



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  
JUNE 19, 2025

## 2942 COLLEGE AVENUE CONTINUED PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2022-0015** to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a two-story (26 feet 6 inches), 1,839 square-foot mixed-use building at the front of the lot with food service on the ground floor and two dwelling units on the upper floor, and a two-story (23 feet 8 inches) 2,968 square-foot residential building at the rear of the lot containing four dwelling units.

### I. Introduction

This mixed use project consists of two new buildings proposed on one parcel with a mixed use building located on the east side of the parcel, fronting College Avenue, and a residential building on the west side of the parcel. The parcel is located on College Avenue north of the Ashby Avenue northwest corner. The project parcel is located in the Elmwood Commercial (C-E) zoning district.

A demolition referral for the commercial building fronting College Avenue went before the Landmarks Preservation Commission (LPC) in July 2021 where the Commission took no action. As part of the demolition referral, the Landmark Preservation Commission made a motion to request a revised historical resources evaluation that corrected typographic errors and provided more information and analysis of the Japanese Americans associated with the property and the early commercial history of the Elmwood neighborhood, to be conducted by a qualified historian of the Japanese American heritage.

The additional research and supplemental information was conducted by LSA Environmental Consultants and included in the Initial Study analysis. The additional research concluded that the existing building on the project site does not appear individually eligible for inclusion in the California Register at the national, State, or local level of significance for association with the Japanese Americans that previously occupied the site.

The project was before the Design Review Committee (DRC) in April where it was continued with recommendations to better fit this project into its neighborhood. A

summary from that April 2025 DRC meeting is located further on in this staff report for your reference. It has returned this month for Continued Preliminary Design Review.

## II. Background

The proposed project is to demolish a single-story commercial building and construct a two-story mixed-use building at the front of the lot (Building A) with food service on the ground floor and two residential units on the upper floor. Additionally, a two-story residential building (Building B) will be constructed at the rear of the lot, containing four dwelling units. The project includes the following primary components:

- Two stories
  - Building A: 26 feet 6 inches in height
  - Building B: 23 feet 8 inches in height
- Six dwelling units
  - Four 2-bedroom units
  - Two 1-bedroom units
  - 10 bedrooms total
- Two Buildings - 6,295 square feet gross floor area
  - Building A:
    - 1,481 square feet of commercial/restaurant
    - 1,839 square feet of residential
  - Building B:
    - 2,988 of residential

## III. Project Setting

### A. Neighborhood/Area Description:

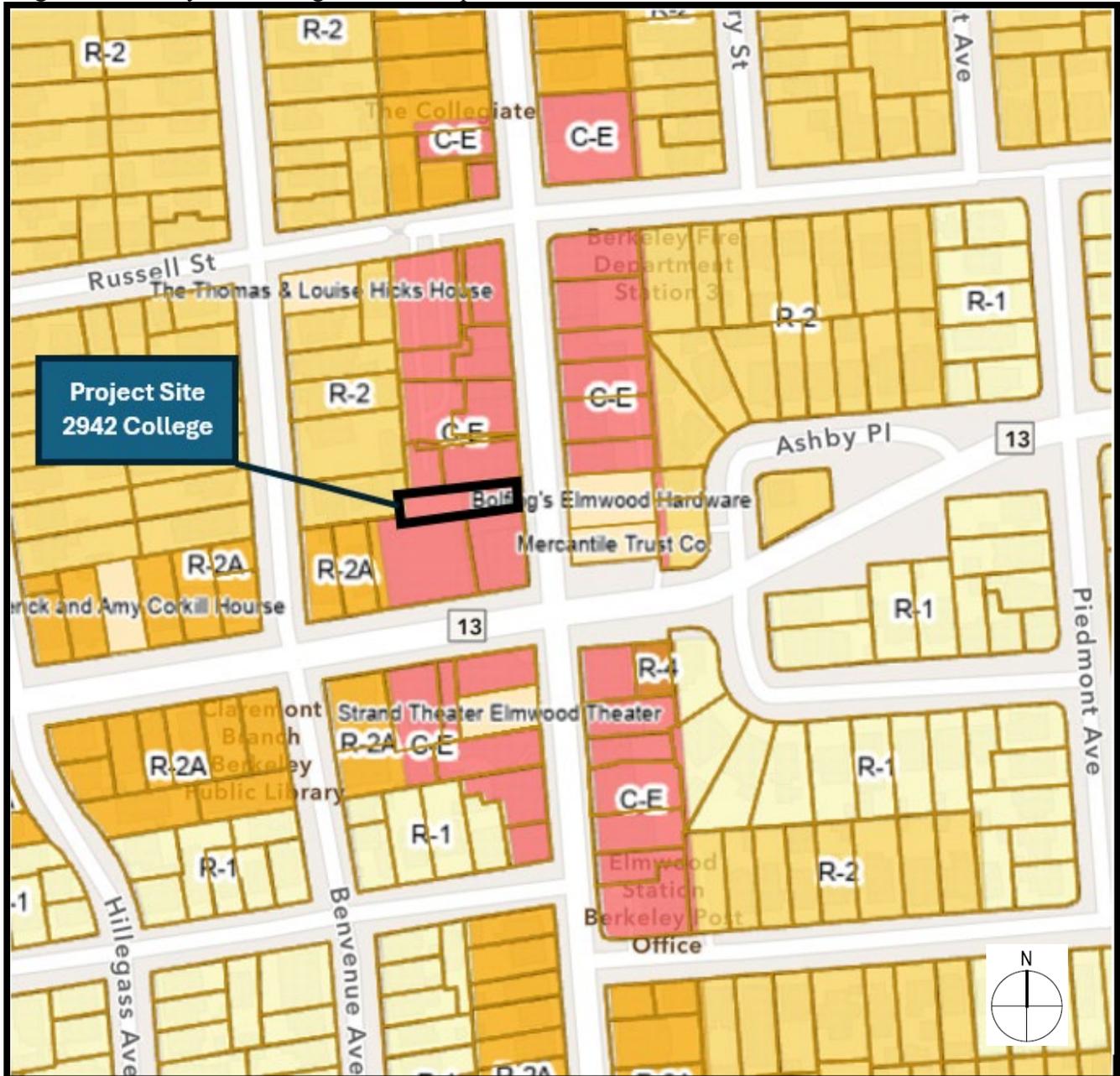
The project site is located at 2942 College Avenue, on the west side of College Avenue, north of Ashby Avenue, and south of Russell Street, in the Elmwood Commercial (C-E) District. The C-E District consists primarily of low-rise buildings containing various retail and dining establishments. The surrounding neighborhoods consist of a mix of single and multi-family residences and commercial establishments.

### B. Site Conditions:

The approximately 0.15-acre rectangular site (6,346 square feet) has just under forty-feet of frontage on College Avenue and is 162 feet in length. The eastern half of the project site adjacent to College Avenue is currently developed with a single-story commercial building, constructed in 1910, which has been vacant since March 2018. An accessory building is located along the northern project site boundary, and another small structure is located along the southern project site boundary. The remainder of the project site is undeveloped. Vegetation on the site consists of ruderal grasses and shrubs, two trees (one of which is dead), and a street tree located within the public right-of-way along College

Avenue. The project site is served by an 8-foot sidewalk along College Avenue and is located within 100 feet of bus stops with service to several intersecting major bus routes, including AC Transit Lines 6, 7, 79, 800, 851, and E.

Figure 1: Vicinity and Zoning Districts Map



Legend:

*Zoning Districts*

- C-E – Elmwood Commercial District
- R-1 – Single-Family Residential District
- R-2 – Restricted Two-Family Residential District
- R-2A – Restricted Multiple-Family Residential District

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-E	Neighborhood Commercial
Surrounding Properties	North	Residential; single-family and multi-family homes and commercial (clothing store)	C-E	Low Medium Density Residential; Medium Density Residential; Neighborhood Commercial
	South	Residential and commercial establishments (retail shops and restaurants)	C-E and R-2A	Neighborhood Commercial; Medium Density Residential; Low Density Residential
	East	Commercial (restaurant, Wells Fargo bank, and stationary store) and Residential (single-family and multi-family homes)	C-E, R-1, and R-2	Neighborhood Commercial; Low Medium Density Residential
	West	Residential and commercial (restaurant and salons)	R-2 and R-2A	Low Medium Density Residential; Medium Density Residential

**Table 4: C-E (Elmwood Commercial) Development Standards BMC Sections 23.204.080 and 23.322 Parking and Loading**

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		6,346	6,346	N/A
Gross Floor Area (sq. ft.)		2,273	6,295	N/A
Commercial Floor Area (sq. ft.)		2,273	1,481	N/A
Residential Floor Area (sq. ft.)		0	4,807	N/A
Floor Area Ratio		0.38	1	8 max per BMC 1 max per SB478 <sup>a</sup>
Dwelling Units	Total	0	6	N/A
	Affordable	N/A	N/A	N/A
Building Height (ft. - in.)	Maximum	20	26'-6"	28
	Stories	1	2	2 max
Building Setbacks	Front (College Ave.)	0	0	0 min

Standard		Existing	Proposed Total	Permitted/ Required
(ft. - in.)	Rear	66'	16'-2"	10' min
	Left Side	0	5' -0"	0 min
	Right Side	0	5' -0"	0 min
Lot Coverage (%)		38	55	100 max
Usable Open Space (sq. ft.)		0	1,459	1,200 (200 s.f. per unit)
Parking	Commercial Automobile	0	0	0 min <sup>b</sup>
	Commercial Bicycle	1	0	0 min
	Residential Automobile	0	0	0 min
	Residential Bike Short Term	0	2	2 (1 space/40 bedrooms)
	Residential Bike Long Term	0	4	4 (1 space per 3 bedrooms – 10 bedrooms)
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")				
Notes: a. SB 478 prohibits floor area ratio less than 1 on projects with 3-7 dwelling units. b. BMC 23.322.030 2. Exempts commercial uses less than 6,000 square feet in the C-E zone from parking requirements				

## IV. Project Description

### A. Requested Use Permits

- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.020 to establish a mixed-use building
- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.020 to establish multi-family dwellings
- Administrative Use Permit (AUP), under BMC Section 23.204.020 to establish a Food Service
- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.030 for new floor area
- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070 to demolish a non-residential building
- Use Permit Under Berkeley Municipal Code (BMC) Section 23.310.030 for distilled spirits when incidental to food service

## B. CEQA Determination

An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA). The 30-day public comment period began on March 19, 2025. On April 21, 2025, based on feedback from the public during the public review period, the City extended the comment period until May 1, 2025. A response to comments was prepared and uploaded to the Citizen Access Portal at the link below:

The Initial Study/Mitigated Negative Declaration, Notice of Intent, and Response to Comments for this project is available online at:

<https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0136; click on the “Record Info” drop down menu; click on “Attachments” for a list of all application materials.

## V. Design Review Guidelines

The City’s Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

**Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

**Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

**Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

**Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

**Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

**Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

**Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

**Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

## VI. DRC Summary – April 17, 2025

***Preliminary Design Review was continued with the following recommendations: MOTION (Gaffney, Tam) VOTE (7-0-0-0).***

### ***Recommendations***

#### ***Site Design / Neighborhood Context***

- *Height appears to be appropriate but the proportions on the east elevation should be less imposing; simplify.*
- *Frame does not appear to be contextual. Consider eliminating or modifying its design.*
- *Bring in neighborhood context where possible.*

#### ***Exterior Finishes***

- *Look at materials; wood-like cladding may be out of context.*
- *Storefront design gets lost; look at transom design and material transitions.*

#### ***Landscaping***

- *Provide a more varied plant list with more natives, pollinators, and a better layout for livability; look at WELO as well.*

#### ***Windows / Building Details***

- *Look at all window locations and proportions.*
- *Bring daylight into units where possible.*
- *Consider wrapping 2nd floor entry balcony around to the College frontage.*
- *Fix drawing inconsistencies.*

## VII. Issues and Analysis

### **A. Changes since the Previous Submittal**

- **Massing** The two story frame on Building A has been pulled back from the commercial building to the south and now shows a shorter recessed wall with an access door.
- **Facade Design** East elevation facing College has been refined to reflect the smaller commercial structures nearby. Additional detail and interest added to the east elevation with a more delicate frame and window pattern proposed.
- **Landscape Plans** Updated plans show seating in usable open space areas as well as preliminary plant plans, WELO calculations and irrigation details. 100% native plants proposed.
- **Unit Plans** Kitchen and living space locations in the northwest corner units have been refined to better use the proposed windows.
- **Colors and Materials** The materials palette has been revised to better compliment the neighborhood. See Sheet A201 for more detailed information about proposed colors and materials.

**B. Issues for Discussion:**

- Massing
- Building Design
- Landscape/ Open Space
- Colors and Materials

**VIII. Recommendation**

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

**Attachments:**

1. Project Plans, received June 5, 2025

**Prepared by:** Anne Burns, aburns@berkeleyca.gov, (510) 981-7410





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**MIXED-USE  
 COLLEGE AVE  
 DEVELOPMENT**

2942 COLLEGE AVENUE  
 BERKELEY, CA 94705



**DESIGN REVIEW  
 #2**

# MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE  
 BERKELEY, CA 94705

RUE01 - DESIGN REVIEW #2 - 6/19/25



5 LOCATION MAP  
 G001



4 VICINITY MAP  
 G001



3 PARCEL MAP  
 G001

ZONING CODE INFORMATION				
<b>SITE INFORMATION</b>				
ADDRESS	2492 COLLEGE AVE, BERKELEY, CA			
APN	052-156800900			
ZONING DISTRICT	C-E ELMWOOD COMMERCIAL			
<b>SEISMIC SAFETY</b>				
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE		NO
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY		NO
<b>HISTORIC INFO</b>				
HISTORIC PRESERVATION	NO			
LANDMARK / STRUCTURE OF MERIT	NO			
<b>ENVIRONMENTAL SAFETY</b>				
CREEK BUFFER	NONE	FIRE ZONE		1
ENVIRONMENTAL MGMT AREA	NO	FLOOD ZONE		NO
<b>BUILDING DATA PER PLANNING CODE</b>				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
<b>BUILDING / LOT INFO</b>				
LOT AREA	6,346 SF	6,346 SF		
BUILDING FOOTPRINT	2,408	BLDG A: 1,481 SF BLDG B: 1,521 SF		BLDG A + BLDG B = 3,010 SF
LOT COVERAGE	38%	55%	100%	BMC 23.204-21
MAX FLOOR AREA RATIO	0.38	0.99	0.8 - BMC 1.0 - SB 478	SB 478 prohibits FAR "less than 1.0 on projects of 3-7 units"
<b>AREAS</b>				
COMMERCIAL FLOOR AREA	2,273 SF	BLDG A: 1,481 SF		
RESIDENTIAL FLOOR AREA	0	1,839 SF BLDG A 2,968 BLDG B 4,807 TOTAL		BLDG A: 2 UNIT BLDG B: 4 UNITS
GROSS FLOOR AREA	2,273 SF	6,287 SF	6,346	PER FAR: 1 MAX
USABLE OPEN SPACE	-	1,377 SF	1,200 SF	200 SF/UNITS x 6 UNITS BMC 23.204-21
IMPERVIOUS SURFACE AREA	2,912	3,943		SEE STORMWATER REQ CHECKLIST TABLE I.B.
<b>HEIGHT</b>				
# STORIES	1	BLDG A: 2 BLDG B: 2	2 MAX	BMC 23.204-21
MAX BLDG HEIGHT	20' - 0"	26' - 6" / 23' - 8"	28' MAX	BMC 23.204-21
<b>SETBACKS</b>				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
FRONT YARD SETBACKS	0	0		
SIDE YARD SETBACK RIGHT	NO MIN	5' - 0"		BMC 23.204-1 confronting a non-residential district
SIDE YARD SETBACK LEFT	NO MIN	5' - 0"		BMC 23.204-1 confronting a non-residential district
REAR YARD SETBACK	66'	16' - 2"	10' - 0"	BMC TABLE 23.304-3 10' or 10% of lot depth whichever is less
BUILDING SEPARATION	NA	17' - 10"	NO MIN	BMC 23.204-21
<b>UNITS</b>				
	1-BR	0	2	
	2-BR	0	4	
<b>PARKING</b>				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
RESIDENTIAL CAR PARKING	0	0	0	23.322.030
COMMERCIAL PARKING	0	0	0	Parking Exemptions:...
COMM. BIKE PARKING (SHORT TERM)	1	0	0	23.322.090 A.1
COMM. BIKE PARKING (LONG TERM)	0	0	0	23.322.090 A.1
RES. BIKE PARKING (SHORT TERM)	-	2	2	Table 23.322-11 2, or 1 space/ 40 bedrooms
RES. BIKE PARKING (LONG TERM)	-	4	4	Table 23.322-11 1 space per 3 bedrooms (10 bedrooms / 3)
<b>GARBAGE / RECYCLING</b>				
RESIDENTIAL REFUSE	-	95 GAL / WK	80 GAL/WK	Alameda County StopWaste
RESIDENTIAL RECYCLING	-	64 GAL - PAPER / 64 GAL - CONTAINER	80 GAL/WK	Alameda County StopWaste
RESIDENTIAL COMPOST	-	64 GAL/WK	40 GAL/WK	Alameda County StopWaste
COMMERCIAL REFUSE	-	96 GAL/WK	-	
COMMERCIAL RECYCLING	-	96 GAL - PAPER / 96 GAL - CONTAINER	-	
COMMERCIAL COMPOST	-	96 GAL/WK	-	

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SARA PESCHEL  
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2 PROJECT TEAM  
 G001 NOT TO SCALE

SHEET LIST		ZONING APP 8/19/22	Comments Response 1/28/23	Comments Response 1/31/24	C&P Response 3/7/24	DRG #2 6/19/25
SHEET #	SHEET NAME					
<b>GENERAL</b>						
G001	PROJECT INFO	*	*	*	*	*
G002	PROJECT INFO (CONT'D) SYMBOLS & ABBREVIATIONS	*	*	*	*	*
G003	STORMWATER BEST MANAGEMENT PRACTICES	*	*	*	*	*
G004	IMPERVIOUS AREAS DIAGRAM	*	*	*	*	*
G005	STORMWATER CHECKLIST	*	*	*	*	*
G007	AREA PLANS & UOS ANALYSIS	*	*	*	*	*
G008	AHCP RUFA PLAN	*	*	*	*	*
G010	EXISTING SITE PHOTOS	*	*	*	*	*
G030	STREET STRIP ELEVATIONS	*	*	*	*	*
G031	PERSPECTIVE VIEWS - PHOTO MONTAGE	*	*	*	*	*
G050	SHADOW STUDIES - DECEMBER 21	*	*	*	*	*
G051	SHADOW STUDIES - JUNE 21	*	*	*	*	*
G052	SHADOW STUDIES - AUGUST 21	*	*	*	*	*
<b>CIVIL</b>						
C001	BOUNDARY AND TOPOGRAPHIC SURVEY	*	*	*	*	*
<b>LANDSCAPE</b>						
L100	CALGREEN CHECKLIST	*	*	*	*	*
L101	MATERIAL PLAN	*	*	*	*	*
L200	IRRIGATION SCHEDULE & WELO CALC	*	*	*	*	*
L201	IRRIGATION PLAN	*	*	*	*	*
L202	IRRIGATION DETAILS	*	*	*	*	*
L300	PLANT SCHEDULE	*	*	*	*	*
L301	PLANTING PLAN	*	*	*	*	*
L302	PLANT IMAGES	*	*	*	*	*
<b>ARCHITECTURAL</b>						
A050	EXISTING & DEMO SITE PLAN	*	*	*	*	*
A100	SITE PLAN	*	*	*	*	*
A101	FLOOR PLANS	*	*	*	*	*
A201	ELEVATIONS - BLDG A	*	*	*	*	*
A202	ELEVATIONS - BLDG B	*	*	*	*	*
A301	BUILDING SECTIONS	*	*	*	*	*
A600	DOOR AND WINDOW SCHEDULE	*	*	*	*	*
A601	MISC. SPECS AND DETAILS	*	*	*	*	*

THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80, OR DOCUMENTATION TO SUPPORT AN APPLICATION FOR AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IF THE CONDITIONS OF BMC SECTION 12.80.040A.1 OR 12.80.050 ARE MET.  
 THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019, INCLUDING SOLAR PV SYSTEM, ELECTRIC VEHICLE CHARGING, AND LOW-CARBON CONCRETE REQUIREMENTS. BUILDING DESIGN MUST INCORPORATE ALL-ELECTRIC SYSTEMS UNLESS AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IS GRANTED. ELECTRIC READINESS AND INCREASED ENERGY EFFICIENCY IS REQUIRED FOR ANY MIXED-FUEL BUILDING.  
**NATURAL GAS PROHIBITION**

**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 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

**WHEN APPLICABLE FOR DEFERRED SUBMITTALS:**

- SPRINKLER SYSTEM: NFPA 13
- FIRE ALARM SYSTEM: NFPA 72
- FIRE SPRINKLER TEST WATER TO DISCHARGE TO LANDSCAPE OR SANITARY SEWER

SOIL & GROUNDWATER MANAGEMENT PLAN AND HAZARDOUS MATERIALS DEMOLITION SURVEY WILL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE  
 THE SCOPE OF WORK INCLUDES:

- DEMOLITION OF (E) BUILDING.
- BUILDING A  
 NEW 2 STORY 3,320 SF BUILDING: 1,481 SF COMMERCIAL ON GROUND FLOOR AND 1,839 SF RESIDENTIAL ON THE 2ND FLOOR WITH 2 UNITS.
- BUILDING B  
 NEW 2 STORY BUILDING 2,968 SF RESIDENTIAL: 2 UNITS PER FLOOR, 4 UNITS TOTAL

1 PROJECT DESCRIPTION  
 G001

PROJECT ISSUE RECORD:		
02/12/21	USE PERMIT SET	
08/12/21	UP RESUBMITAL	
9/15/21	UP RESUBMITAL 2	
8/19/22	USE PERMIT SET	
11/28/23	USE PERMIT RESPONSE	
2/2/24	USE PERMIT RESPONSE #3	
3/7/24	USE PERMIT-C&P	
4/25/25	USE PERMIT-COMPLETION RESPONSE	
6/19/25	DESIGN REVIEW #2	

PROJECT #: RUE01  
 ISSUE DATE: 1/31/24

PROJECT INFO

**G001**











Area Schedule (RUFA)		
Name	UNIT TYPE	Area
RES A - UNIT B	2 BEDROOM	754 SF
RES A - UNIT A	2 BEDROOM	769 SF
RES B - UNIT A	1 BEDROOM	589 SF
RES B - UNIT B	2 BEDROOM	707 SF
RES B - UNIT C	1 BEDROOM	589 SF
RES B - UNIT D	2 BEDROOM	707 SF
Grand total		4115 SF

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**MIXED-USE  
 COLLEGE AVE  
 DEVELOPMENT**

2942 COLLEGE AVENUE  
 BERKELEY, CA 94705

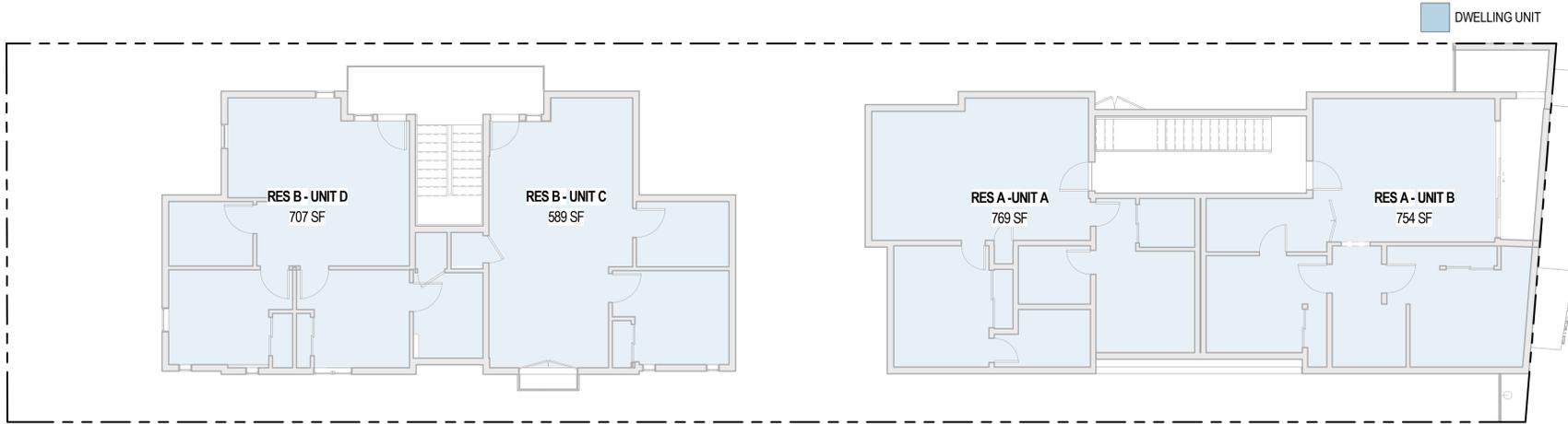


**DESIGN REVIEW  
 #2**

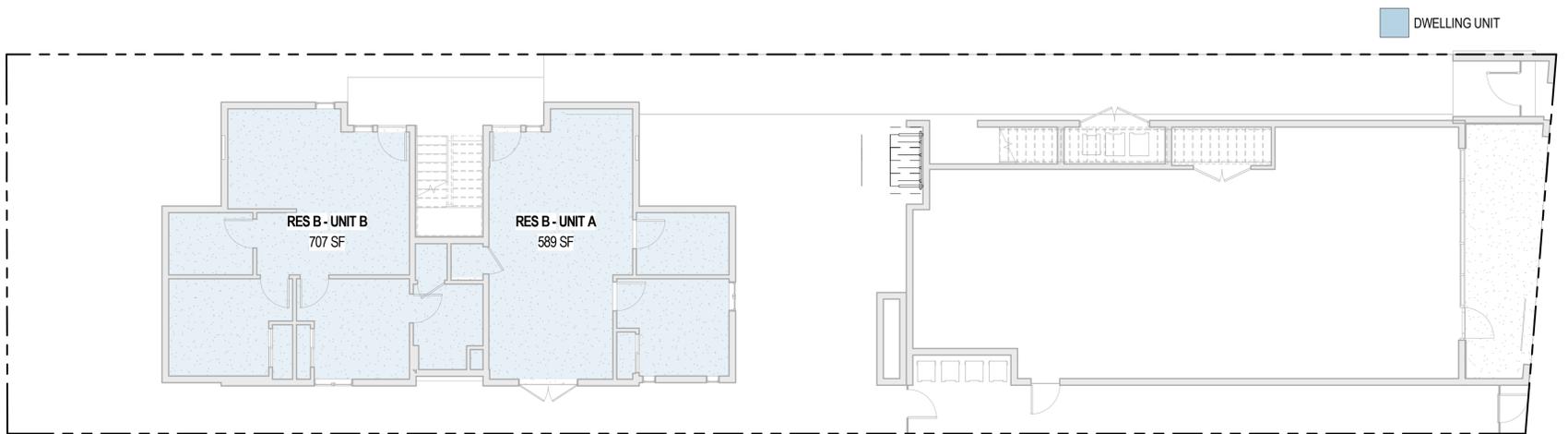
PROJECT ISSUE RECORD:		
No.	Date	Description
3	3/7/24	USE PERMIT - COA

PROJECT #: RUE01  
 ISSUE DATE: 03/06/24  
 AHCP RUFA PLAN

**G008**



2 BLDG B - 2ND FLOOR  
 1/8" = 1'-0"



1 BLDG B - 1ST FLOOR  
 1/8" = 1'-0"













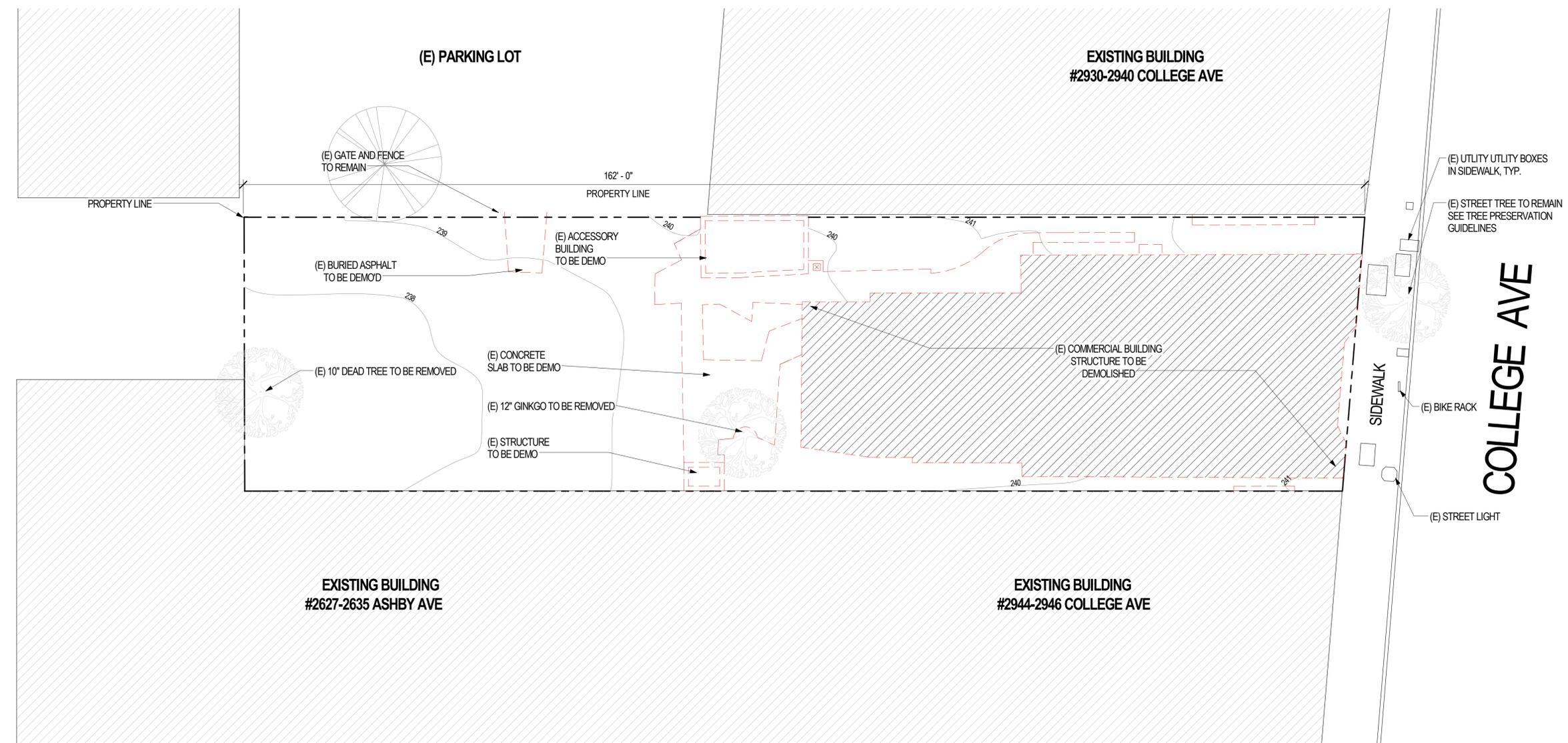


FIGURE 1

**TREE PRESERVATION GUIDELINES:**

- **TREE PROTECTION ZONES:** THE CALCULATED TREE PROTECTION ZONE IS THE AREA BENEATH THE DRIFLINE OF THE TREE. THE SPECIFIED TREE PROTECTION ZONE IS THE WIDTH OF THE PARKWAY. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THE SPECIFIED TREE PROTECTION ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- **TREE PROTECTION:** ADD TREE PROTECTION FENCING TO PROTECT THE EXPOSED DRIFLINE WITHIN THE PARKWAY (FIGURE 1).
- **IRRIGATION:** ADD IRRIGATION TO WET THE SOIL IN THE PARKWAY TO A DEPTH OF 12 INCHES. ONCE SOIL IS AT FIELD CAPACITY, IRRIGATION CAN BE SCALED BACK TO REPLACE THE WATER LOST THROUGH EVAPOTRANSPIRATION (ET).
- **MULCH:** ADD 4 – 6 INCHES OF COURSE ORGANIC MULCH. THE MULCH SHOULD NOT COME IN CONTACT WITH THE TRUNK BUT SHOULD BE 24 INCHES AWAY FROM THE TRUNK.
- **ANY ROOT PRUNING THAT WILL OCCUR WITHIN THE PARKWAY.** ALL WORK IN THE AREA WILL REQUIRE PRIOR APPROVAL AND SHALL BE SUPERVISED BY THE PROJECT ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD BE AVOIDED.

○ TREE PRESERVATION GUIDELINES  
 1/8" = 1'-0"



PROJECT ISSUE RECORD:

NO.	DATE	DESCRIPTION
1	02/12/21	USE PERMIT SET
2	08/12/21	UP RESUBMITAL
3	8/19/22	USE PERMIT SET
4	3/7/24	USE PERMIT COA

PROJECT #: RUE01  
 ISSUE DATE: 8/19/22

EXISTING & DEMO SITE PLAN

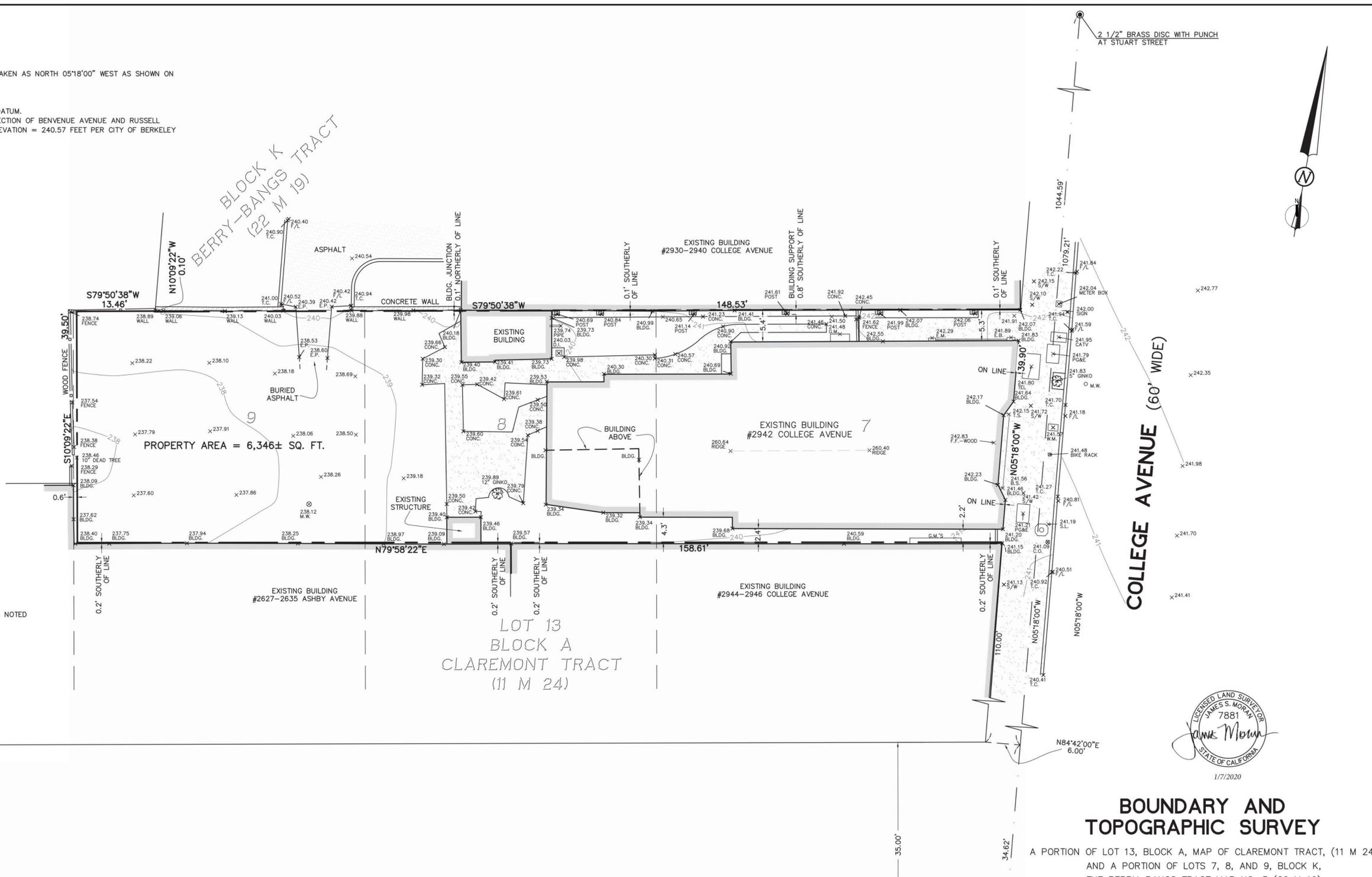
**A050**

**GENERAL NOTES:**  
 DIMENSIONS ARE IN FEET AND DECIMAL FEET.

**BASIS OF BEARINGS:**  
 THE MONUMENT LINE IN COLLEGE AVENUE WAS TAKEN AS NORTH 05°18'00" WEST AS SHOWN ON PARCEL MAP 5130 (140 PM 95).

**BENCHMARK:**  
 ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM.  
 THE 2" BRASS DISC WITH PUNCH IN THE INTERSECTION OF BENVENE AVENUE AND RUSSELL STREET, DESIGNATED "B0172" WAS TAKEN AS ELEVATION = 240.57 FEET PER CITY OF BERKELEY ENGINEERING RECORDS.

- LEGEND**
- B.S. BASE OF STEPS
  - BLDG. BUILDING
  - C.O. CLEAN OUT
  - CATV CABLE TELEVISION
  - CONC. CONCRETE
  - D.I. DRAIN INLET
  - E.B. ELECTRIC BOX
  - E.M. ELECTRIC METER
  - E.P. EDGE OF PAVEMENT
  - F.F. FINISHED FLOOR
  - F/L FLOWLINE
  - G.M. GAS METER
  - M.H. MANHOLE
  - M.W. MONITORING WELL
  - PG&E PACIFIC GAS AND ELECTRIC
  - S/W SIDEWALK
  - S.L. STREET LIGHT
  - T.C. TOP OF CURB
  - T.S. TOP OF STEPS
  - TEL. TELECOMMUNICATIONS
  - W.M. WATER METER
  - W.T. WOOD THRESHOLD
  - ASPHALT
  - BUILDING FOOTPRINT
  - CONCRETE SURFACE
  - CONCRETE WALL
  - WOOD FENCE
  - FOUND CITY MONUMENT IN WELL, AS NOTED



BLOCK K  
 BERRY-BANGS TRACT  
 (22 M 19)

PROPERTY AREA = 6,346± SQ. FT.

LOT 13  
 BLOCK A  
 CLAREMONT TRACT  
 (11 M 24)



**BOUNDARY AND TOPOGRAPHIC SURVEY**

A PORTION OF LOT 13, BLOCK A, MAP OF CLAREMONT TRACT, (11 M 24)  
 AND A PORTION OF LOTS 7, 8, AND 9, BLOCK K,  
 THE BERRY-BANGS TRACT MAP NO. 3 (22 M 19)  
 LOCATED AT 2942 COLLEGE AVENUE  
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

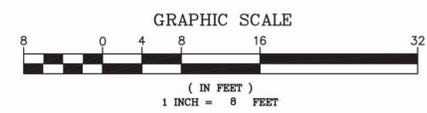
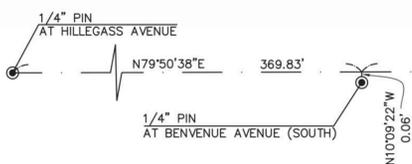
JANUARY 6, 2020 SCALE: 1" = 8'

**MORAN ENGINEERING, INC.**

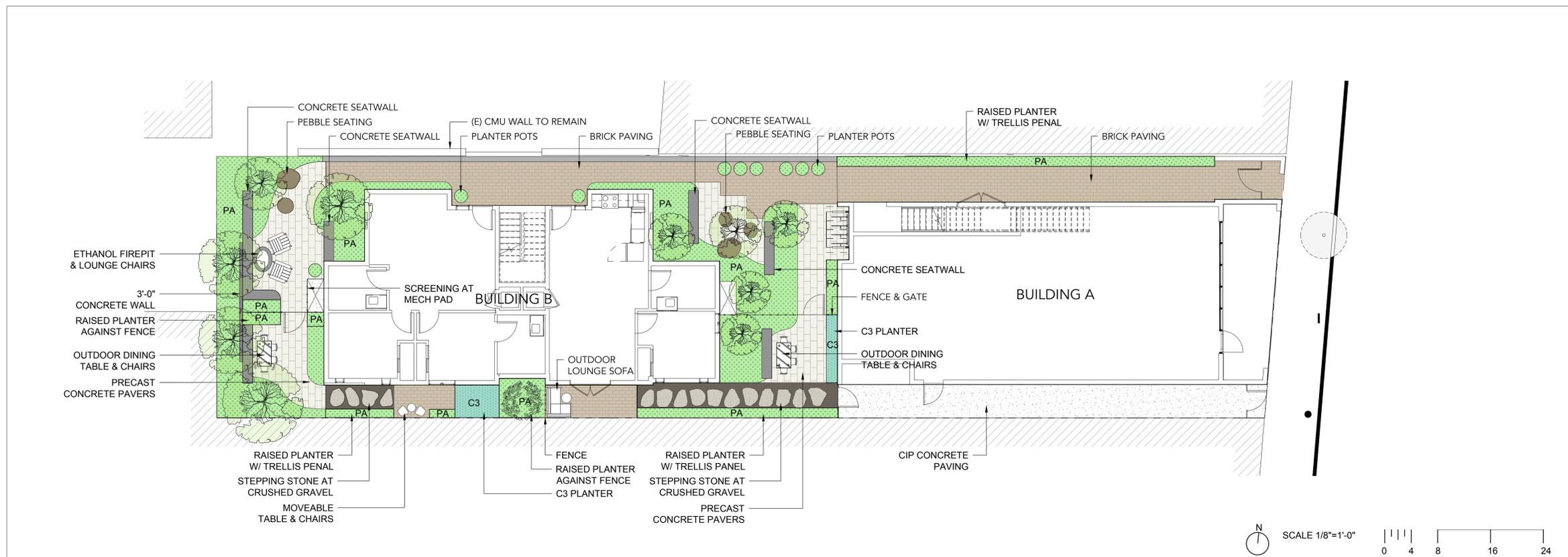
CIVIL ENGINEERS \ LAND SURVEYORS  
 1930 SHATTUCK AVENUE, SUITE A  
 BERKELEY, CALIFORNIA 94704  
 (510) 848-1930

F.B. NO. 1760 COLLEGE-TOPO.DWG JOB NO. 19-10349

**ASHBY AVENUE (60' WIDE)**







**GWO**  
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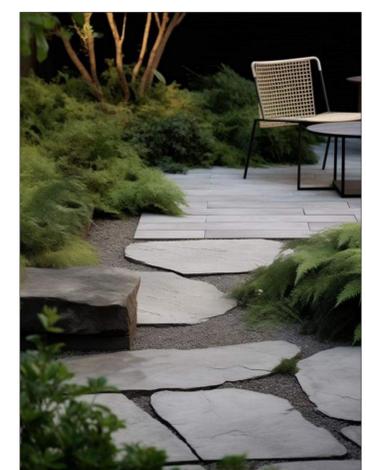
**2942 COLLEGE AVE**  
 Berkeley, CA 94704

NO.	DESCRIPTION	DATE

STAMP:



PLANTER W/ TRELLIS PANEL



STEPPING STONE



PRECAST CONC. PAVER AT BRICK PAVER



CONCRETE SEATWALL



OUTDOOR DINING TABLE & CHAIRS



FIREPIT W/ LOUGE CHAIRS



PEBBLE SEATING



PLANTER POT

USABLE OPEN SPACE (COMMON AREA) = 478.5 (A) + 432.9 (B) = 911.4 SF  
 LANDSCAPED UOS (COMMON AREA) = 225.8 (A) + 200.0 (B) = 425.8 SF  
 = 46.7% USABLE OPEN SPACE (COMMON AREA)

USABLE OPEN SPACE (PRIVATE AREA) = 257.0 (A) + 276.7 (B) = 533.7 SF  
 LANDSCAPED UOS (PRIVATE AREA) = 140.2(A) + 121.2 (B) = 261.4 SF  
 = 49.0% USABLE OPEN SPACE (COMMON AREA)

USABLE OPEN SPACE (TOTAL) = 1445.1 SF  
 LANDSCAPED UOS (TOTAL) = 687.2 SF

**MATERIAL PLAN**

PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO:  
**L101**

### WEL O Water Budget and Water Use Calculator

**INSTRUCTIONS:**

1. Enable macros. Gray cells will auto-matically fill.
2. Enter values in blue cells. Gray cells will auto-matically fill.
3. For ETo, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	2025.06.04
Project Name:	2942 College Ave
Project Contact:	Ning Zhang
Project Contact Email:	<a href="mailto:nz@groundworksoffice.com">nz@groundworksoffice.com</a>

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Non-residential	41.8	0.45	-	951	<b>11,091</b>

$MAWA = (ETo) * (0.62) * ((ETo * LA) + ((ETo) * SLA))$

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	41.8	320	-	<b>8,300</b>

$ETWU = (ETo) * (0.62) * ((SF * IE) + SLA)$

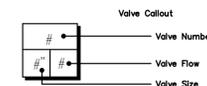
<b>Difference between MAWA and ETWU</b>	<b>2,791</b>	<b>Project meets water budget.</b>
---	--------------	------------------------------------

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	LOW WATER	Drip	578	0.20	0.81	143
	2	MID WATER	Drip	324	0.40	0.81	160
	3	VL TREE	Bubbler	4	0.10	0.81	0
	4	L TREES	Bubbler	21	0.20	0.81	5
	5	M TREES	Bubbler	24	0.40	0.81	12
	<b>Landscape area (not including SLA)</b>			<b>951</b>			<b>320</b>

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	<b>Total SLA</b>	<b>0</b>		<b>0</b>

<b>Total Landscape Area (including SLA) from ETWU Calculation</b>	<b>951</b>
---	------------

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
▽	BUBBLER	5	-	
☐	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE	16		
▨	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	1,466 S.F.		
●	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	3		
⊕	HOSE BIBB	3		
Ⓜ	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1		
Ⓛ	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3", 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.	1		
ⓐ	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1		
ⓐ	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1		
POC	POINT OF CONNECTION	1		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	-		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	-		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	-		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	-		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	-		
---	PIPE SLEEVE: PVC CLASS 200 SDR 21	-		



\*FOR SCHEMATIC PRICING PURPOSES ONLY,  
 DESIGN AND CONSTRUCTION TO BE  
 PROVIDED BY LICENSED IRRIGATION SPECIALIST\*



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**2942 COLLEGE AVE**  
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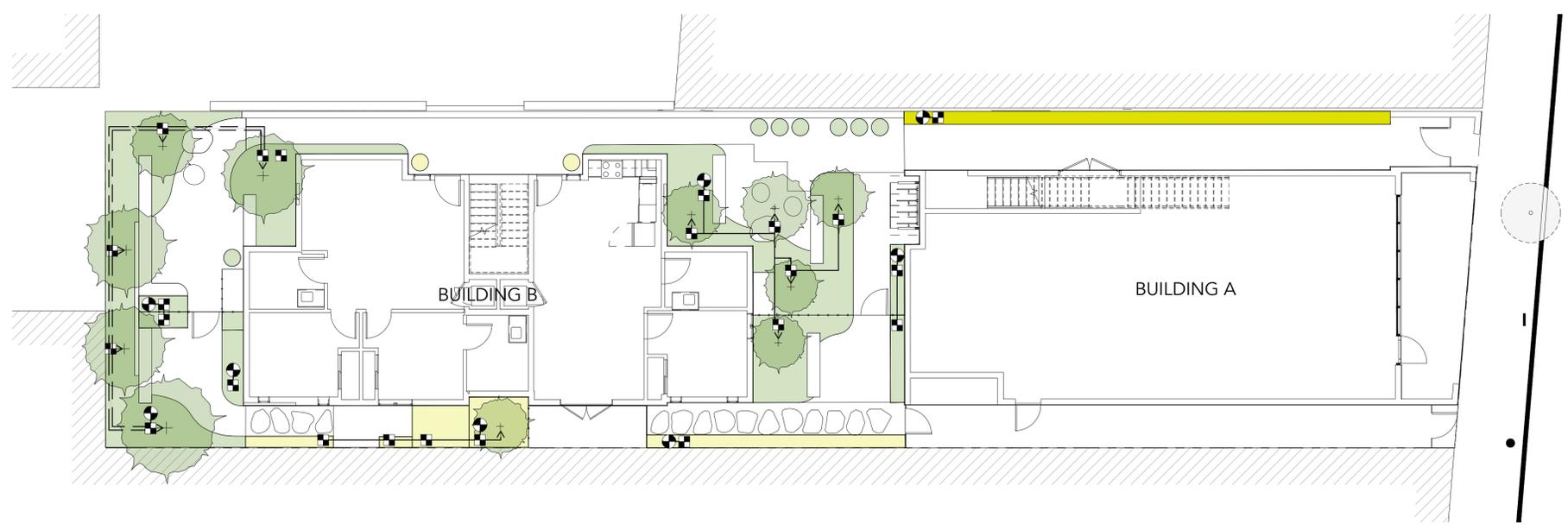
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## IRRIGATION SCHEDULE & WEL O CALCULATION

PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO.:  
L200



**LEGEND**

- LOW WATER NEED
- MODERATE WATER NEED
- + LOW WATER NEED TREE
- + MODERATE WATER NEED TREE



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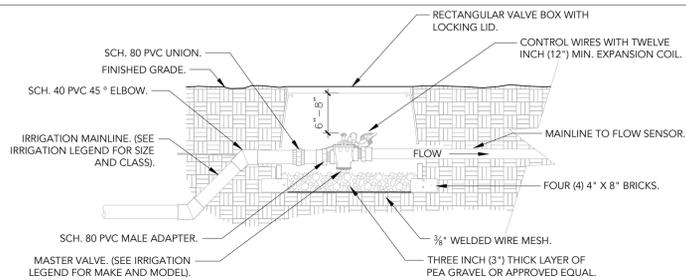
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**IRRIGATION PLAN**

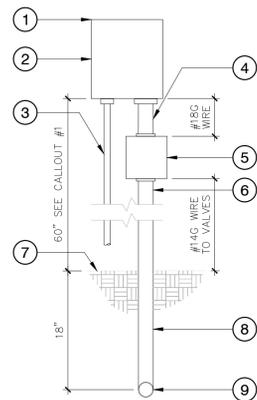
PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO: **L201**



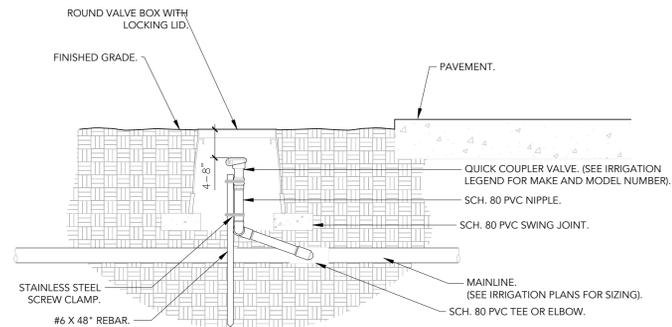
- NOTES:**
- 1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
  - 2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - 3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.
  - 4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y/6 CONNECTORS OR APPROVED EQUAL.
  - 5- WRAP VALVE BOX WITH MIN. 3 MIL. THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  - 6- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
  - 7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

**6 MASTER VALVE**  
 1" = 1'-0" FX-IR-FX-MAST-02



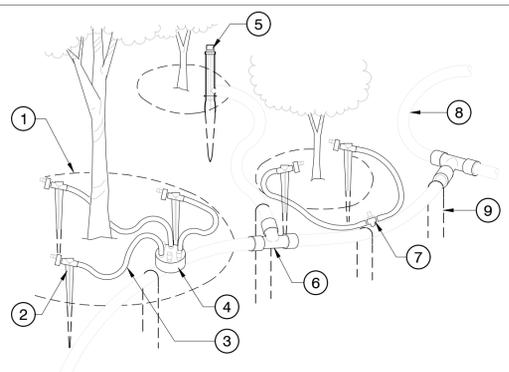
- 1 SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED
- 2 CONTROLLER AS SPECIFIED, SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
- 3 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
- 4 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
- 5 12" x 12" x 4" STEEL JUNCTION BOX. GROUP WIRE BUNDLES AND SPLICE TO 18 GA. WIRES WITH TERMINAL STRIP AS PER SPECIFICATION
- 6 2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
- 7 FINISHED GRADE
- 8 LONG SWEEP ELL
- 9 USE PVC SCH. 40 BELOW GRADE

**8 WALL MOUNT CONTROLLER W/ J-BOX**  
 1" = 1'-0" FX-IR-FX-CONT-07



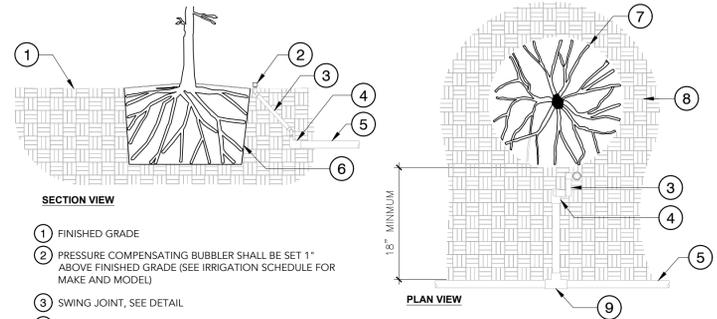
- NOTES:**
- 1- ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
  - 2- VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  - 3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
  - 4- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

**5 QUICK COUPLER VALVE**  
 1 1/2" = 1'-0" FX-IR-FX-QUIC-01



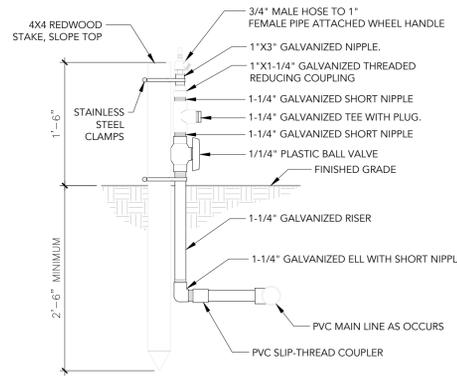
- NOTES:**
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
  2. EVENLY SPACE EMITTERS AROUND PLANT.
  3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

**3 TYPICAL DRIP TUBING**  
 1 1/2" = 1'-0" FX-IR-FX-DRIP-01

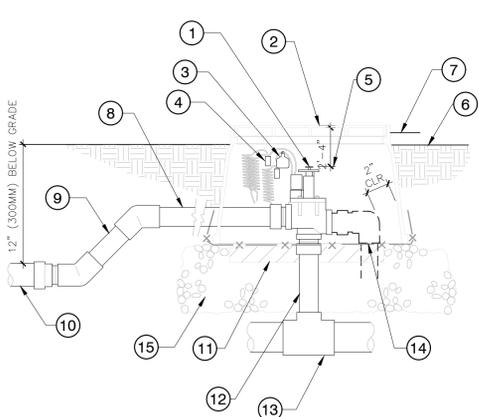


- SECTION VIEW**
- 1 FINISHED GRADE
  - 2 PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
  - 3 SWING JOINT, SEE DETAIL
  - 4 SCH. 40 PVC 90° ELBOW SLIP TO THREAD
  - 5 LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
  - 6 EDGE OF ROOT BALL SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
  - 7 EDGE OF ROOT BALL
  - 8 EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
  - 9 SCH. 40 PVC TEE OR 90° ELBOW
- PLAN VIEW**
- NOTES:**
1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
  2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
  3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

**2 IRRIGATION BUBBLER W/ LAYOUT**  
 3/4" = 1'-0" FX-IR-FX-BUBB-04

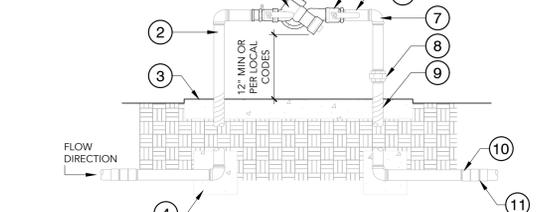


**7 HOSE BIBB AT GARDEN**  
 1" = 1'-0" FX-IR-FX-HSB-04



**4 REMOTE CONTROL VALVE**  
 1 1/2" = 1'-0" FX-IR-FX-RCV-01

- 1 REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
- 2 10X15 RECTANGULAR VALVE BOX.
- 3 PLASTIC I.D. TAG AT EACH VALVE.
- 4 WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
- 5 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
- 6 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
- 7 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
- 8 OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
- 9 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
- 10 INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
- 11 TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
- 12 SCHEDULE 80 RISER.
- 13 MAIN LINE AS OCCURS.
- 14 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
- 15 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.



- NOTES:**
1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
  2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
  3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
  4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
  5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
  6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
  7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
  8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.
- 1 BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYOR'S STANDARDS AND SPECIFICATIONS
  - 2 GALVANIZED NIPPLE
  - 3 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
  - 4 CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
  - 5 BRASS BALL VALVE
  - 6 THREADED GALVANIZED NIPPLE
  - 7 GALVANIZED 90° (DEGREE) ELBOW
  - 8 GALVANIZED UNION
  - 9 WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
  - 10 GALVANIZED COUPLING
  - 11 SCH. 80 PVC MALE ADAPTER

**1 BACKFLOW PREVENTION DEVICE**  
 3/4" = 1'-0" FX-IR-FX-BACK-02

**GWO**  
**GROUNDWORKS OFFICE**  
 1792 FIFTH STREET  
 BERKELEY CALIFORNIA  
 510 - 833 - 2111  
 GWOSITE.COM

**2942 COLLEGE AVE**  
 Berkeley, CA 94704

NO.	DESCRIPTION	DATE

STAMP:

**IRRIGATION DETAILS**

PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO:  
**L202**

PLANT SCHEDULE								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	CA NATIVE (YES/NO)	WILDLIFE
<b>TREES</b>								
	AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	1	VERY LOW	Y	
	ARB MEN	ARBUTUS MENZIESII	PACIFIC MADRONE	36" BOX	1	LOW	Y	
	CEA HAR	CEANOTHUS X 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	24" BOX	1	LOW	Y	
	CER WES	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24" BOX	2	LOW	Y	
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	24" BOX	4	MEDIUM	Y	
	PRU CHO	PRUNUS VIRGINIANA	CHOKECHERRY	24" BOX	2	MEDIUM	Y	ATTRACTS BEES, ATTRACTS BIRDS
<b>VINE/ESPALIER</b>								
	ARI CAL	ARISTOLOCHIA CALIFORNICA	CALIFORNIA DUTCHMAN'S PIPE	1 GAL.	5	LOW	Y	
	CLE LAS	CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	1 GAL.	3	LOW	Y	
	VIT CA2	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GAL.	4	LOW	Y	
<b>GROUND COVERS</b>								
		SHADE MIX			241 SF			
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	36	LOW	Y	ATTRACTS BUTTERFLIES
	ASA CAU	ASARUM CAUDATUM	WILD GINGER	1 GAL.	36	MEDIUM	Y	
	HEU MIC	HEUCHERA MICRANTHA	CREVICE ALUMROOT	1 GAL.	36	MEDIUM	Y	
	IRI CA2	IRIS DOUGLASIANA PCH 'CANYON SNOW'	CANYON SNOW IRIS	1 GAL.	5	LOW - MEDIUM	Y	
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	---	241 SF	MEDIUM	Y	
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3	LOW	Y	
	WOO TIM	WOODWARDIA FIMBRIATA		---	241 SF	MEDIUM	Y	
		BIOTENTION MIX			50 SF			
	ART DOU	ARTEMISIA DOUGLASIANA	MUGWORT	---	50 SF	LOW	Y	
	ASC FAS	ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL.	7	VERY LOW	Y	
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	1	LOW	Y	ATTRACTS BIRDS
	FES RED	FESTUCA RUBRA	RED FESCUE	---	50 SF	LOW	Y	
	HEU MIC	HEUCHERA MICRANTHA	CREVICE ALUMROOT	1 GAL.	7	MEDIUM	Y	
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	1	LOW - MEDIUM	Y	
	PRO HOO	PROSARTES HOOKERI	DROPS OF GOLD	---	50 SF	MEDIUM	Y	
		PART SHADE MIX			598 SF			
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	66	LOW	Y	ATTRACTS BUTTERFLIES
	ARC SNS	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	---	598 SF	LOW	Y	
	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET MARITIME CEANOTHUS	---	598 SF	LOW	Y	
	EPI HU2	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	10	LOW	Y	ATTRACTS HUMMINGBIRDS
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	10	LOW	Y	
	FRA CY2	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	---	598 SF	LOW	Y	
	PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1 GAL.	5	VERY LOW - LOW	Y	ATTRACTS BUTTERFLIES, ATTRACTS HUMMINGBIRDS
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	---	598 SF	LOW	Y	
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	---	598 SF	VERY LOW	Y	



**GROUNDWORKS  
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 Berkeley, CA 94704

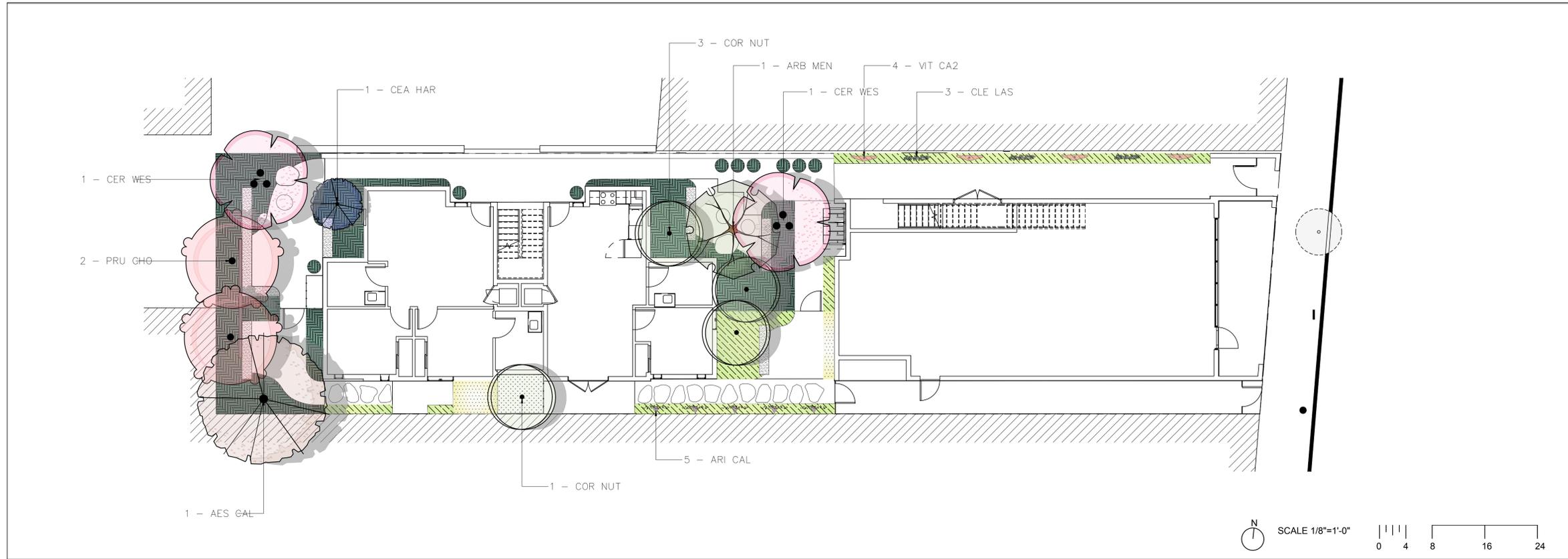
NO.	DESCRIPTION	DATE

STAMP:

**PLANT  
SCHEDULE**

PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO:  
**L300**



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PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
<b>TREES</b>			
	AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
	ARB MEN	ARBUTUS MENZIESII	PACIFIC MADRONE
	CEA HAR	CEANOTHUS X 'RAY HARTMAN'	RAY HARTMAN WILD LILAC
	CER WES	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD
	PRU CHO	PRUNUS VIRGINIANA	CHOKECHERRY
<b>VINE /ESPALIER</b>			
	ARI CAL	ARISTOLOCHIA CALIFORNICA	CALIFORNIA DUTCHMAN'S PIPE
	CLE LAS	CLEMATIS LASIANTHA	PIPESTEM CLEMATIS
	VIT CA2	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE

GROUND COVERS			
	SHADE MIX		
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW
	ASA CAU	ASARUM CAUDATUM	WILD GINGER
	HEU MIC	HEUCHERA MICRANTHA	CREVICE ALUMROOT
	IRI CA2	IRIS DOUGLASIANA PCH 'CANYON SNOW'	CANYON SNOW IRIS
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE
	WOO TIM	WOODWARDIA FIMBRIATA	
	BIORETENTION MIX		
	ART DOU	ARTEMISIA DOUGLASIANA	MUGWORT
	ASC FAS	ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	FES RED	FESTUCA RUBRA	RED FESCUE
	HEU MIC	HEUCHERA MICRANTHA	CREVICE ALUMROOT
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS
	PRO HOO	PROSARTES HOOKERI	DROPS OF GOLD
	PART SHADE MIX		
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW
	ARC SNS	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA
	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET MARITIME CEANOTHUS
	EPI HU2	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
	FES CA2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE
	FRA CY2	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY
	PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS

NO.	DESCRIPTION	DATE

STAMP:

**PLANTING PLAN**

PROJECT NO.:  
 DATE: 06/05/2025  
 SCALE: SEE DRAWING

SHEET NO:  
**L301**

TREES



AESCULUS CALIFORNICA  
California Buckeye



ARBUTUS MENZIESII  
Pacific Madrone



CEANOTHUS X 'RAY HARTMAN'  
Ray Hartman Wild Lilac



CERCIS NUTTALLII  
Pacific Dogwood



PRUNUS VIRGINIANA  
Chokecherry

GROUNDCOVERS



AESCULUS CALIFORNICA  
California Buckeye



ASARUM CAUDATUM  
Wild Ginger



HEUCHERA MICRANTHA  
Crevice Alumroot



IRIS DOUGLASIANA PCH  
'CANYON SNOW'  
Canyon Snow Iris



POLYSTICHUM MUNITUM  
Western Sword Fern



SALCIA SPATHACEA  
Hummingbird Sage



WOODWARDIA FIMBRIATA  
Giant Chain Fern



ARTEMISIA DOUGLASIANA  
Mugwort



ASCLEPIAS FASCICULARIS  
Narrowleaf Milkweed



DESCHAMPSIA CESPITOSA  
Tufted Hair Grass



FESTUCA RUBRA  
Red Fescue



IRIS DOUGLASIANA  
Douglass Iris



PROSARTES HOOKERI  
Drops of Gold



ARCTOSTAPHYLOS X 'SUNSET'  
Sunset Manzanita

VINES



EPILOBIUM CANUM  
California Fuchsia



PENSTEMON HETEROPHYLLUS  
Foothill Penstemon



SISYRINCHIUM BELLUM  
Blue-eyed Grass



ARISTOLOCHIA CALIFORNICA  
California Dutchman's Pipe



CLEMATIS LASIANTHA  
Pipestem Clematis



VITIS CALIFORNICA  
California Wild Grape



**GROUNDWORKS  
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NO.	DESCRIPTION	DATE

STAMP:

PLANT IMAGES

PROJECT NO.:  
DATE: 06/05/2025  
SCALE: SEE DRAWING

SHEET NO:  
**L302**

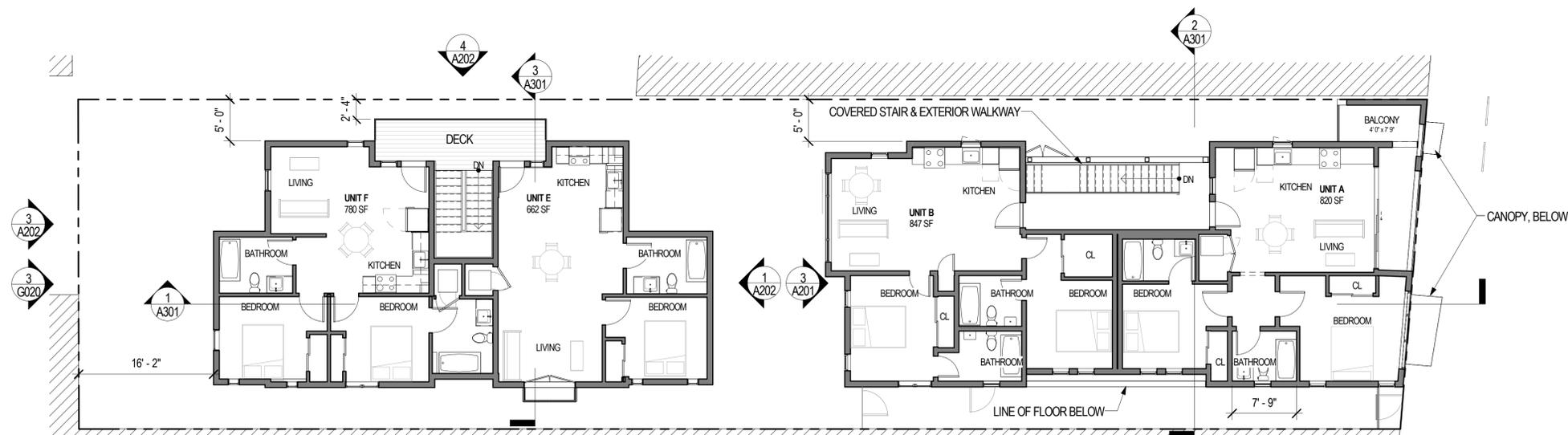


**MIXED-USE  
 COLLEGE AVE  
 DEVELOPMENT**

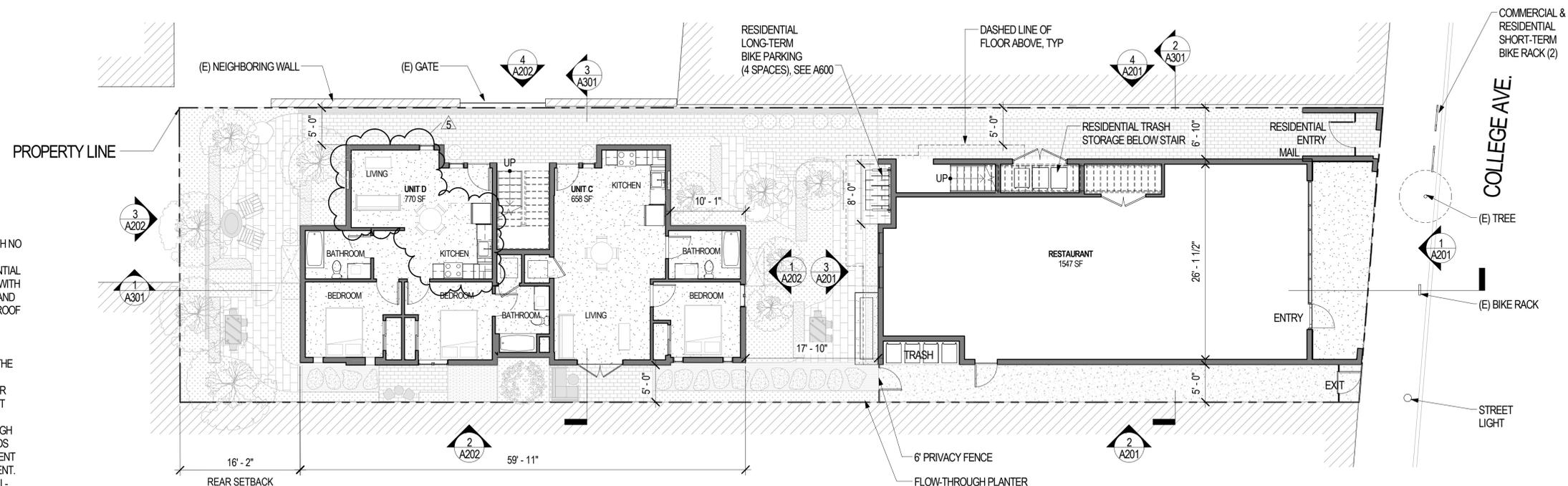
2942 COLLEGE AVENUE  
 BERKELEY, CA 94705



**DESIGN REVIEW  
 #2**



**2 SECOND FLOOR**  
 1/8" = 1'-0"



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

**NATURAL GAS PROHIBITION**

THE PROPOSED PROJECT WILL BE ALL ELECTRIC, WITH NO RELIANCE UPON NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80. THE RESIDENTIAL PORTION OF THE PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE, BMC CHAPTER 19.36, AND BERKELEY GREEN CODE, BMC CHAPTER 19.37, WITH ROOF AREAS SOLAR READY FOR SOLAR PV SYSTEMS AND INSTALLED CONDUITS FROM ROOF TO ELECTRICAL PANELS. THE UNITS WILL USE ELECTRIC HEAT PUMP SYSTEMS FOR HEATING, COOLING AND HOT WATER. THE UNITS WILL ALSO FEATURE ALL ELECTRIC KITCHEN APPLIANCES. THE COMMERCIAL SPACE DESIGNED FOR RESTAURANT SPACE WILL USE HIGH EFFICIENCY HEAT PUMP WATER HEATERS, STORAGE TANKS AND RE-CIRCULATION PUMPS TO PROVIDE THE HIGH TEMP, HIGH DEMAND OF HOT WATER FOR WASHING DISHES, HANDS AND FOOD PREPARATION. FUTURE COOKING EQUIPMENT WILL BE ALL ELECTRIC COMMERCIAL GRADE EQUIPMENT. THE HEATING AND COOLING WILL BE PROVIDED BY ALL-ELECTRIC HEAT PUMPS AND OUTDOOR HEAT LAMPS FOR THE FRONT AND BACK PATIO SPACES WILL BE ALL ELECTRIC AS WELL.

PROJECT ISSUE RECORD:

DATE	DESCRIPTION
02/12/21	USE PERMIT SET
08/12/21	UP RESUBMITAL
8/19/22	USE PERMIT SET
5 6/19/23	DESIGN REVIEW #2

PROJECT #: RJE01  
 ISSUE DATE: 1/31/24

FLOOR PLANS



**A101**









