**2024 DURANT AVENUE**

**PROJECT TEAM**

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**LEVEL GROSS AREA**

<table>
<thead>
<tr>
<th>Level</th>
<th>Gross Area</th>
<th>One Bdrm</th>
<th>Two Bdrm</th>
<th>Three Bdrm</th>
<th>Unit Count</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>19,423 SF</td>
<td>3 units</td>
<td>7 units</td>
<td>13 units</td>
<td>2,110 SF</td>
<td></td>
</tr>
<tr>
<td>Ground Level</td>
<td>13,812 SF</td>
<td>3 units</td>
<td>7 units</td>
<td>10 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Second Level</td>
<td>15,000 SF</td>
<td>4 units</td>
<td>7 units</td>
<td>16 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Third Level</td>
<td>15,000 SF</td>
<td>5 units</td>
<td>7 units</td>
<td>10 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Fourth Level</td>
<td>15,000 SF</td>
<td>5 units</td>
<td>7 units</td>
<td>10 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Fifth Level/Roof</td>
<td>8,373 SF</td>
<td>2 units</td>
<td>4 units</td>
<td>8 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Sixth Level</td>
<td>8,373 SF</td>
<td>3 units</td>
<td>4 units</td>
<td>9 units</td>
<td>6,057 SF</td>
<td></td>
</tr>
<tr>
<td>Roof Level</td>
<td>6,057 SF</td>
<td>6,057 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Bldg Area</td>
<td>75,558 SF</td>
<td>20 units</td>
<td>36 units</td>
<td>78 units</td>
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<td></td>
</tr>
</tbody>
</table>

**Building Code Summary**

- Type IA, IIIA, VA - Fire Sprinklers Provided
- Occupancy Group (Sec 309) - R-2 - Residential
- All units to be adaptable & accessible (Sec. 1128A)
- Maximum area of unprotected openings = 25% (Table 705.8)
- No parapet needed on exterior wall (Sec. 705.11 - Exception 6)

**Planning Code Summary**

- APN #055-1895-018 & 19
- Site Area = 22,679 SF
- Lot Coverage = 65%
- Sideyard setback = 5' & 8'
- Frontyard setback = 11' & 13'
- Parking Required = 26 cars (3 cars/unit)
- Parking Provided = 34 cars
- One van accessible
- 4 electric charging stations
- 1 car share stall

**SITE**

- Milvia Street
- Shattuck Avenue
- Channing Way
- Durant Avenue

- Basement and Roof not included
The Durant - Berkeley
The Durant - Berkeley

Basement Level

34 Cars

86'X18' Stalls with 24' aisle

34 Cars

Standard accessible stall

Bike Storage (10)

Ramp up 20% slope

Transformer Vault

Generator

Electrical Room

Mechanical Room (Wet utilities)

Telephone Equipment Room

Bike rack (10 bikes)

Elevator Mechanical Room

Garage Vent Equipment

Stairs up

Elevator

Mechanical Room (Wet utilities)

Telephone Equipment Room

Stairs up

Van accessible stall

Trash Room

CAR SHARE ELECTRIC CAR

CAR ELECTRIC

CAR ELECTRIC

CAR ELECTRIC

CAR ELECTRIC

Bike rack (30 bikes)
The Durant - Berkeley

Ground Level 0'0" Datum

- Unit 1: 1 Bdrm/Studio (1)
- Unit 1A: 1 Bdrm/Studio (1)
- Unit 1B: 1 Bdrm/Studio (1)
- Unit 2: 2 Bdrm (4)
- Unit 2A: 2 Bdrm (2)
- Unit 2B: 2 Bdrm (1)
- Unit 3: 3 Bdrm (1)
- Unit 3A: 3 Bdrm (2)

Total 13 Units

Open Space 2,110 SF (See Landscape Plan)

Building APN: 055-1895-008

Channing Way

Durant Avenue

The Durant Lobby

Student Theater Room

Manager's Office

Leasing Office

Entry/Exit

Mail/Business Center

Common Restroom

Entry to garage (card key)

Ramp down 20% slope

Decorative paving

Decorative lights (typ.)

N11°00'00" W 130.00'
N11°00'00" W 74.00'
N11°00'00" W 56.00'
N79°00'00" E 71.00'
N79°00'00" E 89.00'
N79°00'00" E 63.26'
N79°00'00" E 11.26'
N11°00'00" W 34.00'

Building APNs: 055-1895-018 to 055-1895-040

Building APN: 055-1895-018-01

Building APN: 055-1895-018-05

Building APN: 055-1895-008
The Durant - Berkeley

Second Level  +100'

3rd & 4th Level Similar

Unit 1A  1 Bdrm/Studio (1)
Unit 1B  1 Bdrm/Studio (1)
Unit 1C  1 Bdrm/Studio (1)
Unit 1D  1 Bdrm/Studio (1)
Unit 2   2 Bdrm (4)
Unit 2A  2 Bdrm (2)
Unit 2B  2 Bdrm (1)
Unit 3   3 Bdrm (1)
Unit 3B  3 Bdrm (2)
Unit 3C  3 Bdrm (2)

Total 16 Units
The Durant - Berkeley

Fifth Level

Unit IC 1 Bdrm/Studio (1)
Unit ID 1 Bdrm/Studio (1)
Unit 2 2 Bdrms (4)
Unit 3C 3 Bdrms (2)

Total 8 Units

1/8" = 1'-0" (See Landscape Plan)
The Durant - Berkeley

Sixth Level

Unit 1A 1 Bdrm/Studio (1)
Unit 1C 1 Bdrm/Studio (1)
Unit 1D 1 Bdrm/Studio (1)
Unit 2 2 Bdrm (4)
Unit 3C 3 Bdrm (2)

Total 9 Units

1/8" = 1'-0"
The Durant - Berkeley

View patio
Rooftop Garden
Sunning patio
Roof Level +60'0"

6,057 SF open space (See Landscape Plan)

1/8" = 1'-0"
DURANT ROOF GARDEN PLAN

CHANNING ROOF GARDEN PLAN

DURANT ROOF GARDEN PLANS

The Durant- Berkeley
2024 Durant Street
The Durant - Berkeley

North Elevation
View from Durant Avenue

+/- 50' above adjacent grade

Property Line

Top of parapet 65'0"

Metal trellis screen
Plaster with sand finish

Composite siding

Property Line

Roof +60'0"

Sixth floor +50'0"

Fifth floor +40'0"

Fourth floor +30'0"

Third floor +20'0"

Second floor +10'0"

Ground floor +0'0"

Adjacent senior housing

Parking entry

Existing parking area for retail

Apartments beyond

Aluminum windows

Metal balcony

+/- 52' above adjacent grade

3/16" = 1'0"
The Durant - Berkeley

East Elevation

Property Line

Metal balcony

Aluminum windows

Top of parapet 65'0"

Metal trellis screen

Plaster with sand finish

Composite siding

Property Line

Roof +60'0"

Sixth floor +50'0"

Fifth floor +40'0"

Fourth floor +30'0"

Third floor +20'0"

Second floor +10'0"

Ground floor +0'0"

3/16" = 1'0"

Channing Way

Durant Avenue

Top of parapet 45'0"
The Durant - Berkeley

South Elevation
View from Channing Way

+/- 50' above adjacent grade

+/- 33' above adjacent grade

Property Line

Top of parapet 45'0"

Property Line

Aluminum windows

Metal trellis screen

Plaster with sand finish

Composite siding

Solar panels beyond

Roof +40'0"

Fourth floor +30'0"

Third floor +20'0"

Second floor +10'0"

Ground floor +0'0"

Adjacent apartments

Adjacent apartments

Solar panels beyond

Property Line

+/- 50' above adjacent grade

3/16" = 1'0"
The Durant - Berkeley

North-South Section

Top of Parapet 65'-0"

Rooftop Terrace

Top of Parapet 65'-0"

Basement Parking

Solar Panels

Property Line

Channing Way

Durant Avenue

11'-0" Setback

15'-0" Setback

Property Line

0'-0"
10'-0"
20'-0"
30'-0"
40'-0"