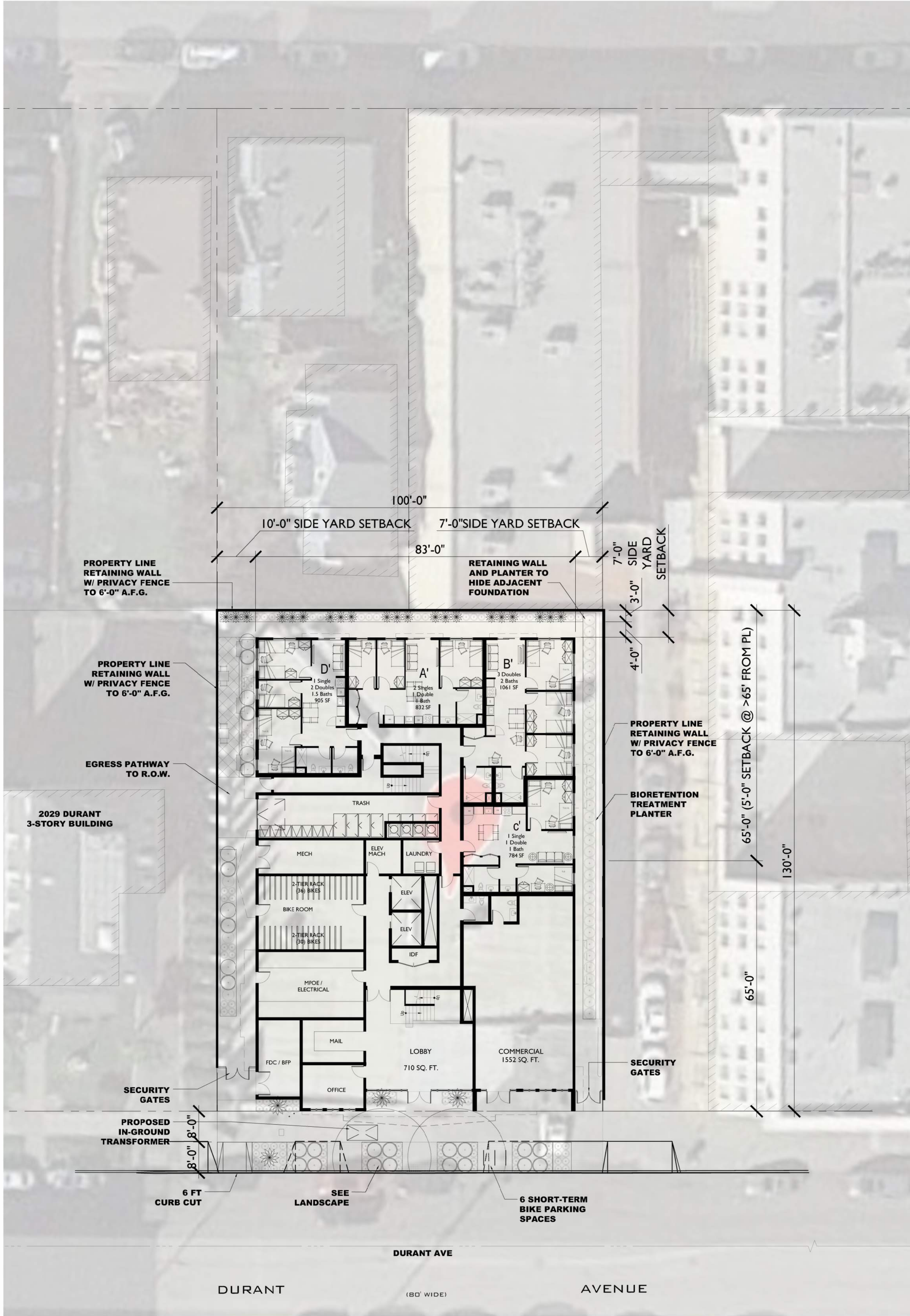
REVISION:	DATE:
1 COMMENT CORRECTIONS	09-15-23

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND WET SIGNATURE ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE. GARDEN ARCHITECTURE EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS AND INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF GARDEN ARCHITECTURE.

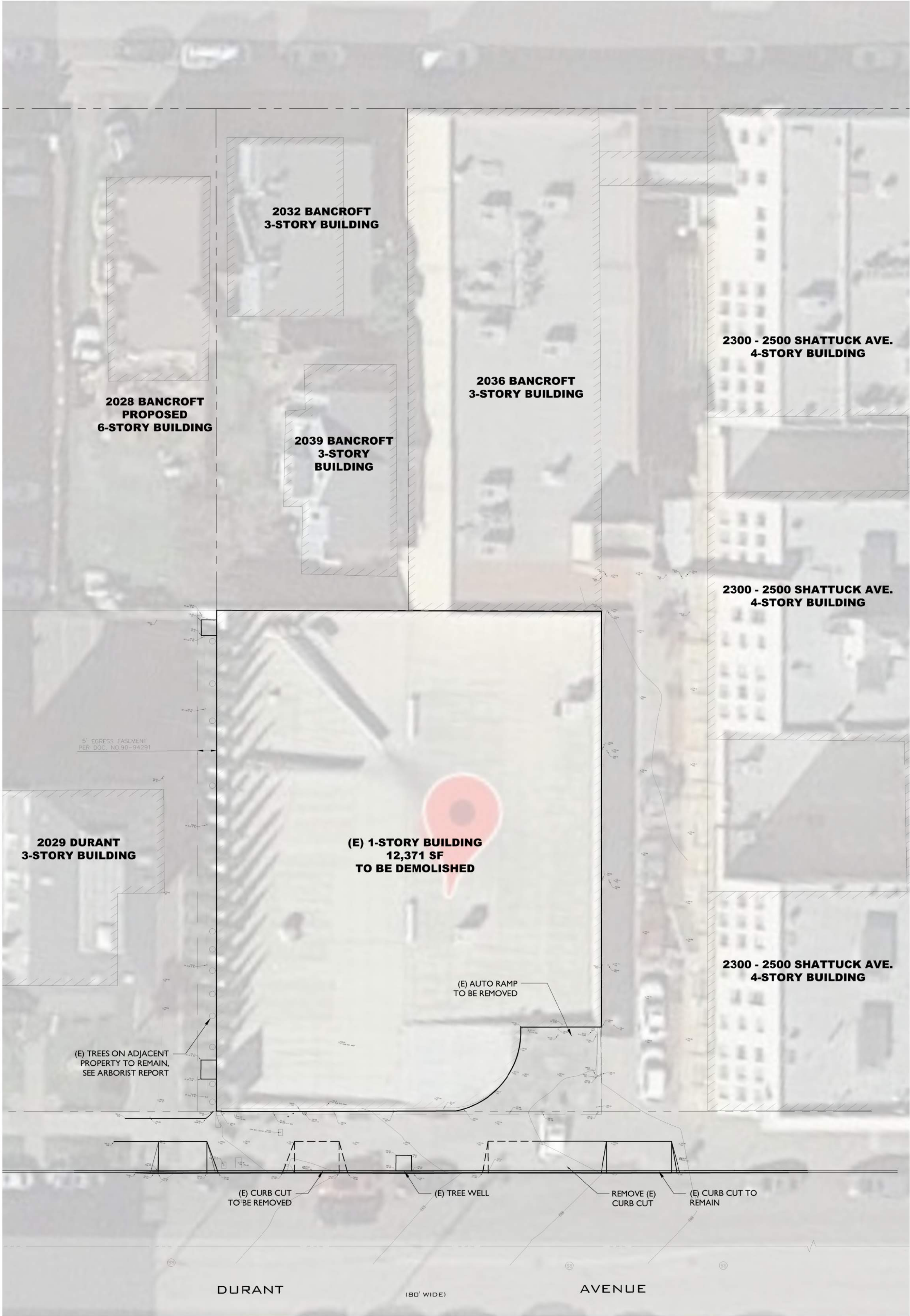
GARDEN ARCHITECTURE
Robert Trachtenberg | Lic.# 713883
931 Pardee Street | Berkeley, CA 94710
510-525-9517 | www.gardenarchitecture.biz

2037 DURANT AVE
BERKELEY, CA

MWEO CHECKLIST CALCS
SCALE: AS NOTED
DRAWN BY: TK
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"



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2037 DURANT AVE

BERKELEY, CALIFORNIA 94704



PROJECT ISSUE RECORD:

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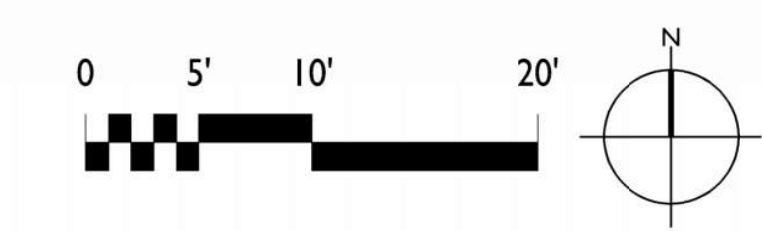
PROJECT:

JY'01

TITLE:

SITE PLANS -
PROPOSED AND
EXISTING
SHEET:

A100



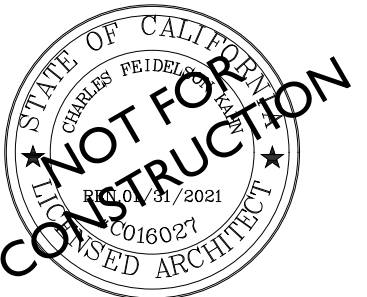
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BERKELEY, CALIFORNIA 94704



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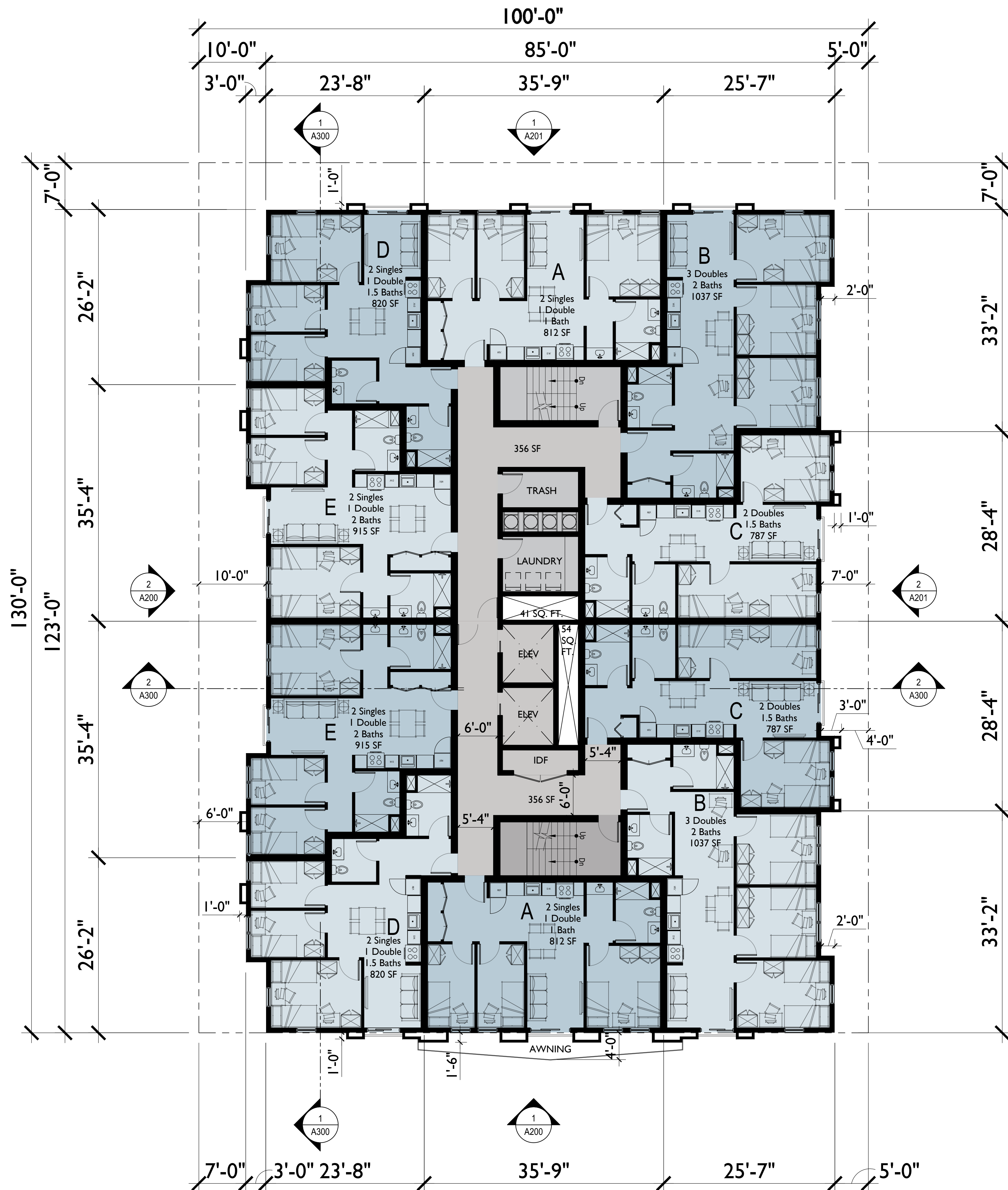
1/20/2023	SB330 APPLICATION
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PROJECT: JJY01

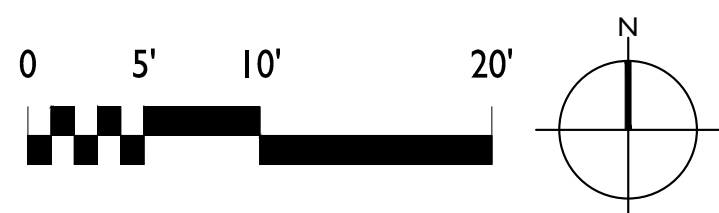
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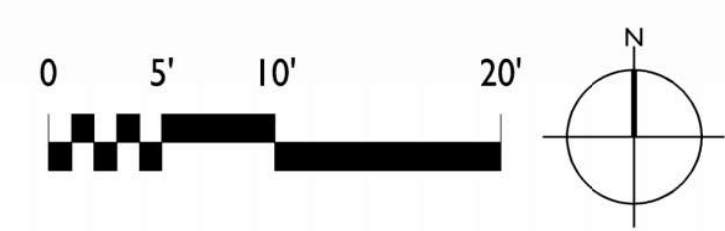
PROPOSED SECOND & THIRD FLOOR PLANS
SHEET:

A102



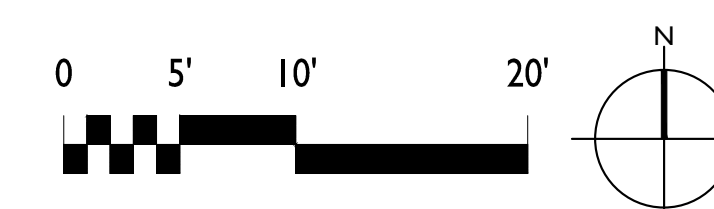
2ND & 3RD FLOOR FOOTPRINT 10,624 SF
AREA OF PROJECTIONS 153 SF
TOTAL FOOTPRINT AREA 10,777 SF





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2037 DURANT
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94704



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PROJECT:

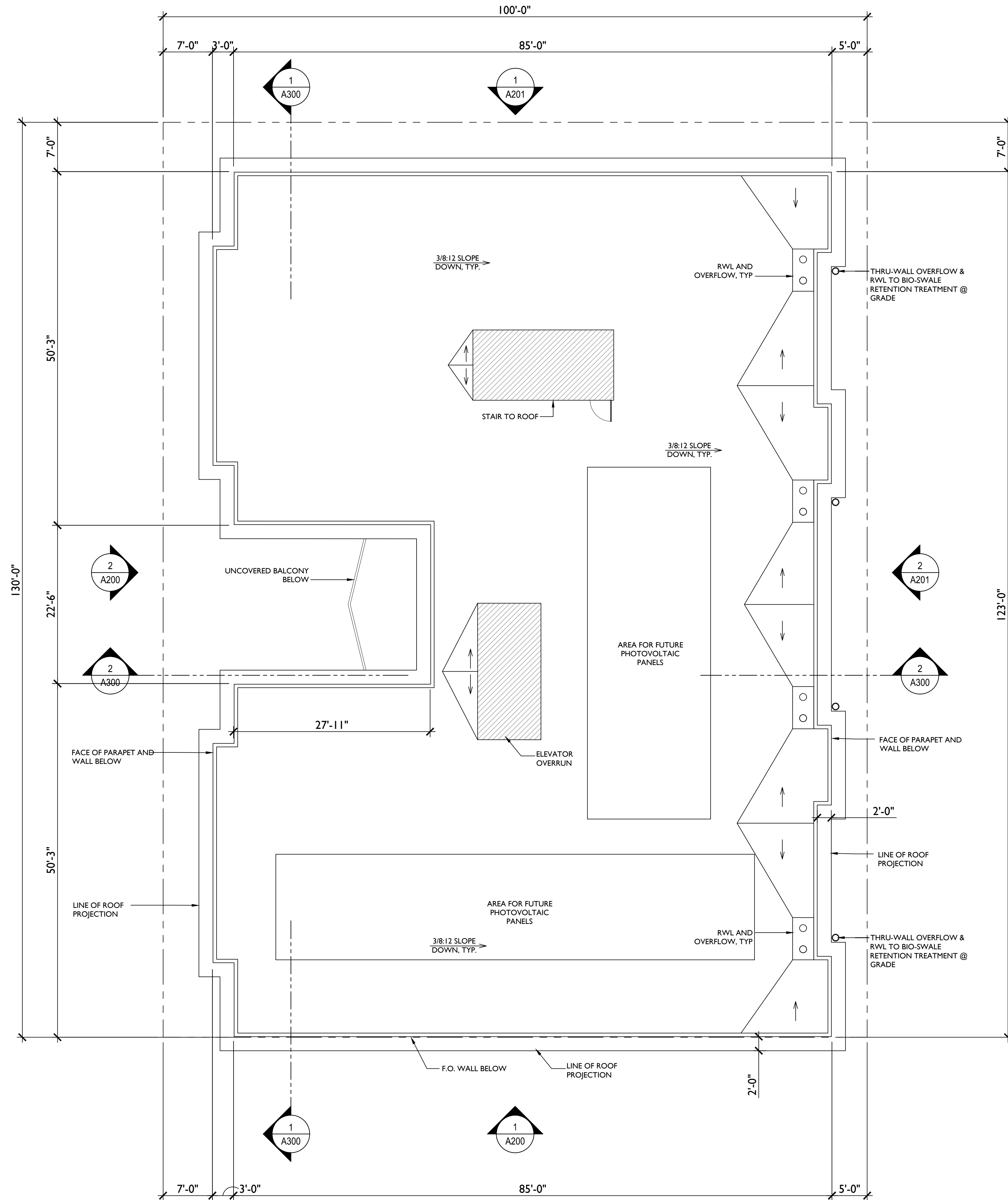
JY01

TITLE:

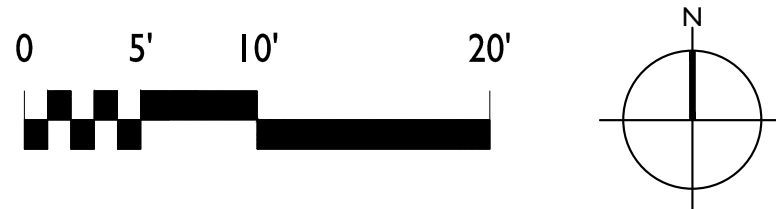
PROPOSED ROOF
PLAN

SHEET:

A106



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%



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

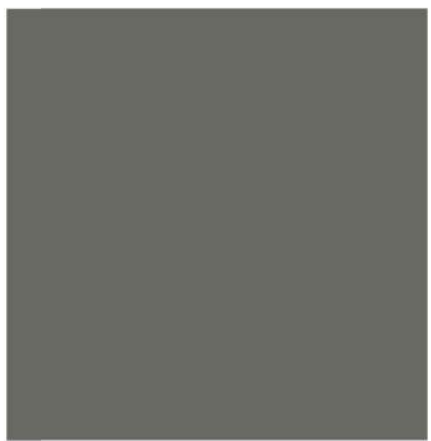


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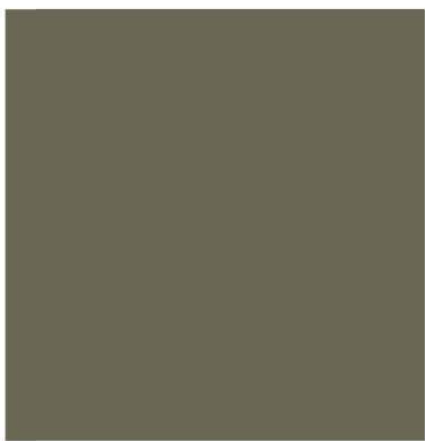
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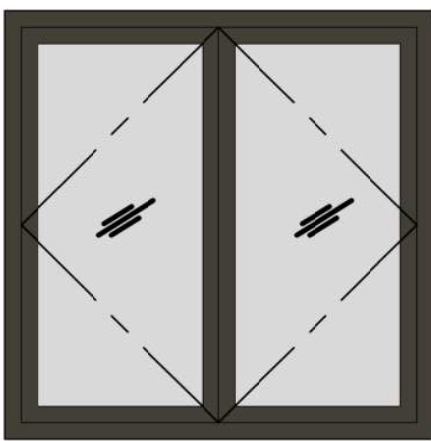




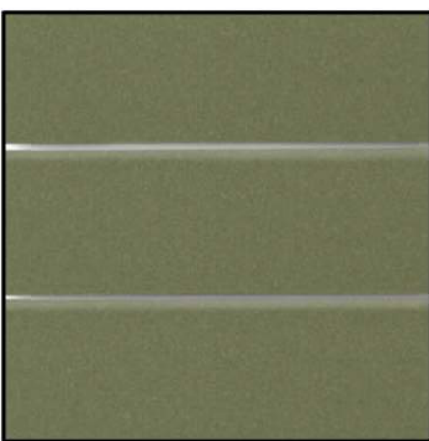
6 **BASE COLOR**
SHERWIN WILLIAMS
SW 7019 GAUNTLET GRAY



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



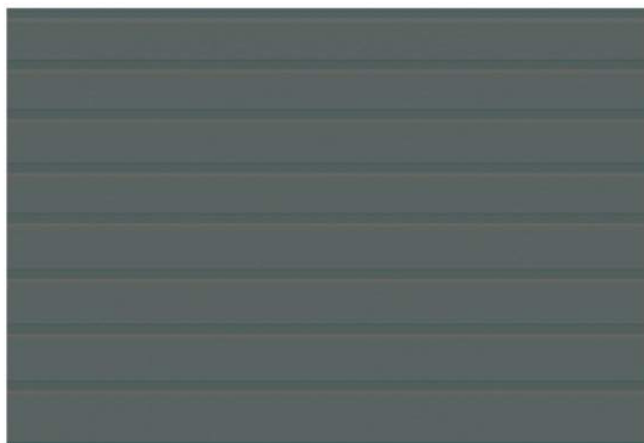
8 **VINYL CASEMENT WINDOW**



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



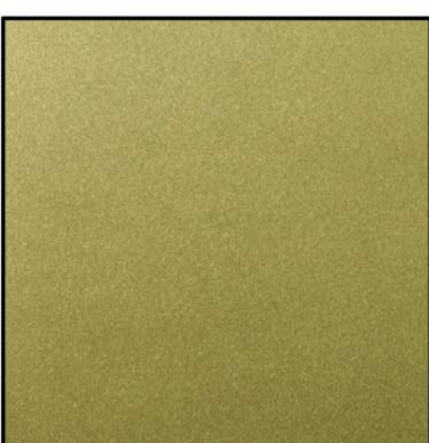
10 **WINDOW MULLION**
ARCADIA / WILSON PARTITIONS
AB-5 STD. MEDIUM BRONZE



1 **EXTERIOR CLADDING**
CERACORE - 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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PROJECT:
JY01
TITLE:

EXTERIOR ELEVATIONS
- MATERIALS &
COLORS
SHEET:

A200



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PROJECT: JJY01

TITLE:

EXTERIOR ELEVATIONS - MATERIALS & COLORS
SHEET:

A201

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-421 I

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"

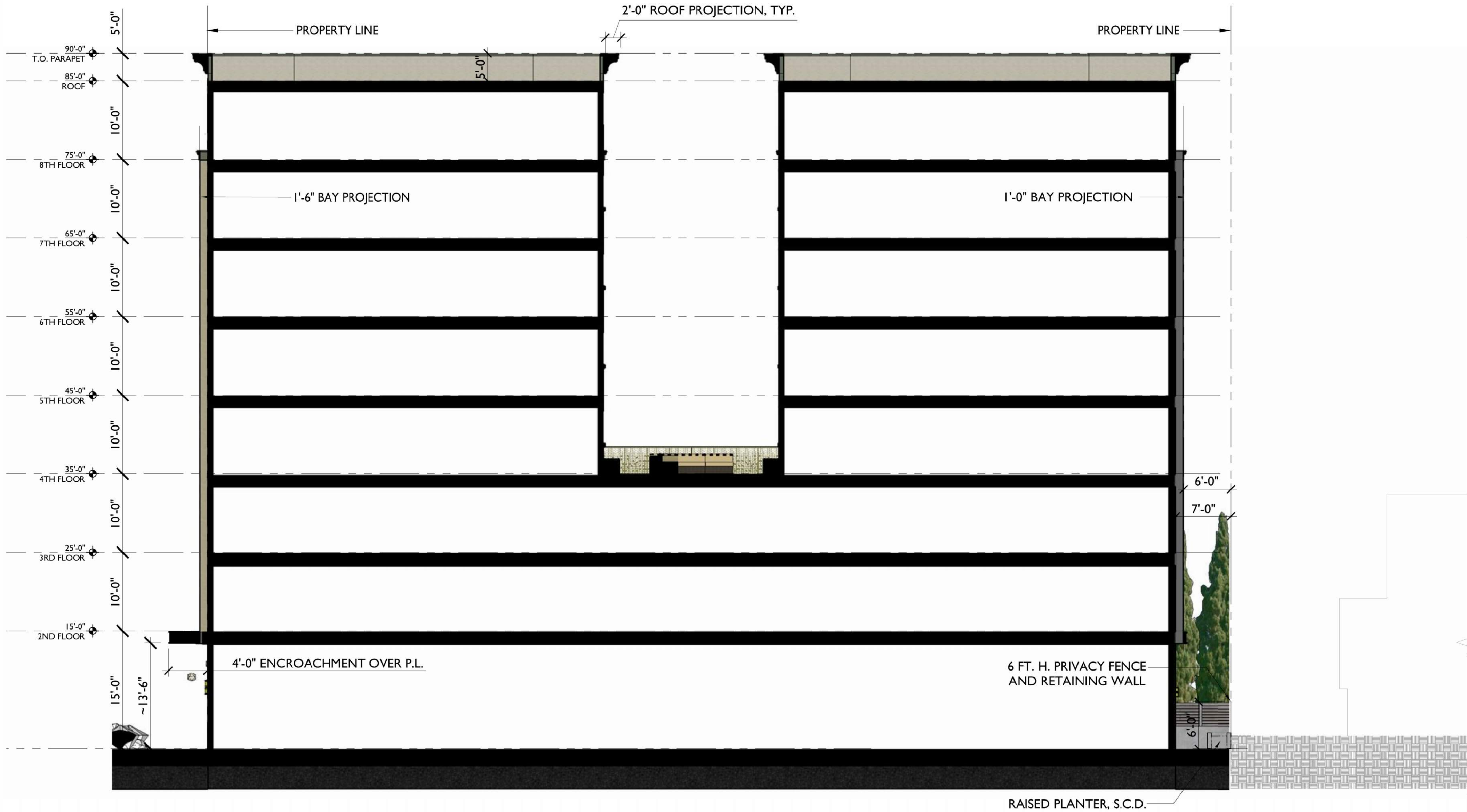
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2037 DURANT
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94704



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

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PROJECT:

JJY01

TITLE:

NORTH-SOUTH
BUILDING
SECTIONS
SHEET:

A300



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PROJECT:

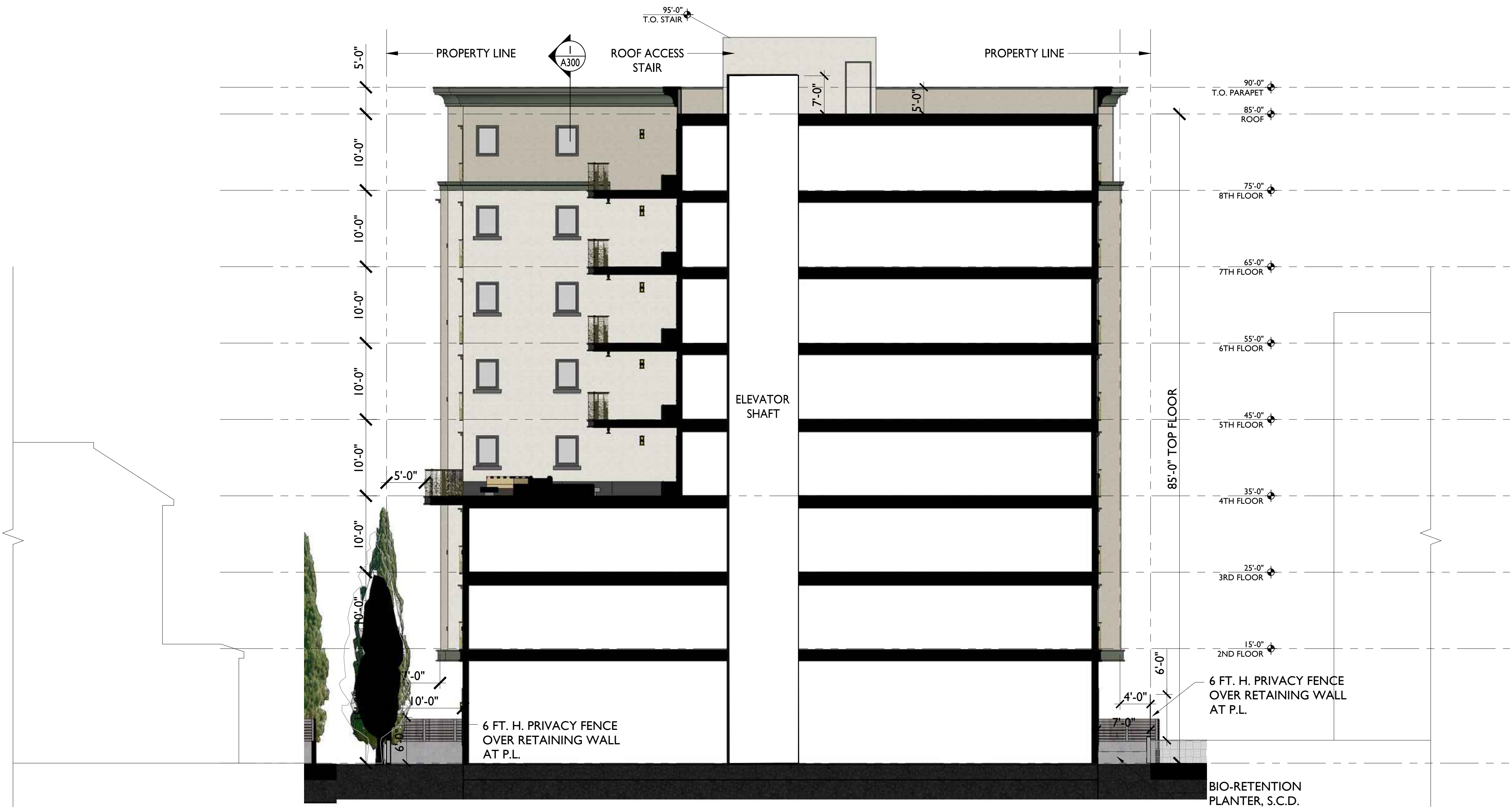
JY01

TITLE:

BUILDING
SECTIONS

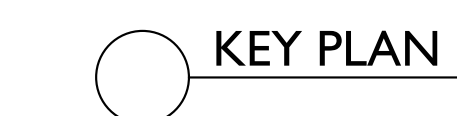
SHEET:

A301



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

**BERKELEY,
CALIFORNIA
94704**



PROJECT:
JJY01

TITLE:

PERSPECTIVE VIEWS

SHEET:

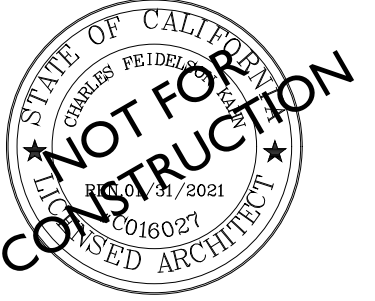
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**2037 DURANT
AVE**

**BERKELEY,
CALIFORNIA
94704**



4 LANDSCAPE TRELLIS



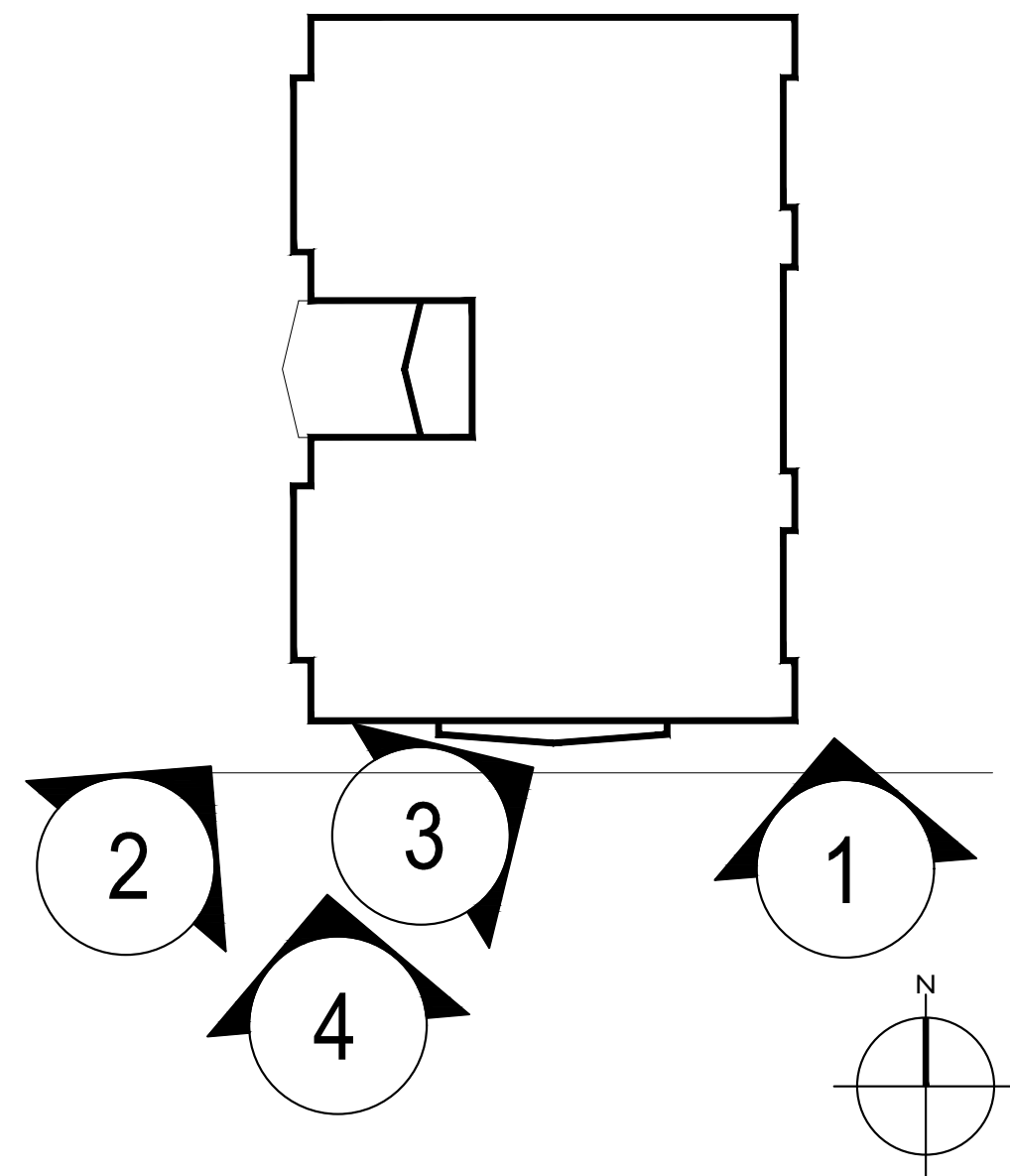
3 ENTRY CANOPY



2 WEST GATE & SCREEN WALL



1 EAST GATE & SCREEN WALL



KEY PLAN

PROJECT ISSUE RECORD:

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PROJECT:

JY01

TITLE:

PERSPECTIVE VIEWS

SHEET:

A401



6 DOOR 3



5 DOOR 1



3 WINDOW 3



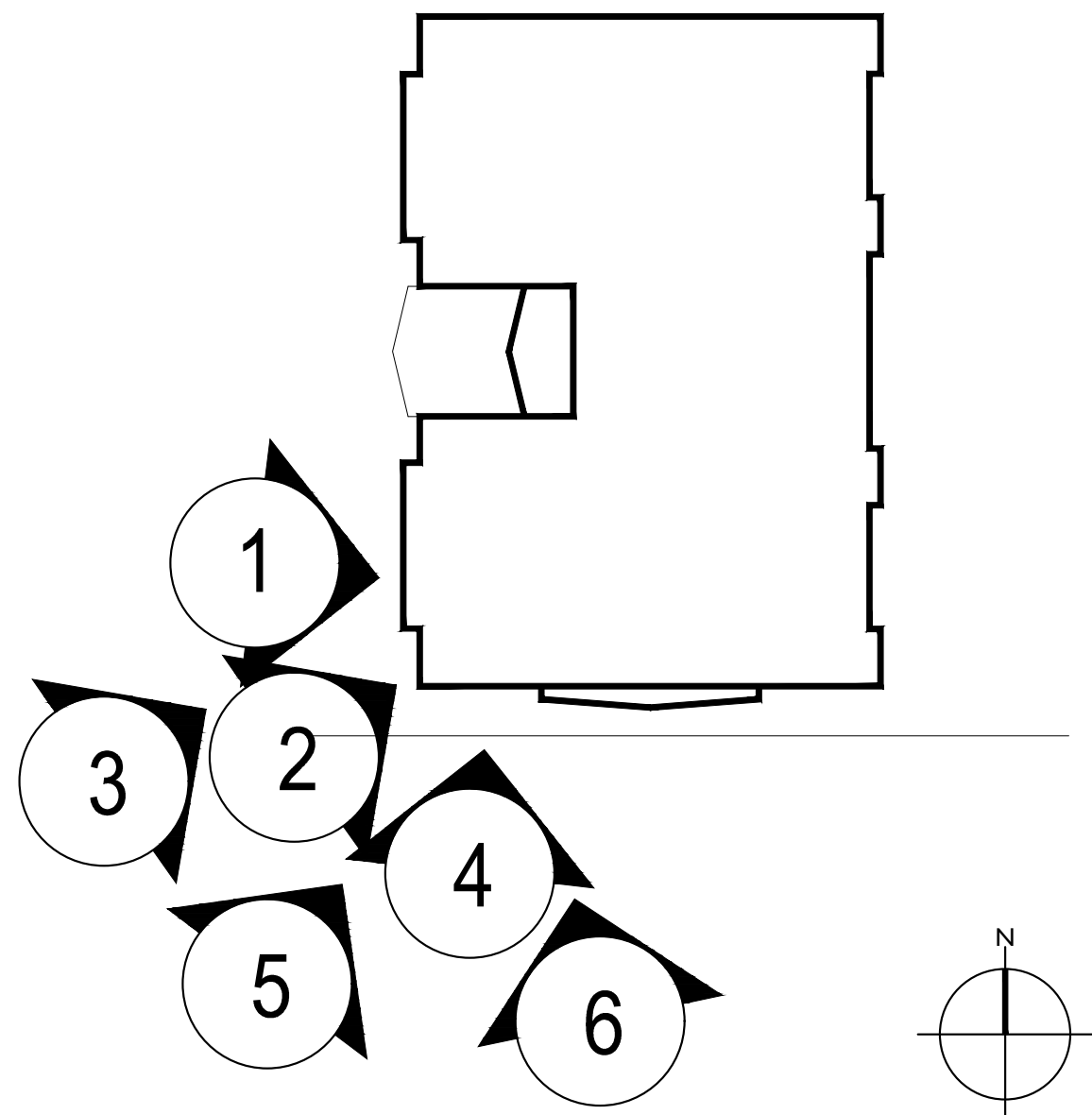
3 WINDOW 4



2 WINDOW 1



1 WINDOW 2



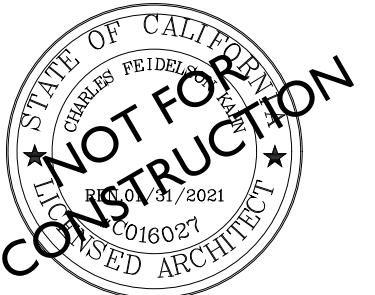
KEY PLAN



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2037 DURANT
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PROJECT:
JJY01

TITLE:

PERSPECTIVE VIEWS

SHEET:

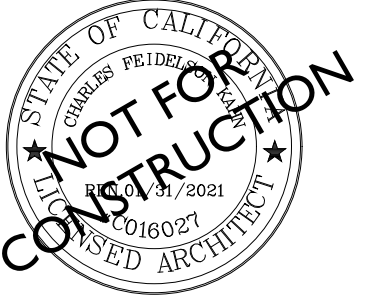
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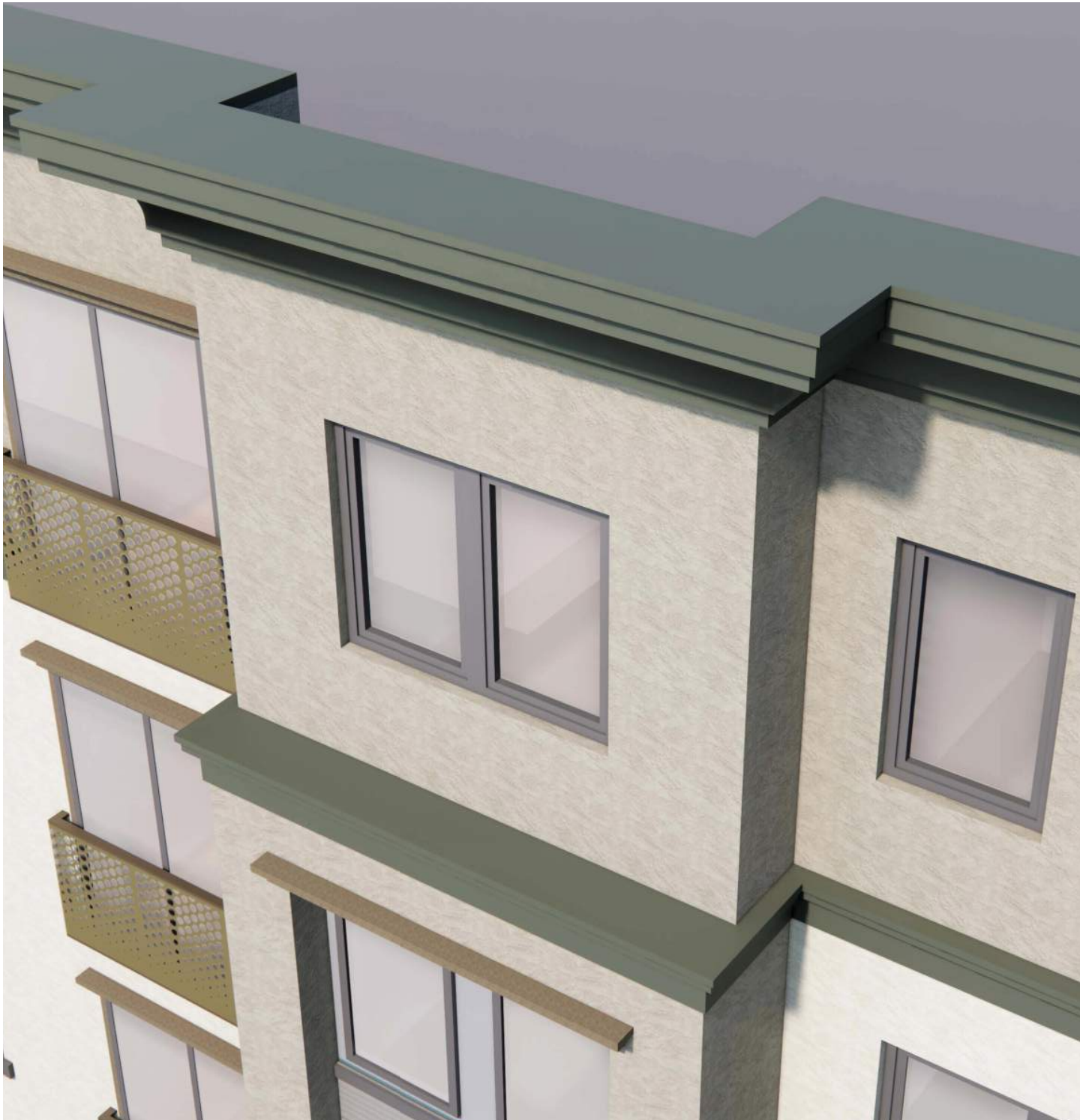
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AVE

BERKELEY,
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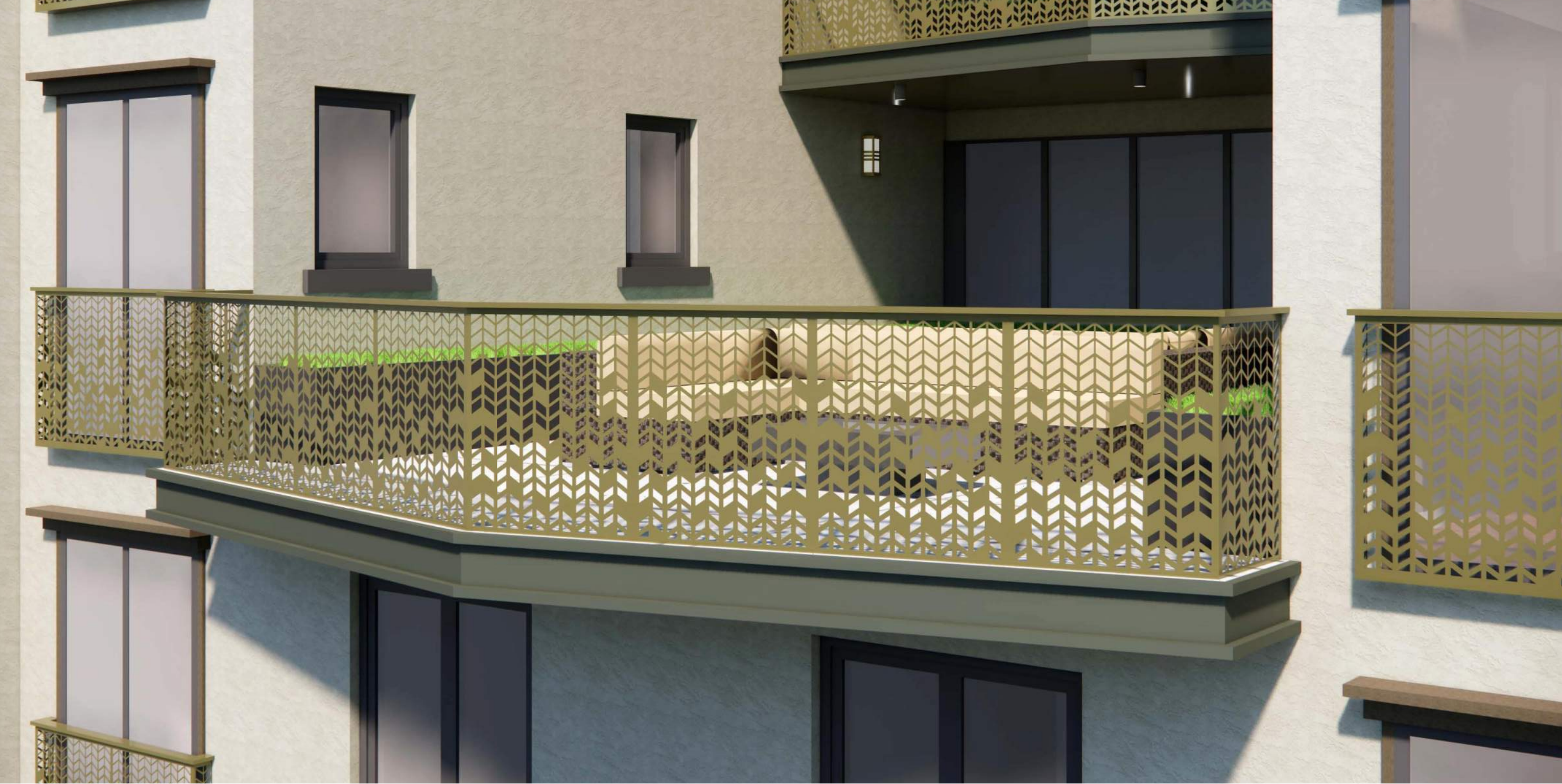
4 CORNIES AND HORIZONTAL BAND



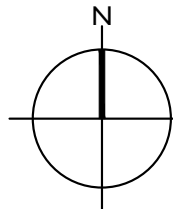
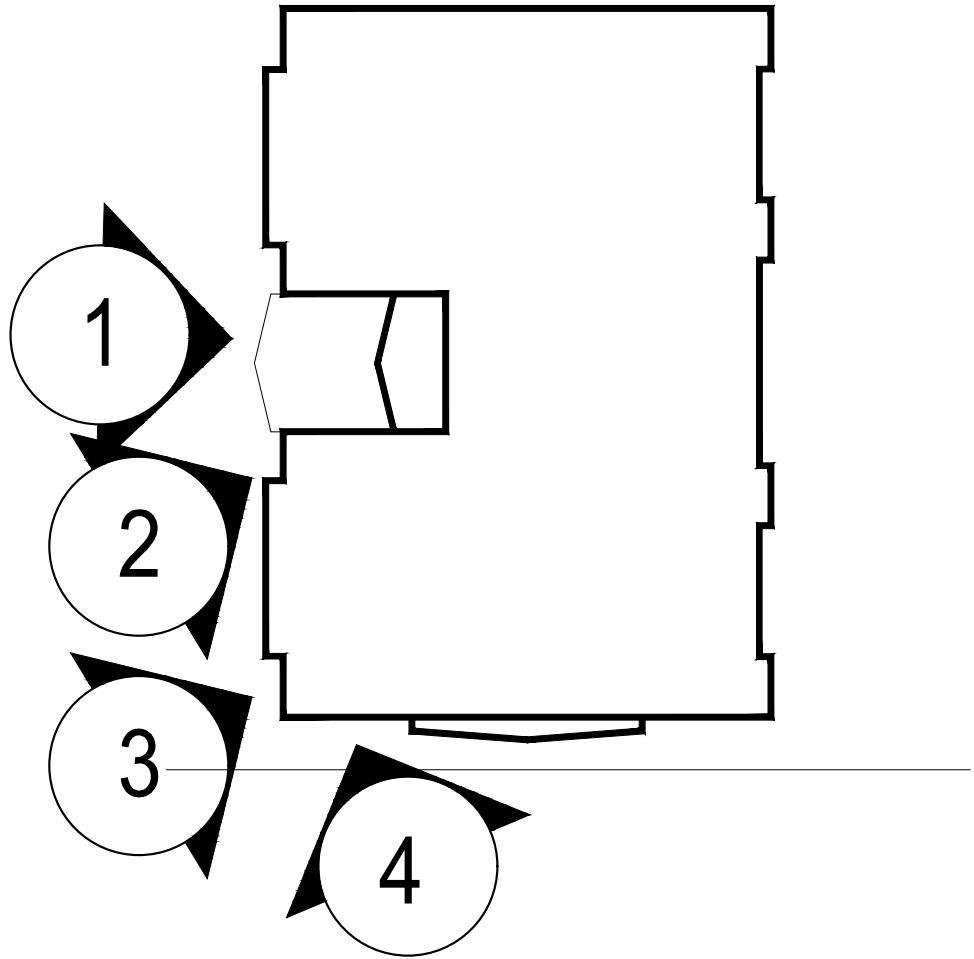
3 PARAPET



2 DOOR 2



1 BALCONY RAILING



KEY PLAN

PROJECT ISSUE RECORD:

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PROJECT:
JJY01

TITLE:

PERSPECTIVE VIEWS

SHEET:

A403

2037 Durant Avenue, Berkeley, CA 94704

Applicant Statement

December 4, 2023

Project Overview

Studio KDA is pleased to present this application for a new 8-story multi-family mixed-use building at 2037 Durant Avenue (APN 55-1894-2), near the intersection of Shattuck Avenue. The project site is within the C-DMU Buffer zone which allows Mixed-Use developments as a permitted use. The proposed project is intended for rental housing with a retail space on the ground floor.



The site is currently occupied by Hustead's Auto Body, a 1 story 13,000 SF commercial building. The site's redevelopment will include the demolition of the existing building to allow development of the new 8 story, 76,373 SF multi-family mixed-use building. We propose a $\pm 1,552$ SF retail space on the ground floor with 74 units of multi-family housing. The building has a 0-foot setback at the street frontage (south), a 5-foot setback from the right side (east) and A 7-foot setback at the rear (north) and the left side (west) property lines.

Zoning Information

Within the C-DMU Buffer zone, BMC Section 23.204.130 Development Standards allow a building height of 50 feet or 60 feet maximum with a Use Permit. A Density Bonus is being requested for the project. Please refer to the Housing Affordability and Density Bonus Applicant statement and sheet G050 for additional information.

The ground floor will include the aforementioned commercial space as well as a residential lobby, interior bike storage for 66 bicycles, 4 rental units, and utility spaces accessed from Durant Avenue. Based on recent City Council legislation, no car parking is required or proposed for either the commercial or the residential uses.

2037 Durant Avenue, Berkeley, CA 94704
Applicant Statement
December 4, 2023
Page 2 of 5

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

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The 74 residential units are a mix of 2- and 3-bedroom units with Kitchen/Dining/Living room areas. Common Usable Open Space (UOS) is provided by a 365 SF patio area at grade, a 733 SF common area outdoor balcony at the 4th floor and (4) 250 SF common outdoor balconies at the 5th - 8th floors.

The building parti respects the adjacent 3 story historic building on the adjacent west property by creating a 22'-6" wide x 33' deep setback and open exterior deck above the 4th floor. This light court also provides upper-level balconies with an open view to the west over the adjacent historic building.

Project Benefits

The proposed project provides much needed housing in the Downtown C-DMU Buffer zone. The project location, only a few blocks from both the UC Berkeley campus and the Downtown Berkeley Bart station, is an ideal location for housing. The mixture of multi-bedroom units will provide much needed housing options for tenants. The building siting and massing responds to the existing building fabric by providing an increased buffer to the west while matching the denser development across Durant Ave. and along the Shattuck Avenue corridor.

We believe this high-quality infill project strengthens the neighborhood and C-DMU Buffer zone by continuing to provide ground floor commercial space near Shattuck Avenue while increasing housing density within biking and walking distance to local businesses, the UC Campus, and the Downtown Berkeley BART station 0.3 miles away.

Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed project will be all electric, with no reliance upon natural gas infrastructure in compliance with BMC Chapter 12.80. The project is designed to comply with the Berkeley Energy Code, BMC Chapter 19.36 with roof areas ready for solar PV systems. The project will comply with Berkeley Green Code, BMC Chapter 19.37 as applicable for reduction in cement use and construction waste management.

Green Building Provisions

The proposed project will have a LEED Gold rating or higher, or a building performance equivalent to that rating as determined by the Zoning Officer in compliance with BMC Section 23.240.130, Item G.

Required Use Permit Findings

Section 23.204.030 Additional Permit Requirements

A. New Floor Area

2. *C-DMU Findings.* To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:
 - (a) The addition or new building is compatible with the visual character and form of the district;
and
 - (b) No designated landmark structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition.

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Table 23.204-39 C-DMU Setback Standards

E. Development Standards

3. Setbacks

- (b) *Modifications to Standards.* The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not reasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Section 23.406.040 Use Permits

E. Findings for Approval

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:
 - (a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and
 - (b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Section 23.406.130 C-DMU Downtown Mixed-Use District

- I. Permit Findings.* In order to approve an AUP or Use Permit for a project in the C-DMU district, the review authority must make the findings in Section 23.406.040 (Use Permits), and find that the proposed use or structure:
1. Is compatible with the purposes of the district; and
 2. Is compatible with the surrounding uses and buildings.

Section 23.322.050 Parking Reductions

- A. Allowed Reductions.* The Zoning Officer or ZAB may reduce or waive the number of off-street parking spaces required by Section 23.322.030. for 10. Downtown Reduction / Waiver with a Use Permit or modified with an AUP for a project in the C-DMU district, the Zoning Officer must make the findings in Subsection B:
- a. The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.
 - b. One of the following is true:
 - i. The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.

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Response: The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. The project will redevelop a 1-story commercial building into an 8-story mixed use building compatible in design character and scale appropriate to the neighboring properties. The building has an active sidewalk engagement by providing Retail use and Residential Lobby on the ground floor. The new housing will be in proximity to a number of educational and employment opportunities, as well as to the goods and services along Shattuck Avenue and the Downtown Berkeley BART station.

The proposed project is located on the southern side of Durant Avenue and has limited shadow effects on the public ROW. The requested reduction to setback requirements of 15' above 75 feet height will not reasonably limit solar access or create significant increases in wind experience at the public sidewalk on the south side of Durant Avenue.

As such, the project fulfills the goals of the City's General Plan and Climate Action Plan. Therefore, the project will not be in any way detrimental to the area or neighborhood or to the City as a whole.

Project Team

Owner

Janice Yi Lee and Jonathon Yi
1624 Campesino Court
Alamo, CA 94507-2613
510-209-4738

janiceyilee@gmail.com
Jonathon@husteads.com

Architect/Applicant

Studio KDA
1810 6th Street
Berkeley, CA 94710
510-841-3555

Charles Kahn, charles@studiokda.com
Kim Fisher, kim@studiokda.com