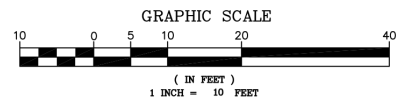
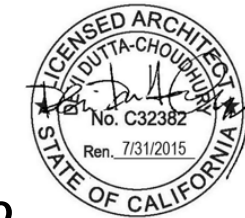


- LEGEND**
- A/C ASPHALT/CONCRETE
 - BLDG. BUILDING
 - B.S. BASE OF STEPS
 - B/W BASE OF WALL
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - ELECT. ELECTRIC
 - E.M. ELECTRIC METER(S)
 - E.P. EDGE OF PAVEMENT
 - F.F. FINISH FLOOR
 - F/L FLOW LINE
 - G.M. GAS METER(S)
 - J.P. JOINT POLE
 - MT METAL THRESHOLD
 - OHW OVERHEAD WIRES
 - SS SANITARY SEWER
 - S/W SIDEWALK
 - T.C. TOP OF CURB
 - TOP TOP OF BANK
 - T.S. TOP OF STEPS
 - W.H. WATER HEATER
 - W.M. WATER METER
 - WT WOOD THRESHOLD
 - FOUND MONUMENT
 - WOOD FENCE



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



APPLICABLE CODES:

(INCLUDES LOCAL AMENDMENTS)
 2013 California Building Code (CBC)
 2013 California Residential Code (CRC)
 2013 California Energy Code
 2013 California Electrical Code (CEC)
 2013 California Plumbing Code (CPC)
 2013 California Mechanical Code (CMC)
 2013 California Fire Code (CFC)
 2013 CALGreen
 BERKELEY MUNICIPAL CODE

PROJECT:

**1155 HEARST AVE
 BERKELEY, CA 94702**

ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400



HEIGHT & STORIES	ZONING:	EXISTING:	PROPOSED:
STORIES:	3 W/AUP	2	3
HEIGHT:	28' AVG 35' W/AUP	23'	35'
SETBACKS (Min. dimensions shown - see site plan)			
FRONT	15'	7'-10" EXISTING	7'-10" ADDITION
SIDE	4' @ 1ST STORY 4' @ 2ND STORY 6' @ 3RD STORY	3'-10" @ WEST 4'- 6" @ EAST	3' - 10" @ West (3 - STORY) 4' - 6" @ EAST (2 - STORY) 5' - 4" @ FREESIA ADDITION
BACK	15'	27'-10"	27'-10"
BUILDING SEPARATION	8' @ 1ST STORY 12' @ 2ND STORY 16' @ 3RD STORY	13'- 3"	9' - 2" - 25' - 6"
LOT AREA		21673 (Merge 2 lots)	21673
LOT COVERAGE	3 - STORY: 35% 2 - STORY: 40%	4974 SF : 22%	8670 SF: 40%
GROSS FLOOR AREA		7,302 SF	15,178 * 1.35 = 20,490 SF (Includes density bonus area, see A0.2)
PARKING: CARS			
RESIDENTIAL	1/UNIT 18 REQUIRED	7 (1 Covered @ Camelia; 6 @ Surface Lot)	18 TOTAL 10 @ surface lot (1 ADA / ACCESSIBLE) 6 covered @ Geranium 2 TANDEM @ Camelia
TOTAL			
PARKING: BIKE			
RESIDENTIAL		0	19

UNIT COUNT	ZONING:	EXISTING:	PROPOSED:
* Note: See Sheet A0.3 for unit mix and sizes			
	1 / 1650 SF LOT AREA 21673/1650 = 13 UNITS	7 UNITS	5 ADDITIONAL UNITS 13 X 35% = 18 TOTAL (PER DENSITY BONUS)
OPEN SPACE (See Site Plan for details)			
	300 SF / UNIT		18 UNITS = 6,458 SF REAR: 3,193 SF PASEO: 2,133 SF C/D: 410 SF D/E: 722 SF
BUILDING OCC.			
R-2 @ 3 UNIT BUILDINGS R-3 @ 1 & 2 UNIT BUILDINGS			
PROPOSED CONSTRUCTION TYPE			
NEW V-A STRUCTURES & REMODEL TO EXISTING DETACHED V-B RESIDENCE			
EXCAVATION			
APPROXIMATELY 55 CUBIC YARDS, FOR NEW FOUNDATIONS ONLY.			

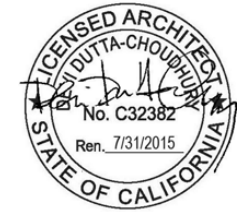
PROJECT DESCRIPTION:

THIS MULTIFAMILY PROJECT PROPOSES THREE NEW RESIDENTIAL STRUCTURES, AS WELL AS NEW SURFACE & COVERED PARKING, TWO STORY ADDITIONS TO THREE EXISTING SINGLE STORY RESIDENTIAL STRUCTURES, AND DEMOLITION TO SOUTH EAST EXISTING RESIDENTIAL STRUCTURE AND REPLACEMENT WITH NEW RESIDENTIAL STRUCTURE

A LANDSCAPED "PASEO" ACTS AS THE PRIMARY PEDESTRIAN LINK FROM HEARST AVE, TO ACCESS RESIDENCE ENTRANCES, PARKING, AND COMMON AMENITY AREAS AND OPEN SPACE.

ZONING INFORMATION:

ADDRESS:	1155 HEARST AVE BERKELEY, CA 94702
USE DESCRIPTION	CURRENT RESIDENTIAL PROPERTY CONVERTED TO 5 OR MORE UNITS SINGLE FAMILY RESIDENTIAL, USED AS SUCH.
GENERAL PLAN:	MDR
ZONING DISTRICT:	R-2A
FLOOD ZONE:	NO
FIRE ZONE:	1
ENV. MGMT. AREA:	NO
LANDMARK STRUCTURES MERIT:	NO
LOT AREA 1173:	8,204 SF
LOT AREA: 1157	13,469 SF
TOTAL:	21,673 SF



EXISTING CONDITIONS	
GROSS FLOOR AREA	7,302 GFA
AVERAGE UNIT SIZE	1,043 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	4,847 SF
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. 7 PROVIDED.
OPEN SPACE	N/A
HEIGHT & STORIES	W/O USE PERMIT 2 STORIES PROVIDED ~23' EXISTING HEIGHT
SETBACKS	FRONT: 7'-10" EXISTING NON-CONFORMING SIDE: 3.8' EXISTING NON-CONFORMING REAR: 28' PROVIDED
EXISTING DWELLING UNITS	7

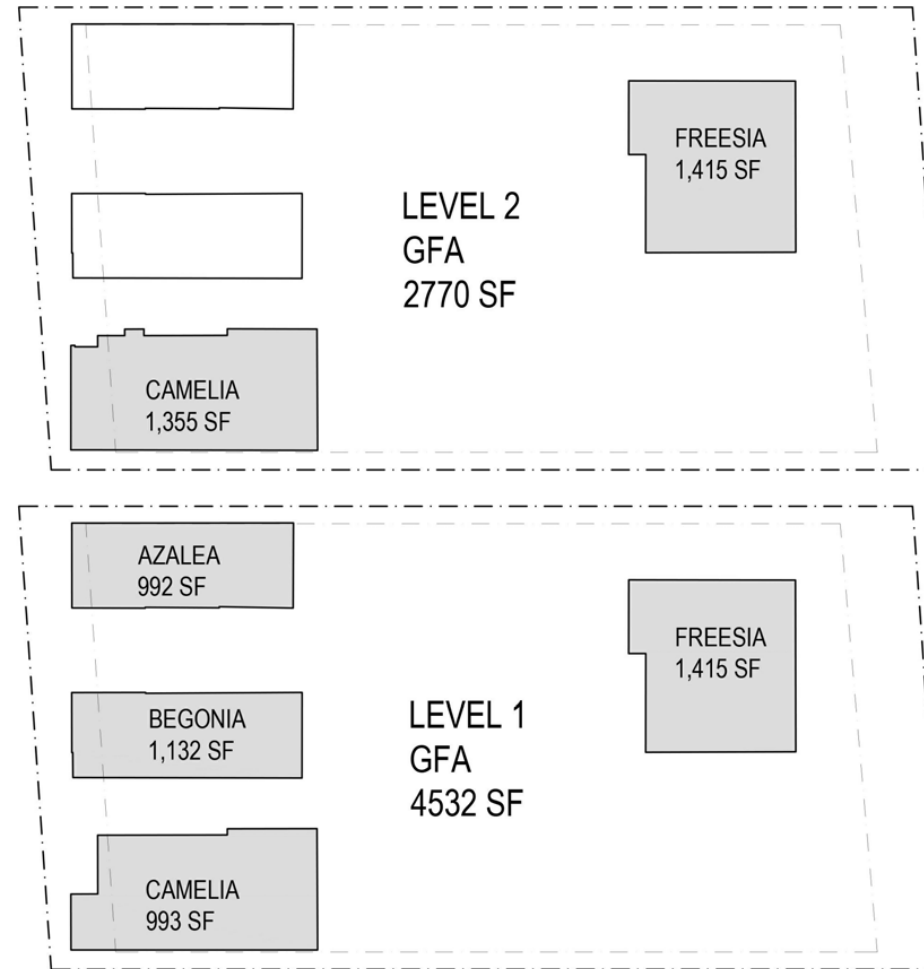
BASELINE DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	15,178 GFA
AVERAGE UNIT SIZE	1,168 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	40% ALLOWED (8,670 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. (13) 13 PROVIDED
OPEN SPACE	300 SQ FT/ UNIT = 3,900 REQUIRED 3,900 PROVIDED
HEIGHT & STORIES	2 STORIES PERMITTED 28' HEIGHT ALLOWED
SETBACKS	PROVIDED: 15' FRONT YARD REQ'D 4' SIDE YARD REQ'D 15' BACK YARD REQ'D
ALLOWED DWELLING UNITS	13

DENSITY BONUS DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	20,040 GFA (1% BELOW DENSITY BONUS ALLOWANCE OF 20,490 GFA)
AVERAGE UNIT SIZE	1,113 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	35% ALLOWED W/3 STORY (7,586 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	15,178 GFA*1.35 = 20,490 GFA ALLOWED
CAR PARKING	(1) PER UNIT REQ'D. (18). 18 PROVIDED
OPEN SPACE	300 SQ FT/UNIT = 5,400 REQUIRED 6,458 SF PROVIDED
HEIGHT & STORIES	3 STORIES PERMITTED 35' HEIGHT ALLOWED 3 STORIES PROVIDED 35' HEIGHT SHOWN
SETBACKS	15' FRONT YARD REQ'D 7'-10" EXISTING NON-CONFORMING 4' SIDE YARD REQ'D LEVEL 1&2 3.8' EXISTING NON-CONFORMING 6' SIDE YARD REQ'D LEVEL 3 4' PROVIDED 15' BACK YARD REQ'D 28' PROVIDED
PROPOSED 35% DENSITY BONUS	18



EXISTING CONDITIONS, 7 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
BEGONIA	B101	1 BED, 1 BATH	566 GFA	(E) / BMR
	B102	1 BED, 1 BATH	566 GFA	(E) / BMR
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 933 BASEMENT = 2,348 GFA (PARKING EXCLUDED FROM GFA)	(E) (SINGLE FAMILY HOME)
FREESIA	F101	3 BED, 3 BATH	1,415 GFA	(E) / BMR
	F201	3 BED, 3 BATH	1,415 GFA	(E) / BMR
TOTALS	7 UNITS	N/A	7,302 GFA	N/A

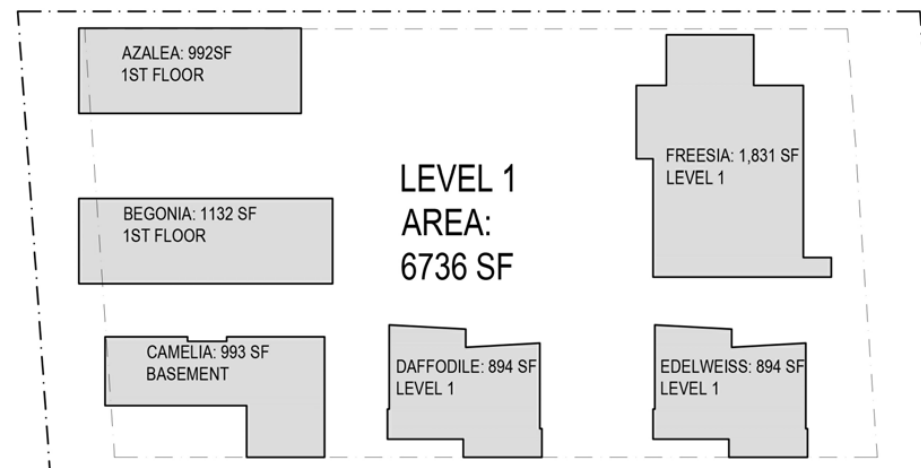
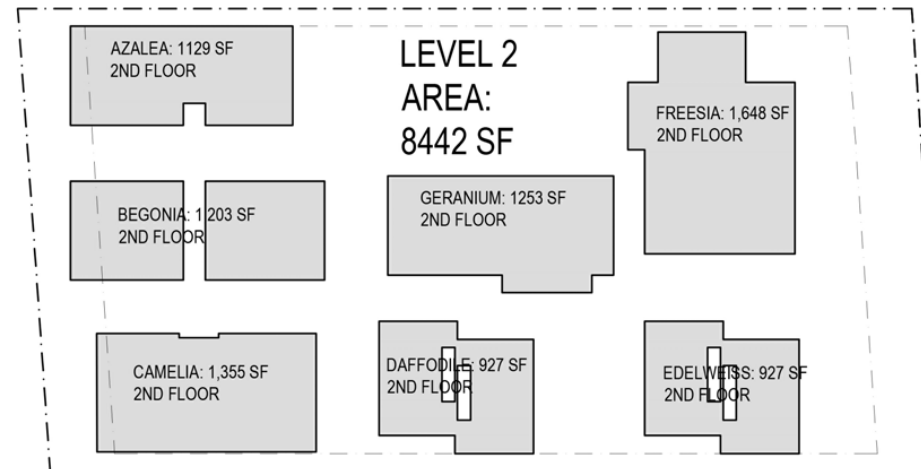
BMR = BELOW MARKET RATE





BASELINE PROJECT, 13 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	566 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	566 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1,203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL 2+ 993 LVL 1 = 2,348 GFA *	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D201	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E201	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
TOTALS	13 UNITS	N/A	15,178 GFA	N/A

BMR = BELOW MARKET RATE

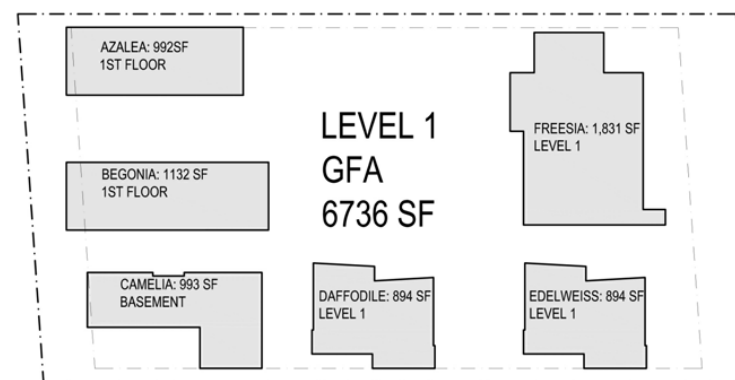
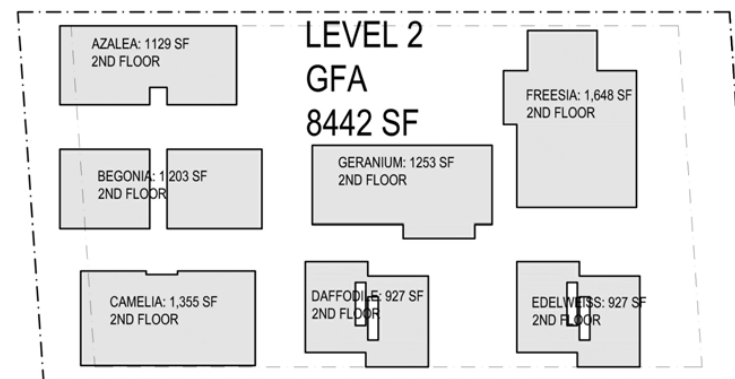
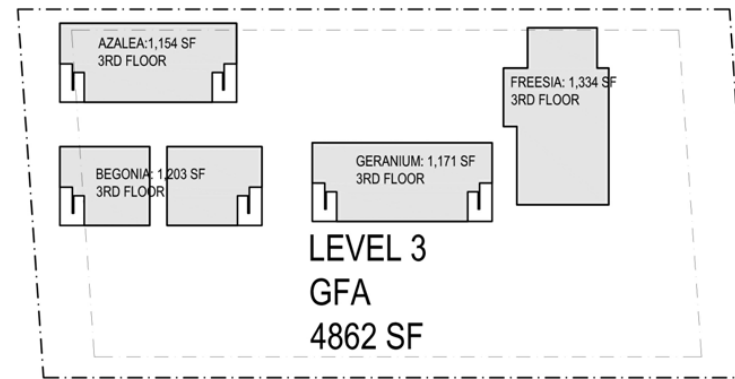


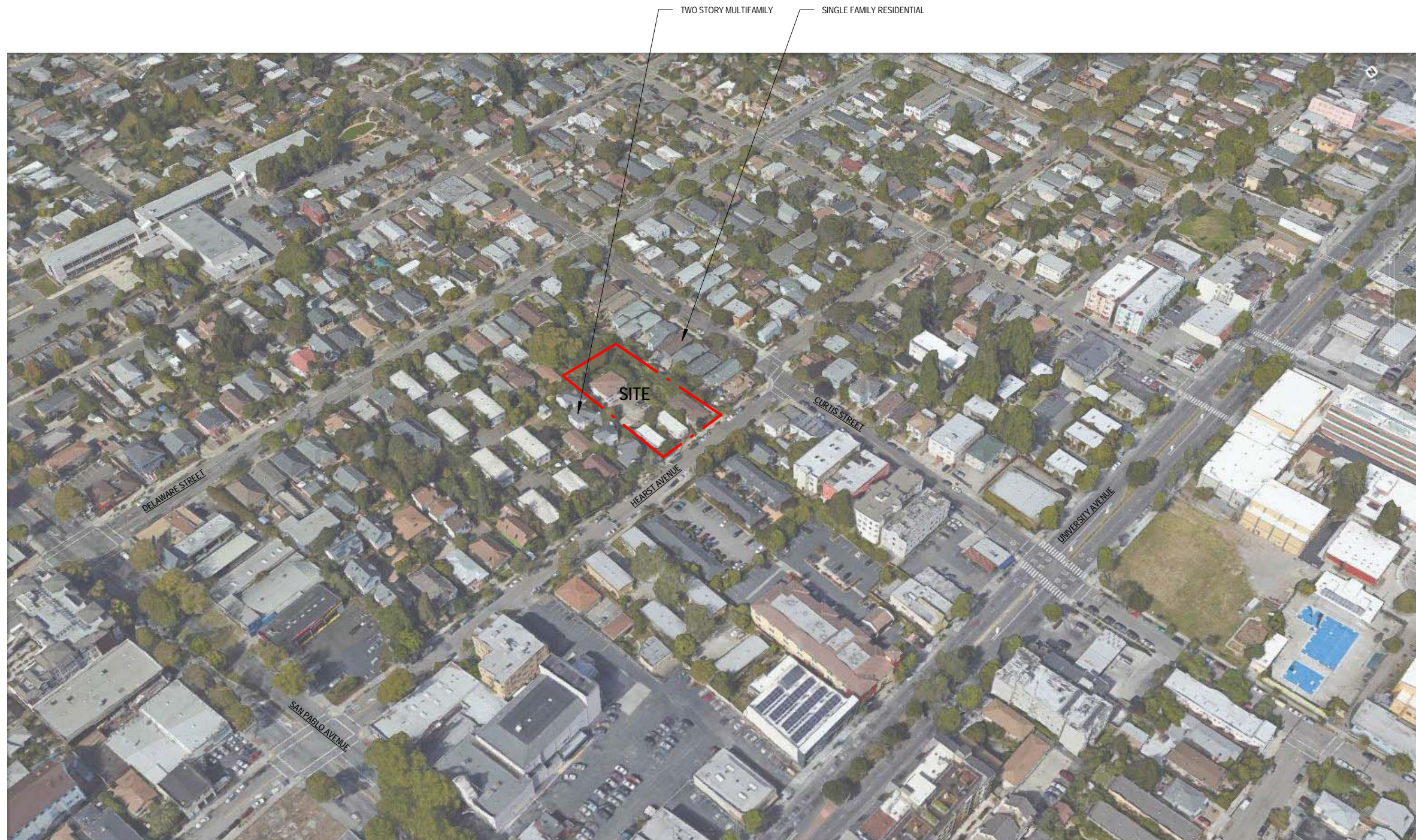
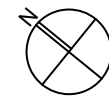


DENSITY BONUS PROJECT, 18 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
AZALEA	A202	2 BED, 2.5 BATH	1154 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	566 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	566 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1203 GFA	NEW
BEGONIA	B202	2 BED, 2.5 BATH	1203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 993 LVL1 = 2,348 GFA (PARKING EXCLUDED FROM GFA) **	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D102	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E102	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
FREESIA	F301	3 BED, 3 BATH	1,330 GFA	NEW
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
GERANIUM	G202	2 BED, 2.5 BATH	1,171 GFA	NEW
TOTALS	18 UNITS	N/A	20,040 GFA	N/A

BMR = BELOW MARKET RATE

BASE PROJECT AREA X 35%
 DENSITY BONUS AREA = 15178
 X 1.35 = 20,490 ALLOWABLE
 DENSITY BONUS AREA





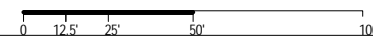


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CURTIS STREET

HEARST GARDENS

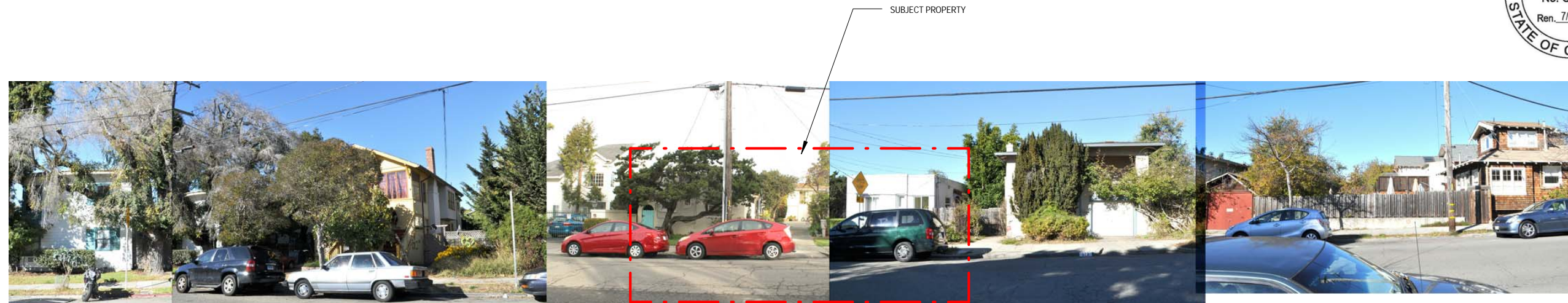
Devi Dutta Architecture Inc.



VICINITY MAP

SCALE: 1" = 50'-0"

A0.7



Existing Hearst Ave Strip, North



Proposed Hearst Ave Strip



Existing Hearst Ave Strip, South



CURTIS STREET HOMES (2-STORY @ REAR)



DELAWARE STREET



1155 HEARST - AZALEA



1161 HEARST - BEGONIA



1173 HEARST - CAMELLIA



1163 & 1157 HEARST - BEGONIA / AZALEA



1157 HEARST - AZALEA



1157 HEARST - AZALEA



1155 HEARST - AZALEA



1179 HEARST - FREESIA



1179 HEARST - FREESIA



1179 HEARST - FREESIA



BACKYARD OF 1159 HEARST AVE.



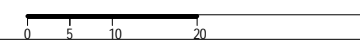
BACKYARD OF 1173 HEARST AVE.

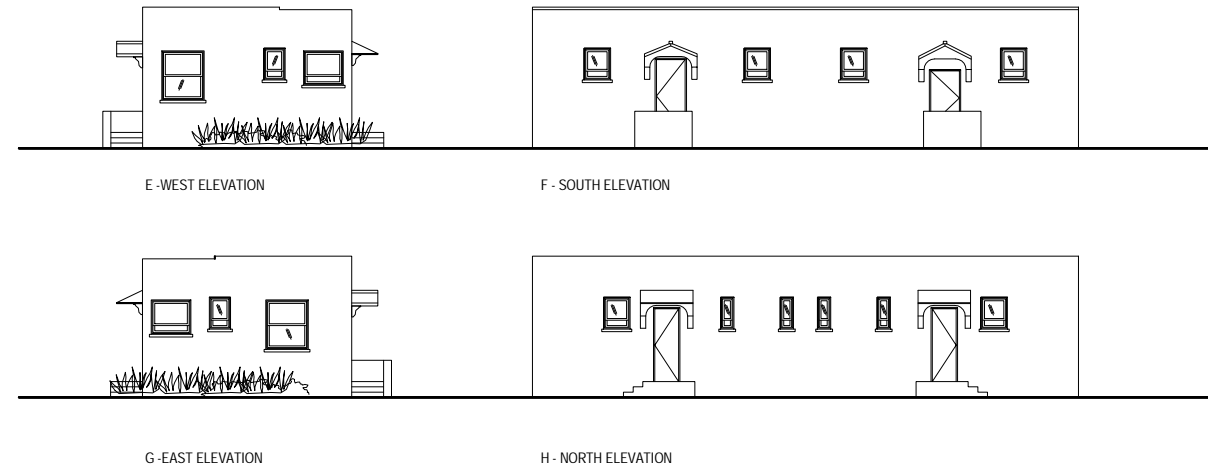
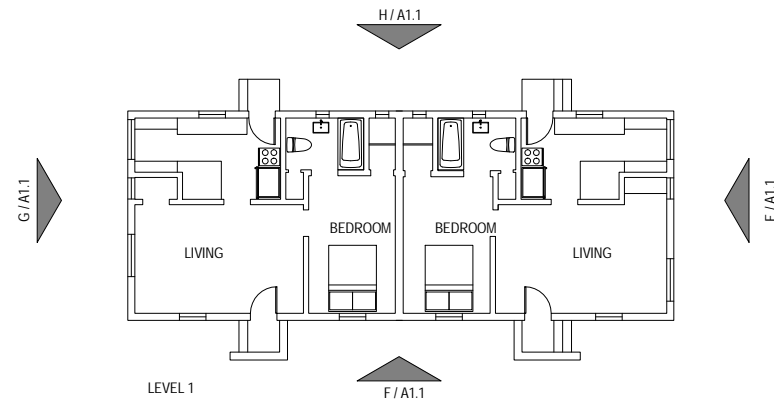


BACKYARD OF 1173 HEARST AVE.

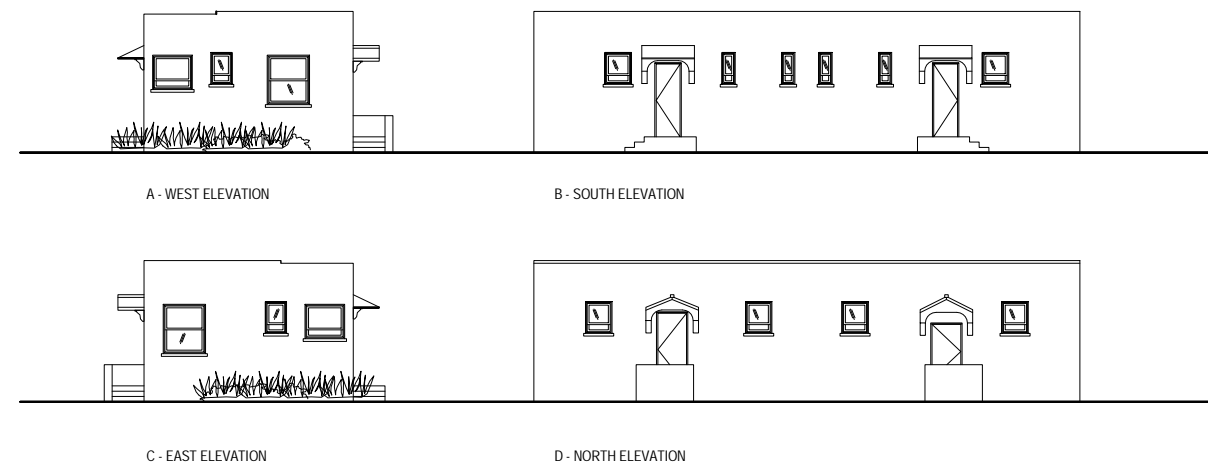
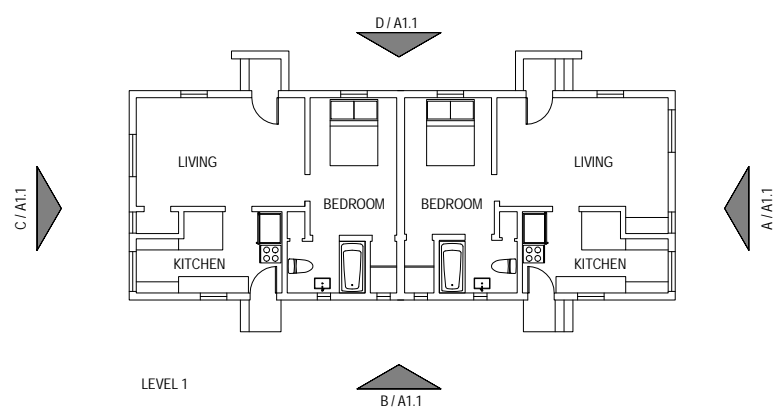


BACKYARD OF 1173 HEARST AVE.



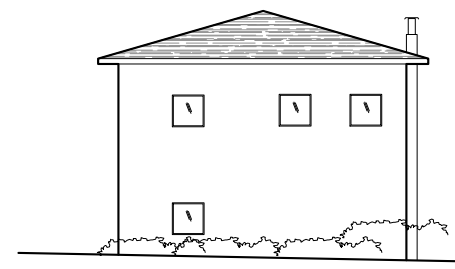
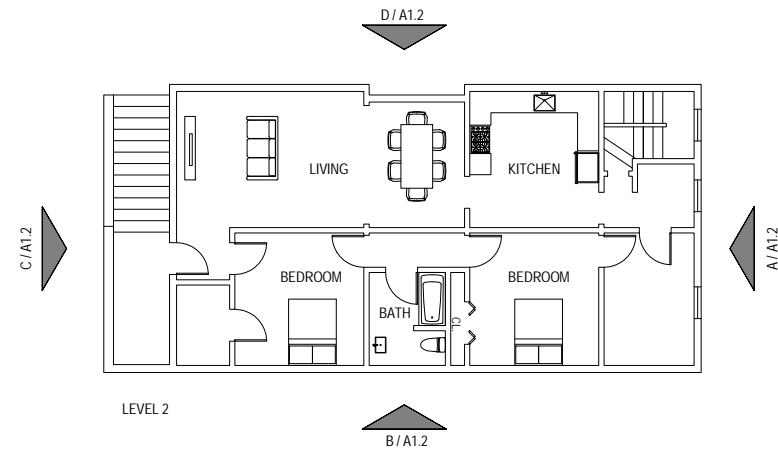


2 AZALEA 1155 & 1157 HEARST
 1/16" = 1'-0"

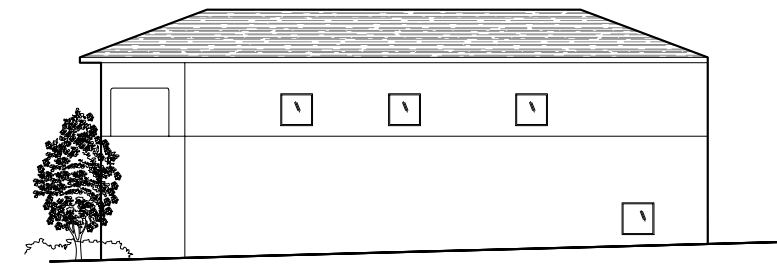


1 BEGONIA 1161 & 1163 HEARST
 1/16" = 1'-0"

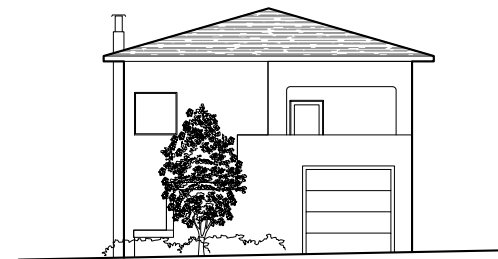
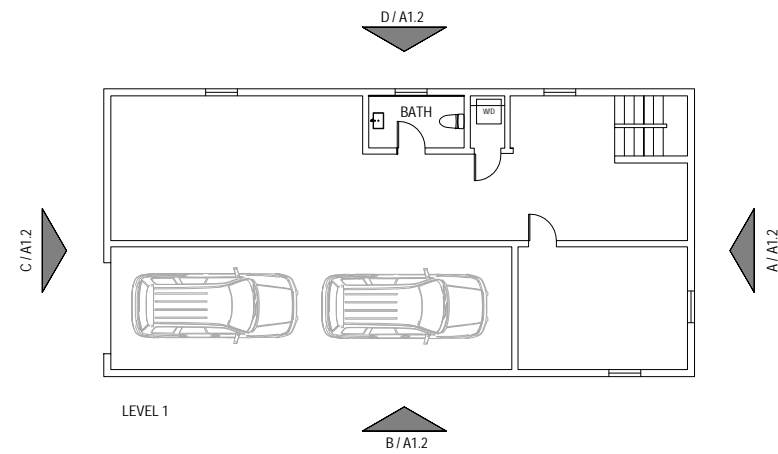




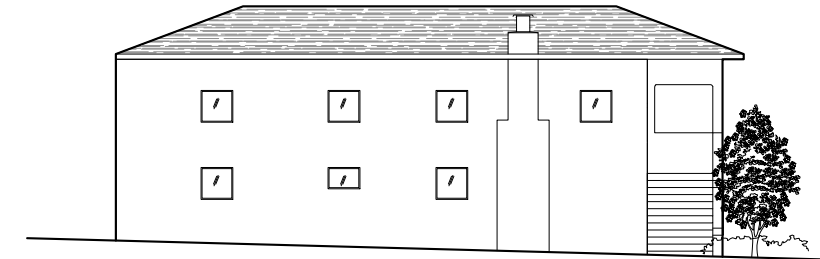
A - EAST ELEVATION



B - SOUTH ELEVATION



C - WEST ELEVATION



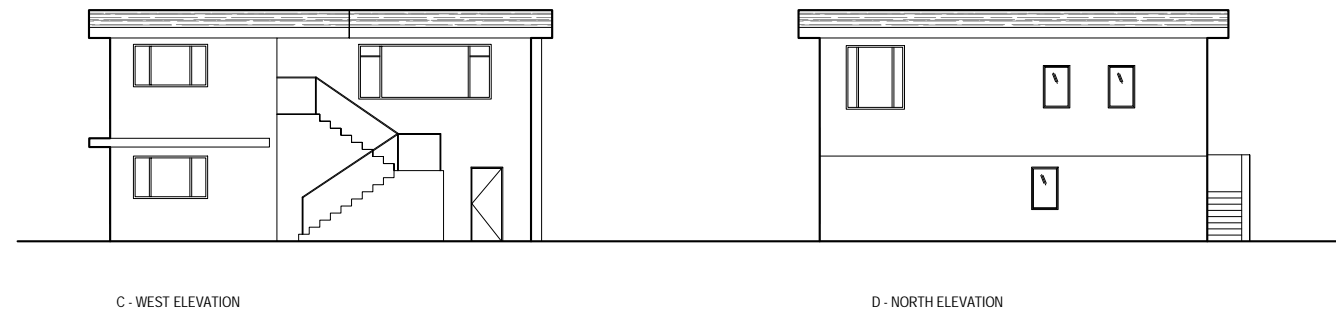
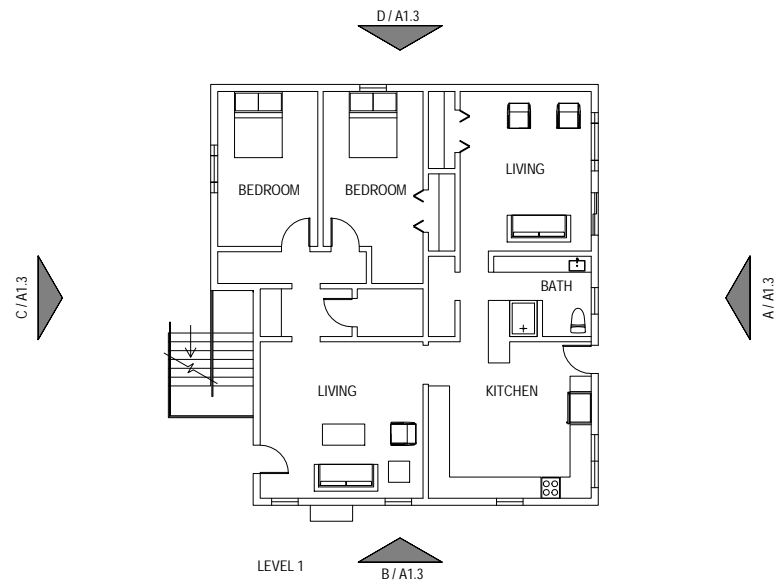
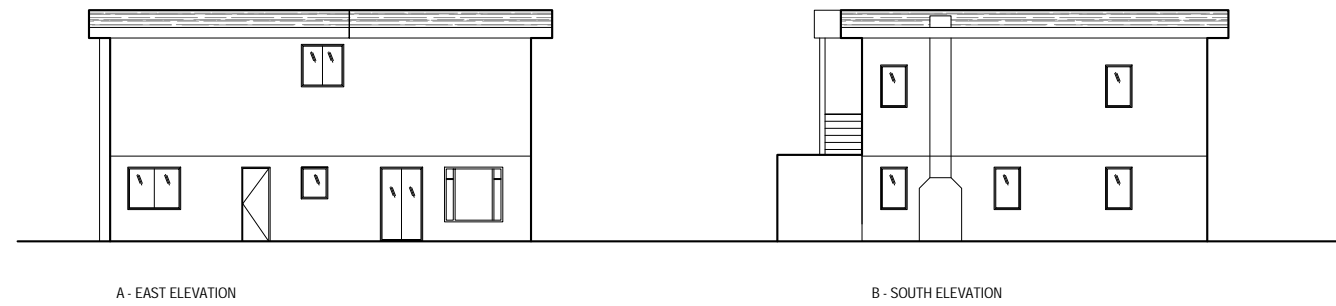
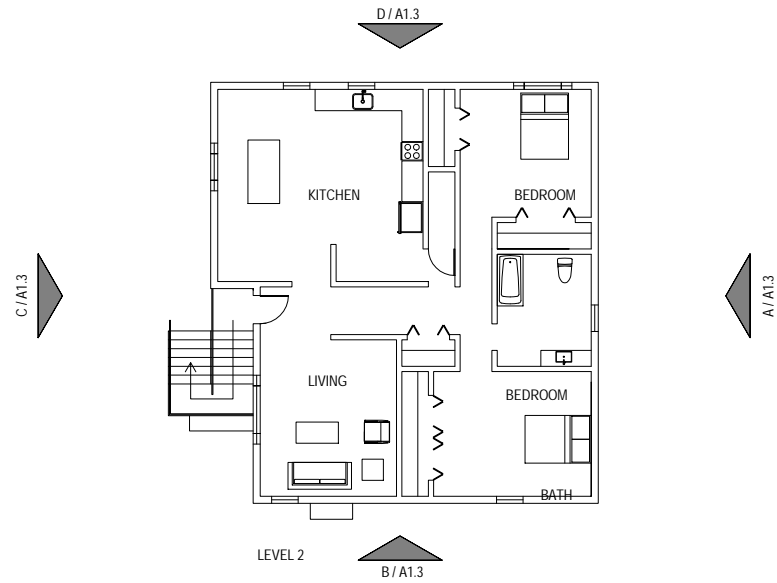
D - NORTH ELEVATION

**EXISTING PLANS & ELEVATIONS - CAMELLIA / 1173
 HEARST**

1

1/16" = 1'-0"





1 EXISTING PLANS & ELEVATIONS - FREESIA / 1179
 HEARST
 1/16" = 1'-0"

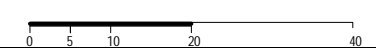




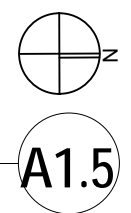
LEGEND
 [Hatched Box] NEW BUILDING
 [Dark Grey Box] RENOVATED BUILDING (e)
 [Light Green Box] OPEN SPACE

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HEARST GARDENS
 Devi Dutta Architecture Inc.

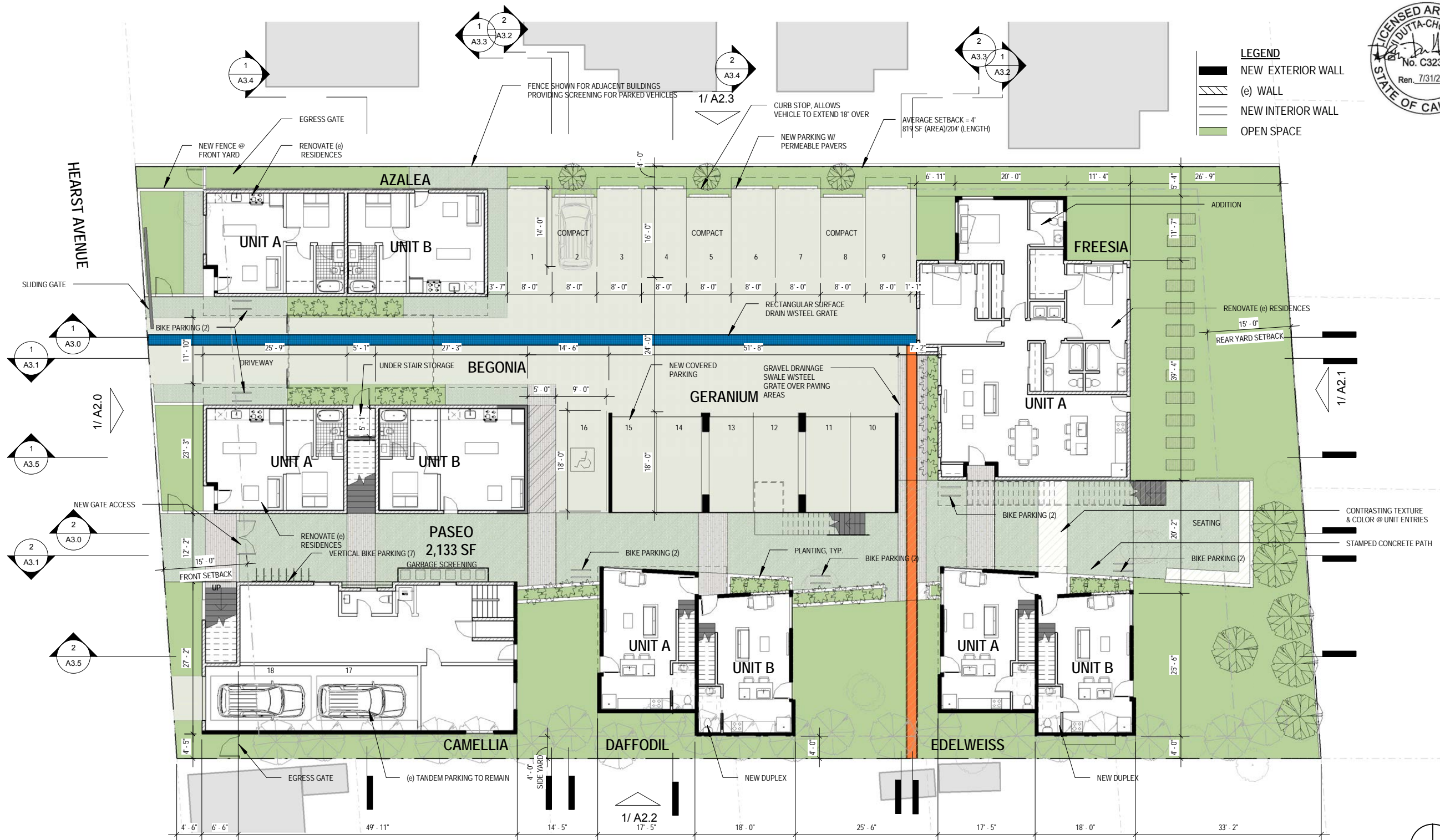


SITE PLAN, PROPOSED
 SCALE: As indicated



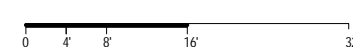


- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

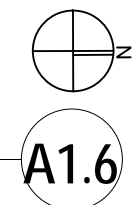


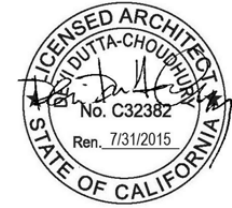
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GROUND FLOOR
 SCALE: 1/16" = 1'-0"



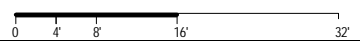


- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

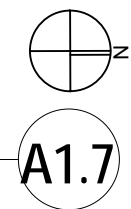


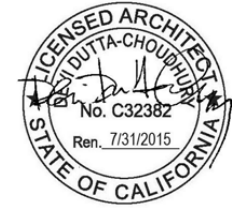
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HEARST GARDENS
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SECOND FLOOR
 SCALE: 1/16" = 1'-0"



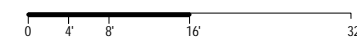


- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

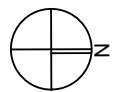


DRC - PRELIMINARY
 4.7.2016

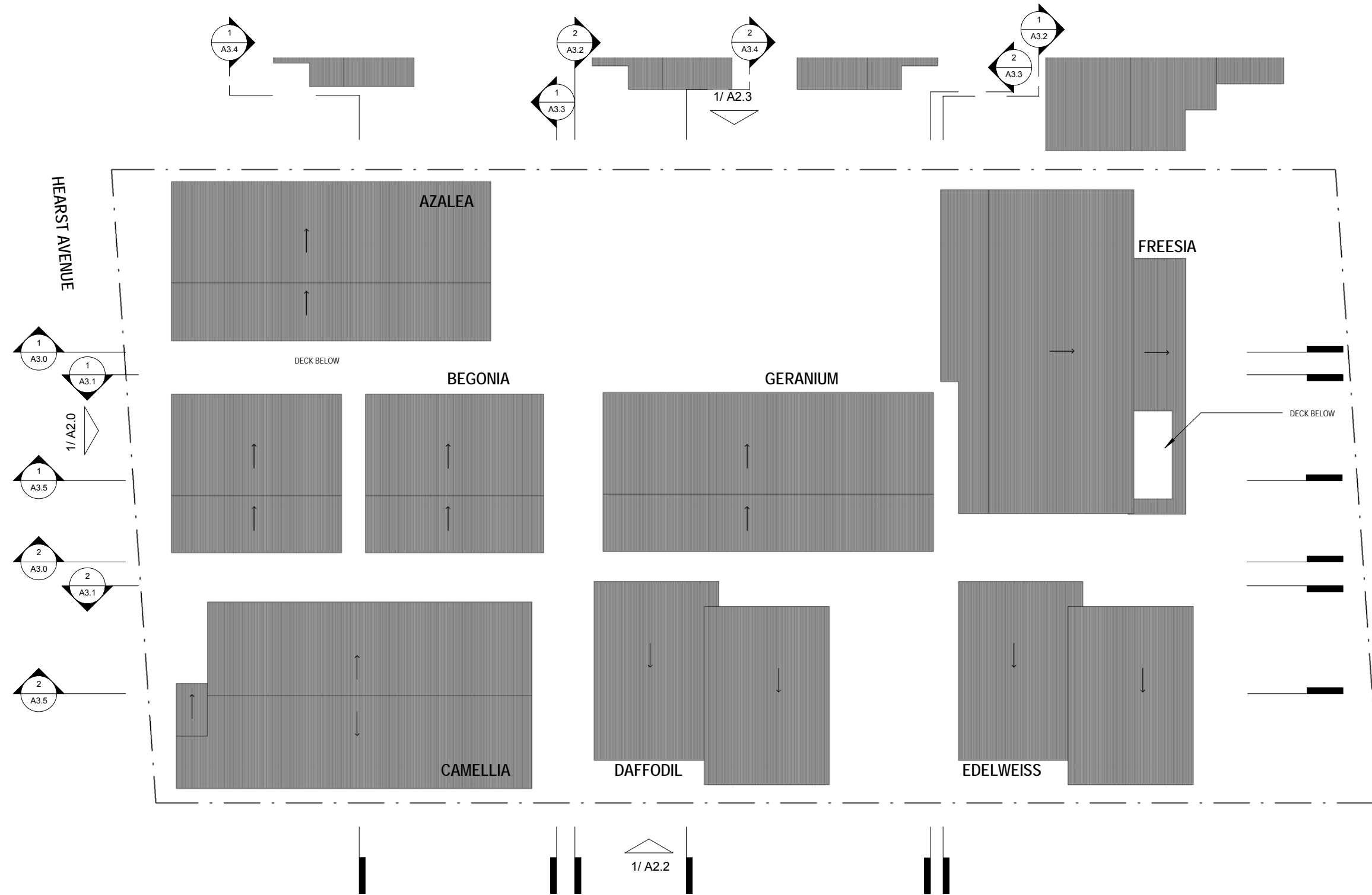
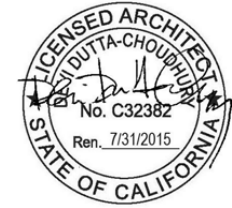
HEARST GARDENS
 Devi Dutta Architecture Inc.



THIRD FLOOR
 SCALE: 1/16" = 1'-0"

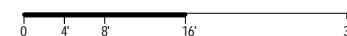


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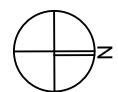


DRC - PRELIMINARY
 4.7.2016

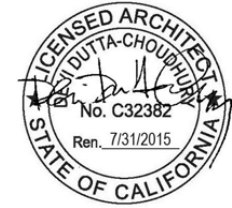
HEARST GARDENS
 Devi Dutta Architecture Inc.






ROOF PLAN
 SCALE: 1/16" = 1'-0"

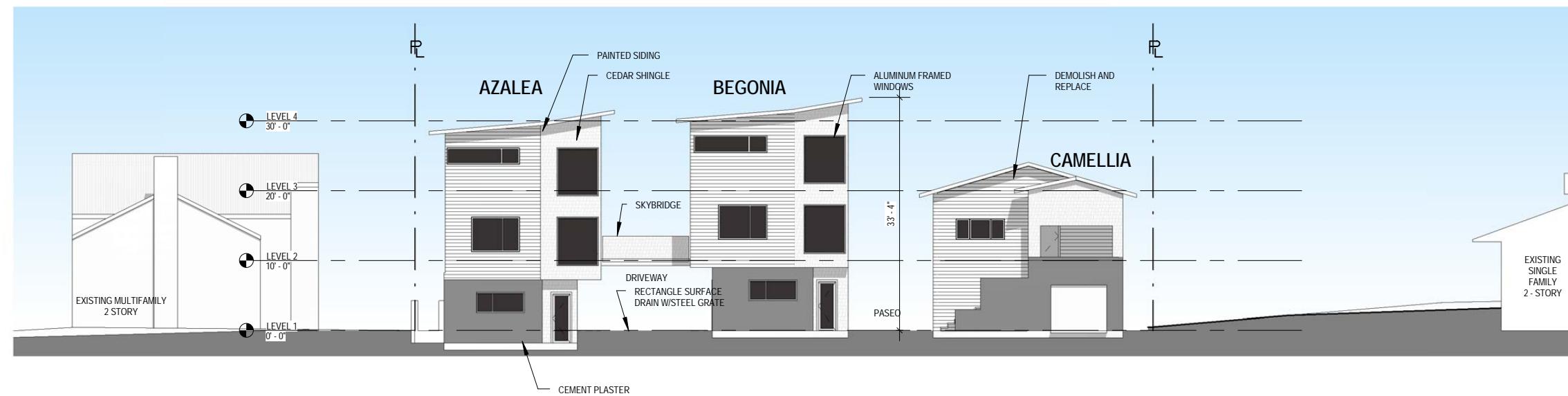


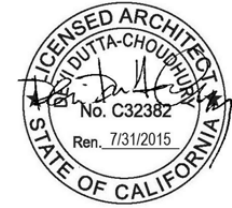
A1.9



MATERIAL LEGEND

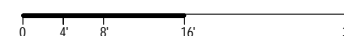
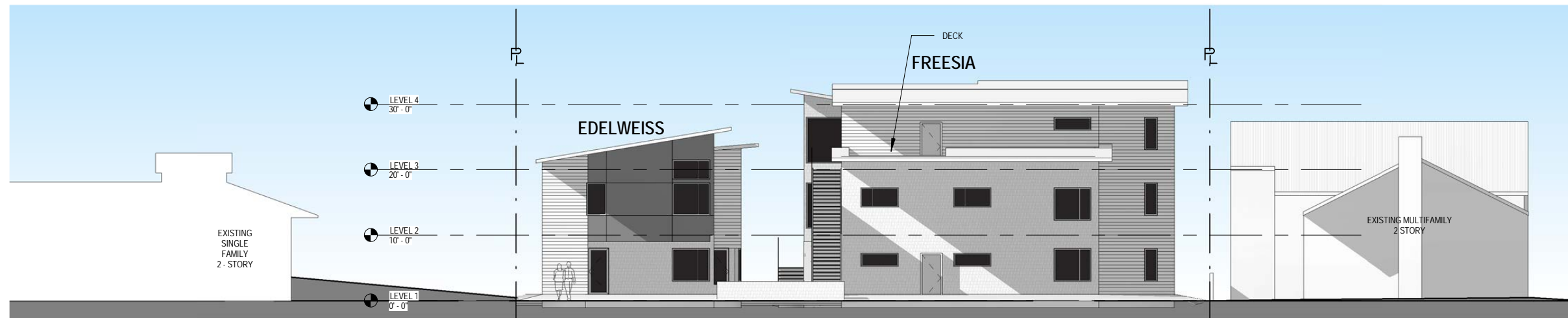
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER

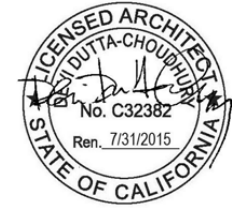







MATERIAL LEGEND

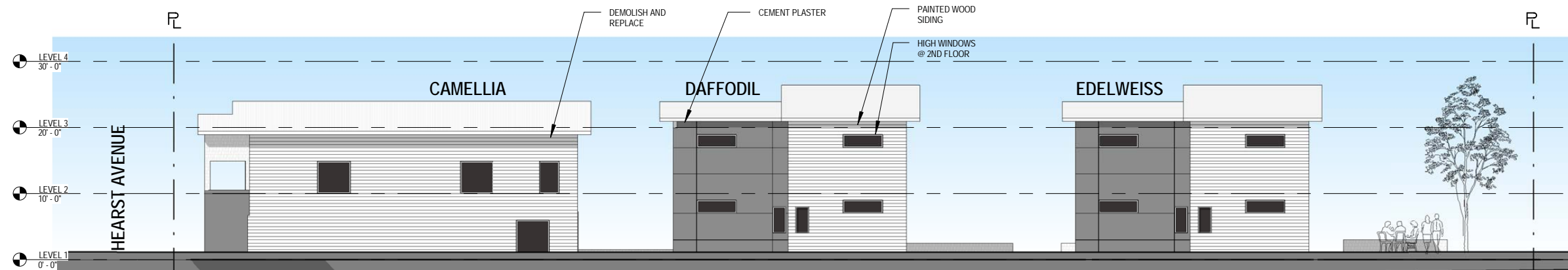
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER

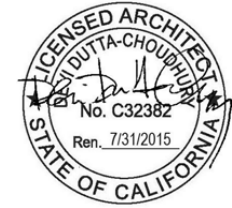







MATERIAL LEGEND

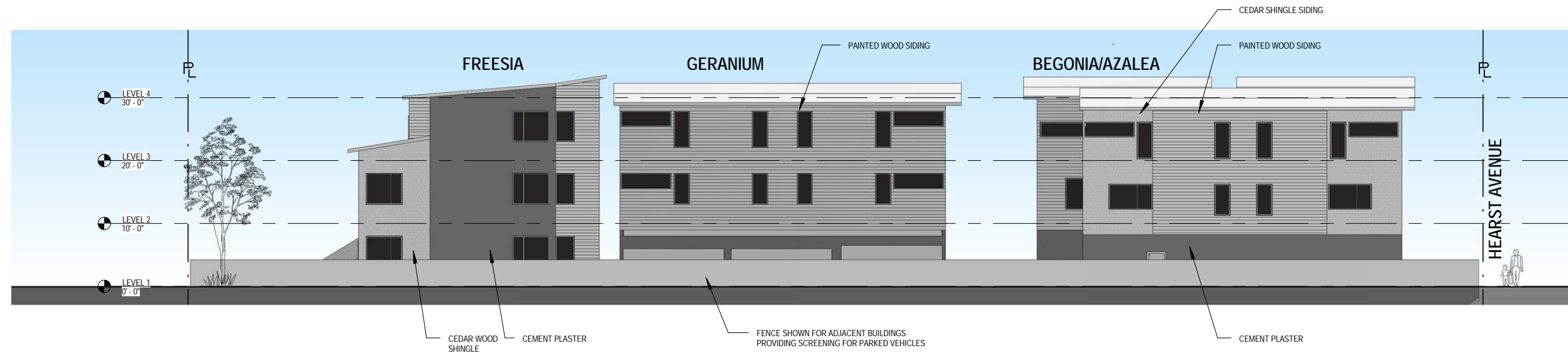
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



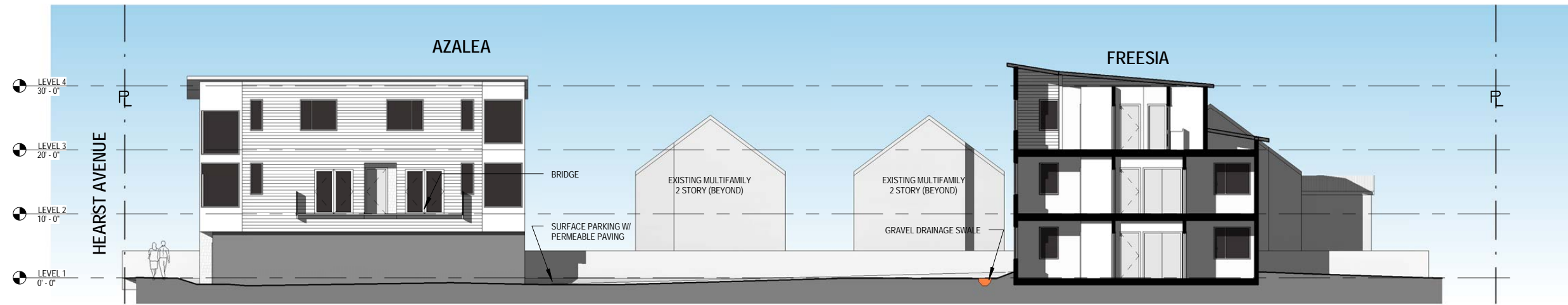
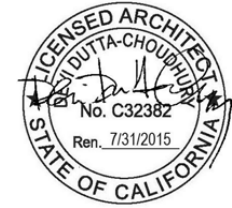
DRC - PRELIMINARY
 4.7.2016

HEARST GARDENS
 Devi Dutta Architecture Inc.

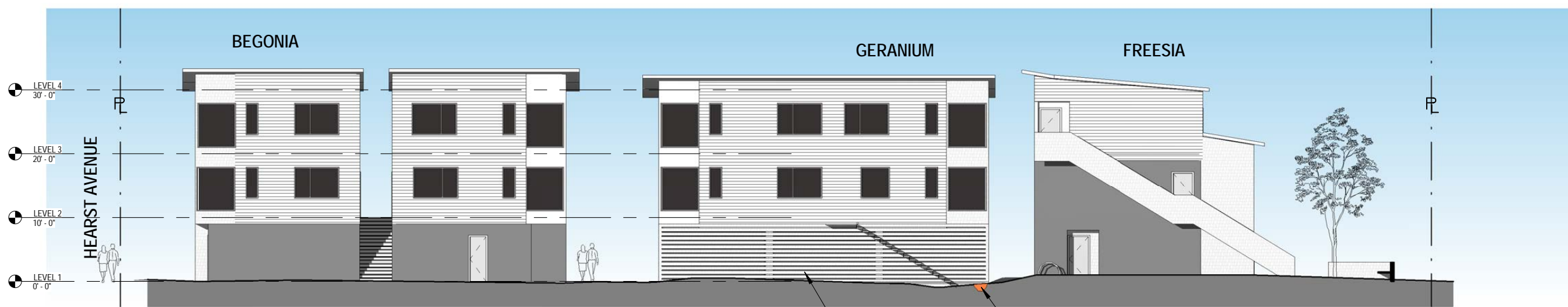


WEST SITE ELEVATION
 SCALE: 1/16" = 1'-0"

A2.3

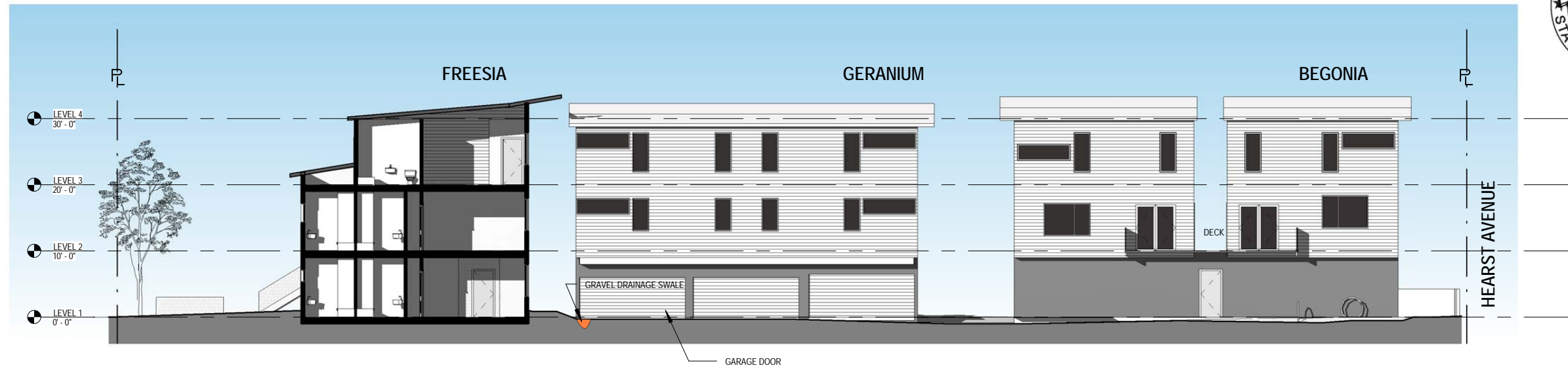
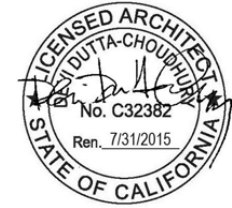


1 Site Section Looking West Through Driveway
 1/16" = 1'-0"

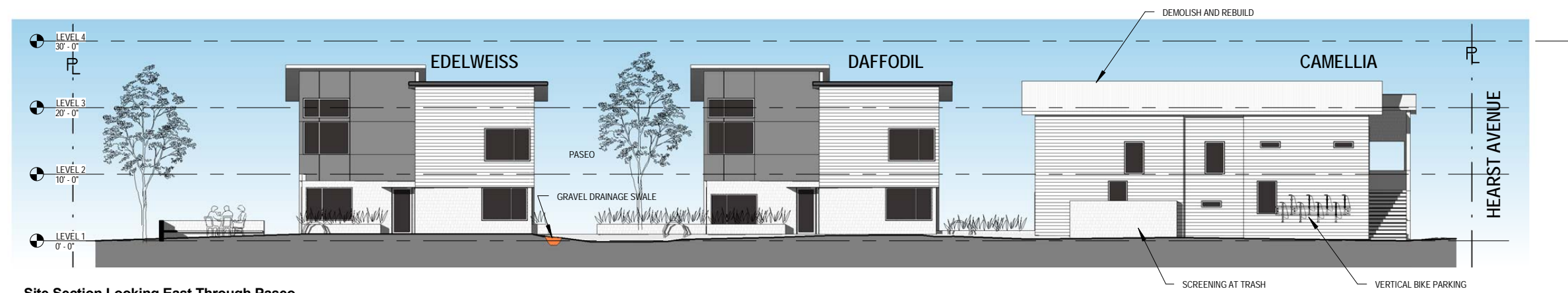


2 Site Section Looking West Through Paseo
 1/16" = 1'-0"

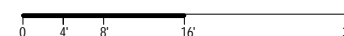


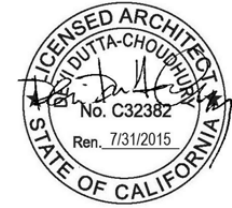


1 Site Section Looking East Through Driveway
 1/16" = 1'-0"

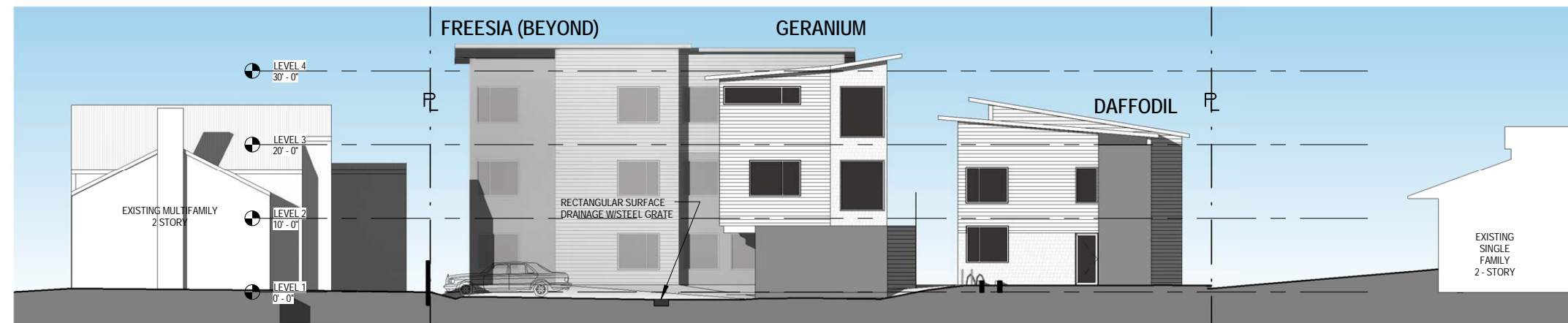


2 Site Section Looking East Through Paseo
 1/16" = 1'-0"



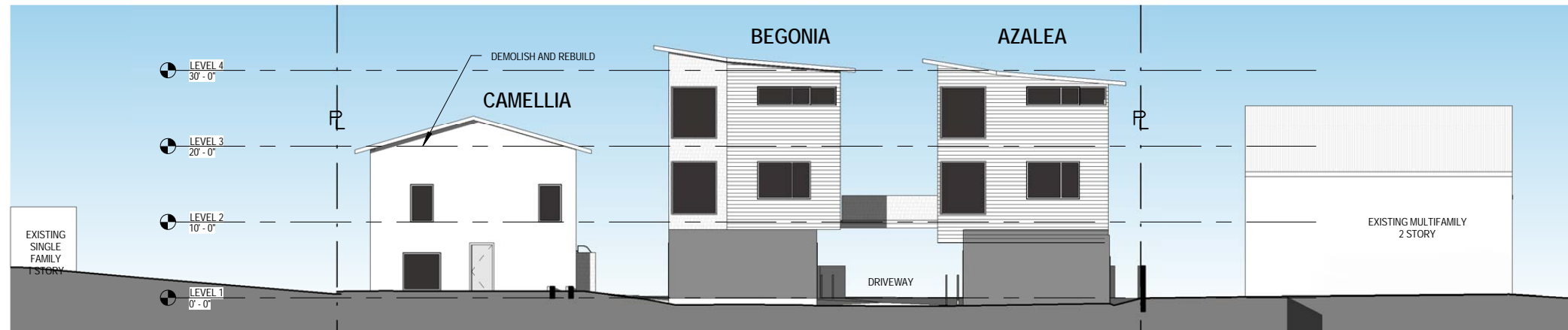
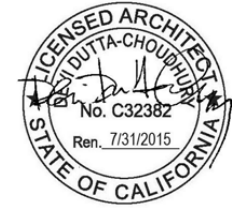


1 Site Section Looking North @ Freesia Building
 1/16" = 1'-0"



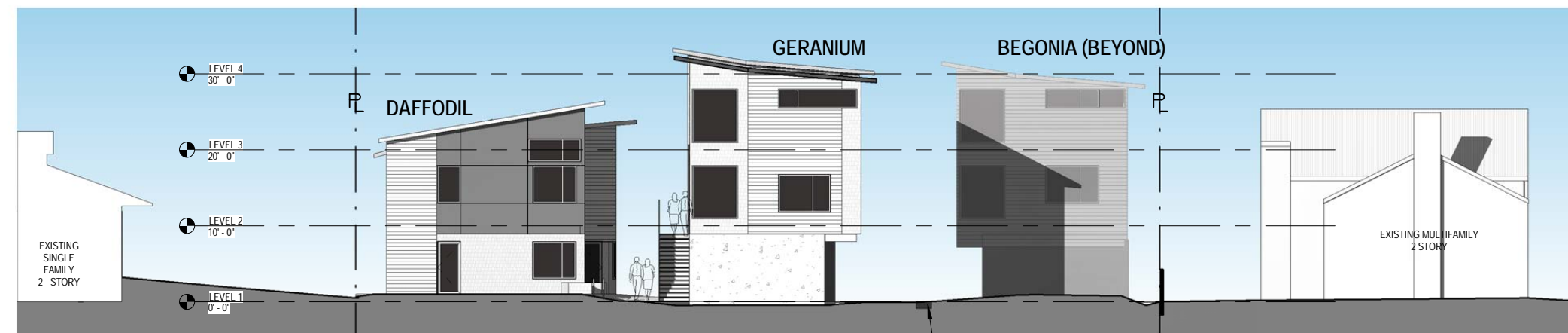
2 Site Section Looking North
 1/16" = 1'-0"





1 Site Section Looking South

1/16" = 1'-0"

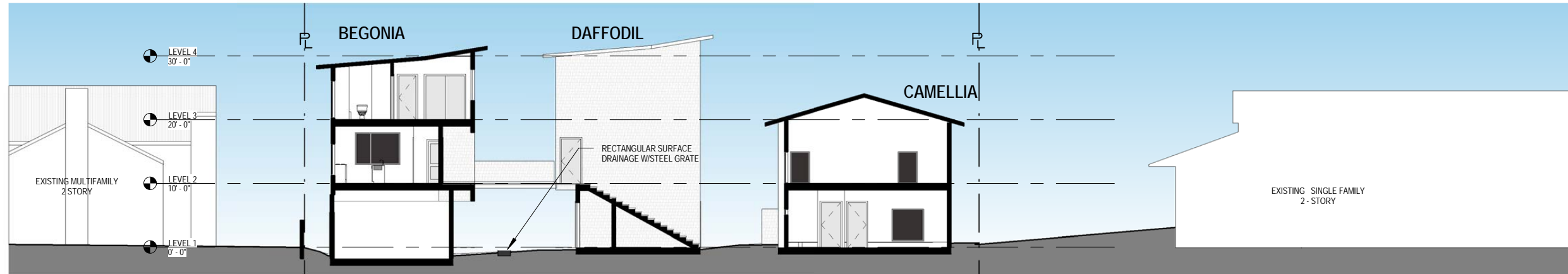
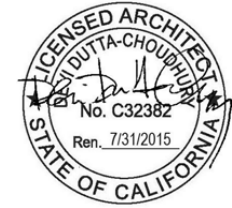


2 Site Section Looking South @ Parking Lot

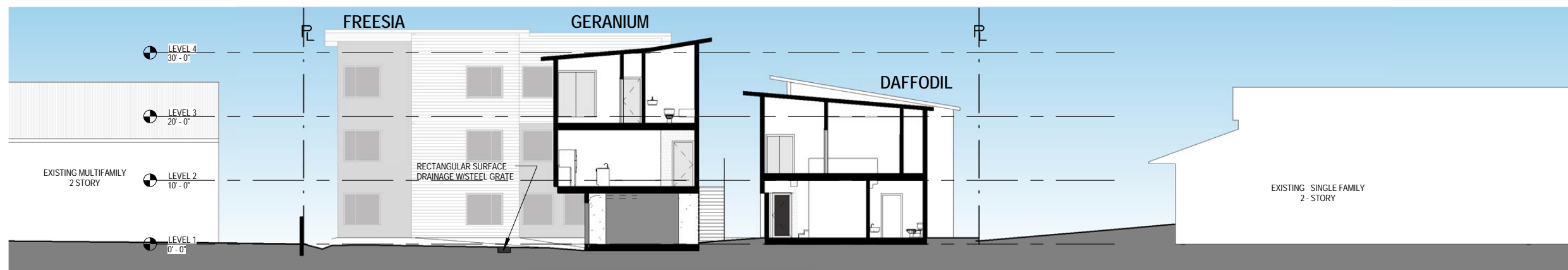
1/16" = 1'-0"

RECTANGULAR SURFACE
 DRAIN W/ STEEL GRATE



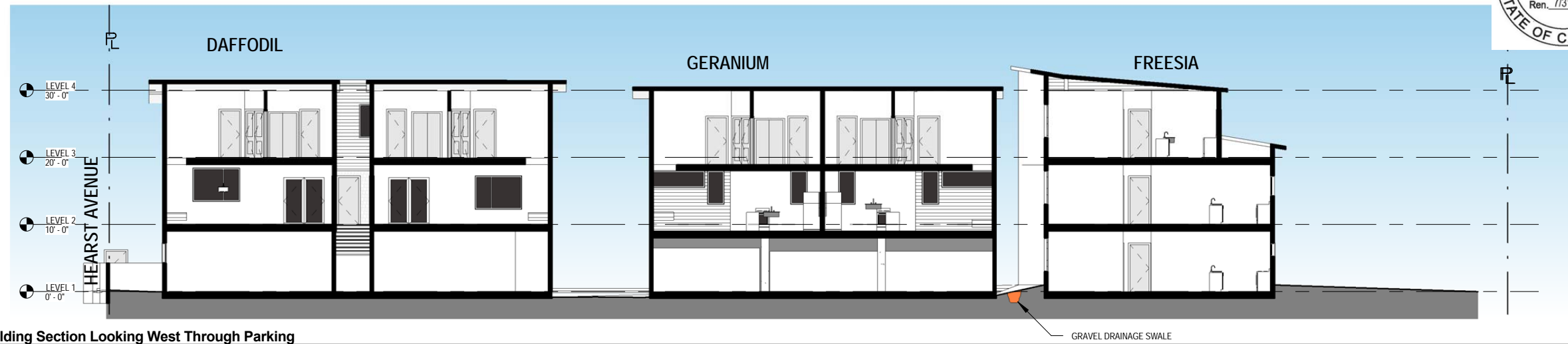
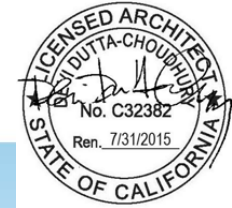


1 Building Section Looking North Through Stair
 1/16" = 1'-0"

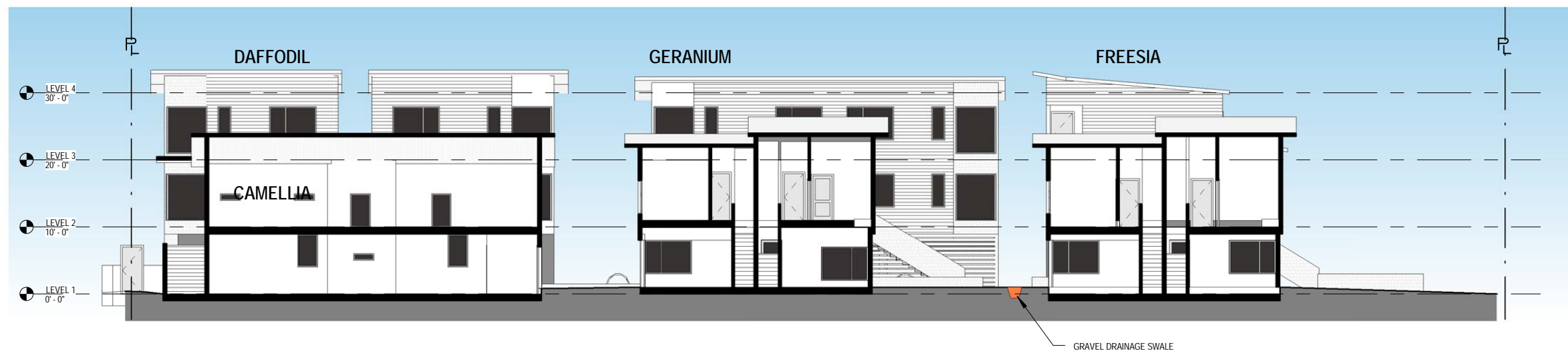


2 Building Section Through Covered Parking Looking North
 1/16" = 1'-0"





1 Building Section Looking West Through Parking
 1/16" = 1'-0"

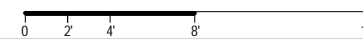
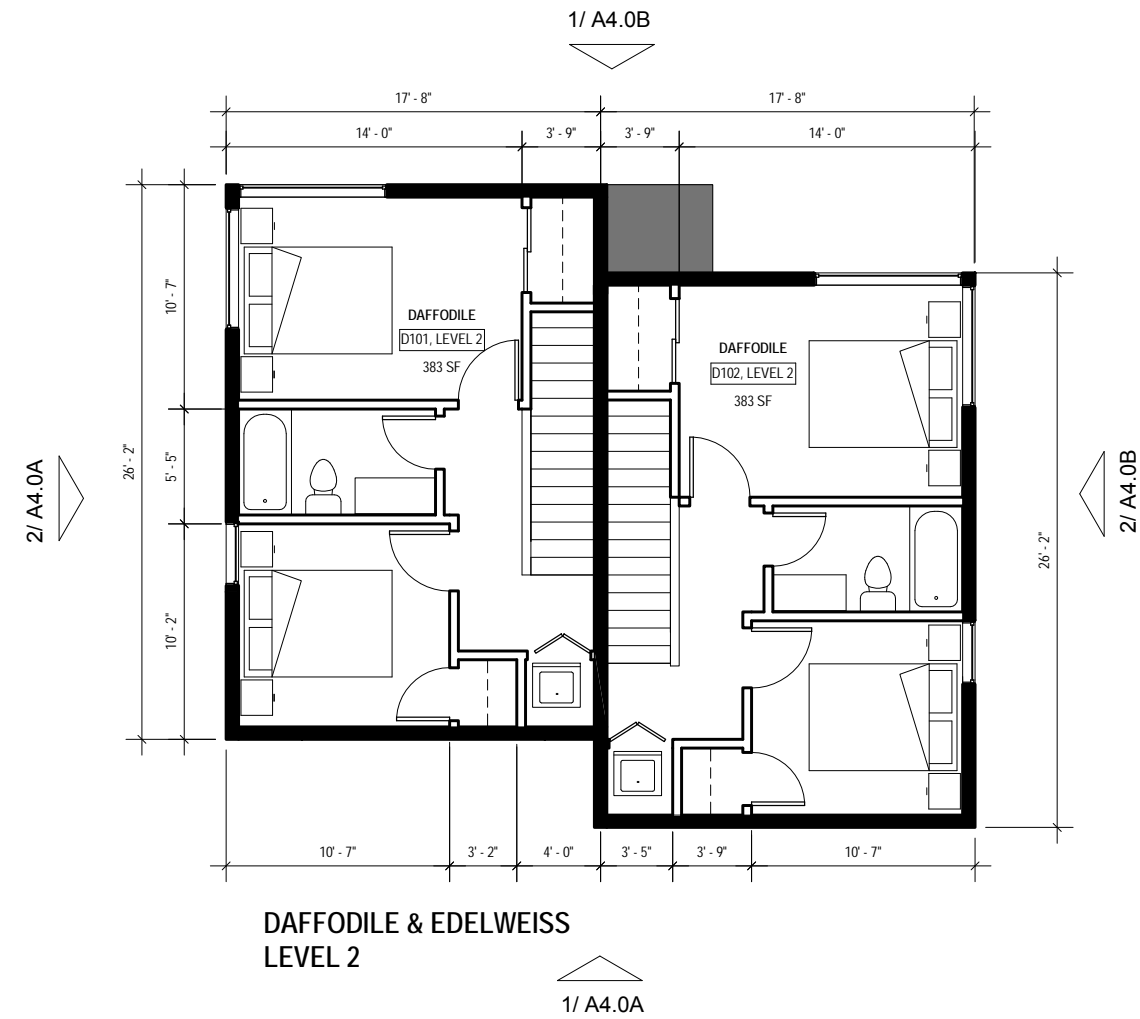
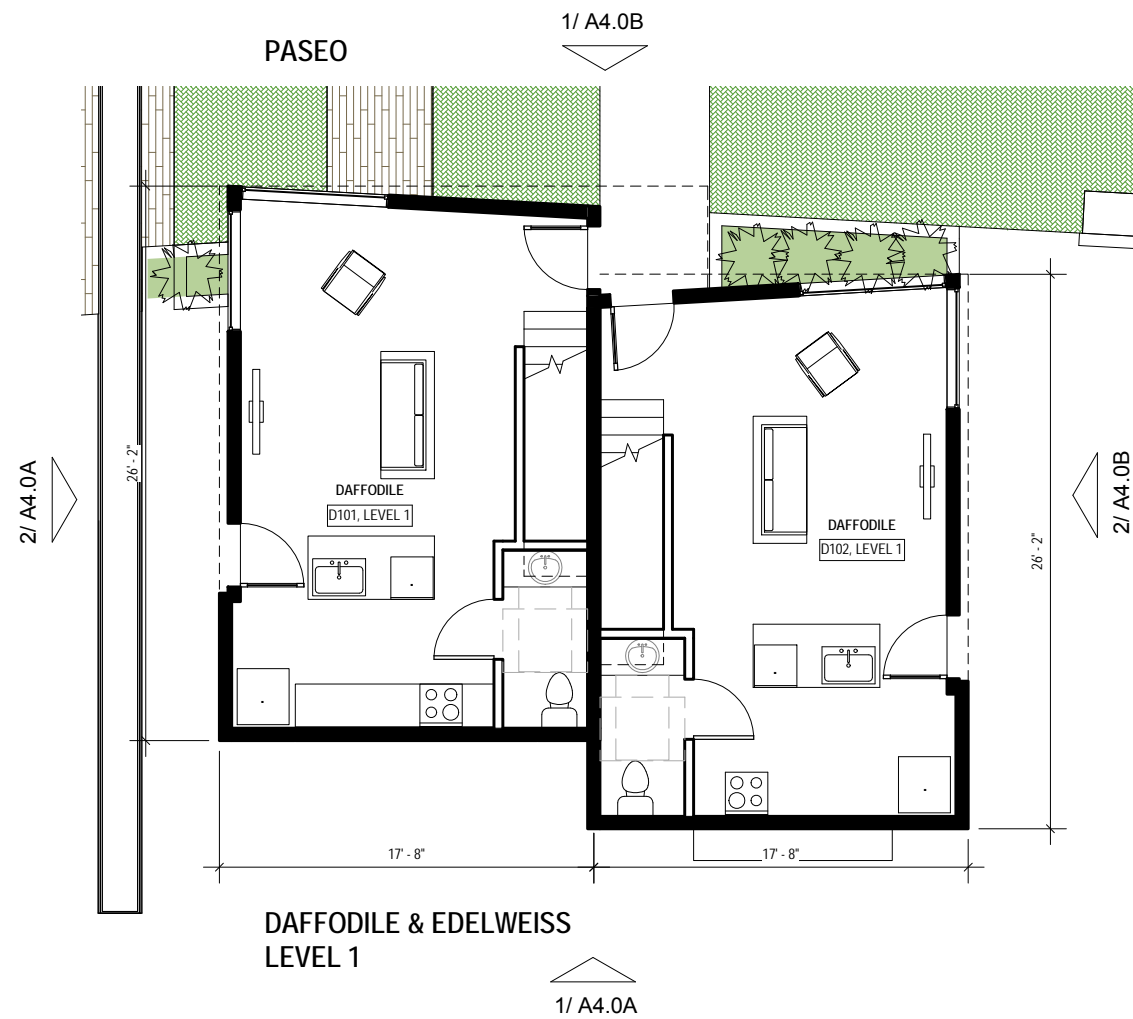


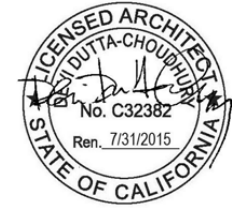
2 Building Section Looking West
 1/16" = 1'-0"





- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

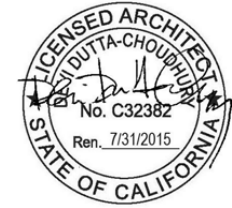


2 DAFFODILE & EDELWEISS WEST ELEVATION
 1/8" = 1'-0"






1 DAFFODILE & EDELWEISS SOUTH ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

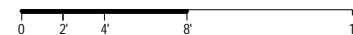
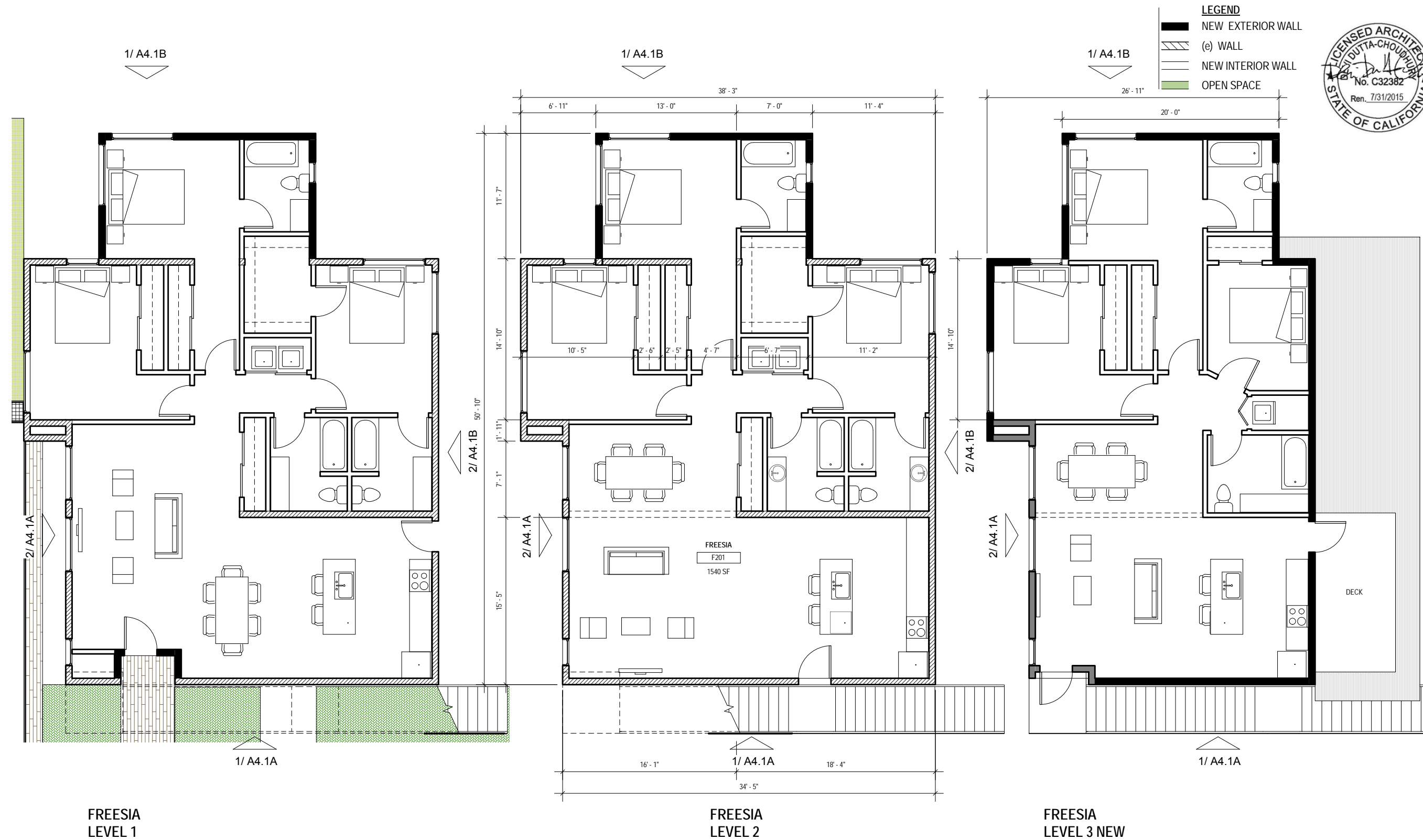


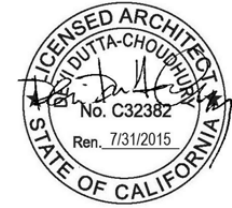
2 DAFFODILE & EDELWEISS EAST ELEVATION
 1/8" = 1'-0"






1 DAFFODILE & EDELWEISS NORTH ELEVATION
 1/8" = 1'-0"





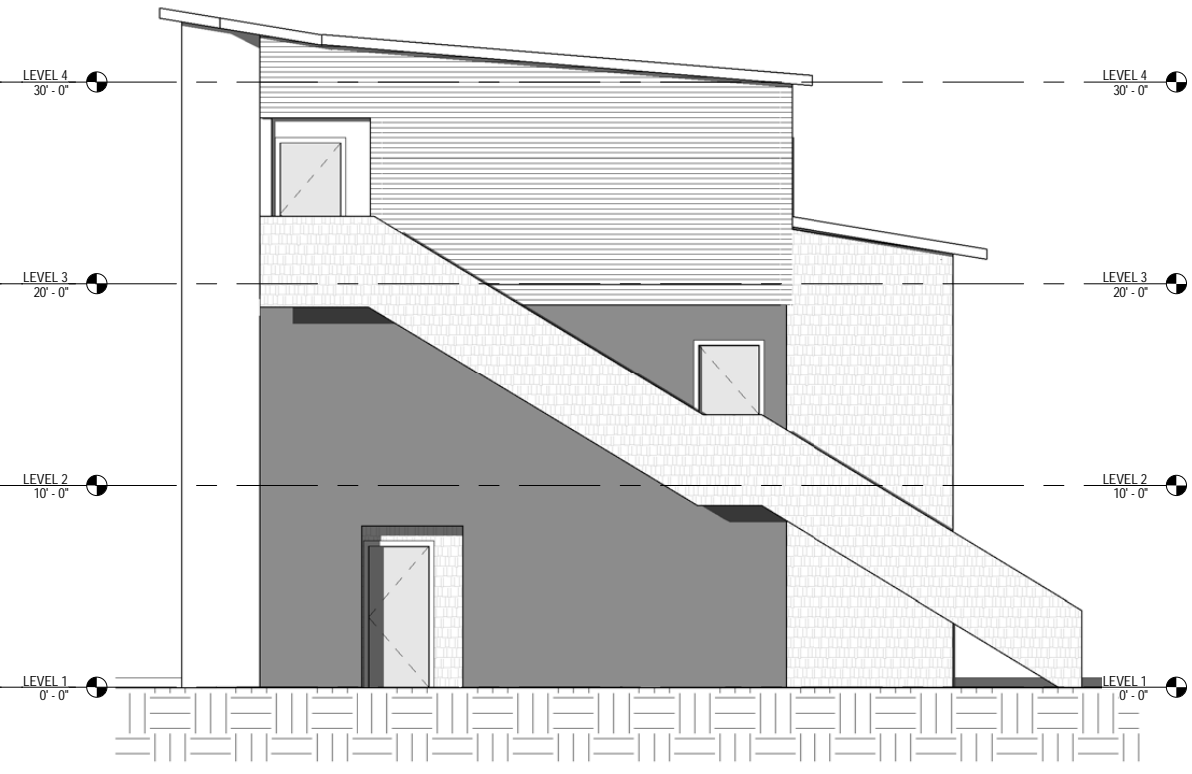


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
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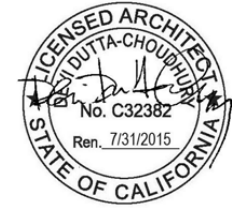


2 FREESIA WEST ELEVATION
 1/8" = 1'-0"






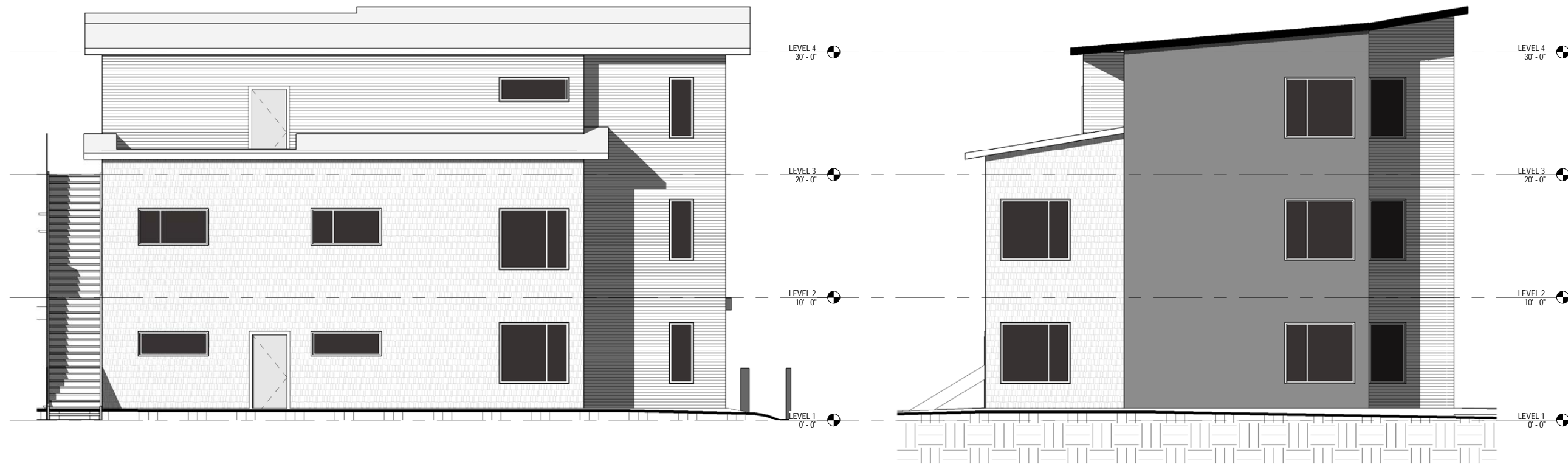
1 FREESIA SOUTH ELEVATION
 1/8" = 1'-0"





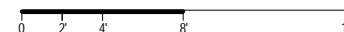
MATERIAL LEGEND

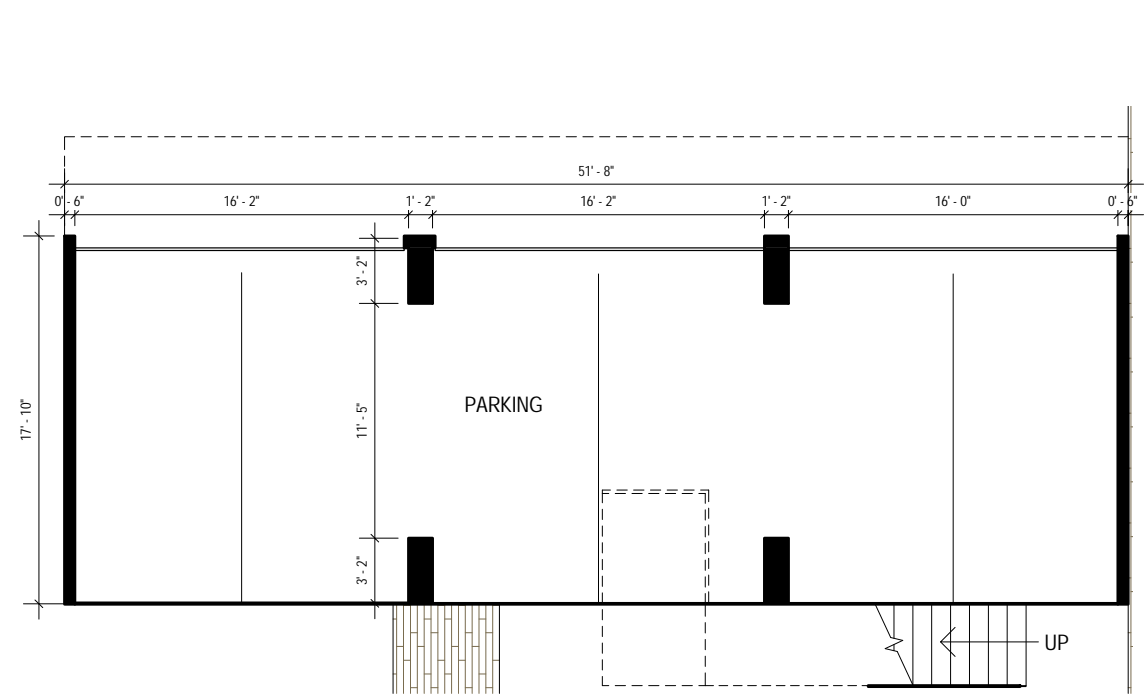
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER



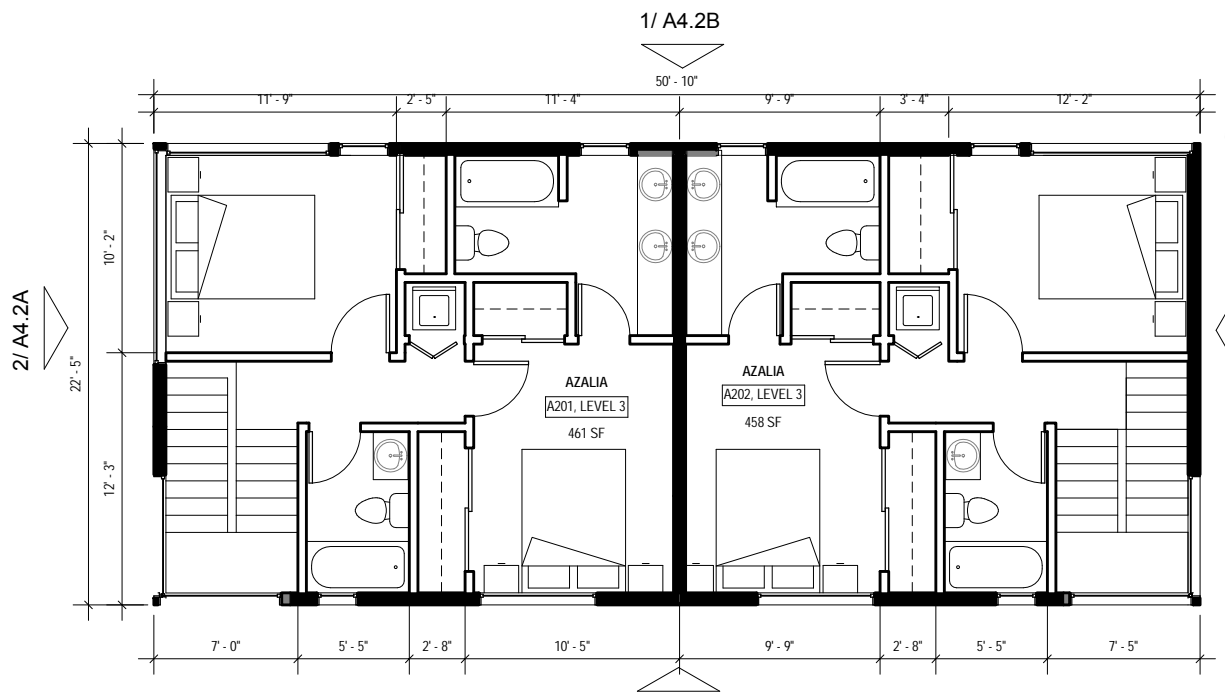
2 FREESIA EAST ELEVATION
 1/8" = 1'-0"

1 FREESIA NORTH ELEVATION
 1/8" = 1'-0"



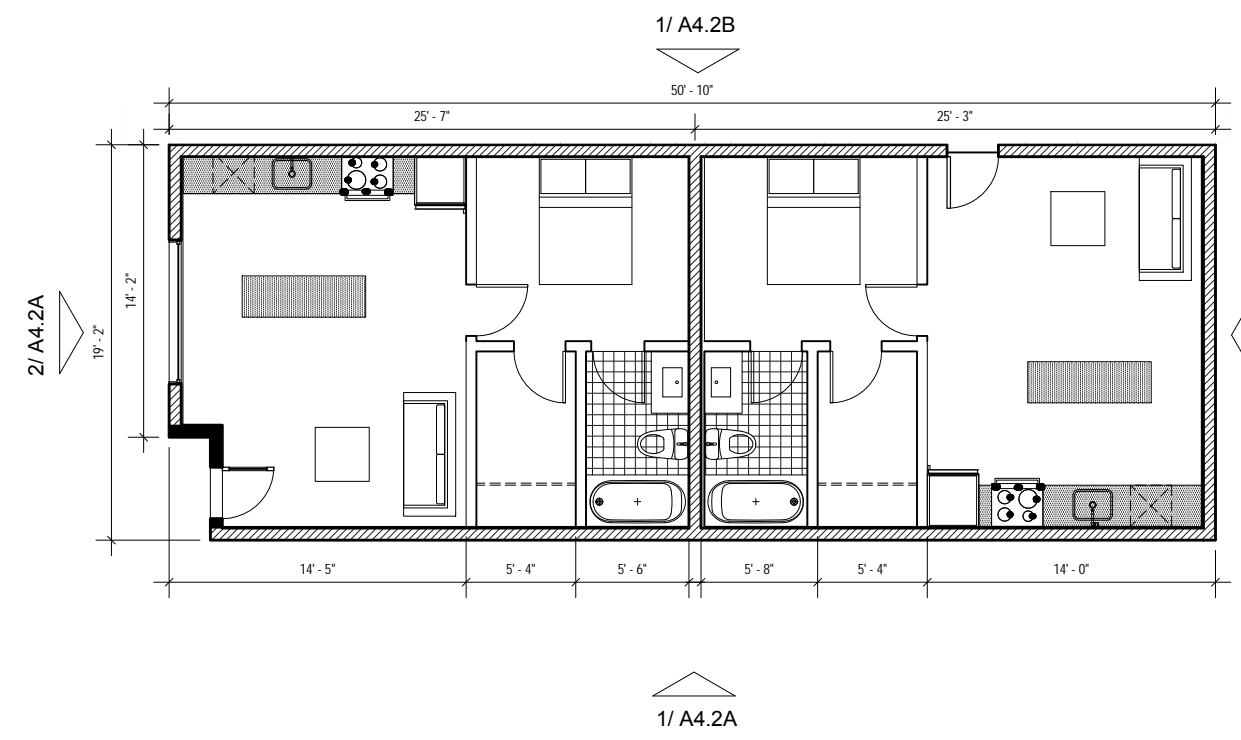


GERANIUM
LEVEL 1

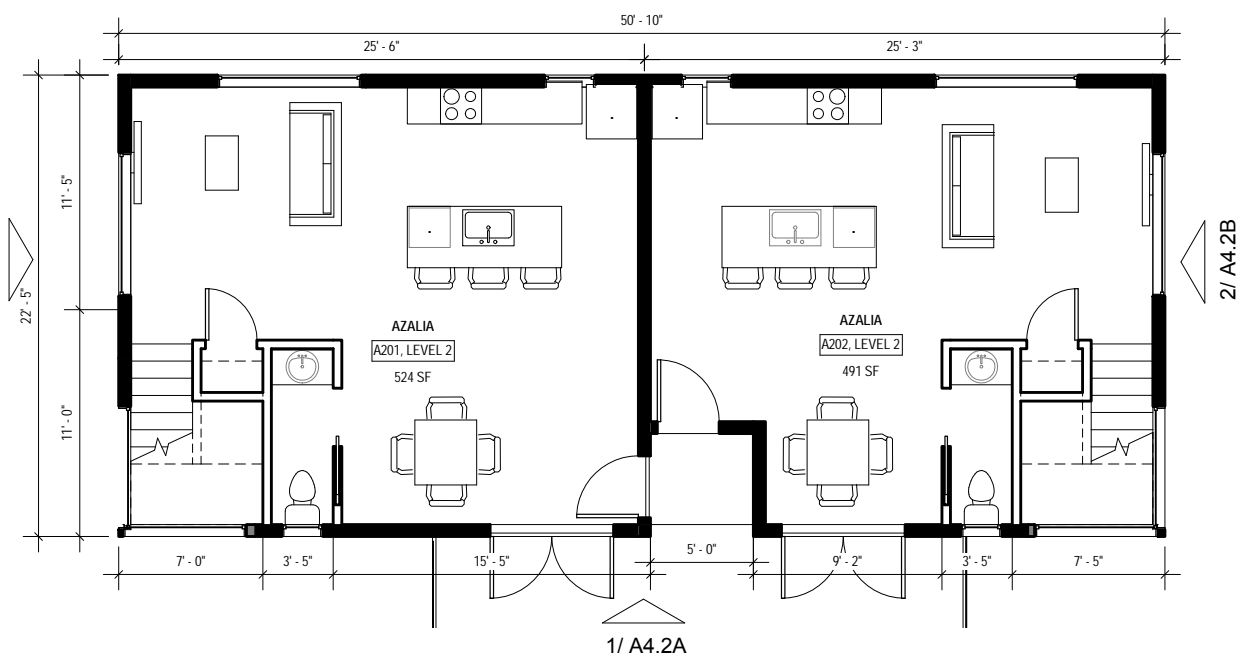


AZALIA, BEGONIA, GERANIUM TOWNHOMES
LEVEL 3

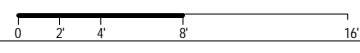
- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

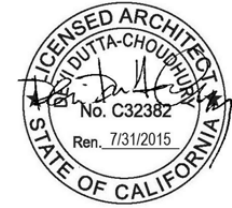


AZALIA & BEGONIA
LEVEL 1






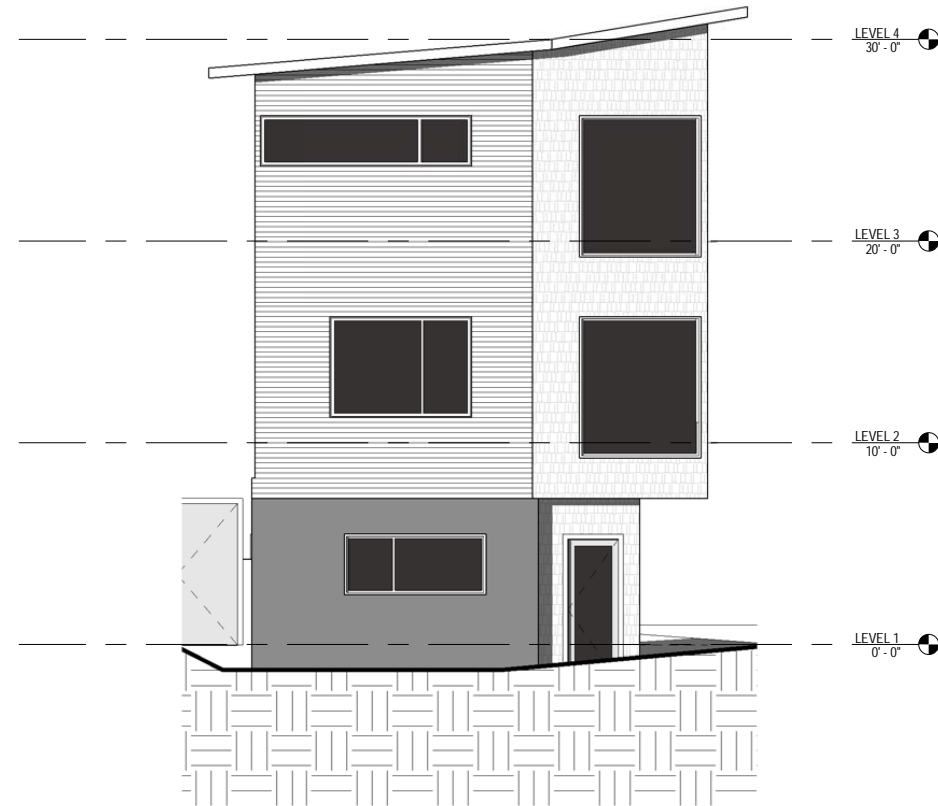
AZALIA, BEGONIA, GERANIUM
LEVEL 2



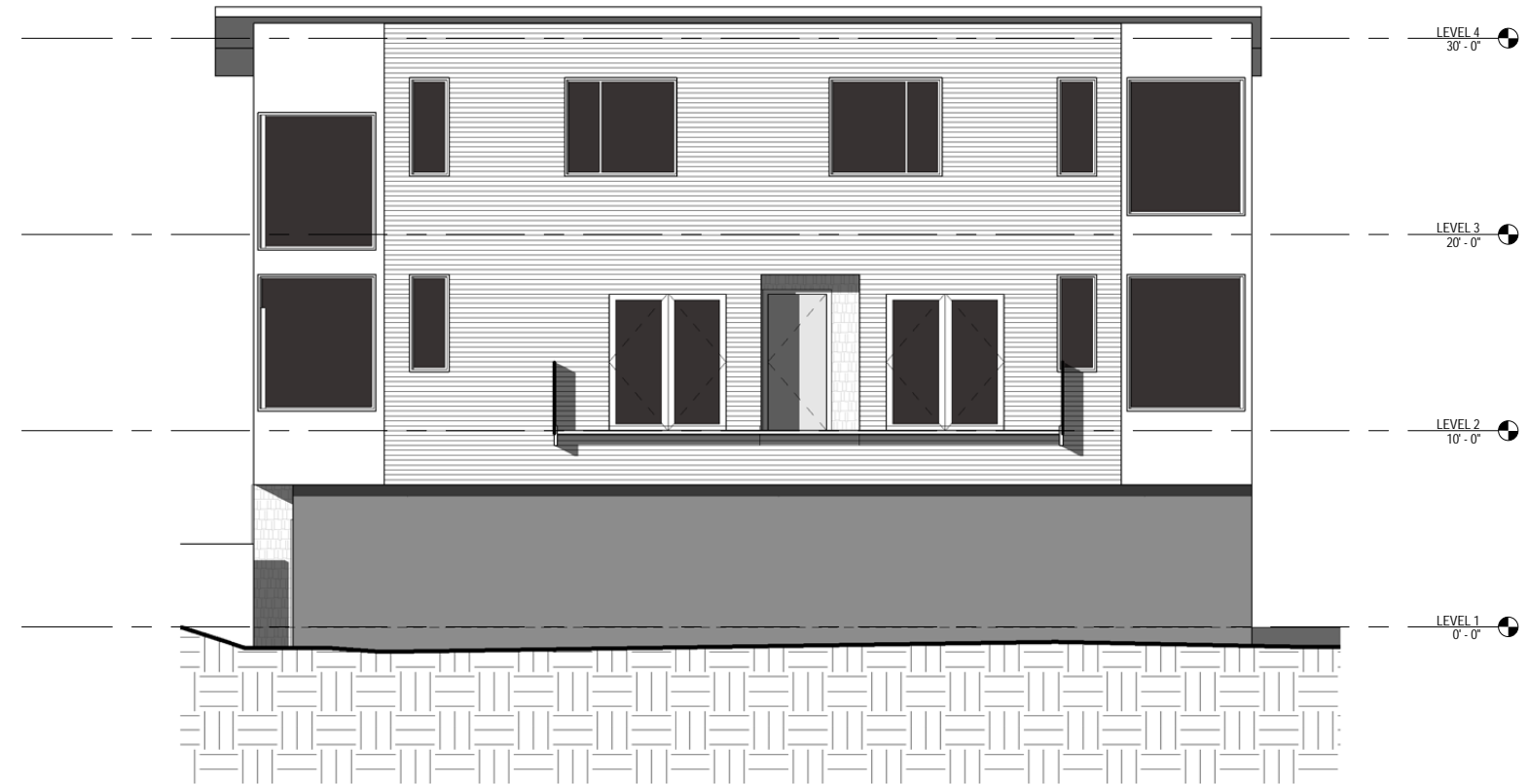


MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

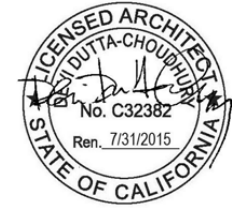


2 AZALIA WEST ELEVATION
 1/8" = 1'-0"



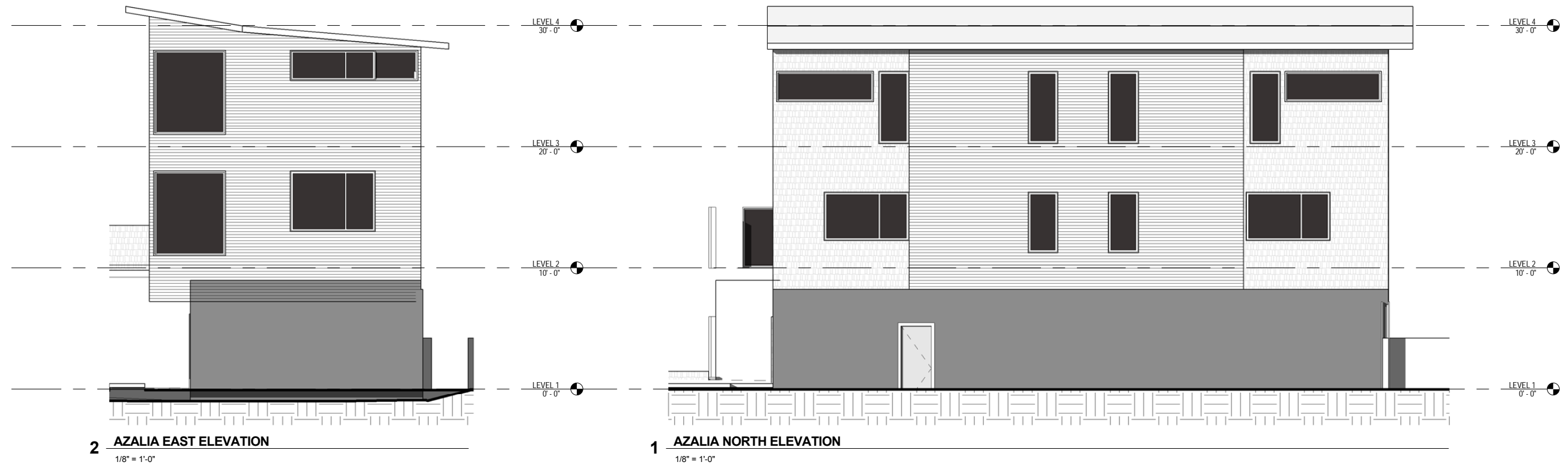
1 AZALIA SOUTH ELEVATION
 1/8" = 1'-0"





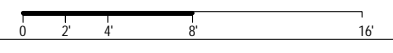
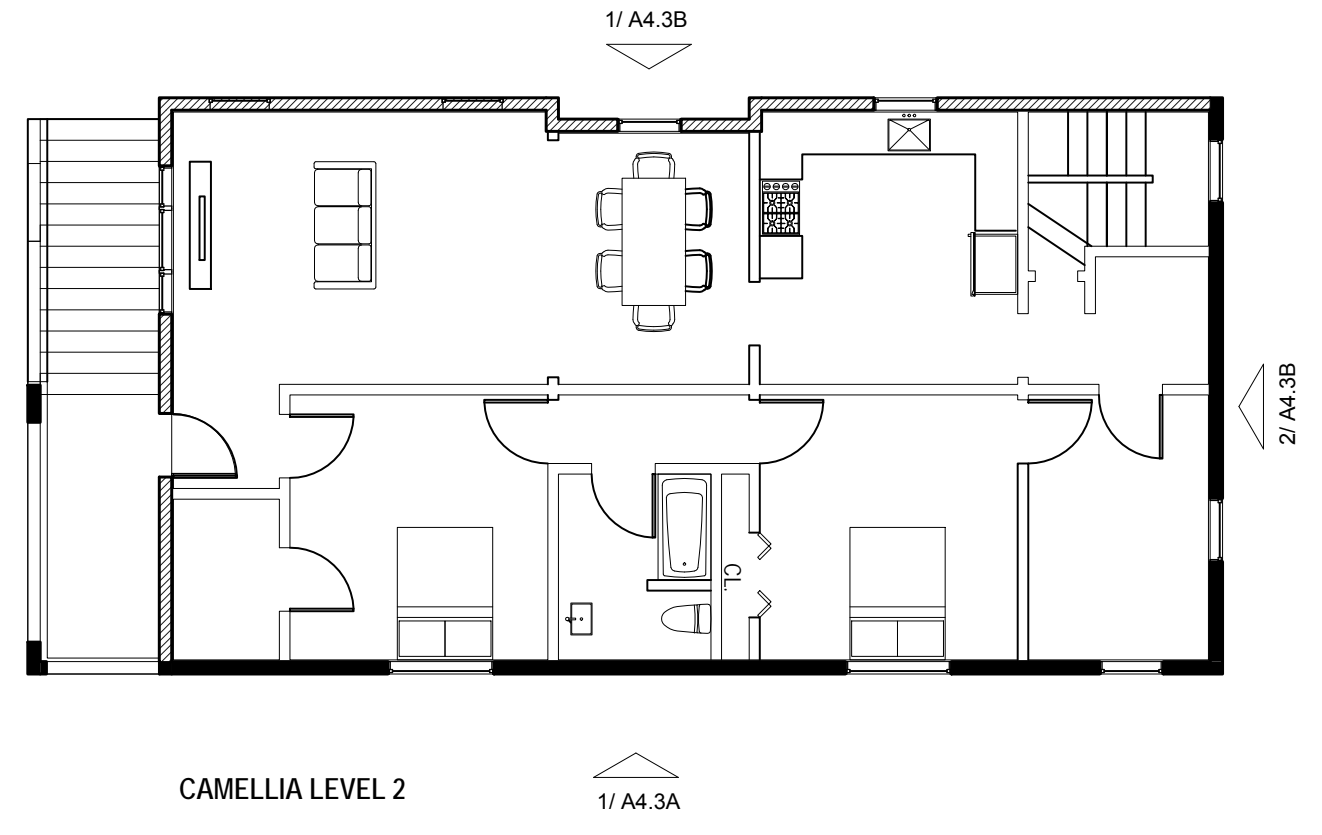
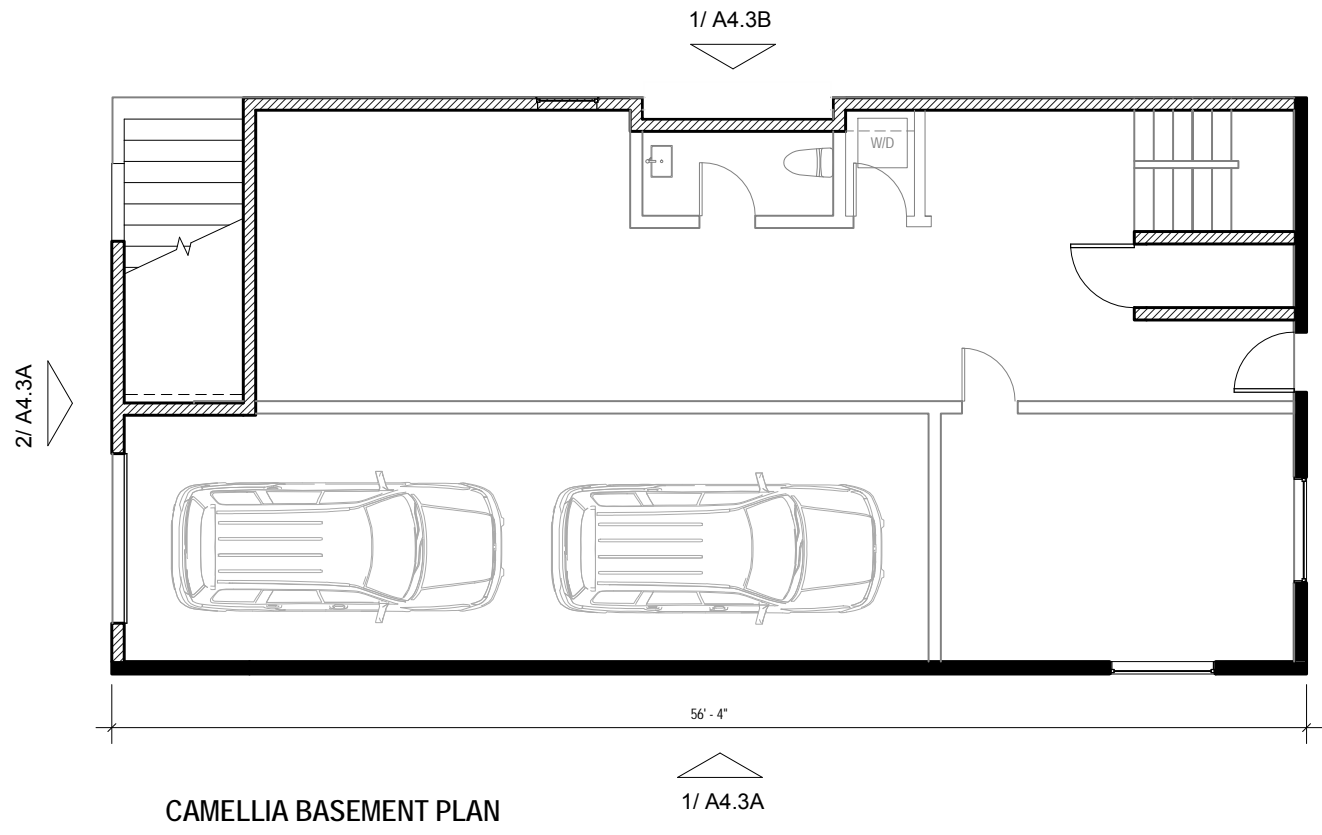
MATERIAL LEGEND

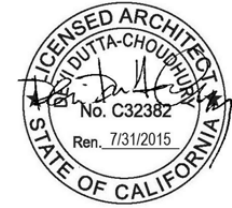
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER








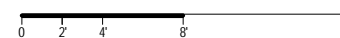
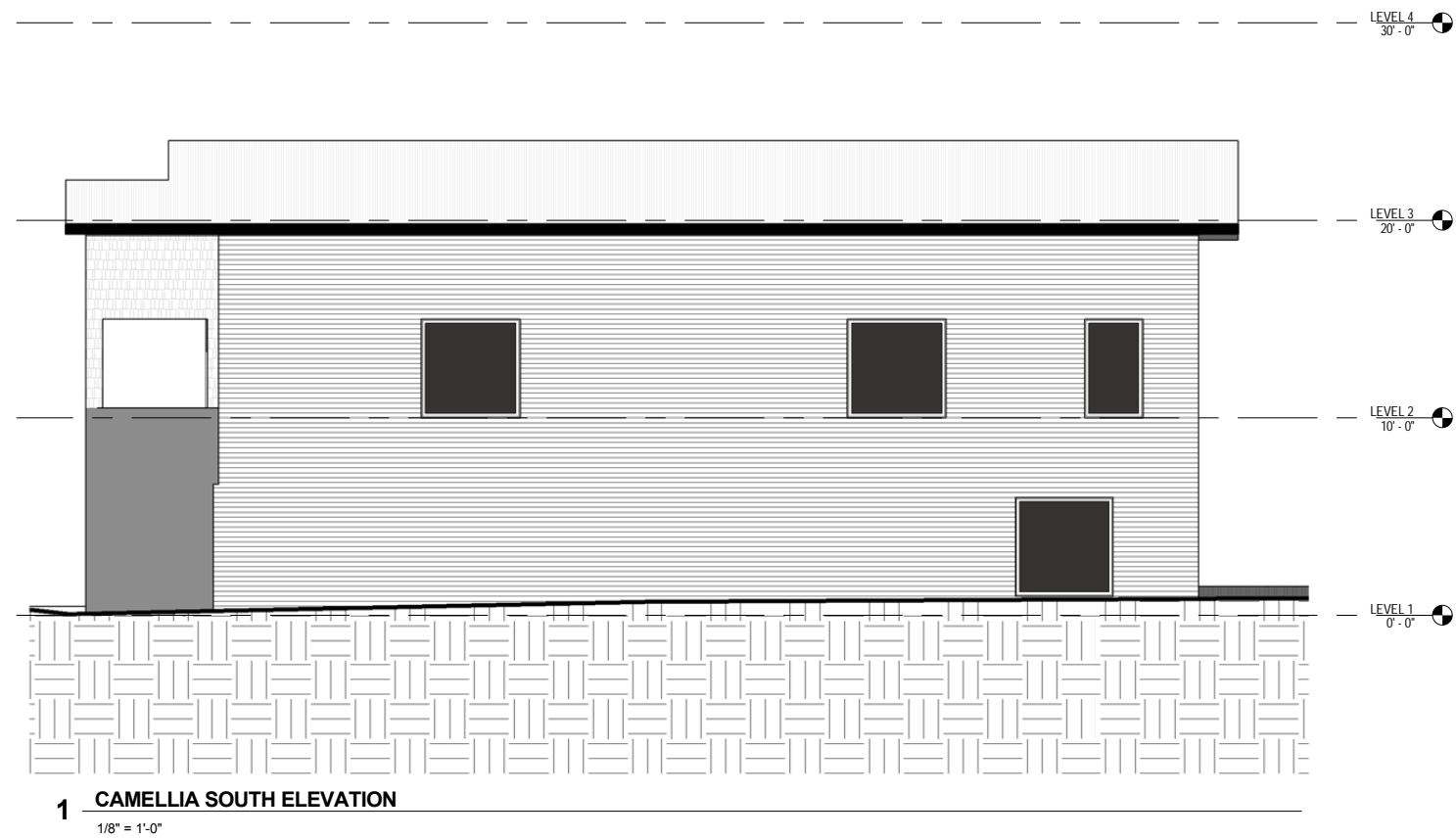
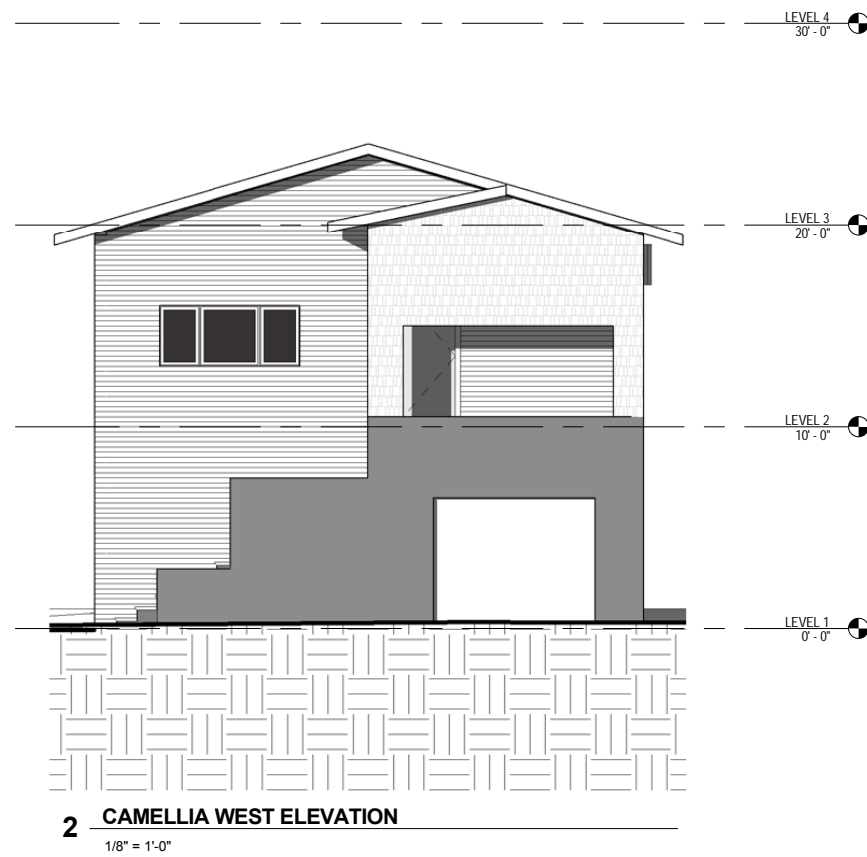
- LEGEND**
- NEW EXTERIOR WALL
 - (e) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

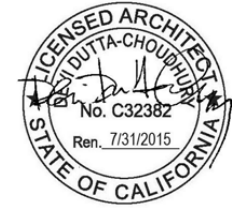




MATERIAL LEGEND

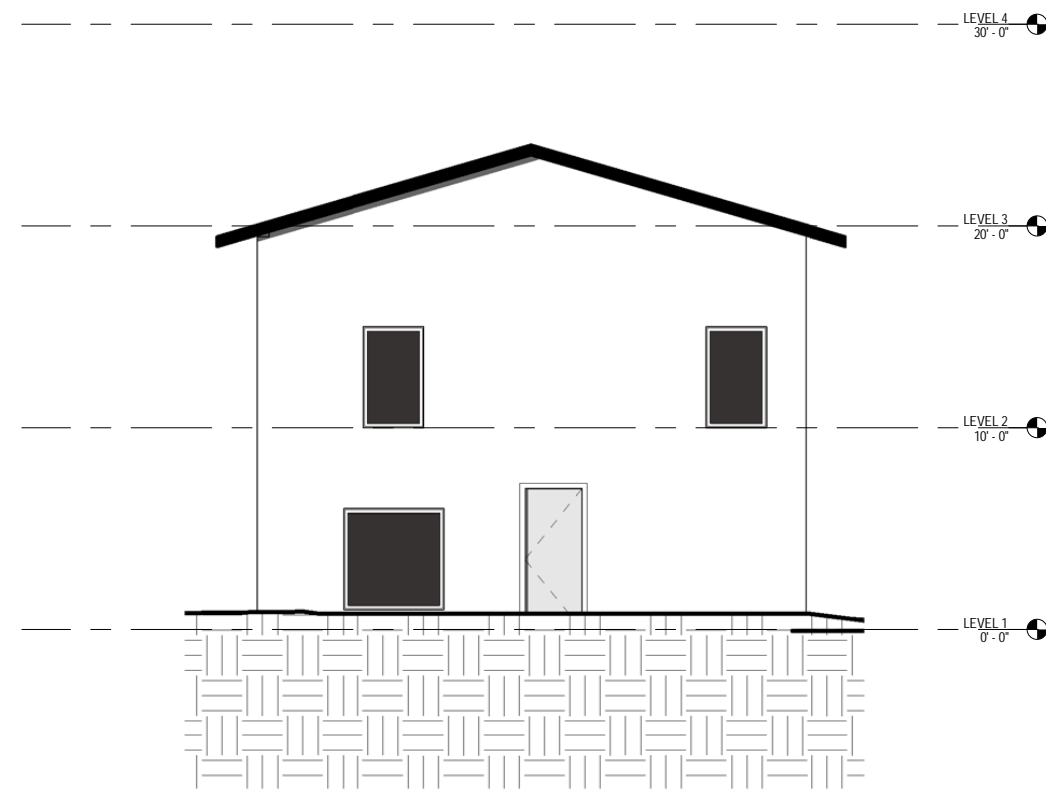
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER



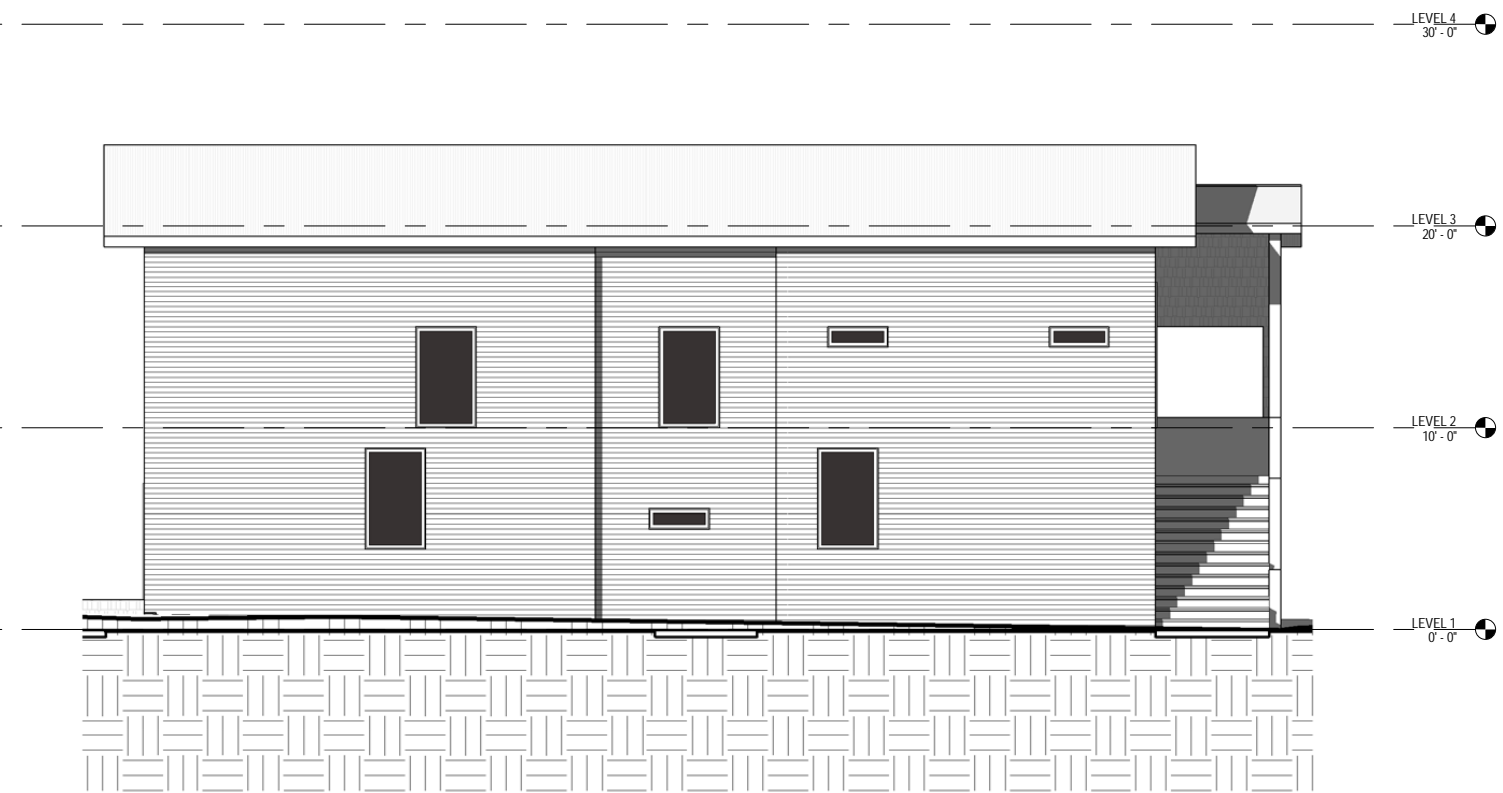


MATERIAL LEGEND

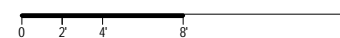
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

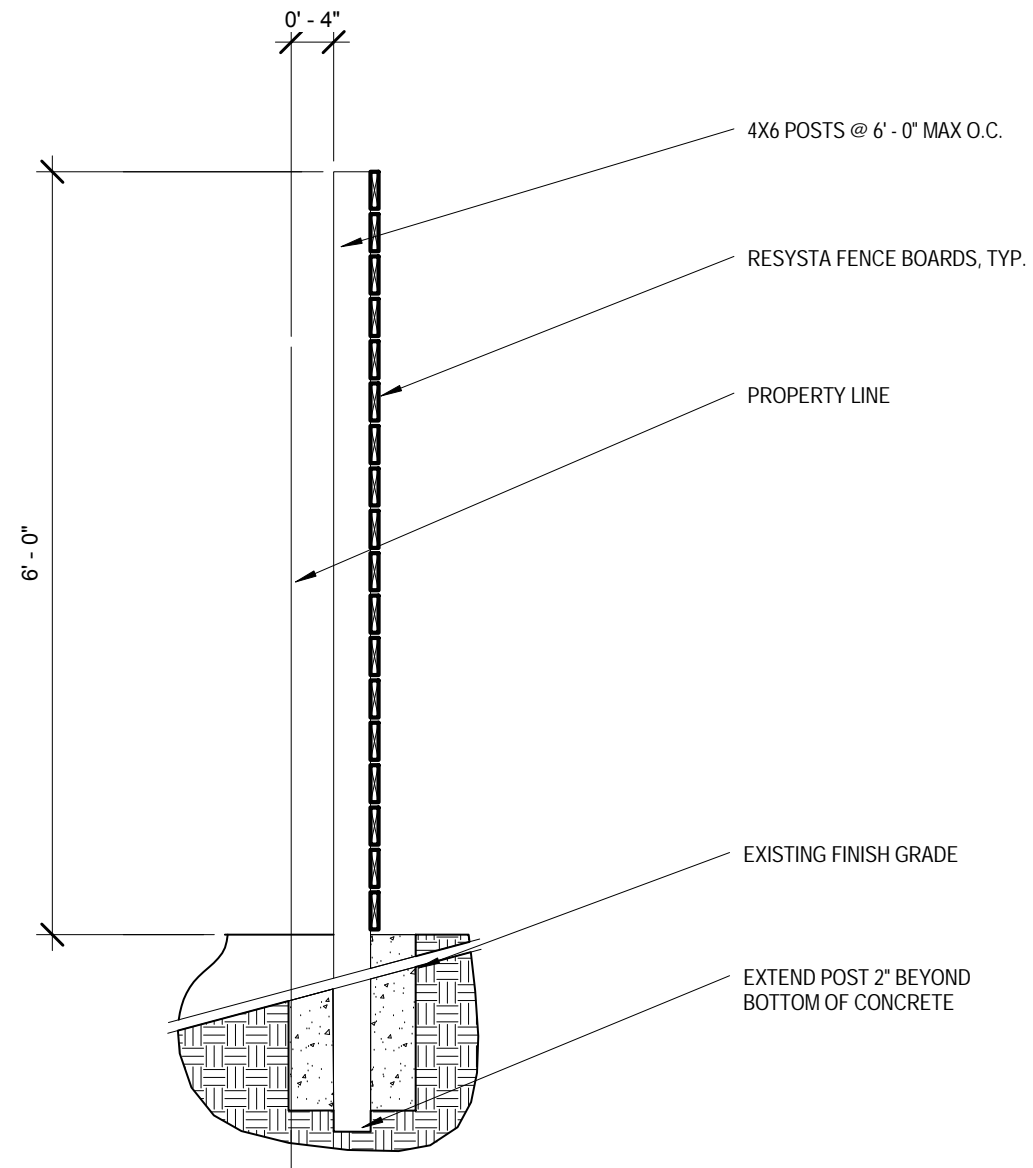


2 CAMELLIA EAST ELEVATION
 1/8" = 1'-0"



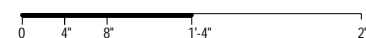
1 CAMELLIA NORTH ELEVATION
 1/8" = 1'-0"





CEDAR FENCE ALONG PROPERTY LINE

1 CEDAR FENCE DETAIL
 3/4" = 1'-0"









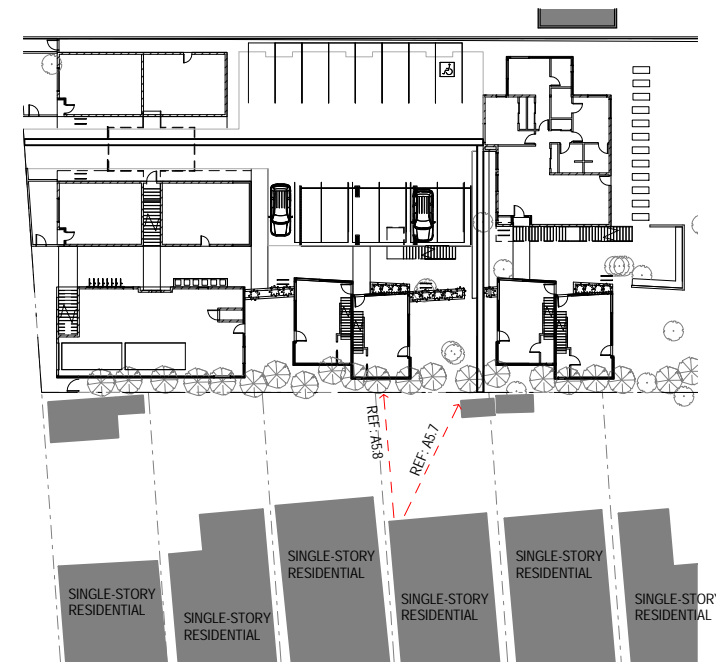


FOOTPRINT OF "GERANIUM" BUILDING IS SHOWN (WALLS & ROOF ARE HIDDEN)





FOOTPRINT OF "FREESIA" BUILDING IS SHOWN
(WALLS & ROOF ARE HIDDEN)

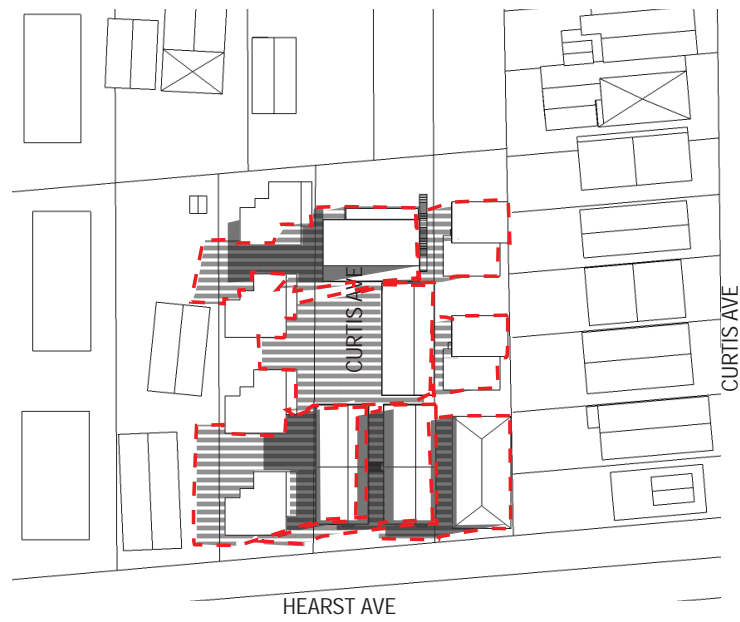




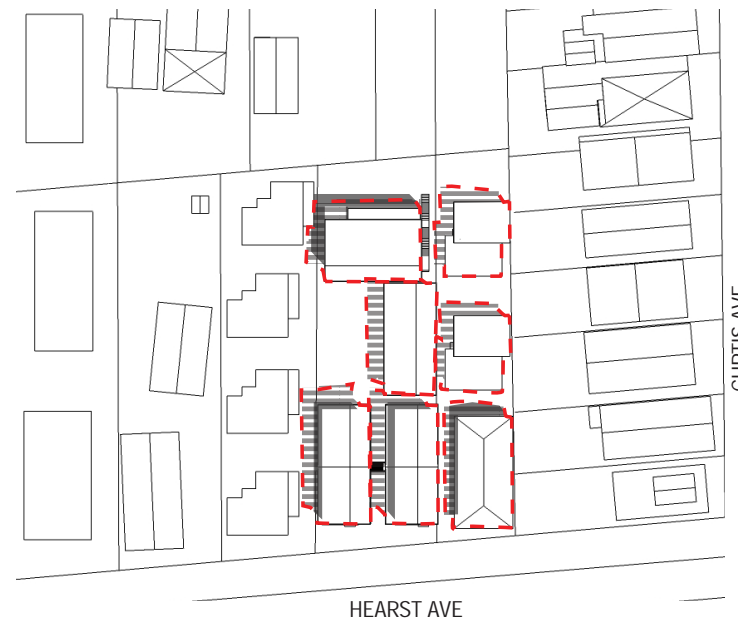


LEGEND

- SHADOWS CAST FROM DENSITY BONUS PROJECT
- SHADOWS CAST FROM EXISTING PROJECT
- SHADOW OUTLINE



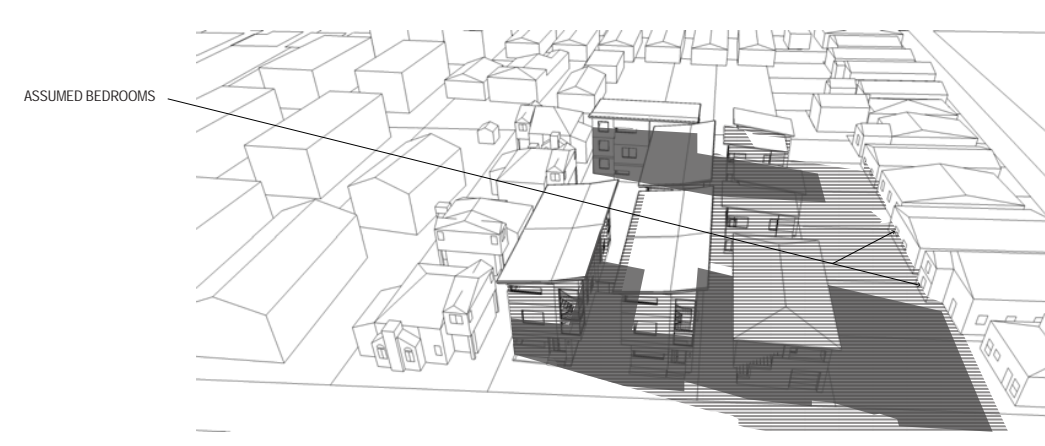
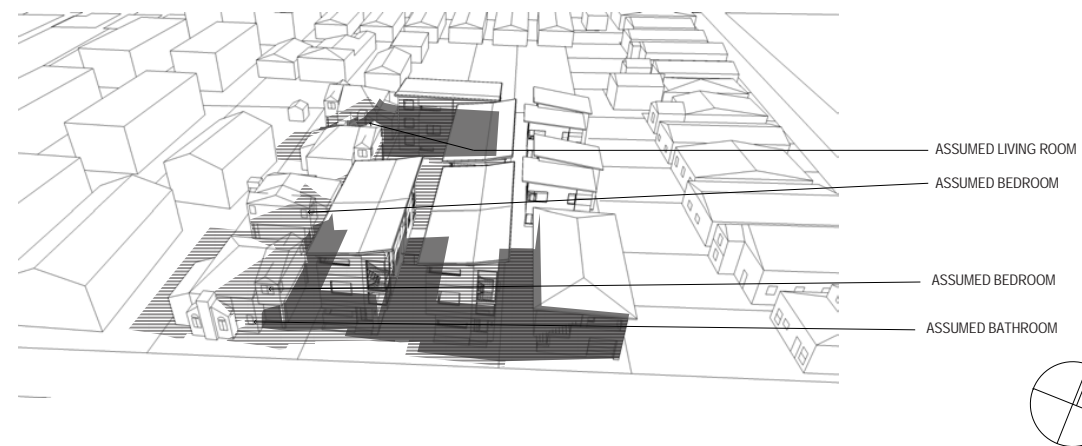
07:47 AM - JUNE 21



NOON - JUNE 21






6:35 PM - JUNE 21

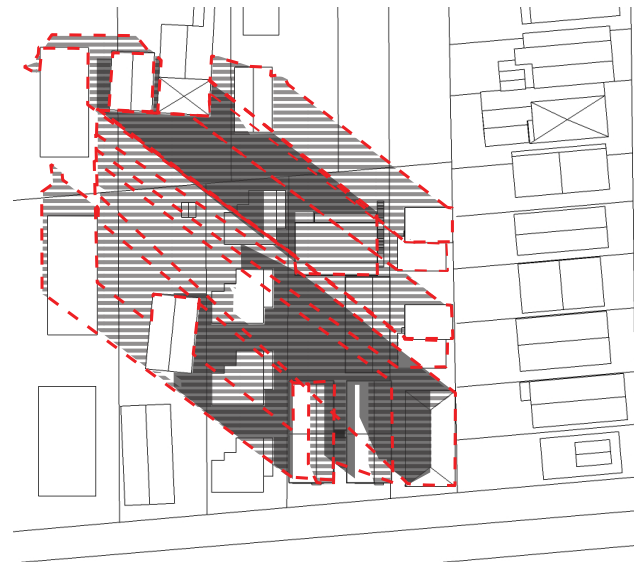


NOTE: PROPERTIES ALONG EAST PROPERTYLINE
 OBSTRUCTS SHADOW IMPACT FROM PROPOSED
 DESIGN AS SHOWN IN ATTACHED PIC



LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



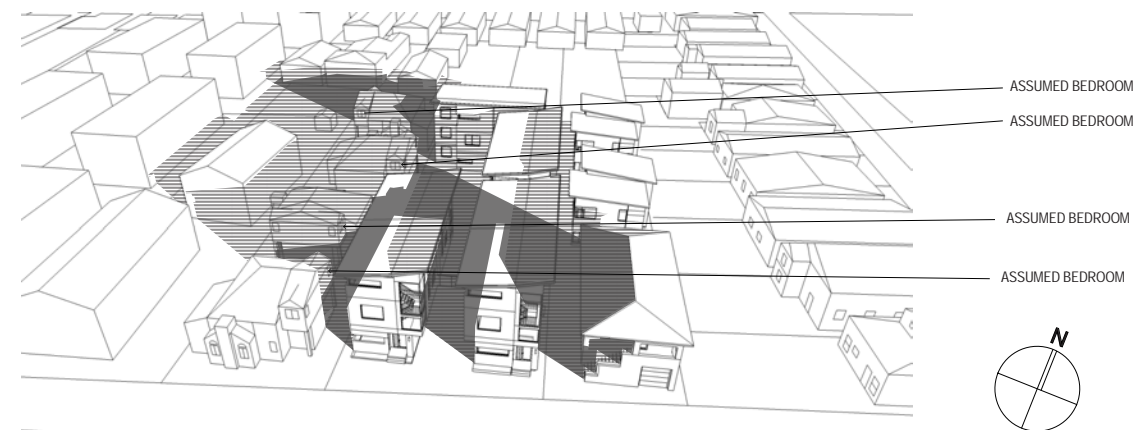
9:23 AM - DEC 21



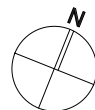
NOON - DEC 21



3:14 PM - DEC 21






9:23 AM - DEC 21





LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



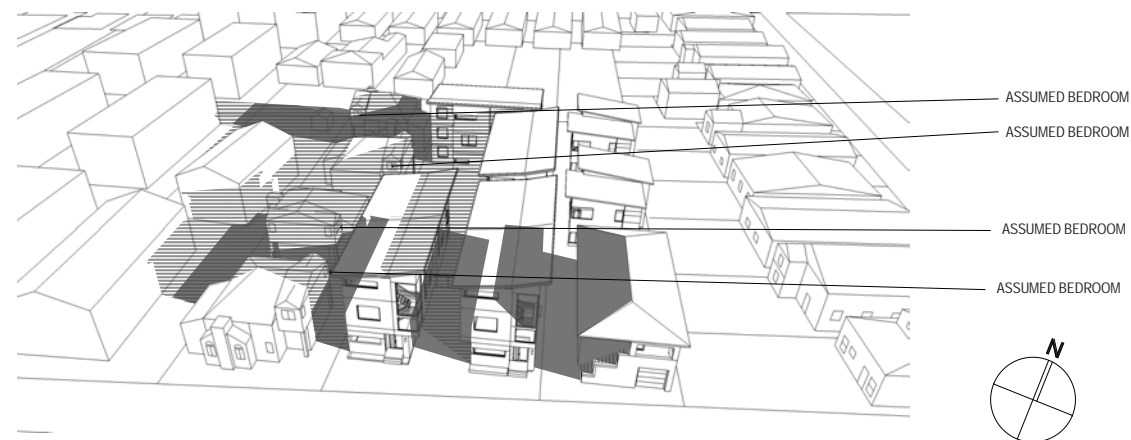
08:03 AM - OCT 1



NOON - OCT 1



6:03 PM - OCT 1






08:03 AM - OCT 1



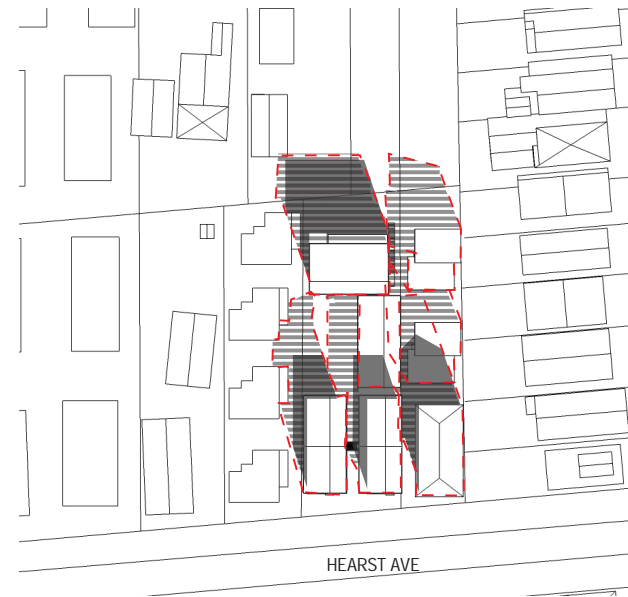


LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



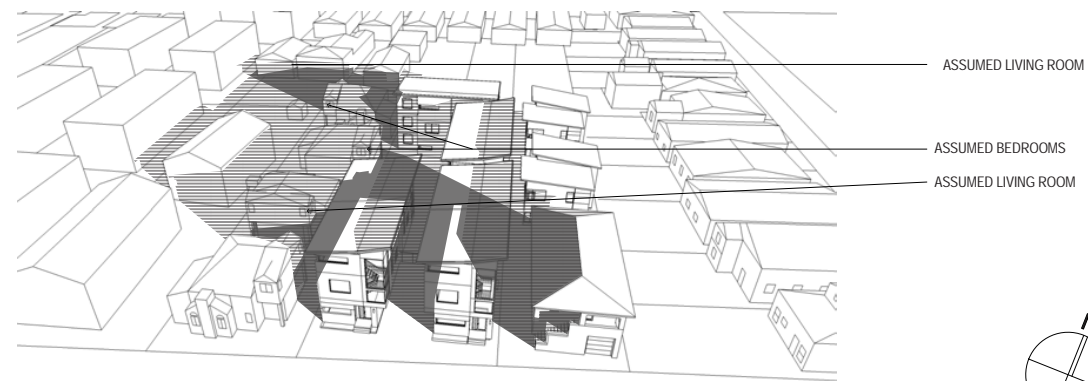
09:23 AM - JAN 15



NOON - JAN 15



3:15 PM - JAN 15



09:23 AM - JAN 15



PHOTOGRAPHS TAKEN AT 3:15 PM JAN 15



Planning and Development Department
Land Use Planning Division

November 10, 2016

Mark Rhoades
Heart Avenue Cottages, LLC
1611 Telegraph, Suite 200
Oakland, CA 94612

Re: Use Permit #ZP2016-0028 – 1155-1173 Hearst Avenue

Mark,

Thank you for the items you submitted on October 11, 2016 for the above referenced application. Staff has reviewed all the materials, including the letter from your attorney. Please be aware that there is nothing submitted that changes staff's previously stated assessment of State Density Bonus law and how it applies to this project.

Based on the revised project scope, staff has deemed this project incomplete. In order to prevent further delay in processing, I have listed both the items required to complete the application as well as additional items I am requesting to be able to conduct the analysis required to bring the project to hearing before the ZAB. Please submit both a paper and an electronic (on CD) copy of required items.

Items Required for Project Completeness:

- Floor Plans – *Label the existing and proposed ground floor of Camelia on pages A.1.2 A4.3.*
- Structural and Pest Report – The structural and pest reports you submitted will be useful in the Rehabilitation Assessment (see below), however, the request is to assess the potential for unintentional demolition. As previously stated, submit a report by an independent, fully credentialed pest control operator that *evaluates whether, in the operator's opinion, retention of structural elements not proposed for removal is actually feasible.* This evaluation exceeds State requirements for pest reports in that it requires removal of exterior siding and/or interior drywall/plaster in order to allow examination of structural elements proposed to be retained.
- Waivers of Development Standards – Based on the revised submittal, the project may request the following waivers:
 - Building separation (BMC 23D.32.070.D)

- Lot Coverage (BMC 23D.32.070.E)
- Front Yard Setback for Camelia new construction (BMC 23D.32.070.D)
- Parking (tandem parking in one dwelling unit would be for the one dwelling unit). Please clarify if you wish to apply for a waiver for one parking space.
- Variances or Concessions – Based on the revised submittal, the project requires the following Variances or Concessions.
 - Third floor reduction of 6' required side yard setback per BMC 23D.32.070.E
 - Two driveways within 75' along a property line per BMC 23D.12.080.J

Please clarify how you wish to proceed. If you wish to pursue the Variances, please submit the required Variance Findings (BMC 23B.44.010) for each requested Variance and the required fee (see below). If you wish to pursue Concessions, submit a financial pro forma statement demonstrating that the requested concessions are necessary to cover the cost of the affordable units. Please be aware that you will be required to pay for a 3rd party peer review of the pro forma analysis as well the cost of which will be determined.

- Applicant Fees – Based on the revisions to the project, I have accessed the following fees. Please be aware that each additional AUP covers two hours of staff time.
 - \$6,043: Level 2 Use Permit for construction of a new dwelling unit(s), per BMC 23D.28.030—this is a base fee for the first 24 hours of staff time (each additional hour will be charged \$207);
 - \$414: Additional Use Permit to demolish a dwelling unit, per 23C.08.010.
 - \$414: Additional Use Permit for construction of 6 or more bedrooms on a parcel, per BMC 23D.32.050;
 - \$414: Additional Administrative Use Permit for residential additions greater than 14' in average height per BMC 23D.32.070.C (needed for base project);
 - \$414: Additional Administrative Use Permit for main dwellings greater than 28' in average height per BMC 23D.070.C (not necessary to accommodate density bonus units);
 - \$414: Additional Administrative Use Permits to extend a non-conforming front yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units);
 - \$414: Additional Administrative Use Permits to extend a non-conforming side yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units); and
 - \$640: Use Permit Traffic Engineering Review base fee for up to 4 hours
 - (Potential) \$9,402: Variance from BMC 23D.12.080.J to allow two driveways within 75' along a property line; and
 - (Potential) \$414: Additional Variance from BMC 23D.32.070.E to allow a reduction of the required minimum 6' third floor side yard setback

At project intake you were charged for only one additional Use Permit. I am, therefore, enclosing an invoice for the five additional Use Permits for a total of \$2,070. Please be aware that upon payment of this invoice, this covers a total of 36 hours of Planning staff time.

If you choose to pursue the Variance, I will provide an additional invoice.

Additional Items Required for Submittal or Revision:

- Substantial Rehabilitation – Based on the information submitted, staff does not have sufficient information to assess whether substantial rehabilitation will occur on the existing dwelling units. To clarify the previous request, please provide interior photos of the units. Any testimonials by existing tenants as to existing living conditions would be useful as well.
- 5-Year Rental Information – In order to determine that the project will be replacing the six existing rent controlled units consistent with Density Bonus Law, provide the following for each unit:
 1. Where or not the dwelling is currently occupied.
 2. Whether it was occupied on the date of the project application on February 2, 2016.
 3. A complete rental history (name of occupants, contact information, date(s) lived in units for the past five year from the date of submittal.
 4. The amount of rent charged during this time frame.
- Camelia Setbacks – Revise all plan sets (including existing site plan on page A1.0) to accurately represent the front yard setback as shown on the survey.
- Tabulation Forms – For clarification, provide a separate tabulation form for each building.
- Parking Plan Revisions per Code – Pursuant to BMC 23D.12.080:
 - G. In the case of parking areas of four or more off-street spaces, the parking area must be separated from an adjacent rear or interior side lot line by a landscaped strip which averages at least four feet in width along the applicable property line. The average would be the linear distance along the property line: 6 spaces at $\pm 2'$ + 3 spaces at $\pm 4'$ = an average of $\pm 2'-8"$. Revise to a minimum average of 4'.
- Parking Plan Revisions per Traffic Engineering – Revise to comply with the following comments from the Traffic Engineer:
 - “We normally only allow 10% compact as our stalls are already pretty much on the low end of sizes compared to other cities. Also, their proposal is for 9 of what is considered “compact” spaces and 3 of them (spaces 2, 5, 8) are even smaller than our permitted compact spaces. Therefore, this is not acceptable.”

- "The ADA stall needs to be van accessible meaning 9' wide with an 8' aisle. Unless Building and Safety approve otherwise."
- "The bike racks should meet CoB standards- - especially if they want to tout their provision as contributing to auto parking reductions. Therefore, they need to provide details of the rack types and installation proposals."
- Abrams Traffic Memo Comments per Traffic Engineer – Revise to comply with the following comments from the Traffic Engineer:
 - "If they review CTPP/census data it would show that the average auto ownership varies between .8 to 1.2 autos/HH. This supports their findings that, likely, an average of 18 autos would be owned and, therefore, the proposed parking on-site would be adequate. However, the City and the applicant needs to be careful in any characterization that the 18 parking spaces would be available to any/all of the DU on-site. The parking would appear to be available as follows: one SFDU with 2 spaces and 17 (?) DU with only 16 spaces available."
- Peer Review of Stormwater and Flood Assessment – Earlier this week I submitted an invoice to cover the cost of peer reviewing the Stormwater and Flooding Assessment and Mitigation Design. Please submit at your earliest convenience to commence the peer review.

As always, do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7426 or lmendez@ci.berkeley.ca.us.

Sincerely,



Leslie Mendez
Senior Planner

Mendez, Leslie

From: Mark Rhoades <mark@rhoadesplanninggroup.com>
Sent: Monday, December 05, 2016 1:38 PM
To: Mendez, Leslie; Allen, Shannon
Cc: Mia Perkins
Subject: 1155-1173 Hearst Street Update

Leslie and Shannon,

Thank you again for meeting with us, and for including the City Attorney and Mike Brown in the discussion.

Our takeaways on the main meeting points are as follows:

1. Per our previous discussions and the City's prior interpretation of the state density bonus law, the single family home at 1173 must be proposed for demolition, and then replaced, in order for that unit to be considered as a part of the base project with respect to the definition of Gov. Code 65015(i).
2. Waivers and modifications v. concessions and incentives. We believe that we made the case that the 75' driveway separation and the third floor setback reduction are properly identified as waivers/modifications, as opposed to concessions/incentives. We understand that staff had some additional discussion on this point and we are awaiting your confirmation.
3. Structural pest report/substantial rehabilitation of existing duplex structures. Staff indicated that the pest report item was listed as a completeness issue in error. Also as indicated – the pest report is not a requirement for this project because not more than 25% of the walls will be demolished (elevation plans will be submitted for the duplex structures confirming this is the case). The pest report will not be further updated. Instead, and as we have stated in our revised applicant statement, the duplexes will receive new roofs, plumbing, electrical, and foundation systems, which constitute a significant rehabilitation of those units. Those structures will also each have a unit(s) added to them so that those units all fall within the project's base project consideration. A modification exhibit will be submitted for the existing duplexes to show the net change of the existing and proposed wall areas.
4. Staff will check in (or inform us that we should do so) with Michael Vecchio regarding the size of the parking spaces to determine if the number of spaces should remain as proposed, or reduced in number to accommodate larger parking spaces, including an ADA van space.

Thank you and please provide us with a confirmation on item No. 2, above. We are assembling the plan set revisions and will be providing those updated in the next week or so.

Best,

Mark Rhoades
RhoadesPlanningGroup
1611 Telegraph Ave., Ste. 200
Oakland, CA 94612
510.545.4341



Planning and Development Department
Land Use Planning Division

December 9, 2016

Sent via email:
mark@rhoadesplanninggroup.com

Mark Rhoades
Heart Avenue Cottages, LLC
1611 Telegraph, Suite 200
Oakland, CA 94612

Re: Use Permit #ZP2016-0028 – 1155-1173 Hearst Avenue

Mark,

This letter is an update to the incomplete letter I sent dated November 10, 2016 and reflects the discussion and decisions from our meeting of last Thursday.

Waivers of Development Standards – Based on the revised submittal, the project is requesting the following waivers:

- Building separation (BMC 23D.32.070.D)
- Lot Coverage (BMC 23D.32.070.E)
- Front Yard Setback for Camelia new construction (BMC 23D.32.070.D)
- Parking (tandem parking in one dwelling unit would be for the one dwelling unit). Please clarify if you wish to apply for a waiver for one parking space.
- Third floor reduction of 6' required side yard setback per BMC 23D.32.070.E
- Two driveways within 75' along a property line per BMC 23D.12.080.J
- Reduction of four foot average landscaped strip between parking of four or more off-street spaces and an adjacent interior side lot line per BMC 23D.12.080

Items Required for Project Completeness:

- Floor Plans – *Label the existing and proposed ground floor of Camelia on pages A.1.2 A4.3.*
- Applicant Fees – Based on the revisions to the project, I have accessed the following fees. Please be aware that each additional AUP covers two hours of staff time.
 - \$6,043: Level 2 Use Permit for construction of a new dwelling unit(s), per BMC 23D.28.030—this is a base fee for the first 24 hours of staff time (each additional hour will be charged \$207);
 - \$414: Additional Use Permit to demolish a dwelling unit, per 23C.08.010.

- \$414: Additional Use Permit for construction of 6 or more bedrooms on a parcel, per BMC 23D.32.050;
- \$414: Additional Administrative Use Permit for residential additions greater than 14' in average height per BMC 23D.32.070.C (needed for base project);
- \$414: Additional Administrative Use Permit for main dwellings greater than 28' in average height per BMC 23D.070.C (not necessary to accommodate density bonus units);
- \$414: Additional Administrative Use Permits to extend a non-conforming front yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units);
- \$414: Additional Administrative Use Permits to extend a non-conforming side yard setback per BMC 23C.04.070.B (not necessary to accommodate density bonus units); and
- \$640: Use Permit Traffic Engineering Review base fee for up to 4 hours

At project intake you were charged for only one additional Use Permit. I am, therefore, enclosing an invoice for the five additional Use Permits for a total of \$2,070. Please be aware that upon payment of this invoice, this covers a total of 36 hours of Planning staff time.

Additional Items Required for Submittal or Revision:

- Structural and Pest Report – The structural and pest reports you submitted will be useful in the Rehabilitation Assessment (see below), however, the request is to assess the potential for unintentional demolition. As previously stated, submit a report by an independent, fully credentialed pest control operator that *evaluates whether, in the operator's opinion, retention of structural elements not proposed for removal is actually feasible*. This evaluation exceeds State requirements for pest reports in that it requires removal of exterior siding and/or interior drywall/plaster in order to allow examination of structural elements proposed to be retained.
- 5-Year Rental Information – In order to determine that the project will be replacing the six existing rent controlled units consistent with Density Bonus Law, provide the following for each unit:
 1. Where or not the dwelling is currently occupied.
 2. Whether it was occupied on the date of the project application on February 2, 2016.
 3. A complete rental history (name of occupants, contact information, date(s) lived in units for the past five year from the date of submittal.
 4. The amount of rent charged during this time frame.
- Camelia Setbacks – Revise all plan sets (including existing site plan on page A1.0) to accurately represent the front yard setback as shown on the survey.
- Tabulation Forms – For clarification, provide a separate tabulation form for each building.

- ADA Parking Space – As discussed, please review the proposed ADA space with Building and Safety to ensure it meets their requirements. If it does not, please revise the site plan and parking plan accordingly. This may affect the number of parking spaces.
- Abrams Traffic Memo Comments per Traffic Engineer – Revise to comply with the following comments from the Traffic Engineer:
 - “If they review CTPP/census data it would show that the average auto ownership varies between .8 to 1.2 autos/HH. This supports their findings that, likely, an average of 18 autos would be owned and, therefore, the proposed parking on-site would be adequate. However, the City and the applicant needs to be careful in any characterization that the 18 parking spaces would be available to any/all of the DU on-site. The parking would appear to be available as follows: one SFDU with 2 spaces and 17 (?) DU with only 16 spaces available.”
- Peer Review of Stormwater and Flood Assessment – Earlier this week I submitted an invoice to cover the cost of peer reviewing the Stormwater and Flooding Assessment and Mitigation Design. Please submit at your earliest convenience to commence the peer review.

As always, do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7426 or lmendez@ci.berkeley.ca.us.

Sincerely,



Leslie Mendez
Senior Planner



PROJECT:

**HEARST GARDENS
 BERKELEY, CA 94702**

DESCRIPTION:

DEVELOPMENT OF TWO EXISTING LOTS AT HEARST STREET BETWEEN SAN PABLO & CURTIS STREET. THE EXISTING LOTS ARE OVER 21,000 SF, AND CURRENTLY HAVE 7 RESIDENCES ON SITE. 6 OF THESE ARE TO BE MAINTAINED AND RENOVATED WHILE THE SOUTH EAST EXISTING BUILDING WILL BE DEMOLISHED AND REBUILT. THERE WILL BE 11 ADDITIONAL HOMES TO THE SITE, 5 OF WHICH ARE DENSITY BONUS. UNITS ARE ARRANGED AROUND A CENTRAL PASEO THAT PROVIDES ACCESS TO ALL UNITS AND AMPLE OPEN SPACE.

SITE ADDRESS:

1155, 1157, 1159, 1161, 1163 & 1173 HEARST AVE.
 BERKELEY, CA 94704

ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400

APPLICANT:

RHOADES PLANNING GROUP
 1611 TELEGRAPH AVE. SUITE 200
 OAKLAND, CA 94612
 [510] 545-4341

ARCHITECT:

DEVI DUTTA-CHOUDHURY, AIA
 DEVI DUTTA ARCHITECTURE INC.
 1958A UNIVERSITY AVENUE
 BERKELEY, CA 94704
 [510] 705-1937
 hello@devidutta.com

OWNER:

HEARST AVE COTTAGES, LLC
 1958A UNIVERSITY AVENUE
 BERKELEY, CA 94704

SHEET INDEX

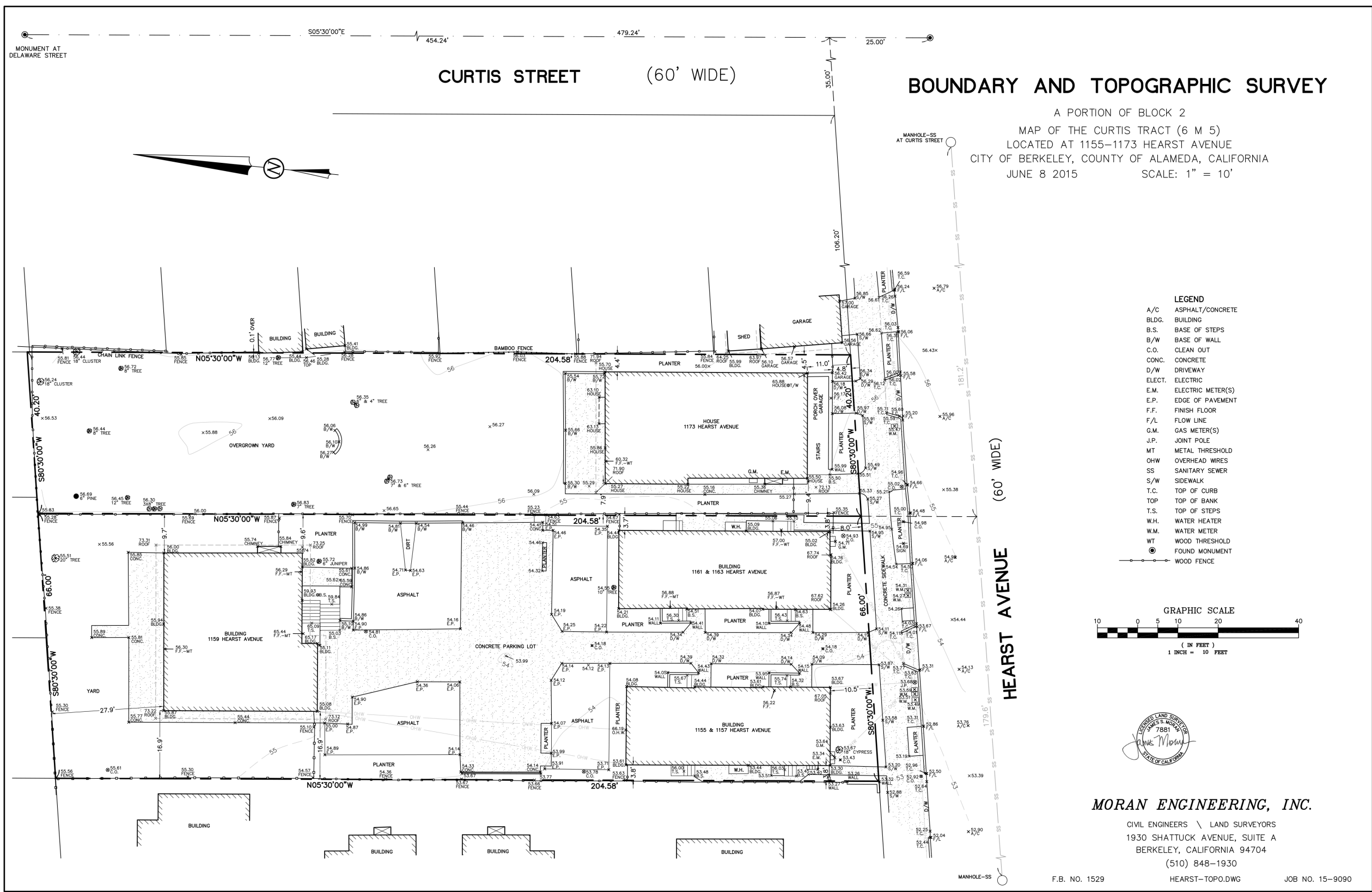
A0.0	COVER SHEET
A0.00	SURVEY
A0.1	PROJECT INFORMATION
A0.2	BASELINE VS. DENSITY BONUS
A0.3	EXISTING PROJECT
A0.4	BASELINE PROJECT
A0.5	DENSITY BONUS TABLE
A0.6	LOT COVERAGE
A0.7	DIAGRAM - NEIGHBORHOOD CONTEXT
A0.8	VICINITY MAP
A0.9	STREET STRIP - HEARST AVENUE
A0.10	NEIGHBORHOOD PHOTOS
A0.11	SITE PHOTOS
A1.0	EXISTING SITE PLAN
A1.1	EXISTING PLANS & ELEVATIONS
A1.2	EXISTING PLANS & ELEVATIONS CAMELLIA
A1.3	EXISTING PLANS & ELEVATIONS FREESIA
A1.5	SITE PLAN, PROPOSED
A1.6	GROUND FLOOR
A1.7	SECOND FLOOR
A1.8	THIRD FLOOR
A1.9	ROOF PLAN
A2.0	SOUTH SITE ELEVATION FRONT
A2.1	NORTH SITE ELEVATION

SHEET INDEX (CONTINUED)

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A2.3	WEST SITE ELEVATION
A3.0	SITE SECTIONS LOOKING WEST
A3.1	SITE SECTIONS LOOKING EAST
A3.2	SITE SECTIONS LOOKING NORTH
A3.3	SITE SECTIONS LOOKING SOUTH
A3.4	BUILDING SITE SECTIONS
A3.5	BUILDING SITE SECTIONS
A4.0	EAST DUPLEXES
A4.0A	EAST DUPLEXES ELEVATIONS
A4.0B	EAST DUPLEXES ELEVATIONS
A4.1	NORTH BUILDING - FREESIA
A4.1A	FREESIA ELEVATIONS
A4.1B	FREESIA ELEVATIONS
A4.1C	FREESIA ELEVATIONS - PERCENT PROPOSED
A4.1D	FREESIA ELEVATIONS - PERCENT PROPOSED (CONT.)
A4.2	TOWNHOMES @ HEARST - AZALEA
A4.2A	AZALEA ELEVATIONS
A4.2B	AZALEA ELEVATIONS
A4.2C	AZALEA ELEVATIONS - PERCENT PROPOSED
A4.3A	BEGONIA ELEVATIONS
A4.3B	BEGONIA ELEVATIONS
A4.3C	BEGONIA ELEVATIONS - PERCENT PROPOSED
A4.4	CAMELLIA BASEMENT & LEVEL 2 PROPOSED

SHEET INDEX (CONTINUED)

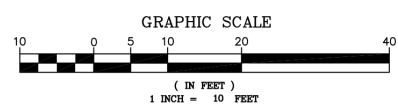
A4.4A	CAMELLIA ELEVATIONS
A4.4B	CAMELLIA ELEVATIONS
A4.4C	CAMELLIA ELEVATIONS - PERCENT PROPOSED
A4.4D	CAMELLIA ELEVATIONS - PERCENT PROPOSED CONT.
A4.5	FENCE DETAIL
A4.6	BIKE STORAGE DETAILS
A5.0	RENDERING - HEARST LOOKING WEST
A5.2	RENDERING - PASEO NORTH @ BEGONIA BLDG.
A5.3	RENDERING - PASEO SOUTH @ DAFFODILE
A5.4	RENDERING - VIEW TO DAFFODILE & EDELWEISS
A5.5	RENDERING - PASEO LOOKING WEST @ GERANIUM
A5.6	RENDERING - VIEW TO SOUTH FROM BACK YARD
A5.7	RENDERING - VIEW WEST FROM ADJ. PROPERTY
A5.8	RENDERING - VIEW HEARST LOOKING EAST
A6.0	SHADOW STUDIES SUMMER SOLSTICE
A6.1	SHADOW STUDIES WINTER SOLSTICE
A6.2	SHADOW STUDIES OCTOBER 1ST
A6.3	SHADOW STUDIES JANUARY 15
A6.4	NOT USED



BOUNDARY AND TOPOGRAPHIC SURVEY

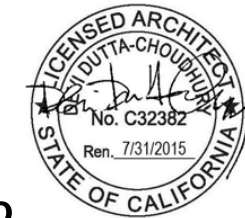
A PORTION OF BLOCK 2
 MAP OF THE CURTIS TRACT (6 M 5)
 LOCATED AT 1155-1173 HEARST AVENUE
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA
 JUNE 8 2015 SCALE: 1" = 10'

- LEGEND**
- A/C ASPHALT/CONCRETE
 - BLDG. BUILDING
 - B.S. BASE OF STEPS
 - B/W BASE OF WALL
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - ELECT. ELECTRIC
 - E.M. ELECTRIC METER(S)
 - E.P. EDGE OF PAVEMENT
 - F.F. FINISH FLOOR
 - F/L FLOW LINE
 - G.M. GAS METER(S)
 - J.P. JOINT POLE
 - MT METAL THRESHOLD
 - OHW OVERHEAD WIRES
 - SS SANITARY SEWER
 - S/W SIDEWALK
 - T.C. TOP OF CURB
 - TOP TOP OF BANK
 - T.S. TOP OF STEPS
 - W.H. WATER HEATER
 - W.M. WATER METER
 - WT WOOD THRESHOLD
 - ⊙ FOUND MONUMENT
 - WOOD FENCE



MORAN ENGINEERING, INC.

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



APPLICABLE CODES:

(INCLUDES LOCAL AMENDMENTS)
 2013 California Building Code (CBC)
 2013 California Residential Code (CRC)
 2013 California Energy Code
 2013 California Electrical Code (CEC)
 2013 California Plumbing Code (CPC)
 2013 California Mechanical Code (CMC)
 2013 California Fire Code (CFC)
 2013 CALGreen
 BERKELEY MUNICIPAL CODE

PROJECT:

**1155 HEARST AVE
 BERKELEY, CA 94702**

ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400



HEIGHT & STORIES	ZONING:	EXISTING:	PROPOSED:
STORIES:	3 W/AUP	2	3
HEIGHT:	28' AVG 35' W/AUP	23'	35'
SETBACKS (MIN. DIMENSIONS SHOWN - SEE SITE PLAN)			
FRONT	15'	7'-10" EXISTING	7'-10" ADDITION
SIDE	4' @ 1ST STORY 4' @ 2ND STORY 6' @ 3RD STORY	3'-10" @ WEST 4'- 6" @ EAST	4' - 0" @ WEST (3 - STORY) 4' - 6" @ EAST (2 - STORY) 5' - 4" @ FREESIA ADDITION
BACK	15'	27'-10"	27'-10"
BUILDING SEPARATION	8' @ 1ST STORY 12' @ 2ND STORY 16' @ 3RD STORY	13'- 3"	9' - 2" - 25' - 6"
LOT AREA		21673 (MERGE 2 LOTS)	21673
LOT COVERAGE	3 - STORY: 35% 2 - STORY: 40%	4928 SF: 22.7%	8670 SF: 40.0%
GROSS FLOOR AREA		7,302 SF	20,010 SF 15,148 * 1.35 = 20,450 SF ALLOWABLE (INCLUDES DENSITY BONUS AREA, SEE A0.2)
PARKING: CARS			
RESIDENTIAL	1/UNIT 18 REQUIRED	7 (1 COVERED @ CAMELIA; 6 @ SURFACE LOT)	18 TOTAL 10 @ SURFACE LOT (1 ADA / ACCESSIBLE) 6 COVERED @ GERANIUM 2 TANDEM @ CAMELIA
PARKING: BIKE			
RESIDENTIAL		0	19

UNIT COUNT	ZONING:	EXISTING:	PROPOSED:
* NOTE: SEE SHEET A0.3 FOR UNIT MIX AND SIZES			
	1 / 1650 SF LOT AREA 21673/1650 = 13 UNITS	7 UNITS	5 ADDITIONAL UNITS 13 X 35% = 18 TOTAL (PER DENSITY BONUS)
OPEN SPACE (SEE SITE PLAN FOR DETAILS)			
	300 SF / UNIT	2560 SF + 5599 SF = 8,159 SF	18 UNITS = 6,128 SF PROPOSED (EXCEEDS THE 5,400 REQUIRED) REAR: 3,193 SF PASEO: 1,803 SF C/D: 410 SF D/E: 722 SF
<p>RECONCILED DISCREPANCY IN EXISTING BEGONIA LOT COVERAGE NUMBER. TOTAL PREVIOUSLY SHOWN AS 4974 SF, CORRECT TO BE 4928 SF.</p> <p>OPEN SPACE SLIGHTLY REDUCED DUE TO RELOCATED STAIR, AND LARGER ACCESSIBLE PARKING OFFLOAD ZONE. PREVIOUS NUMBER OF 6,458 SF IS REVISED TO BE 6,128 SF.</p>			
BUILDING OCC.			
R-2 @ 3 UNIT BUILDINGS R-3 @ 1 & 2 UNIT BUILDINGS			
<p>PREVIOUSLY 15,178 SF AND 20,490 SF WERE SHOWN. PROJECT SQUARE FOOTAGE HAS REDUCED SLIGHTLY TO ACCOMMODATE A LARGER ACCESSIBLE PARKING OFFLOAD ZONE. NEW SQUARE FOOTAGES ARE 15,148 AND 20,450 SF.</p>			
PROPOSED CONSTRUCTION TYPE			
NEW V-A STRUCTURES & REMODEL TO EXISTING DETACHED V-B RESIDENCE			
EXCAVATION			
APPROXIMATELY 55 CUBIC YARDS, FOR NEW FOUNDATIONS ONLY.			

PROJECT DESCRIPTION:

THIS MULTIFAMILY PROJECT PROPOSES THREE NEW RESIDENTIAL STRUCTURES, AS WELL AS NEW SURFACE & COVERED PARKING, TWO STORY ADDITIONS TO THREE EXISTING SINGLE STORY RESIDENTIAL STRUCTURES, AND DEMOLITION TO SOUTH EAST EXISTING RESIDENTIAL STRUCTURE AND REPLACEMENT WITH NEW RESIDENTIAL STRUCTURE

A LANDSCAPED "PASEO" ACTS AS THE PRIMARY PEDESTRIAN LINK FROM HEARST AVE, TO ACCESS RESIDENCE ENTRANCES, PARKING, AND COMMON AMENITY AREAS AND OPEN SPACE.

ZONING INFORMATION:

ADDRESS:	1155 HEARST AVE BERKELEY, CA 94702
USE DESCRIPTION	CURRENT RESIDENTIAL PROPERTY CONVERTED TO 5 OR MORE UNITS SINGLE FAMILY RESIDENTIAL, USED AS SUCH.
GENERAL PLAN:	MDR
ZONING DISTRICT:	R-2A
FLOOD ZONE:	NO
FIRE ZONE:	1
ENV. MGMT. AREA:	NO
LANDMARK STRUCTURES MERIT:	NO
LOT AREA 1173:	8,204 SF
LOT AREA: 1157	13,469 SF
TOTAL:	21,673 SF



RECONCILED DISCREPANCY IN EXISTING BEGONIA GROSS FLOOR AREA. PROJECT TOTAL PREVIOUSLY SHOWN AS 7,302 SF, CORRECTED TO BE 7,188 SF (A DIFFERENCE OF 114 SF).

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING. BASELINE FLOOR AREA PREVIOUSLY SHOWN AS 15,178 IS REVISED TO BE 15,148 SF (A DIFFERENCE OF 30 SF). THIS ALSO RESULTS IN A SLIGHTLY SMALLER UNIT SIZE - PREVIOUSLY SHOWN AS 1,168 SF IS REVISED TO BE 1,165 SF)

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING. DENSITY BONUS FLOOR AREA PREVIOUSLY SHOWN AS 20,040 SF IS REVISED TO BE 20,010 SF (A DIFFERENCE OF 30 SF). THIS ALSO RESULTS IN A SLIGHTLY SMALLER UNIT SIZE - PREVIOUSLY SHOWN AS 1,113 SF IS REVISED TO BE 1,112 SF)



EXISTING CONDITIONS	
GROSS FLOOR AREA	7,188 GFA
AVERAGE UNIT SIZE	1,027 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	4,847 SF
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. 7 PROVIDED.
OPEN SPACE	N/A
HEIGHT & STORIES	W/O USE PERMIT 2 STORIES PROVIDED -23' EXISTING HEIGHT
SETBACKS	FRONT: 7'-10" EXISTING NON-CONFORMING SIDE: 3.8' EXISTING NON-CONFORMING REAR: 28' PROVIDED
EXISTING DWELLING UNITS	7

BASELINE DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	15,148 GFA
AVERAGE UNIT SIZE	1,165 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	40% ALLOWED (8,670 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	N/A
PARKING	1 PER UNIT REQ'D. (13) 13 PROVIDED
OPEN SPACE	300 SQ FT/ UNIT = 3,900 REQUIRED 3,900 PROVIDED
HEIGHT & STORIES	2 STORIES PERMITTED 28' HEIGHT ALLOWED
SETBACKS	PROVIDED: 15' FRONT YARD REQ'D 4' SIDE YARD REQ'D 15' BACK YARD REQ'D
ALLOWED DWELLING UNITS	13

DENSITY BONUS DEVELOPMENT STANDARDS	
GROSS FLOOR AREA	20,010 GFA (1% BELOW DENSITY BONUS ALLOWANCE OF 20,450 GFA)
AVERAGE UNIT SIZE	1,112 GFA
LOT AREA	21,673 SF (PER SURVEY)
LOT COVERAGE	35% ALLOWED W/3 STORY (7,586 SF) 40% PROVIDED (8,670 SF)
TOTAL ALLOWABLE AREA W/ DENSITY BONUS	15,148 GFA * 1.35 = 20,450 GFA ALLOWED
CAR PARKING	(1) PER UNIT REQ'D. (18). 18 PROVIDED
OPEN SPACE	300 SQ FT/UNIT = 5,400 REQUIRED 6,128 SF PROVIDED
HEIGHT & STORIES	3 STORIES PERMITTED 35' HEIGHT ALLOWED 3 STORIES PROVIDED 35' HEIGHT SHOWN
SETBACKS	15' FRONT YARD REQ'D 7'-10" EXISTING NON-CONFORMING 4' SIDE YARD REQ'D LEVEL 1&2 3.8' EXISTING NON-CONFORMING 6' SIDE YARD REQ'D LEVEL 3 4' PROVIDED 15' BACK YARD REQ'D 28' PROVIDED
PROPOSED 35% DENSITY BONUS	18

RELOCATION OF ACCESS STAIR AT BEGONIA, AS WELL AS LARGER ACCESSIBLE PARKING OFF-LOAD ZONE, RESULTS IN A SLIGHTLY ALLOWABLE DENSITY BONUS, FOR A TOTAL GFA OF 20,450 SF INSTEAD OF THE 20,490 PREVIOUSLY SHOWN.

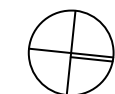
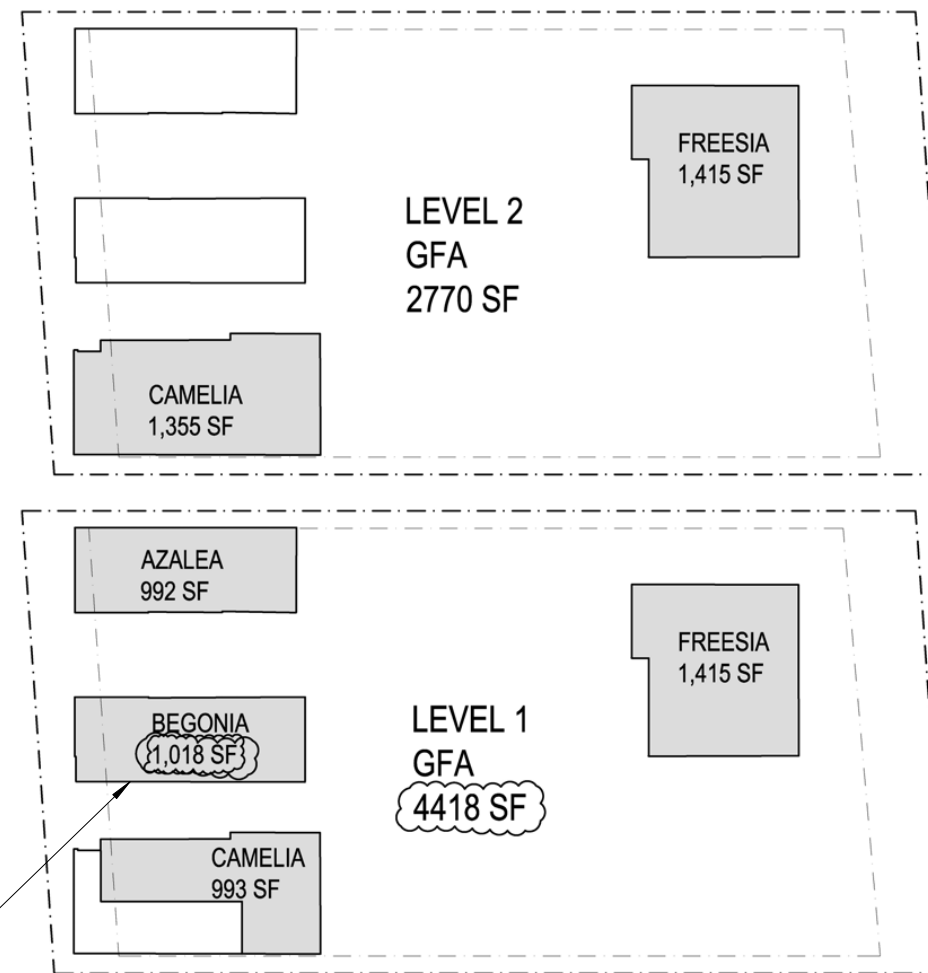
RELOCATION OF ACCESS STAIR AT BEGONIA, AS WELL AS LARGER ACCESSIBLE PARKING OFF-LOAD ZONE, RESULTS IN A SLIGHTLY SMALLER OPEN SPACE PROVIDED. SEE ALSO SHEET A0.1 AND SHEET A1.5.



EXISTING CONDITIONS, 7 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
BEGONIA	B101	1 BED, 1 BATH	509 GFA	(E) / BMR
	B102	1 BED, 1 BATH	509 GFA	(E) / BMR
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 993 BASEMENT = 2,348 GFA (PARKING EXCLUDED FROM GFA)	(E) (SINGLE FAMILY HOME)
FREESIA	F101	3 BED, 3 BATH	1,415 GFA	(E) / BMR
	F201	3 BED, 3 BATH	1,415 GFA	(E) / BMR
TOTALS	7 UNITS	N/A	7,188 GFA	N/A

BMR = BELOW MARKET RATE

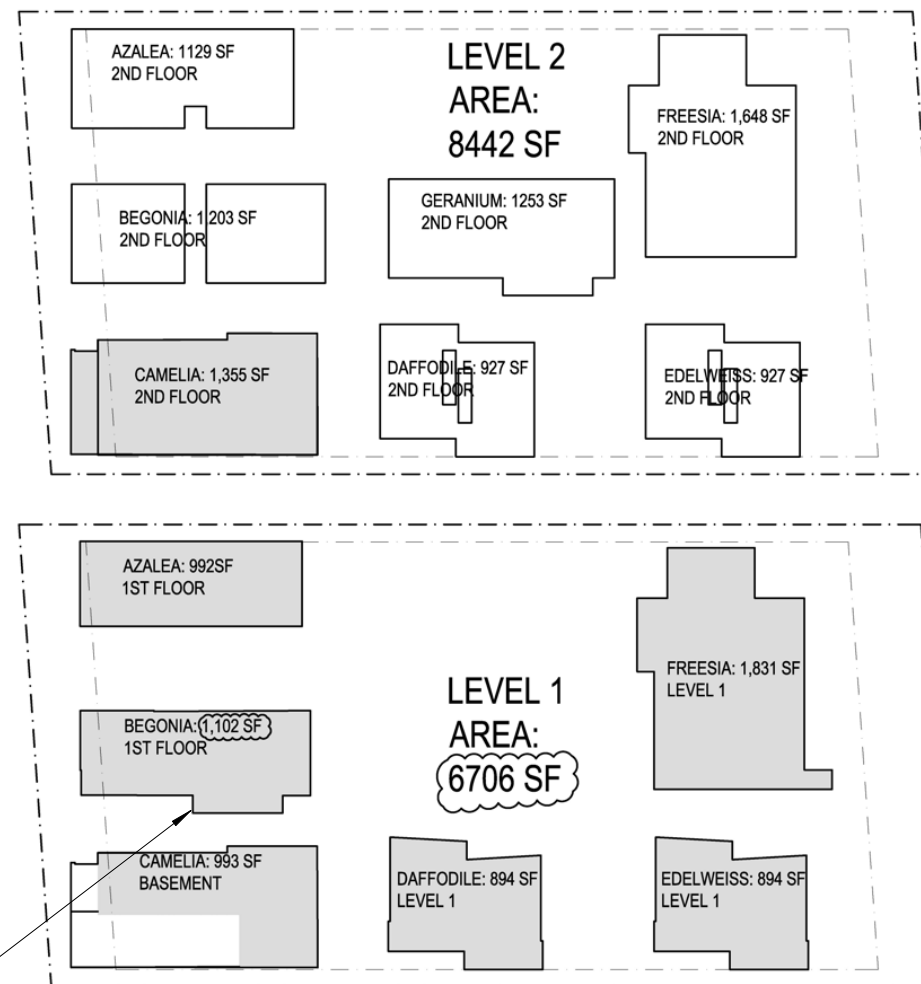
RECONCILED DISCREPANCY IN EXISTING BEGONIA FOOTPRINT. TOTAL PREVIOUSLY SHOWN AS 1132 SF, CORRECTED TO BE 1,018 SF (A DIFFERENCE OF 114 SF). THE CHANGES IN THE TABLE ABOVE ARE ALSO DUE TO THIS CORRECTION.



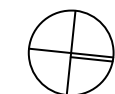


BASELINE PROJECT, 13 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1,203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL 2+ 993 LVL 1 = 2,348 GFA *	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D201	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E201	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
TOTALS	13 UNITS	N/A	15,148 GFA	N/A

BMR = BELOW MARKET RATE



ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING (30 SF LESS THAN THE 1132 PREVIOUSLY SHOWN). ALL NUMERICAL CHANGES ON THIS SHEET ARE DUE TO THIS CHANGE IN STAIR LOCATION.



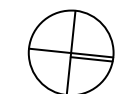
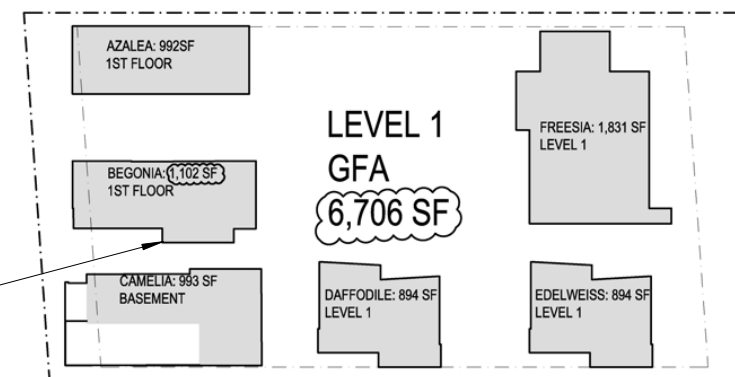
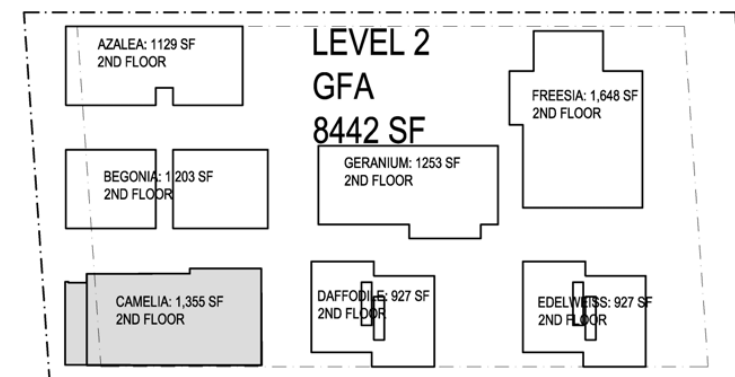
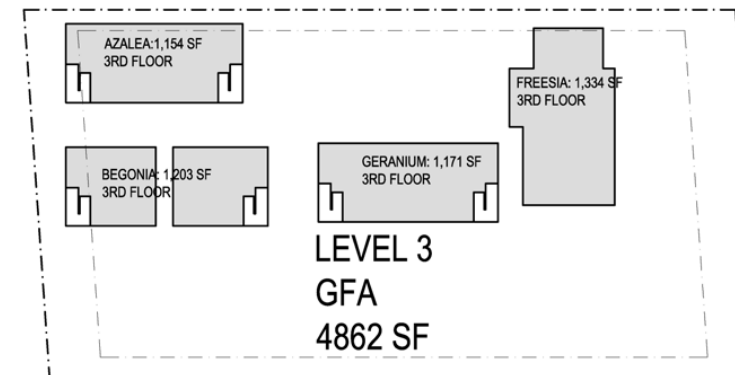


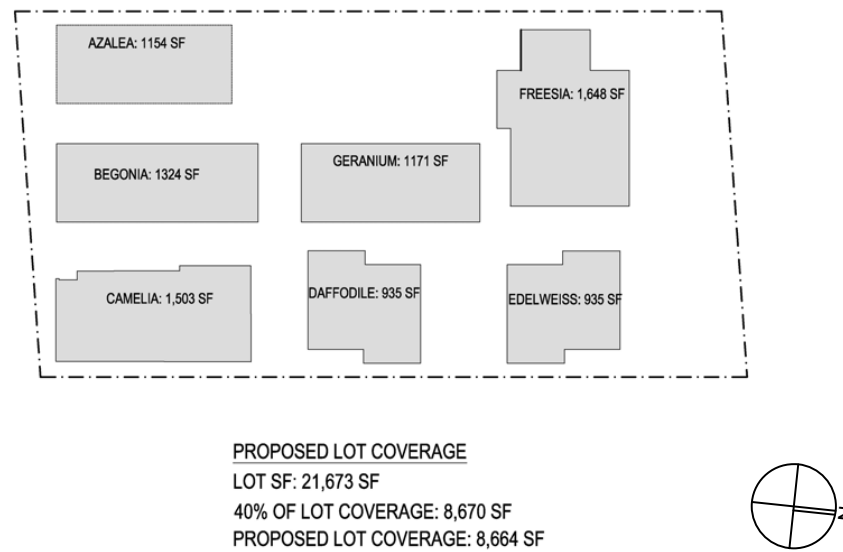
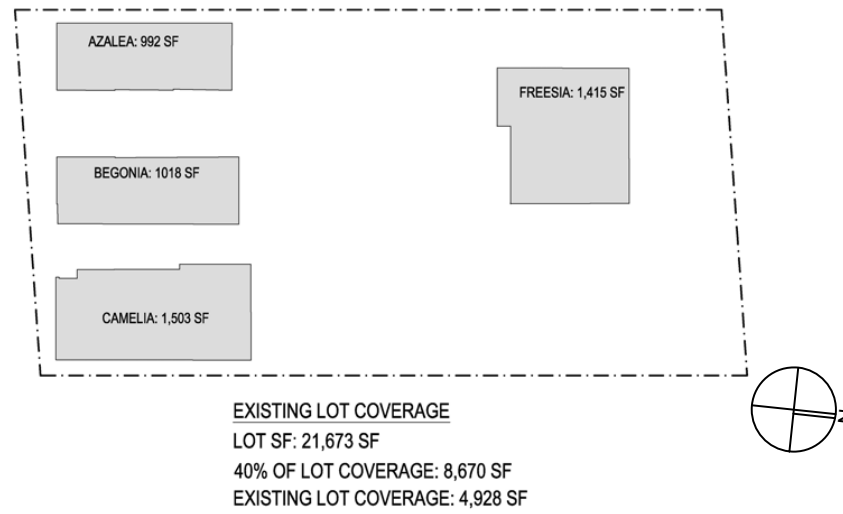
DENSITY BONUS PROJECT, 18 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A102	1 BED, 1 BATH	496 GFA	(E) / BMR
AZALEA	A201	2 BED, 2.5 BATH	1129 GFA	NEW
AZALEA	A202	2 BED, 2.5 BATH	1154 GFA	NEW
BEGONIA	B101	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B102	1 BED, 1 BATH	551 GFA	(E) / BMR
BEGONIA	B201	2 BED, 2.5 BATH	1203 GFA	NEW
BEGONIA	B202	2 BED, 2.5 BATH	1203 GFA	NEW
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL2 + 993 LVL1 = 2,348 GFA (PARKING EXCLUDED FROM GFA) **	NEW
DAFFODIL	D101	2 BED, 2.5 BATH	894 GFA	NEW
DAFFODIL	D102	2 BED, 2.5 BATH	927 GFA	NEW
EDELWEISS	E101	2 BED, 2.5 BATH	894 GFA	NEW
EDELWEISS	E102	2 BED, 2.5 BATH	927 GFA	NEW
FREESIA	F101	3 BED, 3 BATH	1,831 GFA	(E) / BMR
FREESIA	F201	3 BED, 3 BATH	1,648 GFA	(E) / BMR
FREESIA	F301	3 BED, 3 BATH	1,334 GFA	NEW
GERANIUM	G201	2 BED, 2.5 BATH	1,253 GFA	NEW
GERANIUM	G202	2 BED, 2.5 BATH	1,171 GFA	NEW
TOTALS	18 UNITS	N/A	20,010 GFA	N/A

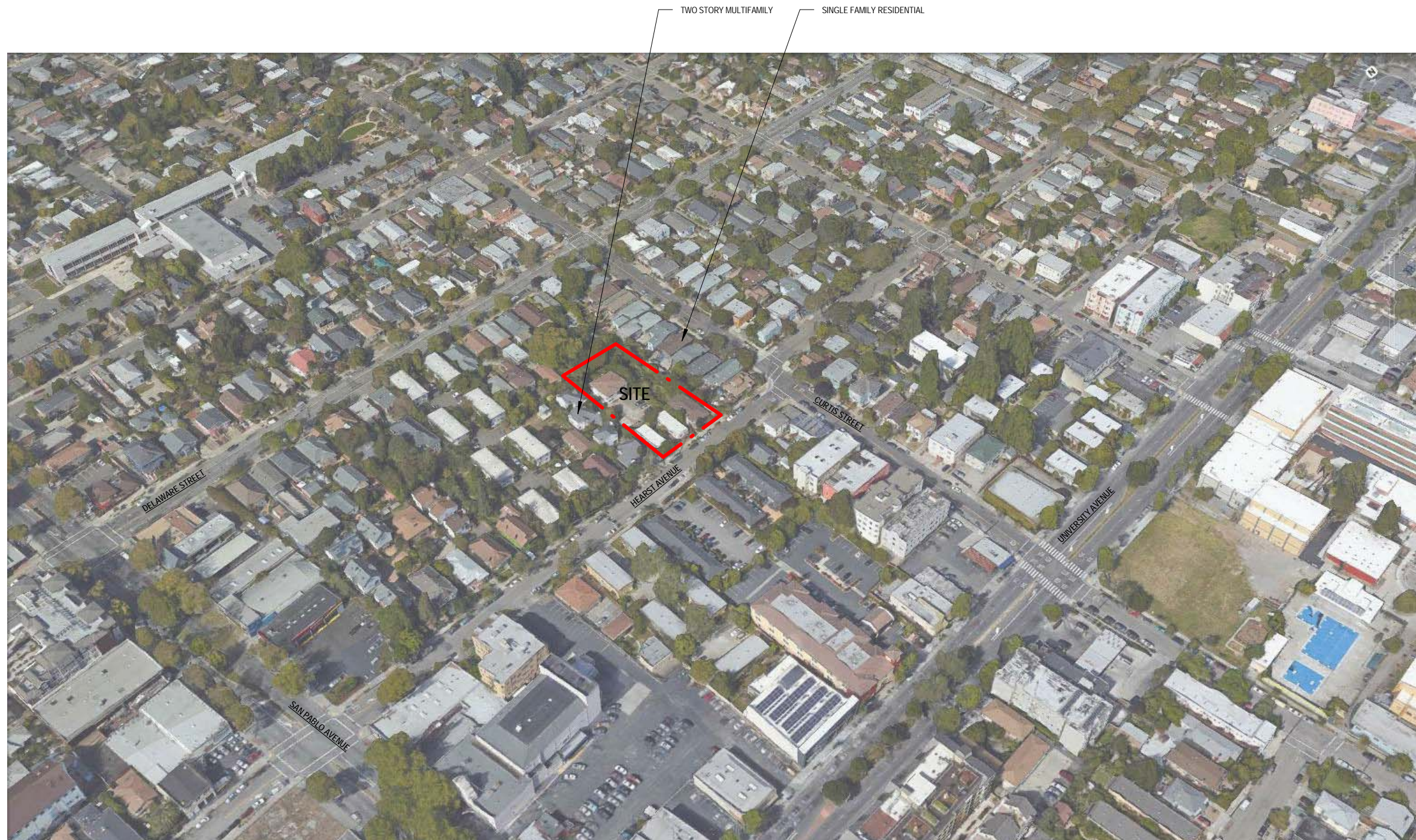
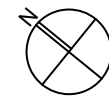
BMR = BELOW MARKET RATE

BASE PROJECT AREA X 35%
 DENSITY BONUS AREA = 15148
 X 1.35 = 20,450 ALLOWABLE
 DENSITY BONUS AREA

ACCESS STAIR MOVED TO THE EAST SIDE OF THE BEGONIA BUILDING, WHICH PROVIDES ROOM FOR A LARGER ACCESSIBLE PARKING OFFLOAD ZONE (SEE SHEET A1.5 FOR FURTHER DETAIL). THIS CHANGE RESULTS IN A SLIGHT REDUCTION IN GROSS FLOOR AREA FOR THIS BUILDING (30 SF LESS THAN THE 1132 PREVIOUSLY SHOWN). ALL NUMERICAL CHANGES ON THIS SHEET ARE DUE TO THIS CHANGE IN STAIR LOCATION.





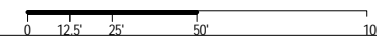




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CURTIS STREET

HEARST GARDENS
DEVI DUTTA ARCHITECTURE INC.

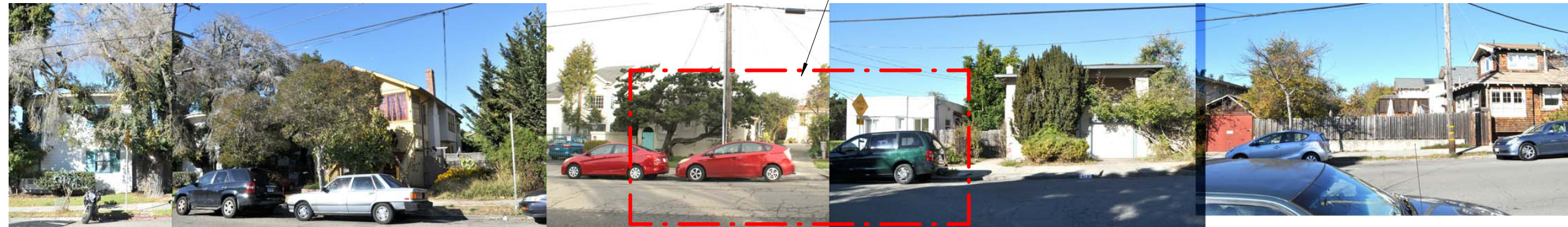


VICINITY MAP
SCALE: 1" = 50'-0"

A0.8



SUBJECT PROPERTY



Existing Hearst Ave Strip, North



Proposed Hearst Ave Strip



Existing Hearst Ave Strip, South



CURTIS STREET HOMES (2-STORY @ REAR)



DELAWARE STREET



1155 HEARST - AZALEA



1161 HEARST - BEGONIA



1173 HEARST - CAMELLIA



1163 & 1157 HEARST - BEGONIA / AZALEA



1157 HEARST - AZALEA



1157 HEARST - AZALEA



1155 HEARST - AZALEA



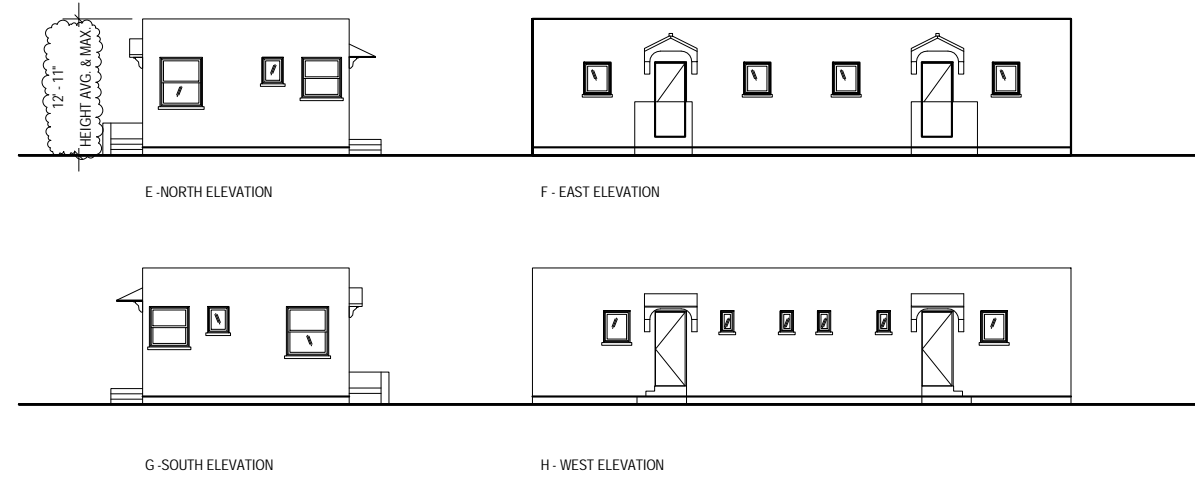
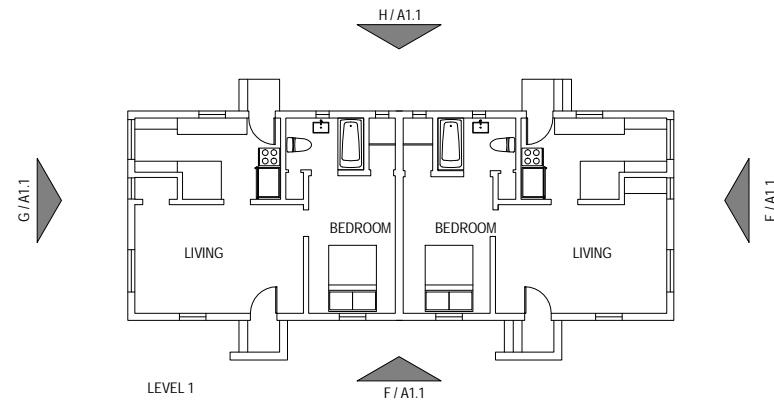
1179 HEARST - FREESIA



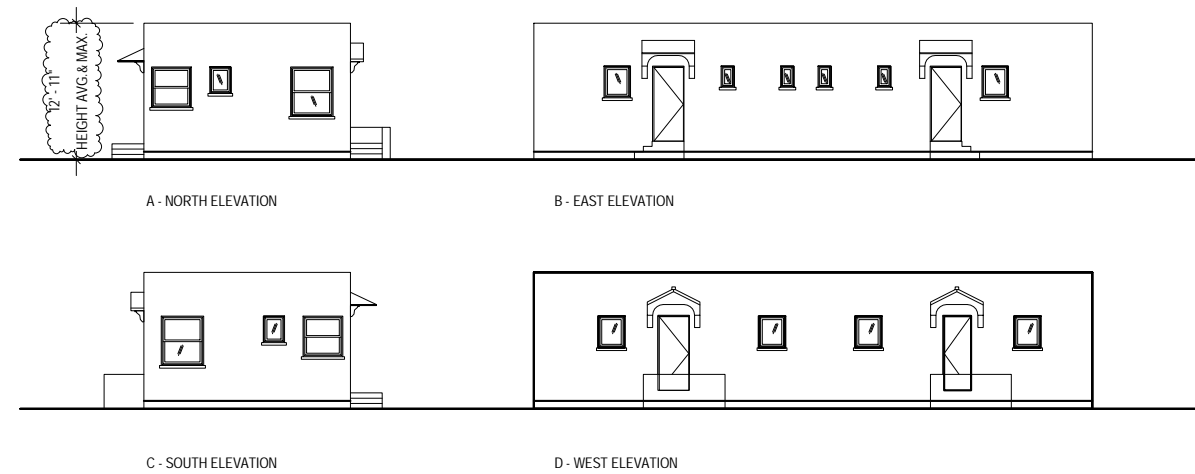
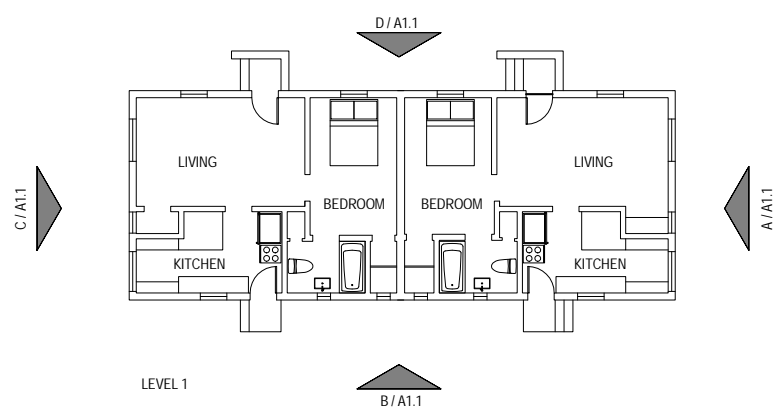
1179 HEARST - FREESIA



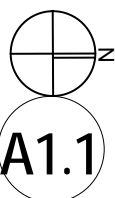
1179 HEARST - FREESIA

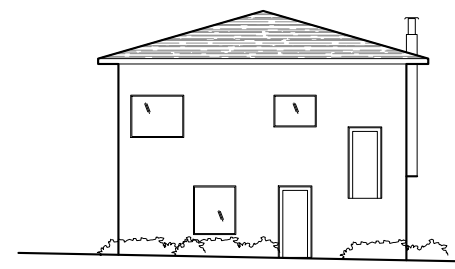
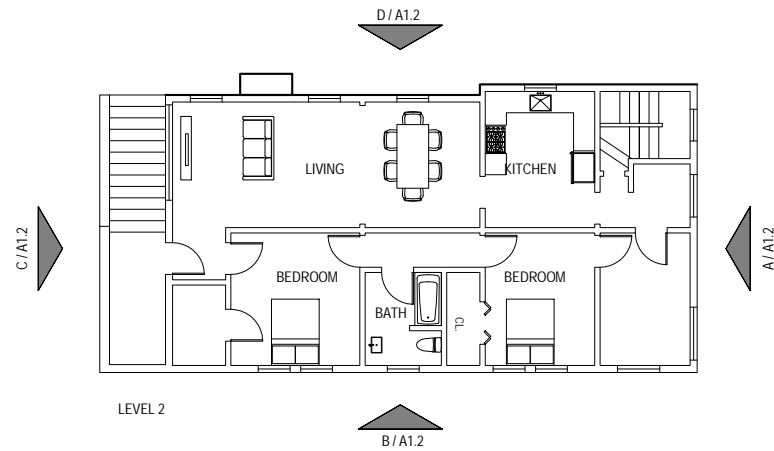


2 AZALEA 1155 & 1157 HEARST
 1/16" = 1'-0"

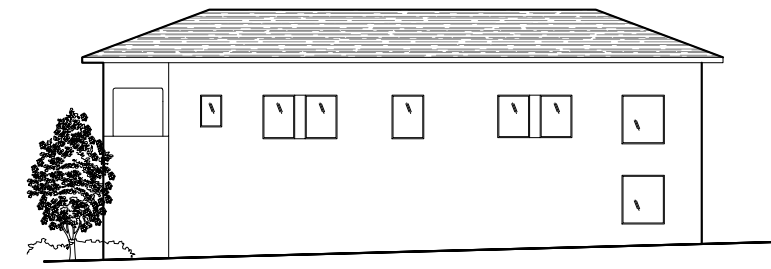


1 BEGONIA 1161 & 1163 HEARST
 1/16" = 1'-0"

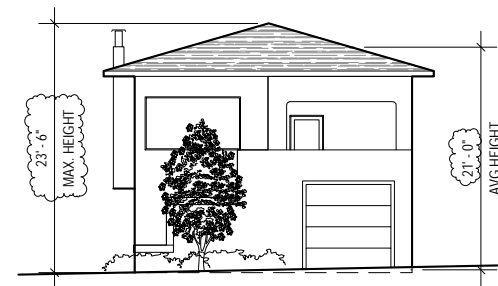
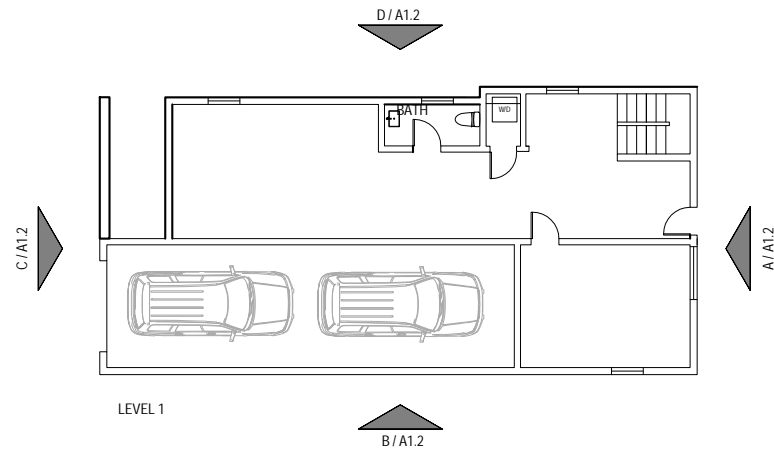




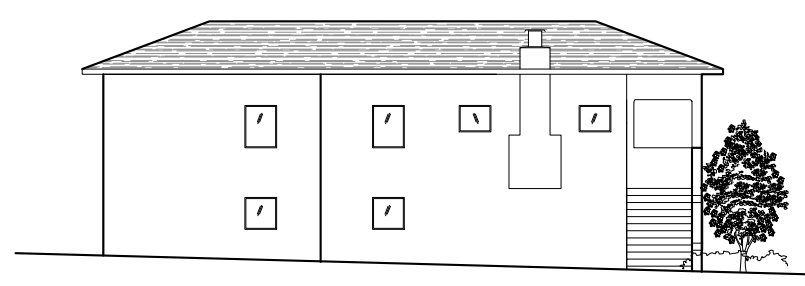
A - NORTH ELEVATION



B - EAST ELEVATION



C - SOUTH ELEVATION

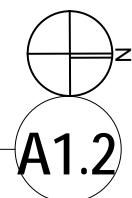


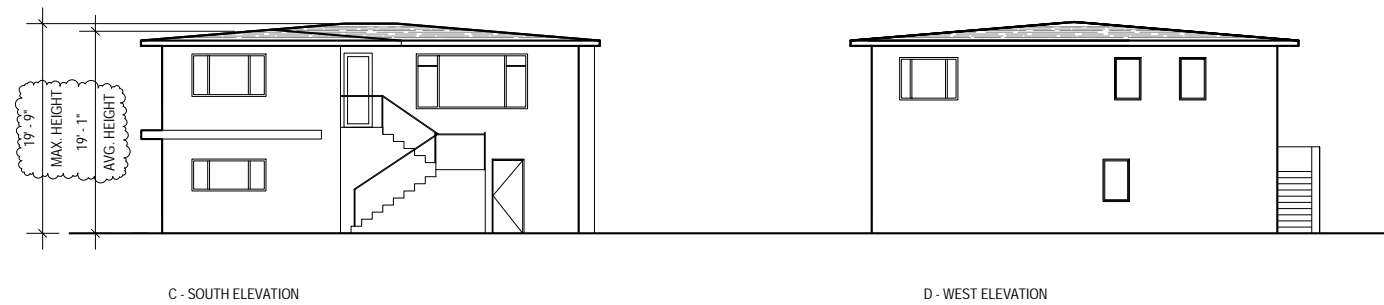
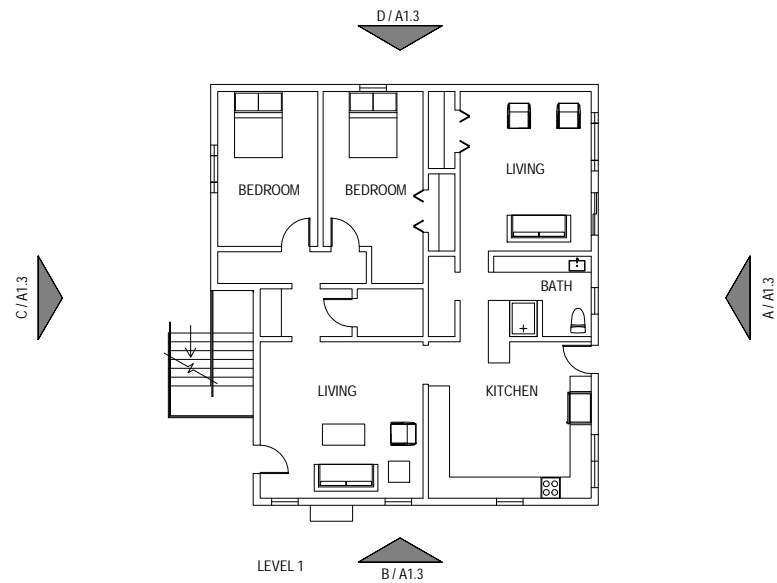
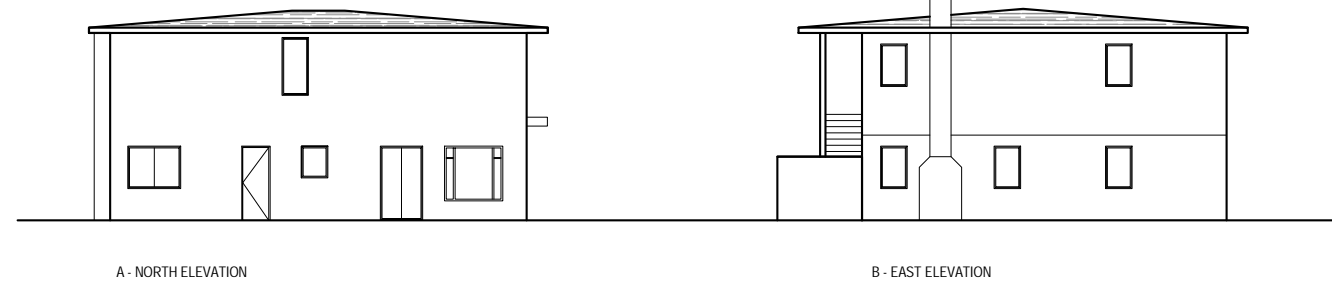
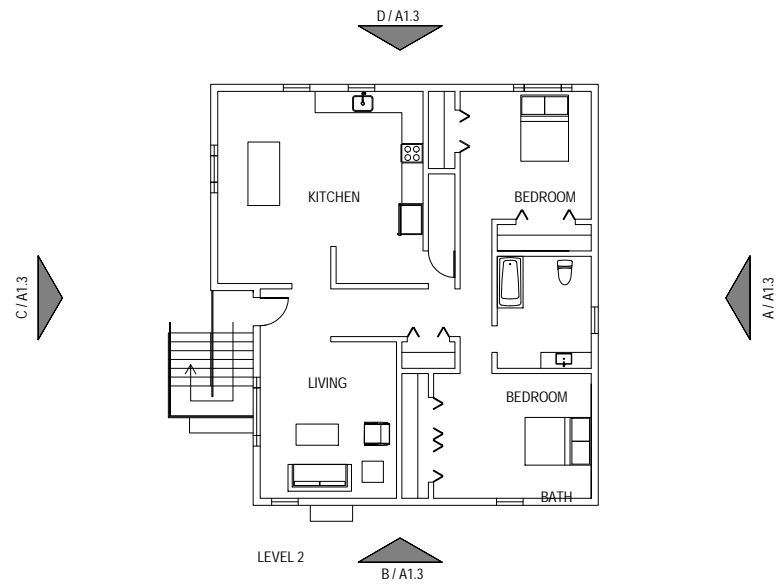
D - WEST ELEVATION

EXISTING PLANS & ELEVATIONS - CAMELLIA / 1173 HEARST

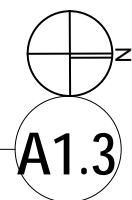
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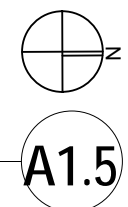
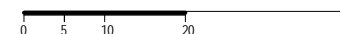
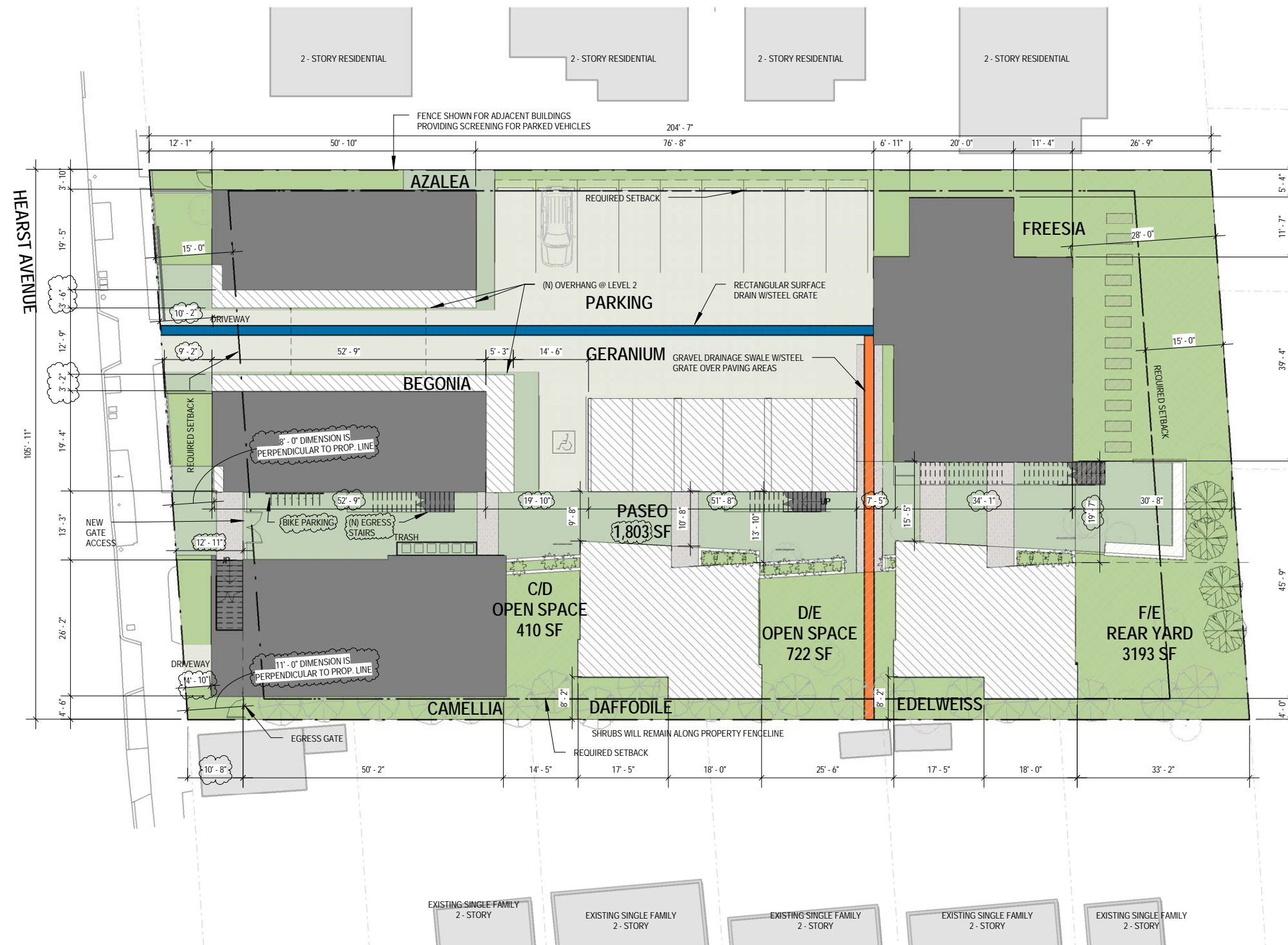
1/16" = 1'-0"

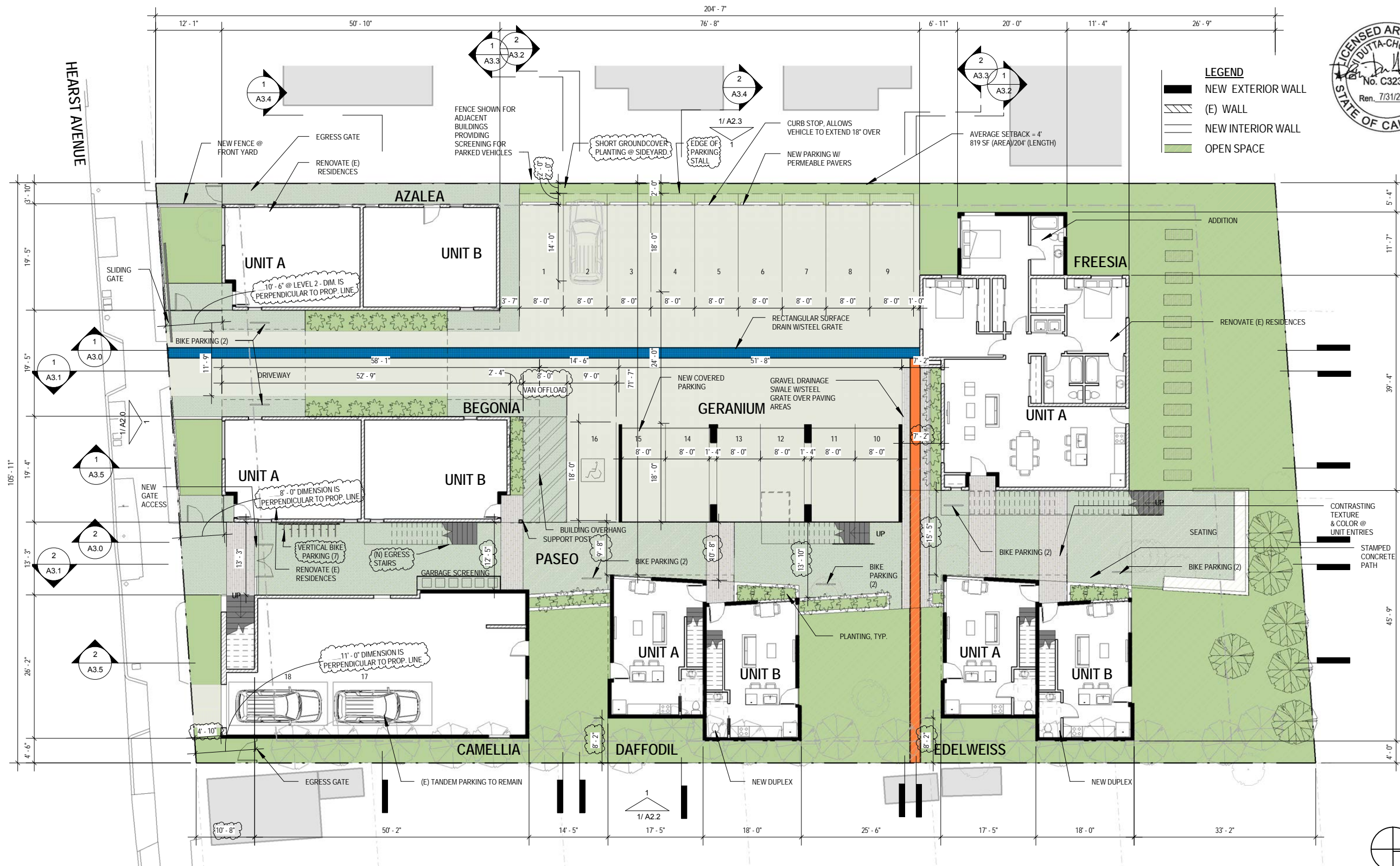




1 EXISTING PLANS & ELEVATIONS - FREESIA / 1179
 HEARST
 1/16" = 1'-0"







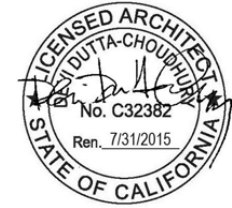
LEGEND
 ■ NEW EXTERIOR WALL
 ▨ (E) WALL
 ▬ NEW INTERIOR WALL
 ■ OPEN SPACE

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HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.

GROUND FLOOR
 SCALE: 1/16" = 1'-0"

A1.6

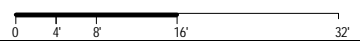


- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

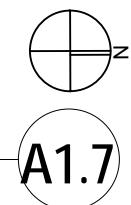


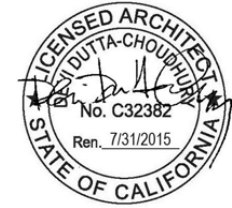
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HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



SECOND FLOOR
 SCALE: 1/16" = 1'-0"



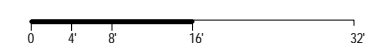


- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE

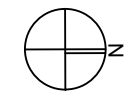


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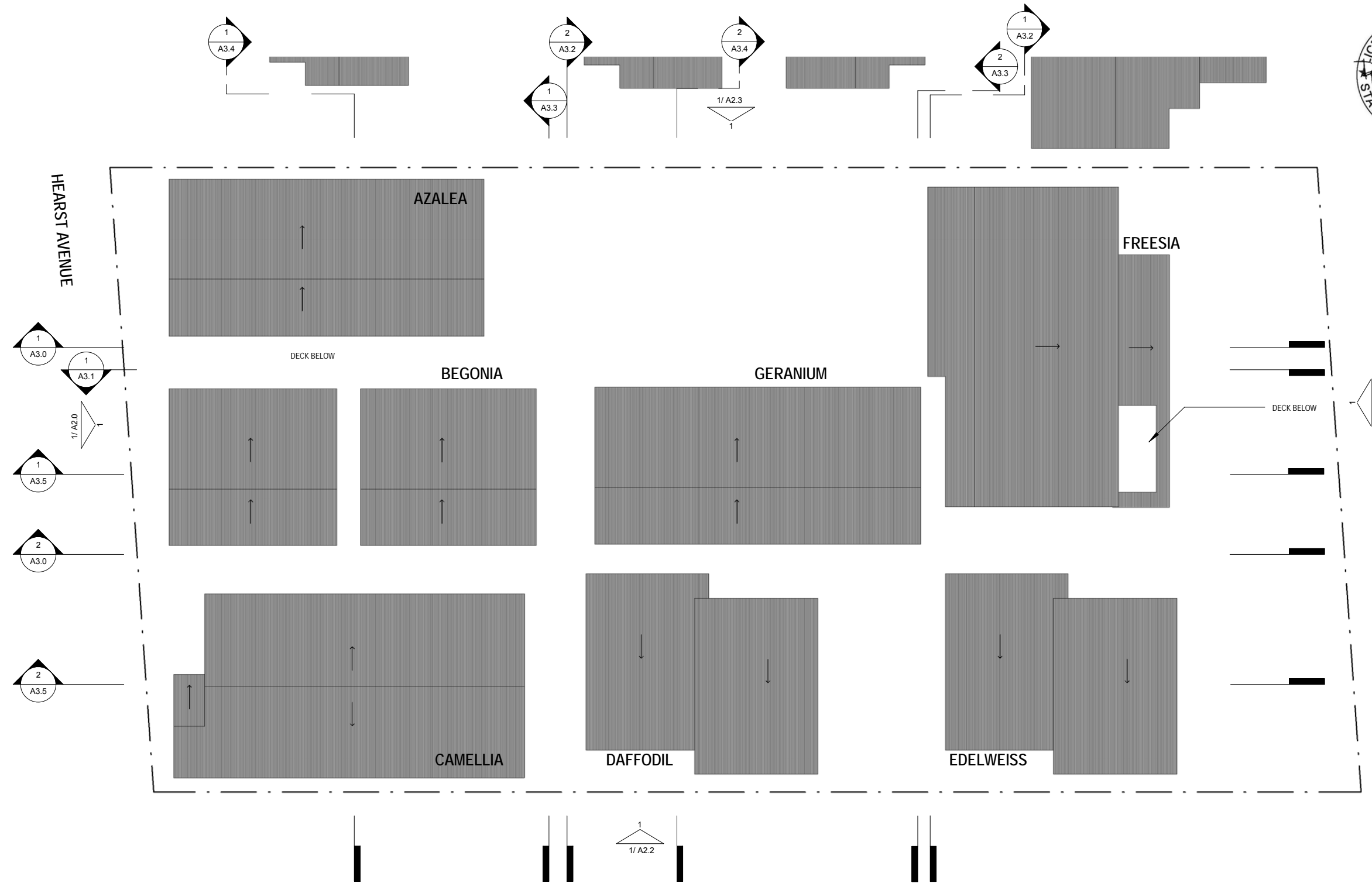
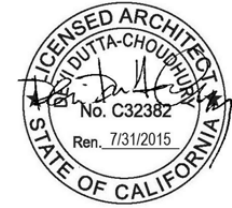
HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.



THIRD FLOOR
 SCALE: 1/16" = 1'-0"

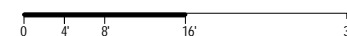


A1.8

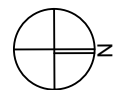


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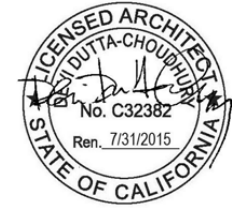
HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.






ROOF PLAN
 SCALE: 1/16" = 1'-0"

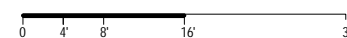
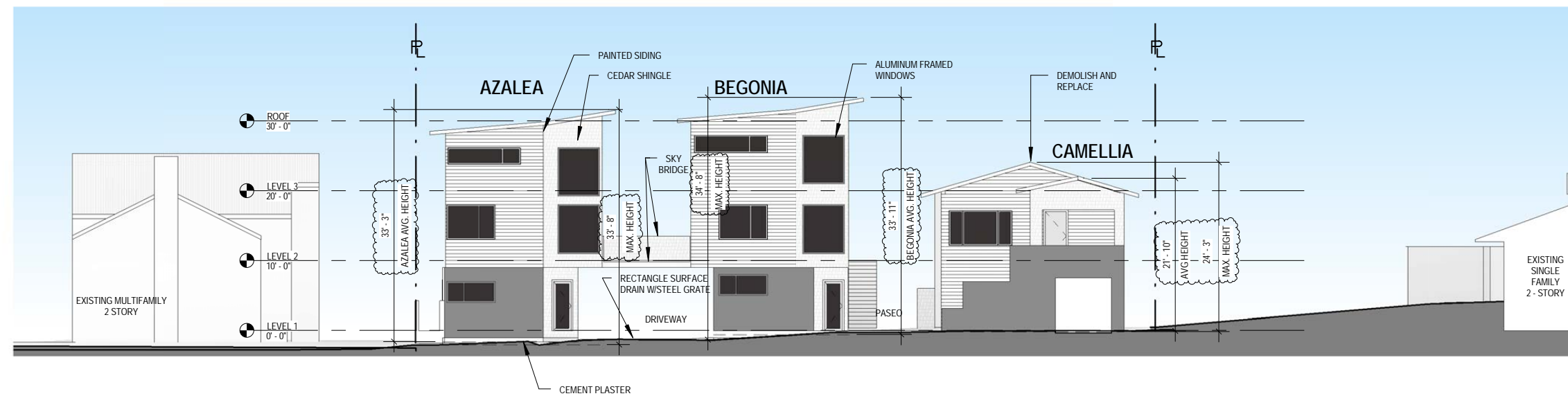


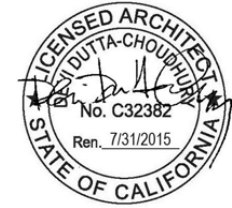
A1.9






MATERIAL LEGEND

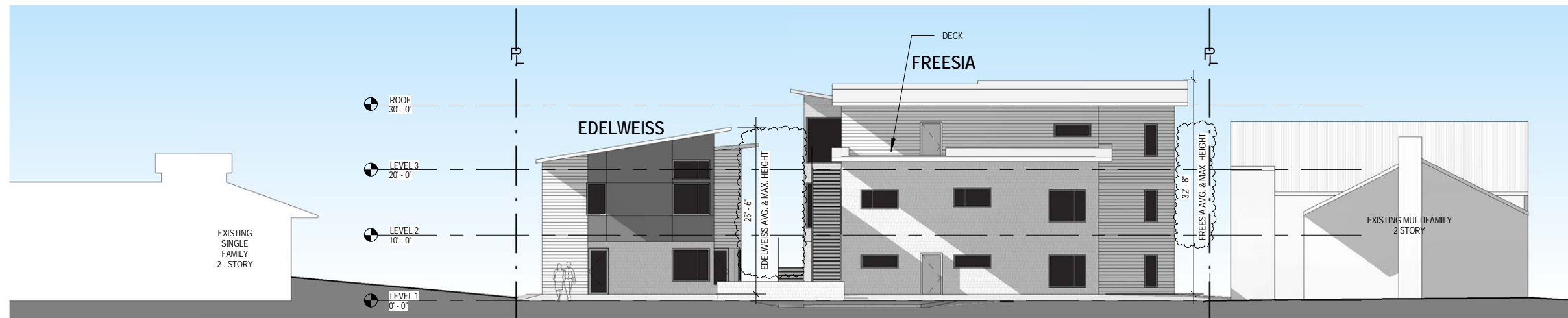
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	CEDAR SHINGLE SIDING
	CEMENT PLASTER

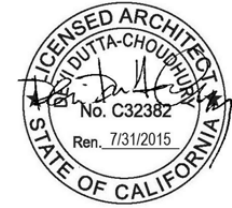







MATERIAL LEGEND

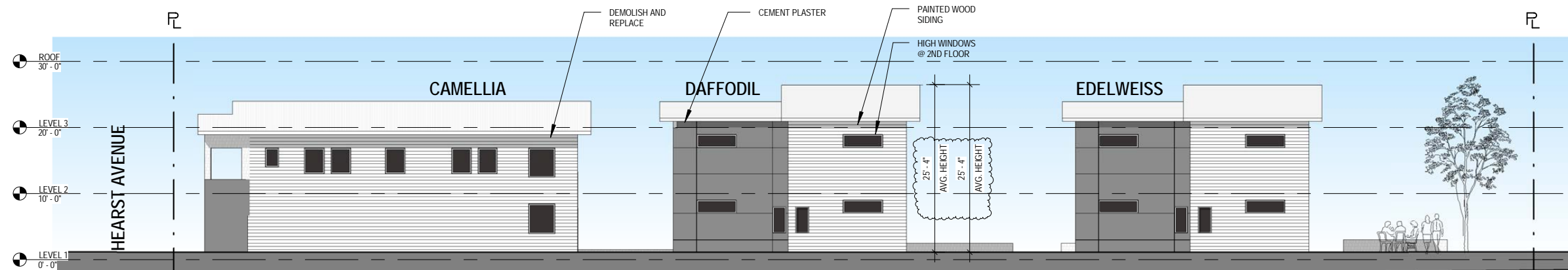
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

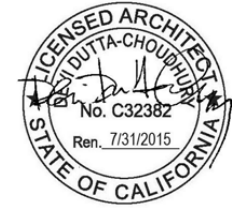







MATERIAL LEGEND

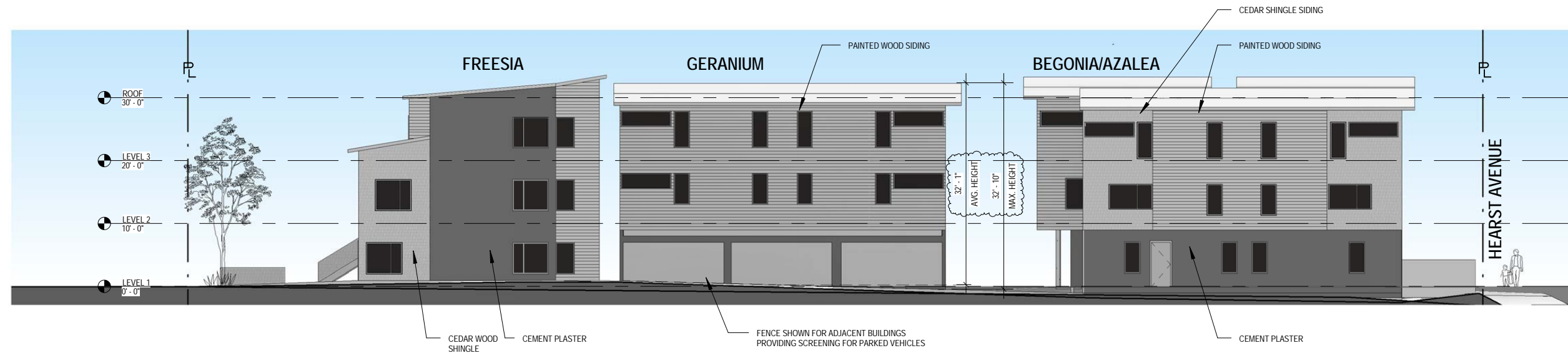
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



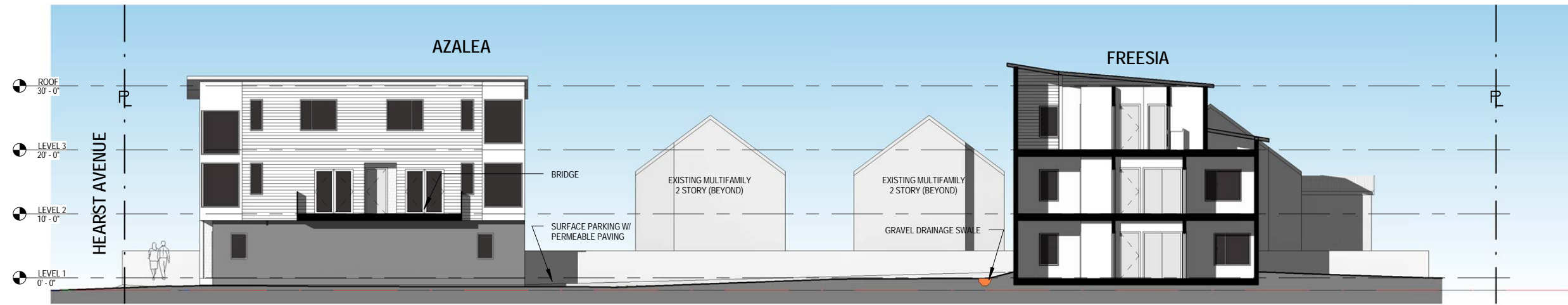
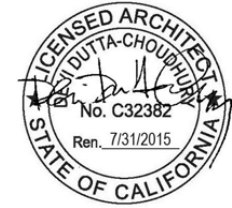
DRC - PRELIMINARY
 01.05.2017

HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.

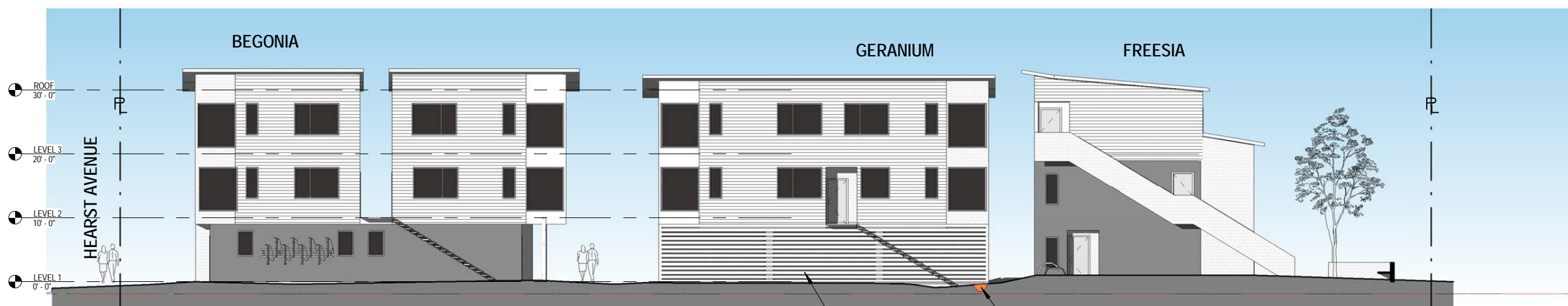


WEST SITE ELEVATION
 SCALE: 1/16" = 1'-0"

A2.3

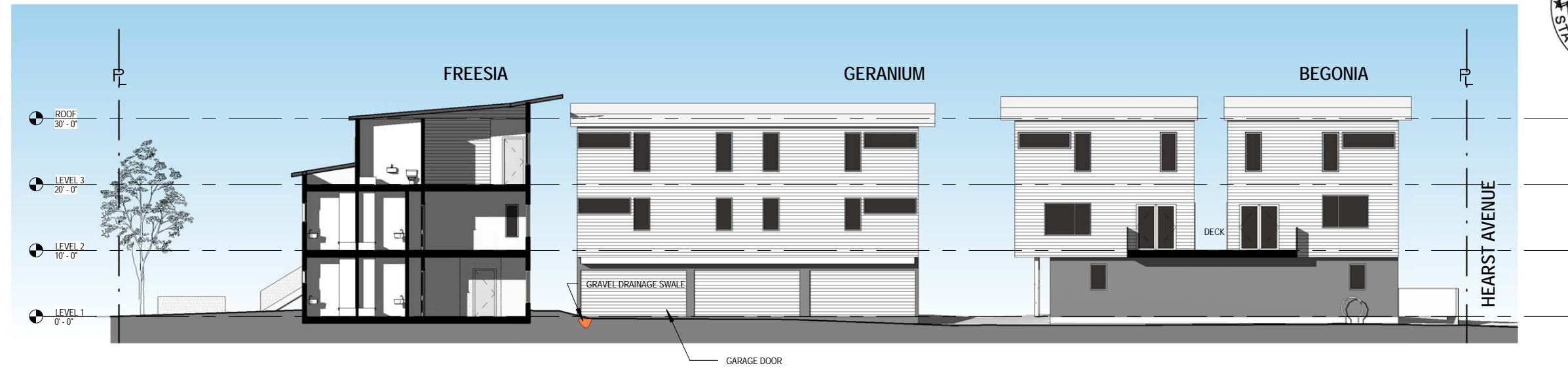
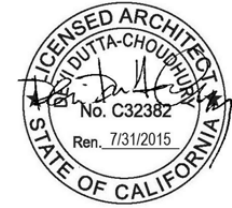


1 Site Section Looking West Through Driveway
 1/16" = 1'-0"

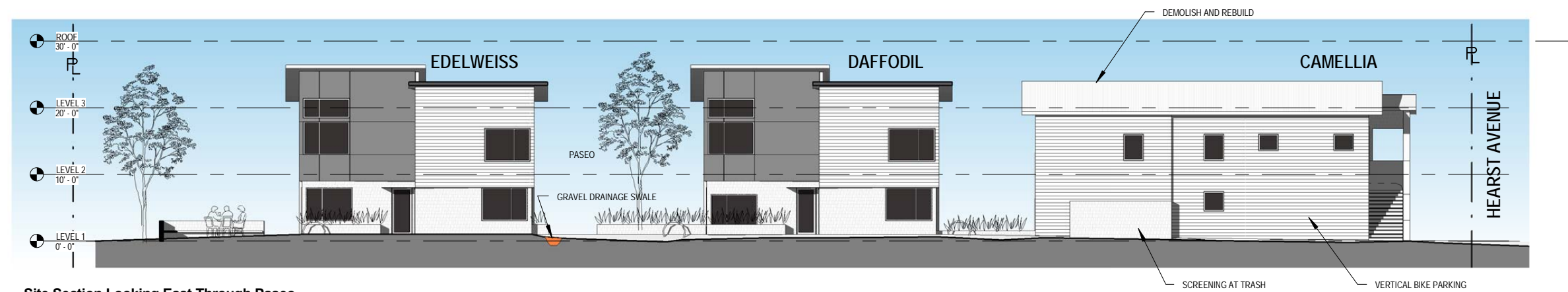


2 Site Section Looking West Through Paseo
 1/16" = 1'-0"



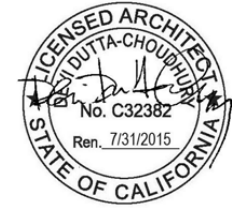


1 Site Section Looking East Through Driveway
 1/16" = 1'-0"

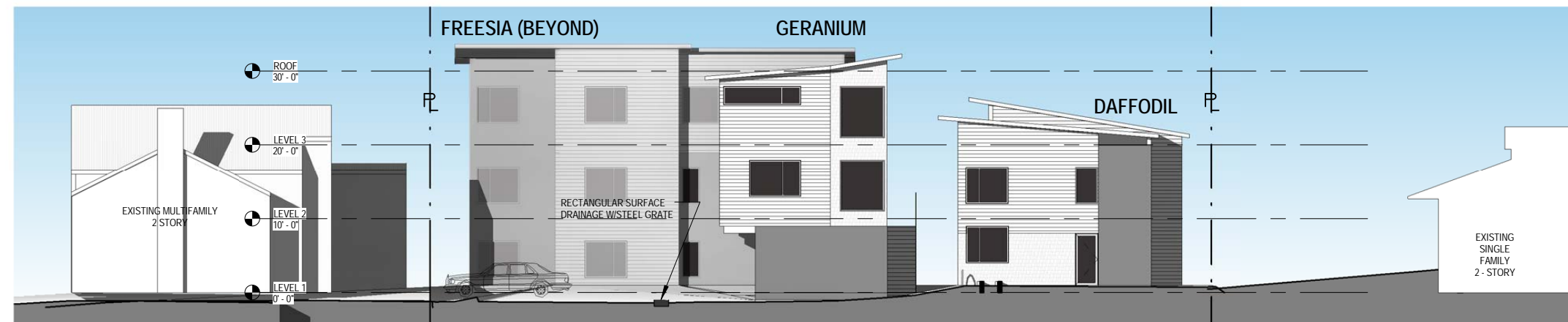


2 Site Section Looking East Through Paseo
 1/16" = 1'-0"



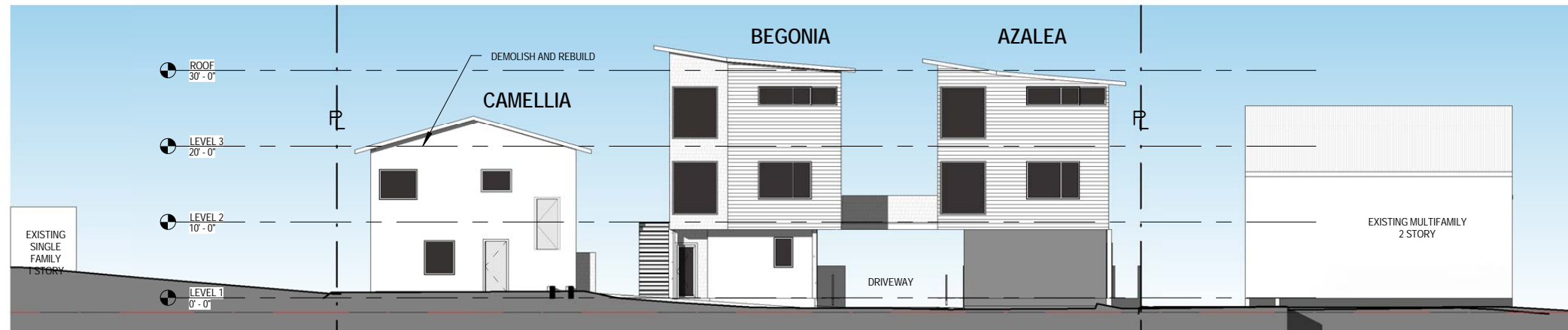
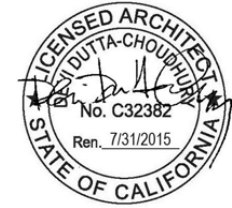


1 Site Section Looking North @ Freesia Building
 1/16" = 1'-0"



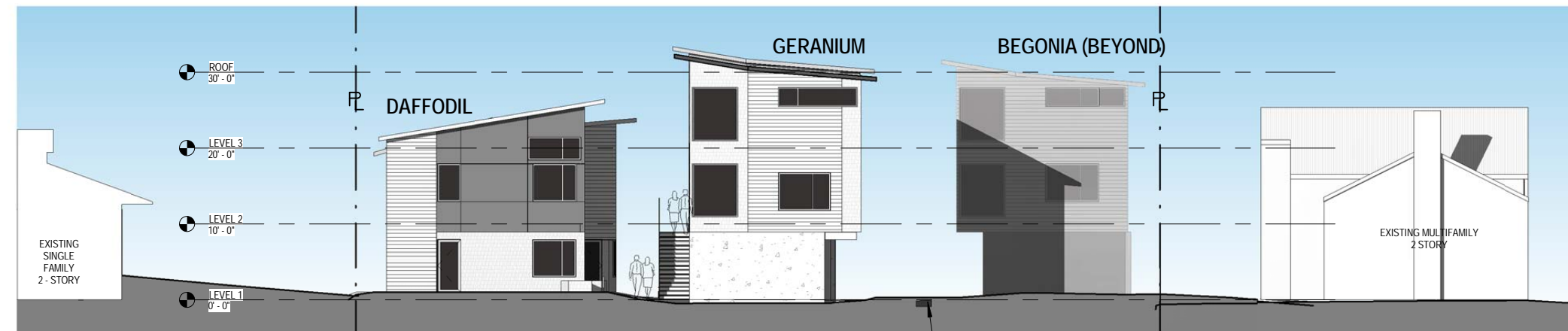
2 Site Section Looking North
 1/16" = 1'-0"





1 Site Section Looking South

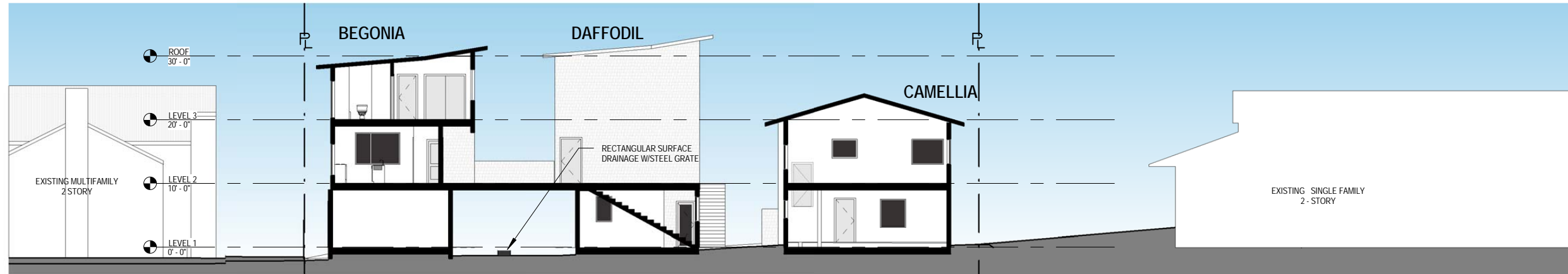
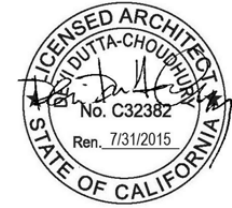
1/16" = 1'-0"



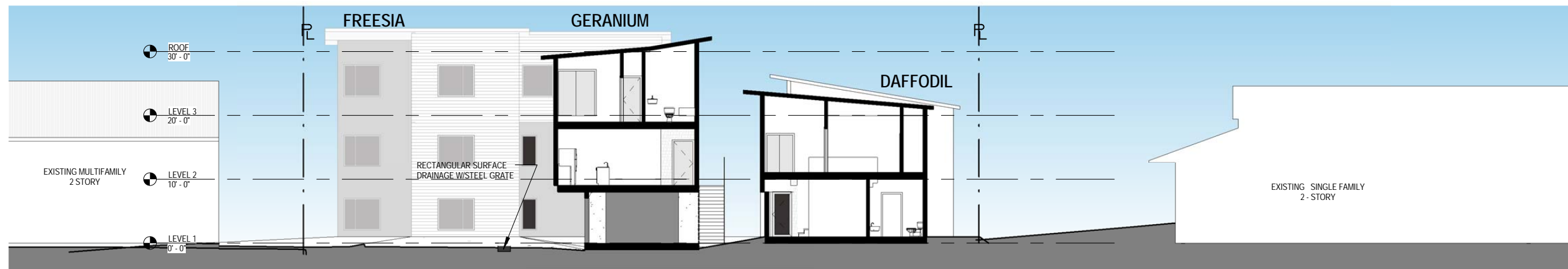
2 Site Section Looking South @ Parking Lot

1/16" = 1'-0"



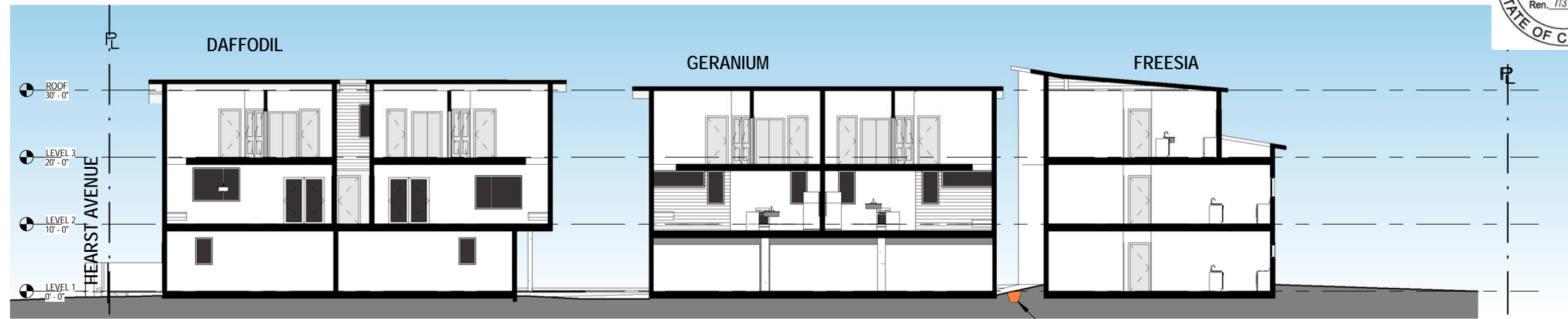
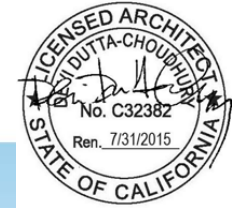


1 Building Section Looking North Through Stair
 1/16" = 1'-0"

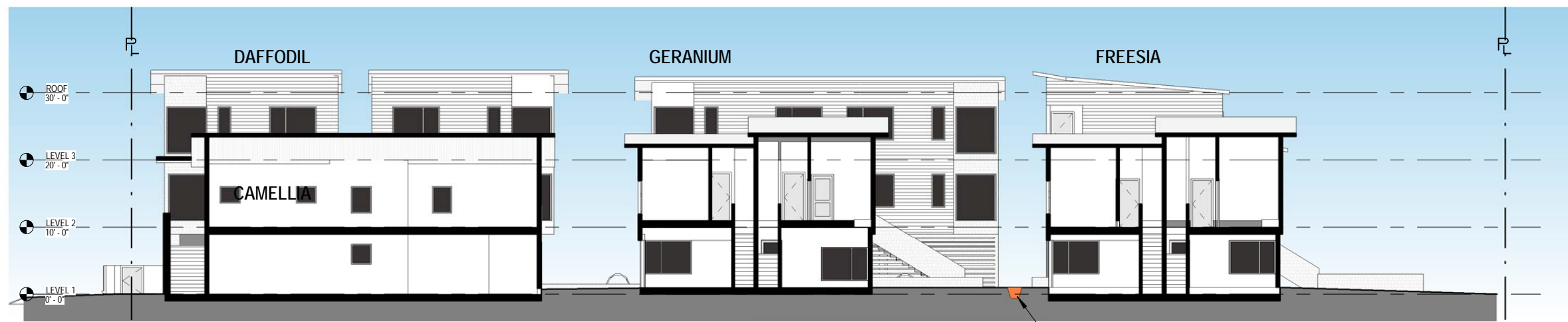


2 Building Section Through Covered Parking Looking North
 1/16" = 1'-0"

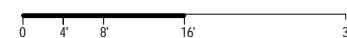




1 Building Section Looking West Through Parking
 1/16" = 1'-0"

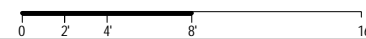
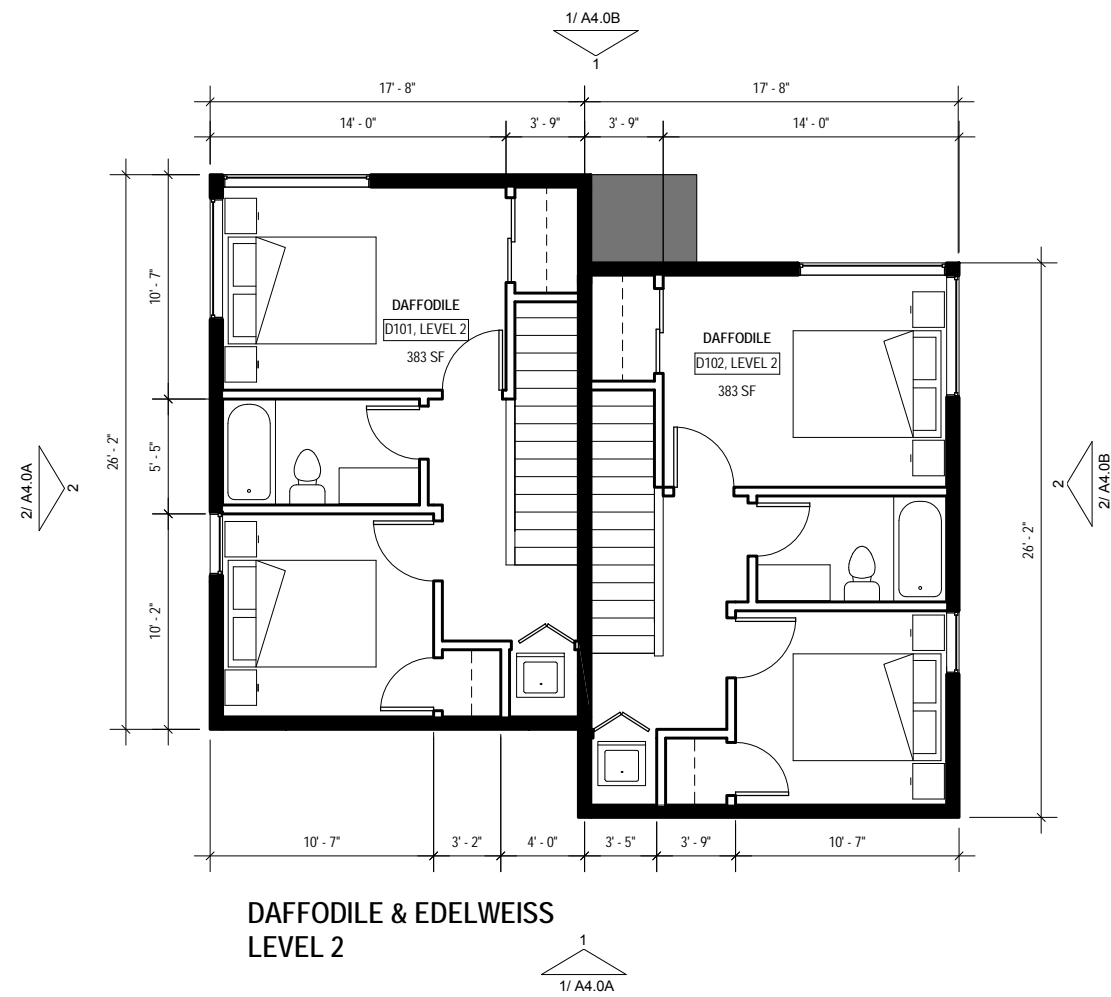
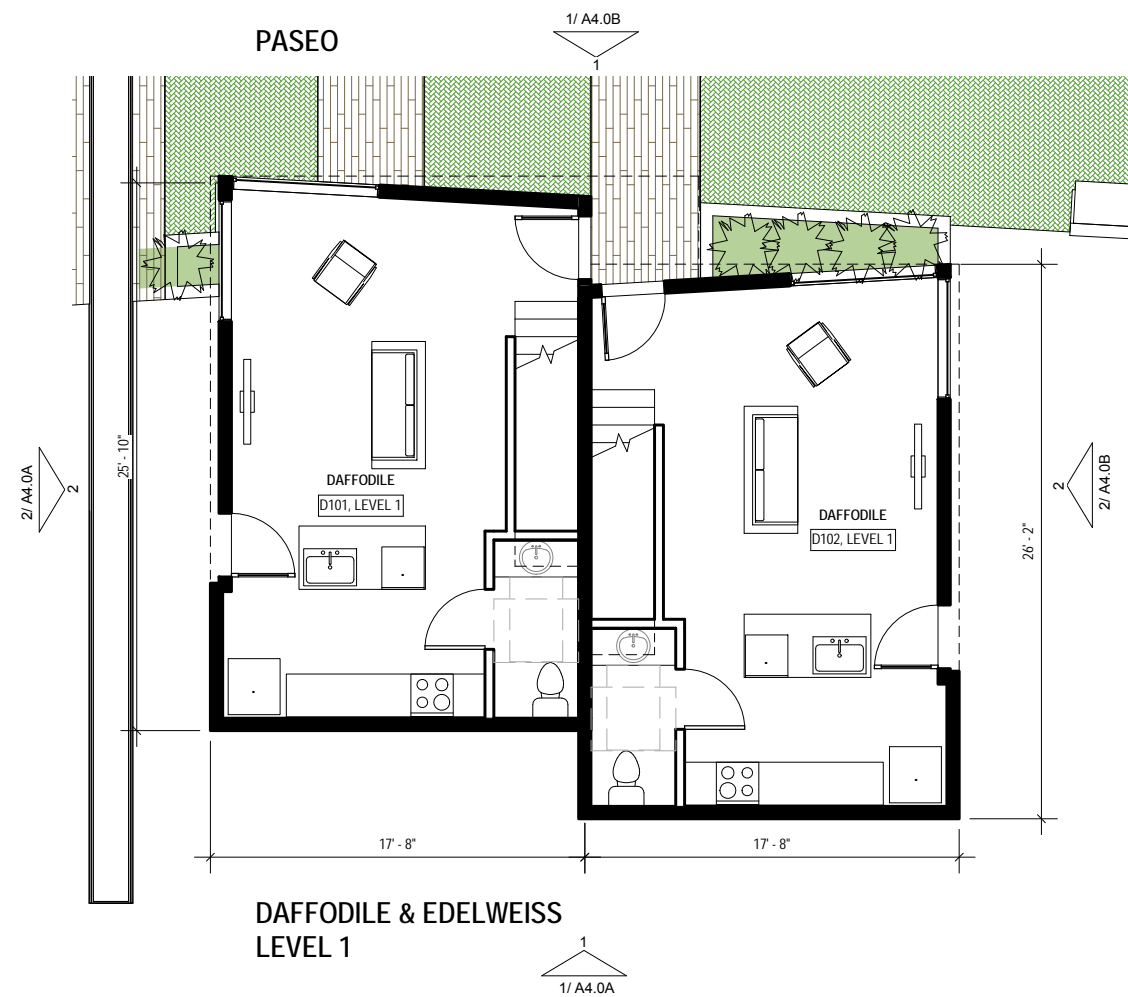


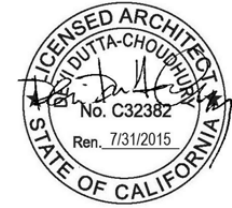
2 Building Section Looking West
 1/16" = 1'-0"





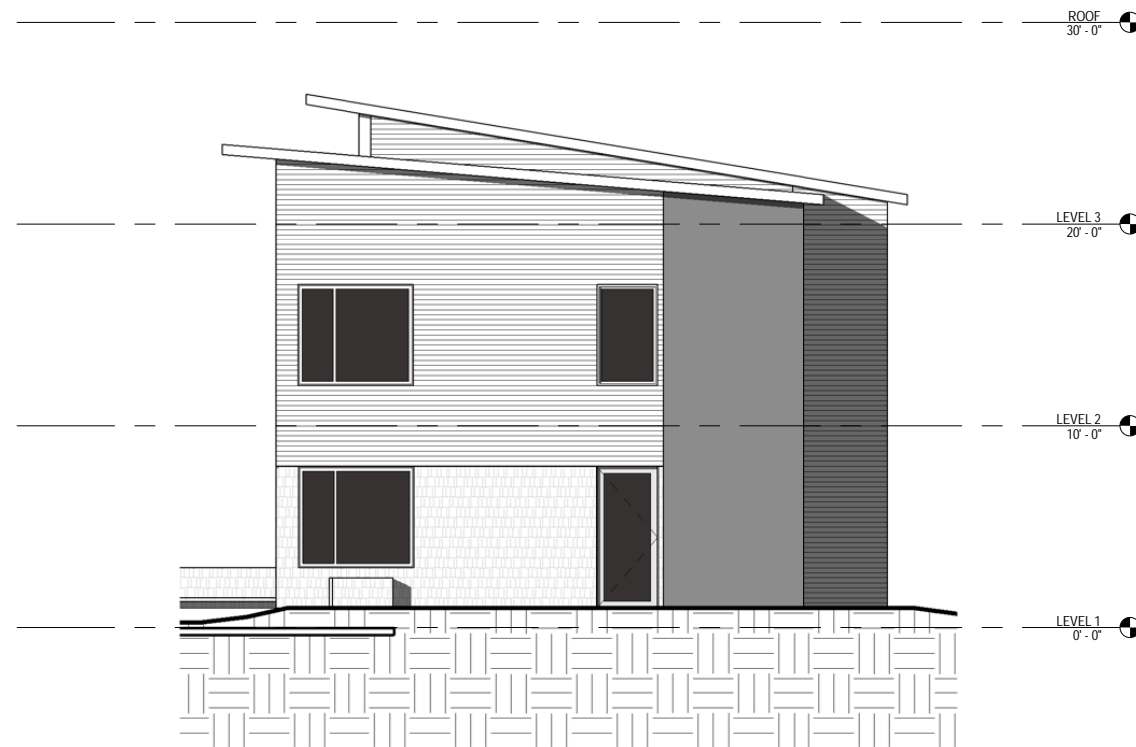
- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - OPEN SPACE





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

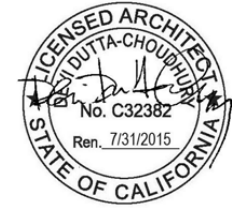


2 DAFFODILE & EDELWEISS SOUTH ELEVATION
 1/8" = 1'-0"






1 DAFFODILE & EDELWEISS EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER







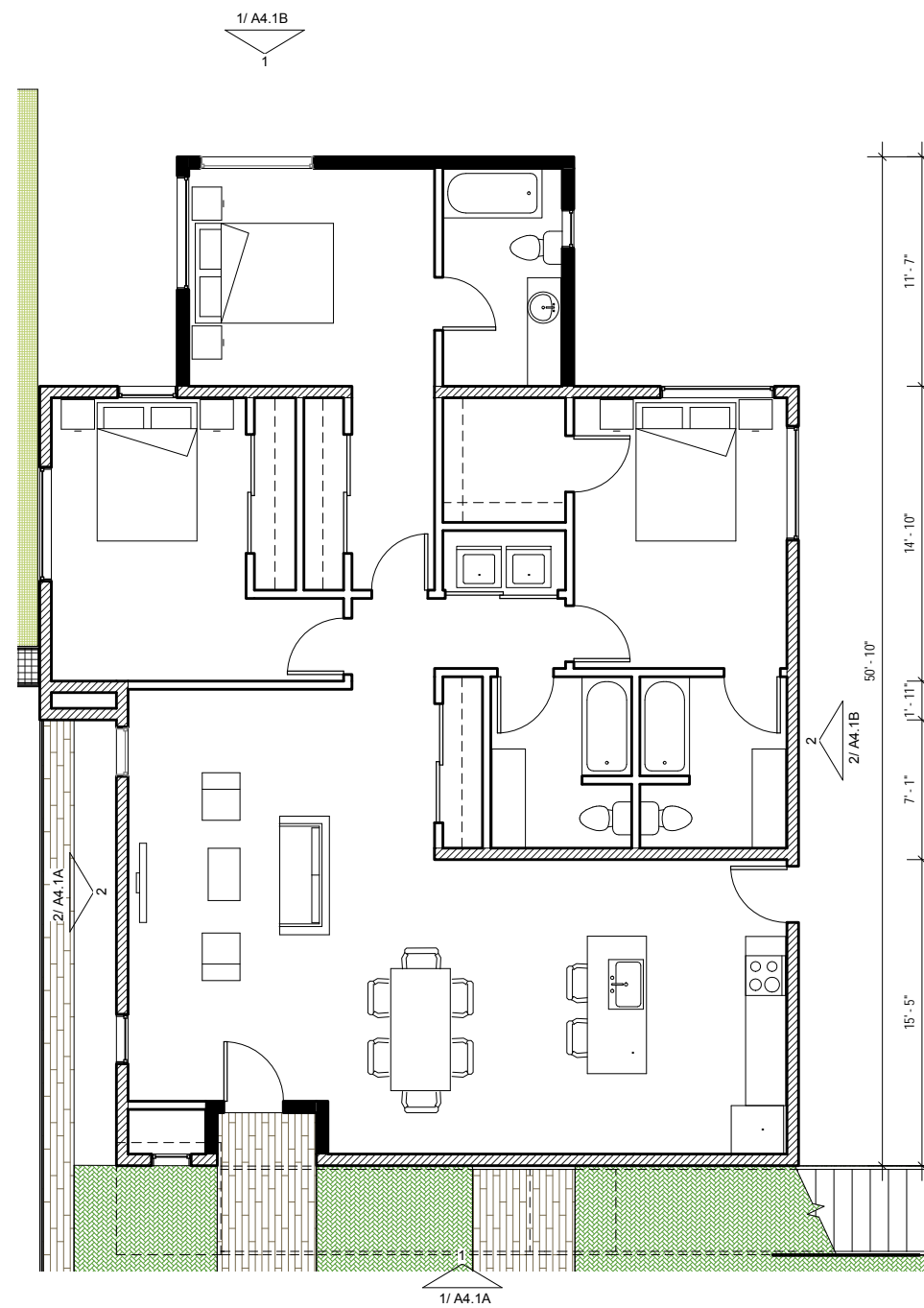
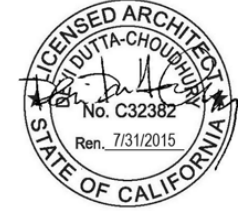
2 DAFFODILE & EDELWEISS NORTH ELEVATION
 1/8" = 1'-0"



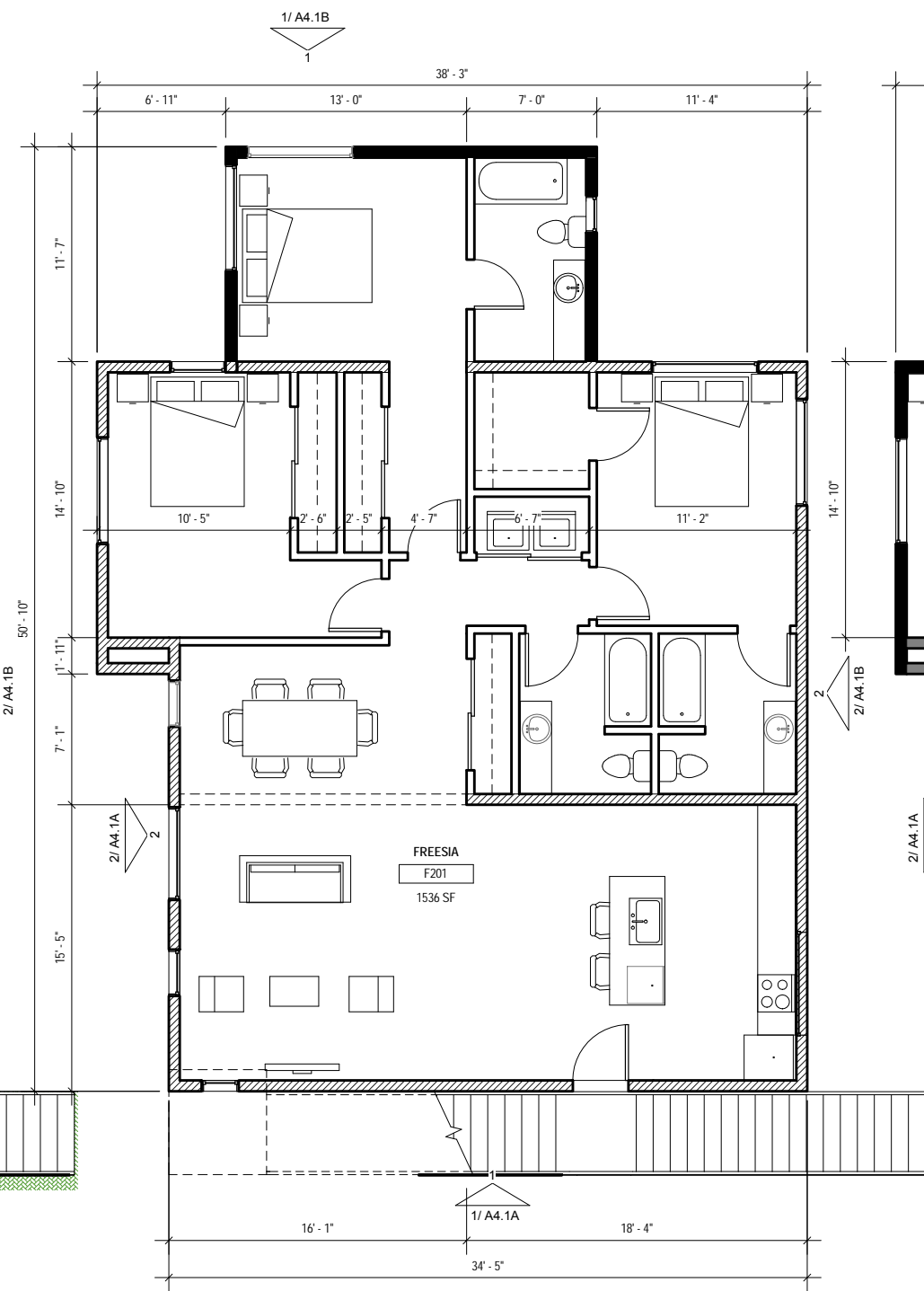
1 DAFFODILE & EDELWEISS WEST ELEVATION
 1/8" = 1'-0"



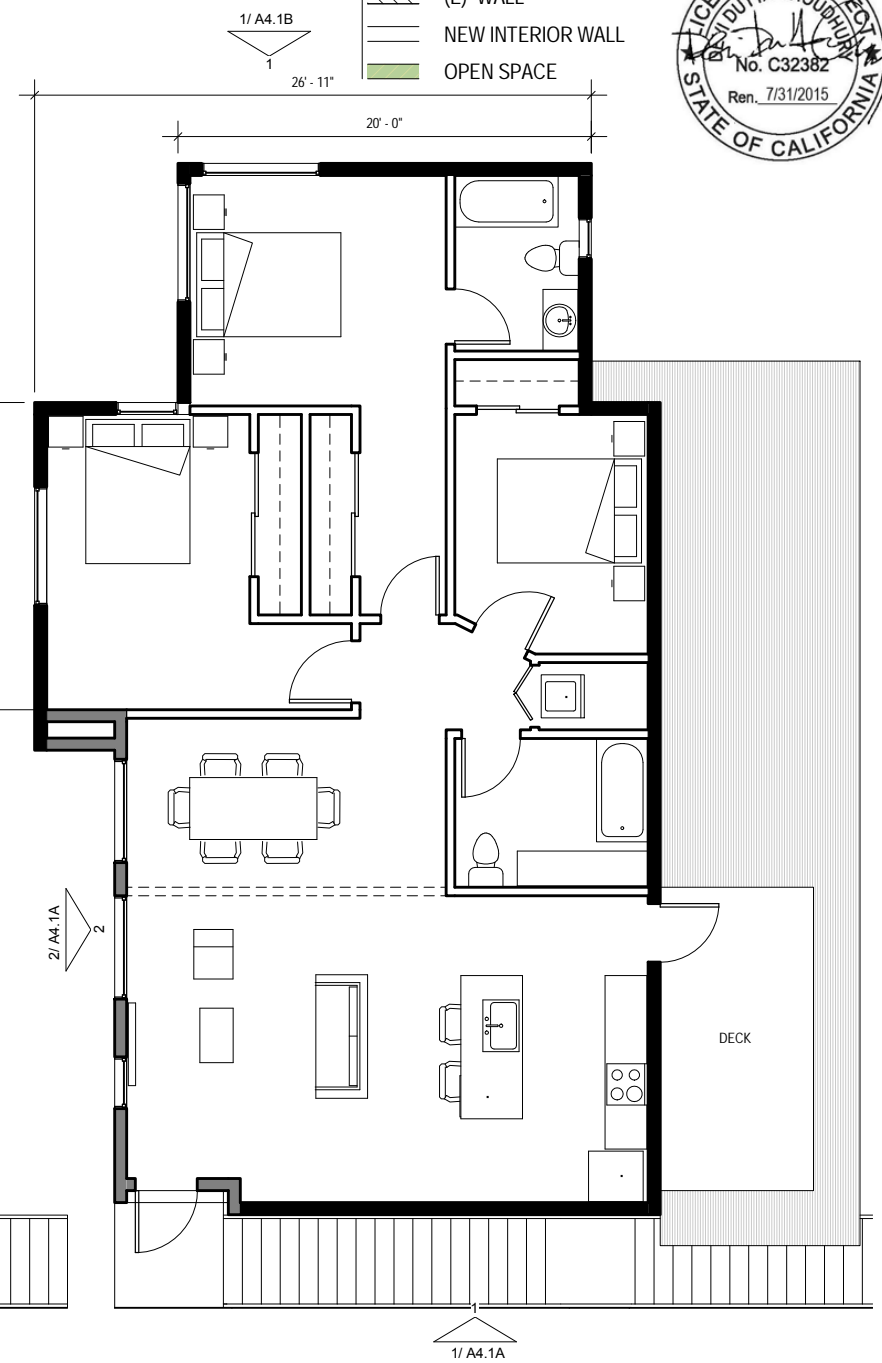
- LEGEND**
-  NEW EXTERIOR WALL
 -  (E) WALL
 -  NEW INTERIOR WALL
 -  OPEN SPACE



FREESIA
LEVEL 1



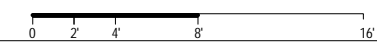
FREESIA
LEVEL 2



FREESIA
LEVEL 3 NEW

DRC - PRELIMINARY
01.05.2017

HEARST GARDENS
DEVI DUTTA ARCHITECTURE INC.



NORTH BUILDING - FREESIA
SCALE: As indicated

A4.1