



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR COMMISSION ACTION
JANUARY 6, 2002

2328 Channing Way – The Luttrell House

Preliminary review of Structural Alteration Permit #LMSAP2021-0002 to remove a non-historic rear addition on a residential City Landmark building, to relocate the building closer to the front property line, and to complete window and porch alterations and repairs; to demolish non-historic detached accessory structures in the rear yard; and to construct a new four-story, 13-unit residential building immediately abutting the rear of the Landmark building.

I. Application Basics

A. CEQA Determination: the project is found to be exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Structures Restoration/Rehabilitation*.

B. Parties Involved

- Applicant & Architect: Devi Dutta-Choudhury, AIA
Devi Dutta Architecture
928 Carleton Street
Berkeley, CA
- Historic Resource Consultant:
Stacy Farr, Architectural Historian
3823 Clarke Street
Oakland, CA
- Property Owner: Inn June “Allen” Jo
2328 Channing Way
Berkeley, CA

C. Recommendation: Review revised proposal and consider final action.

Figure 1: Vicinity Map

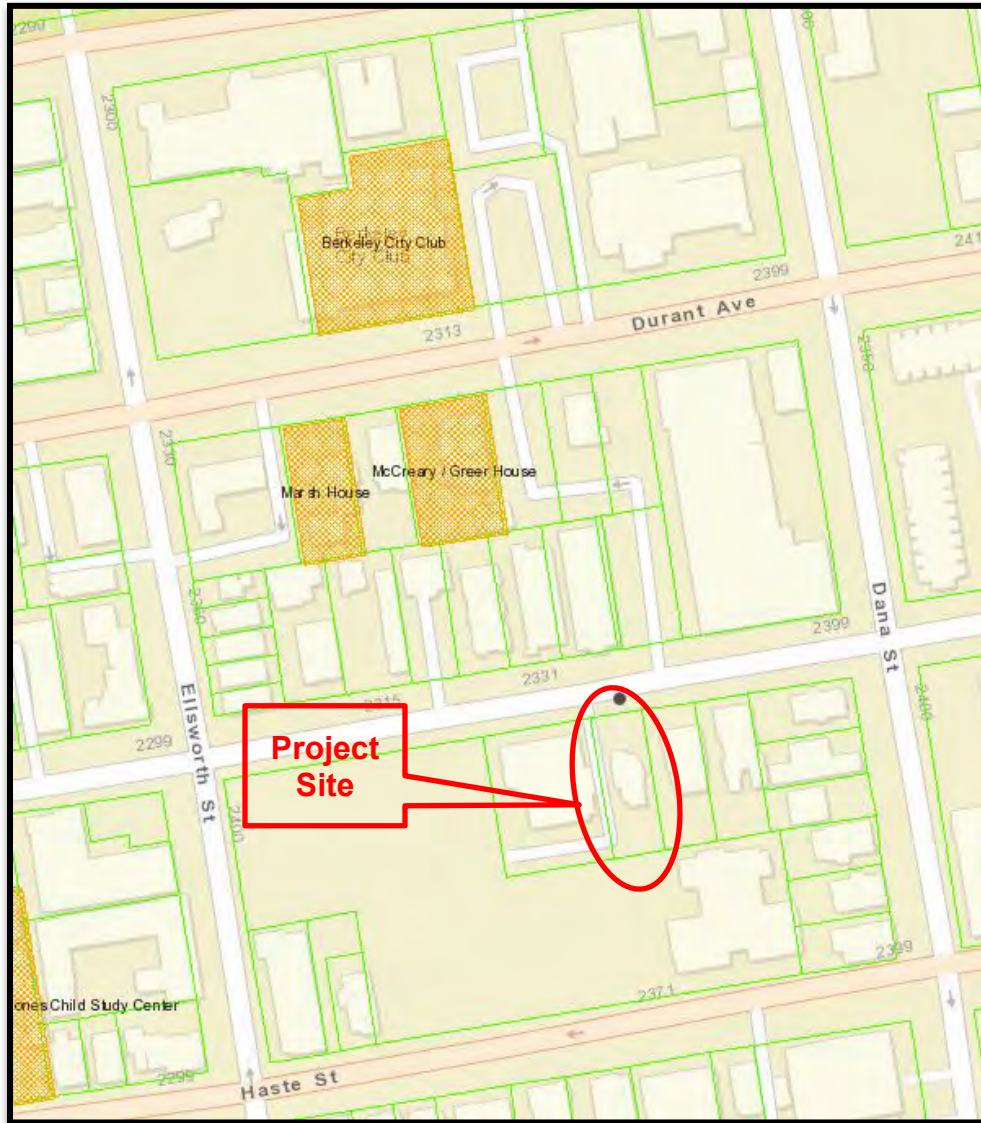


Figure 2. Site Photograph – existing conditions at street frontage (Google Maps)



Figure 3. Site Diagram with Proposed Construction (Devi Dutta Architecture)

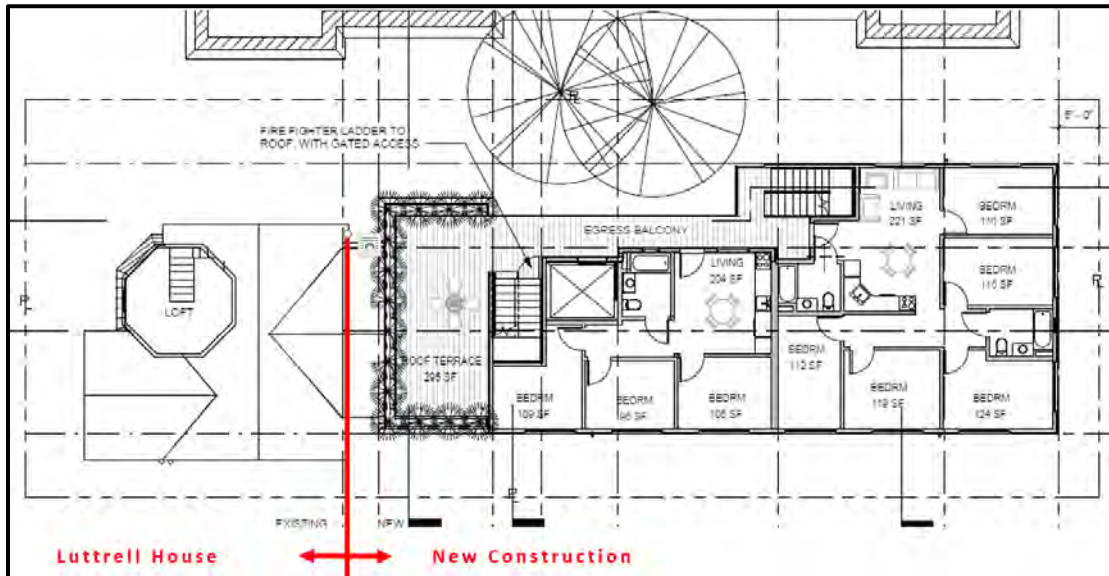


Figure 4. Proposed North Elevation (Devi Dutta Architecture)



Figure 4. Axonometric Diagram (Devi Dutta Architecture)



II. Background & Application Chronology

Site Conditions

The subject property is an approximately 6,750-sq. ft., interior lot on the south side of the 2300-block of Channing Way. This property is zoned Residential Southside (R-S) and is surrounded by similarly zoned parcels that feature multi-unit residential developments and institutional and recreational uses. The City Landmark Luttrell House (constructed in 1889), is located on the front-half of the approximately 6,750-sq. ft. parcel. This two-story building includes a basement, generous front and rear yard setbacks, and as many as three detached accessory structures in the rear yard.

Use Permit & Structural Alteration Permit applications

On June 9, 2020, the applicant submitted Use Permit #ZP2020-0052 to construct a new, multi-unit residential building in the rear of the Luttrell House while rehabilitating and relocating it within the property in order to increase the development footprint for the new construction. The Use Permit is subject to review and approval by the Zoning Adjustments Board. On July 30, 2021, the applicant submitted the subject Structural Alteration Permit application (SAP) for the proposed Luttrell House rehabilitation and new construction. An SAP-approval must be obtained prior to Use Permit consideration and action. More information about the pending Use Permit application is available on the City's website, link here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2328_Channing_Way.aspx

On October 7, 2021, the Commission completed a preliminary review of the SAP project proposal, provided comments and direction to the applicant and staff for improvements to the proposal, and then continued to await receipt of the revised application submittal. On November 29 and December 20, 2021, the Applicant provided revised project plans; See Attachment 2 of this report. On December 23, 2021, staff mailed and posted notices of tonight's hearing in accordance with Berkeley Municipal Code 3.24.230.

III. Project Description

The applicant proposes to demolish three, detached, non-historic accessory structures currently located within the rear yard of this City Landmark property; to remove a non-historic rear addition to the subject City Landmark building, to rehabilitate the building, and to relocate it from its current location at approximately 23 ft. from the front property line to 8 ft. Further, they request permission to construct a new four-story, multi-unit building immediately adjacent to the rear of the subject building with no building separation. The proposed project would comply with many of the ministerial development standards for the R-S zoning district, but would require approval from the Zoning Adjustments Board to reduce the minimum front and rear yard setbacks and building separation, and to increase the maximum building height.

Proposed Scope of Work for SAP

Luttrell House

- Demolish a two-story, non-historic rear building addition.
- Relocate the building further north on the parcel and place it closer to the Channing Way street frontage, resulting in an 8-ft. front yard setback.
- Repair and replace exterior building features, including: front porch, stairs, decorative lattice and spindlework; painted wood siding; and roof and wall finishes.
- Remove non-historic windows at attic level and replace with matching wood windows.
- Repair and refurbish all windows as needed.

New Building

- Construct a new, four-story (plus basement), approximately 10K-sq. ft. residential building immediately abutting at the rear of the Luttrell House, with no building separation.
- Establish 13 dwelling units in the new building.
- Reduce the minimum required rear yard setback of 15 ft. to only 5 ft., and increase the maximum building height limit to four stories (where only three are permitted ministerially).
- Provide a total of approximately 1.1K sq. ft. of usable open space.

Landscape

- Retain and protect two, mature coast live oak trees.
- Eliminate existing off-street parking.
- Erect a new, metal fence and gate at the Channing Way interface.
- Complete landscape improvements and provide new plantings.

The revised project plans received December 21, 2021, are attached for reference and include several components: architectural drawings, landscape plans, and massing studies. Please see Attachment 2. Materials & Colors information are included as Attachment 3.

IV. Issues and Analysis

A. Regulatory Compliance Review

Staff previously identified several discussion topics and relevant criteria pertinent to this project from the City's established design review practices, the Southside Area Plan (2011), Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24). Each was outlined in the October 7, 2021 staff report for this consideration; please refer to the previous staff report. At the October meeting, the Commission provided comments and direction during its preliminary review of this proposal. These comments were related primarily to the design of the new building; two were related specifically to the proposed zoning envelope; and a few were advisory.

Both the original and the revised proposals appear to be generally consistent with all applicable provisions, policy directives, standards and guidelines for infill development on properties that feature historic structures. For the Commission's consideration, staff has prepared draft Findings and Conditions for Approval pursuant to CEQA and Secretary of the Interior's Standards, and BMC Section 3.24.220. If the Commission takes favorable action on this SAP project proposal, then staff recommends that the Commission adopt these Findings and Conditions for the project.

B. LPC Comments – October 7, 2021

On October 7, 2021, the Commission conducted a preliminary review of this SAP project proposal and provided comments and direction to the applicant and staff for improvements to the proposal. The Applicant then revised some aspects of the

proposal and the project design, and then re-submitted the project plans for further consideration; see Attachment 2 of this report.

The Commission's comments and the Applicant's responses are summarized in Tables 1 and 2, below.

Table 1. October 2021 LPC Comments – Project & Design Improvements

Topic	Comments for Improvement – October 7, 2021	Response – January 6, 2022
Hyphen/Articulation between old and new	Lower parapet on new construction adjacent to old and employ a deeper recess on west elevation.	Retained Luttrell House roof & created a corresponding gable roof at new building – all (approx.) one foot lower than the Luttrell House ridge; see Discussion, Section IV-C of this report. Added new, approx. 2-ft. recess for portion of hyphen wall on west elevation; see Sheet A2.0.
Colors	Reconsider color of elevator penthouse, to not repeat the existing Landmark.	New building is now shown in light color and the elevator penthouse is now grey; see Elevation drawings.
Cladding	Horizontal cladding of new structure should be different than existing landmark, perhaps dimension/sizing of boards.	No Change.
Windows	Create more contrast and less redundancy in the proposed window design.	No change in variation; increased appearance of individual “lights” within sashes from four to six; added spandrel between basement and first floor.
Luttrell House Rehabilitation Details	Clearly and individually delineate all the character defining features of the existing building that would be repaired (retained), removed / replaced.	No Change.
	Provide clear statements explaining features to be repaired in-kind and those that were proposed to be replaced; all notes re: replacement must include material and other specifications	Draft Condition of Approval would require rehabilitation plan prior to building permit submittal.
Building Details	Clearly show proposed colors, design details, and materials in one set, rather than referencing back and forth between different submittals	No Change.
	Show vents/grates / exhausts as expressed on exterior of both old and new building.	No Change. Addressed in draft Condition of Approval #9.

Topic	Comments for Improvement – October 7, 2021	Response – January 6, 2022
Fence at Front Yard	Re-design and simplify the fence design; lower height; consider a sign appropriate for a Victorian-era residence.	Revised design with new welded steel bar, picket-style fence at only 5 ft.; no color/finish info; See Sheet A7.1
Landscape Plan	Remove oak trees where permissible, and plant new trees along street nearby	Confirmed that the project is not eligible for oak tree removal consideration.
	Consider using Washingtonian palms.	No Change.
	Add some elements of traditional Victorian landscape that are also drought tolerant in front of Luttrell House.	No Change.
Pedestrian Wayfinding	Consider deliveries and similar needs for access to the site and the individual units.	Added recessed gates at front yard and stone pavers within landscape plan; see A2.0
Trash & Bike Storage	Move trash / bike storage under the "hyphen" rather than existing landmark, in part because of potential noise concerns.	No Change.
	Provide a landscape intervention so people standing in front of the house and looking along the east side of the building wouldn't prominently see the trash doors right in front of/below them.	Added taller plantings in subject area; see Sheets L3 and L6.
Setbacks	Increase south and west setbacks, even at expense of sacrificing oaks on north property line.	No Change.
Size & Scale	As proposed, the size and scale of the new building are not in keeping with the historic building.	No Change.

Table 2. October 2021 LPC Comments – Advisory

Advisory Topic	Comments for Improvement – October 7, 2021	Response – January 6, 2022
Materials Board	Provide a Materials Board.	Provided; see Attachment 3.
Curb cut	Remove curb cut.	Addressed in draft Condition of Approval #11.
Hose bib	Use removable handles to prevent unauthorized use.	-
Wireless telecommunications facilities	Agree, voluntarily, not to place cell phone towers/antennae atop the property.	-

C. Discussion

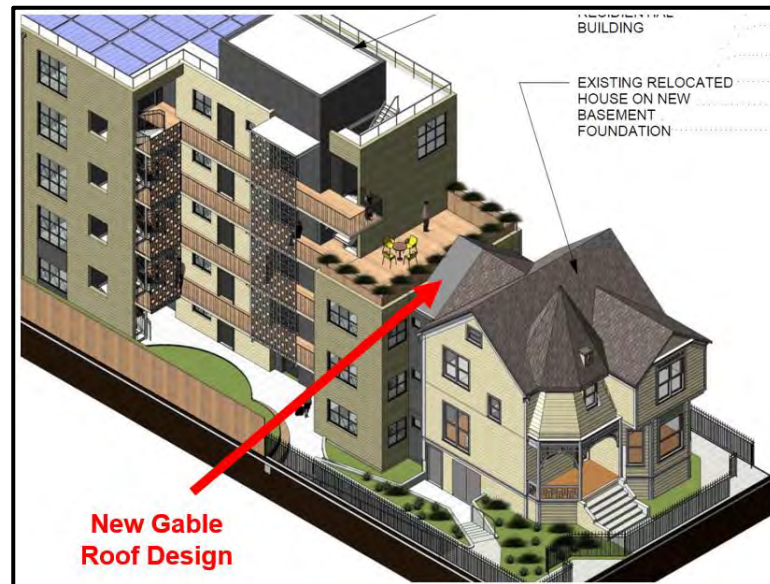
The Commission must review the revised project plans, receive a presentation from the Applicant at tonight's meeting, and then determine whether the response to comments has been sufficient and provides the necessary refinements and information for the Commission to consider final action on this SAP proposal.

Staff recommends that the Commission note the Responses listed in Table 1 and found

throughout the project plan set. At a minimum, the following aspect(s) of the current project proposal should be considered before final action:

- Articulation Between New Building & Luttrell House. At the October hearing, the Commission requested that the Applicant consider lowering the height of the new building's parapet wall where it abuts the rear of the Luttrell House. In response, the Applicant has re-designed the interface between the Luttrell House and the new building and now proposes to retain the Luttrell House hipped roof and to construct a corresponding gable roof for the new building.

Figure 5: Detail – New Gable Roof Design



This response does not result in a lower roof profile for the new building where it would abut the Luttrell House, and may not provide a suitable hyphen or visual separation between the old and new building volumes. The Commission is encouraged to examine and discuss the new design.

V. Recommendation

Staff recommends that the Commission hold a hearing on this matter and, upon close of the hearing, consider this request for a Structural Alteration Permit and then either:

- Take favorable action and adopt the Draft Findings and Conditions for Approval if the proposal is found to satisfy the requirements of BMC Section 3.24.220.

OR

- Provide comments and direction for further improvement, and set a date for the continued consideration of this proposal.

Attachments

1. Draft Findings and Conditions for Approval
2. Project Plans (including Landscape Plans), received December 20, 2021
3. Materials & Color Information Sheet, received December 21, 2021

Prepared by: Fatema Crane, Senior Planner; fcrane@cityofberkeley.info ; 510-981-7410

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

2328 Channing Way– The Luttrell House

Structural Alteration Permit #LMSAP2021-0002

To remove a non-historic rear addition on a residential City Landmark building, to relocate the building closer to the front property line, and to complete window and porch alterations and repairs; to demolish non-historic detached accessory structures in the rear yard; and to construct a new four-story, 13-unit residential building immediately abutting the rear of the Landmark building.

CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 153331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The proposal to relocate the historic Luttrell House building and construct a new, multi-unit residential building would retain and continue the historic residential use of the property.
2. The historic character of the Luttrell House will be retained and preserved with proposed repairs to distinctive building features, such as the entry porch, and restoration of design details, such as the decorative lattice. The proposed new building would be larger than the Luttrell House, and it will result in more dense development and a reduction in open space on the site; however, the new building would be located at the rear of the historic structure and, in its proposed location, would not block views of it.

3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development. The proposed, new building features a contemporary design that will distinguish it from the historic structure.
4. No changes to this property that have acquired historical significance in their own right, have been identified or are of concern for this project.
5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.
6. Deteriorated historic features of this property would be repaired rather than replaced as a Condition of Approval for this project.
7. Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site would be protected and/or preserved in place per the City's standard conditions and procedures for new construction and excavation.
9. Overall, the new construction would be differentiated and yet compatible with the Luttrell House. The proposed project would retain and would not destroy the historic materials and features of the Luttrell House. The historic structure's prominent placement on the site will be ensured by relocating it closer to the public right-of-way. The new building has been designed in a contemporary style with selected materials and finishes that are different than -- and also compatible with -- the Victorian-era structure. The new building will be larger than the Luttrell House, but will feature a muted palette of materials and colors so that it might be visually subordinate to the historic building.
10. The proposed new building would be constructed immediately abutting the rear of the Luttrell House; if the new building were removed in the future, the essential form and integrity of the Luttrell House would be unimpaired.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:
 - A. The proposal to remove a non-historic, rear portion of the subject City Landmark building would not adversely affect the structure's architectural design. The proposed rehabilitation work, including repair of the entry porch and installation of a period-appropriate lattice detail, would restore the original design of the building.

- B. The proposal to relocate the historic structure closer to the front property line, and to the public right-of-way, would give the structure a more prominent location on the site in relation to the new, larger structure proposed to be constructed immediately abutting it to the rear. The new location will ensure that the Luttrell House's special historical and aesthetic interest would not be adversely affected, as viewed within its setting.
- C. The proposal to construct a new, multi-story residential building is expected to permit the expansion of the property while preserving the historic structure as well as its design, character and historical value.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation 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 Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to installation, the applicant shall obtain Use Permit approval in accordance with BMC Section 23C.17 (Wireless Telecommunication). Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23B.56.100)

- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- A. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has:
 - (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn,

set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
8. **Rehabilitation Program.** Prior to submittal of any building permit for this project, the applicant shall provide a site-specific historic preservation treatment plan for all work proposed for the City Landmark Luttrell House. At a minimum, the plan shall be prepared by or under the supervision of a Historic Preservation Architect, and it shall identify all character-defining features of the structure, confirm structural conditions and minimum documentation requirements, and recommend preservation activities, protection measures and procedures to be implemented during construction of the project. The Applicant's building permit application plan set shall demonstrate compliance with the treatment plan.
9. Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.
10. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
11. All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

12. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.
13. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
14. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

LUTTRELL HOUSE RESTORATION & NEW BUILDING

2328 CHANNING WAY, BERKELEY, CA, 94704

ARCHITECT/APPLICANT

DEVI DUTTA-CHOUDHURY, AIA
 DEVI DUTTA ARCHITECTURE
 928 CARLETON STREET
 BERKELEY, CA 94710
 510/705-1937
 hello@devidutta.com

OWNER

ALLEN JO
 1398 TRAILSIDE COURT
 SAN JOSE, CA 95138
 408 209 1203
 jo.allen08@gmail.com

HISTORIC RESOURCE

STACY FARR
 www.farrhistoric.com
 510/842-6783

PROJECT DESCRIPTION

RENOVATION OF EXISTING HISTORIC HOME AND CONSTRUCTION OF NEW MULTI-UNIT APARTMENT BUILDING.

NEW 4 STORY + BASEMENT RESIDENTIAL BUILDING

EXISTING RELOCATED HOUSE ON NEW BASEMENT FOUNDATION



DRAWING LIST

- A0.0 COVER SHEET
- A0.1 PROJECT INFORMATION
- A0.2 SITE COVERAGE
- A0.3 SURVEY
- A0.4 STREET ELEVATIONS
- A0.5 VICINITY MAP
- A0.6 SITE PHOTOS
- A1.0 EXISTING/DEMO SITE PLAN
- A1.1 EXISTING / DEMO FIRST FLOOR PLAN
- A1.2 EXISTING/DEMO SECOND FLOOR PLAN
- A1.3 EXISTING/DEMO EAST & NORTH ELEVATIONS
- A1.4 EXISTING/DEMO WEST & SOUTH ELEVATIONS
- A2.0 BASEMENT/SITE PLAN
- A2.1 LEVEL 1
- A2.2 LEVEL 2
- A2.3 LEVEL 3
- A2.4 LEVEL 4
- A2.5 ROOF PLAN
- A3.1 WEST ELEVATION
- A3.2 EAST ELEVATION
- A3.3 NORTH & SOUTH ELEVATION
- A4.1 SECTIONS
- A4.2 SECTIONS
- A4.3 SECTIONS
- A4.4 SECTIONS
- A5.1 AERIAL VIEWS
- A5.2 AXONS
- A5.3 PERSPECTIVES
- A5.4 PERSPECTIVES
- A5.5 PERSPECTIVES
- A5.6 PERSPECTIVES
- A5.7 PERSPECTIVES
- A6.1 SHADOW STUDY - SUMMER SOLSTICE
- A6.2 SHADOW STUDY - WINTER SOLSTICE
- A6.3 SHADOW STUDY - APPLICATION DATE
- A7.1 PROPOSED DETAILS

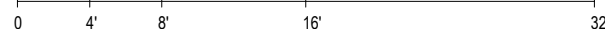
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- L2 GROUND FLOOR LANDSCAPE - GRADING AND DRAINAGE
- L3 GROUND FLOOR LANDSCAPE - PLANTING AND MATERIALS
- L4 3RD FLOOR LANDSCAPE - ROOF DECK
- L5 LANDSCAPE SECTIONS
- L6 PLANTING INFORMATION
- L7 PLANTING INFORMATION
- L8 PLANT IMAGES

A0.0

COVER SHEET

SCALE:



2328 Channing Way

Devi Dutta Architecture Inc.

ZONING SUBMITTAL R1

12/20/21

PROJECT ADDRESS

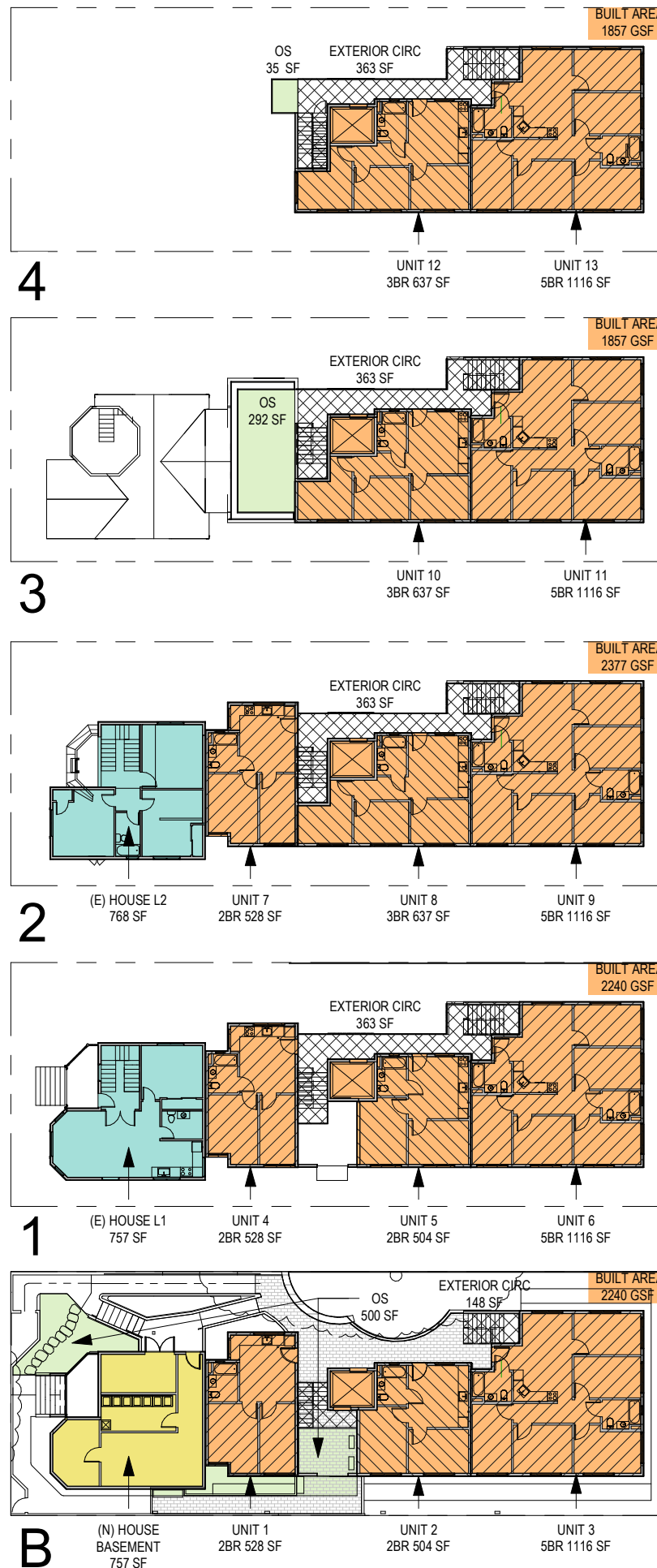
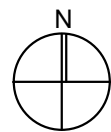
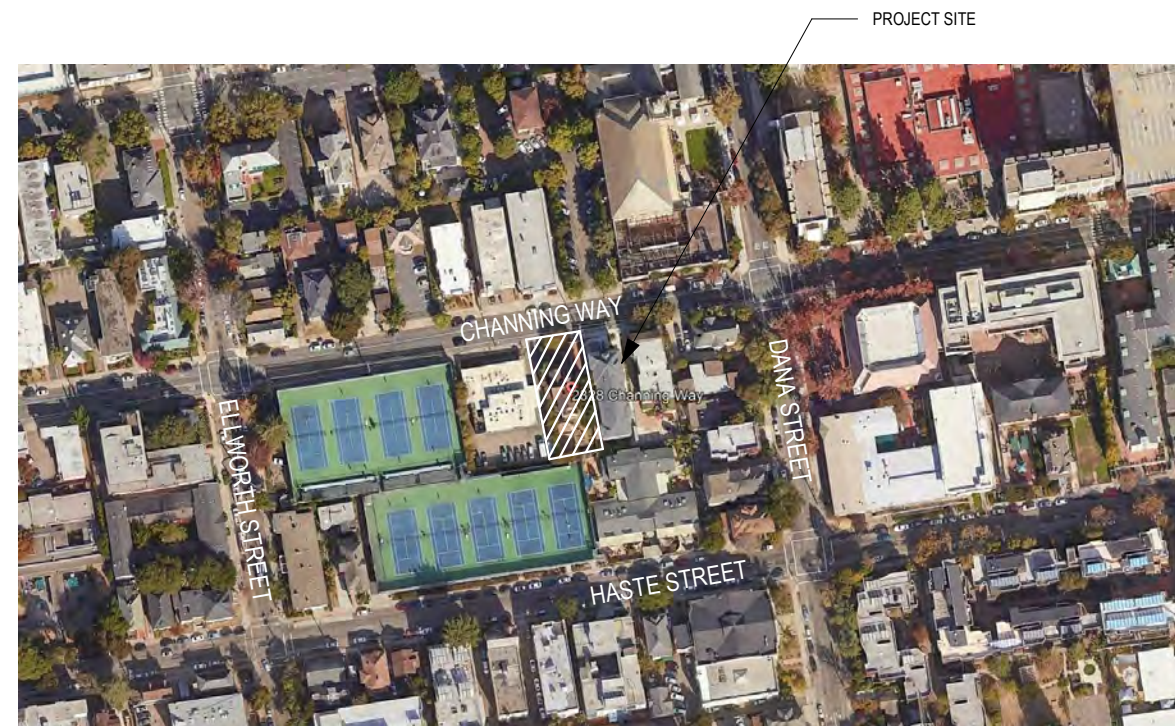
2328 CHANNING WAY, BERKELEY, CA, 94704

ASSESSOR'S PARCEL #:

055-188302700

ZONING INFORMATION

ZONING DISTRICT: R-S
 FLOOD ZONE: NO
 FIRE ZONE: 1
 ENV. MGMT AREA: NO
 LANDMARKS STRUCTURE OF MERIT: NO

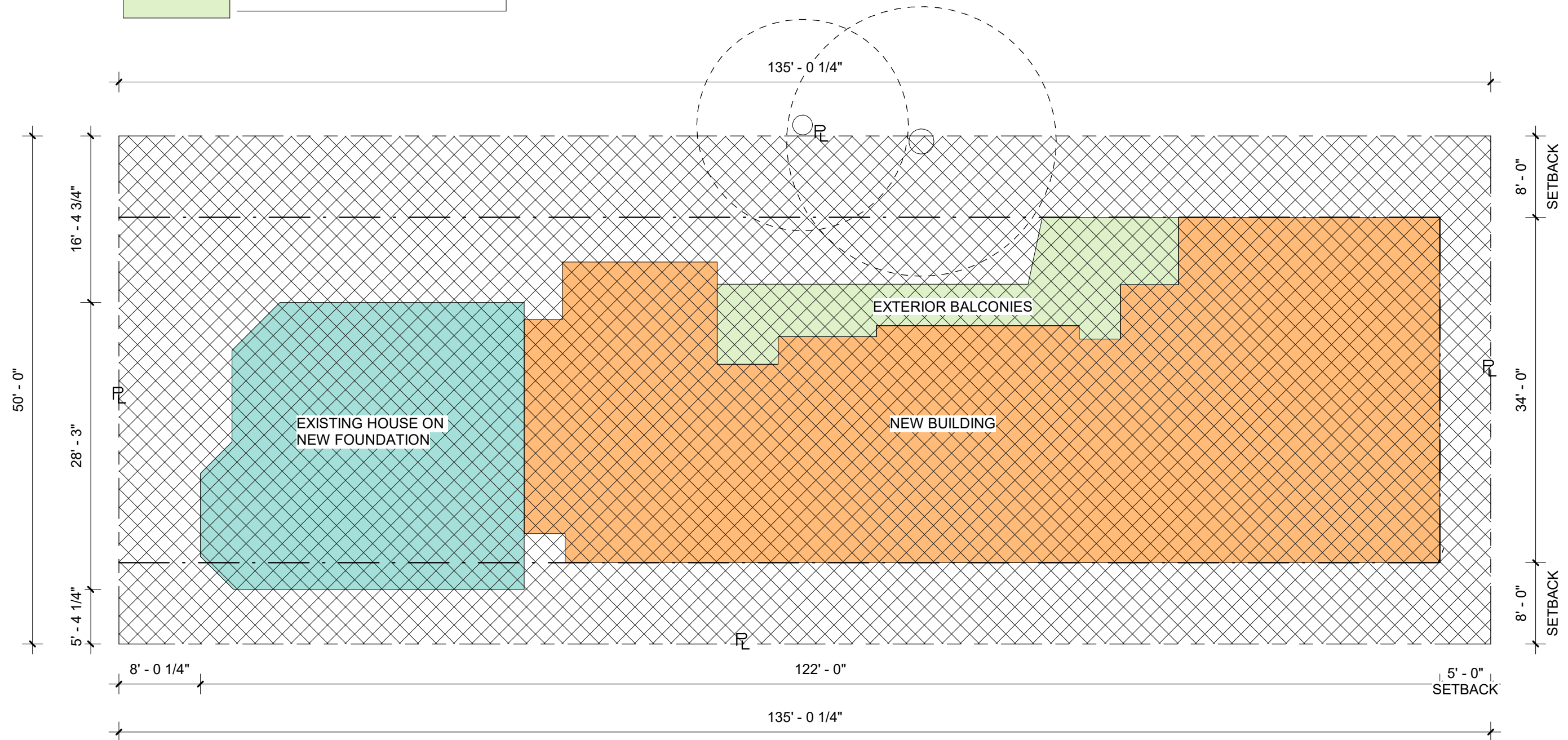


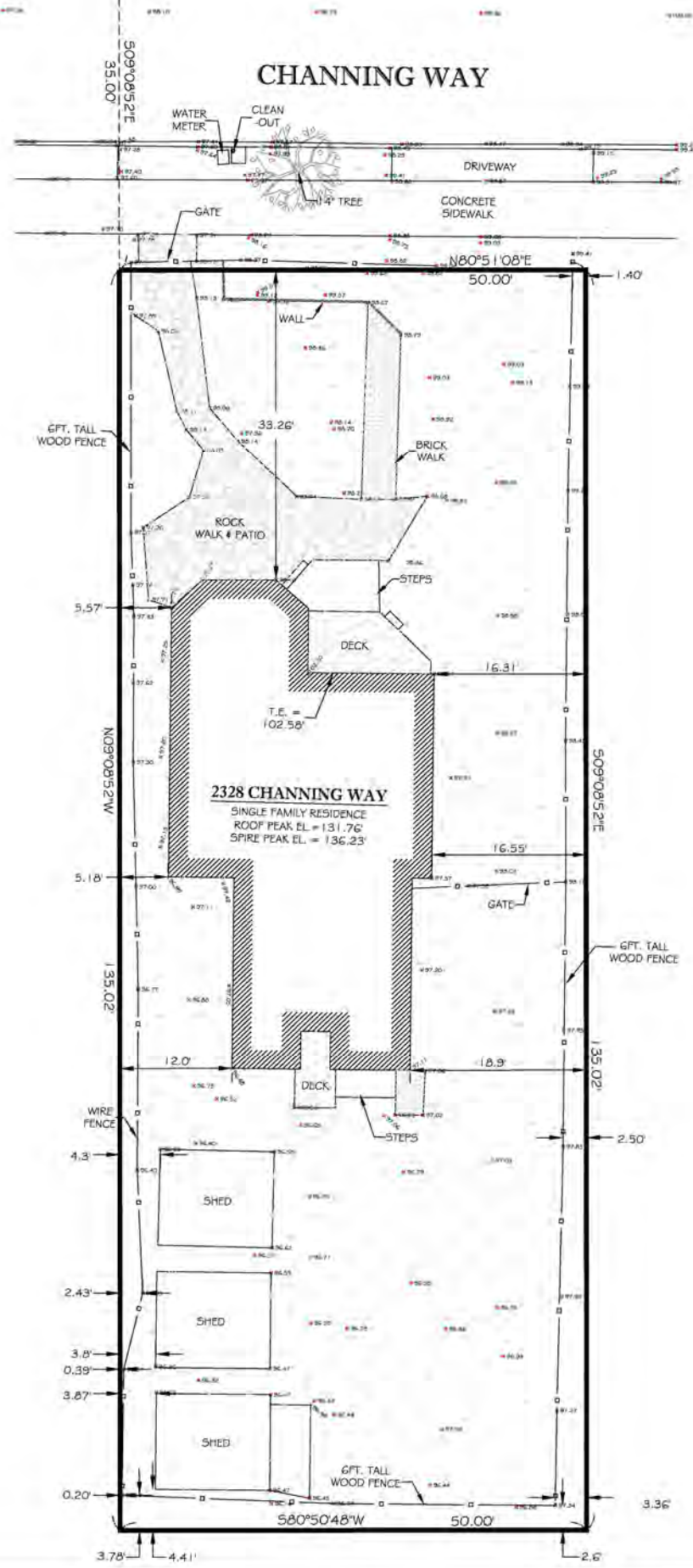
ZONING DEVELOPMENT STANDARDS

	EXISTING	PROPOSED	REQUIRED/ALLOWED
NUMBER OF DWELLING UNITS	1	14	N/A
AREAS			
LOT SIZE	6750 SF	NO CHANGE	5000 SF MIN.
TOTAL GROSS FLOOR AREA	2451 SF	14787 SF	
EXISTING DWELLING	2451 SF	2282 SF	
BASEMENT	NONE	757 SF	
1ST FLOOR	1215 SF	757 SF	
2ND FLOOR	1236 SF	768 SF	
NEW BUILDING		10571 SF	
BASEMENT	-	2240 SF	
1ST FLOOR	-	2240 SF	
2ND FLOOR	-	2377 SF	
3RD FLOOR	-	1857 SF	
4TH FLOOR	-	1857 SF	
EXTERIOR CIRCULATION	-	1600 SF	
BUILDING FOOTPRINT	836 SF	3618 SF	
LOT COVERAGE	18 %	(SEE A0.2)	55% MAX FOR 4 STORIES
IMPERVIOUS SURFACE	1215 SF	577 SF	
USEABLE OPEN SPACE	2153 SF	827 SF	50 SF PER UNIT X 14 UNITS = 700 SF
HEIGHT & STORIES			
EXISTING DWELLING			
AVERAGE	30' - 6 1/2"	30' - 6 1/2"	
MAXIMUM	37' - 7"	37' - 7"	
STORIES	2	2	
NEW BUILDING			
MAX HEIGHT	-	45'	45'
INCLUDING PENTHOUSE	-	56'	
MAX STORIES	-	4 + BASEMENT	4
PARKING SPACES			
RESIDENTIAL CAR PARKING	1 SPACE, NON-CONFORMING	NO CHANGE	NONE REQUIRED
BIKE PARKING	NONE	20 LOCKABLE	1 SPACE PER 2000 SQFT 7 SPACES REQUIRED
SETBACKS			
FRONT	23' - 3"	8'	8'
REAR	49' - 5 1/2"	5'	5'
SIDE	16' - 4 3/4" EAST 5' - 4 1/2" WEST	8'	8'



	TOTAL SITE	6750 SF		
	EXISTING HOUSE	836 SF	3577 SF 52.9%	MAX 55%
	NEW BUILDING	2447SF		
	EXTERIOR BALCONIES	294 SF		





LEGEND:

	PROPERTY LINE
	WOOD FENCE
	CHAINLINK FENCE
	OVERHEAD WIRES
	MAJOR CONTOUR
	BUILDING
	WALL
	CONCRETE
	PAVEMENT
	BRICK
	SLATE / STONE
	GRASS
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIPLINE

LEGAL DESCRIPTION
BEING SUBDIVISION 1st OF LOT 6, BLOCK 5, SUBDIVISIONS OF PORTION OF LOT 5 AND 6, BLOCK 5, LOTS 7 AND 8, OF COLLEGE HOMESTEAD, RECORDED OCTOBER 8, 1879, BOOK 1 OF MAPS, PAGE 177, IN THE OFFICE OF THE COUNTY RECORDER, ALAMEDA COUNTY.

- SURVEYOR'S NOTES**
1. ELEVATIONS ARE ON ASSUMED DATUM; SITE BENCHMARK LOCATED HEREON.
 2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
 3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE
I, KADIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013).
I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KADIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
180 CLEVELAND STREET, SUITE 200
LOS GATOS, CALIFORNIA 95030
950-64-75198 • www.cpldsurveying.com

DATE: 09 / 30 / 2019
DRAWING SCALE: 1" = 8'
PREPARED BY: KADIE PLOUFF
APPROVED BY: KADIE PLOUFF
FILE NAME: CA-19-104-2328 CHANNING WAY BERKELEY

2328 CHANNING WAY, BERKELEY
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
APN: 055-1883-027-00

TOPOGRAPHIC SITE PLAN

PROJECT NO.
NCA-19-104

SHEET NO.
1 OF 1



CHANNING SOUTH - EXISTING

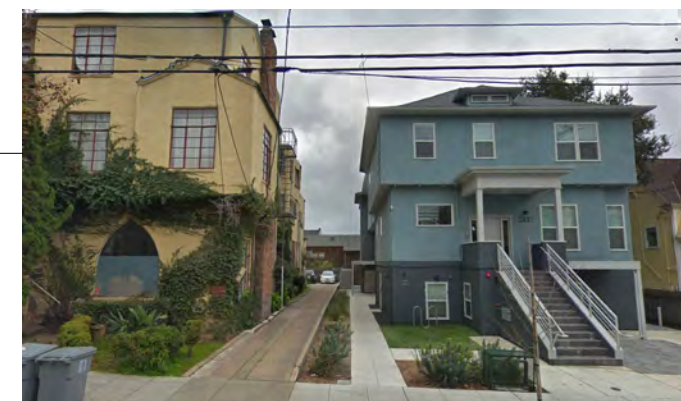
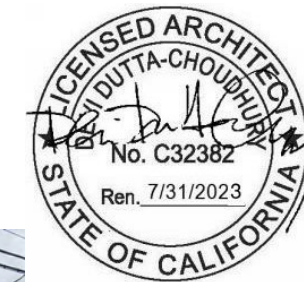
2328 CHANNING WAY
SUBJECT PROPERTY



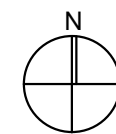
CHANNING SOUTH - PROPOSED



CHANNING NORTH ELEVATION



DANA STREET



A0.5

VICINITY MAP

SCALE: 1" = 50'-0" 0 4' 8' 16' 32'

2328 Channing Way

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ZONING SUBMITTAL R1

12/20/21



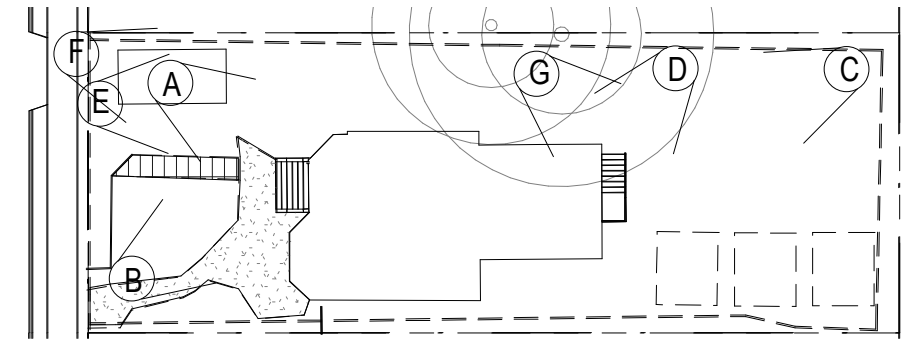
A,B - EXISTING FRONT OF HOUSE



C - EXISTING BACK OF HOUSE



D - EXISTING REAR STAIRWAY



1 SITE PLAN-PHOTO MAP
1/32" = 1'-0"



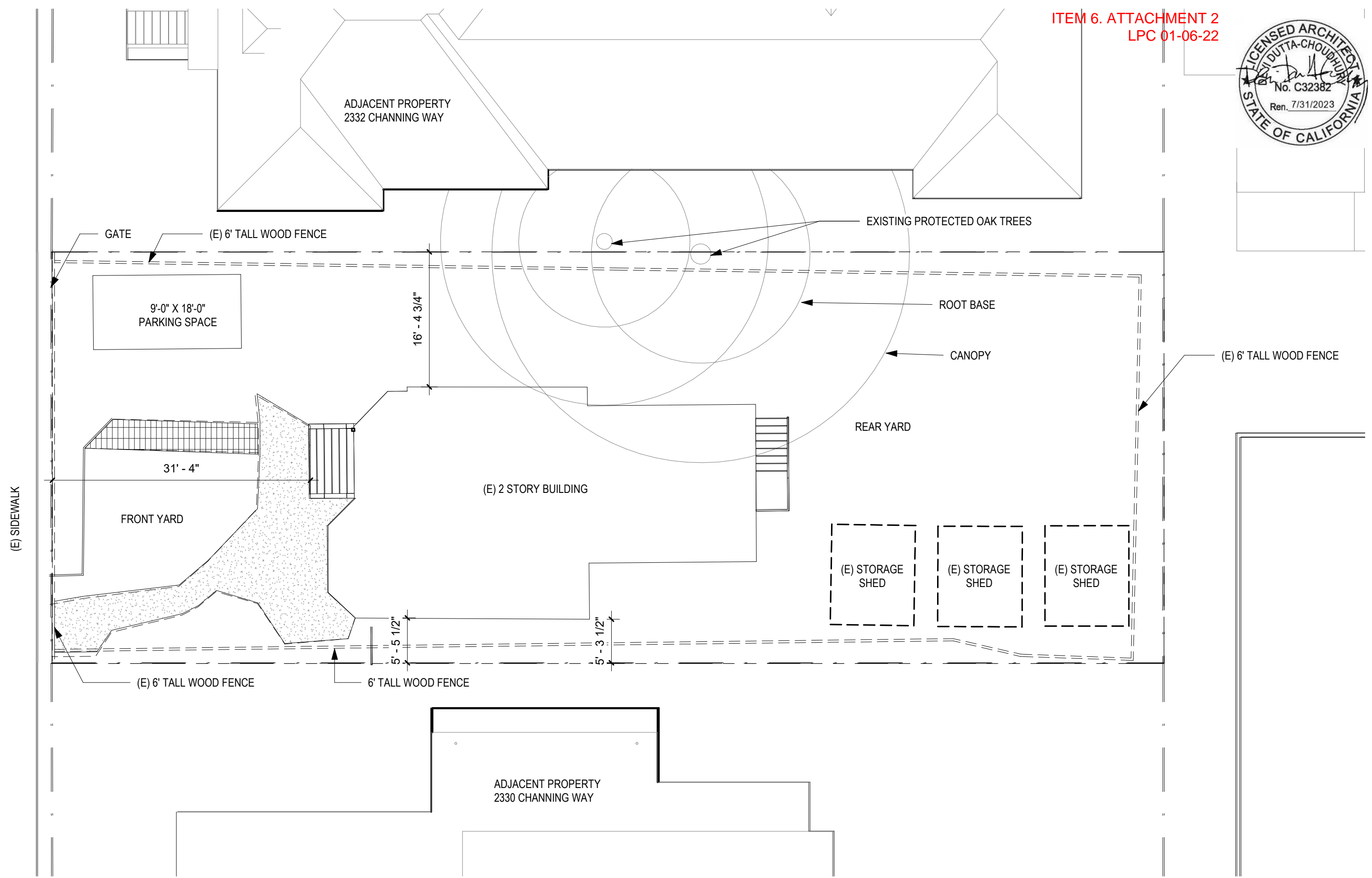
E - EXISTING DRIVEWAY AND ADJACENT BUILDING



F - EXISTING DRIVEWAY



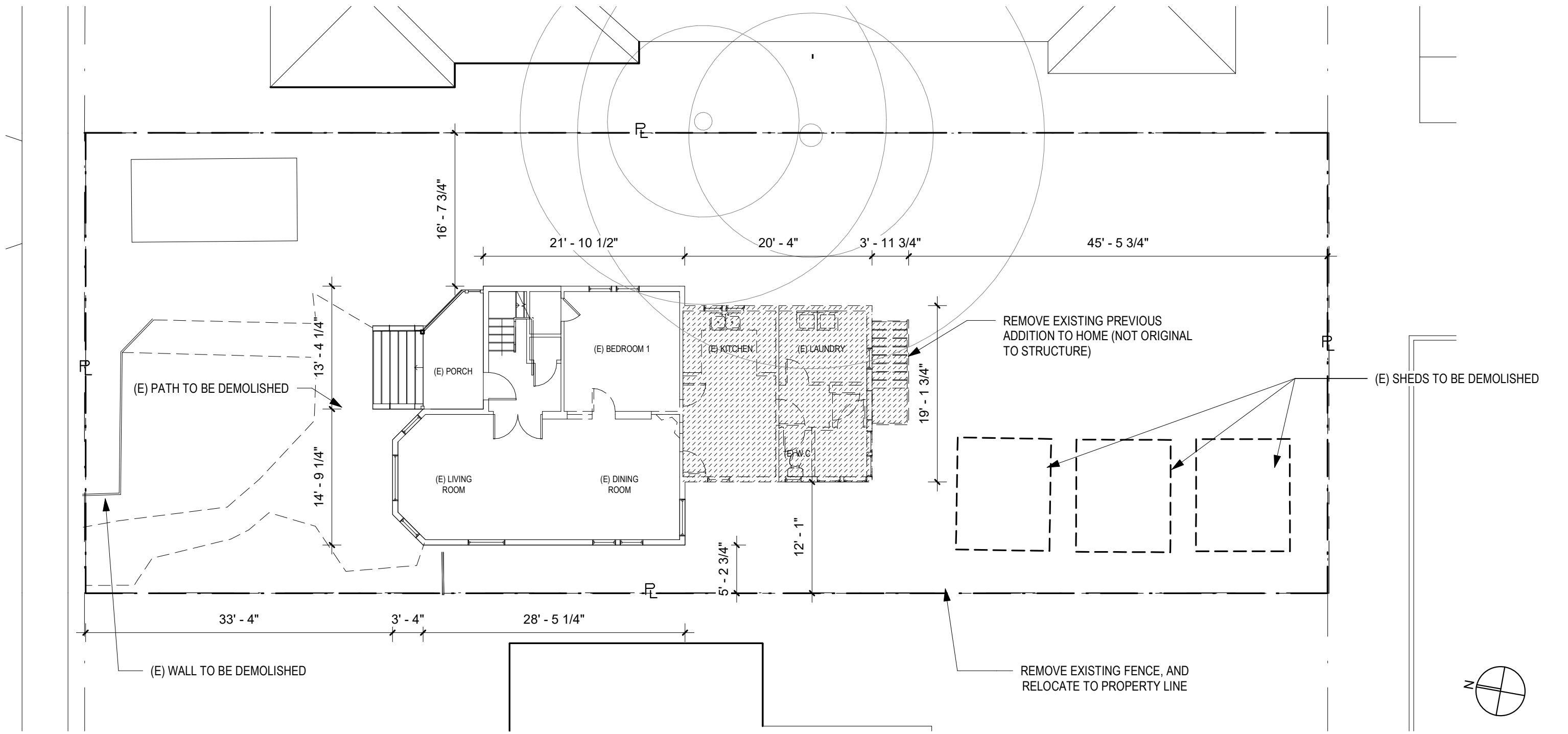
G - EXISTING REAR YARD





DEMO LEGEND

- == == == WALL TO BE DEMOLISHED
- ==== (E) WALL TO REMAIN



A1.1

EXISTING / DEMO FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

2328 Channing Way

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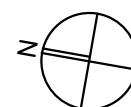
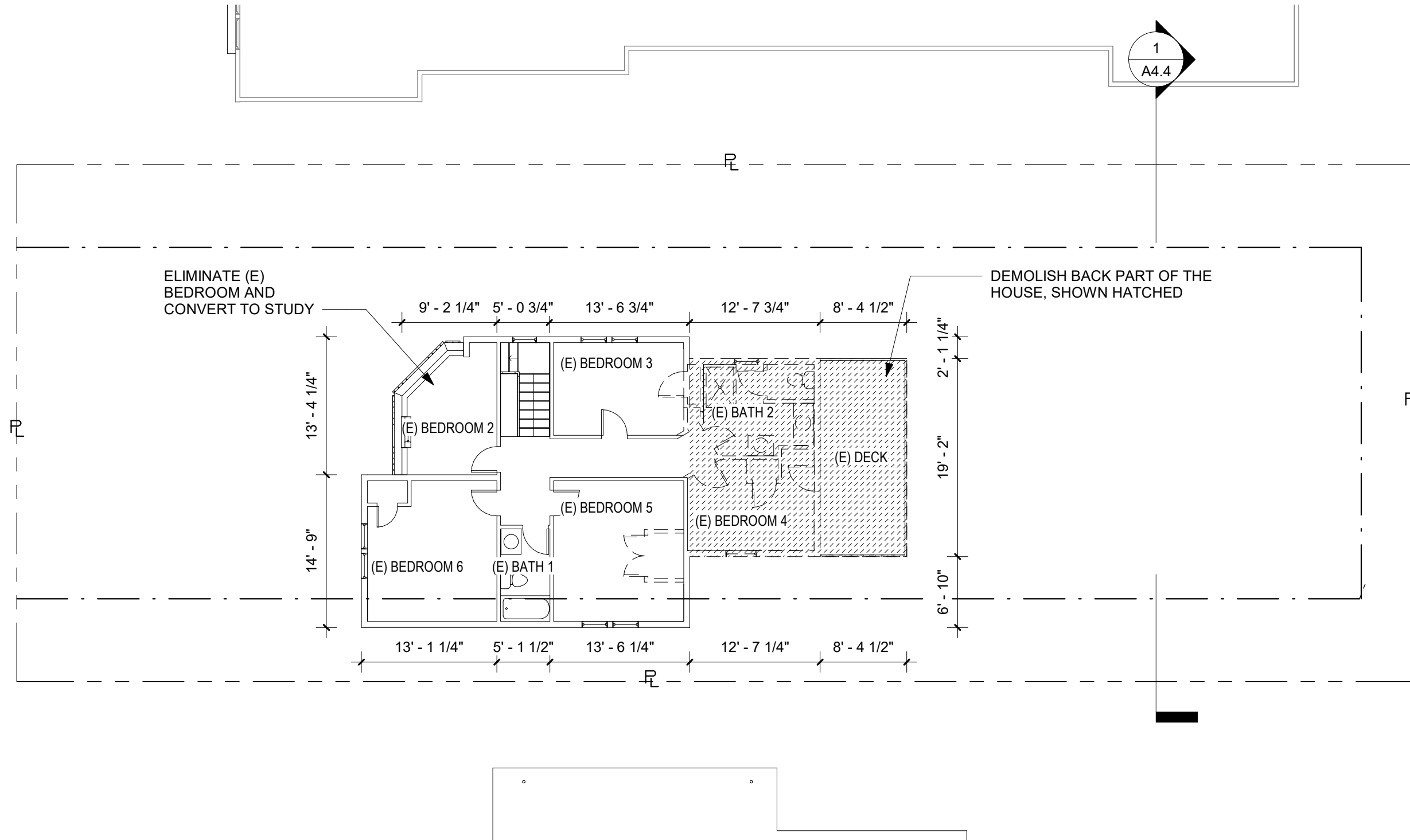
ZONING SUBMITTAL R1

12/20/21



DEMO LEGEND

- == == == WALL TO BE DEMOLISHED
- ==== (E) WALL TO REMAIN





1 Existing/Demo North Elevation
3/32" = 1'-0"



2 Existing/Demo East Elevation
3/32" = 1'-0"

A1.3

EXISTING/DEMO EAST & NORTH ELEVATIONS

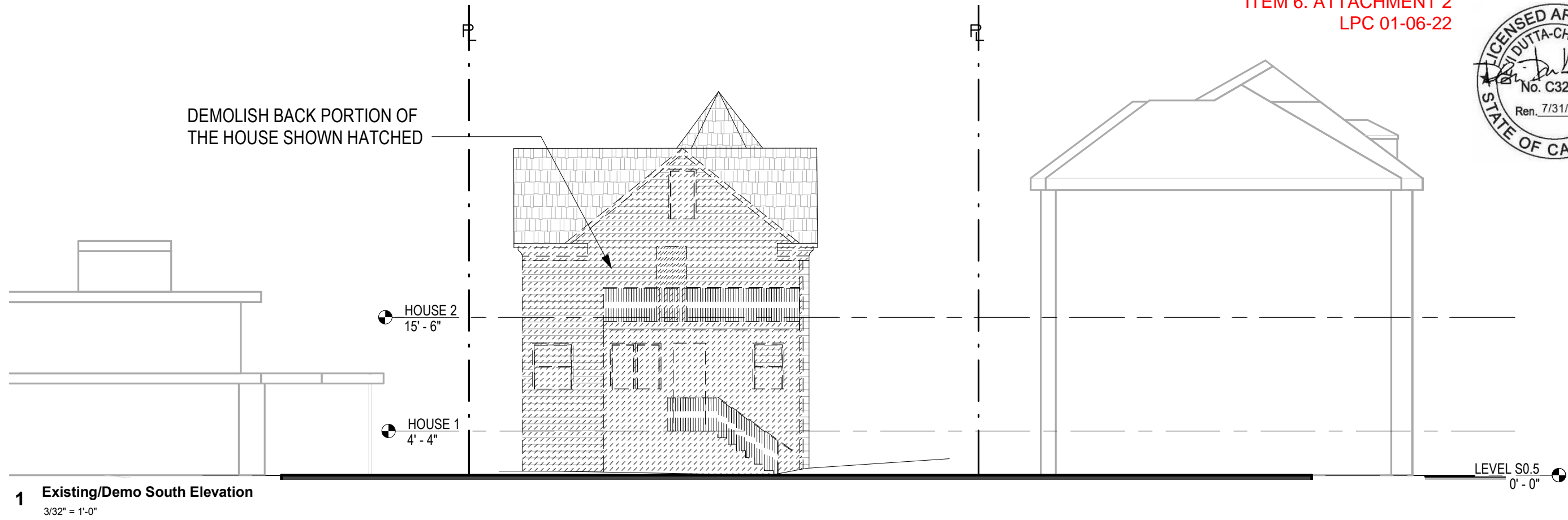
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

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DEMOLISH BACK PORTION OF THE HOUSE SHOWN HATCHED

HOUSE 2
15' - 6"

HOUSE 1
4' - 4"

LEVEL S0.5
0' - 0"

1 Existing/Demo South Elevation
3/32" = 1'-0"



(E) WINDOW TO BE REPLACED WITH MATCHING DOUBLE HUNG WINDOW

REPLACE (E) WINDOW WITH SIMILAR WOOD WINDOW WITH HIGHER SILL HEIGHT

REMOVE (E) BACK PORTION OF THE HOUSE

REMOVE (E) NON-HISTORIC PORTION OF HOUSE

HOUSE 2
15' - 6"

HOUSE 1
4' - 4"

GRADE
0' - 0"

CHANNING WAY

2 Existing/Demo West Elevation
3/32" = 1'-0"

A1.4

EXISTING/DEMO WEST & SOUTH ELEVATIONS

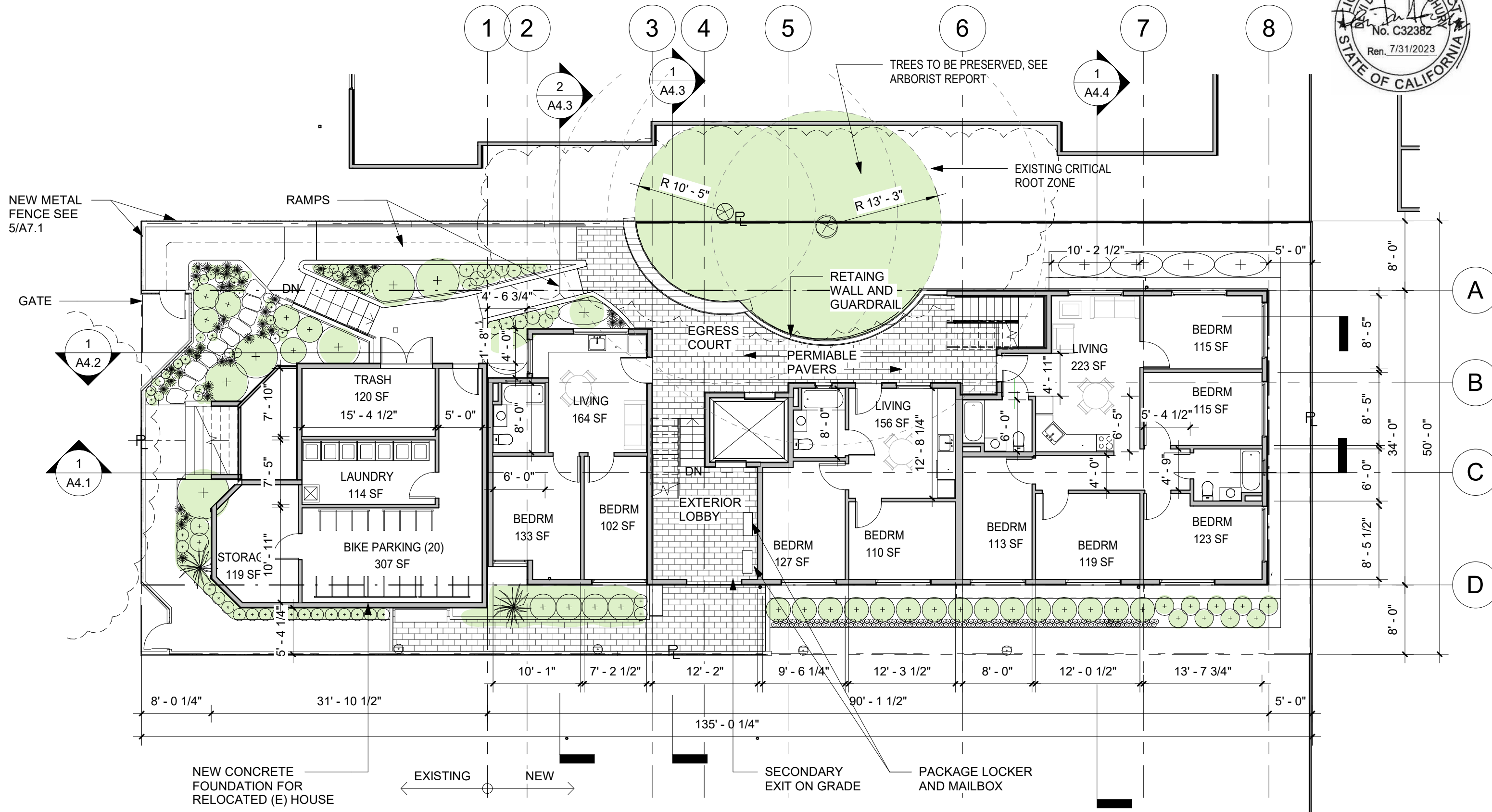
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

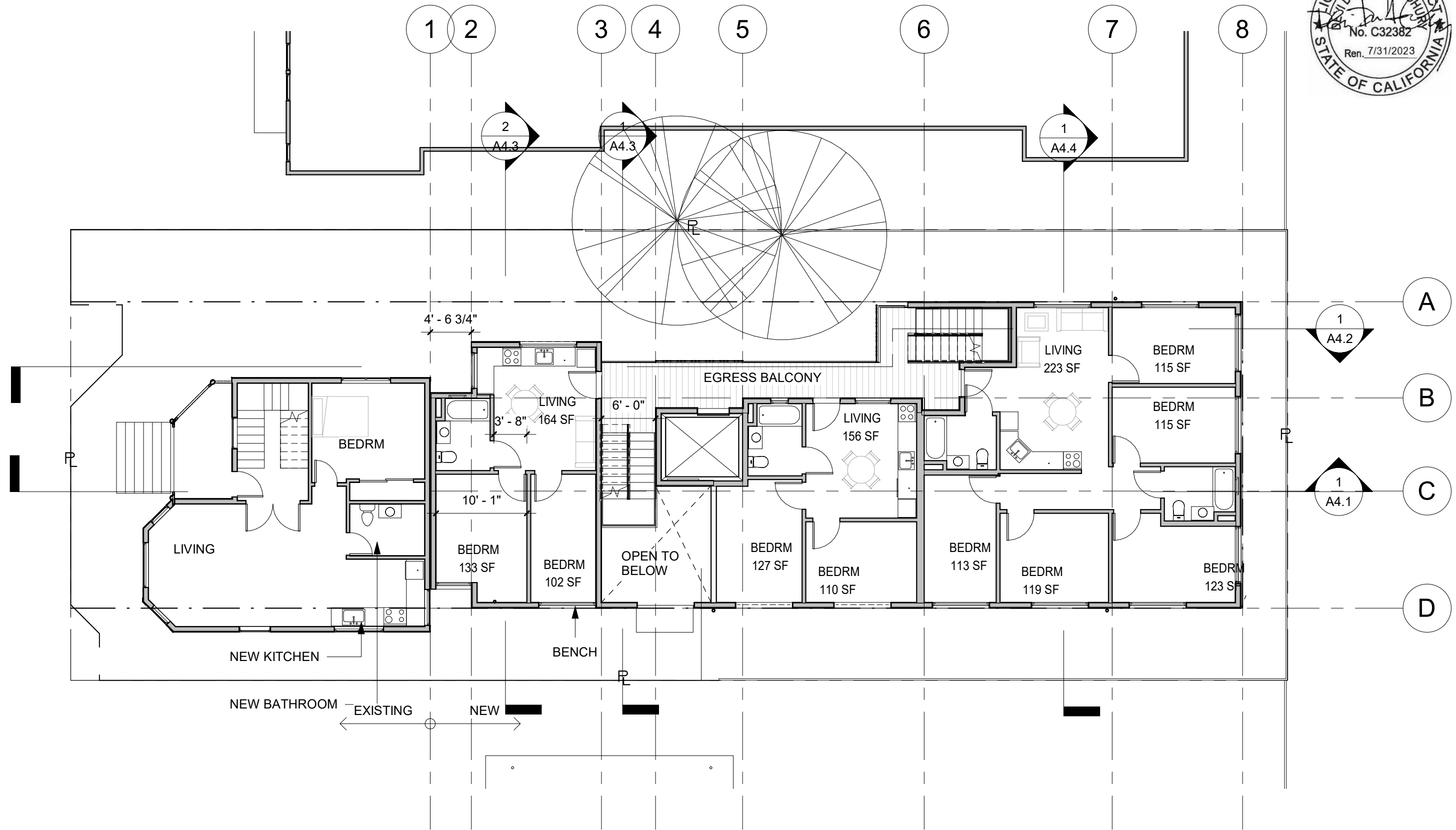
2328 Channing Way

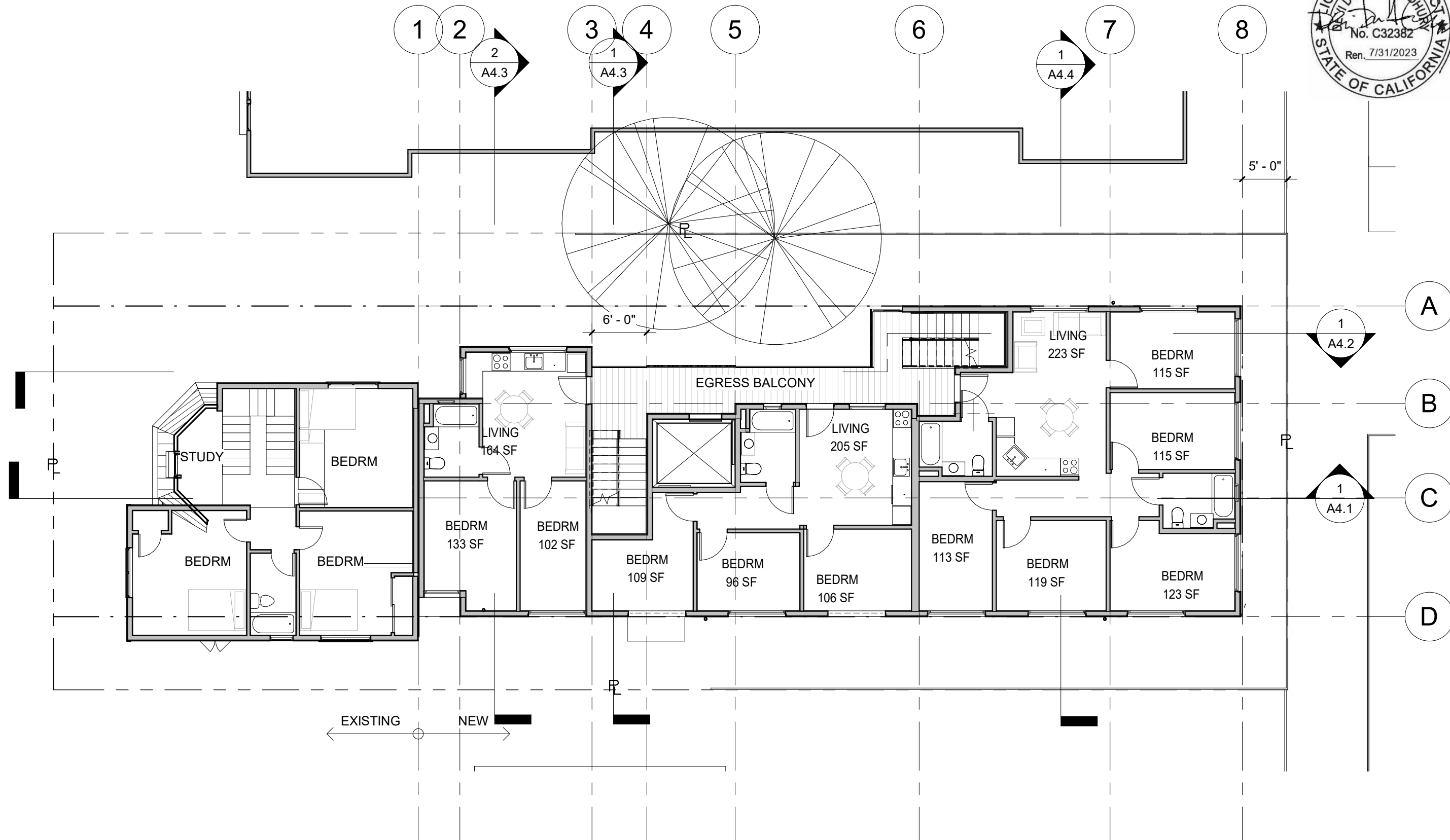
Devi Dutta Architecture Inc.

ZONING SUBMITTAL R1

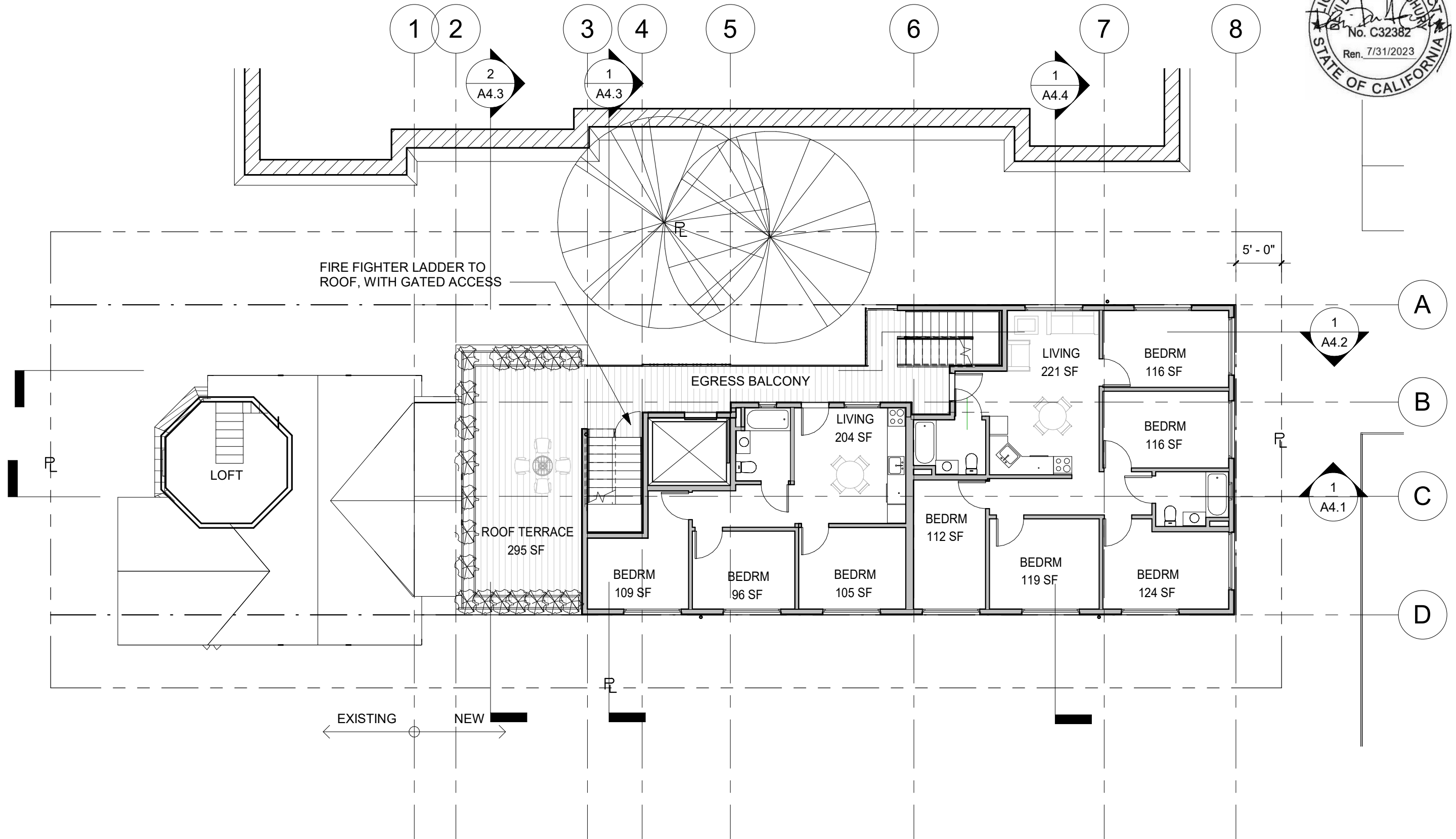
12/20/21

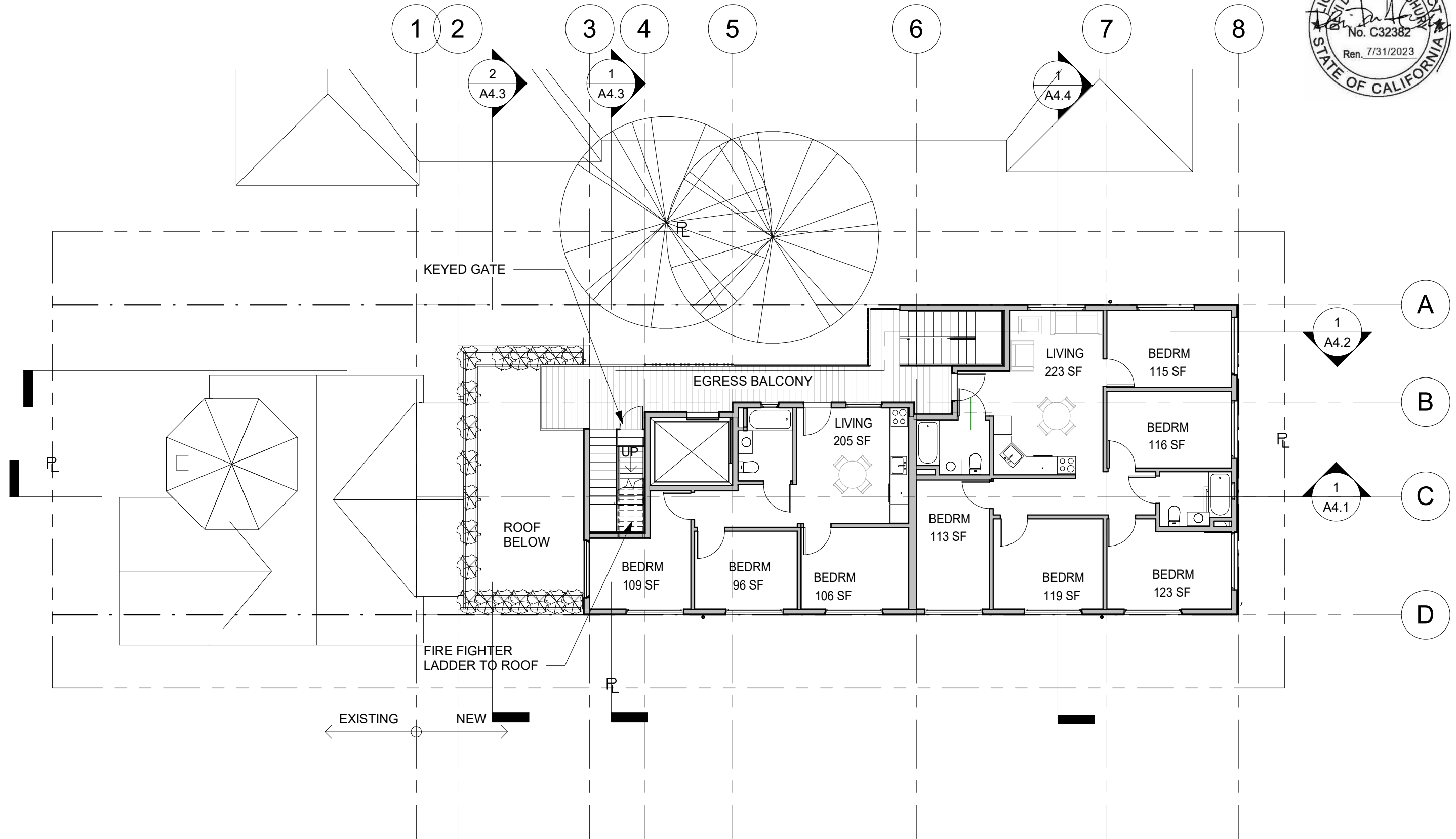


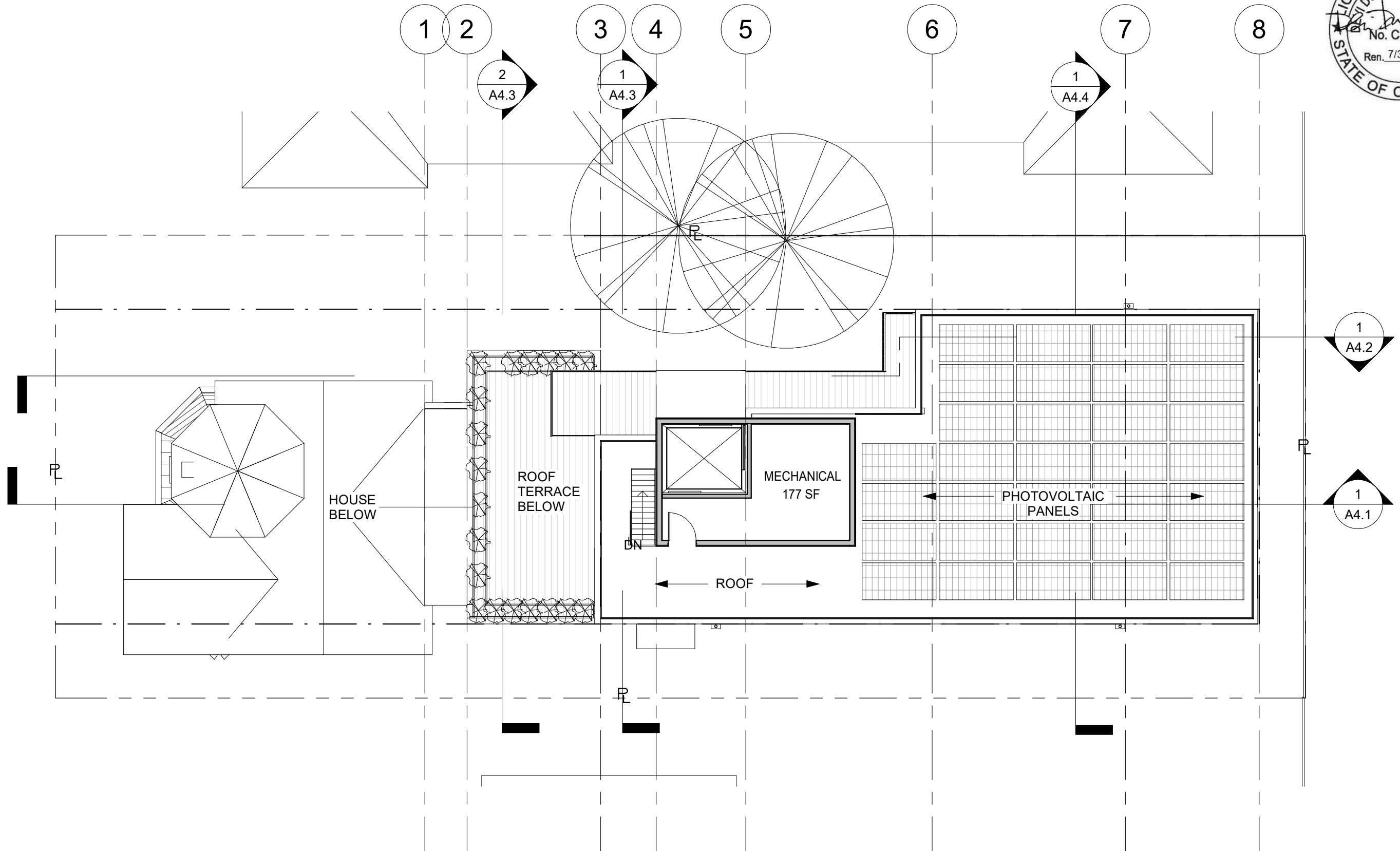




← EXISTING NEW →













SOUTH ELEVATION



NORTH ELEVATION

- PHOTOVOLTAIC PANELS
- ELEVATOR PENTHOUSE PENTHOUSE 52' - 0"
- ROOF ACCESS LADDER
- LEVEL S-ROOF 44' - 0"
- LEVEL S-4 34' - 6"
- LEVEL S-3 25' - 0"
- RESTORE EXISTING ARCHWAY TO HISTORIC DESIGN, SEE DETAIL 1/A7.1
- HOUSE 2 15' - 6"
- LEVEL S-2 15' - 6"
- LEVEL S-1 6' - 0"
- HOUSE 1 4' - 4"
- LEVEL S0.5 0' - 0"
- LEVEL S-0 (B) -2' - 6"

GATE NEW METAL FENCE



A4.1

SECTIONS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

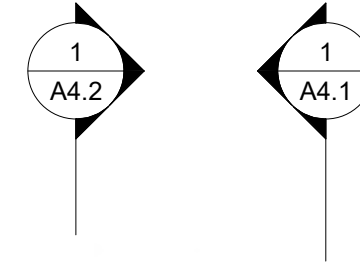
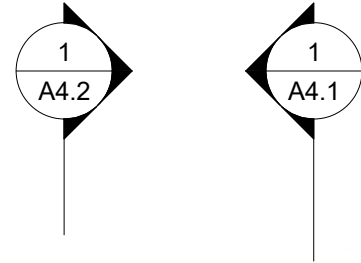
2328 Channing Way

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12/20/21





- PENTHOUSE 52'-0"
- LEVEL S-ROOF 44'-0"
- LEVEL S-4 34'-6"
- LEVEL S-3 25'-0"
- LEVEL S-2 15'-6"
- LEVEL S-1 6'-0"
- LEVEL S0.5 0'-0"
- LEVEL S-0 (B) -2'-6"

A4.3

SECTIONS

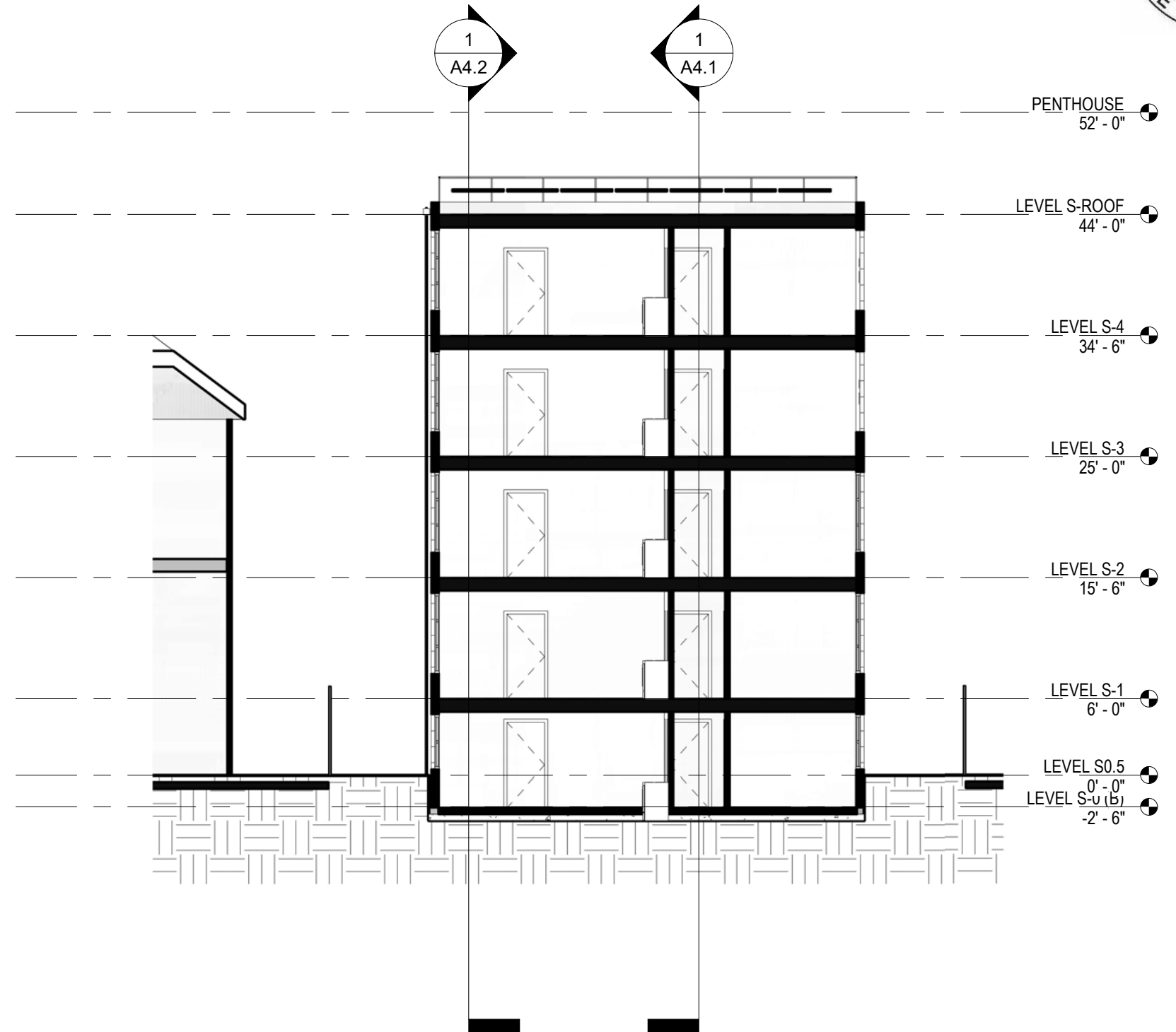
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

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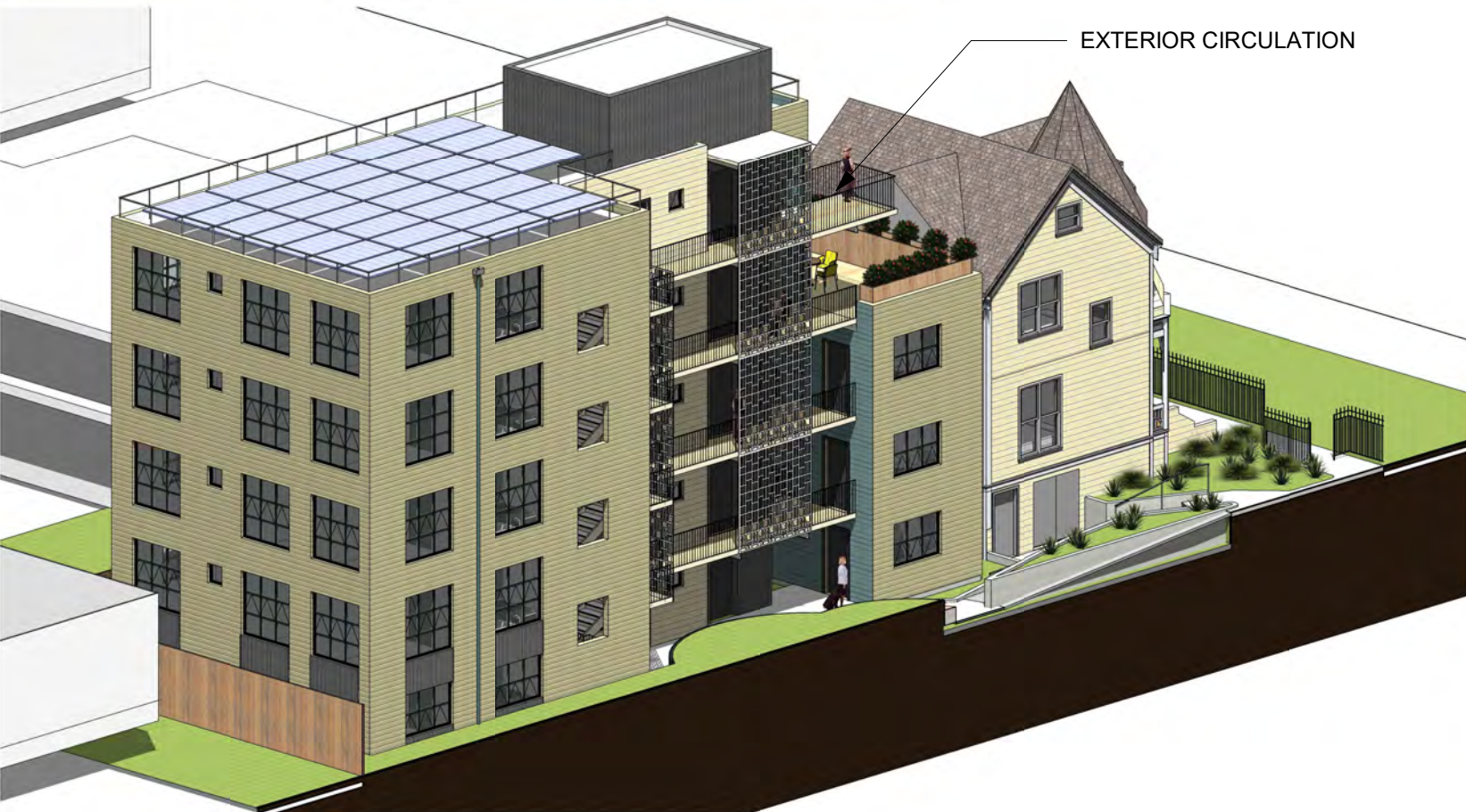
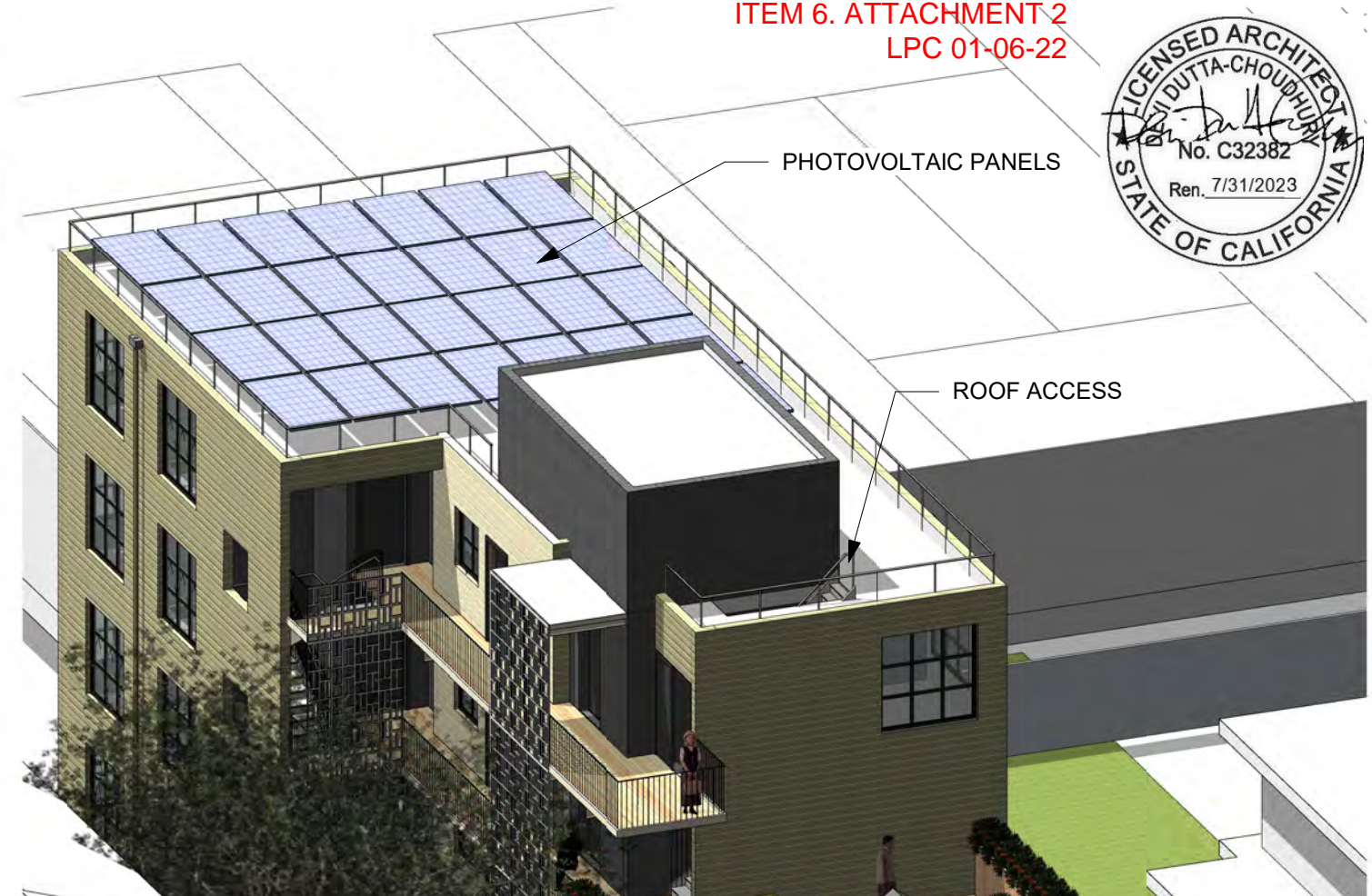




AERIAL VIEW FROM NORTH EAST



AERIAL VIEW FROM NORTH WEST



A5.2

AXONS
SCALE:

0 4' 8' 16' 32'

NEW METAL FENCE

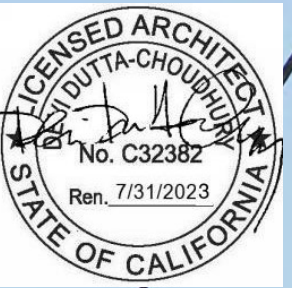
2328 Channing Way

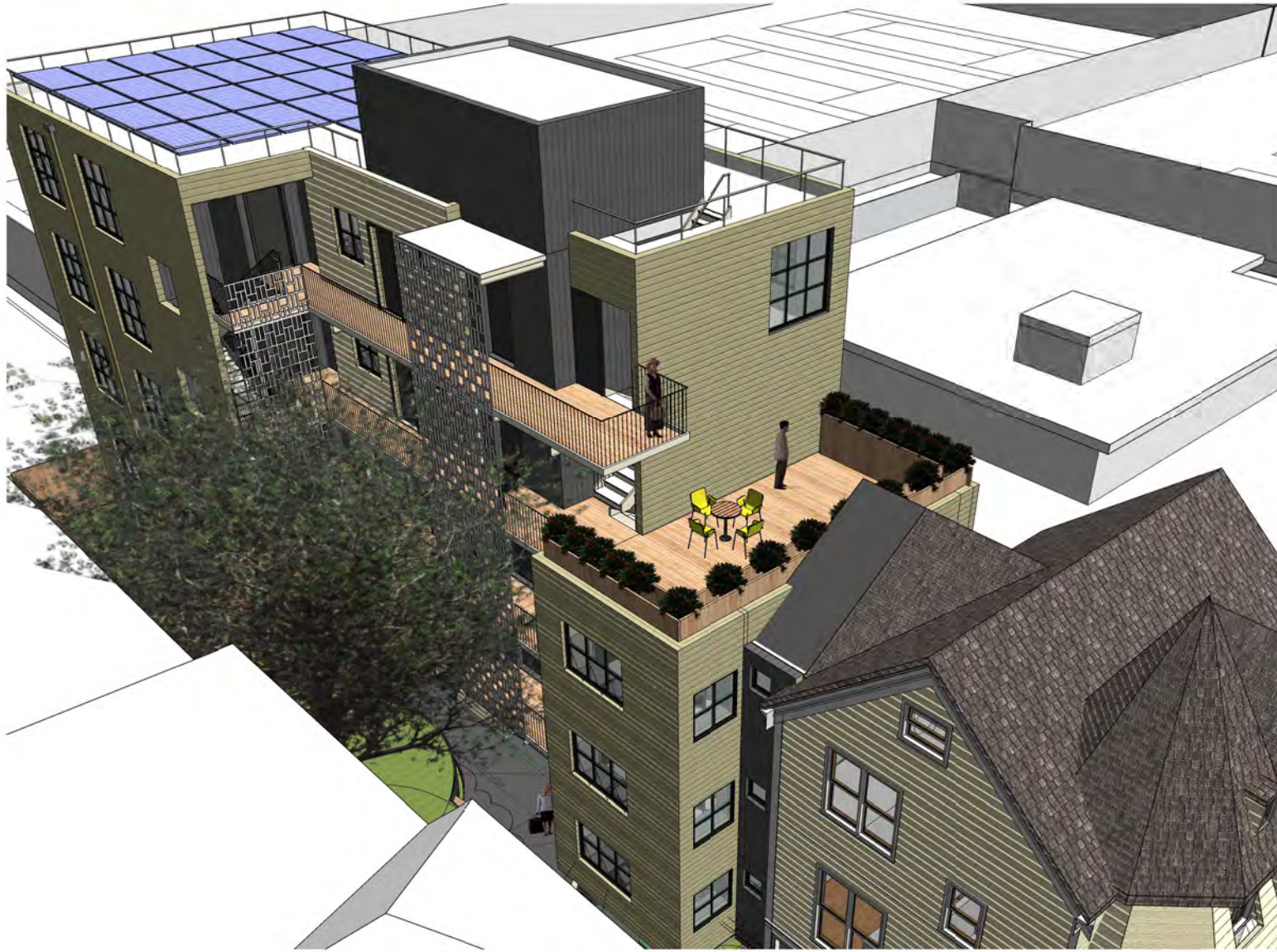
Devi Dutta Architecture Inc.

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12/20/21



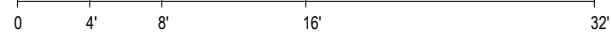




A5.5

PERSPECTIVES

SCALE:



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ENTRY YARD LOOKING SOUTH



3RD FLOOR ROOF TERRACE LOOKING SOUTH



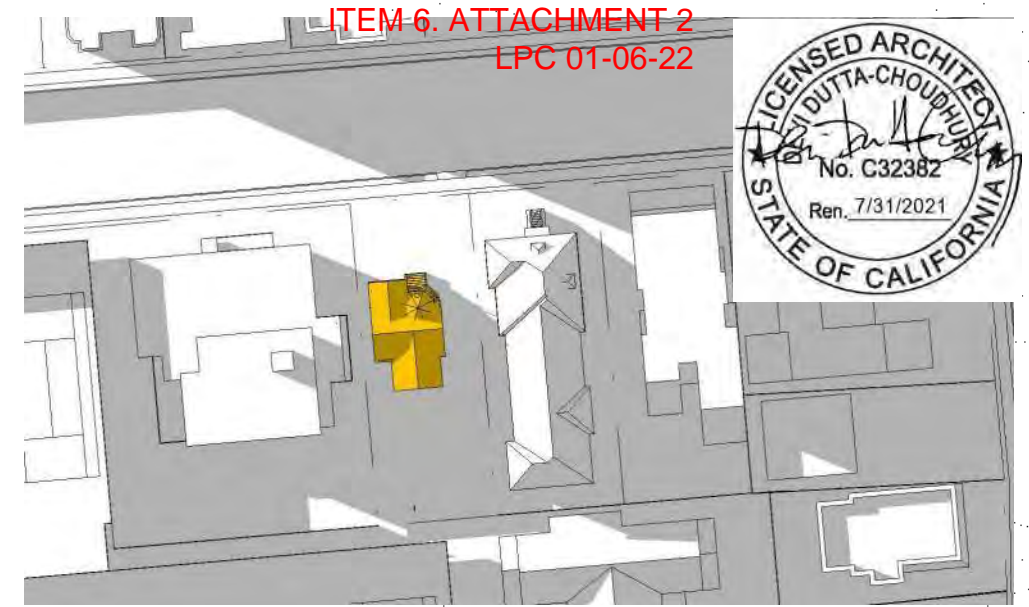
VIEW OF EGRESS COURT



1 Shadows Existing Summer 7,47am
1" = 80'-0"



2 Shadows Existing Summer 12pm
1" = 80'-0"



3 Shadows Existing Summer 6,35pm
1" = 80'-0"



2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY

2339 HASTE STREET, CHILD
DEVELOPMENT CENTER

2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE

SHADOW STUDY LEGEND

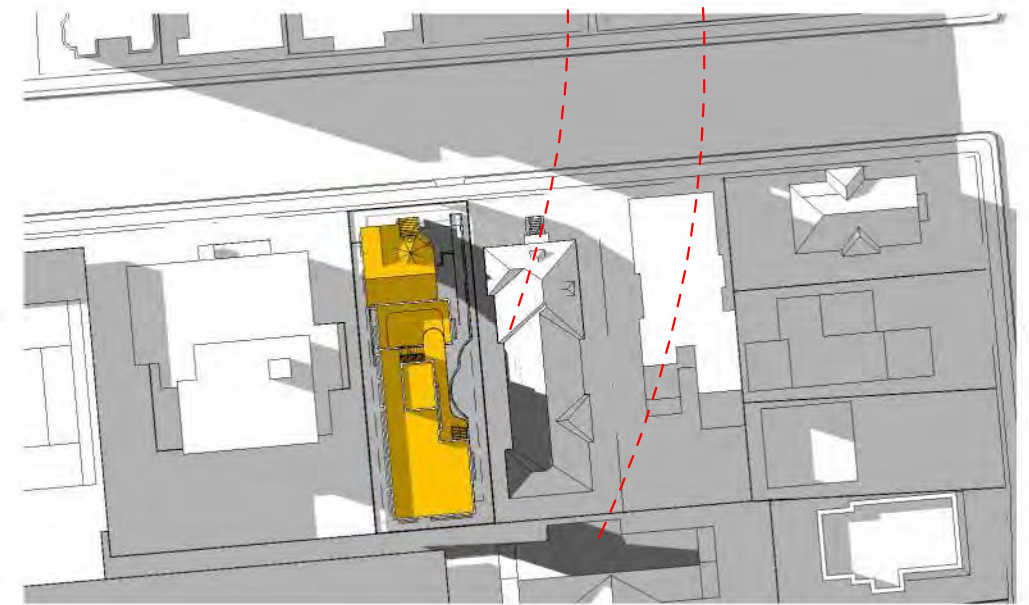
- BUILDING FOOTPRINT
- EXISTING SHADOW
- NEW SHADOW CAST FROM PROPOSED PROJECT



4 Shadows Summer 7,47am
1" = 80'-0"



5 Shadows Summer 12pm
1" = 80'-0"



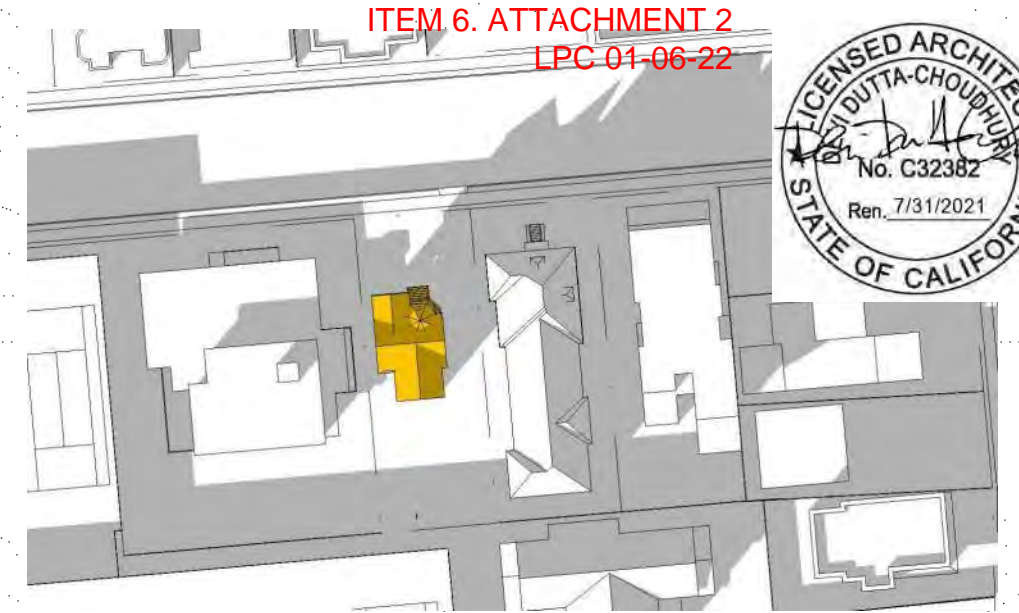
6 Shadows Summer 6,35pm
1" = 80'-0"



1 Shadows Existing Winter 9,21 am
1" = 80'-0"



2 Shadows Existing Winter 12pm
1" = 80'-0"



3 Shadows Existing Winter 2,54pm
1" = 80'-0"






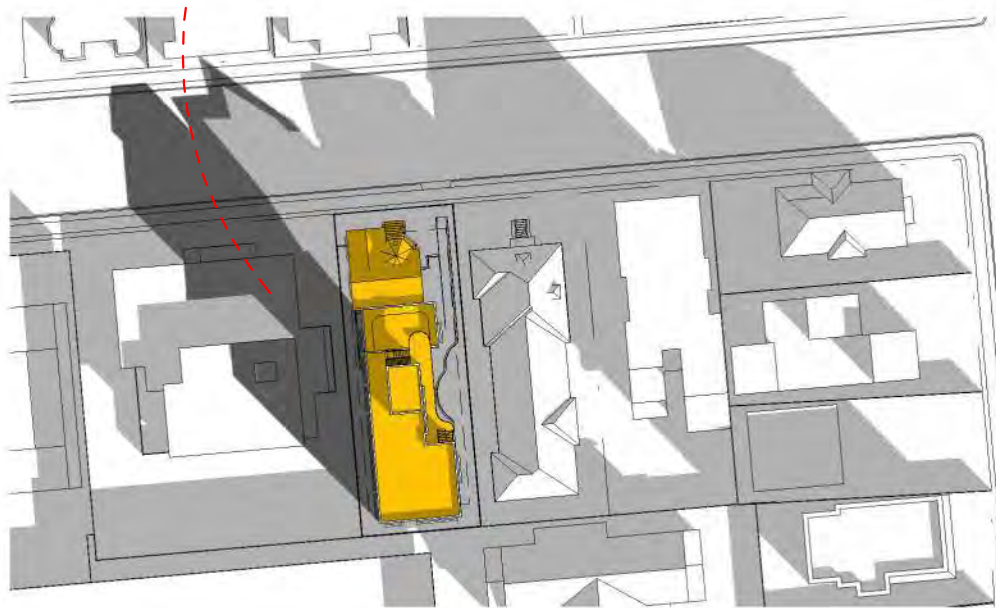
2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY



2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE

SHADOW STUDY LEGEND

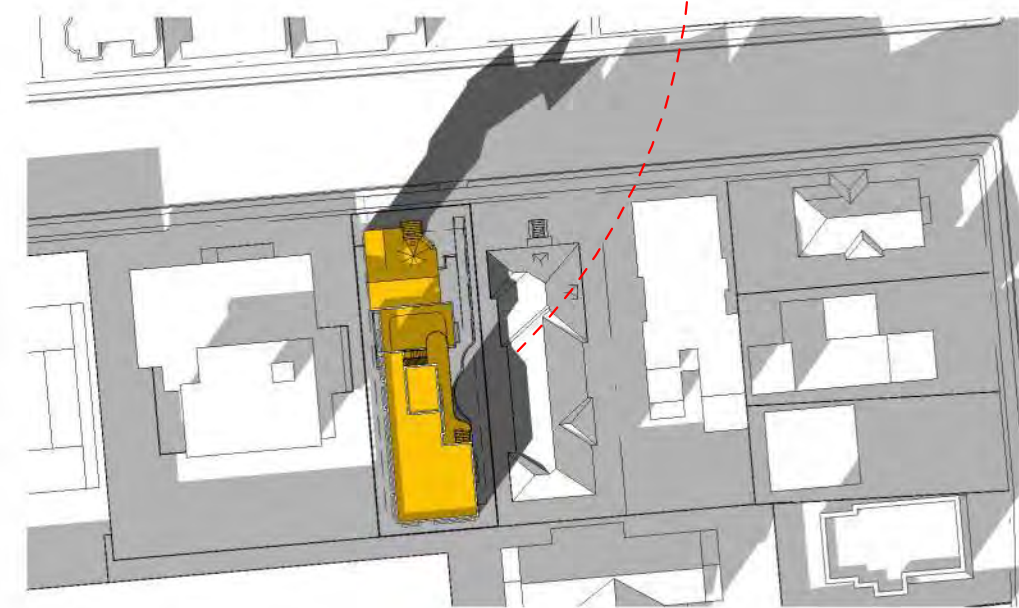
-  BUILDING FOOTPRINT
-  EXISTING SHADOW
-  NEW SHADOW CAST FROM PROPOSED PROJECT



4 Shadows Winter 9,21am
1" = 80'-0"



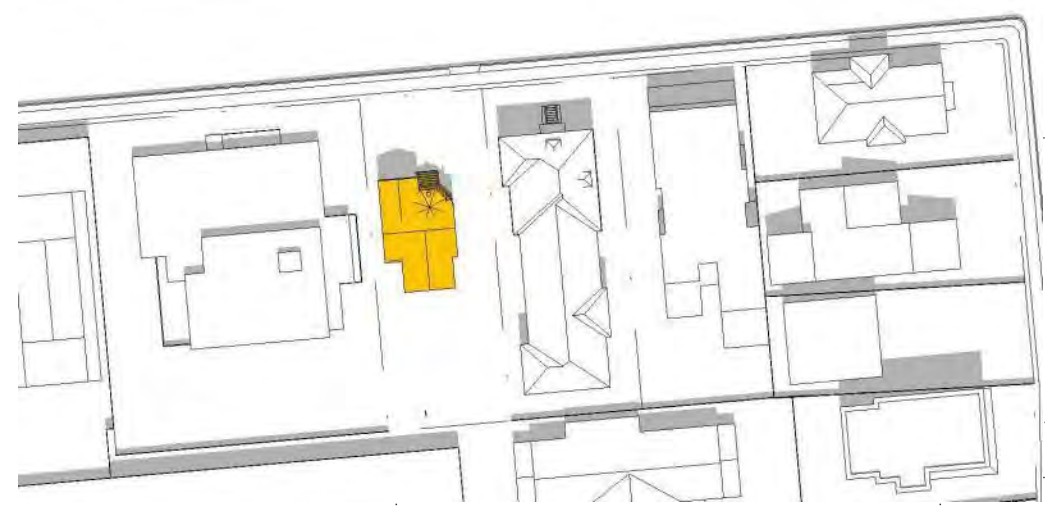
5 Shadows Winter 12pm
1" = 80'-0"



6 Shadows Winter 2,54pm
1" = 80'-0"



1 Shadow Existing Application date 7,38am
1" = 80'-0"



2 Shadow Existing Application date 12pm
1" = 80'-0"



3 Shadow Existing Application date 6,18pm
1" = 80'-0"






2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY

2339 HASTE STREET, CHILD
DEVELOPMENT CENTER

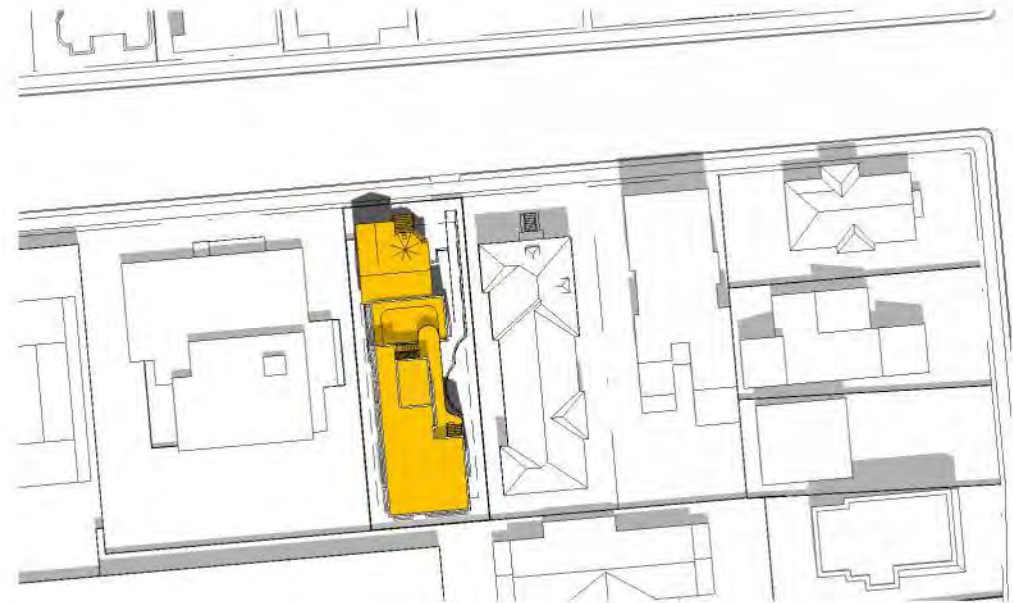
2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE

SHADOW STUDY LEGEND

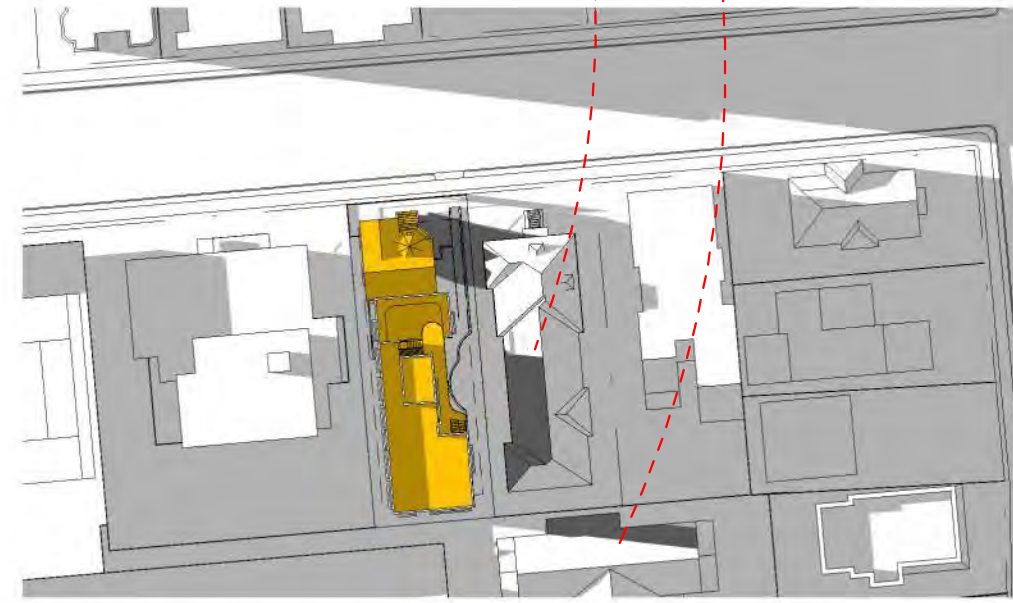
-  BUILDING FOOTPRINT
-  EXISTING SHADOW
-  NEW SHADOW CAST FROM PROPOSED PROJECT



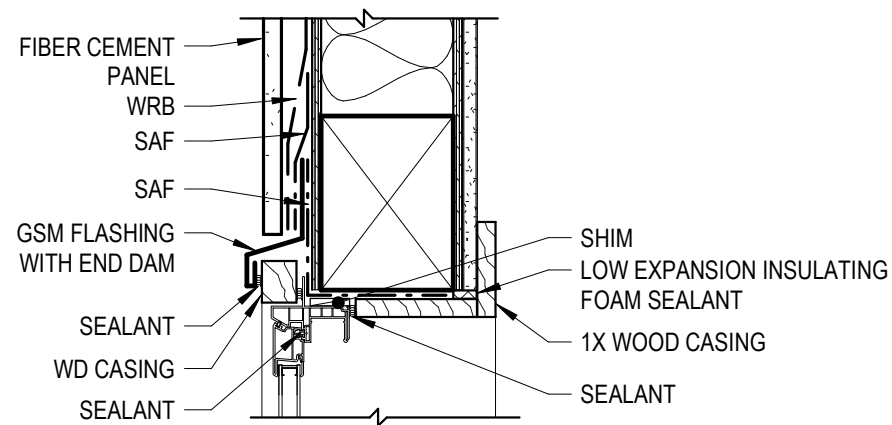
4 Shadows Application date 7,38am
1" = 80'-0"



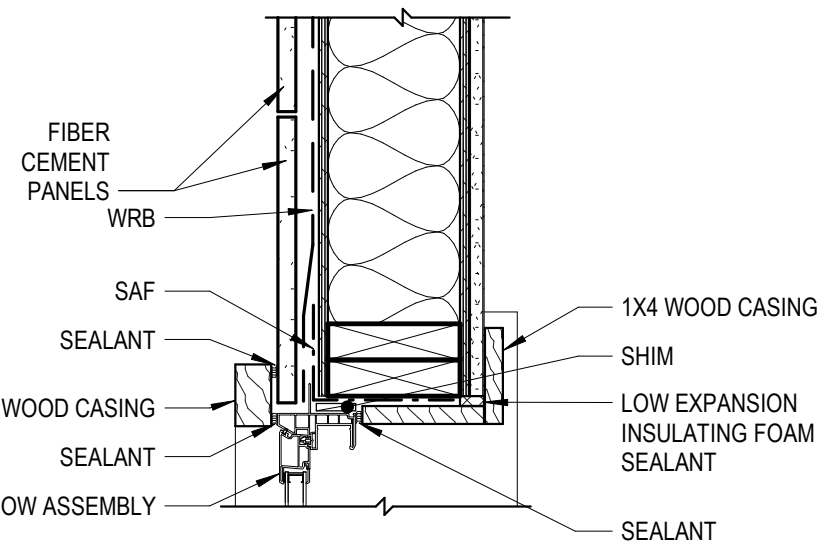
5 Shadows Application date 12pm
1" = 80'-0"



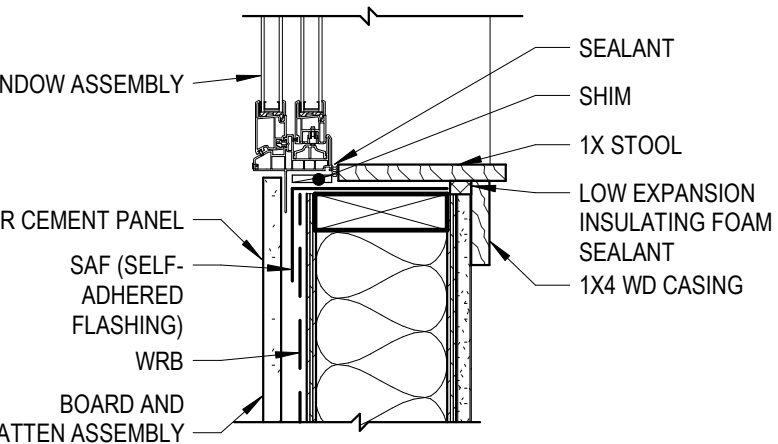
6 Shadows Application date 6,18pm
1" = 80'-0"



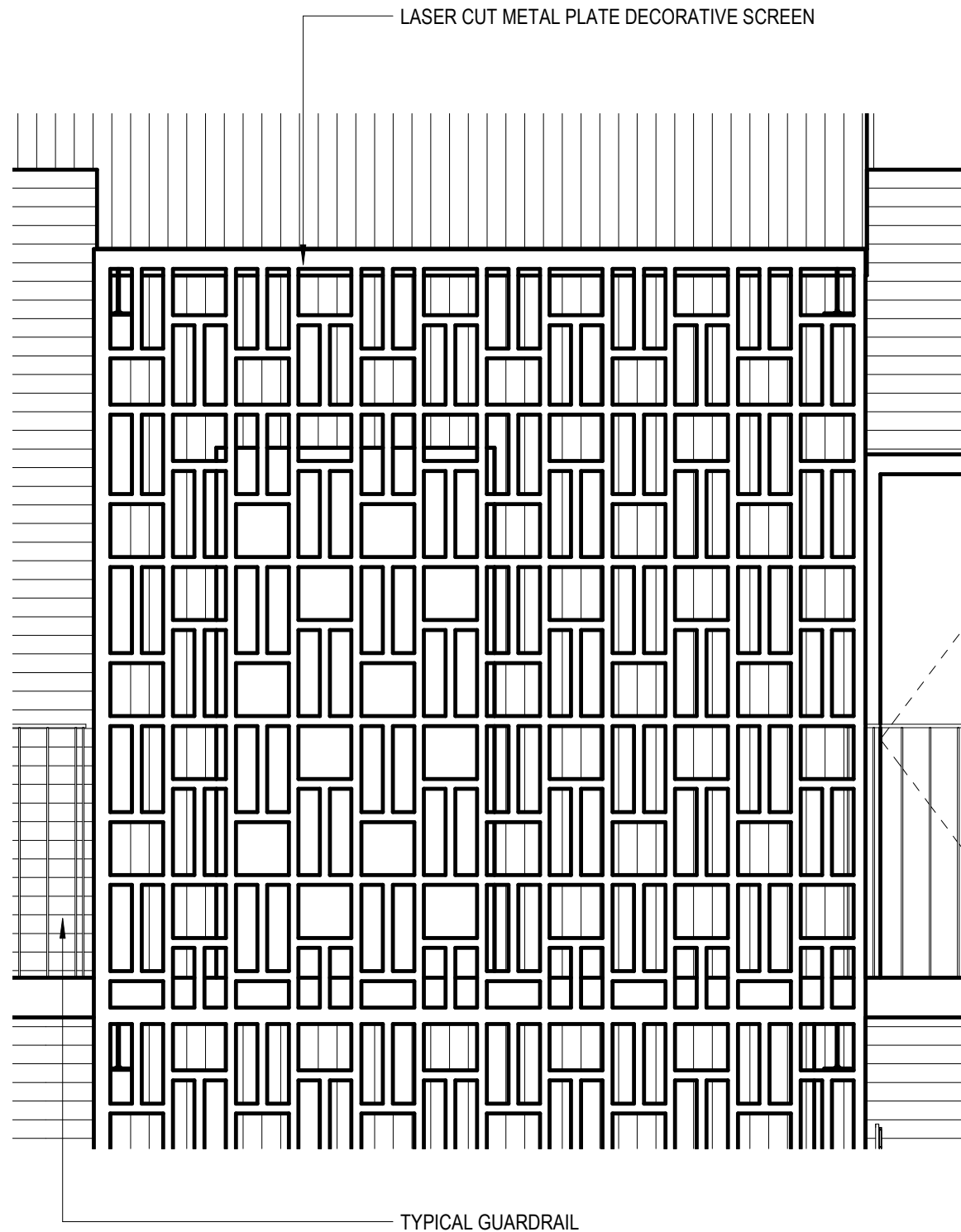
6 WINDOW HEAD AT FIBER CEMENT
1 1/2" = 1'-0"



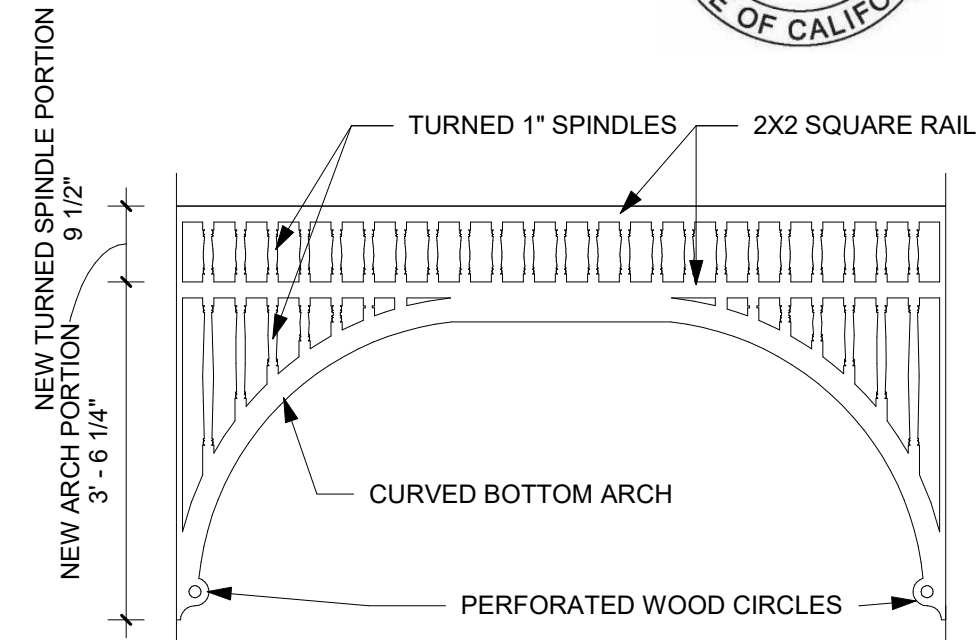
5 WINDOW JAMB AT FIBER CEMENT
1 1/2" = 1'-0"



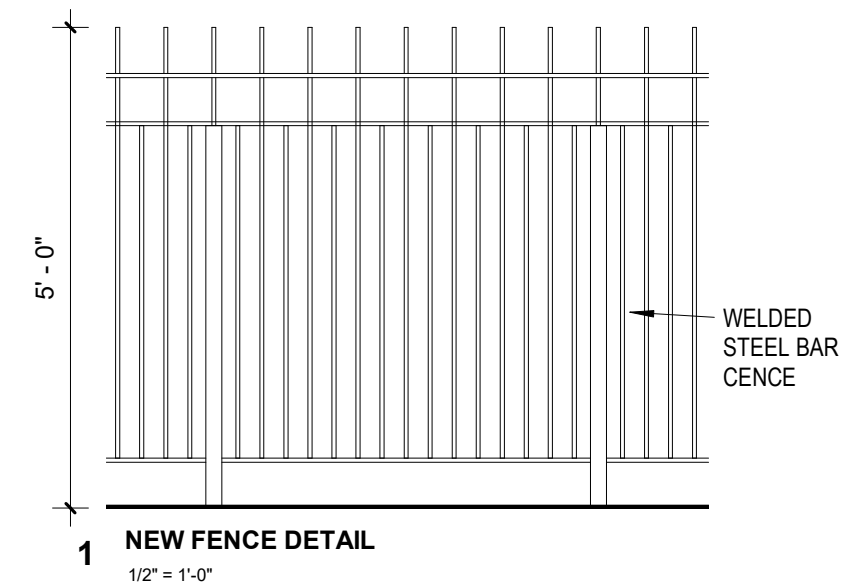
4 WINDOW SILL AT FIBER CEMENT
1 1/2" = 1'-0"



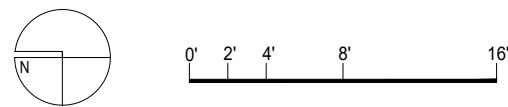
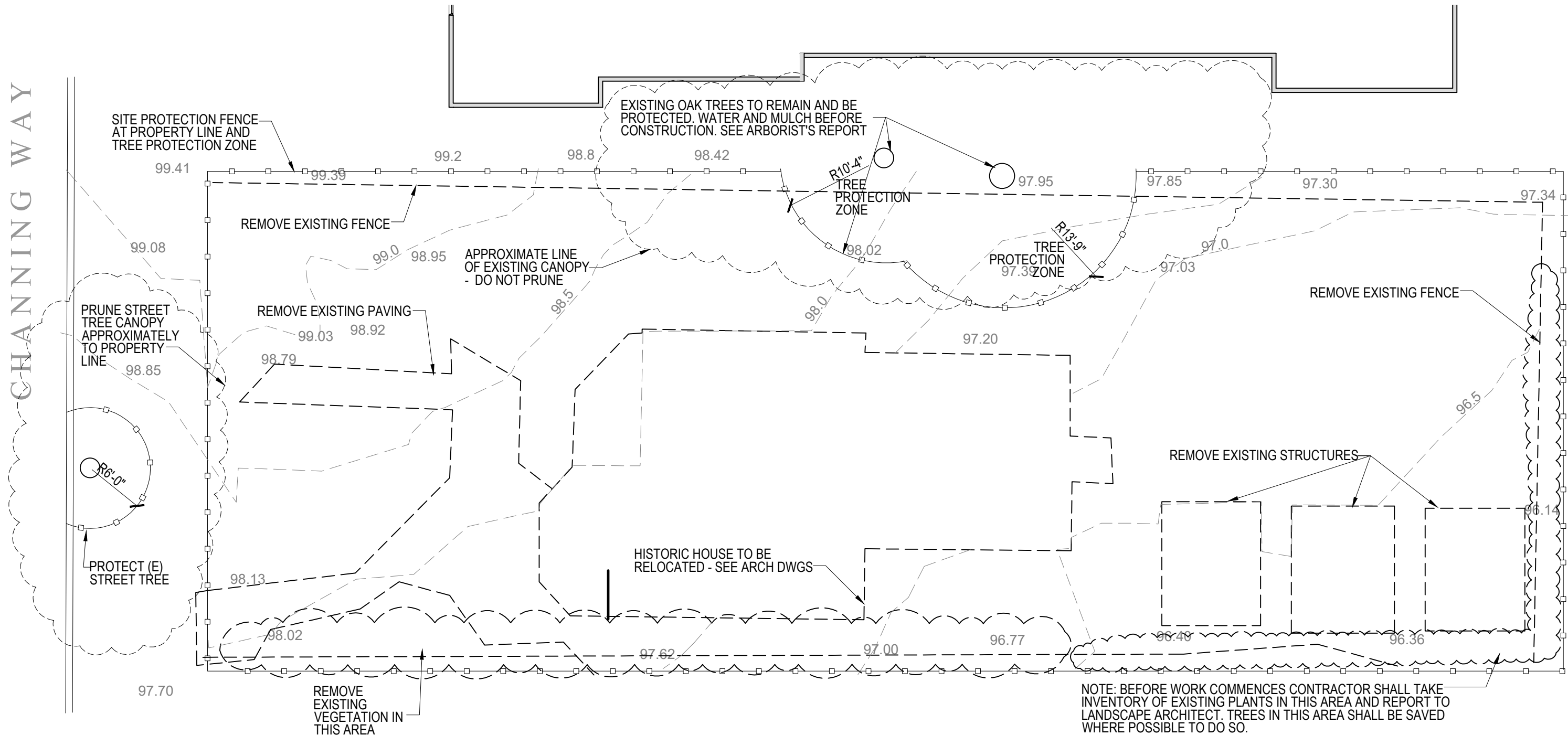
3 ENLARGED ELEVATION OF SCREEN
1/2" = 1'-0"



2 RESTORED ARCH DETAIL AT HOUSE
1/2" = 1'-0"



1 NEW FENCE DETAIL
1/2" = 1'-0"



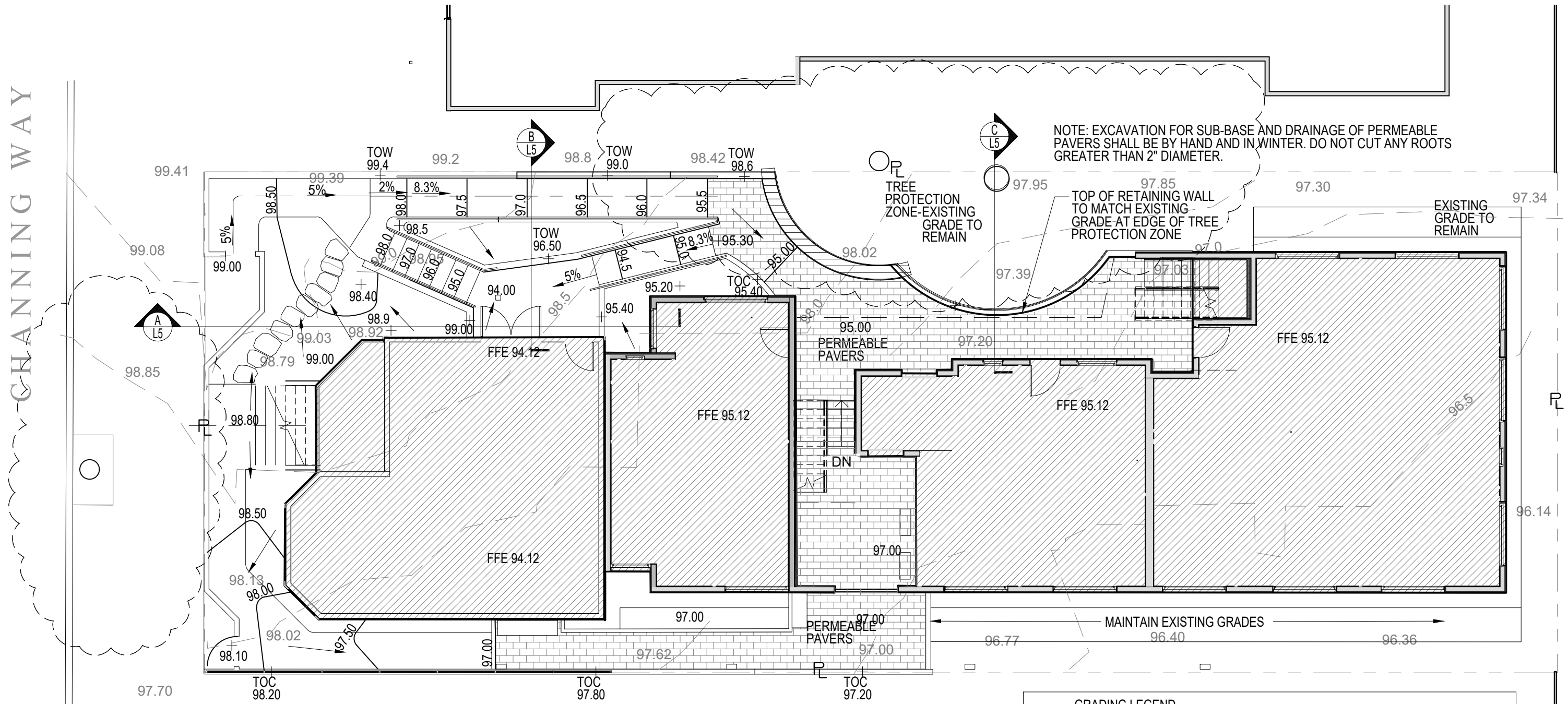
1 SITE PREPARATION
1" = 10'-0"

LANDSCAPE SHEET INDEX	
L1 SITE PREPARATION	L6 PLANT INFORMATION
L2 GRADING PLAN	L7 PLANT INFORMATION
L3 GROUND FLOOR PLANTING AND MATERIALS PLAN	L8 PLANT IMAGES
L4 ROOF DECK PLANTING AND MATERIALS PLAN	
L5 LANDSCAPE SECTIONS	

**L1 SITE PREPARATION
LANDSCAPE CONSIDERATIONS**

ANNA HWANG COLLIGAN LANDSCAPE ARCHITECTURE
LONDON * CALIFORNIA
anna.colligan@gmail.com
for Devi Dutta Architecture Inc. Berkeley, CA
hello@devidutta.com

PROJECT: 2328 Channing Way
Submittal: R1 ZONING
Date: 29 NOV 2021



NOTE: EXCAVATION FOR SUB-BASE AND DRAINAGE OF PERMEABLE PAVERS SHALL BE BY HAND AND IN WINTER. DO NOT CUT ANY ROOTS GREATER THAN 2" DIAMETER.

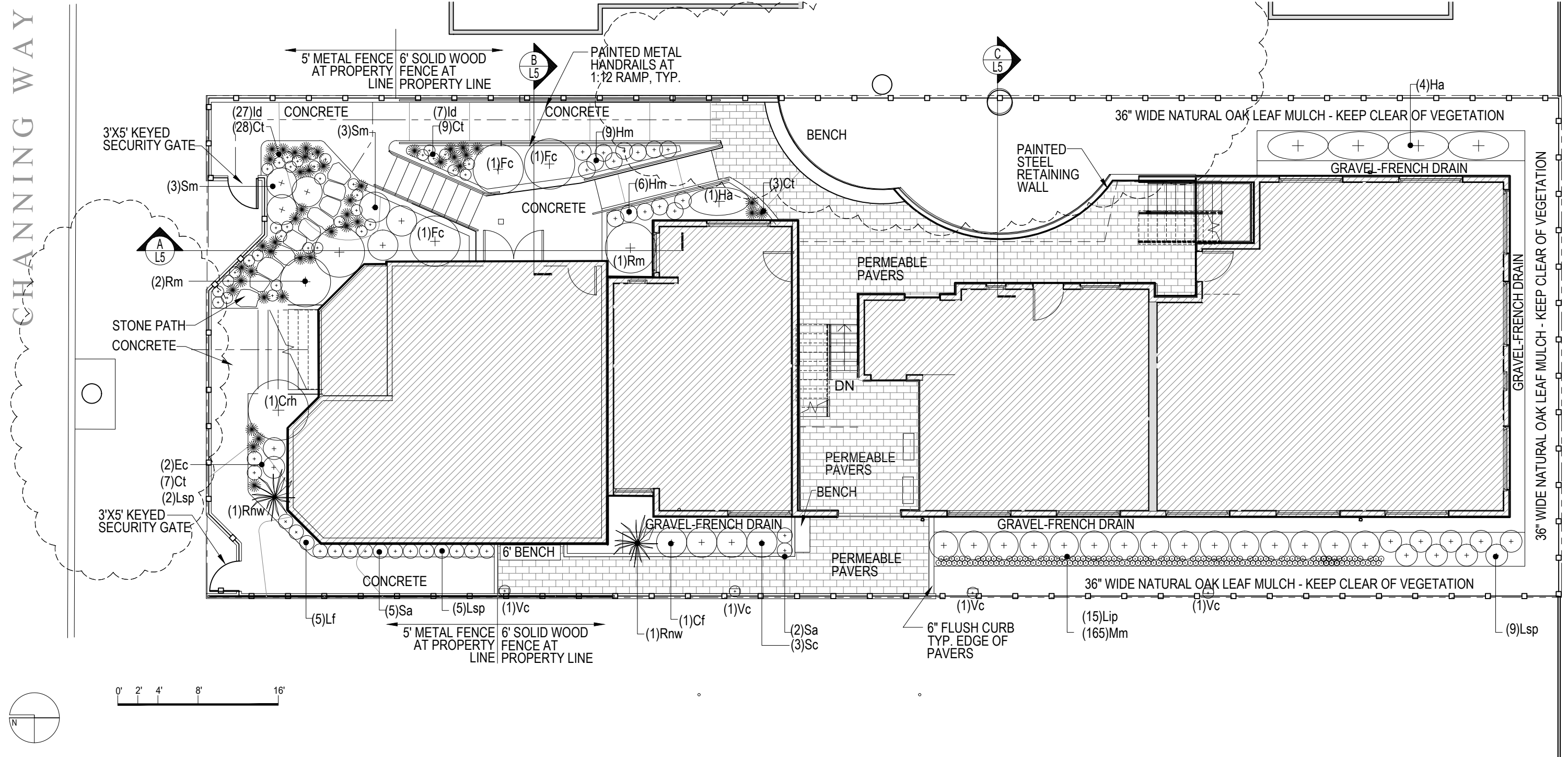
TOP OF RETAINING WALL TO MATCH EXISTING GRADE AT EDGE OF TREE PROTECTION ZONE

TREE PROTECTION ZONE-EXISTING GRADE TO REMAIN

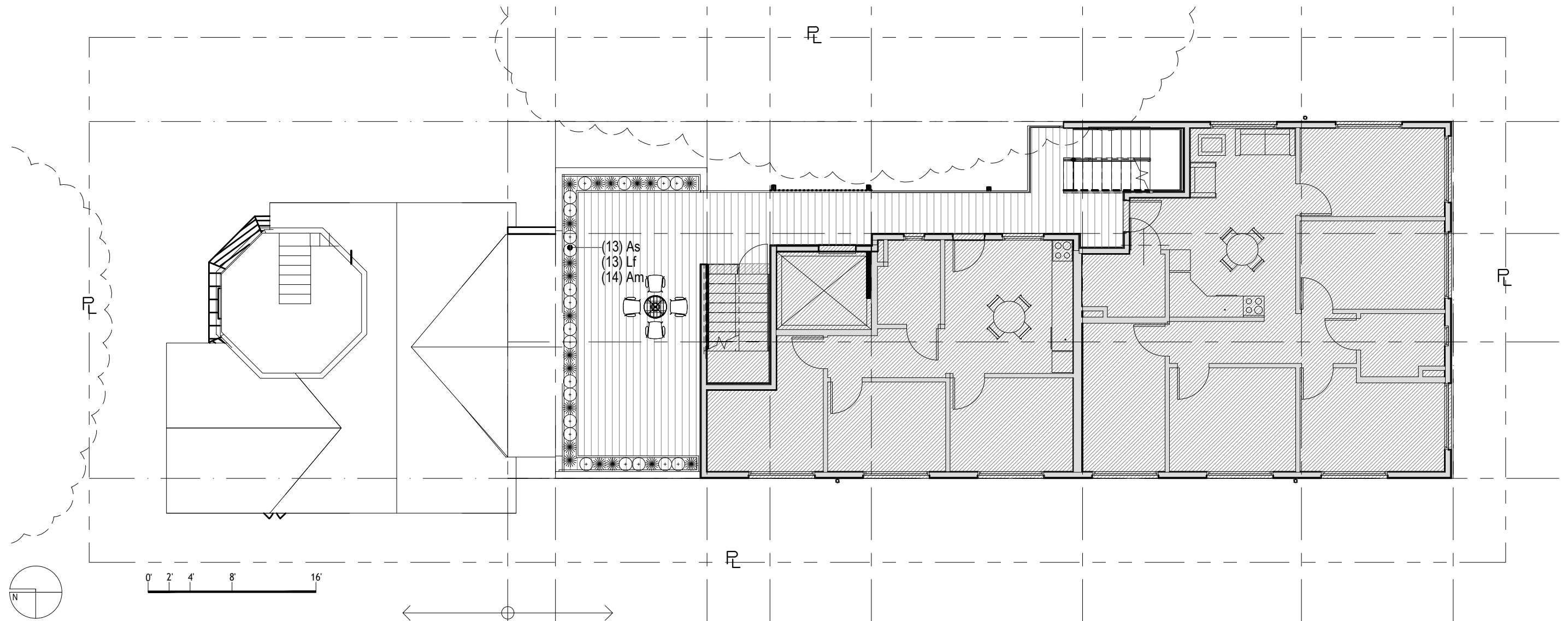
MAINTAIN EXISTING GRADES

GRADING LEGEND		
	PROPOSED CONTOUR	+97.20 PROPOSED SPOT ELEVATION
	EXISTING CONTOUR	96.77 EXISTING SPOT ELEVATION
	PROPOSED SLOPE DOWN	TOC TOP OF CURB
		TOW TOP OF WALL
		FFE FINISHED FLOOR ELEVATION

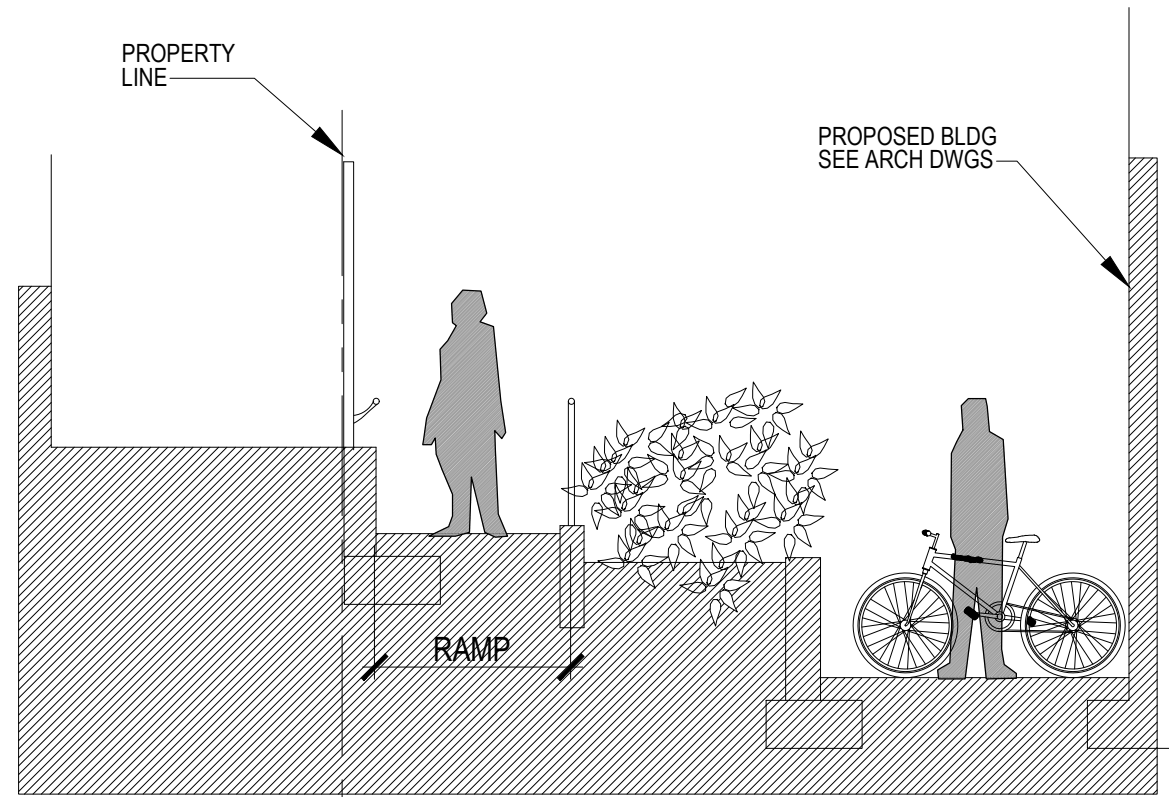
1 GROUND FLOOR GRADING PLAN
1" = 10'-0"



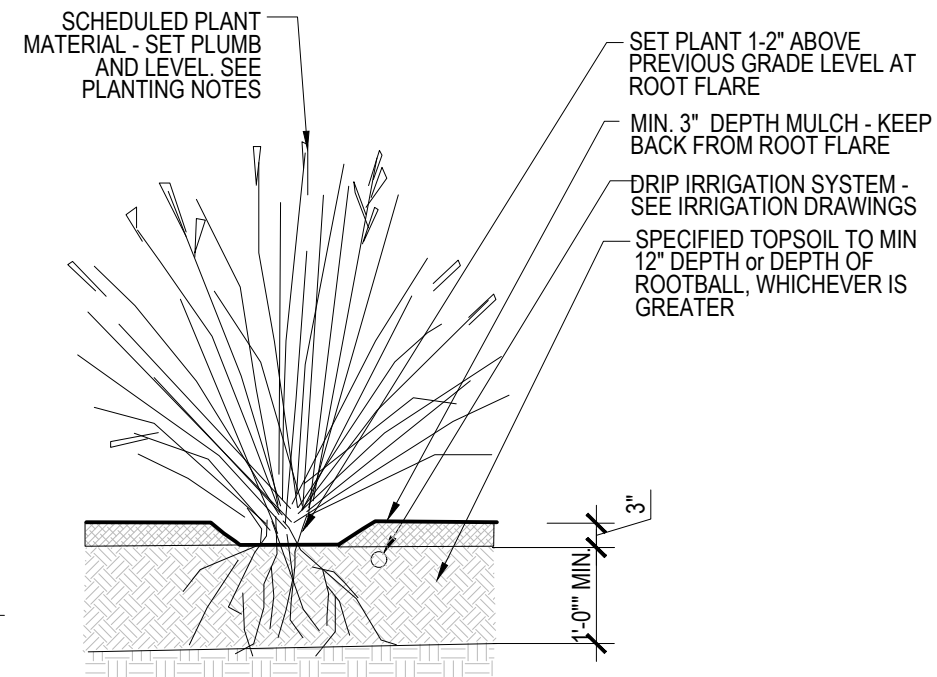
1 GROUND FLOOR PLANTING AND MATERIALS PLAN
1" = 10'-0"



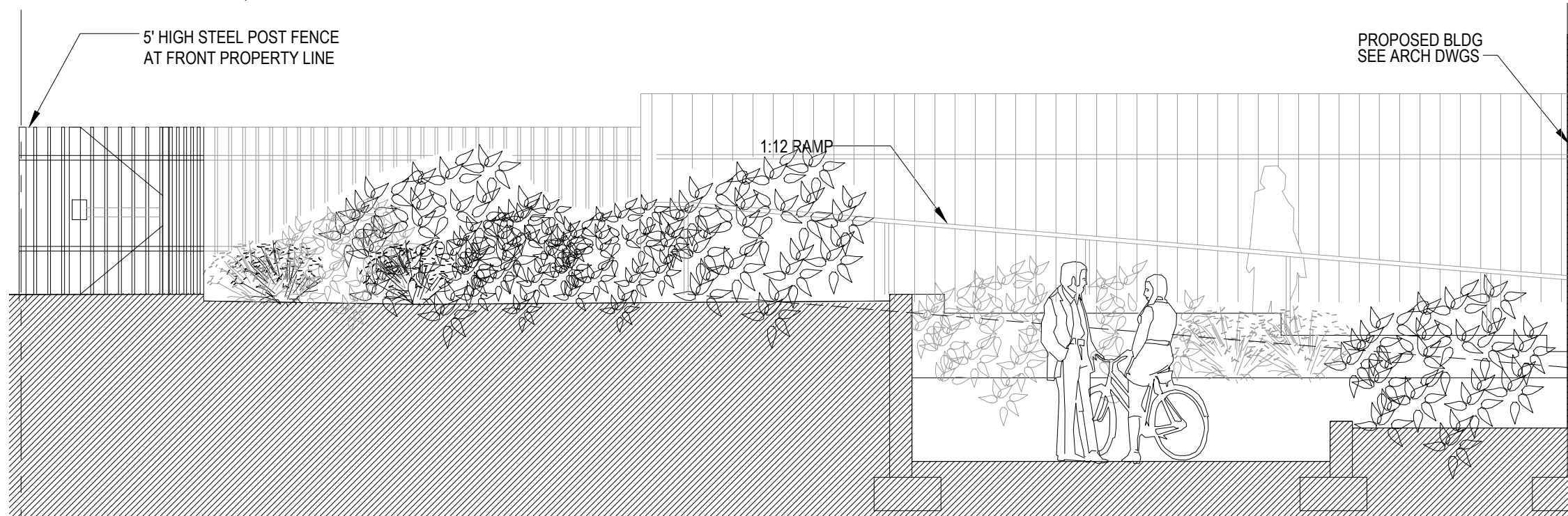
1 THIRD FLOOR ROOF DECK
1" = 10'-0"



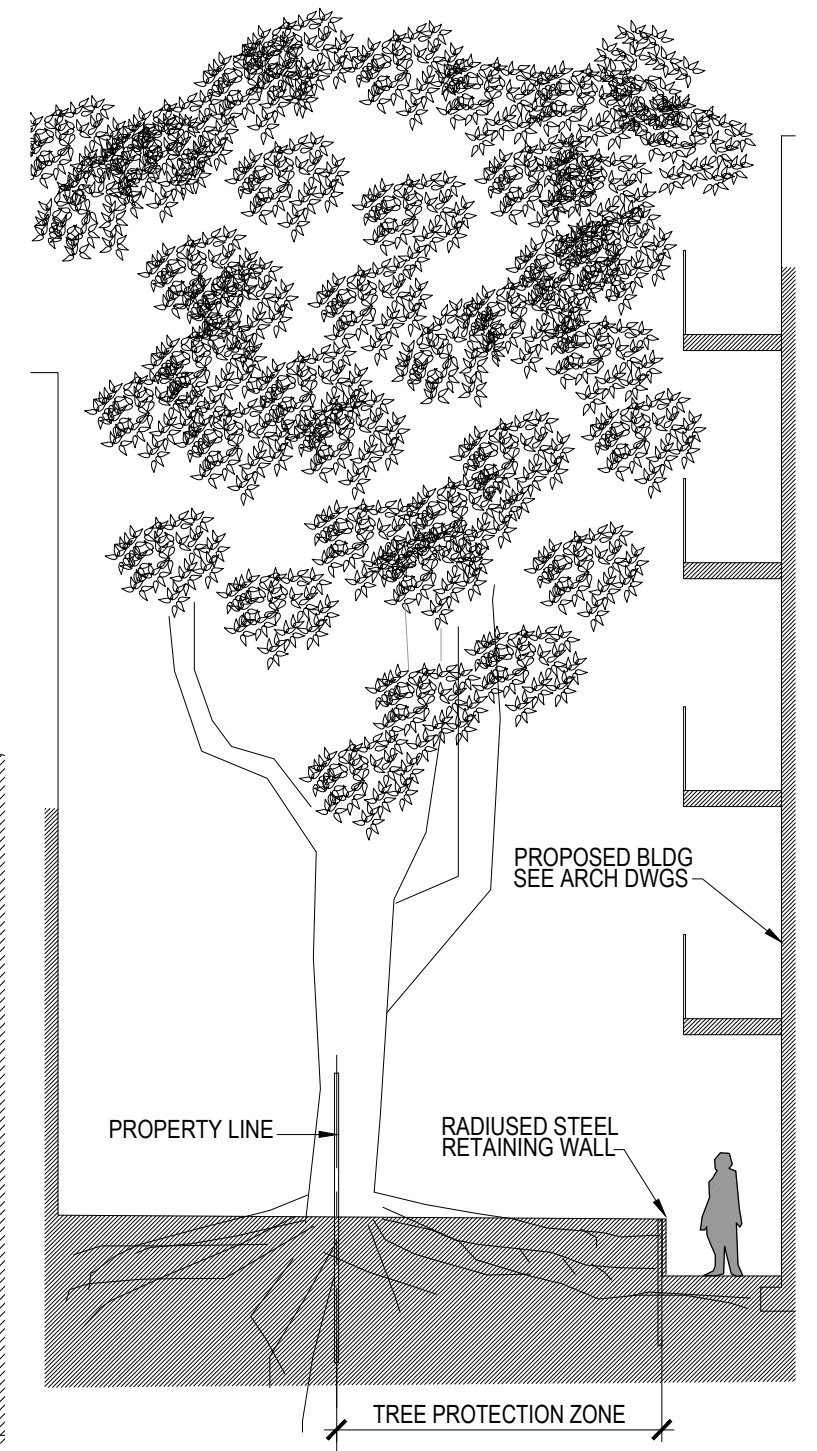
B E-W SECTION
1/4" = 1'-0"



1 TYPICAL PLANTING
NTS



A N-S SECTION
1/4" = 1'-0"



C SECTION AT OAK TREE
1/8" = 1'-0"

2328 Channing Planting Schedule

ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

symbol	scientific name	common name	mature ht	contains	spacing	GF	3F	total	WUCOLS	bloom	notes
Am	Armeria maritima	thrift, seapink	12"	1 gal	12"oc	0	14	14	low	pink, spring	
As	Allium schoenoprasum or unifolium	wild chives	12"	bulb	8"oc	0	13	13	low	pink, may-june	
Crh	Ceanothus 'ray hartman'	California lilac	12-20'	5 gal	single	1	0	1	low	blue, winter/spring	no summer water
Cf	Corethrogyne filaginifolia	California aster	12"-18"	1 gal	36"oc	1	0	1	low	pink-lavender, later summer,	spreading silver-white foliage
Ct	Carex tumulicola	slender sedge, foothill sedge	12"	4"pot	18"oc	43	0	43	low	spring	fill gaps, good bird food, will spread slowly
Ec	Eriophyllum confertiflorum	golden yarrow	12-18"	1 gal	15" oc	2	0	2	low	yellow, winter, spring, summer	
Fc	Frangula californica	coffeeberry	6'-8'	5gal	6'oc	3	0	3	low	may-june	fruit turns red to black in summer
Ha	Hetermeles arbutifolia	toyon	6-8'	5gal	6'oc	5	0	5	low	white, may-june	orange-red berries in fall
Hm	Heuchera maxima	island alum root	1-2'	1 gal	24"oc	15	0	15	low	pink/white, winter-spring	hand clip
Id	Iris douglasiana	douglas iris	12-24"	bulb	12"oc	34	0	34	low	blue, winter/spring	
Lf	Lupinus formosus	California lupine	18"	1 gal	18"oc	5	13	18			
Lip	Lavandula intermedia 'phenomenal'	French lavender	36"	1 gal	36"oc	15	0	15	low	lavender, summer	Cut back after bloom is finished by no more than 1/3rd
Lsp	Lavandula stoechis 'papillon'	Spanish lavender 'papillon'	18-24"	1 gal	18"oc	16	0	16	low	lavender; spring-summer	Cut back after bloom is finished by no more than 1/3rd
Mm	Muscari mixed	grape hyacinth	6"	bulb	6"oc	165	0	165	low	mixed white-pink-blue-purple, march-april	25% 'dark eyes' 25% 'peppermint' 25% 'armeriacum' 25% 'pink sunrise'
Rnw	Rosa 'nearlywild'	California ranch heritage rose	6'	1gal	single	2	0	2	low	pink, spring-summer	prune for fire access
Rm	Ribes malvaceum	chaparral currant	6-9'	5gal	36"oc	3	0	3	low	pink; winter	edible fruit
Sa	Salvia apiana "compacta"	dwarf white sage	18-24"	1 gal	18"oc	7	0	7		spring-summer; white	Cut back after bloom is finished by no more than 1/3rd
Sc	Salvia clevelandii	Cleveland sage	3-4.5'	1 gal	3'oc	3	0	3	low	lavender, spring, summer	Cut back after bloom is finished by no more than 1/3rd
Sm	Symphoricarpos alba	creeping snowberry	2-3'	5gal	30"oc	6	0	6	low	pink, spring	white berries, winter
Vc	Vitis californica	California wild grape	vine	1 gal	see plan	4	0	4	low	fall color	

2328 Channing Landscape Concept

The main notable site features include the historic Victorian house dating to 1889 and two large coast live oaks on the eastern property line, of 29 and 21 inches diameter respectively, likely between 80 to 120 years of age. There is also some tall unidentified vegetation along the western and southern property lines.

The planting concept for the new construction employs native, low-water-use grasses, perennials, and shrubs to hint at the site's blowsy California history, recalling the adventurous Lutrell family's Victorian homesteading amidst a ranching landscape of bunchgrass oak savanna. These fruiting and flowering plants will be drought-tolerant, low-maintenance, and help support the ecology of the existing oak trees. Any plant substitutions or replacements must also meet these criteria.

At the same time, the colorful and diverse planting will enliven the already eclectic character of the block, and the culture of Telegraph Avenue which values exuberance, individuality and creativity.

The front property line fence will be a visually open, durable, steel post fence, five feet high. An open fence will allow views of the historic house, and light to reach the plantings, while still maintaining the security of its residents.

The coast live oaks will be protected according to the recommendations of the arborist's report dated 25 April, 2021. As noted in that report, the trees' canopies have already been heavily pruned by previous owners.

Planting Notes

1. If factual site conditions vary from what is shown on plans, or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
2. Exact locations and layout of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location and orientation in field.
3. Verify plant counts and square footages: Quantities are provided for Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contractor shall review availability of specified plant materials prior to bid. If plant materials in specified quantities are shown to be unavailable, contractor to notify Landscape Architect and propose substitutions prior to bid. All substitutions are subject to approval by Landscape Architect prior to installation.
5. All plants are to be tagged with project identification at nursery or contractor's operation, for approval or rejection by Landscape Architect in person or by photo, prior to transporting to job site. Plants may also be rejected at the job site if damaged in storage or transit.
6. All new landscape planting shall be guaranteed for a period of one year following final inspection by Landscape Architect or Owner's representative. At the end of this period, plant material termed dead or unsatisfactory by Landscape Architect or Owner's representative shall be replaced at no additional charge by the landscape contractor. The contractor shall notify the Landscape Architect, in writing, of any plants that he feels may not survive in locations indicated.
7. Roof garden soils must be engineered highly specifically to be lightweight, fast-draining, and retain moisture. Ground level soils are to be evaluated by laboratory analysis for pH, organic content, mineral composition, and contamination, prior to planting. Contractor to submit laboratory analysis for approval by Landscape Architect prior to installation on site. Depending on results of analysis, local soil may be modified as required, and reused where possible.
8. Timed automatic weather-based drip irrigation system shall be installed in all planted areas. See Irrigation drawings.
9. Planting shall be November through February only.
10. All and any exposed soil surfaces at roof are to be covered by 3" shredded hardwood bark mulch, aged 6-12 months.
11. All plant materials to be planted plumb and vertical, at root flare or slightly above grade.
12. Coast Live Oak trees to be protected per arborist's report, and mulched with own leaves during construction.
13. Contractor to clearly communicate in writing any relevant information, including final locations and requirements of irrigation equipment, names of specialised suppliers, and any other particulars, to the landscape maintenance team assigned by Owner, before sign-off and handover.

2328 Planting Maintenance Plan

At Least Monthly

1. Check and clean (or replace) emitters that have become clogged. Check water supply and flow rate. Check for leaks.
2. Replenish plantings with specified mulch, maintaining 3" depth minimum.
3. Remove weeds by hand - no herbicides.
4. Remove litter by hand - no leaf blowers.
5. Prune shrubs as required for pedestrian clearance only, hand prune only - no square shrubs.
6. Collect fallen oak leaves from pedestrian areas and leave at base of oak trees.

Yearly - in winter

1. Cut back salvia and lavender by no more than 1/3, after bloom is over.
2. Check for any dead or dying plants, remove and replace with drought tolerant (WUCOLS Low) plants of appropriate shade/sun preference, with wildlife value, native Californian if possible.
3. Clip back leggy growth as needed.

As needed

1. Flush irrigation system thoroughly after any main line break to avoid emitter clogging.
2. If any irrigation hoses have become exposed, conceal beneath mulch layer.

Armeria maritima - California sea thrift



Lupinus formosus - California lupine



Lavandula intermedia



Allium schoenoprasum - chives



Lavandula stoechis 'papillon'



Ribes malvaceum - chaparral currant



Symphoricarpos albus - snowberry



Heuchera maxima - island alum root



Douglas iris



Carex tumulicola - slender sedge



Salvia apiana 'compacta' - dwarf white sage

Rosa 'Nearly Wild' - California ranch heritage rose



Vitis californica - California wild grape



Frangula californica - coffeeberry



Hetermeles arbutifolia - toyon



Eriophyllum confertiflorum - golden yarrow



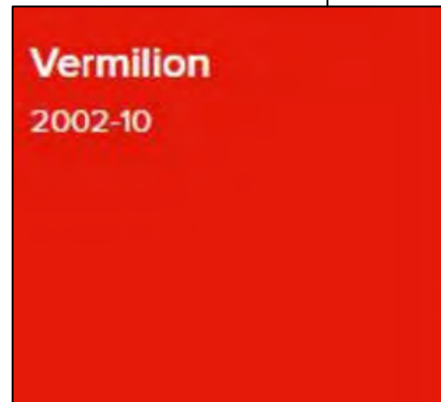
Corethrogyne filaginifolia - California aster



Ceanothus Ray Hartman



Salvia clevelandii



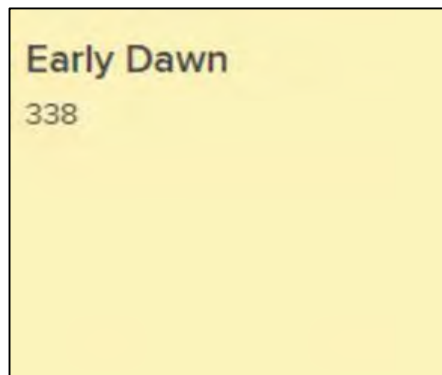
DOOR COLOR



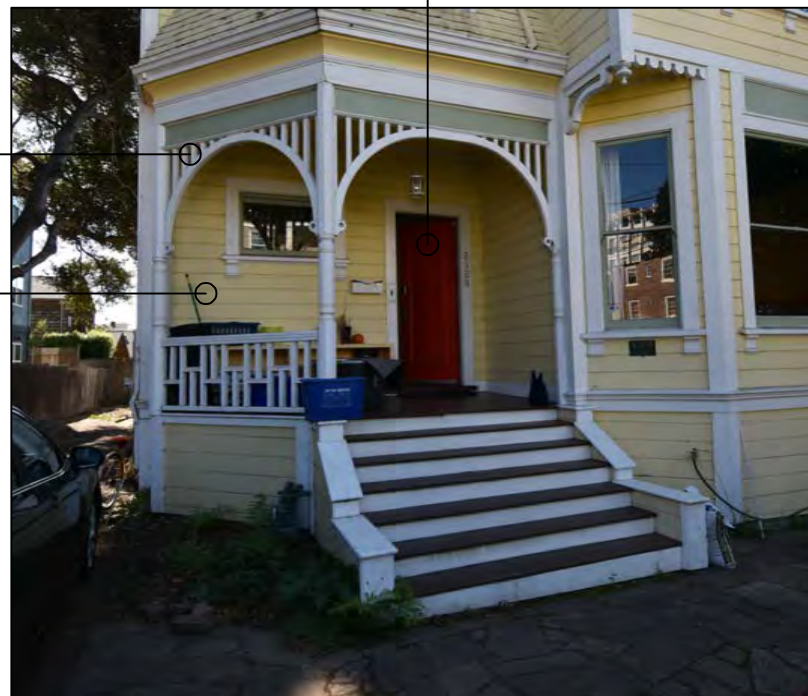
TRIM, RESTORED RAILING AND ARCHWAY COLOR



WOODLAND SHINGLE ROOF



EXISTING PAINTED CHANNEL SIDING COLOR, RESTORE AND REPAIR IN KIND



EXISTING BUILDING DETAIL



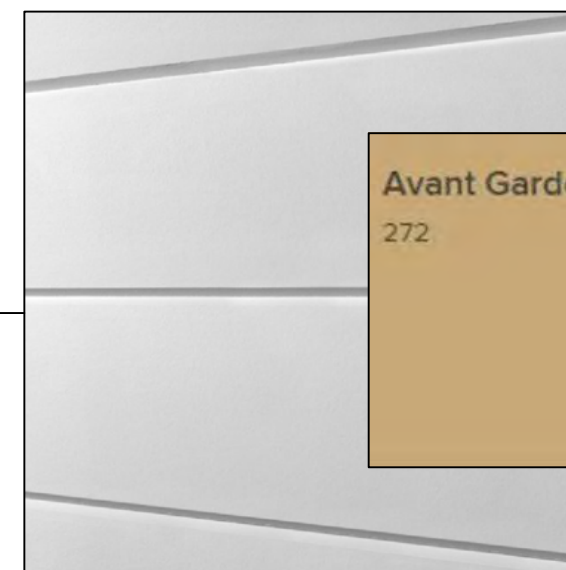
LASER CUT SCREEN, SIMPLY WHITE



FIBERGLASS WINDOWS, BLACK FRAMES



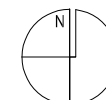
NEW BUILDING DETAIL



7" CHANNEL FIBER CEMENT SIDING, PAINTED



PROJECT VIEW



Applicant statement of revisions to plans

1.24.22

In response to the comments from the members of the Landmarks preservation committee on January 6, 2022, we have made the following revisions to the plans:

1. Recessed windows – window details have been updated to clarify how the windows will be recessed. The vertical siding spandrel panel between the basement and 1st floor windows will be recessed by utilizing a reduced framing size. The 4th floor framing will also be reduced to provide a visual reveal at the top floor.
2. Fencing color – the color of the perimeter fence is noted to be white at the details.
3. Trash door details – the elevations and rendering views show the new doors at the main house basement will be 4-panel wood doors with a simple flat trim detail to differentiate from the historic features of the house. The doors will be painted red to match the front door. Trim will sit below historic floor line trim.
4. Vertical landscaping element - A vertical narrow leafed palm lily, *Cordyline stricta*, is proposed instead of one of the native currants. It's a shade-tolerant plant that is palm-like in shape, can grow to 20' and can survive in a low water use zone
5. Refined interface between historic and new building – the height of the parapet was lowered to the floor level of the deck, with a light metal railing on top. This allows the cross gable of the historic roof to be better expressed. A small parapet at the end of the gable was raised to provide a finished end to the gable, and it creates a feature wall for the 3rd floor roof deck.
6. Increase setbacks – the side setbacks are currently at 8'-0." Since new development typically has 5' setbacks for light, air and egress, we expect any new development to the west or south will be at least 5', creating at least 13' between our buildings. The rear setback was originally designed at 5'-0." We have increased the setback at 2 rear bedrooms to 8'-0", while the bathrooms remain at 5'-0." One bedroom was removed from the back units to accommodate this change, as suggested.
7. Density and bulk – while we have not reduced the height of the building, we have designed a visual break at the fourth floor where the 4th floor is recessed from the lower floors, and is clad in a contrasting color. A continuous sill connects the window line around the building. The massing of the elevator/stair block and walkways were also combined to create a more uniform backdrop for the historic home.

Applicant Statement, revised 5.28.21 (updated again 1.24.21)



Figure 1: Luttrell House

2328 Channing Street is an existing lot in south Berkeley’s R-S (Residential – Southside) District. The stated purpose of this zoning district is to encourage “relatively high and moderate density, multi-story residential development close to major shopping, transportation and employment centers.” Located just 2 blocks south of UC Berkeley’s campus, and 1.5 blocks west of the busy commercial street Telegraph Avenue, this site is well-positioned to provide much needed housing to Berkeley residents. There is an existing single-family home, the Luttrell House, on the site which was designated an historic landmark in 2020. It’s a Queen Anne style home with 6 bedrooms, currently housing students. There are 3 storage sheds at the rear of the property. The rest of the property is undeveloped landscaping, featuring 2 large oak trees that flank the east property line. The surrounding properties are mixed use, with UC tennis courts to the south, a social service facility to the west and multi-family housing to the east. Across Channing Street to the north are several multi-family buildings of various sizes.



Figure 3: aerial view of site



Figure 2: zoning map

This project proposes to make better use of the site while also preserving the existing historic home and important features. As an historic resource, the existing home will be moved forward to a new basement/foundation, at an 8'-0" setback, giving it more prominence from the street while also creating more area for development at the back of the property. Many of the neighboring properties have a similar front setback (see photos).



Figure 4: properties directly east on Channing



Figure 5: properties directly across Channing, looking west



Figure 6: adjacent properties to the west

The siting of the home towards the front of the property will give the home better visibility to the public sphere. As it sits now in the middle of the lot, it is shrouded in shadows from adjacent buildings and dense planting. Non-contributing features of the home, such as a later addition and non-period attic windows will be removed. Original details of the home, such as spindle-work at the porch, will be restored and any proposed alterations will be completed under the Secretary for the Interior's Standards for Treatment of Historic Properties. Minor interior renovations will not otherwise affect the major contributing features. The two large oak trees will be preserved and maintained according to the recommendations of a certified arborist to ensure their continued health.



Figure 8: restored wood filigree arches at porch



Figure 7 new filigree in metal at new building

A new 4-story + basement building is proposed at the rear of the property, and will provide 13 new residential units, including 2-, 3- and 4-bedroom units. As allowable by the zoning regulations, a use permit is requested for the 4th floor, reduced separation between buildings (0') and reduced rear setbacks (5' to 8'). No density bonus is being sought for the project. In-lieu fees will be paid for housing affordability as required by local ordinance (see separate housing affordability statement).

An existing curbcut will be maintained on site, though no car parking will be provided. The driveway will provide access for temporary loading and bike access to the secure bike parking.

The proposed building is set back from the existing root and canopy zones of the oak trees per the recommendations of the arborist's report. It will be separated from the existing home with a fire wall as required by code. It will provide a contrasting backdrop for the home, in taupe wood siding to complement the yellow tones of the existing house. Dark grey accents to the elevator tower and stairs contrasts with the taupe paneling. Overall, the palette of colors and materials differentiates the new building from the historic structure, while still complementary, as recommended by historic resource guidelines. A clear separation between the resource and the new building is obvious yet creates a cohesive site design. The new building, while much more modern and of today's design style, has elements that resonate with the historic home. Large warehouse style windows echo the similar era of the main house, and the massing steps up from the height of the existing house, up to the 4th story and elevator penthouse levels.

After an initial review from our historic resource consultant, Stacy Farr, the interface of the existing and new structures was further refined to provide setbacks that reveal all corners of

the existing home. Disturbed finishes at the roof and walls of the existing home will be replaced in kind.



Figure 9 west side reveal between existing home and new (original design)



Figure 10 east side reveal between existing home and new (original design)



Figure 12 east side reveal between existing and new, current design



Figure 11 west side reveal between existing and new, current design

The neighborhood is mixed in building style and typology, from high-rise student dormitories to low-rise commercial and residential buildings, and this project fits into the neighborhood without major impacts, and provides much needed housing in an amenity-rich neighborhood.



Figure 13: west elevation, original submittal



Figure 14 west elevation, current design proposal

LUTTRELL HOUSE RESTORATION & NEW BUILDING

2328 CHANNING WAY, BERKELEY, CA, 94704

ARCHITECT/APPLICANT

DEVI DUTTA-CHOUDHURY, AIA
 DEVI DUTTA ARCHITECTURE
 928 CARLETON STREET
 BERKELEY, CA 94710
 510/705-1937
 hello@devidutta.com

OWNER

ALLEN JO
 1398 TRAILSIDE COURT
 SAN JOSE, CA 95138
 408 209 1203
 jo.allen08@gmail.com

HISTORIC RESOURCE

STACY FARR
 www.farrhistoric.com
 510/842-6783

PROJECT DESCRIPTION

RENOVATION OF EXISTING HISTORIC HOME AND CONSTRUCTION OF NEW MULTI-UNIT APARTMENT BUILDING.

NEW 4 STORY + BASEMENT RESIDENTIAL BUILDING

EXISTING RELOCATED HOUSE ON NEW BASEMENT FOUNDATION



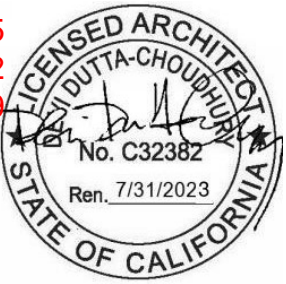
DRAWING LIST

- A0.0 COVER SHEET
- A0.1 PROJECT INFORMATION
- A0.2 SITE COVERAGE
- A0.3 SURVEY
- A0.4 STREET ELEVATIONS
- A0.5 VICINITY MAP
- A0.6 SITE PHOTOS
- A1.0 EXISTING/DEMO SITE PLAN
- A1.1 EXISTING / DEMO FIRST FLOOR PLAN
- A1.2 EXISTING/DEMO SECOND FLOOR PLAN
- A1.3 EXISTING/DEMO EAST & NORTH ELEVATIONS
- A1.4 EXISTING/DEMO WEST & SOUTH ELEVATIONS
- A2.0 BASEMENT/SITE PLAN
- A2.1 LEVEL 1
- A2.2 LEVEL 2
- A2.3 LEVEL 3
- A2.4 LEVEL 4
- A2.5 ROOF PLAN
- A3.1 WEST ELEVATION
- A3.2 EAST ELEVATION
- A3.3 NORTH & SOUTH ELEVATION
- A4.1 SECTIONS
- A4.2 SECTIONS
- A4.3 SECTIONS
- A4.4 SECTIONS
- A5.1 AERIAL VIEWS
- A5.3 PERSPECTIVES
- A5.4 PERSPECTIVES
- A5.5 PERSPECTIVES
- A5.6 PERSPECTIVES
- A5.7 PERSPECTIVES
- A6.1 SHADOW STUDY - SUMMER SOLSTICE
- A6.2 SHADOW STUDY - WINTER SOLSTICE
- A6.3 SHADOW STUDY - APPLICATION DATE
- A7.1 PROPOSED DETAILS

DRAWING LIST

- L1 SITE PREP - LANDSCAPE CONSIDERATIONS
- L2 GROUND FLOOR LANDSCAPE - GRADING AND DRAINAGE
- L4 NOT USED
- L5 LANDSCAPE SECTIONS
- L6 PLANTING INFORMATION
- L7 PLANTING INFORMATION
- L8 PLANT IMAGES

ITEM 5
 LPC 02-03-22
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A0.0

COVER SHEET

SCALE:

0 4' 8' 16' 32'

2328 Channing Way

Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22

PROJECT ADDRESS

2328 CHANNING WAY, BERKELEY, CA, 94704

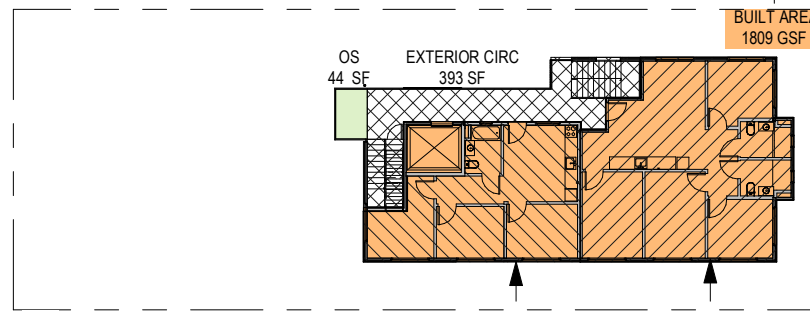
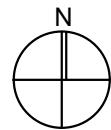
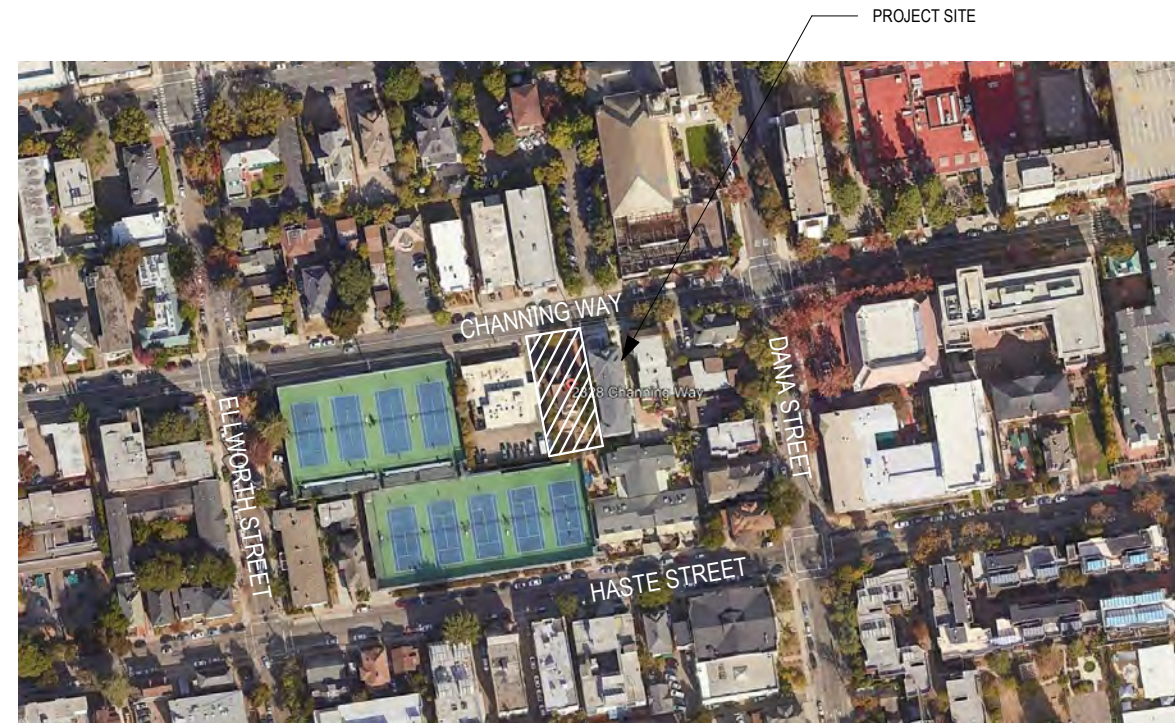
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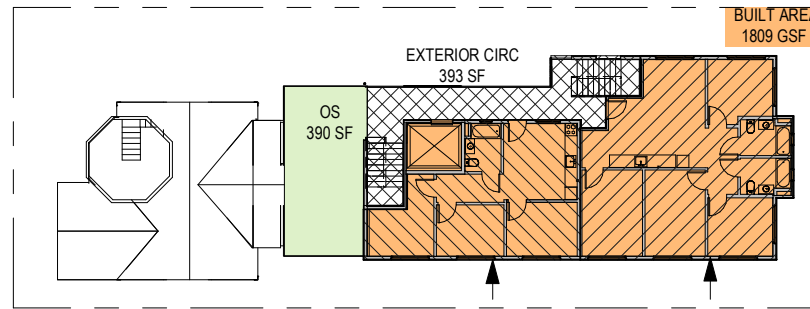
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 FIRE ZONE: 1
 ENV. MGMT AREA: NO
 LANDMARKS STRUCTURE OF MERIT: NO

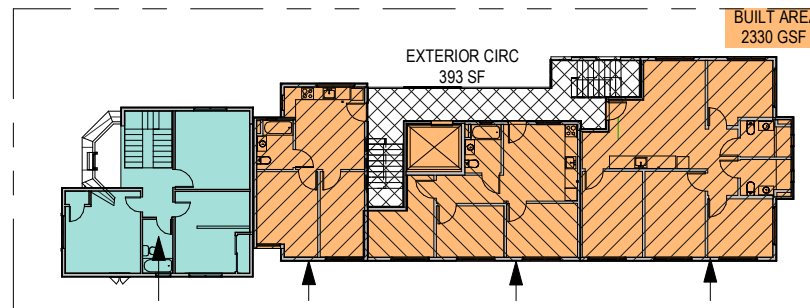
ITEM 5
 LPC 02-03-22
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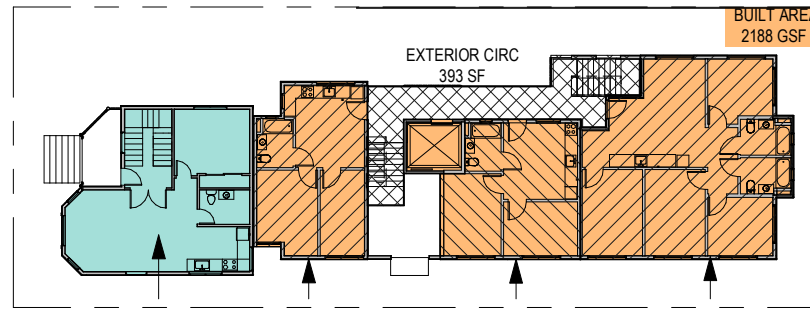
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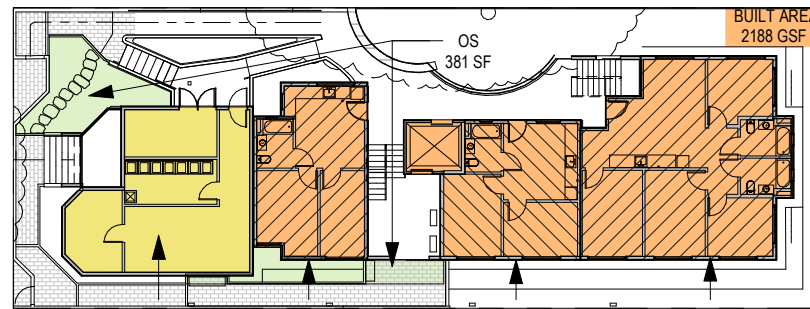
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 UNIT 10 3BR 647 SF UNIT 11 4BR 1061 SF



2
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1
 (E) HOUSE L1 757 SF UNIT 4 2BR 528 SF UNIT 5 2BR 507 SF UNIT 6 4BR 1061 SF



B
 (N) HOUSE BASEMENT 757 SF UNIT 1 2BR 528 SF UNIT 2 2BR 507 SF UNIT 3 4BR 1061 SF

ZONING DEVELOPMENT STANDARDS

	EXISTING	PROPOSED	REQUIRED/ALLOWED
NUMBER OF DWELLING UNITS	1	14	N/A
AREAS			
LOT SIZE	6750 SF	NO CHANGE	5000 SF MIN.
TOTAL GROSS FLOOR AREA	2451 SF	14187 SF	
EXISTING DWELLING	2451 SF	2282 SF	
BASEMENT	NONE	757 SF	
1ST FLOOR	1215 SF	757 SF	
2ND FLOOR	1236 SF	768 SF	
NEW BUILDING		10324 SF	
BASEMENT	-	2188 SF	
1ST FLOOR	-	2188 SF	
2ND FLOOR	-	2330 SF	
3RD FLOOR	-	1809 SF	
4TH FLOOR	-	1809 SF	
EXTERIOR CIRCULATION	-	1572 SF	
BUILDING FOOTPRINT	836 SF	3618 SF	
LOT COVERAGE	18 %	(SEE A0.2)	55% MAX FOR 4 STORIES
IMPERVIOUS SURFACE	1215 SF	577 SF	
USEABLE OPEN SPACE	2153 SF	771 SF	50 SF PER UNIT X 14 UNITS = 700 SF
HEIGHT & STORIES			
EXISTING DWELLING			
AVERAGE	30' - 6 1/2"	30' - 6 1/2"	
MAXIMUM	37' - 7"	37' - 7"	
STORIES	2	2	
NEW BUILDING			
MAX HEIGHT	-	45'	45'
INCLUDING PENTHOUSE	-	56'	
MAX STORIES	-	4 + BASEMENT	4
PARKING SPACES			
RESIDENTIAL CAR PARKING	1 SPACE, NON-CONFORMING	NO CHANGE	NONE REQUIRED
BIKE PARKING	NONE	20 LOCKABLE	1 SPACE PER 2000 SQFT 7 SPACES REQUIRED
SETBACKS			
FRONT	23' - 3"	8'	8'
REAR	49' - 5 1/2"	5'	5'
SIDE	16' - 4 3/4" EAST 5' - 4 1/2" WEST	8'	8'

A0.1

PROJECT INFORMATION

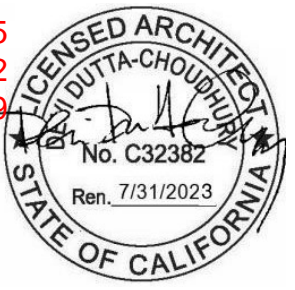
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2328 Channing Way

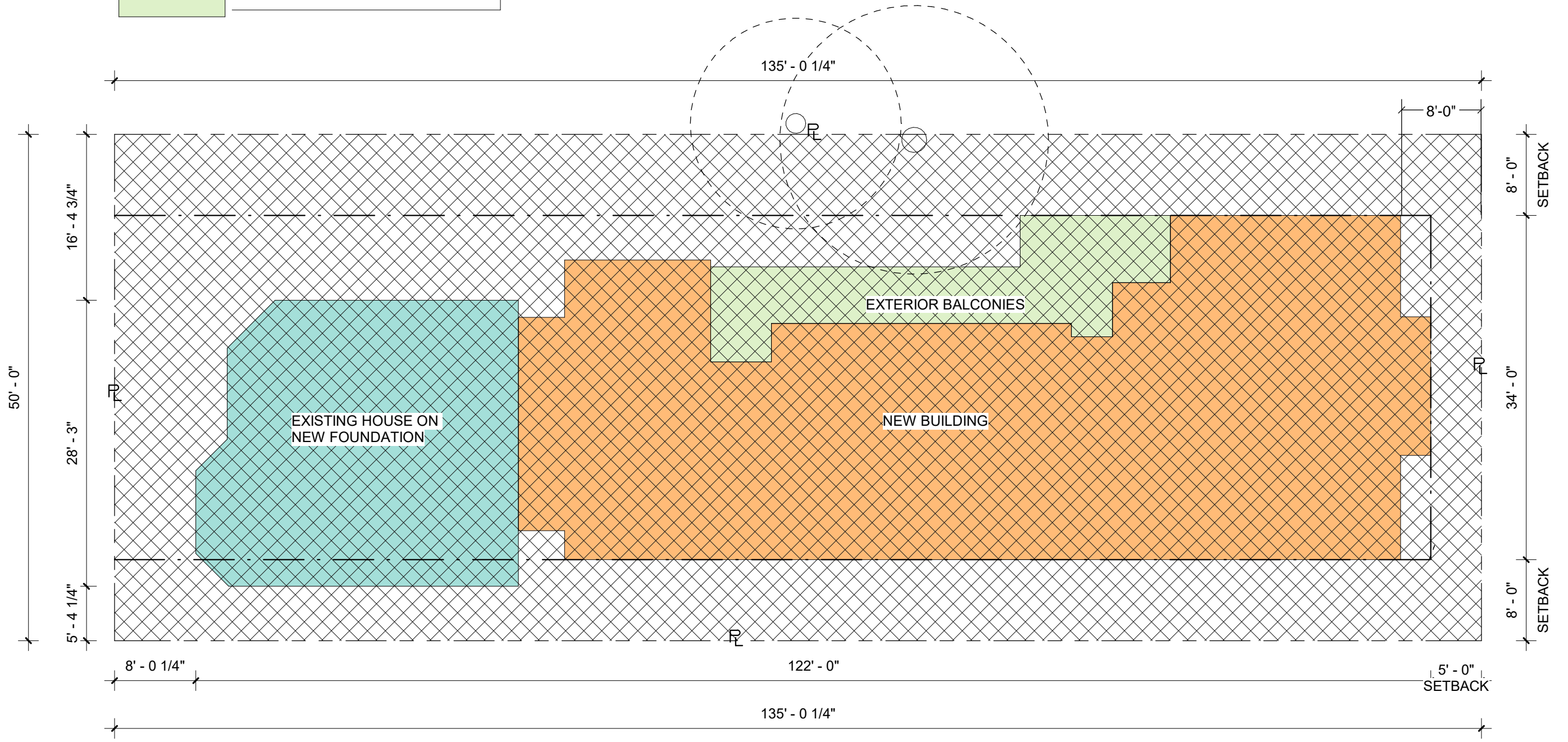
Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22



	TOTAL SITE	6750 SF		
	EXISTING HOUSE	836 SF	3561 SF 52.7%	MAX 55%
	NEW BUILDING	2391 SF		
	EXTERIOR BALCONIES	334 SF		



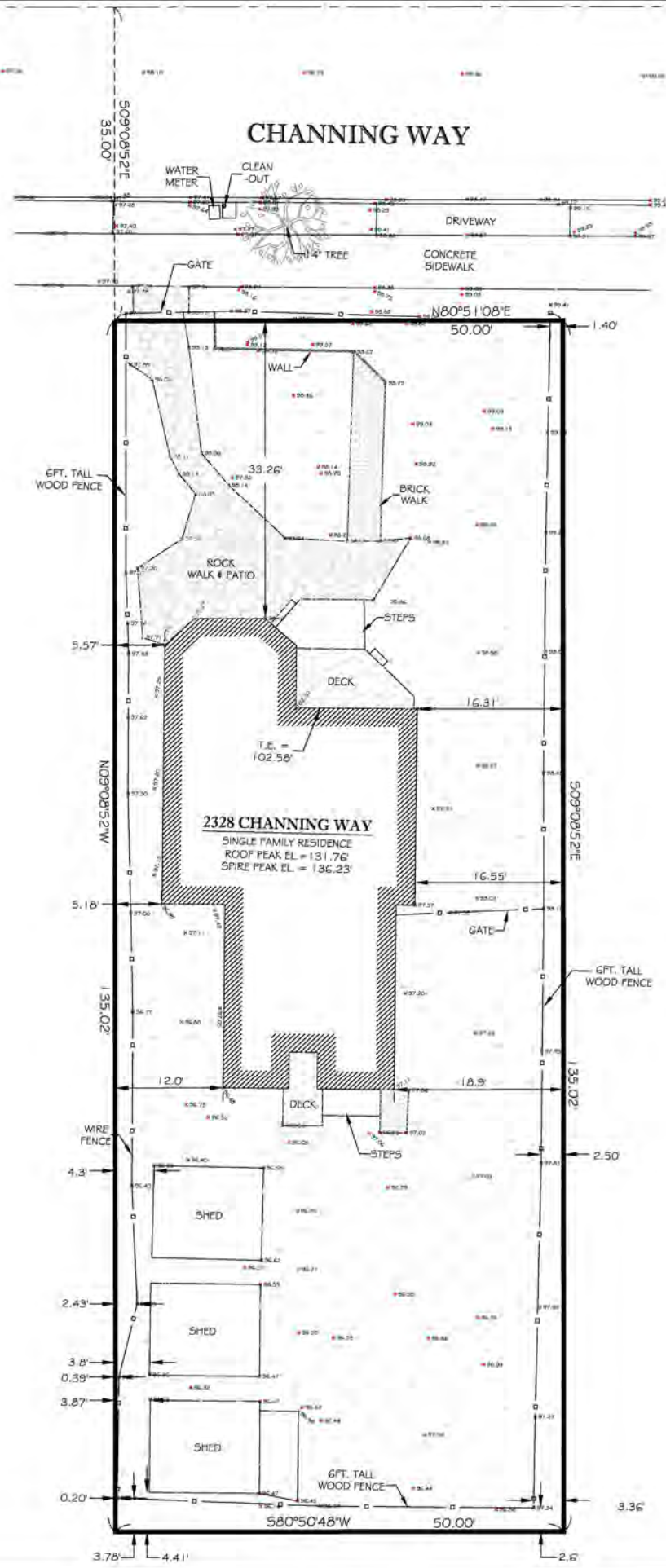


DATE: 09 / 30 / 2019
DRAWING SCALE: 1" = 8'
PREPARED BY: KADIE PLOUFF
APPROVED BY: KADIE PLOUFF
FILE NAME: CA-19-104-2328 CHANNING WAY BERKELEY

2328 CHANNING WAY, BERKELEY
COUNTY OF ALAMEDA
STATE OF CALIFORNIA
APN: 055-1883-027-00

TOPOGRAPHIC SITE PLAN

PROJECT NO.
NCA-19-104
SHEET NO.
1 OF 1



LEGEND:

	PROPERTY LINE
	WOOD FENCE
	CHAINLINK FENCE
	OVERHEAD WIRES
	MAJOR CONTOUR
	BUILDING
	WALL
	CONCRETE
	PAVEMENT
	BRICK
	SLATE / STONE
	GRASS
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIPLINE

LEGAL DESCRIPTION
BEING SUBDIVISION 1st OF LOT 6, BLOCK 5, SUBDIVISIONS OF PORTION OF LOT 5 AND 6, BLOCK 5, LOTS 7 AND 8, OF COLLEGE HOMESTEAD, RECORDED OCTOBER 8, 1879, BOOK 1 OF MAPS, PAGE 177, IN THE OFFICE OF THE COUNTY RECORDER, ALAMEDA COUNTY.

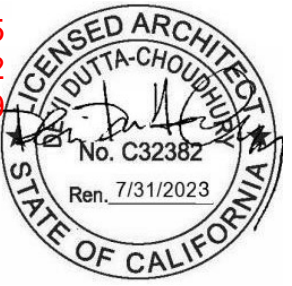
SURVEYOR'S NOTES

- ELEVATIONS ARE ON ASSUMED DATUM; SITE BENCHMARK LOCATED HEREON.
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE
I, KADIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013).
I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KADIE A. PLOUFF, PLS 9013



CHANNING SOUTH - EXISTING

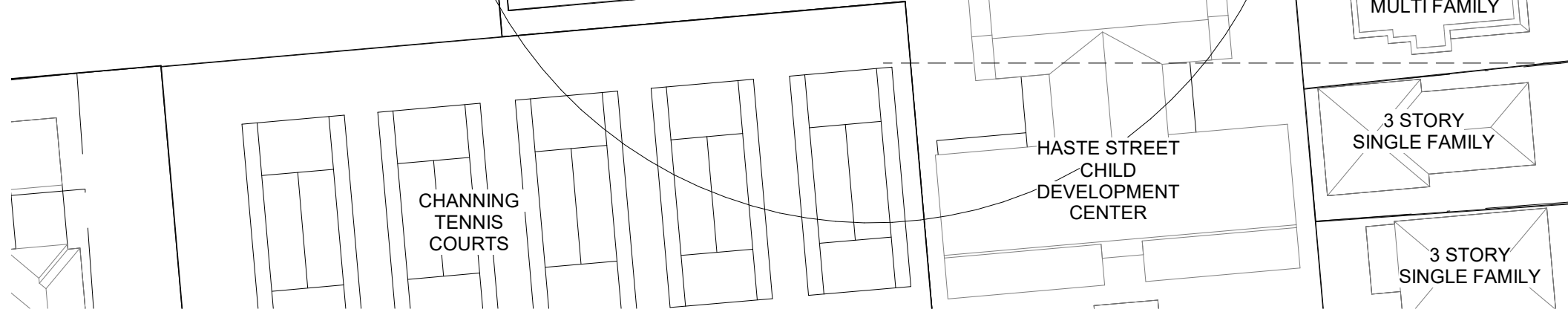
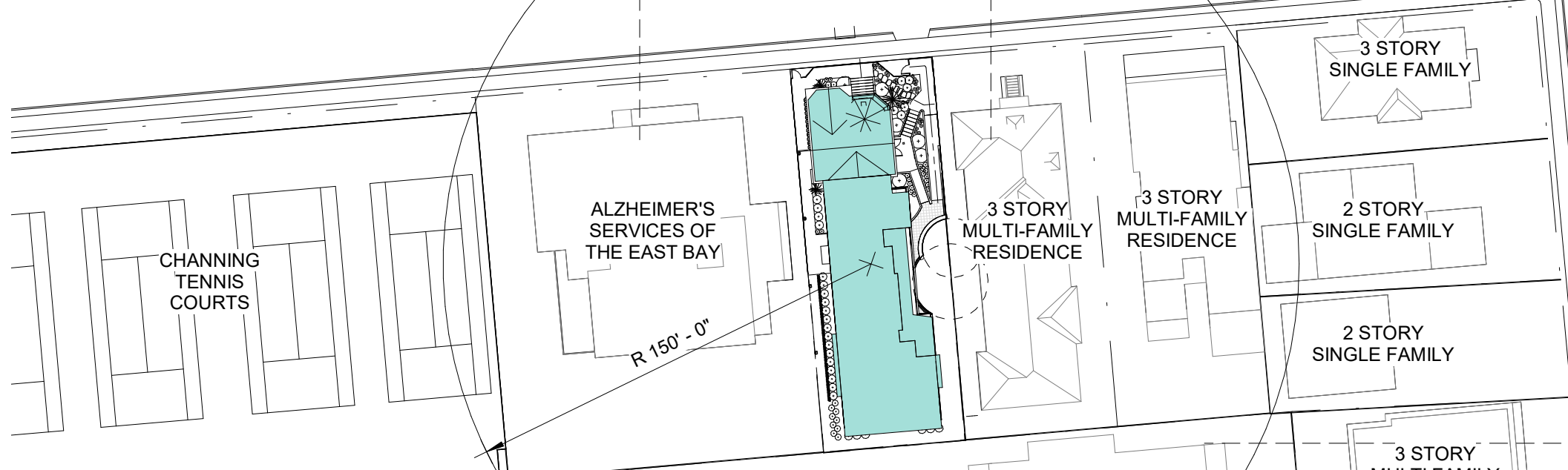
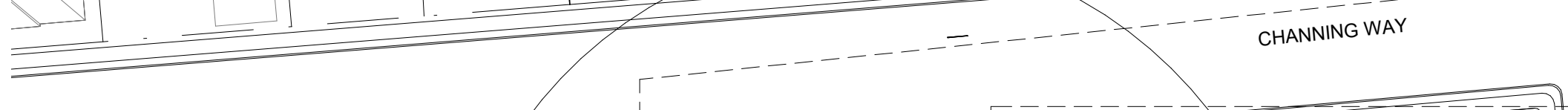
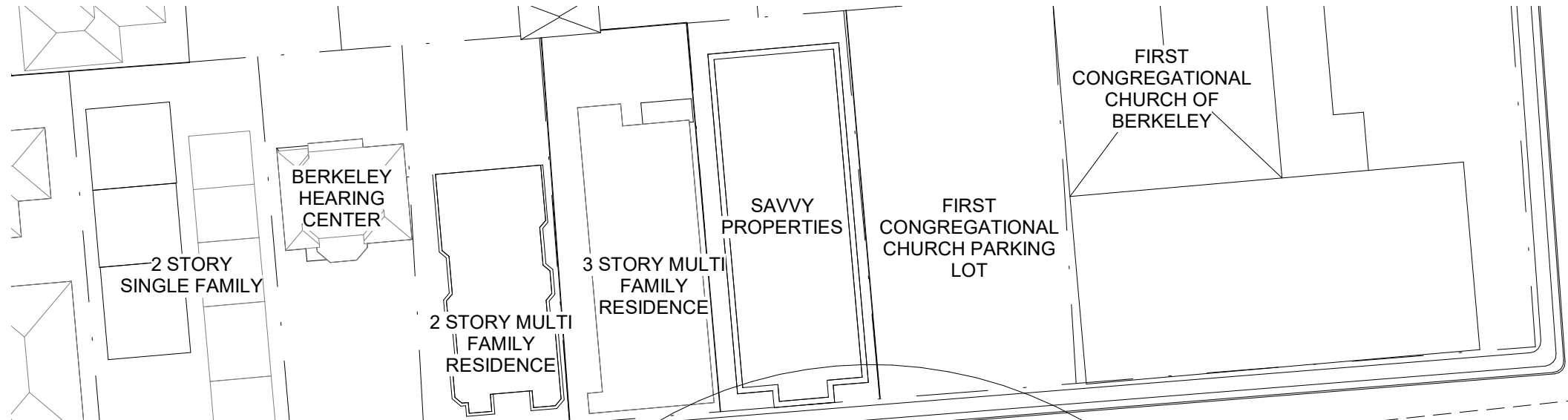
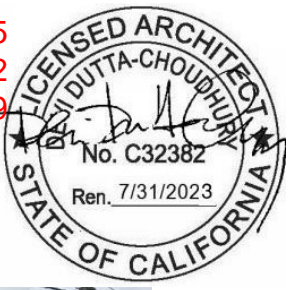
2328 CHANNING WAY
SUBJECT PROPERTY



CHANNING SOUTH - PROPOSED



CHANNING NORTH ELEVATION



A0.5

VICINITY MAP

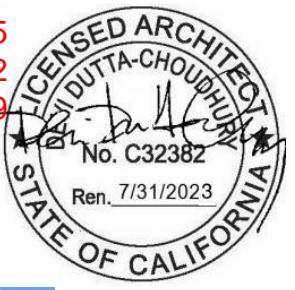
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2328 Channing Way

Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22



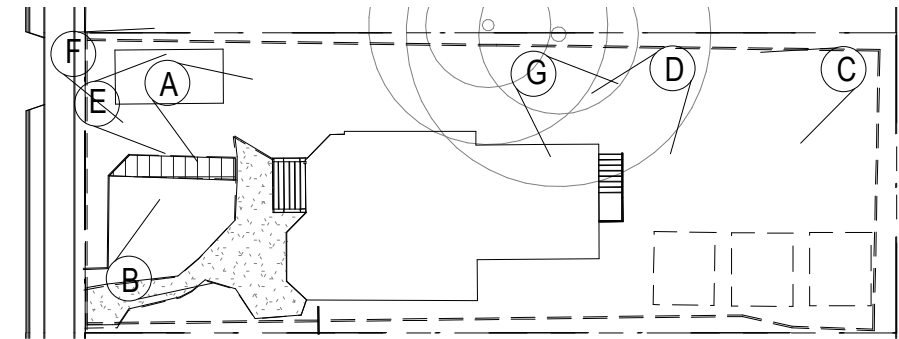
A,B - EXISTING FRONT OF HOUSE



C - EXISTING BACK OF HOUSE



D - EXISTING REAR STAIRWAY



1 SITE PLAN-PHOTO MAP
1/32" = 1'-0"



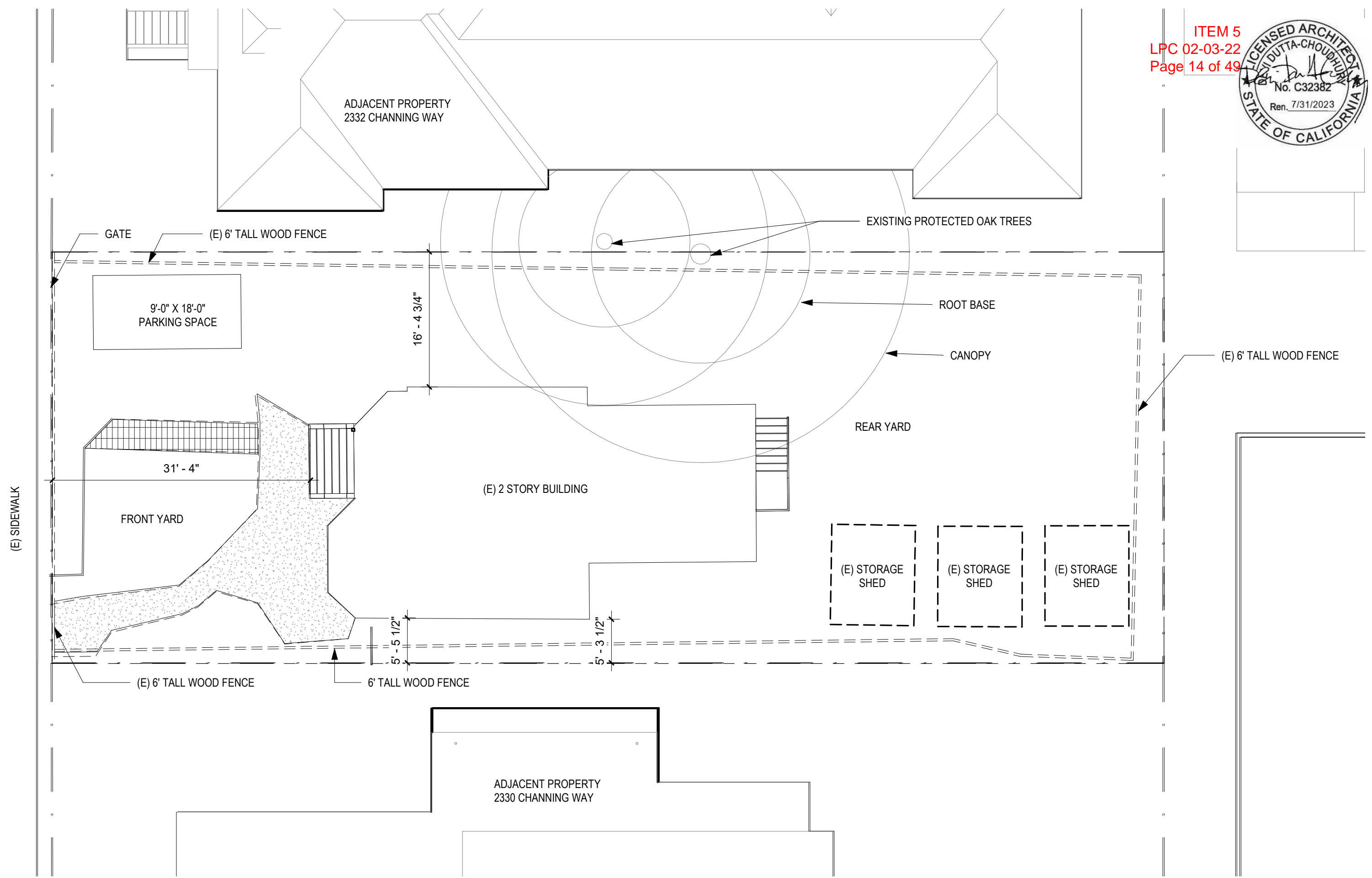
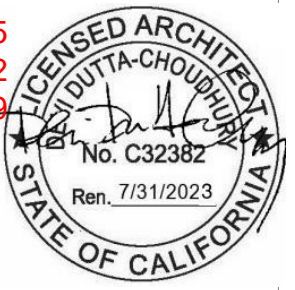
E - EXISTING DRIVEWAY AND ADJACENT BUILDING



F - EXISTING DRIVEWAY



G - EXISTING REAR YARD



A1.0

EXISTING/DEMO SITE PLAN

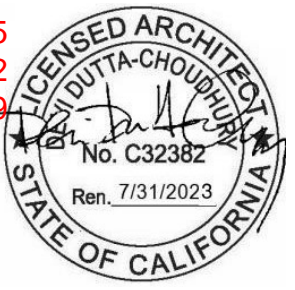
SCALE: 3/32" = 1'-0"
0 4' 8' 16' 32'

2328 Channing Way

Devi Dutta Architecture Inc.

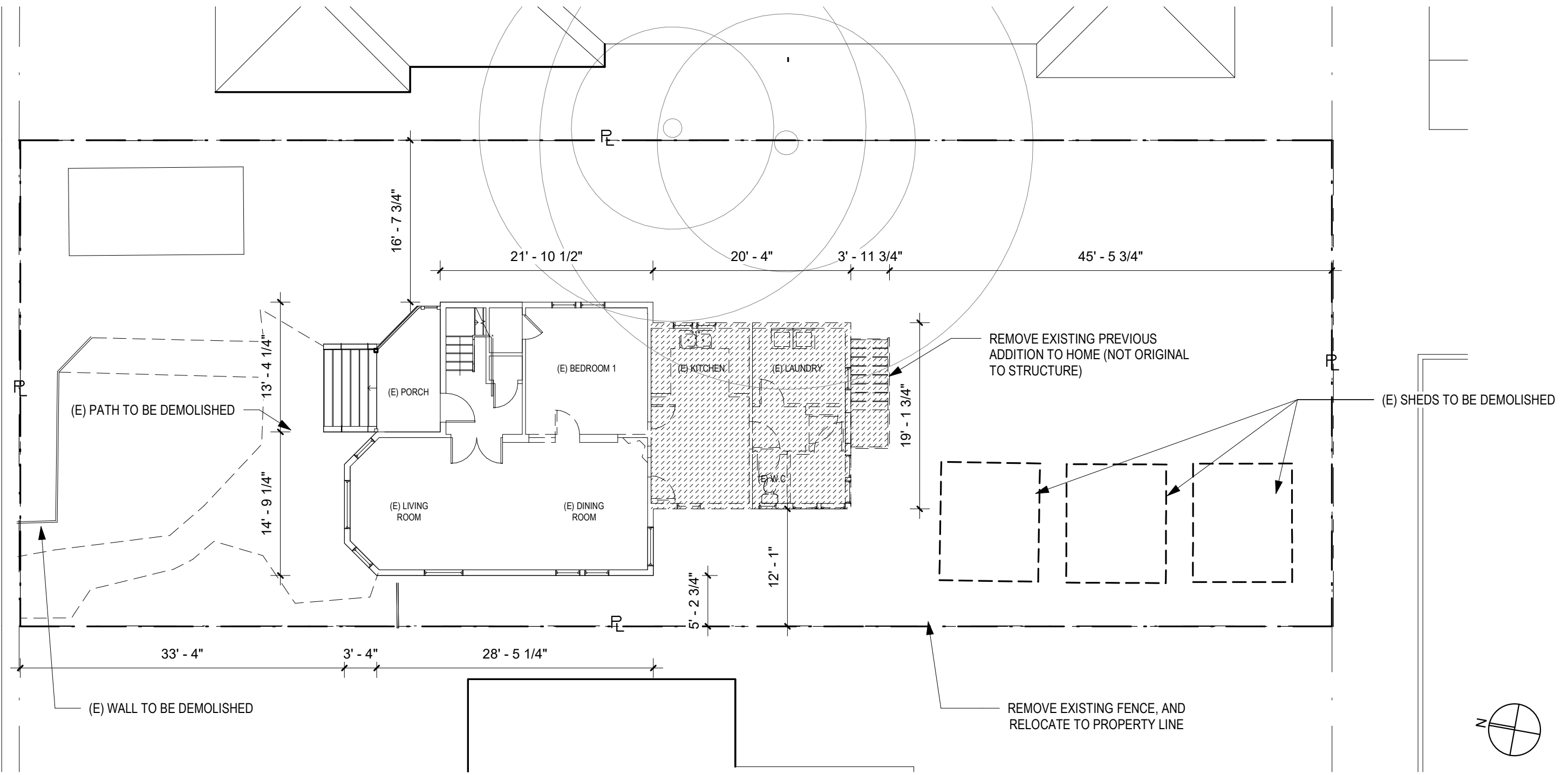
ZONING SUBMITTAL R2

1/24/22



DEMO LEGEND

- == == == WALL TO BE DEMOLISHED
- ==== (E) WALL TO REMAIN



A1.1

EXISTING / DEMO FIRST FLOOR PLAN

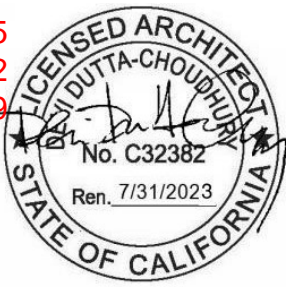
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

2328 Channing Way

Devi Dutta Architecture Inc.

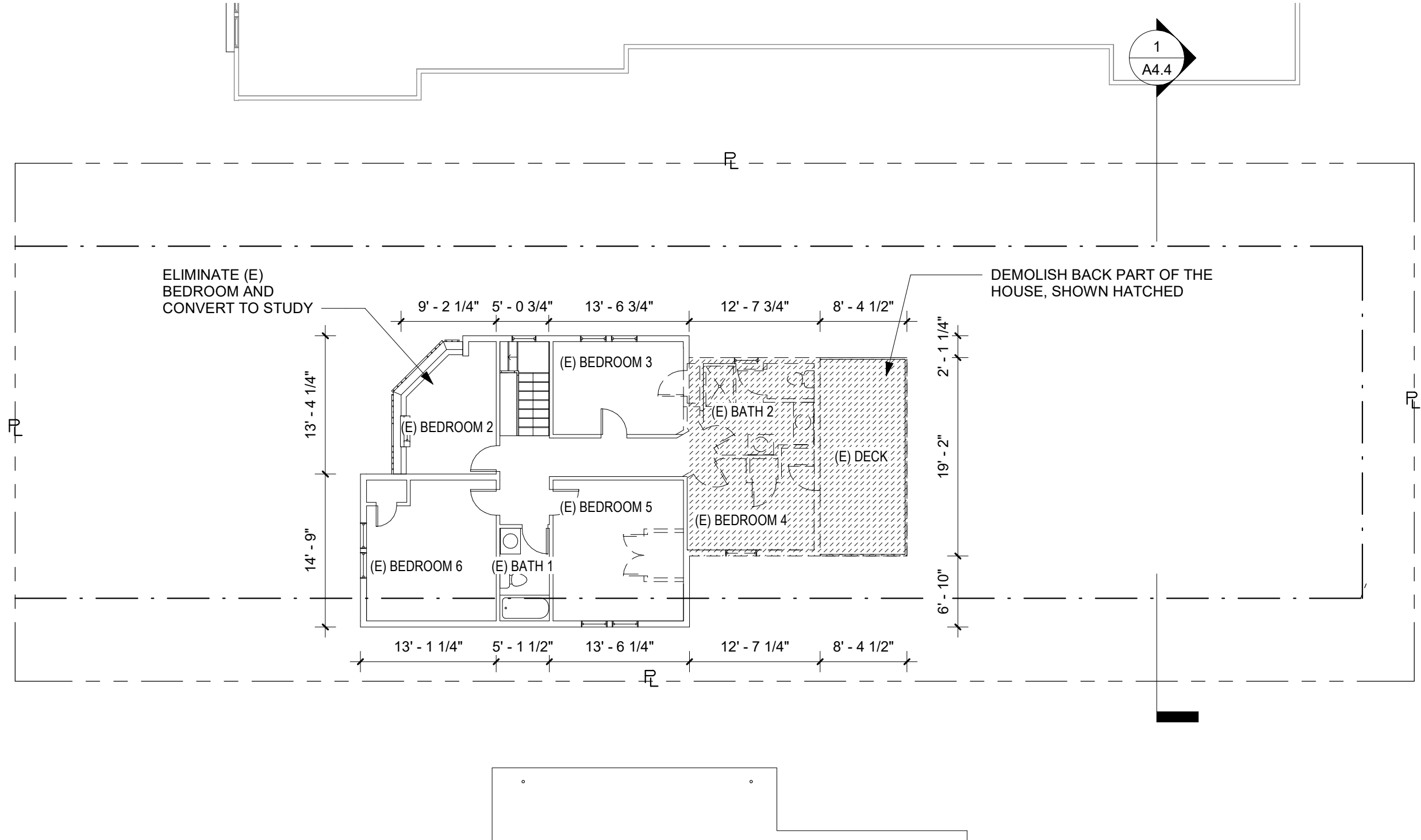
ZONING SUBMITTAL R2

1/24/22



DEMO LEGEND

- == == == WALL TO BE DEMOLISHED
- ===== (E) WALL TO REMAIN



A1.2

EXISTING/DEMO SECOND FLOOR PLAN

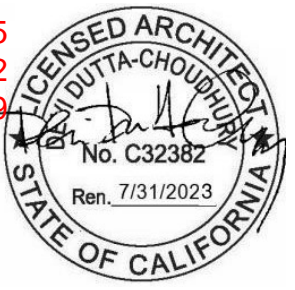
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

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ZONING SUBMITTAL R2

1/24/22



1 Existing/Demo North Elevation
3/32" = 1'-0"



2 Existing/Demo East Elevation
3/32" = 1'-0"

A1.3

EXISTING/DEMO EAST & NORTH ELEVATIONS

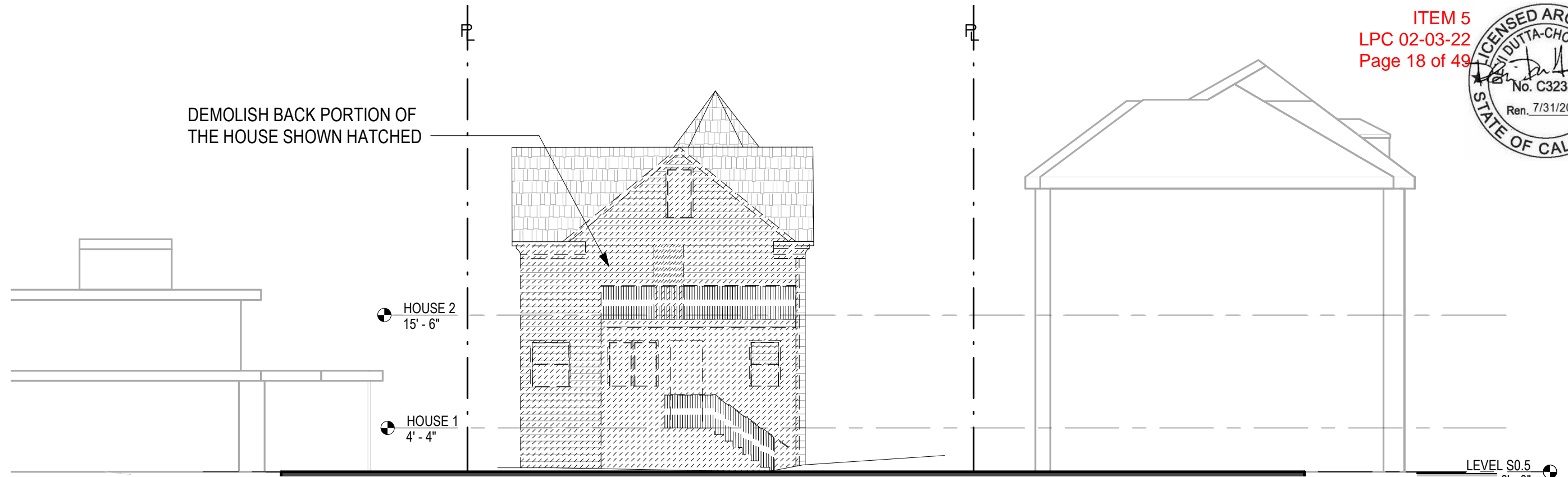
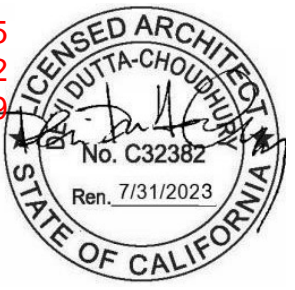
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

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ZONING SUBMITTAL R2

1/24/22



1 Existing/Demo South Elevation
3/32" = 1'-0"



2 Existing/Demo West Elevation
3/32" = 1'-0"

A1.4

EXISTING/DEMO WEST & SOUTH ELEVATIONS

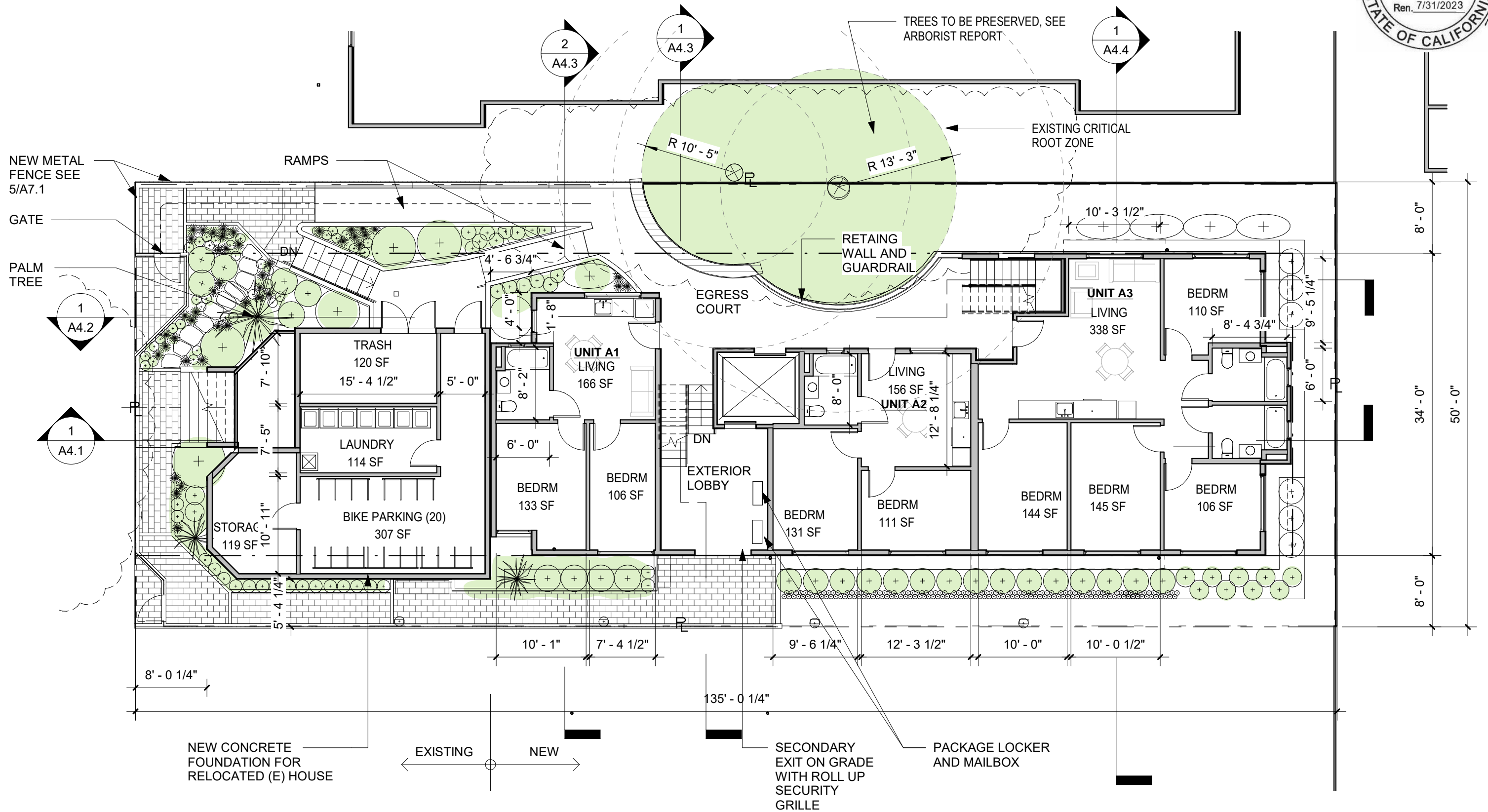
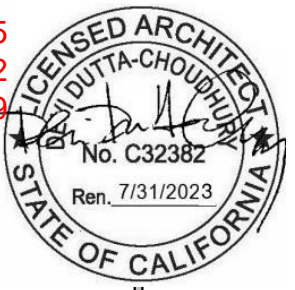
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

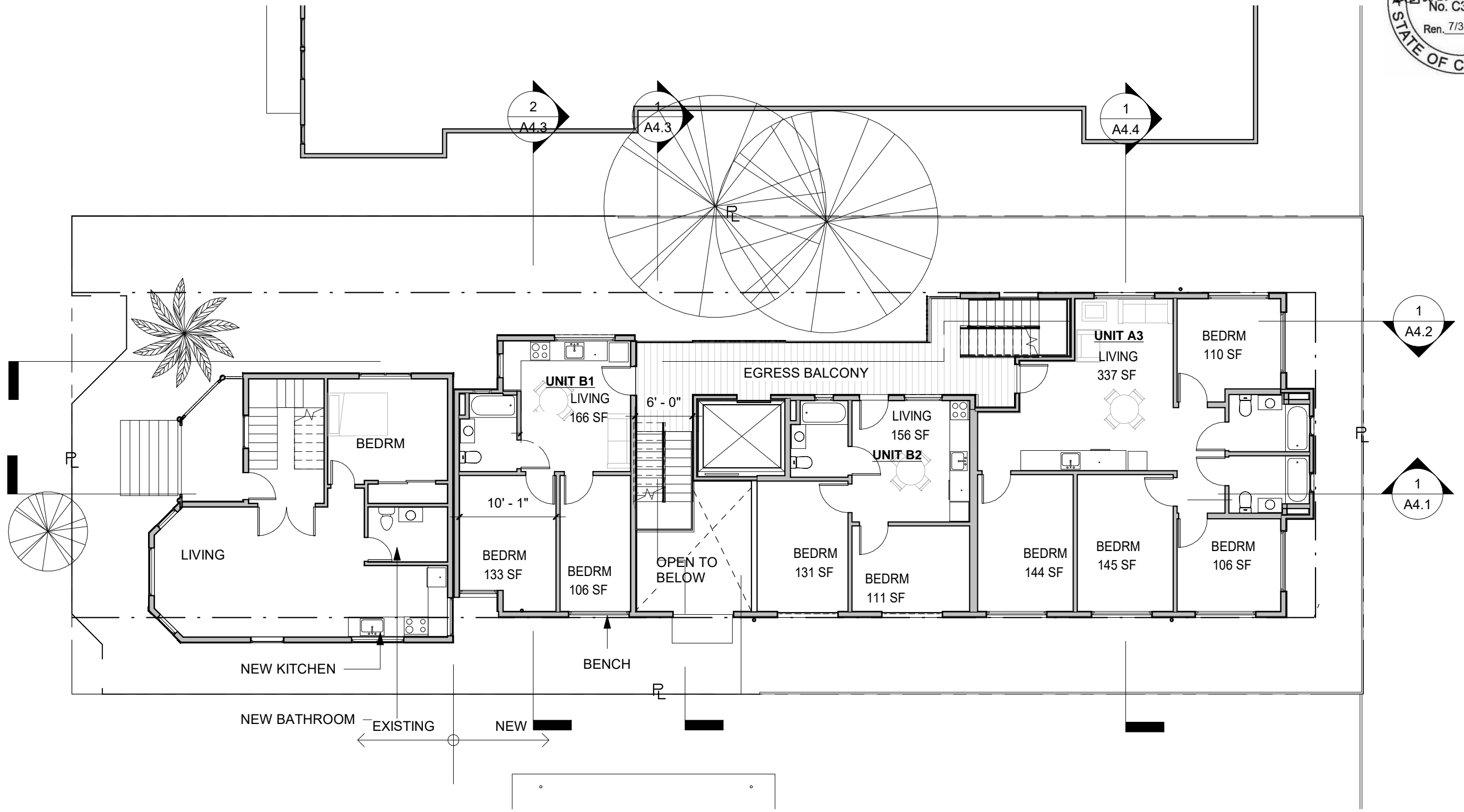
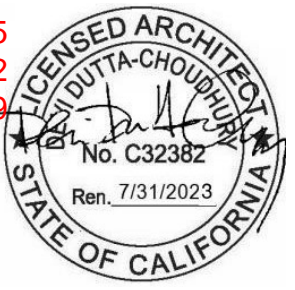
2328 Channing Way

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ZONING SUBMITTAL R2

1/24/22





A2.1

LEVEL 1

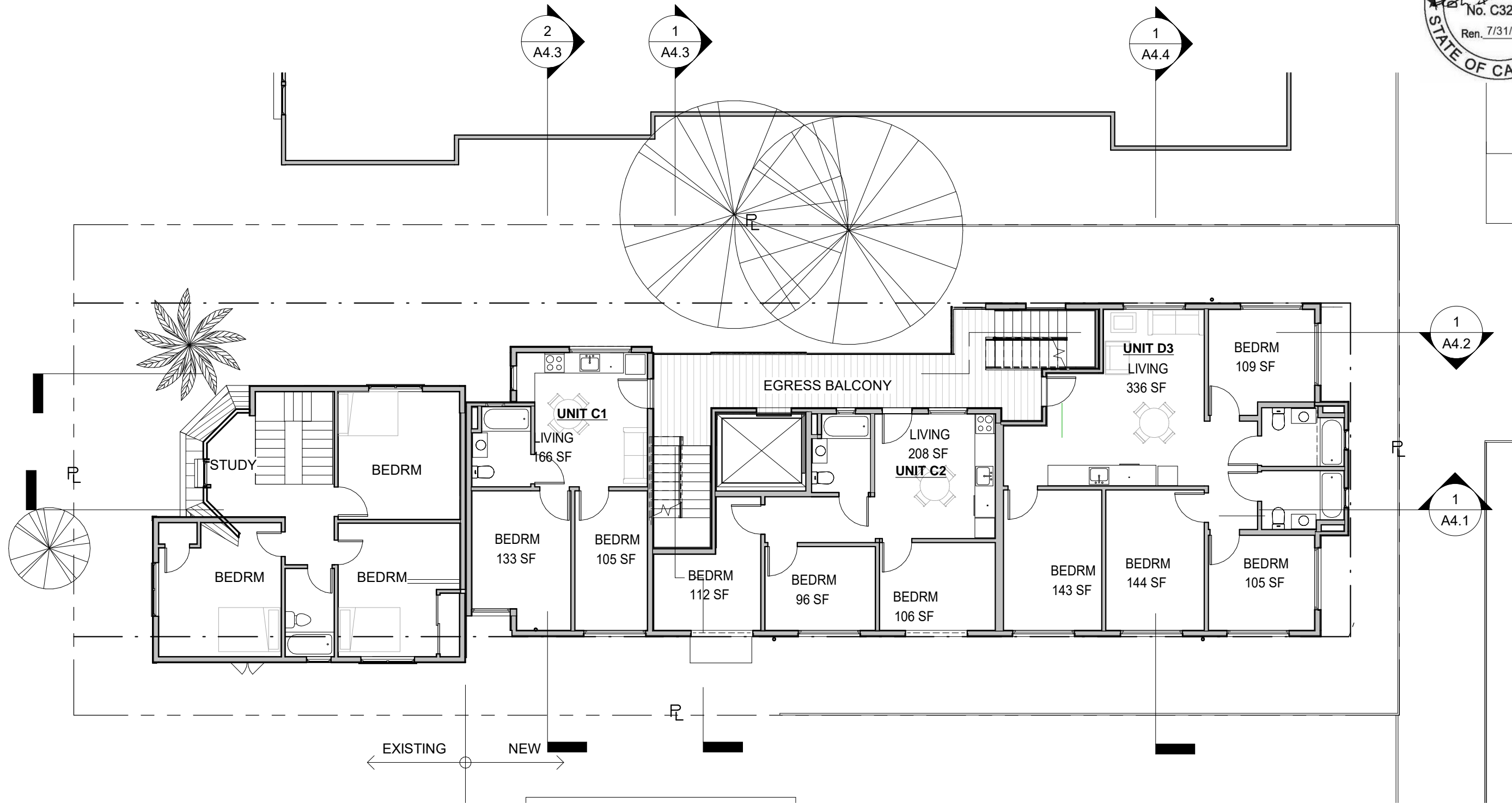
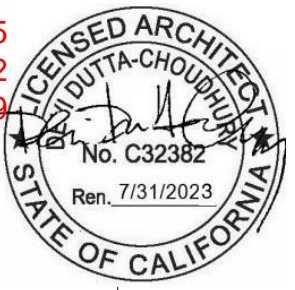
SCALE: 3/32" = 1'-0"

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ZONING SUBMITTAL R2

1/24/22

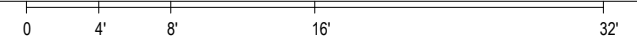


A2.2

LEVEL 2

SCALE:

3/32" = 1'-0"

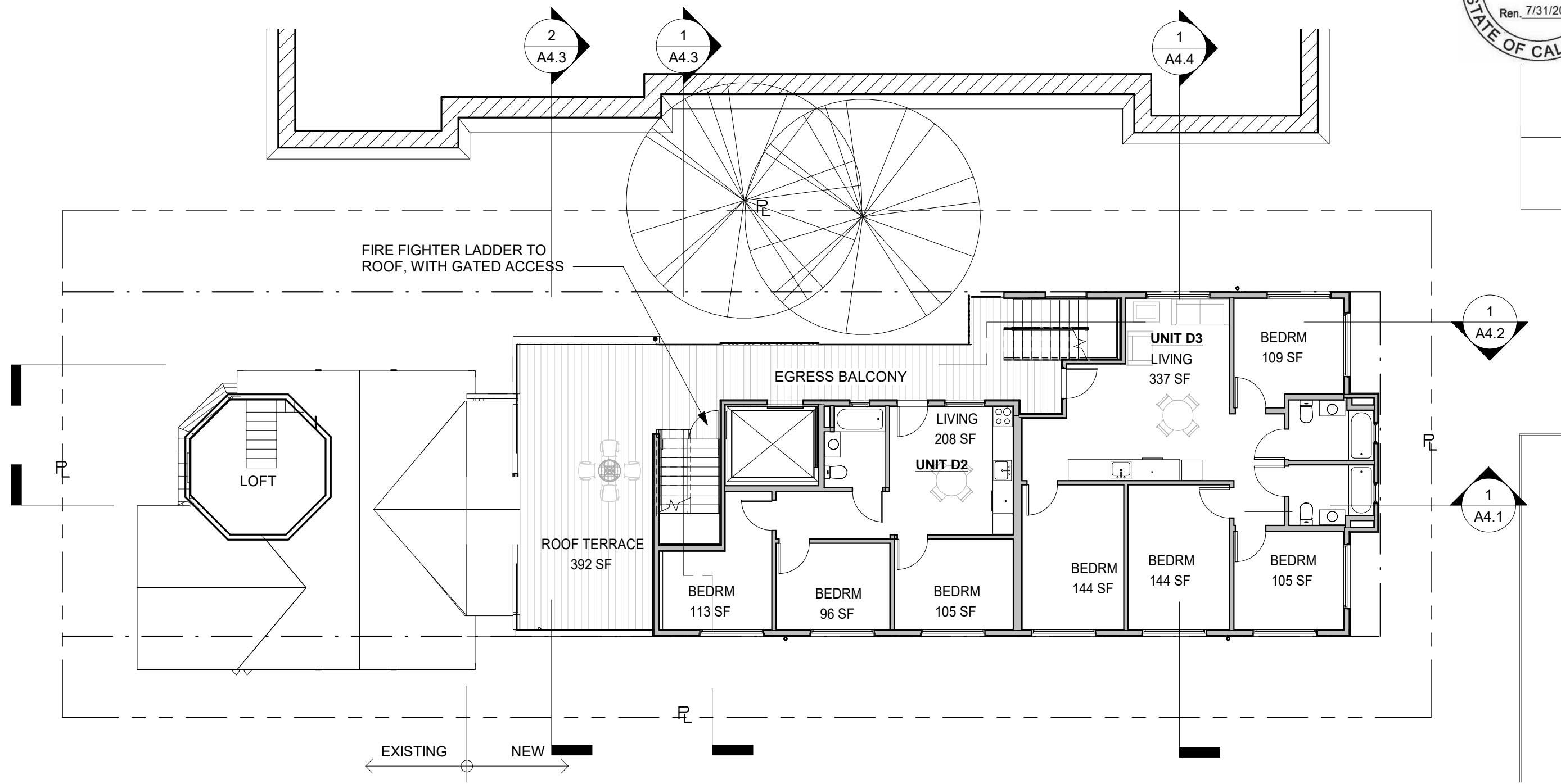
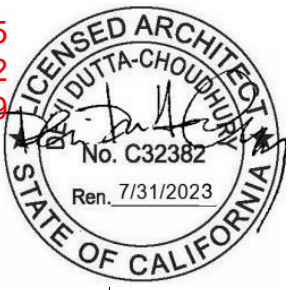


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ZONING SUBMITTAL R2

1/24/22



A2.3

LEVEL 3

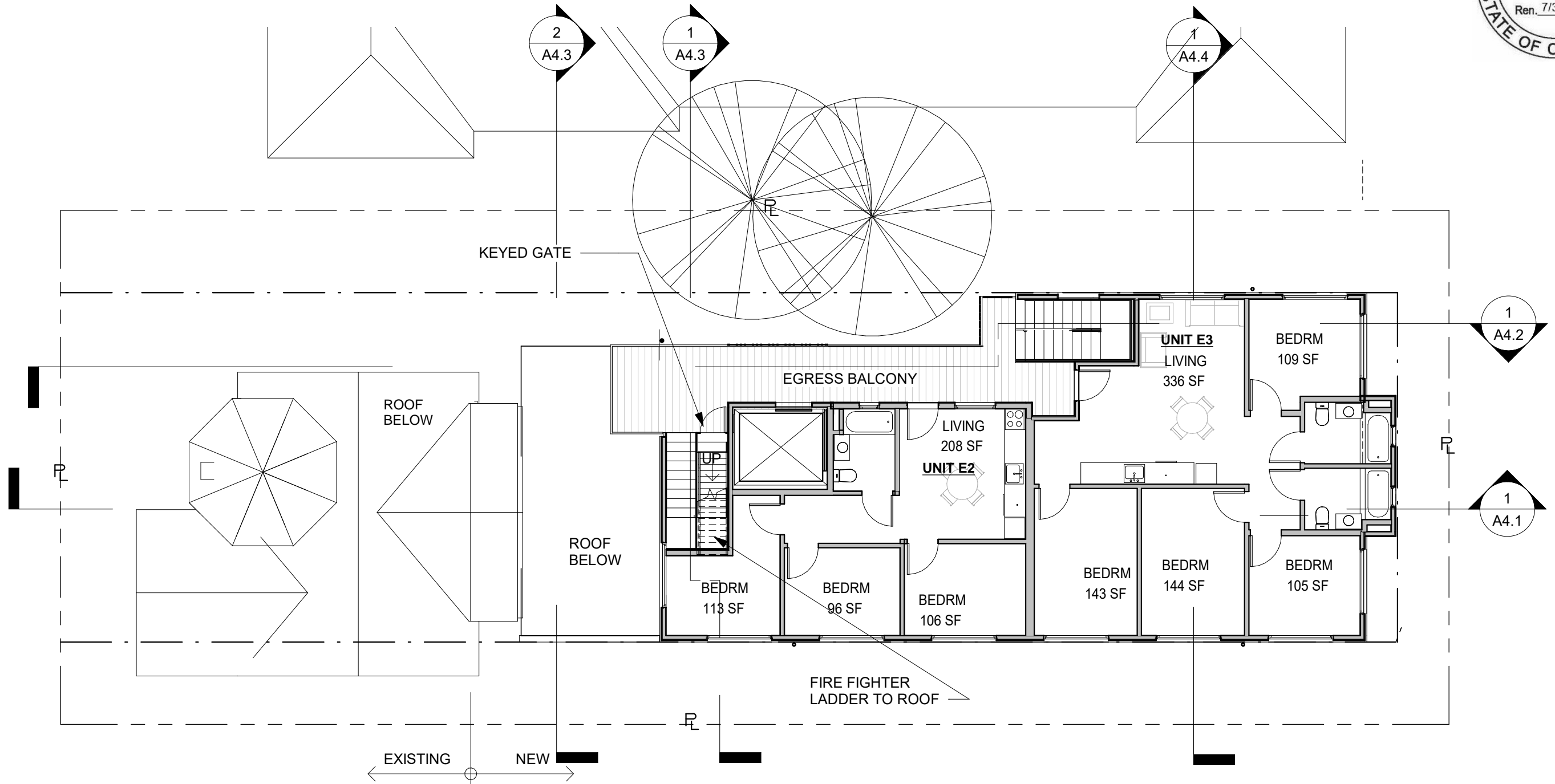
SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'

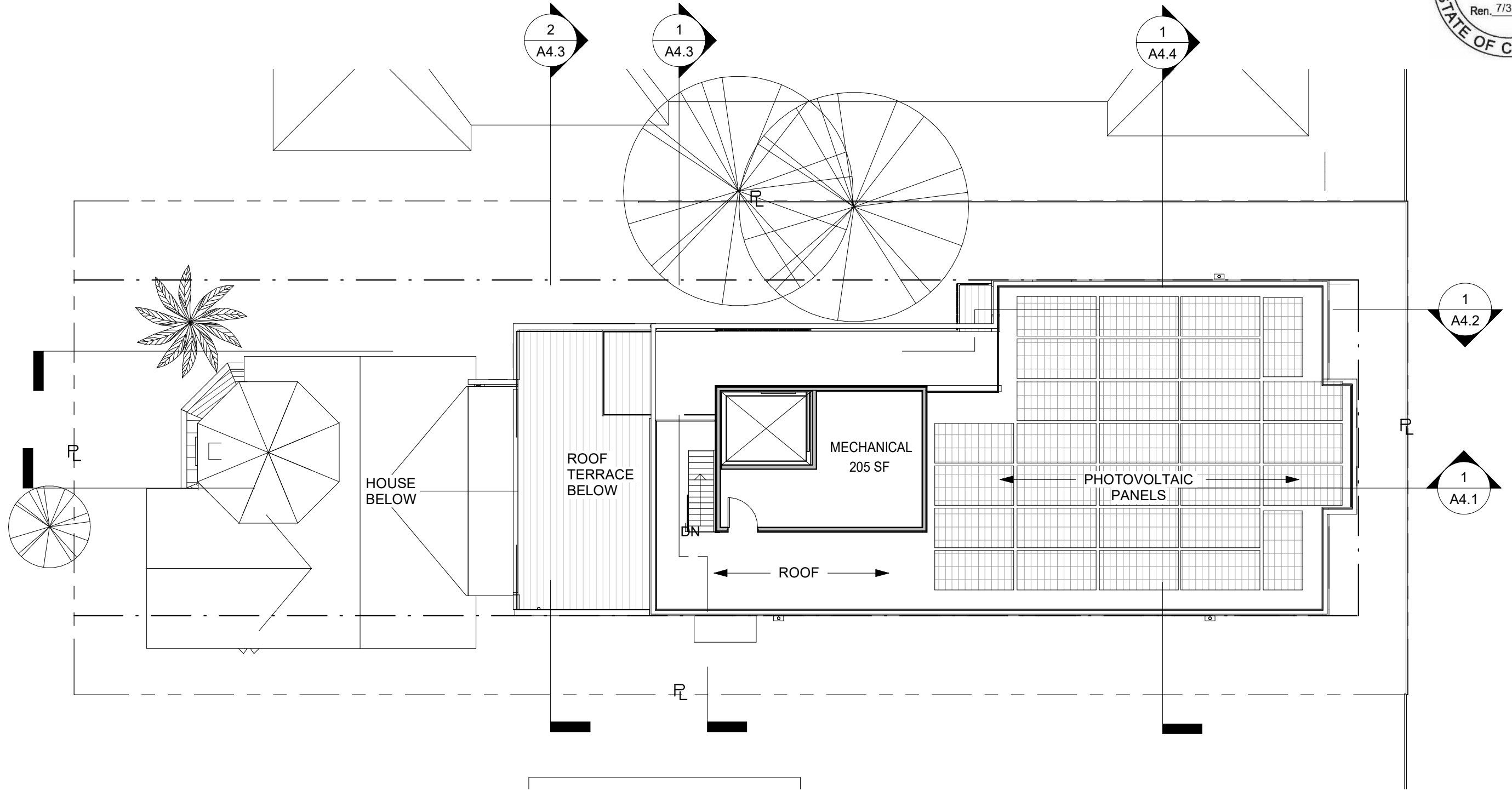
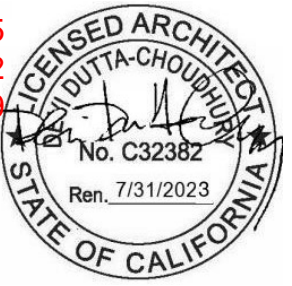
2328 Channing Way

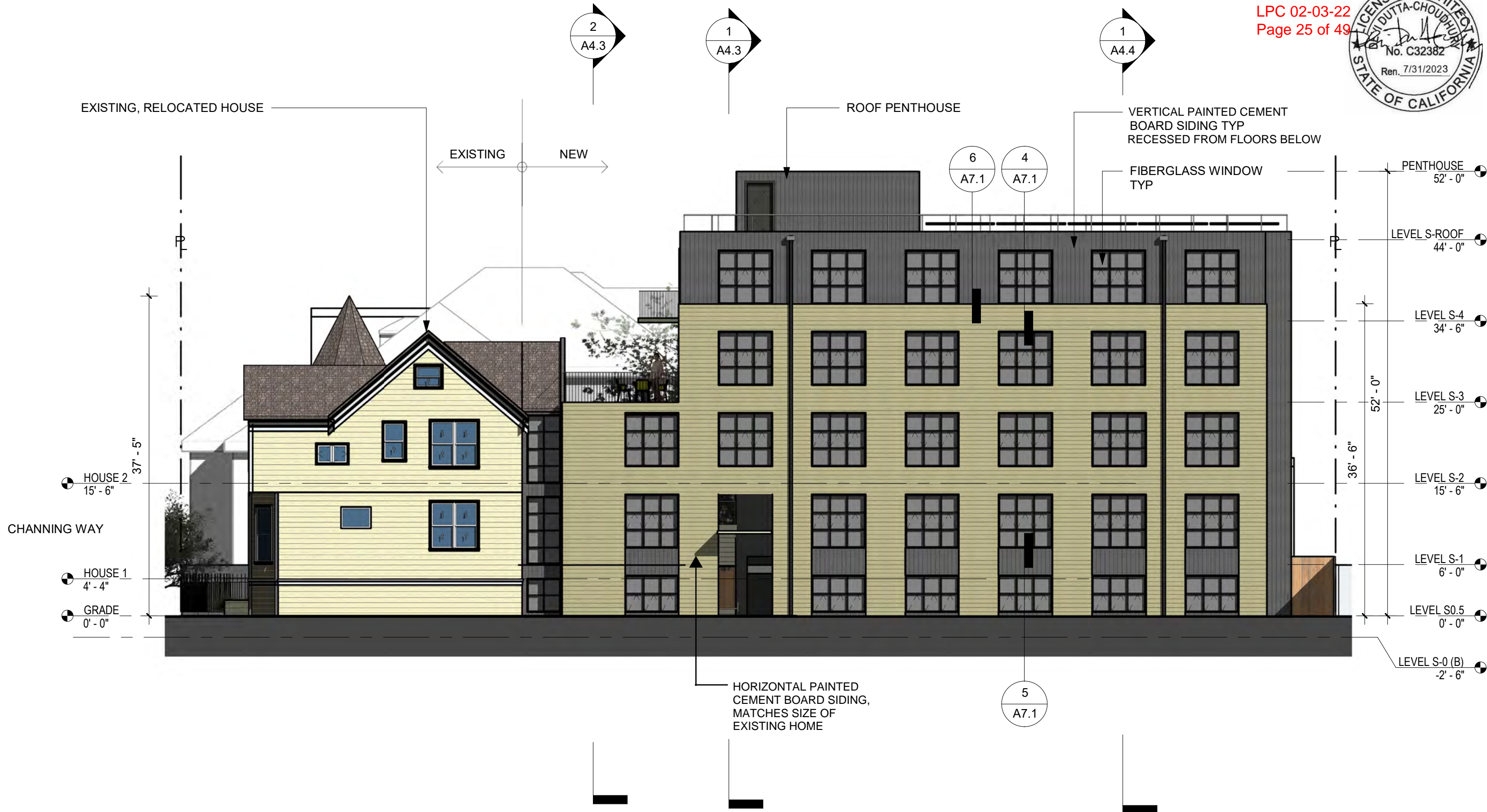
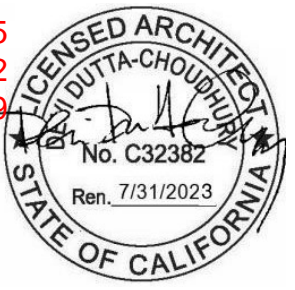
Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22







A3.1

WEST ELEVATION

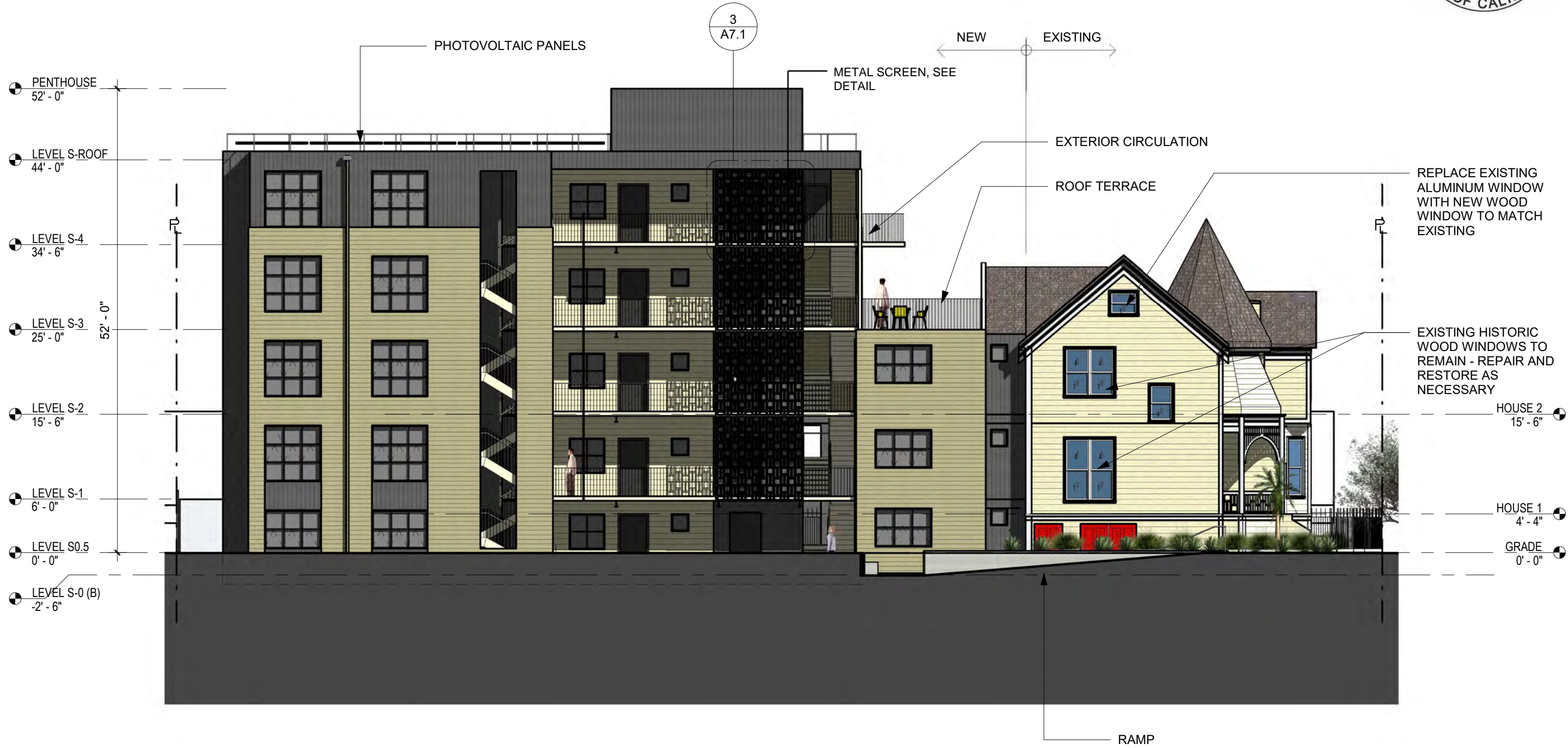
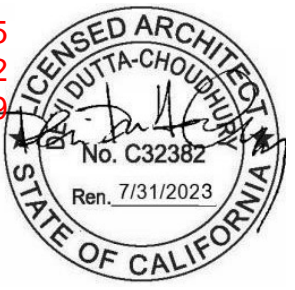
SCALE: 3/32" = 1'-0"

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1/24/22



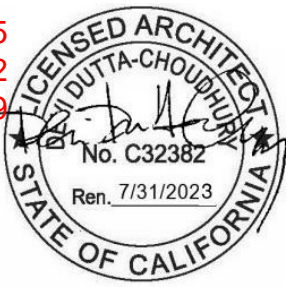


SOUTH ELEVATION

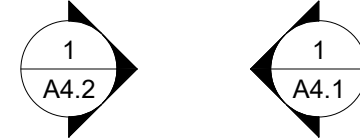
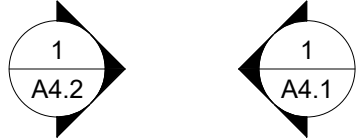


NORTH ELEVATION





NEW 4-PANEL WOOD DOORS WITH FLAT WHITE TRIM, PAINT TO MATCH FRONT DOOR, TOP OF TRIM ALIGNS WITH BOTTOM OF EXISTING HISTORIC TRIM



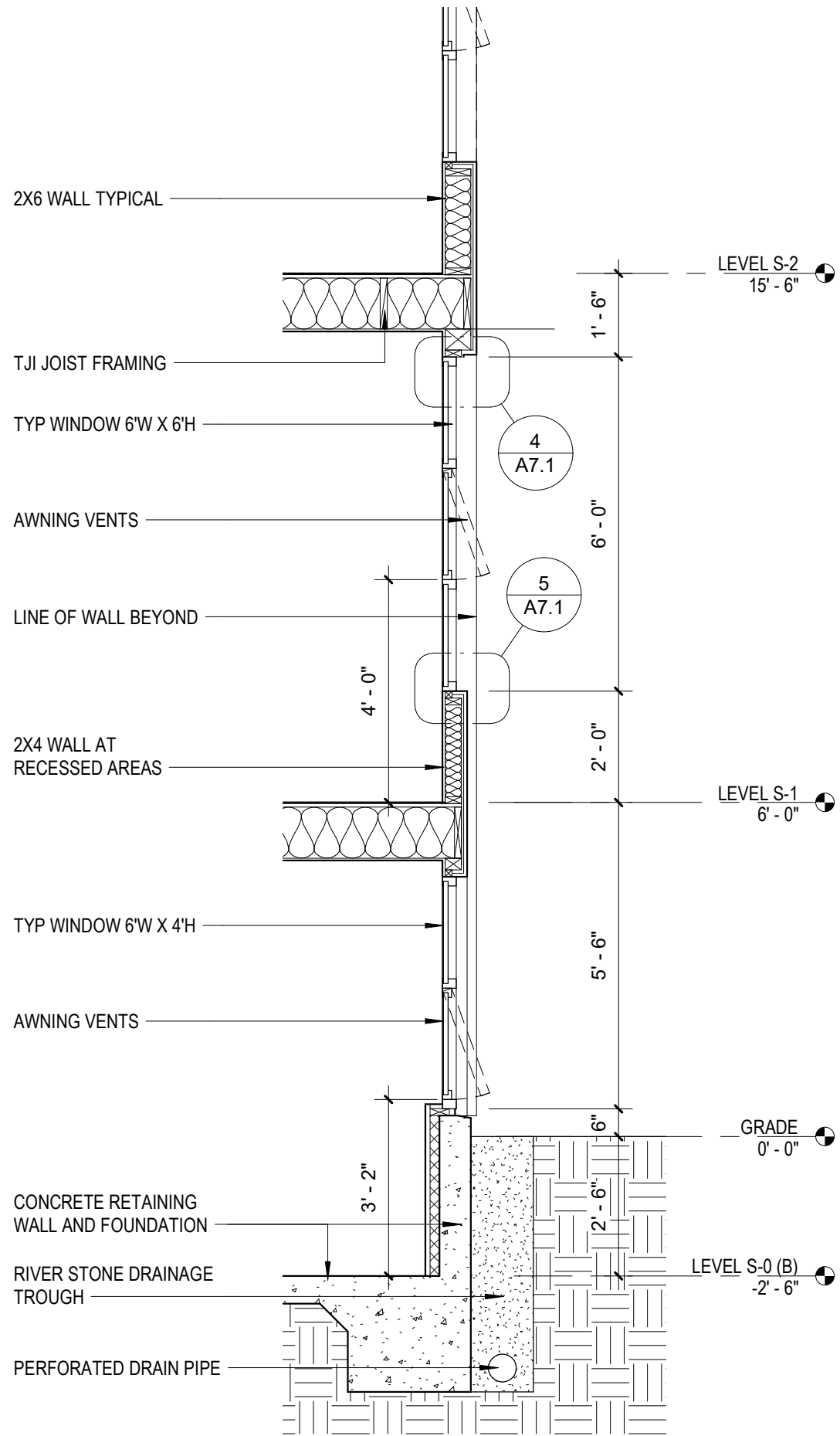
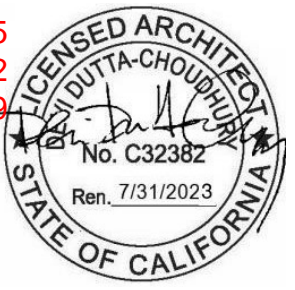
- PENTHOUSE 52'-0"
- LEVEL S-ROOF 44'-0"
- LEVEL S-4 34'-6"
- LEVEL S-3 25'-0"
- LEVEL S-2 15'-6"
- LEVEL S-1 6'-0"
- LEVEL S0.5 0'-0"
- LEVEL S-0 (B) -2'-6"



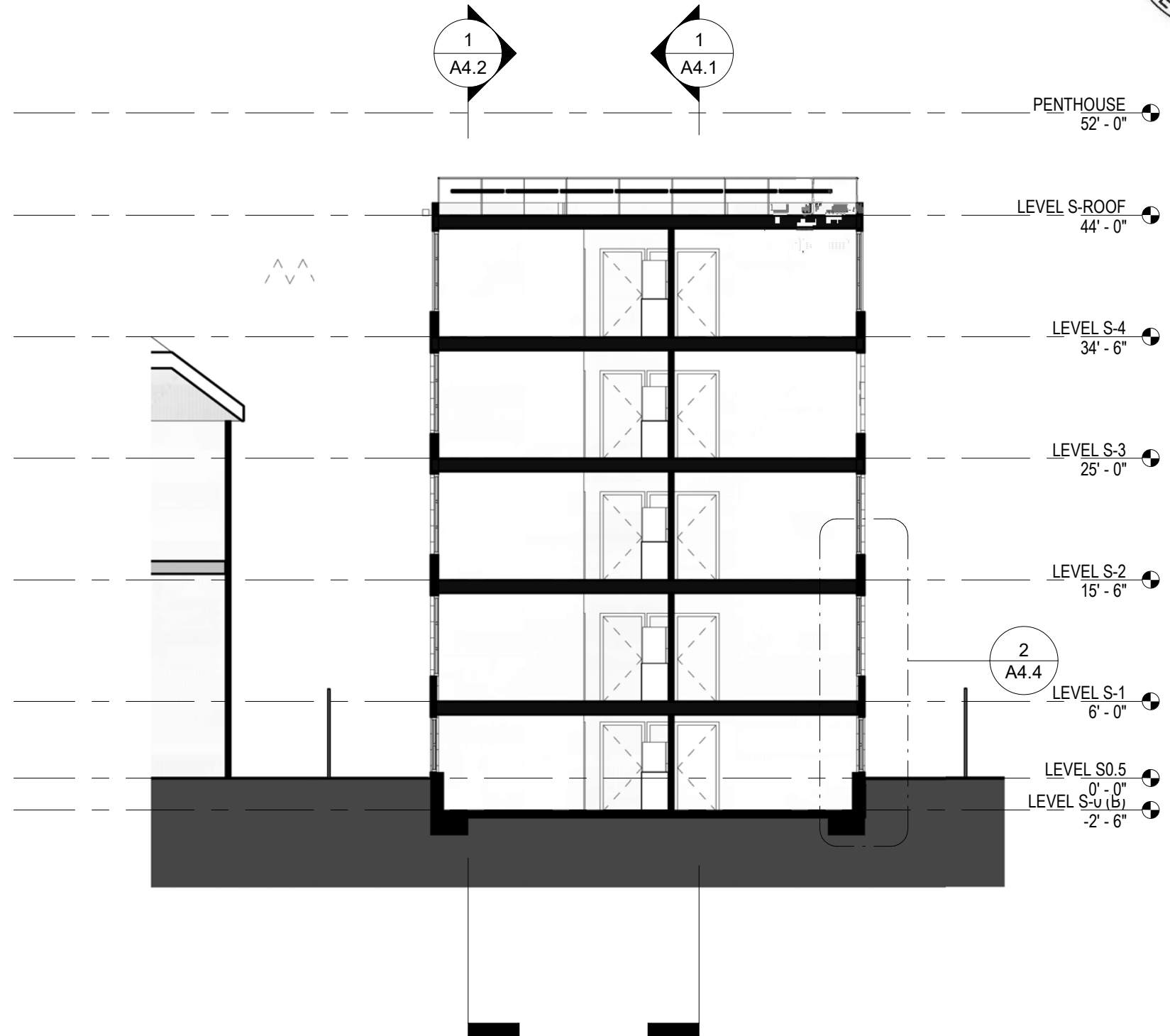
A4.3

SECTIONS

SCALE: 3/32" = 1'-0" 0 4' 8' 16' 32'



2 ENLARGED WALL SECTION
3/8" = 1'-0"

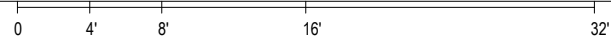


A4.4

SECTIONS

SCALE:

As indicated

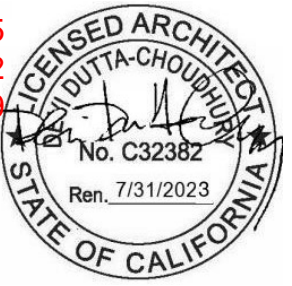


2328 Channing Way

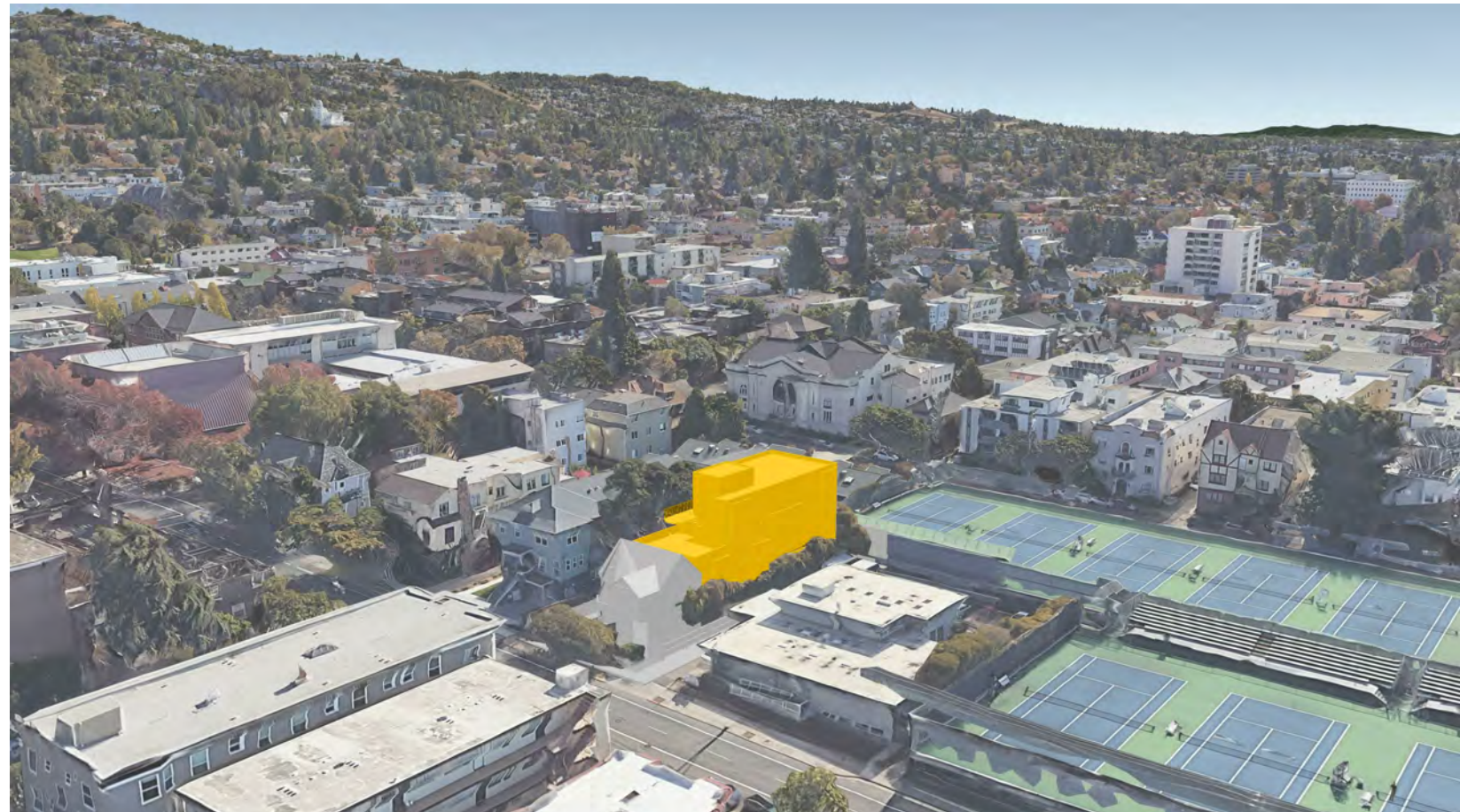
Devi Dutta Architecture Inc.

ZONING SUBMITTAL R2

1/24/22



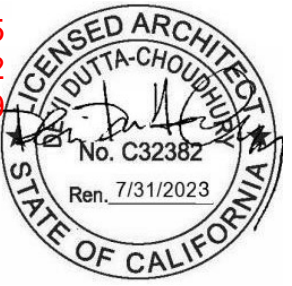
AERIAL VIEW FROM NORTH EAST

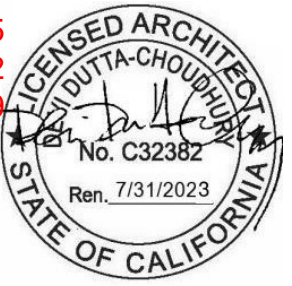


AERIAL VIEW FROM NORTH WEST





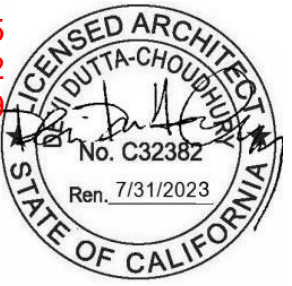




ENTRY YARD LOOKING SOUTH



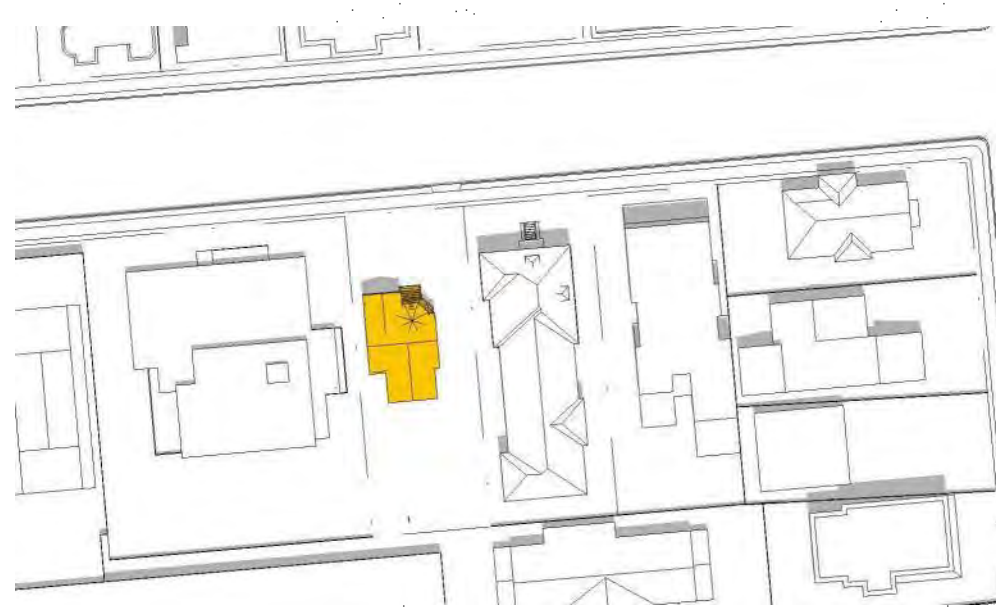
3RD FLOOR ROOF TERRACE LOOKING SOUTH



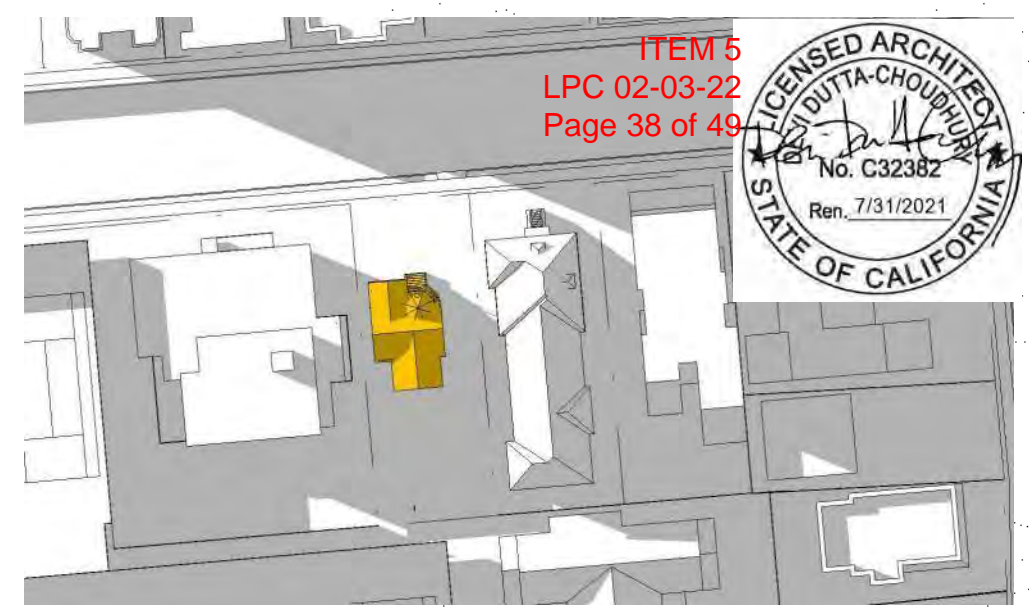
VIEW OF EGRESS COURT



1 Shadows Existing Summer 7,47am
1" = 80'-0"



2 Shadows Existing Summer 12pm
1" = 80'-0"



3 Shadows Existing Summer 6,35pm
1" = 80'-0"



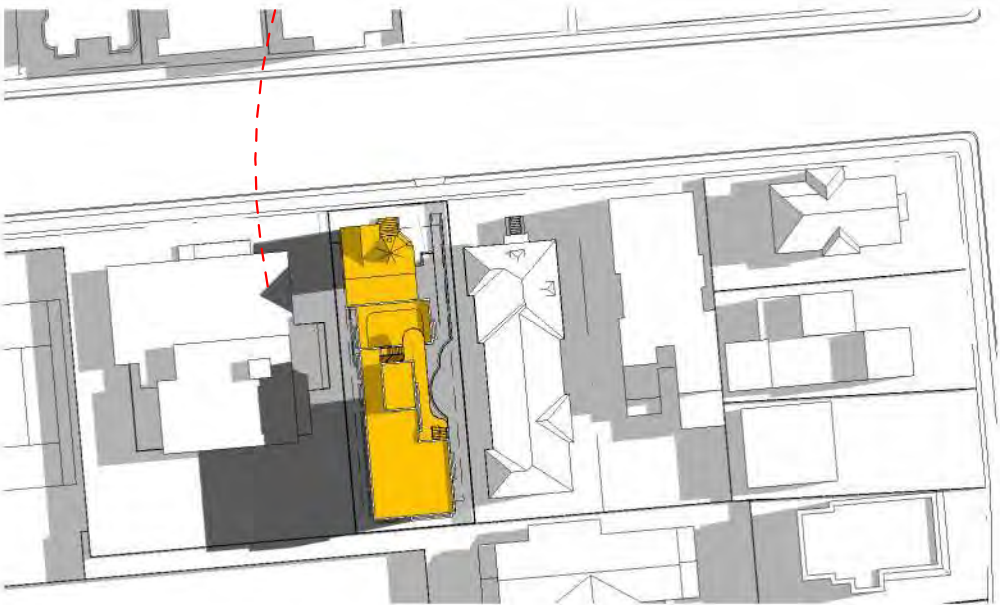
2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY

2339 HASTE STREET, CHILD
DEVELOPMENT CENTER

2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE

SHADOW STUDY LEGEND

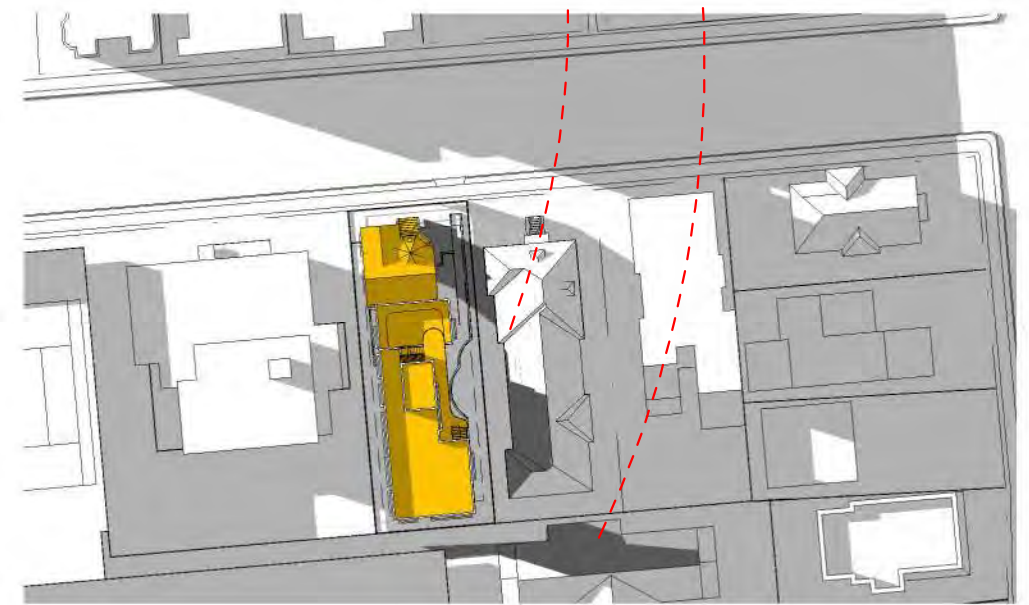
- BUILDING FOOTPRINT
- EXISTING SHADOW
- NEW SHADOW CAST FROM PROPOSED PROJECT



4 Shadows Summer 7,47am
1" = 80'-0"



5 Shadows Summer 12pm
1" = 80'-0"



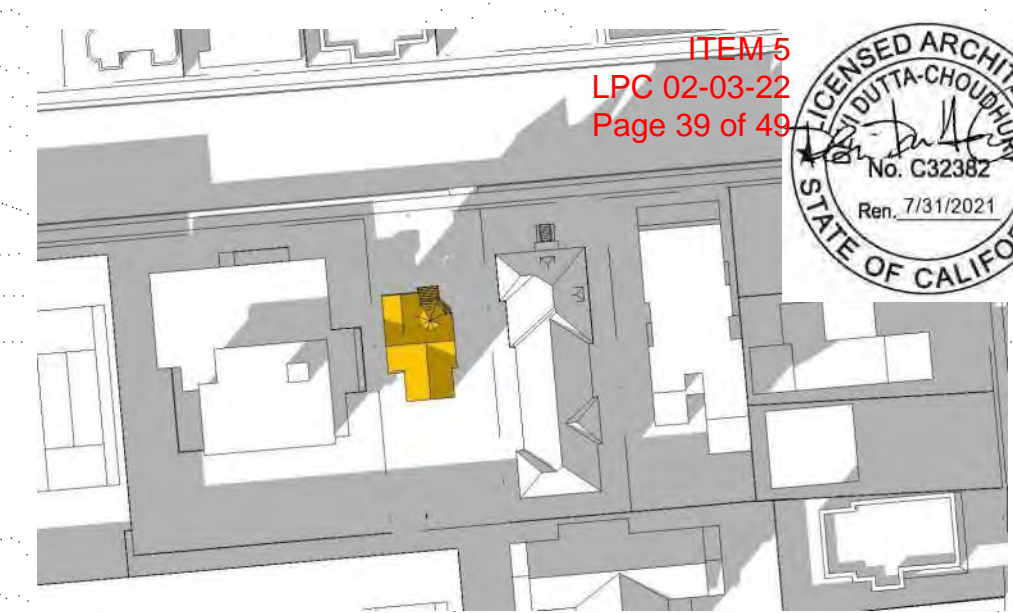
6 Shadows Summer 6,35pm
1" = 80'-0"



1 Shadows Existing Winter 9,21 am
1" = 80'-0"



2 Shadows Existing Winter 12pm
1" = 80'-0"



3 Shadows Existing Winter 2,54pm
1" = 80'-0"

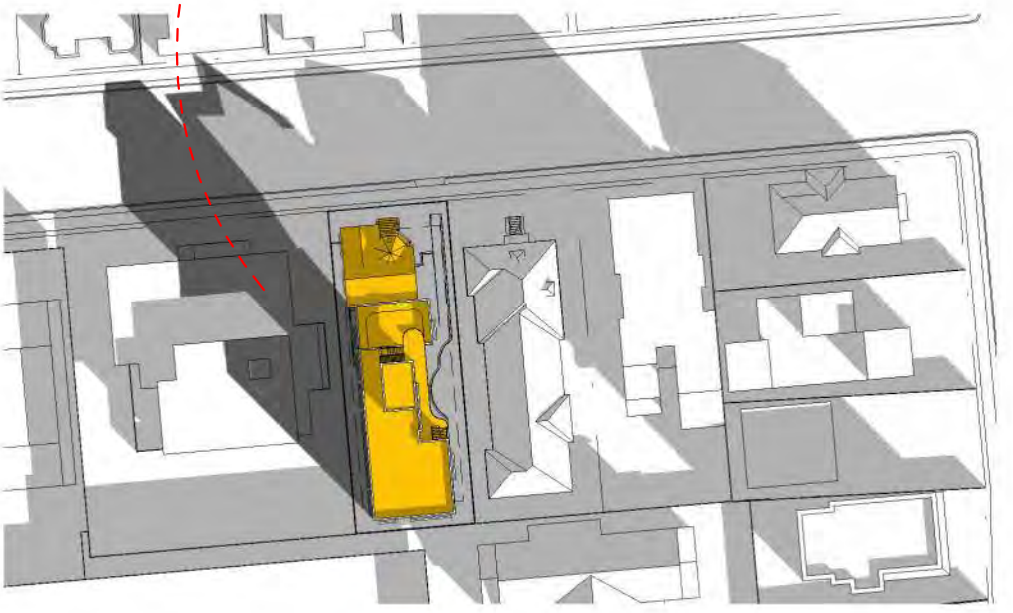


2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY

SHADOW STUDY LEGEND

- BUILDING FOOTPRINT
- EXISTING SHADOW
- NEW SHADOW CAST FROM PROPOSED PROJECT

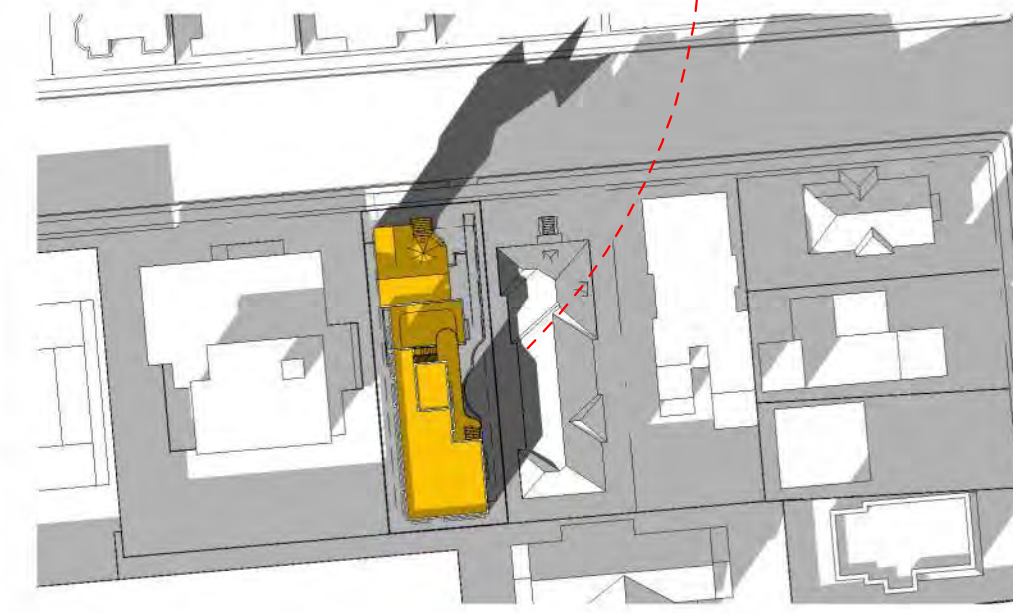
2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE



4 Shadows Winter 9,21am
1" = 80'-0"



5 Shadows Winter 12pm
1" = 80'-0"



6 Shadows Winter 2,54pm
1" = 80'-0"

A6.2

SHADOW STUDY WINTER SOLSTICE

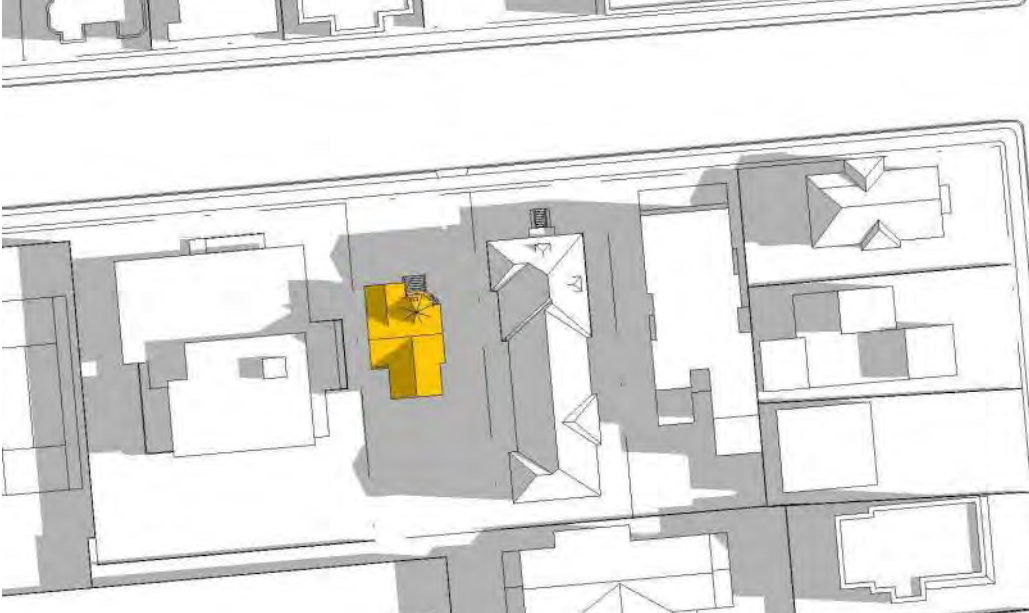
SCALE: As indicated 0 4' 8' 16' 32'

2328 Channing Way

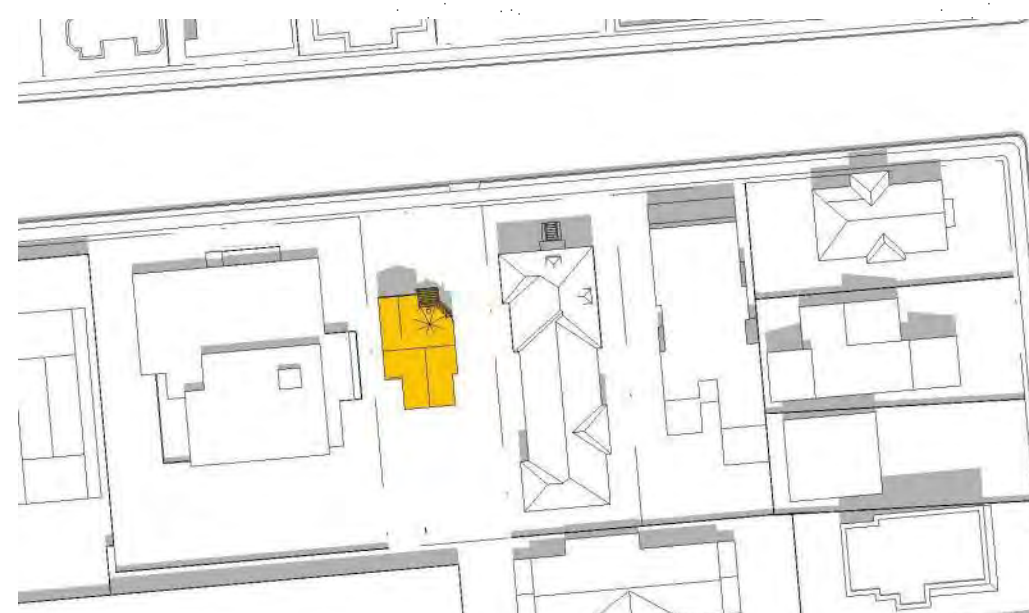
Devi Dutta Architecture Inc.

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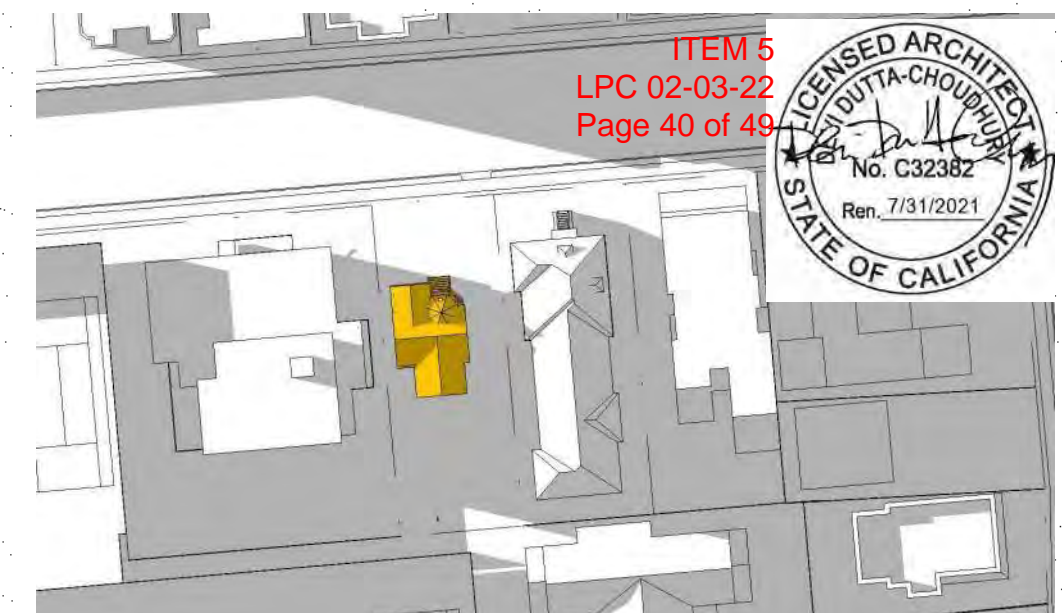
04/27/2021



1 Shadow Existing Application date 7,38am
1" = 80'-0"



2 Shadow Existing Application date 12pm
1" = 80'-0"



3 Shadow Existing Application date 6,18pm
1" = 80'-0"



2320 CHANNING WAY,
ALZHEIMER'S
SERVICES EAST BAY

2339 HASTE STREET, CHILD
DEVELOPMENT CENTER

2330 CHANNING WAY, MULTI-
FAMILY RESIDENCE

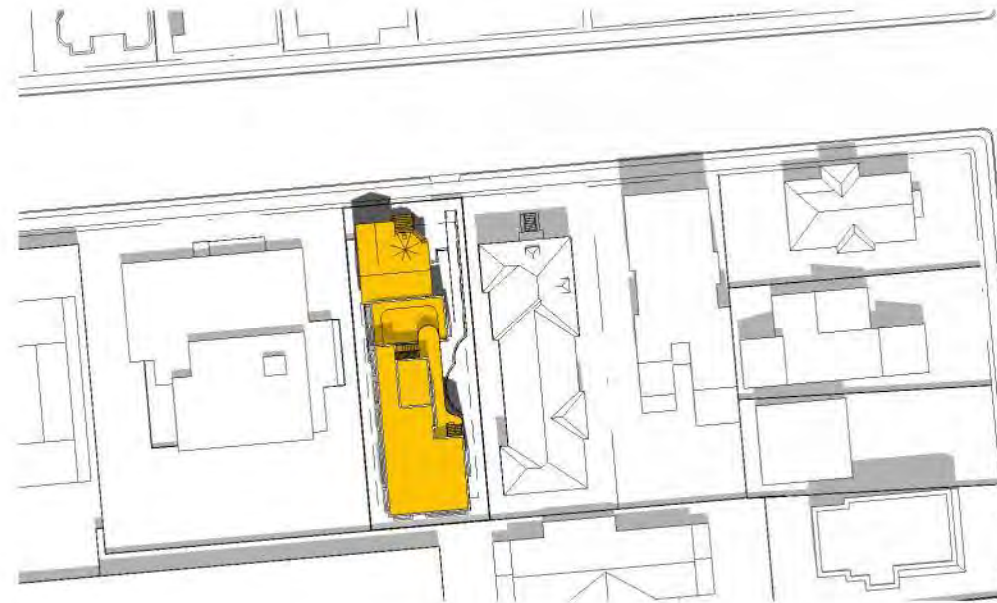


SHADOW STUDY LEGEND

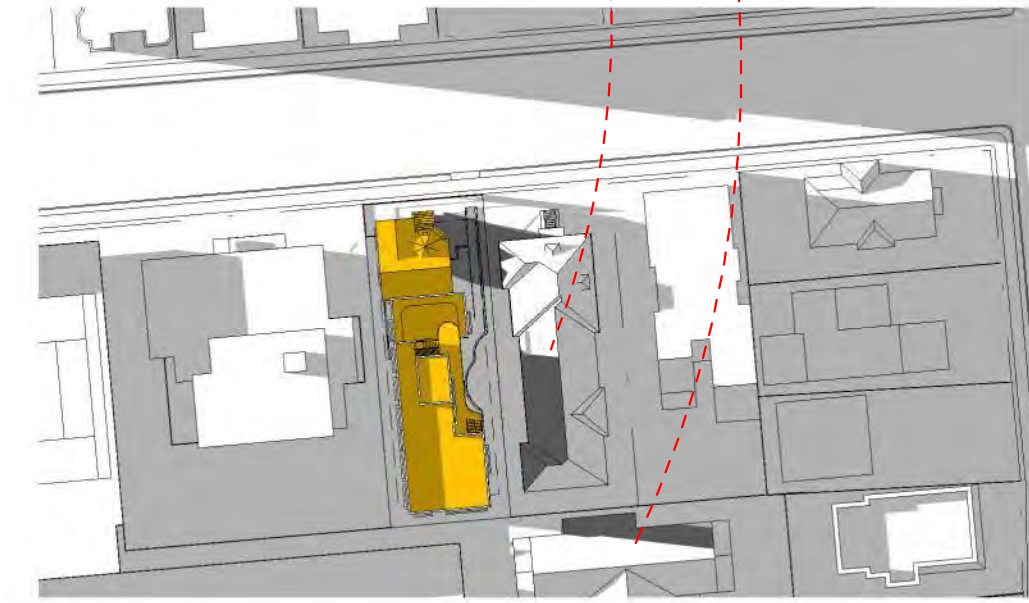
- BUILDING FOOTPRINT
- EXISTING SHADOW
- NEW SHADOW CAST FROM PROPOSED PROJECT



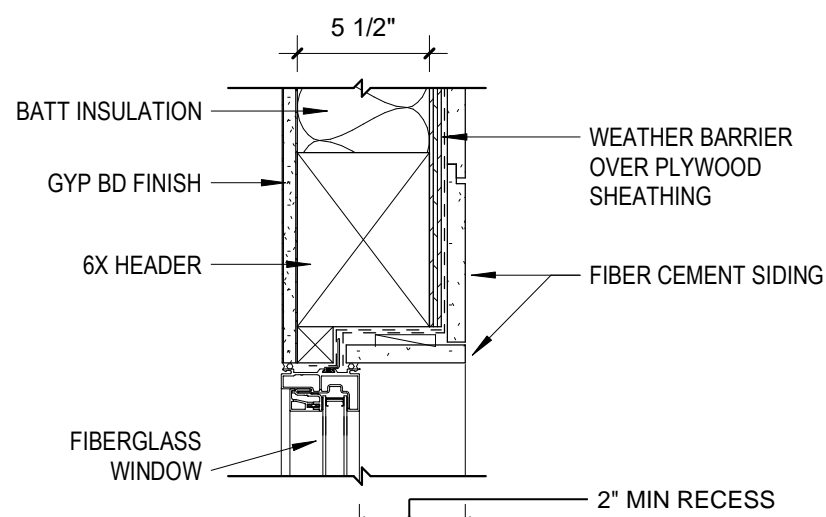
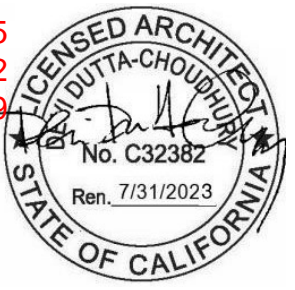
4 Shadows Application date 7,38am
1" = 80'-0"



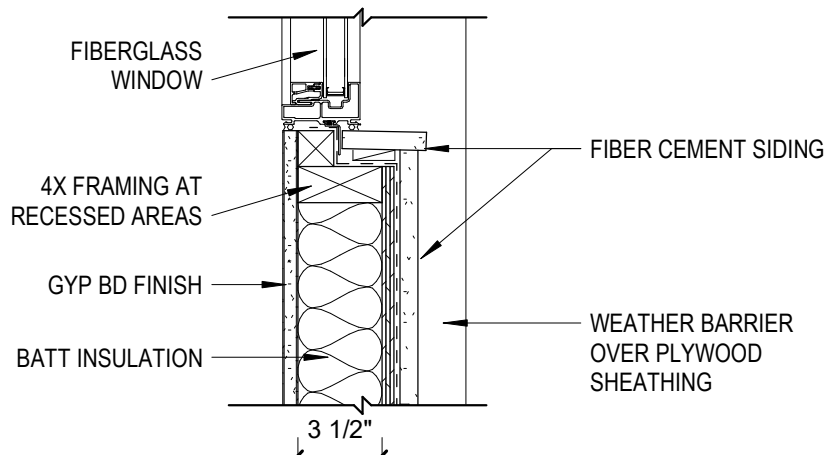
5 Shadows Application date 12pm
1" = 80'-0"



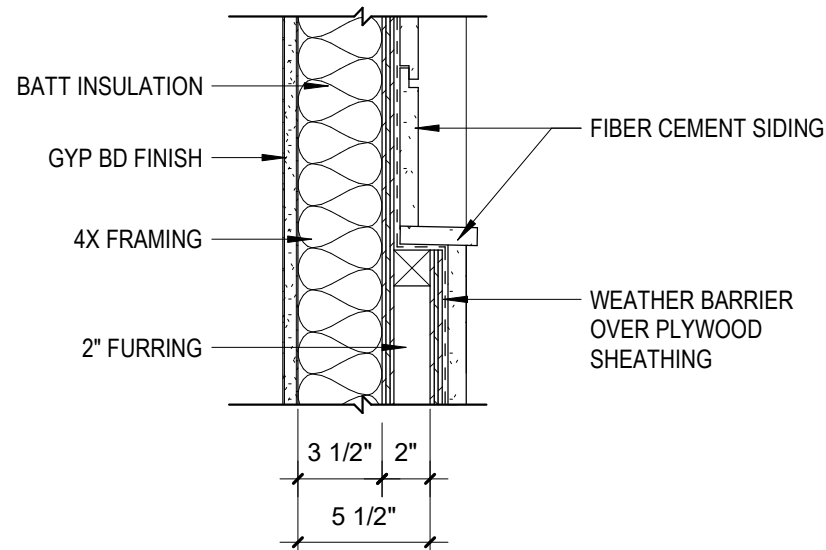
6 Shadows Application date 6,18pm
1" = 80'-0"



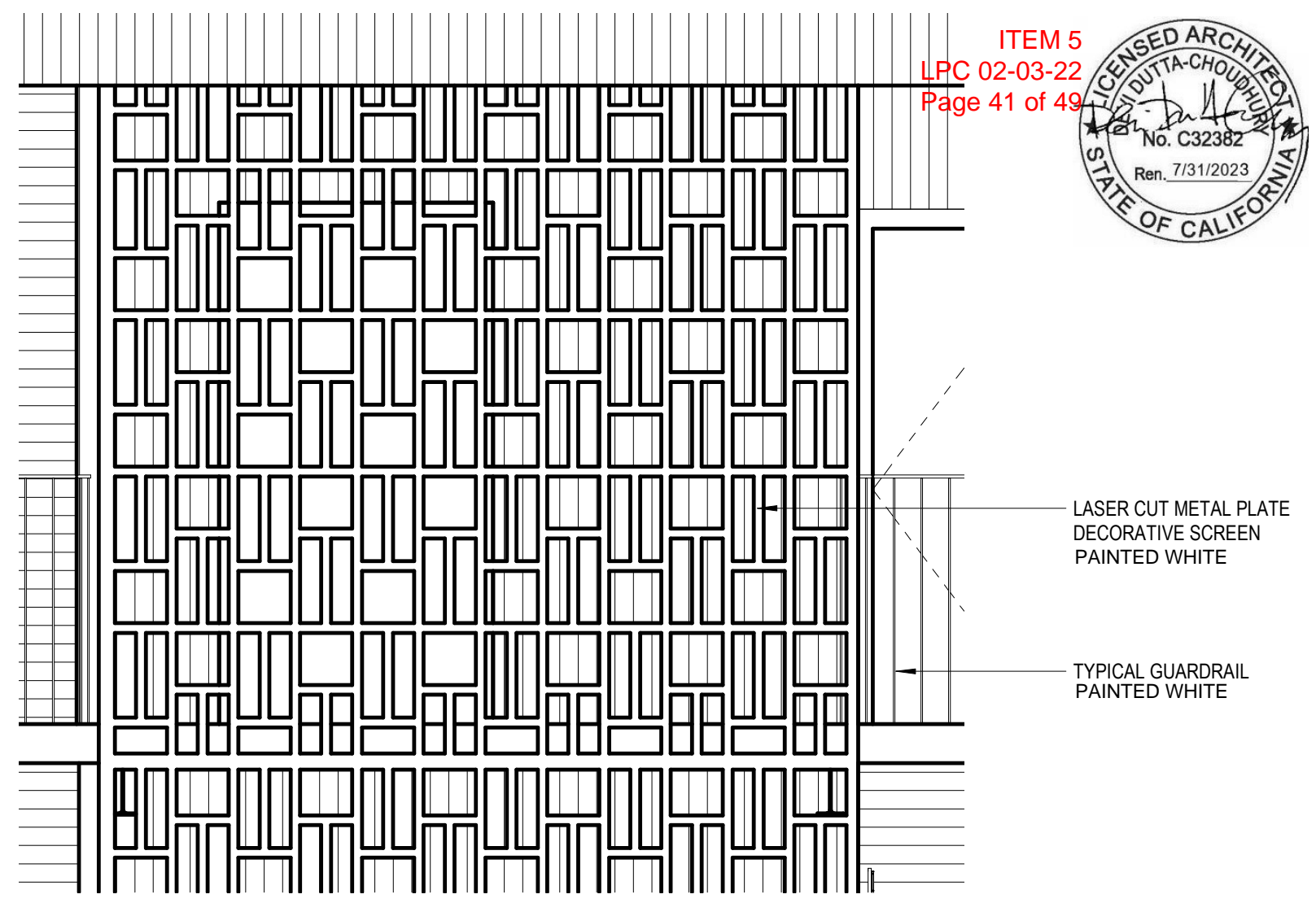
4 TYPICAL WINDOW HEAD (JAMB SIMILAR)
1 1/2" = 1'-0"



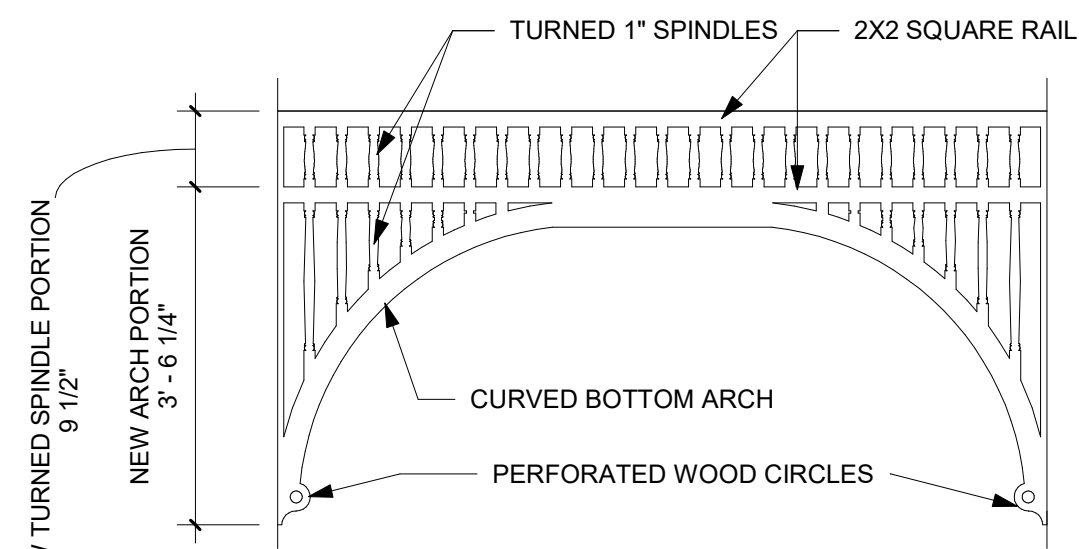
5 WINDOW SILL AT RECESSED AREAS
1 1/2" = 1'-0"



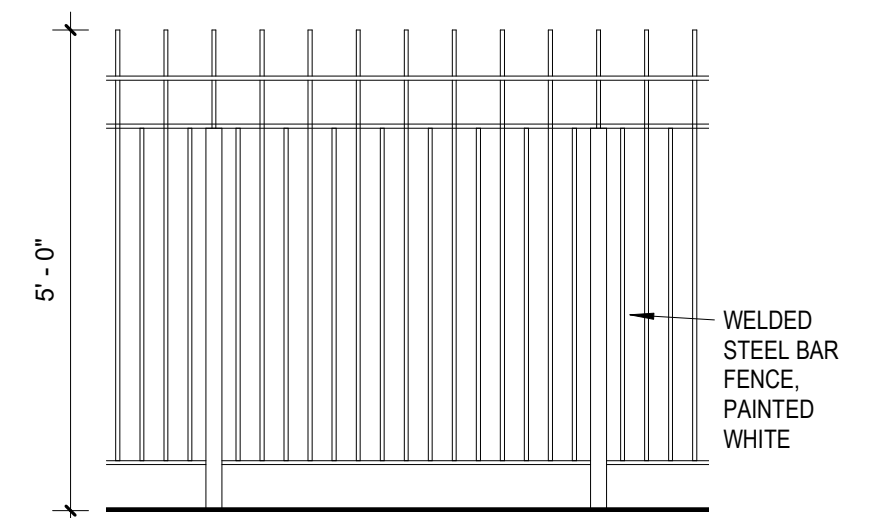
6 DETAIL AT SETBACK
1 1/2" = 1'-0"



3 ENLARGED ELEVATION OF SCREEN
1/2" = 1'-0"



2 RESTORED ARCH DETAIL AT HOUSE
1/2" = 1'-0"



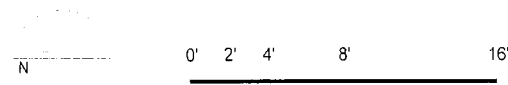
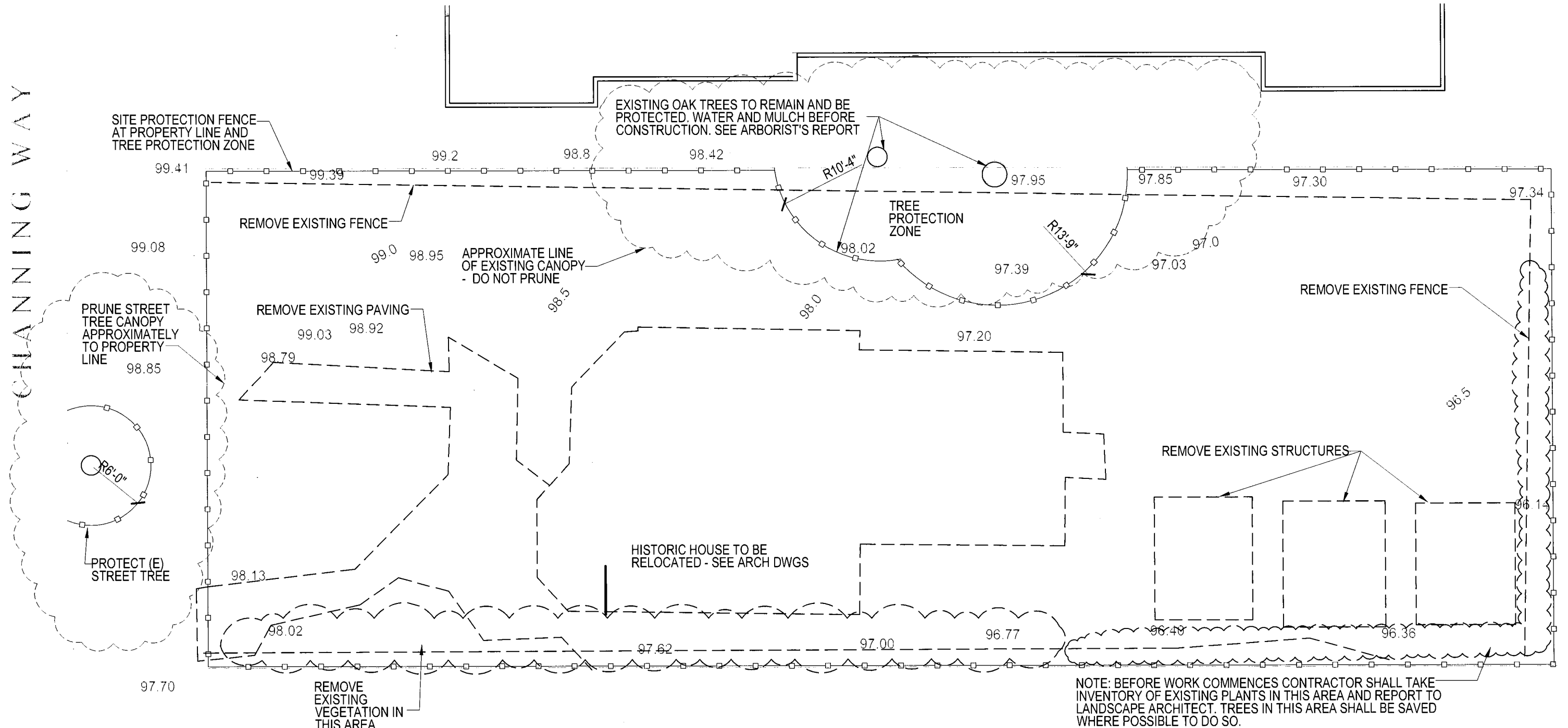
1 NEW FENCE DETAIL
1/2" = 1'-0"

A7.1

PROPOSED DETAILS

SCALE: As indicated 0 4' 8' 16' 32'

CHANNING WAY



1 SITE PREPARATION
1" = 10'-0"

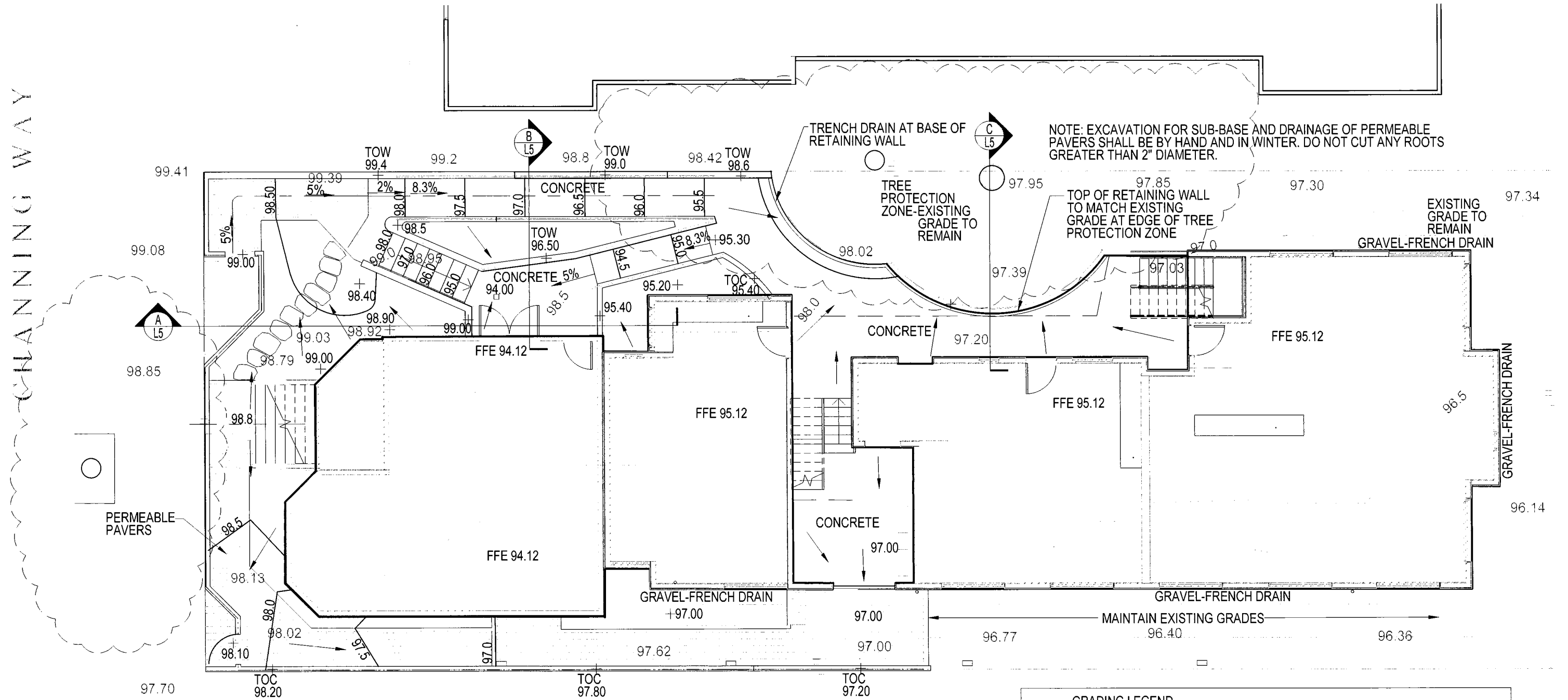
LANDSCAPE SHEET INDEX	
L1 SITE PREPARATION	L6 PLANT INFORMATION
L2 GRADING PLAN	L7 PLANT INFORMATION
L3 GROUND FLOOR PLANTING AND MATERIALS PLAN	L8 PLANT IMAGES
L4 ROOF DECK PLANTING AND MATERIALS PLAN	
L5 LANDSCAPE SECTIONS	

L1 SITE PREPARATION
LANDSCAPE CONSIDERATIONS

ANNA HWANG COLLIGAN LANDSCAPE ARCHITECTURE
LONDON · CALIFORNIA
anna-colligan.com anna@anna-colligan.com
for Devi Dutta Architecture Inc. Berkeley, CA
devidutta.com hello@devidutta.com

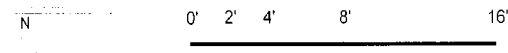
PROJECT: 2328 Channing Way
Submittal: LPC R-2
Date: 24 JAN 2022

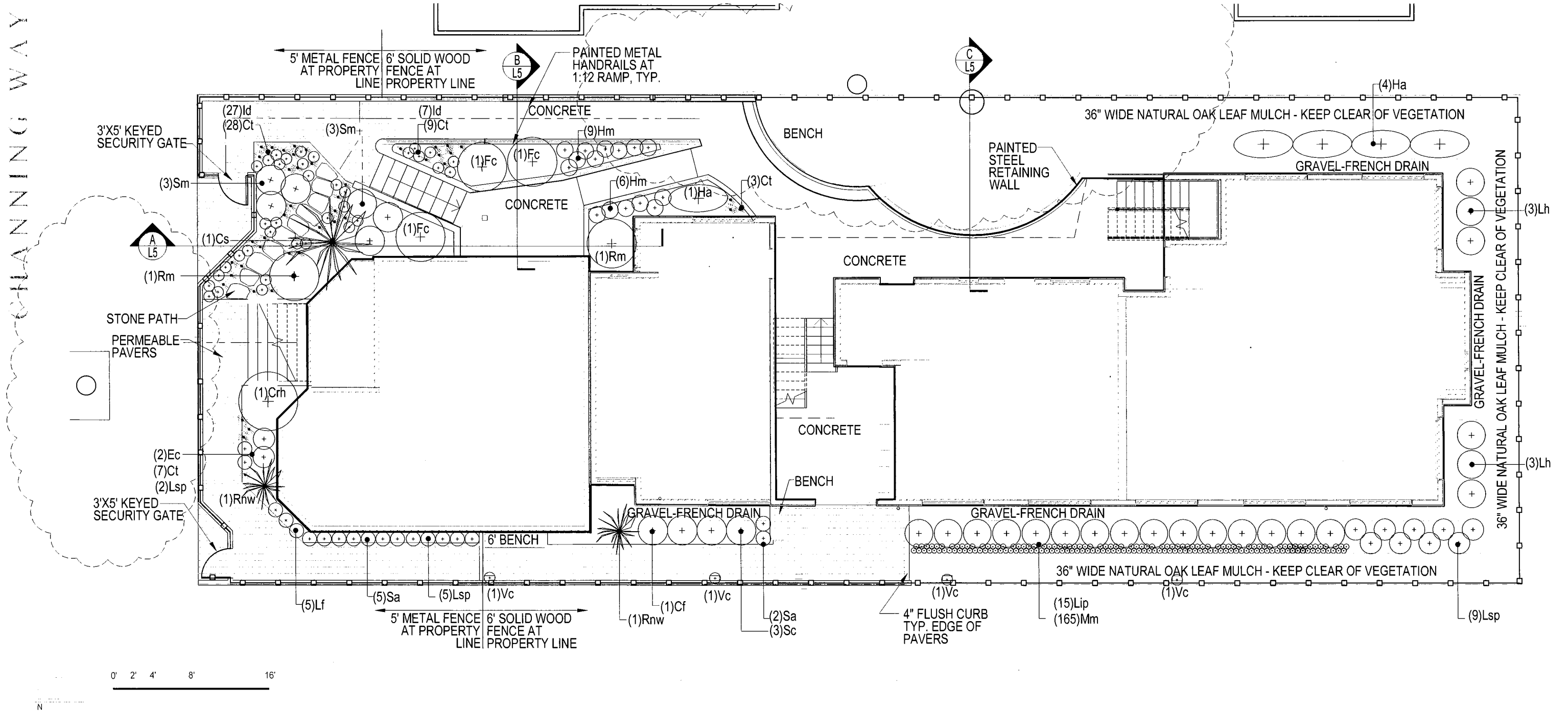
CHANNING WAY



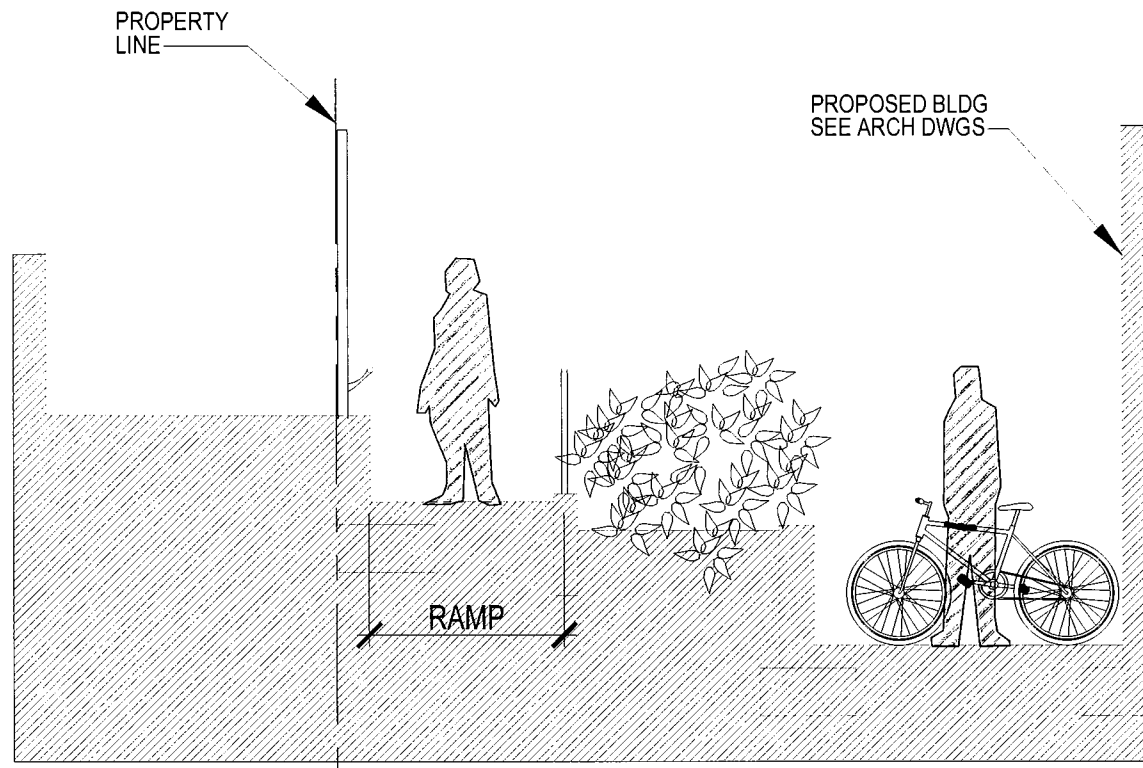
GRADING LEGEND			
97.50	PROPOSED CONTOUR	+97.20	PROPOSED SPOT ELEVATION
5%	PROPOSED SLOPE DOWN	96.77	EXISTING SPOT ELEVATION
98.5	EXISTING CONTOUR	TOC	TOP OF CURB
		TOW	TOP OF WALL
		FFE	FINISHED FLOOR ELEVATION

1 GROUND FLOOR GRADING PLAN
1" = 10'-0"

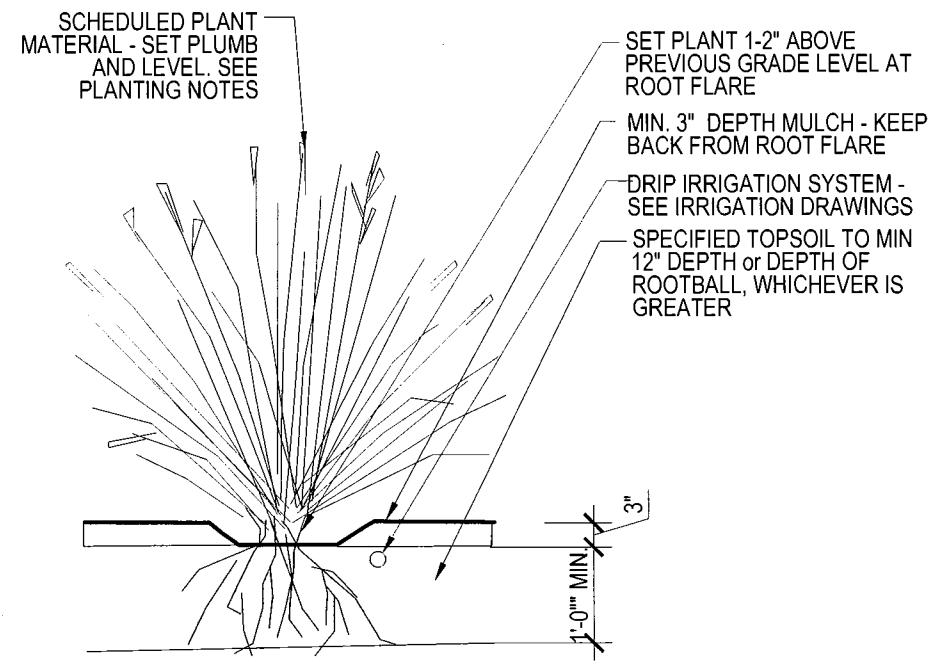




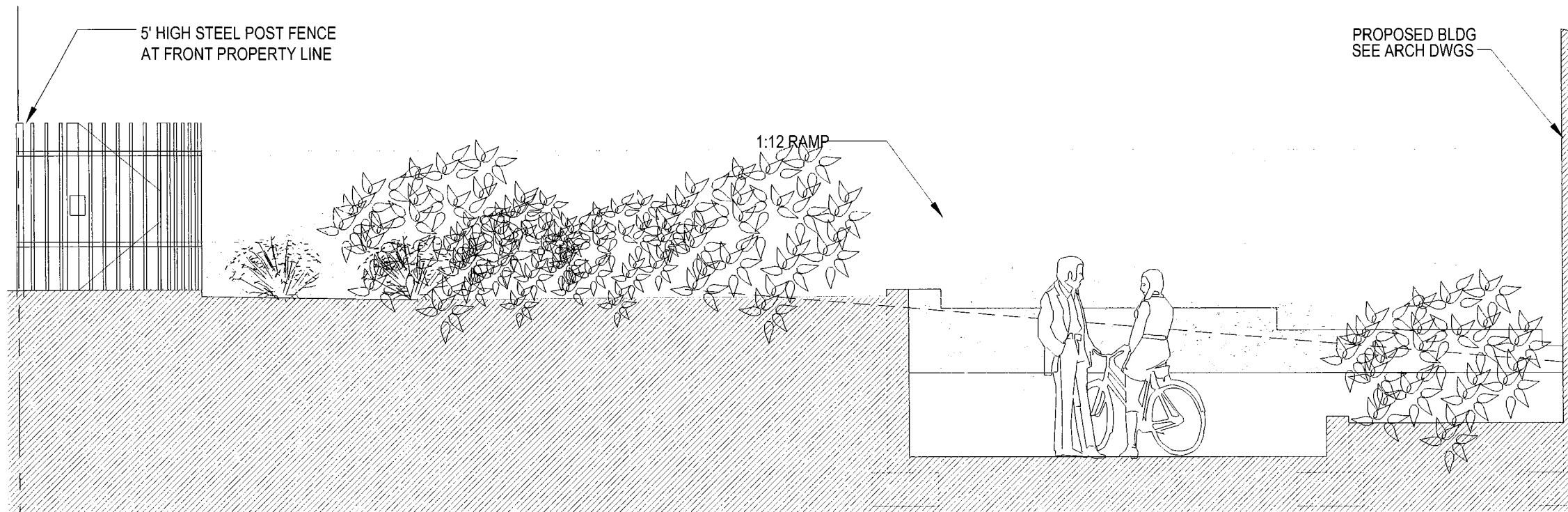
1 GROUND FLOOR PLANTING AND MATERIALS PLAN
1" = 10'-0"



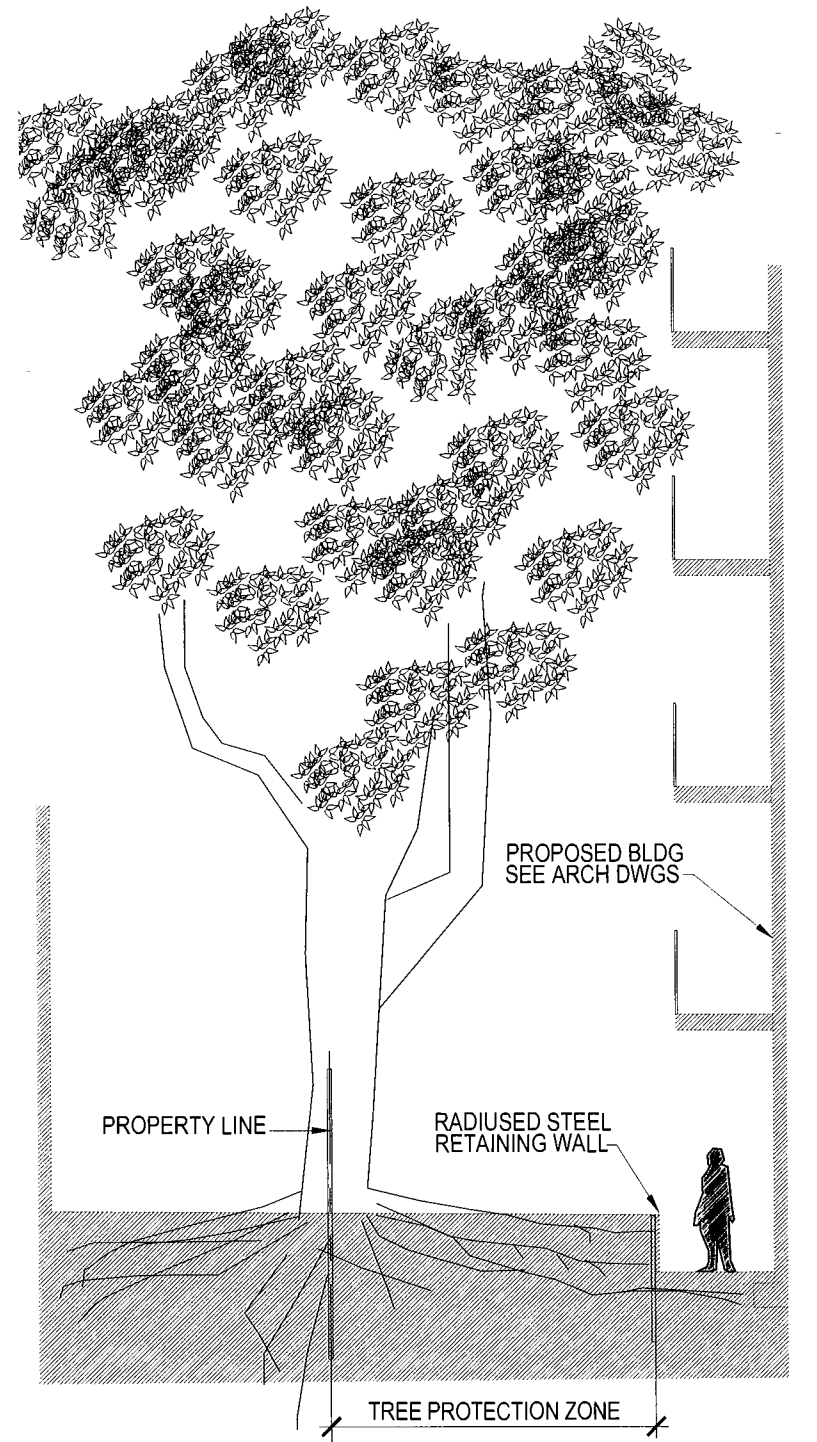
B E-W SECTION
 $\frac{1}{4}'' = 1'-0''$



1 TYPICAL PLANTING
 NTS



A N-S SECTION
 $\frac{1}{4}'' = 1'-0''$



C SECTION AT OAK TREE
 $\frac{1}{8}'' = 1'-0''$

L5 LANDSCAPE SECTIONS

ANNA HWANG COLLIGAN LANDSCAPE ARCHITECTURE
 LONDON • CALIFORNIA
 anna-colligan.com anna@anna-colligan.com
 for Devi Dutta Architecture Inc. Berkeley, CA
 devidutta.com hello@devidutta.com

PROJECT: 2328 Channing Way
 Submittal: LPC R-2
 Date: 24 JAN 2022

2328 Channing Planting Schedule

ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE

symbol	scientific name	common name	mature ht	container	spacing	qty	WUCOLS	bloom	notes
Crh	Ceanothus 'ray hartman'	California lilac	12-20'	5 gal	single	1	low	blue, winter/ spring	no summer water
Cf	Corethrogyne filaginifolia	California aster	12"-18"	1 gal	36"oc	1	low	pink-lavender, later summer, purple -spring	spreading silver-white foliage
Cs	Cordyline stricta	narrow-leafed palm lily	to 20'	5 gal	single	1	unknown	blue berries fall	
Ct	Carex tumulicola	slender sedge, foothill sedge	12"	4"pot	18"oc	43	low	spring	fill gaps, good bird food, will spread slowly
Ec	Eriophyllum confertiflorum	golden yarrow	12-18"	1 gal	15" oc	2	low	yellow, winter, spring, summer	
Fc	Frangula californica	coffeeberry	6'-8'	5gal	6'oc	3	low	may-june	fruit turns red to black in summer
Ha	Hetermeles arbutifolia	toyon	6-8'	5gal	6'oc	5	low	white, may-june; red berries in fall	hand clip to maintain 36"clear path
Hm	Heuchera maxima	island alum root	1-2'	1 gal	24"oc	15	low	pink/white, winter-spring	
Id	Iris douglasiana	douglas iris	12-24"	bulb	12"oc	34	low	blue, winter/ spring	
Lf	Lupinus formosus	California lupine	18"	1 gal	18"oc	5	low		
Lh	Lonicera hispidula	California honeysuckle	3-4'	1 gal	18"oc	6	low	pink spring, berries in fall	hand clip to maintain 36"clear path
Lip	Lavandula intermedia 'phenomenal'	French lavender	36"	1 gal	36"oc	15	low	lavender, summer	Cut back after bloom is finished by no more than 1/3rd
Lsp	Lavandula stoechis 'papillon'	Spanish lavender 'papillon'	18-24"	1 gal	18"oc	16	low	lavender; spring-summer	Cut back after bloom is finished by no more than 1/3rd
Mm	Muscari mixed	grape hyacinth	6"	bulb	6"oc	165	low	mixed, march-april	25% 'dark eyes' 25% 'peppermint' 25% 'armeriacum' 25% 'pink sunrise'
Rnw	Rosa 'nearlywild'	California ranch heritage rose	6'	1gal	single	2	low	pink, spring-summer	prune for fire access
Rm	Ribes malvaceum	chaparral currant	6-9'	5gal	36"oc	3	low	pink; winter	edible fruit
Sa	Salvia apiana "compacta"	dwarf white sage	18-24"	1 gal	18"oc	7		spring-summer; white	Cut back after bloom is finished by no more than 1/3rd
Sc	Salvia clevelandii	Cleveland sage	3-4.5'	1 gal	3'oc	3	low	lavender, spring, summer	Cut back after bloom is finished by no more than 1/3rd
Sm	Symphoricarpos alba	creeping snowberry	2-3'	5gal	30"oc	6	low	pink, spring	white berries, winter
Vc	Vitis californica	California wild grape	vine	1 gal	see plan	4	low	fall color	

2328 Channing Landscape Concept

The main notable site features include the historic Victorian house dating to 1889 and two large coast live oaks on the eastern property line, of 29 and 21 inches diameter respectively, likely between 80 to 120 years of age. There is also some tall unidentified vegetation along the western and southern property lines.

The planting concept for the new construction employs native, low-water-use grasses, perennials, and shrubs. These fruiting and flowering plants will be drought-tolerant, low-maintenance, and help support the ecology of the existing oak trees. Any plant substitutions or replacements must also meet these criteria.

At the same time, the colorful and diverse planting will enliven the already eclectic character of the block, and the culture of Telegraph Avenue which values exuberance, individuality and creativity.

The front property line fence will be a visually open, durable, steel post fence, five feet high. An open fence will allow views of the historic house, and light to reach the plantings, while still maintaining the security of its residents.

The coast live oaks will be protected according to the recommendations of the arborist's report dated 25 April, 2021. As noted in that report, the trees' canopies have already been heavily pruned by previous owners.

L6 PLANTING INFORMATION

ANNA HWANG COLLIGAN LANDSCAPE ARCHITECTURE
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for Devi Dutta Architecture Inc. Berkeley, CA
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Planting Notes

1. If factual site conditions vary from what is shown on plans, or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
2. Exact locations and layout of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location and orientation in field.
3. Verify plant counts and square footages: Quantities are provided for Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
4. Contractor shall review availability of specified plant materials prior to bid. If plant materials in specified quantities are shown to be unavailable, contractor to notify Landscape Architect and propose substitutions prior to bid. All substitutions are subject to approval by Landscape Architect prior to installation.
5. All plants are to be tagged with project identification at nursery or contractor's operation, for approval or rejection by Landscape Architect in person or by photo, prior to transporting to job site. Plants may also be rejected at the job site if damaged in storage or transit.
6. All new landscape planting shall be guaranteed for a period of one year following final inspection by Landscape Architect or Owner's representative. At the end of this period, plant material termed dead or unsatisfactory by Landscape Architect or Owner's representative shall be replaced at no additional charge by the landscape contractor. The contractor shall notify the Landscape Architect, in writing, of any plants that he feels may not survive in locations indicated.
7. Roof garden soils must be engineered highly specifically to be lightweight, fast-draining, and retain moisture. Ground level soils are to be evaluated by laboratory analysis for pH, organic content, mineral composition, and contamination, prior to planting. Contractor to submit laboratory analysis for approval by Landscape Architect prior to installation on site. Depending on results of analysis, local soil may be modified as required, and reused where possible.
8. Timed automatic weather-based drip irrigation system shall be installed in all planted areas. See Irrigation drawings.
9. Planting shall be November through February only.
10. All and any exposed soil surfaces at roof are to be covered by 3" shredded hardwood bark mulch, aged 6-12 months.
11. All plant materials to be planted plumb and vertical, at root flare or slightly above grade.
12. Coast Live Oak trees to be protected per arborist's report, and mulched with own leaves during construction.
13. Contractor to clearly communicate in writing any relevant information, including final locations and requirements of irrigation equipment, names of specialised suppliers, and any other particulars, to the landscape maintenance team assigned by Owner, before sign-off and handover.

2328 Planting Maintenance Plan

At Least Monthly

1. Check and clean (or replace) emitters that have become clogged. Check water supply and flow rate. Check for leaks.
2. Replenish plantings with specified mulch, maintaining 3" depth minimum.
3. Remove weeds by hand - no herbicides.
4. Remove litter by hand - no leaf blowers.
5. Prune shrubs as required for pedestrian clearance only, hand prune only - no square shrubs.
6. Collect fallen oak leaves from pedestrian areas and leave at base of oak trees.

Yearly - in winter

1. Cut back salvia and lavender by no more than 1/3, after bloom is over.
2. Check for any dead or dying plants, remove and replace with drought tolerant (WUCOLS Low) plants of appropriate shade/sun preference, with wildlife value, native Californian if possible.
3. Clip back leggy growth as needed.

As needed

1. Flush irrigation system thoroughly after any main line break to avoid emitter clogging.
2. If any irrigation hoses have become exposed, conceal beneath mulch layer.

Lupinus formosus - California lupine



Lavandula intermedia



Muscari - mixed



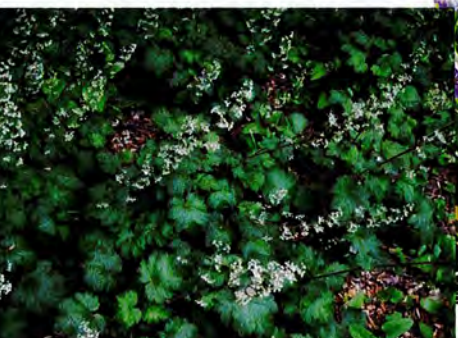
Lavandula stoechis 'papillon'



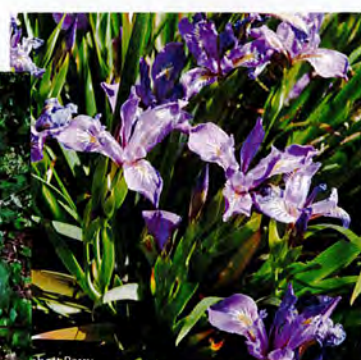
Ribes malvaceum - chaparral currant



Symphoricarpos albus - snowberry



Heuchera maxima - island alum root



Douglas iris



Carex tumulicola - slender sedge



Salvia apiana 'compacta' - dwarf white sage

Rosa 'Nearly Wild' - California ranch heritage rose



Vitis californica - California wild grape



Salvia clevelandii



Cordyline stricta - narrow-leaved palm lily



Franqula californica - coffeeberry



Hetermeles arbutifolia - toyon



Eriophyllum confertiflorum - golden yarrow



Corethrogyne filaginifolia - California aster



Ceanothus Ray Hartman

Lonicera hispidula - California honeysuckle

