ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: October 30, 2025
DATE NOTICE MAILED: November 3, 2025
APPEAL PERIOD EXPIRATION: November 17, 2025
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: November 18, 2025

2298 Durant & 2360 Ellsworth Street

Use Permit #ZP2024-0126 to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley, **APPROVED** the following permits:

A Use Permit Public Hearing is required for the following permits:

1. **Demolition.** BMC Section 23.326.020(B) **"General Requirements"** to demolish a dwelling. *
2. **Demolition.** BMC Section 23.326.030(A)(3) **"Eliminating Dwelling Units through Demolition"** to demolish a building constructed before June 1980 on a property containing two or more dwelling units. *
3. **Demolition.** BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. *
4. **New Construction.** BMC Section 23.202.020 (A) **"Allowed Land Uses"** to construct a multi-family use.
5. **Height Projection** BMC Section 23.304.050 (A) "**Projections Above Height Limits"** exceed height limit with a rooftop projection.
6. **Fence** BMC Section 23.304.080(A) "**Permits Required**"

*Denotes required findings.

Density Bonus:

Waivers

- Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required.
- Provide no landscaped Useable Open Space.
- Exceed the 85-foot height limit and permit a 92-foot building.
- Provide no long-term bicycle parking.
- Remove camphor tree on Durant Avenue.

Concessions

[1] Pursuant to BMC Section 23.410.050(C), the City Council Certifications, the City Council may take an action to review ZAB's decision on a Use Permit or Variance. This action is called certification and has the same effect as an appeal. Any member of the City Council may initiate the certification process of a ZAB decision during the 14-day appeal period after the notice of the ZAB's decision is issued. However, the Council's deadline to certify a project is suspended or tolled when the Council is on recess. Therefore, in all cases where the 14-day appeal period is scheduled to end during a Council recess, the certification deadline is extended to and through the day before the next regularly scheduled City Council meeting following any recess. *Extension of the certification deadline has no effect on the appeal deadline.*

- Healthcare coverage for construction workers (BMC Section 13.107.050)
- Prevailing wage for construction workers (BMC Section 13.108.030)

ZONING: Residential Mixed Use (RMU)

APPLICANT: Austin Springer, Studio KDA, 1810 Sixth Street, Berkeley CA 94710

PROPERTY OWNER: Valiance Capital, LLC, 2425 Channing Way, Suite B, PMB #820, Berkeley CA 94705

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY	X				
VACANT					
YUNG	X				
PALMATIER	X				
RUTH	X				
SANDERSON				X	
THOMPSON	X				
GAFFNEY	X				
ALLEN	X				
BOARD VOTE:	**7**	**0**		**1**	**0**

ATTEST: Sarah Price, Zoning Adjustments Board Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23.404.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials, including full-size plans, may be viewed online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

TO APPEAL THIS DECISION (see Section 23.410 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
   A. The fee for persons other than the applicant is $3,000. This fee may be reduced to $1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
   B. The fee for all appeals by Applicants is $6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown on page 1 (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (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 ninety (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 ninety (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, your appeal of this decision must include the following information:
   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.

Zoning Adjustments Board Findings

APP # ZP2024-0126

October 30, 2025

Use Permit for a Project at 2298 Durant Avenue and 2360 Ellsworth Street

Quick Facts

Applicant: Austin Springer, Studio KDA

Project Address: 2298 Durant Avenue

Site Size: 12,220 sq. ft.

GP Land Use: Residential Mixed Use (RMU)

Zoning: Residential Southside Mixed Use (R-SMU

CEQA: Section 15332 "In-Fill Development Projects"

Date Submitted: September 5, 2024

SB 330 Vesting Date: August 6, 2024

Date Deemed Complete: October 21, 2024

Project Planner: Allison Riemer

Project Description:

The applicant is seeking approval to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

Permits Requested:

A Use Permit Public Hearing is required for the following permits:

1. **Demolition.** BMC Section 23.326.020(B) **"General Requirements"** to demolish a dwelling. *
2. **Demolition.** BMC Section 23.326.030(A)(3) **"Eliminating Dwelling Units through Demolition"** to demolish a building constructed before June 1980 on a property containing two or more dwelling units. *
3. **Demolition.** BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. *
4. **New Construction.** BMC Section 23.202.020 (A) **"Allowed Land Uses"** to construct a multi-family use.
5. **Height Projection** BMC Section 23.304.050 (A) "**Projections Above Height Limits"** exceed height limit with a rooftop projection.
6. **Fence** BMC Section 23.304.080(A) "**Permits Required**"

*Denotes required findings.

Density Bonus:

Waivers

- Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required.
- Provide no landscaped Useable Open Space.
- Exceed the 85-foot height limit and permit a 92-foot building.
- Provide no long-term bicycle parking.
- Remove camphor tree on Durant Avenue.

Concessions

- Healthcare coverage for construction workers (BMC Section 13.107.050)
- Prevailing wage for construction workers (BMC Section 13.108.030)

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 ZP2024-0126 pursuant to Section 23.406.040(E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

I. CEQA

The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332 ("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.

II. FINDINGS FOR APPROVAL

1. As required by BMC Section 23.406.040(E)(1) "**Findings for Approval**," 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

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of persons residing or visiting in the area because the project will replace a commercial building and a residential building with seven units with a new residential building with 65 units, which is a use that already exists in the area. The setbacks will exceed what is required, the proposed Floor Area Ration (FAR) is 6.54 where 7 is the maximum, and the proposed lot coverage is 84.4 percent, where 100 percent is allowed. Waivers for an increased height, reduced useable open space, and no interior (long-term) bike parking are permissible pursuant to State Density Bonus Law.

(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: Findings can be made for adding a residential building with 65 units in the R-SMU District, where multi-family residential buildings are allowed:

Sunlight: According to the shadow studies submitted for the project, new shadows will affect dwellings in the existing single and multi-family buildings west, north, northeast, and southeast of the site, casting new shadows on the winter and summer solstice two hours after sunrise, at noon, and two hours before sunset.

Shadow impacts on adjacent dwellings are to be expected, because the subject site is in the R-SMU district, which allows heights of up to 85 feet by right. A waiver is allowed for a height beyond 85 feet to accommodate the density bonus units.

Based on the shadow analysis provided by the applicant, shadow impacts to neighboring residences will be limited to certain times of year, and during certain hours of the day, and shadow impacts will not be detrimental. Therefore, though the project will create new shadow impacts on neighboring residences, the projected impacts will be in line with what is expected within a built urban environment.

2. As required by BMC Section 23.406.040(E)(2) "**Findings for Approval**," 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.

   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 49 units;
      2. The project will provide at least 5 qualifying units in the 49-unit base project, as more fully set forth in Condition 35;
      3. The project is entitled to a density increase of 32.5 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 two concessions or incentives. This equates to a density bonus of up to 16 units above the base project, for a total of up to 65 units.
   B. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

1. Healthcare coverage for construction workers (BMC Section 13.107.050); and
2. Prevailing wage for construction workers (BMC Section 13.108.030).

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 concessions is required to provide for affordable housing costs, 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. Provide 1,579 sq. ft. of Useable Open Space where 3,159 sq. ft. is required.
2. Provide no landscaped Useable Open Space.
3. Exceed the 85-foot height limit and permit a 92-foot building.
4. Provide no long-term bicycle parking.
5. Remove the camphor tree on Durant Avenue.

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 65 units. 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.

3. As required by BMC Section 23.406.040(E)(3) "**Findings for Approval**," when taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use;

Evidence: The proposed land use meets the findings for approval because the proposed multi-family residential use is consistent with the R-SMU District purposes. One of the purposes of the R-SMU District is to "implement General Plan and Southside Plan policy by encouraging high-density, multi-story residential development close to major shopping, transportation, and employment centers." The project provides a high-density multi-story residential development near the UC Berkeley campus, Downtown Berkeley, and the Downtown Berkeley BART station.

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

Evidence: The proposed eight-story residential building meets the findings for approval because it meets the R-SMU District development standards, with waivers to allow for a State Density Bonus.

4. As required by BMC Section 23.406.040(E)(4) "**Findings for Approval**," required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: This finding is met because the application has been reviewed based on the current zoning standards, general plan policies, environmental conditions, site context, and plans received September 11, 2025.

5. As required by BMC Section 23.406.040(E)(5) "**Findings for Approval**," the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: This finding does not apply because all required findings for approval can be made based on the submitted documents.

PLANNING AND DEVELOPMENT

USE PERMIT ZP2024-0126 CONDITIONS OF APPROVAL

October 30, 2025

2298 Durant Avenue and 2360 Ellsworth Street

Use Permit #ZP2024-0126 to demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

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. **Conditions 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.
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 re-establish 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 comply 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 BMC 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. **HARD HATS (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" projects within City limits consisting of construction of either a new building, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in BMC Sections 13.107.040 - 13.107.090.

   A. Prior to Building Permit issuance and during project construction, the applicant shall comply with the following sections and submit the required document(s):

      i. BMC Section 13.107.040(a)-(d), Apprenticeship Requirements

      ~~ii. BMC Section 13.107.050(a)-(e), Health Care Expenditures~~

iii. Submit: Contractor Prequalification Questionnaire

B. At the time Building Permit Issuance, the applicant shall comply with the following section and submit the required document(s):
i. BMC Section 13.107.060, Required Applicant and Contractor Statements
ii. Submit: Applicant Declaration
iii. Submit: Statement of Compliance seven days before contractor starts work

C. Within 30 Days of completing each contractor's respective work
i. BMC Section 13.107.060, Required Applicant and Contractor Statements
ii. Submit: Contractor Satisfaction Statement

D. Prior to Issuance of Certificate of Occupancy, or prior to approved final inspection for alterations, additions, or demolition projects that do not change the occupancy class of the structure or space:
i. BMC Section 13.107.060, Required Applicant and Contractor Statements
ii. Submit: Applicant Certification of Compliance

E. During Project Construction, the applicant shall comply with the following sections:
i. BMC Section 13.107.070(a)-(b), Notice and Posting
ii. BMC Section 13.107.080, Retaliation Prohibited

F. On-Going and at least three years after receiving approved Final Inspection, the applicant shall comply with the following section:
i. BMC Section 13.107.090, Retention of Records

10. **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 the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and 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 BMC Chapter 13.104 and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

11. **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 BMC Chapter 13.104 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
12. **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.
13. **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.
14. **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:

15. **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 #

16. **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 in accordance with BMC Section 16.28.030 Assignment and Installation of Numbers, and, except for new buildings on vacant lots, entered into the City's database after the building permit is issued but prior to final inspection.

17. **Bird Safe Buildings.** Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

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, Prohibited Acts. 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 consider 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 study of existing conditions (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 of Approval and Environmental Mitigations.** The building permit application is subject to verification of compliance of these Conditions of Approval. 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. **Prior Rental Rate.** Pursuant to Government Code Section 66300.6(b)(3), any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice and, if asked to leave, shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

22. **Occupied Units- Requirement for Relocation Expenses.** Pursuant to BMC Section 23.326.030(A)(5)(c) (prior demolition ordinance):

    (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 that includes an overall building tenant relocation plan and relocation agreements all applicable tenant households prior to submittal for building permits.

23. **Sitting Tenants Rights.** Pursuant to BMC Section 23.326.030(A)(5)(d) (prior demolition ordinance):

    (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.

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 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.

26. **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.

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

28. **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. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

    B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. Environmental Site Clearance. The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. 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. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. 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.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: http://cers.calepa.ca.gov/. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

29. **Parcel Merger/Lot Line Adjustment.** The applicant shall secure approval of any parcel merger and/or lot line adjustment associated with this Use Permit.

30. **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.

31. **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. (Project required to meet applicable code at time of building permit application, if different from above.)

32. **Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.

33. **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.

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

34. **Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.

35. **Below Market Rate Units. Five** Very-Low Income, and **two** Low Income Below Market Rate rental dwelling units (BMR Units) shall be provided in the project. All affordable units provided pursuant to Section II, Density Bonus, of the permit Findings shall be designated as BMR Units. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915)**,** BMC Section 23.328.030(A) Affordable Housing Requirements**,** and BMC Section 23.326.030 Eliminating Dwelling Units through Demolition **(previous ordinance).** All affordable units provided as replacement units pursuant to the Staff Report shall be designated as BMR Units. Any Extremely-Low Income replacement units provided shall be classified as Very-Low Income units to fulfill State Density Bonus Law.

Summary table of project BMR units			
Code Section	**Extremely-Low Income (30% AMI)**	**Very-Low Income (50% AMI)**	**Low Income (80% AMI)**
BMC Chapter 23.328 (Inclusionary Housing)		5	2
State Density Bonus Law (Gov. Code Section 65915)		5	
BMC Chapter 23.326 (Demolition, prior version)		5	2
Total		5	2

36. **Regulatory Agreement.** If BMR units are provided, the owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in 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 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit.

37. **Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is $844,321,39. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. 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, then are required in the foregoing provisions.

Prior to Demolition or Start of Construction:

38. **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.

39. **Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:

    A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);

    B. Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;

    C. Provision of exclusive contractor parking on-street; or

    D. Significant truck activity.

Please contact the Office of Transportation at (510) 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 stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

40. **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.

During Construction:

41. **Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

42. **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.

43. **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.

    A. Contact information (i.e. “hotline” phone number, and email address) for the project construction manager

    B. Calendar and schedule of daily/weekly/monthly construction activities

    C. 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.

44. **Public Works - Implement Bay Area Air District (BAAD)-**Recommended Measures during Construction. For all proposed projects, BAAD 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 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.

45. 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 BAAD 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.

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

i. 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.

ii. 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.

46. **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 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.

47. **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 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

48. **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.

49. **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.

50. **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.

51. **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.

52. **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.

53. **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 5,000 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). (Project required to meet applicable code at time of building permit application, if different from above.)

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.

54. **Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

55. **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.

56. **Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

57. **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.

58. **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.

59. **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.

60. **Public Works / Building and Safety.** 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

61. **Percent for Public Art.** Consistent with BMC Section 23.316, 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 .

62. **Compliance with Conditions.** 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.

63. All landscape, site and architectural improvements shall be completed per the attached approved drawings received October 22, 2025.

64. **Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.

    A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents 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 Certificate of Occupancy or final inspection.

    B. Consistent with BMC 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.

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

At All Times:

65. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.

66. **Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).
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. **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.
70. **Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
71. **Loading.** 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.
72. **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 Finance Department, Customer Service Center shall 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.
73. **Required Bike Parking.** Secure and on-site bike parking for at least 7 bicycles (exterior/short-term) shall be provided for the life of the building.

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

October 30, 2025

SIGNATURE DATE

***Approve Findings and Conditions attached**

2298 DURANT AVE, BERKELEY, CA 94704

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122 WEST DESIGN

TEL: (707) 242-1939

CHRISTIAN MACKE
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HENRY NARIGON
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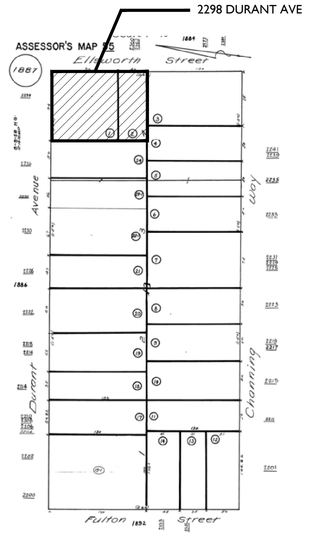
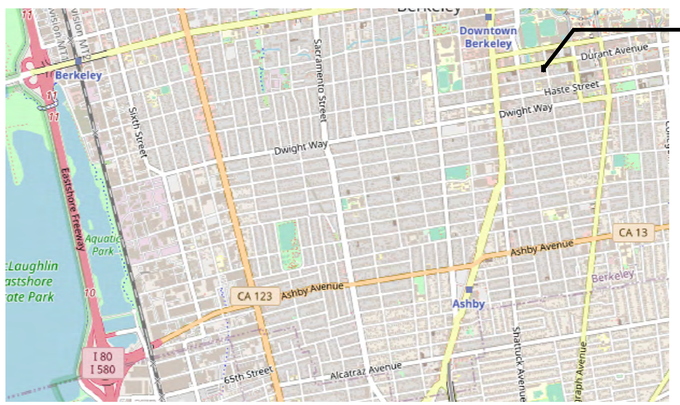
7 PROJECT TEAM



3 ASSESSORS PARCEL MAP

5 LOCATION MAP
N.T.S.



4 VICINITY MAP
N.T.S.

THE SITE'S REDEVELOPMENT WILL INCLUDE THE DEMOLITION OF BOTH EXISTING BUILDINGS AT 2298 DURANT AVE (A 2-STORY COMMERCIAL BUILDING) AND AT 2360 ELLSWORTH STREET (A 3-STORY RESIDENTIAL BUILDING OVER A 1-STORY PARTIALLY SUBTERRANEAN PARKING GARAGE). THE TWO EXISTING LOTS WILL BE MERGED INTO ONE CONTIGUOUS LOT WHOSE FRONT IS ALONG DURANT AVE AND WILL TAKE THE ADDRESS OF 2298 DURANT AVE.

PROPOSED IS AN 8-STORY RESIDENTIAL BUILDING, CONSISTING OF 65 UNITS AND 80,046 GSF OF BUILDING AREA. UNITS INCLUDE 2, 5, & 6 BEDROOM UNITS - ALL WITH IN-UNIT LAUNDRY. THE GROUND FLOOR INCLUDES A GENEROUS LOBBY, TENANT AMENITY SPACES, AND BUILDING UTILITY SPACES FOR ELECTRICAL AND TRASH THAT EXIT DIRECTLY TO ELLSWORTH STREET. OTHER COMMON SPACES INCLUDE AN INDOOR AMENITY AT THE GROUND FLOOR AND A ROOF DECK AT THE 8TH FLOOR.

2 PROJECT DESCRIPTION

1 SHEET INDEX

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ph: 510.841.3555 fax: 510.841.1225

2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:	
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
05/28/25	3RD ENT. RESUB.

CITY PERMIT RECORD:	

PROJECT: VLC09

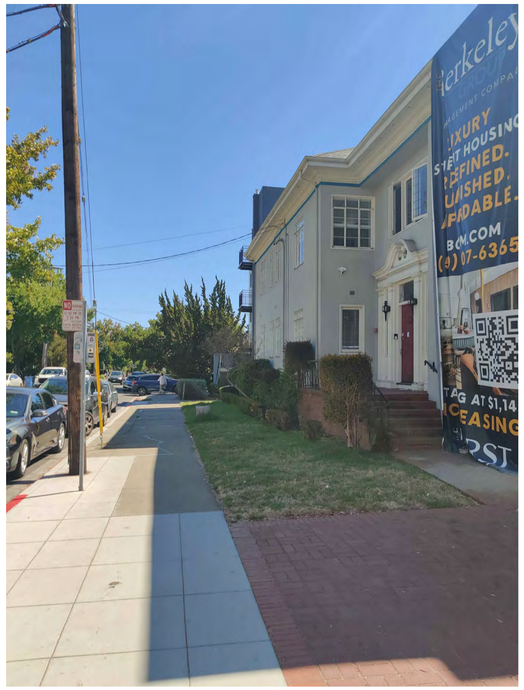
TITLE: GENERAL - COVER SHEET

SHEET: **G-000**

7 LOOKING SE FROM DURANT AT 2298 DURANT

6 LOOKING S AT N FACADE OF 2241 CHANNING

5 LOOKING NW FROM 2360 ELLSWORTH AT ADJ. BLDGS.

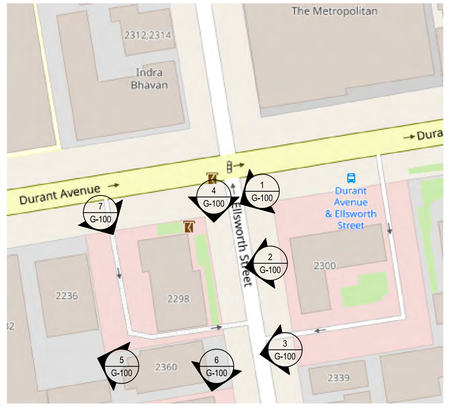


4 LOOKING S DOWN WEST ELLSWORTH SIDEWALK

3 LOOKING W FROM ELLSWORTH AT 2360 ELLSWORTH

2 LOOKING W FROM ELLSWORTH AT 2298 DURANT

1 LOOKING SW FROM STREET CORNER



KEY MAP

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CITY PERMIT RECORD:	

PROJECT:
VLC09

TITLE:
SITE PHOTOS

SHEET:
G-100

2 DURANT STREET STRIP LOOKING SOUTH - PROPOSED

1 DURANT STREET STRIP LOOKING SOUTH - EXISTING

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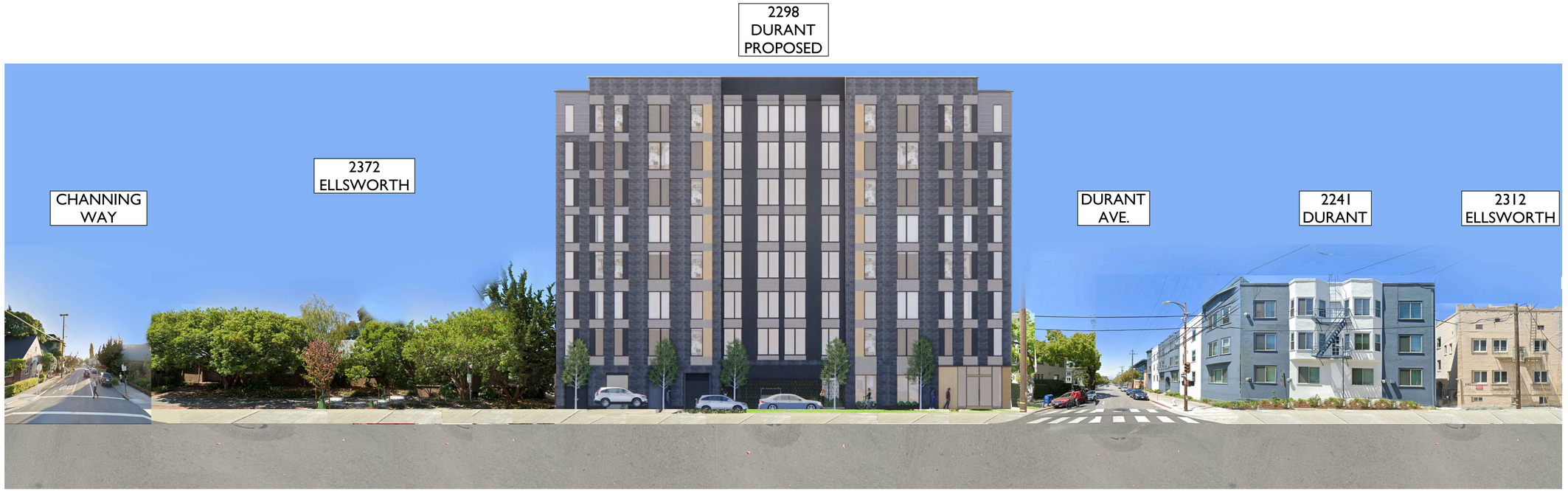
CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
STREET STRIP ELEVATIONS

SHEET:
G-101



2 ELLSWORTH STREET STRIP LOOKING WEST - PROPOSED

1 ELLSWORTH STREET STRIP LOOKING WEST - EXISTING

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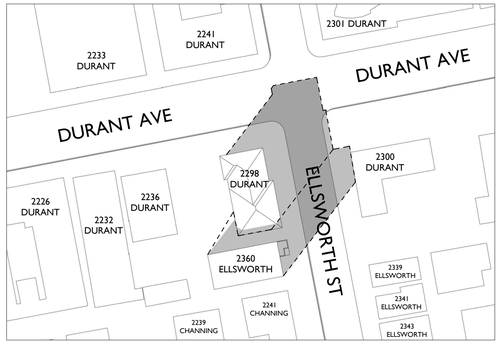
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
STREET STRIP ELEVATIONS

SHEET:
G-102



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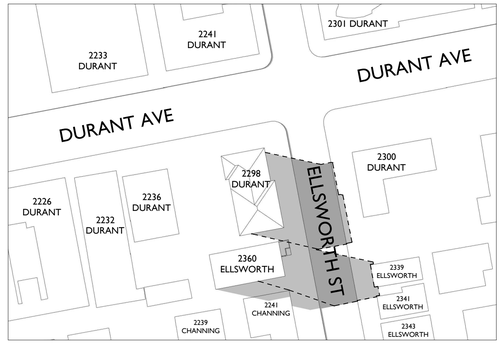

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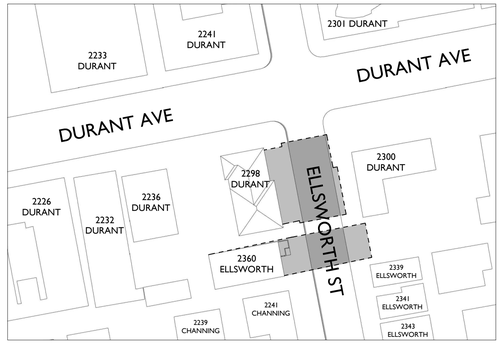

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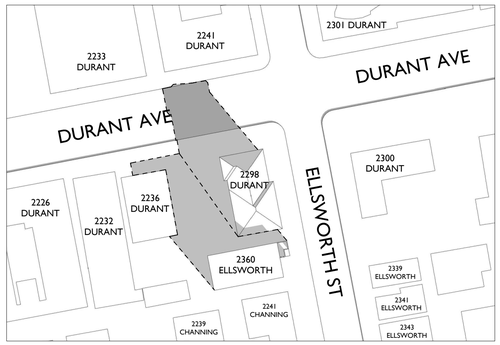

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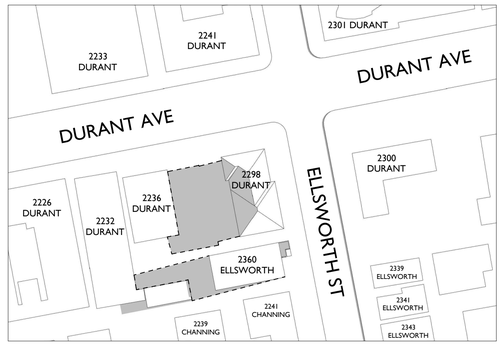

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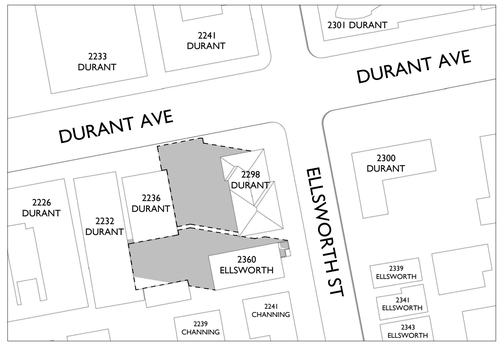

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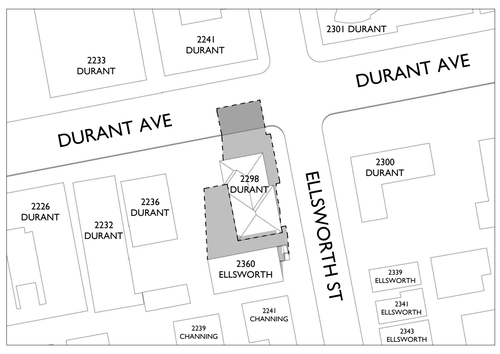

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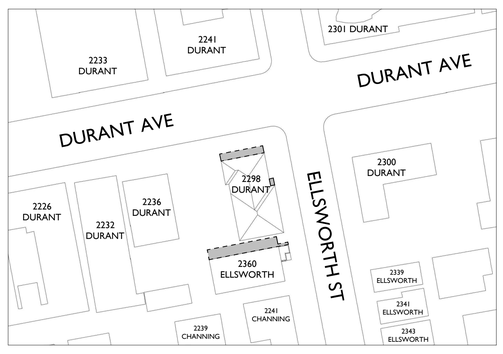

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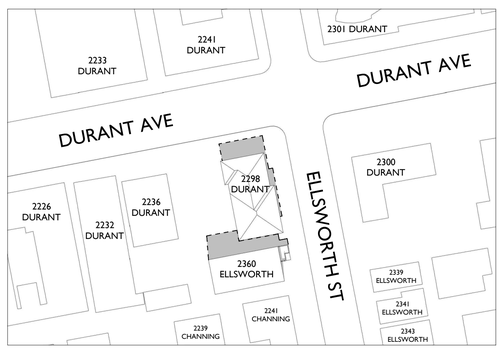

1 09/05/24 - NOON - EXISTING

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2298 DURANT AVE

BERKELEY, CA

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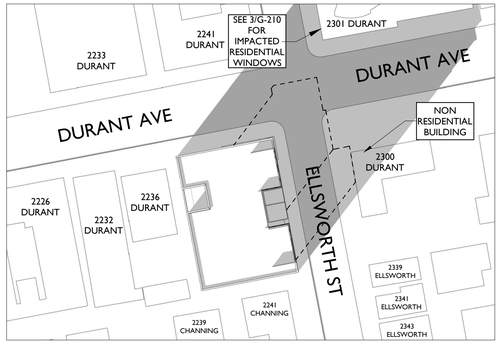
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
SHADOW STUDY EXISTING

SHEET:
G-200



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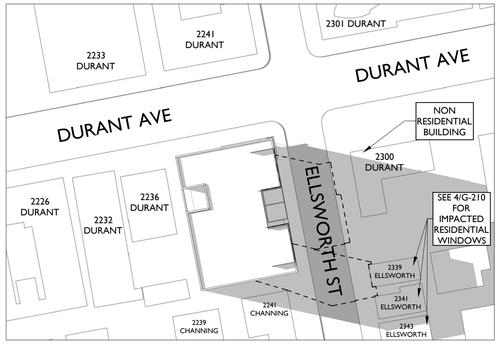

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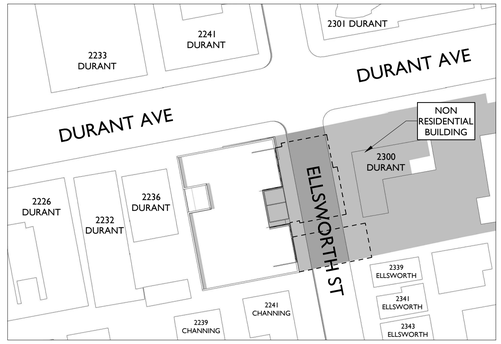

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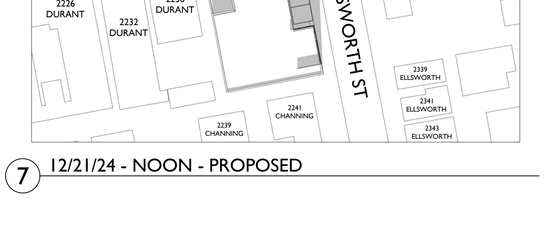

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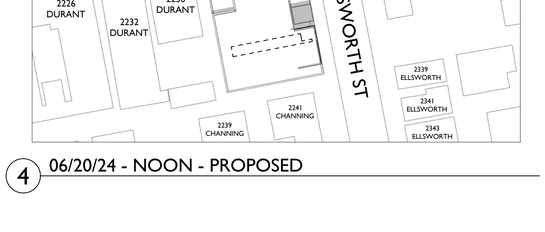

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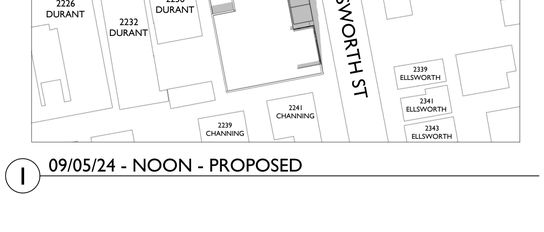

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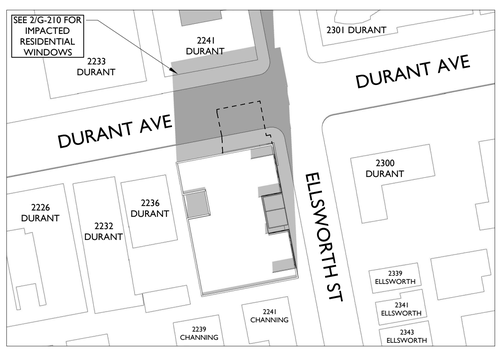

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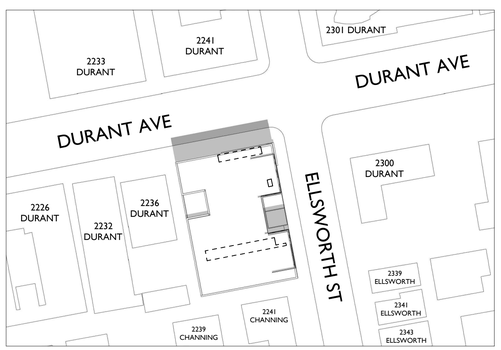

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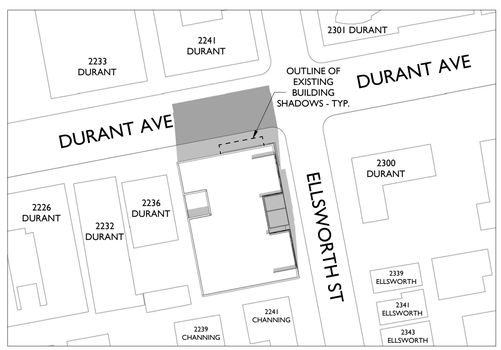

1 09/05/24 - NOON - PROPOSED

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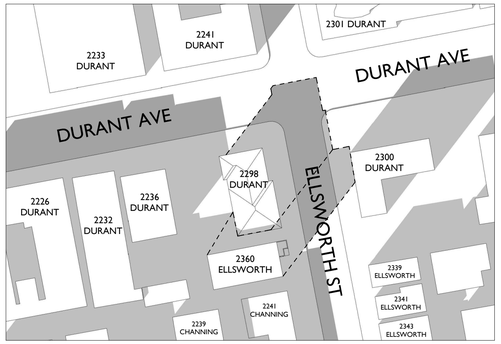
02/06/24	1ST ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
SHADOW STUDY PROPOSED

SHEET:
G-201



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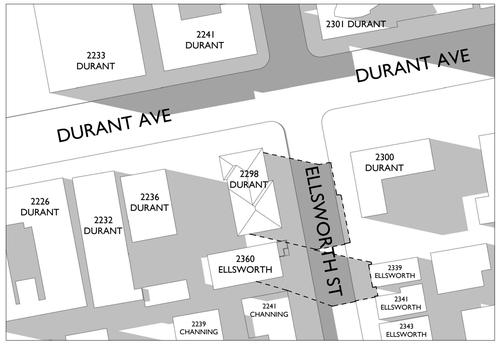

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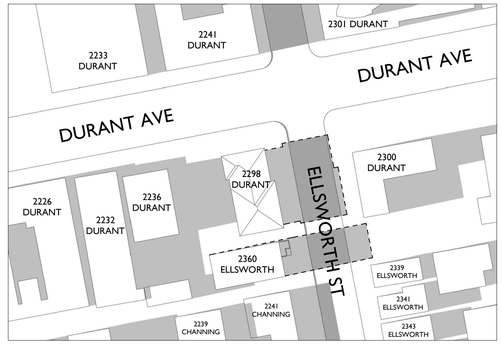

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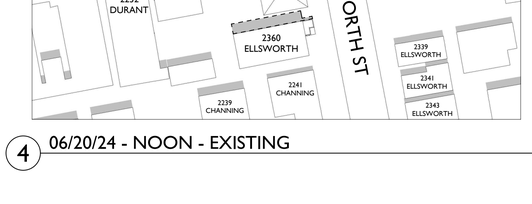

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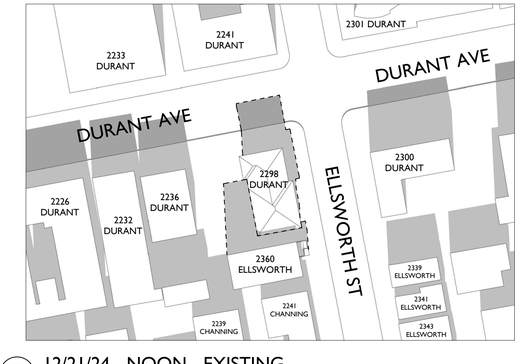

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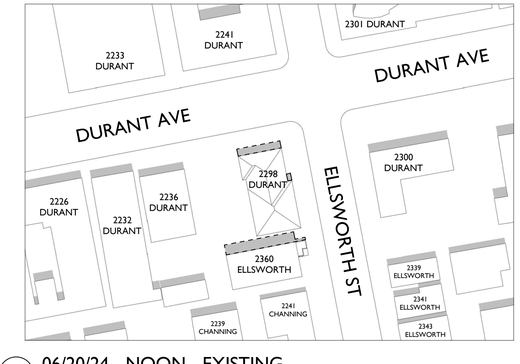

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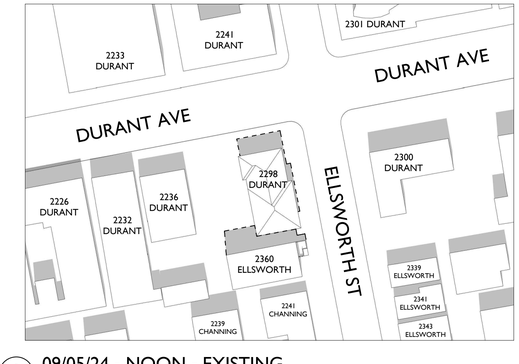


1 09/05/24 - NOON - EXISTING

studio KDA
510.841.3555 | studiokda.com
s t u d i o K D A
1810 sixth street, berkeley ca 94710
ph: 510.841.3555 fax: 510.841.1225

2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

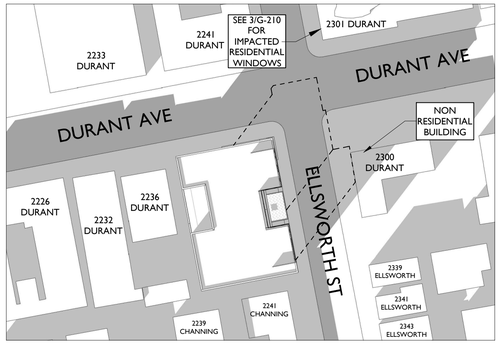
08/05/24	SB330 SUBMITTAL
09/09/24	**ENTITLEMENT SUB**

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
SHADOW STUDY
EXISTING
W/ NEIGHBOR SHADOWS

SHEET:
G-202



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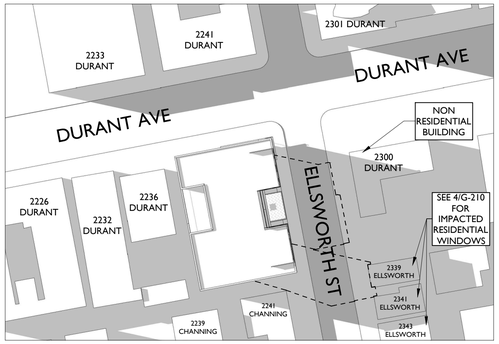

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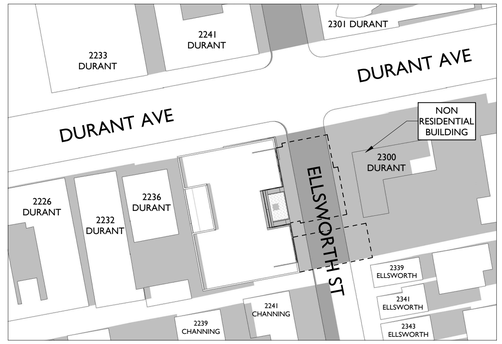

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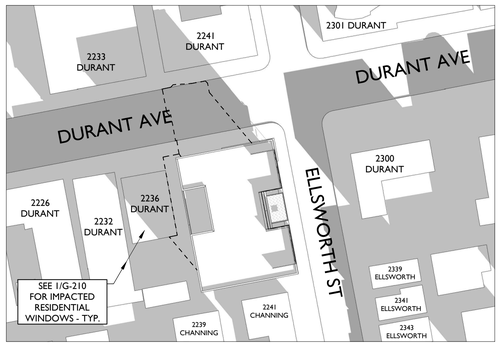

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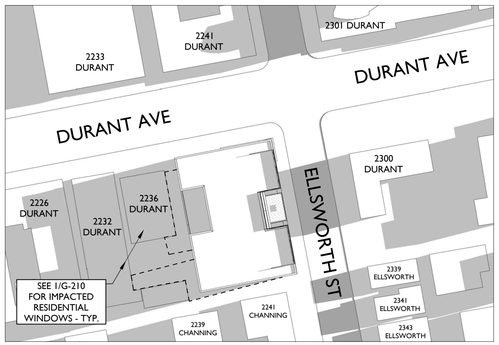

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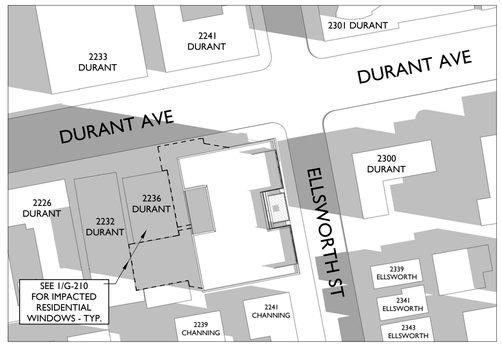

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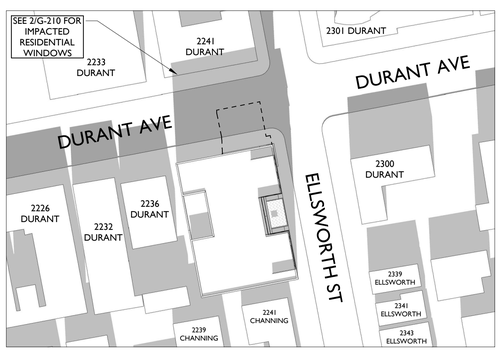

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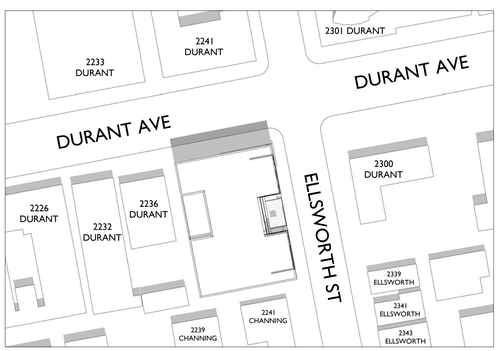

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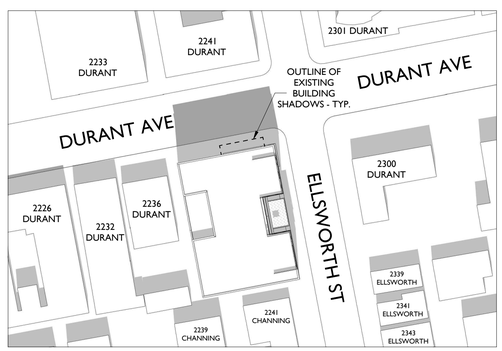

1 09/05/24 - NOON - PROPOSED

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1810 sixth street, berkeley ca 94710
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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/09/24	ENTITLEMENT SUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
SHADOW STUDY
PROPOSED
W/ NEIGHBOR SHADOWS

SHEET:
G-203

4 ELLSWORTH EAST-SIDE SHADOW IMPACTS - 6/20

2 DURANT NORTHWEST-SIDE SHADOW IMPACTS - 12/21

3 DURANT NORTHEAST-SIDE SHADOW IMPACTS - ALL STUDY DAYS

1 DURANT SOUTH-SIDE SHADOW IMPACTS - ALL STUDY DAYS

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09/05/24	ENTITLEMENT SUB.

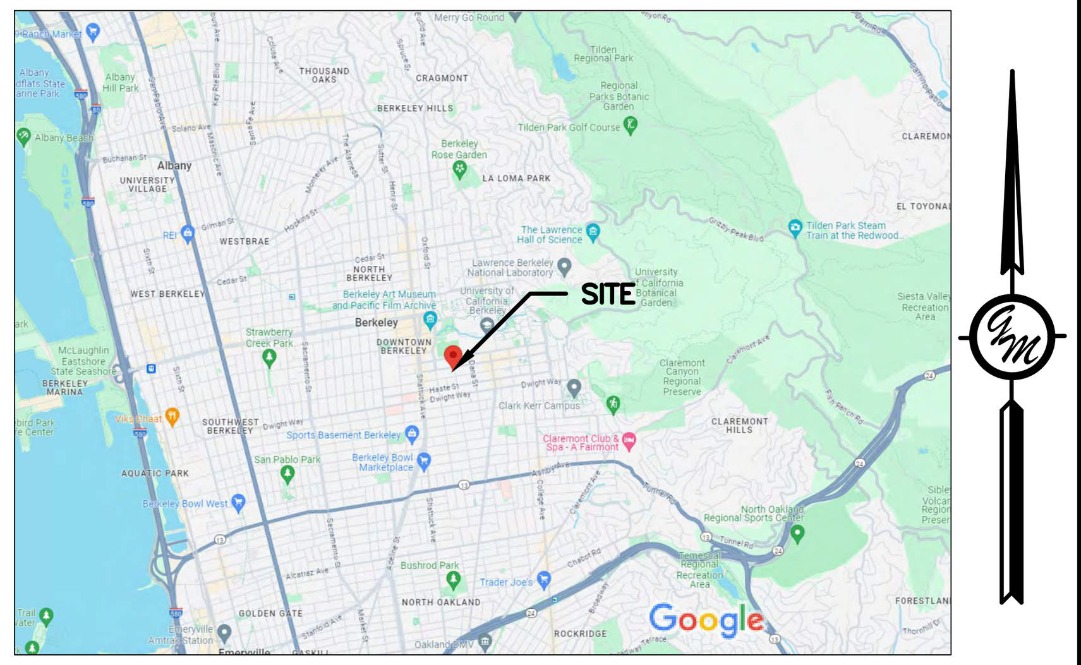
CITY PERMIT RECORD:

PROJECT: VLC09

TITLE: SHADOW STUDY ADJACENT BLDGS

SHEET: **G-210**

IMPROVEMENT PLANS
2298 DURANT AVE BERKELEY, CA
APN: 055-1887-001 & 055-1887-002



VICINITY MAP

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY FOR BERKELEY MONUMENT FOUND AT ELLSWORTH STREET AND THE INTERSECTION OF THE REFERENCE POINTS AT FULTON STREET WAS TAKEN AS N83°00'00"E, PROJECTED AS SHOWN ON PARCEL MAP NO. 10100, FILED IN BOOK 320 OF MAPS, AT PAGES 96 THROUGH 100, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY ESTABLISHED BY HOLDING THE ELEVATION OF 211.60' ON THE TOP OF A 3/8THS INCH BRASS PIN IN A MONUMENT WELL FOUND AT THE INTERSECTION OF ELLSWORTH STREET AND DURANT AVENUE, AS SHOWN ON THIS MAP. THIS MONUMENT WAS TAKEN AS CITY OF BERKELEY MONUMENT B0401, HELD PER CORNER RECORD 7052 AND CITY SURVEYOR'S NOTES AS CITY OF BERKELEY DATUM.
ELEVATION = 211.60' COB DATUM

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS PROVIDED TO THE SURVEYOR, THE FIRST HAVING ORDER NUMBER NCS-1183023-CC, DATED MAY 31, 2023, AND THE SECOND HAVING ORDER NUMBER NCS-1177686, AMENDED, DATED APRIL 11, 2023. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT EXIST 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.

REFERENCES:

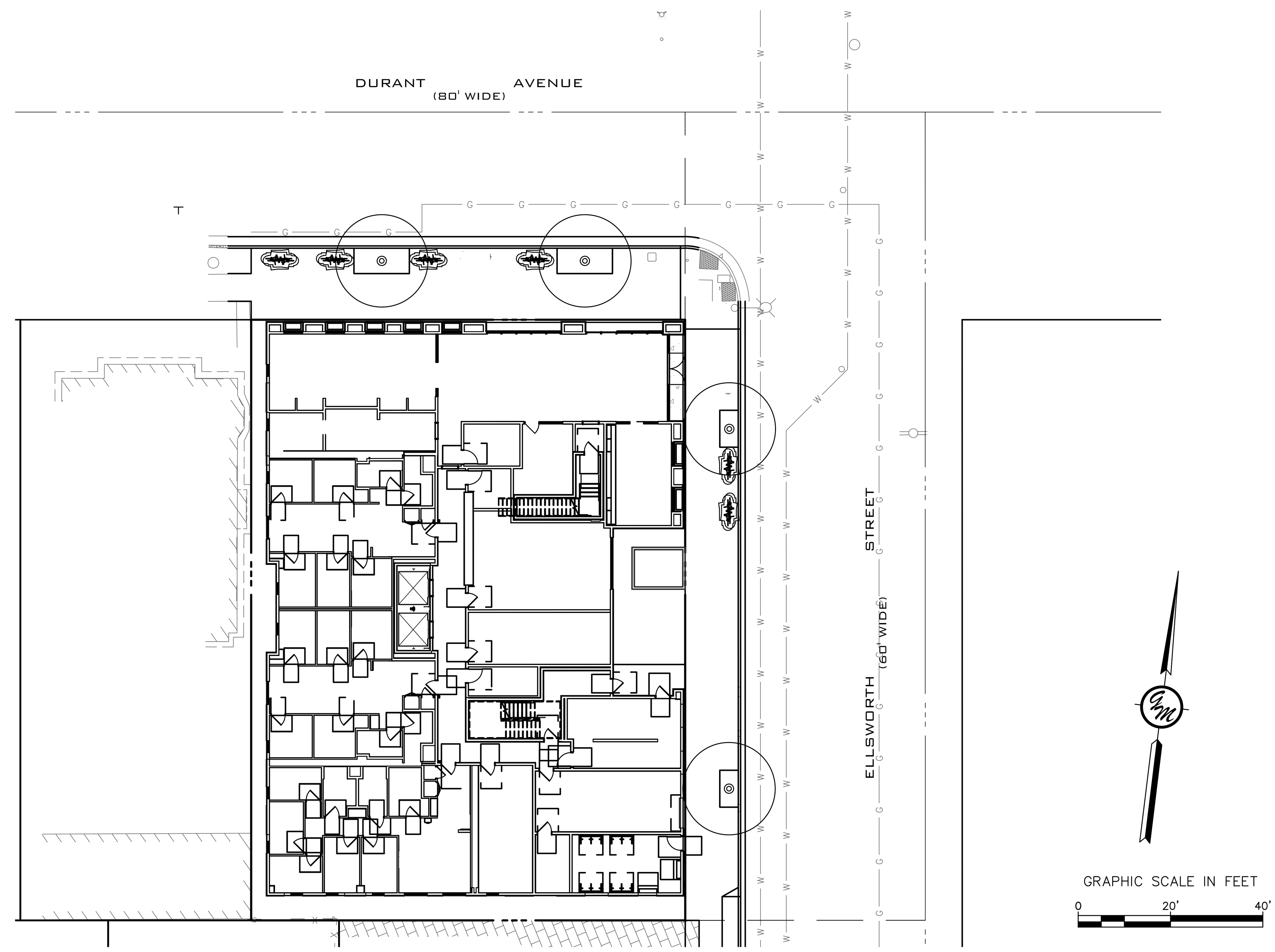
(1) --- PARCEL MAP 10100, FILED BOOK 320 OF MAPS AT PAGES 96-100 ON OCTOBER 8TH, 2012, ALAMEDA COUNTY RECORDS (ACR).
(2) --- PARCEL MAP 9152, FILED BOOK 300 OF MAPS AT PAGES 25-26 ON JULY 18TH, 2007, ACR.
(3) --- CORNER RECORD 7052, FILED BOOK 67 OF CORNER RECORDS AT PAGE 20 ON MAY 8TH, 2015, ACR.
(4) --- CORNER RECORD 10921, FILED BOOK 105 OF CORNER RECORDS AT PAGE 22 ON NOVEMBER 7TH, 2017, ACR.
(5) --- CORNER RECORD 12003, FILED BOOK 114 OF CORNER RECORDS AT PAGE 5 ON SEPTEMBER 24TH, 2018, ACR.
(6) --- CORNER RECORD 7857, FILED BOOK 75 OF CORNER RECORDS AT PAGE 24 ON DECEMBER 23RD, 2015, ACR.
(7) --- MAP OF COLLEGE HOMESTEAD, FILED LIBER - "T" OF DEEDS AT PAGE 799 ON MAY 15, 1866, ACR.
(8) --- GRANT DEED INSTRUMENT NO. 2024000008, RECORDED JANUARY 2ND, 2024.
(9) --- GRANT DEED INSTRUMENT NO. 2013122970, RECORDED APRIL 5TH, 2013.

BOUNDARY NOTE:

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

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

TOPOGRAPHIC SURVEY & BENCHMARK INFORMATION



SITE

MUNICIPALITY STAMPS

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

OWNER/APPLICANT:
VALIANCE CAPITAL
NHAN NGUYEN LE
2425 CHANNING WAY,
STE B, PMB #820
BERKELEY, CA 94705

PROPERTY ADDRESS:
2298 DURANT AVE.
BERKELEY, CA

ASSESSOR'S PARCEL NO:
APN: 055-1887-001 & 055-1887-002

SANITARY SEWER BY:
CITY OF BERKELEY

WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
BERKELEY FIRE DEPARTMENT

PROJECT INFORMATION

SHEET INDEX

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

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

COVER SHEET

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=20'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C0.0

AB	AGGREGATE BASE
ABAG	ASSOCIATION OF BAY AREA GOVERNMENTS
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALTIC CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
AE	ACCESS EASEMENT
AL	AREA LIGHT
ANC	ANCHOR
ANG PT	ANGLE POINT
AP	ANCHOR POLE
ARV	AIR RELIEF VALVE
ASB	AGGREGATE SUB-BASE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BEGINNING OF CURVE
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK OF SIDEWALK
BM	BENCH MARK
BO	BLOWOFF
BPD	BACKFLOW PREVENTION DEVICE
BVC	BEGINNING OF VERTICAL CURVE
BVCE	BEGINNING OF VERTICAL CURB ELEVATION
BVCS	BEGINNING OF VERTICAL CURB STATION
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCCSD	CENTRAL CONTRA COSTA SANITARY DISTRICT
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTERLINE
CL II	CLASS 2
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
CVSAN	CASTRO VALLEY SANITARY DISTRICT
CY	CUBIC YARDS
DI	DROP INLET/DRAIN INLET
DIP	DUCTILE IRON PIPE
DMA	DRAINAGE MANAGEMENT AREA
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA	EACH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELECTRO	ELECTROLIER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL DISTANCE
EV	ELECTRIC VEHICLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICLE CURVE
EVCE	END OF VERTICAL CURB ELEVATION
EVCS	END OF VERTICAL CURB ELEVATION
EW	EACH WAY
FM	FORCE MAIN
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FINISH SURFACE
G	GAS MAIN
GAS V	GAS VALVE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
G&M	GREENWOOD & MOORE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HOR	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT ELEVATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
LAT	SEWER LATERAL
LBS	POUND
LF	LENGTH IN FEET
LP	LOW POINT
LS	LENGTH IN FEET
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PAVEMENT
PCC	PORTLAND CONCRETE CEMENT
PCF	POUNDS PER CUBIC FOOT
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSI	POUND PER SQUARE INCH
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
(R)	RADIAL LINE
RL	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT/RISER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
SWC	STORM UNDER CONTROL
T	TELEPHONE LINE
TBO	TEMPORARY BLOWOFF
TC	TOP OF CURB
TCM	TREATMENT CONTROL MEASURE
TELE	TELEPHONE
TH	THRESHOLD
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHEWISE
USD	UNION SANITARY DISTRICT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERICAL
VIF	VERIFY IN FIELD
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT

ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
		AREA DRAIN
		AREA LIGHT
		BLOWOFF
		BRUSH LINE
		BUILDING
	CTV	CABLE TV
		CLEANOUT
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
		FDC
x x x	x x x	FENCE
		FIRE HYDRANT
F		FIRE MAIN
G	G	GAS MAIN/SERVICE
		GAS VALVE
GM	GM	GAS METER
UPA	UPA	GUY ANCHOR
		ACCESSIBLE SPACE
		INLET
JT	JT	JOINT TRENCH
		MONUMENT
		OVERLAND RELEASE
		RIDGE LINE
		SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
		SAWCUT LINE
		SIGN
3.0%		SLOPE
		STORM DRAIN MANHOLE
SD	SD	STORM DRAIN LINE
		SANITARY SEWER MANHOLE
		SWALE
	T	TELEPHONE LINE
		TRAFFIC SIGNAL
		TRANSFORMER
		TREE
		JOINT POLE
		VALLEY GUTTER
		WALL
W	W	WATER MAIN
	WM	WATER METER
		WATER VALVE

LEGEND

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IMPROVEMENT PLAN
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BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

ABBREVIATIONS & LEGEND

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=20'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C0.1

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.
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.

THE GRADING WORK DEPICTED HEREON SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE SOIL INVESTIGATION TITLED "GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL BUILDING 2298 DURANT AVENUE BERKELEY, CALIFORNIA."

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9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 C2.0 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 SUPPLIERS PRIOR TO DEMOLITION TO COORDINATE THE DISCONNECTION, RELOCATION, AND REMOVAL OR ABANDONMENT OF UTILITIES (I.E. TELEPHONE, ELECTRICAL, WATER, SEWER, ETC.) SERVING THE STRUCTURE TO BE DEMOLISHED. NOTE: THIS MAY BE A LENGTHY TASK. CONTRACTOR SHALL PLAN ACCORDINGLY.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY TERMINATION POINTS, SIZES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE CAPPED, ABANDONED, RELOCATED, OR MODIFIED SHOULD BE "POTHOLED" TO CONFIRM THEIR SIZE, LOCATION, ELEVATION, AND CONFIGURATION PRIOR TO CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE A DETAILED UTILITY REMOVAL/RELOCATION PLAN FOR CLIENT'S REVIEW PRIOR TO CONSTRUCTION. NOTE: PRE-PLANNING IS CRITICAL AS THESE TASKS COULD BE VERY TIME CONSUMING AND EXPENSIVE. ADDITIONALLY, THIS COULD HAVE A MAJOR NEGATIVE IMPACT ON THE PROJECT IF NOT IDENTIFIED AND PLANNED FOR WELL IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.
6. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. 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 UTILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE AT NEW TO EXISTING PIPE CROSSINGS PRIOR TO THE START OF NEW PIPELINE CONSTRUCTION. NOTE: UTILITY LOCATION AND/OR POTHOLING IS CRITICAL. PRE-PLANNING IS ALSO CRITICAL AS THESE TASKS COULD BE VERY TIME CONSUMING AND EXPENSIVE. ADDITIONALLY, THIS COULD HAVE A MAJOR NEGATIVE IMPACT ON THE PROJECT IF NOT IDENTIFIED AND PLANNED FOR WELL IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.

SURVEY NOTES:

SEE SHEET C1.0 FOR ADDITIONAL INFORMATION NOT SHOWN

1. TREES IN THIS AREA ARE NOT SHOWN ON THIS SURVEY.
2. ONLY TREES APPROXIMATELY 6" DIAMETER OR LARGER ARE SHOWN ON THIS SURVEY.
3. TREE DRIPLINES ARE NOT SHOWN ON THIS SURVEY.

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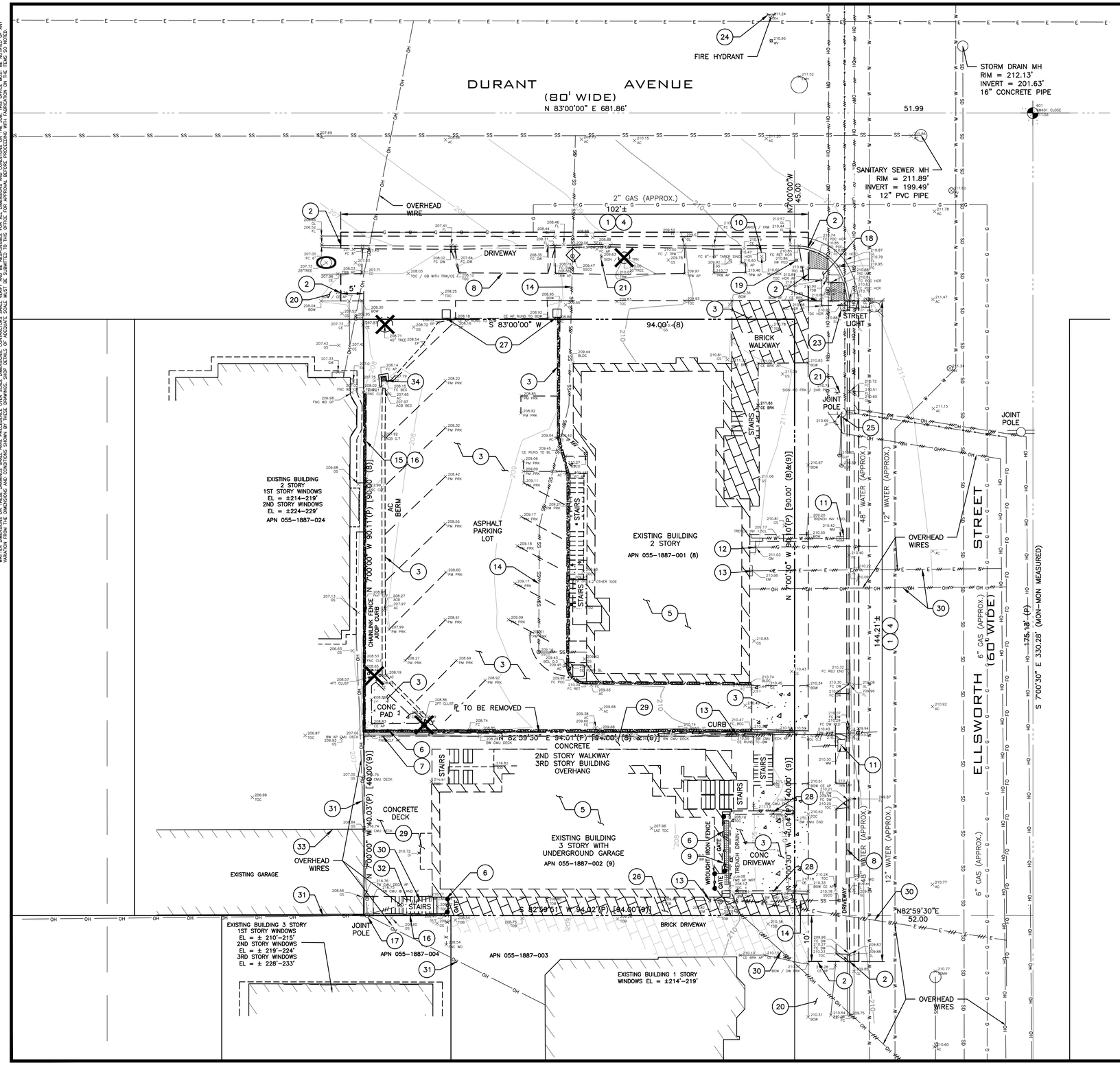
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
Jeff Moore
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

NOTES

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=20'
DATE 04/10/2025
PROJECT NO. 2024.030
PHASE NO. XX
SHEET NO. C0.2



KEYNOTES:

1. SAWCUT
2. LIMIT OF REMOVAL
3. REMOVE (E) CONCRETE/ASPHALT/BRICK
4. REMOVE (E) SIDEWALK, CURB, & GUTTER
5. (E) BUILDING & FOUNDATION TO BE DEMOLISHED, REMOVE (E) ASSOCIATED RETAINING WALLS AND FOUNDATION. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
6. REMOVE (E) FENCE AND/OR GATE
7. REMOVE (E) RETAINING WALL
8. REMOVE (E) DRIVEWAY
9. REMOVE (E) TRENCH DRAIN
10. REMOVE & REINSTALL (E) MAILBOX. COORDINATE REMOVAL & REINSTALLATION WITH UNITED STATES POSTAL SERVICE.
11. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
12. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
13. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
14. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. 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.
15. REMOVE (E) CONCRETE WALL. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
16. REMOVE (E) FENCE. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.
17. (E) JOINT POLE WITH GUY WIRE TO REMAIN
18. (E) ACCESSIBLE RAMP TO REMAIN
19. (E) CROSSWALK BUTTON/BOLLARD TO REMAIN
20. (E) CONCRETE TO REMAIN
21. (E) SIGN TO REMAIN
22. (E) CURB & GUTTER TO REMAIN
23. (E) LIGHT POLE TO REMAIN
24. (E) FIRE HYDRANT TO REMAIN
25. REMOVE (E) JOINT POLE & UNDERGROUND (E) OVERHEAD UTILITIES (BY OTHERS)
26. REMOVE (E) BRICK PAVERS TO PROPERTY LINE
27. REMOVE (E) BRICK POST
28. REMOVE (E) RETAINING WALL AND FOUNDATION.
29. REMOVED (E) CONCRETE DECK, WALLS AND FOUNDATION.
30. REMOVE (E) OVERHEAD UTILITY LINE TO BUILDING. COORDINATE REMOVAL WITH APPROPRIATE UTILITY MUNICIPALITY.
31. (E) OVERHEAD UTILITY LINE TO REMAIN.
32. REMOVE (E) CONCRETE STEPS.
33. PROTECT (E) BUILDING ON ADJACENT PROPERTY DURING DEMOLITION.
34. (E) DRAIN INLET AND STORM DRAIN TO REMAIN DURING DEMOLITION. REMOVE (E) DRAIN INLET AND STORM DRAIN PRIOR TO CONSTRUCTION OF (N) BUILDING FOUNDATION.

X REMOVE (E) TREE AND/OR (E) STUMP

O (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055–1887–001 & 055–1887–002

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

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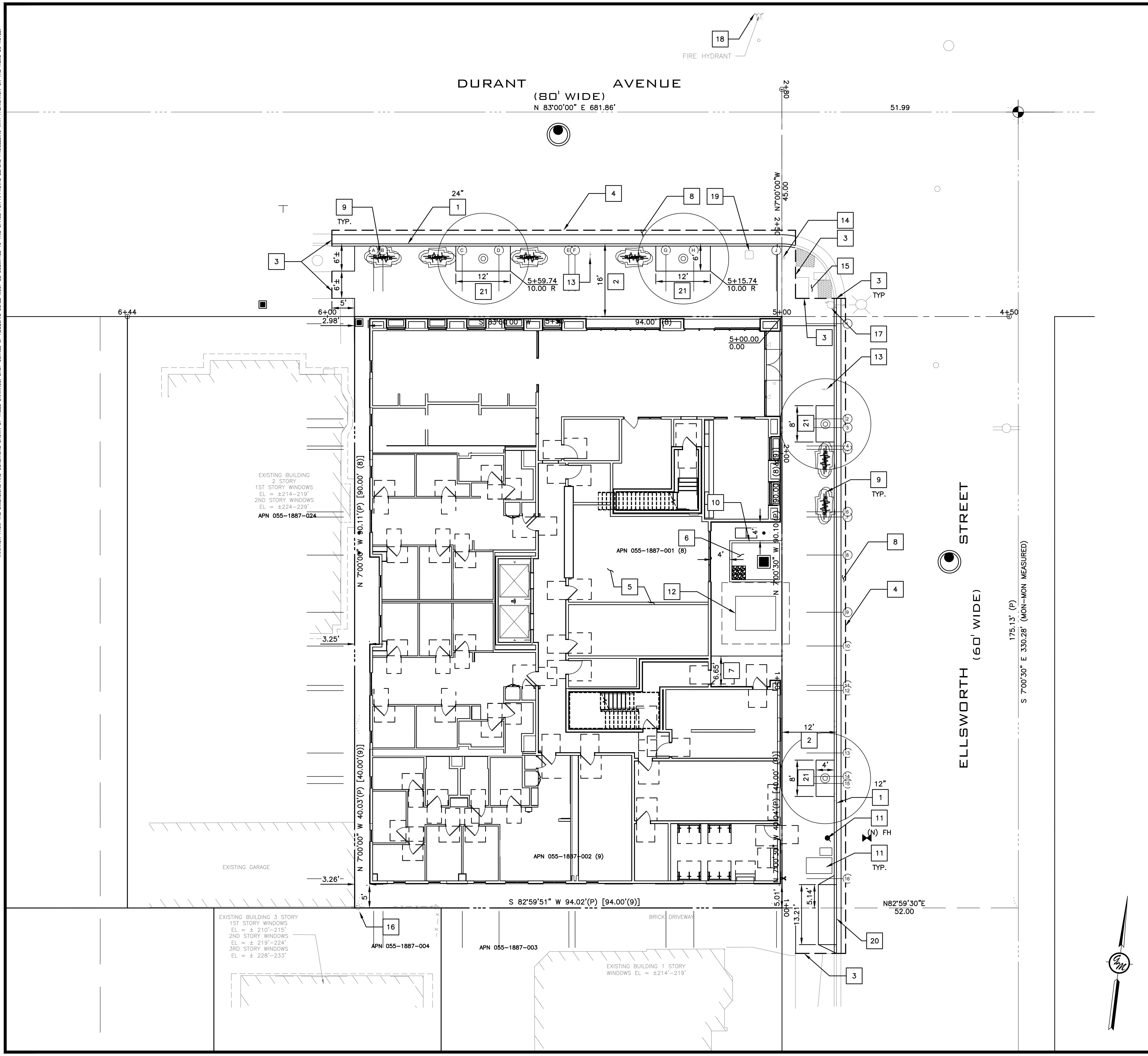
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C1.0



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 DETAIL 8153. SEE DETAIL 2/C7.4.
3. CONFORM TO EXISTING SAWCUT LINE
4. SAWCUT LINE. CONFORM TO (E) AC PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. FLOW THROUGH PLANTER
7. (N) PRIVATE CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
8. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
9. (N) BIKE RACK
10. RETAINING WALL AT FLOWTHROUGH PLANTER
11. (N) WATER METER
12. (N) ABOVE GROUND TRANSFORMER
13. (E) SIGN TO REMAIN
14. (E) CROSSWALK POLE TO REMAIN
15. (E) ACCESSIBLE RAMP TO REMAIN
16. (E) JOINT POLE TO REMAIN
17. (E) STREETLIGHT TO REMAIN
18. (E) FIRE HYDRANT TO REMAIN
19. REMOVE AND REINSTALL (E) MAILBOX (BY OTHERS)
20. (N) DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.4.
21. (N) TREE WELL
22. DIMENSION TO GRIDLINE. SEE PLAN FOR GRIDLINE NUMBER/LETTER
23. $\frac{5}{8}$" GAP BETWEEN CONCRETE EDGE & BUILDING. FILL WITH BACKER ROD & CAULK.
24. (N) FIRE HYDRANT

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SITE PLAN

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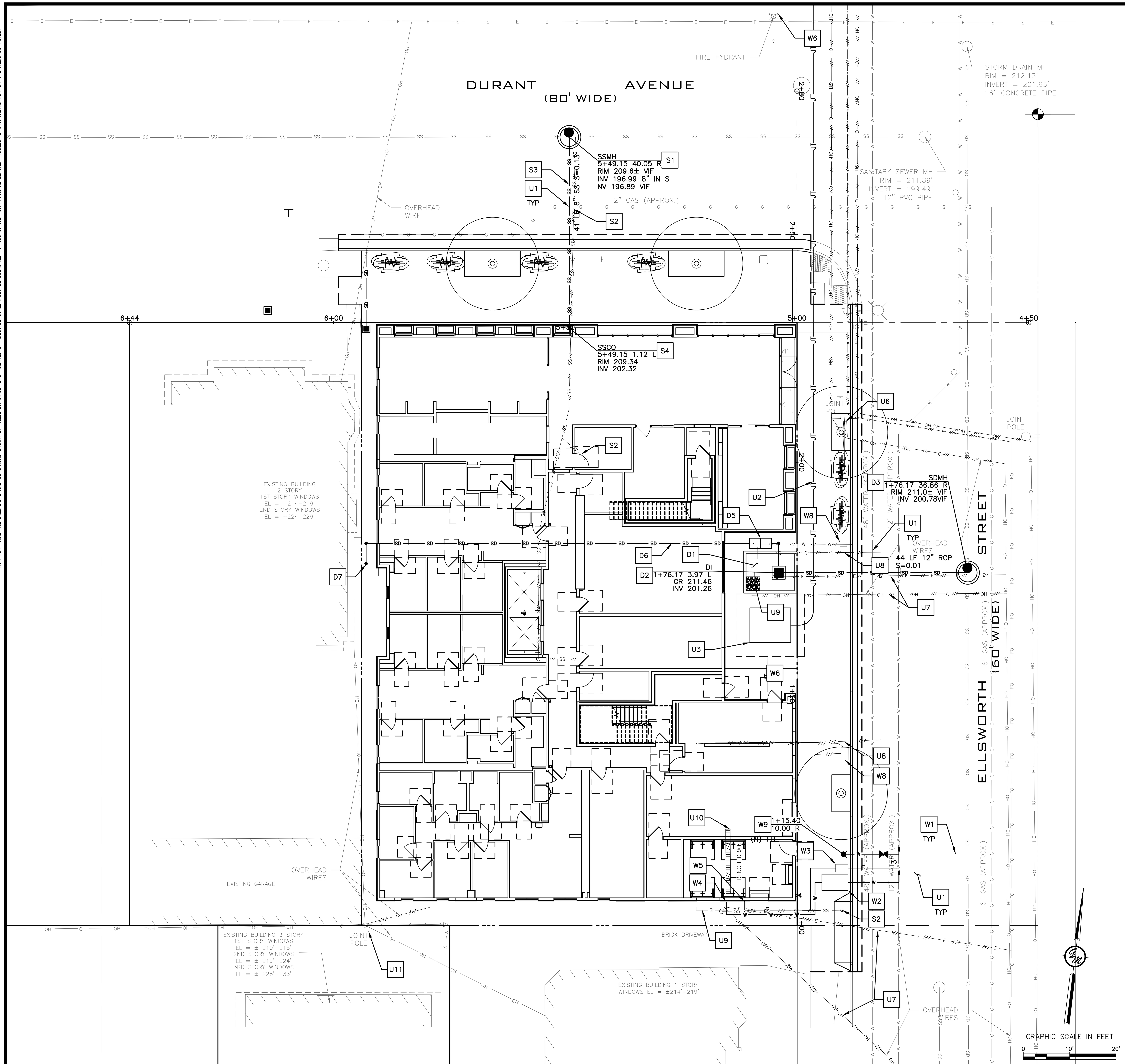
PHASE NO. XX
SHEET NO. C2.0



STORM DRAINAGE KEYNOTES D#

1. FLOW THROUGH PLANTER
2. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE. DRAIN INLET TO BE CP2424 PER DETAIL 1/C7.1 & 2/C7.1
3. STORM DRAIN MANHOLE PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
4. APPROXIMATE LOCATION OF RAIN WATER DOWNSPOUT TO OUTFALL INTO BIORETENTION AREA AT COBBLE DISSIPATOR
5. BELOW GROUND CONTECH CARTRIDGE CATCH BASIN STORMFILTER TO TREAT ROOFTOP. CONNECT 6" STORM DRAIN OUTLET TO DRAIN INLET. SEE DETAIL 4/C7.1.
6. STORM DRAIN THROUGH BUILDING. COORDINATE WITH PLUMBING CONSULTANT.
7. CONNECT DOWNSPOUT TO STORM DRAIN THAT IS CONNECTED TO FILTER VAULT.

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD. SEE 4/C7.4.
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" HDPE SDR 17
4. 2 WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.

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. 2" WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. X" FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
   7.1. 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.
   7.2. 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.
8. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
9. (N) FIRE HYDRANT PER EBMUD AND CITY OF BERKELEY STANDARDS, REQUIREMENTS AND SPECIFICATIONS.

UTILITY KEYNOTES U#

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
3. (N) ABOVE GROUND TRANSFORMER (BY OTHERS)
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136.
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF
6. REMOVE (E) JOINT POLE AND UNDERGROUND EXISTING OVERHEAD UTILITIES (BY OTHERS)
7. REMOVE (E) OVERHEAD LINES
8. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
9. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
10. REMOVE (E) TRENCH DRAIN. ABANDON EXISTING STORM DRAIN LINE.
11. (E) JOINT POLE TO REMAIN.

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UTILITY PLAN

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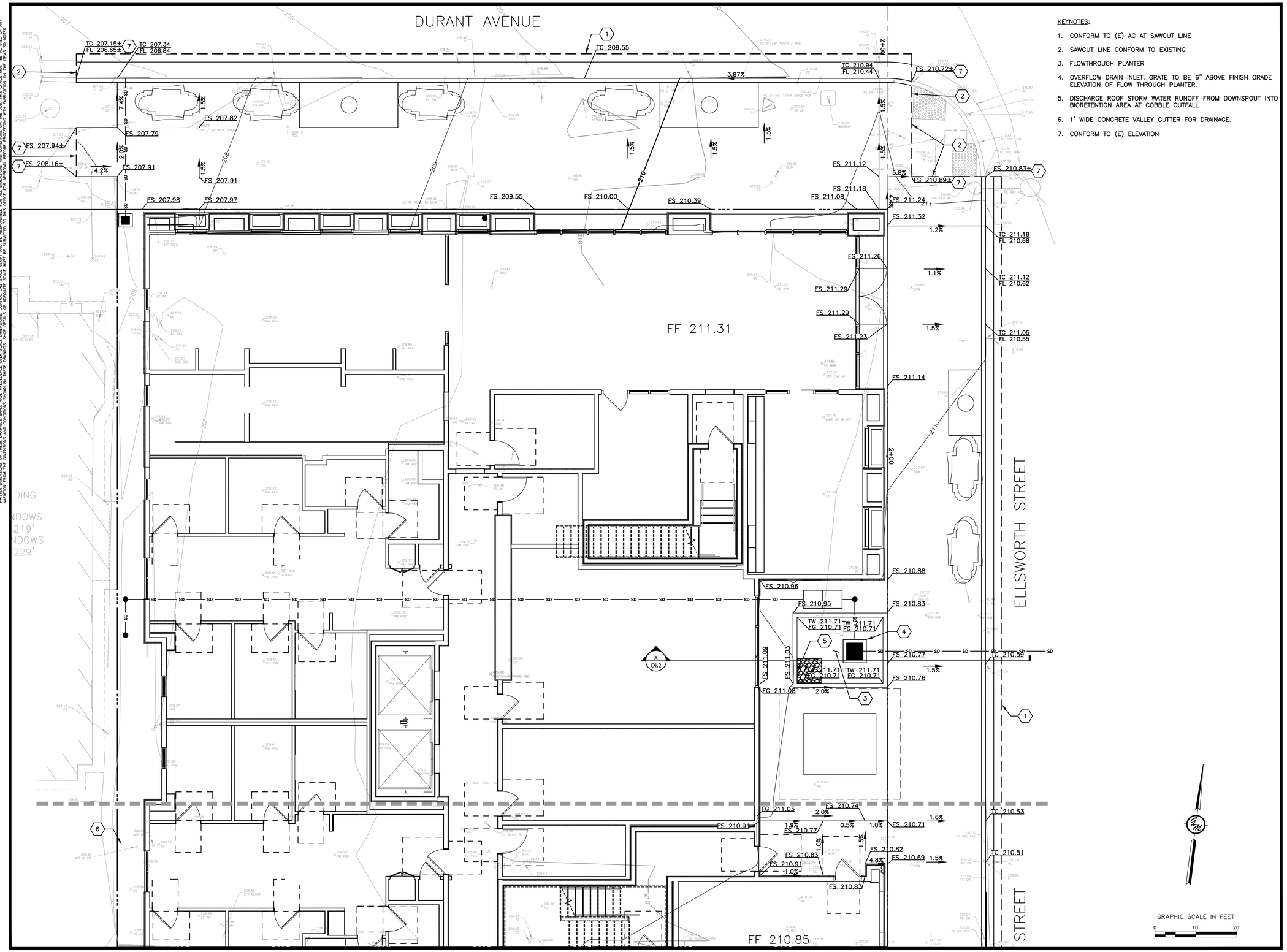
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C3.0



KEYNOTES:

1. CONFORM TO (E) AC AT SAWCUT LINE
2. SAWCUT LINE CONFORM TO EXISTING
3. FLOWTHROUGH PLANTER
4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
6. 1' WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
7. CONFORM TO (E) ELEVATION

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

GRADING PLAN

CHECKED BY:	BD
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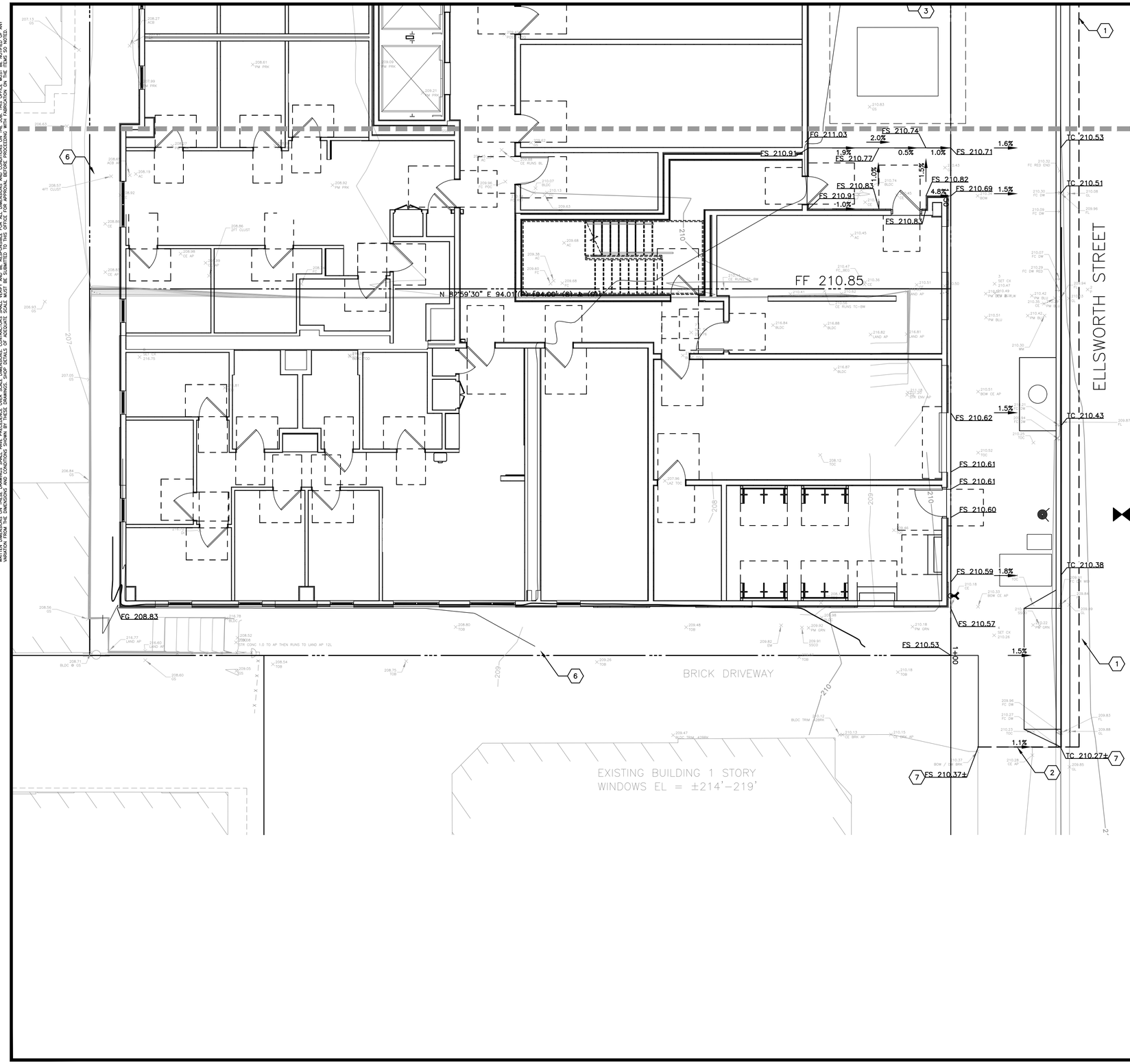
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C4.0



KEYNOTES:

1. CONFORM TO (E) AC AT SAWCUT LINE
2. SAWCUT LINE CONFORM TO EXISTING
3. FLOWTHROUGH PLANTER
4. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.
5. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
6. 1' WIDE CONCRETE VALLEY GUTTER FOR DRAINAGE.
7. CONFORM TO (E) ELEVATION

GRAPHIC SCALE IN FEET
0 10' 20'

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

GRADING PLAN

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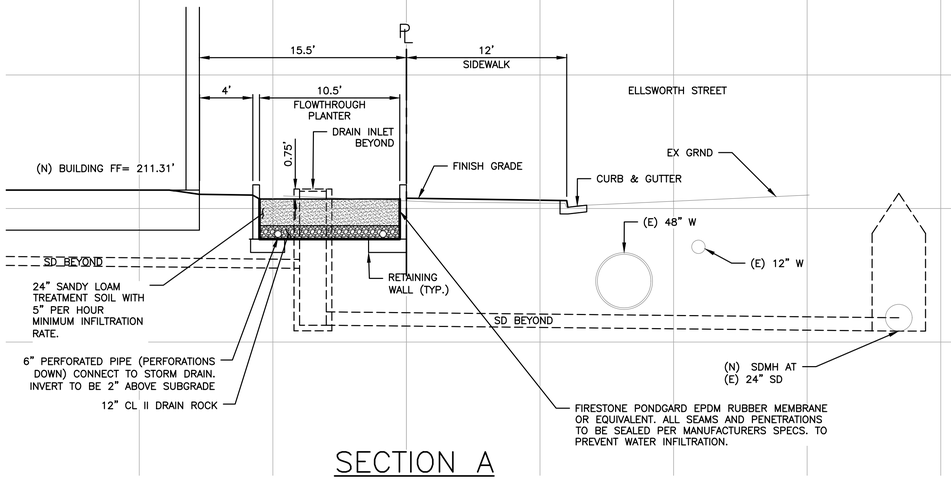
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C4.1



SECTION A

SCALE: 1"=5'

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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

SECTIONS

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DRAWN BY: ST
SCALE: AS SHOWN
DATE 04/10/2025
PROJECT NO. 2024.030
PHASE NO. XX
SHEET NO. C4.2

TABLE A
IMPERVIOUS AREA SUMMARY

	IMPERVIOUS AREA (SQ FT)	PERVIOUS PAVEMENT/GRAVEL (SQ FT)	LANDSCAPE (SQ FT)
EXISTING	10,604	0	1,631
PROPOSED	10,878	0	1,357

TABLE B
FLOWTHROUGH PLANTER DESIGN

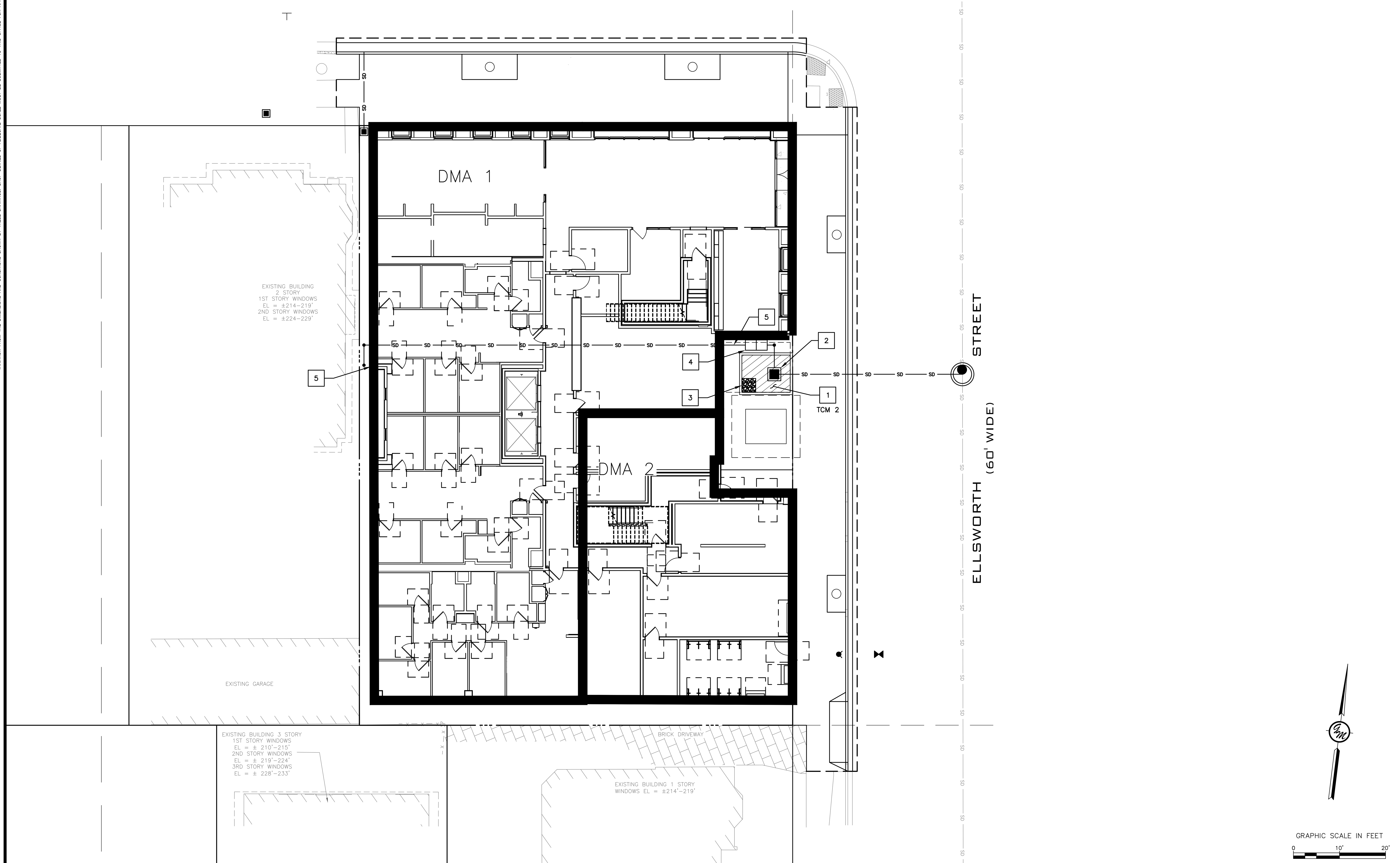
		a	b		c	d	e	f				
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	TOTAL DRAINAGE AREA (SF)	LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATEMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
2	2	2,636	85	0	85	2,551	2,560	80	85	9	BIORETENTION	AREA METHOD*

TABLE C
CONTECH FILTER VAULT DESIGN

		a	b		c	d	e	f			
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (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
1	1	8,207	0	0	0	8,207	8,207	0.0339	0.0558	FILTER VAULT	RATIONAL METHOD*

KEYNOTES #

1. FLOWTHROUGH PLANTER AT GRADE
2. OVERFLOW DRAINAGE INLET GRATE ON DROP INLET TO BE 6" ABOVE FINISH GRADE ELEVATION OF BIORETENTION AREA
3. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL
4. CONTECH FILTER VAULT. SEE UTILITY PLAN SHEET C3.0 FOR MORE INFORMATION. TWO FILTERS.
5. CONNECT DOWNSPOUT TO STORMDRAIN CONNECTED TO FILTER VAULT.



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IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

STORMWATER CONTROL PLAN

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE 04/10/2025
PROJECT NO. 2024.030
PHASE NO. XX
SHEET NO. C5.0

Worksheet for Calculating the Combination Flow and Volume Method

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the gui

1.0 Project Information

1-1	Project Name:	2298 DURANT AVE	
1-2	City application ID:	BERKELEY	
1-3	Site Address or APN:	0	
1-4	Tract or Parcel Map No:	0	
1-5	Site Mean Annual Precip. (MAP)[1]	23.0	Inches
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.		Click here for map
1-6	Applicable Rain Gauge[2]	Oakland Airport (CWPAC)	

MAP adjustment factor is automatically calculated as: 1.25

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

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

2-1 Name of DMA: DMA-2

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

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious Surface	5,312	1.0	5,312
2-3	Pervious Surface	165	0.1	17
	Total DMA Area (square feet) =	5,477		
2-4	***Total Effective Impervious Area (EIA)***			5,329 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	13.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** 1.00 Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 1.25 Inches

(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 557 Cubic feet

(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	6.27	Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA impervious surface	213	Square feet
5-2	Area 25% smaller than item 5-1	160	Square feet
5-3	Volume of treated runoff for area in Item 5-2	417	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	139	Cubic feet (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.9	Feet (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from ft to inches	10.4	Inches (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Me 25

7-1	Enter an area larger or smaller than Item 5-2	165	Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2	Volume of treated runoff for area in Item 7-1	431	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	126	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.76	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from feet to inches	9.14	Inches (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.		

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STORMWATER CONTROL PLAN
COMBINATION CALCULATIONS

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE: 04/10/2025
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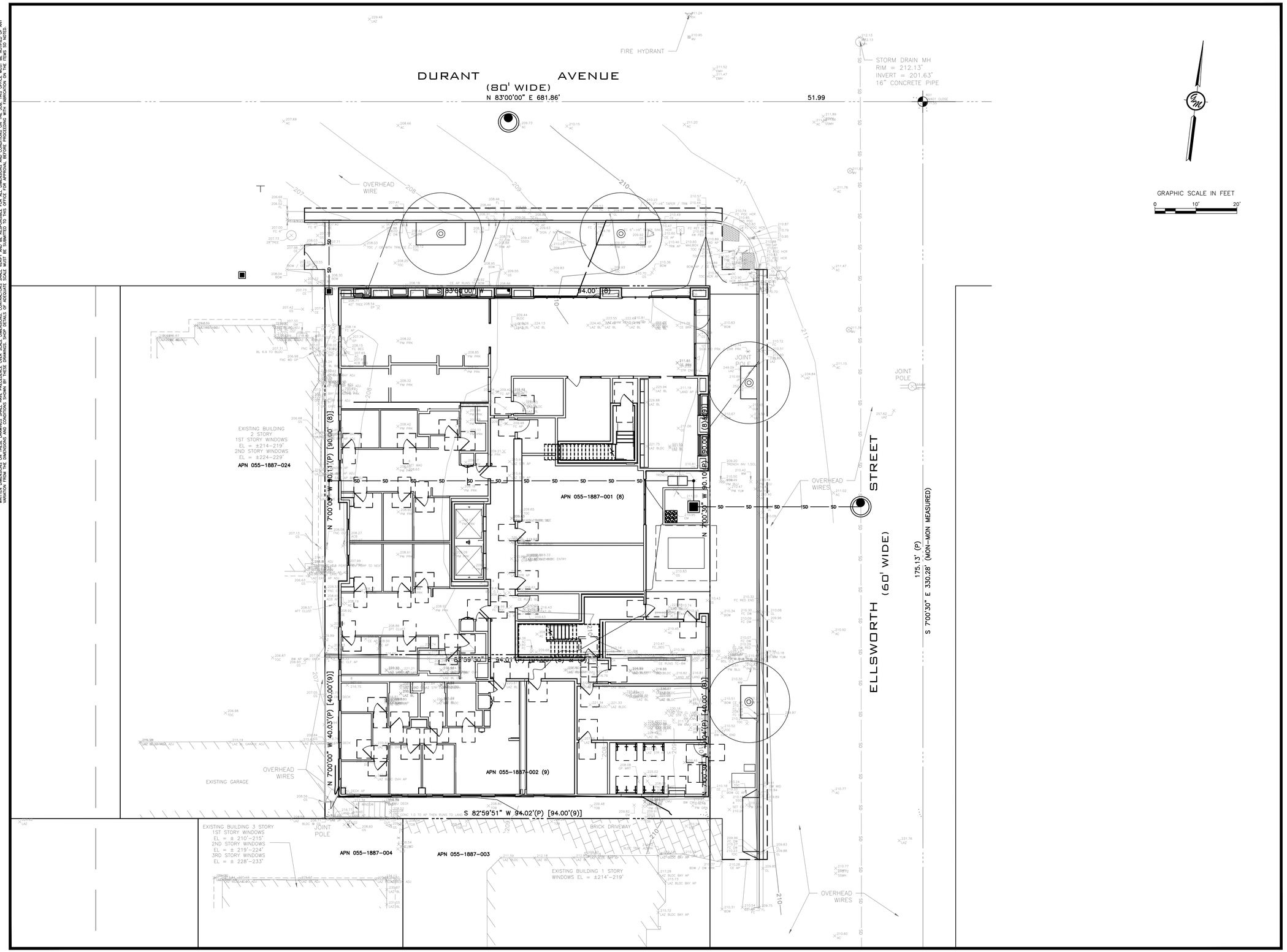
PHASE NO.: XX
SHEET NO.: C5.1



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STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055–1887–001 & 055–1887–002

EROSION CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C6.0

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

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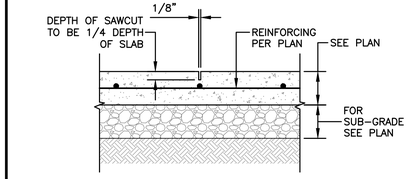
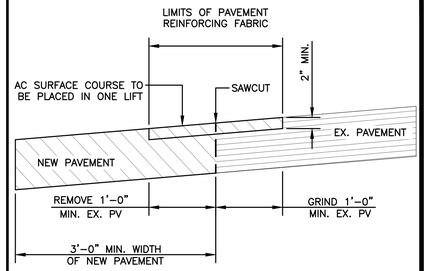


NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE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

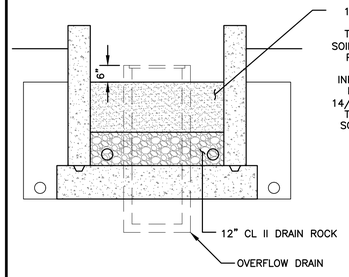
1 1/2"=1'-0"

CRACK CONTROL 4



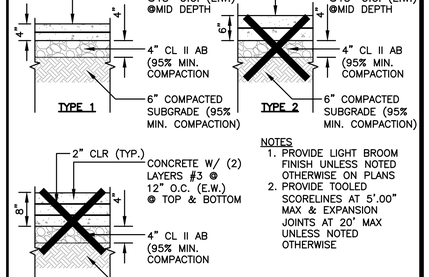
1"=1'-0"

SAWCUT 1



1/2"=1'-0"

FLOWTHROUGH PLANTER 5

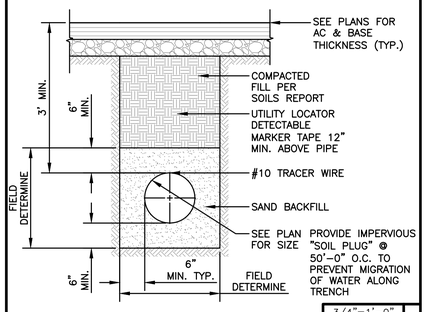


NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'-0"

CONCRETE SLAB 2

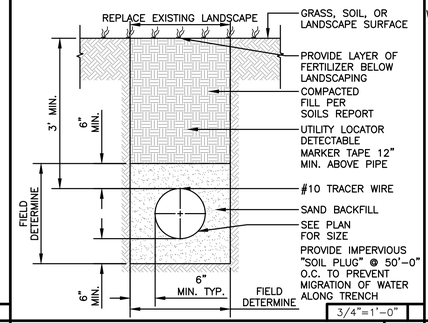
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



3/4"=1'-0"

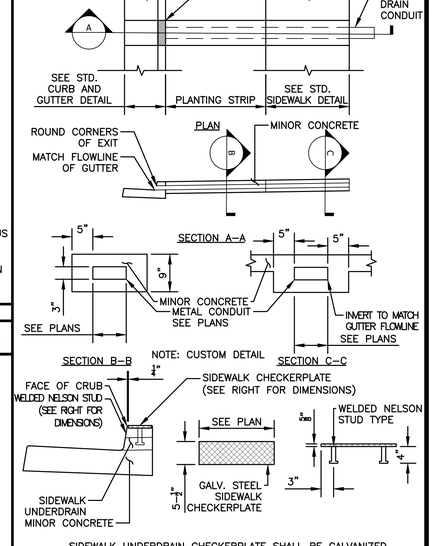
ASPHALT TRENCH 6

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

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

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

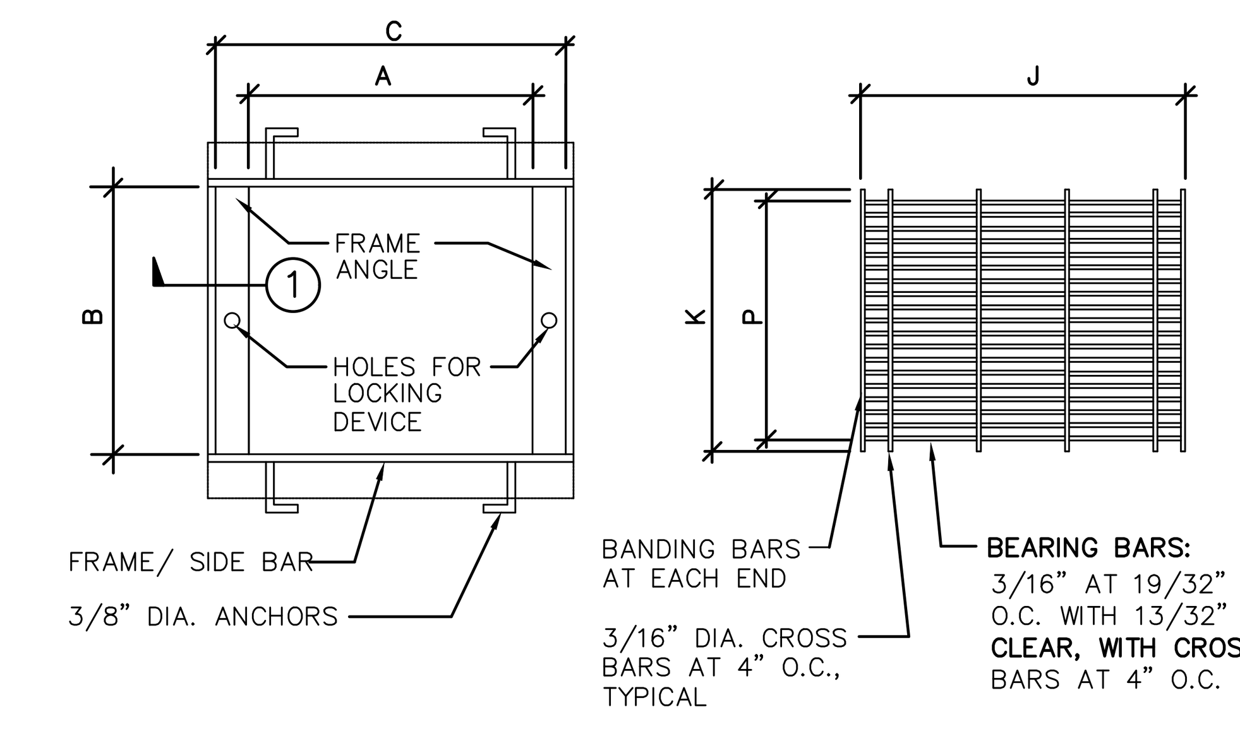
DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: AS SHOWN
DATE 04/10/2025
PROJECT NO. 2024.030
PHASE NO. XX
SHEET NO. C7.0

Detail 3

Central Precast

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



FRAME PLAN — GRATE PLAN

MODEL	FRAMES A (IN)	FRAMES B (IN)	FRAMES C (IN)	BEARING ANGLE (IN)	SIDE BAR (IN)	GRATE J (IN)	GRATE K (IN)	GRATE P (IN)	BEARING BARS (IN)	BAND BAR (IN)	# BARS
CP1212 S/H	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
CP1818 S/H	18–3/8	18–3/8	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 S/H	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
CP2424 S/H	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

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

NOTES :

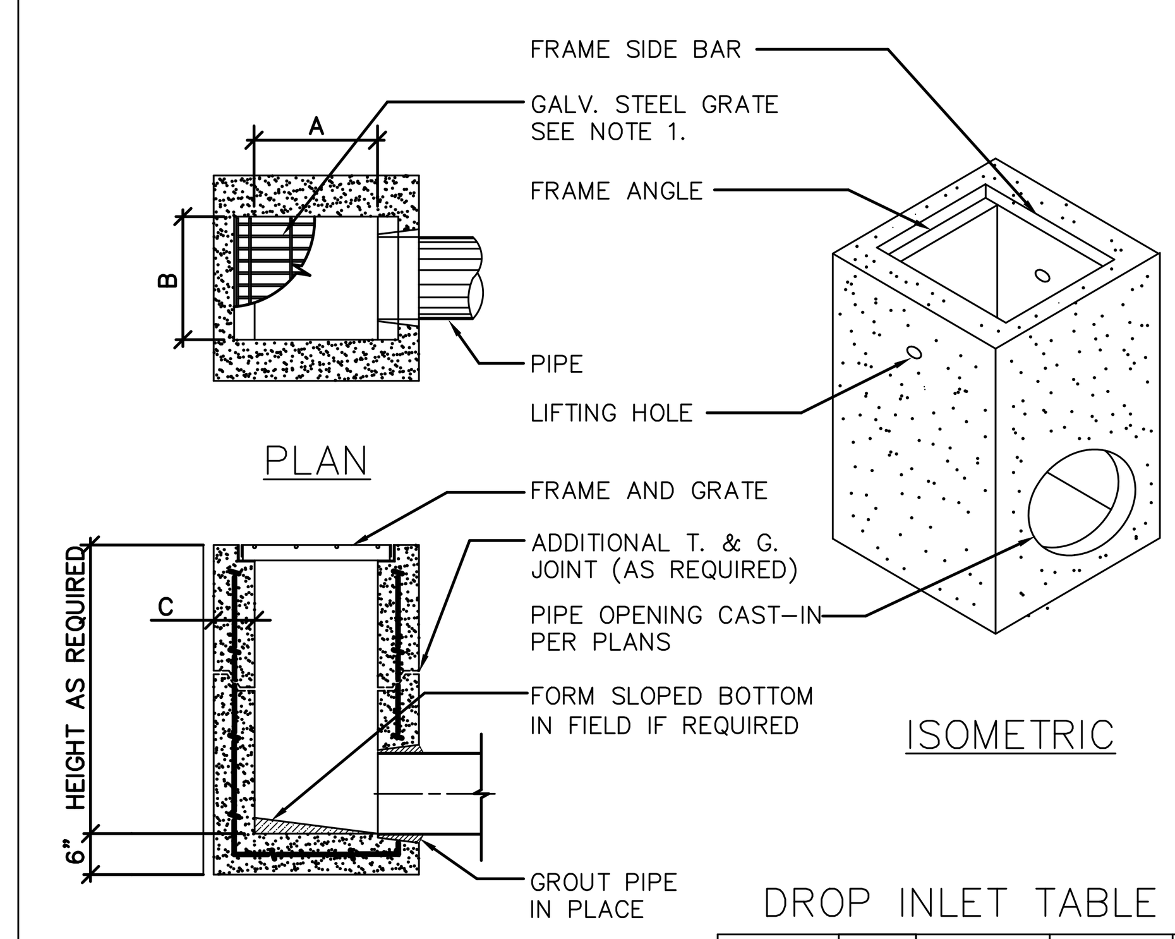
1. FRAME AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.
3. DETAIL–1 SEE PAGES 1–8, 1–9.

OR APPROVED EQUAL — 3

Detail 1

Central Precast

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



DROP INLET TABLE

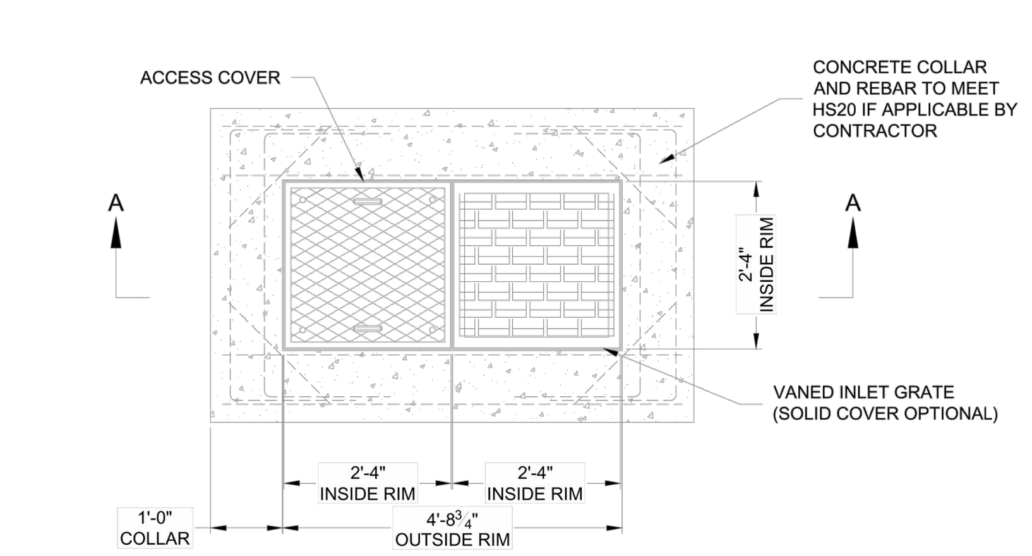
MODEL No.	CPC MODEL NAME	A IN	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448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

NOTES :

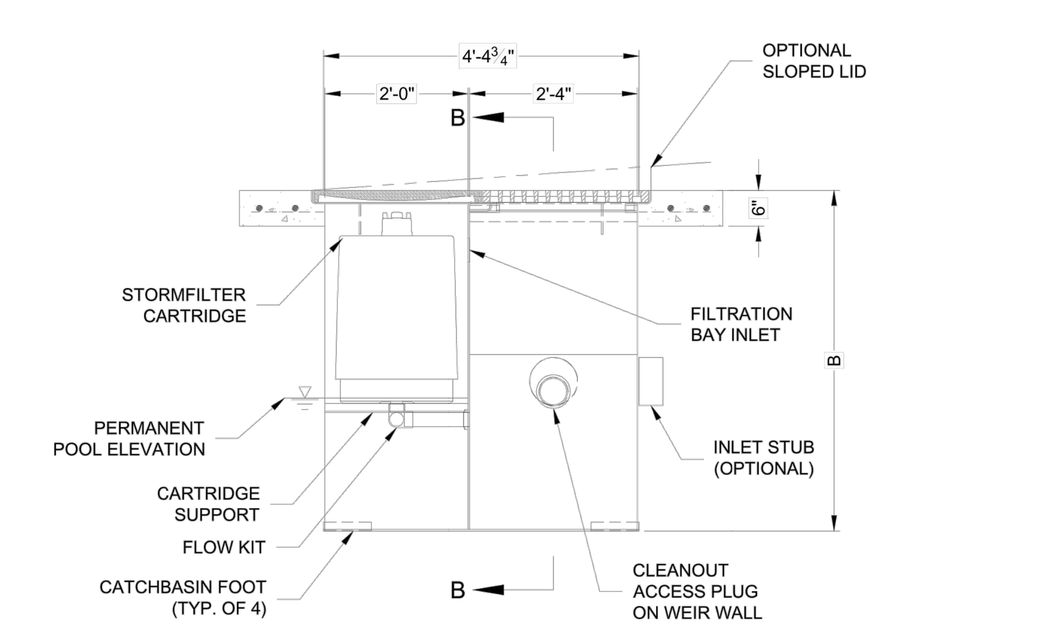
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING 'LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. 'DI–SO' PAGE 1–6 AND 'DI–DO' 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 — 1

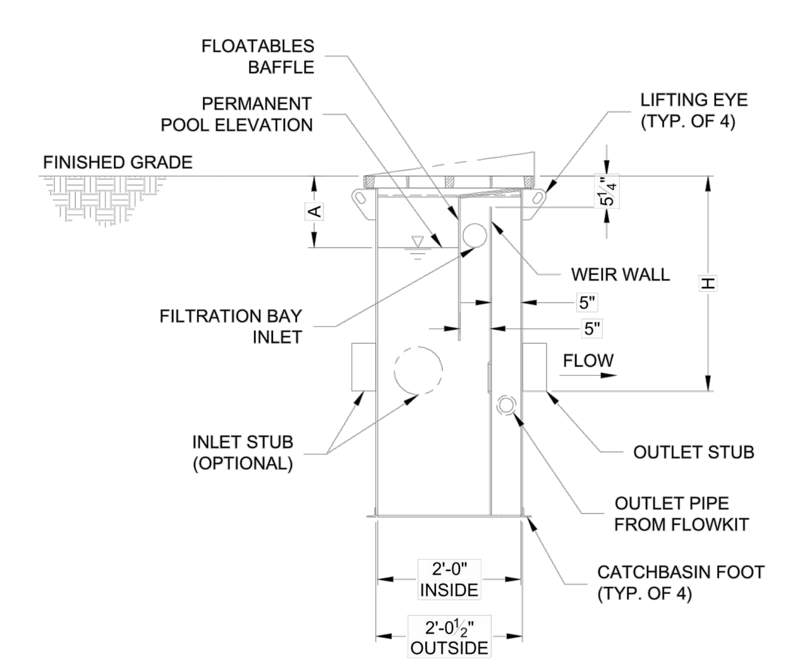
Detail 4



PLAN VIEW



SECTION A-A



SECTION B-B

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			2.25		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

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 CATCHBASIN 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 (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. 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 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION 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 CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE HEIGHT (27", 18", 18" DEEP)		XX
CARTRIDGE FLOW RATE (gpm)		XX
MEDIA TYPE (PERLITE, ZPG, PSORB)		XXXXX
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"
CONFIGURATION (OUTLET / INLET / INLET; OUTLET / INLET / INLET)		
SLOPED LID		YES\NO
SOLID COVER		YES\NO
NOTES/SPECIAL REQUIREMENTS:		

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

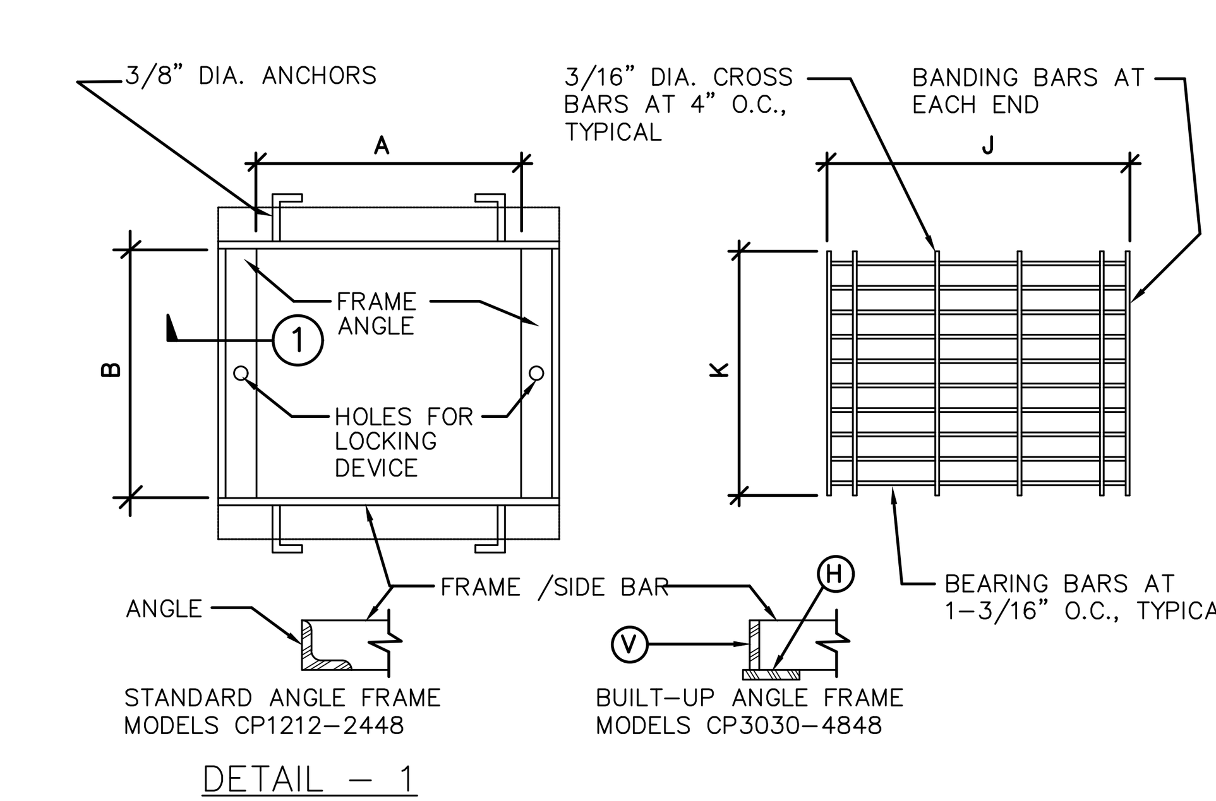
1 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL

OR APPROVED EQUAL — 4

Detail 2

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



FRAME PLAN — GRATE PLAN

MODEL No.	CPC MODEL NAME	FRAMES A (IN)	FRAMES B (IN)	FRAME ANGLE (IN)	SIDE BAR (IN)	WEIGHT (LBS.)	GRATES J (IN)	GRATES 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 ∠	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.

OR APPROVED EQUAL — 2

GREENWOOD & MOORE, INC
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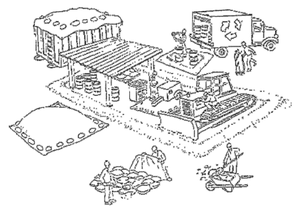
REGISTERED PROFESSIONAL ENGINEER JEFFREY R. MOORE No. C042628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055–1887–001 & 055–1887–002

DETAILS

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	AS SHOWN
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C7.1

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 cntaminated 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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DETAILS

CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	NO SCALE
DATE	04/10/2025
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PHASE NO.	XX
SHEET NO.	C7.2

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: XXXX
   TELEPHONE NUMBER: XXXX

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:

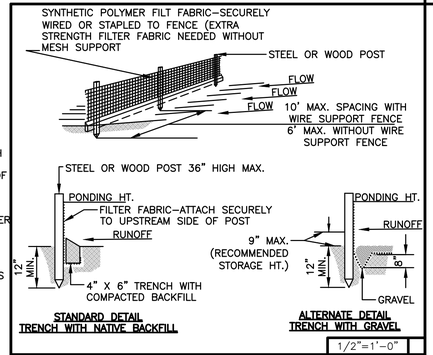
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

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:

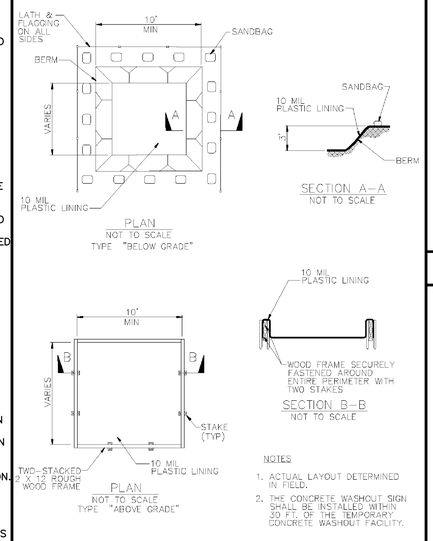
GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

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.

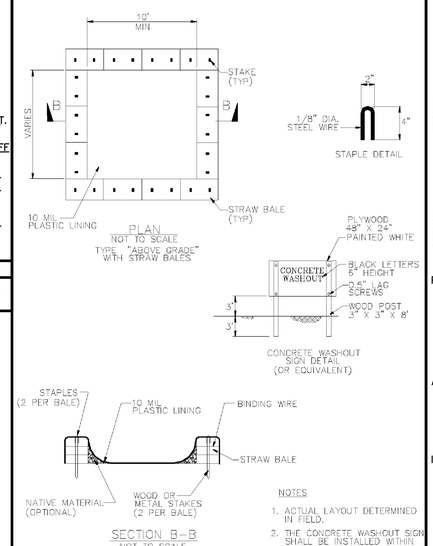
EROSION CONTROL NOTES | 10



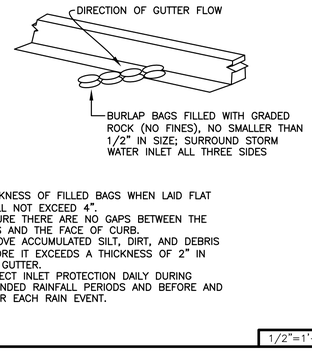
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7

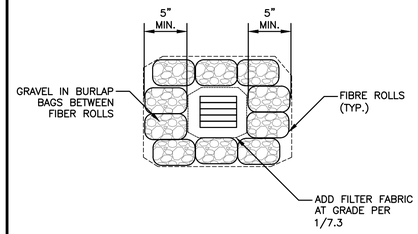


CONCRETE WASTE MANAGEMENT WM–8 | 8



1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

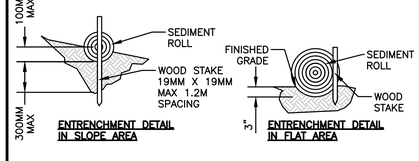


1/2"=1'–0"

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.



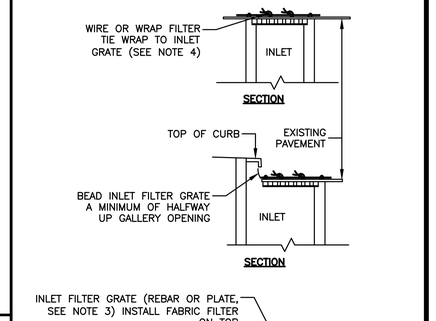
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS 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"

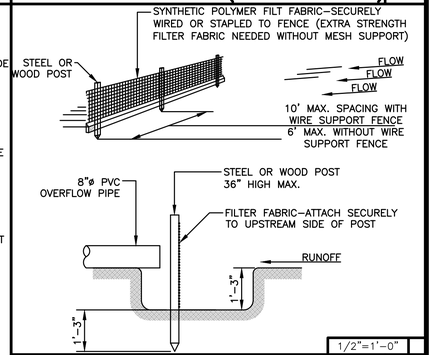
STRAW WATTLE | 6



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.

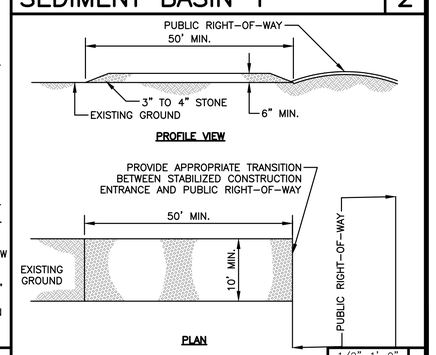
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

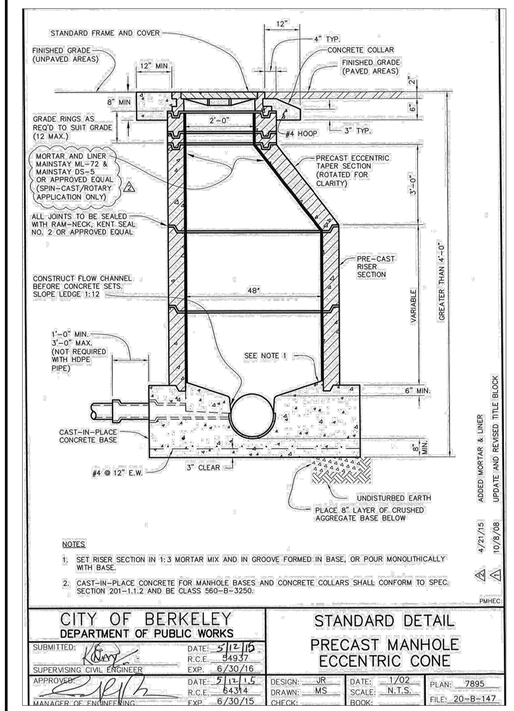
GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

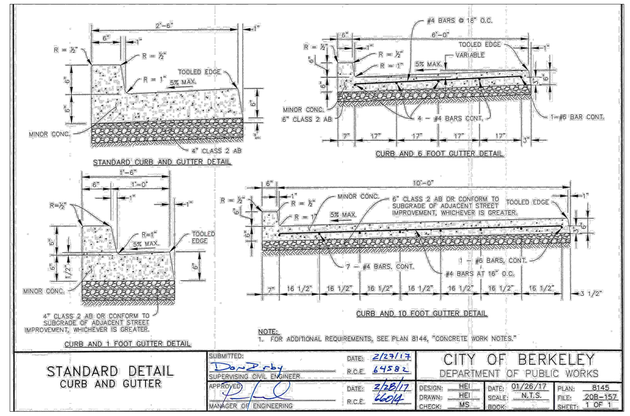
IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055–1887–001 & 055–1887–002

EROSION CONTROL DETAILS

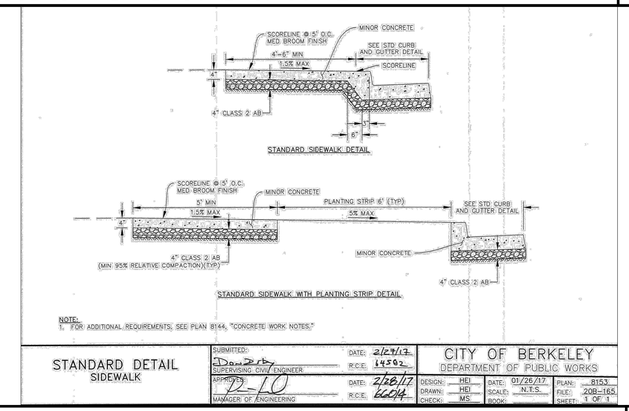
CHECKED BY:	BD
DRAWN BY:	ST
SCALE:	1"=10'
DATE	04/10/2025
PROJECT NO.	2024.030
PHASE NO.	XX
SHEET NO.	C7.3



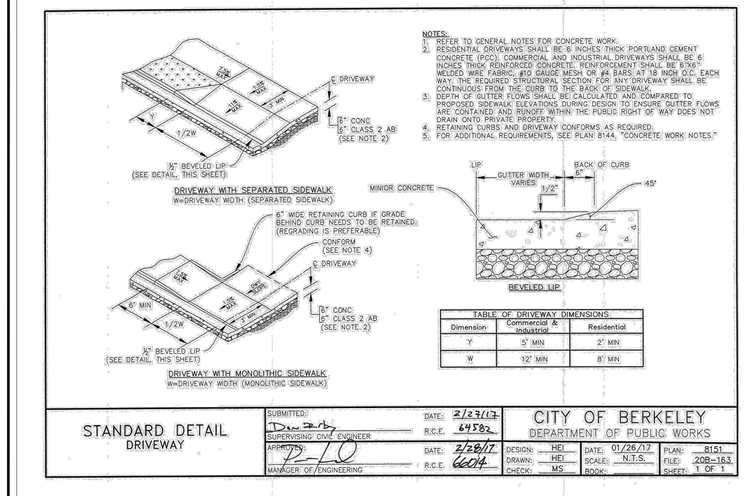
COB PRECAST MANHOLE 4



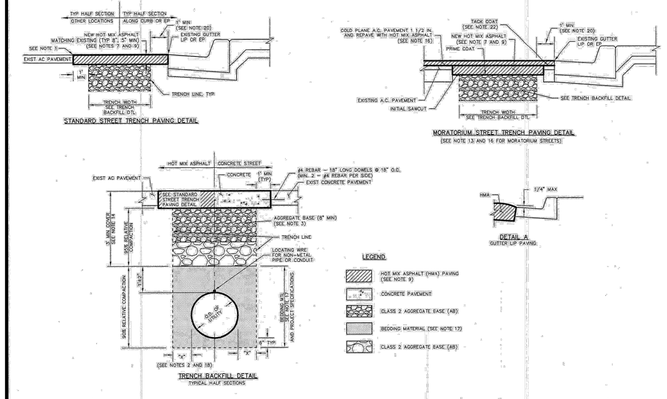
COB STANDARD CURB & GUTTER 1



COB STANDARD SIDEWALK 2



COB DRIVEWAY 5



COB TRENCH EXCAVATION 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: 510-581-6913 www.greenwoodmoore.com

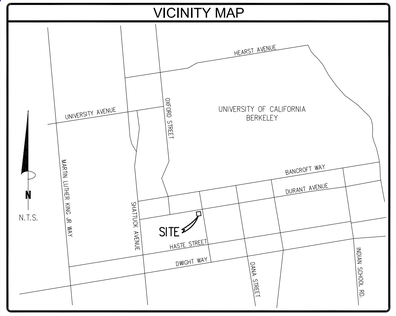
REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C042628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

IMPROVEMENT PLAN
2298 DURANT AVENUE
BERKELEY, CA
APN: 055-1887-001 & 055-1887-002

CITY OF BERKELEY DETAILS

CHECKED BY: BD
DRAWN BY: ST
SCALE: 1"=10'
DATE: 04/10/2025
PROJECT NO. 2024.030
PHASE NO. XX
SHEET NO. C7.4

VICINITY MAP



BASIS OF BEARING

THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2769, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK

CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
CITY MONUMENT NO. B0401
ELEV.=211.60'

OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND ITEM 11(b) PER TABLE A OF OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MAXIMUM LOT COVERAGE	2 STORIES: 70%	DATE OF REVISION: DECEMBER 19, 2023
MAXIMUM FLOOR AREA RATIO	NO MAXIMUM	REPORT #: 23-410652.4
MAX IMPERVIOUS COVERAGE	N/A	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	35' / 3 STORY	NON-MEDICAL OFFICE SPACE
MINIMUM SETBACKS		1 SPACE PER 400 SQUARE FEET
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	
SIDE STREET:	6 FEET	

NOTES:

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C0057G (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11)
ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA

BUILDING: 2,380 SQ. FT.

BUILDING HEIGHT

BUILDING: 37'± / 2 STORY

LAND AREA

LAND AREA: 8,460 S.F. = 0.194 AC.

PARKING

REGULAR:	13
COVERED:	0
HANDICAP:	0
TOTAL PARKING:	13

TITLE DESCRIPTION

REAL PROPERTY IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 4, BLOCK 13, "MAP OF THE PROPERTY OF COLLEGE HOMESTEAD ASSOCIATION", RECORDED MAY 15, 1866, MAP BOOK "T" OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS.

BEGINNING AT A POINT OF THE INTERSECTION OF THE WESTERN LINE OF ELLSWORTH STREET WITH THE SOUTHERN LINE OF DURANT AVENUE, AND RUNNING THENCE WESTERLY ALONG SAID LINE OF DURANT AVENUE, 94 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 90 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF DURANT AVENUE, 94 FEET TO THE WESTERN LINE OF ELLSWORTH STREET; THENCE NORTHERLY ALONG SAID LAST NAMED LINE, 90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE AND TAKE ANY OIL, GAS OR OTHER HYDROCARBON SUBSTANCES OR MINERAL SUBSTANCES AND ACCOMPANYING FLUIDS INCLUDING ALL GEOTHERMAL RESOURCES, FROM THE REAL PROPERTY GRANTED HEREIN, FROM THE DEPTH OF FIVE HUNDRED FEET FROM THE SAID REAL PROPERTY, INCLUDING THE RIGHT TO SLANT DRILL FROM ADJACENT PROPERTY, THE RIGHT TO UTILIZE SUBSURFACE STORAGE FOR NATURAL SUBSTANCES, AND THE RIGHT TO MAINTAIN SUBSURFACE PRESSURES.
GRANTOR COVENANTS AND EGRESS THAT THE ABOVE RESERVED RIGHTS WILL NOT BE EXERCISED IN DEROGATION OF GRANTEE'S USED AND PURPOSES OF THE SURFACE OF REAL PROPERTY, AS RESERVED IN THE DEED EXECUTED BY THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 2, 1983, SERIES NO 83-163400, ALAMEDA COUNTY RECORDS.

APN: 055-1887-001

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1177686-CC AND AN EFFECTIVE DATE OF SEPTEMBER 18, 2023, UPDATED OCTOBER 06, 2023.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1177686-CC, issued with an effective date of September 18, 2023, updated October 06, 2023.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.

SURVEYOR'S CERTIFICATE

TO: 2298 DURANT LP, A CALIFORNIA LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.

DATE OF PLAT OR MAP: DECEMBER 19, 2023

LAWRENCE WILSON
LS 6712
STATE OF CALIFORNIA

LICENSED SURVEYOR
LAWRENCE WILSON
No. 6712
Exp. 6-30-24
STATE OF CALIFORNIA

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 1
OF 2

2021 ALTA/NSPS LAND TITLE SURVEY

2298 Durant Ave
SITE ADDRESS

2298 Durant Avenue
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 410652.6

COORDINATED BY

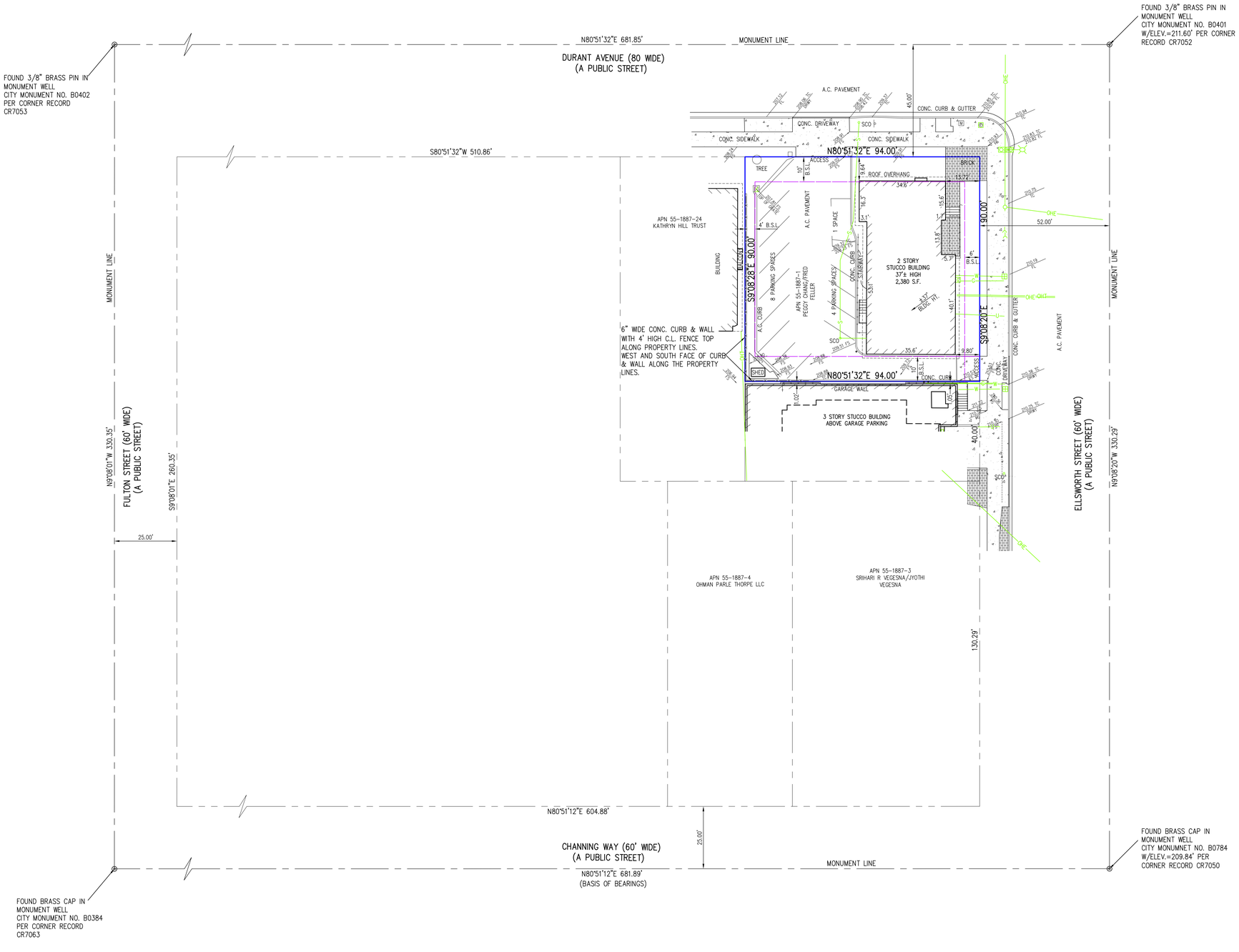
PARTNER

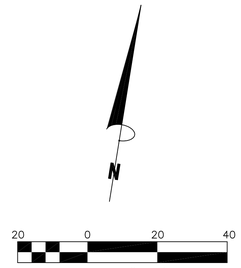
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partnereseI.com
www.partnereseI.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4992
		FILENAME: 23-4992A.DWG	

SURVEYED BY

AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM





LEGEND:

- A.C. ASPHALT CONCRETE
- CONC. CONCRETE
- B.S.L. BUILDING SETBACK LINE
- FS FINISH GRADE ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- SIGN
- SCO SEWER CLEANOUT
- BOLLARD
- WATER METER
- STREET LIGHT
- TRAFFIC LIGHT
- PEDESTRIAN TRAFFIC LIGHT
- GAS METER
- MAILBOX
- CATCH BASIN
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY POLE
- GUY WIRE
- FD. CITY MONUMENT
- MARKED UNDERGROUND WATER LINE
- MARKED UNDERGROUND GAS LINE
- MARKED UNDERGROUND SEWER LINE
- MARKED UNKNOWN UTILITY LINE
- OVERHEAD ELECTRIC LINES
- OVERHEAD TELECOM LINE
- EXISTING SPOT ELEVATION

2021 ALTA/NSPS LAND TITLE SURVEY

2298 Durant Ave

SITE ADDRESS

2298 Durant Avenue
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 410652.6

COORDINATED BY

PARTNER
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
		CHECKED BY:	JOB NO.: 23-4992
		FILENAME: 23-4992A.DWG	

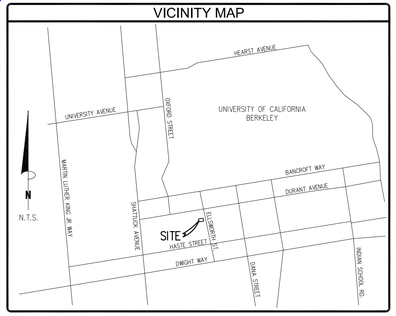
SURVEYED BY

AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 2 OF 2

VICINITY MAP



BASIS OF BEARING

THE BEARING OF N80°51'12"E ALONG THE MONUMENT LINE OF CHANNING WAY AS SHOWN ON RECORD OF SURVEY NO. 2769, FILED IN BOOK 42 OF RECORD OF SURVEYS AT PAGE 46, RECORDS OF ALAMEDA COUNTY.

ELEVATION BENCH MARK

CITY OF BERKELEY MONUMENT AT THE INTERSECTION OF DURANT AVE. AND ELLSWORTH ST. PER CR7052.
CITY MONUMENT NO. B0401
ELEV.=211.60'

OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SUREYOR PURSUANT TO A 811 UTILITY LOCATE OF SIMILAR REQUEST.

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION	R-S	PARTNER ENGINEERING & SCIENCE
MINIMUM LOT AREA (SQ. FT.)	5,000 SQ. FT.	REPORT DATE: JUNE 29, 2023
MINIMUM FRONTAGE	N/A	DATE OF REVISION: OCTOBER 11, 2023
MINIMUM LOT WIDTH	N/A	REPORT #: 23-410652.5
MAX LOT COVERAGE	4 STORIES; 55%	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	35' / 3 STORY	NONE REQUIRED PER REPORT
MINIMUM SETBACKS		
FRONT	10 FEET	
SIDE	4 FEET	
REAR	10 FEET	

NOTES:

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C0057G (MAP NO. 060004), WHICH BEARS AN EFFECTIVE DATE OF 8/3/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS MINIMAL FLOODING.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

ITEMS ARE NOT SURVEY RELATED.

BUILDING AREA

BUILDING: 2,849 SQ. FT.

BUILDING HEIGHT

BUILDING: 40'± / 3 STORY

LAND AREA

AREA: 3,760 S.F. = 0.0863 AC.

PARKING

REGULAR:	0
GARAGE:	5
HANDICAP:	0
TOTAL PARKING:	5

TITLE DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND IN THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, BLOCK 13, "PROPERTY OF THE COLLEGE HOMESTEAD ASSOCIATION", FILED MAY 15, 1866, BOOK T OF DEEDS, PAGE 799, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF ELLSWORTH STREET, DISTANT 90 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY LINE OF ELLSWORTH STREET AND THE SOUTHERLY LINE OF DURANT AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ELLSWORTH STREET 40 FEET; THENCE AT A RIGHT ANGLE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF DURANT AVENUE 94 FEET; THENCE NORTHERLY AT A RIGHT ANGLE PARALLEL TO THE WESTERLY LINE OF ELLSWORTH STREET, 40 FEET; THENCE AT A RIGHT ANGLE EASTERLY 94 FEET TO THE POINT OF BEGINNING.

APN: 055-1887-002

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1183023-CC AND AN EFFECTIVE DATE OF MAY 31, 2023.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by First American Title Insurance Company, Commitment No. NCS-1183023-CC, issued with an effective date of May 31, 2023.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO ELLSWORTH STREET AND DURANT AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND/OR MARKED UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE.

14. RECORD AND MEASURED DISTANCES ARE THE SAME.

SURVEYOR'S CERTIFICATE

TO: ELLSWORTH, CASCADE CAPITAL- BERKELEY MULTI-FAMILY I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2023.

DATE OF PLAT OR MAP: DECEMBER 19, 2023

LAWRENCE WILSON
LS 6712
STATE OF CALIFORNIA

LICENSED SURVEYOR
LAWRENCE WILSON
No. 6712
Exp. 6-30-24
STATE OF CALIFORNIA

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 1
OF 2

2021 ALTA/NSPS LAND TITLE SURVEY

2360 Ellsworth Street
SITE ADDRESS

2360 Ellsworth Street
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 23-412031.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
.	.	CHECKED BY:	JOB NO.: 23-4993
.	.	FILENAME: 23-4993A.DWG	
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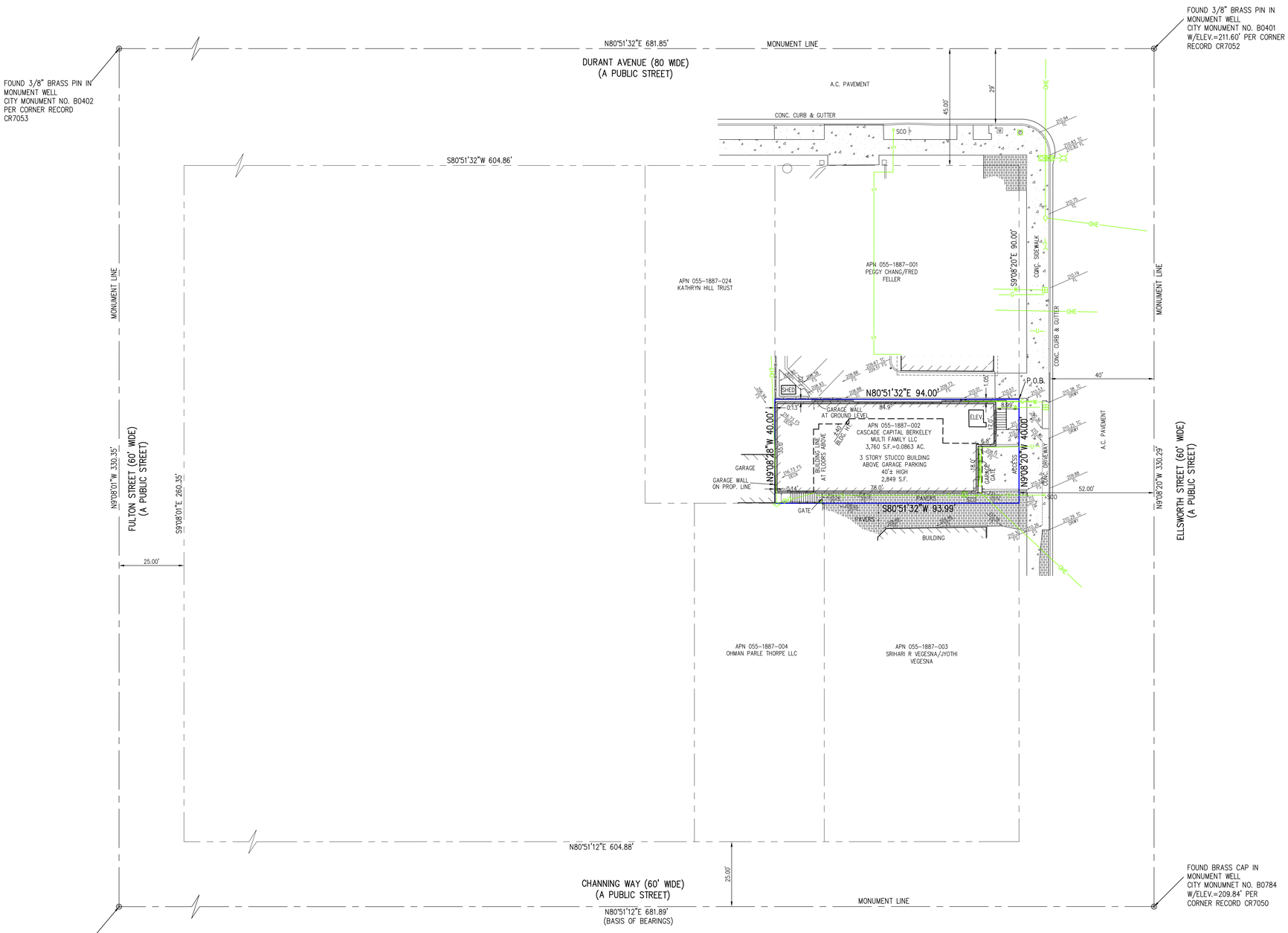
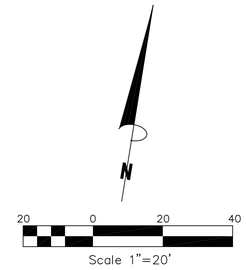
SURVEYED BY

AZCA ENGINEERING LLC
ADDRESS: 1406 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
TELEPHONE NO. 928/853-1590
EMAIL: LARRYW6712@GMAIL.COM





LEGEND:

- A.C. ASPHALT CONCRETE
- CONC. CONCRETE
- B.S.L. BUILDING SETBACK LINE
- FS FINISH GRADE ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- SIGN
- SCO SEWER CLEANOUT
- BOLLARD
- WATER METER
- STREET LIGHT
- TRAFFIC LIGHT
- PEDESTRIAN TRAFFIC LIGHT
- GAS METER
- MAILBOX
- CATCH BASIN
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY POLE
- GUY WIRE
- FD. CITY MONUMENT
- MARKED UNDERGROUND WATER LINE
- MARKED UNDERGROUND GAS LINE
- MARKED UNDERGROUND SEWER LINE
- MARKED UNKNOWN UTILITY LINE
- OHE OVERHEAD ELECTRIC LINES
- OHT OVERHEAD TELECOM LINE
- EXISTING SPOT ELEVATION

2021 ALTA/NSPS LAND TITLE SURVEY

2360 Ellsworth Street
SITE ADDRESS

2360 Ellsworth Street
City of Berkeley
Alameda County, California

PARTNER PROJECT NUMBER: 23-412031.1

COORDINATED BY

PARTNER
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: SN	DRAWING SCALE: 1"= 20'
.	.	CHECKED BY:	JOB NO.: 23-4993
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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 2
OF 2

SHEET INDEX

LANDSCAPE MATERIALS SCHEDULE - GROUND LEVEL

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-1	48"x24"x24" PLANTER	GFRC	TOURNESOL OR EQUAL	WCR-482424	TBD
PT-2	60"x24"x24" PLANTER			WCR-602424	TBD

NOTES:
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.

HARDSCAPE

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
P-1	FLEXIBLE PAVING	KBI-FLEXI-PAVE OR CITY APPROVED ALTERNATIVE	TBD	2" THICKNESS, PER CITY STANDARDS
P-2	NATURAL GRAY CONCRETE SIDEWALK PAVING AND SCORING TO ADHERE TO CITY STANDARDS			SEE CIVIL DRAWINGS

NOTES:
1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

SITE FURNISHINGS

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1	CITY STANDARD SHORT TERM BIKE RACK	AMERICAN BICYCLE SECURITY COMPANY / DOWNTOWN RACK	GALVANIZED STEEL	FOOT MOUNT (SURFACE MOUNT) CONTACT: 800-245-3723

NOTES:
1. ALL PAVERS AND PAVER COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.

NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

ABBREVIATIONS

S.A.D.	- SEE ARCHITECT DRAWINGS
S.C.D.	- SEE CIVIL DRAWINGS
PA	- PLANTING AREA
TYP.	- TYPICAL
CLR.	- CLEAR
S.S.D.	- SEE STRUCTURAL DRAWINGS
O.F.C.I.	- OWNER FURNISHED, CONTRACTOR INSTALLED
V.I.F.	- VERIFY IN FIELD

GENERAL COMPLIANCE NOTE

THE DESIGN AND CONSTRUCTION OF ALL SITE ALTERATIONS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, AND CITY OF BERKELEY ORDINANCES AND AMENDMENTS.

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LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT RESUBMITTAL
DATE 04-17-25
REVISIONS

No.	Description	Date

LANDSCAPE PLAN - GROUND FLOOR

L-1.0

LANDSCAPE MATERIALS SCHEDULE - 8TH FLOOR

PLANTER POTS

SYMBOL	DESCRIPTION	TYPE	MANUFACTURER	MODEL	COLOR, FINISH
PT-3	36"x36"x30" PLANTER	FRP	TOURNESOL OR EQUAL	FRP-363630	TBD
PT-4	48"x24"x30" PLANTER			WR-482430	TBD
PT-5	60"x24"x30" PLANTER			WR-602430	TBD

NOTES:
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.
2. ANCHOR PLANTERS TO FINISH SURFACE PER MANUFACTURERS INSTRUCTIONS.
3. 8TH FLOOR PLANTERS TO USE LIGHTWEIGHT SOIL MIX. CONFIRM SATURATED SOIL LOADS WITH STRUCTURAL ENGINEER.

HARDSCAPE

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR / FINISH	NOTES
P-3	24"x24" LIGHTWEIGHT PAVER - FIELD	STEPSTONE, LLC, CALARC	TBD	ON PEDESTAL SYSTEM, SAD
P-4	12"x24"LIGHTWEIGHT PAVER - RUG	STEPSTONE, LLC, CALARC	TBD	

NOTES:
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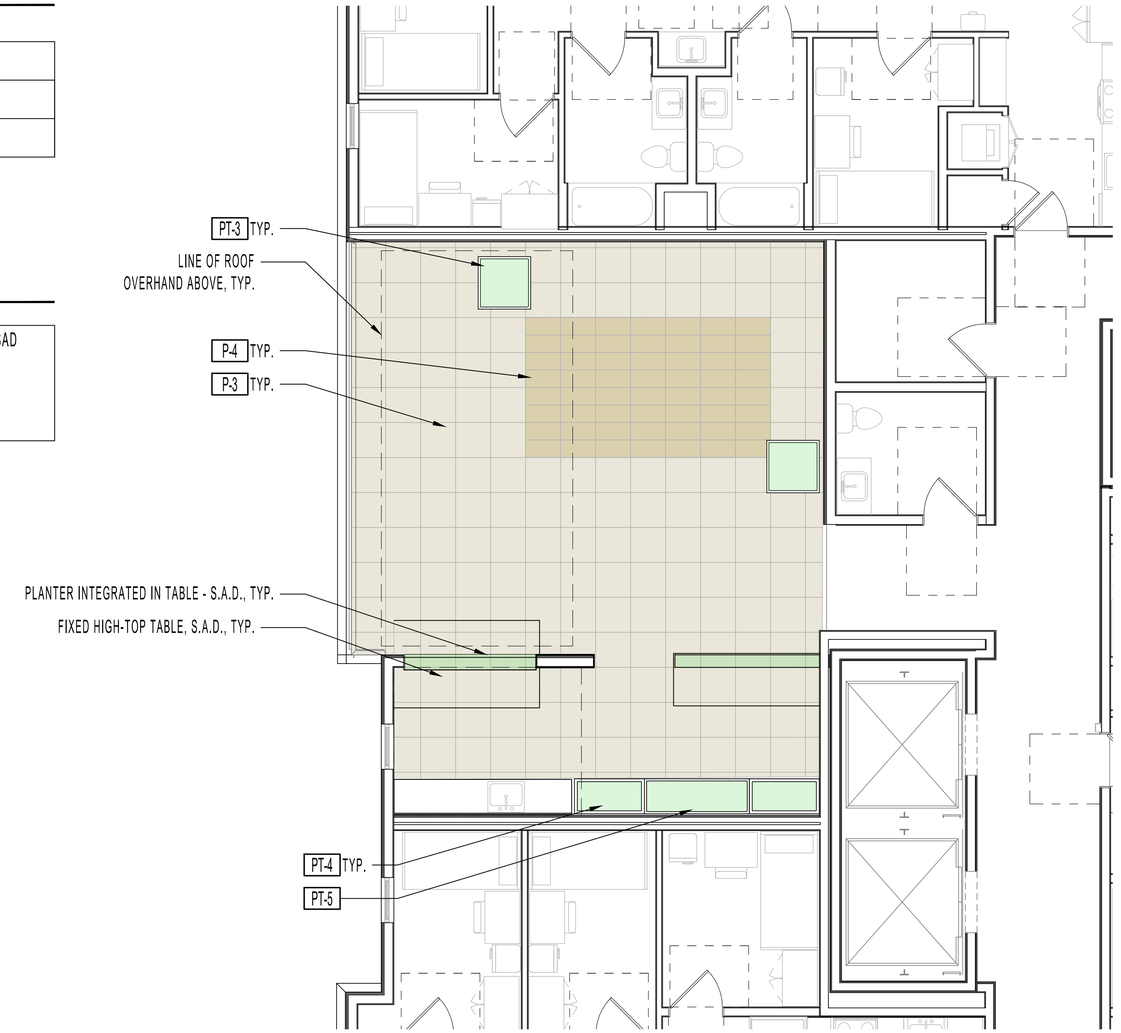
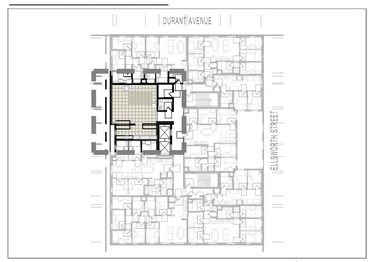
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF ALL MATERIALS FOR REVIEW AND FINAL SELECTION.



KEYMAP - 8TH FLOOR



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ABBREVIATIONS

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V.I.F.	- VERIFY IN FIELD

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No.	Description	Date

LANDSCAPE PLAN - 8TH FLOOR

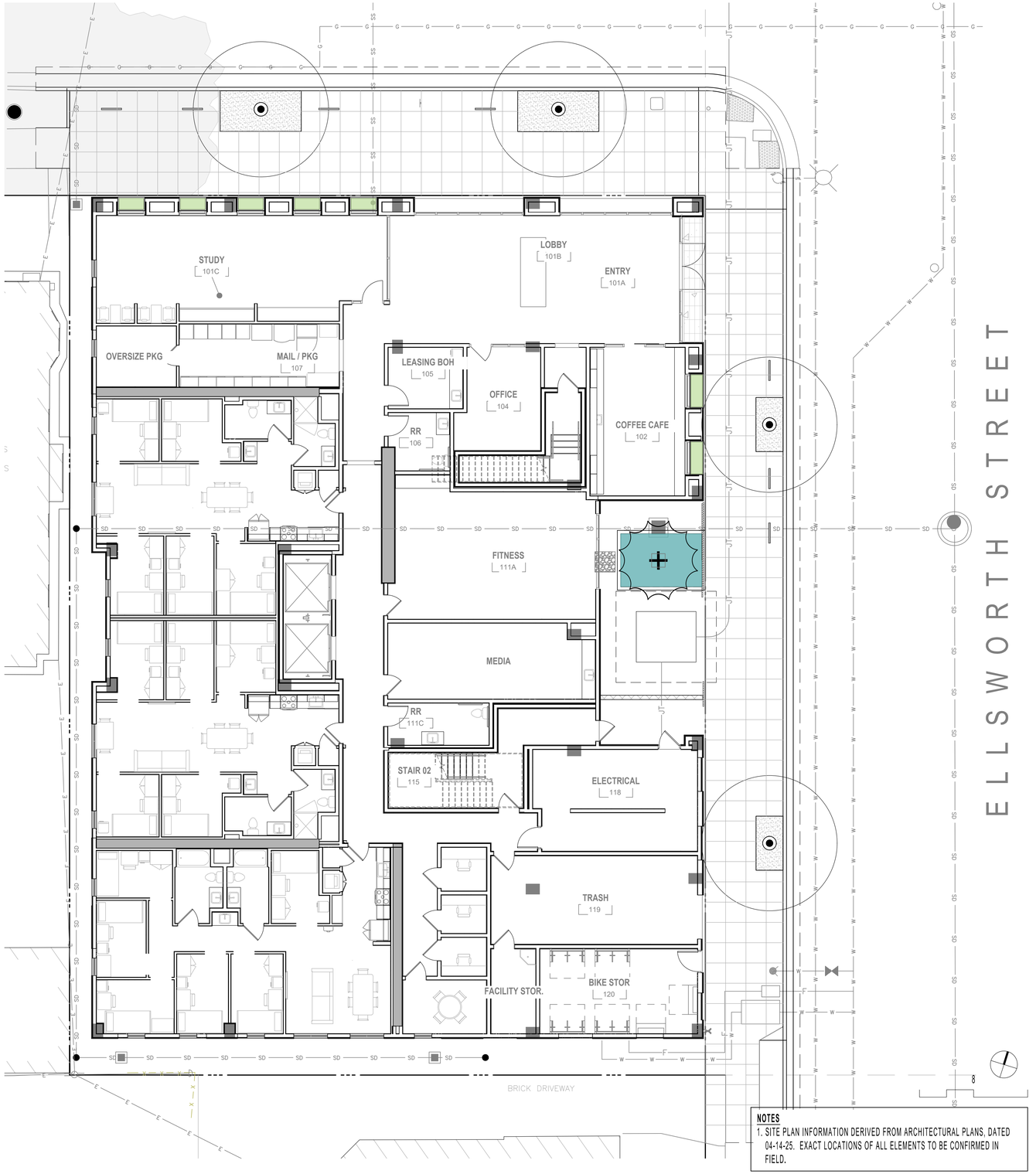
L-1.1

PLANT SCHEDULE

SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

Planters Pots - Streetscape

Bio-filtration Planter



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No.	Description	Date

PLANTING PLAN - GROUND FLOOR

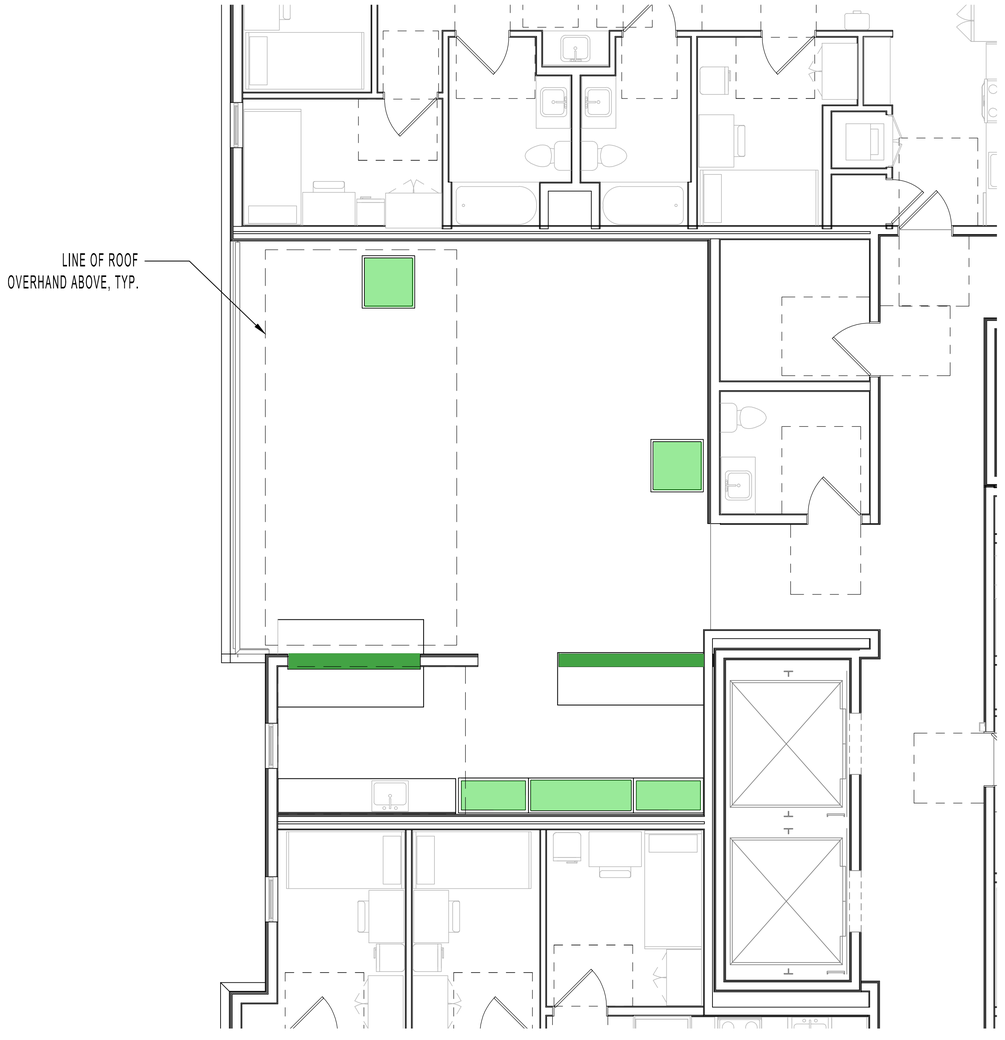
L-3.0

PLANT SCHEDULE

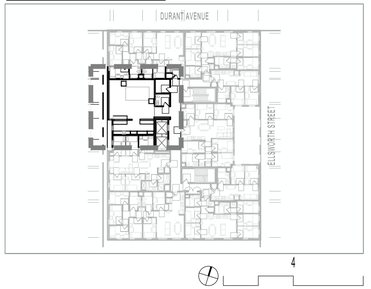
SEE PLANT SCHEDULE ON SHEET L-3.2 FOR SPECIES LIST

Planters - Integrated into Table / Counter

Planter Pots - On Structure - Standard



KEYMAP - 8TH FLOOR



4

NOTES
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PLANTING PLAN - 8TH FLOOR

L-3.1

PLANT SCHEDULE

Symbol	Common Name	*Botanical Name*	Quantity	Size	Wucols	Notes
Existing Tree to Remain						
						See Notes 6 - 8 for City Street Tree Replacements
City Street Tree						
	Durant Ave Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
	Ellsworth Street Tree Species to be coordinated with City of Berkeley Urban Forestry Department			24" Box		
Specimen Tree at in Planter						
	Specimen Tree			24" Box		
	Strawberry Tree	*Arbutus 'Marina'*			L	
	Vine Maple	Acer circinatum			M	
Planters Pots - Streetscape						
	Island Alum Root	*Heuchera maxima*		#1	M	Native
	Western Swordfern	*Polystichum munitum*		#5	M	Native
	Tassel Fern	*Polystichum polyblepharum*		#1	M	
	Giant Chain Fern	*Woodwardia fimbriata*		#5	M	Native
	Yerba Buena	*Satureja douglasii*		#1	L	Native
Bio-filtration Planter						
	Evergreen huckleberry	*Vaccinium ovatum*		#5	M	Native
	Douglas iris	*Iris douglasiana*		#1	L	Native
	California rush	*Juncus patens*		#1	L	Native
	Giant Chain Fern	*Woodwardia fimbriata*		#5	M	Native
	Yerba Buena	*Satureja douglasii*		#1	L	Native
	Berkeley Sedge	*Carex divulsa*		#1	L	Native
	Red Osier Dogwood	*Cornus sericea*		#5	M	Native
Planter Pots - On Structure - Standard (Pending Light Availability)						
	Dwarf Meyer Lemon	*Citrus x 'Improved Meyer'*		#15	M	
	Manzanita	*Arctostaphylos 'Howard McMinn'*		#5	L	Native
	Giant Chain Fern	*Woodwardia fimbriata*		#5	M	Native
	Western Sword Fern	*Polystichum munitum*		#5	M	Native
	Tassell Fern	*Polystichum polyblepharum*		#1	M	
	Cast-Iron Plant	*Aspidistra elatior*		#1	L	
	Groundcover Manzanita	*Arctostaphylos 'Emerald Carpet'*		#1	M	Native
	Cascading Rosemary	*Rosmarinus officinalis 'Huntington Carpet'*		#1	L	
	Everbearing Strawberry	*Fragaria var. TBD **		4" Pots	M	Native
	Culinary Sage	*Salvia officinalis*		#1	M	
	Yerba Buena	*Satureja douglasii*		#1	L	Native
	Berkeley Sedge	*Carex divulsa*		#1	L	Native
	Lily Turf	*Liriope spicata*		#1	M	
Planters - Integrated into Table						
	Echeveria Varieties	*Echeveria spp.*	4" Pot Min.		VL	
	Sedum varieties	*Sedum spp.*			L	Native
	Mondo Grass	*Ophiopogon japonicus 'Nana'*			L	

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL WITH SOIL TESTING.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 80% OF THE PROPOSED PLANT SPECIES ARE CALIFORNIA NATIVES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.
6. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
7. USE FLEXI-PAVE IN CITY STREET TREE WELLS
8. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.

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DATE 04-17-25
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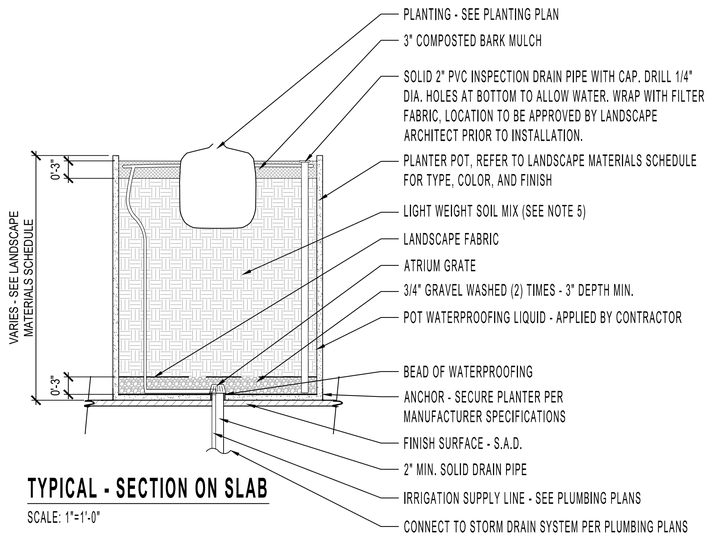
No.	Description	Date

PLANTING SCHEDULE

L-3.2

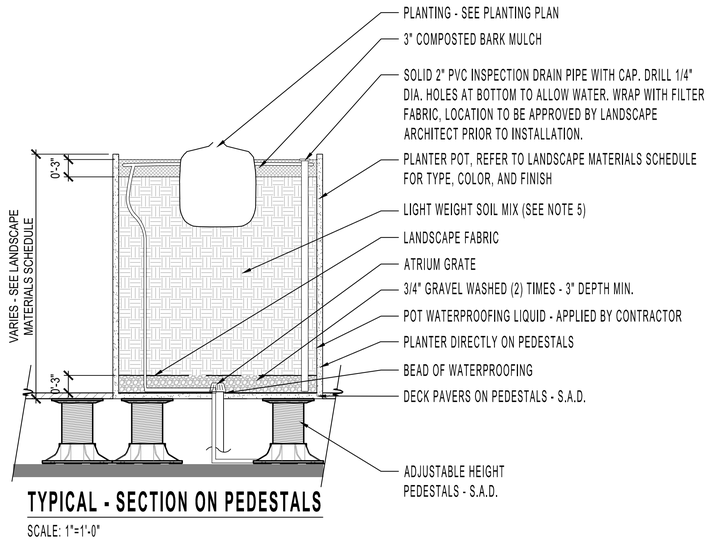
NOTES

1. CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
2. DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
3. ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
4. APPLY TREMCO 'VULKEM' 250 G.C. (2) 60ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
5. PLANTER SOIL - 'LIGHTWEIGHT SOIL MIX' (AVAILABLE FROM TMT ENTERPRISES, INC. OR EQUAL) - NO ON-SITE SOIL TO BE USED IN POTS.
6. NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
7. CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL, PLANT MATERIAL AND SOIL MIX FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
8. CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.



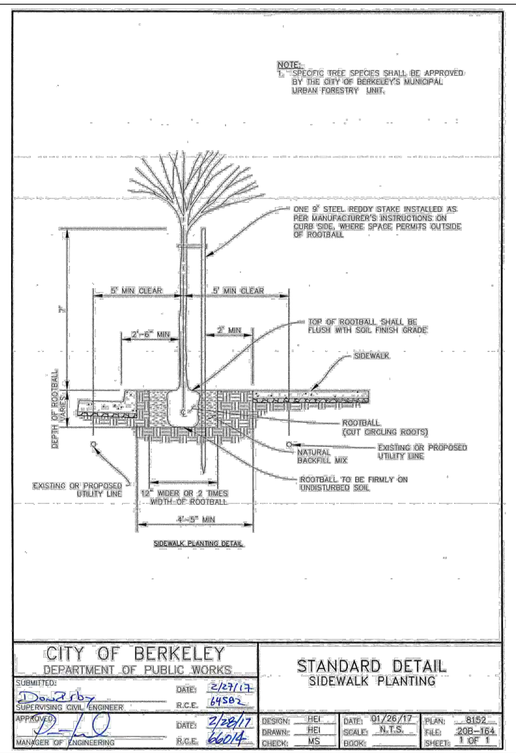
TYPICAL - SECTION ON SLAB

SCALE: 1"=1'-0"

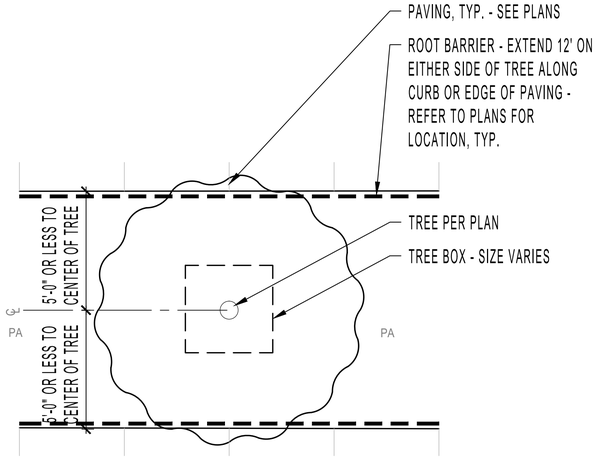


TYPICAL - SECTION ON PEDESTALS

SCALE: 1"=1'-0"



BERKELEY STANDARD TREE DETAIL | 3

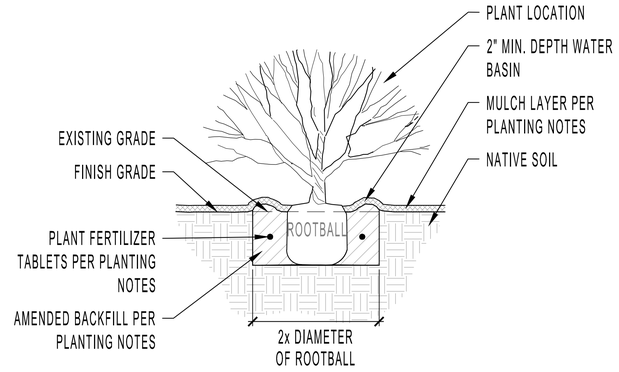


PLAN

TYPICAL ROOT BARRIER CONDITION | 4

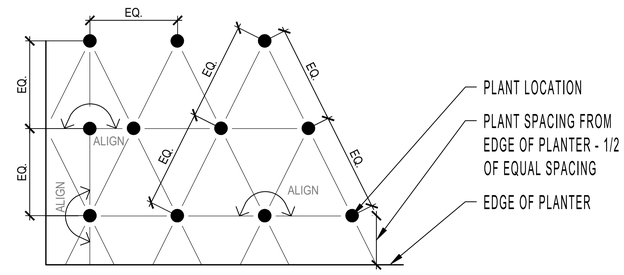
NOTES:

1. SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE AND SLOPE FOR DRAINAGE



SECTION

SHRUB / GROUNDCOVER PLANTING | 1



SPACING	* xx SF = QTY OF PLANTS
6" o.c.	* 4.61
8" o.c.	* 2.6
10" o.c.	* 1.66
12" o.c.	* 1.15
15" o.c.	* 0.73
18" o.c.	* 0.57
24" o.c.	* 0.29
30" o.c.	* 0.18
36" o.c.	* 0.123
48" o.c.	* 0.046
60" o.c.	* 0.032
96" o.c.	* 0.018
120" o.c.	* 0.0116

NOTES

1. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
2. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
3. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE TABLE HEREIN.

TRIANGULAR SHRUB / G.C. SPACING | 2

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PLANTING DETAILS

L-3.3

HYDROZONES - GROUND FLOOR 48 SF

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2*	IN-LINE DRIP, SEE NOTE 2
	TOTAL:	188 SF OVER ENTIRE SITE	5	

* **NOTE**: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

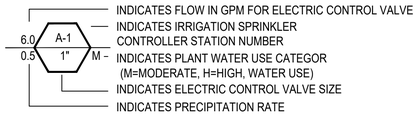
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 188 **SF OVER ENTIRE SITE**

VALVE CALLOUT LEGEND

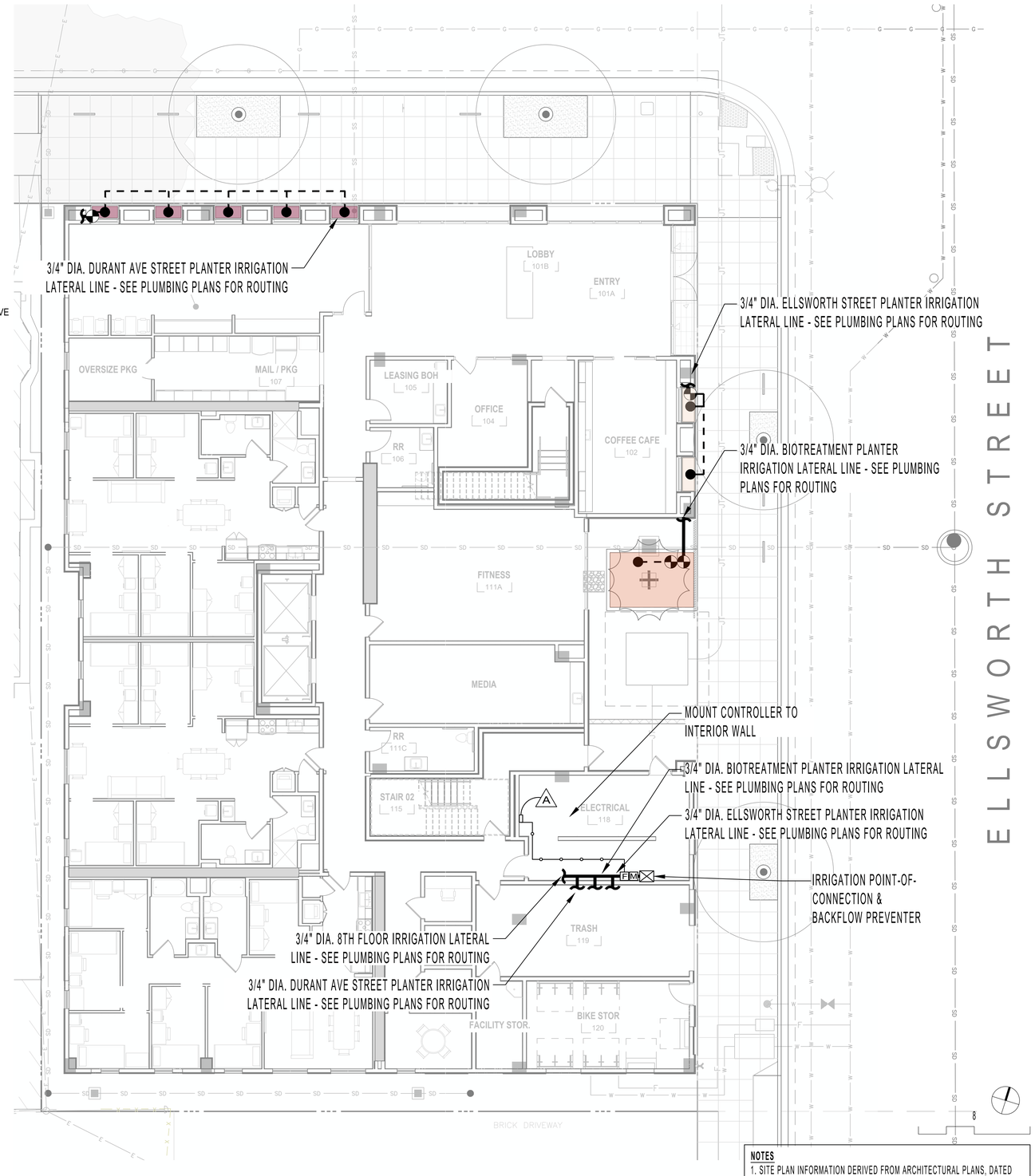


IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	☒	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	A	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER	F	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	M	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH (40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT	———	DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALUE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	● - - - - INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

1. IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
2. IRRIGATION SYSTEM SHALL EMPLOY AN ELECTRONIC 'SMART' CONTROLLER WITH WEATHER-SENSING CAPABILITIES, 6 MIN. VALVES, SINGLE WIRE TYPE.
3. PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
4. WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
5. REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
6. REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS, DATED 04-14-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

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2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25
REVISIONS

No.	Description	Date

IRRIGATION PLAN - GROUND FLOOR

L-4.0

HYDROZONES - 8TH FLOOR ROOF DECK

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	8TH FLOOR PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
	TOTAL:	188 SF OVER ENTIRE SITE	5	

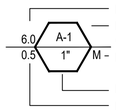
* **NOTE**: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: xxx **SF OVER ENTIRE SITE**

VALVE CALLOUT LEGEND



- INDICATES FLOW IN GPM FOR ELECTRIC CONTROL VALVE
- INDICATES IRRIGATION SPRINKLER CONTROLLER STATION NUMBER
- INDICATES PLANT WATER USE CATEGOR (M=MODERATE, H=HIGH, WATER USE)
- INDICATES ELECTRIC CONTROL VALVE SIZE
- INDICATES PRECIPITATION RATE

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	⊠	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	A	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	HC HYDRAWISE WITH WIFI
FLOW METER	F	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	M	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION	◔	DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE	◐	QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 2 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT	———	DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALUE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	- - - (INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.)	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		

IRRIGATION NOTES

1. IRRIGATION TO CONNECT TO WATER SUPPLY WITH BACKFLOW PREVENTION DEVICE INSTALLED PER AGENCY REQUIREMENTS.
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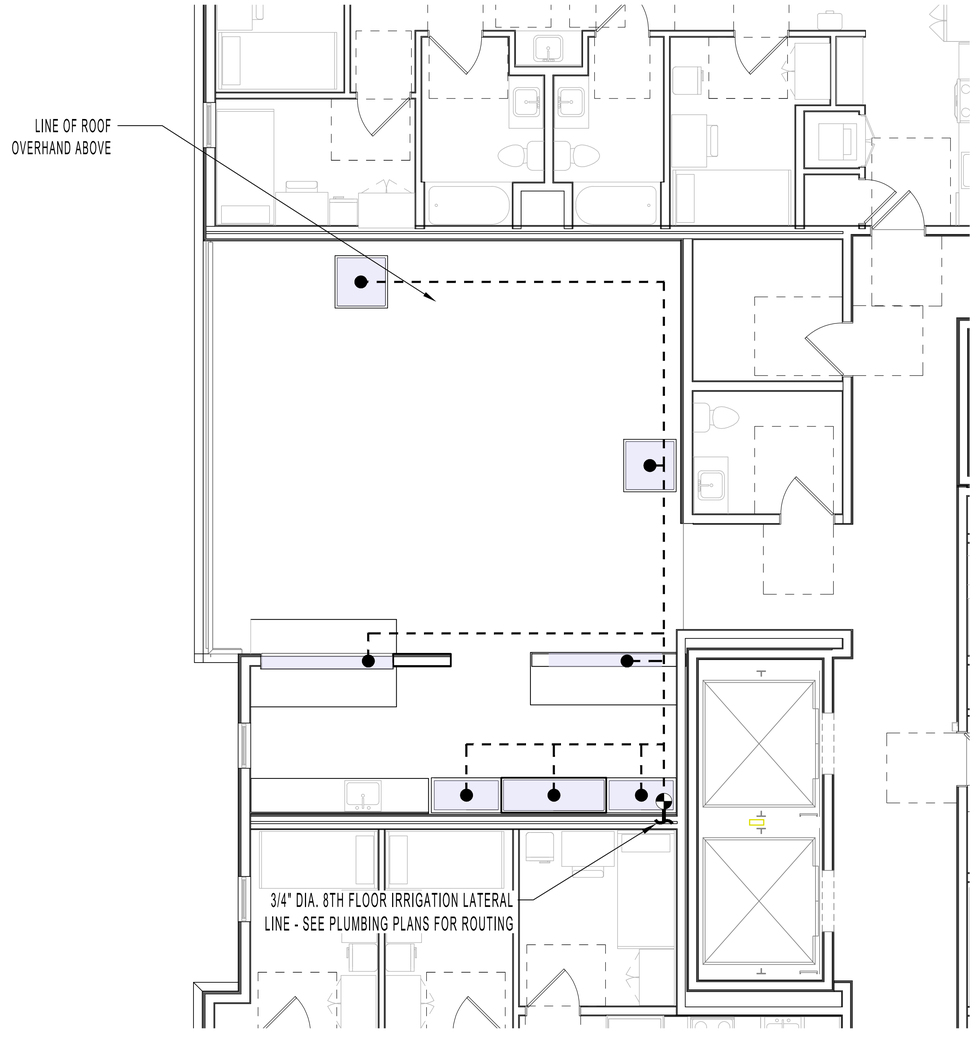
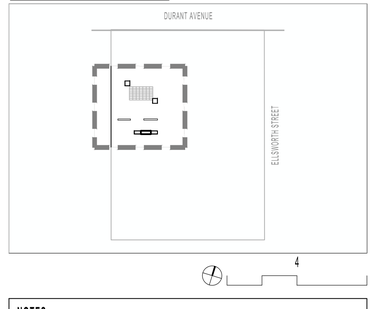
3. PLANTING HAS BEEN DESIGNED IN 'HYDROZONES' - WITH VALVES GROUPED ACCORDING TO LOCATION AND PLANT TYPE.
4. WATER EMITTERS SHALL BE USED TO DELIVER THE WATER IN THE MOST EFFICIENT MANNER POSSIBLE. USE, IN ORDER: IN-LINE DRIP, MICRO SPRAY, POINT-SOURCE. PROVIDE SEPARATE SYSTEMS FOR TREE POPUP STREAM BUBBLERS WITH PCS.
5. REFER TO PLUMBING PLANS FOR IRRIGATION WATER POINT-OF-CONNECTION LOCATION.
6. REFER TO ELECTRICAL ENGINEERING PLANS FOR IRRIGATION CONTROLLER CONNECTION LOCATION.



KEYMAP - 8TH FLOOR



NOTES
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REVISIONS

No.	Description	Date

IRRIGATION PLAN - 8TH FLOOR

L-4.1

HYDROZONES

SYMBOL	DESCRIPTION	AREA	VALVES	IRRIGATION EMITTER TYPE
	ELLSWORTH PLANTERS - LOW	16 SF	1	IN-LINE DRIP, SEE NOTE 2
	DURANT AVE PLANTERS - LOW	30 SF	1	IN-LINE DRIP, SEE NOTE 2
	BIO-TREATMENT PLANTER - LOW	94 SF	2*	IN-LINE DRIP, SEE NOTE 2
	ROOFDECK PLANTERS - MODERATE	48 SF	1	IN-LINE DRIP, SEE NOTE 2
	TOTAL:	188 SF	5	

* **NOTE**: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.

1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
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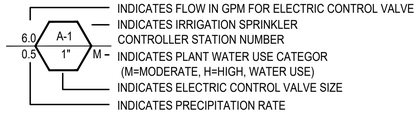
PEAK IRRIGATION DEMAND: 0.0 G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 188 **SF OVER ENTIRE SITE**

VALVE CALLOUT LEGEND



IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	☒	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	A	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER	F	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	M	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE	A	AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY	V	SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALUE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150

IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:
2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.
3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE	**IN-LINE DRIP TUBING PLACEMENT** (FROM CENTER OF PLANT)
#1	3"
#5	4"
#15	5"
24" BOX	5" AND 10" (2 LOOPS)

WELO CALCULATIONS

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

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

Date:	4/16/2025
Project Name:	2298 Durant Ave Student Housing
Project Contact:	Christian Macke
Project Contact Email:	cmacke@122westdesign.com

PRINT

Maximum Applied Water Allowance (MAWA)	**Project Type**	**ETo**	**ETAF**	**Special Landscape Area (SLA)**	**Total Landscape Area including SLA**	**MAWA (gal/yr)**	
	Non-residential	41.8	0.45	-	188	**2,192**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	**ETo**	**(SF * PF) / IE**	**SLA**	**ETWU (gal/yr)**	
	41.8	81	-	**2,112**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
			Difference between MAWA and ETWU	**81**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	**Zone #**	**Description**	**Select Irrigation**	**Square Feet (SF)**	**Plant Factor (PF)**	**Irrigation Efficiency (IE)**	**(SF * PF) / IE**
	1	Ellsworth Planters	Drip	16	0.30	0.81	6
	2	Durant Ave	Drip	30	0.30	0.81	11
	3	Bio-Treatment Planters	Drip	94	0.30	0.81	35
	4	Roofdeck	Drip	48	0.50	0.81	30
		Landscape area (not including SLA)		**188**			**81**

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

Total Landscape Area (including SLA) from ETWU Calculation	**188**

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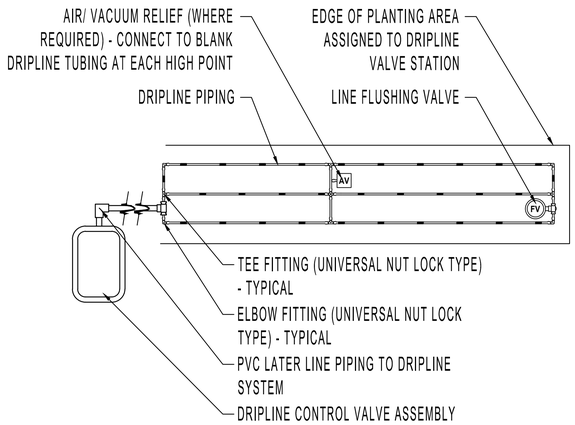
IRRIGATION EQUIPMENT, NOTES, WELO

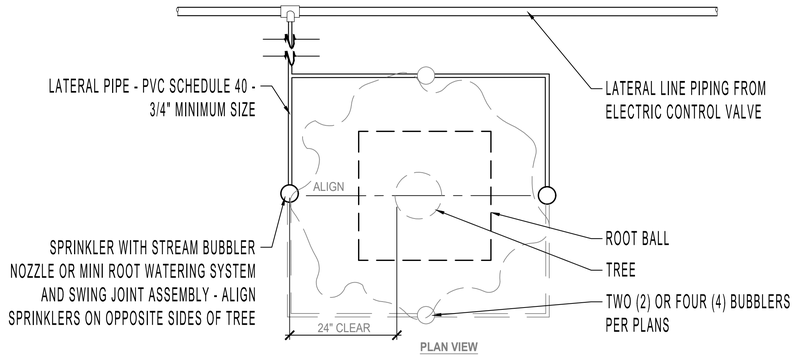
L-4.2



NOTES

1. REFER TO EQUIPMENT LEGEND FOR DRIPLINE AND PLANT MATERIAL ASSIGNMENT.
2. REFER TO STATION CALLOUTS ON PLAN SHEETS FOR SPECIFIC VALVE PERFORMANCE REQUIREMENTS AND CONFIGURATION OF DRIPLINE.
3. PROVIDE COUPLING FITTING (UNIVERSAL NUT LOCK) - WHERE REQUIRED.
4. REFER TO MANUFACTURER FOR DRIPLINE MAXIMUM LATERAL LENGTHS.

DRIPLINE SYSTEM LAYOUT - TYPICAL | 5

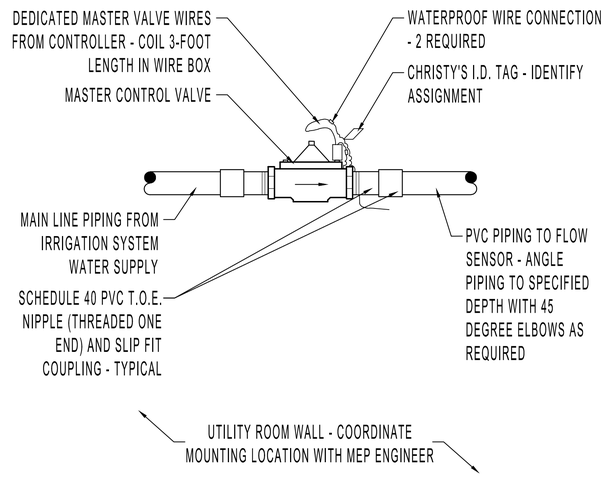


PLAN VIEW

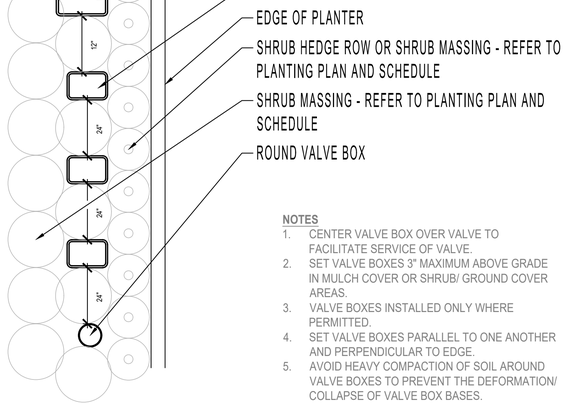
NOTES

1. ALIGN SPRINKLER HEADS FACING VINES ON PALM WHERE INSTALLED.
2. INSTALL FOUR (4) SPRINKLERS PER PALM AND INSTALL TWO (2) SPRINKLERS PER NON-PALM TREE.

TREE SPRINKLER LAYOUT | 3



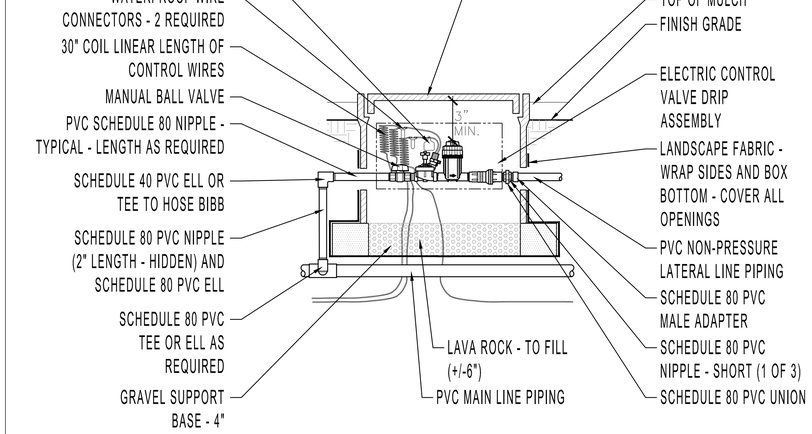
MASTER CONTROL VALVE | 1



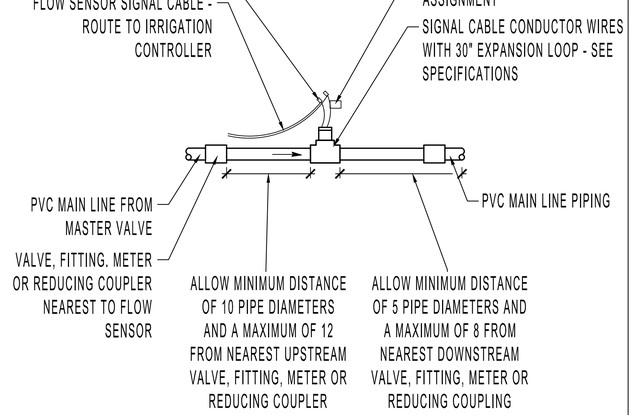
NOTES

1. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICE OF VALVE.
2. SET VALVE BOXES 3" MAXIMUM ABOVE GRADE IN MULCH COVER OR SHRUB/ GROUND COVER AREAS.
3. VALVE BOXES INSTALLED ONLY WHERE PERMITTED.
4. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THE DEFORMATION/ COLLAPSE OF VALVE BOX BASES.
6. SHRUB ROWS SHALL KEEP CONTINUITY WHEREVER PLANTED.

VALVE BOX LAYOUT (AT GRADE PLANTING) | 6



DRIP VALVE STATION | 4



IRRIGATION FLOW SENSOR | 2

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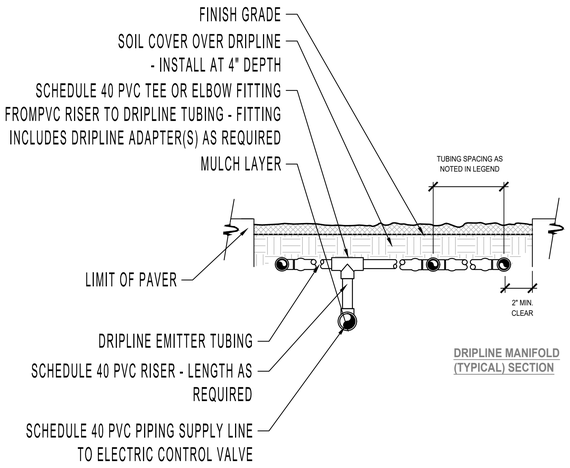
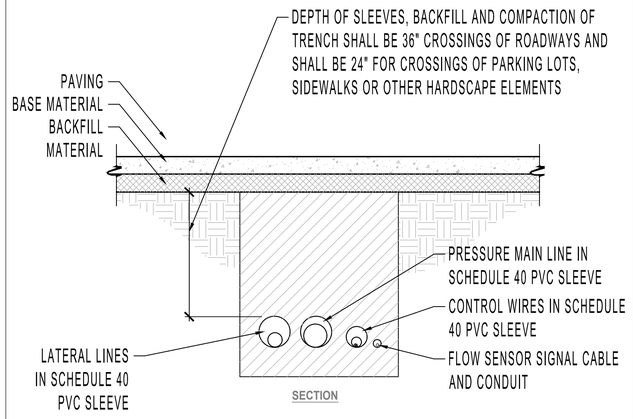
IRRIGATION DETAILS

L-4.3



DRIPLINE MANIFOLD (TYPICAL) SECTION

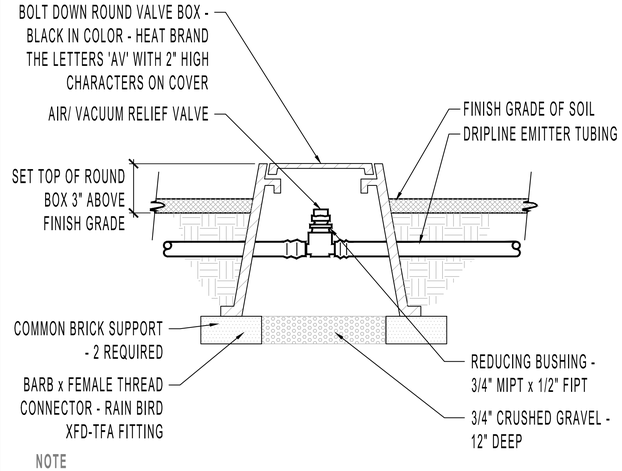
DRIPLINE PIPING CONNECTIONS - TYPICAL | 4



SECTION

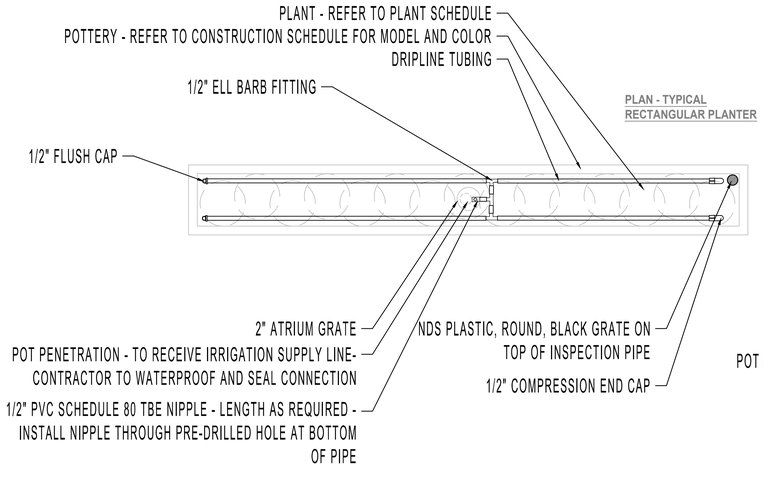
NOTES
1. PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION SPECIFICATIONS.
2. MAIN LINE, LATERAL LINES AND CONTROL WIRES SHALL BE SLEEVED BELOW HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WIDTH.

SLEEVE TRENCHING | 3

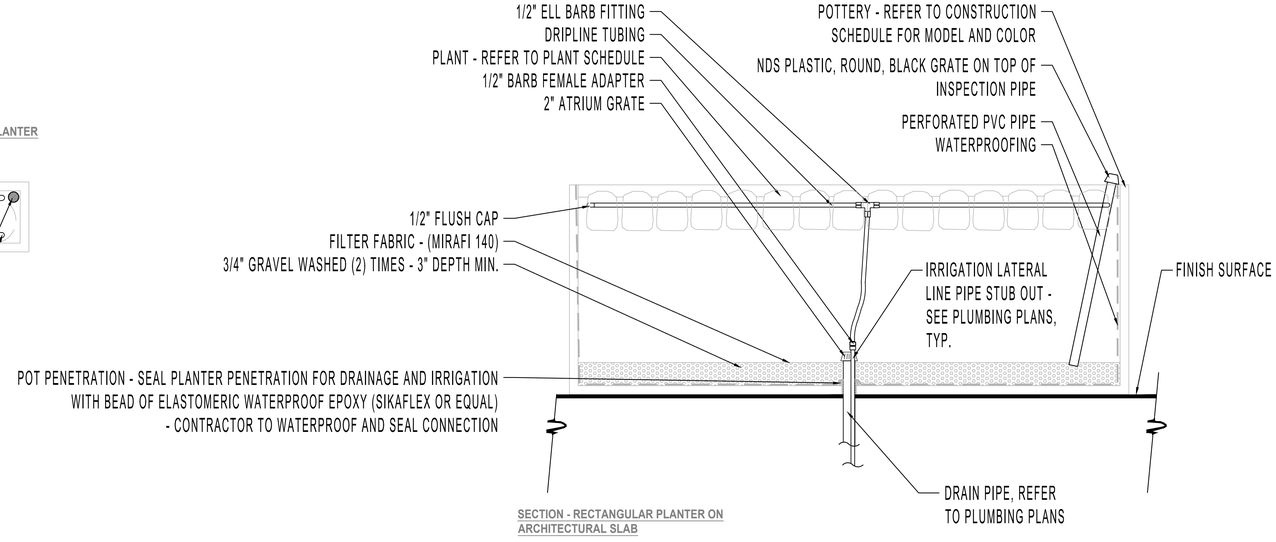


NOTE
1. USE TEFLON TAPE ON ALL PIPE THREADS.

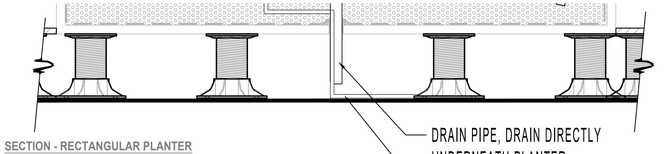
AIR / VACUUM RELIEF ASSEMBLY | 1



PLAN - TYPICAL RECTANGULAR PLANTER



SECTION - RECTANGULAR PLANTER ON ARCHITECTURAL SLAB



SECTION - RECTANGULAR PLANTER ON PEDESTAL SYSTEM

NOTES
1. CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
2. CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
3. COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.

RAISED PLANTER IRRIGATION | 2

122 WEST
www.122westdesign.com
510.992.3122

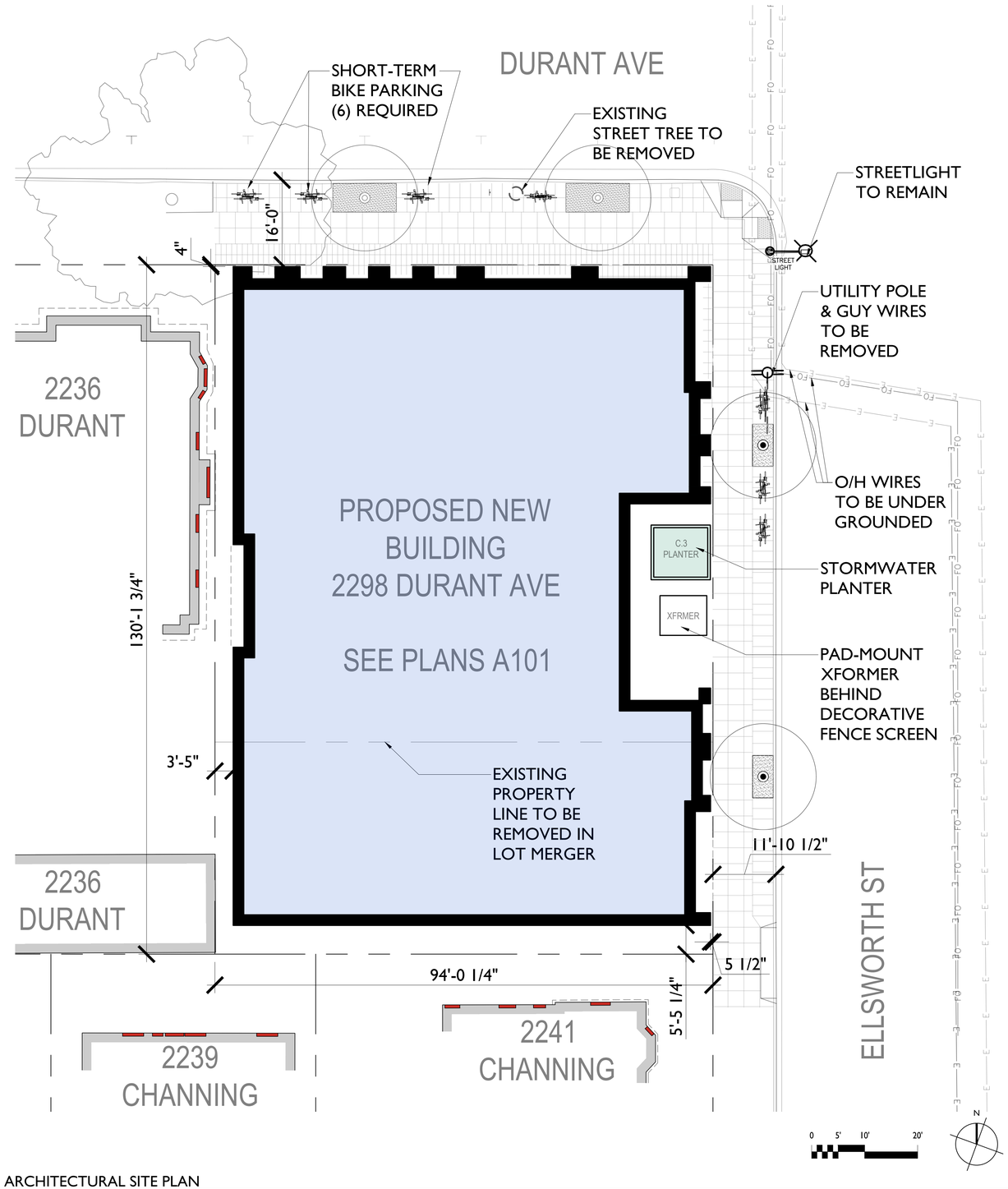
2298 DURANT AVENUE
LANDSCAPE PLANS
2298 DURANT AVE, BERKELEY, CA

PHASE 2ND ENTITLEMENT SUBMITTAL
DATE 04-17-25
REVISIONS

No.	Description	Date

IRRIGATION DETAILS

L-4.4



ARCHITECTURAL SITE PLAN
3/32"=1'-0"

ZONING CODE INFORMATION					
SITE INFORMATION					
PROJECT ADDRESS:	2298 DURANT AVE & 2360 ELLSWORTH ST				
APN:	055-1887-001 & 055-1887-002				
SEISMIC SAFTY					
EARTHQUATE FAULT RUPTURE ZONE:	NO				
LANDSLIDE ZONE:	NO				
LIQUEFACTION ZONE:	NO				
UN-REINFORCED MASONRY BLDG INVENTORY:	NO				
HISTORICAL PRESERVATION					
LANDMARK OR STRUCTURE OF MERIT:	NO				
COM. STRUCTURE GREATER THAN 40 YEARS OLD:	YES				
ENVIROMENTAL SAFETY					
CREEK BUFFER:	NO				
ENVIRONMENTAL AREA:	NO				
FIRE ZONE:	2				
FLOOD ZONE (100-YEAR OR 1%):	NO				
PARCEL CONDITIONS					
ZONING DISTRICT:	R-SMU	RESIDENTIAL - SOUTHSIDE MIXED USE			
GENERAL PLAN AREA:	RMU	RESIDENTIAL MIXED USE			
SPECIAL ZONING OVERLAYS:	SOUTHSIDE PLAN				
ZONING ADJACENCIES:		WEST R-SMU	NORTH R-SMU	EAST R-SMU	SOUTH R-SMU

		EXISTING	PROPOSED DENSITY BONUS	PERMITTED / REQUIRED
AREAS	TOTAL LOT AREA (SQ.FT.):	12,220	12,220	N/A
	LOT COVERAGE %:	43%	84.4%	100% MAX
	FLOOR AREA RATIO (FAR):	0.99	6.54	7.0 MAX
DENSITY	DWELLING UNITS	7	65	42 MIN.
	DWELLING UNITS / ACRE	24.92	231.42	150 MIN.
HEIGHT	MAX. BUILDING HEIGHT(FT.):	~40'-0"	85'-0" (+8'-0")	85'-0" (+5'-0")
	# STORIES:	3+1	8	N/A
SETBACKS	FRONT DURANT	8'-5"	4"	N/A
	REAR	4'-1"	5' 5 1/4"	4'-0"
	STREET SIDE:	4'-9"	5 1/2"	N/A
	INTERIOR SIDE:	0'-0'	3'-5"	N/A

BUILDING AREA INFORMATION:

	EXISTING	PROPOSED	PERMITTED / REQUIRED
BUILDING FOOTPRINT:	5,229	10,327	12,235 MAX
COMMERCIAL:	5,760	0	N/A
RESIDENTIAL:	6,303	78,965	N/A
UTILITY	0	1,081	0
TOTAL GSF:	12,063	80,046	85,645

ZONING CODE INFORMATION

2298 Durant Building Statistics

	Ground Floor	Typical Floor	8th Floor	Total	
Units	3	9	8	**65**	**Units**
Bedrooms	16	41	36	**298**	**Bedrooms**
Bathrooms	6	16	14	**116**	**Bathrooms**
Unit A		1,255	1,255	**8,785**	**Unit A SF**
Count	0	1	1	**7**	**Unit A Count**
Unit B		582	582	**4,074**	**Unit B SF**
Count	0	2	2	**14**	**Unit B Count**
Unit D		1,094	1,094	**7,658**	**Unit D SF**
Count	0	2	2	**14**	**Unit D Count**
Unit E	1,303	1,303	1,303	**10,424**	**Unit E SF**
Count	1	2	2	**15**	**Unit E Count**
Unit F	1,128	1,128	1,128	**9,024**	**Unit F SF**
Count	2	2	1	**15**	**Unit F Count**
Amenity	4,234	0	138	**4,372**	**Amenity SF**
Corridors	680	642	704	**5,236**	**Corridors SF**
GSF	10,197	10,111	9,183	**80,046**	**GSF**
Stairs Elev	643	528	528	**4,339**	**Stairs Elev Util SF**
Utility/Mech	1,081				

AREA TABULATION

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

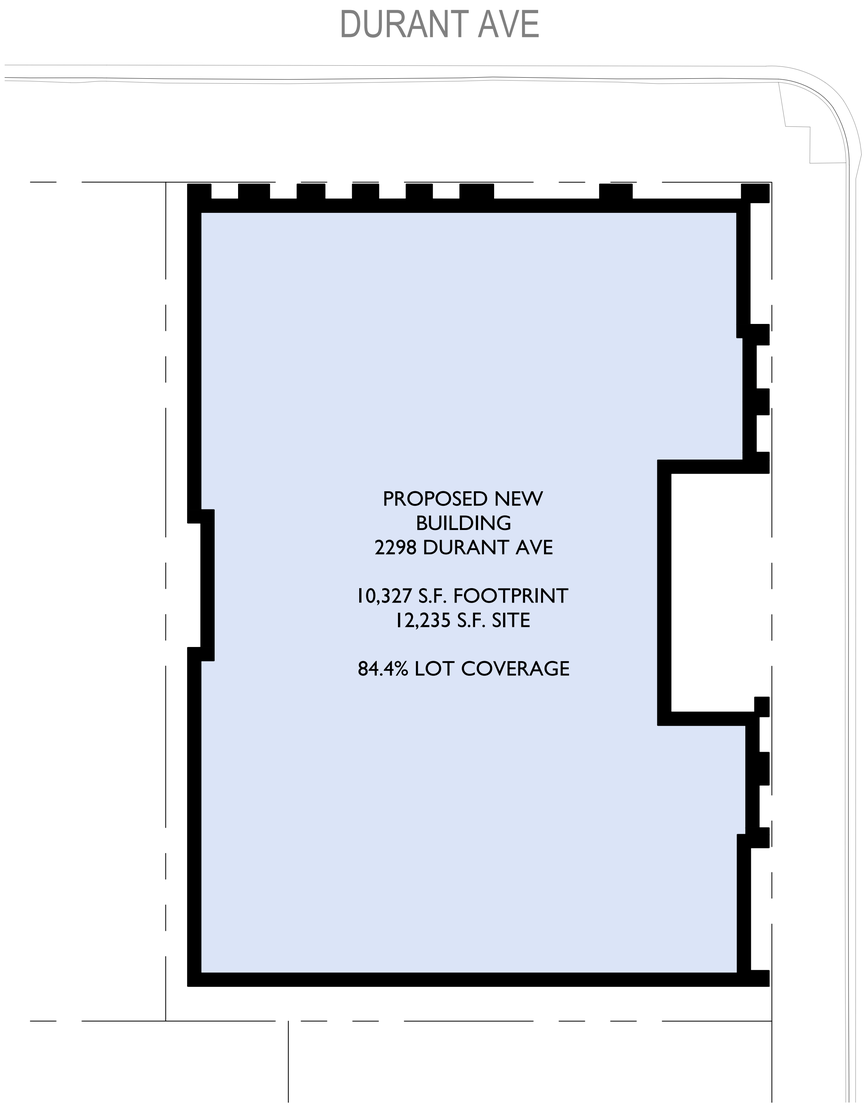
PROJECT ISSUE RECORD:	
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.
10/22/2025	ZAB UPDATES

CITY PERMIT RECORD:

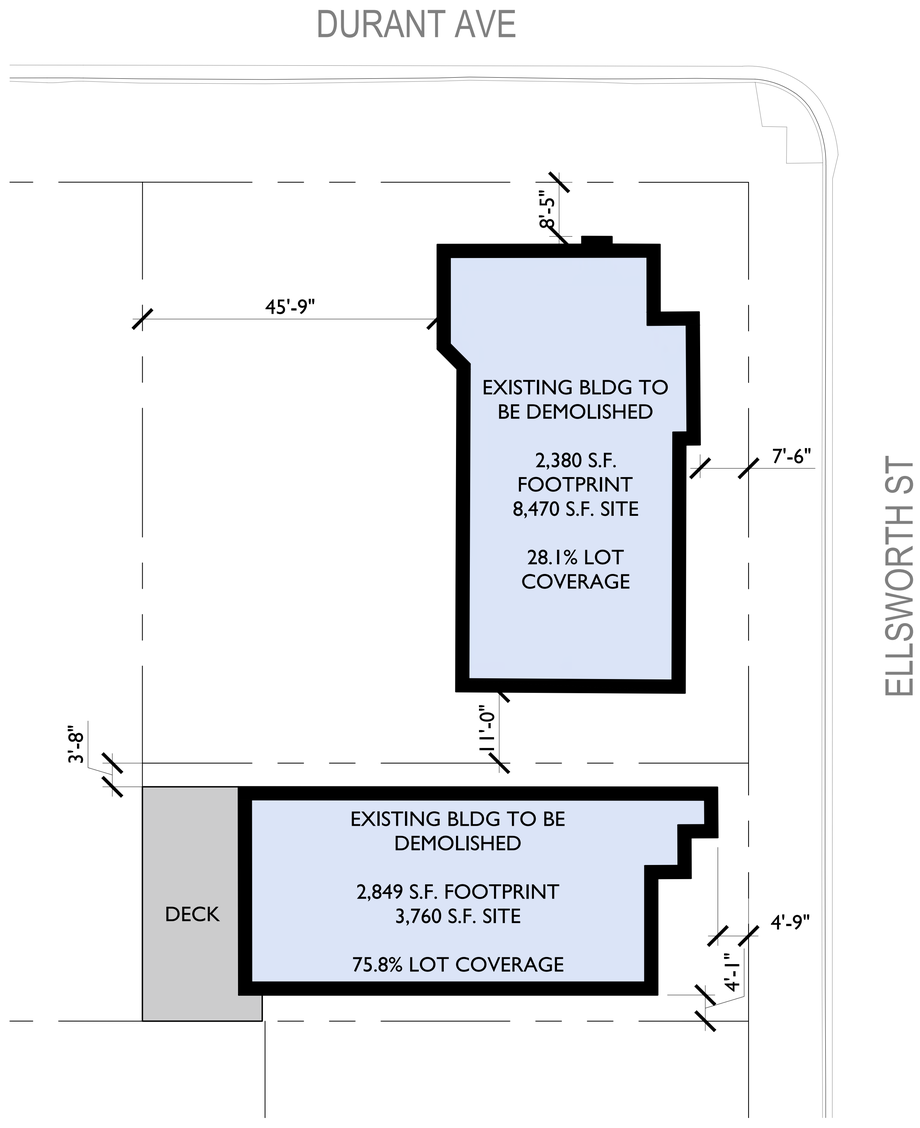
PROJECT: VLC09

TITLE: SITE PLAN AND BUILDING INFO

SHEET: **AS-101**



2 PROPOSED LOT COVERAGE DIAGRAM
3/32"=1'-0"



1 EXISTING LOT COVERAGE DIAGRAM
3/32"=1'-0"

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02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

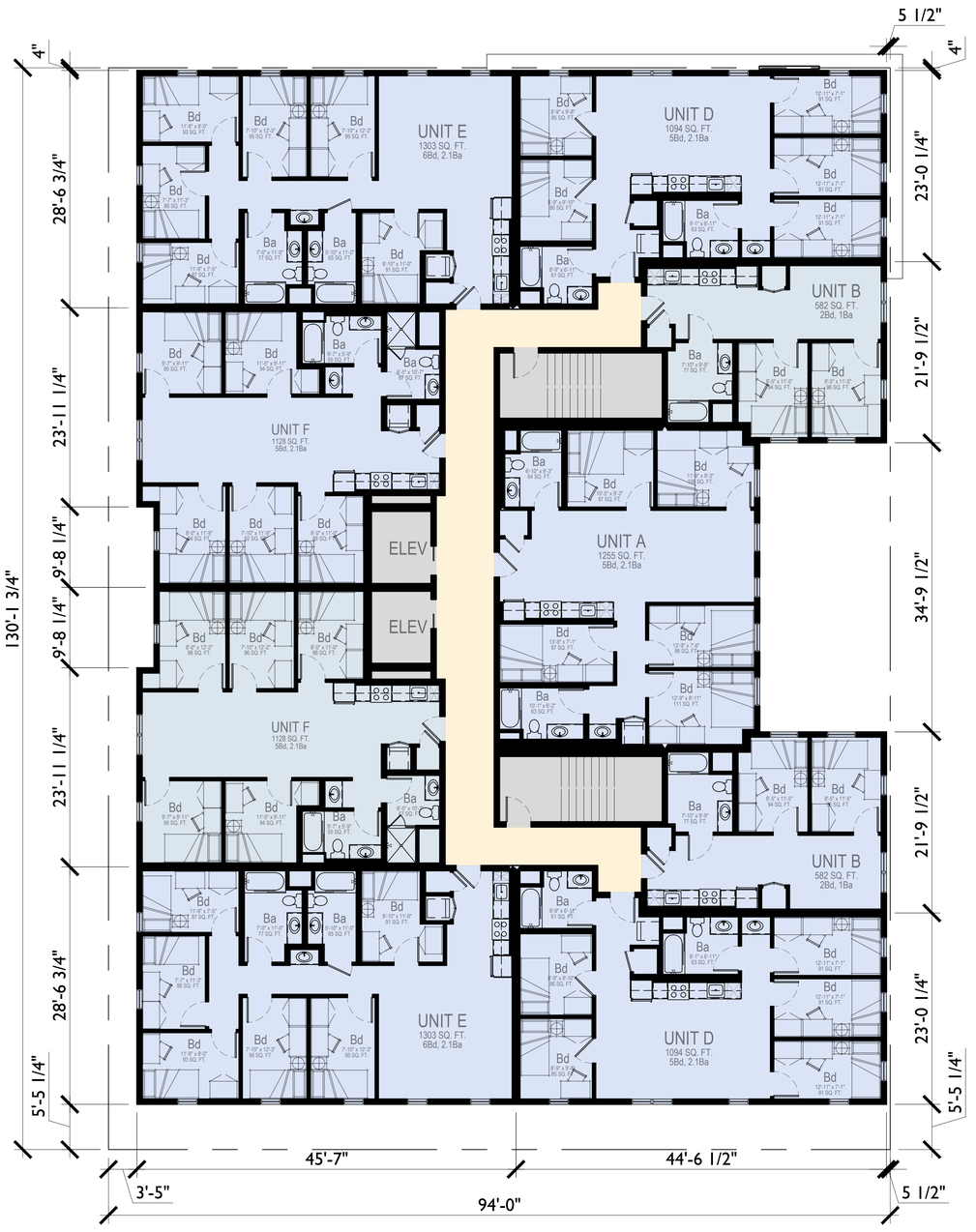
PROJECT:
VLC09

TITLE:
LOT COVERAGE DIAGRAMS

SHEET:
AS-102

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

KEY:
RESIDENTIAL UNITS
INDOOR AMENITY
STAIRS/ELEV UTILITY
CORRIDORS
OUTDOOR AMENITY /PLANTER



TYPICAL FLOOR PLAN (2 - 7)
1/8"=1'-0"

0 5' 10' 20'

N

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2298 DURANT AVE

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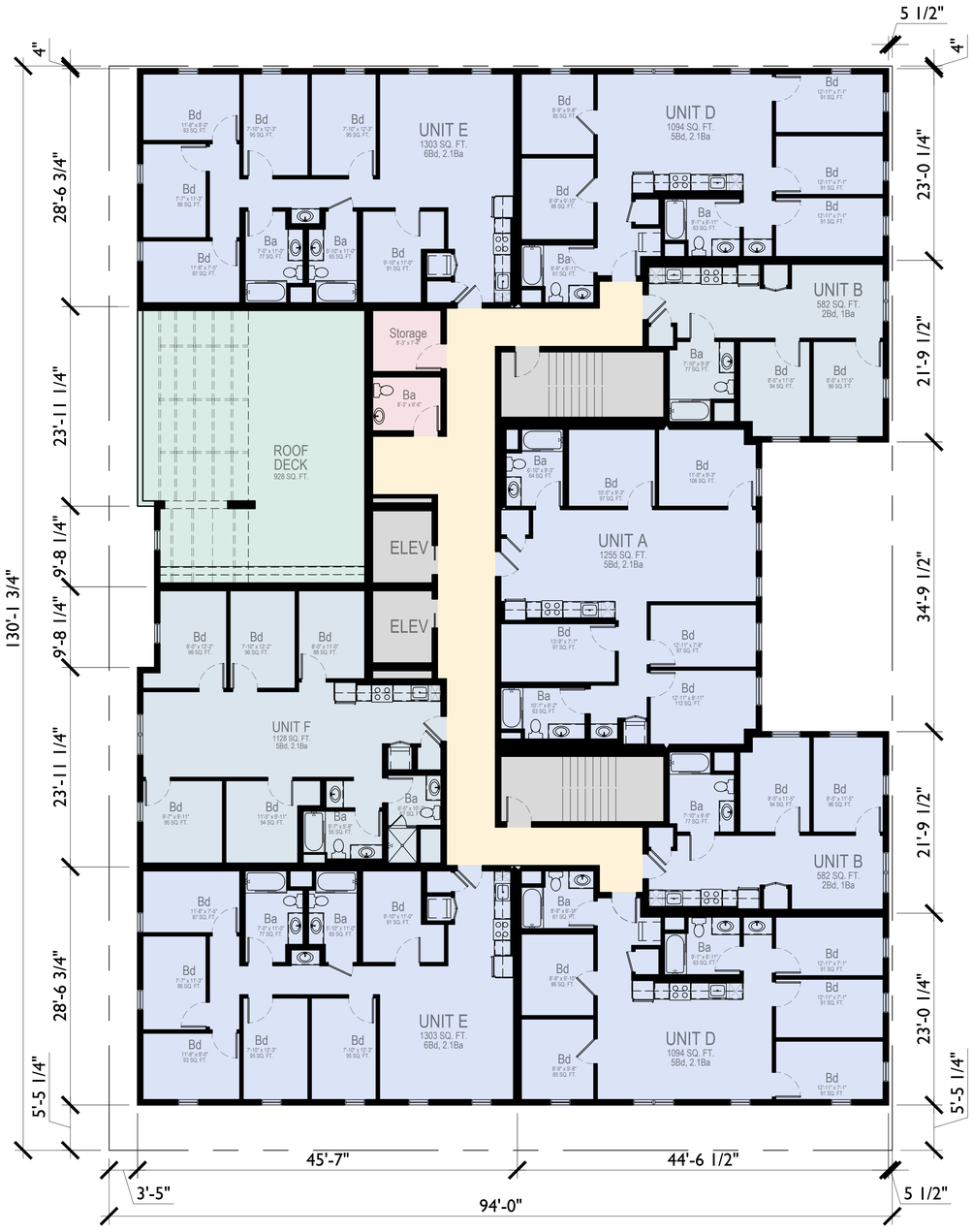
PROJECT ISSUE RECORD:	
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
05/28/25	3RD ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

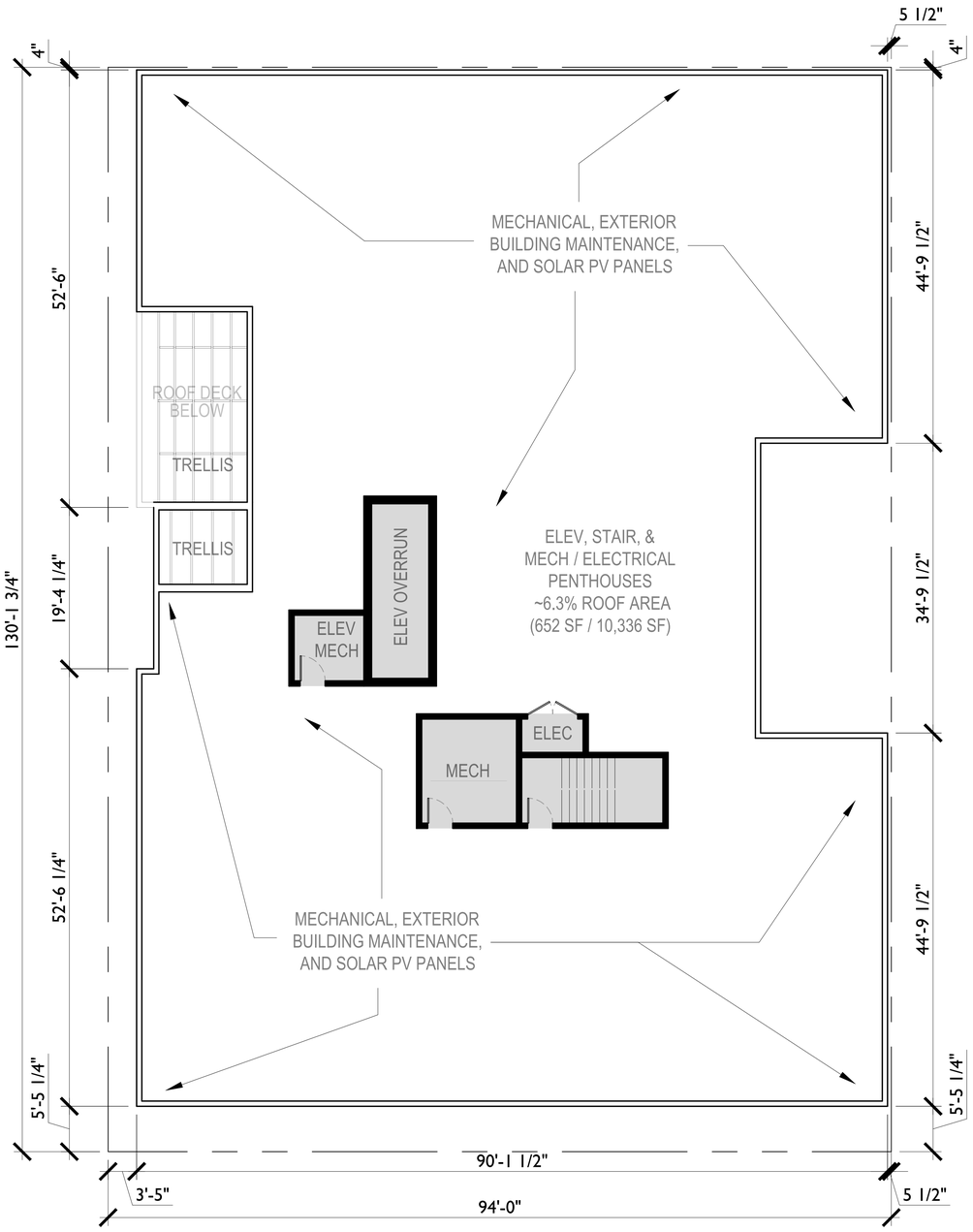
TITLE:
FLOOR PLANS

SHEET:
A-101



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

KEY:
RESIDENTIAL UNITS
CORRIDORS
INDOOR AMENITY
OUTDOOR AMENITY /PLANTER
STAIRS/ELEV UTILITY



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

0 5' 10' 20'

N

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
FLOOR PLANS

SHEET:
A-102

Existing Unit #	Existing Unit Bedroom #		Replacement / BMR Unit Bedroom #	VLI Replacement Unit	LI Replacement Unit	Replacement Unit Reserved for Sitting Tenants Exercising Right of Return	Proposed Unit #	Proposed Unit Type
A	1	<	2	X		X	218	B
B	2	=	2	X		X	204	B
C	2	=	2	X		X	304	B
D	1	<	2	X		X	404	B
E	2	=	2	X		X	504	B
F	2	=	2		X	X	604	B
PH	4	>	2		X	X	704	B

Proposed Unit	Proposed Unit Beds	Count	% of Total Units			
A	5	7	10.77%			
B	2	14	21.54%		2s	21.54%
D	5	14	21.54%		5s	55.38%
E	6	15	23.08%		6s	23.08%
F	5	15	23.08%			

REPLACEMENT / BMR UNITS AND BUILDING UNIT MIX
N.T.S.

Density Bonus - VLI or Below								
Project Address:		2298 Durant Ave., Berkeley						
Project Code:		VLC09						
Date:		7/9/2025						
Base Project	Base # Units	Base # Units	% BMR units		# BMR Units	# BMR Units	Bonus %	# DB Units	Total Units Allowed
sq. ft. - see calculation below	base project/avg. unit size	Base Project Units Round Up	VLI = Very Low Income <50 AMI		% VLI x Base # Units	Round Up		%Bonus x Base # Units Round Up	
58,743	48.35	49	10%		4.90	5.00	32.5%	16	65
Base Project Residential Floor Area	Floor	Proposed Project Residential Floor Area						%BMR (VLI/ELI)	%DB
9,116	first	9,116						5%	20.00%
10,111	second	10,111						9%	30.00%
10,111	third	10,111						10%	32.50%
10,111	fourth	10,111						11%	35.00%
10,111	fifth	10,111	Proposed RFA:		78,965			13%	42.50%
9,183	sixth	10,111	Average Unit Size:		1,215			15%	50.00%
	seventh	10,111				VLI/ELI Units		20%	70.00%
	eighth	9,183	Density Bonus (SF):		20,222	5.00		21%	73.75%
58,743	TOTAL	78,965	2-Bdr	4-Bdr / 5-Bdr / 6-Bdr	Total	%BMR Proposed (Berkeley 20% Req.)		22%	77.50%
	Units		14	0 / 36 / 15	65			23%	81.25%
	Bedrooms		28	0 / 180 / 90	298	10.20%		25%	88.75%

DENSITY BONUS STATISTICS
N.T.S.

6B BASE PROJECT 6TH FLOOR - 9,183 S.F.
1/32"=1'-0"

8P PROPOSED 8TH FLOOR - 9,183 S.F.
1/32"=1'-0"

4B BASE PROJECT FLRS 4&5 - 10,111 S.F.
1/32"=1'-0"

2B BASE PROJECT FLRS 2&3 - 10,111 S.F.
1/32"=1'-0"

X04 UNIT STACK:

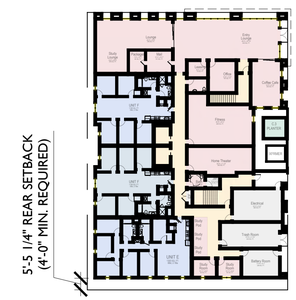
(4) VLI REPLACEMENT UNITS @ FLOORS 2-5;

(2) LI REPLACEMENT UNITS @ FLOORS 6 & 7

UNIT 218

(1) VLI REPLACEMENT UNIT @ FLOOR 2

2P PROPOSED FLRS 2-7 - 10,111 S.F.
1/32"=1'-0"



1B BASE PROJECT 1ST FLOOR - 9,116 R.S.F.
1/32"=1'-0"

1P PROPOSED 1ST FLOOR - 9,116 R.S.F.
1/32"=1'-0"

KEY:
RESIDENTIAL UNITS
CORRIDORS
INDOOR AMENITY
OUTDOOR AMENITY /PLANTER
STAIRS/ELEV UTILITY

0 10' 20' 40'

N

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

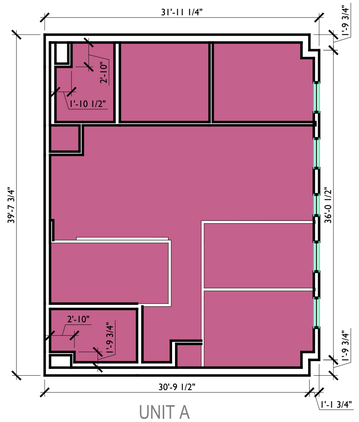
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
07/09/25	3RD ENT. RESUB.
09/09/25	5TH ENT. RESUB.

CITY PERMIT RECORD:

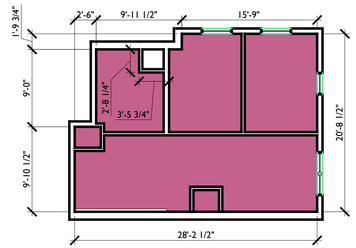
PROJECT:
VLC09

TITLE:
DENSITY BONUS FLOOR PLANS & STATISTICS

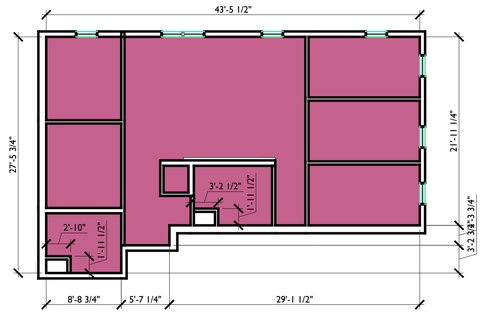
SHEET:
A-110



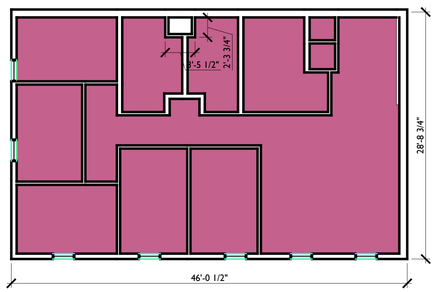
UNIT A
1068 SQ. FT.
5Bd, 2.1Ba



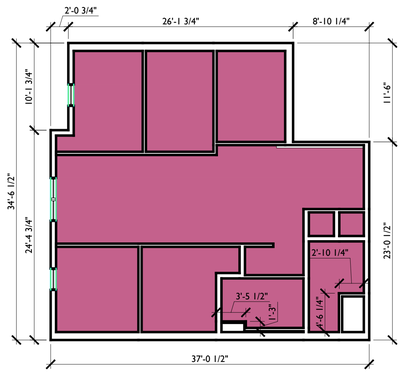
UNIT B
502 SQ. FT.
2Bd, 1Ba



UNIT D
947 SQ. FT.
5Bd, 2.1Ba



UNIT E
1138 SQ. FT.
6Bd, 2.1Ba



UNIT F
968 SQ. FT.
5Bd, 2.1Ba

2298 Durant Affordable Housing Ordinance Statistics

	Ground Floor	Typical Floor	8th Floor	Total	
Units	3	9	8	65	Units
Bedrooms	16	41	36	298	Bedrooms
Bathrooms	6	16	14	116	Bathrooms
Unit A		1,068	1,068	7,476	Unit A SF
Count	0	1	1	7	Unit A Count
Unit B		502	502	7,028	Unit B SF
Count	0	2	2	14	Unit B Count
Unit D		947	947	13,258	Unit D SF
Count	0	2	2	14	Unit D Count
Unit E	1,138	1,138	1,138	17,070	Unit E SF
Count	1	2	2	15	Unit E Count
Unit F	968	968	968	14,520	Unit F SF
Count	2	2	1	15	Unit F Count
Residential Unit Floor Area	3,074	8,178	7,210	59,352	Residential Unit Floor Area
				44,794	Base Project RUFA (=RUFA/1.325)
Total Base Project Units		49			
BMR Units Required by AHO		10	BMR Units Provided	7	
			Affordable Housing In-Lieu Fee		
	= $62.83 * (1-[BMR Prov / BMR Req]) * Base Project RUFA			$844,321.39	
			= $62.83 * 30% * 44,715		

RESIDENTIAL UNIT FLOOR AREA DIAGRAMS
1/8" = 1'-0"

RESIDENTIAL UNIT FLOOR AREA & AFFORDABLE HOUSING IN-LIUE FEE SUMMARY
N.T.S.

0 5' 10' 20'

N

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2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/25	1ST ENT. RESUB.
04/16/25	2ND ENT. RESUB.
07/09/25	3RD ENT. RESUB.
09/09/25	5TH ENT. RESUB.

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
AFFORDABLE HOUSING IN-LIUE DIAGRAMS & FEE

SHEET:
A-111

FLOOR	U.O.S. (S.F.)	LOCATION/DESCRIPTION	
1	* 1,579 S.F.	Individual Spaces Include: Entry Lounge - 932 SF Lounge - 295 SF Study Lounge - 378 SF Fitness - 629 SF Total of Spaces = 2,234 SF	*The project requires 3,159 square feet of usable open space (UOS). Up to 50% of that—1,579 square feet—can be indoor amenity space. The total indoor amenity area (study lounge, fitness center, etc.) is 2,234 square feet, but only 1,579 square feet is counted toward the UOS requirement.
2-7	0	No UOS Provided	
8	0	Roof Deck is not at least 75% Open to the Sky so it is not being counted	
TOTAL	1,579 S.F.		3159 Required (based on RFA)

USABLE OPEN SPACE STATISTICS
N.T.S.

LOUNGE, STUDY LOUNGE, ENTRY LOUNGE, AND HOME THEATER ROOMS ARE ALL "MULTI-PURPOSE ROOMS" THAT COUNT AS INDOOR AMENITIES PER BMC

1 1ST FLOOR USABLE OPEN SPACE - MPRs, FITNESS
1/16"=1'-0"

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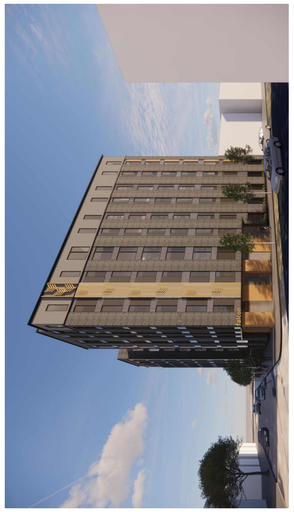
04/16/24	2ND ENT. RESUB.
10/22/2025	ZAB UPDATES

CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
USABLE OPEN SPACE DIAGRAMS

SHEET:
A-120



3 PERSPECTIVE FACING SW FROM ELLSWORTH STREET
N.T.S.

MATERIAL KEY

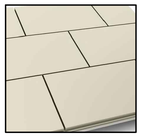
6 **METAL PANEL**
MAC METAL
CORK
HARRYWOOD PLUS

BUILDING SIGNAGE
9 METAL CHANNEL
HALO LIT
GOLD

ALUMINUM PROFILE
8 ALUMINUM TUBING
BACKLIT INDIRECT LED
GOLD

RAILINGS
12 GLASS PANEL
BLACK METAL FRAME
BLACK METAL CAP

FENCING
14 BOK MODERN
PATTERN C34 - 8'-0" HEIGHT
BRONZE COLOR



15 **METAL PANEL**
PAC-CLAD
MODULAR AL
BRONZE - RUNNING BOND

1 **WOOD-LOOK METAL SIDING**
MAC - ARCHITECTURAL METAL
NORWOOD MINI / NORWOOD
WOOD COLLECTION: ASH GREY

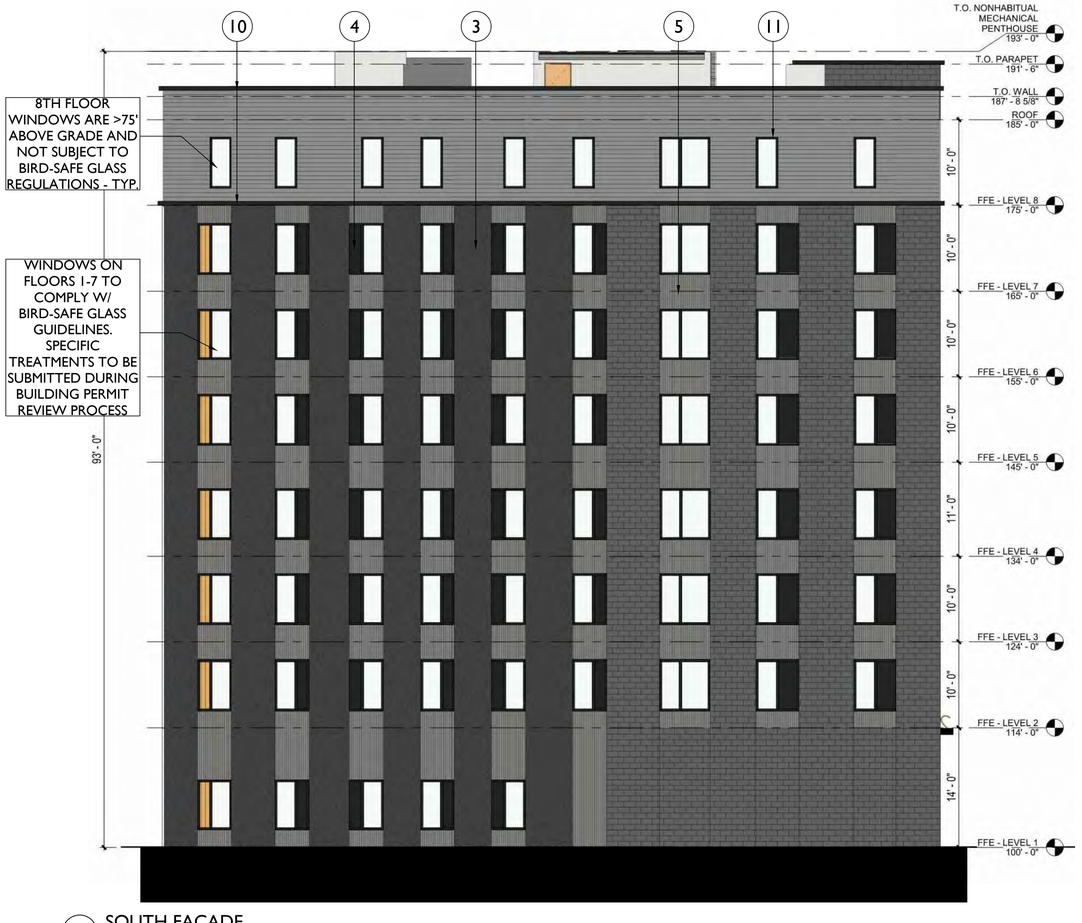
2 **FIBER-CEMENT PANEL**
CERACLAD
MOSAIC:
BLACK

3 **CEMENT PLASTER**
BENJAMIN MOORE
2129-10 MIDNIGHT DREAM

4 **METAL PANEL**
MAC - ARCH. METAL
VERSA
ANTHACITE

5 **FIBER CEMENT PANEL**
NICHIHA
RIBBED
INDIGO

2 NORTH FACADE (DURANT AVE)
1/8"=1'-0"



1 SOUTH FACADE
1/8"=1'-0"

studio KDA
510.841.3555 | studiokda.com
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1810 sixth street, berkeley ca 94710
ph: 510.841.3555 fax: 510.841.1225

2298 DURANT AVE

BERKELEY, CA

NOT FOR CONSTRUCTION

PROJECT ISSUE RECORD:

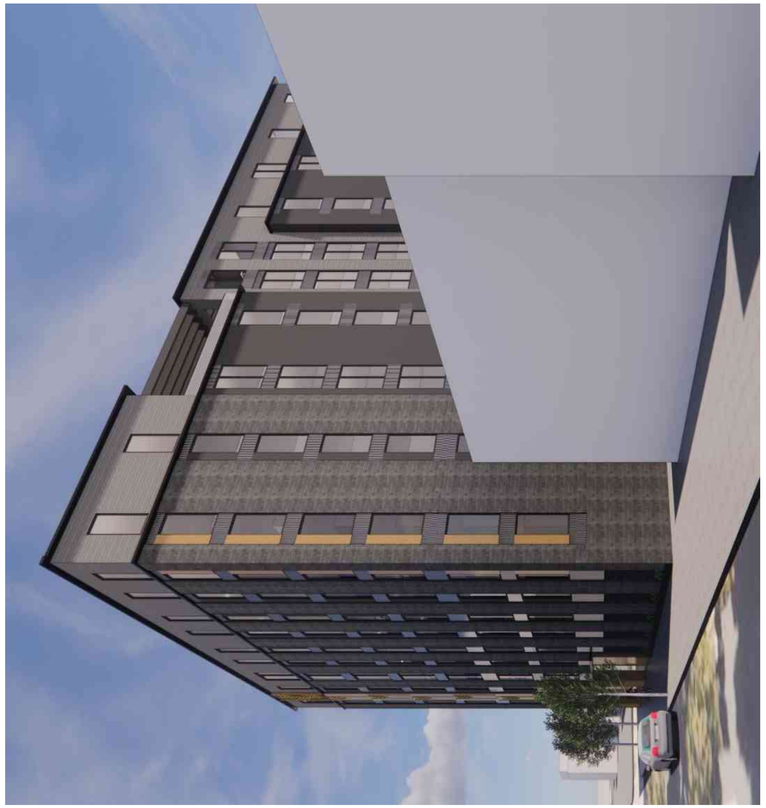
08/05/24	SB330 SUBMITTAL
09/05/24	ENTITLEMENT SUB.
02/06/24	1ST ENT. RESUB.
04/16/24	2ND ENT. RESUB.

CITY PERMIT RECORD:

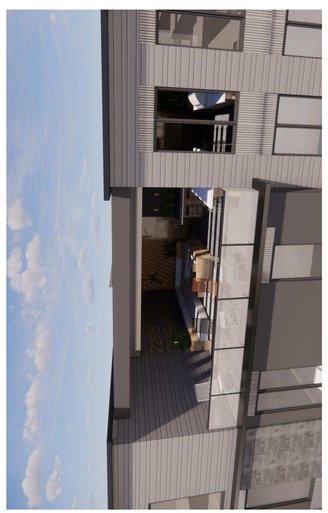
PROJECT: VLC09

TITLE: ELEVATIONS

SHEET: **A-201**



2 PERSPECTIVE FACING SE FROM DURANT
1/8"=1'-0"



1 PERSPECTIVE OF ROOF DECK
1/8"=1'-0"

6 **METAL PANEL**
MAC METAL
CORK
HARRYWOOD PLUS

1 **WOOD-LOOK METAL SIDING**
MAC - ARCHITECTURAL METAL
NORWOOD MINI / NORWOOD
WOOD COLLECTION: ASH GREY

9 **BUILDING SIGNAGE**
METAL CHANNEL
HALO LIT
GOLD

8 **ALUMINUM PROFILE**
ALUMINUM TUBING
BACKLIT INDIRECT LED
GOLD

2 **FIBER-CEMENT PANEL**
CERACLAD
MOSAIC:
BLACK

7 **ALUMINUM PANEL**
PERFORATED FLATSTOCK
BACKLIT INDIRECT LED
GRAY/SILVER

12 **RAILINGS**
GLASS PANEL
BLACK METAL FRAME
BLACK METAL CAP

11 **WINDOWS**
ALUMINUM
BLACK

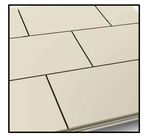
3 **CEMENT PLASTER**
BENJAMIN MOORE
2129-10 MIDNIGHT DREAM

10 **BUILDING FLASHING**
GALVANIZED SHEET METAL
PAINTED
BLACK

14 **FENCING**
BOK MODERN
PATTERN C34 - 8'-0" HEIGHT
BRONZE COLOR

4 **METAL PANEL**
MAC - ARCH. METAL
VERSA
ANTHACITE

13 **STOREFRONT**
BLACK METAL FRAMES
BIRD-SAFE UV GLASS



15 **METAL PANEL**
PAC-CLAD
MODULAR AL
BRONZE - RUNNING BOND

5 **FIBER CEMENT PANEL**
NICHIHA
RIBBED
INDIGO

MATERIAL KEY

1 WEST FACADE
1/8"=1'-0"

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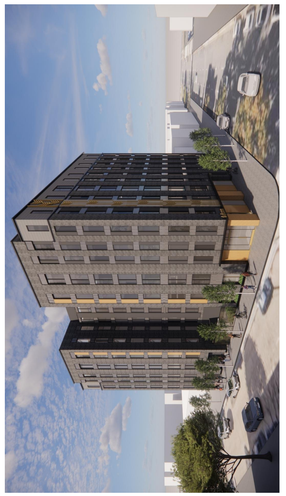
CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
ELEVATIONS

SHEET:
A-202



3 PERSPECTIVE FACING W FROM ELLSWORTH STREET
N.T.S.

2 PERSPECTIVE FACING W FROM ELLSWORTH STREET SHOWING TRANSFORMER & FENCE
N.T.S.

6 **METAL PANEL**
MAC METAL
CORK
HARRYWOOD PLUS

9 **BUILDING SIGNAGE**
METAL CHANNEL
HALO LIT
GOLD

8 **ALUMINUM PROFILE**
ALUMINUM TUBING
BACKLIT INDIRECT LED
GOLD

7 **ALUMINUM PANEL**
PERFORATED FLATSTOCK
BACKLIT INDIRECT LED
GRAY/SILVER

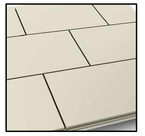
12 **RAILINGS**
GLASS PANEL
BLACK METAL FRAME
BLACK METAL CAP

11 **WINDOWS**
ALUMINUM
BLACK

10 **BUILDING FLASHING**
GALVANIZED SHEET METAL
PAINTED
BLACK

14 **FENCING**
BOK MODERN
PATTERN C34 - 8'-0" HEIGHT
BRONZE COLOR

13 **STOREFRONT**
BLACK METAL FRAMES
BIRD-SAFE UV GLASS



15 **METAL PANEL**
PAC-CLAD
MODULAR AL
BRONZE - RUNNING BOND

1 **WOOD-LOOK METAL SIDING**
MAC - ARCHITECTURAL METAL
NORWOOD MINI / NORWOOD
WOOD COLLECTION: ASH GREY

2 **FIBER-CEMENT PANEL**
CERACLAD
MOSAIC:
BLACK

3 **CEMENT PLASTER**
BENJAMIN MOORE
2129-10 MIDNIGHT DREAM

4 **METAL PANEL**
MAC - ARCH. METAL
VERSA
ANTHACITE

5 **FIBER CEMENT PANEL**
NICHIHA
RIBBED
INDIGO

MATERIAL KEY

1 EAST FACADE (ELLSWORTH STREET)
1/8"= 1'-0"

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CITY PERMIT RECORD:

PROJECT:
VLC09

TITLE:
ELEVATIONS

SHEET:
A-203