

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

## 2442 HASTE STREET PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2024-0008** to demolish an existing three-story residential building with four units (one ELI unit), and construct an eight-story (85 feet) residential building with 36 new units (including two VLI units and one ELI replacement unit), using State Density Bonus (20%).

### I. Introduction

This eight-story residential building is proposed on the South side of Haste Street near to and west of Telegraph Avenue. The project site is located in the C-T Telegraph Commercial District.

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 project is not subject to review by the Landmark Preservation Commission because it does not involve the demolition of a nonresidential building over 40 years in age. Additionally, while the property was designated a Structure of Merit by the Landmarks Preservation Commission at their September 5, 2024 regular meeting, this SB 330 Use Permit was vested prior to a historic designation and therefore the building was determined to be a non-registered resource for purposes of this application.

The project is tentatively scheduled for a hearing with the Zoning Adjustments Board (ZAB) on July 24, 2025 and is before the Design Review Committee (DRC) for Preliminary Design Review.

## II. Background

The proposed project would demolish the existing three-story residential building to allow for the construction of a new eight-story residential development with the following primary components:

- 8 stories, 90 feet to the top of the roof parapet;
- 2 one-bedroom units, 13 three-bedroom units, 16 four-bedroom units and 7 five-bedroom units; and
- 2 Very Low Income (VLI) units.

## III. Project Setting

### A. Neighborhood/Area Description:

The project site is located on Haste Street near the intersection of Haste Street and Telegraph Avenue. It is within the Telegraph Avenue Commercial (C-T) District as well as the South Side Plan area. The property site is adjacent to residential and mixed-use buildings to the North, West and South, and commercial buildings to the East. The adjacent structures range in height from one story (2437 Dwight Way) to four stories (2400 and 2444 Haste Street). The property abutting the rear is the James Edgar House, a Structure of Merit designated in December 1981. The project site is located in an area where multiple modes of public transportation are available, including local and Transbay AC Transit bus lines, the UC Berkeley Bear Transit shuttle, multiple bikeshare docking stations and the Downtown Berkeley BART station.

### B. Site Conditions:

The project site is 2442 Haste Street (Assessor's Parcel Number 55-1881-18). 2442 Haste is a flat rectangular lot 6,750 square feet large developed with a three-story multifamily residential building approximately 5,663 square feet. There is a driveway along the western portion of the lot connecting to an 11-stall parking lot.

The existing building is the Hutchinson Flats Building, a three-story residential structure with four rent-controlled units. These units are registered with the Berkeley Rent Board. The building was constructed in 1904 in the Colonial Revival style, and was designated a Structure of Merit by the Landmarks Preservation Commission at their September 5, 2024 regular meeting.

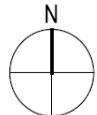
There are existing metered parking spaces along the Haste frontage.

Figure 1: Vicinity and Zoning Districts Map



Legend

- Site Boundary 
- C-T: Telegraph Avenue Commercial 
- R-SMU: Residential Southside Mixed Use 
- R-3: Multiple-Family Residential 



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Multifamily Residential	Telegraph Avenue Commercial District (C-T)	Avenue Commercial
Surrounding Properties	North	Mixed-use Residential	C-T	
	South	Residential	C-T	
	East	Vacant, formerly Retail	C-T	
	West	Multifamily Residential	Residential Southside Mixed Use District (R-SMU)	Residential Mixed Use
Subject Property		Multifamily Residential	C-T	Avenue Commercial
Surrounding Properties	North	Mixed-use Residential	C-T	
	South	Residential	C-T	
	East	Vacant, formerly Retail	C-T	
	West	Multifamily Residential	R-SMU	Residential Mixed Use

**Table 2: Development Standards**

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		6,750	0	6,750	n/a
Gross Floor Area (sq. ft.)		5,663	+ 33,983	39,646	n/a
Floor Area Ratio		0.8	4.9	5.7	8.0 max
Dwelling Units	Total	4	+34	38 (245 units/acre)	200 units/acre
	Affordable	0	+2	+2	Min
Building Height (ft. - in.)	Maximum	35'	+45'	85'	85' max 35' min
Building Setbacks <sup>a</sup> (ft. - in.)	Front (Haste Street)	12'-10"	-12'-10"	0'	No min
	Rear	57'	-52'	5'	No min
	Left Side	3'-9"	-9"	3'	5' min
	Right Side	3'-9"	-3"	3'-6"	n/a (adjacent to non-residential district)
Lot Coverage (%)		25%	+56%	81%	100% max

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Usable Open Space (sq. ft.)		n/a	0	0	1,550 sq. ft. (40 sq. ft./1,000 Res sq. ft.) min
Parking	Automobile	11	-11	0	n/a
	Bicycle – Short-term	0	+4	4	4 spaces min
	Bicycle – Long-term	0	0	45	45 spaces min
<p>█ = 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 (")</p>					
<p>Notes:  a. In the C-T district, there are no minimum setbacks for a property abutting/confronting a non-residential district. The setbacks in the above table refer to the requirements for a property abutting/confronting a residential district per BMC 23.304.030(C)(2).</p>					

## IV. Project Description

### A. Requested Use Permits

- Use Permit, pursuant to Berkeley Municipal Code (BMC) Section 23.326.030(A) to demolish a building constructed before June 1980 on a property containing two or more dwelling units.
- Use Permit, pursuant to BMC Section 23.204.020(B)(2) to construct a multi-family residential building in the Telegraph Avenue Commercial (C-T) District.
- Use Permit, pursuant to BMC Section 23.204.030(A)(1)(c) for the construction of a new main building with more than 1,500 square feet of new floor area.

### B. Concessions and Waivers Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915):

- One concession from BMC Section 23.316 to eliminate the Percentage for Public Art on Private Projects requirement.
- Waiver from BMC Section 23.304.030(C)(2) to reduce left (west) side setback from the minimum 5 feet requirement to 3 feet.
- Waiver from BMC Section 23.204.110(D)(1) to permit the reduce the minimum open space requirement of 1,527 square feet to 0 square feet.
- Waiver from BMC Section 23.322.090(A)(2) to reduce the required long-term residential bicycle parking spaces from 46 spaces to 0 spaces.
- Waiver from BMC Section 23.204.110(B)(3) to construct residential uses on the ground floor without a ground floor commercial use.

**C. CEQA Recommendation:**

It is staff's recommendation to the Zoning Adjustments Board 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 CEQA Guidelines Section 15332 ("In-Fill Development Projects").

**V. Design Review Guidelines**

The project is located within the Telegraph Commercial subarea of the Berkeley South Side plan. Our Southside Design Guidelines – Mixed Use Subarea applies to this project and can be found on the City's website.

The design guidelines for this subarea are intended to ensure that new construction respects the existing architectural context of this subarea and complements the scale and character of the rest of the Southside. The design should help unify the neighborhood and create consistent architectural character within the subarea. New construction can be creative but should complement existing buildings. Additionally, large underused sites create opportunities for contemporary design that respects the historical context.

The following are several key guidelines from our commercial subarea guidelines which relate closely to this project:

**Building Mass and Height**

- Building heights should respect the general heights in the Commercial Subareas.
- New construction in the Telegraph Commercial Subarea should reflect the scale and massing established by the older three to five story buildings in the subarea.
- During the design phase of project development in the Commercial Subareas, evaluate impacts of proposed buildings exceeding three stories to determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.
- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

**Building Design and Facades**

- The proportions, rhythm, and attention to detailing established by the facades of older historic buildings should be reflected and reinforced in new construction.
- Street facades in general and the ground-floor level in particular should include elements of pedestrian scale and interest.

- Architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. Architecturally distinguish the top of the building to provide a visual termination.

### **Storefronts**

- Reflect the traditional storefront rhythm and proportion found throughout the Commercial Subareas. Emulate traditional elements such as large display windows of clear glass, bulkheads below the storefront windows and clerestory windows above, recessed front entries, and appropriate locations for signs and awnings.
- Clearly distinguish entrances to upper floors from storefront entrances through differentiated architectural treatment and materials.

### **Roof Shape and Lines**

- On new buildings, there should be some form of articulation or detailing where the roof meets the wall.

### **Materials**

- Utilize materials that provide a sense of continuity with the existing area structures, such as brick, smooth-faced cement plaster, finished concrete, tile and stone.
- Use high quality durable materials that convey a sense of permanence, are easily cleaned, and cannot be permanently damaged by graffiti or heavy cleaning.

The complete Southside Design Guidelines can be found online at:

[http://www.ci.berkeley.ca.us/uploadedFiles/Planning\\_\(new\\_site\\_map\\_walk-through\)/Level\\_3\\_-\\_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf](http://www.ci.berkeley.ca.us/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf)

## **VI. Issues and Analysis**

### **A. Design Review Issues:**

**Neighborhood Context** This eight-story residential building is proposed in the Telegraph Avenue Commercial zoning district just west of Telegraph Avenue and several blocks south of the University of California, Berkeley campus.

**Massing/ Building Design** This eight-story residential structure is organized on a narrow parcel and the design is stacked and articulated to meet the program and add detail and interest to the exterior facades. Window groupings emphasize the verticality of the project and are proposed with glazing that meets the requirements of the Bird Safe Ordinance.

**Encroachments** The building proposes one vertical bay on the North façade that encroaches over the property line directly over the main residential entrance. The applicant will work with Public Works to obtain an Encroachment permit as required.

**Ground Floor Design** As a narrow parcel, the main ground floor presence is on the Haste Street frontage with the main feature being the residential entry aligned under the bay above. Also on the Haste Street frontage is the transformer room, building egress, and landscape perimeter maintenance access. Several ground floor units are located in the rear of the parcel on this level.

**Landscape Plan** Limited landscape is proposed on the ground level and is being proposed for flow through site drainage requirements. A new street tree as well as a planter at the main entry is also proposed. See Sheets L1 through L5 for more detailed information.

**Colors and Materials** Material palette includes terra cotta tiles, high pressure laminate siding, ceramic tiles, cast in place concrete, and painted stucco. See Sheets A200 and A201 for the material palette and rendering elevations. Finer grained and more durable materials are proposed on the Haste Street elevation as well as the south elevation. Although painted stucco is proposed on the side elevations, thin vertical fins are proposed on the east elevation for added detail and interest.

**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 June 5, 2025
2. Applicant Statement, received March 11, 2025

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



ZP2024-0070  
2442 Haste Street  
11 / 27 / 2024  
BY: Jason André // Studio KDA  
[jason@studiokda.com](mailto:jason@studiokda.com)  
510-906-8919

**2442 Haste Street**  
**Applicant Statement**  
**August 14, 2024 (REVISED 02/28/2025)**



**Project Overview**

The proposed project is an 8-story residential building at 2442 Haste St, in the C-T zoning district. The existing 3-story house will be demolished. A historic report has found no historical significance for the existing building. The proposed project will provide (38) new residential units, including (2) 1-Bedroom units, (13) 3-bedroom units, (16) 4-bedroom units, and (7) 5-bedroom units. The ground floor will include a lobby with mail & parcel delivery facilities, a dedicated PG&E Transformer Room, and a trash room.

No off street parking is proposed.

The layout of the building utilizes the narrow lot by biasing the primary circulation corridor to the East with the units to the West, setback from the property line to allow for maximum daylighting into the bedrooms and common spaces. The entry on the north facade is highlighted by the bay windows and balconies above. The angled north facade along with the varied material palette creates visual interest and softens the building mass along Haste Street.

The project will utilize the State Density Bonus and provide 5% of the units (2 units) at Very Low-Income affordability levels (<50% AMI). The existing 4 Density Bonus Protected Units will be replaced with 4 Replacement units at or below existing affordability levels per CA Govt. Code

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1810 Sixth St., Berkeley, CA 94710  
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Fax: 510.841.1225

65915, including (1) 1-Bedroom unit @ ELI (<30% AMI), (1) 3-Bedroom Unit @ VLI (<50% AMI), (1) 4-Bedroom Unit @ LI (<80% AMI) & (1) 5-bedroom Unit@ LI (<80% AMI).

### **Project Benefits**

The proposed project site is adjacent to the Telegraph corridor and in the center of Berkeley's southside area giving residents easy access to the UC Berkeley, employment opportunities, goods and services, cultural activities, and entertainment, making 2442 Haste Street an ideal site to redevelop.

The immediate area of high-density residential buildings includes housing for UC Berkeley including a nearby dormitory, a four story mixed-use building to the north east, and a four story residential student co-op to the west. The project site is ¼ mile from the Downtown Berkeley BART station, and is adjacent to seven bus lines and several shuttle services, as well as City of Berkeley bicycle routes. The pedestrian scale of the neighborhood allows residents to easily walk to a grocery store, a recreational facility, public park, a museum, the UC Berkeley campus or Downtown Berkeley.

The project contributes to Berkeley's Climate Action Plan goals by providing housing close to goods and services, and is oriented around the use of public and active transportation, serving to reduce the City's overall per capita carbon footprint.

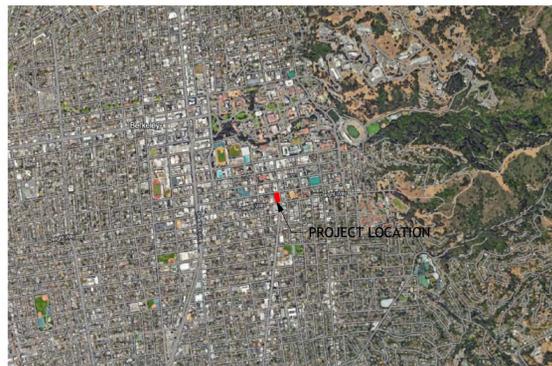
### **Permit Findings**

Per BMC Section 23.204.110(E), the project is compatible with the purposes of the district by creating additional, affordable housing for those who work and study nearby, redevelops a non-historically significant structure to one of high-density housing, and provides housing which is adaptable to those with accessibility needs.

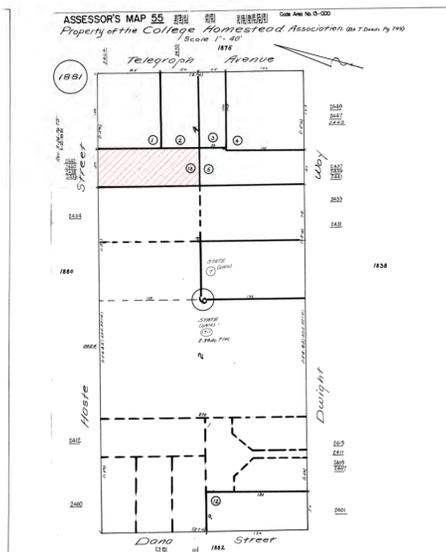
The project maintains the present street frontage of the district of the existing residential buildings along Haste St. The project does not interfere with the continuity of retail or compatible service facilities along Telegraph Ave. The building does not interrupt a continuous wall of building facades similar to those along Haste St. The pedestrian friendly ground floor entrance, and residential facade on the floors above is compatible in design and character with the adjacent residential neighborhoods. The project will not generate traffic or parking demand significantly beyond capacity and will encourage pedestrian circulation and mass transit. The project will comply with the Southside Plan's adopted Mitigation Monitoring Program (MMP), as it is not along any of the identified transportation intersections, will not impact the air quality during demolition or construction as outlined in the Air Quality report, and will abide by all archaeological impact requirements during construction.



8 LOCATION MAP  
N.T.S.



7 VICINITY MAP  
N.T.S.



6 PARCEL MAP  
N.T.S.

ZONING CODE INFORMATION					
<b>SITE INFORMATION</b>					
PROJECT ADDRESS:	2442 Haste St. Berkeley, CA 94704				
CROSS STREET:	Telegraph Ave.				
APN:	55-1881-18				
ZONING DISTRICT:	C-T				
GENERAL PLAN AREA:	Avenue Commercial				
SPECIAL ZONING OVERLAYS:	None				
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST	
	CT	CT	CT	R-SMU	
<b>SEISMIC SAFETY</b>					
EARTHQUAKE FAULT RUPTURE ZONE:	NO	LIQUEFACTION ZONE:		NO	
LANDSLIDE ZONE:	NO	UN-REINFORCED MASONRY BLDG:		NO	
<b>HISTORICAL PRESERVATION</b>					
LANDMARK / STRUCTURE OF MERIT:	NO	STRUCTURE > 40 YEARS OLD:		NO	
<b>ENVIRONMENTAL SAFETY</b>					
CREEK BUFFER:	NONE	FIRE ZONE:		1	
ENVIRONMENTAL AREA:	NONE	FLOOD ZONE (100-YEAR OR 1%):		NO	
<b>DEVELOPMENT STANDARDS</b>					
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES:	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
<b>YARDS AND HEIGHT</b>					
FRONT YARD SETBACK	12'-10"	0'	0'	CONFORMS	
SIDE YARD SETBACK (EAST)	3'-9"	3'-6"	0'	CONFORMS	
SIDE YARD SETBACK (WEST)	3'-9"	3'-0"	5'-0"	5' AT GROUND	Waiver requested
REAR YARD SETBACK	57'-0"	5'-0"	0'	CONFORMS	
BUILDING STORIES	3	8	-		
MAXIMUM HEIGHT	35'-0"	85'-0"	85'-0"		
<b>AREAS</b>					
LOT AREA-SF	6,750	6,750	-		
GROSS FLOOR AREA-SF	5,663	39,646	54,000	*Per 8.0 FAR	
BUILDING FOOTPRINT-SF	1,705	5,459	-		
LOT COVERAGE-SF	25%	81%	100%	CONFORMS	
FLOOR AREA RATIO (FAR)	0.84	5.87	8.0	CONFORMS	
USABLE OPEN SPACE (UOS)- SF	N/A	0	1,550	40 SF / 1,000 Res SF	Waiver requested
<b>VEHICLE PARKING AND LOADING</b>					
RESIDENTIAL PARKING SPACES:	11	0	0	CONFORMS	
<b>BICYCLE PARKING</b>					
RESIDENTIAL SHORT-TERM:	0	4	4	140 BR / 40 = 4	
RESIDENTIAL LONG-TERM:	0	0	45	140 BR / 3 = 47	Waiver requested
<b>UNITS</b>					
DWELLING UNITS	4	38	-		
<b>RESIDENTIAL UNIT MIX:</b>					
UNIT TYPE:	1-BD / 1-BA	3-BD / 2-BA	4-BD / 2-BA	5-BD / 2-BA	TOTAL:
LEVEL 1	1	1	1	0	3
LEVEL 2	1	0	3	1	5
LEVEL 3	0	2	2	1	5
LEVEL 4	0	2	2	1	5
LEVEL 5	0	2	2	1	5
LEVEL 6	0	2	2	1	5
LEVEL 7	0	2	2	1	5
LEVEL 8	0	2	2	1	5
TOTAL UNITS:	2	13	16	7	38
TOTAL BEDROOMS:	2	39	64	35	140

5 ZONING CODE INFORMATION

**OWNER:**  
2442 HASTE STREET, LLC.  
3483 IRONWOOD DR.  
BERKELEY, CA 94710  
CONTACT:  
EDDY GUO LI  
EDDYLIGOLD@GMAIL.COM

**ARCHITECT:**  
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TEL: (510) 841-3555  
CONTACTS:  
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CHARLES@STUDIOKDA.COM  
ERIK WATERMAN  
ERIK@STUDIOKDA.COM

**CIVIL/SURVEYOR:**  
STERLING CONSULTANTS  
46560 FREMONT BLVD, SUITE 205  
FREMONT, CA 94538  
TEL: (510) 344-8957  
CONTACT:  
KEVIN TORBET  
KTORBET@STERLINGCONSULTANTS.COM

**LANDSCAPE:**  
RIPLEY DESIGN  
1615 BONANZA ST., SUITE 314  
WALNUT CREEK, CA 94596  
CONTACT:  
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WILL@RIPLEYDESIGN.COM

**ARBORIST:**  
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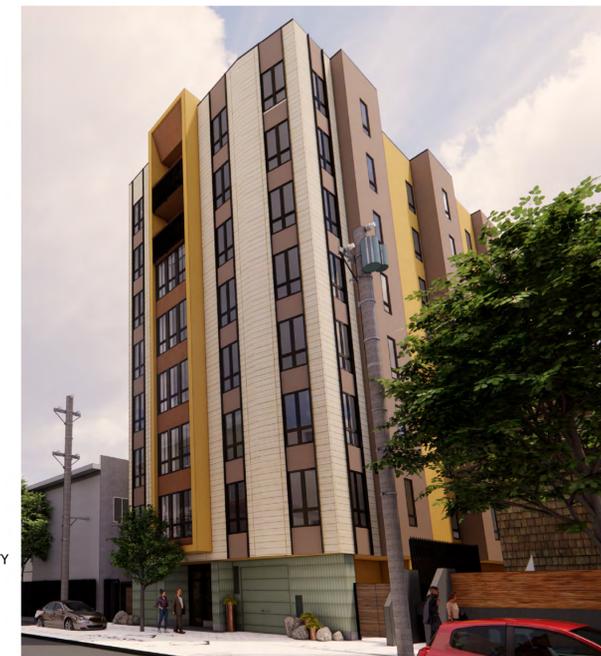
**HISTORIC CONSULTANT:**  
PRESERVATION CONSULTANTING  
106 SUMMIT DR.  
CORTE MADERA, CA 94925  
CONTACT:  
CONNOR ISHIGURO TURNBULL  
CONNOR@TURNBULLPRESERVATION.COM

4 PROJECT TEAM

# 2442 HASTE ST.

2442 HASTE STREET,  
BERKELEY, CA 94704

HEE01 - ENTITLEMENTS - 4/15/2025



THE PROPOSED PROJECT WILL REPLACE THE EXISTING 3-STORY, (4) UNIT RESIDENTIAL BUILDING WITH A NEW, 8-STORY, (38) UNIT BUILDING. THE (4) EXISTING UNITS WILL BE REPLACED IN THE PROPOSED PROJECT. THE PROJECT SEEKS TO UTILIZE THE STATE DENSITY BONUS AND WILL PROVIDE (4) BELOW MARKET RATE REPLACEMENT UNITS.

2 PROJECT DESCRIPTION

SHEET #	SHEET NAME	ENTITLEMENT
<b>GENERAL</b>		
G000	PROJECT INFORMATION	•
G002	DENSITY BONUS & UOS CALCULATIONS - BASE	•
G003	DENSITY BONUS & UOS CALCS - PROPOSED	•
G004	AFFORDABLE HOUSING COMPLIANCE PLAN	•
G005	STREET STRIP ELEVATIONS	•
G006	PERSPECTIVE RENDERINGS	•
G007	SHADOW STUDIES - DECEMBER 21ST	•
G008	SHADOW STUDIES - JUNE 21ST	•
G009	SHADOW STUDIES - APRIL 1ST	•
G010	SHADOW STUDIES - ELEVATIONS	•
<b>CIVIL SHEETS</b>		
C1	TOPOGRAPHIC & BOUNDARY SURVEY	•
C2	PRELIMINARY DEMO PLAN	•
C3	PRELIMINARY GRADING & DRAINAGE PLAN	•
C3.1	PRELIMINARY EARTHWORK QUANTITY PLAN	•
C4	PRELIMINARY UTILITY PLAN	•
C5	PRELIMINARY STORMWATER CONTROL PLAN	•

1 SHEET INDEX

SHEET #	SHEET NAME	ENTITLEMENT
<b>LANDSCAPE</b>		
L1	PRELIMINARY SITE PLAN	•
L2	PRELIMINARY SITE PLAN - 8TH FLOOR AND 2ND FLOOR	•
L3	PRELIMINARY SITE DETAILS	•
L4	PRELIMINARY HYDROZONE/IRRIGATION PLAN	•
L5	PROPOSED PLANT IMAGERY	•
<b>ARCHITECTURAL</b>		
A100	SITE PLAN	•
A101	FIRST FLOOR PLAN	•
A102	SECOND AND THIRD FLOOR PLAN	•
A103	FOURTH AND FIFTH FLOOR PLAN	•
A104	SIXTH AND SEVENTH FLOOR PLAN	•
A105	EIGHTH FLOOR AND ROOF PLAN	•
A200	EXTERIOR ELEVATIONS	•
A201	EXTERIOR ELEVATIONS	•
A300	BUILDING SECTION	•
A500	TYPICAL DETAILS	•

Δ	DATE	ISSUE RECORD

PROJECT NO: HEEO1  
ISSUE DATE: 4/15/25

PROJECT INFORMATION

G000



2442 HASTE STREET,  
BERKELEY, CA 94704



ENTITLEMENTS





Project Address: 2442 HASTE ST									
Base Project	Base Project Units	Base Project Units	% VLI units	# VLI Units	#VLI Units	% Bonus	# Bonus Units	# Bonus Units	Total Units Allowed
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (Round down)	Per 65915, VLI = Very Low Income <50 AMI	% VLI x Base # Units	(Round Up)	Per 65915	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units
32,707	1,055	31.00	5%	1.55	2.00	20.0%	6.20	7.00	38

Base & Proposed Density Bonus Project Areas		
Base Project Residential Area (SF)	Floor Level	Proposed Project Residential Area (SF)
N/A	BASEMENT	N/A
3,828	1st	4,371
4,459	2nd	4,944
4,210	3rd	4,944
4,210	4th	4,944
4,210	5th	4,944
4,210	6th	4,944
4,210	7th	4,896
3,370	8th	4,896
<b>32,707</b>	<b>TOTAL</b>	<b>38,883</b>

Base & Proposed Density Bonus Units		
Base Project # of Units	Floor Level	Proposed Project # of Units
		N/A
4	1st	3
4	2nd	5
4	3rd	5
4	4th	5
4	5th	5
4	6th	5
4	7th	5
4	8th	5
<b>31</b>	<b>TOTAL</b>	<b>38</b>

DENSITY BONUS CHART	
AFFORDABLE UNIT %	VERY LOW INCOME BONUS
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
15%	50.0%

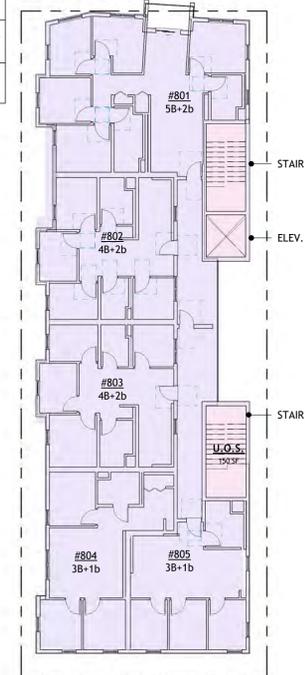
Proposed Residential Area: 38,883  
 Proposed Units: 38  
 Average Unit Size: 1,023

BASE PROJECT UNIT MIX		
	TOTAL UNITS	TOT. BEDS
1-BEDROOM:	3	3
3-BEDROOM:	2	6
4-BEDROOM:	14	56
5-BEDROOM:	12	60
	<b>31</b>	<b>125</b>

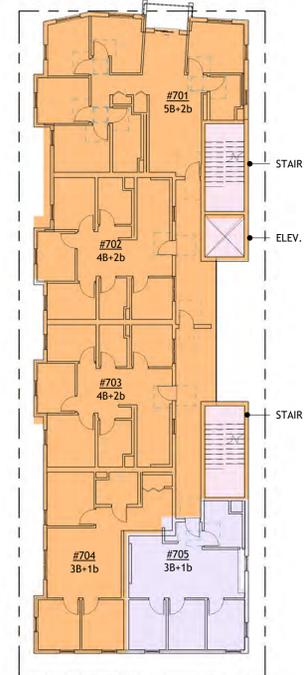
DENSITY BONUS BMR (VLI) UNIT MIX  
 5% VLI FOR 20% DENSITY BONUS  
 5% VLI UNITS OF 32 BASE UNIT = 1.6 = 2 UNITS

MARKET	VLI	LI	TOTAL	TOT. BEDS
1-BEDROOM:	1	1	0	2
3-BEDROOM:	13	1	0	14
4-BEDROOM:	14	0	1	15
5-BEDROOM:	6	0	1	7
	<b>34</b>	<b>2</b>	<b>2</b>	<b>38</b>

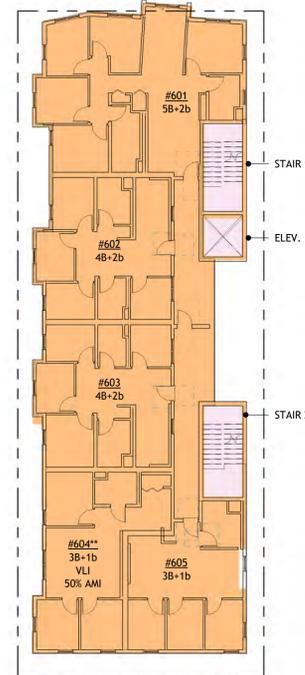
TOTAL RESIDENTIAL AREA QUALIFYING: 4,896 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF



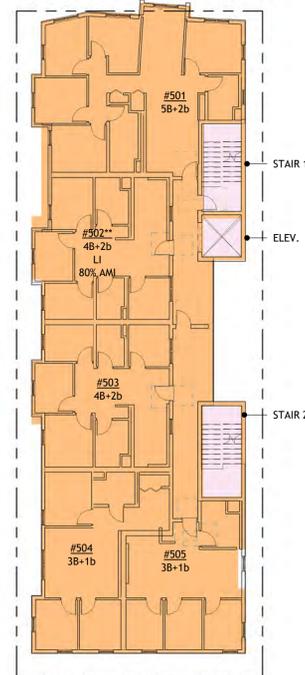
TOTAL RESIDENTIAL AREA QUALIFYING: 4,896 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF



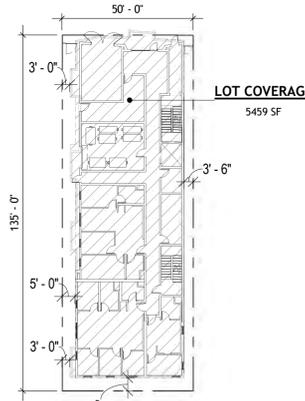
TOTAL RESIDENTIAL AREA QUALIFYING: 4,944 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF  
 BMR UNIT: #604 (VLI, 50% AMI)



TOTAL RESIDENTIAL AREA QUALIFYING: 4,944 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF  
 BMR UNIT: #502 (LI, 80% AMI) - NOT INCL. IN DENSITY BONUS



USEABLE OPEN SPACE CALCULATION TABLE		DENSITY PROJECT	
DWELLING UNITS	38	TOTAL UNITS	38
UNITS W/ PVT. BALCONY	0	U.O.S. / UNIT	40 SF / 1000 SF
		TOTAL RES. SF	38,883
		TOTAL U.O.S. REQUIRED	38,883 / 1,000 x 40 SF = 1,555 SF
		TOTAL U.O.S. PROVIDED	0 SF
		TOTAL U.O.S. LANDSCAPING REQUIRED	1,550 SF X 40% = 620 SF
		TOTAL U.O.S. LANDSCAPING PROVIDED	0 SF
USABLE OPEN SPACE			
U.O.S. Plan Floor # OR Unit #	Balcony SQ.FT	Minimum Dimension Required in all directions (ft)	
ROOF PATIO	0	10'	
REG. U.O.S.	0	PER BMC 23.304.090 B.3	
TOTAL U.O.S.	0		



8 PROPOSED - 8TH FLOOR PLAN  
 1/16" = 1'-0"

7 PROPOSED - 7TH FLOOR PLAN  
 1/16" = 1'-0"

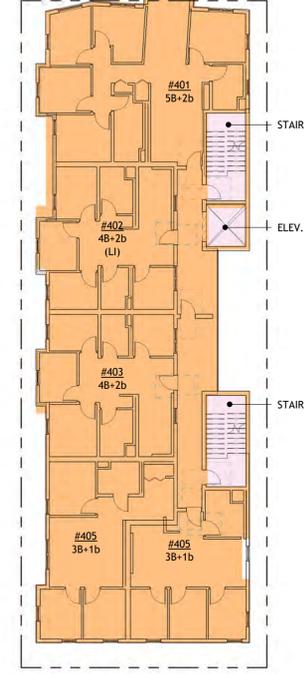
6 PROPOSED - 6TH FLOOR PLAN  
 1/16" = 1'-0"

5 PROPOSED - 5TH FLOOR PLAN  
 1/16" = 1'-0"

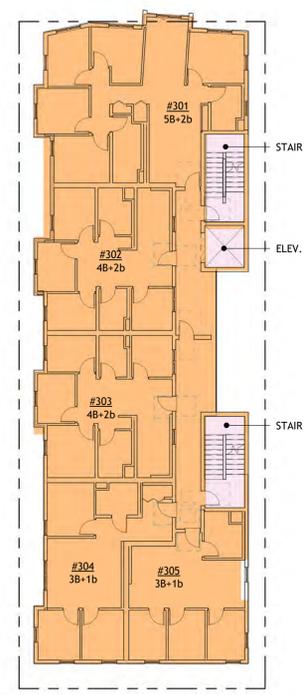


9 DENSITY BONUS PROPOSED SECTION  
 1/16" = 1'-0"

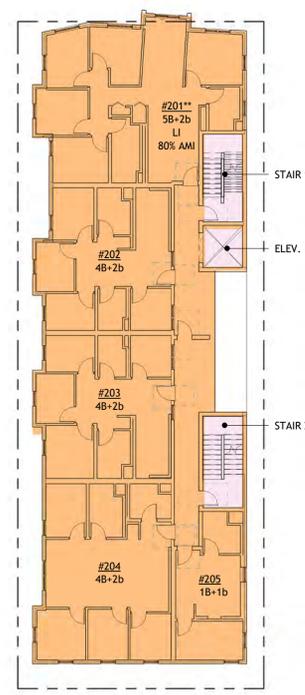
TOTAL RESIDENTIAL AREA QUALIFYING: 4,944 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF



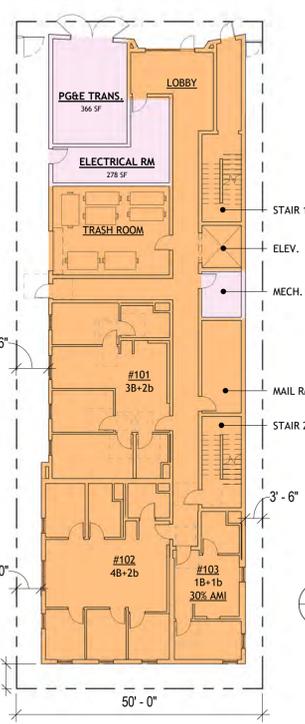
TOTAL RESIDENTIAL AREA QUALIFYING: 4,944 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF  
 BMR UNIT: #305 (LI, 30% AMI)



TOTAL RESIDENTIAL AREA QUALIFYING: 4,944 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 341 SF  
 BMR UNIT: #201 (LI, 80% AMI)



TOTAL RESIDENTIAL AREA QUALIFYING: 4,229 SF  
 TOTAL RESIDENTIAL AREA NON-QUALIFYING: 707 SF



4 PROPOSED - 4TH FLOOR PLAN  
 1/16" = 1'-0"

3 PROPOSED - 3RD FLOOR PLAN  
 1/16" = 1'-0"

2 PROPOSED - 2ND FLOOR PLAN  
 1/16" = 1'-0"

1 PROPOSED - 1ST FLOOR PLAN  
 1/16" = 1'-0"

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2442 HASTE ST.

2442 HASTE STREET,  
 BERKELEY, CA 94704



ENTITLEMENTS

DATE	ISSUE RECORD

PROJECT NO: HEE01

ISSUE DATE: 4/15/25

DENSITY BONUS & UOS  
 CALCS - PROPOSED

G003







4 STREET PERSPECTIVE 4 - FACING NORTH



2 STREET PERSPECTIVE 2 - FACING NORTHWEST



3 STREET PERSPECTIVE 3 - FACING NORTHEAST



1 STREET PERSPECTIVE 1 - FACING NORTHWEST

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2442 HASTE STREET,  
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ENTITLEMENTS

△ DATE ISSUE RECORD

△	DATE	ISSUE RECORD

PROJECT NO: HEE01

ISSUE DATE: 4/15/25

PERSPECTIVE RENDERINGS

G006



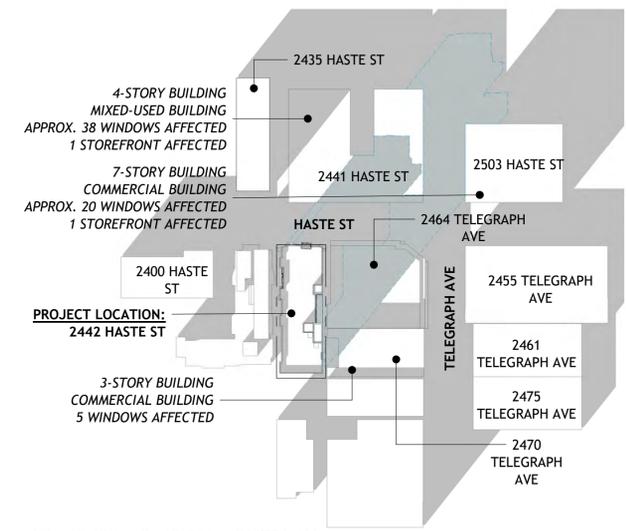
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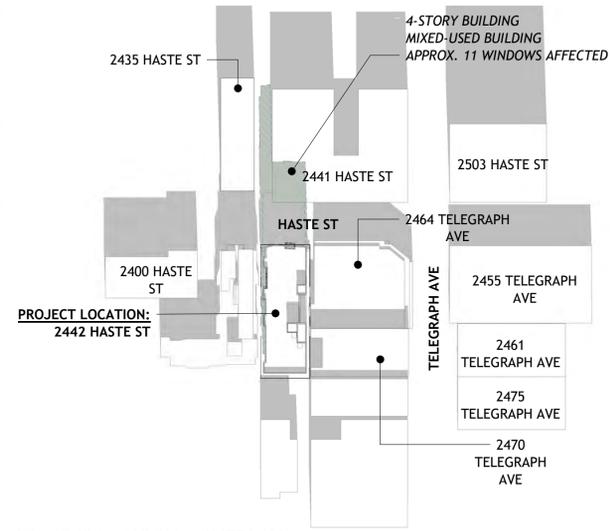
2442 HASTE STREET,  
 BERKELEY, CA 94704



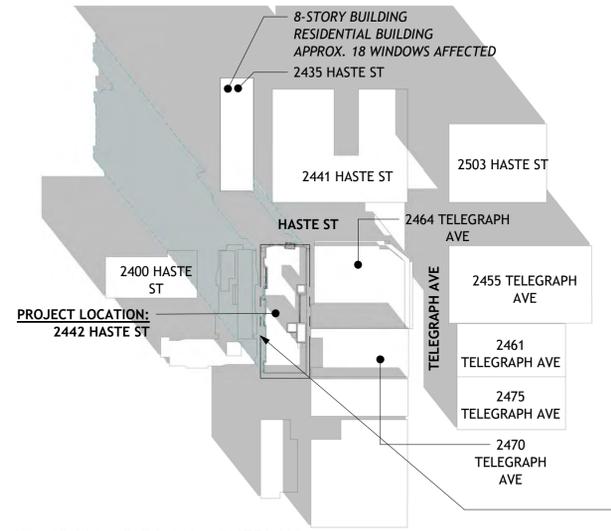
ENTITLEMENTS



10 12/21 - 2:48 PM - OVERLAY

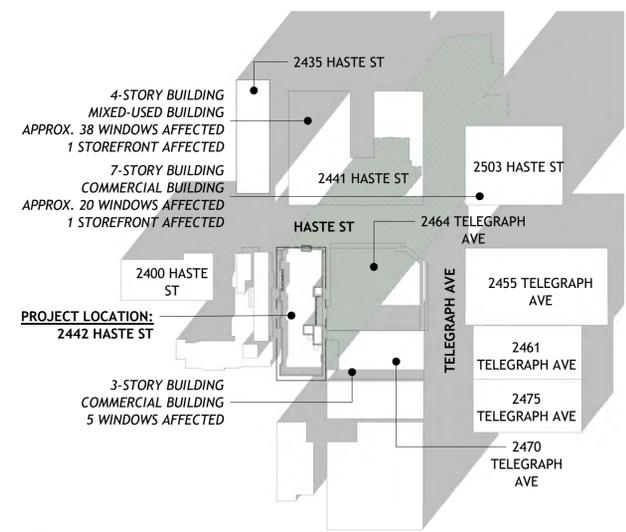


7 12/21 - NOON - OVERLAY



4 12/21 - 9:26 AM - OVERLAY

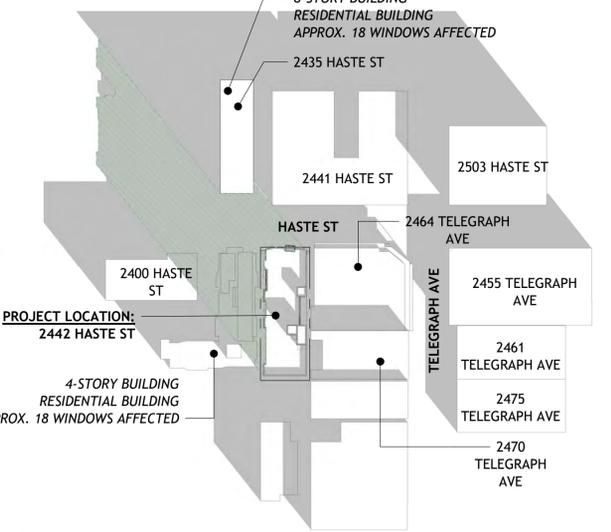
NOTE: SEE G010 FOR ELEVATION OF EXISTING AND PROPOSED SHADOW OVERLAY ON 2400 HASTE ST. (NEIGHBORING BUILDING TO THE WEST OF THE PROJECT)



9 12/21 - 2:48 PM - PROPOSED



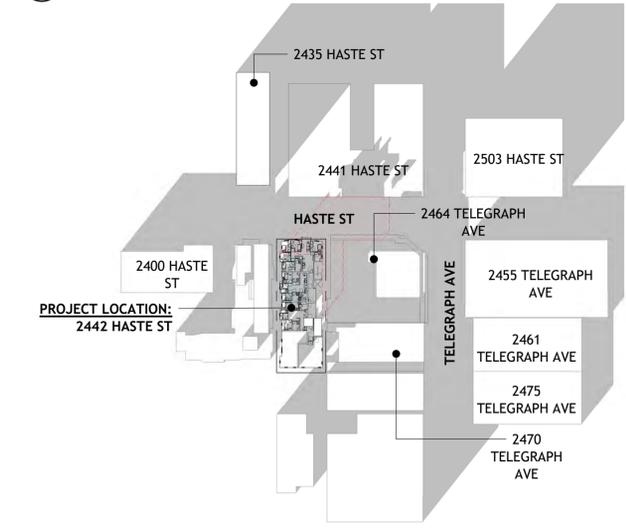
6 12/21 - 12:00 PM - PROPOSED



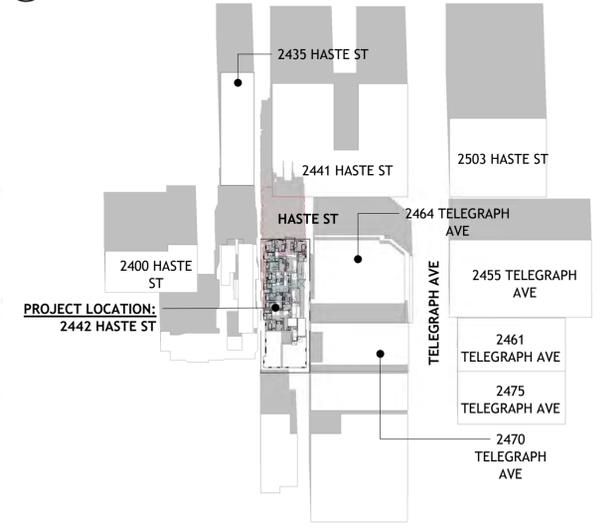
3 12/21 - 9:26 AM - PROPOSED

SHADOW LEGEND:  
 [Red hatched box] EXISTING SHADOW  
 [Green hatched box] NEW SHADOW  
 [Blue hatched box] OVERLAY SHADOW

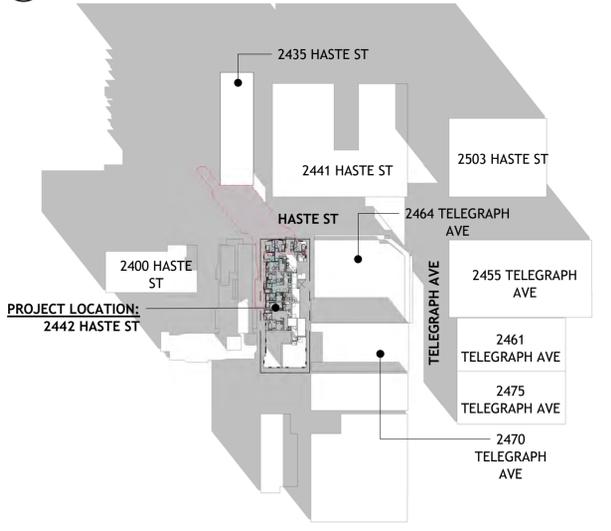
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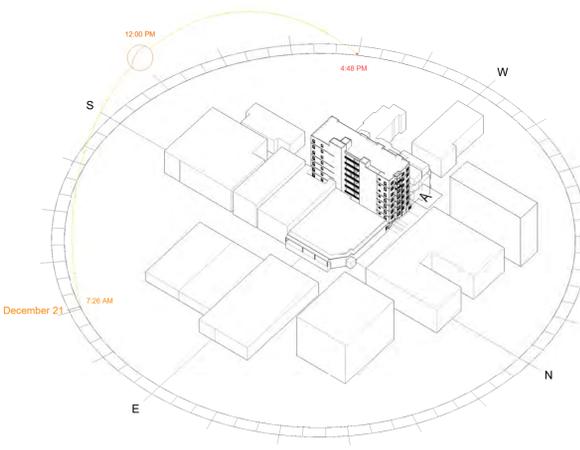
8 12/21 - 2:48 PM - EXISTING



5 12/21 - 12:00 PM - EXISTING



2 12/21 - 9:26 AM - EXISTING



1 SHADOW STUDY - SUN PATH - DEC 21ST

DATE	ISSUE RECORD

PROJECT NO: HEE01

ISSUE DATE: 4/15/25

SHADOW STUDIES - DECEMBER 21ST

G007



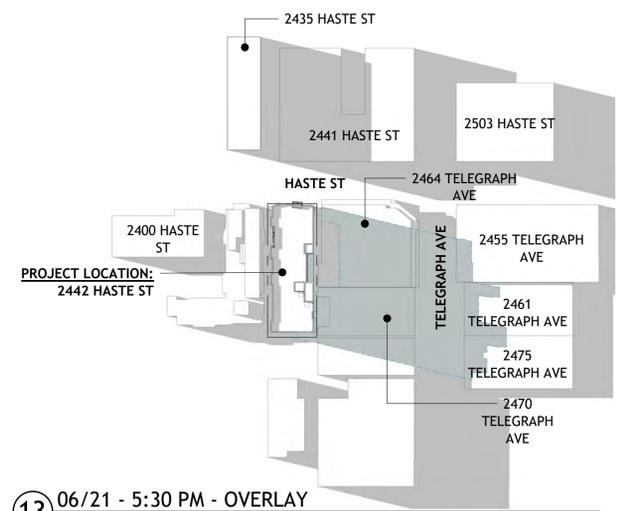
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2442 HASTE ST.

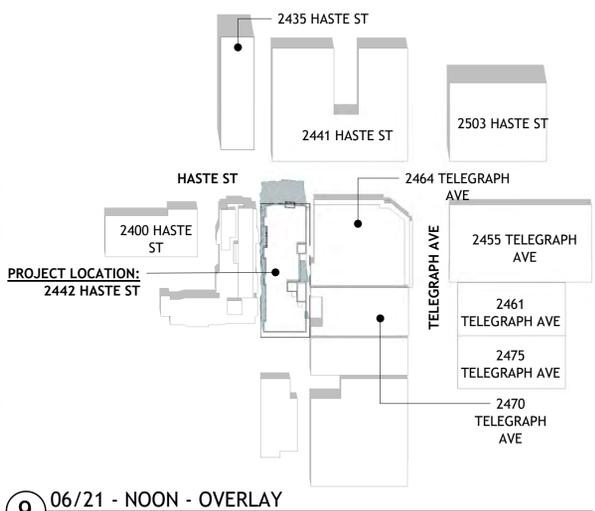
2442 HASTE STREET,  
 BERKELEY, CA 94704



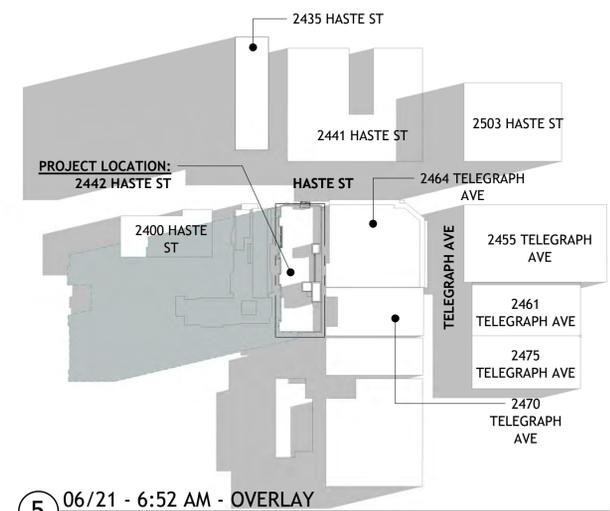
ENTITLEMENTS



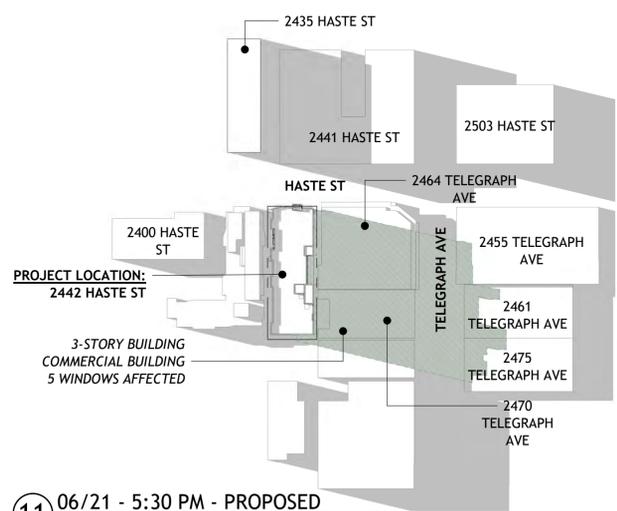
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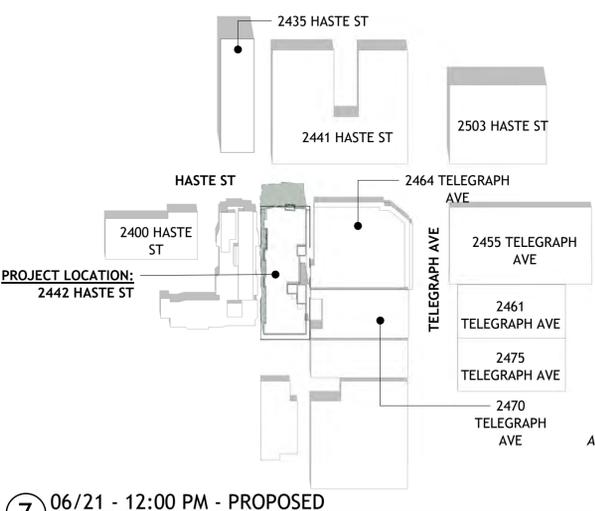
9 06/21 - NOON - OVERLAY



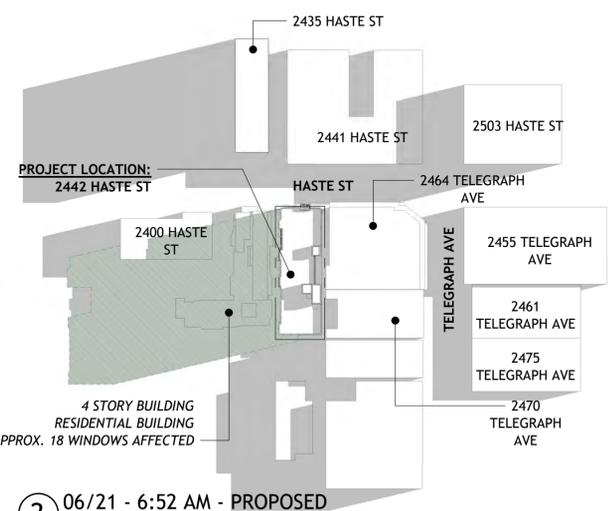
5 06/21 - 6:52 AM - OVERLAY



11 06/21 - 5:30 PM - PROPOSED



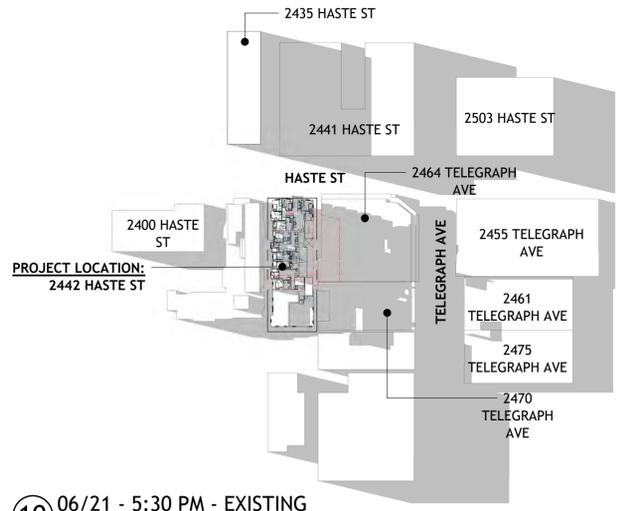
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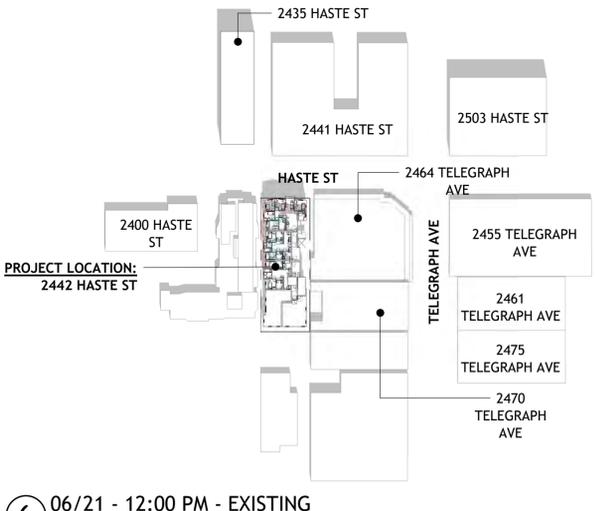
2 06/21 - 6:52 AM - PROPOSED



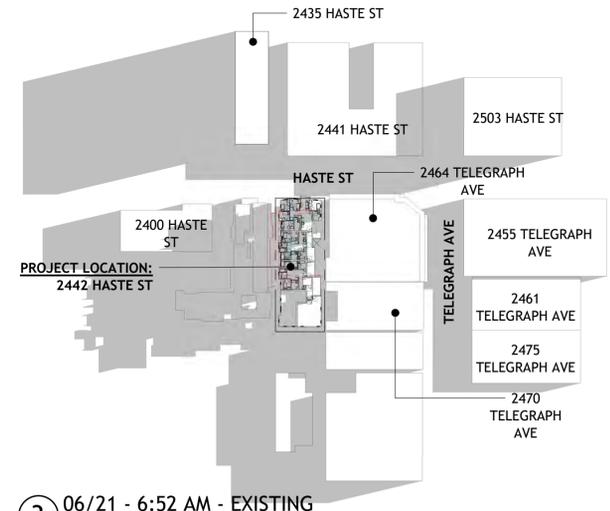
SHADOW LEGEND



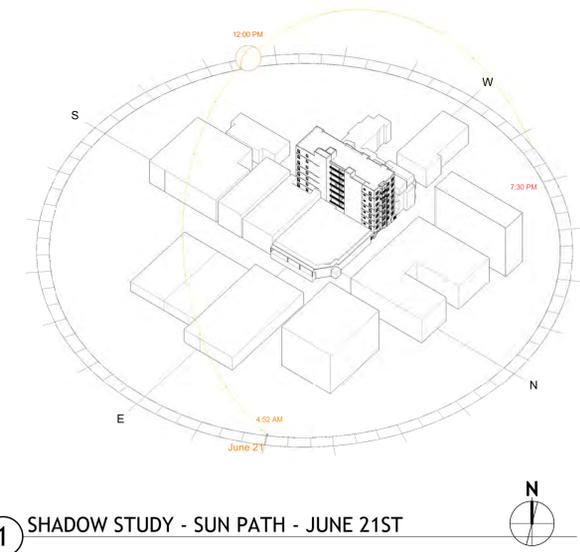
10 06/21 - 5:30 PM - EXISTING



6 06/21 - 12:00 PM - EXISTING



3 06/21 - 6:52 AM - EXISTING



1 SHADOW STUDY - SUN PATH - JUNE 21ST

Δ	DATE	ISSUE RECORD

PROJECT NO: HEE01

ISSUE DATE: 4/15/25

SHADOW STUDIES - JUNE 21ST

G008

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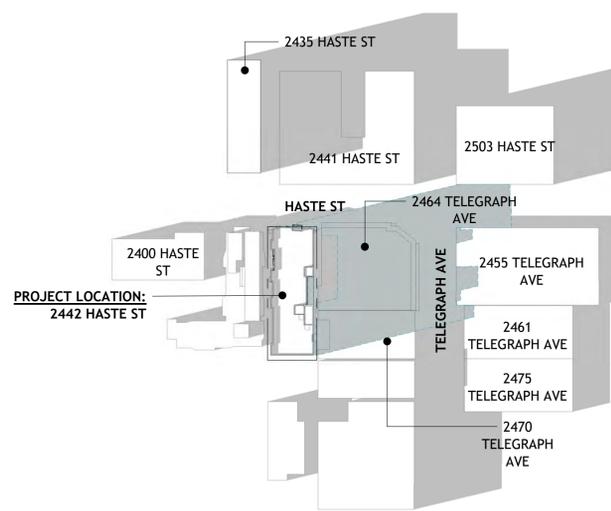
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2442 HASTE ST.

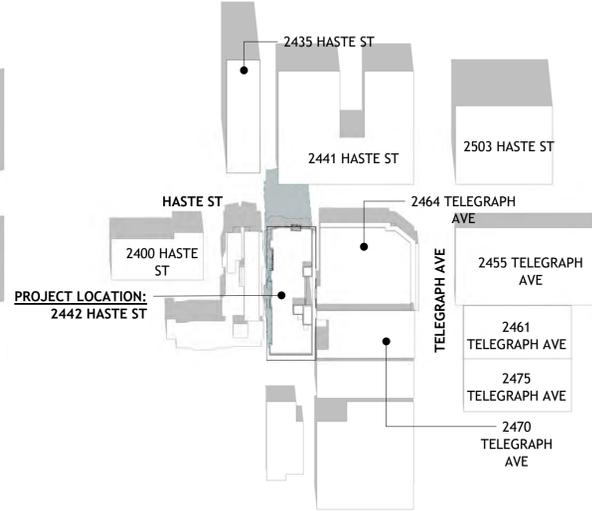
2442 HASTE STREET,  
 BERKELEY, CA 94704



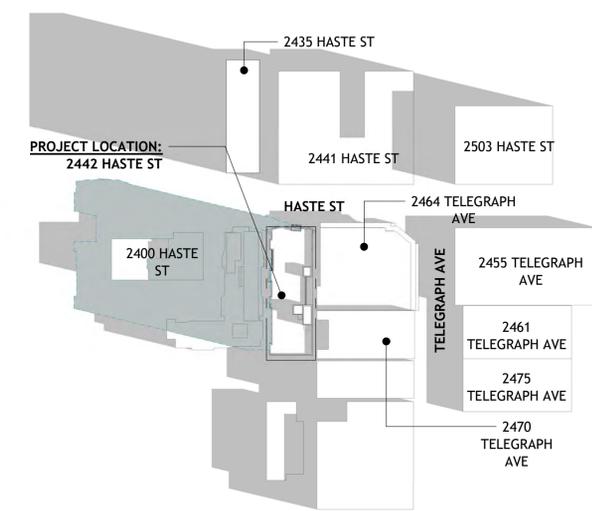
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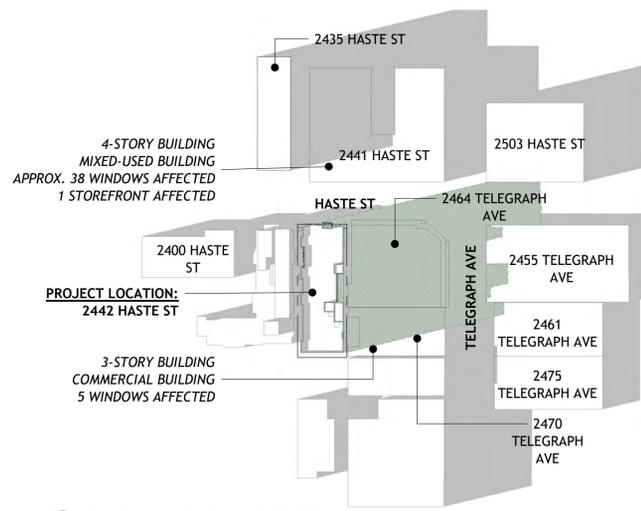
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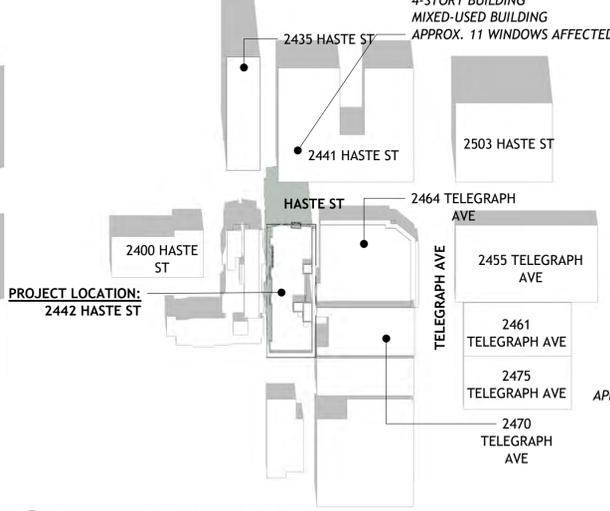
9 04/01 - NOON - OVERLAY



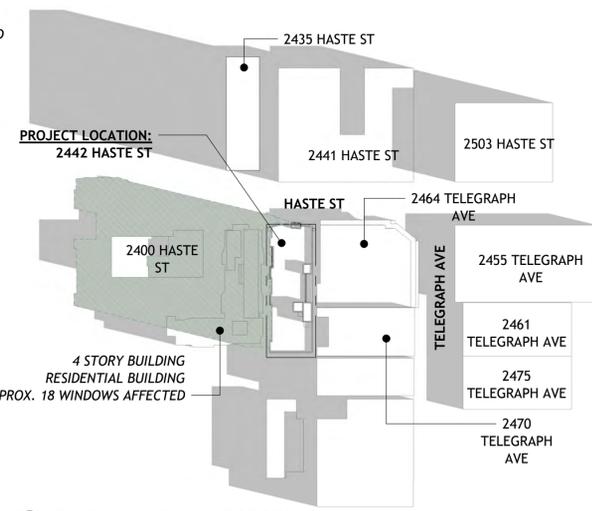
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11 04/01 - 4:27 PM - PROPOSED



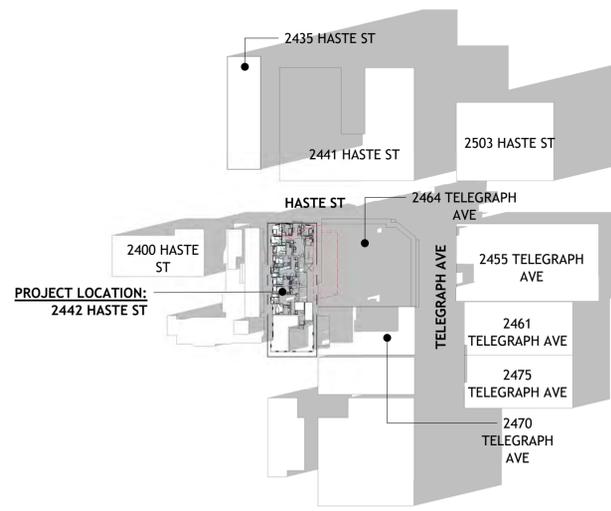
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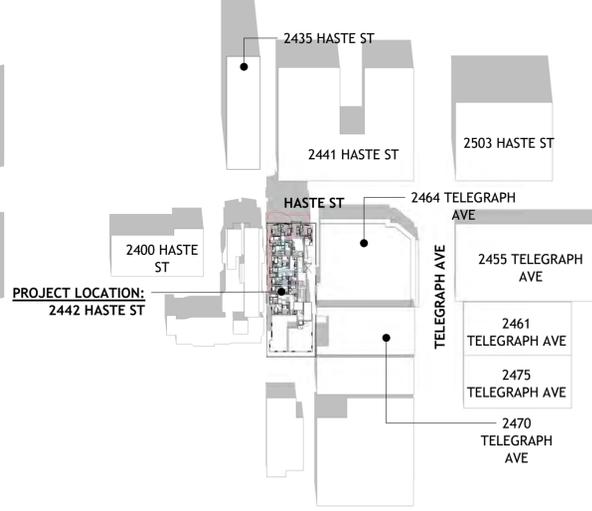
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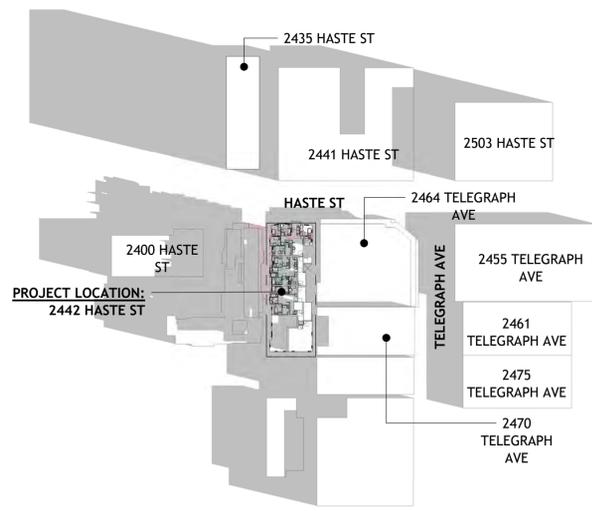
SHADOW LEGEND



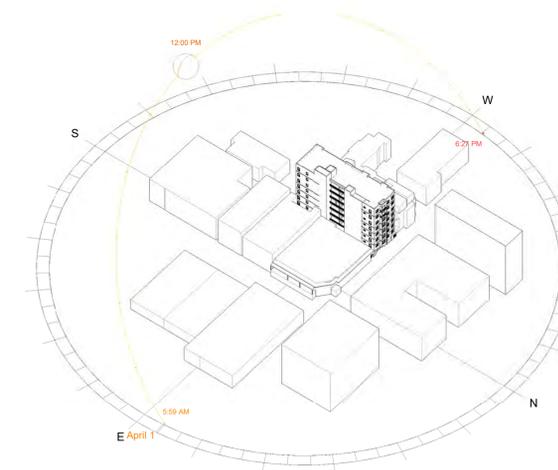
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6 04/01 - 12:00 PM - EXISTING



3 04/01 - 7:59 AM - EXISTING



1 SHADOW STUDY - SUN PATH - APRIL 1ST

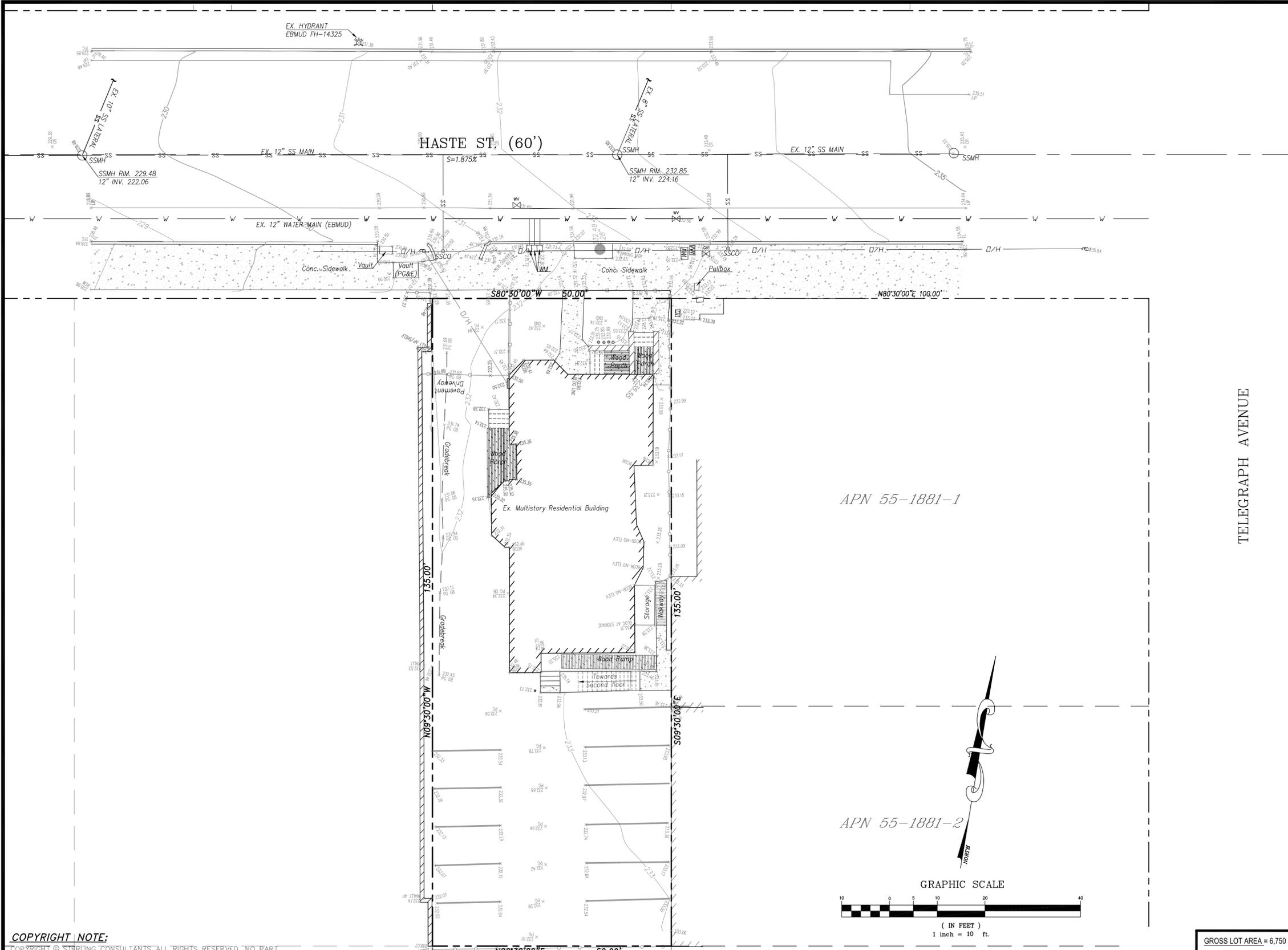
△	DATE	ISSUE RECORD

PROJECT NO: HEE01  
 ISSUE DATE: 4/15/25  
 SHADOW STUDIES - APRIL 1ST

G009







**LEGEND**

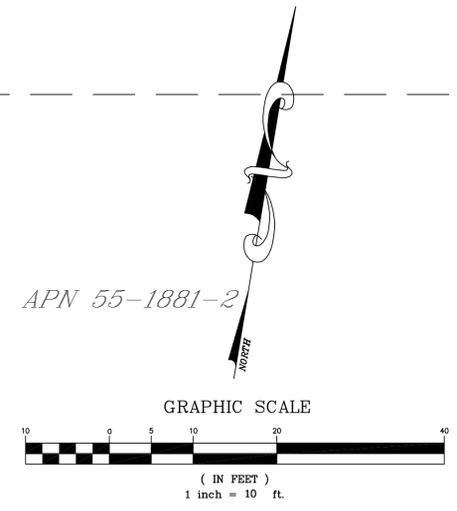
SYMBOL	DESCRIPTIONS
---	BOUNDARY / RIGHT-OF-WAY LINE
- - - -	EASEMENT LINE
⊕	CENTERLINE (⊕)
=====	RETAINING WALL
— SS —	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
□	DRAIN INLET
↘	PERCENT GRADE
x 607.0	EXISTING GRADE ELEVATION
~ 185	EXISTING CONTOUR w/ ELEVATION
●	EXISTING TREE w/ DBH

**ABBREVIATIONS**

AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
AP	ASPHALT PAVEMENT
BFP	BACKFLOW PREVENTOR
BSI	BUILDING SETBACK LINE
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAINAGE INLET
DM	DEADMAN ANCHOR
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GARAGE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
JP	JOINT POLE
MB	MAILBOX
O/H	OVERHEAD
PB	PULLBOX
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASMENT
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
L=	LENGTH OF CURVE
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
VG	VALLEY GUTTER
SL	STREET LIGHT
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WV	WATER VALVE
WW	WALKWAY

APN 55-1881-1

APN 55-1881-2



GROSS LOT AREA = 6,750 SF (0.1549)

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VERTICAL DATUM: HELD ELEVATION OF 200.25 FEET ON TOP OF THE DISK IN THE MONUMENT WELL AT THE INTERSECTION OF DWIGHT WAY AND ELLSWORTH STREET. VERTICAL DATUM: CITY OF BERKELEY.

BASIS OF BEARINGS: N 09°30'00" W ALONG THE MONUMENT LINE OF DANA STREET AS SHOWN ON THE PARCEL MAP 11017, BOOK 346 OF MAPS AT PAGE 100, ALAMEDA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

DATE: MARCH 07, 2025					
SCALE: AS NOTED					
DRAWN: DSK/KT					
DESIGNED: DSK/KT					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

**STERLING CONSULTANTS**  
 46560 FREMONT BOULEVARD, SUITE NO. 205  
 FREMONT, CA 94538  
 Isterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

2442 HASTE STREET, LLC  
 3483 IRONWOOD DR  
 SAN RAMON, CA 94582

APN: 055-1881-18

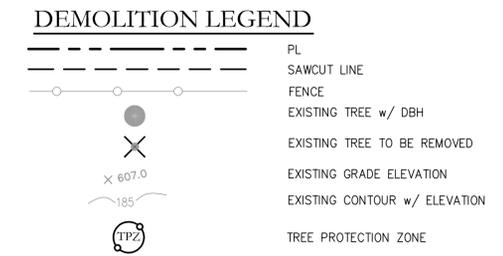
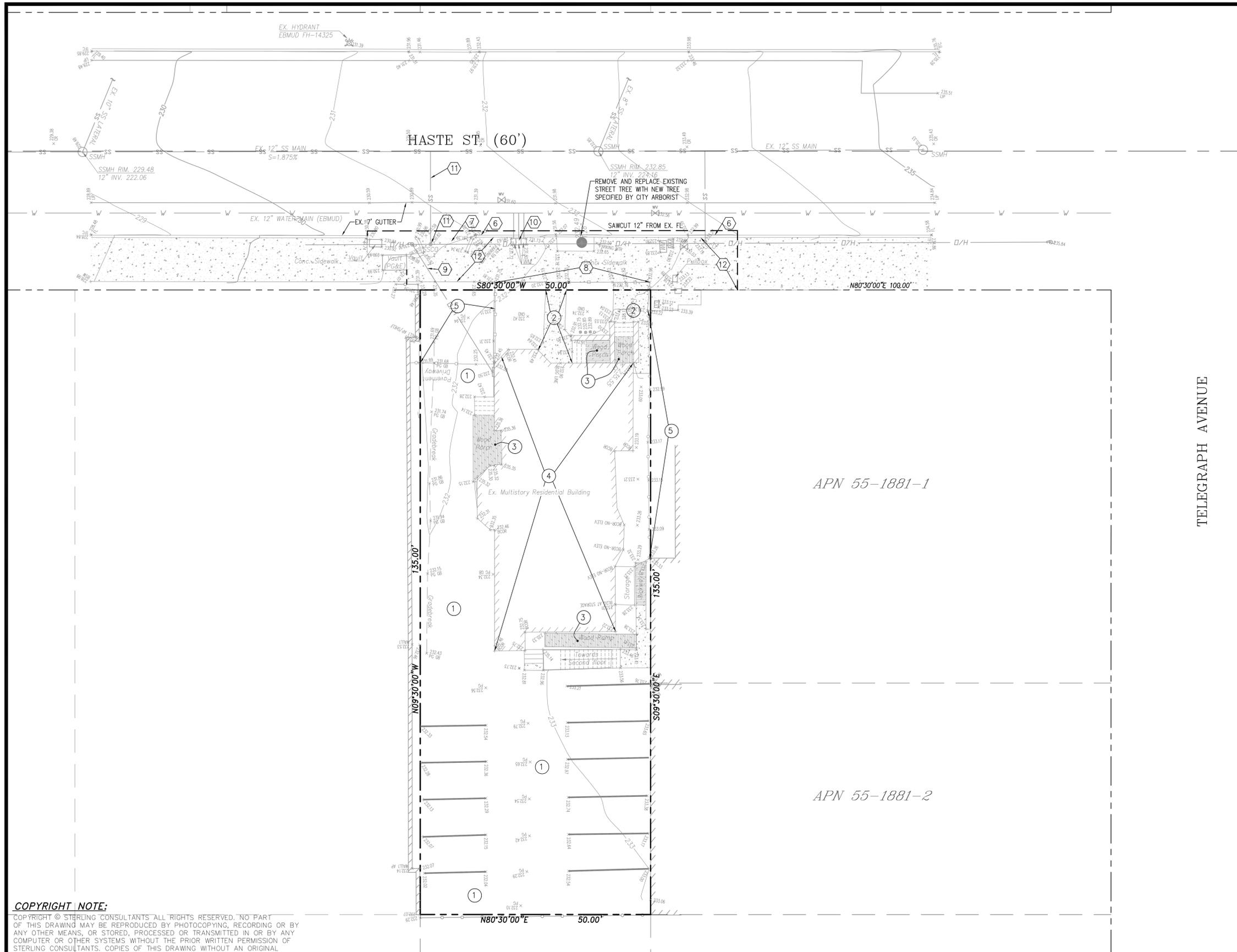
2442 HASTE STREET

**TOPOGRAPHIC & BOUNDARY SURVEY**

CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. **C1**

JOB NO. 2023-23



- ### ABBREVIATIONS
- ASPH. ASPHALT
  - CONC. CONCRETE
  - EP EDGE OF PAVEMENT
  - EX EXISTING
  - GM GAS METER
  - MB MAIL BOX
  - SS SANITARY SEWER
  - SSCO SANITARY SEWER CLEAN-OUT
  - WM WATER METER
  - WV WATER VALVE
  - JP JOINT POLE
  - TPZ TREE PROTECTION ZONE

- ### DEMOLITION NOTES:
- CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF BERKELEY BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
  - THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF BERKELEY.
  - CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
  - UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

- ### ONSITE REMOVAL NOTES
- 1 REMOVE EXISTING ASPHALT PAVEMENT
  - 2 REMOVE EXISTING CONCRETE
  - 3 REMOVE EXISTING WOOD PORCH
  - 4 REMOVE EXISTING BUILDING
  - 5 REMOVE EXISTING FENCE

- ### OFFSITE REMOVAL NOTES
- 6 REMOVE EXISTING CURB
  - 7 REMOVE EXISTING CONCRETE DRIVEWAY APRON
  - 8 REMOVE EXISTING FENCE
  - 9 REMOVE EXISTING OVERHEAD WIRE
  - 10 REMOVE EXISTING WATER METERS & ABANDON SERVICES
  - 11 REMOVE EXISTING SEWER CLEANOUT & ABANDON SERVICE
  - 12 REMOVE EXISTING SIDEWALK

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DATE: MARCH 07, 2025					
SCALE: AS NOTED					
DRAWN: DSK/KT					
DESIGNED: DSK/KT					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

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PREPARED BY:  
**STERLING CONSULTANTS**  
 46560 FREMONT BOULEVARD, SUITE NO. 205  
 FREMONT, CA 94538  
 sterlingconsultants@gmail.com PHONE: 510.344.8955

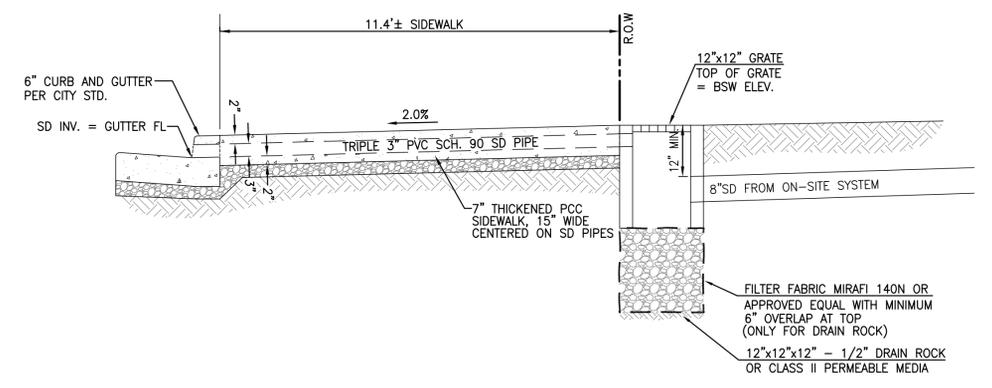
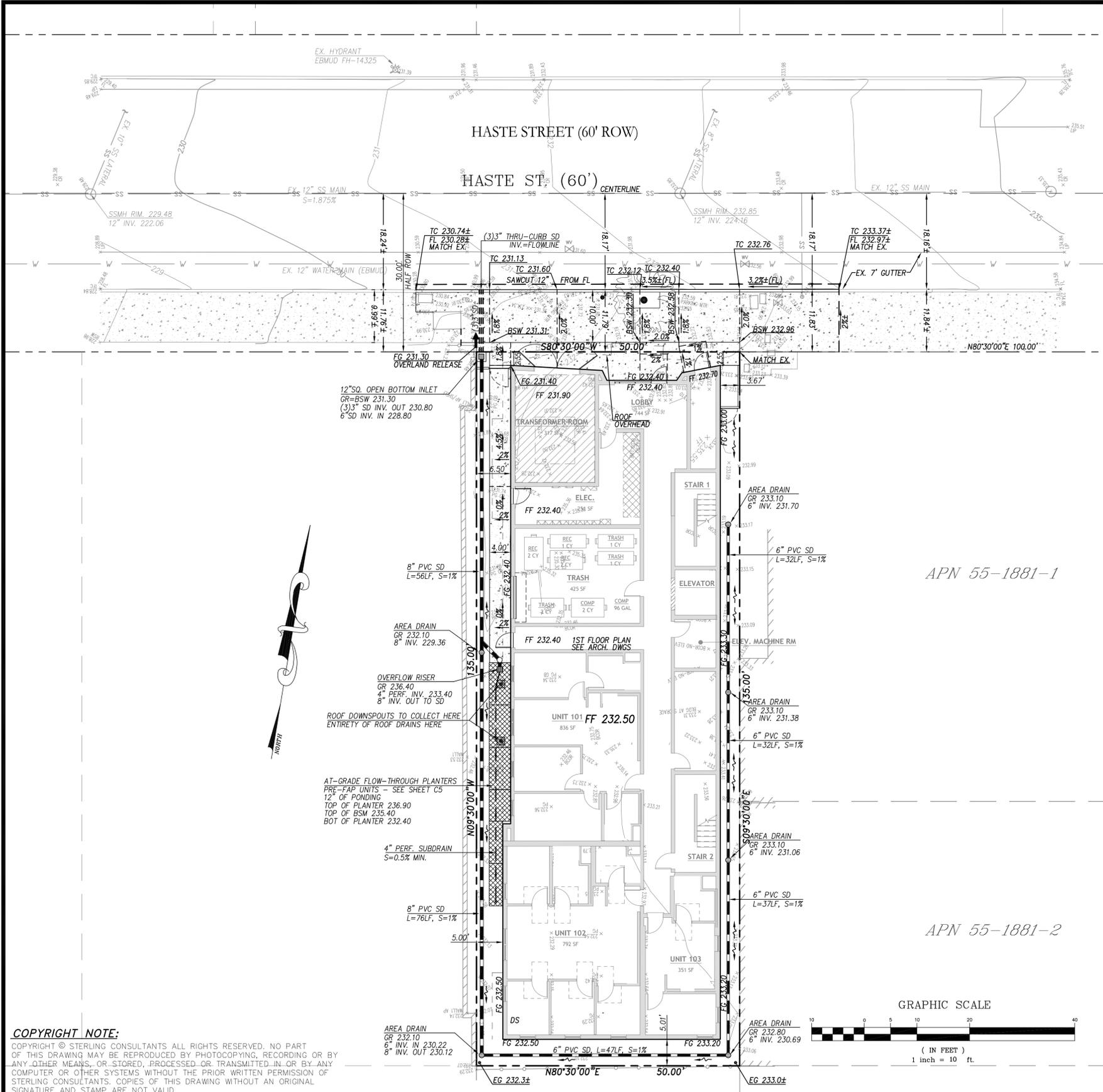
PREPARED FOR:  
 2442 HASTE STREET, LLC  
 3483 IRONWOOD DR  
 SAN RAMON, CA 94582

APN: 055-1881-18  
 2442 HASTE STREET  
**PRELIMINARY DEMOLITION PLAN**  
 CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. **C2**  
 JOB NO. 2023-23

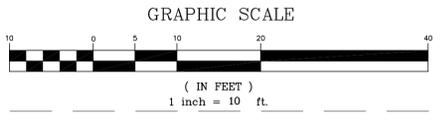
**GRADING NOTES:**

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES, IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH. THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF BERKELEY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
14. REMOVE AND REPLACE ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE



APN 55-1881-1

APN 55-1881-2



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DESIGNED: DSK/KT					
ENGINEER: DSK					
MANAGER: DSK					
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PREPARED BY:

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PREPARED FOR:

2442 HASTE STREET, LLC  
 3483 IRONWOOD DR  
 SAN RAMON, CA 94582

APN: 055-1881-18

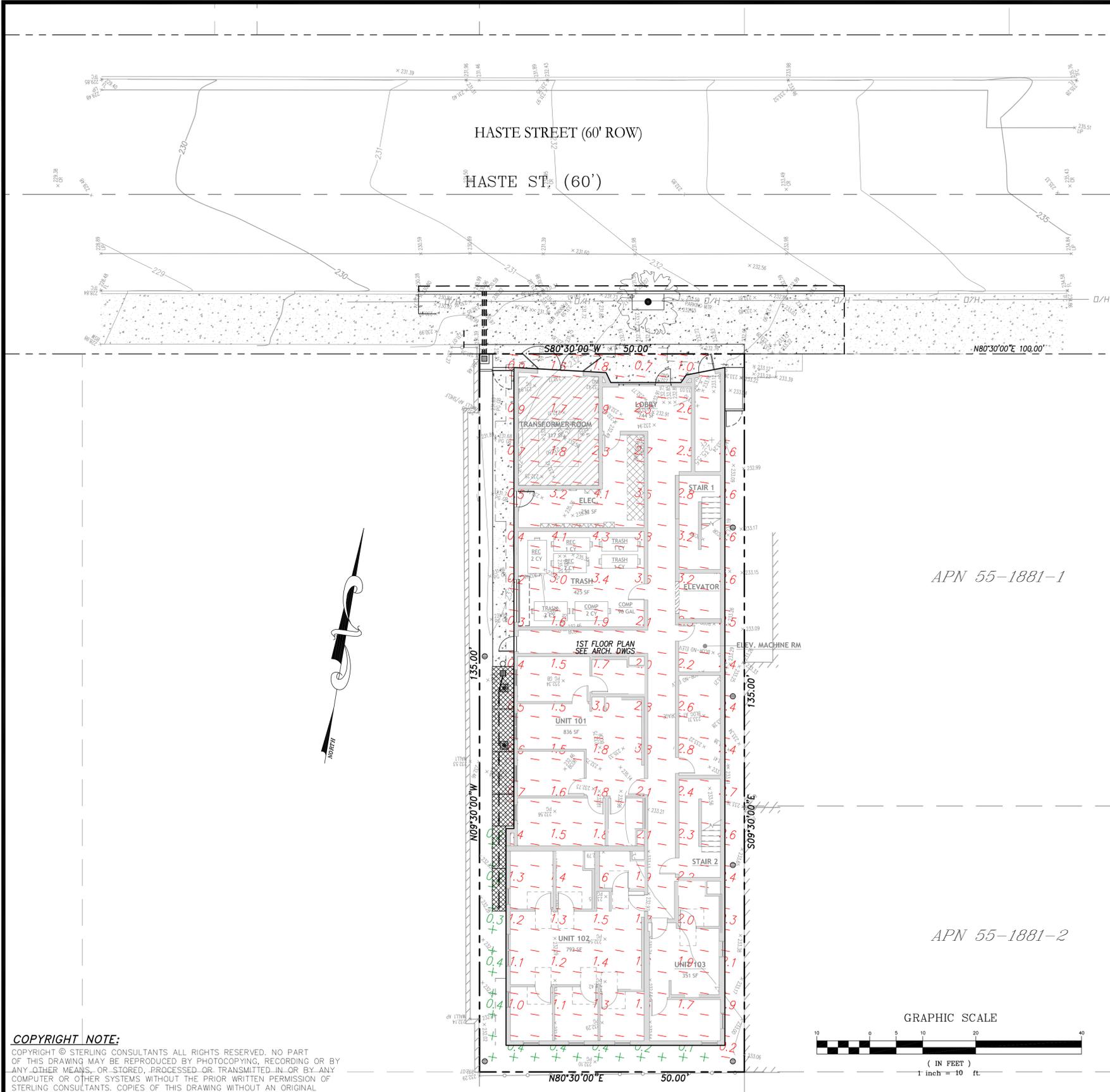
2442 HASTE STREET

**PRELIMINARY GRADING & DRAINAGE PLAN**

CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. **C3**

JOB NO. 2023-23



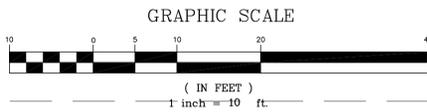
**EARTHWORK LEGEND**

- 2.0 CUT DEPTH AT TICK MARK
- 0.1 FILL DEPTH AT TICK MARK

**EARTHWORK SUMMARY**

MEASURED RAW CUT : (ASSUMED 24" THICK SLAB SECTION)	435 CY
MEASURED RAW FILL :	10 CY
<b>ESTIMATED EXCESS:</b>	<b>425 CY</b>

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND/OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.  
 QUANTITIES MAY CHANGE PRIOR TO GRADING BASED ON REQUIREMENTS OF ANY REMEDIAL WORK THAT MAY BE NEEDED, OR REMOVAL OF UNSUITABLE SOILS OR MATERIALS FROM THE SITE.  
 NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



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 lsterlingconsultants@gmail.com PHONE: 510.344.8955

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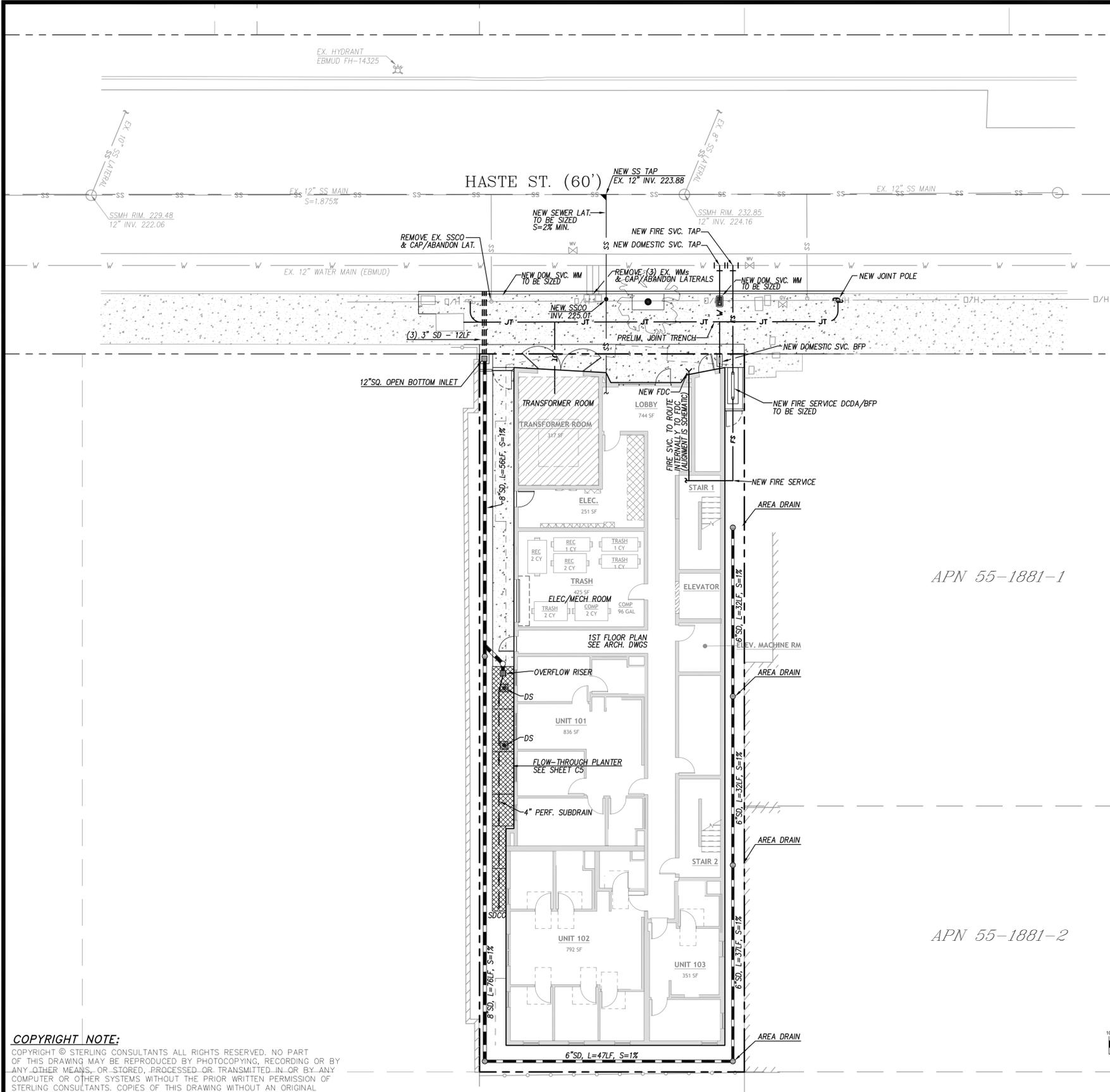
APN: 055-1881-18 2442 HASTE STREET

**PRELIMINARY EARTHWORK QUANTITY PLAN**

CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

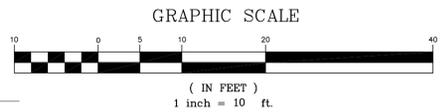
SHEET NO. **C3.1**

JOB NO. 2023-23



APN 55-1881-1

APN 55-1881-2



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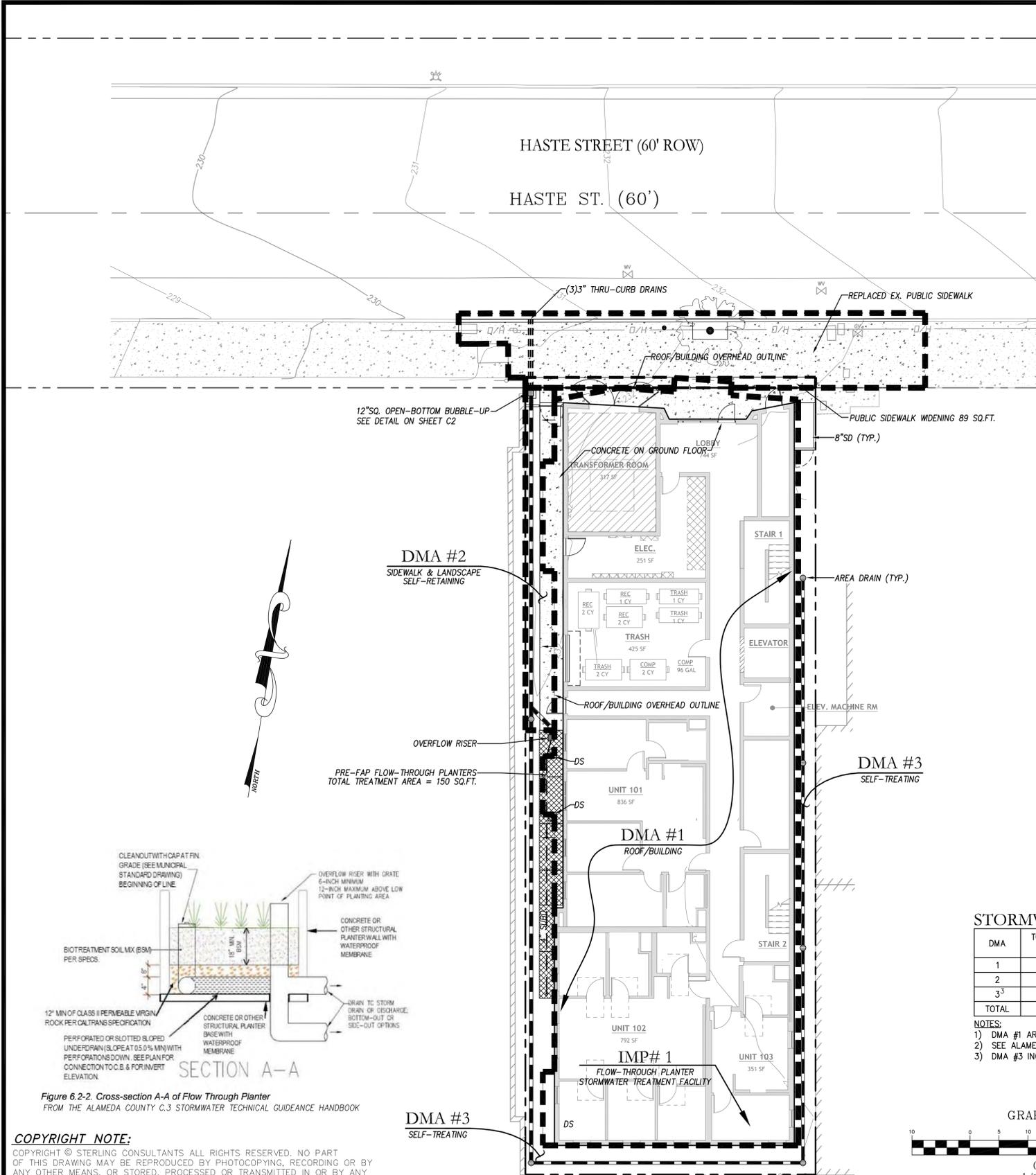
PREPARED BY, OR UNDER THE DIRECTION OF:  
  
 REGISTERED PROFESSIONAL ENGINEER  
 D. P. S. K. SHAW  
 C 51620  
 STATE OF CALIFORNIA

PREPARED BY:  
  
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PREPARED FOR:  
 2442 HASTE STREET, LLC  
 3483 IRONWOOD DR  
 SAN RAMON, CA 94582

APN: 055-1881-18  
 2442 HASTE STREET  
**PRELIMINARY UTILITY PLAN**  
 CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. **C4**  
 JOB NO. 2023-23



**Tournesol**

Bioretention Planters, GFRC

**DIMENSIONS**

- Module maximum dimensions 96" L x 60" W x 54" H
- Connect multiple modules to extend length

**INCLUDED WITH PLANTER**

- Planter
- Clean-out
- Drainpipe
- Overflow
- 4" Dia. Outlet

**OPTIONAL ACCESSORIES**

- Splash Box
- Level Spreader

**CUSTOMER SUPPLIED**

- Media
- Landscape Fabric
- Fabric Sleeve (optional)

**SAMPLE PRE-FABRICATED FLOW-THROUGH PLANTER**

**Worksheet for Calculating the Combination Flow and Volume Method**

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

**1.0 Project Information**

1-1 Project Name:	2442 Haste St, Berkeley	The calculations presented here are based on the combination flow and volume hydraulic sizing method provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".
1-2 City application ID:	2442 Haste St, Berkeley	
1-3 Site Address or APN:		
1-4 Tract or Parcel Map No:		
1-5 Site Mean Annual Precip. (MAP) <sup>1</sup>	26.0	
1-6 Applicable Rain Gauge <sup>2</sup>	Oakland	

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

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: **1.42**

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

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

2-1 Name of DMA:	DMA #1 (Roof)
------------------	---------------

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

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	5,522	1.0	5,522
2-3 Pervious surface	0	0.1	
Total DMA Area (square feet) =			5,522
		Total Effective Impervious Area (EIA)	5,522

**3.0 Calculate Unit Basin Storage Volume in Inches**

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns	
Applicable Rain Gauge	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Mean Annual Precipitation (in)	Coefficient of 1.00
Oakland Airport	18.35
San Jose	14.4

3-1 Unit basin storage volume from Table 5.2: **0.67** Inches  
 (The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 Adjusted unit basin storage volume: **0.95** Inches  
 (The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 Required Capture Volume (in cubic feet): **437** Cubic feet  
 (The adjusted unit basin storage volume (inches) is multiplied by the size of the DMA and converted to feet)

**4.0 Calculate the Duration of the Rain Event**

4-1 Rainfall intensity	0.2
4-2 Divide Item 3-2 by Item 4-1	4.75

**5.0 Preliminary Estimate of Surface Area of Treatment Measure**

5-1 4% of DMA impervious surface	221
5-2 Area 25% smaller than Item 5-1	166
5-3 Volume of treated runoff for area in Item 5-2	328

**6.0 Initial Adjustment of Depth of Surface Ponding Area**

6-1 Subtract Item 5-3 from Item 3-3	109
6-2 Divide Item 6-1 by Item 5-2	0.7
6-3 Convert Item 6-2 from ft to inches	7.9
6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.	

**7.0 Optimize Size of Treatment Measure**

7-1 Enter an area larger or smaller than Item 5-2	147
7-2 Volume of treated runoff for area in Item 7-1	291
7-3 Subtract Item 7-2 from Item 3-3	146
7-4 Divide Item 7-3 by Item 7-1	0.99
7-5 Convert Item 7-4 from feet to inches	11.93
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.	

**8.0 Surface Area of Treatment Measure for DMA**

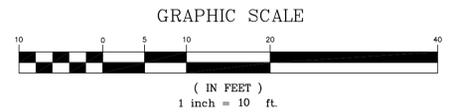
8-1 Final surface area of treatment*	147
--------------------------------------	-----

\*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretreatment surface area allowed.

**STORMWATER TREATMENT MEASURES SUMMARY TABLE**

DMA	TOTAL TRIBUTARY AREA (SQ.FT.)	IMPERVIOUS AREA (SQ.FT.)	PERVIOUS AREA (SQ.FT.)	DRAINS TO IMP. #	SIZING METHOD	TREATMENT METHOD	REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED	PONDING DEPTH
1	5,522 <sup>1</sup>	5,522	0	IMP #1	COMBINATION FLOW-VOLUME <sup>2</sup>	FLOW-THRU PLANTER	147 SQ.FT.	150 SQ.FT.	12 INCHES
2	256	113	143	SELF-RETAINING	2:1 MAX IMP. TO PERV. RATIO	SELF-RETAINING	2:1 MAX IMPERVIOUS TO PERVIOUS	0.79:1	N/A
3 <sup>3</sup>	986	0	986	SELF-TREATING	N/A	SELF-TREATING	N/A	N/A	N/A
TOTAL	6,764 <sup>1</sup>	5,635	1,129						

NOTES:  
 1) DMA #1 AREA INCLUDES 16 SQ.FT. OF ROOF OVERHANG THAT ENROACHES IN THE PUBLIC RIGHT-OF-WAY. TOTAL ONSITE AREA IS 6,750 SQ.FT.  
 2) SEE ALAMEDA COUNTY COMBINATION FLOW AND VOLUME SIZING METHOD WORKSHEET ABOVE.  
 3) DMA #3 INCLUDES ALL REMAINING AREA NOT COUNTED IN DMAs 1 & 2.



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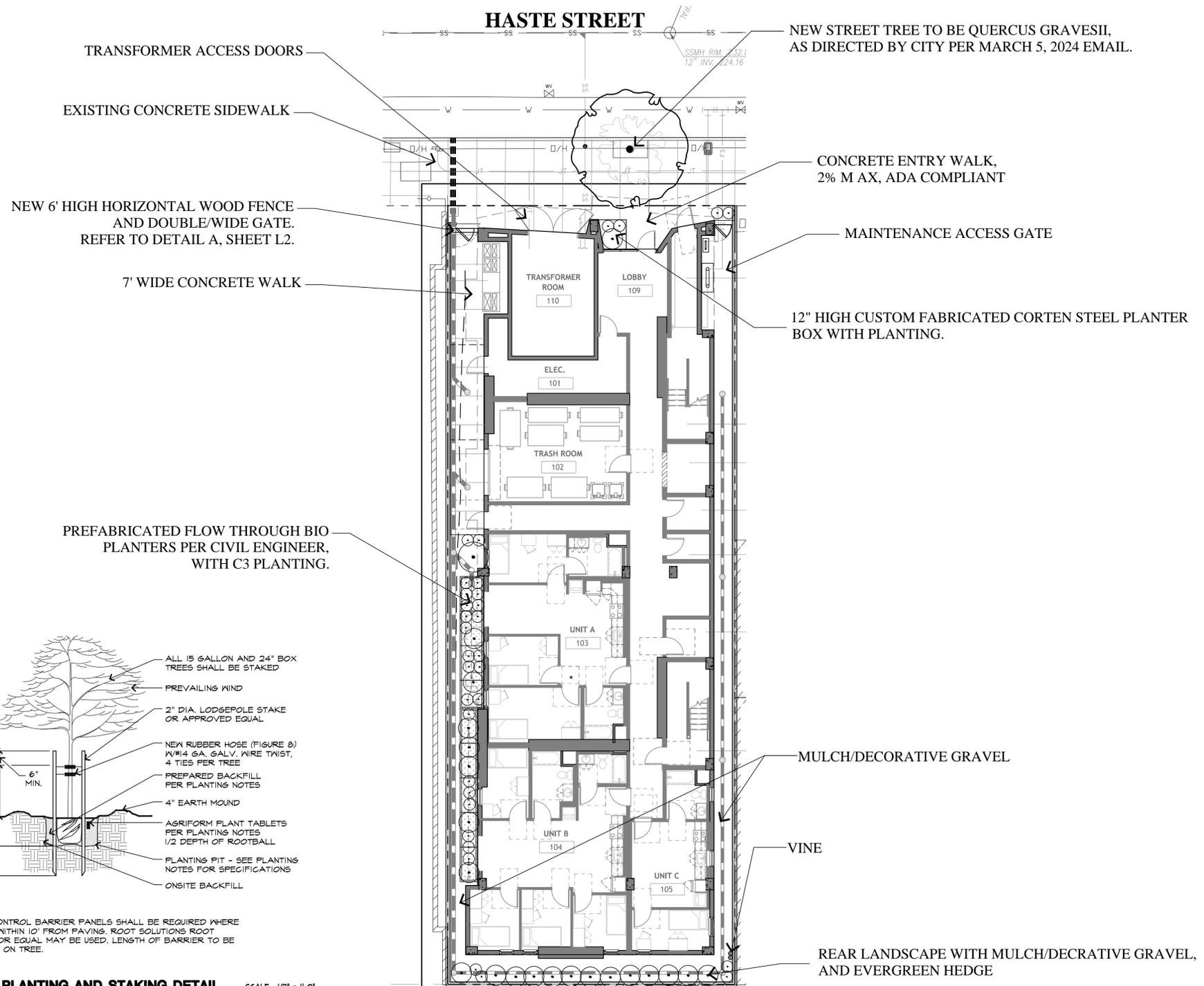
2442 HASTE STREET

**PRELIMINARY STORMWATER CONTROL PLAN**

CITY OF BERKELEY COUNTY OF ALAMEDA CALIFORNIA

SHEET NO. **C5**

JOB NO. 2023-23

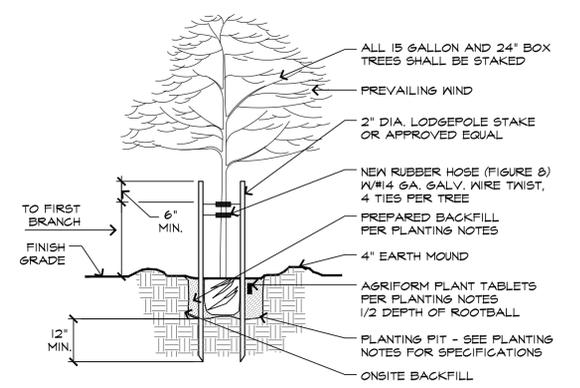


**PRELIMINARY PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>STREET TREES</b>			
QUERCUS GRAVESII	GRAVES OAK	24" BOX	LOW
<b>SHRUBS</b>			
CAREX TUMULICOLA* (N)	BERKELEY SEDGE	1 GALLON	MED
CHORONDEPetalum TECTORUM*	CAPE RUSH	5 GALLON	LOW
EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	5 GALLON	LOW
IRIS DOUGLASSII (N)	PACIFIC COAST IRIS	1 GALLON	LOW
JUNCUS SPP.* (N)	RUSH	1 GALLON	MED
LAVATERA ASSERGENTIFLORA (N)	CA TREE MALLOW	5 GALLON	LOW
MAHONIA REPENS (N/FP)	DWARF OREGON GRAPE	5 GALLON	LOW
RHAMNUS CAL. 'LITTLE SUR' (N)	DWARF COFFEEBERRY	5 GALLON	LOW
RIBES AUREUM* (N) (P)	GOLDEN CURRANT	5 GALLON	LOW
WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	LOW
<b>VINES</b>			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	LOW

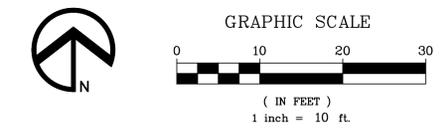
\* - C3 BIO RETENTION PLANTS  
 (N) - CALIFORNIA NATIVE PLANTS - APPROXIMATELY 35% OF TOTAL SHRUBS WILL BE CALIFORNIA NATIVE  
 (P) - POLLINATOR PLANT - SOURCES ARE WWW.CNPS.ORG AND CALSCAPE.ORG.  
 STD. - STANDARD FORM

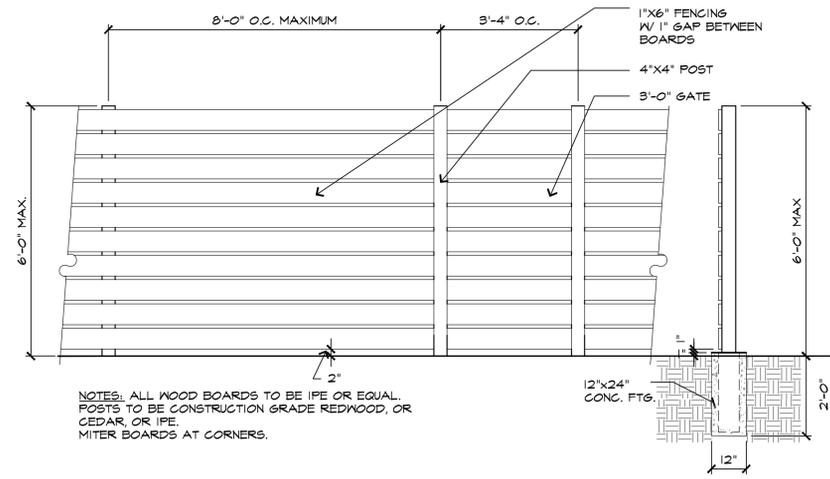
- NOTES:**
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
  - TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
  - LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
  - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
  - ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3" TO ACHIEVE A MINIMUM 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON A MWELO SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL.



**NOTE:**  
 1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

**A TREE PLANTING AND STAKING DETAIL** SCALE: 1/2" = 1'-0"  
 024 - TransPkg





NOTES: ALL WOOD BOARDS TO BE IPE OR EQUAL,  
POSTS TO BE CONSTRUCTION GRADE REDWOOD, OR  
CEDAR, OR IPE.  
MITER BOARDS AT CORNERS.

12"x24"  
CONC. FTG.

**A 6' WOOD SCREEN & GATE**

SCALE: 1/2" = 1'-0"  
024 - ProR



CORTEN STEEL PLANTER EXAMPLES



HASTE STREET

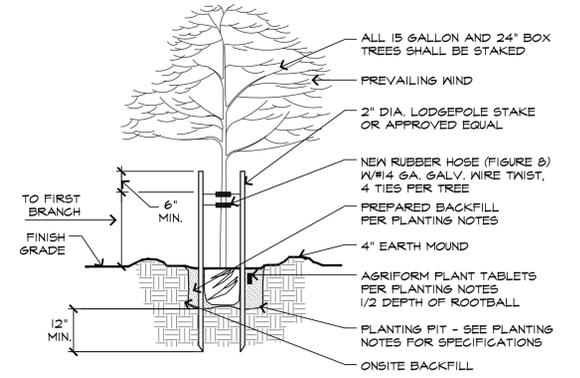
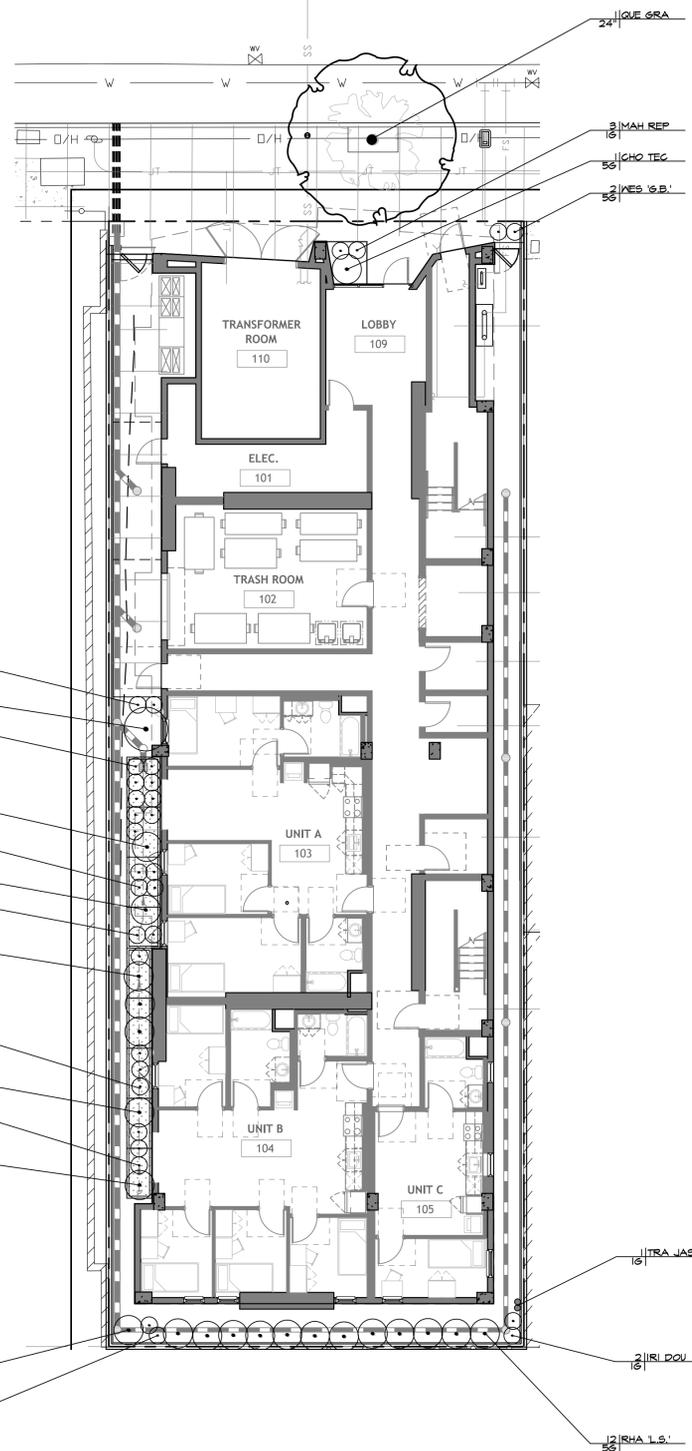
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CHO TEC	CHORONOPETALUM TECTORUM*	CAPE RUSH	5 GALLON	LOW
EVO G.S.	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRES EUONYMUS	5 GALLON	LOW
IRI DOU	IRIS DOUGLASSII (N)	PACIFIC COAST IRIS	1 GALLON	LOW
JUN PAT	JUNCUS SPP.* (N)	RUSH	1 GALLON	MED
LAV ASS	LAVATERA ASSERGENIFLORA (N)	CA TREE MALLOW	5 GALLON	LOW
MAH REP	MAHONIA REPENS (N/P)	DWARF OREGON GRAPE	5 GALLON	LOW
RHA 'L.S.'	RHAMNUS CAL. 'LITTLE SUR' (N)	DWARF COFFEEBERRY	5 GALLON	LOW
RIB AUR	RIBES AUREUM* (N) (P)	GOLDEN CURRANT	5 GALLON	LOW
WES 'G.B.'	WESTRINGIA F. 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	LOW
<b>VINES</b>				
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	LOW

\* - C3 BIO RETENTION PLANTS  
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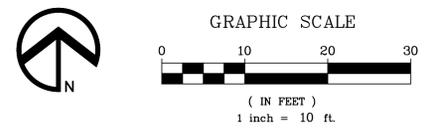
NOTES:

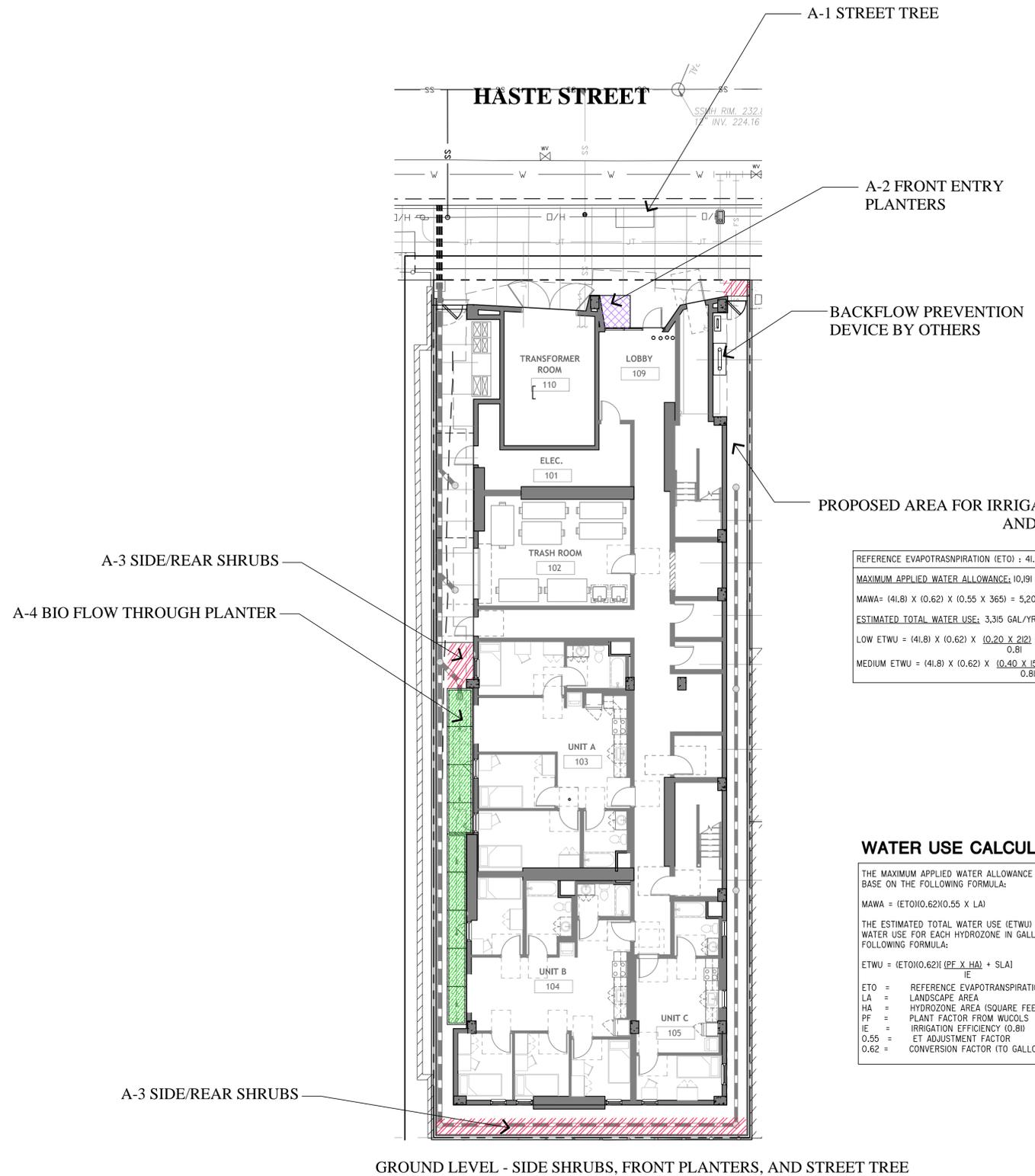
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3" TO ACHIEVE A MINIMUM 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON A MWEL0 SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL.



NOTE:  
 1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 10' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

**A TREE PLANTING AND STAKING DETAIL** SCALE: 1/2" = 1'-0"  
 024 - TransPkg





**IRRIGATION SYSTEM LEGEND**

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
□	IRRIGATION WATER METER	-PER CIVIL ENGINEER		
⊙	ELECTRIC CONTROLLER	-HUNTER-HC-1200 (ET-BASED) - OR EQUIVALENT -HUNTER RAIN CLIK AND/OR SOIL-CLIK SENSORS		
▤	BACKFLOW PREVENTOR	-ZURN-3/4" WILKINS 975XL W/ "Y" STRAINER - OR EQUAL		
⊞	PRESSURE REGULATOR	-ZURN-3/4" NR3XL PRESSURE REDUCING VALVE SINGLE UNION COPPER SWEAT X NPT CONNECTION LEAD FREE - OR EQUAL		
⊞	3/4" IRRIGATION WATER SUBMETER	-HUNTER-HC-075-FLOW		
⊞	RAIN SENSOR	-HUNTER RAIN-CLIK, OR COMPATIBLE EQUAL.		
⊞	MASTER VALVE	-HUNTER-IBV-101G-FS-AS-ADJ		
⊞	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001		
⊞	REMOTE CONTROL VALVES	-HUNTER-ICV-101G-FS		
⊞	REMOTE CONTROL VALVES	-HUNTER-ICZ-101-LF		
⊞	BALL VALVE	-NIBCO-T-FP-600N OR EQUAL- MAINLINE SIZE		
•	BUBBLER (2 PER TREE)	-HUNTER-PCB-25 OR EQUAL	0.25	30
•	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2GPH)	0.27	30
—	2" IRRIGATION SUPPLYLINE	-CLASS 315 OR C900 CLASS 200		-18" COVER
—	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE		-12" COVER
—	ELECTRICAL CONDUIT	-1120/SCHEDULE 80 PVC PIPE		-24" COVER
—	SLEEVING	-1120/SCHEDULE 40 PVC PIPE		-24" COVER
⊞	CONTROLLER STATION NUMBER			
⊞	GALLONS PER MINUTE THROUGH VALVE			
⊞	CONTROL VALVE SIZE			

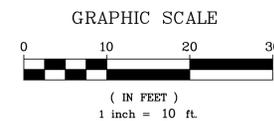
**LANDSCAPE HYDROZONE LEGEND**

NAME	TYPE	WATER USE	DESCRIPTION
A-1	BUBBLER	LOW	STREET TREE - FRONT/SIDEWALK (10 SQ FEET)
A-2	DRIP	LOW	SHRUBS- FRONT ENTRY PLANTERS (108 SQ FEET)
A-3	DRIP	LOW	SHRUBS- SIDE AND REAR GROUND LEVEL (337 SQ FEET)
A-4	DRIP	MEDIUM	SHRUBS- BIO FLOW THROUGH PLANTER, REAR (170 SQ FEET)

REFERENCE EVAPOTRANSPIRATION (ETO) : 41.8  
 MAXIMUM APPLIED WATER ALLOWANCE: 10,191 GAL/YR  
 MAWA= (41.8) X (0.62) X (0.55 X 365) = 5,203 GAL/YR  
 ESTIMATED TOTAL WATER USE: 3,315 GAL/YR (1,357 + 1,958)  
 LOW ETWU = (41.8) X (0.62) X  $\frac{(0.20 \times 212)}{0.81}$  = 1,357 GAL/YR  
 MEDIUM ETWU = (41.8) X (0.62) X  $\frac{(0.40 \times 153)}{0.81}$  = 1,958 GAL/YR

**WATER USE CALCULATIONS:**

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:  
 $MAWA = (ETO)(0.62)(0.55 \times LA)$   
 THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:  
 $ETWU = (ETO)(0.62)(\frac{PF \times HA}{IE} + SLA)$   
 ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)  
 LA = LANDSCAPE AREA  
 HA = HYDROZONE AREA (SQUARE FEET)  
 PF = PLANT FACTOR FROM WUCOLS  
 IE = IRRIGATION EFFICIENCY (0.81)  
 0.55 = ET ADJUSTMENT FACTOR  
 0.62 = CONVERSION FACTOR (TO GALLONS)



GROUND LEVEL - SIDE SHRUBS, FRONT PLANTERS, AND STREET TREE



QUERCUS GRAVESII - GRAVES OAK  
 (AS SPECIFIED BY CITY OF BERKELEY)

**STREET TREE**



JUNCUS PATENS 'ELK BLUE'  
 CALIFORNIA GREY RUSH  
 CALIFORNIA NATIVE



GELSEMIUM SEMPERVIRENS (VINE)  
 CAROLINA JESSAMINE



LAVATERA ASSERGENTIFLORA  
 TREE MALLOW CALIFORNIA NATIVE



RHAMNUS CAL. 'LITTLE SUR' -  
 DWARF COFFEEBERRY CALIFORNIA NATIVE



EUONYMUS J. 'GREEN SPIRE'  
 GREEN SPIRE EUONYMUS

**FRONT AND SIDES**



RIBES AUREUM - GOLDEN CURRANT  
 CALIFORNIA NATIVE



MAHONIA REPENS - LOW OREGON GRAPE  
 CALIFORNIA NATIVE



PACIFIC COAST IRIS CALIFORNIA NATIVE  
 IRIS PACIFIC COAST HYBRID

**BIO RETENTION/FLOW THROUGH PLANTERS**



CHONDROPETALUM TECTORUM  
 CAPE REED



JUNCUS PATENS 'ELK BLUE'  
 CALIFORNIA GREY RUSH  
 CALIFORNIA NATIVE



CAREX TUMULICOLA 'DIVULOSA'  
 BERKELEY SEDGE CALIFORNIA NATIVE



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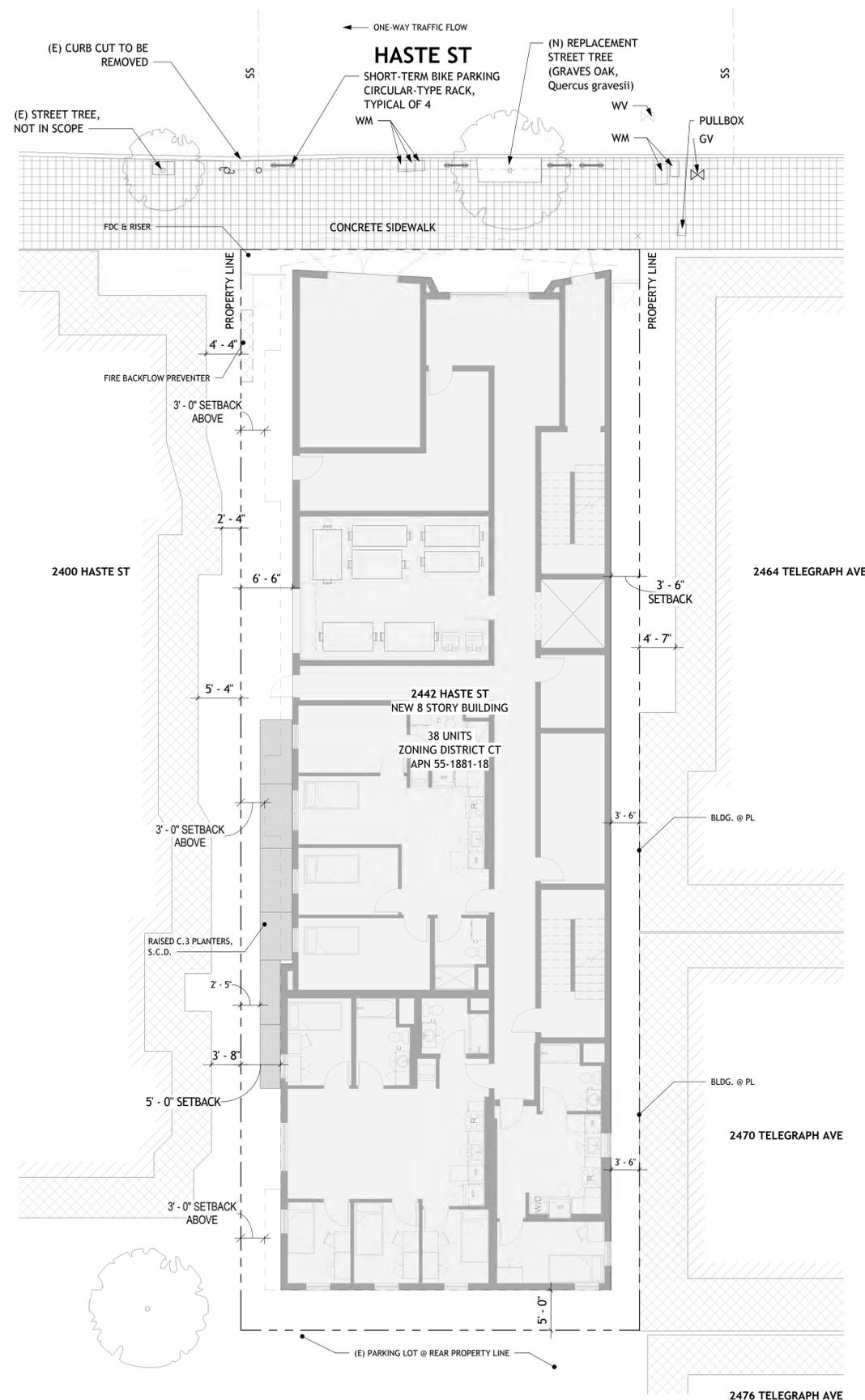
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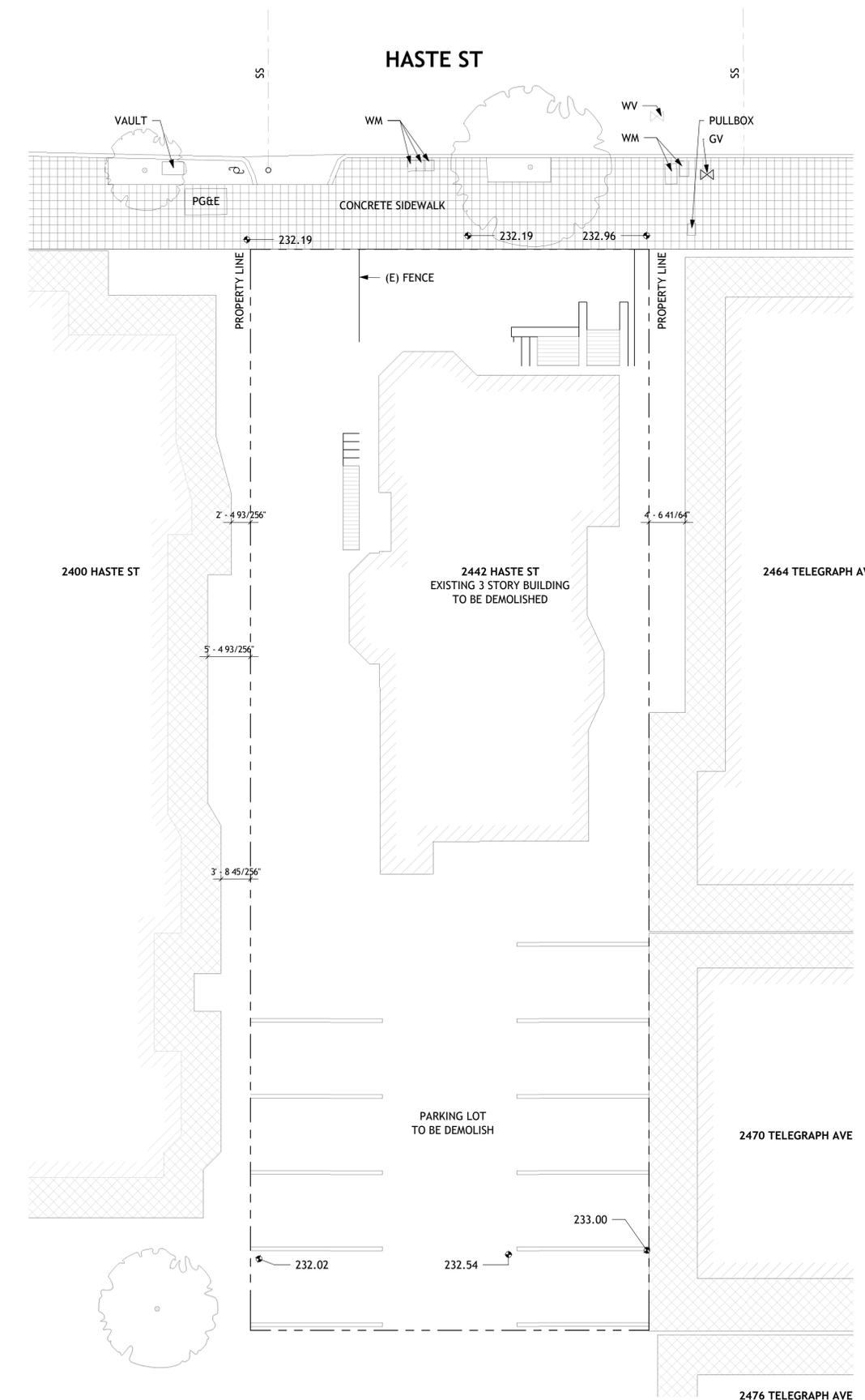
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SITE PLAN

**A100**



**2** SITE PLAN - PROPOSED  
 1/8" = 1'-0"



**1** SITE PLAN - EXISTING  
 1/8" = 1'-0"











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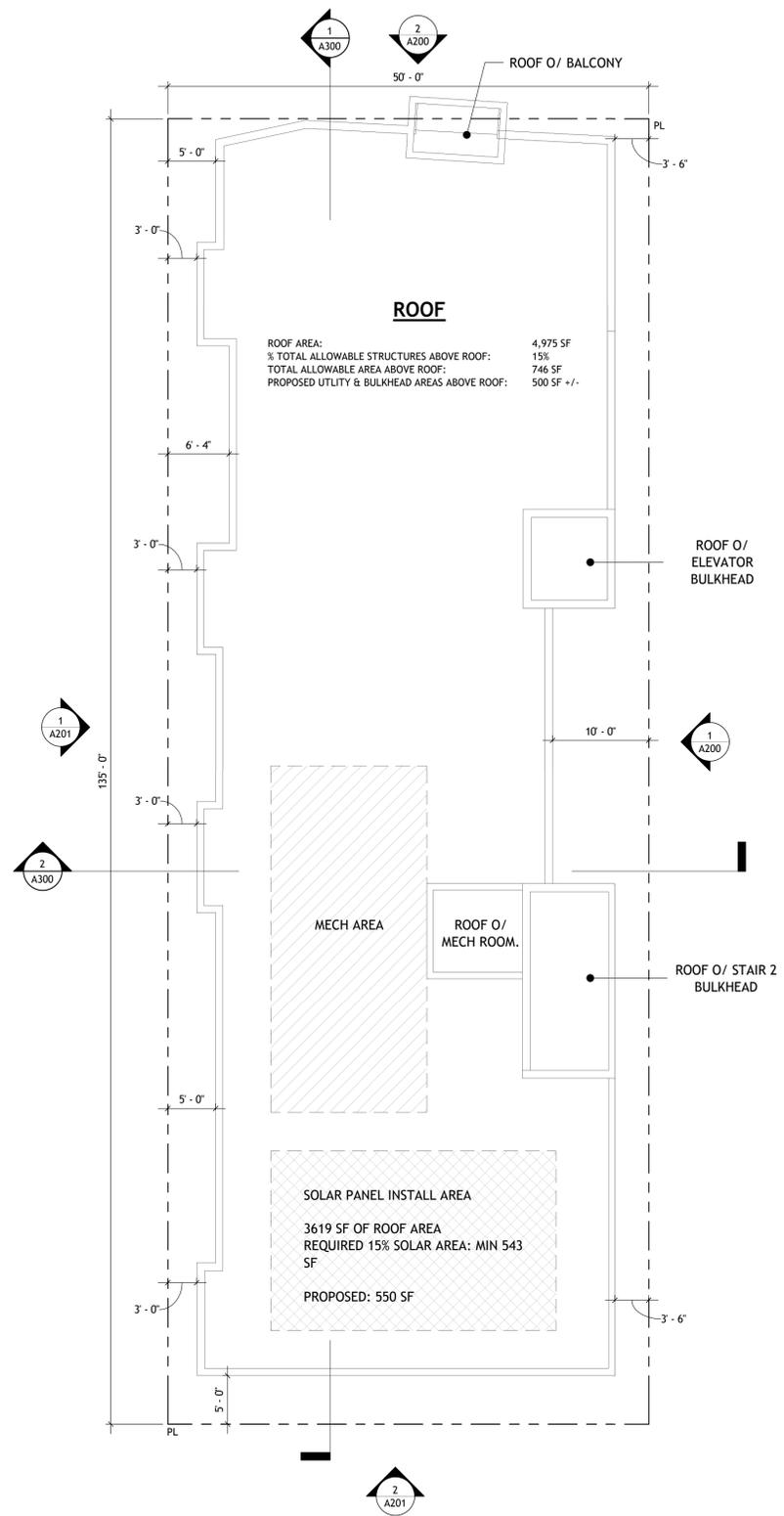
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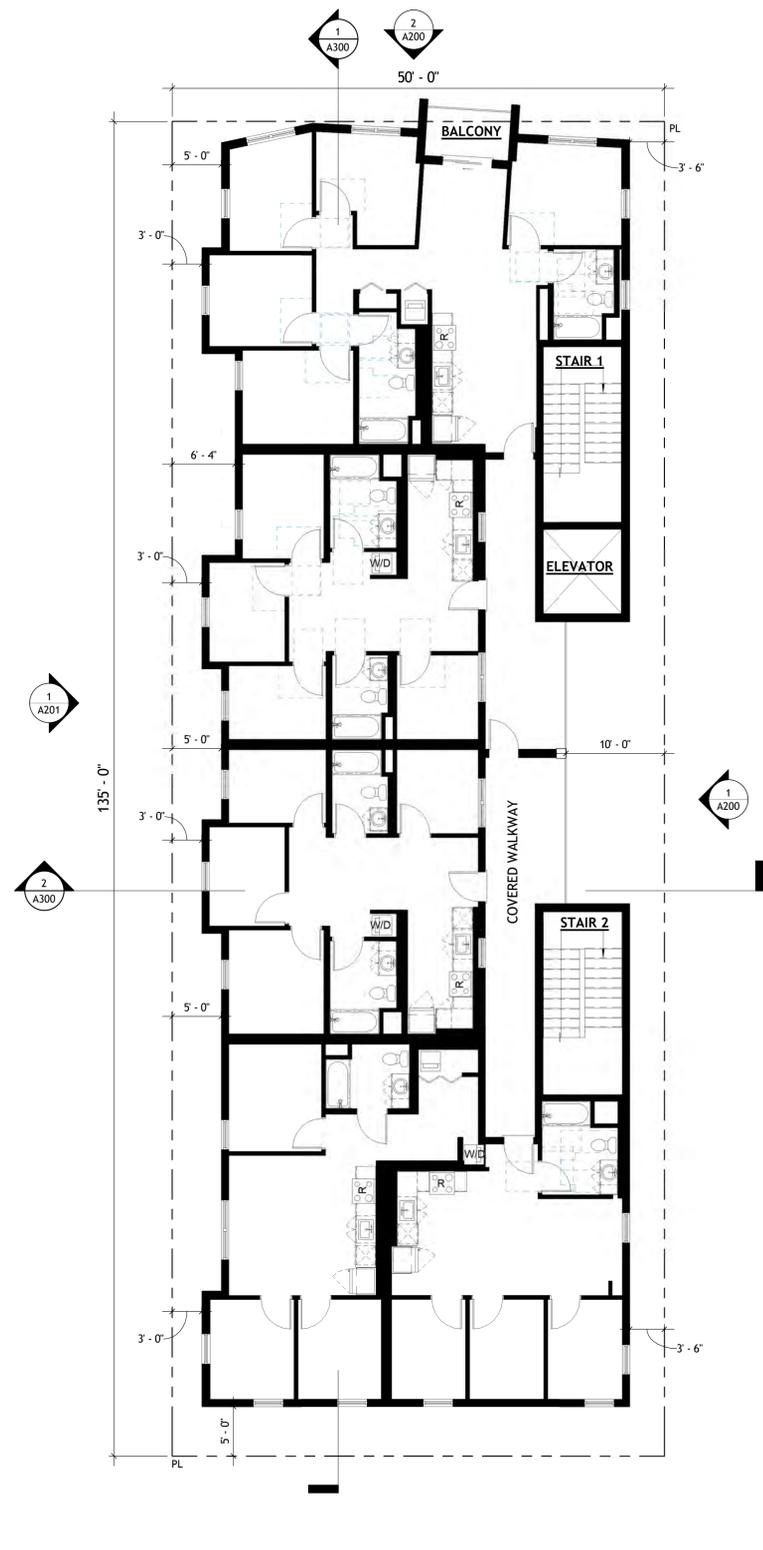
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2 ROOF PLAN  
 1/8" = 1'-0"



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



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EIGHTH FLOOR AND ROOF PLAN

A105







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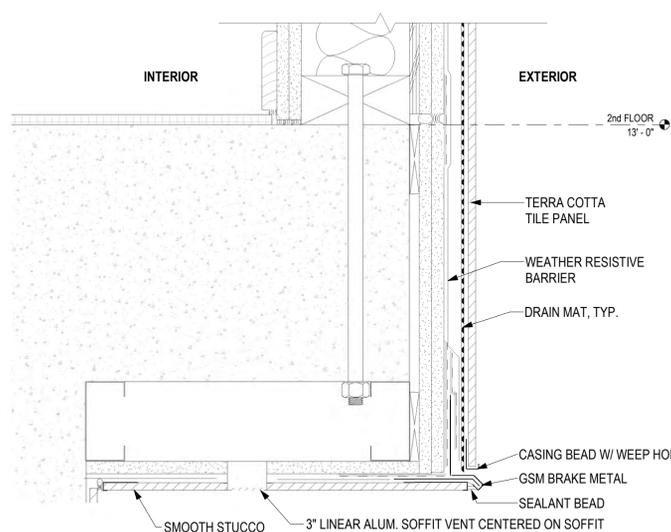
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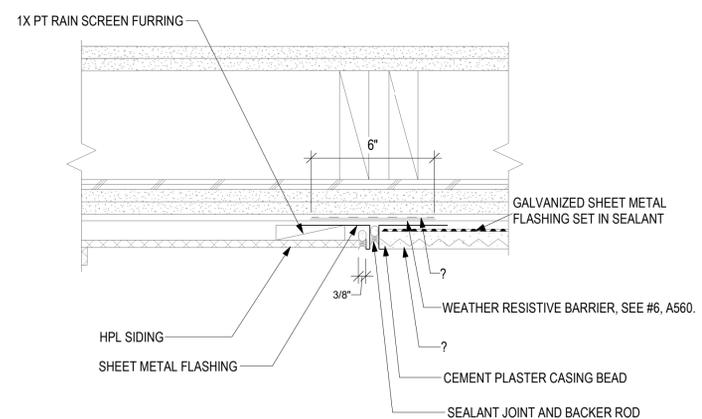
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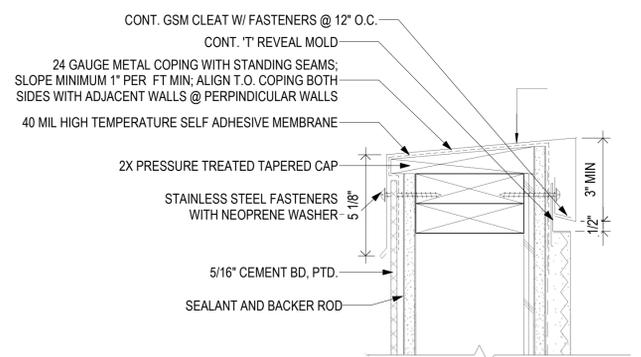
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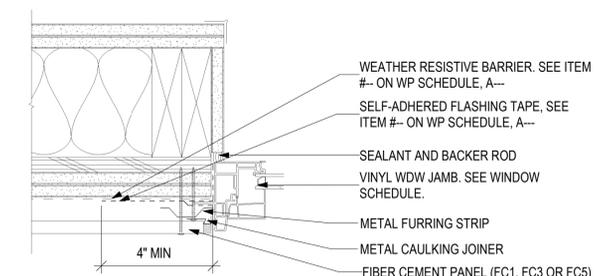
6  
 A500 3' = 1'-0"



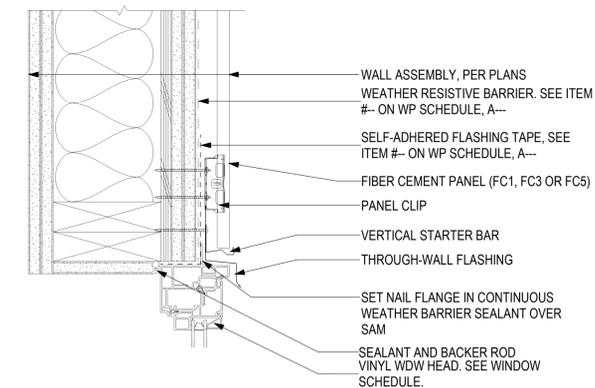
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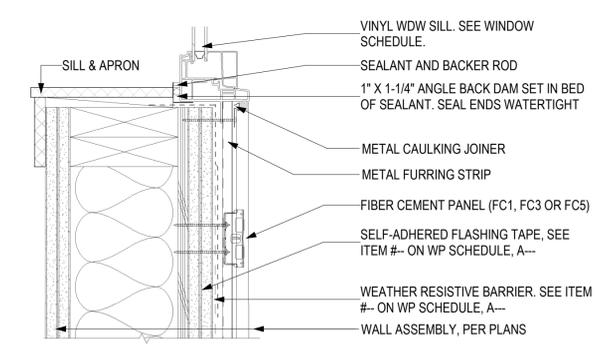
4  
 A500 3' = 1'-0"



3  
 A500 3' = 1'-0"



2  
 A500 3' = 1'-0"



1  
 A500 3' = 1'-0"

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TYPICAL DETAILS

A500