Zoning Adjustments Board Staff Report

APP # ZP2025-0048

Sept 25, 2025

Use Permit for a Project at 2538 Durant Avenue (image not to scale)



Project Facts	Project Description:
Applicant: Justin Osler, Studio KDA **Property Owner:** 2538 Durant LP **Project Address:** 2538 Durant Avenue **Site Size:** 12,792 sq. ft./0.29 acres **GP Land Use:** Avenue Commercial (AC) **Zoning:** Telegraph Avenue Commercial District (C-T) **CEQA:** Exempt pursuant to Section 15332 ("In-fill Development Projects") **Date Original Use Permit Entitled:** May 24, 2023 **Date Submitted:** May 5, 2025 **Date Deemed Complete:** June 6, 2025 **Project Planner:** Singeh Saliki	The applicant is seeking approval to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0097, to increase the number of bedrooms from 200 to 216, to request a waiver to reduce the bicycle parking requirement, instead of a concession, and to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee. **Permits Requested:** 1. **Permit Modification.** Use Permit under BMC Section 23.404.070(B) **"Permit Modification Required"** to modify an approved Use Permit **Staff Recommendation:** Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects") and approve ZP2025-0048 pursuant to BMC Section 23.406.040 (E) (1-5) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

ZONING MAP

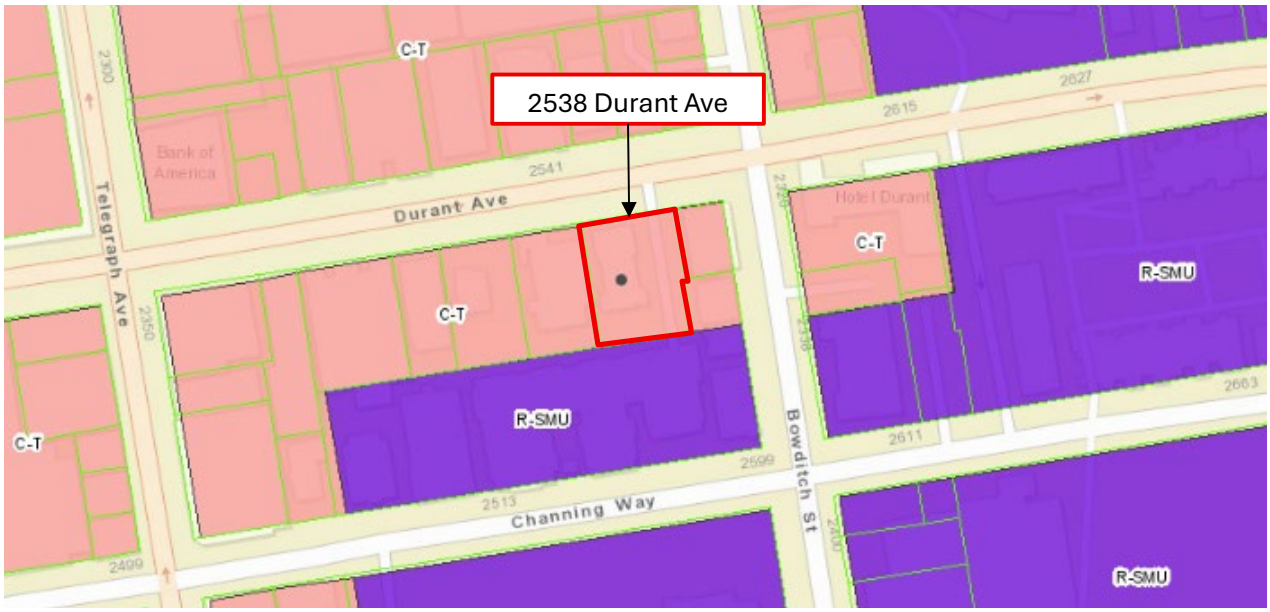
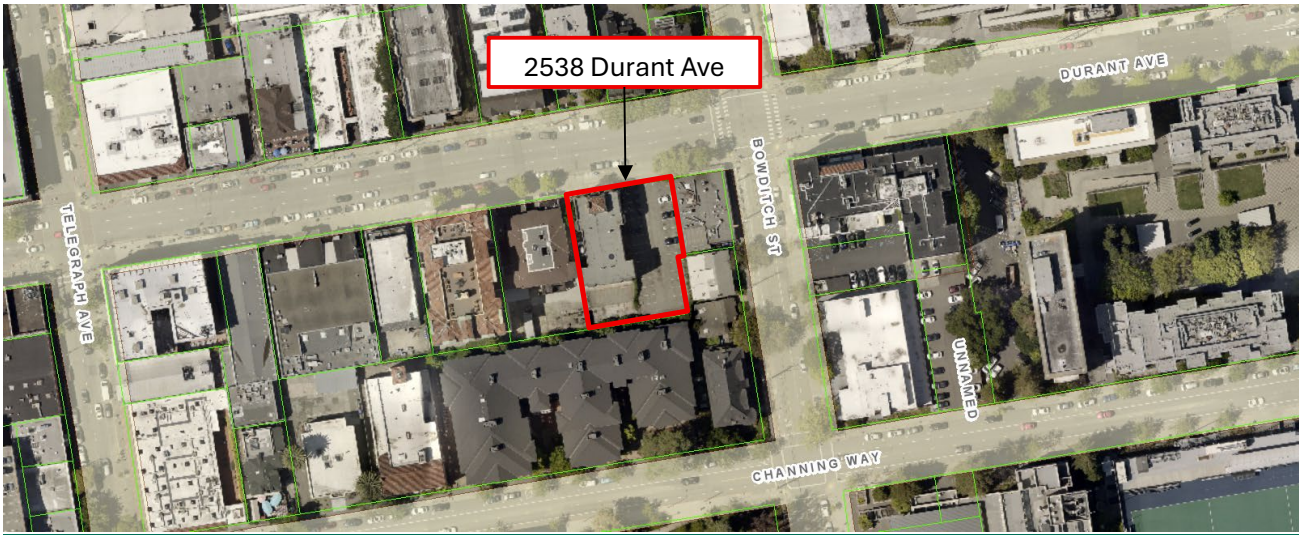


Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
Subject Property	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Multi-Family Residential & Parking Lot
North	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Multi-Family Residential
South	Residential Mixed Use (RMU)	Residential Southside Mixed Use (R-SMU)	Multi-Family Residential (UC Berkeley Student housing)
East	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Food Service
West	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Mixed-Use Residential

AERIAL



STREET ELEVATION



BACKGROUND

Subject Site

The subject site (Assessor's Parcel Number 55-1876-21-1) is a flat 130-feet deep lot with a 100-foot frontage on Durant Avenue. It is located on the south side of Durant Avenue, one parcel to the west of Bowditch Street. It is within the Telegraph Avenue Commercial (C-T) District as well as the South Side Plan area. It is one block to the east of the Telegraph Commercial Corridor, one block west of College Avenue and one block south of the University of California, Berkeley campus and Bancroft Way. The neighborhood is campus oriented, with a mix of commercial uses located along Telegraph Avenue, Durant Avenue and Bancroft Way, predominantly located in one-to two-story buildings. The area is also developed with four- to six-story multi-unit apartment buildings, dormitories (GLAs), and institutional buildings. On-street parking is limited, and pedestrian traffic is heavy, especially when classes are in session.

Site History

The subject site was previously two separate parcels that were consolidated in 2019. It is developed and includes a 30-space commercial surface parking lot, (formerly known as 2542 Durant Avenue) and a three-story, 12-unit apartment building with five residential off-street parking spaces in the rear (2538 Durant Avenue). The residential parking spaces are accessed via a covered driveway that runs through the western side of the building from the front to the rear of the lot. Due to the covered driveway's narrow width (6.6 feet at its narrowest) and low height for most automobile passage, the five residential off-street parking spaces in the rear are not currently serving the residential building.

ANALYSIS

Project Scope

On April 27, 2023, the Zoning Adjustments Board (ZAB) approved Use Permit #ZP2022-0097 (permit effective May 24, 2023) to demolish: a four-story (52 feet), 14,780 square foot residential building that includes 12 dwelling units, five residential off-street parking spaces and a surface parking lot with 30 vehicle parking spaces, to construct an eight-story (88 feet and 8 inches), 80,829 square-foot mixed-use building with 83 units (including 5 Very Low-Income units) and 1,460 square feet of ground floor commercial space.

In September 2024, construction began under the original Use Permit. The superstructure is largely complete, and the large concrete pours have been completed.

The applicant seeks a modification to the approved Use Permit #ZP2022-0097 that would change the following primary components:

- Increase the total number of bedrooms from 200 to 216, by redesigning the unit plan layouts to increase the number of 4-bedroom units and decrease the number of 2- and 3-bedroom units;
- Request a waiver to reduce the long-term residential bicycle parking requirement to 46 spaces, whereas 52 spaces were entitled with a concession under the original Use Permit; and
- Request a concession to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Environmental Review

The original Use Permit #ZP2022-0097 was approved with a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 ("Infill Development Projects"). The proposed modification is minor and will be within the approved building footprint. It is staff's recommendation to ZAB that the proposed modification is categorically exempt pursuant to CEQA Guidelines Section 15332 ("Infill Development Projects").

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). Under the City's Density Bonus procedures, the "base project[1]" is 68 units, as the maximum allowable density for the site. The base project and the resulting 8-story proposed project both have an average unit size of 952 square feet. By providing 5 Very Low Income units on site (6 percent of the 68-unit base density), the project is eligible for a 22.5 percent density bonus, or 16 additional units. The applicant proposes 15 additional units above the base density for a total of 83 dwelling units.

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
68	5 VLI (6% of BP)	22.5% (22.5% max.)	16 (22.5% of BP)	83

Notes:

a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.

Abbreviations: % = percent

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law.

The project is entitled to one concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

- **Public Art In-lieu Fee.** The applicant is requesting a concession from BMC Chapter 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee.

A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The City may only

[1] Per the City's Density Bonus Procedures (DBP), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.[2]

The applicant is requesting one waiver from the following development standard:

- **Bicycle Parking.** Waiver from BMC Section 23.322.090(A)(2) "Residential Parking" to reduce the Long-Term bicycle parking spaces to 46, where 72 (1 per 3 bedroom) is required.

Elimination of Dwelling Units through Demolition

The elimination of dwelling units through demolition was approved with the original Use Permit ZP#2022-0097.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Demolition Referral

The demolition of the existing building was approved with the original Use Permit ZP#2022-0097. The modified project is not subject to review by the Landmark Preservation Commission.

Design Review Committee Review: Preliminary Design Review

On March 16, 2022, the Design Review Committee (DRC) reviewed the original Use Permit (#ZP2022-0097) project design for 2538 Durant Avenue, gave a favorable recommendation on the design as presented, and provided the following direction for Final Design Review (FDR): ***Motion: (Woo, Tam) VOTE (5-1-0-1) Finacom – no; Kahn – absent.***

Conditions:

- *Simplify color pattern, and façade design in general.*
- *Provide clearer drawings at FDR that better show the façade details, color changes, and window surrounds.*

Recommendations:

- *Façade details and color changes should be better integrated.*
- *Consider long-term maintenance with material joints.*
- *Rear and side facades need more detail and attention as well.*
- *Recommend bird safe glass.*

The final design was approved by the Zoning Adjustment Board on April 27, 2023 under the original Use Permit ZP#2022-0097. The modified project proposes a minor modification to the Courtyard windows on the west elevation from levels 3 to 8. Due to the redesigned unit plan layouts, the modified project simplifies the Courtyard façade design to use only one window type for all the

[2] See Footnote 5.

windows. This modification does not require Design Review because the affected windows are set back 31'-3" from the property line and 2 stories above the street level.

Community Meeting

Prior to submitting this application, the applicant installed a pre-application poster on site in July 2022. On April 15, 2025, the project team conducted a virtual community meeting to describe the Use Permit Modification request and provide feedback to neighbors. There were no attendees.

On September 11, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations. At the time of writing this report, staff had not received any communications regarding the project.

POLICY CONSISTENCY

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, 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. A "housing development project" can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

> Evidence: The September 25, 2025 ZAB hearing represents the first public hearing for the proposed project since the project was deemed complete. The City can hold up to four additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

Government Code Section 65913.10(a) requires the City to determine whether the project site is considered a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

> Evidence: As discussed in an Historic Resource Evaluation prepared for the property in May

of 2022, the property does not appear to be historically significant and therefore is not eligible for listing on the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. In addition, the demolition permit for the existing building was approved with the original Use Permit ZP#2022-0097 and does not need to be reconsidered

Government Code Section 65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the California Environmental Quality Act.

Evidence: The project was deemed complete on June 6, 2025. Should ZAB determine the project is categorically exempt from CEQA at the September 25, 2025 public hearing, the project must be approved or disapproved by November 24, 2025.

Government Code Section 66300(d) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as will be demolished.

Evidence: The demolition and replacement of dwelling units were approved with the original Use Permit ZP#2022-0097.

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety[3] unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The previously approved project is a "housing development project" consisting of a mixed-use building with at least two-thirds of the floor area in residential use. The Base Project complies with applicable, objective general plan and zoning standards. Further, Government Code Section §65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduced the density with respect to those units without basing its decision on the written findings under Section §65589.5(j), above.

[3] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings. Therefore, the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff has not identified any adverse impacts that could occur with the construction of the project.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3–Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. **Policy LU-7–Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. **Policy LU-27-Avenue Commercial Areas:** Maintain and improve Avenue Commercial areas, such as University, San Pablo, Telegraph, and South Shattuck, as pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs.
4. **Policy UD-17-Design Elements:** In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.
5. **Policy UD-16–Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
6. **Policy UD-24–Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
7. **Policy UD-32–Shadows:** New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.
8. **Policy H-12 Transit-Oriented New Construction:** Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
9. **Policy H-33–Regional Housing Needs:** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.
10. **Policy LU-23–Transit-Oriented Development:** Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
11. **Policy T-16-Access by Proximity**: Improve access by increasing proximity of residents to services, goods, and employment centers.

Staff Analysis: The modified project would increase the City's housing supply by adding bedrooms. The project would reinforce the City's efforts to redevelop underutilized sites in a way that enhances the quality of the built environment and provides new housing and commercial opportunities.

The project would help encourage transit use and reduce greenhouse gas emissions from motor vehicles by constructing additional housing in close proximity to transit, university, jobs, and basic goods and services without providing vehicle parking. Several AC Transit lines operate within one block of the project site and the downtown Berkeley BART station is located 0.8 miles from the project site, which has connecting service throughout the Bay Area.

Southside Plan Consistency

The Southside Plan, adopted in 2011, also contains goals and policies applicable to the project, including the following:

1. **Policy LU-A1.**A: Encourage a variety of housing types to be built in the Southside, including houses, condominiums, townhouses, apartment buildings, group living quarters, and loft-style housing, and encourage owner-occupied housing, rental housing, cooperatives, and co-housing.
2. **Policy LU-F14**: Mixed-use buildings with housing above retail uses are the preferred land use throughout this [Telegraph Commercial] subarea.
3. **Policy LU-F18**: Encourage and support transit and other alternatives to automobile use in the Southside.

Staff Analysis: The project would provide 83 dwelling units and a partial commercial ground floor. The project would provide no off-street parking, thereby encouraging other modes of transportation including transit and cycling.

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the project is categorically exempt from the provisions of the CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"); and
2. **APPROVE** ZP2025-0048 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 2 and 3).

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Plans, received September 12, 2025
5. Notice of Public Hearing
6. Original Use Permit ZP#2022-0097

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
July 11, 2022	SB 330 complete Preliminary Housing Development Application submitted
July 13, 2022	SB 330 Use Permit Application submitted
January 30, 2023	Application deemed complete
May 24, 2023	Use Permit #ZP2022-0097 effective date
May 5, 2025	Use Permit Modification Application submitted
June 5, 2025	Application deemed complete
June 2025 – September 2025	Application processing
September 11, 2025	Public hearing notices mailed/posted
September 25, 2025	ZAB hearing

Notes:
a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The project includes 5 units for Very Low Income and 3 additional Below Market Rate units .
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	No	The project was vested under the Housing Crisis Act of 2019 prior to the July 27, 2023 effective date of the ordinance, and therefore these provisions do not apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There no Coast Live Oak (*Quercus agrifolia*) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.

Characteristic	Applicability	Explanation
Density Bonus	Yes	The project would provide 5 Very Low-Income units, or 6 percent of the Base Project units, and qualifies for a 22.5 percent density bonus, or 16 bonus units.
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.
Historic Resources	No	A Historic Resources Evaluation for the property was completed by Mark Hulbert on May 19, 2022, and concluded that site does not contain historic resources pursuant to CEQA.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project proposes a mixed-use residential building, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act /applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section V.A of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. See Policy Consistency Section of this report for additional discussion on the sections of SB 330 that apply to the project.
Rent Controlled Units	Yes	The project would demolish 12 rent controlled dwelling units.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. [c]
Soil/Groundwater Contamination	No	There is no record of soil/ground water contamination on the site.
Transit	Yes	The site is served by several Alameda County (AC) Transit lines; it is less than a block to the east of Telegraph avenue which is served by AC Transit line 6, and one block to the west of College Avenue which is served by several AC Transit lines. In addition, the site is approximately 0.8 miles southeast of the Downtown Berkeley Bay Area Rapid Transit (BART) Station. The site is approximately 60 feet to the west of Bowditch Street and about 280 feet to the north of Channing Way, both of which are designated Bicycle Boulevards.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or

Characteristic	Applicability	Explanation
more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects. b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/ d. Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.		

Table 3: Project Data, C-T Telegraph Avenue Commercial District Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading

Standard		Existing	Entitled Under ZP2022-0097	2025 UP Modification Proposed	Permitted/ Required
Lot Area (sq. ft.)		12,792	No change	No change	N/A
Gross Floor Area (sq. ft.)		14,780	80,829	No change	N/A
Floor Area Ratio		1.1	6.3	No change	6 max.
Dwelling Units	Total	12	83	No change	-
Bedrooms	Studio	2	26	No change	-
	1-Bedroom	8	8	No change	-
	2-Bedroom	2	15	9	-
	3-Bedroom	-	14	10	-
	4-Bedroom	-	6	16	-
	5-Bedroom	-	14	No change	-
	Total	-	200	216	-
Building Height (ft. - in.)	Maximum (ft.)	52'-0"	88'-8"	No change	75'-0" max.
	Stories	4	8	No change	6 max.
Building Setbacks (ft. - in.)	Front (North) (Durant Ave)	0	0	No change	0 min.
	Rear (South)	37'-11"	5'	No change	10' or 10% of lot depth, whichever is less
	Interior Side (East)	50'-4"	5'	No change	0 min.
	Interior Side (West)	0	5'	No change	0 min.
Lot Coverage (%)		30.5	86	No change	100 max.
Usable Open Space (sq. ft.)		0	2,285	No change	40 min./unit

Standard		Existing	Entitled Under ZP2022-0097	2025 UP Modification Proposed	Permitted/ Required
Automobile Parking		35	0	No change	0 min.
Bicycle Parking	Residential – Long Term	0	52	46	72 (1 per 3 bedrooms)
	Residential – Short Term	6	4	No change	5 (1 per 40 bedrooms)

_____ = Concession or Waiver requested to modify the district standard

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet (’), in. = inches (”)

Notes:

AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.
For the portion of building 0 to 20 ft. there is a 5 ft. maximum setback.
For the portion of building 21 to 75 ft. that is over 65 ft. from the lot frontage there is a 5 ft. setback.
Per BMC Section 23.312.040(A)(1)(b)(ii), if the workspace is less than 60 percent of live/work unit, then the unit is considered a swelling unit and is subject to all requirements applicable to dwelling units.

Zoning Adjustments Board Findings

App # ZP2025-0048

Use Permit for a Project at 2538 Durant Avenue

Sept 25, 2025

Project Facts	Project Description:
Applicant: Justin Osler, Studio KDA **Property Owner:** 2538 Durant LP **Project Address:** 2358 Durant Avenue **Site Size:** 12,792 sq. ft./0.29 acres **GP Land Use:** Avenue Commercial (AC) **Zoning:** Telegraph Avenue Commercial (C-T) **CEQA:** Exempt pursuant to Section 15332 ("In-Fill Development Projects") **Submital Date:** May 5, 2025 **Date Deemed Complete:** June 6, 2025 **Project Planner:** Singeh Saliki	The applicant is seeking approval to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0097, to increase the number of bedrooms from 200 to 216, to request a waiver to reduce the bicycle parking requirement, instead of a concession, and to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee.
	Permits Requested:
	1. **Permit Modification.** Use Permit under BMC Section 23.404.070(B) **"Permit Modification Required"** to modify an approved Use Permit
	Waivers: 1. Bicycle Parking **Concessions:** 1. Public Art In-lieu Fee
	Staff Recommendation
	Staff recommends that ZAB determine the project is exempt from CEQA, pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"), and approve ZP2025-0048 pursuant to BMC Section 23.406.040 (E) "Findings for Approval" and subject to the attached Findings and Conditions of Approval.

CEQA

Categorical Exemption

The project is categorically exempt from the requirements of CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").

Evidence: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no significant cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect an historical resource

FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project is consistent with all applicable C-T District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915. The Use Permit Modification will not result in any physical changes to the previously approved project.

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

DEMOLITION

Pursuant to BMC Section 23.326.030 (B), "Demolition of Residential Units," the ZAB shall only approve the Use Permit if one of the following is true: (1) The building containing the Residential Unit(s) is hazardous or unusable and is infeasible to repair; (2) The building containing the Residential Unit(s) will be moved to a different location within Berkeley with no net loss of units and no change in the rent levels of the unit(s); (3) The demolition is necessary to permit construction approved pursuant to this Chapter of at least the same number of Dwelling Units.

Evidence: The demolition is necessary to permit construction approved pursuant to this Chapter of at least the same number of Dwelling Units because the project would construct 83 units (including 5 Very Low Income units) to replace the 12 units demolished. The Use Permit Modification will not result in any changes to the number of units in the previously approved project.

DENSITY BONUS

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 68 units;
2. The project will provide at least 5 Very Low Income qualifying units in the 68-unit base project;
3. The project is entitled to a density increase of 22.5 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus one concession or incentive. This equates to a density bonus of up to 16 units above the base project, for a total of up to 84 units. The applicant chose to include 15 bonus units for a total of 83 units.

B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concession in order to provide for affordable housing costs:

1. **Public Art In-lieu Fee**. A Concession from BMC Chapter 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee.

C. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State

law, the Zoning Adjustments Board finds that the approval of the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

D. In accordance with Government Code Section 65915(e), the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

1. **Bicycle Parking**. Waiver from BMC Section 23.322.090(A)(2) "Residential Parking" to reduce the Long-Term bicycle parking spaces to 46, where 72 (1 per 3 bedroom) is required, and 52 spaces were entitled under the original Use Permit.

E. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

HOUSING ACCOUNTABILITY ACT

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project includes construction of an 8-story (88 feet and 8 inches) 80,514 square-foot mixed-use residential development with 83 dwelling units (including 5 Very Low-Income units), 1,460 square feet of ground floor commercial space. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant,

quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified. The Use Permit Modification will not result in any changes to the number of units in the previously approved project.

PERMIT FINDINGS FOR THE C-T ZONING DISTRICT

As required by BMC Section 23.204.110 (E) "Permit Findings," the following findings shall be made: To approve an AUP or Use Permit for a project in the C-T district, the review authority must make the findings in Section 23.406.040 (Use Permits) and find that the proposed use or structure:

1. Is compatible with the purposes of the district;
2. Encourages and maintains the present street frontage of the district;
3. Does not interfere with the continuity of retail or compatible service facilities at the ground level;
4. Does not interrupt a continuous wall of building facades;
5. Is compatible in design and character with the district and the adjacent residential neighborhoods;
6. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and
7. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP).

Evidence: The mixed-use residential building (including 83 units and ground floor commercial space) is compatible with the purposes of the C-T district to support the residential and commercial needs of residents and the University. The project enhances the streetscape and frontage by eliminating two driveways and curb cuts, adding new sidewalks and a street tree. It will add to the continuity of retail because it is replacing a residential-only building and a parking lot. The building design will continue the 'street wall' along Durant Avenue with its pedestrian scale and transparent frontage.

The project site is in proximity to a wide range of goods, services, and transit, and minimizes vehicle trip generation because it provides no vehicle parking and 56 bicycle parking spaces. The Use Permit Modification slightly increases the number of bedrooms and reduces the number of bicycle parking spaces; however, the overall project supports the purpose of the district to create additional housing. The project will comply with the Southside Plan's MMP.

This permit includes standard conditions of approval related to Archaeological and Cultural Resources and Public Works Conditions that ensures that the proposed

project will comply with the Mitigation Monitoring Program adopted for the Southside Plan

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

(b) The structure or addition that accommodates the use.

Evidence: Mixed-use housing projects are a permitted use in the C-T district, and the proposed structure is appropriate for the district because it provides housing in a convenient location proximate to downtown and campus. The project provides 216 bedrooms to help meet the demand for apartment living and student housing. The project provides housing near goods, services and transit.

The proposed construction of an 8-story mixed-use development is consistent with the zoning development standards, with the inclusion of waivers to bicycle parking, pursuant to Government Code Section 65915 “State Density Bonus Law.”

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on September 12, 2025, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

PLANNING AND DEVELOPMENT

USE PERMIT ZP2025-0048 CONDITIONS OF APPROVAL

September 25, 2025

2538 Durant Avenue

Use Permit #ZP2025-0048 to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0097, to increase the number of bedrooms from 200 to 216, to request a waiver to reduce the bicycle parking requirement, instead of a concession, and to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.
2. **Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.

3. **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

4. **Previous Use Permits.** This permit is subject to all applicable and ongoing Conditions of Approval attached to Use Permit #ZP2022-0097 that are not otherwise superseded by subsequent conditions or updated land use and building code.

Prior to Issuance of Any Building (Construction) Permit

5. **Dwellings Approved as Rental Units / Condo Map.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.

Prior to Demolition or Start of Construction:

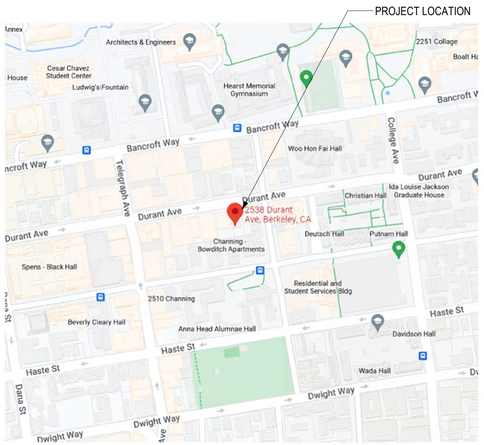
6. **Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

Prior to Final Inspection or Issuance of Occupancy Permit:

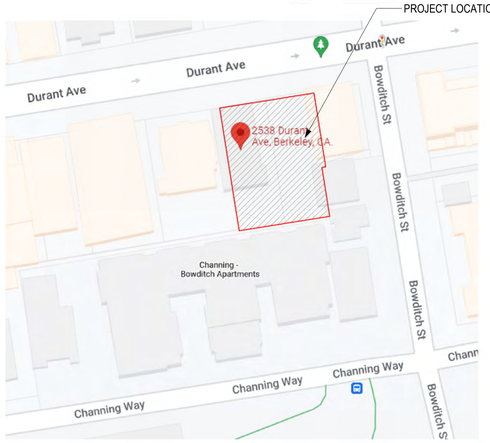
7. All landscape, site and architectural improvements shall be completed per the attached approved drawings received September 12, 2025.

At All Times:

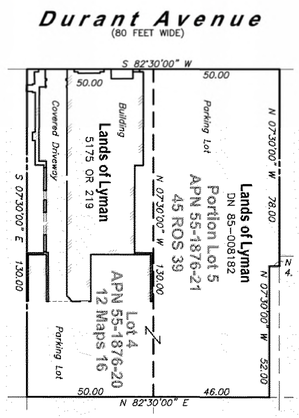
8. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
9. **Required Bike Parking.** Secure and on-site bike parking for at least 56 bicycles (46 long-term residential, 4 short-term residential, 6 existing short-term residential) shall be provided for the life of the building.
10. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.



5 VICINITY MAP



4 LOCATION MAP



3 ASSESSOR'S PARCEL MAP

ZONING CODE INFORMATION

SITE INFORMATION					
ADDRESS	**2538 DURANT AVE. BERKELEY, CA**				
APN	**055187602101**				
ZONING DISTRICT	**C-T**				
GENERAL PLAN	**AC**				
COMMERICAL DISTRICT W/ QUOTAS	**YES**				
SEISMIC SAFETY					
ALQUIST PRIOLO		LIQUEFACTION ZONE	NO		
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO		
ENVIRONMENTAL SAFETY					
CREEK BUFFER	NONE	FIRE ZONE	1		
ENVIRONMENTAL MGMT AREA		FLOOD ZONE	NO		

BUILDING DATA PER PLANNING CODE

	EXISTING	NEW		PERMITTED / REQUIRED	NOTES / CODE REFERENCE
		BASE	PROPOSED		
BUILDING / LOT INFO					
LOT AREA	12,792 SF	NO CHANGE	NO CHANGE	-	
BUILDING FOOTPRINT	3,907 SF	10,539 SF	10,935 SF	-	
LOT COVERAGE	30.5%	82%	86%	**100%**	*BMC TABLE 23.204-32*
MAX FLOOR AREA RATIO	1.2	5.5	6.3	**6.0**	*BMC TABLE 23.204-33* ***DENSITY BONUS WAIVER REQUESTED***
AREAS					
COMMERCIAL FLOOR AREA	N/A	5592 SF	1641 SF		
RESIDENTIAL FLOOR AREA	14,780 SF	64,551 SF	79,054 SF		
GROSS FLOOR AREA	14,780 SF	70,143 SF	80,829 SF		
USABLE OPEN SPACE	--	3,753 SF	2,109 SF	**40 SF/UNIT**	*BMC TABLE 23.204-32* ***DENSITY BONUS WAIVER REQUESTED***
IMPERVIOUS SURFACE AREA	1,655 SF	1,384 SF	889 SF		
HEIGHT					
# STORIES	4	7	8	**6**	*BMC TABLE 23.204-32*
AVERAGE BLDG HEIGHT	38'	73'-11"	87'-5"		
MAX BLDG HEIGHT	52'	75'	88'-0"	**75'-0"**	*BMC TABLE 23.204-32* ***DENSITY BONUS WAIVER REQUESTED***
SETBACKS					
FRONT YARD SETBACK	0'-0"	0'-0"	0'-0"	**0'-0"**	*BMC TABLE 23.204-32*
SIDE YARD SETBACKS					
INTERIOR WEST	0'-0"	5'-0"	5'-0"	**0'-0"**	*BMC TABLE 23.204-32*
INTERIOR EAST	50'-4"	5'-0"	5'-0"	**0'-0"**	*BMC TABLE 23.204-32*
REAR YARD SETBACK	37'-11"	10'-0"	5'-0"	**10'-0" OR 10% OF LOT DEPTH, WHICHEVER IS LESS**	***BMC TABLE 23.304-3*** ***DENSITY BONUS WAIVER REQUESTED***
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					

UNIT COUNT	EX.	BASE	ENTITLED	PROPOSED
STUDIO	2	30	26	26
1-BEDROOM	8	-	8	8
2-BEDROOM	2	25	15	**9**
3-BEDROOM	-	6	14	**10**
4-BEDROOM	-	6	6	**16**
5-BEDROOM	-	-	14	14
TOTAL	12	68	83	83

BELOW MARKET RATE UNITS	-	5	5	*6% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 22.5% DENSITY BONUS (SEE SHEET G001)*	
PARKING					
CAR PARKING	35	-	-	**0**	BMC 23.322.30
ADA PARKING	-	-	-	**0**	
NON-RESIDENTIAL BIKE PARKING	-	-	-	0	BMC TABLE 23.322-10
BIKE PARKING (SHORT TERM)	6	3	4	5 REQUIRED (1 PER 40 BEDROOMS)	PROVIDED 10 (6 EXISTING + 4 PROPOSED)
BIKE PARKING (LONG TERM)	-	41	52	46	**BIKE PARKING WAIVER REQUESTED**

UNIT COUNT

UNIT DESC.	UNIT COUNT	Nº OF BEDROOMS
STUDIO	26	26
1 BEDROOM	8	8
2 BEDROOM	9	18
3 BEDROOM	10	30
4 BEDROOM	16	64
5 BEDROOM	14	70
TOTAL	83	216

RESIDENTIAL FLOOR AREA

FLOOR	GROSS FLR AREA
GROUND LEVEL	9117 SF
SECOND FLR	10317 SF
THIRD FLR	10400 SF
FOURTH FLR	10403 SF
FIFTH FLR	10374 SF
SIXTH FLR	10383 SF
SEVENTH FLR	10352 SF
EIGTH FLR	7708 SF
	79054 SF

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

ARCHITECT:
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1810 6TH ST.
BERKELEY, CA 94710
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FAX: (510) 841-1225
CHARLES KAHN, AIA
charles@studiokda.com
TILL HOUTERMANS
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BRIAN DORWARD
bdorward@greenwoodmoore.com

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

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ABRAMS ASSOCIATES TRAFFIC ENGINEERING
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FAX: (925) 945-7966
STEPHEN ABRAMS
steve@abramsassociates.com

HISTORICAL
PRESERVATION ARCHITECTURE
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MARK HULBERT
mhulbert@earthlink.net

PLANNING CONSULTANT:
RHOADES PLANNING GROUP
2140 SHATTUCK AVENUE, SUITE 705
BERKELEY, CA 94704
TEL: (510) 545-4341
info@rhoadesplanninggroup.com

2 PROJECT TEAM

2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

USE PERMIT MODIFICATION - 04/01/2025



SHEET LIST

SHEET #	SHEET NAME	USE PERMIT
GENERAL		
G000	PROJECT INFORMATION	•
G001	DENSITY BONUS CALCS	•
G002	LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP	•
G003	STREET STRIP ELEVATIONS	•
G004	PERSPECTIVE RENDERS REVISED 3/20	•
G005	SHADOW STUDIES- DEC 22	•
G006	SHADOW STUDIES- JUN 22	•
G007	SHADOW STUDIES- JUL 22	•
G008	SHADOW STUDIES- ELEVATIONS	•
G009	CALGreen CHECKLIST	•
CIVIL SHEETS		
C0.0	COVER SHEET	•
C1.0	TOPOGRAPHIC SURVEY	•
C2.0	SITE PLAN	•
C3.0	UTILITY PLAN	•
C4.0	GRADING PLAN	•
C4.1	GRADING PLAN	•
C4.2	SECTIONS	•
C5.0	STORMWATER CONTROL PLAN	•
C7.0	DETAILS	•
C7.1	CITY OF BERKELEY'S BMP'S	•

SHEET LIST

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

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

1 PROJECT DESCRIPTION

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2538 DURANT AVE
2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — REGISTERED ARCHITECT — 01/31/2021

USE PERMIT MODIFICATION

△	PROJECT ISSUE RECORD:	
	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:
ISSUE DATE: 09/09/22

PROJECT INFORMATION

G000

4/8/2025 2:03:24 PM

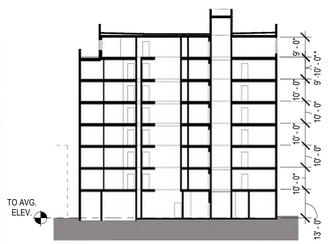
DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
64,377	952	68.00	6%	4.08	5.00	22.50%	15.30	16.00	84

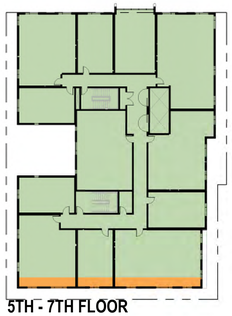
Base Project Square Footage	Floor	Residential Sq. Footage Proposed	# of units
4,729	first	9,117	6
9,894	second	10,317	11
9,970	third	10,400	12
9,973	fourth	10,403	11
9,941	fifth	10,374	12
9,950	sixth	10,383	11
9,920	seventh	10,352	12
	eighth	7,708	8
64,377	**TOTAL**	**79,054**	83

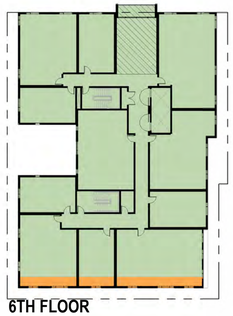
Total Square Footage: 79,054
Proposed Units: 83
Average Unit Size: 952

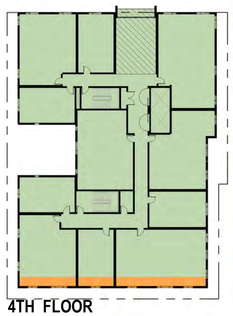
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

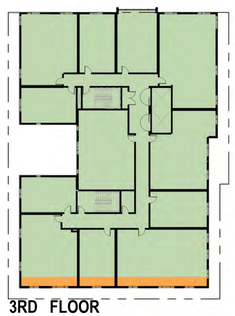


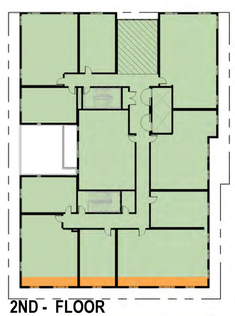

8TH FLOOR
8 UNITS

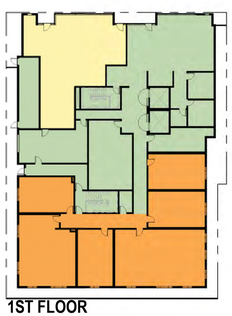

5TH - 7TH FLOOR
12 UNITS PER FLOOR
12 UNITS X 2 FLOORS = 24 UNITS


6TH FLOOR
11 UNITS


4TH FLOOR
11 UNITS


3RD FLOOR
12 UNITS

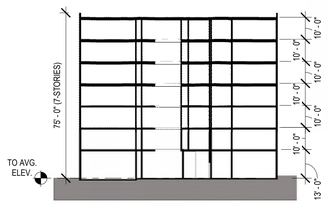

2ND - FLOOR
11 UNITS

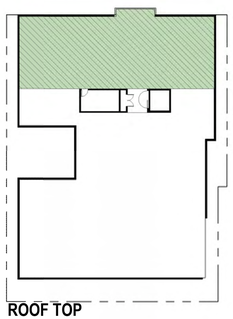

1ST FLOOR
6 UNITS

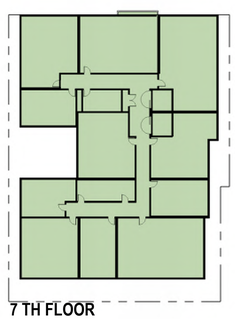
2 G001 PROPOSED DENSITY BONUS PROJECT
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

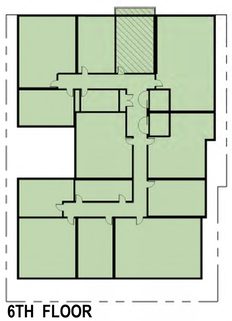
LEGEND:

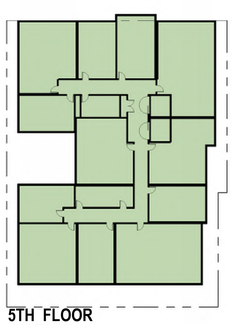
- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- RESIDENTIAL AREA (AMENITY SPACE)
- RESIDENTIAL AREA (DENSITY BONUS)
- USABLE OPEN SPACE

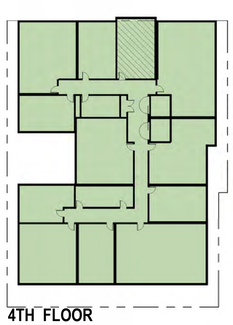


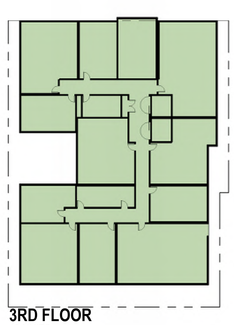

ROOF TOP

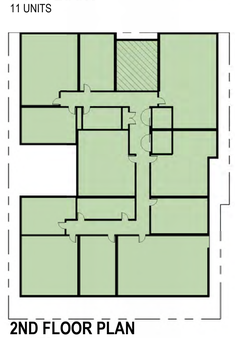

7 TH FLOOR
11 UNITS

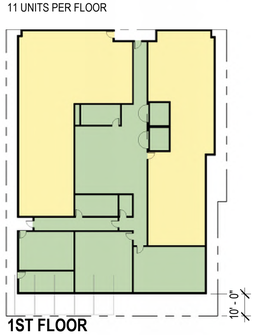

6TH FLOOR
11 UNITS PER FLOOR


5TH FLOOR
12 UNITS


4TH FLOOR
11 UNITS


3RD FLOOR
12 UNITS


2ND FLOOR PLAN
11 UNITS



1ST FLOOR

1 G001 REFERENCE BASE PROJECT
1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

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STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2021

USE PERMIT MODIFICATION

PROJECT ISSUE RECORD:

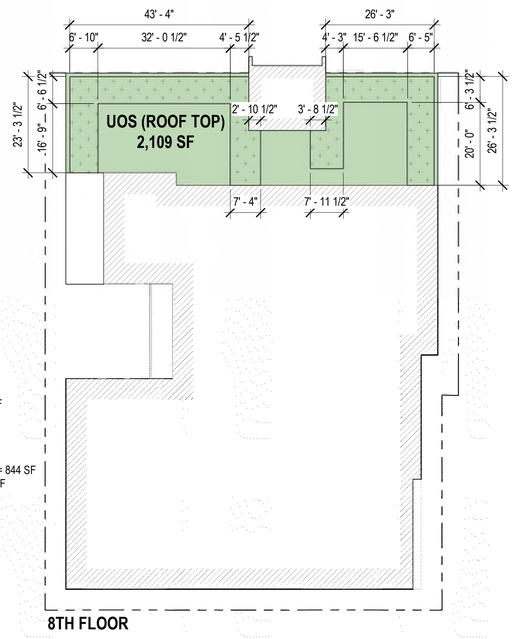
	09/09/22	USE PERMIT
1	9/12/25	UPMOD

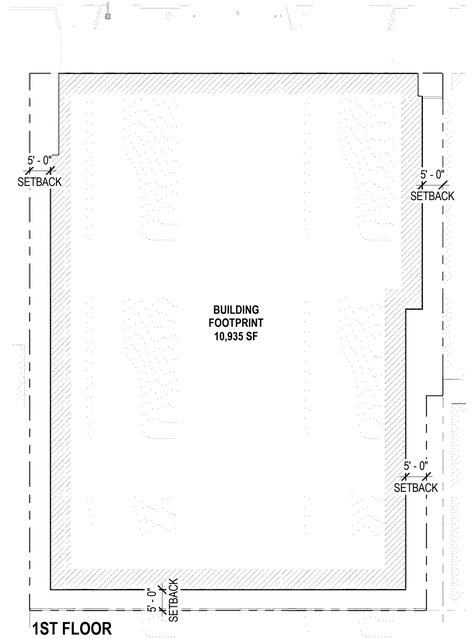
PROJECT #:

ISSUE DATE: 09/09/22

DENSITY BONUS CALCS

G001





UOS PROPOSED BUILDING LEGEND:

AREA CALCULATIONS:

LOT AREA: 12,792 SF
BUILDING FOOTPRINT: 10,935 SF

LOT COVERAGE: 85%

USABLE OPEN SPACE:
REQUIRED: 83 UNITS X 40 SF= 3,320 SF
PROPOSED BUILDING UOS: 2,109 SF
WITH DENSITY BONUS WAIVER

LANDSCAPE AREA:
REQUIRED = 40% OF PROPOSED UOS= 844 SF
PROPOSED LANDSCAPE AREA = 921 SF

DIAGRAM LEGEND:

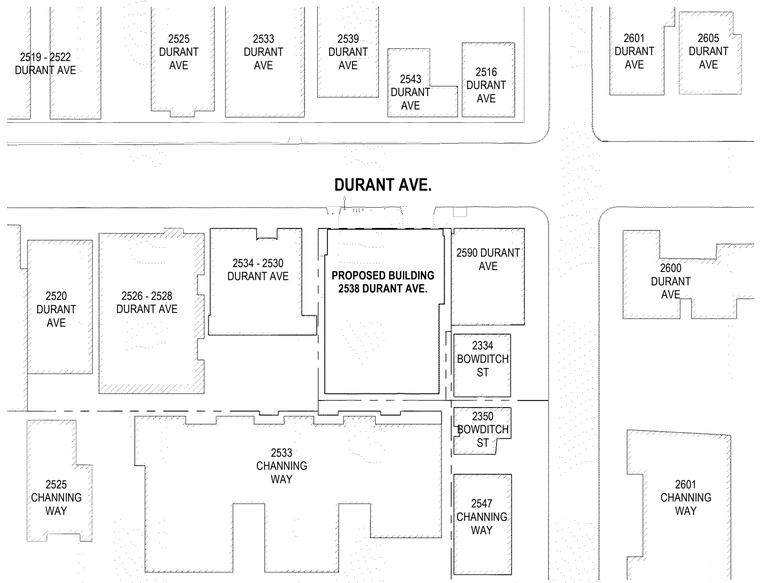
BUILDING FOOTPRINT

USEABLE OPEN SPACE

LANDSCAPE AREA OF USEABLE OPEN SPACE

3 G002 PROPOSED BUILDING ROOF DECK - OPEN SPACE DIAGRAM
1/16" = 1'-0"

2 G002 PROPOSED BUILDING - LOT COVERAGE DIAGRAM
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



4 G002 VECINITY MAP
1" = 50'-0"

UOS BASE BUILDING LEGEND:

AREA CALCULATIONS:

LOT AREA: 12,792 SF
BUILDING FOOTPRINT: 10,465 SF

LOT COVERAGE: 82%

USABLE OPEN SPACE:
REQUIRED: 67 UNITS X 40 SF= 2,680 SF
BASE BUILDING UOS: 2,893 SF

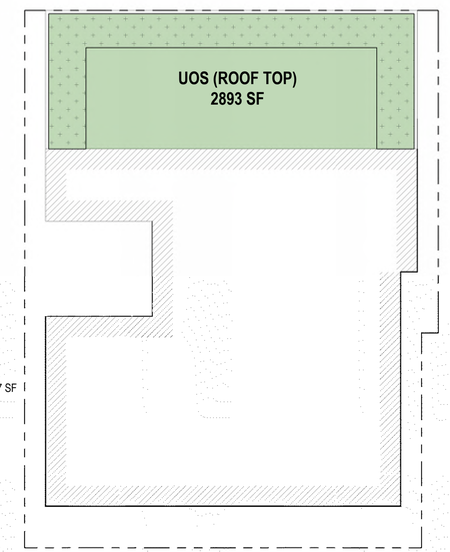
LANDSCAPE AREA:
REQUIRED = 40% OF PROPOSED UOS= 1,157 SF
PROPOSED LANDSCAPE AREA = 1,164 SF

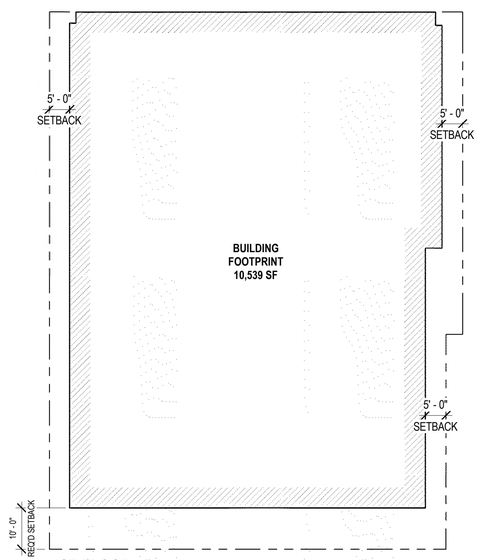
DIAGRAM LEGEND:

BUILDING FOOTPRINT

USEABLE OPEN SPACE

LANDSCAPE AREA OF USEABLE OPEN SPACE





1 G002 BASE BUILDING OPEN SPACE DIAGRAMS
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

N

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1	9/12/25	UPMOD

PROJECT #:

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LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP

G002



2 G003 (N) STREET STRIP ELEVATION
NOT TO SCALE



1 G003 (E) STREET STRIP ELEVATION
NOT TO SCALE

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1	9/12/25	UPMOD

PROJECT #:

ISSUE DATE: 09/09/22

STREET STRIP ELEVATIONS

G003



5 G004 STREET VIEW FROM BOWDITCH ST
1/8" = 1'-0"



4 G004 STREET VIEW FROM DURANT AVE LOOKING SOUTH
1/8" = 1'-0"



3 G004 VIEW FROM DURANT AVE LOOKING SOUTH (EVENING)
1/8" = 1'-0"



2 G004 VIEW FROM DURANT AVE LOOKING SOUTH (MORNING)
1/8" = 1'-0"



1 G004 STREET VIEW FROM DURANT AVE LOOKING EAST
1/8" = 1'-0"

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1	9/12/25	UPMOD

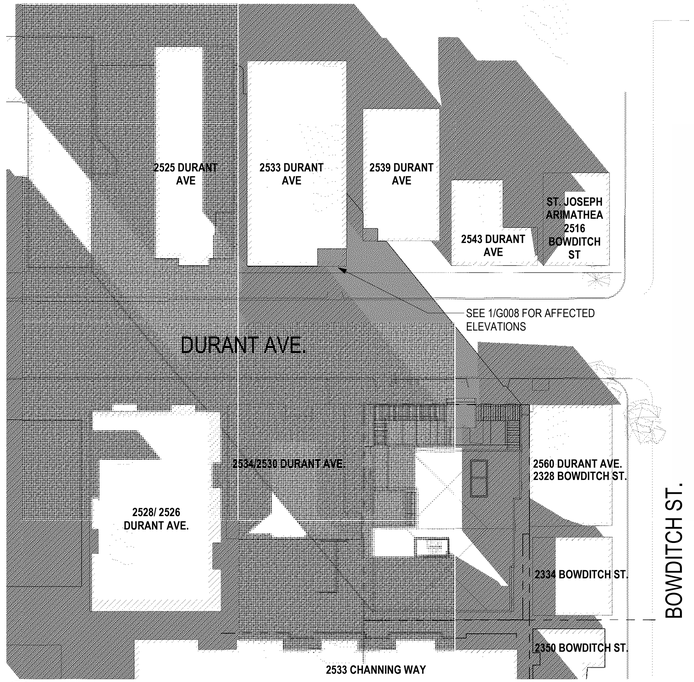
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ISSUE DATE: 09/09/22

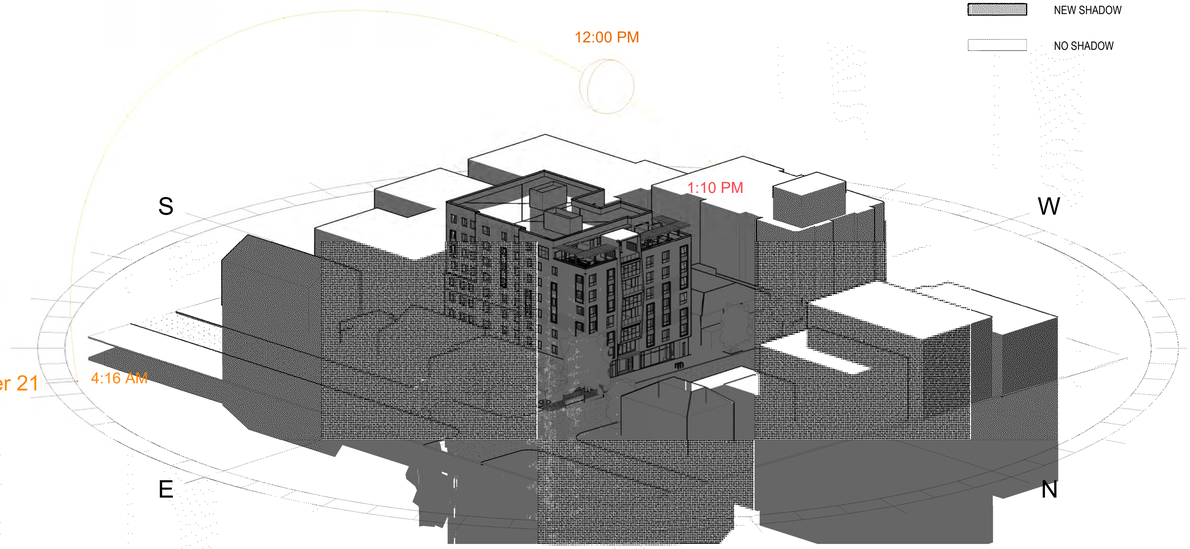
PERSPECTIVE RENDERS REVISED 3/20

G004

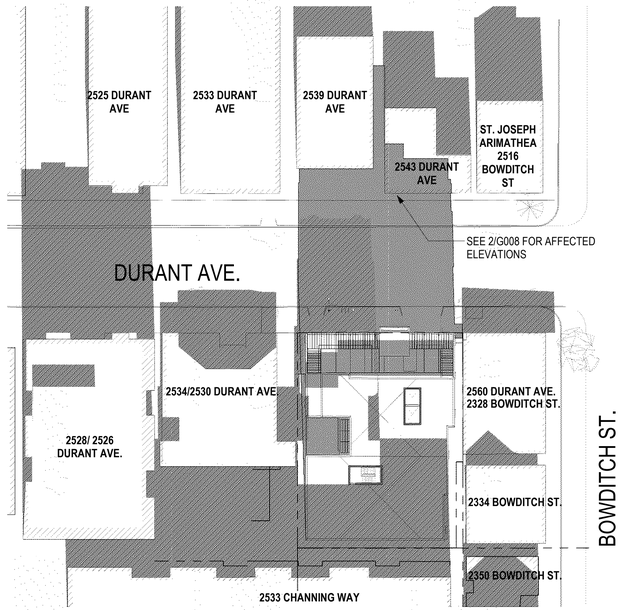
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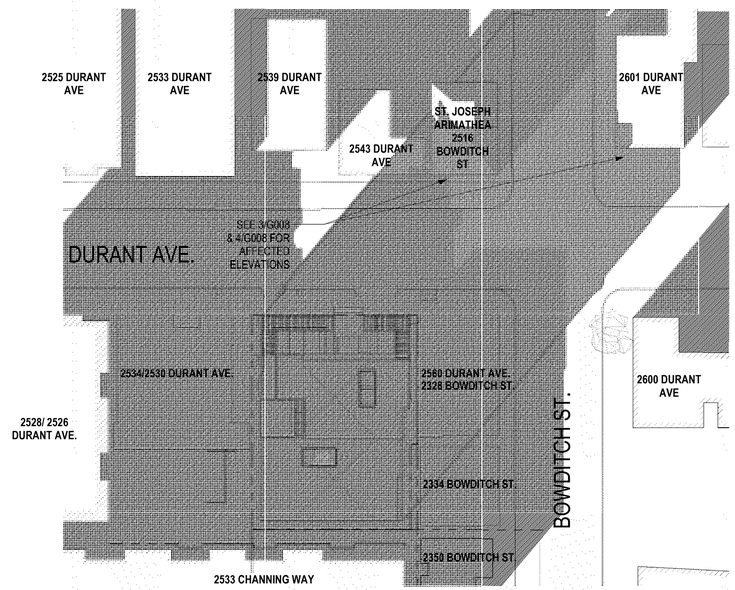
1 G005 12/21 PROPOSED 9 21 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G005 SHADOW STUDY - DEC 21



2 G005 12/21 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G005 12/21 PROPOSED -2 54 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

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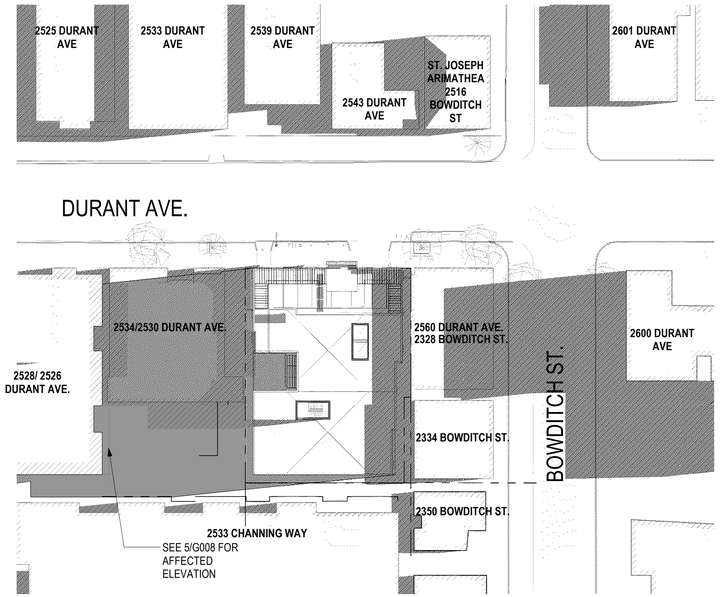
	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:

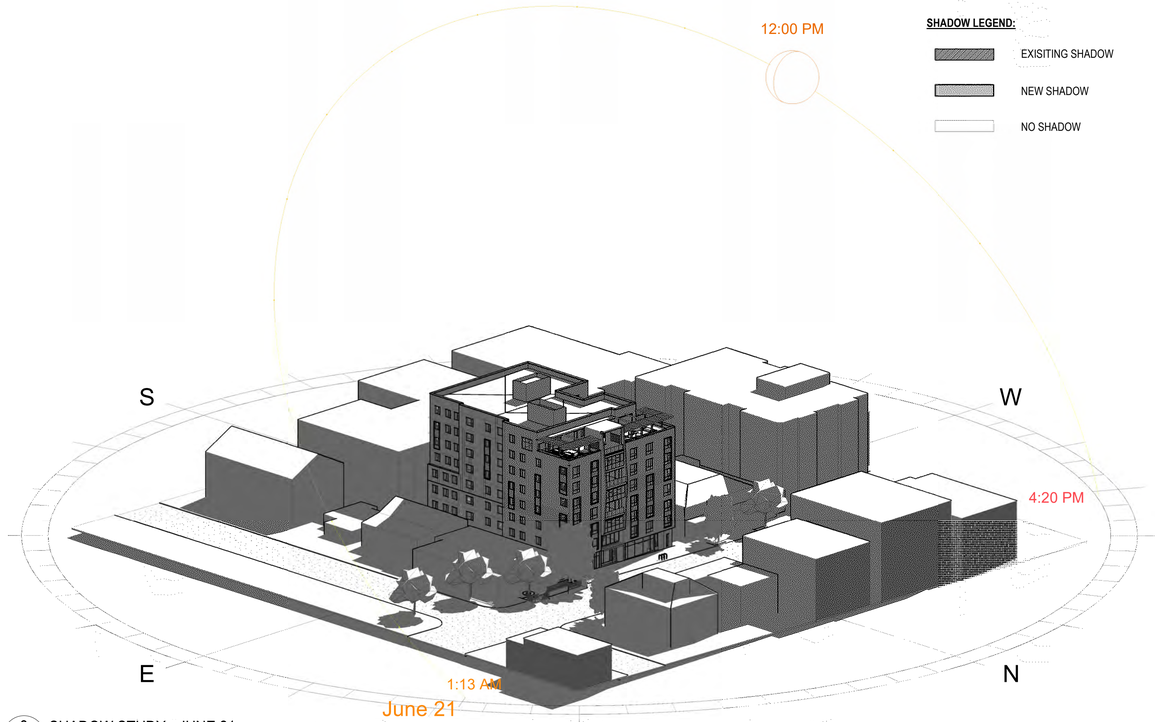
ISSUE DATE: 09/09/22

SHADOW STUDIES- DEC 22

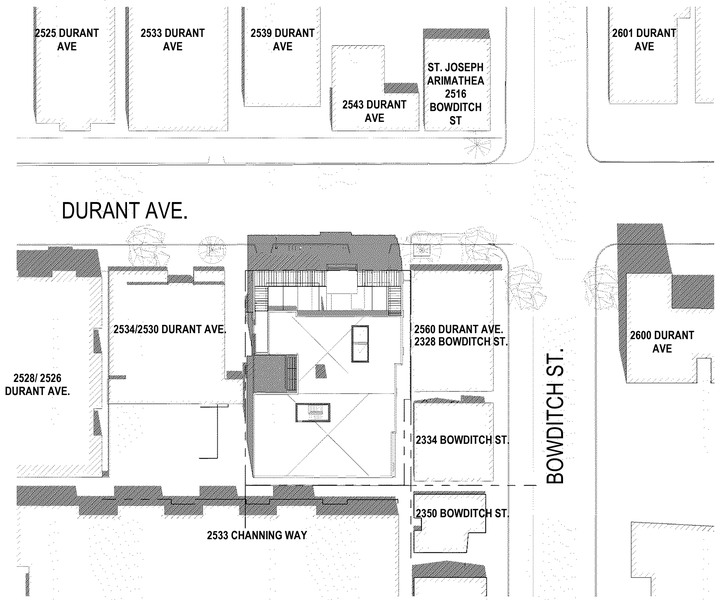
G005



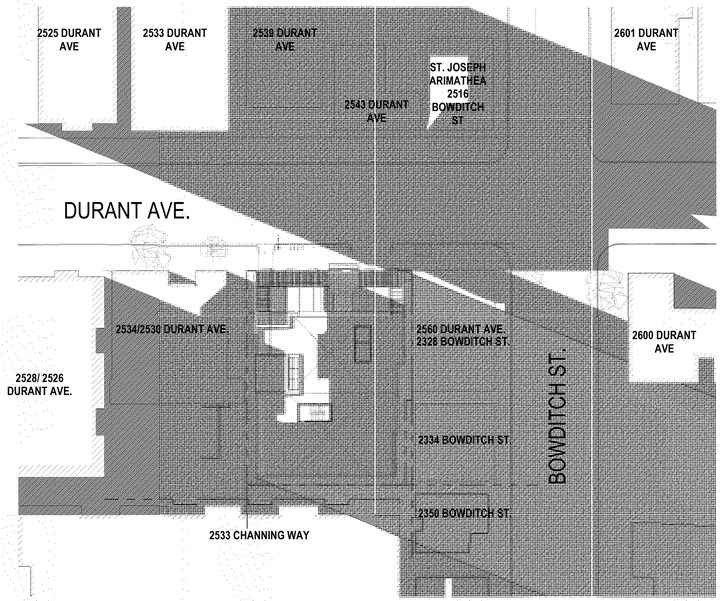
1 G006 6/21 PROPOSED - 7 47 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G006 SHADOW STUDY - JUNE 21



2 G006 6/21 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G006 6/21 PROPOSED 6 35 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

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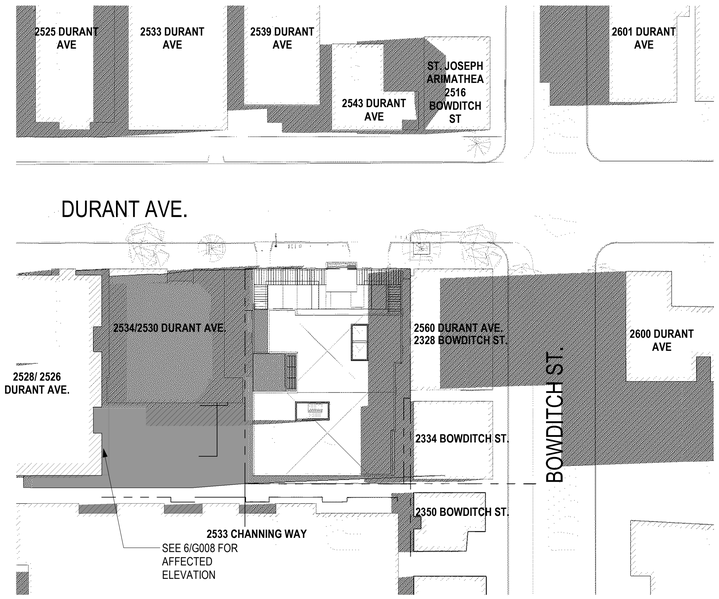
	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:

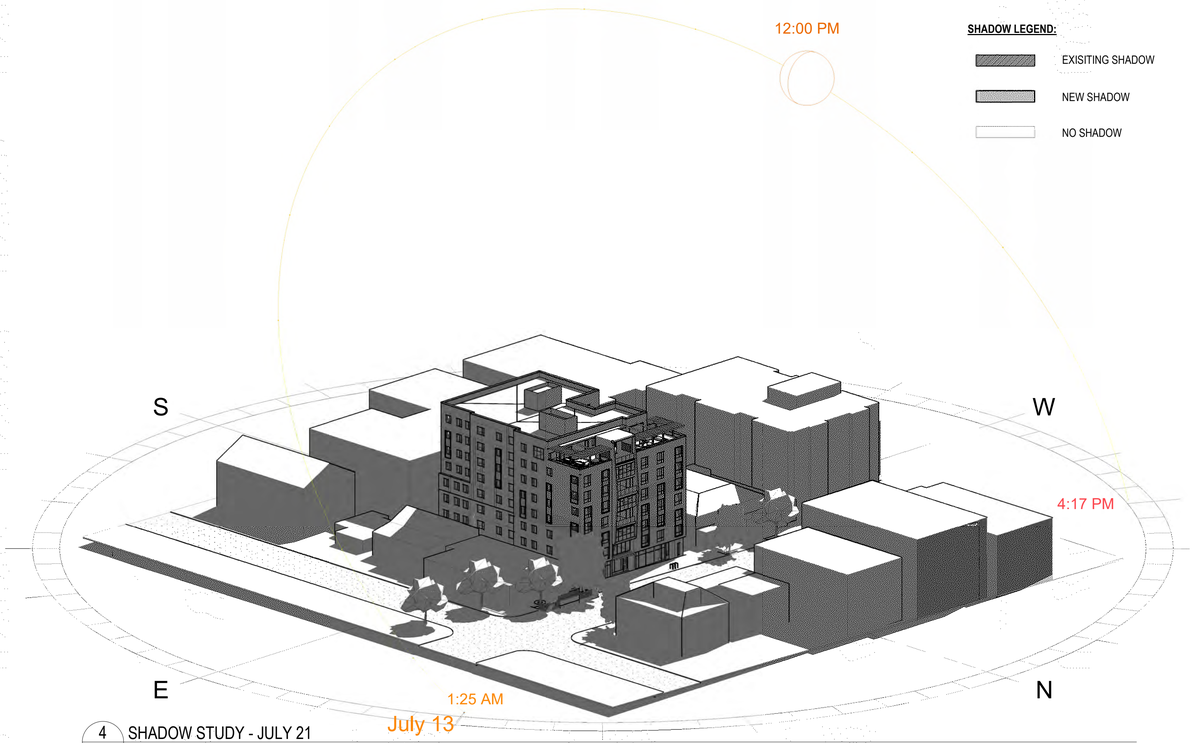
ISSUE DATE: 09/09/22

SHADOW STUDIES- JUN 22

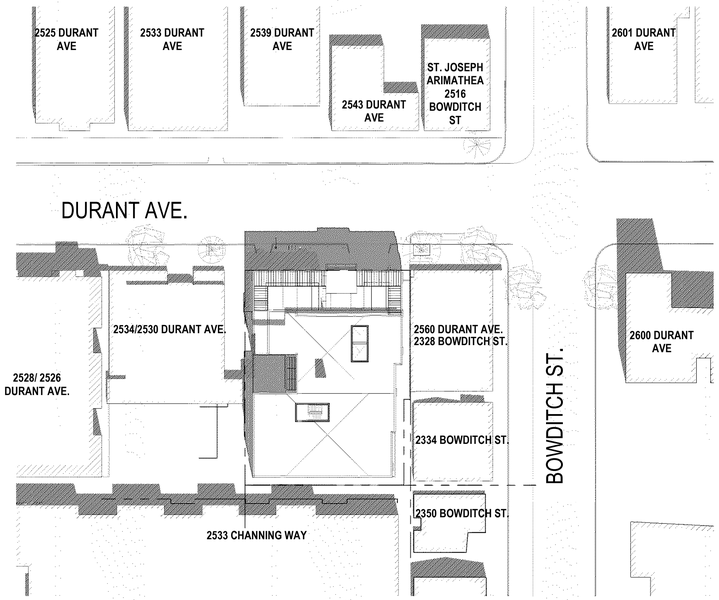
G006



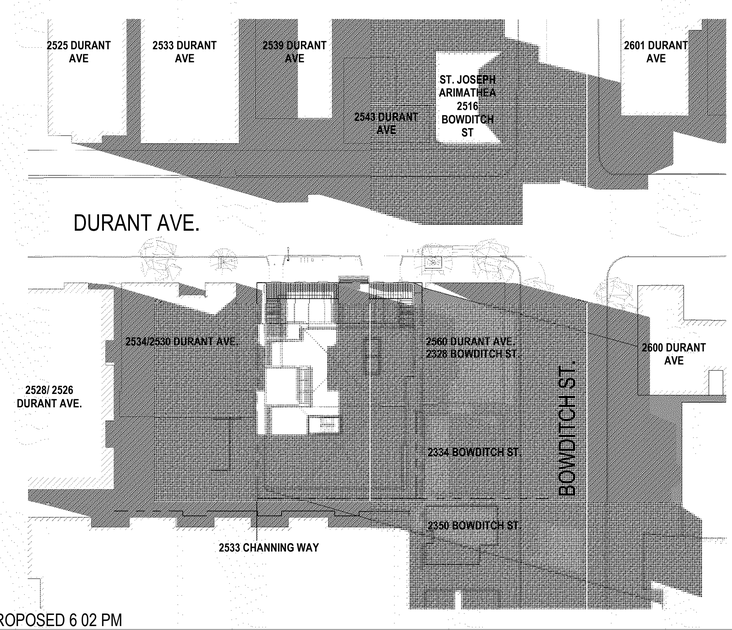
1 G007 7/13 PROPOSED - 7 57 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G007 SHADOW STUDY - JULY 21



2 G007 7/13 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G007 7/13 PROPOSED 6 02 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

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△ PROJECT ISSUE RECORD:

	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:

ISSUE DATE: 09/09/22

SHADOW STUDIES- JUL 22

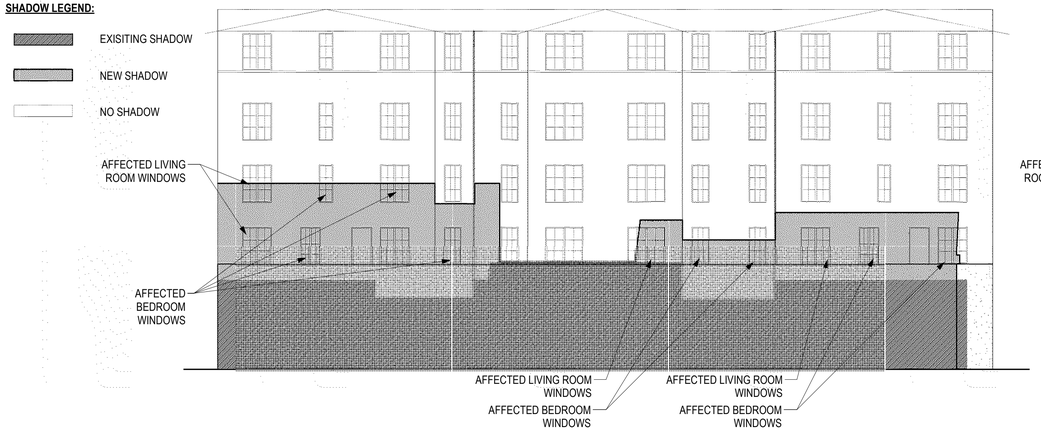
G007

SHADOW LEGEND:

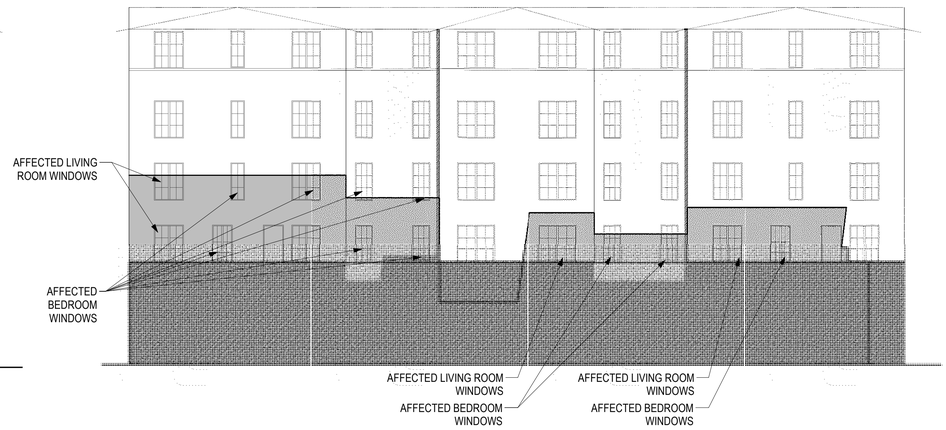
EXISITING SHADOW

NEW SHADOW

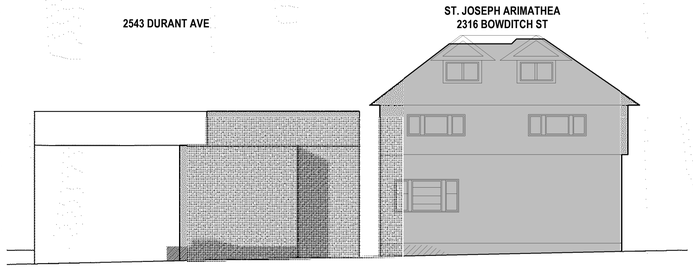
NO SHADOW



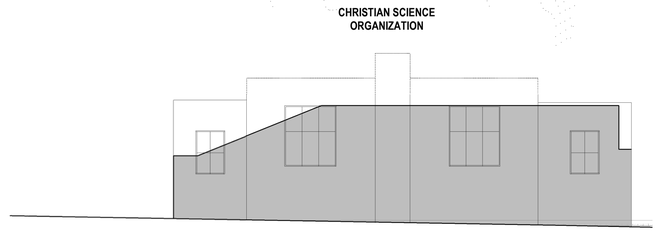
6 G008 SHADOW CAST ON 2528/2526 - 2543 DURANT AVE - 7 47 ON 07/13
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



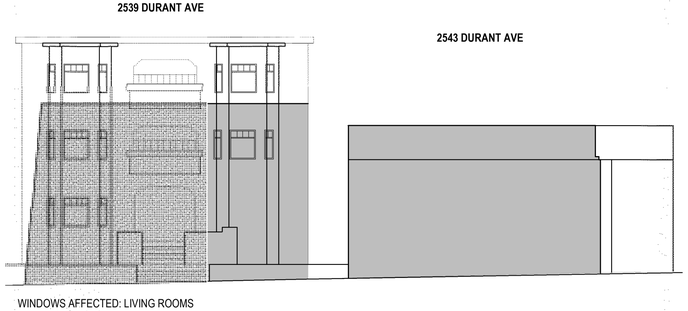
5 G008 SHADOW CAST ON 2528/2526 - 2543 DURANT AVE - EAST ELEVATION - 7 47 ON 06/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



4 G008 SHADOW CAST ON 2539 - 2543 DURANT AVE -SOUTH ELEVATION - 2 54 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



3 G008 SHADOW CAST ON 2601 DURANT AVE- WEST ELEVATION- 2 45 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 G008 SHADOW CAST ON 2539 - 2543 DURANT AVE - SOUTH ELEVATIONS - NOON ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 G008 SHADOW CAST ON 2539 - 2533 - SOUTH ELEVATIONS - 2525 DURANT AVE - 9 21 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

4/7/2025 11:19:15 AM

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2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — REGISTERED ARCHITECT — 01/31/2021

USE PERMIT MODIFICATION

PROJECT ISSUE RECORD:

	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:

ISSUE DATE: 09/09/22

SHADOW STUDIES-ELEVATIONS

G008

NOTE: THIS PROJECT HAS NOT YET COMMITTED TO GREEN POINT CERTIFICATION BUT WILL STRIVE TO PROVIDE AS MANY ELEMENTS AS POSSIBLE IN THE PROJECT

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

Points Targeted: 108
Certification Level Targeted: Silver
Compliance Pathway Targeted: All Electric High-Rise

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (20), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES-2 , HE-1, JS-1, 01, 07.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual.
For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Yes Home Multifamily Version 8

Project Name: 2538 Durant
Project Street: 2538 Durant
Project City: Berkeley
Project Zip: 94704

Measures		Points Achieved	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water		
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		0	1	1	1		
A. SITE									
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0					1		
	A2. Job Site Construction Waste Diversion								
No	A2.1 70% C&D Waste Diversion **(including** Alternative Daily Cover)	0					2		
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1					1		
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	0					1		
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		0					
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1	1			
	A6. Stormwater Control: Prescriptive Path								
Yes	A6.1 Permeable Paving Material	1					1		
No	A6.2 Filtration and/or Bio-Retention Features	0					1		
Yes	A6.3 Non-Leaching Roofing Materials	1					1		
No	A6.4 Smart Stormwater Street Design	0	1						
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 80% of Annual Runoff Onsite)	0					3		
B. FOUNDATION									
No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 30%)	0				1			
No	**B2. Radon-Resistant Construction**	0			2				
No	**B3. Foundation Drainage System**	0				2			
No	**B4. Moisture Controlled Crawlspace**	0			1				
	B5. Structural Pest Controls								
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1			
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1			
C. LANDSCAPE									
6.70%	Enter the landscape area percentage. Points capped at 3 for less than 10%.								
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1		
No	**C2. Three Inches of Mulch in Planting Beds**	0					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3		
	C4. Minimal Turf in Landscape								
No	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2		
No	C4.2 Turf on a Small Percentage of Landscaped Area	0					2		
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West-Facing Glazing and Walls Shaded)	0		1		1			
Yes	**C6. High-Efficiency Irrigation System**	1					2		
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (Lush Sod Treated)	0					2		
No	**C8. Rainwater Harvesting System**	0					3		

Project Name: 2538 Durant
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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	1					2	
No	**C11. Landscape Meets Water Budget**	0					1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional or Equiv.)	0					1	
No	**C17. Community Garden**	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0					1	
No	D1.3 Advanced Framing Measures	0					2	
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 60% of project)	0					1	
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0					1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0					1	
No	D3.3 Engineered Lumber for Roof Rafters	0					1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0					1	
No	D3.5 OSB for Subfloor	0				0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0					6	
No	D5.2 Panel Products	0					3	
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors						1	
TBD	D6.2 At Least 90% of Exterior Walls				1		1	
TBD	D6.3 At Least 90% of Roofs				1		1	
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1			1	
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
No	**D10. Structural Pest and Rot Controls**							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0					1	
No	D10.2 Wood-Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0					1	
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0				1	1	
E. EXTERIOR								
No	**E1. Environmentally Preferable Decking**	0					1	
No	**E2. Flashing Installation Third-Party Verified**	0					2	
No	**E3. Rain Screen Wall System**	0					2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1	
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
No	**E6. Vegetated Roof**	0	2	2				

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5				0.5		
Yes	F1.2 Ceilings	0.5				0.5		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2					3	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1	
No	**G3. Pre-Plumbing for Greywater System**	0					1	
No	**G4. Operational Greywater System**	0					3	
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1	
Yes	**G6. Submeter Water for Tenants**	2					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace	0			1			
No	H1.2 Sealed Combustion Water Heater	0			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	0			1			
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**			25				
No	**I2. Low Carbon Homes** I2.1 Near Zero Energy Home (offset at least 60% of annual site energy use)	0		2				

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	I2.2 Low Carbon Home (must be CO2e/sq.ft. threshold)	0		4				
No	**I3. Energy Storage**	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
≥60% of common area	**I5. Photovoltaic System for Multifamily Projects**	4		8				
J. BUILDING PERFORMANCE AND TESTING								
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1			
No	**J2. Supply and Return Air Flow Testing**	0			1			
Yes	**J3. Mechanical Ventilation Testing**	1			1			
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1			
All Electric High-Rise	**J5. Building Energy Performance**							**Option 1: Mixed Fuel** - High-Rise: Compliance margin is 33% over T24 or higher. Low-Rise: Minimum Delta EDR ranges from 6-10 based on climate zone. Both high-rise and low-rise require pre-wiring requirements: Dryer - conductor rated for 40 amp, Range - conductor rated for 50 amp. PV and storage credit allowed. **Option 2: All Electric Compliance** - Most Efficiency EDR based on climate zone (0-5). PV and Storage credit allowed. High-Rise: meet T24. **Option 3: Annual Energy Use** - Minimum 20% compliance based on annual energy use. PV credit not allowed.
3								Climate Zone Input
9	J5.1 Home Meets or Exceeds Energy Compliance Pathway	41			25+			
6.00%	J5.2 Non-Residential Spaces Outperform Title 24				15			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1				
No	**J7. Participation in Utility Program with Third-Party Plan Review**	0		1				
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**				2			
No	**J10. Blower Door Testing**	0			3			
No	**J11. Compartmentalization of Units** (Minimize uncontrolled pathways for indoor air pollutants between units)	0		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Deliberate hard surface at entrances and permanent assembly for shoe storage)	0			1			
No	K1.2 Entryways to Buildings (Deliberate hard surface at entrances and built-in, permanent walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2			
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1			
No	**K9. Durable Cabinets** (Plywood for casework and doors, ball bearing drawer slides, dovetail joints, two directional metal hinges)	0				2		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	2					3	

Project Name: 2538 Durant
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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	0			3			
Yes	**L3. Durable Flooring** (All flooring is hard surface)	1				1		
No	**L4. Thermal Mass Flooring**	0		1				
M. APPLIANCES AND LIGHTING								
No	**M1. ENERGY STAR® Dishwasher**	0					1	
	M2. Efficient Clothes Washing and Drying							
No	M2.1 CEE-Rated Clothes Washer	0		1			2	
No	M2.2 ENERGY STAR® Dryer	0		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
>20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
No	M4.2 Built-In Composting Center	0				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2				
Yes	**M7. Central Laundry**	1					1	
Yes	**M8. Gearless Elevator**	1		1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>30	N1.3 Conserve Resources by Increasing Density	3		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	5				5		
954	Enter the area of the home, in square feet							
2	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2					
0	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
No	N3.3 Traffic Calming Strategies	0	2					
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
Yes	N3.5 Bicycle Storage for Residents	1	1					
No	N3.6 Bicycle Storage for Non-Residents	0	1					
1 space per unit	N3.7 Reduced Parking Capacity	2	2					No parking required
	N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					
	N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fortified Standard, HAZUS, FEMA P58, or Seismic Evaluation)		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)		1			1		
No	N9.2 Community Location (Disadvantaged Community)	0	1		1			
	N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2					
No	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1					
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Development							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Energy Home System Monitors	0		2				
No	O5.2. Water Home System Monitors	0					1	
	O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2					
No	O6.2 Green Building Signage	0		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
TBD	**O11. Smokefree Housing**				2			
No	**O12. Integrated Pest Management Plan**	0				1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			2	1			
TBD	P3.3 Post-Construction Phase			2	1			
TBD	**P4. Building Enclosure Testing**			1	1	1		

Summary

Project Name: 2538 Durant
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Project City: Berkeley
Project Zip: 94704

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	315	46	110	69	91	54
Minimum Points Required in Specific Categories	80	2	25	6	6	6
Total Points Achieved	**108.0**	**9.0**	**53.0**	**12.0**	**19.5**	**12.5**

NATURAL GAS PROHIBITION, BERKELEY ENERGY CODE AND GREEN CODE COMPLIANCE:

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 AND LOW-CARBON CONCRETE REQUIREMENTS. THE BUILDING WILL INCORPORATE ALL ELECTRIC SYSTEMS FOR INCREASED ENERGY EFFICENCY AND ELECTRIC READINESS.

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2538 DURANT AVE

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BERKELEY, CA 94704

STATE OF CALIFORNIA — JOSEPH WILLIAM KOTCHEK — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2021

USE PERMIT MODIFICATION

△ PROJECT ISSUE RECORD:

	09/09/22	USE PERMIT
1	9/12/25	UPMOD

PROJECT #:

ISSUE DATE: 09/09/22

CALGreen CHECKLIST

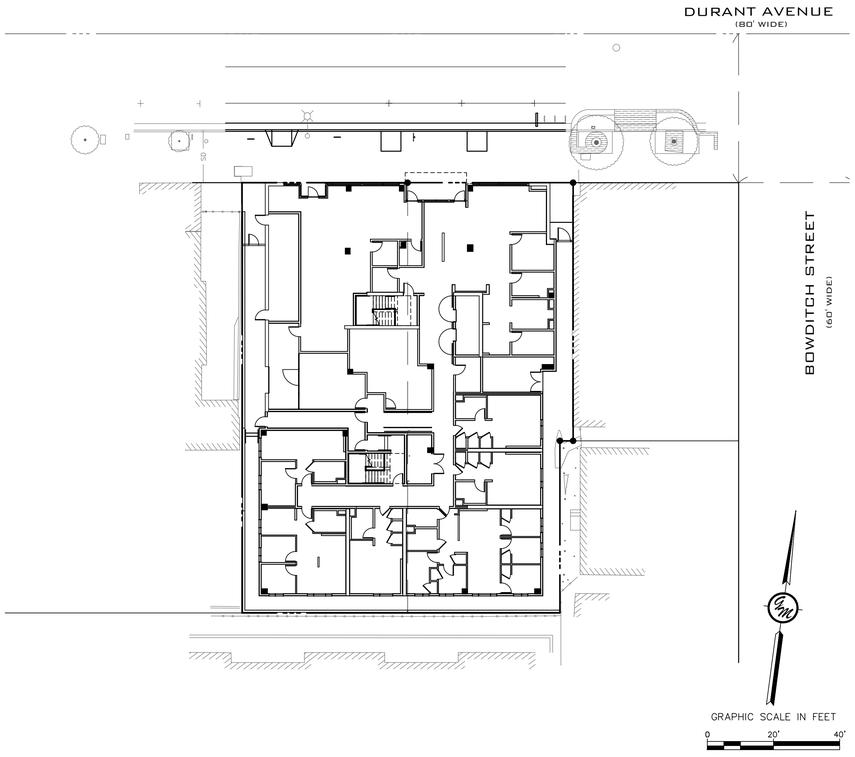
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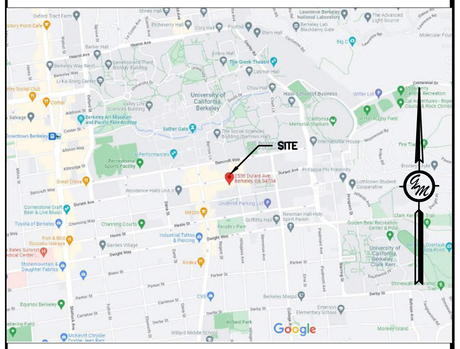
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VLC05
2538 DURANT AVE
BERKELEY, CA
APN: 055-1876-021-1





VICINITY MAP

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

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

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

ASSESSOR'S PARCEL NO:
055-1876-021-1

NOTE:
DEMOLITION PLANS
WERE SUBMITTED TO
THE CITY UNDER A
SEPARATE PERMIT

PERMIT NUMBER: B2023-01880

ABBREVIATIONS

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



LEGEND

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

SITE

BASIS OF BEARINGS:

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

VERTICAL DATUM / BENCHMARK:

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

REFERENCES:

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

BOUNDARY NOTE:

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

TITLE REPORT NOTE:

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

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	NOTES
C1.0	TOPOGRAPHIC SURVEY
C2.0	SITE PLAN
C2.1	SITE PLAN
C3.0	UTILITY PLAN
C3.1	EBMUD FLOW RESULTS
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C6.0	EROSION CONTROL PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	EROSION CONTROL PLAN
C7.4	DETAILS

SHEET INDEX

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Sts. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-24-24
5	USE PERMIT MODIFICATION	09-11-25

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 61428
10/31/2026
CIVIL
OF CALIFORNIA
PLOT DATE: 10/31/24

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

COVER SHEET

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=20'
DATE: 10/31/24
PROJECT NO.: 2022.031
PHASE NO.: XX
SHEET NO.: C0.0

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GENERAL NOTES:

1. THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN AND PREPARATION OF THESE PLANS. ALL MODIFICATIONS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND/OR IMPLEMENTATION.
2. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BERKELEY STANDARD SPECIFICATIONS AND DETAILS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE-JOB CONFERENCE SHALL BE REQUESTED BY THE DEVELOPER THROUGH THE CITY ENGINEER,
4. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR WILL NOTIFY THE OWNER, THE ENGINEER WHO PREPARED THE PLANS, AND THE CITY ENGINEER OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.
5. APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
7. ALL LANDSCAPING IS SUBJECT TO CITY INSPECTION. ANY CHANGE IN THE APPROVED LANDSCAPE PLAN MUST BE APPROVED BY THE CITY'S DESIGN REVIEW STAFF.
8. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
9. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNER, AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
10. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED MAY BE CONSIDERED A "CONFINED SPACE". THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHOULD BE DONE TO THE SATISFACTION OF THE REPRESENTATIVE OF THE CITY ENGINEER.
12. TO THE EXTENT FEASIBLE, SCHEDULE THE NOISIEST CONSTRUCTION ACTIVITIES DURING TIMES THAT WOULD HAVE THE LEAST IMPACT ON ADJACENT PROPERTIES. THIS WOULD INCLUDE RESTRICTING TYPICAL DEMOLITION AND EXTERIOR CONSTRUCTION ACTIVITIES TO STANDARD HOURS OF 7:00 AM TO 5:30 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 4:30 PM ON SATURDAY. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES ARE FITTED EFFECTIVELY WITH MUFFLERS IN GOOD OPERATING CONDITION. WHERE FEASIBLE, NOISE GENERATING EQUIPMENT SHOULD BE STAGED AS FAR AWAY FROM EXISTING RESIDENCES, AND MOBILE EQUIPMENT SHOULD NOT BE ALLOWED TO IDLE UNNECESSARILY NEAR THE RESIDENTIAL OR CHILD CARE USES. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES THAT GENERATE NOISE WITH THE OWNER.
13. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMITS FROM THE CITY OF BERKELEY PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION INVOLVING THEIR RIGHT-OF-WAY, AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DEPARTMENT OR DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL CONFORM TO DEPARTMENT STANDARDS AND SPECIFICATIONS.
14. THE FORMS FOR CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAYS THAT ARE TO BE CONSTRUCTED TO CONFORM TO EXISTING ROADS SHALL BE INSTALLED TO THE GRADES SHOWN UPON THESE PLANS. PRIOR TO PLACING CONCRETE, THE FORMS SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER FOR CONFORMANCE TO EXISTING ROAD IMPROVEMENTS. GRADES OF NEW IMPROVEMENTS ARE SUBJECT TO FIELD ADJUSTMENT TO FIT CONDITIONS.
15. THE PROPOSED STREET STRUCTURAL SECTION IS TO BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE CITY ENGINEER.
16. IN CONFORM AREAS, IF FULL STRUCTURAL SECTION IS NOT FOUND AT THE APPARENT EDGE OF PAVEMENT, FURTHER STREET EXCAVATION WILL BE REQUIRED UNTIL THE FULL SECTION IS ENCOUNTERED.
17. TEMPORARY REPAIRS TO ALL TRENCHES WITHIN THE TRAVELED WAY ON EXISTING ROADS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS OF TRENCH OPENING. MINIMUM TEMPORARY REPAIRS SHALL CONSIST OF BACKFILLING AND COMPACTING 6" OF AGGREGATE BASE AND 1" OF TEMPORARY ASPHALTIC SURFACING. PERMANENT REPAIRS, INCLUDING RESTORATION OF THE EXISTING STRUCTURAL SECTION SHALL BE MADE WITHIN FIFTEEN (15) DAYS OF TRENCH OPENING.
18. IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT.
19. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR THE CONTRACTOR AND PUBLIC WORKS AGENCY.
20. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
21. THE CONTRACTOR SHALL NOT DISTURB ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY POINTS DESTROYED SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
22. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING FACILITIES TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS.
23. CONTRACTOR SHALL SALVAGE AND RELOCATE EXISTING STREET SIGNS AND INSTALL NEW SIGNS PER CITY OF BERKELEY SPECIFICATIONS AS REQUIRED.
24. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE ENGINEER.
25. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL, SHOWN ON THESE PLANS.
26. ALL TREES LOCATED WITHIN THE ROADWAY PRISM OR SHOWN TO BE REMOVED IN THE STREET RIGHT-OF-WAY OR EASEMENTS SHALL BE REMOVED COMPLETELY, INCLUDING ROOTS, AND HAULED AWAY.
27. THE CONTRACTOR SHALL NOT REMOVE, DISTURB, OR HARM, IN ANY WAY, ANY TREE NOT SPECIFICALLY DESIGNATED AND APPROVED BY THE INSPECTOR FOR REMOVAL.
28. COMPACTION TESTS SHALL BE PERFORMED ON ALL TRENCHES AND STREET WORK TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS. ALL TESTING WILL BE AT THE DEVELOPER OR CONTRACTOR'S EXPENSE.
29. THE DUTIES OF THE CITY ENGINEER AND PROJECT ENGINEER DO NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
30. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. ALL TRENCHES OVER FIVE FEET IN DEPTH SHALL BE SHORED IN ACCORDANCE WITH CAL-OSHA "CONSTRUCTION SAFETY ORDERS" CURRENT EDITION. CONTRACTOR MUST HAVE VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.
31. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALTRANS "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" CURRENT EDITION AND THESE PLANS. A TRAFFIC CONTROL PLAN WILL BE REQUIRED AND A PERMIT WILL BE REQUIRED TO IMPLEMENT IT. CONTRACTOR SHALL MEET WITH TRAFFIC AND PUBLIC WORKS TO DISCUSS PROJECT NEEDS AND PREPARE TRAFFIC CONTROL PLANS.
32. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. SUBMIT LANE CLOSURE AND TRAFFIC CONTROL PLANS PRIOR TO BEGINNING WORK TO THE CITY ENGINEER FOR APPROVAL.
33. ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.
34. ALL TRENCH BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED AS SHOWN IN CITY'S STANDARD PLANS OR AS RECOMMENDED BY THE ENGINEER. IF TESTS SHOW THAT THE ACTUAL COMPACTION HAS NOT EQUALED OR SURPASSED THAT WHICH IS RECOMMENDED, THE ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN.
35. ALL NEW STORM DRAIN INLETS SHALL BE STENCILED OR STAMPED WITH CITY'S CLEAN WATER PROGRAM STANDARD LOGO, "NO DUMPING – DRAINS TO BAY," PRIOR TO THE ACCEPTANCE OF THE SITE IMPROVEMENTS OR THE FINAL BUILDING INSPECTION, WHICHEVER OCCURS FIRST.
36. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST TWO WORKING DAYS PRIOR TO ANY EXCAVATION. 1
37. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

DEMOLITION NOTES:

1. THE EXTENT OF DEMOLITION WORK IS TO BE AS SHOWN ON THIS PLAN. DEMOLITION INCLUDES COMPLETE WRECKING, REMOVAL AND DISPOSAL OF STRUCTURES, BURIED DEBRIS, FOUNDATIONS, PAVEMENT, CURBS, TREES & SHRUBS (INCLUDING ROOT SYSTEMS), DRAINAGE STRUCTURES, UTILITIES, SIGNAGE, LANDSCAPING AND/OR IRRIGATION SYSTEM, UNLESS OTHERWISE INDICATED ON THIS PLAN OR OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. EXISTING PERIMETER FENCES ARE TO REMAIN UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE
2. THIS DEMOLITION PLAN IS NOT INTENDED TO DETERMINE THE METHOD, DETAILS AND/OR MEANS OF PERFORMING THE DEMOLITION WORK. THIS PLAN MAKES NO INQUIRY OR DETERMINATION AS TO THE EXISTENCE OF HAZARDOUS OR TOXIC MATERIALS EXISTING ON SITE. IT IS RECOMMENDED THAT AN INDEPENDENT INQUIRY BE PERFORMED PRIOR TO DEMOLITION WORK TO DETERMINE THE EXISTENCE OF ANY POTENTIAL HAZARDOUS OR TOXIC RISK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
4. ALL EXISTING UTILITIES AND APPURTENANCES THERETO SERVING ANY EXISTING STRUCTURE OR BUILDINGS AND THOSE IN THE PUBLIC RIGHT OF WAY SERVING PUBLIC UTILITIES ARE TO REMAIN AND SHALL BE PROTECTED IN PLACE UNLESS DIRECTED TO BE REMOVED AND REPLACED ELSEWHERE ON THESE PLANS.
5. THE CONTRACTOR SHALL CONTACT ALL ASSOCIATED UTILITY SUPPLIERS PRIOR TO DEMOLITION TO COORDINATE THE DISCONNECTION AND REMOVAL OR ABANDONMENT OF UTILITIES (I.E. TELEPHONE, ELECTRICAL, WATER, SEWER, ETC.) SERVING THE STRUCTURE TO BE DEMOLISHED.
6. THE CONTRACTOR SHALL OBTAIN A LIST OF ITEMS TO BE SALVAGED FROM THE OWNER PRIOR TO COMMENCING THE DEMOLITION WORK.
7. THE FINISHED GROUND SURFACE SHALL BE LEFT IN A SMOOTH, UNIFORM GRADED CONDITION.
8. DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS SHALL BE CONDUCTED IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH STREETS, SIDEWALKS AND OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES.
9. THE CONTRACTOR SHALL INSURE THE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
11. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT SCATTERING AND RISING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. CONTRACTOR IS RESPONSIBLE FOR CLEANLINESS OF ADJACENT STRUCTURES AND IMPROVEMENTS. SUCH IMPROVEMENTS SHALL BE KEPT FREE OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
12. DUST CONTROLS SHALL BE IMPLEMENTED DURING ALL DEMOLITION AND GRADING OPERATIONS. PUBLIC STREETS SHALL BE SWEPT CLEAN AS NECESSARY.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL AND SAFETY ISSUES.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION WITH ALL ADJACENT PROPERTY OWNERS FOR WORK TO BE PERFORMED ON THEIR PROPERTIES.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL REQUIRED TEMPORARY ACCESS DEVICES (TRENCH PLATES, FENCES, ETC) AS REQUIRED TO ALLOW ACCESS DURING THE COURSE OF CONSTRUCTION.
16. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARDS.
17. FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION AND CONFIGURATION PRIOR TO CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL PROVIDE A UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. THE DEVELOPER SHALL, AT HIS SOLE EXPENSE, MAKE TESTS OVER THE SOIL ON WHICH THE ROAD SURFACING AND BASE IS TO BE CONSTRUCTED.
2. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE ON THE SITE DURING GRADING OPERATIONS AND SHALL OBSERVE THE GRADING AND IDENTIFY ANY CONDITIONS THAT SHOULD BE CORRECTED AND RECOMMEND CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CITY ENGINEER.
3. GRADING AT THE BOUNDARIES OF THIS PROJECT SHALL BE DONE SO AS NOT TO OBSTRUCT THE RUNOFF OF STORM WATERS FROM ADJACENT PROPERTIES. ALL GRADING SHALL BE DONE TO PROVIDE STABLE SLOPES WHICH SHALL DRAIN ONTO THIS PROJECT, WHICH IN TURN SHALL BE GRADED TO STREETS OR DRAINAGE DITCHES OR ACROSS LAND WITHIN THIS PROJECT, WHICH IN TURN SHALL BE GRADED TO STREETS OR TO DRAINAGE FACILITIES SHOWN ON THESE PLANS. GRADING SHALL BE DONE IN SUCH A MANNER THAT ALL NEW SLOPES SHALL DIRECT STORM WATER TO THE STREETS OR INTERCEPTION DITCHES OR ACROSS LAND WITHIN THIS PROJECT AND SHALL NOT DIVERT OR CREATE A MEANS FOR STORM WATER TO FLOW ONTO ADJACENT PROPERTIES, EXCEPT AS INDICATED ON THE PLANS.
4. GRADING SHALL NOT BE PERMITTED ON THE SITE UNTIL A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE CITY OF BERKELEY GENERAL ORDINANCE AND CODES FOR GRADING, EROSION AND SEDIMENT CONTROLS.
5. ALL GRADING, EROSION AND SEDIMENTATION CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE GRADING ORDINANCE AND APPLICATION FOR GRADING.
6. IF GRADING ON THE SITE IS STARTED, CONTINUED OR ABANDONED BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH OF ANY YEAR OF CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL IMPROVEMENTS AND PLANTING SHALL BE COMPLETED PRIOR TO OCTOBER FIRST.
7. CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER. ALL TRASH, CONSTRUCTION DEBRIS, AND MATERIALS WILL BE CONTAINED ON SITE UNTIL DISPOSAL OFF-SITE CAN BE ARRANGED.
8. DUST CONTROL MEASURES AS APPROVED BY THE CITY ENGINEER SHALL BE FOLLOWED IN ALL AREAS UNDERGOING GRADING AND OTHER CONSTRUCTION ACTIVITIES.
9. THE GRADING WORK DEPICTED HEREON SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE SOIL INVESTIGATION TITLED "GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL BUILDING 2538-2542 DURANT AVENUE, BERKELEY, CALIFORNIA", DATED AUGUST 8, 2022. PROJECT NO. 22-2254.

   PREPARED BY:
   ROCKRIDGE GEOTECHNICAL
   270 GRAND AVE
   OAKLAND, CA 94610
   (510) 420-5738
10. WHERE SOIL OR GEOLOGIC CONDITIONS ENCOUNTERED IN GRADING OPERATIONS ARE DIFFERENT FROM THOSE ANTICIPATED IN THE SOIL AND GEOLOGIC INVESTIGATION REPORT, OR WHERE CONDITIONS WARRANT CHANGES TO THE RECOMMENDATIONS CONTAINED THEREIN, A REVISED SOIL OR GEOLOGIC REPORT SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE ACCOMPANIED BY AN ENGINEERS OPINION AS TO THE SAFETY OF THE SITE FROM THE POSSIBILITY OF LAND SLIPPAGE, SETTLEMENT AND SEISMIC ACTIVITY.
11. THE PROJECT ENGINEER AND GEOLOGIST SHALL PROVIDE A DECLARATION STATING THAT ALL WORK WAS DONE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS CONTAINED IN THE SOIL AND GEOLOGIC REPORT.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO PLACEMENT OF FILL SO THAT ARRANGEMENTS FOR INSPECTION CAN BE MADE.
13. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE REVIEW ENGINEER AT (510) 581-2772 TO ARRANGE A TIME FOR THE MEETING.
14. OPERATIONS SHALL CEASE IN THE VICINITY OF ANY SUSPECTED ARCHAEOLOGICAL RESOURCE UNTIL AN ARCHAEOLOGIST IS CONSULTED AND HIS OR HER RECOMMENDATIONS FOLLOWED, SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR. IF EVIDENCE OF HUMAN REMAINS IS DISCOVERED ON THE SITE, THE COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY.
15. ANY WATER WELL, CATHODIC PROTECTION WELL OR EXPLORATORY BORING THAT IS SHOWN ON THESE PLANS, IS KNOWN TO EXIST, IS PROPOSED OR IS LOCATED DURING THE COURSE OF FIELD OPERATIONS MUST BE PROPERLY DESTROYED, BACKFILLED OR MAINTAINED IN ACCORDANCE WITH THECITY OF BERKELEY REGULATIONS.
16. EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION.

FIRE PROTECTION AND DOMESTIC WATER NOTES:

1. ALL DOMESTIC WATER LINES 4" AND LARGER SHALL BE C900, CLASS 200 PIPE. DOMESTIC WATER LINES SMALLER THAN 4" SHALL BE PVC SCHEDULE 80.
2. EBMUD SPECIFICATIONS AND STANDARDS ARE INCORPORATED HEREON BY REFERENCE. ALL DOMESTIC AND FIRE WATER LINE CONSTRUCTION FROM THE CONNECTION TO THE MAIN TO THE BACKFLOW/DOUBLE DETECTOR CHECK VALVE SHALL BE INSTALLED PER EBMUD STANDARDS AND SPECIFICATIONS.
3. AN EBMUD PERMIT IS REQUIRED FOR CONNECTIONS TO EBMUD FACILITIES.
4. ALL EXISTING WATER SERVICES TO BE ABANDONED SHALL BE DONE PER EBMUD STANDARDS AND SPECIFICATIONS.
5. INSTALL LOCATOR WIRE DIRECTLY ON TOP OF THE PIPE AND MAGNETIC TAPE WITHIN 12" ABOVE ALL PLASTIC WATER PIPES.
6. THE FIRE SYSTEM DESIGN SHOWN ON THESE PLANS ARE FOR GENERAL PURPOSES ONLY. REFER TO FIRE SYSTEM SHOP DRAWINGS AND SPECIFICATIONS, BY GENERAL CONTRACTOR, FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION AND CONFIGURATION PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL PROVIDE A UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION.
3. IT IS RECOMMENDED THAT ALL EXISTING UTILITIES THAT ARE TO BE REMOVED, RELOCATED, MODIFIED OR IMPACTED BY THE PROPOSED CONSTRUCTION BE FIELD LOCATED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE INTENT OF THE UTILITY DESIGN IS TO CONTINUE TO USE THE MAJORITY OF THE EXISTING UTILITIES. THE LOCATION OF MOST OF THE UTILITIES ARE UNKNOWN OR UNVERIFIED. IF THE EXISTING UTILITIES ARE NOT LOCATED AS INDICATED ON THE PLAN, SUBSTANTIAL REDESIGN WORK MAY BE REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.
4. DEMOLISH AND REMOVE ALL EXISTING UTILITIES AND SUPPORT STRUCTURES AT BUILDINGS TO BE REMOVED.
5. ALL EXISTING UTILITY BOXES, LIDS, VALVE COVERS, VAULTS, ETC. THAT ARE TO REMAIN SHALL BE ADJUSTED TO MEET THE NEW FINISHED GRADES (AS REQUIRED). RE-USE EXISTING BOXES, LIDS, VALVE COVERS, VAULTS (IF POSSIBLE), OR INSTALL NEW PER COUNTY REQUIREMENTS. REPLACE ALL DAMAGED ITEMS. MATCH EXISTING SIZES. INSTALL/REPLACE TRAFFIC RATED BOXES WHERE REQUIRED. FIELD VERIFY THE EXTENT OF WORK.
6. REMOVE OR ABANDON ALL UNUSED SITE UTILITIES PER LOCAL REQUIREMENTS. FIELD VERIFY EXTENT OF REMOVAL.
7. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES AND UNDERGROUND SERVICE ALERT AT (800) 227-2600 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED.
8. ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED IN THE STREET AREAS SHALL BE REMOVED TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS. EXCAVATED AREAS SHALL BE FILLED AND COMPACTED DURING ROUGH GRADING. THE COUNTY INSPECTOR MAY REQUIRE ADDITIONAL WORK BE DONE IF VISUAL INSPECTION INDICATES IT IS NECESSARY.
9. EXISTING UNDERGROUND FACILITIES AS SHOWN ARE APPROXIMATE ONLY AND WERE OBTAINED FROM AVAILABLE UTILITY RECORDS. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF EXISTING UTILITY INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION.
10. ANY RELOCATION OF THE PUBLIC UTILITIES SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS. WORKING CONDITIONS, ETC. OF SAID COMPANY. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE COUNTY OF ALAMEDA. THE SUBDIVIDER SHALL PAY THE COST OF ALL SAID FEES. BONDS, PERMITS, ETC.
11. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS OR ON UTILITY PLANS (BY OTHERS).

SANITARY SEWER NOTES:

1. CITY OF BERKELEY SPECIFICATIONS ARE INCORPORATED HEREON BY REFERENCE. SANITARY SEWER MAINS AND LATERALS SHALL BE INSTALLED AT THE LOCATIONS SHOWN HEREIN OR AS SPECIFIED IN THE FIELD BY DEVELOPER.
2. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE CONSTRUCTED USING HDPE SDR-17 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM DRAIN NOTES:

1. ALL STORM DRAIN PIPES SHALL BE HDPE SDR-17 OR BETTER, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL ONSITE STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY." OR EQUIVALENT.

TREE PRESERVATION NOTES:

1. ALL TRENCHING WITHIN 5' OF AN EXISTING TREE MUST BE DONE USING AN AIRSPADE PNEUMATIC EXCAVATION TOOL BY A TREE SERVICES CONTRACTOR WITH A D-49 STATE CONTRACTORS LICENSE. THE CITY'S ARBORIST SHALL INSPECT EXCAVATION PRIOR TO ANY ROOTS BEING CUT. CALL (510) 981-6660 TO SCHEDULE AN INSPECTION. ROOTS OVER 2" IN DIAMETER MAY REQUIRE PRESERVATION. ONLY A LICENSED AND INSURED TREE SERVICES CONTRACTOR MAY PRUNE THE TREE ROOTS. ROOTS ARE TO BE CUT WITH A SHARP AXE OF SAW. THE EXCAVATION SHALL NOT BE LEFT OPEN AND ROOTS EXPOSED TO AIR FOR MORE THAN 24 HOURS.

DEMOLITION NOTES:
SEE SHEET C1.0 FOR ADDITIONAL INFORMATION NOT SHOWN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
2. ALL EXISTING UTILITIES AND APPURTENANCES THERETO SERVING ANY EXISTING STRUCTURE OR BUILDINGS AND THOSE IN THE PUBLIC RIGHT OF WAY SERVING PUBLIC UTILITIES ARE TO REMAIN AND SHALL BE PROTECTED IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING OR REMOVING ALL UTILITIES IMPACTED BY THE PROPOSED CONSTRUCTION WHETHER OR NOT INDICATED ON THE PLANS.
3. THE CONTRACTOR SHALL CONTACT ALL ASSOCIATED UTILITY S

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DURANT AVE

DURANT AVENUE
(80' WIDE)

OVERHEAD WIRES

SSMH
RIM: 268.36'
INV: 259.16' (14") OUT TO W VIF
INV: 259.36' (14") IN FROM E VIF

N82°30'00"E (R1)

FOUND DISC AND PUNCH
IN MON WELL
CITY OF BERKELEY
MONUMENT B0398
PER (R1)

45.00'

50.00'

35.00'

FOUND 1" PIPE AND CAP
LS 7950 PER (R1)

FOUND NAIL AND TAG
LS 7950 PER (R1)

SEE DEMOLITION PLAN
UNDER SEPARATE PERMIT
PERMIT NO: B2023-01880

IRON FENCE GATE

APN
055-1876-021-1

APN
055-1876-1

APN
055-1876-019-1

APN
055-1876-009-1

FOUND NAIL AND TAG
LS 7950 PER (R1)

IRON FENCE

CONC

CONC

DIRT

BOWDITCH STREET
(60' WIDE)

BASIS OF BEARINGS PER (R1)
N7°30'00"W 330.06' MEAS (330.00') (R1)

35'

GRAPHIC SCALE IN FEET
0 10' 20'

08-04-23	PLAN CHECK RESPONSE 1
09-28-23	PLAN CHECK RESPONSE 2
10-13-23	95% CDs SET
10-24-24	PERMIT REVISIONS

USE PERMIT MODIFICATION

09-12-24

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 61122
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

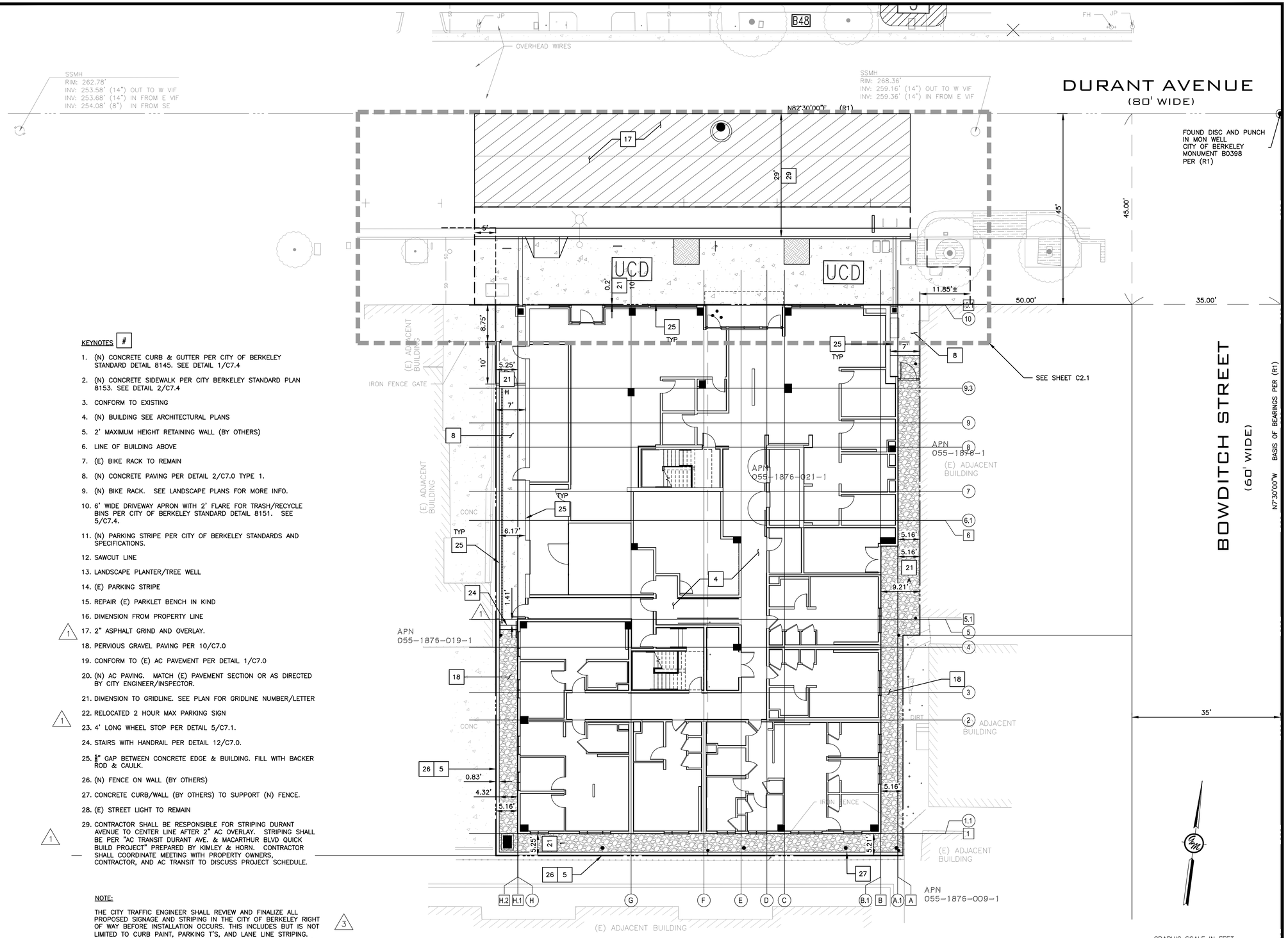
VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

TOPOGRAPHIC SURVEY

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C1.0

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KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.4
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.4
3. CONFORM TO EXISTING
4. (N) BUILDING SEE ARCHITECTURAL PLANS
5. 2' MAXIMUM HEIGHT RETAINING WALL (BY OTHERS)
6. LINE OF BUILDING ABOVE
7. (E) BIKE RACK TO REMAIN
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFO.
10. 6' WIDE DRIVEWAY APRON WITH 2' FLARE FOR TRASH/RECYCLE BINS PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.4.
11. (N) PARKING STRIPE PER CITY OF BERKELEY STANDARDS AND SPECIFICATIONS.
12. SAWCUT LINE
13. LANDSCAPE PLANTER/TREE WELL
14. (E) PARKING STRIPE
15. REPAIR (E) PARKLET BENCH IN KIND
16. DIMENSION FROM PROPERTY LINE
17. 2" ASPHALT GRIND AND OVERLAY.
18. PERVIOUS GRAVEL PAVING PER 10/C7.0
19. CONFORM TO (E) AC PAVEMENT PER DETAIL 1/C7.0
20. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
21. DIMENSION TO GRIDLINE. SEE PLAN FOR GRIDLINE NUMBER/LETTER
22. RELOCATED 2 HOUR MAX PARKING SIGN
23. 4' LONG WHEEL STOP PER DETAIL 5/C7.1.
24. STAIRS WITH HANDRAIL PER DETAIL 12/C7.0.
25. ½" GAP BETWEEN CONCRETE EDGE & BUILDING. FILL WITH BACKER ROD & CAULK.
26. (N) FENCE ON WALL (BY OTHERS)
27. CONCRETE CURB/WALL (BY OTHERS) TO SUPPORT (N) FENCE.
28. (E) STREET LIGHT TO REMAIN
29. CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPING DURANT AVENUE TO CENTER LINE AFTER 2" AC OVERLAY. STRIPING SHALL BE PER "AC TRANSIT DURANT AVE. & MACARTHUR BLVD QUICK BUILD PROJECT" PREPARED BY KIMLEY & HORN. CONTRACTOR SHALL COORDINATE MEETING WITH PROPERTY OWNERS, CONTRACTOR, AND AC TRANSIT TO DISCUSS PROJECT SCHEDULE.

NOTE:

THE CITY TRAFFIC ENGINEER SHALL REVIEW AND FINALIZE ALL PROPOSED SIGNAGE AND STRIPING IN THE CITY OF BERKELEY RIGHT OF WAY BEFORE INSTALLATION OCCURS. THIS INCLUDES BUT IS NOT LIMITED TO CURB PAINT, PARKING T'S, AND LANE LINE STRIPING. CONTRACTOR SHALL GIVE THE TRAFFIC ENGINEER A MINIMUM OF 2 WEEKS NOTICE PRIOR TO STRIPING INSTALLATION."

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3111 Castro Valley Blvd., Sts. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1 08-04-23
2	PLAN CHECK RESPONSE 2 09-28-23
3	95% CDs SET 10-13-23
4	PERMIT REVISIONS 10-31-24

USE PERMIT MODIFICATION

09-1
2-

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 71128
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

RECEIVED
Nov 01, 2024

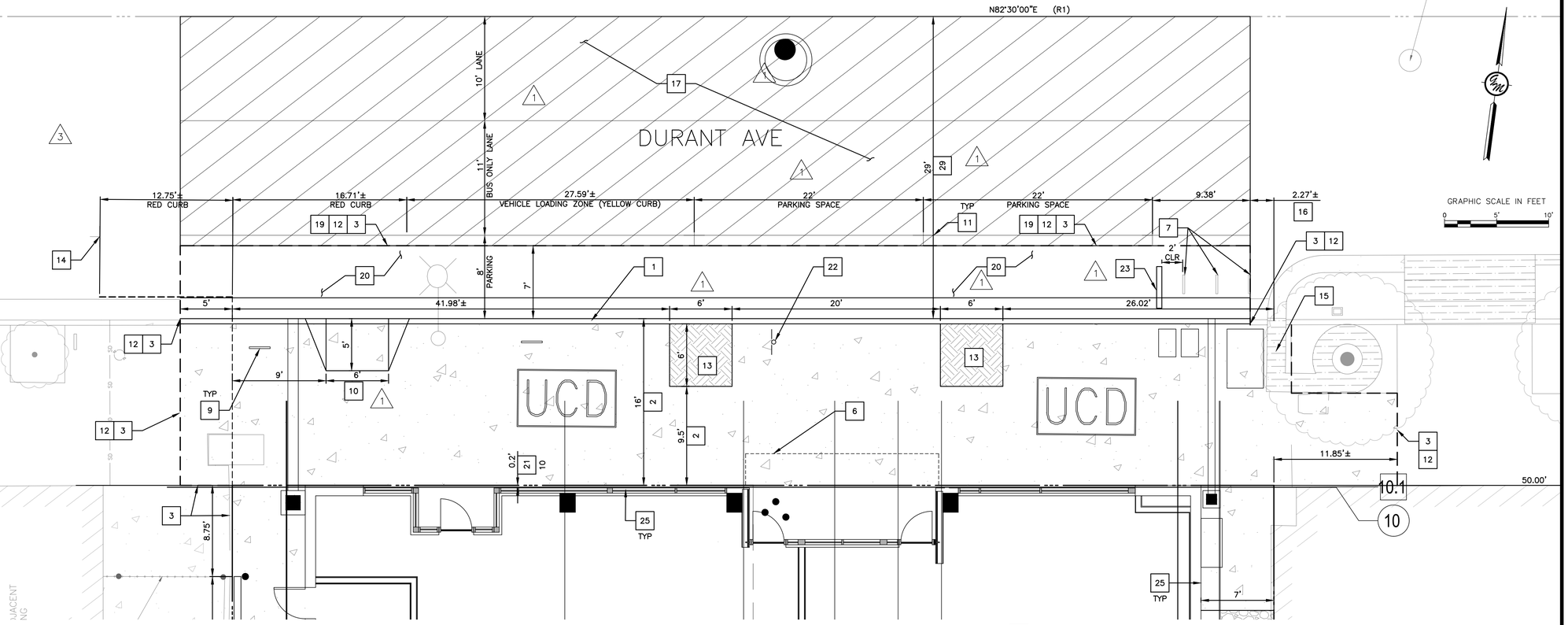
VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

SITE PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C2.0

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1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-24

USE PERMIT MODIFICATION

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 21128
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA
RECEIVED

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

SITE PLAN

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=5'
DATE: 10/31/24
PROJECT NO.: 2022.031
PHASE NO.: XX
SHEET NO.: C2.1

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SEWER KEYNOTES SX

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.4 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.

A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.

B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.

C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

D. REMOVE (E) CLEANOUT FRAME & COVER.

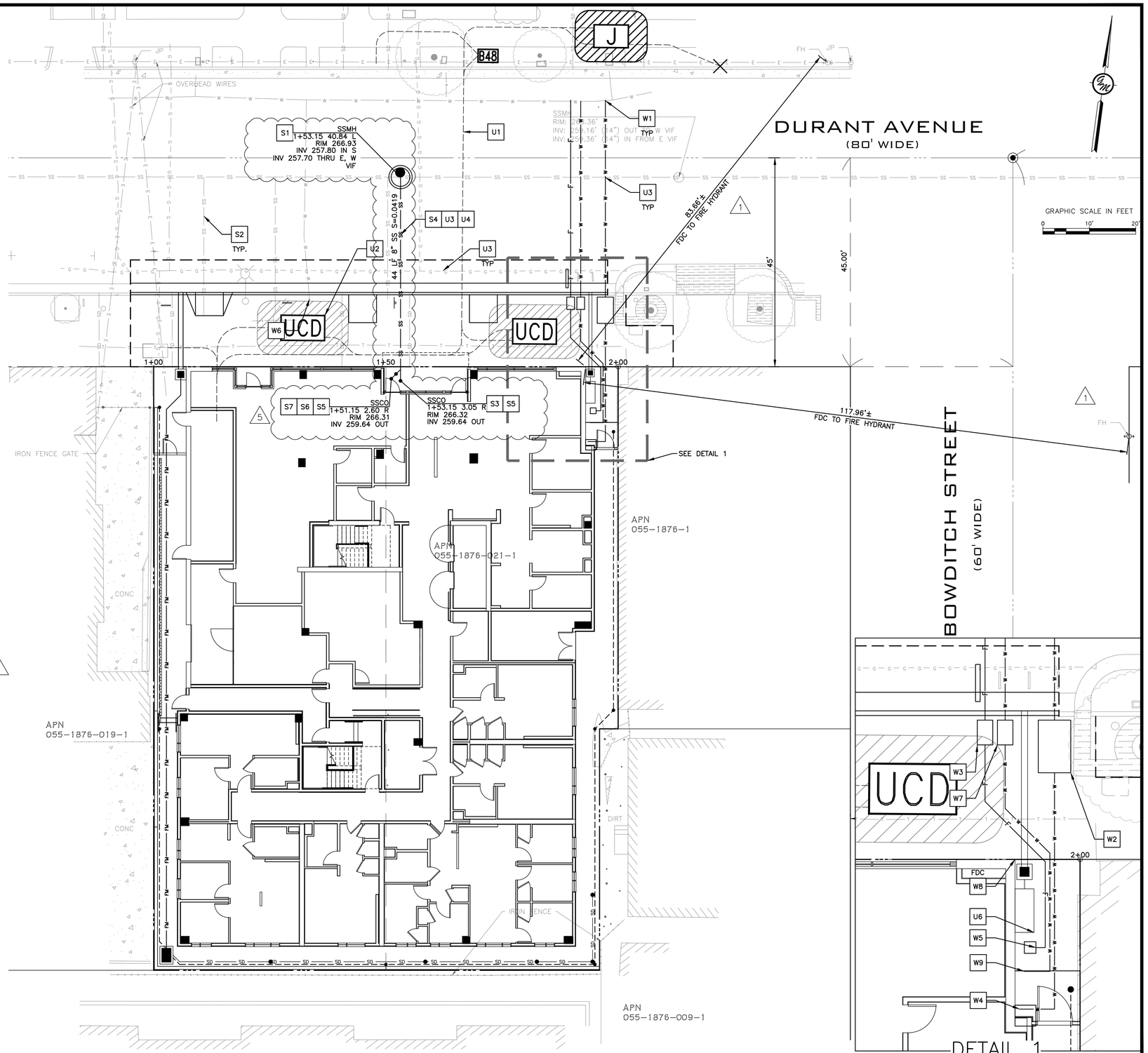
3. 8" SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. 8" HDPE SDR 17 S=0.0419 (5) (1)
5. 2 WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.
6. 6" SEWER LATERAL TO GROUND FLOOR. PROVIDE CLEANCHECK EXTENDABLE BACKWATER VALVE AND CLEANOUT DOWNSTREAM OF BACKWATER VALVE
7. 6" HDPE SDR 17 SS S=0.02 MINIMUM SLOPE (1)

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. 4" WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. 6" FIRE SERVICE TO BUILDING. VERIFY SIZE WITH FIRE SERVICE PLAN: BY OTHERS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. ABANDON (E) WATER SERVICE PER EBMUD STANDARDS AND REQUIREMENTS. (BY EBMUD)
7. COMMERCIAL WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
8. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
   - 8.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3-FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
   - 8.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
9. 2" WATER SERVICE TO RETAIL SPACE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.

UTILITY KEYNOTES UX

1. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
2. TRANSFORMER (BY OTHERS)
3. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.4
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF
6. ABOVE GROUND CONTECT ROOFDRAIN STORM FILTER. SEE SHEET C4.0 FOR MORE INFORMATION.
7. REMOVE (E) GAS LINE. FIELD VERIFY LOCATION



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

1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-31-24

USE PERMIT MODIFICATION

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 21128
10/31/2026
CIVIL
STATE OF CALIFORNIA

PLANT 05

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

UTILITY PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C3.0

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3

10/12/23, 2:42 PM EBMUD Fire Service Available Flow and Pressure

EBMUD FIRE SERVICE AVAILABLE FLOW & PRESSURE INFORMATION

Contact Information:

Samir Totah
Greenwood & Moore
3111 Castro Valley BLVD
Castro Valley, 94546

Request Number: 8259

E-mail: stotah@greenwoodmoore.com
Phone: 510-581-2772
Cell:
Fax:

Property Information:

2538 Durant Avenue
BERKELEY, 94704

The following available flow and pressure information is based on a Maximum Day Demand Hydraulic Model Analysis of EBMUD's water distribution system. This information should be used as a guideline of the approximate available flow. It is recommended that a design allowance be made for possible reductions in pressure and/or flow that could occur under other possible scenarios. Applicant understands that the District cannot guarantee any specific values for pressure and flow. If you have any questions, please contact us at nbo@ebmud.com or call (510)287-1008.

Available flow and pressure at possible fire service connection for above property:

Possible Fire Service Connection #1
Existing hydrant location - Hydrant No. 1464. Located off of the 6-inch main (6CM39), on the north side of Durant Avenue, approximately 30 feet west of Bowditch Street.

Pressure Zone: Berryman
Connection Point Elevation (feet): 274
Connection Point Static Pressure (psi): 93
Residual Pressure at gpm (psi):
Residual Pressure at 0 gpm (psi): 93
Residual Pressure at 750 gpm (psi): 89
Residual Pressure at 1500 gpm (psi): 81

Possible Fire Service Connection #2
Existing hydrant location - Hydrant No. 384. Located off of the 4-inch main (4C) on the east side of Bowditch Street, approximately 50 feet south of Durant Avenue.

Pressure Zone: Berryman
Connection Point Elevation (feet): 274
Connection Point Static Pressure (psi): 93
Residual Pressure at gpm (psi):
Residual Pressure at 0 gpm (psi): 93
Residual Pressure at 250 gpm (psi): 91
Residual Pressure at 500 gpm (psi): 86

Possible Fire Service Connection #3
Located off of the 6-inch main (6CM39) on the south side of Durant Avenue, approximately 95 feet west of Bowditch Street.

Pressure Zone: Berryman
Connection Point Elevation (feet): 272
Connection Point Static Pressure (psi): 94
Residual Pressure at gpm (psi):
Residual Pressure at 0 gpm (psi): 94
Residual Pressure at 750 gpm (psi): 90
Residual Pressure at 1500 gpm (psi): 82

Engineer's Comments: The pressure and flow information stated is available at the street main connection in Durant Avenue, Bowditch Street and Durant Avenue. Connection #1 is an existing hydrant and is not a potential fire or water service connection to the property. Connection #2 is an existing hydrant and is not a potential fire or water service connection to the property. Connection #2 is limited to 500 gpm due to the 4-inch main. Where flow is limited, offsite pipeline improvements, at the applicant's expense, may be required to meet fire flow requirements set by the local fire agency. Offsite pipeline improvements include, but are not limited to, replacement of existing water mains to the project site.

Flow and pressure data is valid for one year after the approval date. You will need to submit a new request and pay applicable fee after the expiration date.

NBO: CLEDOUX **Engineer:** CESTRELL **Supervisor:** JMCGREGO **Date:** 2023-10-12 13:04:20.0

https://ebmudnet.ebmud.com/fsr/customeroutputform.cfm?request_gn=8259 1/2

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5	USE PERMIT MOD 1	09-12-
6		
7		

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 61128
10/31/2026
CIVIL
STATE OF CALIFORNIA

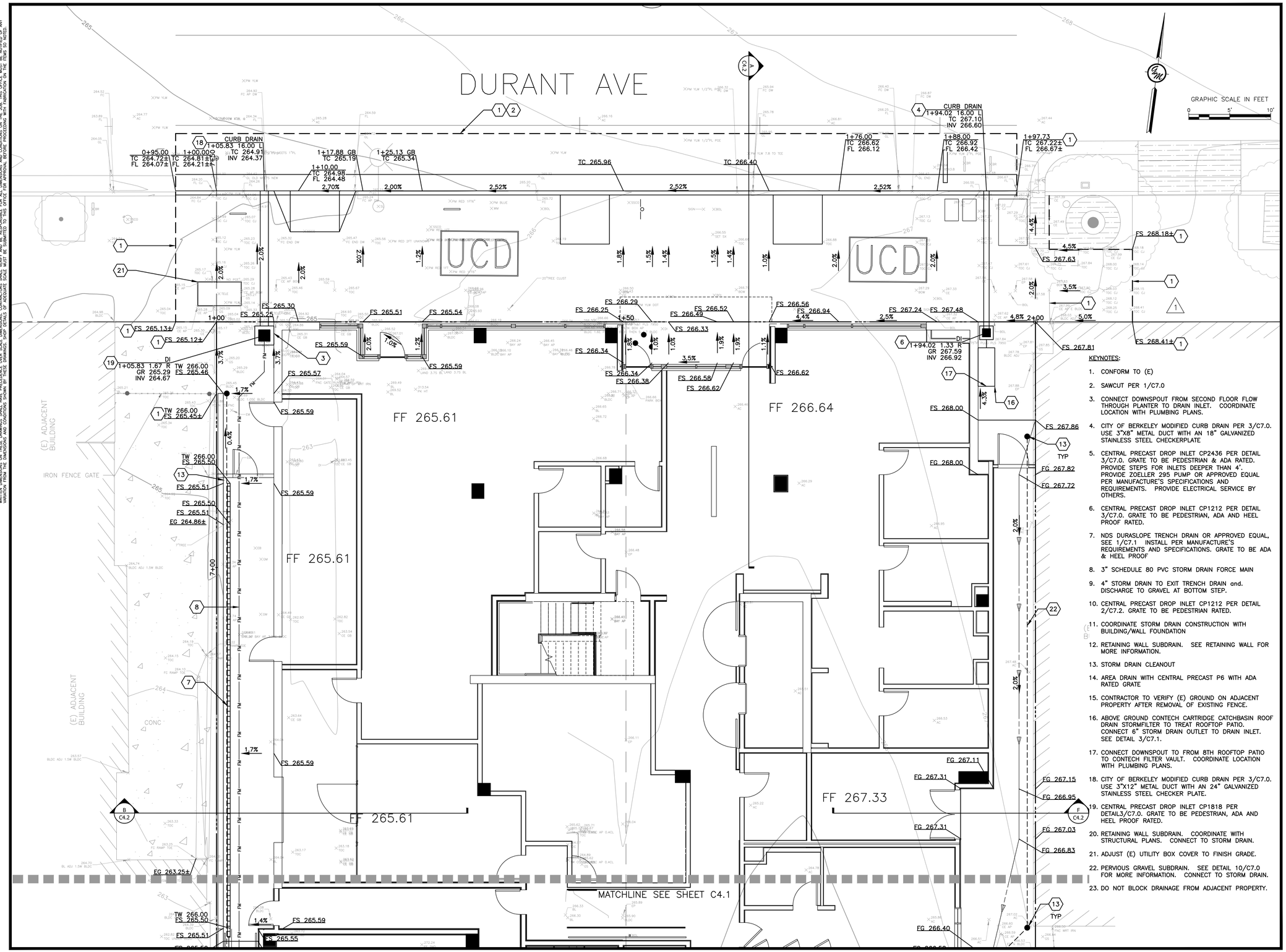
PLANT

VLC05
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BERKELEY, CA 94704
APN: 055-1876-021-1

EBMUD FLOW RESULTS

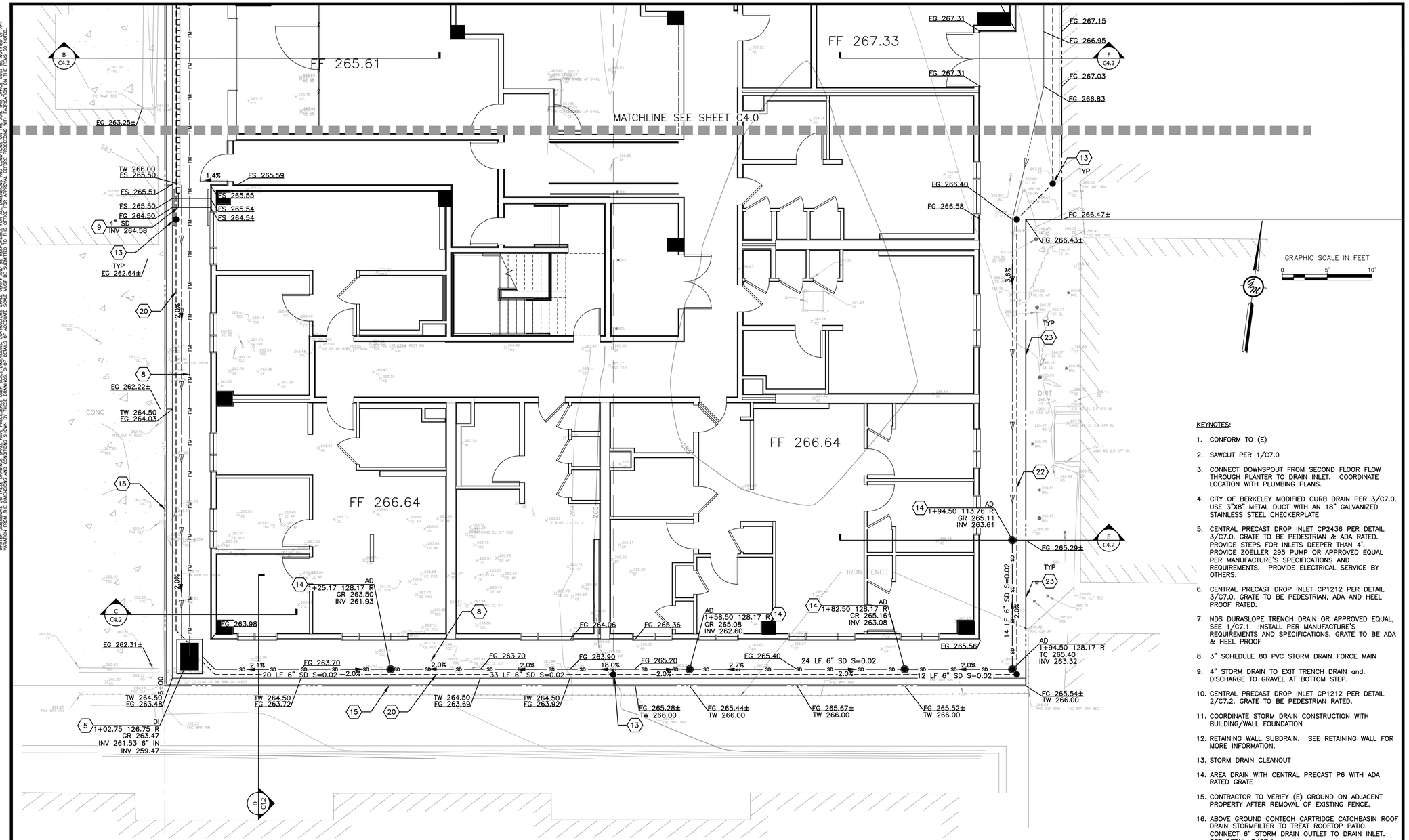
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DRAWN BY: ST
SCALE: NONE
DATE 10/31/24
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C3.1

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DURANT AVE
GRAPHIC SCALE IN FEET
0
5'
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UCD
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(E) ADJACENT BUILDING
IRON FENCE GATE
(E) ADJACENT BUILDING
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TC 264.81±
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TC 266.92
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INV 264.67
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7.0%
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2

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KEYNOTES:

1. CONFORM TO (E)
2. SAWCUT PER 1/C7.0
3. CONNECT DOWNSPOUT FROM SECOND FLOOR FLOW THROUGH PLANTER TO DRAIN INLET. COORDINATE LOCATION WITH PLUMBING PLANS.
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 3/C7.0. USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. CENTRAL PRECAST DROP INLET CP2436 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN & ADA RATED. PROVIDE STEPS FOR INLETS DEEPER THAN 4'. PROVIDE ZOELLER 295 PUMP OR APPROVED EQUAL PER MANUFACTURE'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE ELECTRICAL SERVICE BY OTHERS.
6. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN, ADA AND HEEL PROOF RATED.
7. NDS DURASLOPE TRENCH DRAIN OR APPROVED EQUAL, SEE 1/C7.1 INSTALL PER MANUFACTURE'S REQUIREMENTS AND SPECIFICATIONS. GRATE TO BE ADA & HEEL PROOF
8. 3" SCHEDULE 80 PVC STORM DRAIN FORCE MAIN
9. 4" STORM DRAIN TO EXIT TRENCH DRAIN and. DISCHARGE TO GRAVEL AT BOTTOM STEP.
10. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 2/C7.2. GRATE TO BE PEDESTRIAN RATED.
11. COORDINATE STORM DRAIN CONSTRUCTION WITH BUILDING/WALL FOUNDATION
12. RETAINING WALL SUBDRAIN. SEE RETAINING WALL FOR MORE INFORMATION.
13. STORM DRAIN CLEANOUT
14. AREA DRAIN WITH CENTRAL PRECAST P6 WITH ADA RATED GRATE
15. CONTRACTOR TO VERIFY (E) GROUND ON ADJACENT PROPERTY AFTER REMOVAL OF EXISTING FENCE.
16. ABOVE GROUND CONTECH CARTRIDGE CATCHBASIN ROOF DRAIN STORMFILTER TO TREAT ROOFTOP PATIO. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 3/C7.1.
17. CONNECT DOWNSPOUT TO FROM 8TH ROOFTOP PATIO TO CONTECH FILTER VAULT. COORDINATE LOCATION WITH PLUMBING PLANS.
18. CITY OF BERKELEY MODIFIED CURB DRAIN PER 3/C7.0. USE 3"X12" METAL DUCT WITH AN 24" GALVANIZED STAINLESS STEEL CHECKER PLATE.
19. CENTRAL PRECAST DROP INLET CP1818 PER DETAIL3/C7.0. GRATE TO BE PEDESTRIAN, ADA AND HEEL PROOF RATED.
20. RETAINING WALL SUBDRAIN. COORDINATE WITH STRUCTURAL PLANS. CONNECT TO STORM DRAIN.
21. ADJUST (E) UTILITY BOX COVER TO FINISH GRADE.
22. PERVIOUS GRAVEL SUBDRAIN. SEE DETAIL 10/C7.0 FOR MORE INFORMATION. CONNECT TO STORM DRAIN.
23. DO NOT BLOCK DRAINAGE FROM ADJACENT PROPERTY.

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PLAN CHECK RESPONSE 1	08-04-23
PLAN CHECK RESPONSE 2	09-28-23
95% CDs SET	10-13-23
PERMIT REVISIONS	10-24-24

USE PERMIT MODIFICATION

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 41228
Exp. 12/31/2026
CIVIL
OF CALIFORNIA

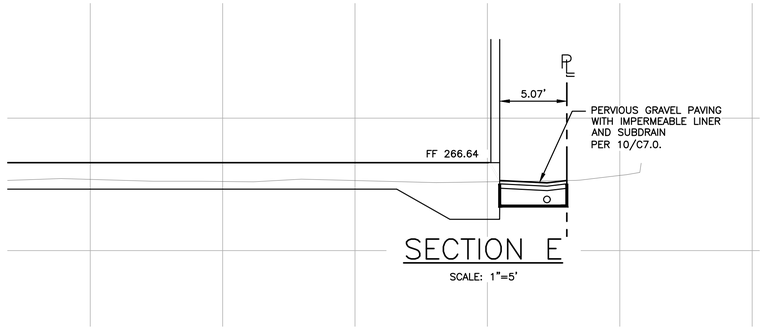
PLANNING SET

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

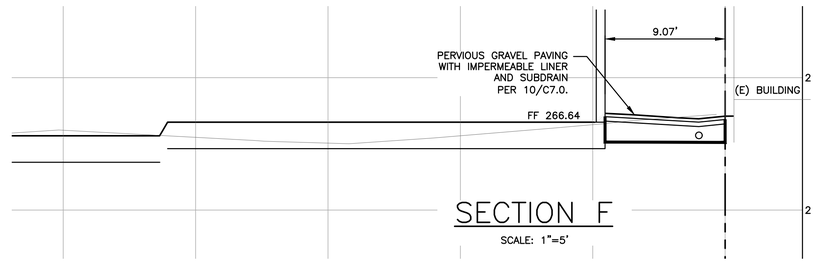
GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=5'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C4.1

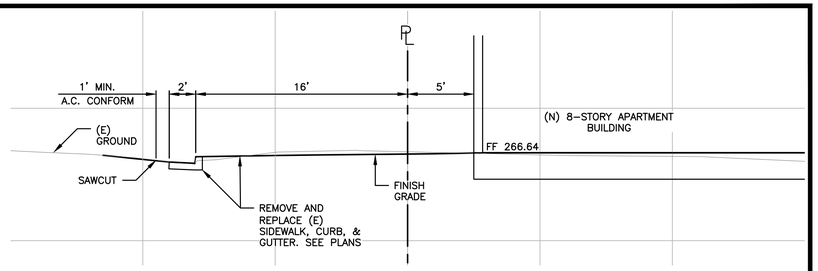
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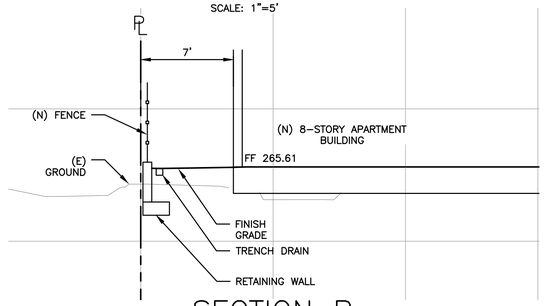
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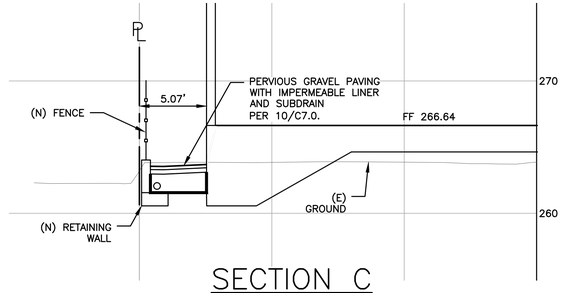
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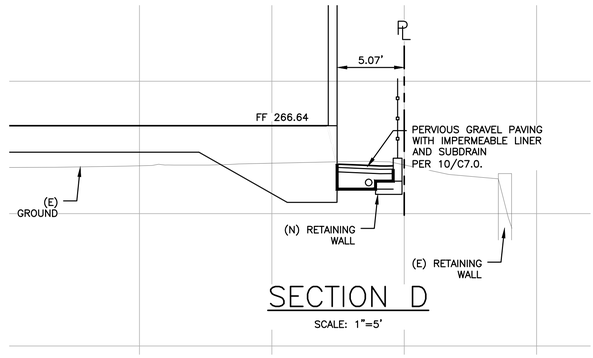
SECTION A
SCALE: 1"=5'



SECTION B
SCALE: 1"=5'



SECTION C
SCALE: 1"=5'



SECTION D
SCALE: 1"=5'

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2	PLAN CHECK RESPONSE 2 — 09-28-23
3	95% CDs SET — 10-13-23
4	PERMIT REVISIONS — 10-31-24
5	USE PERMIT MODIFICATION — 09-12-25

JEFFREY R. MOORE — REGISTERED PROFESSIONAL ENGINEER — No. 71128 — 06/30/2026 — CIVIL — STATE OF CALIFORNIA

RECEIVED
09/15/25

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2538 DURANT AVE
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APN: 055-1876-021-1

SECTIONS

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE: 10/31/24
PROJECT NO.: 2022.031
PHASE NO.: XX
SHEET NO.: C4.2

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND MUST BE GIVEN THE OPPORTUNITY TO REVIEW SHOP DRAWINGS FOR SUCH VARIATIONS BEFORE PROCEEDING WITH FABRICATION OR THE WORK IS SO NOTED.
SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF THE ITEMS SHOWN. ONE REPRODUCIBLE SET OF ACCURATE SCALE PRINTS OF AS-BUILT CONDITIONS SHALL BE SUBMITTED TO THIS OFFICE BY THE CONTRACTOR.

TABLE C
CONTECH FILTER VAULT DESIGN

		a	b		c	d	e	f			
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
2	2	57,292	14,472	0	14,472	42,820	44,267	0.2367	0.0279	FILTER VAULT	RATIONAL METHOD*

TABLE D
SELF RETAINING SUMMARY

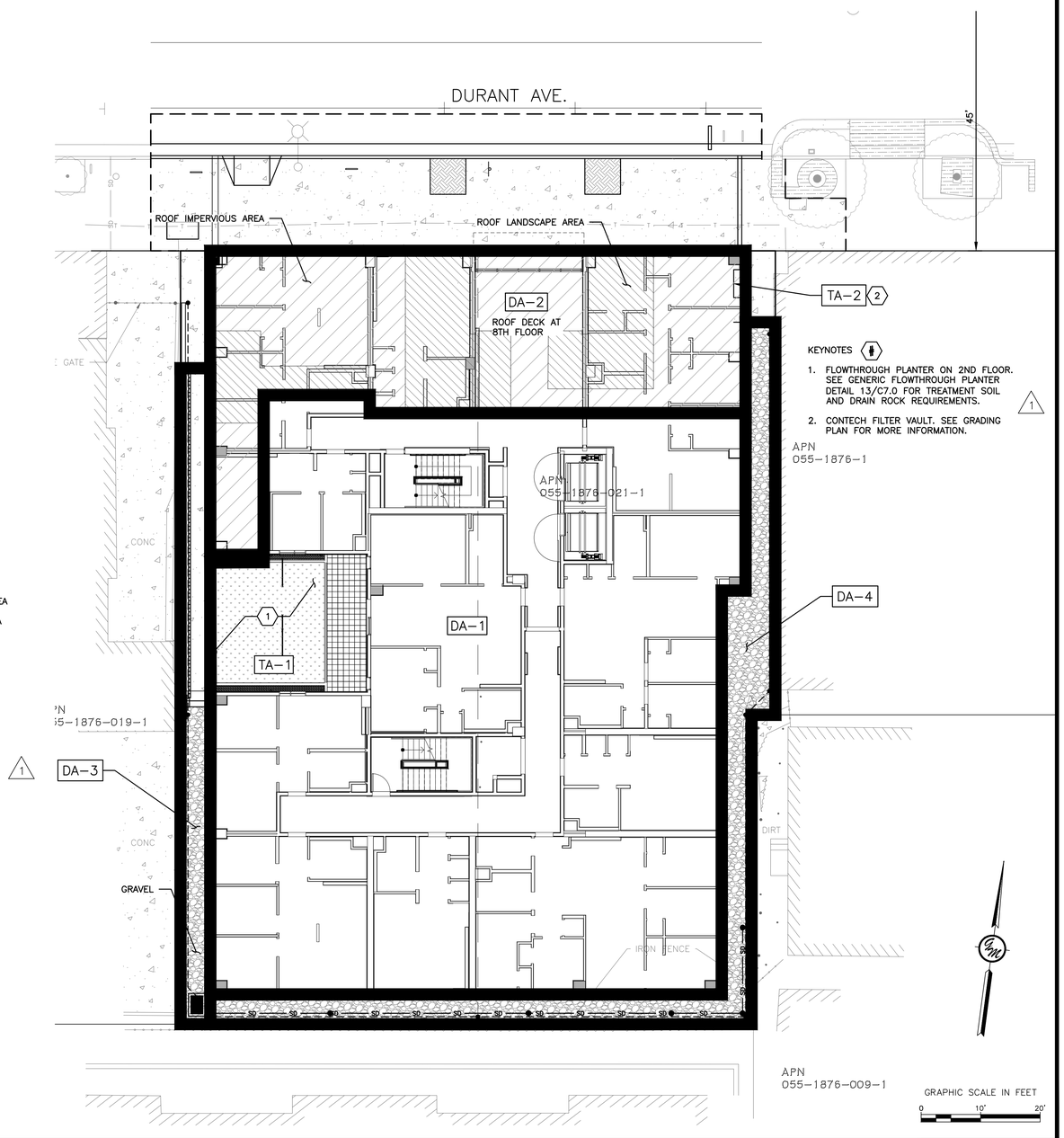
DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS PAVEMENT (SF)	LANDSCAPING (SF)
3	551	321	230	0
4	1,104	0	1,104	0

TABLE A
IMPERVIOUS AREA SUMMARY

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	12,033	0	759
PROPOSED	10,198	1,314	1,280

TABLE B
FLOWTHROUGH PLANTER DESIGN

		a	b		c	d	e	f				
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATEMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
1	1	57,292	14,472	0	14,472	42,820	44,267	1,771	379	6	BIORETENTION	AREA METHOD*



LEGEND
TA TREATMENT AREA
DA DRAINAGE AREA

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-31-24

09-12-24
AS

USE PERMIT MODIFICATION

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 41128
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

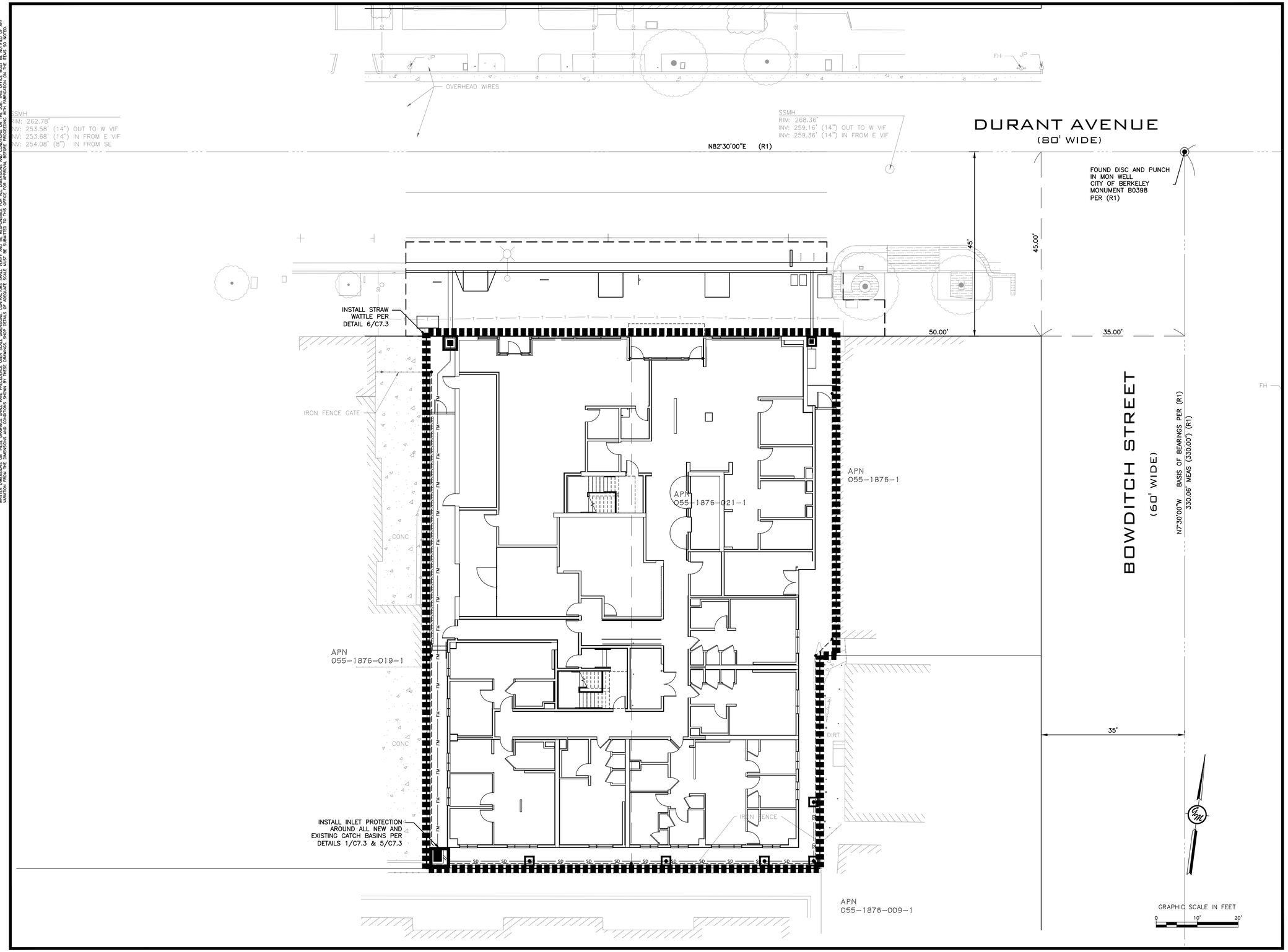
PERMIT SET

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055–1876–021–1

STORMWATER CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C5.0

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5	USE PERMIT MODI 09-12-25

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 61428
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA
RECEIVED

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

EROSION CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C6.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLAN GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.
   1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:
   1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.
   1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
   1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.
   1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD.
   1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
   1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACTS(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.
   1.2. SAND FOR BIORETENTION SOIL:
   1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.
   1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
3/8"	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3 COMPOSTED MATERIAL
COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

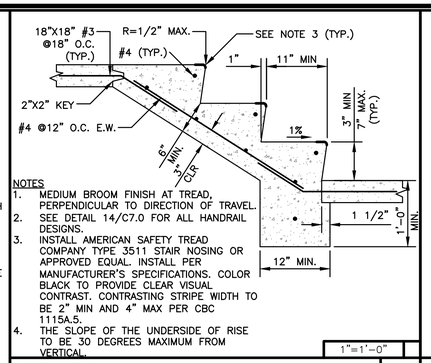
A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:
1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
   4.a. OXYGEN TEST < 1.3 O2/UNIT TS/HR
   4.b. SPECIFIC OXY. TEST < 1.5 O2/UNIT BVS/
   4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
   4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
   4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
   5.a. NH4- :NO3 < 3
   5.b. AMMONIUM < 500PPM, DRY BASIS
   5.c. SEED GERMINATION > 80% OF CONTROL
   5.d. PLANT TRIALS > 80% OF CONTROL
   5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
   6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
   6.b. BORON: TOTAL SHALL BE < 80PPM: SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

B. COMPOST FOR BIORETENTION SOIL TEXTURE
COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
1"	99	100
1/2"	90	100
1/4"	40	90
NO. 200	2	10

C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD
D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.
E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.
F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.
G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM
H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.
I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931, (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOF THE TEST.

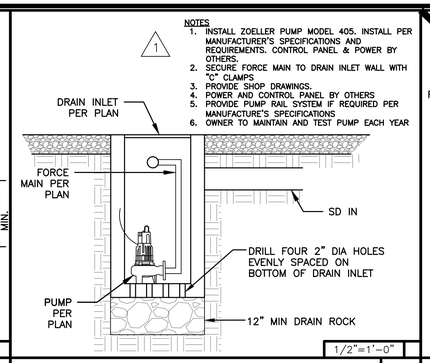
TREATMENT SOIL NOTES 14



NOTES
1. MEDIUM BROOM FINISH AT TREAD, PERPENDICULAR TO DIRECTION OF TRAVEL.
2. SEE DETAIL 14/C7.0 FOR ALL HANDRAIL DESIGNS.
3. INSTALL AMERICAN SAFETY TREAD COMPANY TYPE 3511 STAIR NOSING OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR BLACK TO PROVIDE CLEAR VISUAL CONTRAST. CONTRASTING STRIPE WIDTH TO BE 2" MIN AND 4" MAX PER CBC 1115A.5.
4. THE SLOPE OF THE UNDERSIDE OF RISE TO BE 30 DEGREES MAXIMUM FROM VERTICAL.

1"=1'-0"

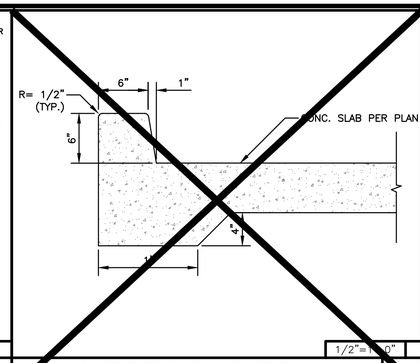
STAIRS 11



NOTES
1. INSTALL ZOELLER PUMP MODEL 405. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. CONTROL PANEL & POWER BY OTHERS.
2. SECURE FORCE MAIN TO DRAIN INLET WALL WITH "C" CLAMPS
3. PROVIDE SHOP DRAWINGS.
4. POWER AND CONTROL PANEL BY OTHERS
5. PROVIDE PUMP RAIL SYSTEM IF REQUIRED PER MANUFACTURE'S SPECIFICATIONS
6. OWNER TO MAINTAIN AND TEST PUMP EACH YEAR

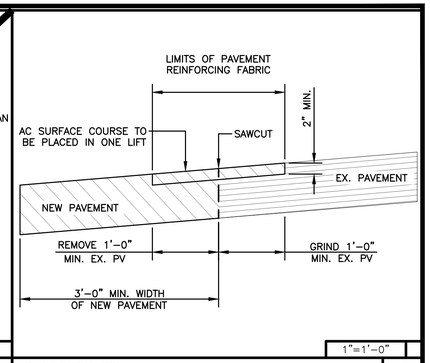
1/2"=1'-0"

UNDERGROUND PUMP 8



1/2"=1'-0"

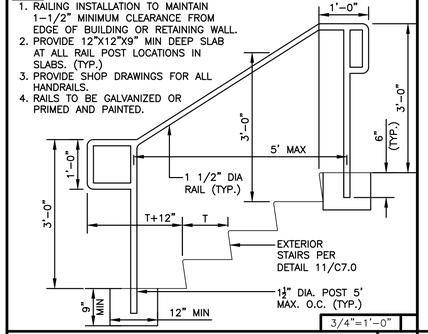
MONOVERTICAL CURB 4



1"=1'-0"

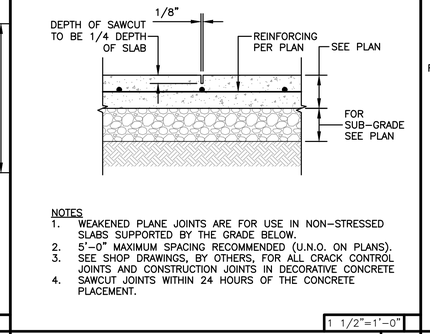
SAWCUT 1

NOTES
1. RAILING INSTALLATION TO MAINTAIN 1-1/2" MINIMUM CLEARANCE FROM EDGE OF BUILDING OR RETAINING WALL.
2. PROVIDE 12"X12"X9" MIN DEEP SLAB AT ALL RAIL POST LOCATIONS IN SLABS. (TYP.)
3. PROVIDE SHOP DRAWINGS FOR ALL HANDRAILS.
4. RAILS TO BE GALVANIZED OR PRIMED AND PAINTED.



3/4"=1'-0"

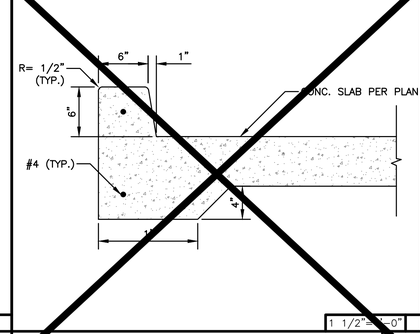
STAIRS WITH HANDRAIL 12



NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.

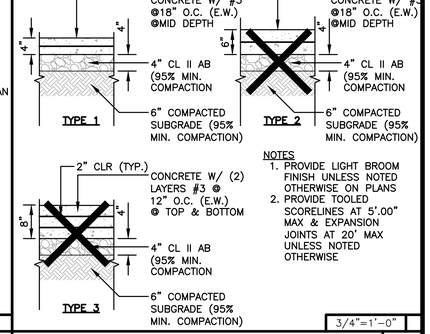
1 1/2"=1'-0"

CRACK CONTROL 9



1 1/2"=1'-0"

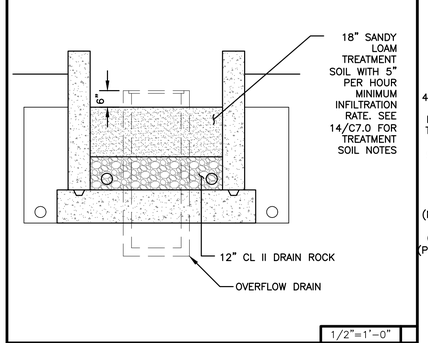
MONOVERTICAL WITH STEEL 5



NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

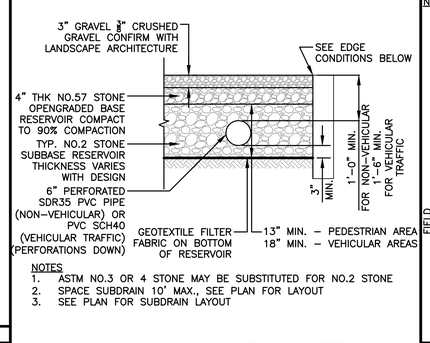
3/4"=1'-0"

CONCRETE SLAB 2

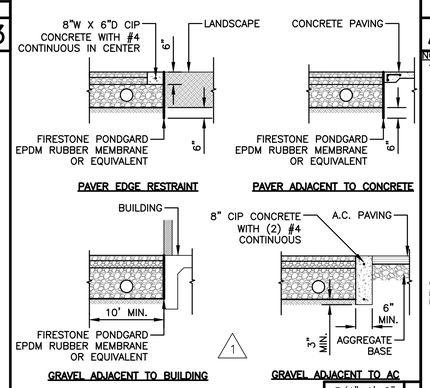


1/2"=1'-0"

FLOWTHROUGH PLANTER 13



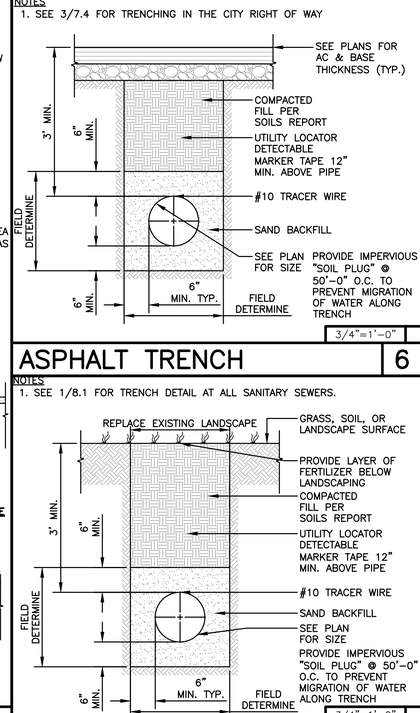
NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
3. SEE PLAN FOR SUBDRAIN LAYOUT



3/4"=1'-0"

PERVIOUS GRAVEL 10

NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



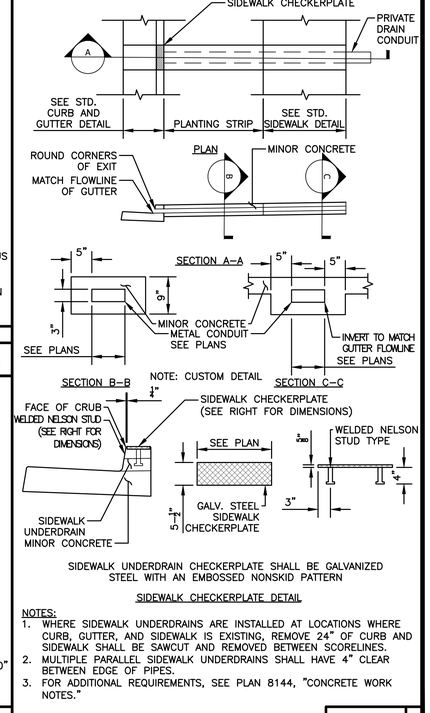
3/4"=1'-0"

ASPHALT TRENCH 6

NOTES
1. SEE 1/8.1 FOR TRENCH DETAIL AT ALL SANITARY SEWERS.

3/4"=1'-0"

TRENCH & LANDSCAPE 7



SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT 3

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2	PLAN CHECK RESPONSE 2	09-28-23
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4	PERMIT REVISIONS	10-24-24
5		09-11-25

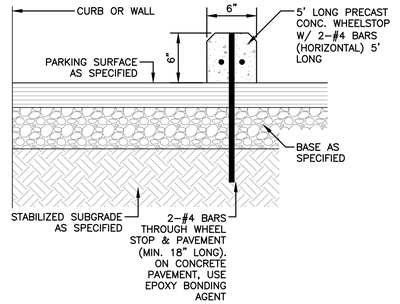
USE PERMIT

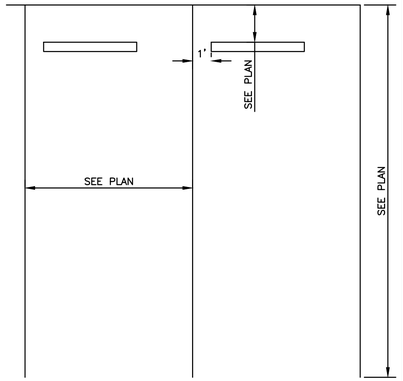
VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

DETAILS

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	AS SHOWN
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C7.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THIS OFFICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



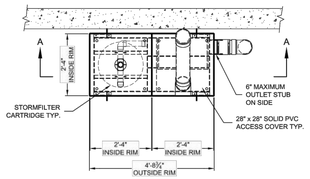


1 1/2" = 1'–0"

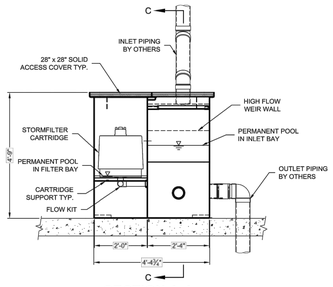
WHEEL STOP

5

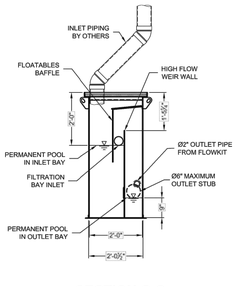
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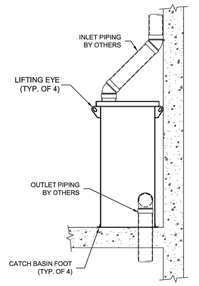
PLAN VIEW



SECTION A-A



SECTION C-C



ROOF DRAIN CONNECTION DETAIL

ROOF DRAIN STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE NUMBER OF CARTRIDGES. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE HEIGHT	18"
REQUIRED HYDRAULIC DROP	2.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	15
PEAK HYDRAULIC CAPACITY (cfs)	1.8
OVERALL STRUCTURE HEIGHT	4'-9"

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER STEEL ROOF DRAIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUB FOR OUTLET PIPING. STANDARD OUTLET STUB IS 6 INCHES IN DIAMETER MAXIMUM. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY ATTACHMENT OR ANCHORING PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING EYES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED RUNOFF.

1-CARTRIDGE DEEP ROOF DRAIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1.8 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (gpm)		15
MEDIA TYPE		ZPG
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	6"
OUTLET STUB	XXX.XX'	6"

CONFIGURATIONS



NOTES/SPECIAL REQUIREMENTS:

The Stormwater Management StormFilter®
The CONTECH StormFilter is designed to assist with compliance of local, municipal, and regional stormwater regulations. The user bears all responsibility for determining the suitability of the StormFilter for use at a site and for ensuring that all design and regulatory requirements are met.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN
ROOF DRAIN STORMFILTER
STANDARD DETAIL

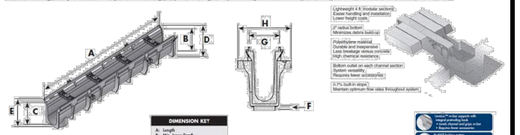
3

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NDS WE PUT WATER IN ITS PLACE
TECHNICAL SPECIFICATIONS

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6¼" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevisLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (⅜"–½") for easier channel height adjustment during installation. DuraLoc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.



Lightweight 4 ft. lineular sections
Easier handling and installation
Lower freight costs

2" radius bottom
Minimizes debris build-up

Polyethylene material
Durable and inexpensive
Resistant to corrosion and most high chemical solutions

Bottom outlet on each channel section
System versatility
Requires fewer accessories

0.7% built-in slope
Maintain optimum flow rates throughout system

DIMENSION KEY
A - Length
B - Max. Inner Depth
C - Min. Inner Depth
D - Min. Outer Depth
E - Max. Outer Depth

COMMON DIMENSION FOR ALL CHANNEL SECTIONS
F - Bottom Outlet Depth 0.63"
G - Width 4"
H - In-line Lock Width 16.160"

Channel ¼" wide square cut grate with slots 0.43" wide x 1" long spaced at 1" on center
Durable locking grate
Loss grate is rated H-20 and suitable for vehicular traffic
Channel ½" ribbed grate is rated H-10 and suitable for pedestrian traffic
Channel ½" ribbed grate is also available in ADA compliant version



PART NUMBERS	WEIGHT (LBS.)	FLOW RATE GPM	LPM	DIMENSIONS (INCHES) A	B	C	D	E	PRODUCT CLASS
DS-0926	7.452	75	284	48"	3.956	3.956	6.354	5.760	2626
DS-091	7.724	75	284	48"	3.956	4.104	5.650	5.770	2626
DS-0976	7.912	89	337	48"	4.354	4.324	5.482	6.103	2626
DS-092	7.929	89	337	48"	4.354	4.470	6.026	6.106	2626
DS-0260	8.269	103	390	48"	4.670	5.090	6.362	6.442	2626
DS-0926	8.269	103	390	48"	4.670	5.090	6.362	6.442	2626
DS-0949	8.505	117	498	48"	5.342	5.342	6.732	7.070	2626
DS-096	8.998	131	496	48"	5.342	5.679	7.034	7.314	2626
DS-098	9.395	145	549	48"	5.342	5.679	7.372	7.403	2626
DS-097	9.741	159	602	48"	6.014	6.350	7.706	7.766	2626
DS-0967	10.087	173	655	48"	6.014	6.350	8.044	8.104	2626
DS-098	10.512	173	655	48"	6.350	6.686	8.042	8.103	2626
DS-099	10.484	187	708	48"	6.686	7.002	8.379	8.458	2626
DS-100	10.856	201	761	48"	7.022	7.358	8.714	8.794	2626
DS-1009	11.158	215	814	48"	7.358	7.358	8.716	9.127	2626
DS-101	11.530	229	867	48"	7.694	8.030	9.052	9.462	2626
DS-102	11.558	229	867	48"	7.694	8.030	9.388	9.466	2626
DS-103	11.871	243	920	48"	8.030	8.366	9.722	9.802	2626
DS-1039	12.271	257	973	48"	8.366	8.366	9.724	10.139	2626
DS-104	12.543	257	973	48"	8.366	8.702	10.058	10.138	2626
DS-105	12.915	271	1026	48"	8.702	9.038	10.394	10.475	2626
DS-106	13.286	285	1079	48"	9.038	9.374	10.730	10.810	2626
DS-1069	13.386	299	1132	48"	9.374	9.374	10.732	11.143	2626
DS-107	13.458	299	1132	48"	9.374	9.710	11.066	11.146	2626
DS-108	13.828	313	1185	48"	9.710	10.046	11.402	11.482	2626
DS-109	14.201	327	1238	48"	10.046	10.382	11.738	11.818	2626
DS-1099	14.501	341	1291	48"	10.382	10.382	11.740	12.151	2626
DS-110	14.573	341	1291	48"	10.382	10.718	12.074	12.154	2626
DS-111	14.945	355	1344	48"	10.718	11.054	12.410	12.490	2626
DS-112	15.316	368	1393	48"	11.054	11.390	12.746	12.826	2626
DS-1129	15.616	382	1446	48"	11.390	11.390	12.785	13.158	2626
DS-113	15.688	382	1446	48"	11.390	11.726	13.082	13.162	2626
DS-114	16.060	396	1499	48"	11.726	12.062	13.418	13.498	2626

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Lindsay, CA 93247
800-726-1994
Visit ndspro.com for specs, detail drawings, and case studies
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Civil Engineers • Designers
Land Surveyors • Planners
311 Court Valley Blvd., Ste. 200, Castro Valley, California 94546
Tel: 510-581-1777 Fax: 510-581-6913 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-24-24
5		09-18-25

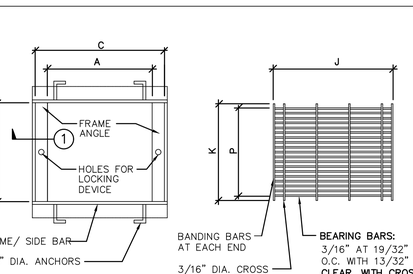
USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 42028
Exp. 08/31/2026
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE 10/31/24
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C7.1



FRAME PLAN GRATE PLAN

MODEL	A	B	C	BEARING ANGLE	SIDE BAR	J	K	P	BEARING BARS	BAND BAR	# BARS
	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN	
CP1212 S	12–3/8	12–3/8	15	1–1/2X1–1/2	1–1/2x1/4	14–3/4	12–1/8	12–1/16	1–1/4X3/16	1x3/16	21
CP1212 H				1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4						
CP1818 S	18–3/8	18–3/8	21			20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP1818 H											
CP1824 S	18–3/8	24–3/8	21	1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4	20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP1824 H											
CP2424 S	24–3/8	24–3/8	27	1–1/2X1–1/2 2–1/2X1–1/2	1–1/2x1/4 2–1/2x1/4	26–3/4	24–1/8	23–15/16	1–1/4x3/16 2–1/4x3/16	1x3/16 2x3/16	41
CP2424 H											

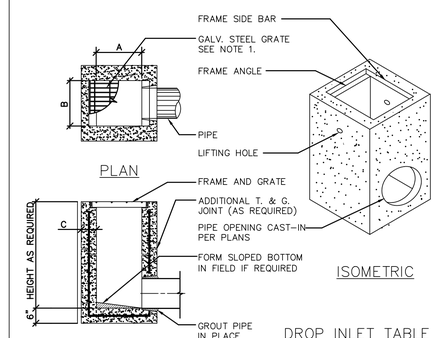
S = SIDEWALK LOADS (300PSF)
H = HEAVY TRAFFIC LOADS (H20)

NOTES :
1. FRAME AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.
3. DETAIL–1 SEE PAGES 1–8, 1–9.

"ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS
Date: 05/15/03 Rev. — Dwg. No. CM Page No. 1–10

7

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TYPICAL SECTION

DROP INLET TABLE

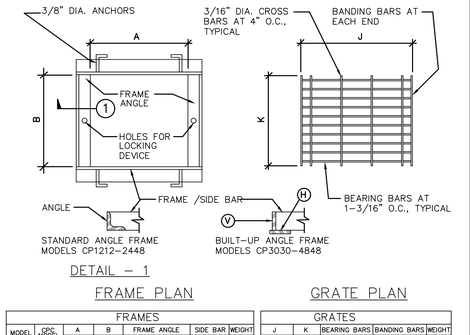
MODEL No.	CPC MODEL NAME	A IN	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

NOTES :
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI–S0" PAGE 1–6 AND "DI–D0" PAGE 1–5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1–8, 1–9, AND 1–10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

CUSTOM PRECAST CONCRETE DROP INLETS
Date: 05/15/03 Rev. — Dwg. No. DI Page No. 1–2

6

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DETAIL – 1

FRAME PLAN GRATE PLAN

MODEL No.	CPC MODEL NAME	A IN	B IN	FRAME ANGLE IN	SIDE BAR IN	WEIGHT LBS.	J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS.
CP1212	EK	12–3/8	12–3/8	1–1/2x1–1/2X3/16	1–1/2x1/4	10	14–11/16	12–1/8	1–1/4X3/16	1–3/16	13
CP1818	CK	18–5/16	18–5/16	1–1/2x1–1/4x1/8	1–1/4 x	7	20–5/8	18–1/8	1X3/16	3/4x3/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X1/4	7	20–5/8	24–1/8	1X3/16	3/4x3/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/18	3/4x3/16	44
CP2430	3K	24–3/8	30–3/8			23	26–11/16	30–1/8			54
CP2436	1L	24–3/8	36–3/8			25	26–11/16	36–1/8			65
CP2448	3L	24–3/8	48–3/8			38	26–11/16	48			88
CP3030	5K	30–3/8	30–3/8			24	32–11/16	30–1/8			78
CP3636	1M	36–3/8	36–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	29	39–11/16	36–1/8	1–1/2X3/16	1–1/4x1/16	96
CP3648	3M	36–3/8	48–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	42	39–11/16	48	1–1/2X3/16	1–1/4x1/16	128
CP4848	1R	48–3/8	48–3/8	2x1–1/2X3/16	2x1/4	46	50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

PEDESTRIAN (NON TRAFFIC) BICYCLE–PROOF FRAMES & GRATES FOR DROP INLETS
Date: 05/15/03 Rev. 02/24/04 Dwg. No. PG Page No. 1–8

4

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NDS WE PUT WATER IN ITS PLACE
TECHNICAL SPECIFICATIONS

DURA SLOPE ACCESSORIES

	Part No.	Description	Color
	DS-122	ProFit™ Grate Lock	Black
	DS-123	Dura Slope Frame & End Cap Screws PH. # 6 x ¾" Use on DS-124 universal end cap & DS-127 Universal End Outlet downstream for (male) end. Use to attach DS-200 DI Frame to Channel	Steel
	DS-224	Universal End Cap Replaces DS-124, which will not work with DS-113 or deeper channels. Slides into upstream (female) end. Requires DS-123 screws on downstream (male) end.	Gray
	DS-227	Universal End Outlet Replaces DS-127, which will not work with DS-113 or deeper channels. Requires DS-123 screws for use on downstream (male) end. Fits to 4" S&D Pipe	Gray
2 ¼"	DS-126	Bottom Outlet Adapter Fits to 4" S&D Pipe. DS-126 not required for Sch. 40 connection.	Gray
	629	Grate Screws FH # ¼"- 20 x 1½" Use with Grate # DS-231, DS-232, DS-670, DS-226 and 660-665. Use to secure grates in applications without DS-200 DI Frame	Steel
	DS-225	Dura Slope Ductile Iron Frame Screws FH # ¼" - 20 x 2½" Use to secure grates in applications that utilize DS-200 DI Frame	Steel
1" 6¼"	DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Drains (page 40), Dura Slope Catch Basins (page 42), To be used with DS-231 or DS-232 grates.	Black

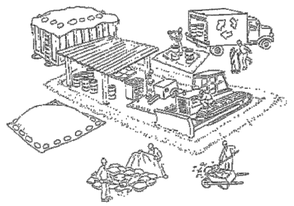
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Lindsay, CA 93247
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City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning



- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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Land Surveyors • Planners
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1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-31-24

USE PERMIT

09 JUL 25

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. 42028
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PERMIT SET

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-021-1

DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: NO SCALE
DATE 10/31/24
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C7.2

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON – OCTOBER 1 TO APRIL 30

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"–4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:

   CONTACT PERSON'S NAME: DAVE DE JONG
   TELEPHONE NUMBER: 510–307–5678
9. STAND–BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

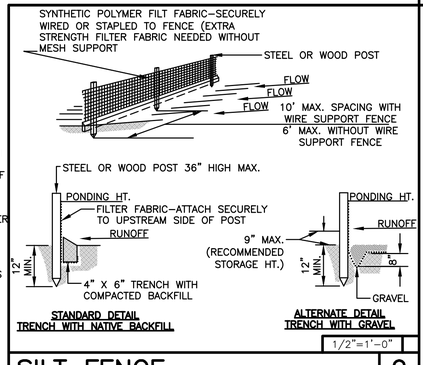
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

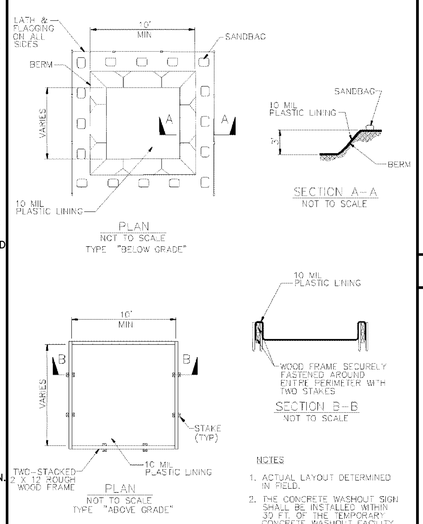
GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

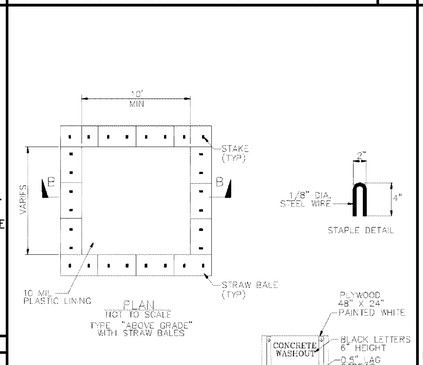
EROSION CONTROL NOTES | 10



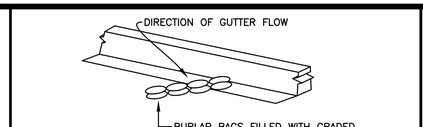
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7



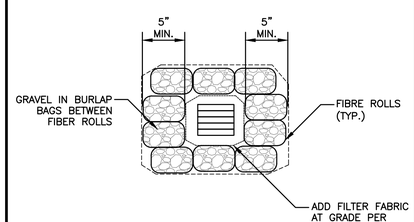
CONCRETE WASTE MANAGEMENT WM–8 | 8



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

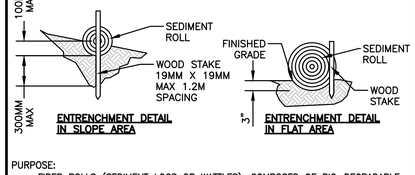


1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.



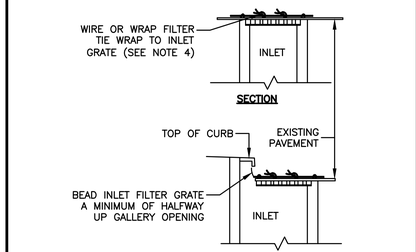
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

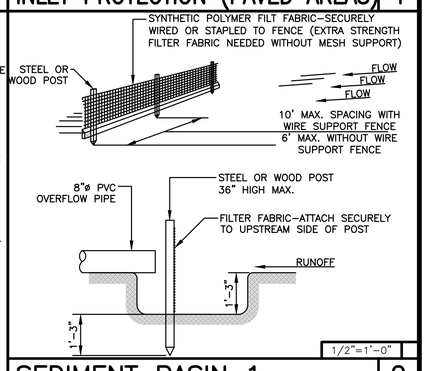
STRAW WATTLE | 6



NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

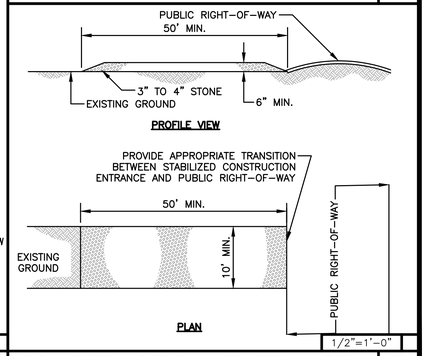
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
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Tel. 530-676-1900 Fax 530-676-1909 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1	08–04–23
2	PLAN CHECK RESPONSE 2	09–28–23
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4	PERMIT REVISIONS	10–24–24
5	USE PERMIT MODIFICATION	09–18–25

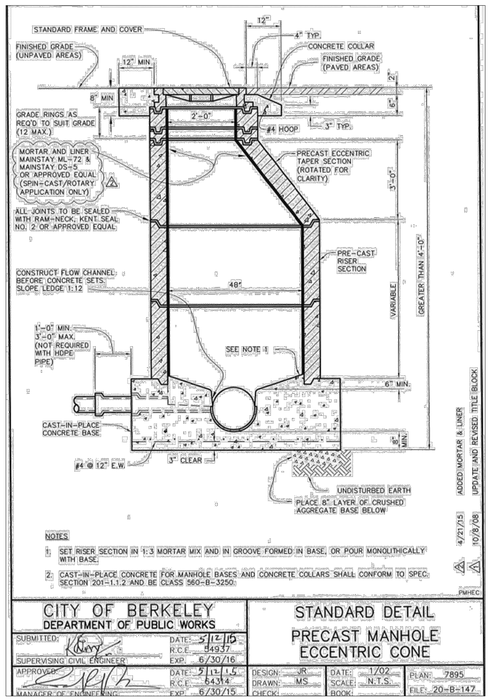
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER JEFFREY R. MOORE No. 42028 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055–1876–021–1

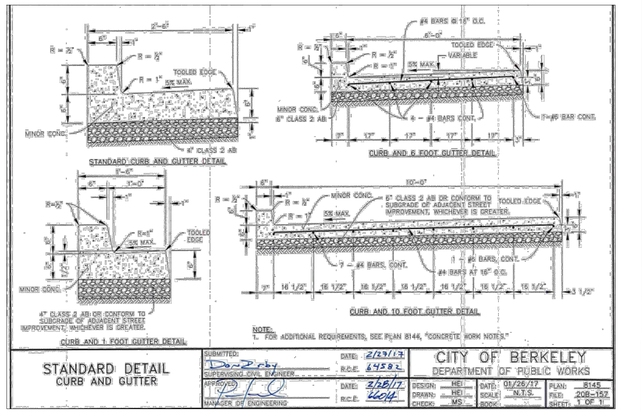
EROSION CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	10/31/24
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C7.3

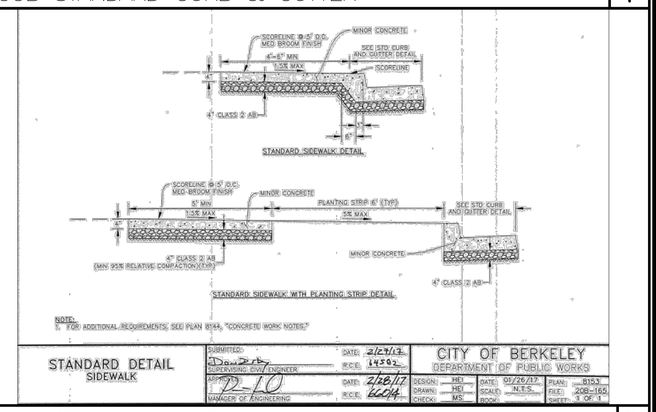
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THIS OFFICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



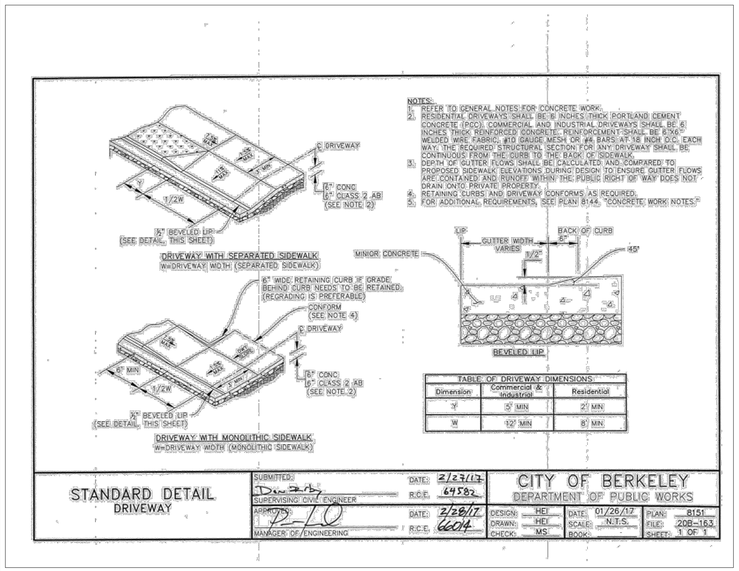
COB PRECAST MANHOLE | 4



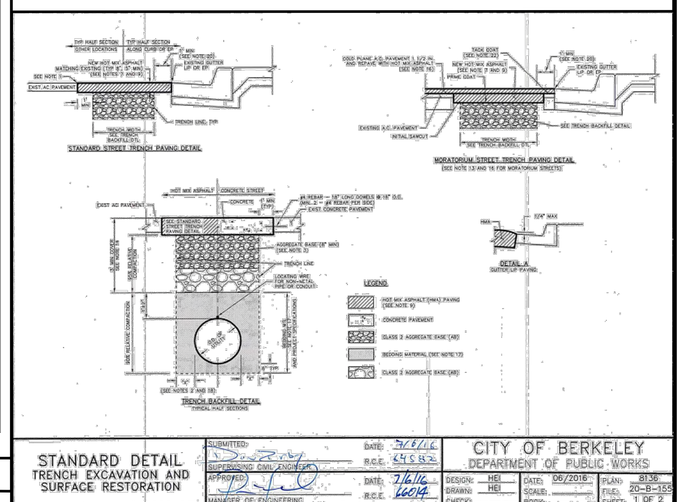
COB STANDARD CURB & GUTTER | 1



COB STANDARD SIDEWALK | 2



COB DRIVEWAY | 5



COB TRENCH EXCAVATION | 3

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Civil Engineers • Designers
Land Surveyors • Planners
3111 Citrus Valley Blvd., Ste. 200, Oasis Valley, California 94546
Tel. 510-581-1777 Fax: 510-581-1913 www.greenwoodmoore.com

1	PLAN CHECK RESPONSE 1	08-04-23
2	PLAN CHECK RESPONSE 2	09-28-23
3	95% CDs SET	10-13-23
4	PERMIT REVISIONS	10-15-24
5		

USE PERMIT

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C 66014
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PERMIT SET

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BERKELEY, CA 94704
APN: 055-1876-021-1

DETAILS

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DRAWN BY: ST
SCALE: 1"=10'
DATE: 10/31/24
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C7.4

GROUND LEVEL - ABRIDGED PLANT PALETTE



Trident Maple (AB)
Acer buergerianum

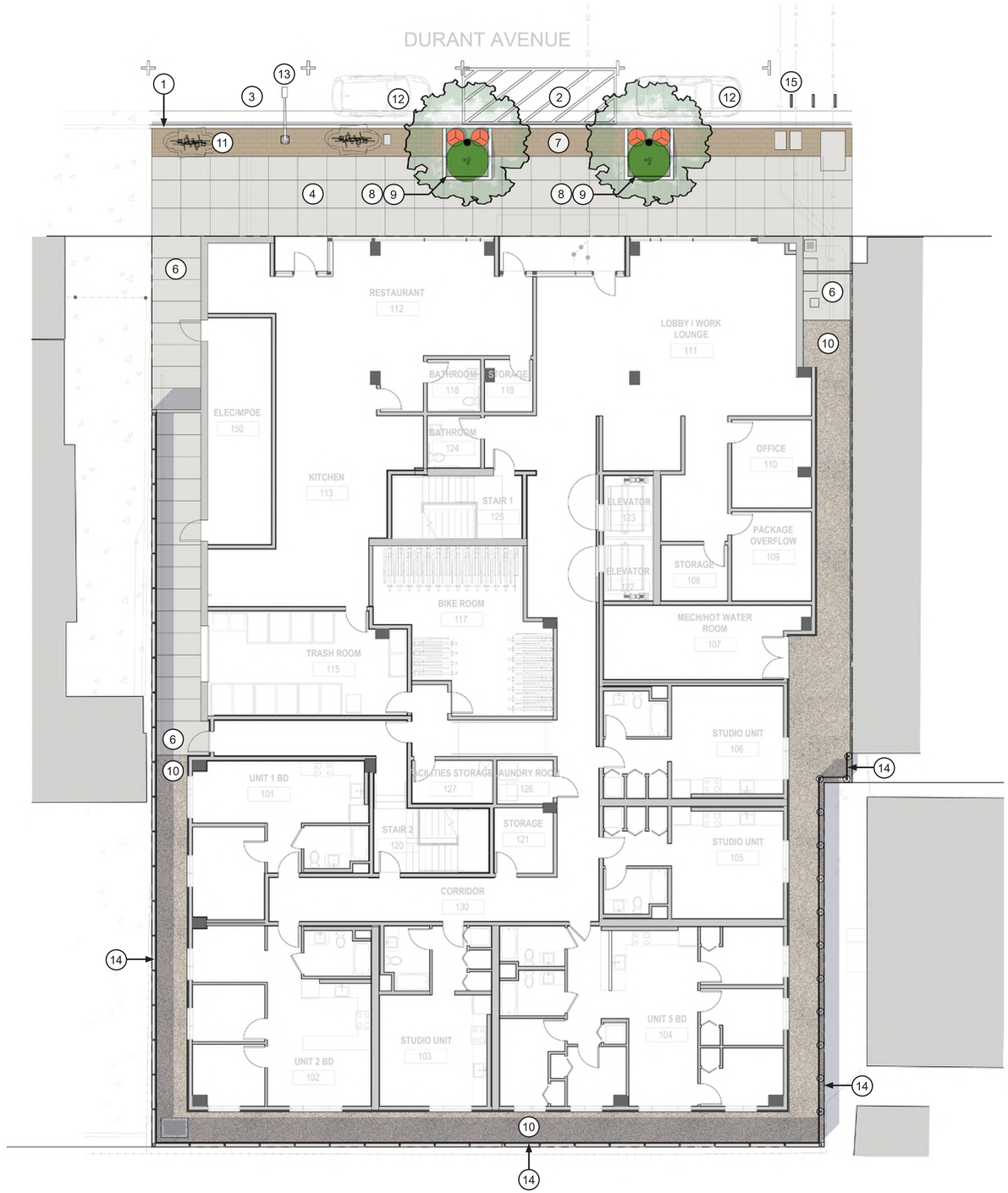


California Fuchsia (EC)
Epilobium canum



Seaview Coffeeberry (RC)
Rhamnus californica ‘Seaview’

Indicates native plant species



1 L101 GROUND FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

KEY NOTES	
1	NEW CONCRETE CURB AND GUTTER
2	PICK-UP/DROP OFF ZONE
3	FUTURE PARKLET SITE
4	CONCRETE SIDEWALK PAVING
6	CONCRETE WALK
7	CONCRETE UNIT PAVERS ON GRADE
8	AT GRADE PLANTING AREA
9	RAISED CURB
10	GRAVEL SURFACE
11	NEW BICYCLE RACK
12	RECONFIGURED PARKING SPACES
13	EXISTING STREET LIGHT TO REMAIN
14	LOT LINE SCREEN; 6' H. SOLID FENCE
15	EXISTING BICYCLE RACKS TO REMAIN

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STATE OF CALIFORNIA — LANDSCAPE ARCHITECT — 5016 — 01/31/2021 — NOT FOR CONSTRUCTION

SB330 & USE PERMIT

MILLER COMPANY
landscape architects

PROJECT ISSUE RECORD:

	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 03/15/23

GROUND FLOOR LANDSCAPE PLAN

L101

7/1/2022 12:39:16 PM

SECOND LEVEL - PLANT PALETTE



Small Flowered Melica
Melica imperfecta



Dr. Hurd Manzanita
Arctostaphylos manzanita 'Dr. Hurd'



Coyote Mint
Monardella villosa



Berkeley Sedge
Carex tumulicola



Deer Grass
Muhlenbergia rigens



Douglas Iris
Iris douglasiana



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Elk Blue Spreading Rush
Juncus patens 'Elk Blue'

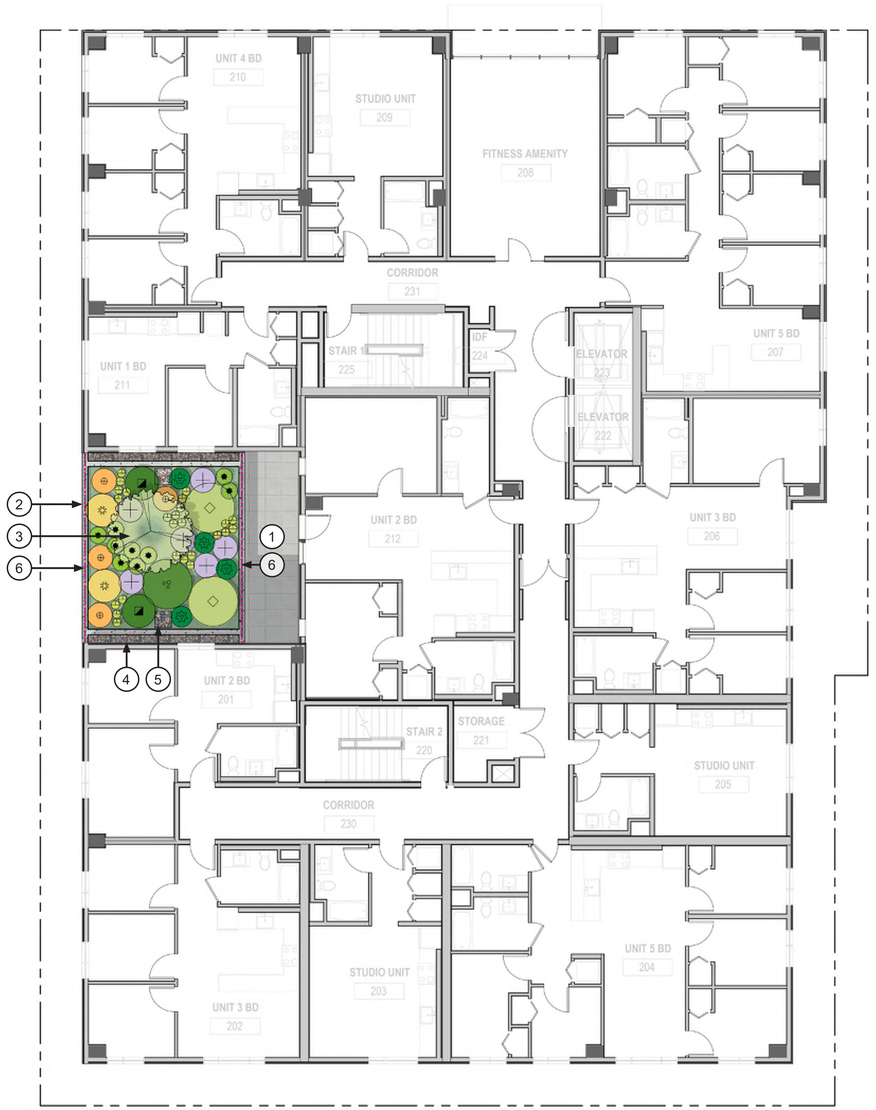


Bee's Bliss Sage
Salvia 'Bee's Bliss'



Monkeyflower
Mimulus aurantiacus

Indicates native plant species



KEY NOTES	
1	CONCRETE UNIT PAVING
2	34" HIGH CONCRETE PLANTER WALL
3	FLOW THROUGH PLANTER
4	COBBLE SURFACE
5	COBBLE SPLASH BLOCK
6	GUARDRAIL

1 L102 SECOND FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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MILLER COMPANY
landscape architects

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	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 03/15/23

SECOND FLOOR LANDSCAPE PLAN

L102

EIGHTH LEVEL - PLANT PALETTE



Native Turf Mix
Various Fescue spp.



One Leaf Onion
Allium unifolium



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Blue Grama
Bouteloua gracilis



Bee's Bliss Sage
Salvia 'Bee's Bliss'



Carmel Ceanothus
Ceanothus thyrsifolius var. griseus



Bee Plant
Scrophularia californica



Berkeley Sedge
Carex tumulicola



Blue-Eyed Grass
Sisyrinchum bellum



Coyote Mint (MV)
Monardella villosa

Indicates native plant species



KEY NOTES	
1	FSC CERTIFIED WOOD DECK TILES
2	SEMI-INTENSIVE VEGETATED ROOF
3	6" METAL CURB

LANDSCAPE AREA CALCULATION

USABLE OPEN SPACE AREA (O)	2285 SF
LANDSCAPE AREA (L)	919 SF

(L/O)×100 = 919/2285 = 0.402(100) = 40%

1 L108 EIGHTH FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

7/1/2022 12:39:16 PM

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SB330 & USE PERMIT

MILLER COMPANY
landscape architects

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	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 03/15/23

SECOND FLOOR LANDSCAPE PLAN

L108



1 A-101 GROUND FLOOR PLAN
1/8" = 1'-0"

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

4

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.

1

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ASI #007

△ PROJECT ISSUE RECORD:

0	05/05/23	PERMIT SUBMITTAL
1	9/12/25	PC RESPONSE 1
2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 10/13/23

GROUND FLOOR PLAN

A-101

6/27/2025 2:57:20 PM



1 A-102 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

△4

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.

△1

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ASI #007

△ PROJECT ISSUE RECORD:

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2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
6	1/31/25	ASI#6 PERMIT REV 2
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 2 FLOOR PLAN

A-102

6/27/2025 2:57:23 PM



1 LEVEL 3 FLOOR PLAN
A-103 1/8" = 1'-0"

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

△4

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.

KEYNOTE LEGEND	
##	NOTE

△1

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REN: 01/31/2026
CA 16837

ASI #007

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0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PC RESPONSE 1
2	09/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
5	10/31/24	PERMIT REVISIONS
6	1/31/25	ASI#6 PERMIT REV 2
7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

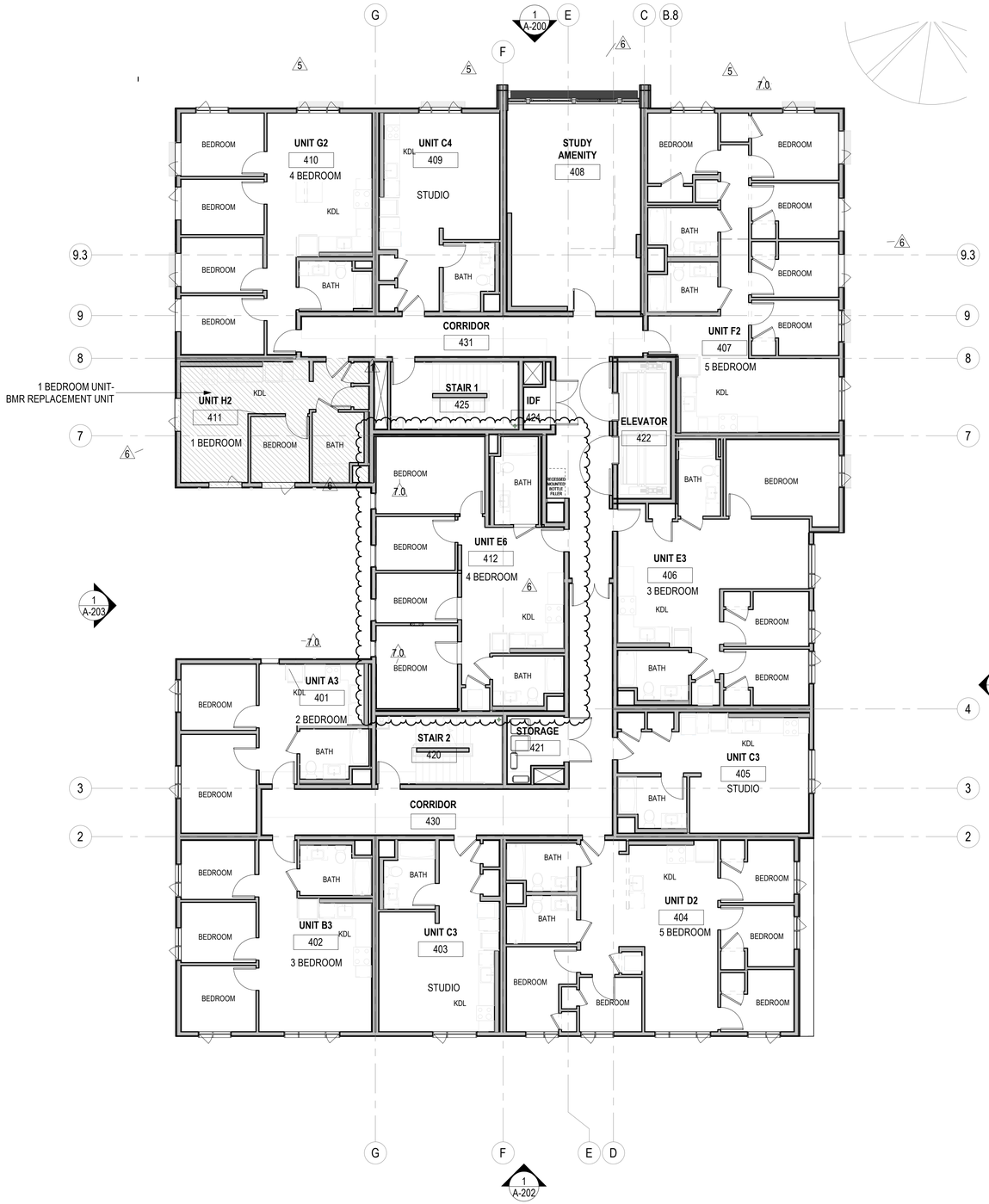
PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 3 FLOOR PLAN

A-103

6/27/2025 2:57:26 PM



1 LEVEL 4 FLOOR PLAN
A-104 1/8" = 1'-0"

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.
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REN: 01/31/2026
CO 16527

ASI #007

△ PROJECT ISSUE RECORD:

0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PC RESPONSE 1
2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
5	10/31/24	PERMIT REVISIONS
6	1/31/25	ASI#6 PERMIT REV 2
7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 4 FLOOR PLAN

A-104

6/27/2025 2:57:29 PM



1 LEVEL 5 FLOOR PLAN
A-105 1/8" = 1'-0"

N
0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
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FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / WALL: BASE / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
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	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.

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0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PC RESPONSE 1
2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
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7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 5 FLOOR PLAN

A-105

6/27/2025 2:57:31 PM



1 LEVEL 6 FLOOR PLAN
A-106 1/8" = 1'-0"

N
0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
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FLOOR PLAN LEGEND:

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1 / A401	ENLARGED PLAN W.O.
FLOOR / WALL | BASE / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.
	NON-BMR REPLACEMENT UNIT
1	BMR REPLACEMENT UNIT

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2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA · LICENSED ARCHITECT · REN: 01/31/2026 · CO I6637

ASI #007

△ PROJECT ISSUE RECORD:

0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PC RESPONSE 1
2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
5	10/31/24	PERMIT REVISIONS
6	1/31/25	ASI#6 PERMIT REV 2
7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 6 FLOOR PLAN

A-106

6/27/2025 2:57:34 PM



1 A-107 LEVEL 7 FLOOR PLAN
1/8" = 1'-0"

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE A010 FOR GRIDLINE DIMENSIONS.
3. SEE G021-G030 FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

△4

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.
	NON-BMR REPLACEMENT UNIT
△1	BMR REPLACEMENT UNIT

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STATE OF CALIFORNIA · CHRISTINE FUDERER-JOHNSON · LICENSED ARCHITECT
REN: 01/31/2026 · CO 16527

ASI #007

△ PROJECT ISSUE RECORD:

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6	1/31/25	ASI#6 PERMIT REV 2
7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

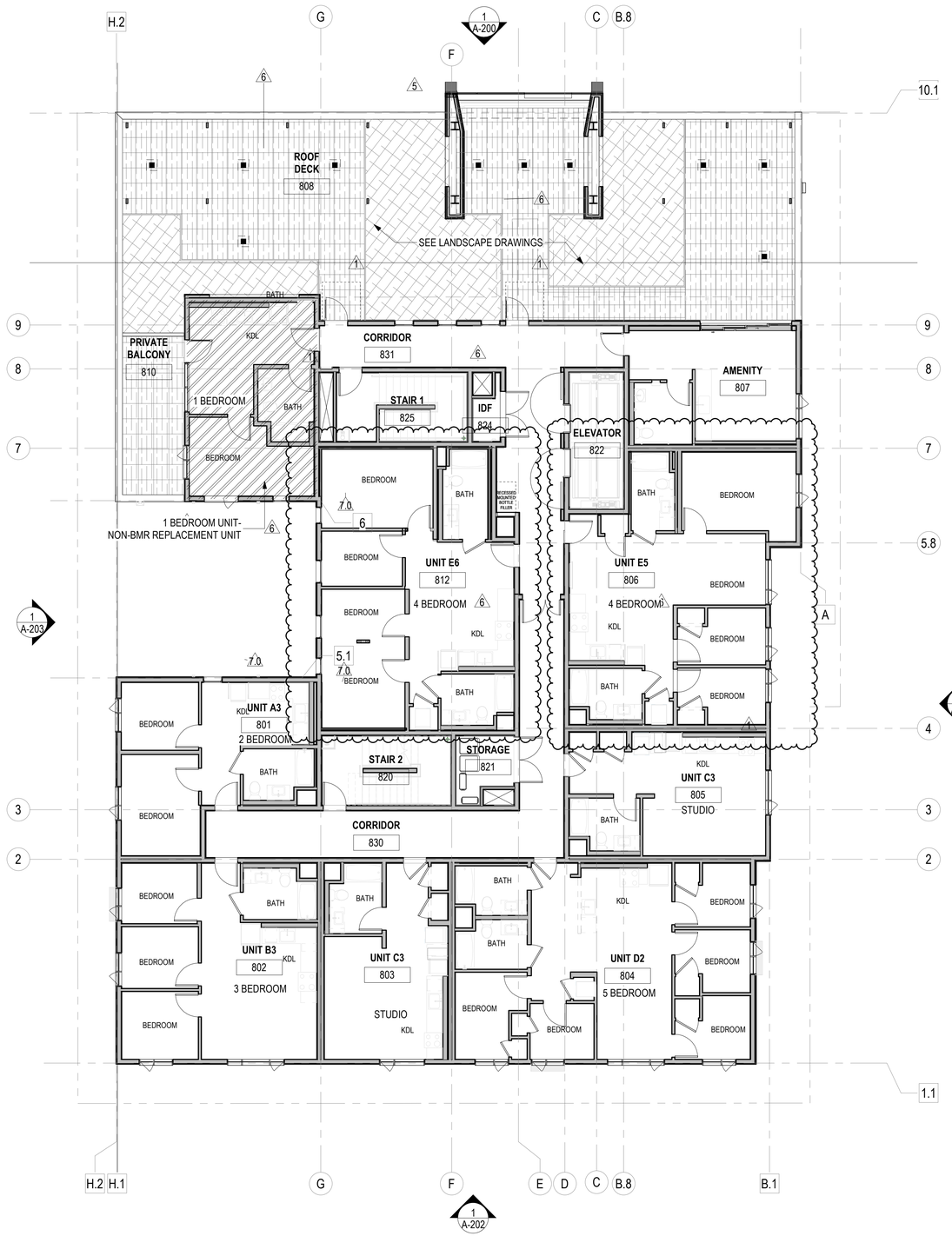
PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 7 FLOOR PLAN

A-107

6/27/2025 2:57:36 PM



1 A-108 EIGHTH FLOOR PLAN
1/8" = 1'-0"

NON-BMR REPLACEMENT UNIT

BMR REPLACEMENT UNIT

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
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4. SEE A103 FOR TYPICAL WINDOW LOCATIONS. WINDOW AND DOOR DIMENSIONS GIVEN TO CENTER OF OPENING
5. SEE SECOND FLOOR PLAN FOR WINDOW LOCATION AT TYPE IA LEVELS. WINDOWS AT TYPE IIA LEVELS TO ALIGN WITH WINDOW UNITS AT TYPE IA UNLESS NOTED OTHERWISE.

△4

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
1 / A401	ENLARGED PLAN W.O.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG.
###A	DOOR TAG. SEE A600
BB	WINDOW TAG. SEE A605
SF#	STOREFRONT TAG. SEE A606
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	GENERAL GRIDLINE. GL ALIGNED TO FACE OR CENTERLINE OF FRAMING, U.N.O.
	EXTERIOR WALLS METAL FRAMING RELATED GRIDLINE. GL ALIGNED TO FACE OF FRAMING. U.N.O.

N

0 4' 8' 16'

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ASI #007

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3	09/08/23	PC RESPONSE 2
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6	1/31/25	ASI#6 PERMIT REV 2
7.0	3/28/25	ASI#7 REISSUE TO GC
U1	9/12/25	USE PERMIT MODIFICATION

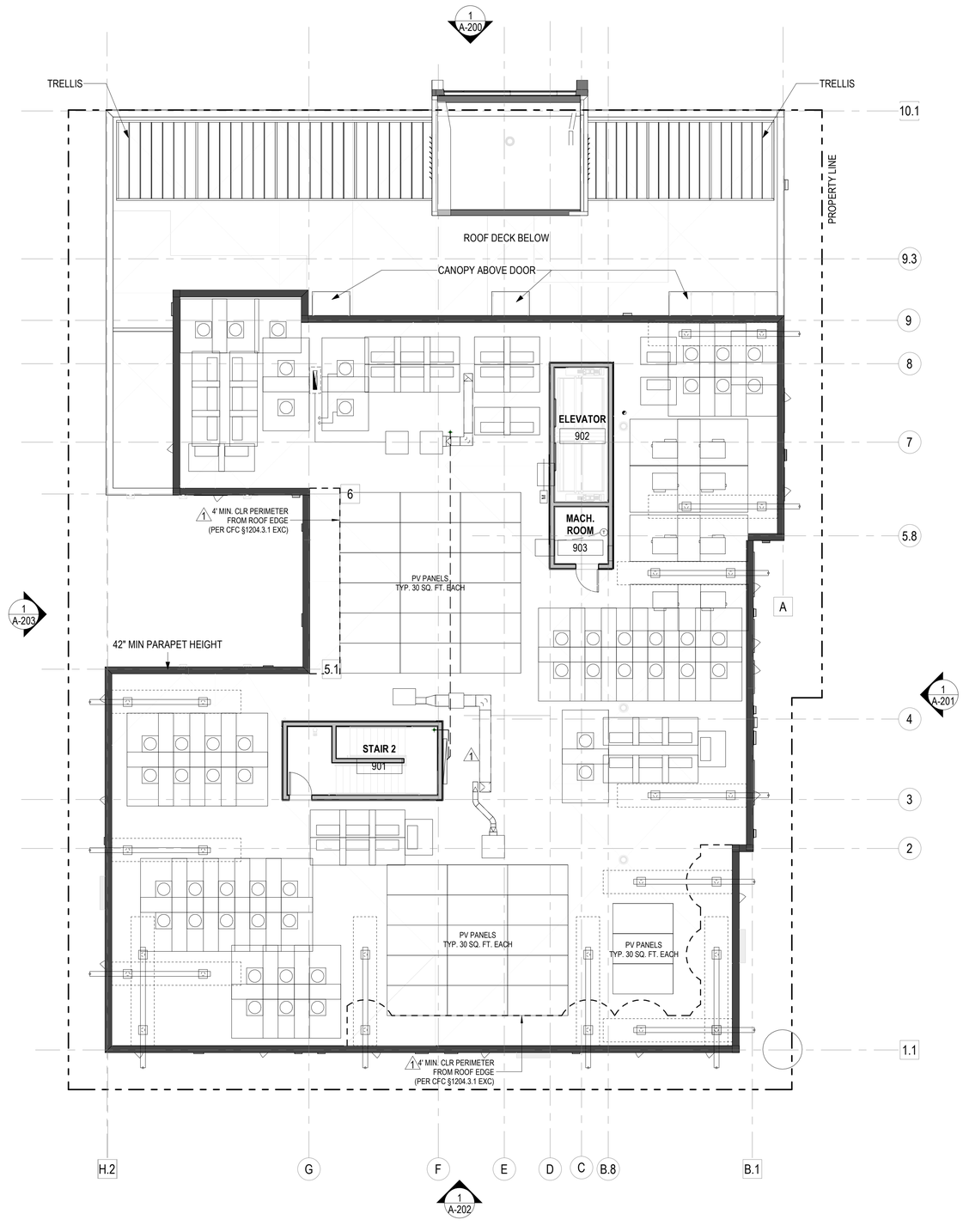
PROJECT #: VLC05

ISSUE DATE: 10/13/23

LEVEL 8 FLOOR PLAN

A-108

6/27/2025 2:57:39 PM



1 A-109 T.O.ROOF Copy 1
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

ROOF PLAN LEGEND:

FUTURE PV PANELS AREA

GRIDLINE ALIGNED TO FACE OR CENTERLINE OF FRAMING

NOTES:

1. ELEVATOR MACHINE ROOM AND STAIR 2 BULKHEAD AREA = 7% OF T.O.ROOF AREA.
2. IF LOCATION OF PV SOLAR PANELS CHANGES UNDER DESIGN BUILD DEFERRED SUBMITTAL, A MINIMUM OF 4 FEET SHALL BE PROVIDED AROUND PV EQUIPMENT (PER CFC SECTION 1205.3.1)
4 3. PROVIDE OVERFLOW SCUPPERS ADJACENT TO PRIMARY DRAINAGE SCUPPERS

KEYNOTE LEGEND	
##	NOTE

1

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STATE OF CALIFORNIA · JAMES PETERSEN · LICENSED ARCHITECT · REN. 01/31/2026

ASI #007

△ PROJECT ISSUE RECORD:

0	05/05/23	PERMIT SUBMITTAL
1	08/04/23	PC RESPONSE 1
2	08/08/23	PC-1 GMP BID SET
3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
	9/12/25	USE PERMIT MODIFICATION

PROJECT #: VLC05

ISSUE DATE: 10/13/23

ROOF PLAN

A-109

6/27/2025 2:57:41 PM



1 A-200 NORTH ELEVATION
1/8" = 1'-0"

1	**CEMENT PLASTER** WARM GREY SW #9170 ACIER	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** HARDIE, SMOOTH COLOR: SW 7076 CYBERSPACE	
05	**CEMENT PANEL** HARDIE, SEAGRASS COLOR: SW 7068 GRIZZLE GRAY	
06	**HIGH PRESSURE LAMINATE** FUNDERMAX, 0922 AMAZON	
08	**ALUMINUM FINS** COLOR: DARK BRONZE TO MATCH WINDOWS	
07	**WINDOW METAL INFILL** COLOR: DARK BRONZE TO MATCH WINDOWS	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINUM PANELS** ALPOLIC METALLIC COLOR: MBR MED BRONZE ANODIZED	
13	**GALV. PTD. MTL.** COLOR: DARK BRONZE	
14	**ALUMINUM FINS AT WINDOWS** COLOR: DARK BRONZE TO MATCH WINDOWS	
16	**GLAZING AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: BUTTERSCOTCH Y06, FINISH: RENEWABLE MAT	

EXTERIOR FINISH MATERIALS
1/8" = 1'-0"

REVISIONS TO MATERIALS AND WINDOWS PREVIOUSLY REVIEWED AND APPROVED DURING FINAL DESIGN REVIEW

0 4' 8' 16'

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ASI #007

△	PROJECT ISSUE RECORD:	
1	08/04/23	PC RESPONSE 1
6	9/12/25	ASI#6 PERMIT REV 2
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 03/21/25

NORTH ELEVATION

A-200

6/27/2025 2:58:06 PM



1 A-201 EAST ELEVATION
1/8" = 1'-0"

1	**CEMENT PLASTER** WARM GREY SW #9170 ACIER	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** HARDIE, SMOOTH COLOR: SW 7076 CYBERSPACE	
05	**CEMENT PANEL** HARDIE, SEAGRASS COLOR: SW 7068 GRIZZLE GRAY	
06	**HIGH PRESSURE LAMINATE** FUNDERMAX, 0922 AMAZON	
08	**ALUMINUM FINS** COLOR: DARK BRONZE TO MATCH WINDOWS	
07	**WINDOW METAL INFILL** COLOR: DARK BRONZE TO MATCH WINDOWS	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINUM PANELS** ALPOLIC METALLIC COLOR: MBR MED BRONZE ANODIZED	
13	**GALV. PTD. MTL.** COLOR: DARK BRONZE	
14	**ALUMINUM FINS AT WINDOWS** COLOR: DARK BRONZE TO MATCH WINDOWS	
16	**GLAZING AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: BUTTERSCOTCH Y06, FINISH: RENEWABLE MAT	

EXTERIOR FINISH MATERIALS
1/8" = 1'-0"

REVISIONS TO MATERIALS AND WINDOWS PREVIOUSLY REVIEWED AND APPROVED DURING FINAL DESIGN REVIEW

0 4' 8' 16'

6/27/2025 2:58:38 PM

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STATE OF CALIFORNIA — VALERIE LOUISE CASEY — REN. 01/31/2026 — LICENSED ARCHITECT

ASI #007

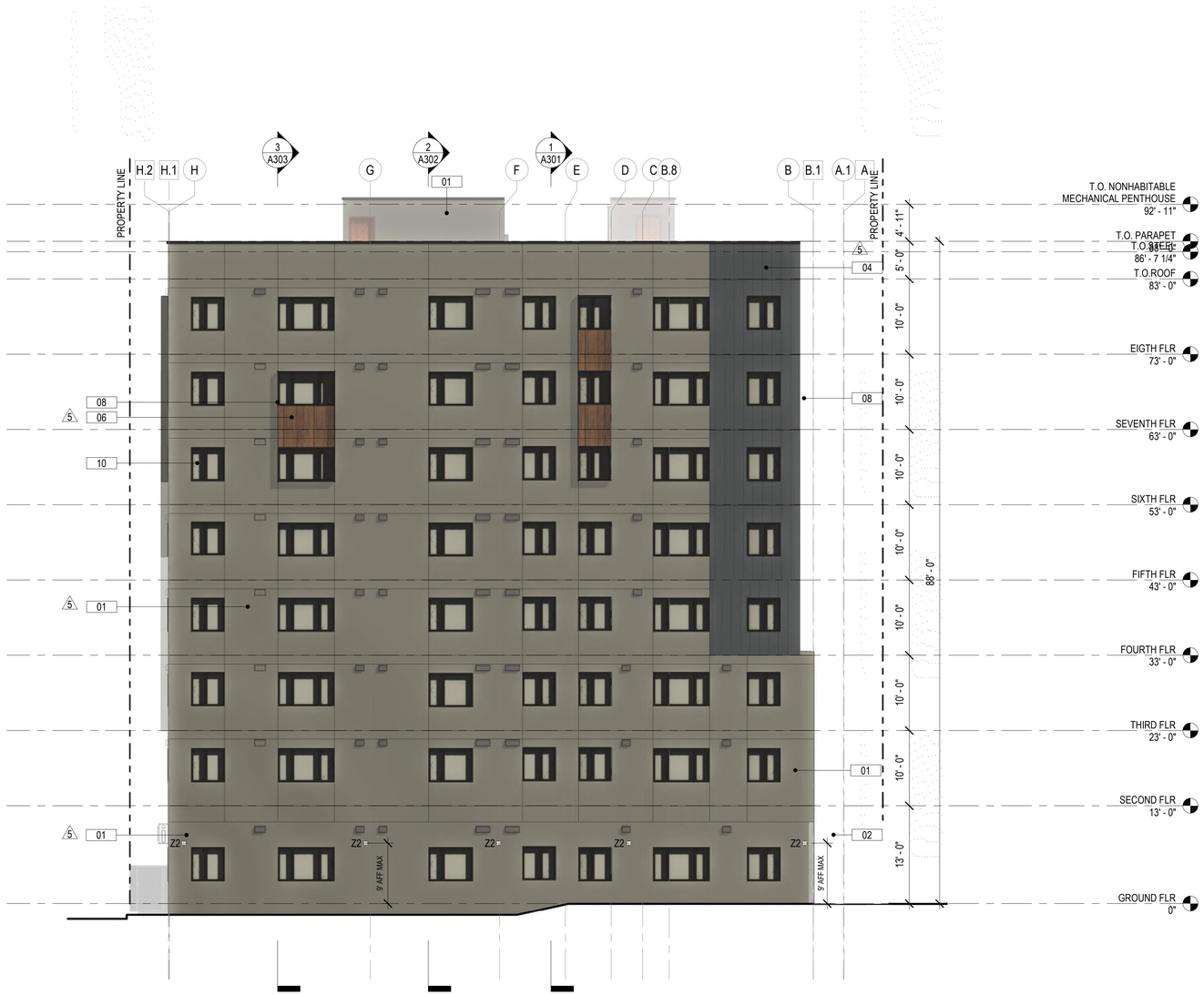
△		PROJECT ISSUE RECORD:
2	08/08/23	PC-1 GMP BID SET
5	10/31/24	PERMIT REVISIONS
6	1/31/25	ASI#6 PERMIT REV 2
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 03/21/25

EAST ELEVATION

A-201



1 SOUTH ELEVATION
A-202 1/8" = 1'-0"

1	**CEMENT PLASTER** WARM GREY SW #9170 ACIER	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** HARDIE, SMOOTH COLOR: SW 7076 CYBERSPACE	
05	**CEMENT PANEL** HARDIE, SEAGRASS COLOR: SW 7068 GRIZZLE GRAY	
06	**HIGH PRESSURE LAMINATE** FUNDERMAX, 0922 AMAZON	
08	**ALUMINUM FINS** COLOR: DARK BRONZE TO MATCH WINDOWS	
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11	**ALUMINUM PANELS** ALPOLIC METALLIC COLOR: MBR MED BRONZE ANODIZED	
13	**GALV. PTD. MTL.** COLOR: DARK BRONZE	
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16	**GLAZING AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: BUTTERSCOTCH Y06, FINISH: RENEWABLE MAT	

EXTERIOR FINISH MATERIALS
1/8" = 1'-0"

REVISIONS TO MATERIALS AND WINDOWS PREVIOUSLY REVIEWED AND APPROVED DURING FINAL DESIGN REVIEW

0 4' 8' 16'

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ASI #007

△ PROJECT ISSUE RECORD:

5	10/31/24	PERMIT REVISIONS
	9/12/25	USE PERMIT

PROJECT #: VLC05
ISSUE DATE: 03/21/25

SOUTH ELEVATION

A-202

6/27/2025 2:59:01 PM



1 A-203 WEST ELEVATION
1/8" = 1'-0"

1	**CEMENT PLASTER** WARM GREY SW #9170 ACIER	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** HARDIE, SMOOTH COLOR: SW 7076 CYBERSPACE	
05	**CEMENT PANEL** HARDIE, SEAGRASS COLOR: SW 7068 GRIZZLE GRAY	
06	**HIGH PRESSURE LAMINATE** FUNDERMAX, 0922 AMAZON	
08	**ALUMINUM FINS** COLOR: DARK BRONZE TO MATCH WINDOWS	
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16	**GLAZING AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: BUTTERSCOTCH Y06, FINISH: RENEWABLE MAT	

EXTERIOR FINISH MATERIALS
1/8" = 1'-0"

REVISIONS TO MATERIALS AND WINDOWS PREVIOUSLY REVIEWED AND APPROVED DURING FINAL DESIGN REVIEW

0 4' 8' 16'

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ASI #007

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5	10/31/24	PERMIT REVISIONS
6	1/31/25	ASI#6 PERMIT REV 2
U1	9/12/25	USE PERMIT MODIFICATION

PROJECT #: VLC05

ISSUE DATE: 03/21/25

WEST ELEVATION

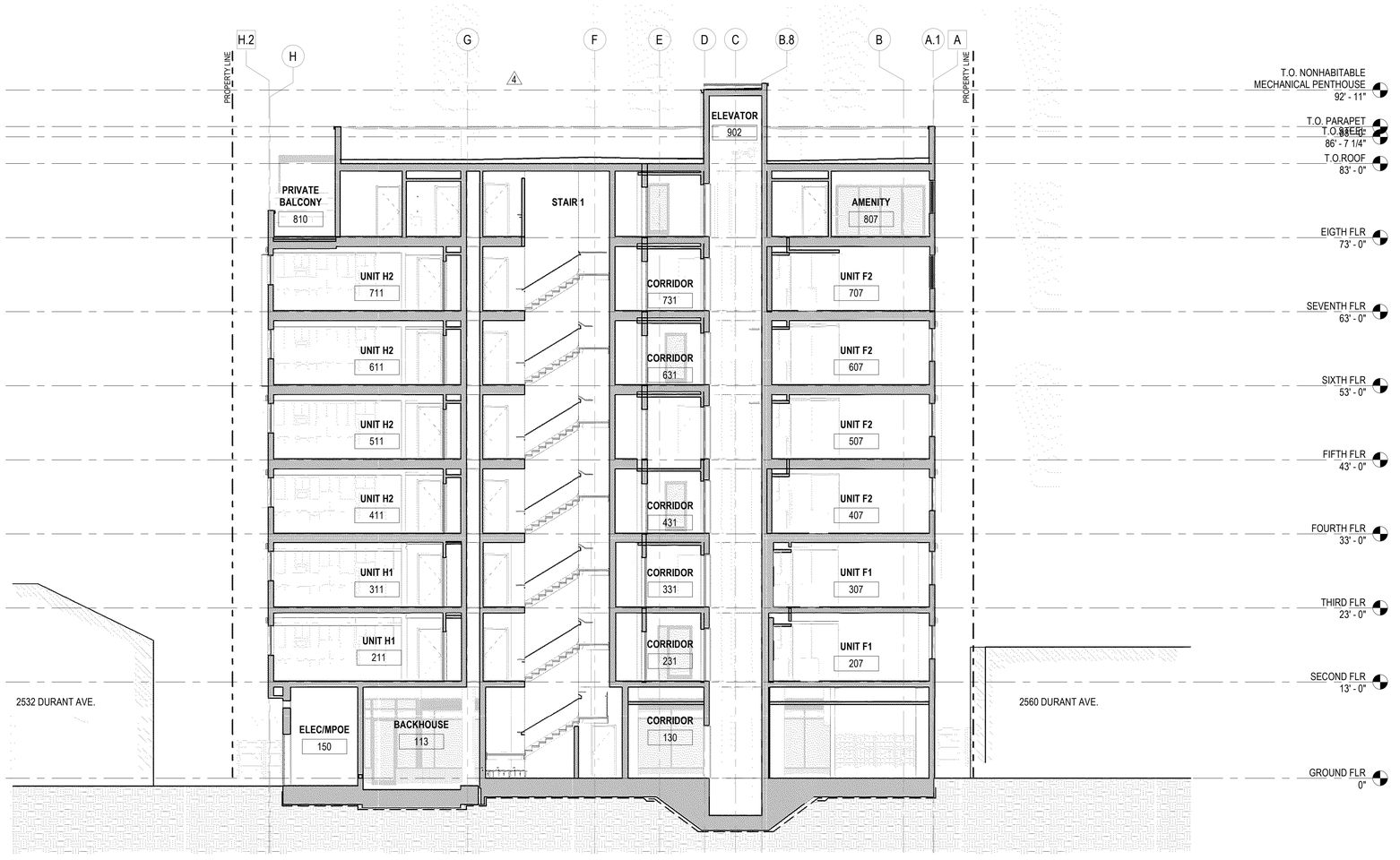
A-203

GENERAL BUILDING ELEVATION & SECTION LEGEND:

[ ]	FINISH TAG, SEE LEGEND.
?	KEYNOTE TAG, SEE LEGEND.

GENERAL BUILDING ELEVATION & SECTION NOTES:

1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. ELEVATIONS PROVIDED TO TOP OF STRUCTURAL SHEATHING OR SLAB AS APPLICABLE.
3. SEE A600, A601 & A605 FOR DOOR AND WINDOW SCHEDULES.
4. SEE FINISH SCHEDULE.
5. SEE A536 & A537 FOR WINDOW DETAILS.
6. PARAPET SADDLES TO BE INSTALLED AT INTERSECTIONS OF HIGH WALLS.
7. INSECT SCREENS TO BE INSTALLED AT TERMINATION POINTS TO PREVENT INSECT INTRUSION.



4 A-301 EAST WEST BUILDING SECTION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

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3	09/08/23	PC RESPONSE 2
4	10/13/23	95% CDs SET
	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 10/13/23

EAST - WEST BUILDING SECTION

A-301

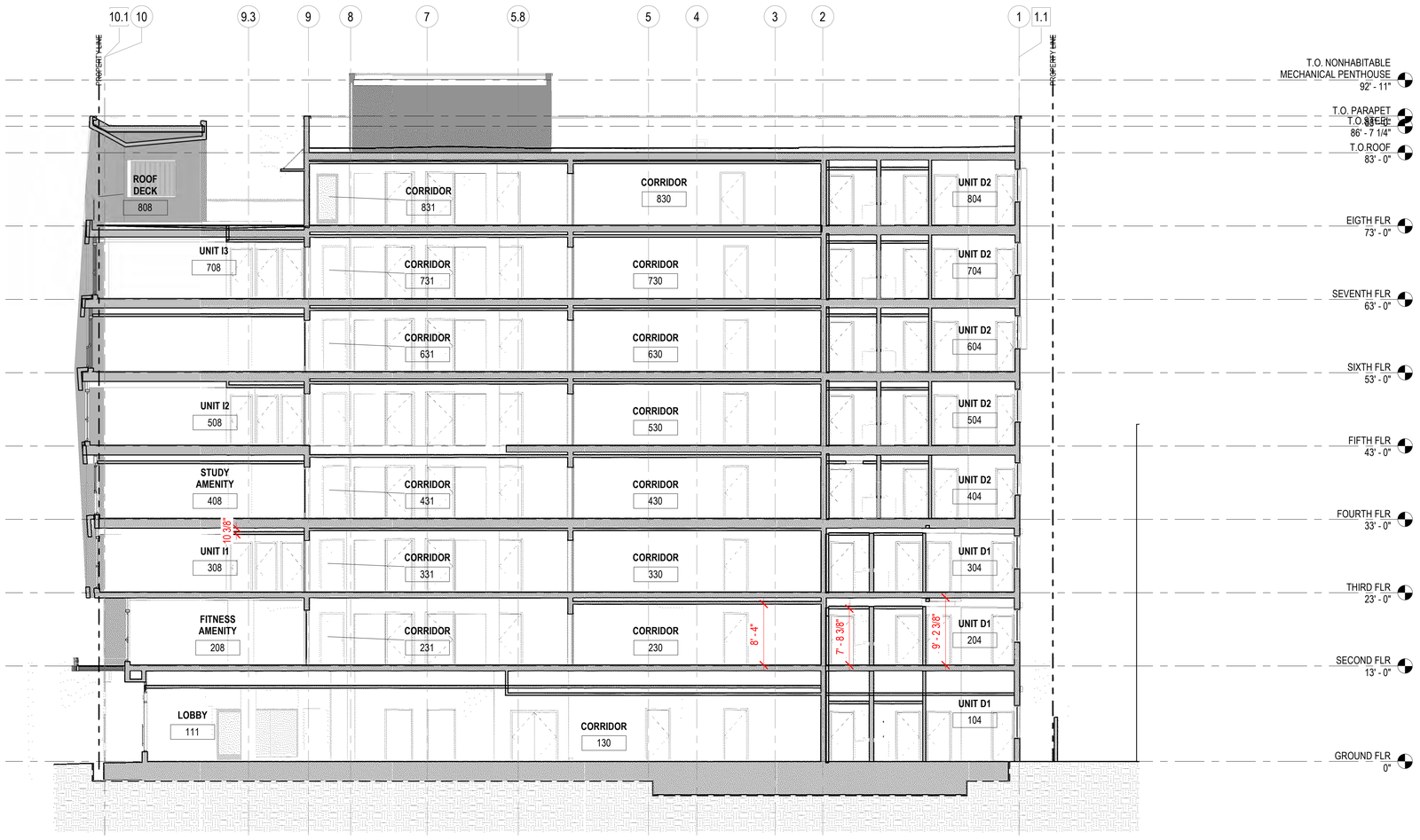
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4. SEE FINISH SCHEDULE.
5. SEE A536 & A537 FOR WINDOW DETAILS.
6. PARAPET SADDLES TO BE INSTALLED AT INTERSECTIONS OF HIGH WALLS.
7. INSECT SCREENS TO BE INSTALLED AT TERMINATION POINTS TO PREVENT INSECT INTRUSION.

4



1 / A-302 NORTH SOUTH BUILDING SECTION
1/8" = 1'-0"

0 4" 8" 16"

6/27/2025 2:55:41 PM

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3	09/08/23	PC RESPONSE 2
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	9/12/25	USE PERMIT

PROJECT #: VLC05

ISSUE DATE: 10/13/23

NORTH - SOUTH BUILDING SECTION

A-302

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2538 Durant Avenue

Use Permit #ZP2025-0048 to modify a State Density Bonus project originally approved under Use Permit #ZP2022-0097, to increase the number of bedrooms from 200 to 216, to request a waiver to reduce the bicycle parking requirement, instead of a concession, and to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, September 25, 2025, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474
E-mail: zab@berkeleyca.gov

A. Land Use Designations:

- General Plan: AC – Avenue Commercial
- Zoning: CT – Telegraph Avenue Commercial District

B. Zoning Permits Required:

- Use Permit under BMC Section 23.404.070 "Permit Modifications" to modify an approved discretionary permit

C. Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- Concession from BMC Chapter 23.316 to allow an exemption from the Percentage for Public Art on Private Projects in-lieu fee; and
- Waiver of BMC Section 23.322.090(A)(2) "Residential Parking" to reduce the long-term bicycle parking spaces to 46, where 52 spaces were entitled with a concession under the original Use Permit.

D. CEQA Recommendation: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development Projects").

E. Project Recommendation: Approve Use Permit #ZP2025-0048 pursuant to BMC Section 23.406.040(E) "Findings for Approval"

F. Parties Involved:

- Applicant Rhoades Planning Group, Berkeley
- Property Owner 2538 Durant LP, Berkeley

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Singeh Saliki at (510) 981-7412 or ssaliki@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT: #ZP2022-0097

Property Address: **2538 DURANT AVENUE**

Permittee Name: **2538 DURANT LP, C/O NHAN NGUYEN LE**

Use and/or Construction Permitted: **Use Permit #ZP2022-0097 for a Density Bonus project that would demolish: a four-story (52 feet), 14,780 square foot residential building that includes 12 dwelling units; five residential off-street parking spaces: and a surface parking lot with 30 vehicle parking spaces to construct an eight-story (88 feet and 8 inches), 80,829 -square-foot mixed-use building with 83 units (including six Very Low-Income units) and 1,460-square feet of ground floor commercial space, pursuant to:**

A. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.204.020(A)(1) to establish a Mixed-Use Residential Use
- Use Permit pursuant to BMC Section 23.204.030(A)(1)(a) to create 1,500 square feet or more of new floor area
- Use Permit pursuant to BMC Section 23.204.110(D)(4) to increase building height to a maximum of 75 feet and to increase the FAR to 6.0
- Use Permit pursuant to BMC Section 23.304.030(C)(2)(b), to allow a rear setback smaller than 10 feet
- Use Permit pursuant to BMC Section 23.322.040(G) to remove existing off-street parking spaces for main buildings
- Use Permit pursuant to BMC Section 23.326.030(A)(3)(d) to eliminate dwelling units through demolition
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district

B. Waivers Pursuant to State Density Bonus Law (Government Code Section 65915):

- Waiver of the BMC Section 23.204.110(B)(5) to include residential units on the ground floor in the C-T district where they are allowed only above the ground floor in a mixed-use building.

- Waiver of BMC Section 23.204.110(D)(1) to reduce the Usable Open Space from the required 3,320 square feet to 2,285 square feet.
- Waiver of the BMC Section 23.204.110(D)(4) to exceed FAR—to be 6.3 where a maximum of 6 is allowed
- Waiver of the BMC Section 23.204.110(D)(4) to exceed Building Height—to be 88 feet 8 inches where a maximum of 75 feet is allowed

C. Concessions Pursuant to State Density Bonus Law (Government Code Section 65915):

- Concession of BMC Section 23.322.090(A)(2) to reduce the residential long-term bike parking ratio from the require 67 spaces to 52 spaces and to reduce the residential short-term bike parking ratio from the required 5 spaces to 4 spaces.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on May 24, 2023.

ATTACHMENT 1

FINDINGS AND CONDITIONS

APRIL 27, 2023

2538 Durant Avenue

Use Permit #ZP2022-0097 for a Density Bonus project that would demolish: a four-story (52 feet), 14,780 square foot residential building that includes 12 dwelling units; five residential off-street parking spaces: and a surface parking lot with 30 vehicle parking spaces to construct an eight-story (88 feet and 8 inches), 80,829 square foot mixed-use building with 83 units (including six Very Low-Income units) and 1,460-square feet of ground floor commercial space.

PERMITS REQUIRED

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.204.020(A)(1) to establish a Mixed-Use Residential Use
- Use Permit pursuant to BMC Section 23.204.030(A)(1)(a) to create 1,500 square feet or more of new floor area
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- Use Permit pursuant to BMC Section 23.304.030(C)(2)(b), to allow a rear setback smaller than 10 feet
- Use Permit pursuant to BMC Section 23.322.040(G) to remove existing off-street parking spaces for main buildings
- Use Permit pursuant to BMC Section 23.326.030(A)(3)(d) to eliminate dwelling units through demolition
- Administrative Use Permit pursuant to BMC Section 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Waiver of the BMC Section 23.204.110(B)(5) to include residential units on the ground floor in the C-T district where they are allowed only above the ground floor in a mixed-use building.
- Waiver of BMC Section 23.204.110(D)(1) to reduce the Usable Open Space from the required 3,320 square feet to 2,285 square feet.
- Waiver of the BMC Section 23.204.110(D)(4) to exceed FAR—to be 6.3 where a maximum of 6 is allowed
- Waiver of the BMC Section 23.204.110(D)(4) to exceed Building Height—to be 88 feet 8 inches where a maximum of 75 feet is allowed
- Concession of BMC Section 23.322.090(A)(2) to reduce the residential long-term bike parking ratio from the require 67 spaces to 52 spaces and to reduce the residential short-term bike parking ratio from the required 5 spaces to 4 spaces.

I. CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines (“(“In-Fill Development Projects”)”).

The project meets all of the requirements of this exemption, as follows:

A. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.

B. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.

C. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.

D. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.

E. The site can be adequately served by all required utilities and public services.

2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

II. DENSITY BONUS FINDINGS

1. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

A. Under the City’s methodology for implementing density bonuses, the “base project” consists of 68 units;

B. Six Very Low-Income qualifying units are provided in the 68-unit “base project”, as more fully set forth in the Below Market Rate Conditions 58-61. The 12 demolished protected units must be replaced with “equivalent” units of affordability levels that are the same or lower than the income distribution of renters for City of Berkeley according to the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) database. For purposes of determining the qualifying units for the density bonus, the four ELI and two VLI units are combined to represent six VLI units.

C. The project is entitled to a density increase of 22.5% over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus one concession or incentive. This equates to a density bonus of 16 units above the Base Project, for a total of 84 units. The applicant chose to include 15 bonus units for a total of 83 units.

2. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concession in order to provide for affordable housing costs:

- Concession to reduce the residential long-term bike parking ratio from the required 67 spaces to 52 spaces and to reduce the residential short-term bike parking ratio from the required 5 spaces to 4 spaces.

3. In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of the concession is required because 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

4. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers:

A. Waiver to include residential units on the ground floor in the C-T district where they are allowed only above the ground floor in a mixed-use building
B. Waiver to reduce the Usable Open Space requirement—to be 2,285 square feet where 3,320 square feet is required
C. Waiver to exceed FAR—to be 6.3 where a maximum of 6 is allowed
D. Waiver to exceed Building Height—to be 88 feet 8 inches where a maximum of 75 feet is allowed

These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

5. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers would not be contrary to State or Federal law.

III. FINDINGS FOR APPROVAL

1. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:

A. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density[1]; and
B. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

[1] As used in the Act, a “specific, adverse impact” means a “significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, polices, or conditions as they existed on the date the application was complete.

Because the project complies with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified. The project includes construction of 44 dwelling units.

2. As required by Section 23B.32.040(A) of the BMC, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

A. The project is consistent with all applicable C-T District standards and qualifies for waivers and concessions for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915;

B. Shadow impact on adjacent residential properties will be minor. Shadow impact on adjacent dwellings to the north are to be expected, because the subject site is located in the C-T district, which allows heights of up to 75 feet and six stories for mixed-use buildings. A waiver is granted for additional height beyond the district height limits to accommodate the density bonus units to allow an 88 feet 8 inches tall, eight-story building. the Zoning Adjustments Board determines that shadow impacts from the project will be reasonable and not detrimental;

C. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

3. As required by Section 23.326.030 the Board finds that:

A. The proposed project satisfies the finding in BMC Section 23.326.030(A)(3), which requires that "The demolition is necessary to permit construction approved pursuant to this Chapter of at least the same number of dwelling units". The project complies with the Government Code §66300(d), that prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as will be demolished. This project replaces the twelve dwelling units proposed for demolition with 83 new dwelling units, replacing the twelve protected units following the 2015-2019 Comprehensive Housing Affordability Strategy ("CHAS") data; therefore, the project complies.

B. The proposed project satisfies the limitations in BMC Section 23.326.030(A)(2). The Rent Stabilization Board (RSB) found no record of Ellis Act activity, past harassment, or illegal eviction related to any of the units.

C. Conditions of approval have been included in the permit to ensure the implementation of protections for occupying tenants pursuant to BMC 23.326.030(A)(5) and Government Code Section 66300(d)(2)(C).

IV. OTHER FINDINGS FOR APPROVAL

4. Pursuant to BMC Section 23.204.110(E) the ZAB finds that the proposed project is:

A. Compatible with the purposes of the District in that it creates additional housing for those who work or study in the area. The project includes ground floor commercial space that, although unspecified as of yet, is expected to be food service, which should activate the street front and cater to the needs of the District's population, especially the University population and the surrounding resident population. The project would also provide pedestrian-friendly amenities including the elimination of two driveways and curb cuts, and the provision of new sidewalks and a new street tree.

B. Encourages and maintains the present street frontage of the district; the proposed project will remove the two existing driveways and will construct ground floor commercial space fronting the right-of-way. The project will, therefore, result in an enhancement of the continuity the ground floor retail, as well as infill the wall of building façades along Durant Avenue.

C. Is compatible in design and character with the district and the adjacent residential neighborhoods; with eight stories one block east of Telegraph Avenue the project will reinforce the City's effort to redevelop underutilized sites in a way that will increase the quality of the built environment and provide new housing and commercial opportunities. DRC's favorable recommendation regarding the design demonstrates that the project is compatible with the adjacent commercial and residential development.

D. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; the project will reduce vehicle trips by eliminating the commercial parking lot. Located in a transit rich area one block from UC Berkeley campus, future project residents and clients are expected to not own vehicles. The proposed project is, therefore, not expected to generate traffic or parking demand significantly beyond the capacity of the Commercial District or significantly increase impacts on adjacent residential neighborhoods.

E. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP): This permit includes standard conditions of approval related to Archaeological and Cultural Resources and Public Works Conditions that ensures that the proposed project will comply with the Mitigation Monitoring Program adopted for the Southside Plan.

5. Pursuant to BMC Section 23.304.050(A), the ZAB finds that the architectural projections that exceed the height limit are permissible as they represent no more than 15% of the average floor area of all of the building's floors and no tower or similar structure will be used as habitable space or for any commercial purpose, other than that which may accommodate the mechanical needs of the building.

6. Pursuant to BMC Section 23.322.040(G), the elimination of the five existing off-street parking spaces on 2538 Durant Avenue is permissible because the five spaces are not accessible. The official elimination of these spaces will, therefore, have no impact on the existing parking supply in the neighborhood. In addition, the project is located 0.1 mile from a publicly accessible parking facility, the use of which is not limited to a specific business or activity during the use's peak parking demand; and the parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements and activity. In that it is consistent with implementation of the Southside Area Plan's car-free directives.

In addition, the project includes a proposal for secure parking for a minimum of 52 bicycles, which supports an alternative mode of transportation

7. Pursuant to BMC Section 23.204.110(D)(4) the Board finds that the height and FAR limit may be increased because While the proposed eight-story building would be taller than the existing buildings surrounding it and would cast new shadows on residential buildings to the north, these shading impacts would occur for a limited time during the year, and only for a few hours of the day, and therefore these shading impacts are not deemed detrimental.

8. Pursuant to BMC Section 23.304.030(C)(2)(b) the Board finds that the reduction of the rear setback is appropriate because while the continuous 5-foot setback along the entire rear yard is allowing light and air to the open space, the smaller yard would provide greater privacy to the lot in the abutting residential District).

9. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. Conditions and Mitigation Monitoring and Reporting Program for the Southside Plan Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Compliance Required (BMC Section 23.102.050)

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)

A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.

B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.

B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.

C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).

D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)
Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)
No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)
The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Pay Transparency Acknowledgement (BMC Section 13.104.030)
Prior to the issuance of a building permit for any Project subject to this Chapter:

A. A Responsible Representative of the Permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.
B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

10. Pay Transparency Attestations Following Project Completion (BMC Section 13.104.040)
Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City.

11. Posting of Ordinance (BMC Section 13.104.050)
Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the Berkeley Municipal Code; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including

office address, telephone number, and email address of the Labor Commissioner of the State of California.

12. Conditions of Approval (BMC Section 13.104.060)
The requirements of Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under Chapter 23B.60.

13. Indemnification Agreement
The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

10. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.406.040.E, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

14. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:**

☐ **Project Liaison** _____
Name Phone #

15. Removal of existing curb cuts: The plan set submitted for Building Permit submittal shall show District compliant uses on the ground floor and shall show removal of both curb cuts and driveways over the public right-of-way.

16. Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee.

17. Address Assignment. The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City's database prior to the applicant's submittal of a building permit application.

18. Construction Noise Reduction Program. The applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
E. Prohibit unnecessary idling of internal combustion engines.
F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

19. Damage Due to Construction Vibration**.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall take into account project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend

design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall

- establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and
- include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

20. Compliance with Conditions and Environmental Mitigations. The building permit application is subject to verification of compliance to the adopted Southside Plan Mitigation Monitoring and Reporting Program (Staff Report Attachment 4). The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit $10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

21. Occupying Tenant Protections.

A. Pursuant to BMC 23.326.030(A)(5)(c), (i) the applicant shall provide qualified tenants assistance with moving expenses equivalent to those in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households), and (ii) shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City. The applicant shall submit proof of implementation of the preceding prior to submittal for building permits.

B. Pursuant to Government Code Section 66300(d)(2)(C), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice.

C. Pursuant to BMC 23.326.030(A)(5)(d), (i) sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building, and (ii) tenants of units that are demolished shall have the right of first refusal to rent new below market rate units designated to replace the units that were demolished, at the rent that would

have applied if they had remained in place, as long as their tenancy continues. (iii) Income restrictions do not apply to displaced tenants.

D. The maximum rent for such tenancies shall increase on January first of each year by no more than 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve-month period ending the previous June 30.

E. Prior to issuance of the building permit, the applicant shall enter into a Regulatory Agreement to be reviewed, approved, and implemented by the Health, Housing and Community Services Department (HHCS), which will oversee and monitor the income qualification of returning tenants. The Regulatory Agreement will include the following provision for returning tenants: tenants who do not income-qualify for a below-market-rate unit in the new building shall occupy a unit per the terms in Condition of Approval (58-61); at the end of their tenancy, the unit shall assume the affordability level specified in the Regulatory Agreement.

22. Construction Noise Management - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.

23. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.

24. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

25. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

26. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:

1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:
   - All new commercial, industrial and mixed-use developments and all large improvement projects.
   - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
   - EMA is available online at: http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf
2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:
1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:
1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at http://cers.calepa.ca.gov/ within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at http://ci.berkeley.ca.us/hmr/

Prior to Issuance of Any Building (Construction) Permit

27. Percent for Public Art: Consistent with BMC §23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

28. Affordable Housing Mitigation Fee: Consistent with BMC §22.20.065, and fee resolution applicable to this project, the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF and provision of Below Market Rate units, and they shall pay this fee.

29. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.

30. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS). A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans.

31. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

32. Prohibition of Natural Gas Infrastructure in New Buildings. The project shall comply with the City of Berkeley Prohibition of Natural Gas Infrastructure in New Buildings (BMC Chapter 12.80).

33. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).

34. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

35. Required Parking Spaces for Persons with Disabilities. Per BMC Section 23.322.040.H of the Zoning Ordinance, "If the number of required off-street parking spaces in a non-residential district is reduced as allowed by this chapter, the number of required parking spaces for persons with disabilities shall be calculated as if there had been no reduction in required spaces."

Prior to Demolition or Start of Construction:

36. Construction Meeting. The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

During Construction:

37. Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

38. Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.

39. Project Construction Website. The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:

- Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
- Calendar and schedule of daily/weekly/monthly construction activities
- The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

40. Public Works - Implement BAAQMD-Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
D. All vehicle speeds on unpaved roads shall be limited to 15 mph.

E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

41. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

42. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate

compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

43. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.

44. Transportation Construction Plan. The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

45. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

46. Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.

E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

47. Human Remains (*Ongoing throughout demolition, grading, and/or construction*). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

48. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

49. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*).

A. *Qualified Paleontologist.* The project applicant shall retain a Qualified Paleontologist prior to excavations or ground disturbance that will exceed three feet in depth. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).

B. *Paleontological Worker Environmental Awareness Program (WEAP).* Prior to ground disturbance, the applicant shall incorporate information on paleontological resources into the Project's Worker Environmental Awareness Training (WEAP) materials, or a stand-alone Paleontological Resources WEAP shall be submitted to the Department of Planning and Development at the City of Berkeley. The Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The Paleontological WEAP training shall be fulfilled simultaneously with the overall WEAP training, or at the first preconstruction meeting at which a Qualified Paleontologist attends prior to ground disturbance. Printed literature (handouts) shall accompany the initial training. Following the initial WEAP training, all new workers and contractors must be trained prior to conducting ground disturbance work.

C. *Paleontological Monitoring.* The extent of required paleontological monitoring for the project shall be determined by the Qualified Paleontologist based on an evaluation of the previously undisturbed geologic units exposed during ground disturbing activity. The Qualified Paleontologist shall conduct and initial spot check and evaluation of geologic conditions for ground disturbing activity for excavations between 5-10 feet below ground surface (BGS). The evaluation shall be based on field evidence including lithology of geologic units and results of microscreening or other inspections for fossil resources. If the paleontologist determines that geologic units exposed between 5-10 feet BGS have high paleontological sensitivity, then full-time monitoring shall be conducted for the duration of ground disturbing activity. If sediments between 5-10 feet BGS are determined to not be paleontological sensitive, spot checks should be conducted again for ground disturbance between 10-15 feet BGS and again for ground disturbance between 15-20 feet BGS, and again to the full depth of ground disturbance. If spot checks indicate low or no paleontological sensitivity, or if full time monitoring results in no fossil discoveries once the full depth of ground disturbance has been reached, paleontological monitoring can be discontinued for the remainder of project activity. Monitoring shall be reinstated if any new ground disturbances are required to depths exceeding previous depths of previous work, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.

D. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:

1) *Salvage of Fossils.* If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the

fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Construction Contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically- sensitive Quaternary old alluvial deposits.

2) *Preparation and Curation of Recovered Fossils.* Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.

E. *Final Paleontological Mitigation Report.* Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

50. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

51. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to

the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological).

H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.

I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

K. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the

storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.

L. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

M. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

52. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.

53. Public Works. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

54. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

55. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

56. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

57. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

BELOW MARKET RATE UNITS

58. Number of Below Market Rate Units. The project has elected to provide six (6) Very Low Income Below Market Rate rental dwelling units ("BMR Units") pursuant the State Density Bonus Law (Government Code Section 65915) in exchange for certain concessions, incentives and bonuses

as described in Section II, above. These BMR units shall also count towards the City's Affordable Housing Mitigation Fee ordinance provided they meet the requirements outlined in BMC Section 22.20.065 in addition to those requirements outlined in the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement; shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and shall be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.

59. Regulatory Agreement. Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915, and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 22.20.065. The applicant shall submit the Regulatory Agreement to the Housing and Community Services Department (HHCS) via email to affordablehousing@cityofberkeley.info for review and approval.

60. Determination of Area Median Income (AMI).

- The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.
- The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

Unit Size	**AMI Standard**
Studio unit	AMI for a one person household
One-bedroom unit	AMI for a two person household
Two-bedroom unit	AMI for a three person household
Three-bedroom unit	AMI for a four person household

61. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.

If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.

Prior to Final Inspection or Issuance of Occupancy Permit:

62. Compliance with Conditions and Environmental Mitigations. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of

this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program for the Southside Plan.

63. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated March 15, 2023, except as modified by conditions of approval.

64. Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that the physical improvements required in Section 23.334.030(C) and 23.322.090 (bike parking) have been installed.

Consistent with Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

Property owners may be required to pay administrative fees associated with compliance with this Condition.

65. Green Building Certification. The applicant shall submit updated documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this project. Documentation expected at this stage includes proof of submission of the final application materials and payment of the certification fee. If this submission has not yet occurred, a detailed explanation and timeline indicating when it will it happen must be submitted to the Zoning Officer for review and approval. Once awarded by the organization administering the green building certification system, the applicant shall forward a copy of the certification award to the Zoning Officer.

At All Times:

66. Transportation Demand Management Compliance. The property owner shall submit to the Planning Department periodic TDM Compliance Reports in accordance with Administrative Regulations, subject to the review and oversight of the Zoning Officer.

67. Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

68. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

69. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.

70. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

71. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.

72. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

73. Residential Permit Parking. No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The project planner shall notify the Finance Department, Customer Service Center, to add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.

74. Bike Parking. Secure and on-site bike parking for at least 52 long-term and 4 short-term bicycles shall be provided for the life of the building.

75. Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

76. Transportation Demand Management. A Transportation Demand Management compliance report shall be submitted to the Transportation Division Manager, on a form acceptable to the City, prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is in compliance with the applicable requirements.

For a food service operation, if qualifying for participation in the Alameda County Guaranteed Ride Home program (or successor program), shall participate in the “Guarantee Ride Home” program to reduce employee single occupant vehicle trips by providing alternate means of leaving work in an emergency. Enrollment shall be encouraged by providing Guarantee Ride Home information to all employees. An affidavit/statement indicating number of participating employees shall be provided annually to the Transportation Division Manager

77. Transit Subsidy Condition. For an employer with 10+ employees, the applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

78. Periodic Review and Reporting. The City may require periodic review of this approved project to verify compliance with permit requirements and conditions of approval. The permit holder or property owner is responsible for complying with any periodic reporting, monitoring, or

assessments requirement. This permit is subject to the provisions of BMC Section 23.404.080 (Permit Revocation) if violations of the permit requirements are found by the Zoning Officer.

2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

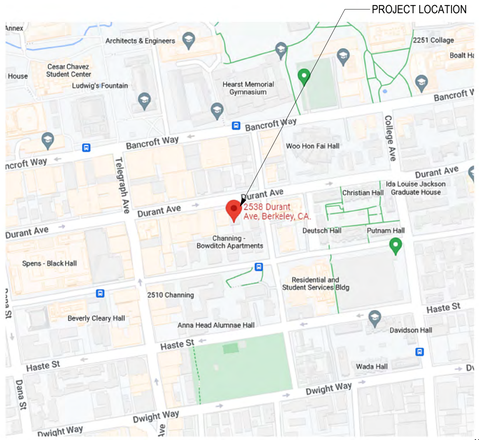
ZONING RESUBMITTAL - 03/10/2023

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

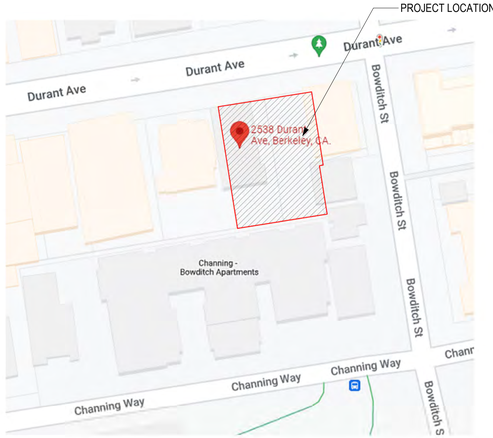
SIGNATURE — DATE: April 27, 2023

* Findings and Conditions Attached

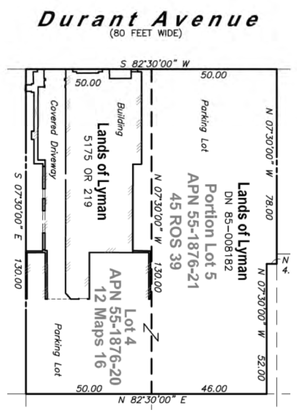




5 VICINITY MAP



4 LOCATION MAP



3 ASSESSOR'S PARCEL MAP

ZONING CODE INFORMATION

SITE INFORMATION					
ADDRESS	2538 DURANT AVE. BERKELEY, CA				
APN	055187602101				
ZONING DISTRICT	C-T				
GENERAL PLAN	AC				
COMMERICAL DISTRICT W/ QUOTAS	YES				
SEISMIC SAFETY					
ALQUIST PRIOLO			LIQUEFACTION ZONE	NO	
LANDSLIDE ZONE	NO		UNREINFORCED MASONRY	NO	
ENVIRONMENTAL SAFETY					
CREEK BUFFER	NONE		FIRE ZONE	1	
ENVIRONMENTAL MGMT AREA			FLOOD ZONE	NO	

BUILDING DATA PER PLANNING CODE

	EXISTING	NEW		PERMITTED / REQUIRED	NOTES / CO
		BASE	PROPOSED		
BUILDING / LOT INFO					
LOT AREA	12,792 SF	NO CHANGE	NO CHANGE	-	
BUILDING FOOTPRINT	3,907 SF	10,539 SF	10,935 SF	-	
LOT COVERAGE	30.5%	82%	86%	100%	*BMC TABLE 23.204-32*
MAX FLOOR AREA RATIO	1.2	5.5	6.3	6.0	*BMC TABLE 23.204-33* *DENSITY BONUS WAIVER REQUESTED*
AREAS					
COMMERCIAL FLOOR AREA	N/A	5592 SF	1460 SF	/2	
RESIDENTIAL FLOOR AREA	14,780 SF	64,551 SF	~~79,851 SF~~		
GROSS FLOOR AREA	14,780 SF	70,143 SF	80,514 SF		
USABLE OPEN SPACE	--	3,753 SF	2,285 SF	/2 40 SF/UNIT	*BMC TABLE 23.204-32* *DENSITY BONUS WAIVER REQUESTED*
IMPERVIOUS SURFACE AREA	1,655 SF	1,384 SF	889 SF		
HEIGHT					
# STORIES	4	7	8	6	*BMC TABLE 23.204-32*
AVERAGE BLDG HEIGHT	38'	73'-11"	87'-5"		
MAX BLDG HEIGHT	52'	75'	88'-8"	75'-0"	*BMC TABLE 23.204-32* *DENSITY BONUS WAIVER REQUESTED*
SETBACKS					
FRONT YARD SETBACK	0'-0"	0'-0"	0'-0"	0'-0"	*BMC TABLE 23.204-32*
SIDE YARD SETBACKS					
INTERIOR WEST	0'-0"	5'-0"	5'-0"	0'-0"	*BMC TABLE 23.204-32*
INTERIOR EAST	50'-4"	5'-0"	5'-0"	0'-0"	*BMC TABLE 23.204-32*
REAR YARD SETBACK	37'-11"	10'-0"	5'-0"	10'-0" OR 10% OF LOT DEPTH, WHICHEVER IS LESS	*BMC TABLE 23.304-3* *DENSITY BONUS WAIVER REQUESTED*
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO	2	30	26		
1-BEDROOM	8	-	8		
2-BEDROOM	2	25	15		
3-BEDROOM	-	6	14		
4-BEDROOM	-	6	6		
5-BEDROOM	-	-	14		
TOTAL	12	68	83		
BELOW MARKET RATE UNITS	-	5	5	*6% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 22.5% DENSITY BONUS (SEE SHEET G001)*	
PARKING					
CAR PARKING	35	-	-	0	BMC 23.322.30
ADA PARKING	-	-	-	0	
NON-RESIDENTIAL BIKE PARKING	-	-	-	0	/2 BMC TABLE 23.322-10
BIKE PARKING (SHORT TERM)	6	3	4	5 REQUIRED (1 PER 40 BEDROOMS)	PROVIDED 10 (6 EXISTING + 4 PROPOSED) /2
BIKE PARKING (LONG TERM)	-	41	52	67	*BIKE PARKING CONCESSION REQUESTED*

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

ARCHITECT:
STUDIO KDA
1810 6TH ST.
BERKELEY, CA 94710
TEL: (510) 841-3555
FAX: (510) 841-1225
CHARLES KAHN, AIA
charles@studiokda.com
TILL HOUTERMANS
till@studiokda.com

CIVIL:
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3111 CASTRO VALLEY BLVD
200, CASTRO VALLEY,
CA 94546
TEL: (510) 581-2772
BRIAN DORWARD
bdorward@greenwoodmoore.com

LANDSCAPE
MILLER COMPANY
LANDSCAPE ARCHITECTS, INC.
1585 FOLSOM ST, SAN FRANCISCO, CA 94103
TEL: (415) 52-7288
CELL: (415) 559-1914
JEFFREY MILLER
jmiller@millercomp.com

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

HISTORICAL
PRESERVATION ARCHITECTURE
TEL: (510) 418-0285
MARK HULBERT
mhulbert@earthlink.net

PLANNING CONSULTANT:
RHOADES PLANNING GROUP
2140 SHATTUCK AVENUE, SUITE 705
BERKELEY, CA 94704
TEL: (510) 545-4341
info@rhoadesplanninggroup.com

2 PROJECT TEAM

UNIT COUNT

UNIT DESC.	UNIT COUNT	Nº OF BEDROOMS
STUDIO UNIT	26	26
UNIT 1 BD	8	8
UNIT 2 BD	15	30
UNIT 3 BD	14	42
UNIT 4 BD	6	24
UNIT 5 BD	14	70
	83	200

RESIDENTIAL FLOOR AREA

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

SHEET LIST

SHEET #	SHEET NAME	USE PERMIT
GENERAL		
G000	PROJECT INFORMATION	•
G001	DENSITY BONUS CALCS	•
G002	LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP	•
G003	STREET STRIP ELEVATIONS	•
G004	PERSPECTIVE RENDERS	•
G005	SHADOW STUDIES- DEC 22	•
G006	SHADOW STUDIES- JUN 22	•
G007	SHADOW STUDIES- JUL 22	•
G008	SHADOW STUDIES- ELEVATIONS	•
G009	CALGreen CHECKLIST	•
CIVIL SHEETS		
C0.0	COVER SHEET	•
C1.0	TOPOGRAPHIC SURVEY	•
C2.0	SITE PLAN	•
C2.1	SITE PLAN	•
C3.0	UTILITY PLAN	•
C4.0	GRADING PLAN	•
C4.1	GRADING PLAN	•
C4.2	SECTIONS	•
C5.0	STORMWATER CONTROL PLAN	•
C6.0	EROSION CONTROL PLAN	•
C7.0	DETAILS	•
C7.1	DETAILS	•
C7.2	DETAILS	•
C7.3	EROSION CONTROL PLAN	•

SHEET LIST

SHEET #	SHEET NAME	USE PERMIT
LANDSCAPE		
L100	NOTES AND SCHEMATIC IRRIGATION PLAN	•
L101	GROUND FLOOR LANDSCAPE PLAN	•
L102	SECOND FLOOR LANDSCAPE PLAN	•
L108	EIGHT FLOOR LANDSCAPE PLAN	•
ARCHITECTURAL		
A100	SITE PLAN	•
A101	GROUND FLOOR PLAN	•
A102	LEVEL 2 FLOOR PLAN	•
A103	LEVEL 3 FLOOR PLAN	•
A104	LEVEL 4 FLOOR PLAN	•
A105	LEVEL 5 FLOOR PLAN	•
A106	LEVEL 6 FLOOR PLAN	•
A107	LEVEL 7 FLOOR PLAN	•
A108	LEVEL 8 FLOOR PLAN	•
A109	ROOF PLAN	•
A200	NORTH ELEVATION	•
A201	EAST ELEVATION	•
A202	SOUTH ELEVATION	•
A203	WEST ELEVATION	•
A204	NORTH ELEVATION	•
A205	EAST ELEVATION	•
A206	SOUTH ELEVATION	•
A207	WEST ELEVATION	•
A210	FACADE LIGHTING AND SIGNAGE	•
A301	BUILDING SECTIONS	•
A302	BUILDING SECTIONS	•

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

1 PROJECT DESCRIPTION

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510.841.3555 | studiokda.com

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2538 DURANT AVE
2538 DURANT AVE
BERKELEY, CA 94704

ZONING RESUBMITTAL

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — REGISTERED ARCHITECT — 01/31/2021

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:
ISSUE DATE: 03/10/23

PROJECT INFORMATION

G000 /1 /2

14/03/2023 11:56:27 AM

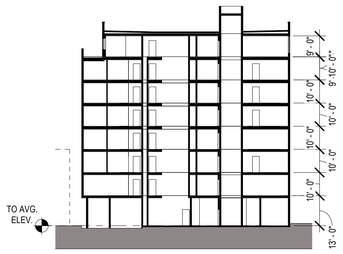
DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
64,377	952	68.00	6%	4.08	5.00	22.50%	15.30	16.00	84

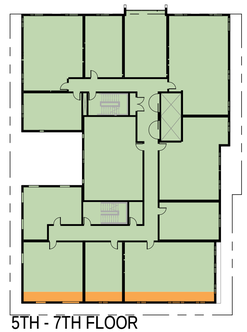
Base Project Square Footage	Floor	Residential Sq. Footage Proposed	# of units
4,729	first	9,117	6
9,894	second	10,317	11
9,970	third	10,400	12
9,973	fourth	10,403	11
9,941	fifth	10,374	12
9,950	sixth	10,383	11
9,920	seventh	10,352	12
	eighth	7,708	8
64,377	**TOTAL**	**79,054**	83

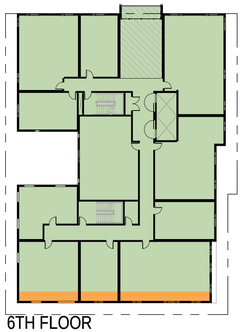
Total Square Footage: 79,054
Proposed Units: 83
Average Unit Size: 952

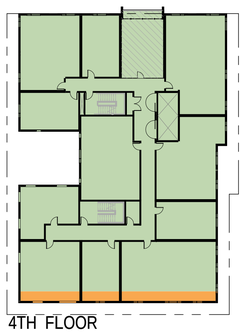
%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.75%
13%	42.5%
14%	46.25%
15%	50.0%

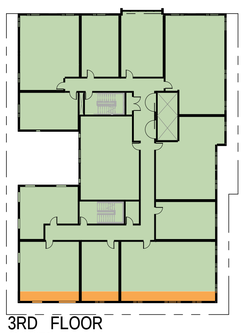


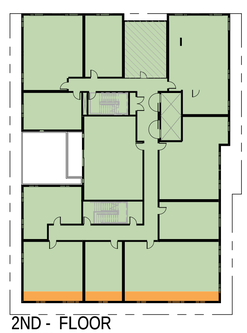

8TH FLOOR
8 UNITS

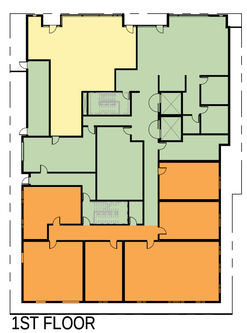

5TH - 7TH FLOOR
12 UNITS PER FLOOR
12 UNITS X 2 FLOORS = 24 UNITS


6TH FLOOR
11 UNITS


4TH FLOOR
11 UNITS


3RD FLOOR
12 UNITS

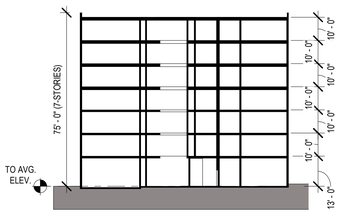

2ND - FLOOR
11 UNITS

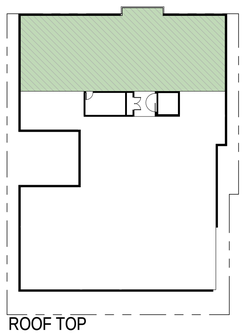

1ST FLOOR
6 UNITS

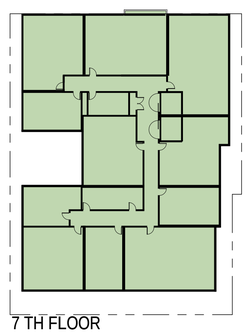
2 PROPOSED DENSITY BONUS PROJECT
G001 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

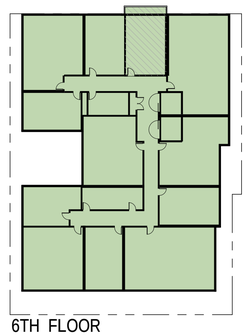
LEGEND:

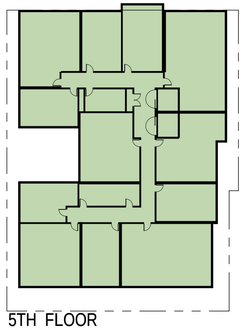
- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- RESIDENTIAL AREA (AMENITY SPACE)
- RESIDENTIAL AREA (DENSITY BONUS)
- USABLE OPEN SPACE

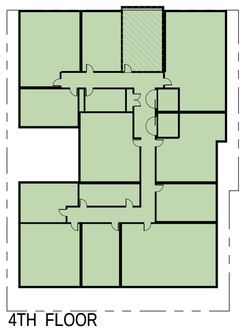


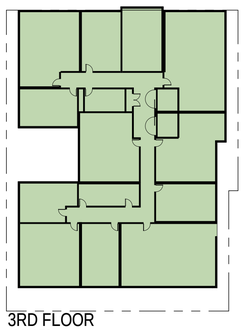

ROOF TOP

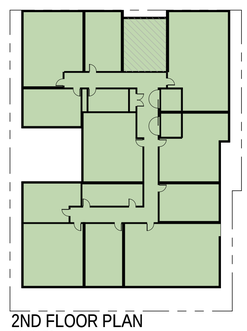

7 TH FLOOR
11 UNITS

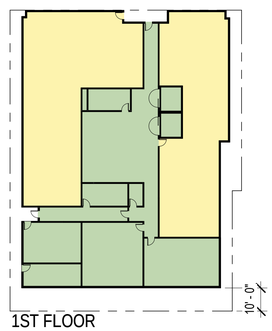

6TH FLOOR
11 UNITS PER FLOOR


5TH FLOOR
12 UNITS


4TH FLOOR
11 UNITS


3RD FLOOR
12 UNITS


2ND FLOOR PLAN
11 UNITS



1ST FLOOR

1 REFERENCE BASE PROJECT
G001 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)

11/8/2022 2:57:50 PM

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2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — REGISTERED ARCHITECT — EXP. 01/31/2021

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

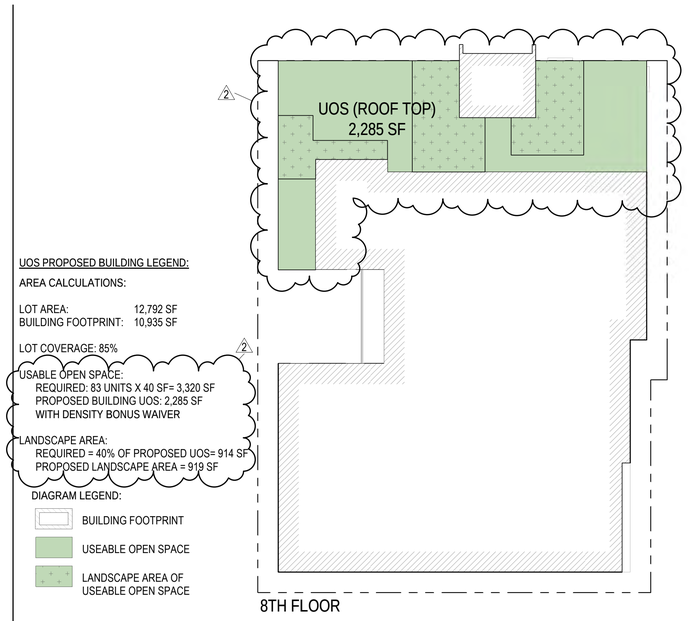
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 11/04/22

DENSITY BONUS CALCS

G001



UOS PROPOSED BUILDING LEGEND:

AREA CALCULATIONS:

LOT AREA: 12,792 SF
BUILDING FOOTPRINT: 10,935 SF

LOT COVERAGE: 85%

USABLE OPEN SPACE:
REQUIRED: 83 UNITS X 40 SF= 3,320 SF
PROPOSED BUILDING UOS: 2,285 SF
WITH DENSITY BONUS WAIVER

LANDSCAPE AREA:
REQUIRED = 40% OF PROPOSED UOS= 914 SF
PROPOSED LANDSCAPE AREA = 919 SF

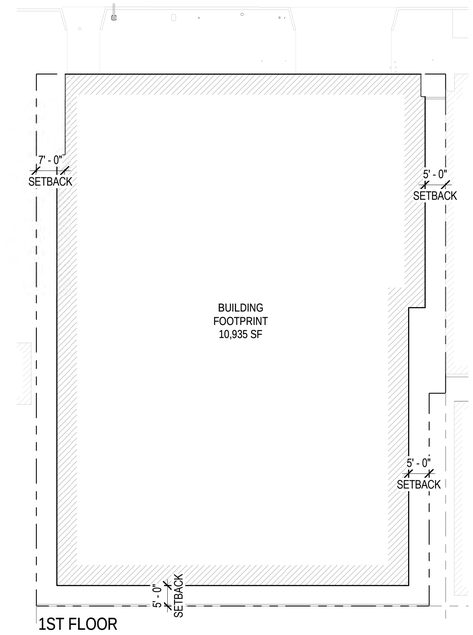
DIAGRAM LEGEND:

BUILDING FOOTPRINT

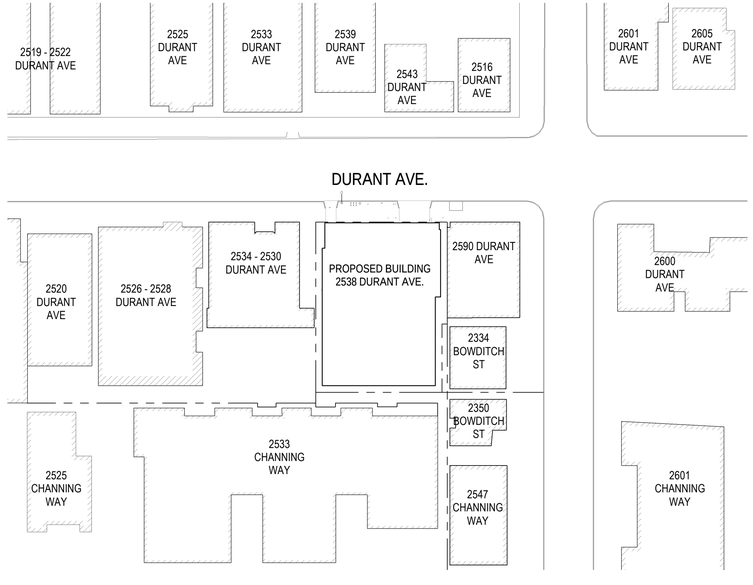
USEABLE OPEN SPACE

LANDSCAPE AREA OF USEABLE OPEN SPACE

3 G002 PROPOSED BUILDING ROOF DECK - OPEN SPACE DIAGRAM
1/16" = 1'-0"



2 G002 PROPOSED BUILDING - LOT COVERAGE DIAGRAM
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



4 G002 VECINITY MAP
1" = 50'-0"

UOS BASE BUILDING LEGEND:

AREA CALCULATIONS:

LOT AREA: 12,792 SF
BUILDING FOOTPRINT: 10,465 SF

LOT COVERAGE: 82%

USABLE OPEN SPACE:
REQUIRED: 67 UNITS X 40 SF= 2,680 SF
BASE BUILDING UOS: 2,893 SF

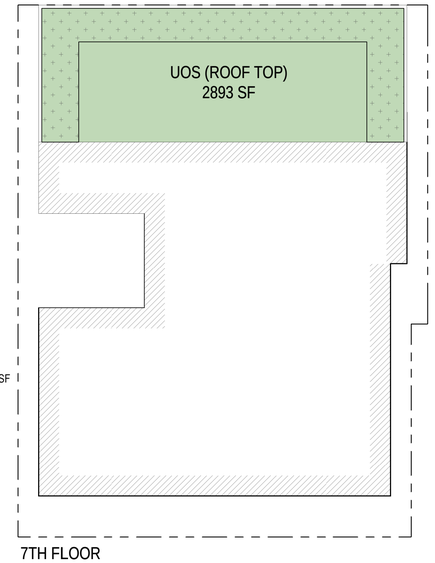
LANDSCAPE AREA:
REQUIRED = 40% OF PROPOSED UOS= 1,157 SF
PROPOSED LANDSCAPE AREA = 1,164 SF

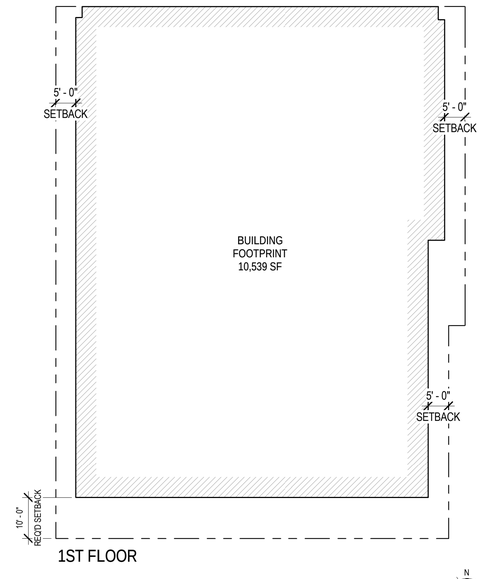
DIAGRAM LEGEND:

BUILDING FOOTPRINT

USEABLE OPEN SPACE

LANDSCAPE AREA OF USEABLE OPEN SPACE





1 G002 BASE BUILDING OPEN SPACE DIAGRAMS
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

N

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BERKELEY, CA 94704

STATE OF CALIFORNIA
REGISTERED ARCHITECT
CONSTRUCTION
NOT FOR
01/31/2021

PLANNING REVISION

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LOT COVERAGE, USABLE OPEN SPACE DIAGRAMS & VICINITY MAP

G002 2

14/03/2023 11:54:07 AM



2 G003 (N) STREET STRIP ELEVATION
NOT TO SCALE



1 G003 (E) STREET STRIP ELEVATION
NOT TO SCALE

11/8/2022 2:58:03 PM

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EXP. 01/31/2024
LICENSED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 11/04/22

STREET STRIP ELEVATIONS

G003



5 G004 STREET VIEW FROM BOWDITCH ST
1/8" = 1'-0"



4 G004 STREET VIEW FROM DURANT AVE LOOKING SOUTH
1/8" = 1'-0"



3 G004 VIEW FROM DURANT AVE LOOKING SOUTH (EVENING)
1/8" = 1'-0"



2 G004 VIEW FROM DURANT AVE LOOKING SOUTH (MORNING)
1/8" = 1'-0"



1 G004 STREET VIEW FROM DURANT AVE LOOKING EAST
1/8" = 1'-0"

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LICENSED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

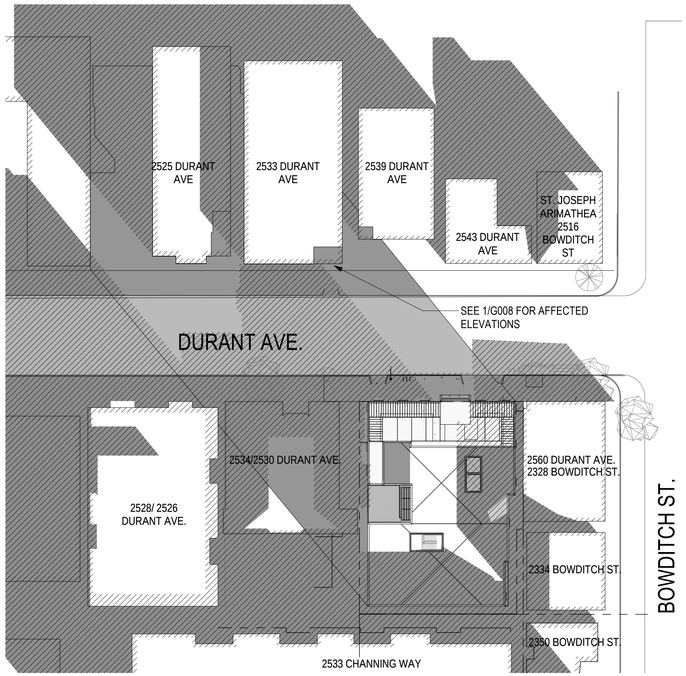
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

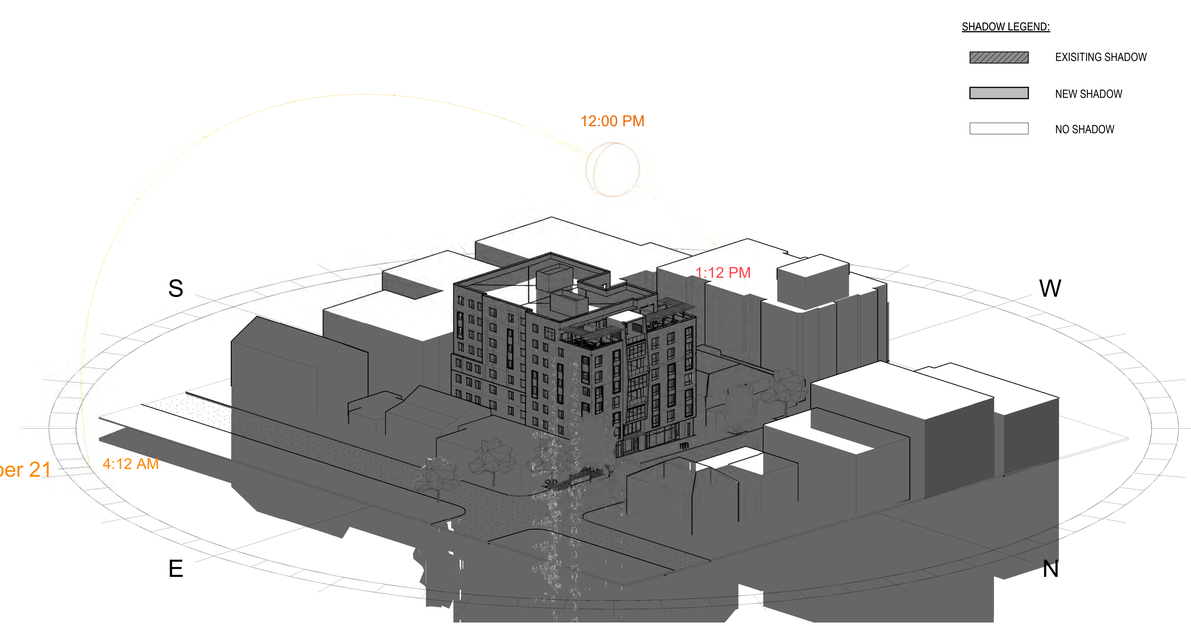
ISSUE DATE: 11/04/22

PERSPECTIVE RENDERS

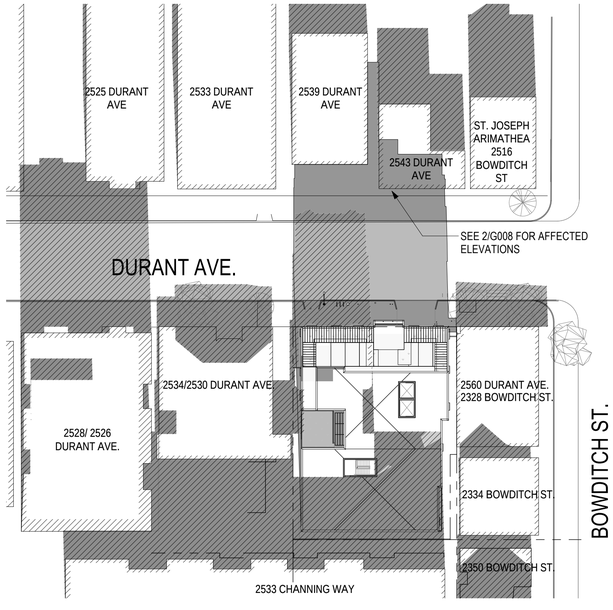
G004



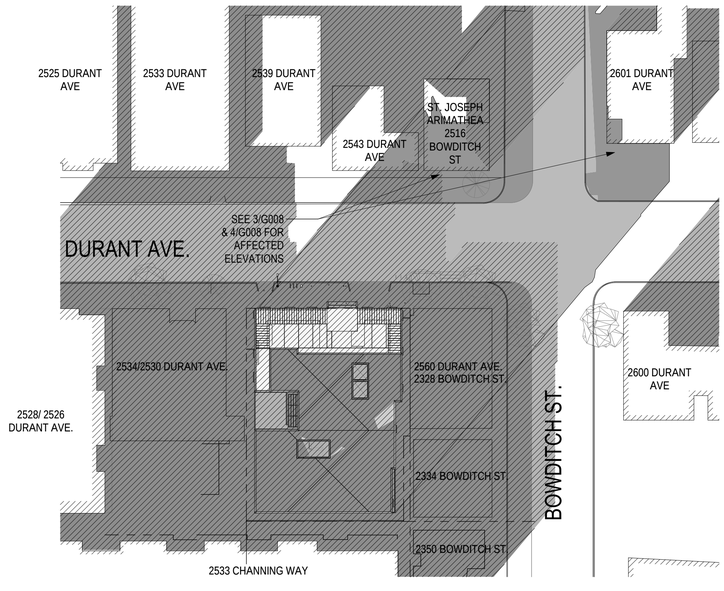
1 G005 12/21 PROPOSED 9 21 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G005 SHADOW STUDY - DEC 21



2 G005 12/21 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G005 12/21 PROPOSED -2 54 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

11/8/2022 2:58:20 PM

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BERKELEY, CA 94704

STATE OF CALIFORNIA
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01/31/2021
REGISTERED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

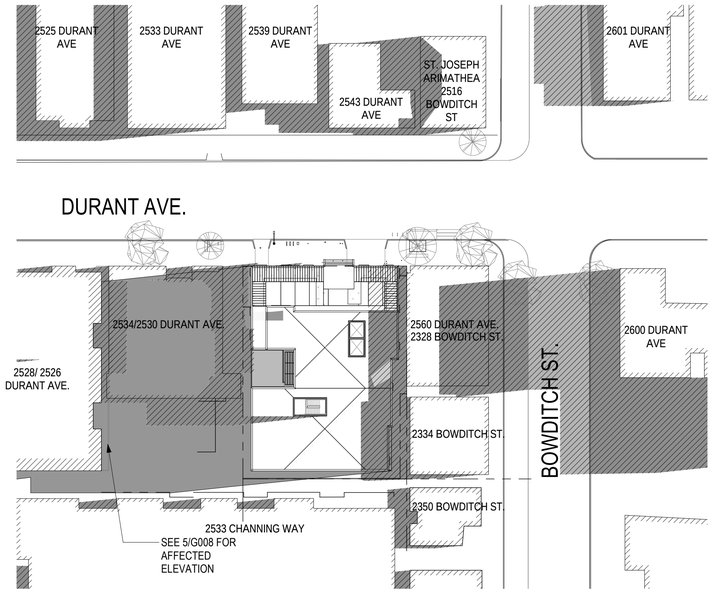
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

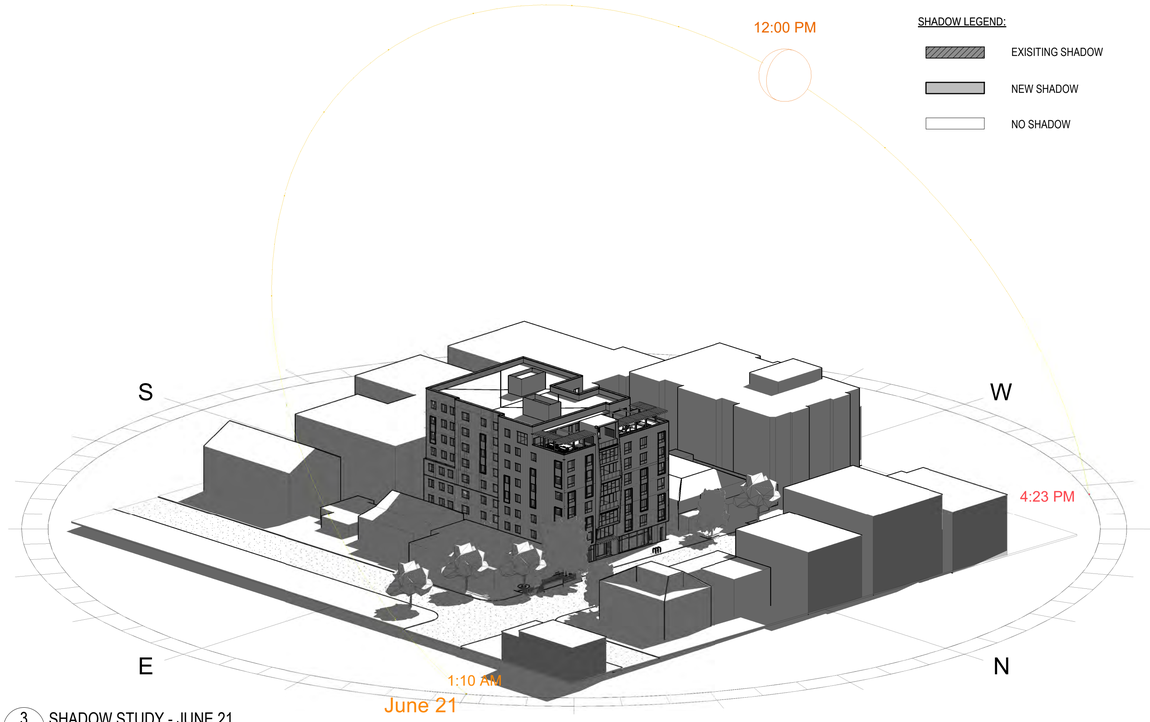
ISSUE DATE: 11/04/22

SHADOW STUDIES- DEC 22

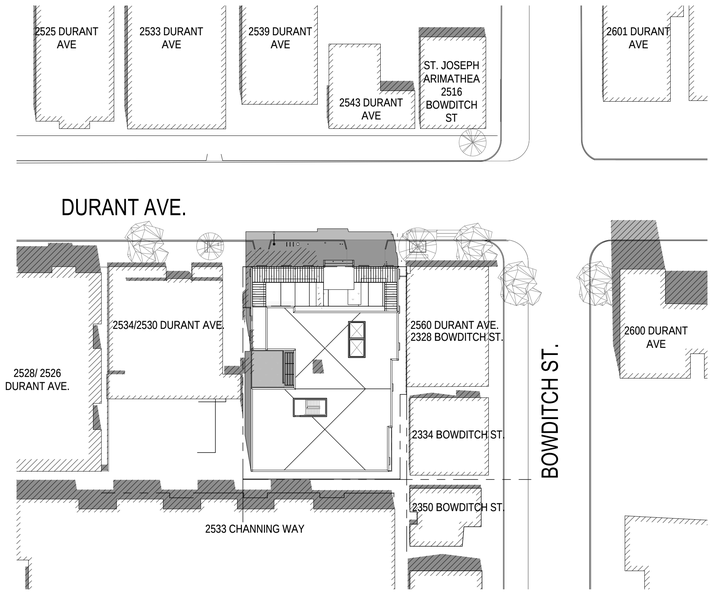
G005



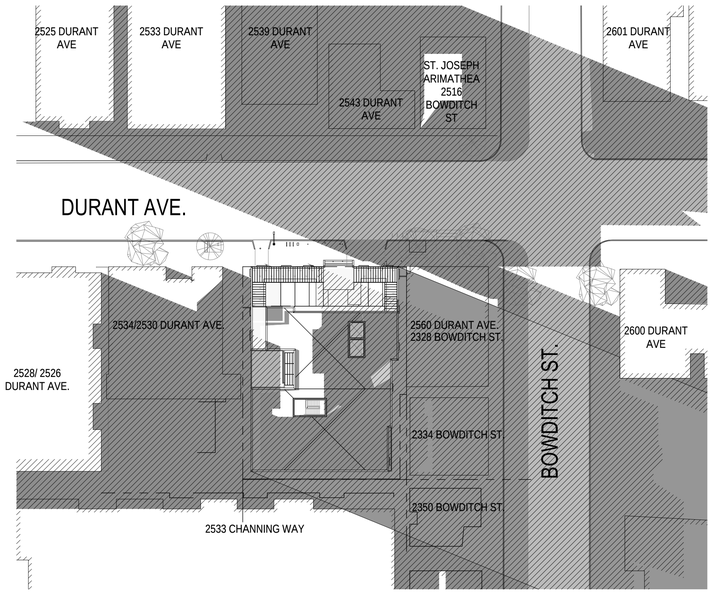
1 G006 6/21 PROPOSED - 7 47 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G006 SHADOW STUDY - JUNE 21



2 G006 6/21 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G006 6/21 PROPOSED 6 35 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

11/8/2022 2:58:34 PM

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STATE OF CALIFORNIA
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01/31/2021
REGISTERED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

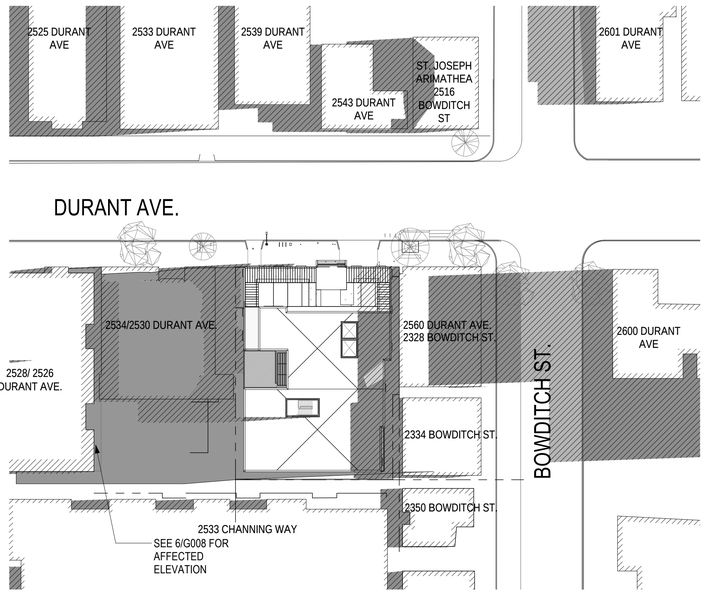
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

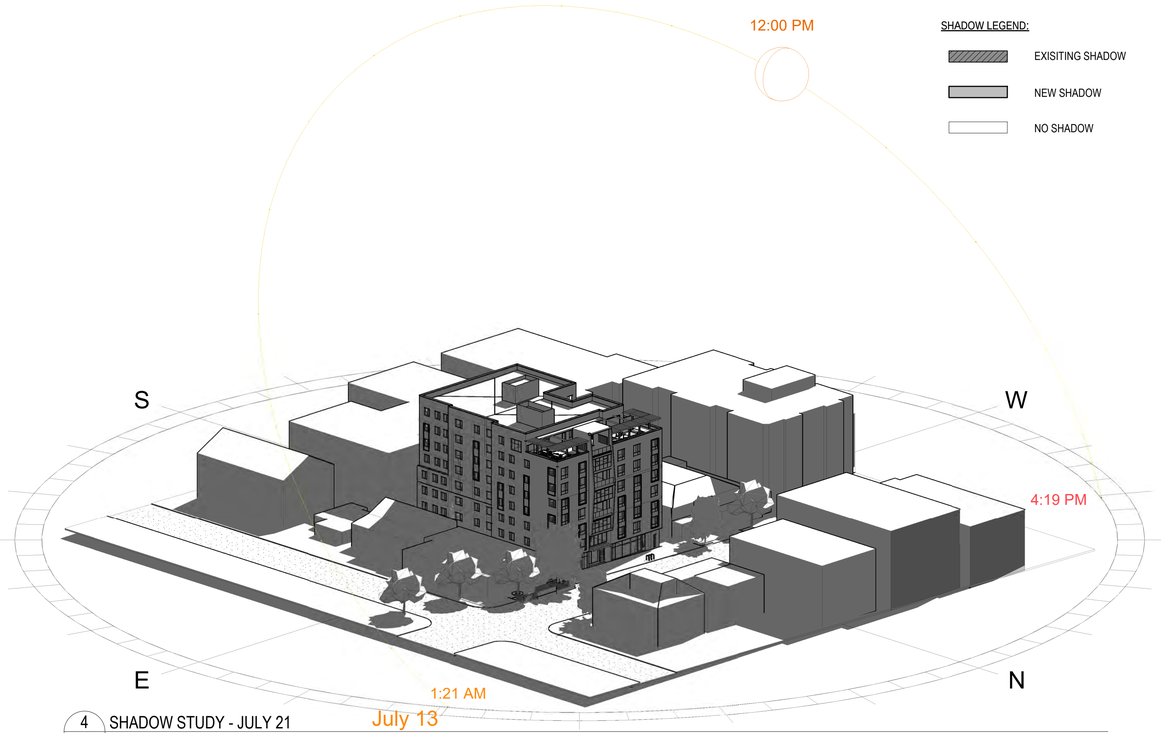
ISSUE DATE: 11/04/22

SHADOW STUDIES- JUN 22

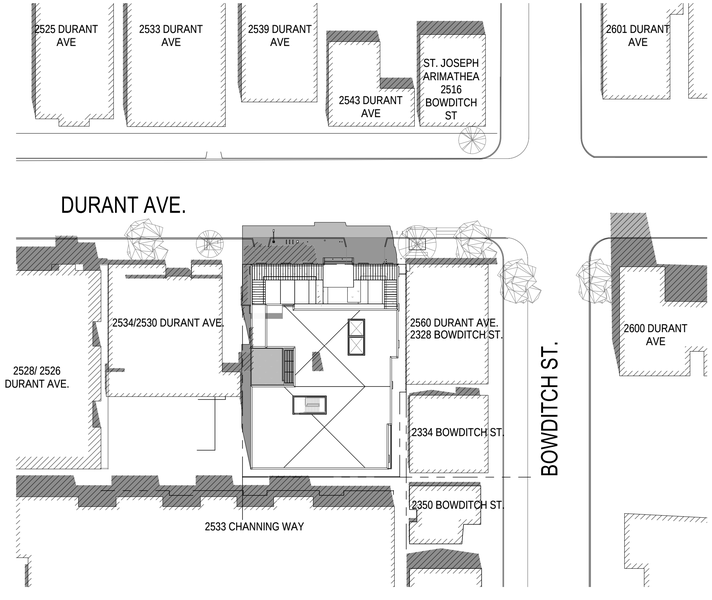
G006



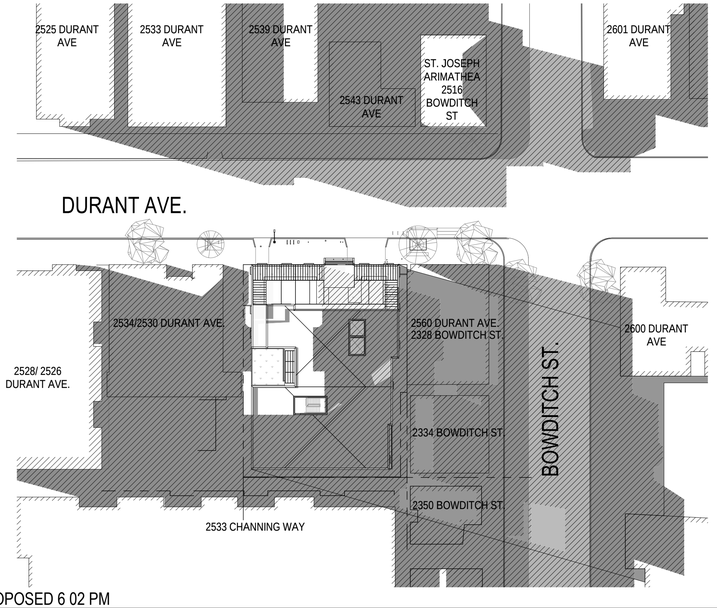
1 G007 7/13 PROPOSED - 7 57 AM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



4 G007 SHADOW STUDY - JULY 21



2 G007 7/13 PROPOSED - NOON
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)



3 G007 7/13 PROPOSED 6 02 PM
1" = 40'-0" ON 24X36 (1"=80'-0" ON 12X18)

11/9/2022 2:58:49 PM

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BERKELEY, CA 94704

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PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 11/04/22

SHADOW STUDIES- JUL 22

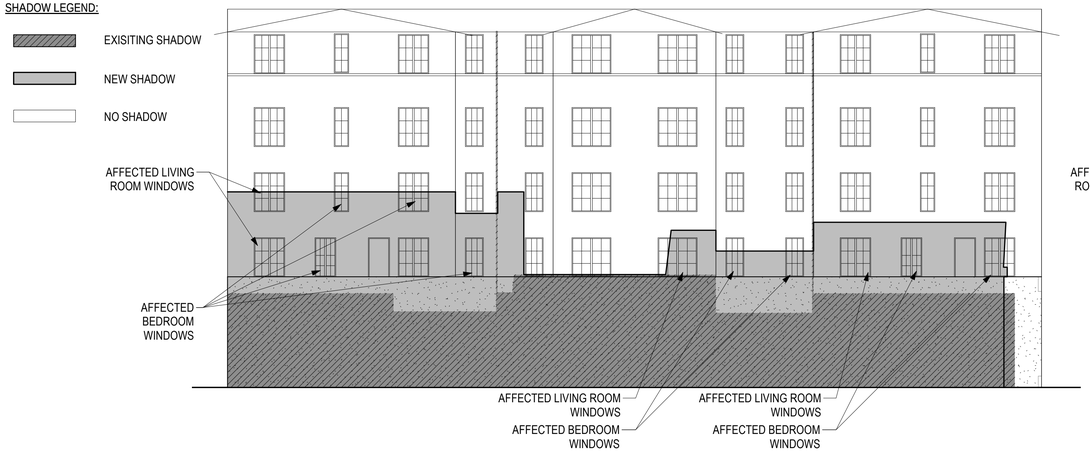
G007

SHADOW LEGEND:

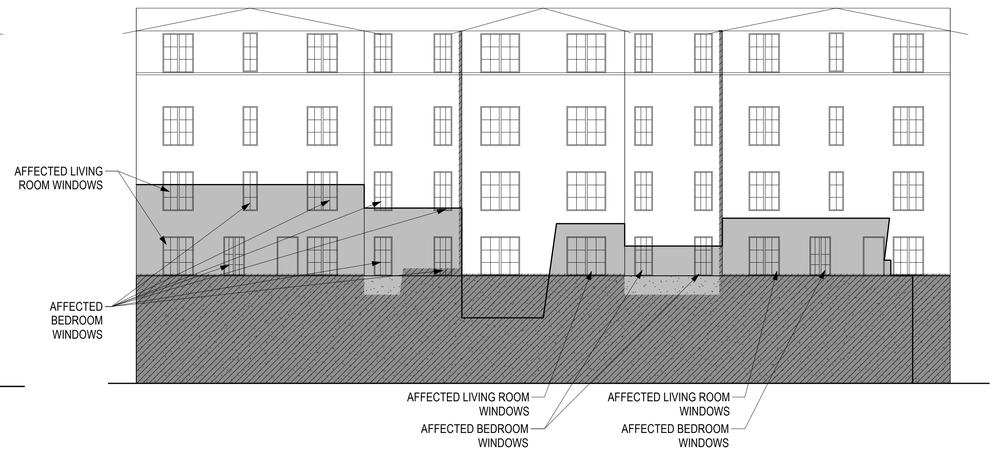
EXISITING SHADOW

NEW SHADOW

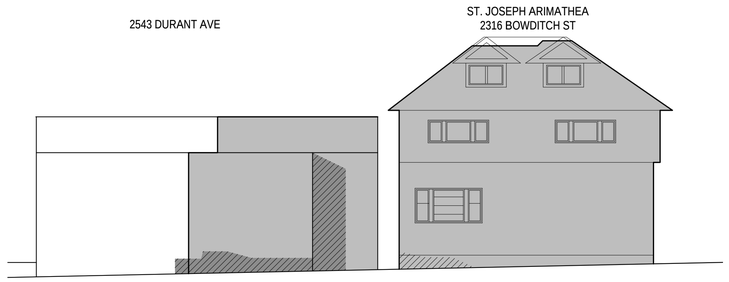
NO SHADOW



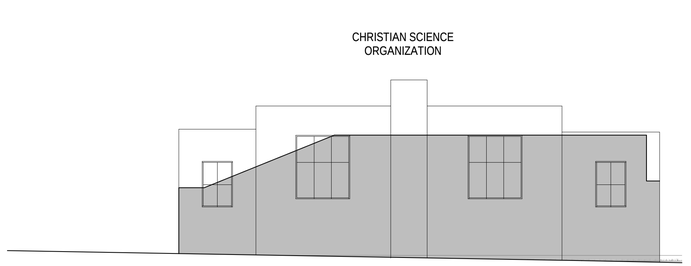
6 G008 SHADOW CAST ON 2528/2526 - 2543 DURANT AVE - 7 47 ON 07/13
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



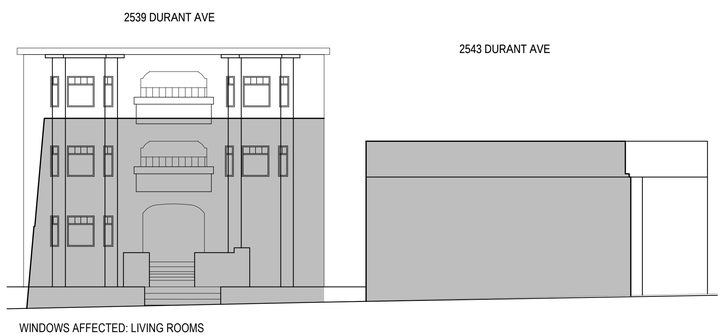
5 G008 SHADOW CAST ON 2528/2526 - 2543 DURANT AVE - EAST ELEVATION - 7 47 ON 06/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



4 G008 SHADOW CAST ON 2539 - 2543 DURANT AVE -SOUTH ELEVATION - 2 54 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



3 G008 SHADOW CAST ON 2601 DURANT AVE- WEST ELEVATION- 2 45 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



2 G008 SHADOW CAST ON 2539 - 2543 DURANT AVE - SOUTH ELEVATIONS - NOON ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 G008 SHADOW CAST ON 2539 - 2533 - SOUTH ELEVATIONS - 2525 DURANT AVE - 9 21 ON 12/21
3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
EXP. 01/31/2021
LICENSED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 11/04/22

SHADOW STUDIES-ELEVATIONS

G008

NOTE: THIS PROJECT HAS NOT YET COMMITTED TO GREEN POINT CERTIFICATION BUT WILL STRIVE TO PROVIDE AS MANY ELEMENTS AS POSSIBLE IN THE PROJECT

NEW HOME RATING SYSTEM, VERSION 8.0

MULTIFAMILY CHECKLIST

Permit Target(ed): 195
Certification Level Targeted: Silver
Compliance Pathway Targeted: All Electric High-Rise

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category; Community (2) Energy (25); Indoor Air Quality/Health (6); Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES-2, 1ab.1, JS-1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue 'points achieved' column.

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

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

New Home Multifamily Version 8

Project Name:2538 Durant
Project Street: 2538 Durant
Project City: Berkeley
Project Zip: 94704

Measures	Points Available	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen:			Possible Points				
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1
A. SITE:							
No	**A1. Construction Footprint** (Site Preservation Plan Beyond Local Ordinance OR 40% (N Size Undeveloped and Landscaped)	-6				1	
	A2. Job Site Construction Waste Diversion						
No	A2.1. 75% C&D Waste Diversion (**Including** Alternative Daily Cover)	-2				2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
No	**A3. Recycled Content Base Material** (Minimum 25% Post-Consumer Content)	-2				1	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	-2		1			
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	-2			1		
	A6. Stormwater Control: Prescriptive Path						
Yes	A6.1 Permeable Paving Material	1				1	
No	A6.2 Filtration and/or Bio-Retention Features	0				1	
Yes	A6.3 Non-Leaching Roofing Materials	1				1	
No	A6.4 Smart Stormwater Street Design	0	1				
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Annual Runoff Event)	0				3	
B. FOUNDATION							
No	**B1. Fly Ash and/or Slag in Concrete** (Minimum of 25%)	0				1	
No	**B2. Radon-Resistant Construction**	-2			2		
No	**B3. Foundation Drainage System**	0				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1	
C. LANDSCAPE							
6.75%	Enter the landscape area percentage. Points capped at 3 for less than 10%.						
No	**C1. Plants Grouped by Water Needs (Hydrozoning)**	-2				1	
No	**C2. Three Inches of Mulch in Planting Beds**	0				1	
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					5
	C4. Minimal Turf in Landscape						
No	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	-5					2
No	C4.2 Turf on a Small Percentage of Landscaped Area	-2					2
Yes	**C5. Trees to Moderate Building Temperature** (At least 50% of West Facing Glazing and Walls Shaded)	1		1	1		1
Yes	**C6. High-Efficiency Irrigation System**	2					2
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil** (with Soil Testing)	-2					2
No	**C8. Rainwater Harvesting System**	0					3

Project Name:2538 Durant
Project Street: 2538 Durant
Project City: Berkeley
Project Zip: 94704

		Points Available	Community	Energy	IAQ/Health	Resources	Water
Yes	**C9. Recycled Wastewater Irrigation System**	-5					1
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2
No	**C11. Landscape Meets Water Budget**	-2					1
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	-5				1	
No	C12.2 Play Structures and Surfaces Made from an Average Recycled Content ≥ 20%	-5				1	
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and aimed downward)	1	1				
Yes	**C14. Large Stature Tree(s)**	5	1				
No	**C15. Third Party Landscape Program Certification**	-5				1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional or Equiv.)	-5				1	
No	**C17. Community Garden**	-2	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	-5		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	-2				1	
No	D1.3 Advanced Framing Measures	-5				2	
No	**D2. Construction Material Efficiencies** (Pre-assembled wall and roof framing for at least 80% of area(s))	-5				1	
	D3. Engineered Lumber						
No	D3.1 Engineered Beams and Headers	-2				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	-5				1	
No	D3.3 Engineered Lumber for Roof Rafters	-5				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	-5				1	
No	D3.5 OSB for Subfloor	-2				0.5	
No	D3.6 OSB for Wall and Roof Sheathing	-2				0.5	
No	**D4. Insulated Headers**	-5		1			
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	-5				6	
No	D5.2 Panel Products	-5				3	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
No	**D7. Energy Heels on Roof Trusses**	-2		1			
No	**D8. Overhangs and Gutters**	-2		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	-5			2		
Yes	D9.2 Mitigation Strategies for Attached Garage	-5			1		
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	-5				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	-5				1	
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	-5			1	1	
E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	-5				1	
No	**E2. Flashing Installation Third-Party Verified**	-5				3	
Yes	**E3. Rain Screen Wall System**	5				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant-Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	1	R	R	R	R	R
No	**E6. Vegetated Roof**	-5	2	2			

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		Points Available	Community	Energy	IAQ/Health	Resources	Water
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	0.5				0.5	
Yes	F1.2 Ceilings	0.5				0.5	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants						
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	-2				1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2	
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1				1	
≤1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2				2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	-5				1	
No	**G3. Pre-Plumbing for Graywater System**	-5				1	
No	**G4. Operational Graywater System**	-5				2	
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	-5				1	
Yes	**G6. Submeter Water for Tenants**	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
No	H1.1 Sealed Combustion Furnace	-2			1		
No	H1.2 Sealed Combustion Water Heater	-5			2		
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	-2		1	1		
	H3. Effective Ductwork						
No	H3.1 Duct Mastic on Duct Joints and Seams	-5		1			
No	H3.2 Pressure Balance the Ductwork System	-2		1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	-5		1			
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	-5		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	1	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	-5			2		
No	H6.3 Outdoor Air is Filtered and Tempered	-2			1		
	H7. Effective Range Design and Installation						
No	H7.1 Effective Range Hood Ducting and Design	-2			1		
No	H7.2 Automatic Range Hood Control	-2			1		
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	-5			1		
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	-5			1		
I. RENEWABLE ENERGY							
0.00%	**I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**			25			
	I2. Low Carbon Homes						
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2			

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		Points Available	Community	Energy	IAQ/Health	Resources	Water
No	I2.2 Low Carbon Homes (meet the CCGHouse N. threshold)	-4		4			
No	**I3. Energy Storage**	-5		1			
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	-3		4			
160% (of common areas)	**I5. Photovoltaic System for Multifamily Projects**	-4		8			
J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third-Party Verification of Quality of Insulation Installation**	-5					
No	**J2. Supply and Return Air Flow Testing**	-5		1	1		
Yes	**J3. Mechanical Ventilation Testing**	1			1		
Yes	**J4. All Electric or Combustion Appliance Safety Testing**	1			1		
All Electric High-Rise	**J5. Building Energy Performance**						
9							
8	J5.1 Home Meets or Exceeds Energy Compliance Pathway	44		20+			
0.00%	J5.2 Non-Residential Spaces Outperform Title 24			15			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1			
No	**J7. Participation in Utility Program with Third-Party Plan Review**	-5		1			
No	**J8. ENERGY STAR® for Homes**	-5		1			
No	**J9. EPA Indoor airPlus Certification**	-5			2		
No	**J10. Blower Door Testing**	-5			3		
No	**J11. Compartmentalization of Units** (Minimize unconditioned pathways for indoor air (adiabatic) between units)	-5		1	1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
No	K1.1 Entryways to Individual Units (Trackable hard surface at entrances and permanent assembly for shoe storage)	-5			1		
No	K1.2 Entryways to Buildings (Trackable hard surface at entrances and built-in, permanent walk-off mat or grill)	-5			1		
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	-7			2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
No	K5.1 Doors	-5			1		
No	K5.2 Cabinets and Countertops	-5			2		
No	K5.3 Interior Trim and Shelving	-5			2		
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	-5			2		
No	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**	-7			2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	-5			1		
No	**K9. Durable Cabinets** (Plywood for casework and doors, but bearing drawer slides, dovetail joints, non-directional wood recipes)	-5				3	
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	-5				1	
L. FLOORING							
470%	**L1. Environmentally Preferable Flooring**	3				6	

Project Name:2538 Durant
Project Street: 2538 Durant
Project City: Berkeley
Project Zip: 94704

		Points Available	Community	Energy	IAQ/Health	Resources	Water
Yes	N6.2 Cooling Load	-5		2			
	N7. Adaptable Building						
No	N7.1 Universal Design Principles in Units	-3	1		1		
Yes	N7.2 Full-Function Independent Rental Unit	-5	1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment (Cal-Adapt, Fyrehat Standard, HAZUS, TEMA PML or Seismic Evaluation)		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce (Supplier Diversity w/ Local Hire)		1			1	
No	N9.2 Community Location (Disadvantaged Community)	0	1		1		
	N10. Affordability						
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	-5	2				
No	N10.2. Units with Multiple Bedrooms for Households Making 80% of AMI or Less	-5	1				
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
	N11. Mixed-Use Development						
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	-5		0.5	0.5	0.5	0.5
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	-5		0.5	0.5	0.5	0.5
	O5. Home System Monitors						
No	O5.1 Energy Home System Monitors	-2		2			
No	O5.2. Water Home System Monitors	-5					1
	O6. Green Building Education						
No	O6.1 Marketing Green Building	-2	2				
No	O6.2 Green Building Signage	-5		0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	-5				1	
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	-5	2				
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	-5				1	
TBD	**O11. Smokefree Housing**				2		
No	**O12. Integrated Pest Management Plan**	-5				1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
No	P2.1 Tenant Improvement Requirements for Build-Outs	-5			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	-5			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
	P3. Commissioning						
TBD	P3.1 Design Phase				1	1	
TBD	P3.2 Construction Phase				3	1	
TBD	P3.3 Post-Construction Phase				2	1	
TBD	**P4. Building Enclosure Testing**				1	1	1

Summary

Project Name:2538 Durant
Project Street: 2538 Durant
Project City: Berkeley
Project Zip: 94704

	Points Available	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	370	48	110	69	91	54
Minimum Points Required in Specific Categories	80	2	25	6	6	6
Total Points Achieved	>10.0	0.0	25.0	12.0	19.0	12.0

NATURAL GAS PROHIBITION, BERKELEY ENERGY CODE AND GREEN CODE COMPLIANCE:

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 AND LOW-CARBON CONCRETE REQUIREMENTS. THE BUILDING WILL INCORPORATE ALL ELECTRIC SYSTEMS FOR INCREASED ENERGY EFFICENCY AND ELECTRIC READINESS.

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2538 DURANT AVE

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 01/31/2021 — REGISTERED ARCHITECT

PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

07/13/22	ENTITLEMENT SUBMITTAL
09/09/22	PLANNING RESPONSE 1
11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 11/04/22

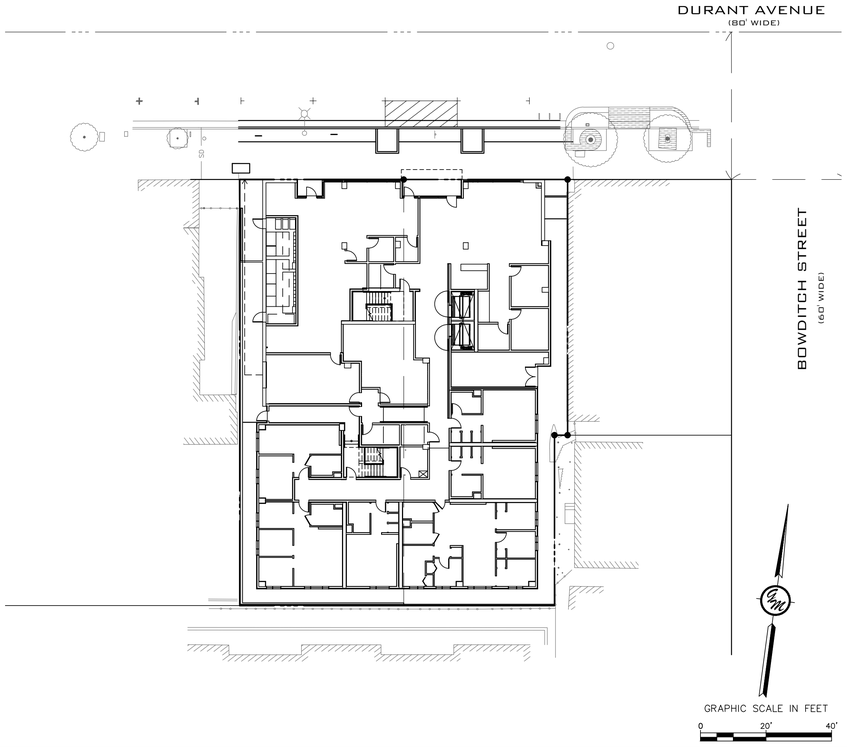
CALGreen CHECKLIST

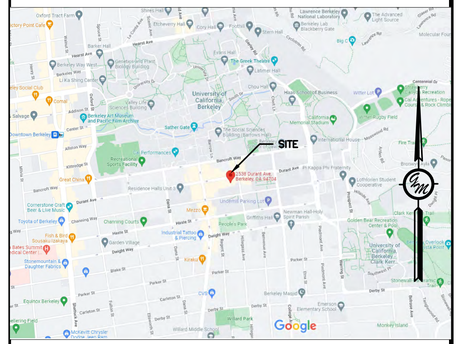
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VLC05
2538 DURANT AVE
BERKELEY, CA
APN: 055-1876-9-1





VICINITY MAP

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

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

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

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

ABBREVIATIONS

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



LEGEND

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

SITE

BASIS OF BEARINGS:

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

VERTICAL DATUM / BENCHMARK:

CITY OF BERKELEY VERTICAL DATUM BASED ON A 2" BRASS DISC IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF COLLEGE AVE AND DURANT AVE, BEING CITY OF BERKELEY BM# BO397, ELEVATION = 300.31 FEET. (R2)

REFERENCES:

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

BOUNDARY NOTE:

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

TITLE REPORT NOTE:

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

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C6.0	EROSION CONTROL PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	EROSION CONTROL DETAILS

SHEET INDEX

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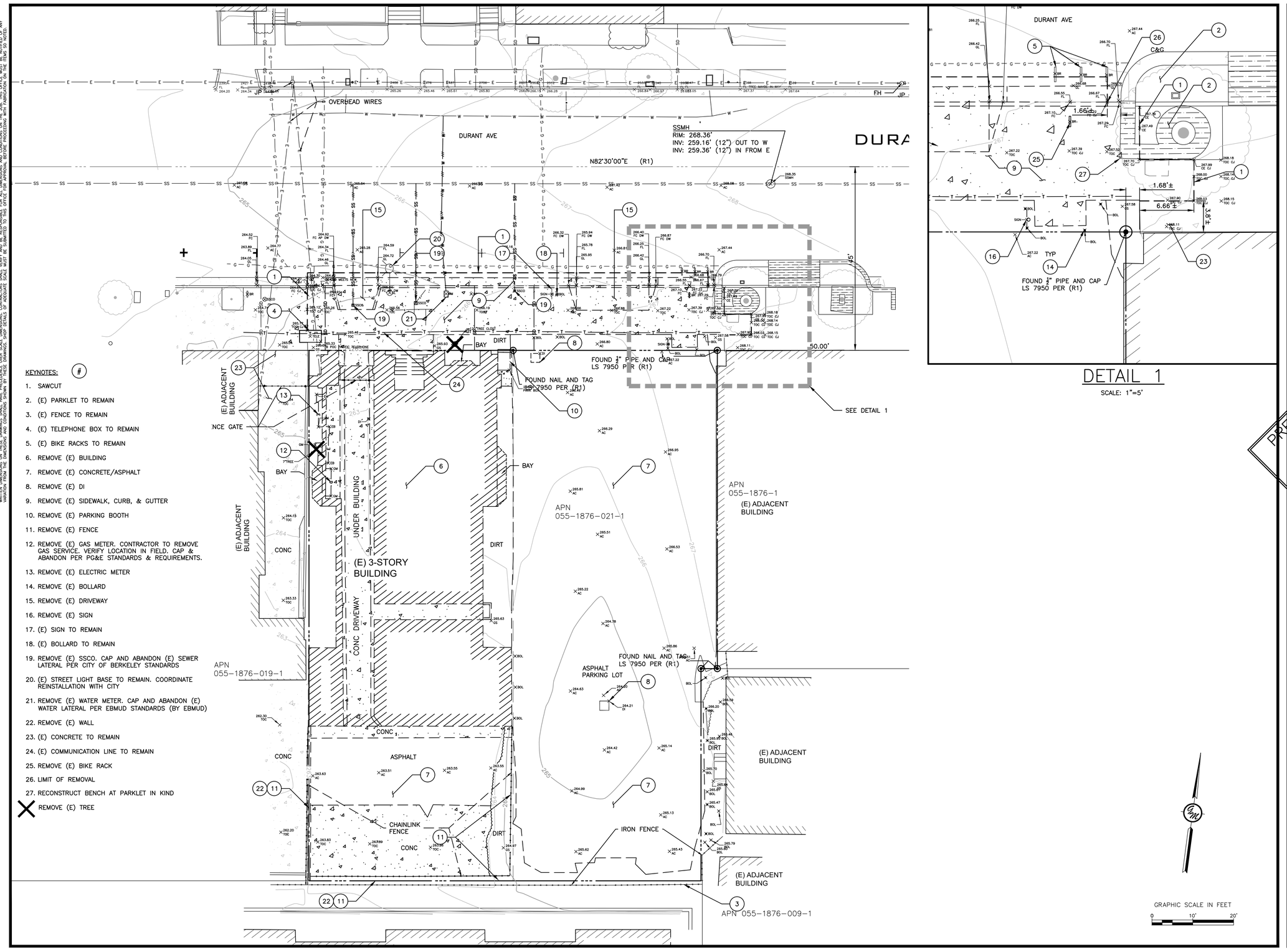
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C 062681
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

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

COVER SHEET

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=20'
DATE: 03/13/2023
PROJECT NO.: 2022.031
PHASE NO.: XX
SHEET NO.: C0.0

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DETAIL 1

SCALE: 1"=5'

KEYNOTES: (#)

1. SAWCUT
2. (E) PARKLET TO REMAIN
3. (E) FENCE TO REMAIN
4. (E) TELEPHONE BOX TO REMAIN
5. (E) BIKE RACKS TO REMAIN
6. REMOVE (E) BUILDING
7. REMOVE (E) CONCRETE/ASPHALT
8. REMOVE (E) DI
9. REMOVE (E) SIDEWALK, CURB, & GUTTER
10. REMOVE (E) PARKING BOOTH
11. REMOVE (E) FENCE
12. REMOVE (E) GAS METER. CONTRACTOR TO REMOVE GAS SERVICE. VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
13. REMOVE (E) ELECTRIC METER
14. REMOVE (E) BOLLARD
15. REMOVE (E) DRIVEWAY
16. REMOVE (E) SIGN
17. (E) SIGN TO REMAIN
18. (E) BOLLARD TO REMAIN
19. REMOVE (E) SSCO. CAP AND ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY STANDARDS
20. (E) STREET LIGHT BASE TO REMAIN. COORDINATE REINSTALLATION WITH CITY
21. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
22. REMOVE (E) WALL
23. (E) CONCRETE TO REMAIN
24. (E) COMMUNICATION LINE TO REMAIN
25. REMOVE (E) BIKE RACK
26. LIMIT OF REMOVAL
27. RECONSTRUCT BENCH AT PARKLET IN KIND

X REMOVE (E) TREE

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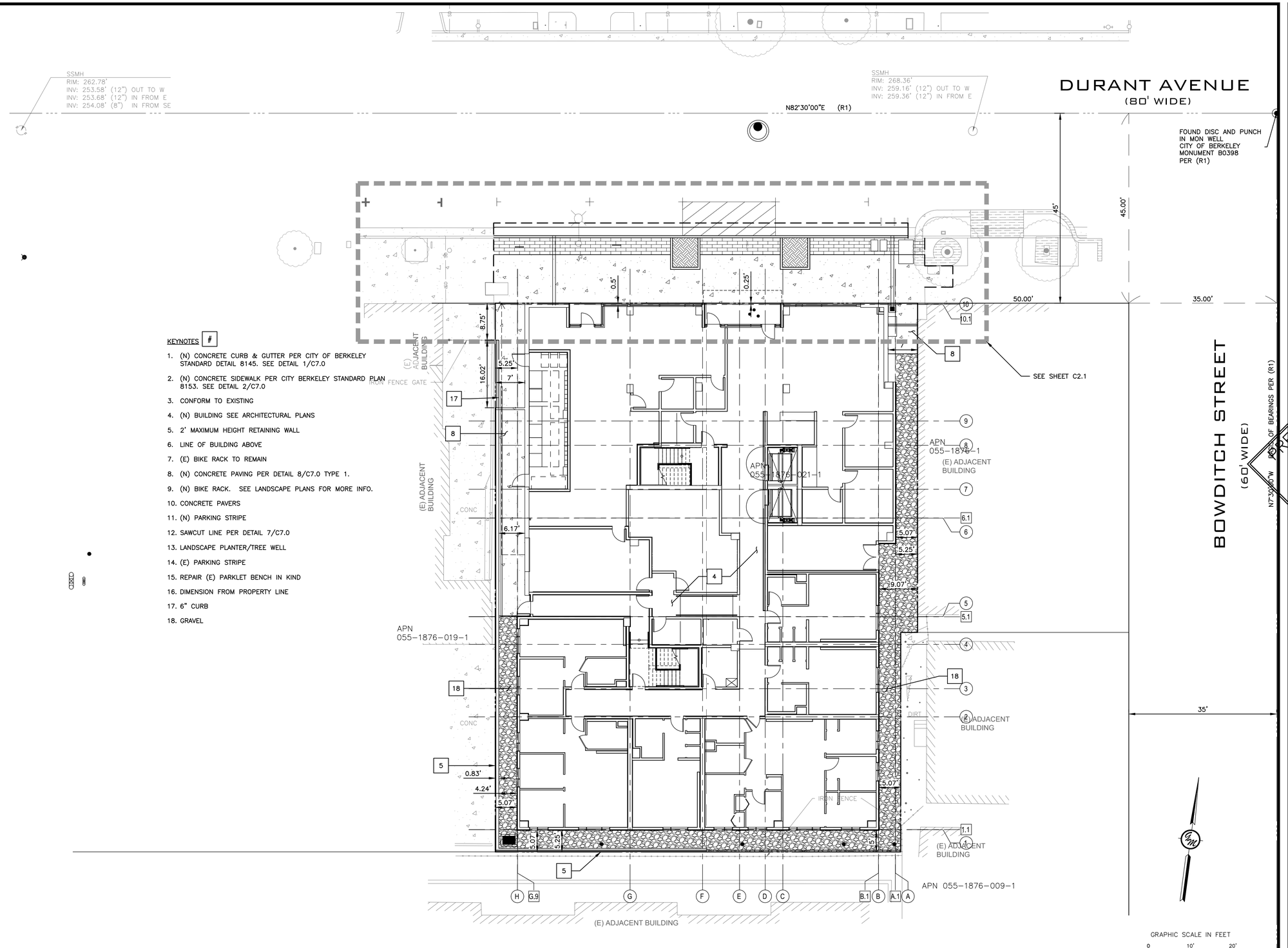
PRELIMINARY NOT FOR CONSTRUCTION
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BRIAN DOUGLAS MOORE
No. C 76628
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STATE OF CALIFORNIA

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

TOPOGRAPHIC SURVEY
& DEMOLITION PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C1.0

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KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.0
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.0
3. CONFORM TO EXISTING
4. (N) BUILDING SEE ARCHITECTURAL PLANS
5. 2' MAXIMUM HEIGHT RETAINING WALL
6. LINE OF BUILDING ABOVE
7. (E) BIKE RACK TO REMAIN
8. (N) CONCRETE PAVING PER DETAIL 8/C7.0 TYPE 1.
9. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFO.
10. CONCRETE PAVERS
11. (N) PARKING STRIPE
12. SAWCUT LINE PER DETAIL 7/C7.0
13. LANDSCAPE PLANTER/TREE WELL
14. (E) PARKING STRIPE
15. REPAIR (E) PARKLET BENCH IN KIND
16. DIMENSION FROM PROPERTY LINE
17. 6" CURB
18. GRAVEL

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REGISTERED PROFESSIONAL ENGINEER
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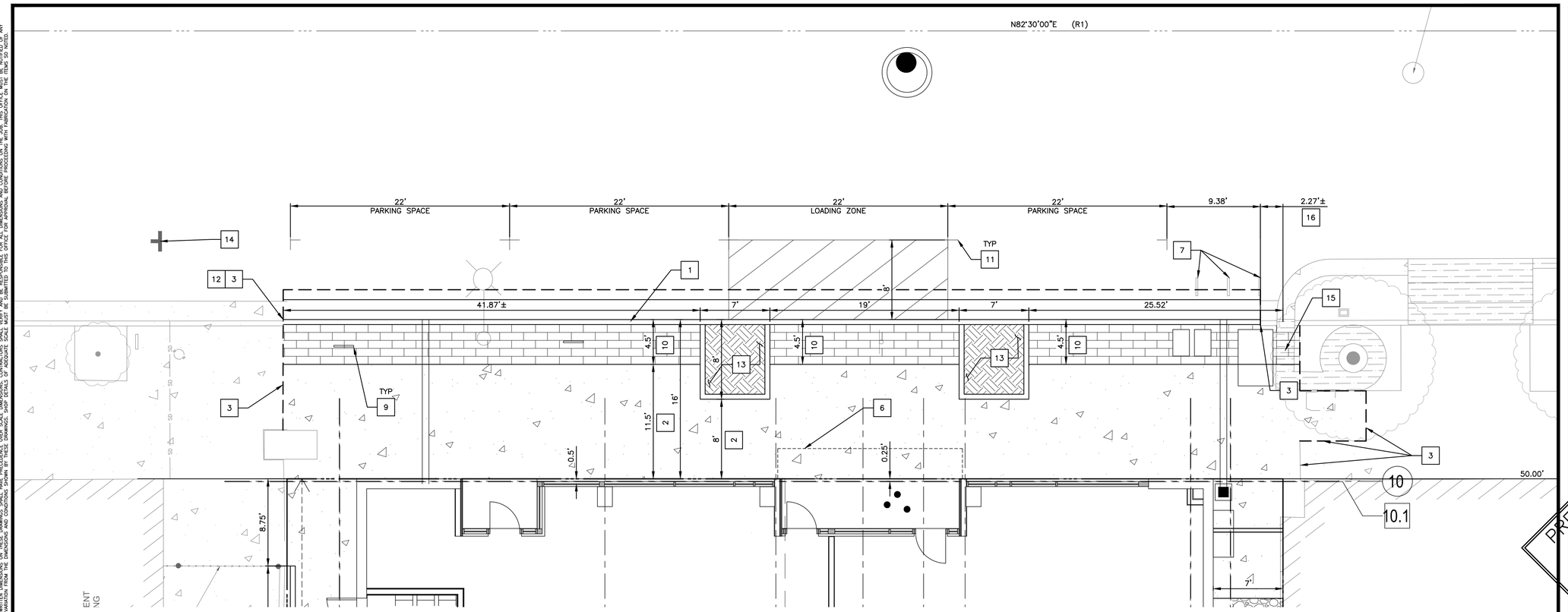
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VLC05
2538 DURANT AVE
BERKELEY, CA 94704
APN: 055-1876-9-1

SITE PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C2.0

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KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.0
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.0
3. CONFORM TO EXISTING
4. (N) BUILDING SEE ARCHITECTURAL PLANS
5. 2' MAXIMUM HEIGHT RETAINING WALL
6. LINE OF BUILDING ABOVE
7. (E) BIKE RACK TO REMAIN
8. (N) CONCRETE PAVING PER DETAIL 8/C7.0 TYPE 1.
9. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFO.
10. CONCRETE PAVERS
11. (N) PARKING STRIPE
12. SAWCUT LINE PER DETAIL 7/C7.0
13. LANDSCAPE PLANTER/TREE WELL
14. (E) PARKING STRIPE
15. REPAIR (E) PARKLET BENCH IN KIND
16. DIMENSION FROM PROPERTY LINE
17. 6" CURB
18. GRAPHIC SCALE IN FEET

0 5' 10'

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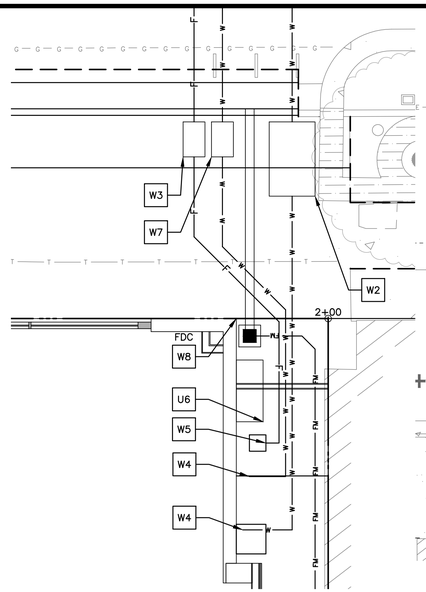
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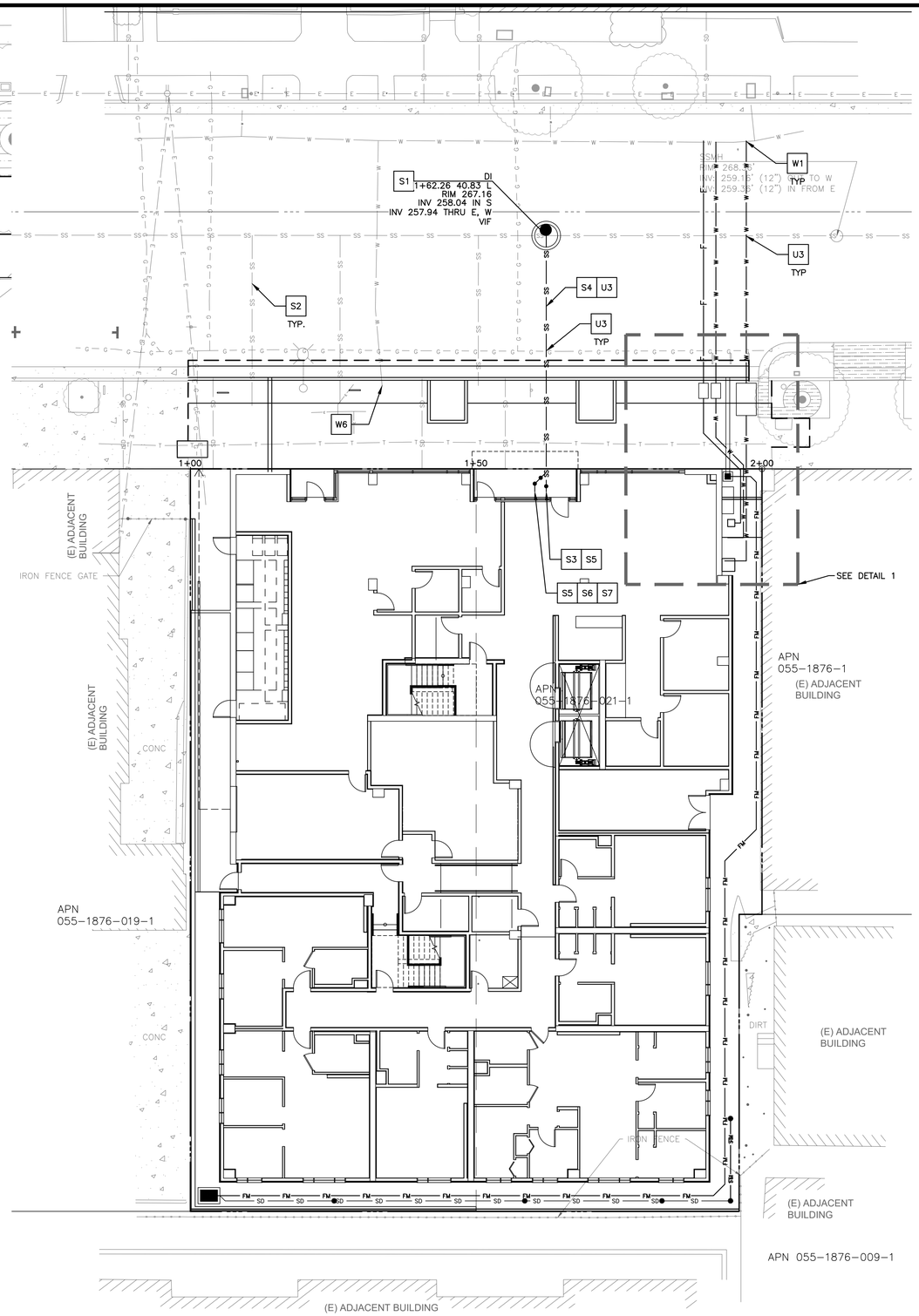
SITE PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=5'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C2.1

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DETAIL 1
1"=5'



SEWER KEYNOTES [SX]

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.0 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.

A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.

B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.

C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

D. REMOVE (E) CLEANOUT FRAME & COVER.

3. 8" SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. 8" HDPE SDR 21 S=0.01 MINIMUM SLOPE
5. 2 WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.
6. 4" SEWER LATERAL TO GROUND FLOOR. PROVIDE CLEANCHECK EXTENDABLE BACKWATER VALVE AND CLEANOUT DOWNSTREAM OF BACKWATER VALVE
7. 4" HDPE SDR 21 SS S=0.02

WATER KEYNOTES [W#]

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. ABANDON (E) WATER SERVICE PER EBMUD STANDARDS AND REQUIREMENTS. (BY EBMUD)
7. COMMERCIAL WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
8. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.

UTILITY KEYNOTES [UX]

1. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
2. TRANSFORMER (BY OTHERS)
3. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.0
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF
6. ABOVE GROUND CONTECT ROOFDRAIN STORM FILTER. SEE SHEET C4.0 FOR MORE INFORMATION.
7. REMOVE (E) GAS LINE. FIELD VERIFY LOCATION

GRAPHIC SCALE IN FEET
0 10' 20'

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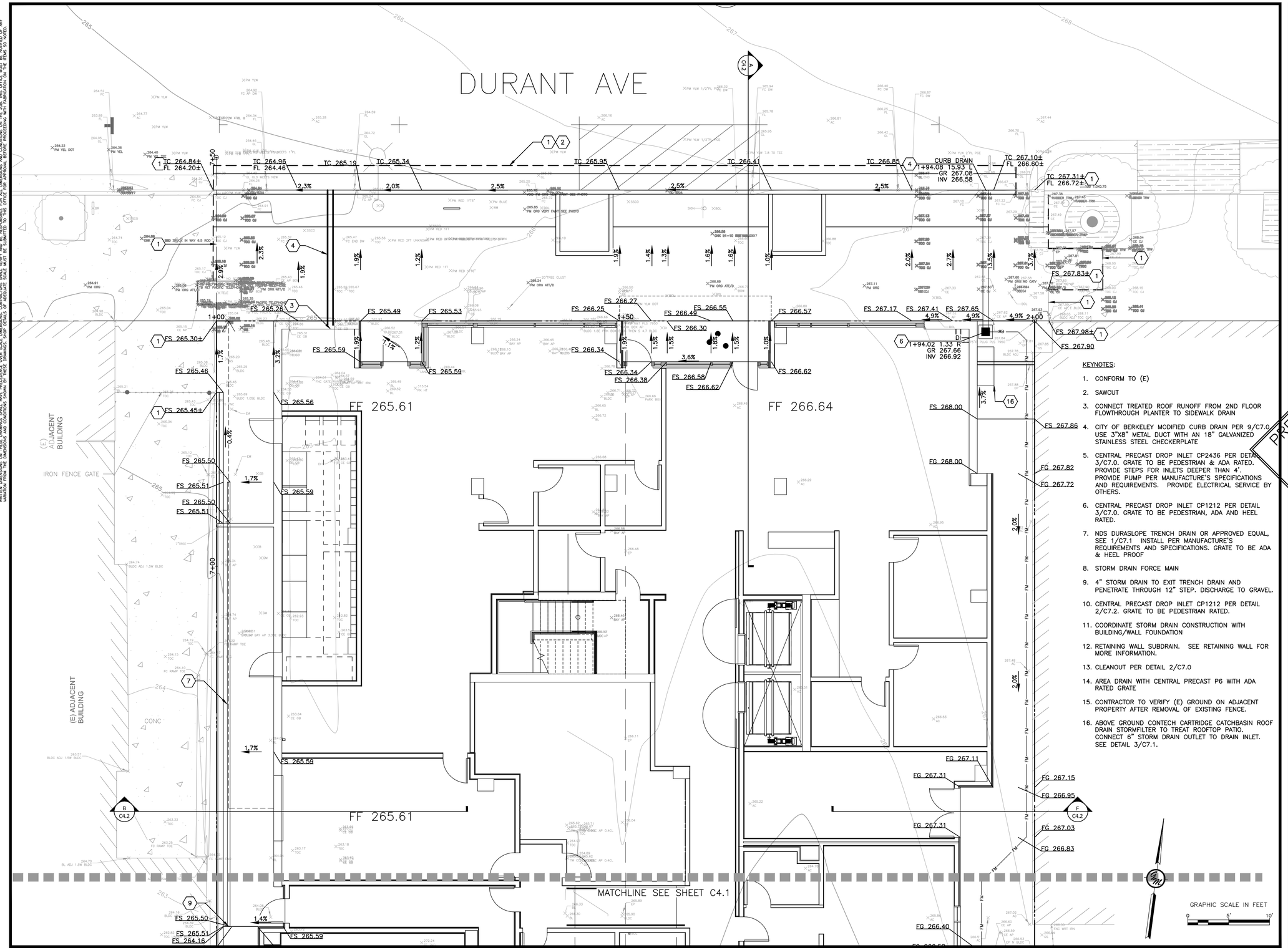
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS DEWOLF
No. C 70528
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

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

UTILITY PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C3.0

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KEYNOTES:

1. CONFORM TO (E)
2. SAWCUT
3. CONNECT TREATED ROOF RUNOFF FROM 2ND FLOOR FLOWTHROUGH PLANTER TO SIDEWALK DRAIN
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 9/C7.0 USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. CENTRAL PRECAST DROP INLET CP2436 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN & ADA RATED. PROVIDE STEPS FOR INLETS DEEPER THAN 4'. PROVIDE PUMP PER MANUFACTURE'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE ELECTRICAL SERVICE BY OTHERS.
6. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN, ADA AND HEEL RATED.
7. NDS DURASLOPE TRENCH DRAIN OR APPROVED EQUAL, SEE 1/C7.1 INSTALL PER MANUFACTURE'S REQUIREMENTS AND SPECIFICATIONS. GRATE TO BE ADA & HEEL PROOF
8. STORM DRAIN FORCE MAIN
9. 4" STORM DRAIN TO EXIT TRENCH DRAIN AND PENETRATE THROUGH 12" STEP. DISCHARGE TO GRAVEL.
10. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 2/C7.2. GRATE TO BE PEDESTRIAN RATED.
11. COORDINATE STORM DRAIN CONSTRUCTION WITH BUILDING/WALL FOUNDATION
12. RETAINING WALL SUBDRAIN. SEE RETAINING WALL FOR MORE INFORMATION.
13. CLEANOUT PER DETAIL 2/C7.0
14. AREA DRAIN WITH CENTRAL PRECAST P6 WITH ADA RATED GRATE
15. CONTRACTOR TO VERIFY (E) GROUND ON ADJACENT PROPERTY AFTER REMOVAL OF EXISTING FENCE.
16. ABOVE GROUND CONTECH CARTRIDGE CATCHBASIN ROOF DRAIN STORMFILTER TO TREAT ROOFTOP PATIO. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 3/C7.1.

GREENWOOD & MOORE, INC
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Land Surveyors • Planners
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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C062628
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

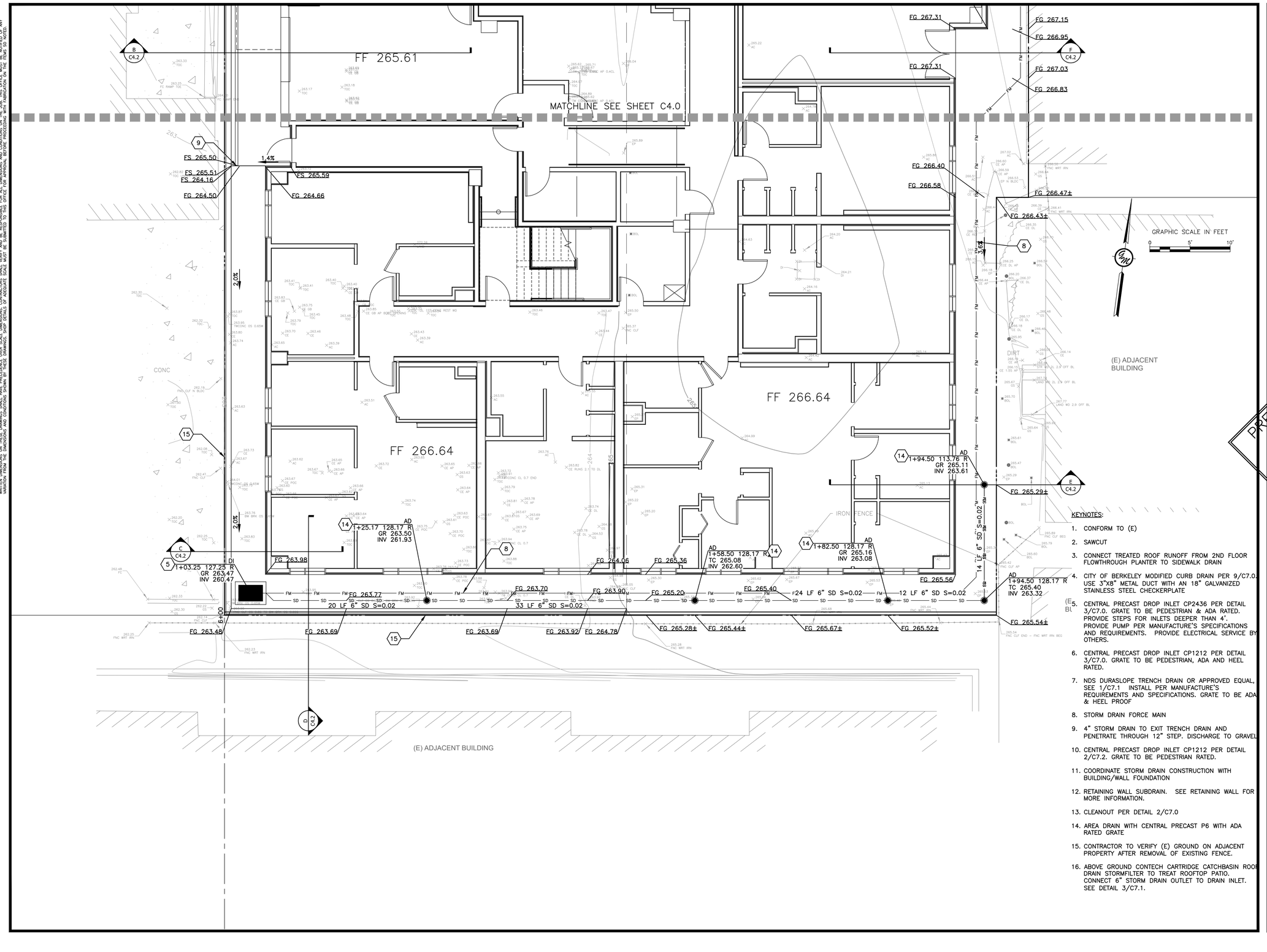
PRELIMINARY NOT FOR CONSTRUCTION

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

GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=5'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C4.0

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KEYNOTES:

1. CONFORM TO (E)
2. SAWCUT
3. CONNECT TREATED ROOF RUNOFF FROM 2ND FLOOR FLOWTHROUGH PLANTER TO SIDEWALK DRAIN
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 9/C7.0. USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. CENTRAL PRECAST DROP INLET CP2436 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN & ADA RATED. PROVIDE STEPS FOR INLETS DEEPER THAN 4'. PROVIDE PUMP PER MANUFACTURE'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE ELECTRICAL SERVICE BY OTHERS.
6. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 3/C7.0. GRATE TO BE PEDESTRIAN, ADA AND HEEL RATED.
7. NDS DURASLOPE TRENCH DRAIN OR APPROVED EQUAL, SEE 1/C7.1 INSTALL PER MANUFACTURE'S REQUIREMENTS AND SPECIFICATIONS. GRATE TO BE ADA & HEEL PROOF
8. STORM DRAIN FORCE MAIN
9. 4" STORM DRAIN TO EXIT TRENCH DRAIN AND PENETRATE THROUGH 12" STEP. DISCHARGE TO GRAVEL
10. CENTRAL PRECAST DROP INLET CP1212 PER DETAIL 2/C7.2. GRATE TO BE PEDESTRIAN RATED.
11. COORDINATE STORM DRAIN CONSTRUCTION WITH BUILDING/WALL FOUNDATION
12. RETAINING WALL SUBDRAIN. SEE RETAINING WALL FOR MORE INFORMATION.
13. CLEANOUT PER DETAIL 2/C7.0
14. AREA DRAIN WITH CENTRAL PRECAST P6 WITH ADA RATED GRATE
15. CONTRACTOR TO VERIFY (E) GROUND ON ADJACENT PROPERTY AFTER REMOVAL OF EXISTING FENCE.
16. ABOVE GROUND CONTECH CARTRIDGE CATCHBASIN ROOF DRAIN STORMFILTER TO TREAT ROOFTOP PATIO. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 3/C7.1.

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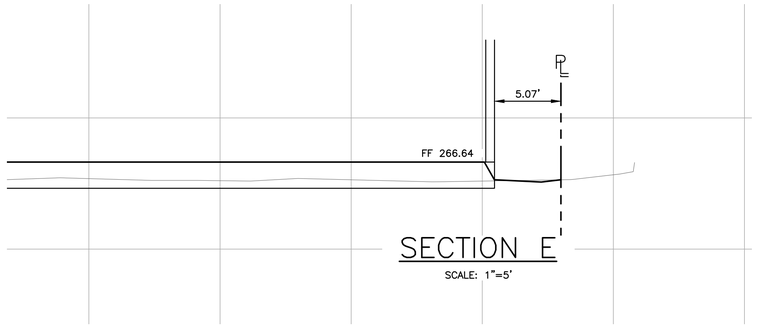
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. CM 26281
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

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

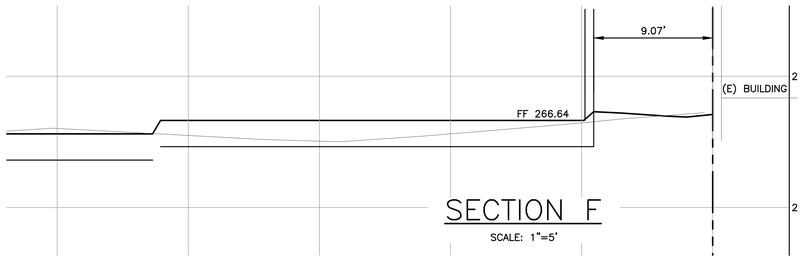
GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=5'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C4.1

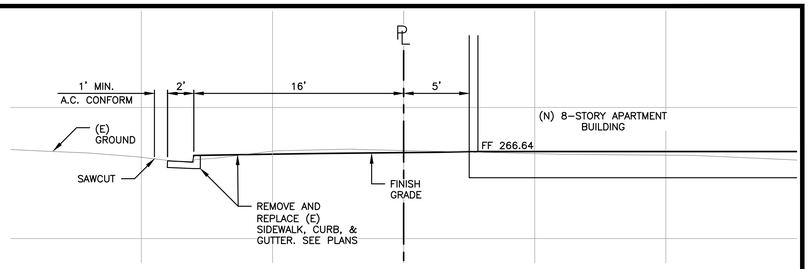
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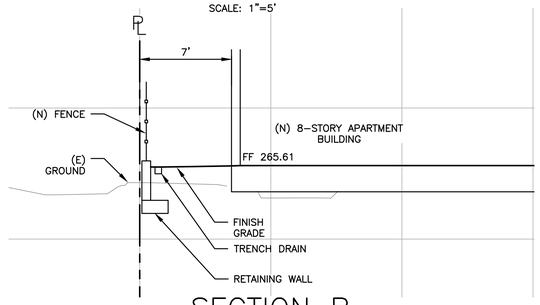
SECTION E
SCALE: 1"=5'



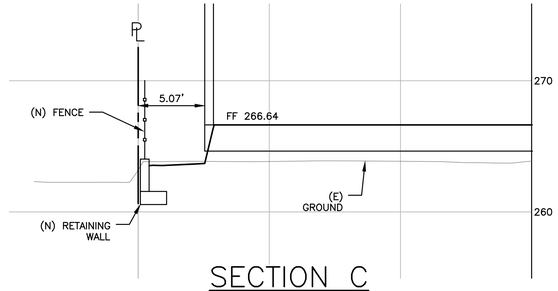
SECTION F
SCALE: 1"=5'



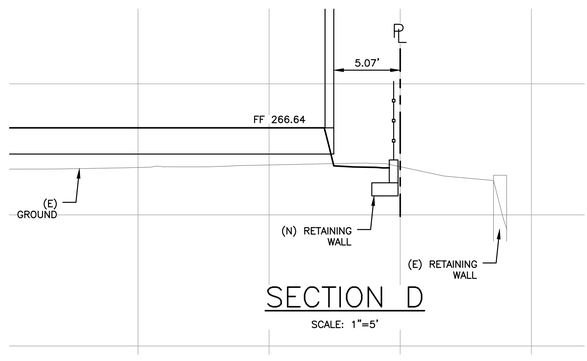
SECTION A
SCALE: 1"=5'



SECTION B
SCALE: 1"=5'



SECTION C
SCALE: 1"=5'



SECTION D
SCALE: 1"=5'

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CIVIL
STATE OF CALIFORNIA

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

SECTIONS

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	AS SHOWN
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C4.2

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SSMH
RIM: 262.78'
INV: 253.58' (12") OUT TO W
INV: 253.68' (12") IN FROM E
INV: 254.08' (8") IN FROM SE

SSMH
RIM: 268.36'
INV: 259.16' (12") OUT TO W
INV: 259.36' (12") IN FROM E

DURANT AVENUE
(80' WIDE)

45'
45.00'

KEYNOTES
1. FLOWTHROUGH PLANTER ON 2ND FLOOR

JACENT BUILDING
IRON FENCE GATE
(E) ADJACENT BUILDING
CONC
APN 055-1876-021-1
APN 055-1876-1
(E) ADJACENT BUILDING
1
DA-1
BRA-1
APN 055-1876-019-1
CONC
DIRT
(E) ADJACENT BUILDING
IRON FENCE
(E) ADJACENT BUILDING
APN 055-1876-009-1
(E) ADJACENT BUILDING

BOWDITCH STREET
(60' WIDE)

35'

GRAPHIC SCALE IN FEET
0 10' 20'

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

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

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No. C 76528
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CIVIL
STATE OF CALIFORNIA

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

STORMWATER CONTROL PLAN

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE: 03/13/2023
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C5.0

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SSMH
RIM: 262.78'
INV: 253.58' (12") OUT TO W
INV: 253.68' (12") IN FROM E
INV: 254.08' (8") IN FROM SE

SSMH
RIM: 268.36'
INV: 259.16' (12") OUT TO W
INV: 259.36' (12") IN FROM E

DURANT AVENUE
(80' WIDE)

N82°30'00"E (R1)

FOUND DISC AND PUNCH
IN MON WELL
CITY OF BERKELEY
MONUMENT B0398
PER (R1)

45'
45.00'
50.00'
35.00'

INSTALL STRAW WATTLE PER DETAIL 6/C7.3

JACENT BUILDING

IRON FENCE GATE

(E) ADJACENT BUILDING

CONC

APN 055-1876-021-1

APN 055-1876-1
(E) ADJACENT BUILDING

APN 055-1876-019-1

CONC

DIRT

(E) ADJACENT BUILDING

IRON FENCE

INSTALL INLET PROTECTION AROUND ALL NEW AND EXISTING CATCH BASINS PER DETAILS 1/C7.3 & 5/C7.3

(E) ADJACENT BUILDING

APN 055-1876-009-1

(E) ADJACENT BUILDING

BOWDITCH STREET
(60' WIDE)

N7°30'00"W BASIS OF BEARINGS PER (R1)
330.06' MEAS (330.00') (R1)

35'

GRAPHIC SCALE IN FEET
0 10' 20'

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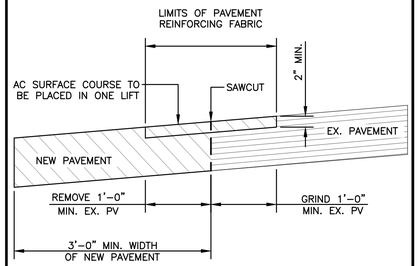
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C 76528
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

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

EROSION CONTROL PLAN

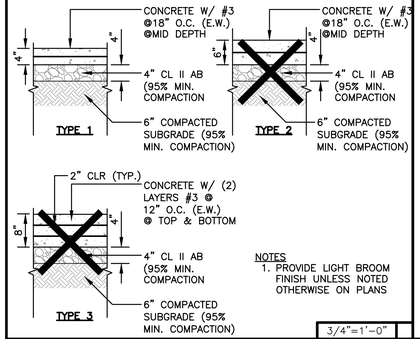
CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C6.0

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1"=1'-0"

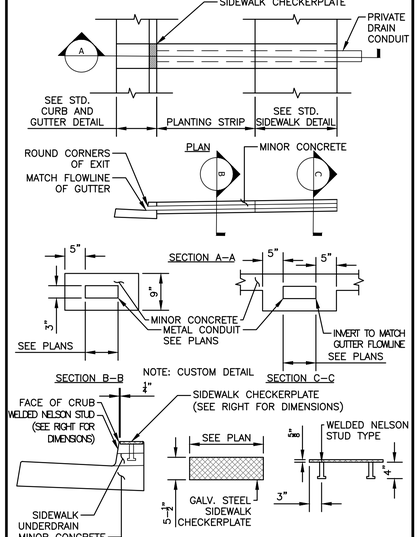
SAWCUT 7



NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS

3/4"=1'-0"

CONCRETE SLAB 8



SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

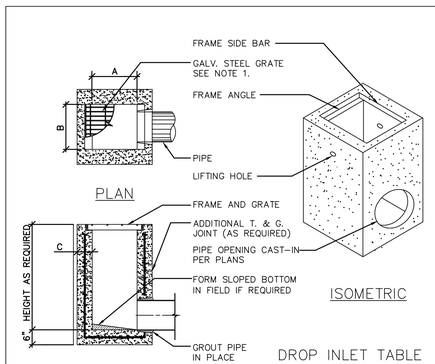
SIDEWALK CHECKERPLATE DETAIL

NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT 9

Central Precast

Title:	Date:	Dwg. No.
CUSTOM PRECAST CONCRETE DROP INLETS	05/15/03	DI
	Rev. — — —	Page No. 1–2



DROP INLET TABLE

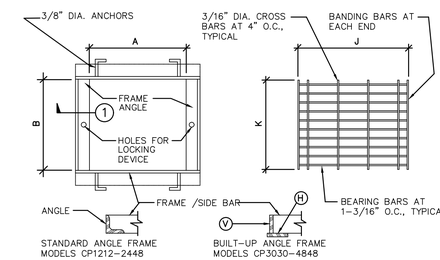
MODEL No.	CPC MODEL NAME	A IN	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

NOTES :
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE, SEE DRAWING NO. "DI–50" PAGE 1–6 AND "DI–D0" PAGE 1–5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1–8, 1–9, AND 1–10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

OR APPROVED EQUAL 5

Central Precast

Title:	Date:	Dwg. No.
PEDESTRIAN (NON TRAFFIC) BICYCLE–PROOF FRAMES & GRATES FOR DROP INLETS	05/15/03	PG
	Rev. 02/24/04	Page No. 1–8



DETAIL – 1

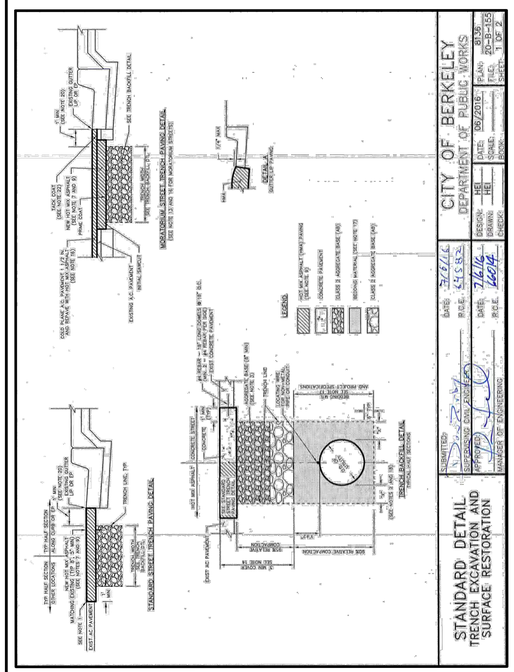
FRAME PLAN

GRATE PLAN

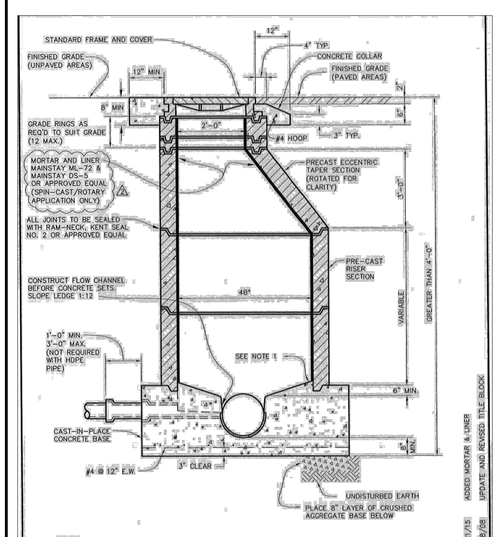
MODEL No.	CPC MODEL NAME	FRAMES A IN	FRAMES A MM	FRAMES B IN	FRAMES B MM	FRAME ANGLE IN	SIDE BAR IN	WEIGHT LBS.	GRATES J IN	GRATES K IN	GRATES BEARING BARS IN	GRATES BANDING BARS IN	GRATES WEIGHT LBS.
CP1212	EK	12–3/8	314	12–3/8	314	1–1/2x1–1/2x3/16	1–1/2x1/4	10	14–11/16	12–1/8	1–1/4X3/16	1–3/16	13
CP1818	CK	18–5/16	465	18–5/16	465	1–1/2x1–1/4x1/8	1–1/4 ∠	7	20–5/8	18–1/8	1X3/16	3/4x3/16	20
CP1824	1K*	18–5/16	465	24–3/8	619	1–1/2x1–1/2x3/16	1–1/2X1/4	7	20–5/8	24–1/8	1X3/16	3/4x3/16	20
CP2424	2K	24–3/8	619	24–3/8	619			20	26–11/16	24–1/8	1X3/16X3/16	3/4x3/16	44
CP2430	3K	24–3/8	619	30–3/8	772			23	26–11/16	30–1/8			54
CP2436	1L	24–3/8	619	36–3/8	924			25	26–11/16	36–1/8			65
CP2448	3L	24–3/8	619	48–3/8	1229			38	26–11/16	48			88
CP3030	5K	30–3/8	772	30–3/8	772			24	32–11/16	30–1/8			78
CP3636	1M	36–3/8	924	36–3/8	924	1–3/4x1–3/4X3/16	1–3/4x1/4	29	39–11/16	36–1/8	1–1/2X3/16	1–1/4x1/16	96
CP3648	3M	36–3/8	924	48–3/8	1229	1–3/4x1–3/4X3/16	1–3/4x1/4	42	39–11/16	48	1–1/2X3/16	1–1/4x1/16	128
CP4848	1R	48–3/8	1229	48–3/8	1229	2x1–1/2X3/16	2x1/4	46	50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

OR APPROVED EQUAL 6



COB TRENCH EXCAVATION 3



NOTES:
1. SET RISER SECTION IN 1:3 MORTAR MIX AND IN GROOVE FORMED IN BASE, OR POUR MONOLITHICALLY WITH BASE.
2. CAST–IN–PLACE CONCRETE FOR MANHOLE BASES AND CONCRETE COLLARS SHALL CONFORM TO SPEC. SECTION 201–13.2 AND BE CLASS 560–B–3250.

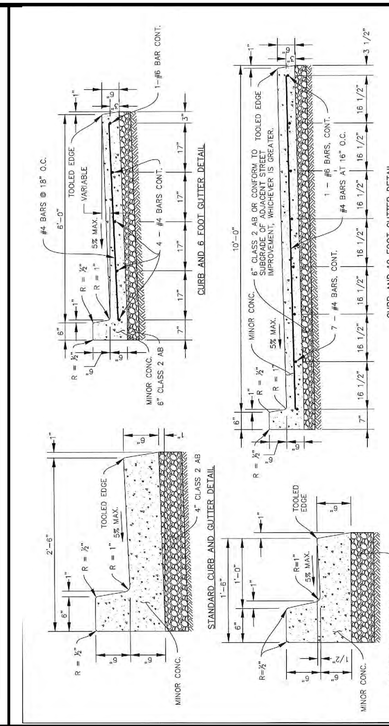
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

SUBMITTED: DATE: 5/12/15
SUPERVISING CIVIL ENGINEER R.C.E. 64937 EXP: 6/30/16
APPROVED: DATE: 5/15/15
MANAGER OF ENGINEERING R.C.E. 64314 EXP: 6/30/15

DESIGN: JR DRAWN: MS CHECK:
DATE: 1/02 SCALE: N.T.S. BOOK:
PLAN: 7895 FILE: 20–B–147

STANDARD DETAIL
PRECAST MANHOLE ECCENTRIC CONE

COB PRECAST MANHOLE 4



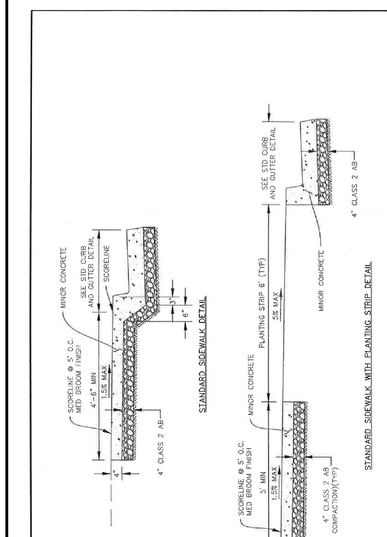
NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
DESIGN: HEI DRAWN: HEI CHECK: MS
DATE: 07/26/17 SCALE: N.T.S. BOOK:
PLAN: 8153 FILE: 208–165
SHEET: 1 OF 1

SUBMITTED: DATE: 2/27/13
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 2/28/17
MANAGER OF ENGINEERING R.C.E.

STANDARD DETAIL
CURB AND GUTTER

COB STANDARD CURB & GUTTER 1



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
DESIGN: HEI DRAWN: HEI CHECK: MS
DATE: 07/26/17 SCALE: N.T.S. BOOK:
PLAN: 8153 FILE: 208–165
SHEET: 1 OF 1

SUBMITTED: DATE: 2/27/13
SUPERVISING CIVIL ENGINEER R.C.E. 64582
APPROVED: DATE: 2/28/17
MANAGER OF ENGINEERING R.C.E.

STANDARD DETAIL
SIDEWALK

COB STANDARD SIDEWALK 2

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel# 510-581-2772 Fax: 510-581-4913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C 052628
EXP. 09/30/2018
CIVIL
STATE OF CALIFORNIA

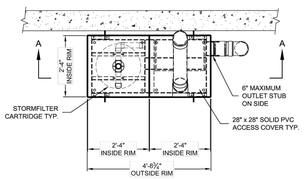
PRELIMINARY NOT FOR CONSTRUCTION

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

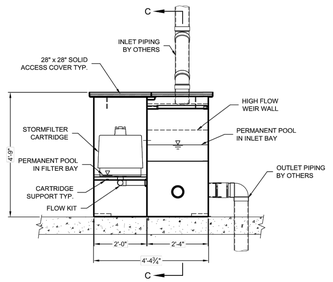
DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE 03/13/2023
PROJECT NO. 2022.031
PHASE NO. XX
SHEET NO. C7.0

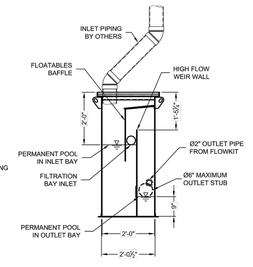
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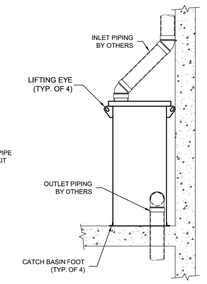
PLAN VIEW



SECTION A-A



SECTION C-C



ROOF DRAIN CONNECTION DETAIL

ROOF DRAIN STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE NUMBER OF CARTRIDGES. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE HEIGHT	18"
REQUIRED HYDRAULIC DROP	2.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	15
PEAK HYDRAULIC CAPACITY (cfs)	1.8
OVERALL STRUCTURE HEIGHT	4'-9"

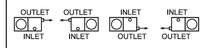
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com.
3. STORMFILTER STEEL ROOF DRAIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUB FOR OUTLET PIPING. STANDARD OUTLET STUB IS 6 INCHES IN DIAMETER MAXIMUM. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY ATTACHMENT OR ANCHORING PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING EYES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED RUNOFF.

1-CARTRIDGE DEEP ROOF DRAIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1.8 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (gpm)		15
MEDIA TYPE		ZPG
RIM ELEVATION		XXX.XX
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	6"
OUTLET STUB	XXX.XX'	6"

CONFIGURATIONS



NOTES/SPECIAL REQUIREMENTS:

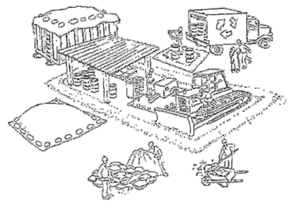
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3699 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN
ROOF DRAIN STORMFILTER
STANDARD DETAIL

The Stormwater Management StormFilter® is protected by one or more of the following: U.S. Patents 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,350,374; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,513,995; 7,625,484; 7,959,797; 8,431,005; 8,501,004; 8,512,561; 8,790,515; 8,858,795; 9,199,184; 9,266,039; 9,861,919; 9,861,920; 9,861,921; 9,895,630; 9,895,631; 9,901,844; 9,901,845; 9,914,079; 9,914,080; 9,914,081; 9,925,477; 9,925,478; 9,925,479; 9,931,587; 9,931,588; 9,931,589; 9,937,444; 9,937,445; 9,937,446; 9,937,447; 9,937,448; 9,937,449; 9,937,450; 9,937,451; 9,937,452; 9,937,453; 9,937,454; 9,937,455; 9,937,456; 9,937,457; 9,937,458; 9,937,459; 9,937,460; 9,937,461; 9,937,462; 9,937,463; 9,937,464; 9,937,465; 9,937,466; 9,937,467; 9,937,468; 9,937,469; 9,937,470; 9,937,471; 9,937,472; 9,937,473; 9,937,474; 9,937,475; 9,937,476; 9,937,477; 9,937,478; 9,937,479; 9,937,480; 9,937,481; 9,937,482; 9,937,483;

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



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of entaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.



- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel# 510-581-2772 Fax: 510-581-4913 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. C 057528
Exp. 09/30/24
CIVIL
STATE OF CALIFORNIA

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

DETAILS

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	NO SCALE
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C7.2

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EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON – OCTOBER 1 TO APRIL 30

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"–4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:

   CONTACT PERSON'S NAME: SCOTT TAYEB

   TELEPHONE NUMBER: 510–850–6286
9. STAND–BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

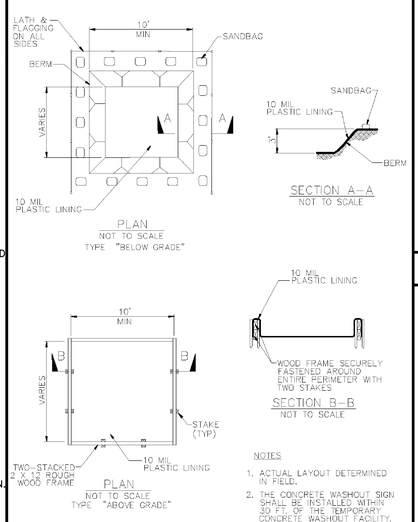
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

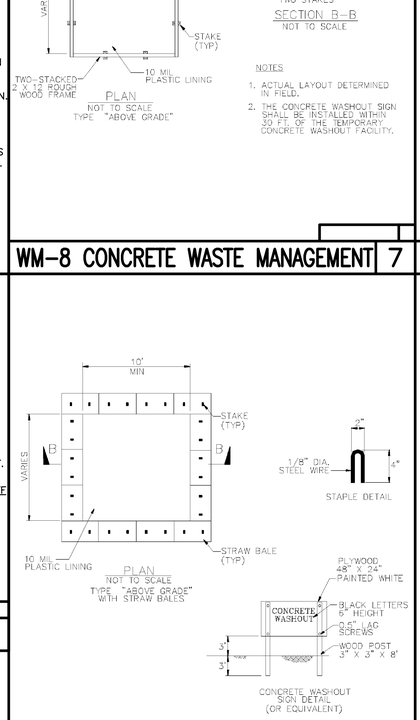
27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

EROSION CONTROL NOTES | 10



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

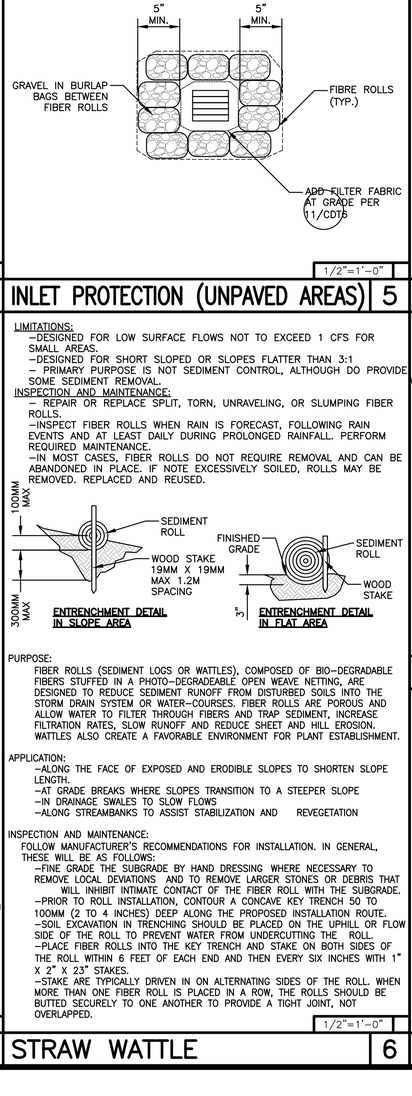
WM–8 CONCRETE WASTE MANAGEMENT | 7



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

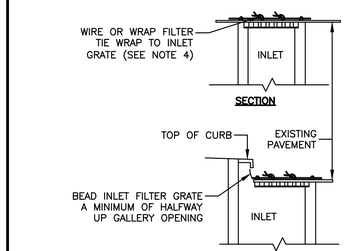
1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4



1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

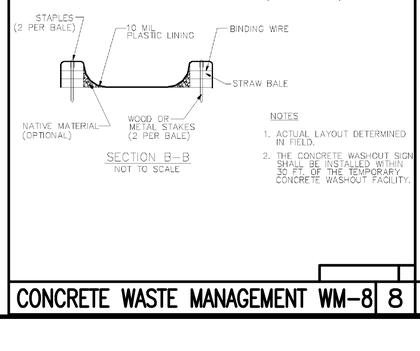


PLAN VIEW

NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1

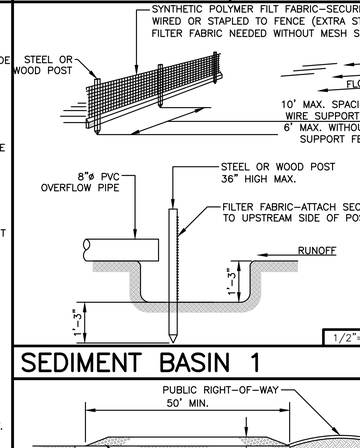


NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASTE MANAGEMENT WM–8 | 8

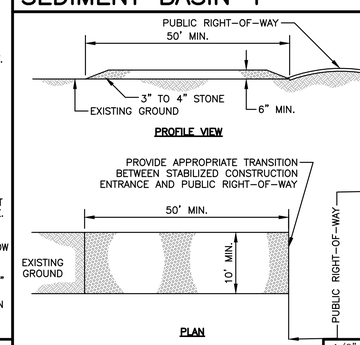
1/2"=1'–0"

STRAW WATTLE | 6



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel# 510-581-2772 Fax: 510-581-4913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
BRIAN DOUGLAS MOORE
No. C057628
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

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

EROSION CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	03/13/2023
PROJECT NO.	2022.031
PHASE NO.	XX
SHEET NO.	C7.3

PLANTING NOTES

1. **PLANTING AND IRRIGATION WORK SHALL COMPLY WITH ALL CURRENT ELEMENTS OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).**
2. **AT LEAST 80% OF ALL PLANT MATERIAL SHALL ORIGINATE FROM WITHIN THE CALIFORNIA FLORISTIC PROVENCE. (“NATIVE” PLANTS WILL BE SELECTED.)**
3. PLANT SPECIES SHALL BE SELECTED FOR DROUGHT TOLERANCE, ECOLOGICAL BENEFIT AND SITE SUITABILITY IN TERMS OF SIZE, SHADE/SUN-TOLERANCE, AND MAINTENANCE NEEDS.
4. BAY-FRIENDLY BEST PRACTICES REGARDING MULCHING AND SOIL HEALTH WILL BE IMPLEMENTED TO FACILITATE PLANT GROWTH, INCLUDING SPECIFICATION OF ORGANIC SOIL AMENDMENTS AND COMPOST.
5. THE PLANTING DESIGN WILL GROUP PLANTS WITH SIMILAR EVAPOTRANSPIRATION FACTORS WITHIN LEGIBLE ZONES. EVAPOTRANSPIRATION WILL BE ASSIGNED PER WUCOLS VERSION IV OR CALSCAPE.ORG.
6. THE LANDSCAPE ARCHITECT WILL PROVIDE PLANT AND SOIL MAINTENANCE RECOMMENDATIONS AS PART OF THE PROJECT SPECIFICATIONS.
7. LAWN AND TURF AREAS WILL NOT BE INCLUDED IN THE PROJECT.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER.
2. A DEDICATED EBMUD METER OR SUBMETER WILL BE PROVIDED FOR THE IRRIGATION SYSTEM DESIGN WITH LOCATION AND POINT OF CONNECTION NOTED.
3. A MANUAL SHUTOFF VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND FLOW SENSOR WITH MASTER SHUT OFF VALVE WILL BE PROVIDED AFTER THE POINT OF CONNECTION.
4. WATER PRESSURE AND FLOW RATES AT POINT OF CONNECTION AND ALL REMOTE CONTROL VALVES WILL BE INDICATED ON IRRIGATION PLANS.
5. IRRIGATION PLANS WILL SHOW SCHEMATIC LOCATION FOR ALL MAINLINES, LATERALS, SLEEVES AND REMOTE CONTROL VALVES.
6. REMOTE CONTROL VALVES WILL BE OPERATED BY A SMART, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR MOUNTED IN AN APPROPRIATE LOCATION.
7. ALL PLANTED AREAS WILL BE WATERED USING HIGH-EFFICIENCY IRRIGATION TECHNOLOGY, SUCH AS DRIP LINES AND BUBBLERS WITH FLUSH AND AIR RELIEF VALVES WHERE REQUIRED. ALL COMPONENTS SHALL HAVE FIXED FLOW RATES.
8. IRRIGATION ZONES WILL BE GROUPED BY WATER DEMAND AND THE OVERALL PLANTING PLAN WILL COMPLY WITH

PLANTING AREA SUMMARY	
LEVEL 1	82 SF
LEVEL 2	359 SF
LEVEL 8	896 SF
TOTAL	**1337** SF

Select Correct ETo for the Site	46.00	ETo (inches per year)	
Enter Total Landscape Area	1,337	square feet	
MAWA with no SLA (auto-fills from MAWA Calculator sheet)	0	gallons per year	0.0 CCF
MAWA with SLA (auto-fills from MAWA with SLA sheet)	16,164	gallons per year	21.6 CCF

Reference Table of Plant Water Use	
Plant Factor	*Value**
Very low	0.05
Low	0.20
Medium	0.50
High	0.85

**Expressed as a percentage of ETo*

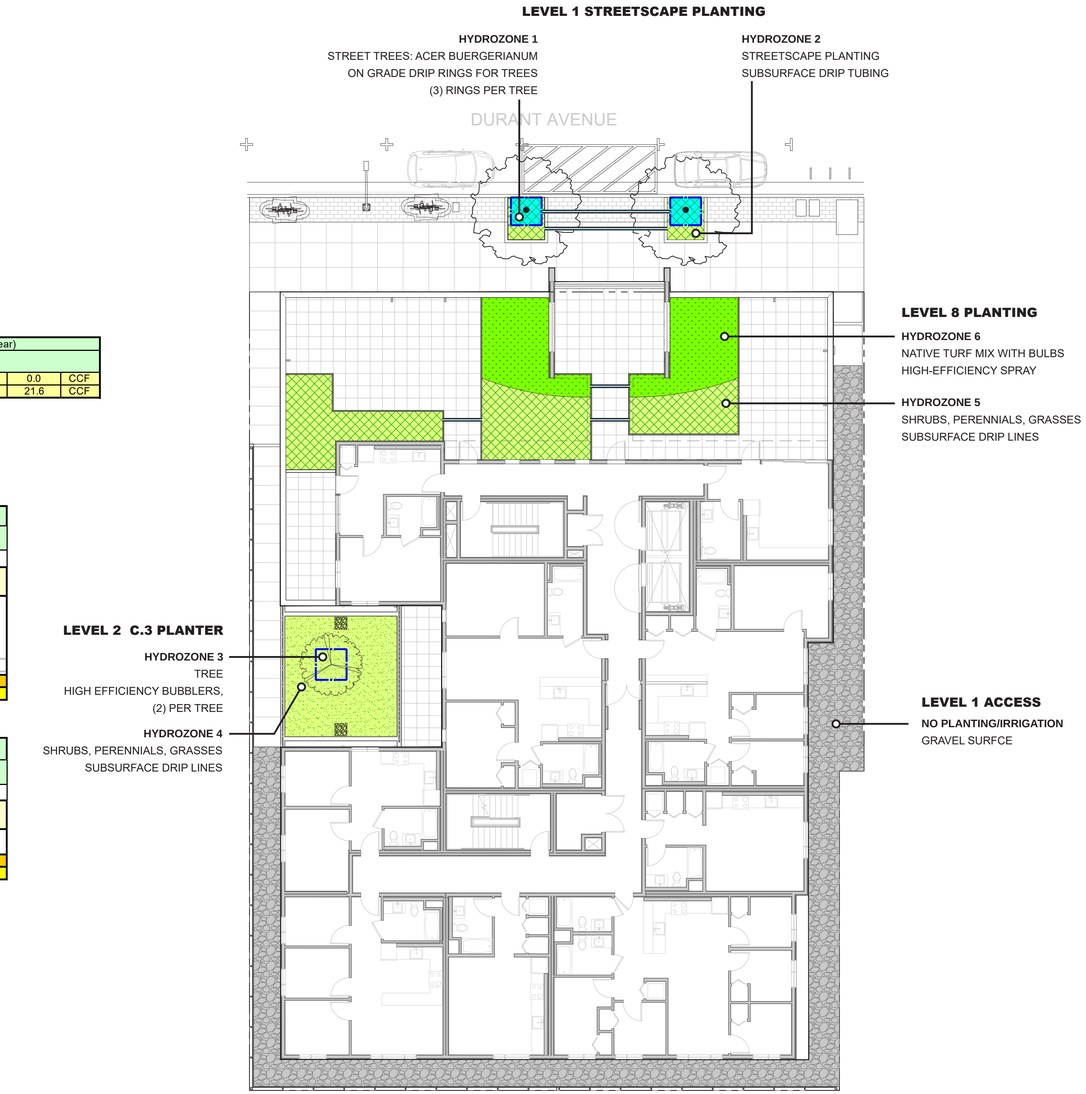
Hydrozones Irrigated with Drip or Subsurface Application				
		Enter Irrigation Efficiency *(Value must equal or exceed 0.81)*		
Irrigation Efficiency Default Value			0.81	
Hydrozone	**Plant Factor**	**Value**	**Hydrozone Area (ft^2)**	**PF x HA (ft^2)**
Zone 1	Medium	0.05	44	2.2
Zone 2	Low	0.2	38	7.6
Zone 3	Low	0.2	25	5.0
Zone 4	Low	0.2	334	66.8
Zone 5	Low	0.2	525	105.0
SLA - total drip	100%	1		
				187
		Total area irrigated by drip	966	
		Drip gallons used each year	6,571	

Hydrozones Irrigated with Sprinklers, Microspray or Other Spray Emitters				
		Enter Irrigation Efficiency *(Value must equal or exceed 0.75)*	0.75	
Irrigation Efficiency Default Value			0.75	
Hydrozone	*Plant Factor*	*Value*	**Hydrozone Area (ft^2)**	**PF x HA (ft^2)**
Zone 6	Low	0.5	371	185.5
SLA - total spray	100%	1		
				186
		Total area irrigated by spray	371	
		Spray gallons used each year	7,054	

Estimated Total Water Use (ETWU)	13,625	gallons per year
	18.2	CCF per year

MAXIMUM APPLIED WATER ALLOWANCE 16,164 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE 13,625 GALLONS PER YEAR



1 L100 SCHEMATIC IRRIGATION PLAN
NO SCALE

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VLC05

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 01/31/2021 — C-31860 — REGISTERED LANDSCAPE ARCHITECT

SB330 & USE PERMIT

PROJECT ISSUE RECORD:

	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES

PROJECT #: VLC05

ISSUE DATE: 03/15/23

NOTES AND SCHEMATIC IRRIGATION PLAN

L100

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GROUND LEVEL - ABRIDGED PLANT PALETTE



Trident Maple (AB)
Acer buergerianum

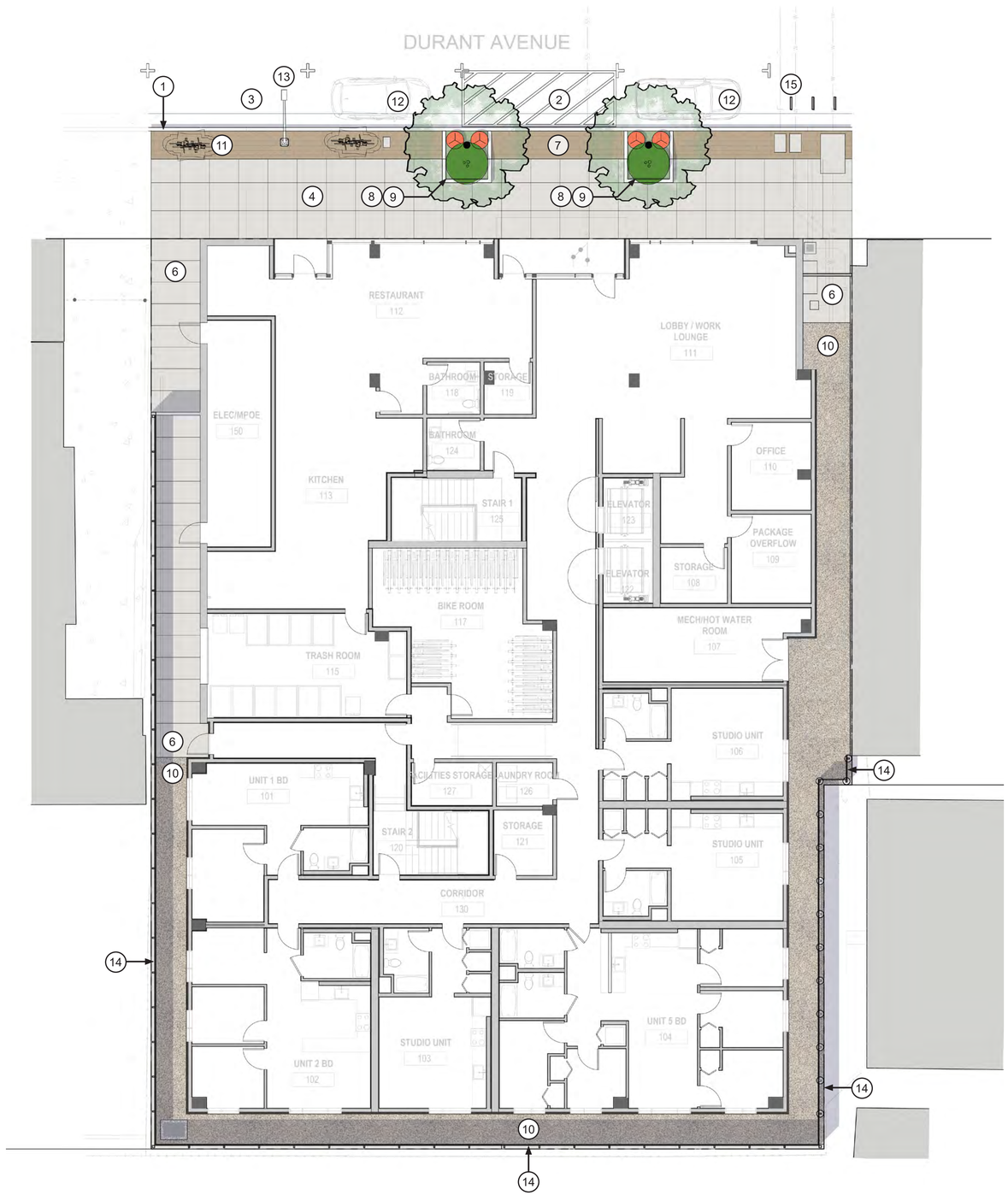


California Fuchsia (EC)
Epilobium canum



Seaview Coffeeberry (RC)
Rhamnus californica 'Seaview'

Indicates native plant species



1 L101 GROUND FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

KEY NOTES	
1	NEW CONCRETE CURB AND GUTTER
2	PICK-UP/DROP OFF ZONE
3	FUTURE PARKLET SITE
4	CONCRETE SIDEWALK PAVING
6	CONCRETE WALK
7	CONCRETE UNIT PAVERS ON GRADE
8	AT GRADE PLANTING AREA
9	RAISED CURB
10	GRAVEL SURFACE
11	NEW BICYCLE RACK
12	RECONFIGURED PARKING SPACES
13	EXISTING STREET LIGHT TO REMAIN
14	LOT LINE SCREEN; 6' H. SOLID FENCE
15	EXISTING BICYCLE RACKS TO REMAIN

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BERKELEY, CA 94704

STATE OF CALIFORNIA — CANDICE KIRKPATRICK — No. 6160 — REGISTERED LANDSCAPE ARCHITECT — EXP. 01/31/2021 — CANNOT FOR CONSTRUCTION

SB330 & USE PERMIT

MILLER COMPANY
landscape architects

△	PROJECT ISSUE RECORD:	
	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES

PROJECT #: VLC05

ISSUE DATE: 03/15/23

GROUND FLOOR LANDSCAPE PLAN

L101

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SECOND LEVEL - PLANT PALETTE



Small Flowered Melica
Melica imperfecta



Dr. Hurd Manzanita
Arctostaphylos manzanita 'Dr. Hurd'



Coyote Mint
Monardella villosa



Berkeley Sedge
Carex tumulicola



Deer Grass
Muhlenbergia rigens



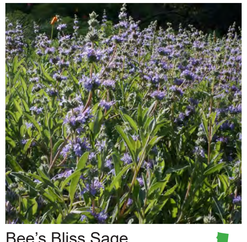
Douglas Iris
Iris douglasiana



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Elk Blue Spreading Rush
Juncus patens 'Elk Blue'

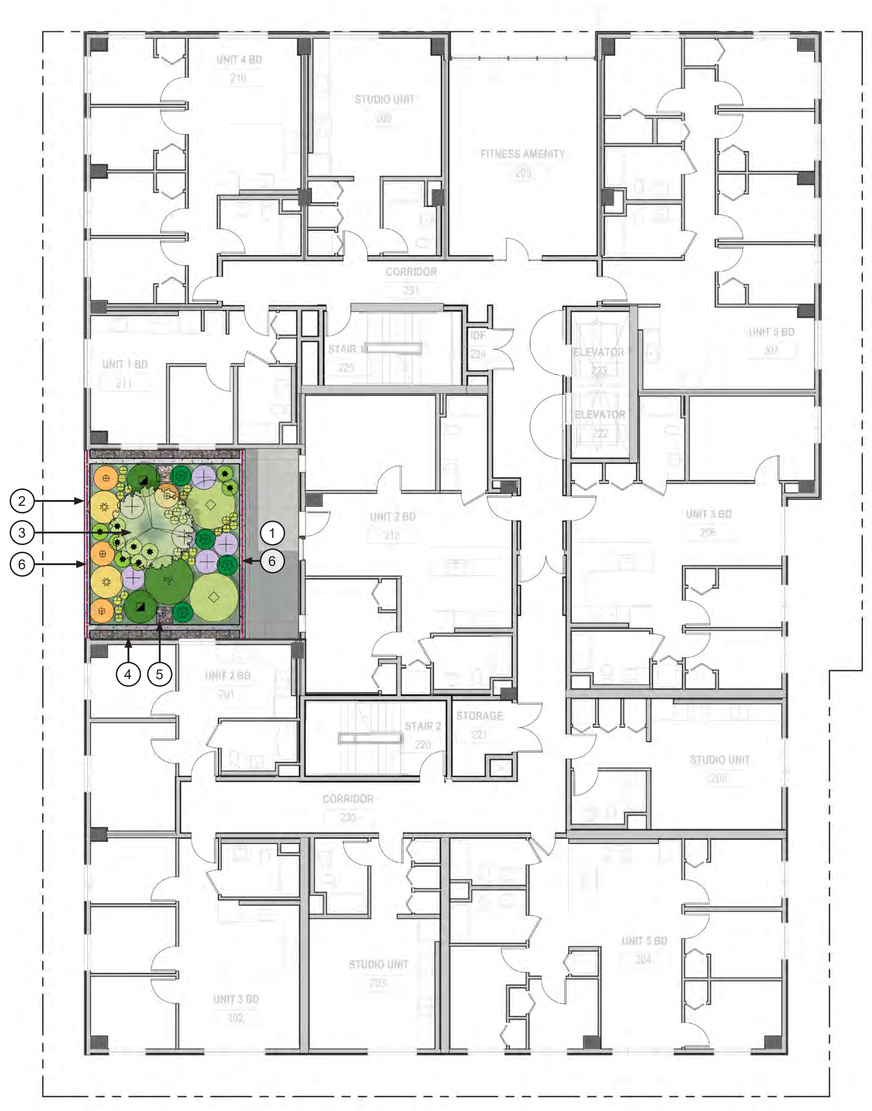


Bee's Bliss Sage
Salvia 'Bee's Bliss'



Monkeyflower
Mimulus aurantiacus

Indicates native plant species



1 L102 SECOND FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

KEY NOTES	
1	CONCRETE UNIT PAVING
2	34" HIGH CONCRETE PLANTER WALL
3	FLOW THROUGH PLANTER
4	COBBLE SURFACE
5	COBBLE SPLASH BLOCK
6	GUARDRAIL

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BERKELEY, CA 94704

STATE OF CALIFORNIA
CHRISTOPHER D. MILLER
C-LA 6065
REGISTERED LANDSCAPE ARCHITECT
EXP. 01/31/2021
NOT FOR CONSTRUCTION

SB330 & USE PERMIT

MILLER COMPANY
landscape architects

△	PROJECT ISSUE RECORD:	
	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES

PROJECT #: VLC05

ISSUE DATE: 03/15/23

SECOND FLOOR LANDSCAPE PLAN

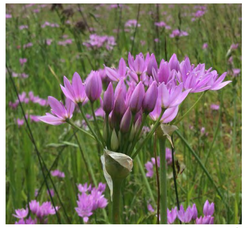
L102

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EIGHTH LEVEL - PLANT PALETTE



Native Turf Mix
Various Fescue spp.



One Leaf Onion
Allium unifolium



Seaview Coffeeberry
Rhamnus californica 'Seaview'



Blue Grama
Bouteloua gracilis



Bee's Bliss Sage
Salvia 'Bee's Bliss'



Carmel Ceanothus
Ceanothus thyrsifolius var. griseus



Bee Plant
Scrophularia californica



Berkeley Sedge
Carex tumulicola



Blue-Eyed Grass
Sisyrinchum bellum



Coyote Mint (MV)
Monardella villosa

Indicates native plant species



KEY NOTES	
1	FSC CERTIFIED WOOD DECK TILES
2	SEMI-INTENSIVE VEGETATED ROOF
3	6" METAL CURB

LANDSCAPE AREA CALCULATION

USABLE OPEN SPACE AREA (O)	2285 SF
LANDSCAPE AREA (L)	919 SF

(L/O)×100 = 919/2285 = 0.402(100) = 40%

1 L108 EIGHTH FLOOR LANDSCAPE PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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VLC05

2538 DURANT AVE
BERKELEY, CA 94704

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
EXPIRES: 01/31/2021
REGISTERED LANDSCAPE ARCHITECT

SB330 & USE PERMIT

MILLER COMPANY
landscape architects

PROJECT ISSUE RECORD:

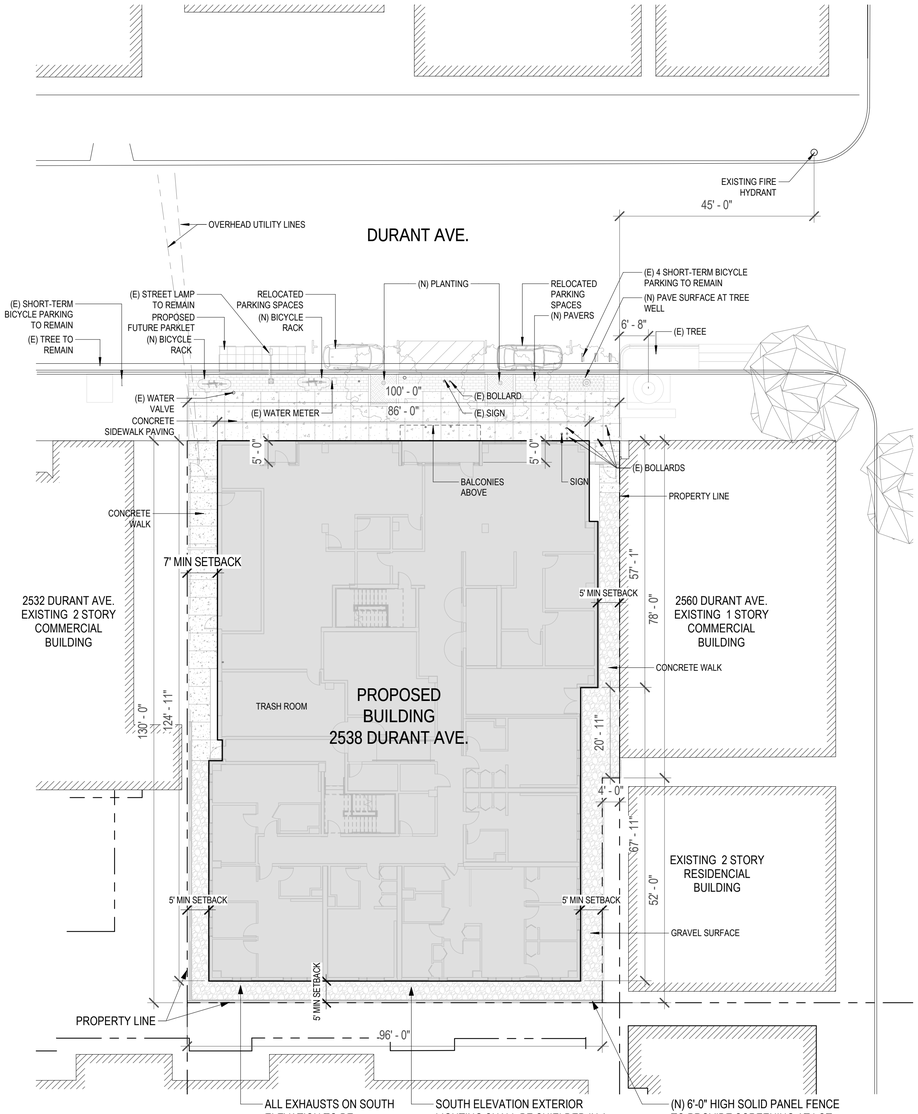
△	07/13/22	USE PERMIT
	01/27/23	100% DD
	03/15/23	COMMENT RESPONSES

PROJECT #: VLC05

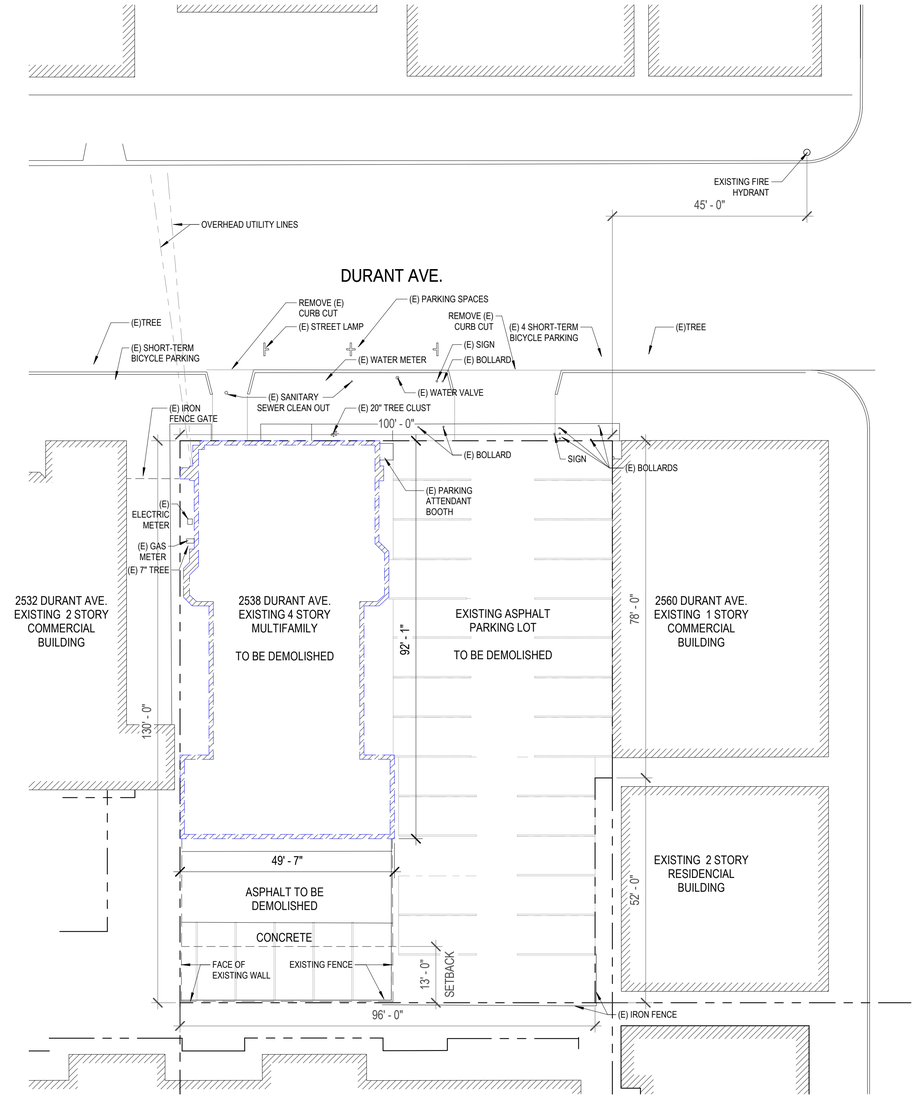
ISSUE DATE: 03/15/23

SECOND FLOOR LANDSCAPE PLAN

L108



2 A100 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



1 A100 EXISTING SITE PLAN
1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)

N
0 4' 8' 16'

2/28/2023 4:25:20 PM

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BERKELEY, CA 94704

STATE OF CALIFORNIA — LICENSED ARCHITECT — EXP. 01/31/2021 — NOT FOR CONSTRUCTION

PLANNING REVISION

△	PROJECT ISSUE RECORD:	
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION

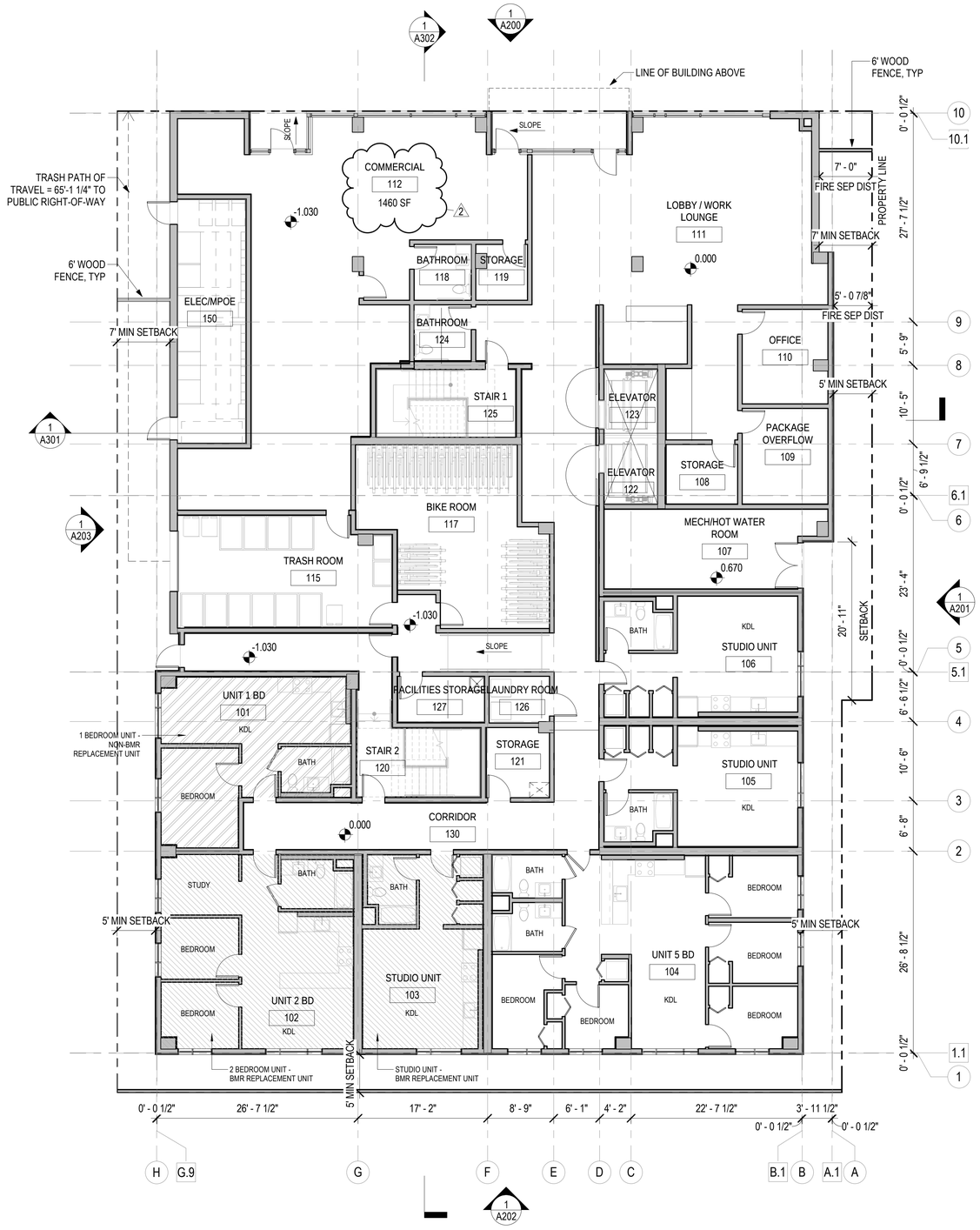
PROJECT #:

ISSUE DATE: 02/28/23

SITE PLAN

△1

A100



1 A101 GROUND FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

- 1i — WALL TAG. SEE A500 & A502.
- FLOOR | BASE / WALL | CLG — ROOM FINISH TAG. SEE A___
- ###A — DOOR TAG. SEE A___
- BB — WINDOW TAG. SEE A___
- ? — KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
- CHANGE IN CEILING OVERHEAD, SEE RCPs.
- GRIDLINE ALIGNED TO FACE OF METAL FRAMING
- GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



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PLANNING REVISION

△		PROJECT ISSUE RECORD:
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

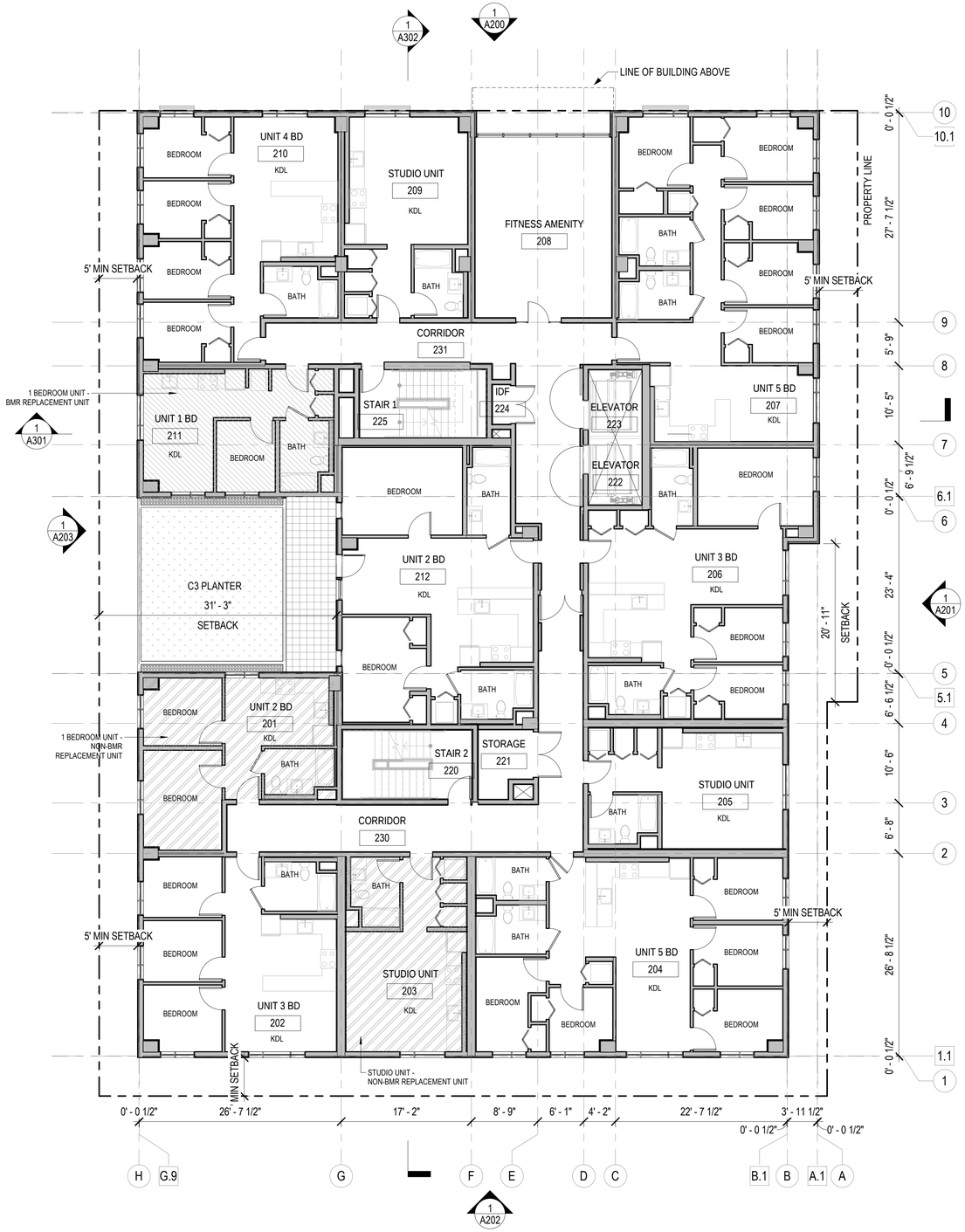
PROJECT #:

ISSUE DATE: 03/10/23

GROUND FLOOR PLAN

A101 1 2

10/03/2023 12:49:21 PM

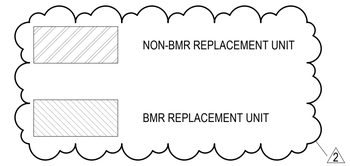


GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 A102 LEVEL 2 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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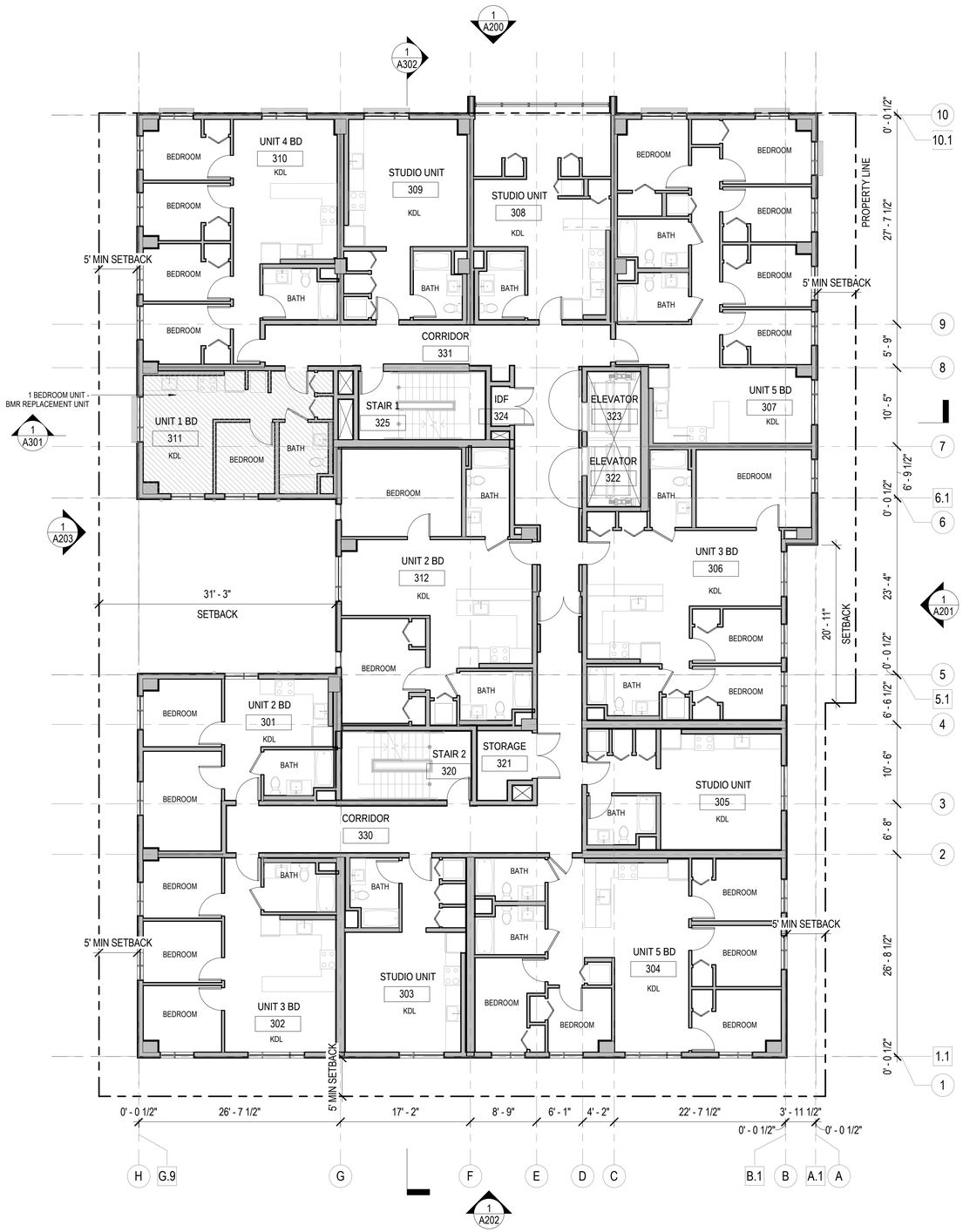
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	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 2 FLOOR PLAN

A102 (1/2)



1 A103 LEVEL 3 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING

NON-BMR REPLACEMENT UNIT

BMR REPLACEMENT UNIT

2

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1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

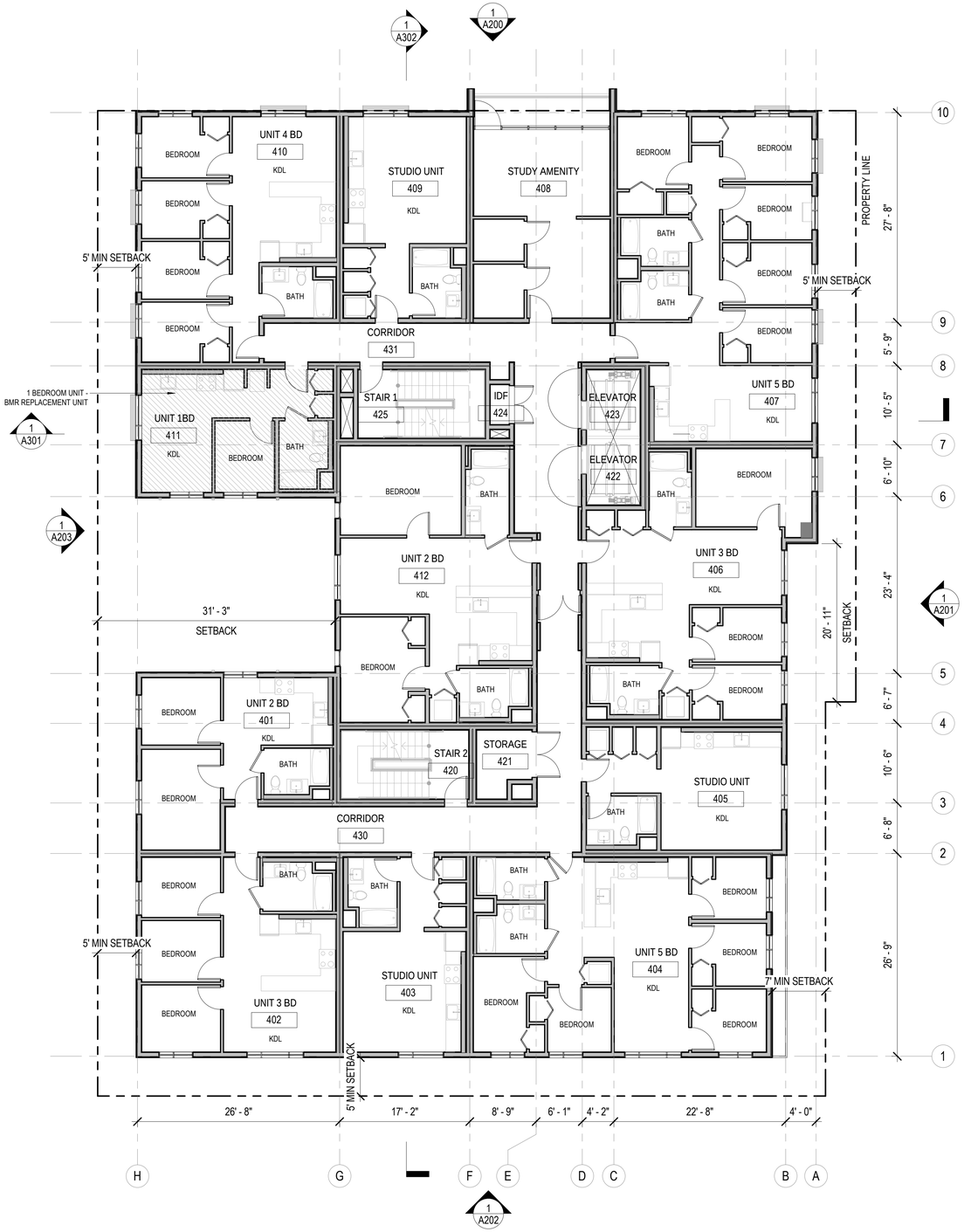
PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 3 FLOOR PLAN

A103 1 2

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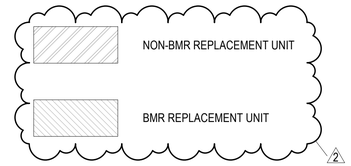


GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 A104 LEVEL 4 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

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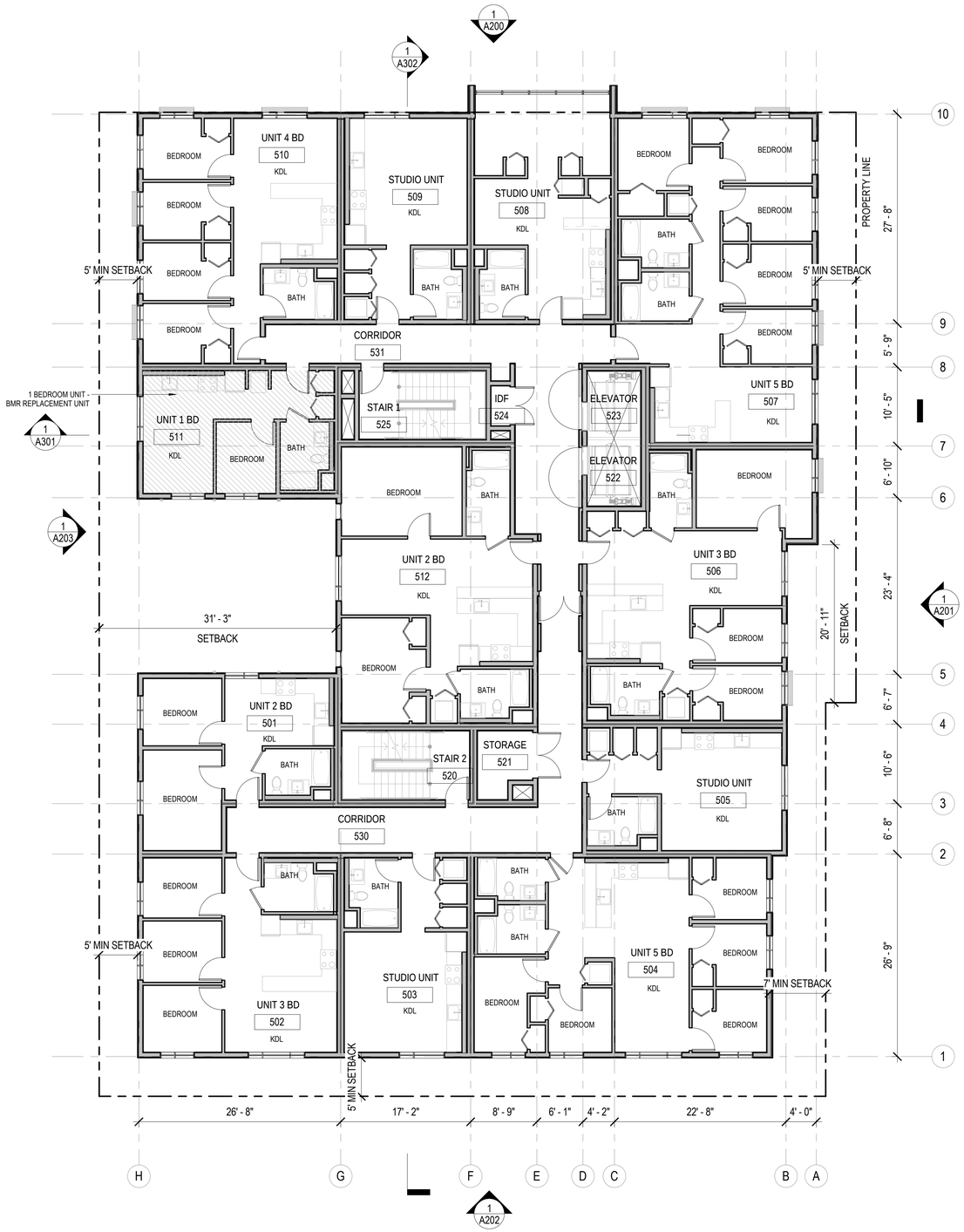
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	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 4 FLOOR PLAN

A104 1 2



GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 A105 LEVEL 5 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

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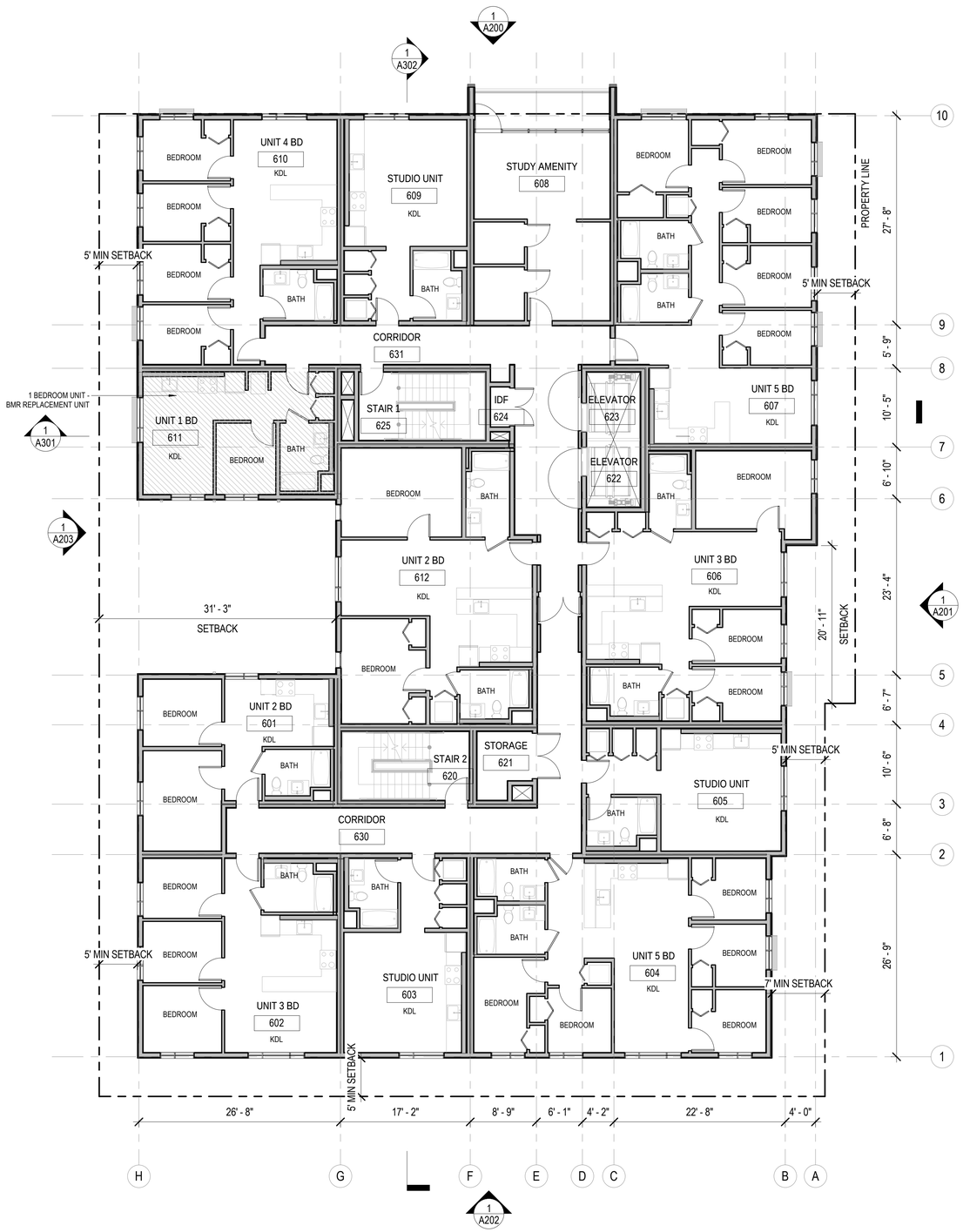
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	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 5 FLOOR PLAN

A105 △2 △1

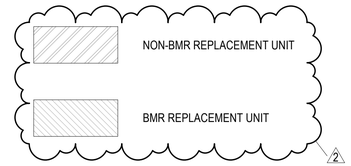


GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 A106 LEVEL 6 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

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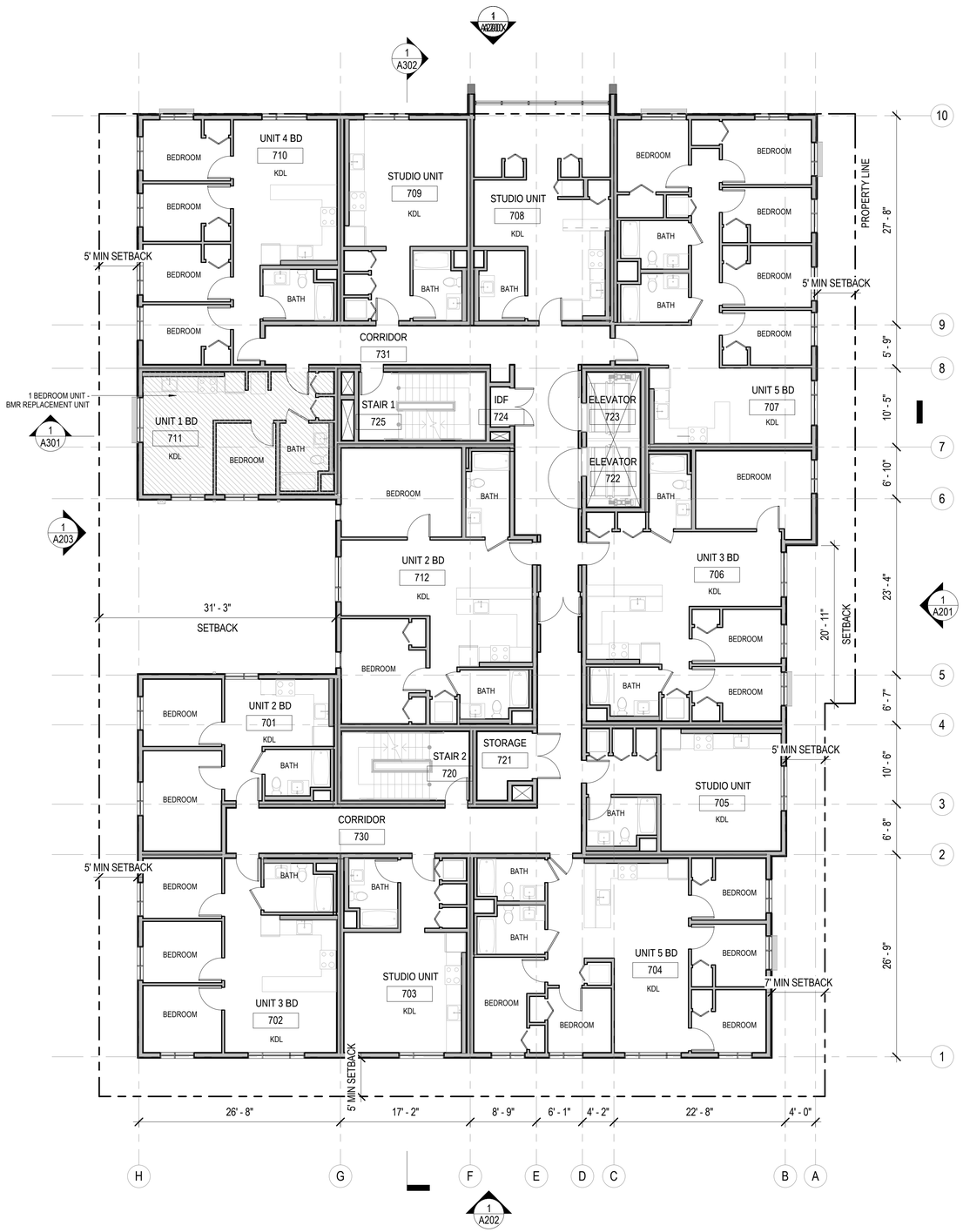
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	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 6 FLOOR PLAN

A106 1 2



GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING



1 A107 LEVEL 7 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

10/03/2023 12:51:19 PM

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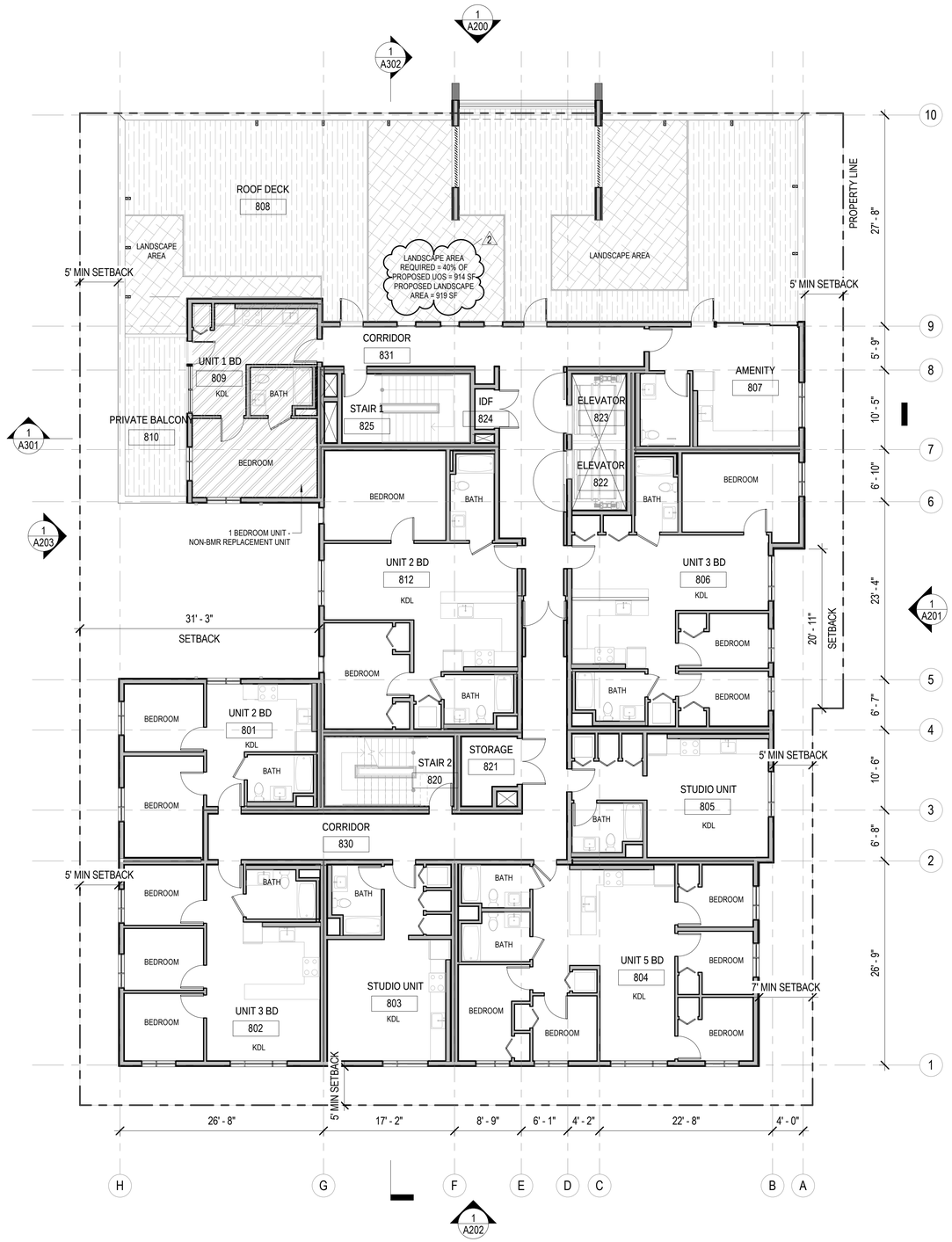
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	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 7 FLOOR PLAN

A107 △1 △2



1 A108 EIGHTH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N
0 4' 8' 16'

GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
- - - - -	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING
	NON-BMR REPLACEMENT UNIT
	BMR REPLACEMENT UNIT

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1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

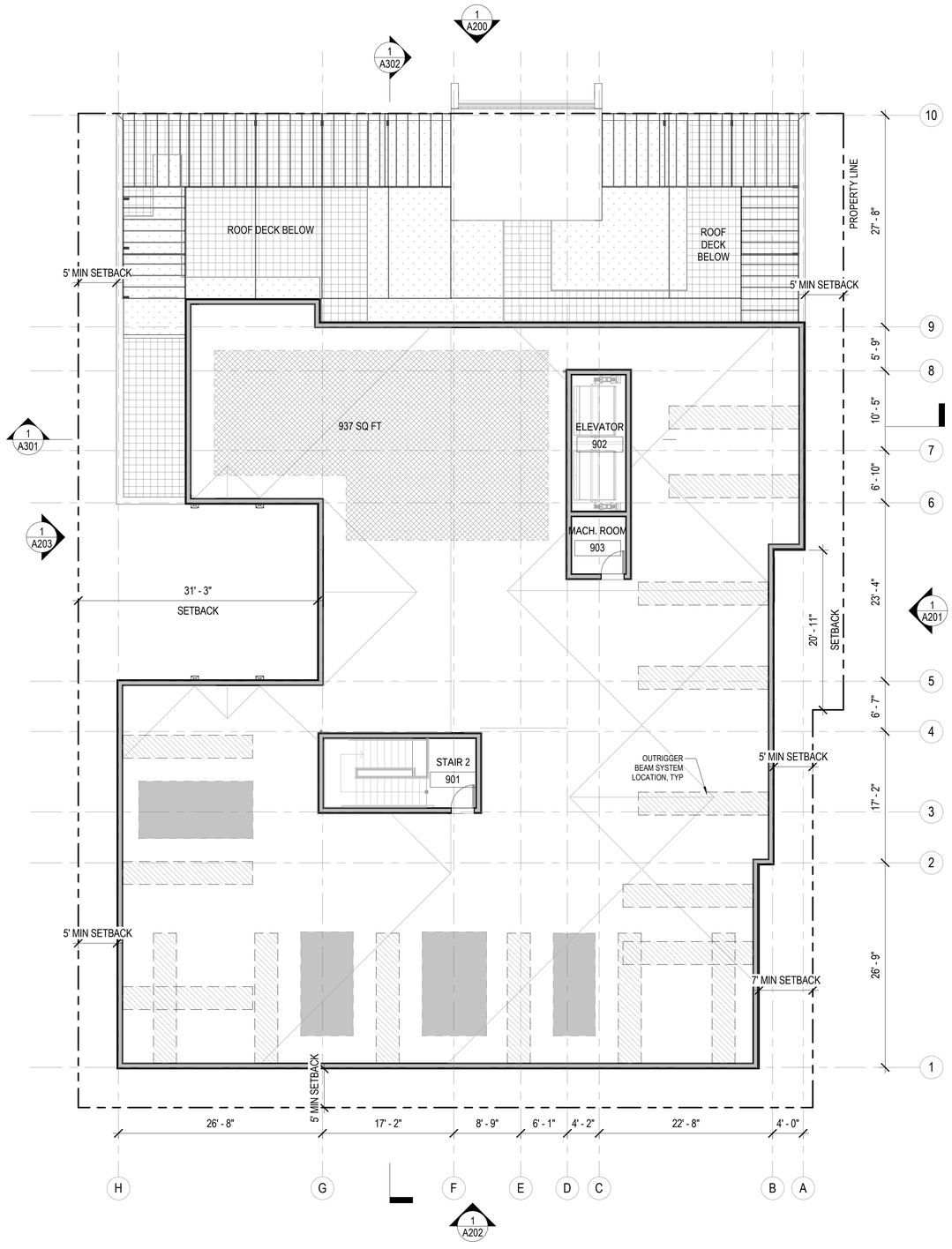
PROJECT #:

ISSUE DATE: 03/10/23

LEVEL 8 FLOOR PLAN

A108 1 2

14/03/2023 11:54:36 AM



GENERAL PLAN NOTES:

1. DIFFERING PARTITION TYPES ARE TO BE ALIGNED SO THAT THE FINISH SURFACES ARE FLUSH AND CONTINUE UNBROKEN IN ROOMS, U.N.O.
2. SEE _____ FOR GRIDLINE DIMENSIONS.
3. SEE _____ FOR FIRE RATED WALL, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.

FLOOR PLAN LEGEND:

1i	WALL TAG. SEE A500 & A502.
FLOOR / BASE / WALL / CLG	ROOM FINISH TAG. SEE A___
###A	DOOR TAG. SEE A___
BB	WINDOW TAG. SEE A___
?	KEYNOTE TAG, SEE LEGEND FOR RELATED NOTE
	CHANGE IN CEILING OVERHEAD, SEE RCPs.
	GRIDLINE ALIGNED TO FACE OF METAL FRAMING
	GRIDLINE ALIGNED TO FACE OR CENTERLINE OF WOOD FRAMING

1 A109 T.O.ROOF
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

N

0 4' 8' 16'

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	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION

PROJECT #:

ISSUE DATE: 02/28/23

ROOF PLAN

A109 △1

2/10/2023 12:07:17 PM



1 NORTH ELEVATION
A200 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

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1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 02/28/23

NORTH ELEVATION

A200 1 2

10/03/2023 12:51:58 PM



1 A201 EAST ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

10/03/2023 12:52:15 PM

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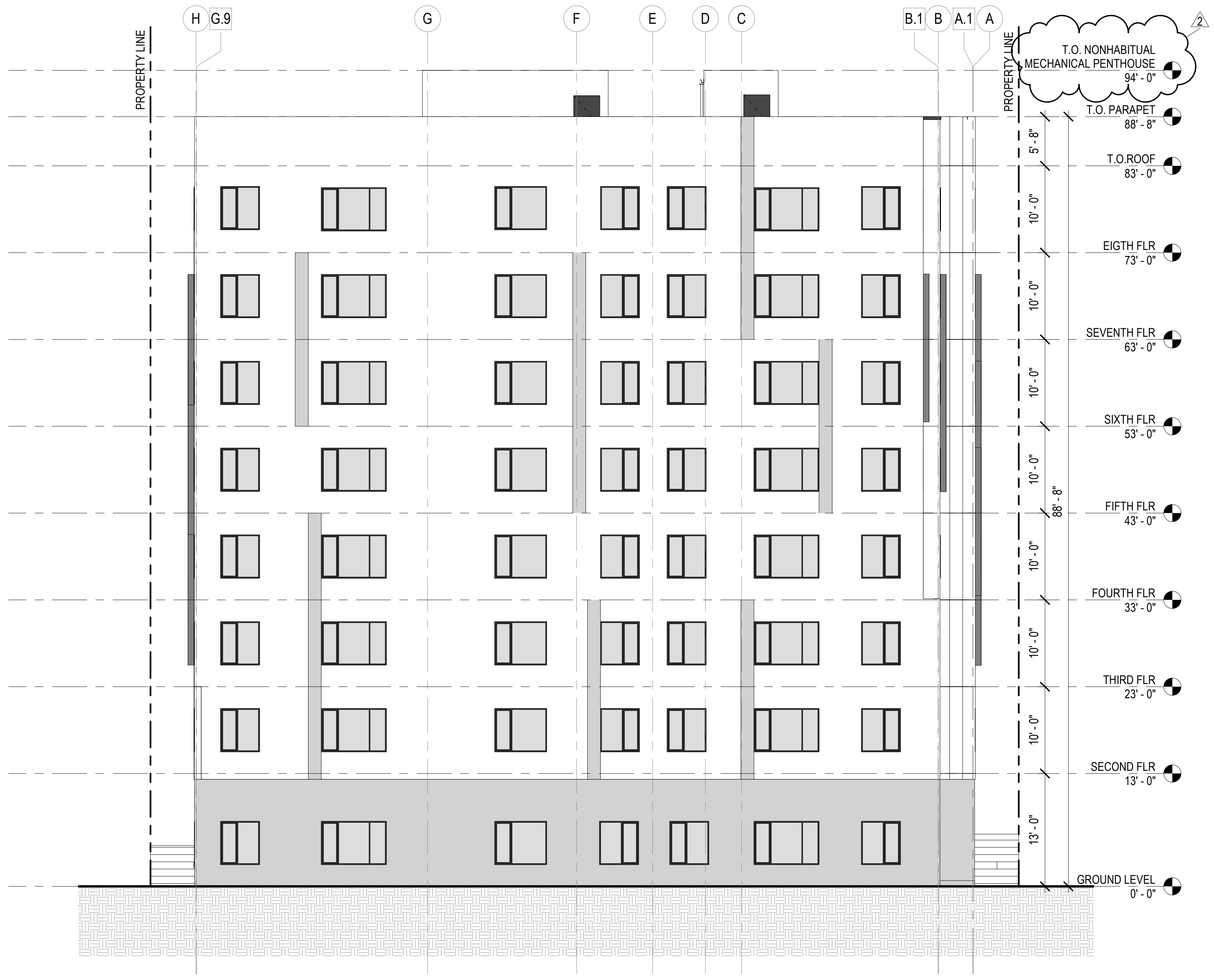
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1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 02/28/23

EAST ELEVATION

A201 (1 / 2)



1 / A202 SOUTH ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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STATE OF CALIFORNIA · REGISTERED ARCHITECT · 01/31/2021 · NOT FOR CONSTRUCTION

PLANNING REVISION

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 02/28/23

SOUTH ELEVATION

A202 1 2



1 A203 WEST ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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PLANNING REVISION

△	PROJECT ISSUE RECORD:	
	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 02/28/23

WEST ELEVATION

A203 (1) (2)

10/03/2023 12:52:46 PM



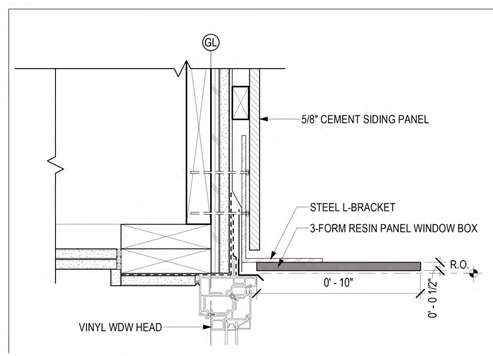
1 A204 NORTH ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

01	**CONCRETE** ARCHITECTURAL FINISH	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: SLATE	
05	**CEMENT PANEL** CERACLAD 8 REVEAL COLOR: SLATE	
06	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: MID GRAY	
07	**CEMENT PANEL** CERACLAD, RUSTIC WOOD COLOR: COFFEE	
08	**WINDOW FRAME AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: CIDER Y25, FINISH: RENEWABLE MAT	
09	**WINDOW METAL INFILL** COLOR: DARK BRONZE	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINIUM PANELS** ALPOLIC ANODIZED COLOR: MBR MEDIUM BRONZE	
12	**CEMENT PLASTER** WARM GREY BM #1466 SMOKE EMBERS	
13	**CEMENT PLASTER** DARK GREY BM #CSP-45 STREET CHIC	
14	**PAINTED STUCCO** MOTTLED COLOR: MID GRAY	
15	**GALV. PTD. MTL.** COLOR: BLACK	

MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.



2 A204 VINYL WDW HEADER @ WINDOW BOX
3" = 1'-0"

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STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 01/31/2021 — REGISTERED ARCHITECT

PLANNING RESPONSE

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

PROJECT #:

ISSUE DATE: 09/09/22

NORTH ELEVATION

A204

11/4/2022 4:08:32 PM



1 A205 EAST ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

01	**CONCRETE** ARCHITECTURAL FINISH	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: SLATE	
05	**CEMENT PANEL** CERACLAD 8 REVEAL COLOR: SLATE	
06	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: MID GRAY	
07	**CEMENT PANEL** CERACLAD, RUSTIC WOOD COLOR: COFFEE	
08	**WINDOW FRAME AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: CIDER Y25, FINISH: RENEWABLE MAT	
09	**WINDOW METAL INFILL** COLOR: DARK BRONZE	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINIUM PANELS** ALPOLIC ANODIZED COLOR: MBR MEDIUM BRONZE	
12	**CEMENT PLASTER** WARM GREY BM #1466 SMOKE EMBERS	
13	**CEMENT PLASTER** DARK GREY BM #CSP-45 STREET CHIC	
14	**PAINTED STUCCO** MOTTLED COLOR: MID GRAY	
15	**GALV. PTD. MTL.** COLOR: BLACK	

MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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STATE OF CALIFORNIA · JOSEPH TY BOESCH · 01/31/2021 · REGISTERED ARCHITECT
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PLANNING RESPONSE

PROJECT ISSUE RECORD:

07/13/22	ENTITLEMENT SUBMITTAL
09/09/22	PLANNING RESPONSE 1
11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 09/09/22

EAST ELEVATION

A205

11/4/2022 4:08:44 PM



1 SOUTH ELEVATION
A206 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

01	**CONCRETE** ARCHITECTURAL FINISH	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: SLATE	
05	**CEMENT PANEL** CERACLAD 8 REVEAL COLOR: SLATE	
06	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: MID GRAY	
07	**CEMENT PANEL** CERACLAD, RUSTIC WOOD COLOR: COFFEE	
08	**WINDOW FRAME AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: CIDER Y25, FINISH: RENEWABLE MAT	
09	**WINDOW METAL INFILL** COLOR: DARK BRONZE	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINIUM PANELS** ALPOLIC ANODIZED COLOR: MBR MEDIUM BRONZE	
12	**CEMENT PLASTER** WARM GREY BM #1466 SMOKE EMBERS	
13	**CEMENT PLASTER** DARK GREY BM #CSP-45 STREET CHIC	
14	**PAINTED STUCCO** MOTTLED COLOR: MID GRAY	
15	**GALV. PTD. MTL.** COLOR: BLACK	

MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

11/7/2022 9:37:05 AM

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PLANNING RESPONSE

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 09/09/22

SOUTH ELEVATION

A206



1 A207 WEST ELEVATION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

0 4' 8' 16'

01	**CONCRETE** ARCHITECTURAL FINISH	
02	**VERTICAL BOARD-FORMED CONCRETE**	
03	**ALUMINUM STOREFRONT** DARK BRONZE FINISH	
04	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: SLATE	
05	**CEMENT PANEL** CERACLAD 8 REVEAL COLOR: SLATE	
06	**CEMENT PANEL** CERACLAD, SMOOTH COLOR: MID GRAY	
07	**CEMENT PANEL** CERACLAD, RUSTIC WOOD COLOR: COFFEE	
08	**WINDOW FRAME AND GUARDRAIL PANEL** 3-FORM CHROMA RESIN COLOR: CIDER Y25, FINISH: RENEWABLE MAT	
09	**WINDOW METAL INFILL** COLOR: DARK BRONZE	
10	**VINYL WINDOWS** VPI QUALITY WINDOWS COLOR: ARCHITECTURAL BRONZE	
11	**ALUMINIUM PANELS** ALPOLIC ANODIZED COLOR: MBR MEDIUM BRONZE	
12	**CEMENT PLASTER** WARM GREY BM #1466 SMOKE EMBERS	
13	**CEMENT PLASTER** DARK GREY BM #CSP-45 STREET CHIC	
14	**PAINTED STUCCO** MOTTLED COLOR: MID GRAY	
15	**GALV. PTD. MTL.** COLOR: BLACK	

MATERIAL KEY

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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STATE OF CALIFORNIA — JOSEPH ROSS — LICENSED ARCHITECT — 01/31/2021 — NOT FOR CONSTRUCTION

PLANNING RESPONSE

PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
	09/09/22	PLANNING RESPONSE 1
	11/04/22	PLANNING RESPONSE 2

PROJECT #:

ISSUE DATE: 09/09/22

WEST ELEVATION

A207

11/4/2022 4:09:59 PM



1 A210 NORTH ELEVATION / LIGHTING & SIGNAGE
1/8" = 1'-0"

0 4' 8' 16'



LED TAPE IN SURFACE MOUNT ALUMINIUM CHANNEL:

Specifications

Details

Manufacturer Part Number:	LTP-OD-20-4000K	**UPC:**	759929703027
Manufacturer:	NSL	**Lumens Per Watt:**	69.77
Wattage:	86 Watts	**Input Voltage:**	24V
Dimmable:	120V	**Color Temperature:**	4000K
Rated Hours:	50,000	**CRI:**	80+
Special Features:	IP65 Rated, Wet Location Rated	**Warranty:**	3 Years

Dimensions

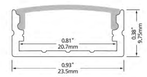
Length:	20'	**Width:**	.39"
Height:	.08"		

LV-ALP2208
Surface mount aluminum extrusion and frosted PC cover



End Caps
LV-ALP2208-EC (2/bag)
LV-ALP2208-EC-WF (2/bag)

Mounting Clips
LV-ALP2208-MC (2/bag)



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PLANNING RESPONSE

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

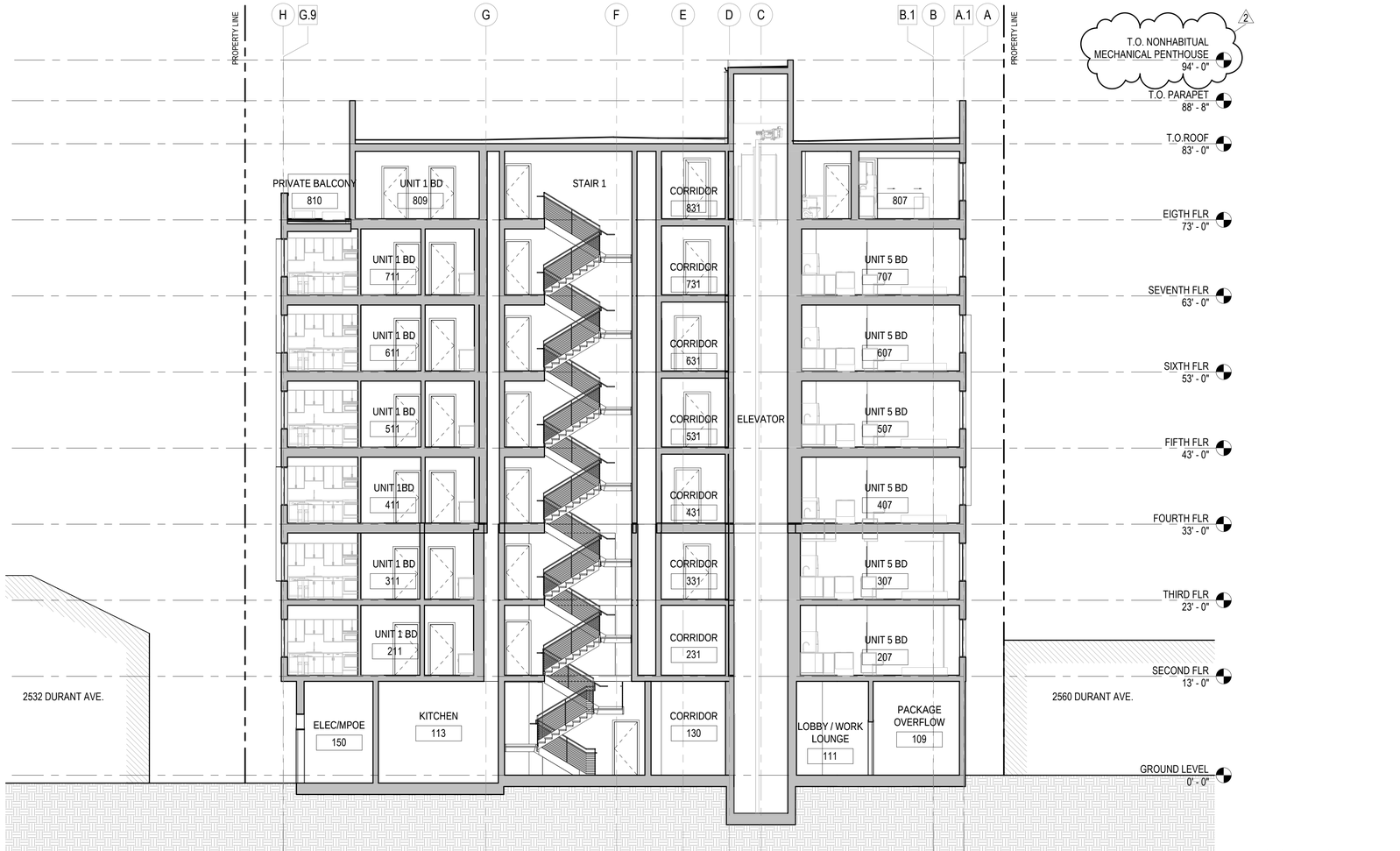
PROJECT #:

ISSUE DATE: 09/09/22

FACADE LIGHTING AND SIGNAGE

A210

11/8/2022 2:57:24 PM



1 A301 WEST / EAST SECTION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

10/03/2023 12:53:02 PM

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PLANNING REVISION

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	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

BUILDING SECTIONS

A301 △1 △2



1 A302 NORTH / SOUTH SECTION
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

10/3/2023 12:53:32 PM

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PLANNING REVISION

△ PROJECT ISSUE RECORD:

	07/13/22	ENTITLEMENT SUBMITTAL
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	11/04/22	PLANNING RESPONSE 2
1	02/28/23	PLANNING REVISION
2	03/10/23	ZONING RESUBMITTAL

PROJECT #:

ISSUE DATE: 03/10/23

BUILDING SECTIONS

A302 (1) (2)