POSTED
KEEP OUT

Applicant's Statement

Thank you for the consideration of our project. Below are our responses to Landmark Preservation Commissions Applicant Statement Requirement:

The current condition of all **exterior** structures at *1960 San Antonio Ave* are extremely poor with foundation and framing elements being completely shot. Neither of the exterior structures are habitable as they lacked care and upgrades throughout time which would come from necessary rehabilitation methods by us, in order to preserve the historical appeal of the property.

The existing garage is not a landmark structure and is extremely damaged as it has endured long lasting effects of being abandoned for many years. With poor structural integrity, these buildings need to be developed properly in order to achieve the upscale residence that is being intended.

All together, we are proposing the demolition of existing garage, construction of a new Garage, Pool House, and Pool, along with proper repair to existing exterior walkways, retaining walls, railings, and balusters, along with demolition of unpermitted cafeteria structure and removal of lower basement materials to restore the historical elements that are built underneath, and lastly the improvement of the driveway landscape entrance per plan. The only things being proposed for demolition are the existing non-landmark garage, the non-permitted cafeteria that was built on top of existing exterior walkways, the materials inside the basement structure (non-historic cabinets, carpets, tiles, materials, etc), and all asphalt/concrete around the driveway and main house to accommodate newly applied and fully functional surfaces. Railings, balusters, and all historical elements throughout the exterior (fountains, light posts, etc) will be preserved by a professional to be fully operational, repairing all damages and blemishes noted to the items beforehand. The lower Gym on the property is not yet being proposed for any change in this round of submittals. The existing carriage house had previously been included in this package, but we want to be clear that it is indeed separate from this address and will not be included *at all* in this submittal. Anything related to the main house structure has also already been approved so we are not proposing any additional change to the main house on the main lot.

As the current garage is only able to fit 1 car, we feel our proposed garage design to accommodate 10 cars is more than acceptable for a property of this size. Likely being the biggest residential estate in Berkeley, the proposition of this garage, accompanied by other exterior upgrades is more than necessary in order for one to properly use the structures on the property.

The project poses full benefit in that it will update tarnished buildings, landscape, and surrounding historical elements. This will not only improve the quality of the property and neighborhood, but also remove previous eye sores from locals and improve overall morale on those surrounding. All to be built using the same level of care and detail, it is important to upgrade these structures to reflect and enhance the design of the main house (keeping original historical elements more than alive).

By completing the Garage, Pool House, and Pool, demolishing the cafeteria and basement materials to revive the balusters, and improving the exterior concrete walkways, driveways, and railings, the historical features of the property are revived and the life that was missing from this once beautiful estate would be brought back to areas with the capability to reach its full potential.

Thank you.

Natural Gas Prohibition, Berkeley Energy Code, and Berkeley Green Code:

We hereby agree that the new buildings will not include any natural gas infrastructure in compliance with BMC Chapter 12.80.

We also agree that the proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), including solar PV system, electric vehicle charging, and low-carbon concrete requirements.

We are not seeking any public interest exemption to the Natural Gas Prohibition to be granted.

PROPOSED PROJECT
PROJECT INFORMATION
1960 San Antonio Avenue
NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY AND LANDSCAPING. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING. NEW FACADES TO BE WHITE
APPLICANT INFORMATION
Paymon Building & Development
25 Orinda Way, Suite 200, Orinda, CA 94563. 925-587-3140
For more information check the Planning Department Web Page: www.cityofberkeley.info/planning or call 510.981.7410
Public Notices
CITY OF BERKELEY
NOTICE OF
PUBLIC MEETING
1960
Secured by
ADT
1-800-ADT-ASAP
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED

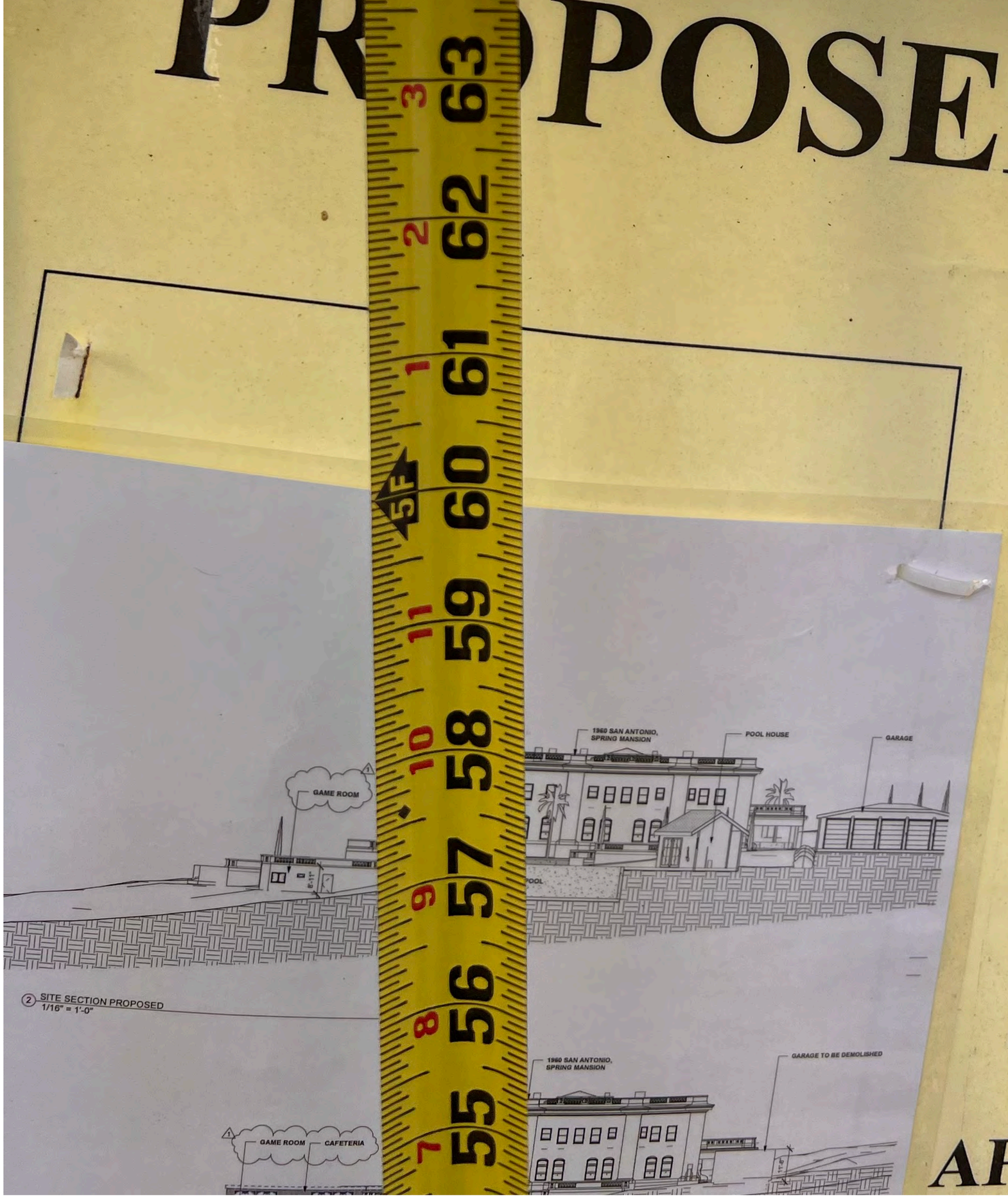
ROPOSED PROJECT
PROJECT INFORMATION
1960 San Antonio Avenue:
NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY, AND LANDSCAPING. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING, NEW FACADES TO BE WHITE
APPLICANT INFORMATION
Paymun Building & Development
25 Orinda Way, suite 200, Orinda, CA 94563. 925-587-2140
For more information check the Planning Department Web Page: www.cityofberkeley.info/planning or call 510-981-7410
Public Notices:
CITY OF BERKELEY
NOTICE OF
PUBLIC MEETING
LANDMARKS PRESERVATION COMMISSION
NOTICE OF PUBLIC MEETING
Conexwest
Secured by
ADT
1-800-ADT-ASAP

PROPOSED PROJE

PROJECT INFO

1960 San Antonio A

NEW GARAGE, POOL
POOL WITH DECK, DR
AND LANDSCAPING. A
MATERIALS SHALL MA
EXISTING OF MAIN BUI
NEW FACADES TO BE W



APPLICANT INFORMA

PROPOSED PROJECT
PROJECT INFORMATION
APPLICANT INFORMATION

PROPOSED PROJECT

PROJECT INFORMATION

1960 San Antonio Avenue:

NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY, AND LANDSCAPING. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING, NEW FACADES TO BE WHITE

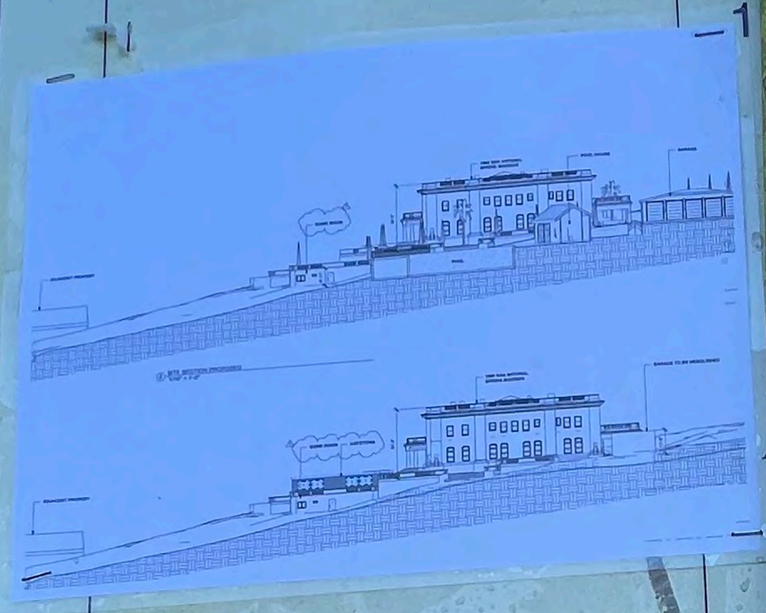
APPLICANT INFORMATION

Paymun Building & Development
25 Orinda Way, suite 200, Orinda, CA 94563. 925-587-2140

For more information check the Planning Department Web Page: www.cityofberkeley.info/planning or call 510-981-7410

Public Notices:

PROPOSED PROJECT



PROJECT INFORMATION

0 San Antonio Avenue:

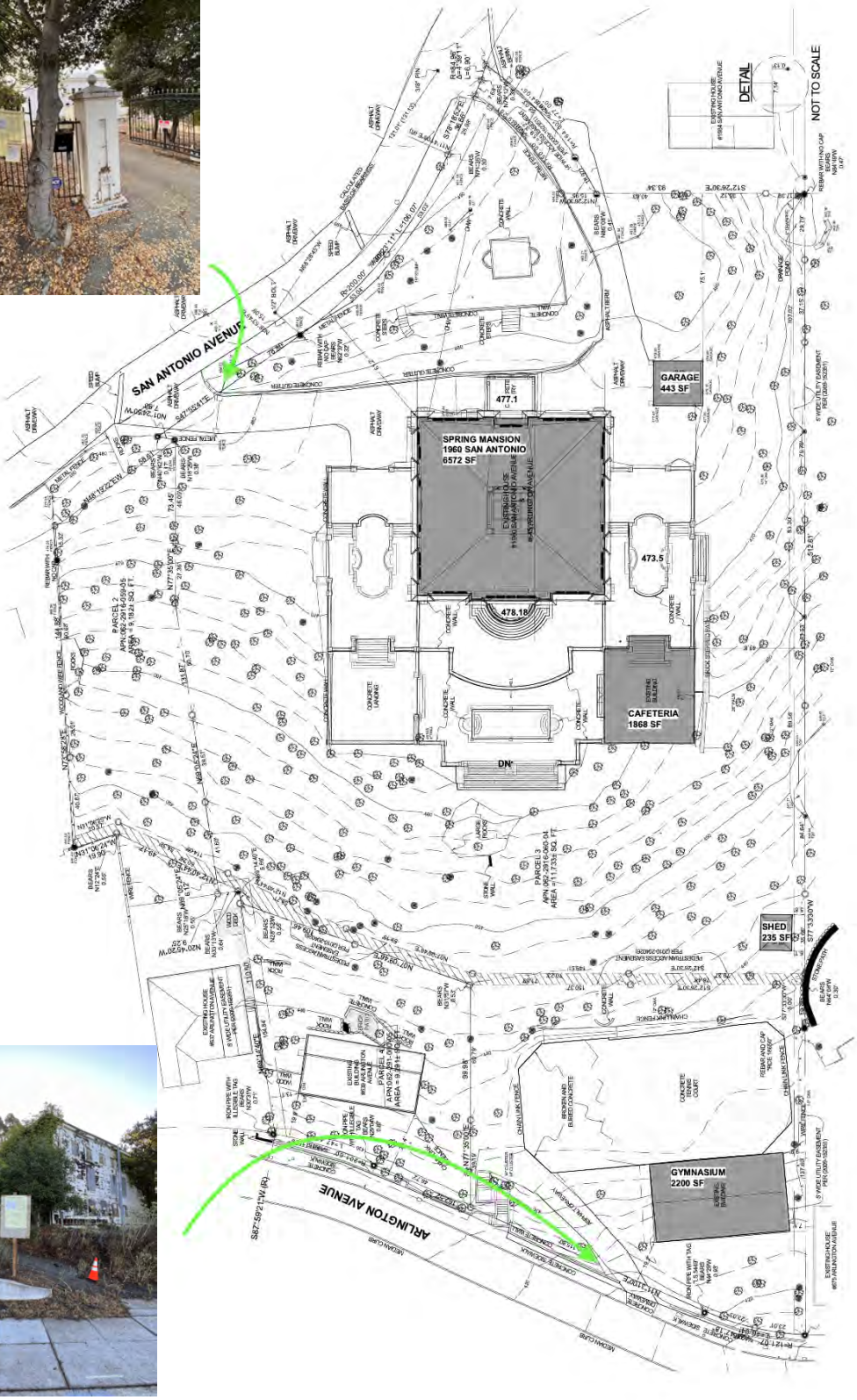
EW GARAGE, POOL HOUSE,
OOL WITH DECK, DRIVEWAY,
ND LANDSCAPING. ALL
ATERIALS SHALL MATCH
XISTING OF MAIN BUILDING,
EW FACADES TO BE WHITE

PLICANT INFORMATION

aymun Building & Development
5 Orinda Way, suite 200, Orinda,
CA 94563. 925-587-2140

For more infor ion check the
Planning Depa ent Web Page:
www.cityofberk y.info/planning
or call 51 981-7410

Public otices:



1 LOT COVERAGE EXISTING
1" = 30'-0"

ABBREVIATIONS:

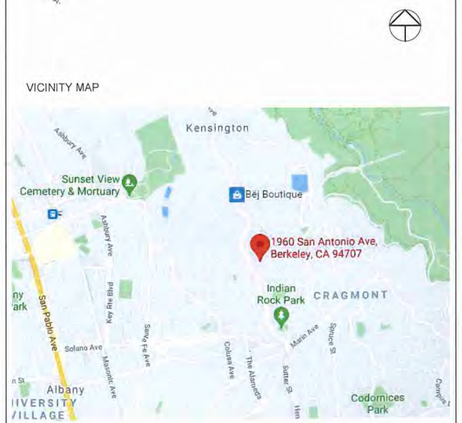
&	AND	HGT	HEIGHT
<	ANGLE	HR	HOUR
@	AT	I.D.	INSIDE DIAMETER
AB	ANCHOR BOLT	INSUL	INSULATION
ABV	ABOVE	INT	INTERIOR
ACOUS	ACOUSTICAL	JAN	JANITOR
AD	AREA DRAIN	KIT	KITCHEN
ADJ	ADJUSTABLE	LAM	LAMINATE
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AGGR	AGGREGATE	LBS	POUNDS
ALT	ALTERNATE	LTG	LIGHTING
ALUM	ALUMINUM	M.D.F.	MEDIUM DENSITY FIBERBOARD
APPROX	APPROXIMATE		
ARCH	ARCHITECT	MATL	MATERIAL
ASPH	ASPHALT	MAX	MAXIMUM
B	BATHROOM	MECH	MECHANICAL
B.O.	BOTTOM OF	MFR	MANUFACTURER
B.U.	BUILT UP	MH	MANHOLE
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCKING	MTL	METAL
BM	BEAM	MUL	MULLION
BR	BEDROOM	N	NEW
BTM	BOTTOM	N	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.G.	CORNER GUARD	N.T.S.	NOT TO SCALE
C.H.	CEILING HEIGHT	NO	NUMBER
C.I.	CAST IRON	NOM	NOMINAL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.O.	CLEAN OUT	OFF	OFFICE
C.T.	CERAMIC TILE	OPER	OPERABLE
C.W.	COLD WATER	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CARP	CARPET	P.LAM.	PLASTIC LAMINATE
CHAN	CHANNEL	P.T.	PRESSURE TREATED
CL	CENTER LINE	PAV	PAVING
CLG	CEILING	PERF	PERFORATED
CLKG	CAULKING	PERP	PERPENDICULAR
CLO	CLOSET	PL	PLATE
CLR	CLEAR	PL	PROPERTY LINE
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PROP	PROPERTY
CTR	CENTER	PT	PAINT
D.F.	DRINKING FOUNTAIN	PVC	POLYVINYL CHLORIDE
DET	DETAIL	QTY	QUANTITY
DH	DOUBLE HUNG	R	RISER
DIA	DIAMETER	R.C.	RESILIENT CHANNEL
DIM	DIMENSION	R.C.P	REFLECTED CEILING PLAN
DISP	DISPENSER	R.D.	ROOF DRAIN
DN	DOWN	R.O.	ROUGH OPENING
DS	DOWNSPOUT	R.W.L	RAIN WATER LEADER
DWG(S)	DRAWING(S)	RAD	RADIUS
E	EXISTING	REF	REFERENCE
E.F.	EXHAUST FAN	REFR	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF	REINFORCED
EL	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVISION
ELEV	ELEVATOR	RGTR	REGISTER
EMER	EMERGENCY	RM	ROOM
ENG	ENGINEER	RWD	REDWOOD
EQ	EQUAL	S	SOUTH
EQPT	EQUIPMENT	S.C.	SOLID CORE
EXT	EXTERIOR	S.E.D	SEE ELECTRICAL DWGS
F.A.	FIRE ALARM	S.J	SEISMIC JOINT
F.C.O.	FLOOR CLEAN OUT	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	S.S.D	SEE STRUCTURAL DWGS
F.E.	FIRE EXTINGUISHER	SCHED	SCHEDULE
F.E.C.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.F&E	FURNITURE, FIXTURES AND EQUIPMENT	SHGT	SHEATHING
		SHT	SHEET
F.F.	FINISH FLOOR	SIM	SIMILAR
F.O.	FACE OF	SL	SKY LIGHT
F.S.	FIRE SPRINKLER	SPEC	SPECIFICATION
FIN	FINISH	SPF	SPRAY FOAM INSULATION
FIXT	FIXTURE	SQ	SQUARE
FLR	FLOOR	STD	STANDARD
FND	FOUNDATION	STL	STEEL
FPRF	FIREPROOF	STOR	STORAGE
FR	FRAME	STRUC	STRUCTURAL
FT	FOOT OR FEET	SUSP	SUSPENDED
FTG	FOOTING	T	TREAD
G.B.	GRAB BAR	T.O.	TOP OF
GA	GAUGE	T.O.P.	TOP OF PLATE
GALV	GALVANIZED	T.O.S.	TOP OF SLAB
GFI	GROUND FAULT INTERRUPTER	T.O.W.	TOP OF WALL
		TEL	TELEPHONE
GL	GLASS	TEMP	TEMPERED
GND	GROUND	THK	THICK
GSM	GALVANIZED SHEET METAL	TYP	TYPICAL
GYP. BD.	GYPSUM BOARD	UNF	UNFINISHED
H.B.	HOSE BIB	UON	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	UR	URINAL
H.M.	HOLLOW METAL	V.C.T	VINYL COMPOSITION TILE
H.R.	HAND RAIL	VAR	VARIES
H.W.	HOT WATER	W	WEST
HDR	HEADER	W.C.	WATER CLOSET
		W.G.	WATER GLASS
		W.M.	WALL MOUNT
		W.O.	WHERE OCCURS
		W.R.	WATER RESISTANT
		W.W.F	WIRE WELDED FABRIC
		W.W.M	WOVEN WIRE MESH
		W/D	WASHER / DRYER
		W/O	WITHOUT
		WD	WOOD
		WDW	WINDOW
		WP	WATERPROOFING
		WT	WEIGHT

SYMBOLS:

- DETAIL: Detail Number / Sheet Number
- SECTION: Detail Number / Sheet Number
- EXTERIOR/INTERIOR ELEVATION — Sheet number / Detail Number
- ELEVATION HEIGHT
- DOOR TAG
- WINDOW TAG

- JAMES JOHNSON
1945 SAN ANTONIO AVE
BERKELEY CA 94707
- Jo Ann Brock.
1951 San Antonio
- Jo Ann Brock
- 637 Arlington.
Samy Ben Mohamed
- D. Trowbridge-Williams
675 Arlington Ave.

AERIAL MAP



VICINITY MAP

1960 SAN ANTONIO AVENUE

PROJECT INFORMATION

NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY, AND LANDSCAPING. INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS BEING DONE UNDER SEPERATE PERMIT. GLASS ON WINDOWS OF MAIN BUILDING BEING REPLACE, FRAMES TO REMAIN. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING, NEW FACADES TO BE WHITE STUCCO.

PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED
EXISTING PRIMARY BUILIDING FOOTPRINT	6,572 SF
TOTAL BUILDING FOOTPRINT	12,969 SF
BUILDING HEIGHT	30 FEET
BUILIDNG STORIES	2
TOTAL LOT AREA	120,873 SF
NUMBER OF BUILDINGS ON LOT EXISTING	5
NUMBER OF BUILDINGS ON LOT PROPOSED	6
NUMBER OF PARCELS ON LOT	3 (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)
NUMBER OF PARKING SPACES EXISTING	2
NUMBER OF PARKING SPACES PROPOSED	10

BUILDING FOOTPRINT & LOT COVERAGE:

EXISTING LOT COVERAGE	
MAIN BUILDING	6,572 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	11,318 SF
% OF LOT COVERAGE EXISTING	9.3%
PROPOSED LOT COVERAGE	
MAIN BUILDING	6,572 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	12,969 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	12,969 SF
% OF LOT COVERAGE PROPOSED	10.7%

SHEET LIST

SHEET NUMBER	SHEET NAME
G010	PROJECT DATA
L1	IRRIGATION PLAN
L2	IRRIGATION DETAIL
L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
A050	LOT COVERAGE - EXISTING & PROPOSED
A090	PHOTOS
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
A103	MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED
A104	MAIN ROOF PLAN - EXISTING & PROPOSED
A105	POOL HOUSE & GARAGE PLANS - PROPOSED
A106	GYMNASIUM PLANS - EXISTING
A107	GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED
A108	CAFETERIA - DEMOLITION
A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
A202	MAIN ELEVATIONS EAST - EXISTING & PROPOSED
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATIONS & POOL EQUIPMENT ROOM PLAN & ELEVATION - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS
A901	SHADOW STUDY

PROJECT TEAM:

OWNER:
ABBAS MASH
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

DESIGNER:
JONATHAN RACHMAN DESIGN
1632C MARKET ST
SAN FRANCISCO, CA 94102
TEL: 415 440 1234
EMAIL: JRACHMANDESIGN@GMAIL.COM

ARCHITECT:
_EDIT
120 MANOR DRIVE
SAN FRANCISCO, CA 94127
TEL: 415 359 7504
EMAIL: JAMES@EDITARCH.COM

LANDSCAPE ARCHITECT:
DON WIHLBORG DESIGN
13 SEMINOLE AVE
CORTE MADERA, CA 94925
TEL: 415 924 4466

STRUCTURAL ENGINEER:
ADVANCED ENGINEERING
3381 WALNUT BLVD, SUITE 220
BRENTWOOD, CA 94513
TEL: 925 516 3502

GENERAL CONTRACTOR
PAYMAN BUILDING AND DEVELOPMENT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF BERKELEY MUNICIPAL CODE

WILDLAND-URBAN INTERFACE FIRE ZONE NOTES:

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5.

BUILDING IS LOCATED IN AN LRA HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS.

R337 WORKSHEET

THIS PROJECT IS LOCATED IN A LOCAL RESPONSIBILITY AREA VERY HIGH FOR WILDFIRE PROTECTION, ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS, AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

ITEM	MATERIAL
DECKING MATERIALS	MASONRY OR CERAMIC
EXTERIOR WINDOWS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED
EXTERIOR SIDINGS AND SHEATHINGS	1" THICK STUCCO WITH 1 HOUR FIRE RATING
EXTERIOR DOORS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED WOOD GARAGE AND WOOD EXTERIOR DOORS TO BE MIN 1 3/8" THICK SOLD CORE
UNDER EAVE	IGNITION RESISTANT
UNDERFLOOR	IGNITION RESISTANT
VENTILATION	CLOSED, NO VENTS
ROOF	CLASS A - MODIFIED BITUMIN, SLATE AT POOL HOUSE OR APPROVED EQUAL

EDIT san francisco www.editarch.com

DEVELOPED FOR

Jonathan Rachman Design

LICENSED ARCHITECT JAMES W. SKELTON C-33327 RENEW 11/30/2023 STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date
2	LANDMARK PRESERVATION COMMENTS	9/26/2022
1	REVISION 1 COMMENTS	9/19/2022
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 9/26/2022 11:46:10 PM

Scale: As indicated

Sheet Title

PROJECT DATA

G010

PAYMUN
SUPER START
MARINE

PAYMUN
SUPER START MARINE

SUPER START
MARINE
DEEP CYCLE

ATHENAEUM
PAYMUN
25 Orinda Way, Suite 200
Orinda, CA 94563

PAYMUN

PAYMUN

PAYMUN

ATHENAEUM

PAYMUN

PAYMUN

Boo!

PAYMUN

PAYMUN

PAYMUN

ATHENAEUM

1965

Ricardo Terrazas, Certified Arborist WE-12200A

October 6, 2022

Site: 1960 San Antonio Ave
Berkeley, CA

RE: Revised Construction Plan dated 9/26/22 for 1969 San Antonio Ave

This letter is to inform that there have been additional revisions to a proposed construction project at the aforementioned address. There was initial concern that some of the buildings would negatively impact the Oak trees on this property, therefore adjustments to the building designs were made. The previous plans showed some minor encroachment on trees #2 and #5; New plans now have the Pool House having almost no dripline encroachment on the trees whatsoever, no more than 5%, if that.

Furthermore, additional efforts were made to conform to tree protection requirements such as switching over to a “Elevated Deck”, meaning far less intrusion of the root zones on the trees as there will be very minimal digging for this style of construction.

I am very confident that these alterations will have no significant impact on the Oaks trees on this property.

Ricardo Terrazas JR

ISA Certified Arborist WE-12200A
Email: ricardoterrazasjr@yahoo.com
Cell Phone Number: (510) 829-2067
Alternate email: arbotron92@gmail.com

Stormwater Requirements Checklist

Municipal Regional Stormwater Permit (MRP 2.0)
Stormwater Controls for Development Projects

City of Berkeley
Public Works Dept.
Engineering Division

I. C.3.i Project Information

This form applies to development projects creating and/or replacing ≥ 2500 ft² to < 10,000 ft² of impervious surface which are not Special Land Use Categories projects (auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots). This form also applies to detached single-family home projects, which create and /or replace ≥ 2500 ft² of impervious surface. Interior remodeling projects and routine maintenance or repair projects such as roof or exterior wall surface replacement and pavement resurfacing within the existing footprint are exempt from C.3.i stormwater requirement.

I.A. Enter Project Data

I.A.1 Project Name: 1960 San Antonio

I.A.2 Project Address (include cross street): 1960 San Antonio Ave, Berkeley Ca

I.A.3 Project APN: 62-2916-60-4 I.A.4 Project Watershed[1]: 2

I.A.5 Applicant Name: Paymun Building & Development I.A.6 Date Submitted: 10-07-22

I.A.7 Applicant Address: 25 Orinda Way, suite 200, Orinda Ca 94563

I.A.8 Applicant Phone: 925-587-2140 I.A.9 Applicant Email Address: ben@paymun.com

I.A.10 Development type: (check all that apply)

- ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed-Use ☐ Streets, Roads, etc.
- ☐ 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred[2]
- ☐ 'Special land use categories' as defined by MRP: (1) auto service facilities[3], (2) retail gasoline outlets, (3) restaurants[3], (4) uncovered parking area (stand-alone or part of a larger project)

I.A.11 Project Description[4]: (Also note any past or future phases of the project.) Demolition of existing garage and cafeteria, and proposed construction of new garage, pool house, and pool. Repair of all driveways, walkways, and railings.

I.A.12 Total Area of Site: 2.77 acres I.A.13 Slope on Site: %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area: 0.79 acres.

I.B. Enter the amount of impervious and pervious surface[1] created and/or replaced by the project.

Table of Impervious and Pervious Surfaces

Type of Impervious Surface	a Pre-Project Impervious Surface (sq.ft.)	b Existing Impervious Surface to be Replaced[7] (sq.ft.)	C New Impervious Surface to be Created[7] (sq.ft.)	d Post-project pervious surface (sq.ft.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	11,318		1,651	
Impervious[5] sidewalks, patios, paths, driveways	30,011	14,208	7,360	
Impervious[5] uncovered parking[6]				N/A
Streets (public)				
Streets (private)				
Totals:	41,329	14,208	9,011	
Area of Existing Impervious Surface to remain in place	15,803	N/A		
Total New Impervious Surface *(sum of totals for columns b and c):*		23,219		

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds

[2] Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.
[3] Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at www.cleanwaterprogram.org)
[4] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.
[5] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.
[6] Uncovered parking includes top level of a parking structure**.**
[7] "Replace" means to install new impervious surface where existing impervious surface is removed. "Create" means to install new impervious surface where there is currently no impervious surface.

I.C. Identify C.6 Construction-Phase Stormwater Requirements

		Yes	No
I.C.1	Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.14). *If Yes, obtain coverage under the state's Construction General Permit at https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.*	☐	☒
I.C.2	Is the site a "High Priority Site" that disturbs less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) "High Priority Sites" are sites having any of the following criteria: ▪ that require a grading permit, ▪ are adjacent to a creek, ▪ or are otherwise high priority for stormwater protection during construction (see MRP 2.0 Provision C.6.e.ii.(2)(c))	☐	☒
I.C.3	Is the site a "Hillside Site" that disturbs 5,000 sq.ft. or more, but less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) ▪ "Hillside Sites" are located on hillsides, as indicated on a jurisdictional map of hillside development areas or as indicated by meeting jurisdictional hillside development criteria. ▪ If no map or criteria exist, then Hillside Sites are sites with a slope of 15% or more (see I.A.13 above and MRP 2.0 Provision C.6.e.ii.(2)(b)).	☐	☒

➢ NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction. Refer to the Section II to identify appropriate construction BMPs.

➢ NOTE TO MUNICIPAL STAFF: If the answer is "Yes" to I.E.1, I.E.2, OR I.E.3, refer this project to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.

II. Implementation of C.3.i Stormwater Requirements

II.A. Select Appropriate Site Design Measures

Starting December 1, 2012, projects that create and/or replace 2,500 - 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, **must include one or more of the following Site Design Measures a through f**, and are encouraged to implement the other Site Design Measures as practicable. See attached fact sheets for guidance on rain barrels / cisterns, vegetated areas and permeable surfaces, and attached sheets on recommended Source Control Measures and Construction BMPs.

II.A.1 Is the site design measure included in the project plans?

Yes	No	Plan Sheet No.	
☐	☑		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐	☑		b. Direct roof runoff onto vegetated areas.
☐	☑		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐	☑		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☑		e. Construct sidewalks, walkways, and/or patios with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to www.cleanwaterprogram.org and click on “Resources.”
☐	☑		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to the program website at: www.cleanwaterprogram.org and click on “Resources.”
☐	☑		g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☑		h. Maximize permeability by clustering development and preserving open space.
☐	☑		i. Use micro-detention, including distributed landscape-based detention.
☐	☑		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☑		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
☐	☑		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)
☐	☑		m. Plant or preserve interceptor trees (Section 4.5, C.3 Technical Guidance)

II.B. C.3.i projects are encouraged to implement the following Source Control Measure as practicable.

Are these features in project?		Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		
Yes	No			Yes	No	Plan Sheet No.
☐	☑	Storm Drain	Mark on-site inlets with the words “No Dumping! Flows to Bay” or equivalent.	☐	☑	
☐	☑	Floor Drains	Plumb interior floor drains to sanitary sewer[8] [or prohibit].	☐	☑	
☐	☑	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☑	
☑	☐	Landscaping	▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.	☑	☐	L.4
☑	☐	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☑	
☐	☑	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge. [9] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☑	
☐	☑	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☐	☑	
☐	☑	Outdoor Process Activities [9]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☑	
☐	☑	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☑	
☐	☑	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[9], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☑	
☐	☑	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer. [9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer. [9]	☐	☑	
☐	☑	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☑	
☐	☑	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☑	
☐	☑	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☑	
☐	☑	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer [9].	☐	☑	
☐	☑	Architectural Copper	▪ Discharge rinse water to sanitary sewer [9], or collect and dispose properly offsite. See flyer “Requirements for Architectural Copper.”	☐	☑	

[8] Any connection to the sanitary sewer system is subject to sanitary district approval.
[9] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.C Implement Construction Best Management Practices (BMPs) where applicable.

Yes	No	Best Management Practice (BMP)
☐	☐	Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☐	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☐	☐	Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☐	☐	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☐	☐	Perform clearing and earth moving activities only during dry weather.
☐	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☐	☐	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☐	☐	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☐	☐	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☐	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☐	☐	Limit construction access routes and stabilize designated access points.
☐	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☐	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☐	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☐	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: _____ Date: _____

Applicant's Name: _____

Zoning District: _____

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)			
Number of Parking Spaces (#)			
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)			
Yards and Height			
Front Yard Setback (Feet)			
Side Yard Setbacks: (facing property) Left: (Feet)			
Right: (Feet)			
Rear Yard Setback (Feet)			
Building Height* (# Stories)			
Average* (Feet)			
Maximum* (Feet)			
Areas			
Lot Area (Square-Feet)			
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors			
Building Footprint* (Square-Feet) Total of All Structures			
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)			
Useable Open Space* (Square-Feet)			
Floor Area Ratio* Non-Residential districts only (Except ES-R)			

*See Glossary – BMC Chapter 23.502.

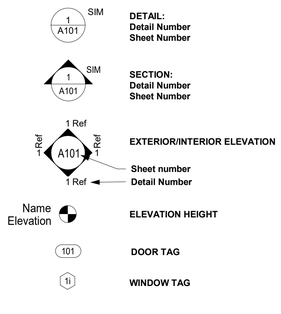
Revised: 12/21

[1] See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204

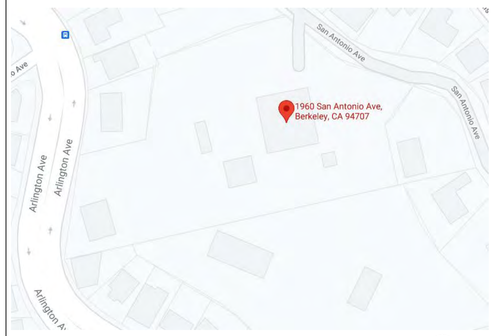
ABBREVIATIONS:

&	AND	HGT	HEIGHT
<	ANGLE	HR	HOUR
@	AT	I.D.	INSIDE DIAMETER
AB	ANCHOR BOLT	INSUL	INSULATION
ABV	ABOVE	INT	INTERIOR
ACOUS	ACOUSTICAL	JAN	JANITOR
AD	AREA DRAIN	KIT	KITCHEN
ADJ	ADJUSTABLE	LAM	LAMINATE
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AGGR	AGGREGATE	LBS	POUNDS
ALT	ALTERNATE	LTG	LIGHTING
ALUM	ALUMINUM	M.D.F.	MEDIUM DENSITY FIBERBOARD
APPROX	APPROXIMATE		
ARCH	ARCHITECT	MATL	MATERIAL
ASPH	ASPHALT	MAX	MAXIMUM
B	BATHROOM	MECH	MECHANICAL
B.O.	BOTTOM OF	MFR	MANUFACTURER
B.U.	BUILT UP	MH	MANHOLE
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCKING	MTL	METAL
BM	BEAM	MUL	MULLION
BR	BEDROOM	N	NEW
BTM	BOTTOM	N	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.G.	CORNER GUARD	N.T.S.	NOT TO SCALE
C.H.	CEILING HEIGHT	NO	NUMBER
C.I.	CAST IRON	NOM	NOMINAL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.O.	CLEAN OUT	OFF	OFFICE
C.T.	CERAMIC TILE	OPER	OPERABLE
C.W.	COLD WATER	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CARP	CARPET	P.LAM.	PLASTIC LAMINATE
CHAN	CHANNEL	P.T.	PRESSURE TREATED
CL	CENTER LINE	PAV	PAVING
CLG	CEILING	PERF	PERFORATED
CLKG	CAULKING	PERP	PERPENDICULAR
CLO	CLOSET	PL	PLATE
CLR	CLEAR	PL	PROPERTY LINE
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PROP	PROPERTY
CTR	CENTER	PT	PAINT
D.F.	DRINKING FOUNTAIN	PVC	POLYVINYL CHLORIDE
DET	DETAIL	QTY	QUANTITY
DH	DOUBLE HUNG	R	RISER
DIA	DIAMETER	R.C.	RESILIENT CHANNEL
DIM	DIMENSION	R.C.P	REFLECTED CEILING PLAN
DISP	DISPENSER	R.D.	ROOF DRAIN
DN	DOWN	R.O.	ROUGH OPENING
DS	DOWNSPOUT	R.W.L	RAIN WATER LEADER
DWG(S)	DRAWING(S)	RAD	RADIUS
E	EXISTING	REF	REFERENCE
E.F.	EXHAUST FAN	REFR	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF	REINFORCED
EL	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVISION
ELEV	ELEVATOR	RGTR	REGISTER
EMER	EMERGENCY	RM	ROOM
ENG	ENGINEER	RWD	REDWOOD
EQ	EQUAL	S	SOUTH
EQPT	EQUIPMENT	S.C.	SOLID CORE
EXT	EXTERIOR	S.E.D	SEE ELECTRICAL DWGS
F.A.	FIRE ALARM	S.J	SEISMIC JOINT
F.C.O.	FLOOR CLEAN OUT	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	S.S.D	SEE STRUCTURAL DWGS
F.E.	FIRE EXTINGUISHER	SCHED	SCHEDULE
F.E.C.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.F&E	FURNITURE, FIXTURES AND EQUIPMENT	SHGT	SHEATHING
		SHT	SHEET
F.F.	FINISH FLOOR	SIM	SIMILAR
F.O.	FACE OF	SL	SKY LIGHT
F.S.	FIRE SPRINKLER	SPEC	SPECIFICATION
FIN	FINISH	SPF	SPRAY FOAM INSULATION
FIXT	FIXTURE	SQ	SQUARE
FLR	FLOOR	STD	STANDARD
FND	FOUNDATION	STL	STEEL
FPRF	FIREPROOF	STOR	STORAGE
FR	FRAME	STRUC	STRUCTURAL
FT	FOOT OR FEET	SUSP	SUSPENDED
FTG	FOOTING	T	TREAD
G.B.	GRAB BAR	T.O.	TOP OF
GA	GAUGE	T.O.P.	TOP OF PLATE
GALV	GALVANIZED	T.O.S.	TOP OF SLAB
GFI	GROUND FAULT INTERRUPTER	T.O.W.	TOP OF WALL
		TEL	TELEPHONE
GL	GLASS	TEMP	TEMPERED
GND	GROUND	THK	THICK
GSM	GALVANIZED SHEET METAL	TYP	TYPICAL
GYP. BD.	GYPSUM BOARD	UNF	UNFINISHED
H.B.	HOSE BIB	UON	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	UR	URINAL
H.M.	HOLLOW METAL	V.C.T	VINYL COMPOSITION TILE
H.R.	HAND RAIL	VAR	VARIES
H.W.	HOT WATER	W	WEST
HDR	HEADER	W.C.	WATER CLOSET
		W.G.	WATER GLASS
		W.M.	WALL MOUNT
		W.O.	WHERE OCCURS
		W.R.	WATER RESISTANT
		W.W.F	WIRE WELDED FABRIC
		W.W.M	WOVEN WIRE MESH
		W/D	WASHER / DRYER
		W/O	WITHOUT
		WD	WOOD
		WDW	WINDOW
		WP	WATERPROOFING
		WT	WEIGHT

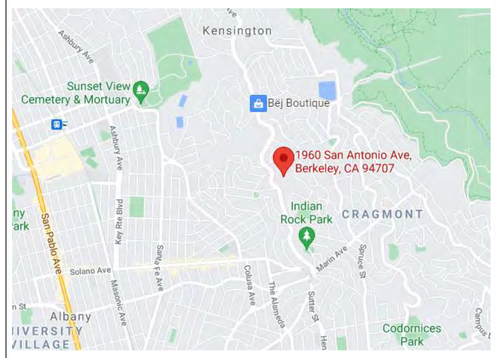
SYMBOLS:



AERAIL MAP



VICINITY MAP



1960 SAN ANTONIO AVENUE

PROJECT INFORMATION

NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY, AND LANDSCAPING. INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS BEING DONE UNDER SEPERATE PERMIT. GLASS ON WINDOWS OF MAIN BUILDING BEING REPLACE, FRAMES TO REMAIN. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING, NEW FACADES TO BE WHITE STUCCO.

PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED
EXISTING PRIMARY BUILIDING FOOTPRINT	6,572 SF
TOTAL BUILDING FOOTPRINT	12,969 SF
BUILDING HEIGHT	30 FEET
BUILDING STORIES	2
TOTAL LOT AREA	120,873 SF
NUMBER OF BUILDINGS ON LOT EXISTING	5
NUMBER OF BUILDINGS ON LOT PROPOSED	6
NUMBER OF PARCELS ON LOT	3 (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)
NUMBER OF PARKING SPACES EXISTING	2
NUMBER OF PARKING SPACES PROPOSED	10

BUILDING FOOTPRINT & LOT COVERAGE:

EXISTING LOT COVERAGE	
MAIN BUILDING	6,572 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	11,318 SF
% OF LOT COVERAGE EXISTING	9.3%
PROPOSED LOT COVERAGE	
MAIN BUILDING	6,572 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	12,969 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	12,969 SF
% OF LOT COVERAGE PROPOSED	10.7%

SHEET LIST

SHEET NUMBER	SHEET NAME
G010	PROJECT DATA
L1	IRRIGATION PLAN
L2	IRRIGATION DETAIL
L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
A050	LOT COVERAGE - EXISTING & PROPOSED
A090	PHOTOS
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
A103	MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED
A104	MAIN ROOF PLAN - EXISTING & PROPOSED
A105	POOL HOUSE & GARAGE PLANS - PROPOSED
A106	GYMNASIUM PLANS - EXISTING
A107	GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED
A108	CAFETERIA - DEMOLITION
A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
A202	MAIN ELEVATIONS EAST - EXISTING & PROPOSED
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATIONS & POOL EQUIPMENT ROOM PLAN & ELEVATION - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS
A901	SHADOW STUDY

PROJECT TEAM:

OWNER:
ABBAS MASH
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

DESIGNER:
JONATHAN RACHMAN DESIGN
1632C MARKET ST
SAN FRANCISCO, CA 94102
TEL: 415 440 1234
EMAIL: JRACHMANDESIGN@GMAIL.COM

ARCHITECT:
_EDIT
120 MANOR DRIVE
SAN FRANCISCO, CA 94127
TEL: 415 359 7504
EMAIL: JAMES@EDITARCH.COM

LANDSCAPE ARCHITECT:
DON WIHLBORG DESIGN
13 SEMINOLE AVE
CORTE MADERA, CA 94925
TEL: 415 924 4466

STRUCTURAL ENGINEER:
ADVANCED ENGINEERING
3381 WALNUT BLVD, SUITE 220
BRENTWOOD, CA 94513
TEL: 925 516 3502

GENERAL CONTRACTOR
PAYMAN BUILDING AND DEVELOPMENT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF BERKELEY MUNICIPAL CODE

WILDLAND-URBAN INTERFACE FIRE ZONE NOTES:

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5.

BUILDING IS LOCATED IN AN LRA HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS.

R337 WORKSHEET

THIS PROJECT IS LOCATED IN A LOCAL RESPONSIBILITY AREA VERY HIGH FOR WILDFIRE PROTECTION, ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS, AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

ITEM	MATERIAL
DECKING MATERIALS	MASONRY OR CERAMIC
EXTERIOR WINDOWS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED
EXTERIOR SIDINGS AND SHEATHINGS	1" THICK STUCCO WITH 1 HOUR FIRE RATING
EXTERIOR DOORS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED WOOD GARAGE AND WOOD EXTERIOR DOORS TO BE MIN 1 3/8" THICK SOLD CORE
UNDER EAVE	IGNITION RESISTANT
UNDERFLOOR	IGNITION RESISTANT
VENTILATION	CLOSED, NO VENTS
ROOF	CLASS A - MODIFIED BITUMIN, SLATE AT POOL HOUSE OR APPROVED EQUAL

_EDIT san francisco www.editarch.com

DEVELOPED FOR

Jonathan Rachman Design

JAMES W SKELTON
LICENSED ARCHITECT
C-33327
RENEW 11/30/2023
STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date
2	LANDMARK PRESERVATION COMMENTS	9/26/2022
1	REVISION 1 COMMENTS	8/18/2022
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

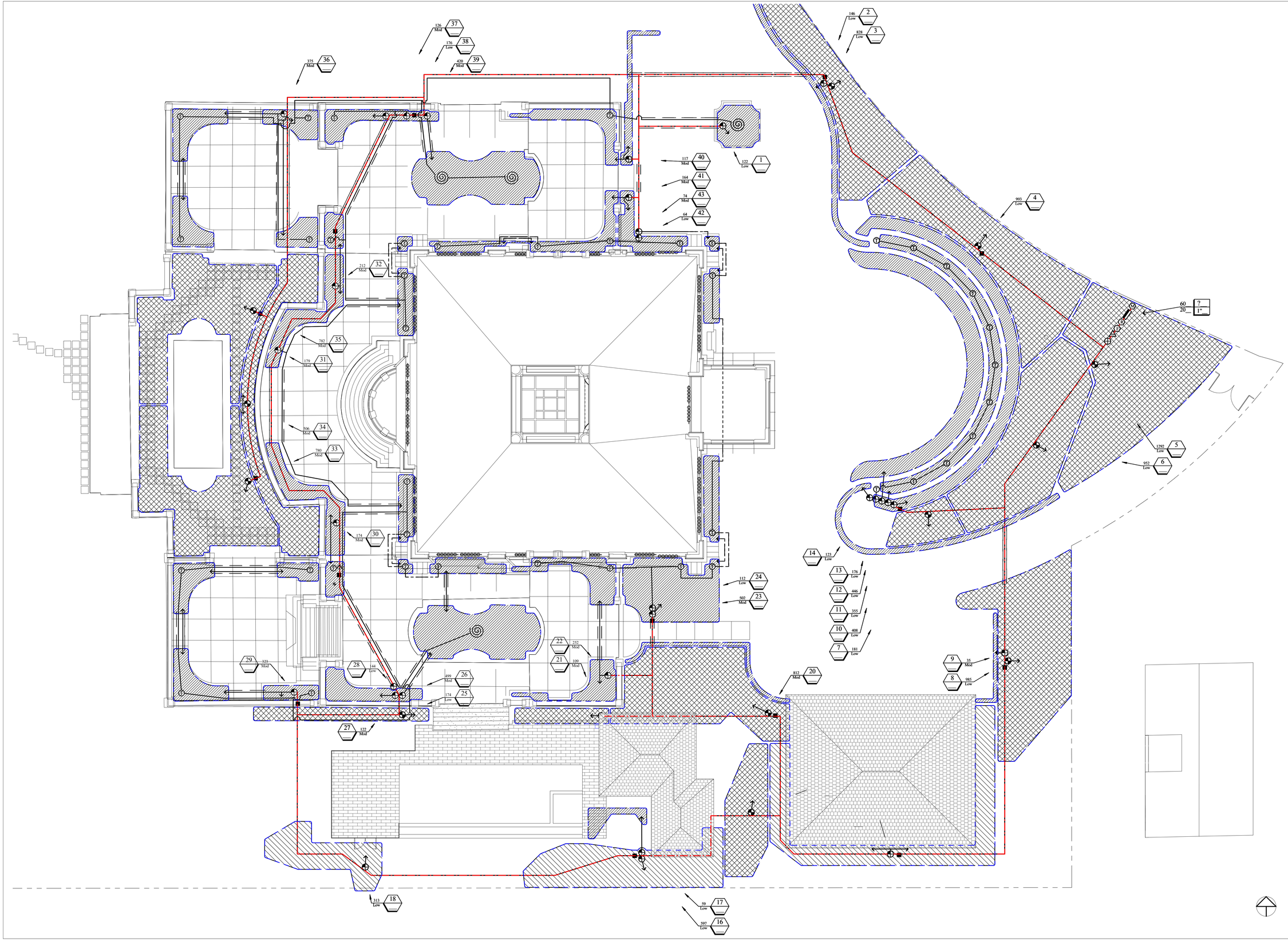
Date: 9/26/2022 11:46:10 PM

Scale: As indicated

Sheet Title

PROJECT DATA

G010



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DEVELOPED FOR

Jonathan Rachman Design

LICENSED ARCHITECT
JAMES W SKELTON
C-33327
RENEW 11/30/2021
STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date

1960 SAN ANTONIO AVENUE

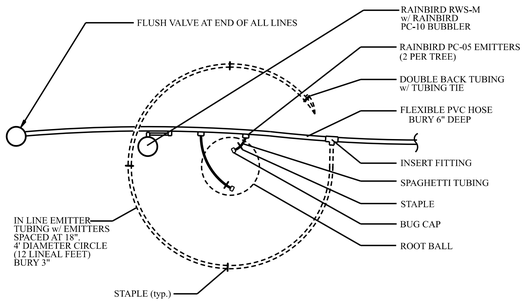
Date: 9/29/2022 11:56:40 AM

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

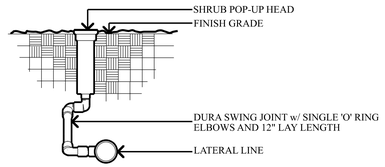
Sheet Title

IRRIGATION PLAN

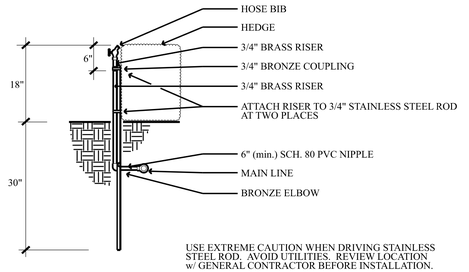
L1



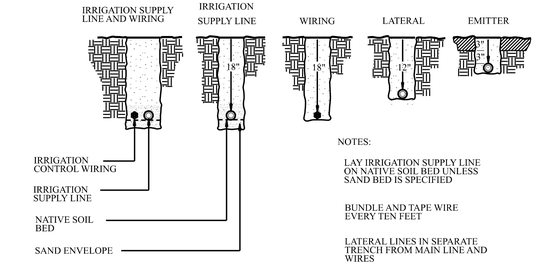
TREE EMITTER LAYOUT (36 gph)



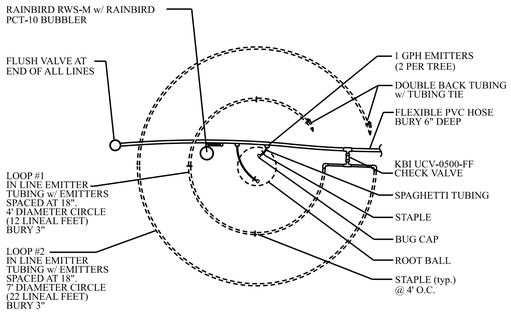
SHRUB POP-UP SPRAY HEAD



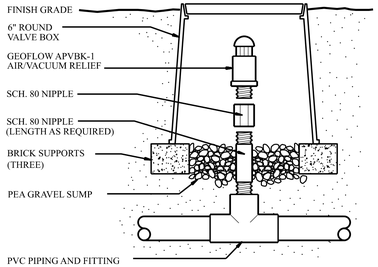
HOSE BIB



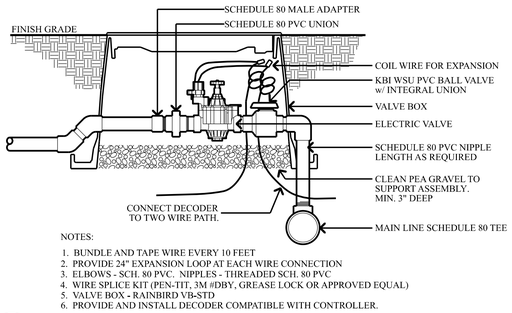
TRENCHING AND INSTALLATION



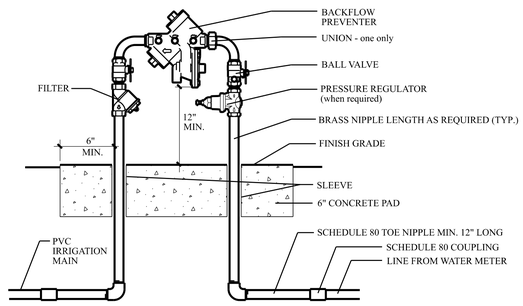
TREE EMITTER LAYOUT - LARGE (33 gph)



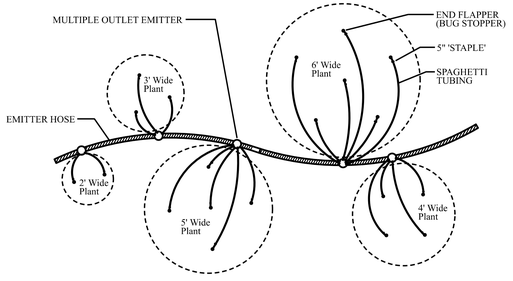
1" AIR/VACUUM RELIEF



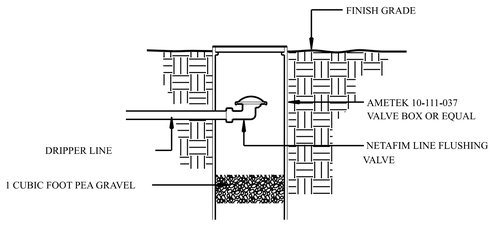
REMOTE CONTROL VALVE - TWO WIRE



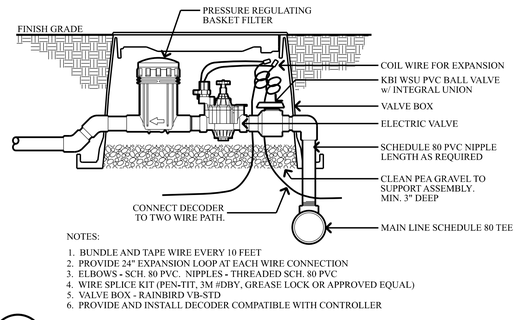
REDUCED PRESSURE BACKFLOW PREVENTER



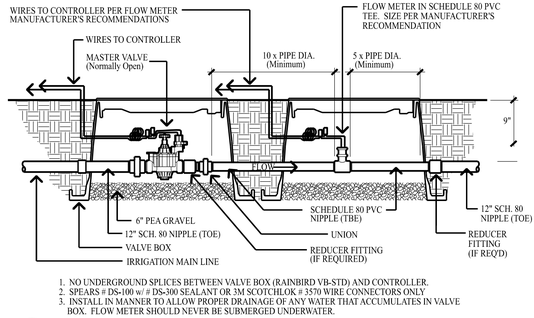
MULTIPLE OUTLET EMITTER



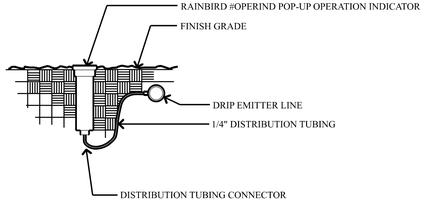
LINE FLUSHING VALVE



EMITTER REMOTE CONTROL VALVE - TWO WIRE



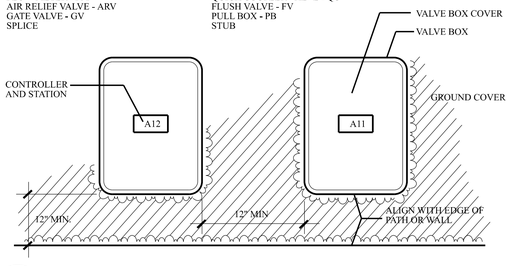
MASTER VALVE & FLOWMETER RUN



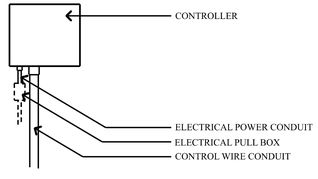
EMITTER LINE POP-UP OPERATION INDICATOR

IDENTIFY ALL VALVES - PERMANENTLY MARK VALVE BOX LID WITH 2" MARKINGS
UTILIZING DREMEL (OR EQ.) ROTATING MARKING TOOL OR SOLDERING IRON AS FOLLOWS:

REMOTE CONTROL VALVE - A1, A2, B1, etc.
FLOW METER - FM
AIR RELIEF VALVE - ARV
GATE VALVE - GV
SPLICE
MASTER VALVE - MV
QUICK COUPLER VALVE - QCV
FLUSH VALVE - FV
PULL BOX - PB
STUB



VALVE BOXES



WALL MOUNT CONTROLLER

REVISION DATE

Jonathan Rachman Design

Landscape Architecture
13 Seminole Avenue
Corte Madera
California 94925

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(415) 924-4466
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don@wlhborgdesign.com

Irrigation Details

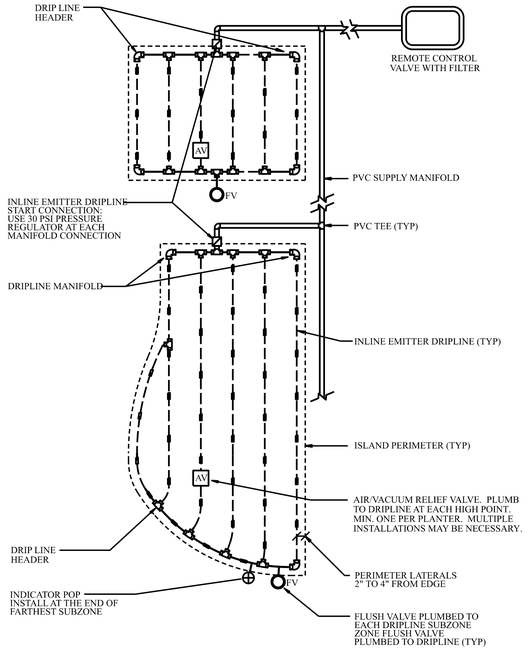
1960 San Antonio Avenue
Berkeley, California

DRAWN
CHECKED
DATE
SCALE 1"=10'-0"
JOB NO.
SHEET

L2

OF SHEETS

PRINTING DATE: $DATE$



INLINE EMITTER ISLAND LAYOUT

IRRIGATION LEGEND

Description	MANUFACTURER	Item Number	Pop Height	Misc. Info.	GPM	at PSI	Radius
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP1000	12"		0.19-0.75	40	14
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP2000	12"		0.40-1.47	40	19
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP3000	12"		0.86-3.64	40	30
Tree Emitter Layout		See details					
Tree Emitter Layout Large		See details					
Root Watering System	Rainbird	RWS (see tree emitter detail)		18", PCT-10 Emitter			
Multi Outlet Emitter	Rainbird	XBT-20-6		2.0 GPH per Emitter Outlet			
Emitter	Rainbird	PC-10			10 gph		
Controller	Hunter	HC - 2 wire		w/ Solar-Sync, connect to Wi-Fi			
Flow Sensor	CST	FDI-T10-001		1" Flow Meter	0.86-52		
Backflow Preventer	Wilkins	975XL2U		1"			
Filter	Amiad	Super 1"					
Control Valve	Rainbird	PESB-PRS-D Series					
Control Zone Kit	Rainbird	XZC-150-PRB-COM		Zones over 15 gpm			
Control Zone Kit	Rainbird	XCZ-100-PRB-COM		Zones between 5 and 15 gpm.			
Control Zone Kit	Rainbird	XCZ-75-PRF		Zones under 5 gpm			
Master Valve	Griswold	2000 Series		Normally Open, line size			
Hose Bib							
Emitter Flush Valve	Netafim			Automatic Flush			
Emitter Air Relief Valve	Netafim			At all high points of emitter zones			
Emitter Pop-up Indicator	Rainbird	OPERIND		One at end of each zone			
Main Line Pipe		Schedule 40					
Lateral Line Pipe		Schedule 40					
Emitter Line Pipe		AR Flexible PVC		1"			
In Line Emitter Tubing	Rainbird	XFS-09-18 Sub-Surface Dripline w/ copper shield		18" pipe spacing	0.9 GPH		
Drip Line Header	Rainbird	XQF-10 Dripline Header					
Sleeve		Schedule 40		w/ size			
Buried Pipe w/o Sleeve		Copper					
Existing Pressure							
Min. Design Pressure							
Max. System GPM							
Backflow Size							

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17 - BUX SEM
5 - TUL VIO
1 - CUP SEM
4 - ROS FCW
5 - TUL VIO
3 - SAL LEU
11 - BUX SEM
4 - TUL VIO
3 - SAL LEU
2 - CUP SEM
13 - AGA PP
3 - SAL LEU
22 - BUX SEM
19 - STR REG
6 - ROS FCW
3 - ROS FCW
8 - AGA PP
60 - BUX SEM
12 - HEM SDO
1 - CUP SEM
78
5 - ROS RUG
3 - CEA YP
44 - LOR FD
7 - CAM SHI
2 TRANSPLANTED CANARY ISLAND PALMS
16 - TUL VIO
1 - PHO CAN
28 - EUO MIC
14 - BUX SEM
6 - TUL VIO
4 - ROS FCW
3 - SAL LEU
1 - CUP SEM
4 - ROS FCW
2 - CUP SEM
3 - SAL LEU
9 - BUX SEM
2 - SAL LEU
3 - AGA PP
6 - AGA PP
5 - CHO TEC
13- HEMSDO
10 - HEM SDO
2 - ROS FCW
477.15 E.P.
477.21
477.07 D.I.
9 - ROS RUG
32 - GRE MT
31 - LAN MON
4 - CEA YP
3 - PHO GR
5 - AZA ALA
7 - HEM SDO
8 - ROS FCP
2 - ARB ROS
14 - SAR RUS
5 - CUP SEM
4 - ILE CAR
78 - BUX SEM
3 - PHO GR
6 - AGA PP
2 - CAN TRO
4 - ILE CAR
4 - CUP SEM
18 - BUX SEM
14 - LIM PER
16 - JUN PAT
3 - CRO BAB
5 - HEM SDO
77 - BUX SEM
OHW
11 - CUP SEM
67 - EUO MIC
29 - SAL LEU
30 - LAV PRO
9 - ROS RUG
8 - CEA YP
6 - GER MS
476.00 D.I.
CRUSHED GRAVEL
15 - JUN PAT
14 - LIM PER
6 - GER MS
5 - HEM SDO
3 - CRO BAB
8 - ROS FCP
33 - BUX SEM
4 - CUP SEM
10 - ILE CAR
2 - CAN TRO
14 - AGA PP
3 - PHO GR
2 - ABU ROS
7 - HEM SDO
6 - ILE CAR
49 - BUX SEM
7 - ILE CAR
7 - CUP SEM
29 - BUX SEM
4 - AZA ALA
3 - PHO GR
15 - HEM SDO
5 - CHO TEC
20 - CAM SHI
1 - CUP SEM
3 - SAL LEU
11 - BUX SEM
2 - ROS FCW
2 - CUP SEM
4 - ROS FCW
4 - TUL VIO
14 - BUX SEM
15 - CAN CP
6 - HEM SDO
11 - STR REG
4 - LAV PRO
5 - STA BYZ
3 - PHO GR
10 - STA BYZ
13 - HEM SDO
10 - ROS FCP
14 - GER ROS
10 - AGA PP
12 - GER ROS
10 - AGA PP
3 - PHO GR
17 - HEM SDO
17 - STA BYZ
4 - CAN CP
9 - HEM SDO
27 - LAN MON
20 - ANI DTR
4 - PHO GR
20 - BUX SEM
6 - HET ARB
FES RUB
10 - ROS RUG
6 - ECH CAN
24'
17 - BUX SEM
4 - ROS FCW
3 - SAL LEU
1 - CUP SEM
7 - HEM SDO
19 - BUX SEM
TRANSPLANT CHILEAN WINE PALM
11 - CAM SHI
27 - BUX SEM
4 - LAV PRO
1 - CUP SEM
7 - STA BYZ
5 - AGA PP
40 - BUX SEM
12 - ROS FCP
11 - HYD BB
25 - ILE DB
5 - TUL VIO
12 - BUX SEM
4 - TUL VIO
2 - ROS FCW
1 - CUP SEM
1 - RHO PP
5 - AZA BW
4 - AGA PP
2 - PHO GR
2 - PHO GR
6 - CAN TRO
9 - HEM SDO
5 - RHO PP
11 - ROS FCP
26 - BER CRA
7 - HET ARB
7 - ECH CAN
FES RUB
6" DRAINPIPE
147.11 TOP
450.05 TOP
89.56'
83.30'
79.70'
37.15'
29.79'
35.12'
17.39'
0 5 10 20 30

N68°28'45"W
CALCULATED BASIS OF BEARINGS
487.94 E.P.
489.63 E.P.
489.21 E.P.
492.16 E.P.
492.83 E.P.
490.74 E.P.
491.66 E.P.
492 E.P.
131.01' (131.13')
N11°26'15"E (R)
R=170.00' L=59.32'
R=18.97'
79
80
81
82
83
84

REVISION DATE

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Planting Plan

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1. LANDSCAPING CONTRACT TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
   __PROVISION AND INSTALLATION OF SOIL AMENDMENT
   __PLANTING OF TREES, SHRUBS, AND GROUND COVERS
   __FERTILIZING __MULCHING
   __IRRIGATION __IRRIGATION
   __PREPARATION OF SUBSOIL

2. DURING AMENDMENT PROCEDURES OR PLACING OF TOPSOIL, REMOVE:
   __STONES __ROOTS __GRASS __WEEDS __DEBRIS
   __FOREIGN MATERIAL DELETERIOUS TO PLANT GROWTH

3. PLANTING BEDS:
   __ROTILL AMENDMENT INTO SOIL 12" DEEP PRIOR TO PLANTING
   __TILL AMENDMENT BY HAND 6" DEEP UNDER DRIPLINE OF EXISTING TREES
   __CONTRACT WITH ENVIROMENTAL TECHNICAL SERVICES FOR SOILS REPORT. AMEND WITH MATERIALS RECOMMENDED IN REPORT. MIN. 10 CY ORGANIC MATERIAL/1000 SF.

4. PLANT MATERIALS:
   __FREE OF DISEASE OF HAZARDOUS INSECTS
   __PLACE AGRI-FORM PLANT TABS IN PLANT PITS AT THE FOLLOWING RATES:
      __1 GALLON PLANT - 1 TABLET
      __5 GALLON PLANT - 2 TABLETS
      __15 GALLON PLANT - 3 TABLETS
      __24" BOX - 4 TABLETS
   __GIVE 48 HOUR NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE OF ALL PLANT MATERIALS
   __PLACE ON SITE IN THE LOCATIONS SHOWN FOR REVIEW BY THE LANDSCAPE ARCHITECT BEFORE ANY PLANTING HOLES ARE DUG

5. MULCH ALL AREAS OF NEW PLANTING 3" DEEP WITH BARK. PROVIDE SAMPLE FOR APPROVAL.

6. REMOVE AND REPLACE ANY TREE DAMAGED BEYOND REPAIR WITH A TREE OF SIMILAR CHARACTER AND SIZE AS SPECIFIED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE

7. GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.

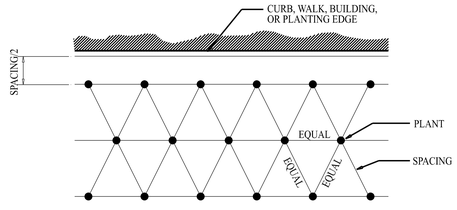
8. WARRANTY PERIOD:
   __ONE YEAR FOR PLANTING AND IRRIGATION
   __COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

9. SCHEDULE PRECONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT. DO NOT BEGIN CONSTRUCTION BEFORE CONFERENCE. IF CONSTRUCTION BEGINS BEFORE CONFERENCE, CONTRACTOR MAY BE ASKED BY LANDSCAPE ARCHITECT TO UNDO SOME OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.

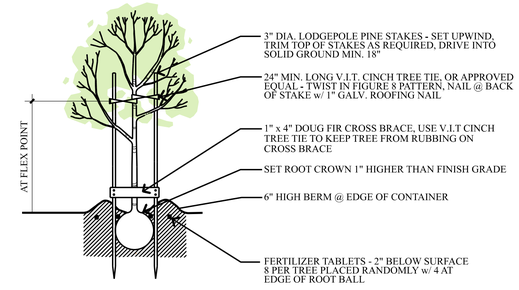
10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
   __FENCE ENTIRE DRIPLINE
   __DO NOT STOCKPILE MATERIALS
   __NO VEHICULAR TRAFFIC
   __DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

PLANTING NOTES

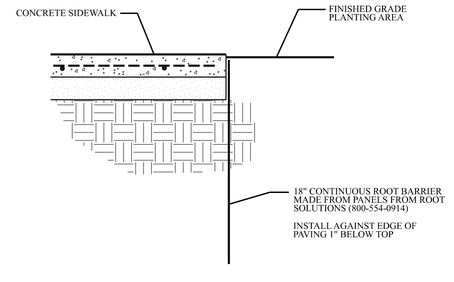
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA ALA	AZALEA 'Alaska'	Alaska Azalea	5 gal		2.50	3.00	M
BER CRA	BERGENIA crassifolia	Heartleaf Bergenia	1 gal		1.25	1.25	L
BUX SEM	BUXUS sempervirens 'Suffruticosa'	Boxwood BALLS	15 gal		2.00	2.00	M
CAM SHI	CAMELLIA h. 'Shishi-Gashira'	Shishi-Gashira Camellia	15 gal		3.00	6.00	M
CAN CP	CANNA 'China Pink'	China Pink Canna	5 gal		3.00	2.50	M
CEA YP	CEANOTHUS griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal		2.50	7.00	L
CHO TEC	CHONDROPETALUM tectorum	Small Cape Rush	5 gal		3.00	4.00	L
CRO BAB	CROCOSMIA 'Babylon'	Babylon Crocosmia	1 gal		2.50	1.50	L
CUP SEM	CUPRESSUS sempervirens 'Stricta'	Italian Cypress		field grown; 3' dia foliag	tree		L
ECH CAN	ECHIUM candicans	Pride of Madeira	5 gal		5.00	6.00	L
FES RUB	FESTUCA rubra	Red Fescue	sod		0.00		L
GER MS	GERANIUM r. 'Mavis Simpson'	Mavis Simpson Geranium	1 gal		1.00	1.00	M
GRE MT	GREVILLEA lanigera 'Mt. Tamboritha'	Mt. Tambor Grevillea	1 gal		2.00	4.00	L
HEM SDO	HEMEROCALLIS 'Stella De Oro'	Stella De Oro Daylily	1 gal		2.00	2.00	M
HYD BB	HYDRANGEA m. 'Blushing Bride'	Blushing Bride Hydrangea	5 gal		4.00	4.00	M
ILE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
JUN EB	JUNCUS patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal		2.00	2.00	L
LAN MON	LANTANA montevidensis	Trailing Lantana	5 gal		1.50	3.00	L
LAV PRO	LAVANDULA i. 'Provence'	Provence Lavender	1 gal		2.00	3.00	L
LIM PER	LIMONIUM perezii	Statice, Sea Lavendar	1 gal		2.00	2.00	L
LOR FD	LOROPETALUM chinense 'Flame Dance'	Flame Dance Loropetalum	5 gal		6.00	6.00	L
PHO GR	PHORMIUM 'Golden Ray'	Golden Ray Flax	5 gal		4.00	4.00	L
RHO PP	RHODODENDRON 'Purple Passion'	Purple Passion Rhododendron	5 gal		6.00	5.00	M
ROS FCP	ROSA 'Flower Carpet Pink'	Flower Carpet Pink Rose	5 gal		2.00		M
ROS FCW	ROSA 'Flower Carpet White'	Flower Carpet White Rose	5 gal		2.00		M
ROS RUG	ROSA rugosa	Ramanas Rose	5 gal		3.50	5.00	L
SAL LEU	SALVIA leucantha	Mexican Bush Sage	5 gal		3.50	4.00	L
SAR RUS	SARCOCOCCA rusifolia	Fragrant Sarcococca	5 gal		4.00	3.00	L
STA BYZ	STACHYS byzantina	Lamb's Ear	1 gal		1.50	1.50	L
STR REG	STRELITZIA reginae	Bird of Paradise	5 gal		4.00	4.00	M
TUL VIO	TULBAGHIA violacea	Society Garlic	1 gal		1.50	2.50	L



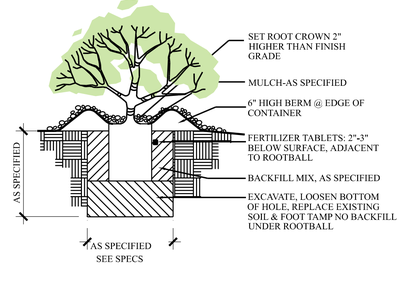
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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TOPOGRAPHY SCHEDULE

	Cut	Fill	Net cut/fill
	2.44 CY	1.13 CY	-1.31 CY
	52.25 CY	130.59 CY	78.34 CY
	60.57 CY	0.65 CY	-59.92 CY
	325.03 CY	0.00 CY	-325.03 CY
	23.08 CY	0.00 CY	-23.08 CY
	3.83 CY	0.00 CY	-3.83 CY
TOTALS:	33.18 CY	0.00 CY	-33.18 CY
	500.38 CY	132.36 CY	-368.02 CY

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Rev	Description	Date
2	LANDMARK PRESERVATION COMMENTS	9/26/2022

1960 SAN ANTONIO AVENUE

Date: 9/26/2022 11:46:31 PM

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

Sheet Title

GRADING & DRAINAGE

DETAIL

L6 2

SPRING MANSION
1960 SAN ANTONIO
FFE 478.43

FOUNTAIN

DECK PAVING ABOVE TREE ROOTS

POOL 50' X 16'
ELEV 471'

POOL EQUIPMENT BELOW DECK
16'-6" X 9'-2"
ELEV 461'

POOL HOUSE
1 STORY
713 SF
FFE 471.67

GARAGE
1 STORY
2000 SF
FFE 478.5

ADJACENT PROPERTY
3 STORY
1984 SAN ANTONIO

DRIVE

CURB

RETAINING WALL

4" PERFORATED DRAIN LINE

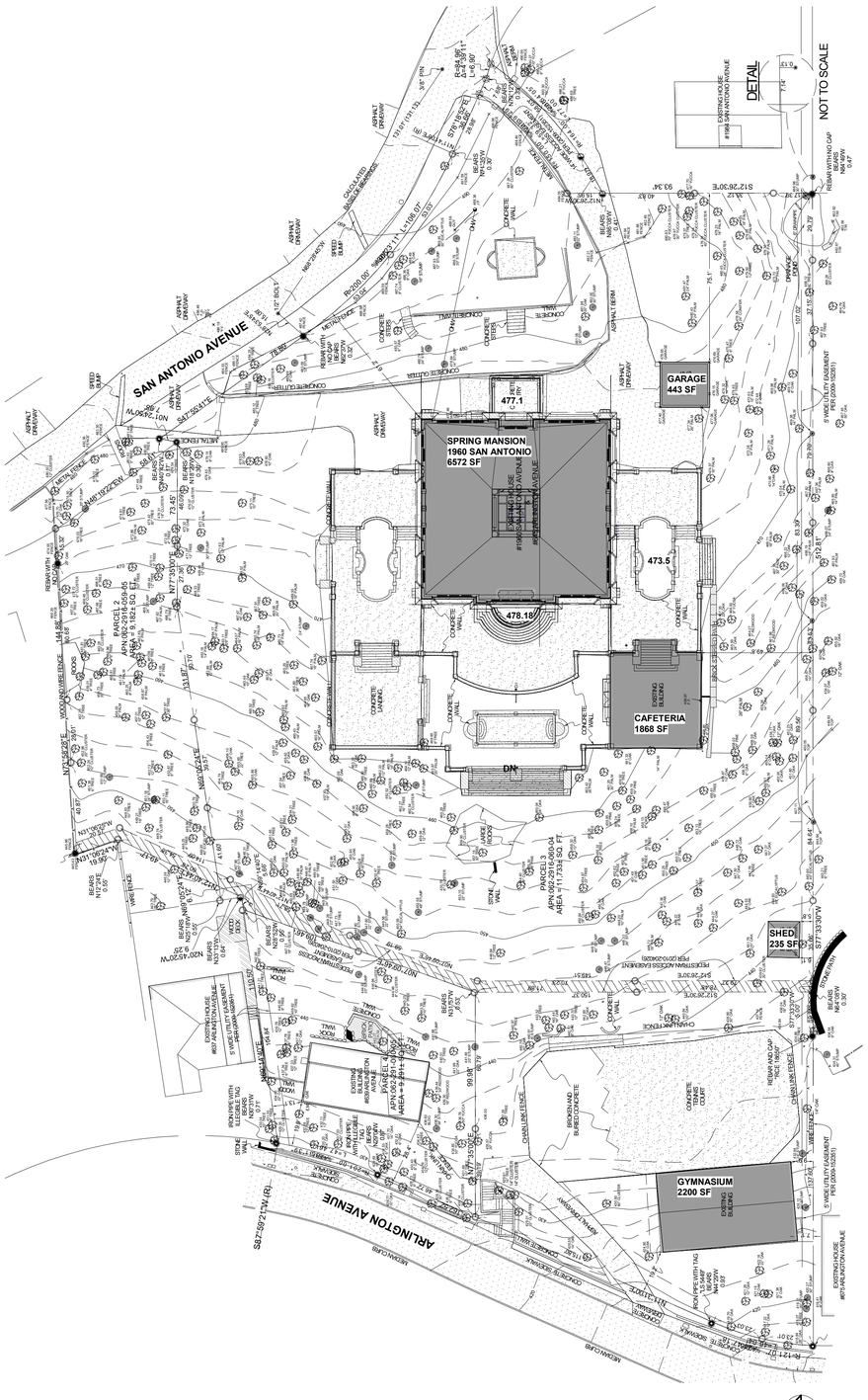
4" SOLID DRAIN LINE, TYP.

HOUSE

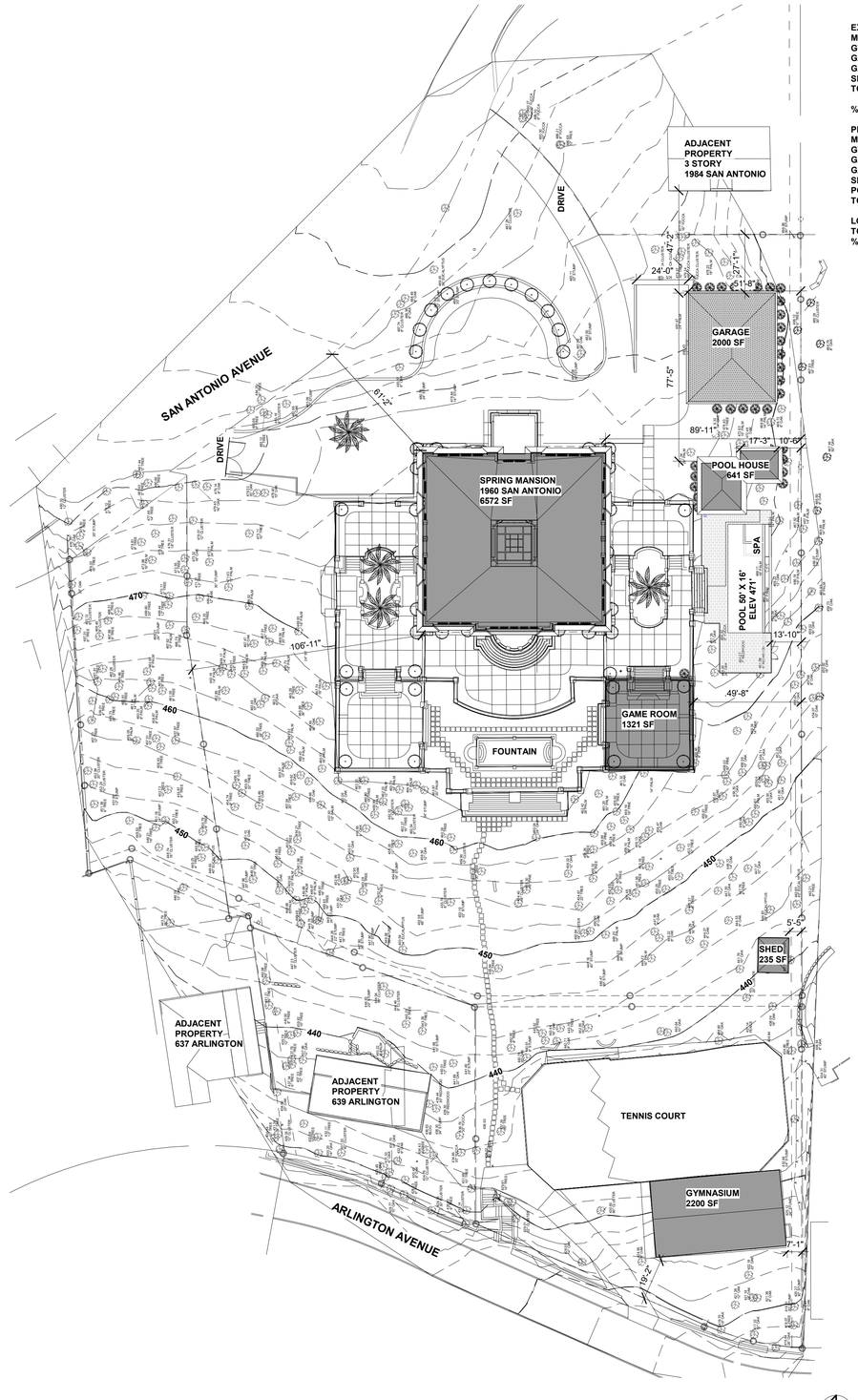
6" DRAINPIPE

30" STUMP

6" TREE



1 LOT COVERAGE EXISTING
1" = 30'-0"



2 LOT COVERAGE PROPOSED
1" = 30'-0"

BUILDING FOOTPRINT & LOT COVERAGE:

EXISTING LOT COVERAGE	
MAIN BUILDING	**6,572 SF**
GYM	**2,200 SF**
GAME ROOM/CAFETERIA	**1,868 SF**
GARAGE	**443 SF**
SHED	**235 SF**
TOTAL EXISTING	**11,318 SF**
% OF LOT COVERAGE EXISTING	**9.3%**
PROPOSED LOT COVERAGE	
MAIN BUILDING	**6,572 SF**
GYM	**2,200 SF**
GAME ROOM	**1,321 SF**
GARAGE	**2,000 SF**
SHED	**235 SF**
POOL HOUSE	**641 SF**
TOTAL PROPOSED	**12,969 SF**
LOT SIZE	**120,873 SF**
TOTAL LOT COVERAGE	**12,969 SF**
% OF LOT COVERAGE PROPOSED	**10.7%**

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Date: 9/26/2022 11:44:26 PM

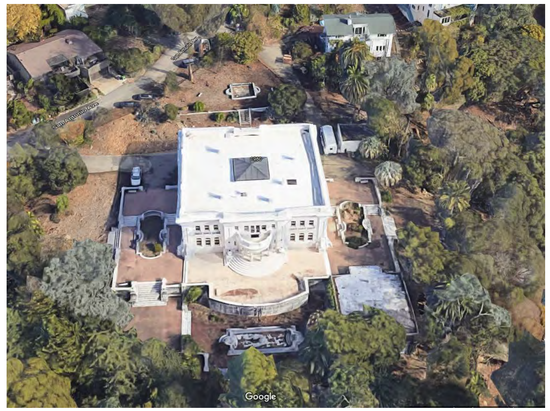
Scale: 1" = 30'-0"

Sheet Title

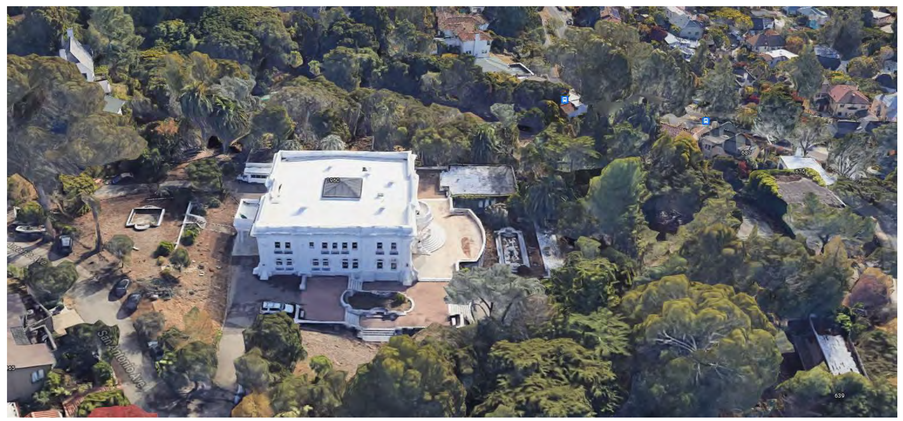
LOT COVERAGE - EXISTING & PROPOSED

A050

FRONT VIEW



NORTH VIEW



WEST VIEW

SOUTH VIEW

EAST VIEW

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

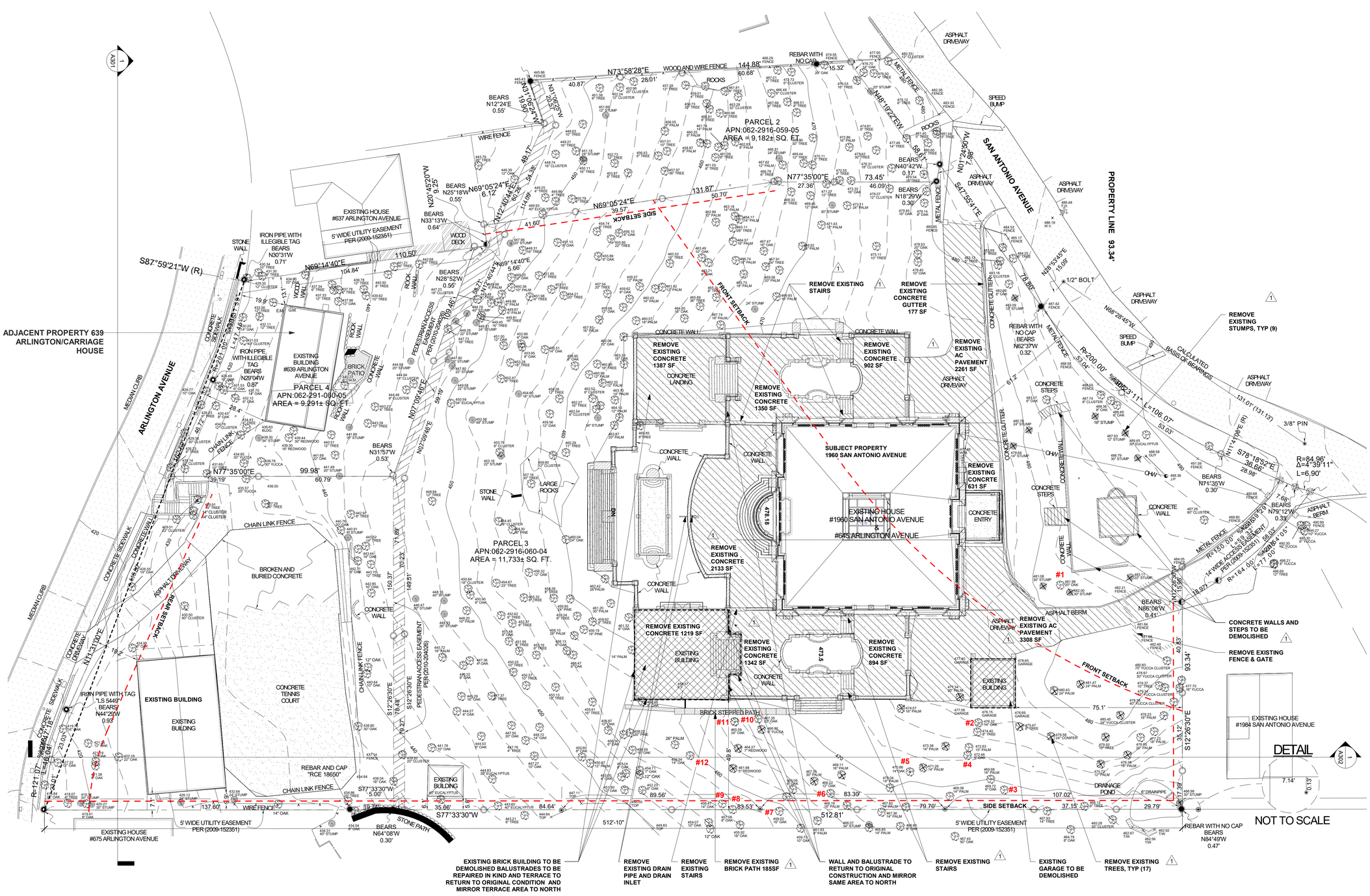
Date: 9/26/2022 11:44:28 PM

Scale:

Sheet Title

PHOTOS

A090



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Rev	Description	Date
1	LANDMARK PRESERVATION COMMISSION	03/11/2022
A	REVISION 1 COMMENTS	8/16/2022

1960 SAN ANTONIO AVENUE

Date: 9/26/2022 11:44:31 PM

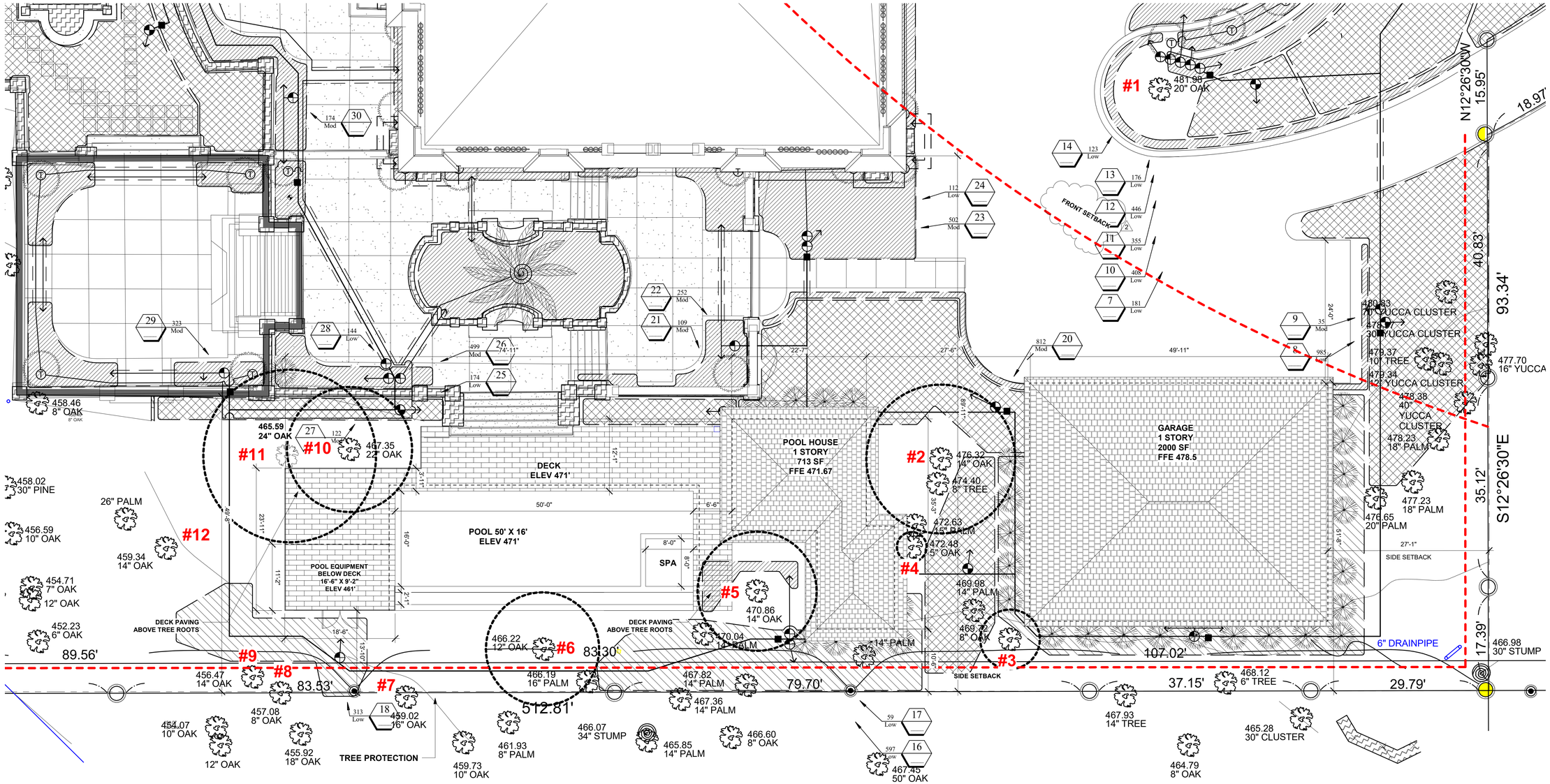
Scale: 1" = 20'-0"

Sheet Title

SITE PLAN - EXISTING

A100

ADJACENT PROPERTY 639 ARLINGTON/CARRIGE HOUSE
ARLINGTON AVENUE
ADJACENT PROPERTY 637 ARLINGTON
SAN ANTONIO AVENUE
DRIVE
FRONT SETBACK
SIDE SETBACK
REAR SETBACK
SPRING MANSION
1960 SAN ANTONIO
FFE 478.43
FOUNTAIN
TENNIS COURT
GYMNASIUM
2200 SF
SHED
235 SF
DECK
ELEV 471'
POOL HOUSE
1 STORY
641 SF
FFE 471.67
POOL
ELEV 471'
SPA
GARAGE
1 STORY
2000 SF
FFE 478.5
ADJACENT PROPERTY
3 STORY
1984 SAN
ANTONIO
CALCULATED BASIS OF BEARINGS
N73°58'28"E
144.88'
60.68'
S87°59'21"W (R)
N69°14'40"E
104.84'
N69°14'40"E
5.66'
N69°05'24"E
131.87'
50.70'
N69°05'24"E
39.57'
N69°05'24"E
6.12'
N77°35'00"E
27.36'
73.45'
N77°35'00"E
99.98'
60.79'
N77°33'30"W
5.00'
S77°33'30"W
84.64'
512.81'
S12°26'30"E
S12°26'30"E
78.48'
S12°26'30"E
93.34'
S12°26'30"E
15.09'
N01°24'36"W
76.99'
S47°55'41"E
78.00'
N26°53'49"E
15.09'
N69°29'45"W
R=2.00.00'
Δ=10°23'11"
L=106.07'
53.05'
131.01'(131.13')
S78°16'52"E
36.96'
28.96'
R=84.96'
Δ=4°39'11"
L=6.90'
R=150.00'
Δ=22°49'23"
L=59.32'
59.05'
R=164.00'
Δ=20°51'05"
L=71.00'
18.97'
N12°28'30"W
15.95'
N11°41'19"E (R)
7.68'
N11°13'10"E
19'-2"
N11°13'10"E
20.00'
R=1417.00'
L=47°18"
R=290.00'
L=13°13'36"
T=6'
L=47.77'
E.M.
E.M.
100.46'
59.19'
N07°09'40"E
59.19'
N07°09'40"E
150.37'
146.51'
71.89'
20.28'
78.48'
170.27'
137.60'
39.19'
60.79'
99.98'
36.66'
84.64'
89.56'
107.02'
37.15'
79.70'
29.70'
18'-6"
53.53'
24'-10"
106'-11"
50'-0"
16'-6"
77'-5"
89'-11"
27'-1"
47'-2"
40.83'
93.34'
35.12'
17.39'
2'-0"
2'-0"
2'-0"



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2	LANDMARK PRESERVATION COMMENTS	9/26/2022

1960 SAN ANTONIO AVENUE

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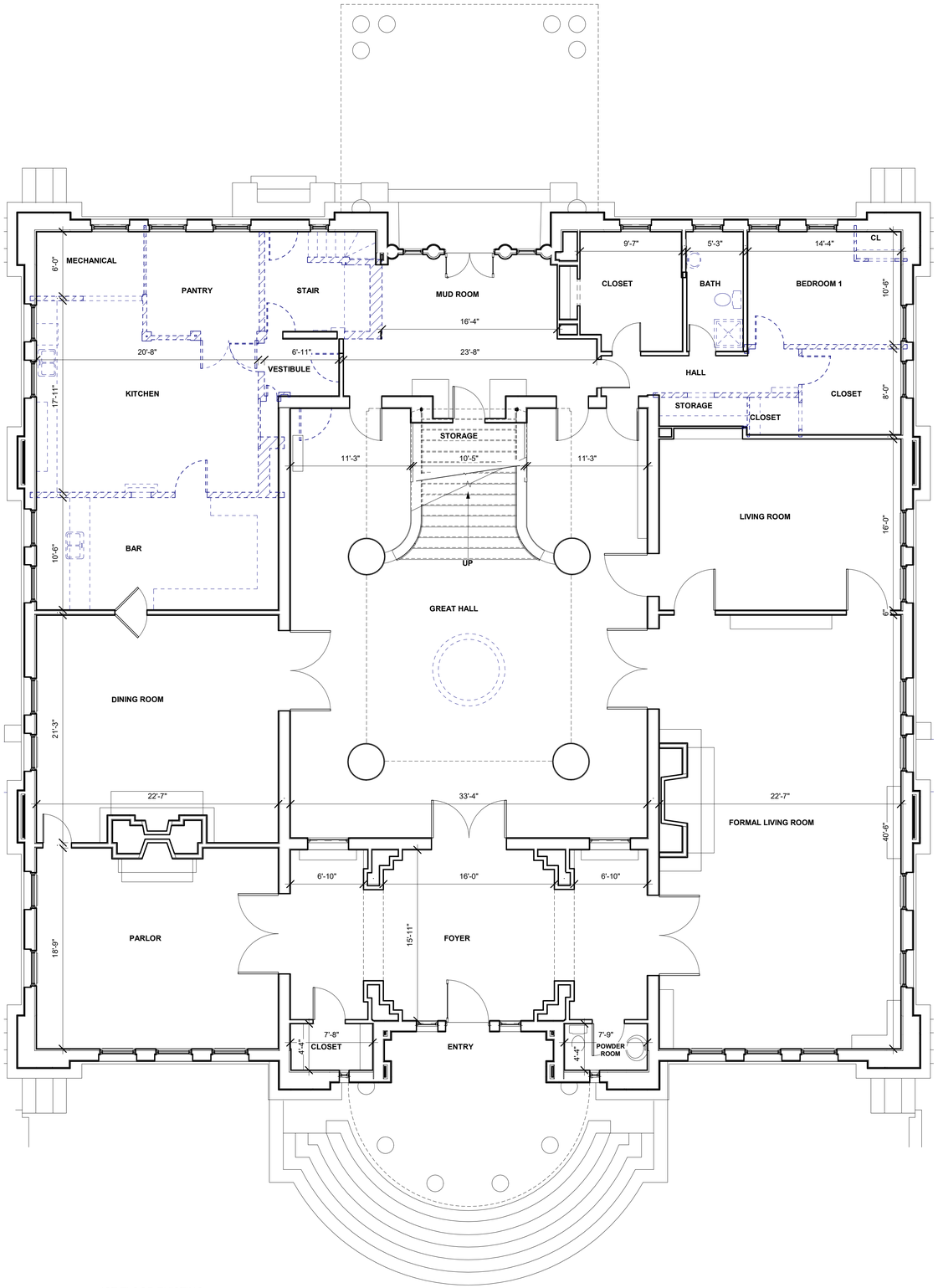
Scale: 1/8" = 1'-0"

Sheet Title

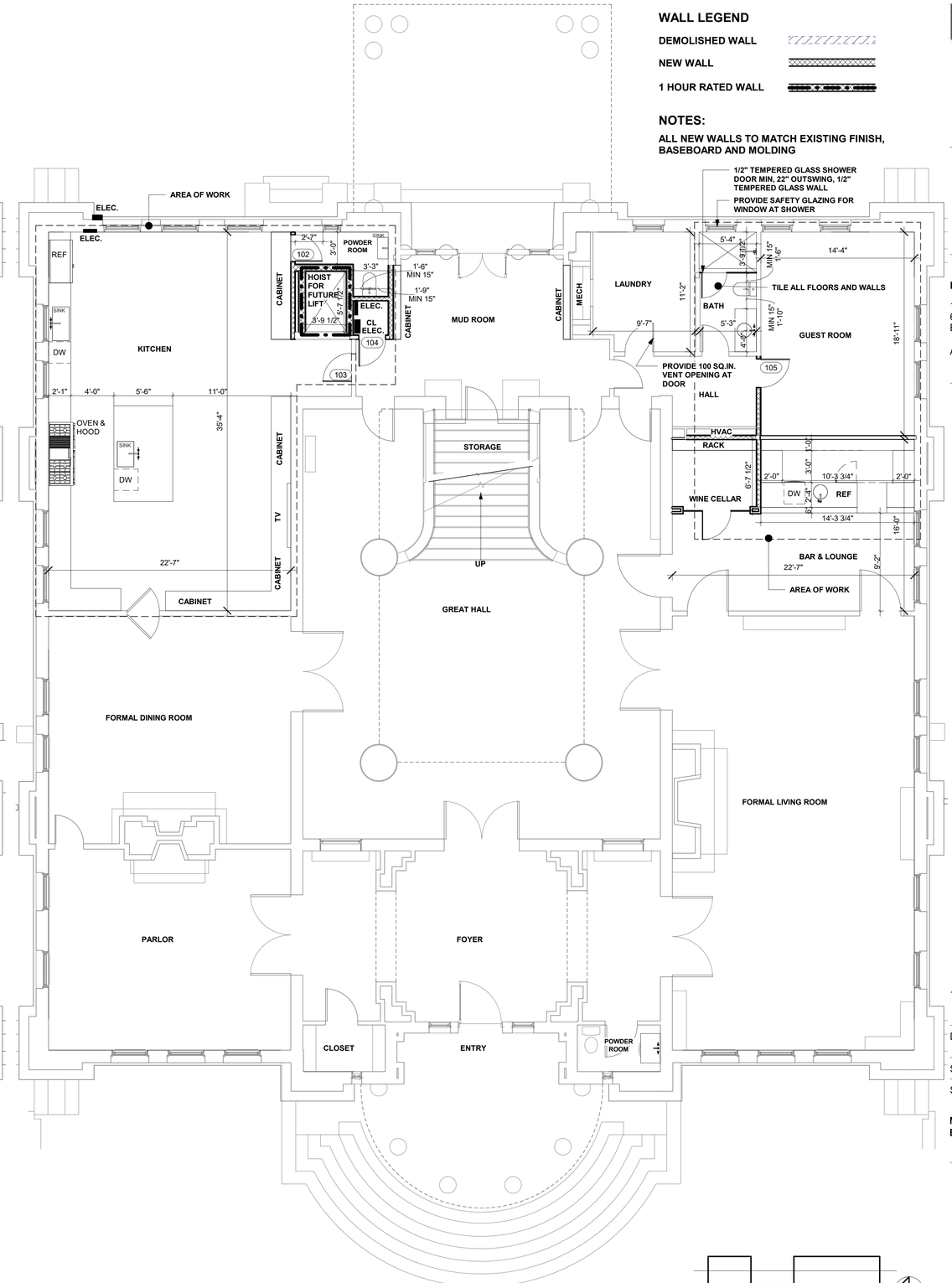
ENLARGED SITE PLAN

2

A101B



1 1ST FLOOR EXISTING
3/16" = 1'-0"



2 1ST FLOOR PROPOSED
3/16" = 1'-0"

0' 4' 8' 16'

WALL LEGEND

DEMOLISHED WALL

NEW WALL

1 HOUR RATED WALL

NOTES:

ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING

1/2" TEMPERED GLASS SHOWER DOOR MIN, 22" OUTSWING, 1/2" TEMPERED GLASS WALL

PROVIDE SAFETY GLAZING FOR WINDOW AT SHOWER

PROVIDE 100 SQ.IN. VENT OPENING AT DOOR

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1960 SAN ANTONIO AVENUE

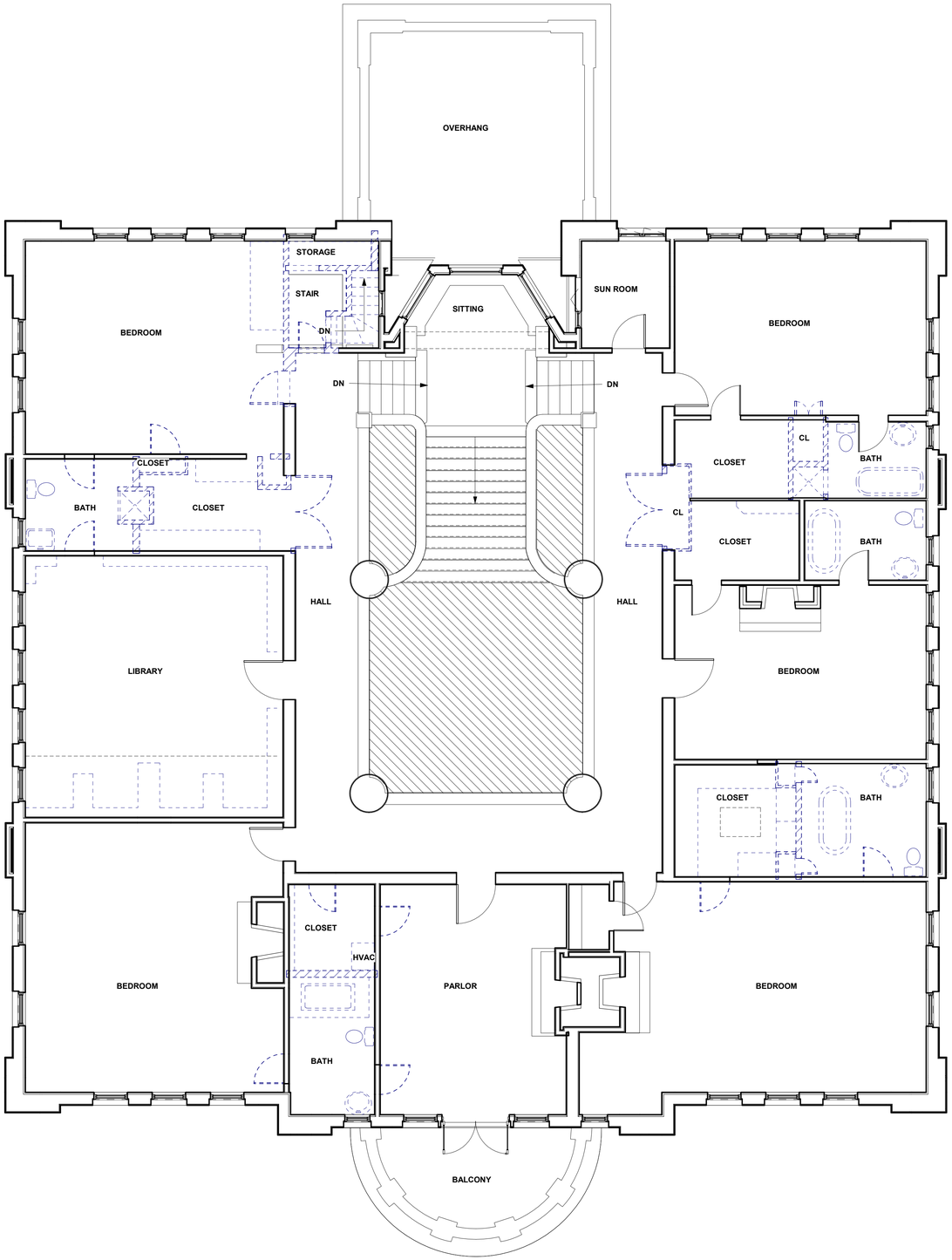
Date: 3/14/2022 12:27:41 PM

Scale: As indicated

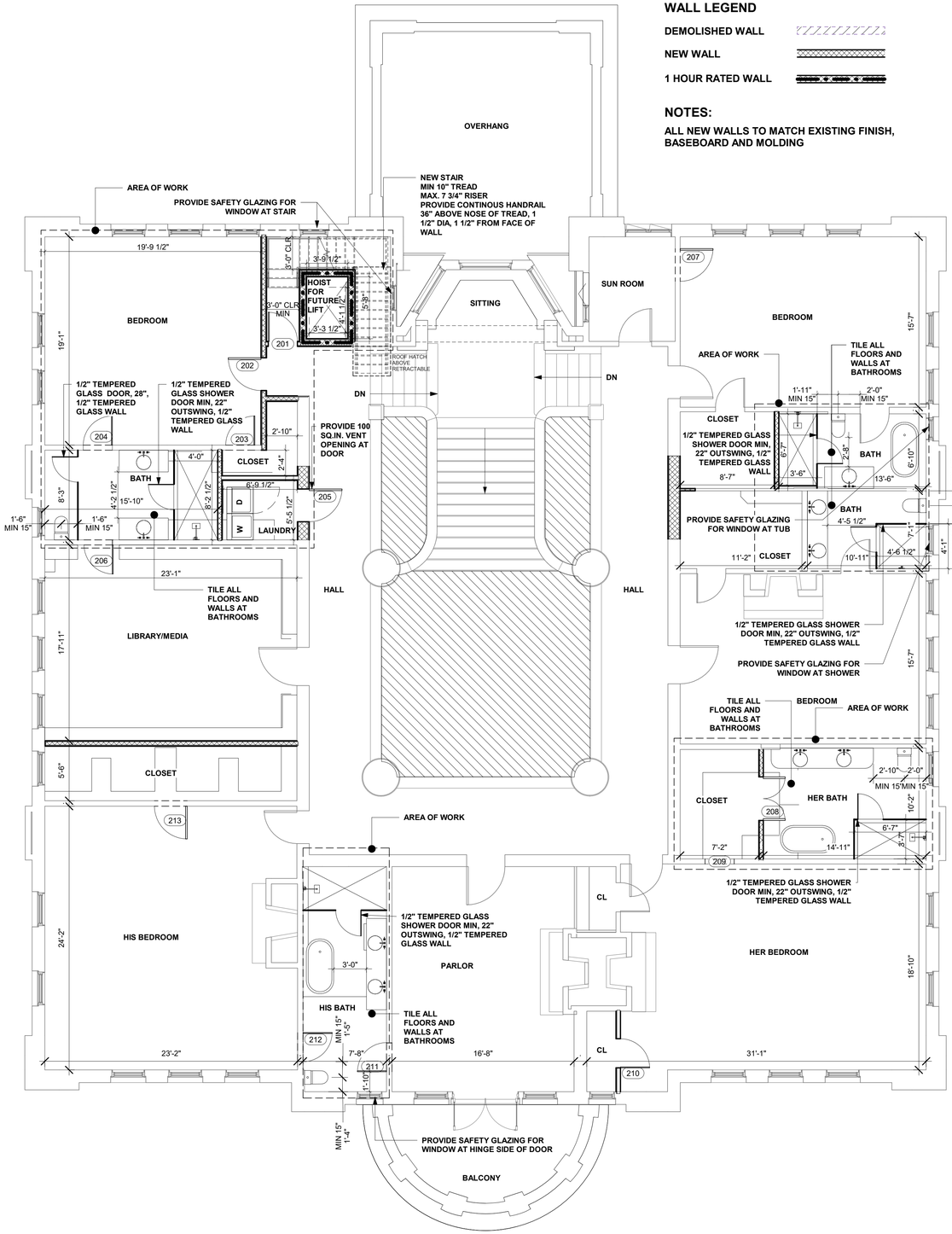
Sheet Title

MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED

A102



1 2ND FLOOR EXISTING
3/16" = 1'-0"



2 2ND FLOOR PROPOSED
3/16" = 1'-0"

0' 4' 8' 16'

WALL LEGEND

DEMOLISHED WALL

NEW WALL

1 HOUR RATED WALL

NOTES:

ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING

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Rev	Description	Date
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1960 SAN ANTONIO AVENUE

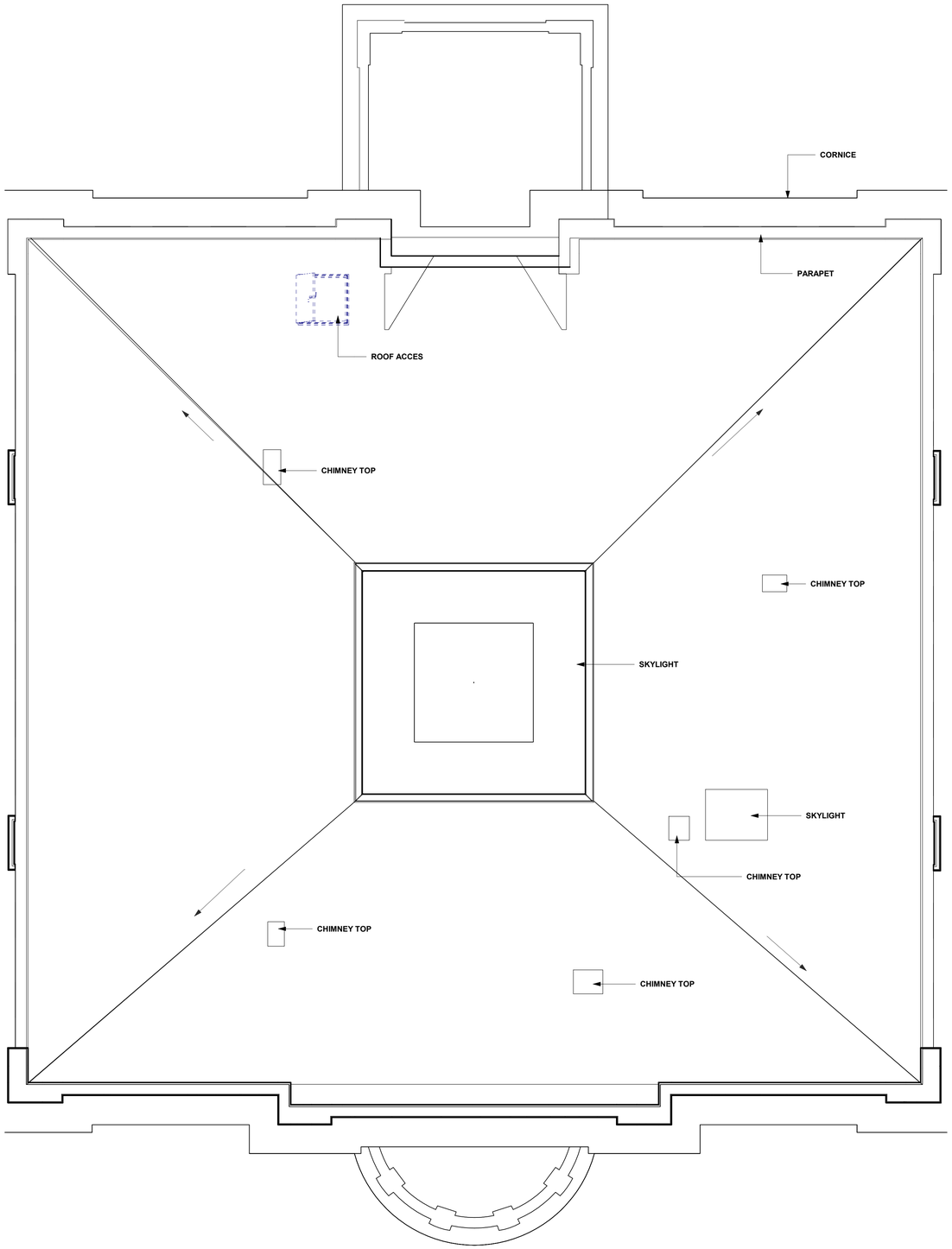
Date: 3/14/2022 12:27:43 PM

Scale: As indicated

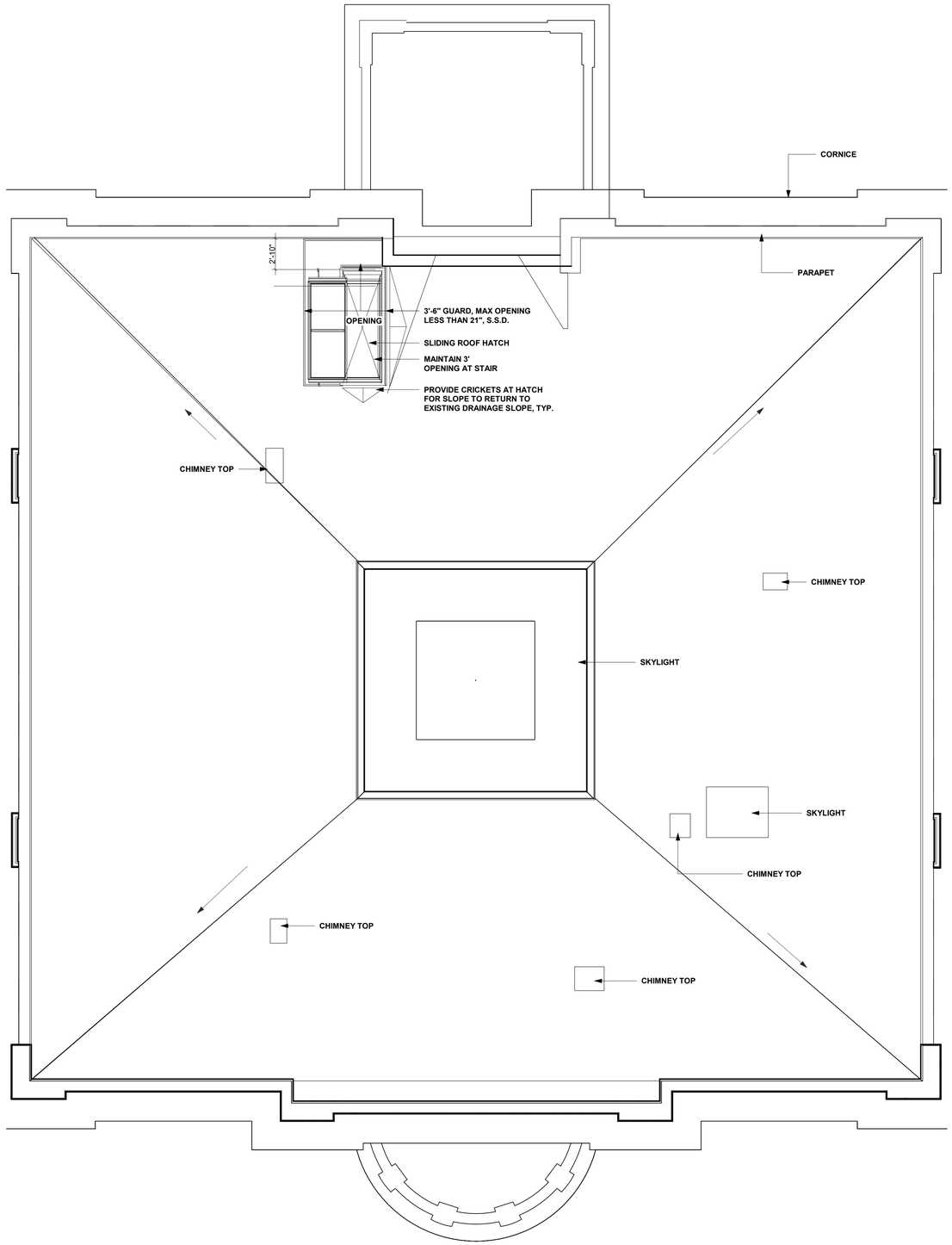
Sheet Title

MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED

A103



1 ROOF EXISTING
3/16" = 1'-0"



2 ROOF PROPOSED
3/16" = 1'-0"

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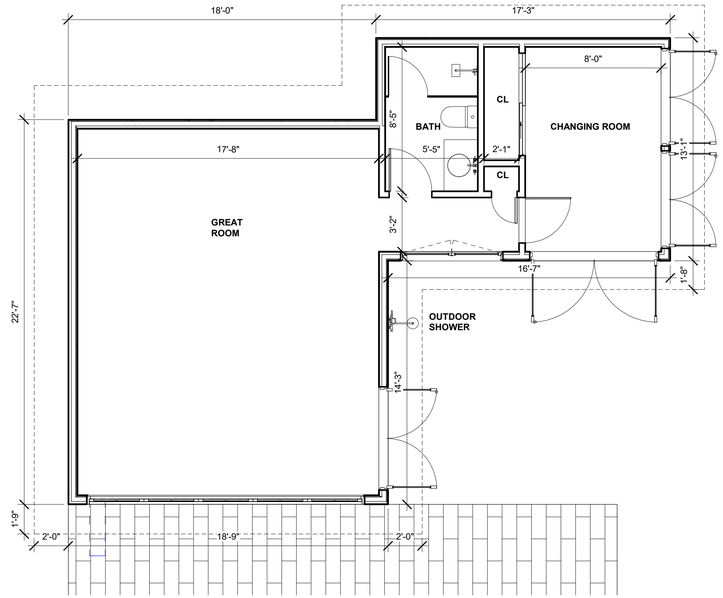
Date: 3/14/2022 12:27:44 PM

Scale: 3/16" = 1'-0"

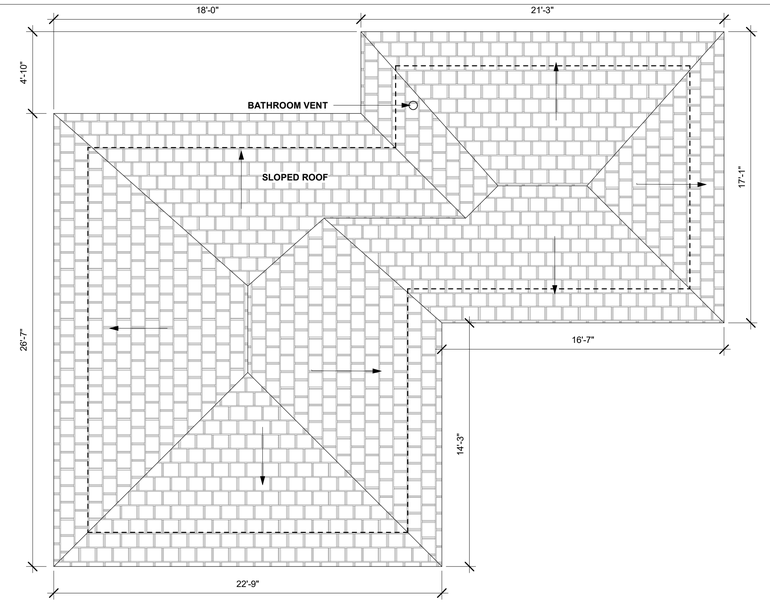
Sheet Title

MAIN ROOF PLANS - EXISTING & PROPOSED

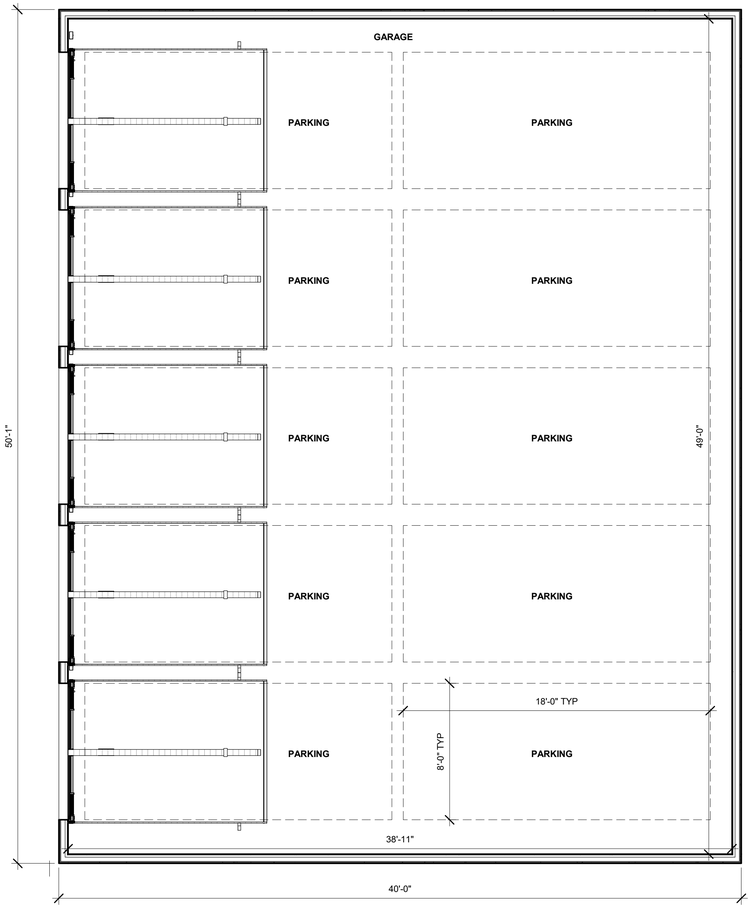
A104



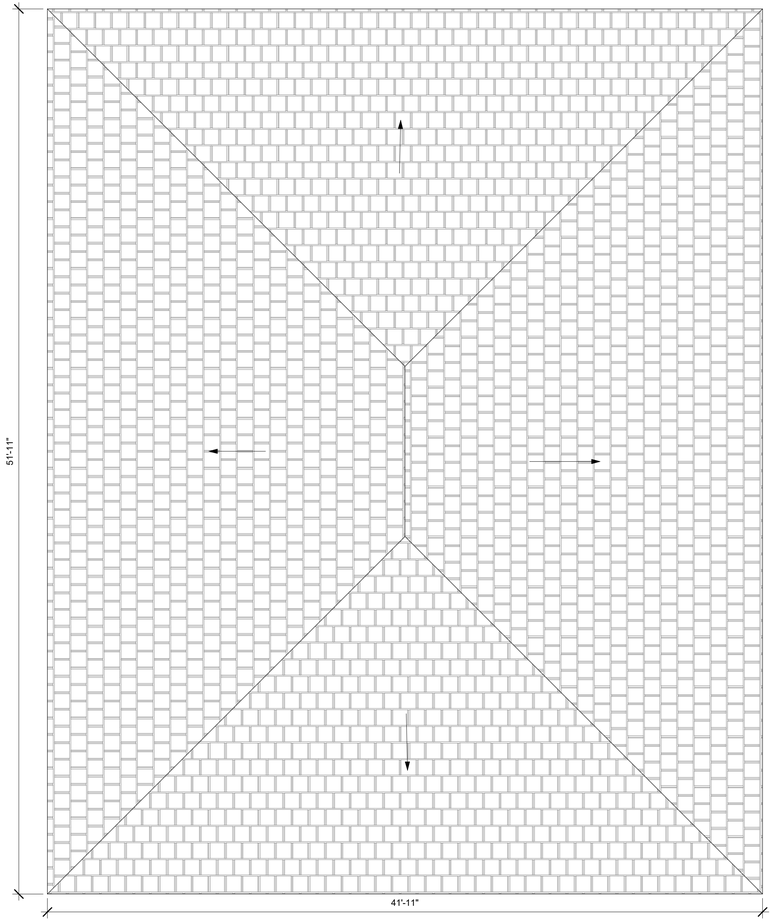
3 POOL HOUSE FLOOR
1/4" = 1'-0"



5 POOL HOUSE ROOF
1/4" = 1'-0"



1 GARAGE
1/4" = 1'-0"



2 GARAGE ROOF
1/4" = 1'-0"

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1960 SAN ANTONIO AVENUE

Date: 9/26/2022 11:44:46 PM

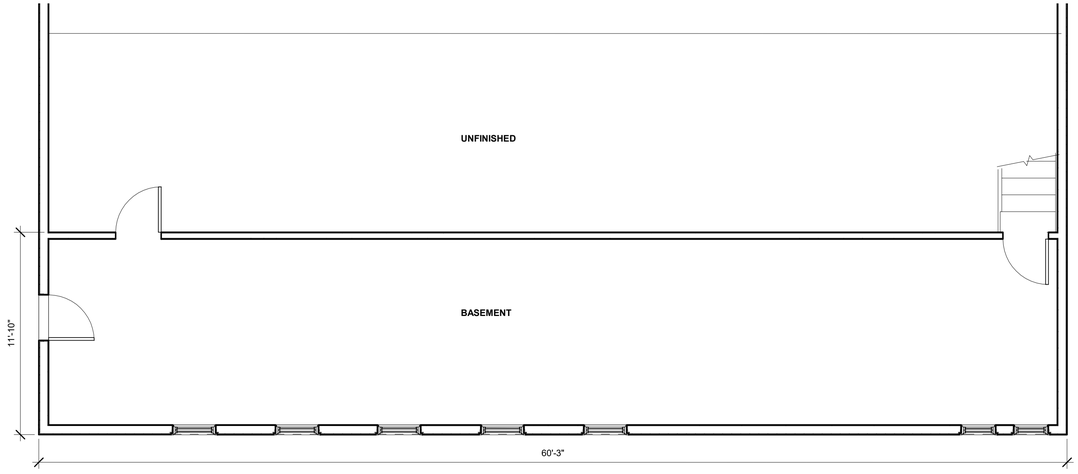
Scale: 1/4" = 1'-0"

Sheet Title

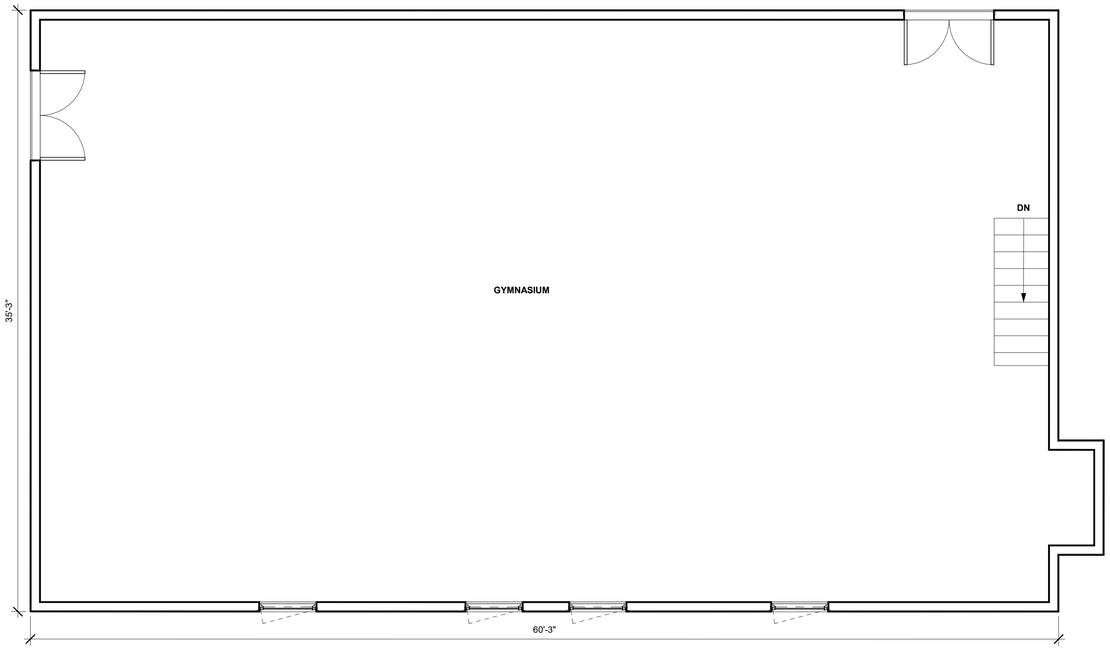
POOL HOUSE & GARAGE PLANS - PROPOSED

A105

3 GYM ROOF
1/4" = 1'-0"



1 GYM BASEMENT
1/4" = 1'-0"



2 GYMNASIUM
1/4" = 1'-0"

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 9/26/2022 11:44:47 PM

Scale: 1/4" = 1'-0"

Sheet Title

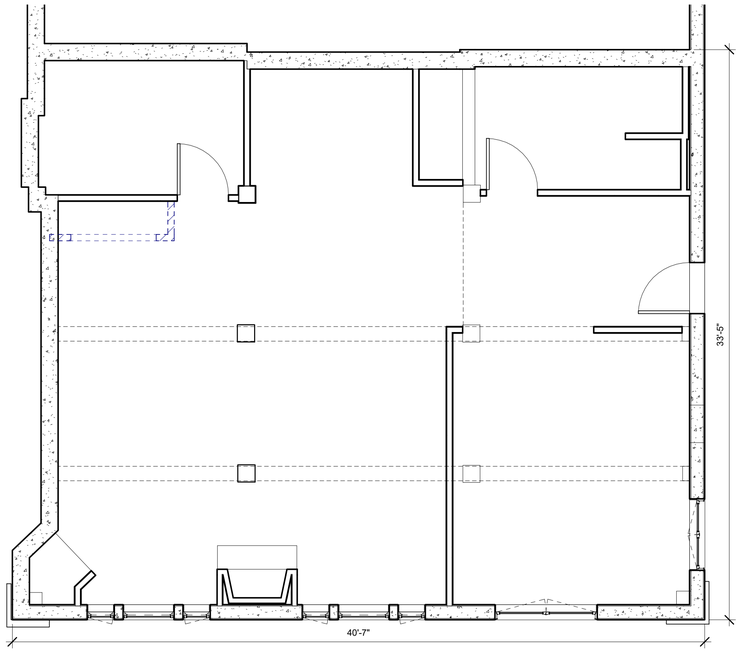
GYMNASIUM PLANS - EXISTING

A106

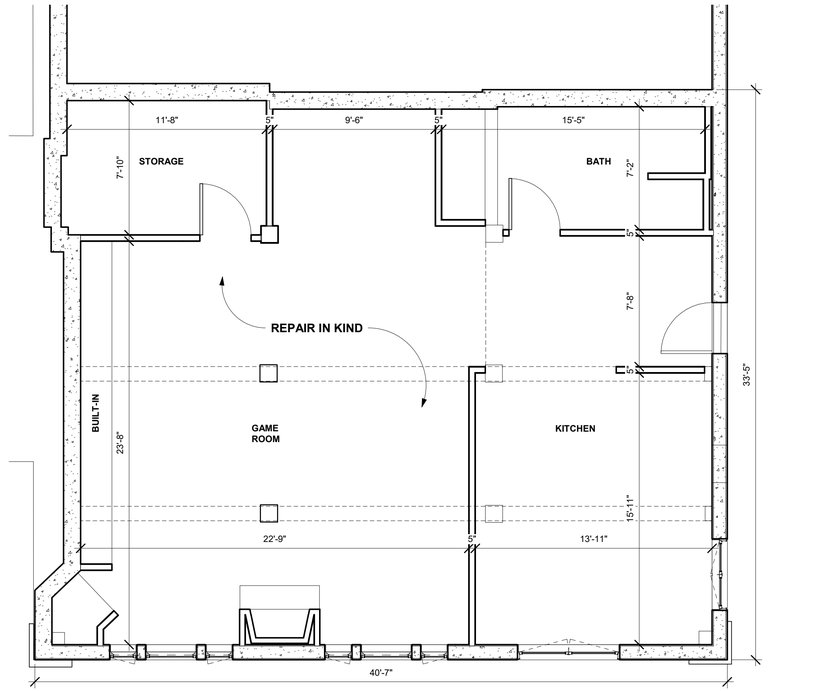
WALL LEGEND

DEMOLISHED WALL

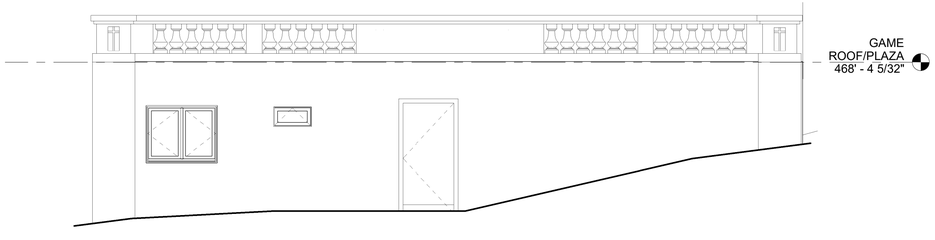
EXISTING WALL



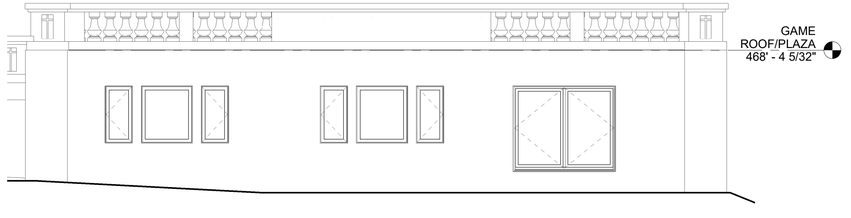
1 GAME ROOM EXISTING & DEMOLITION
1/4" = 1'-0"



2 GAME ROOM PROPOSED
1/4" = 1'-0"



3 GAME ROOM - SOUTH ELEVATION
1/4" = 1'-0"



4 GAME ROOM - WEST ELEVATION
1/4" = 1'-0"

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Description

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1960 SAN ANTONIO AVENUE

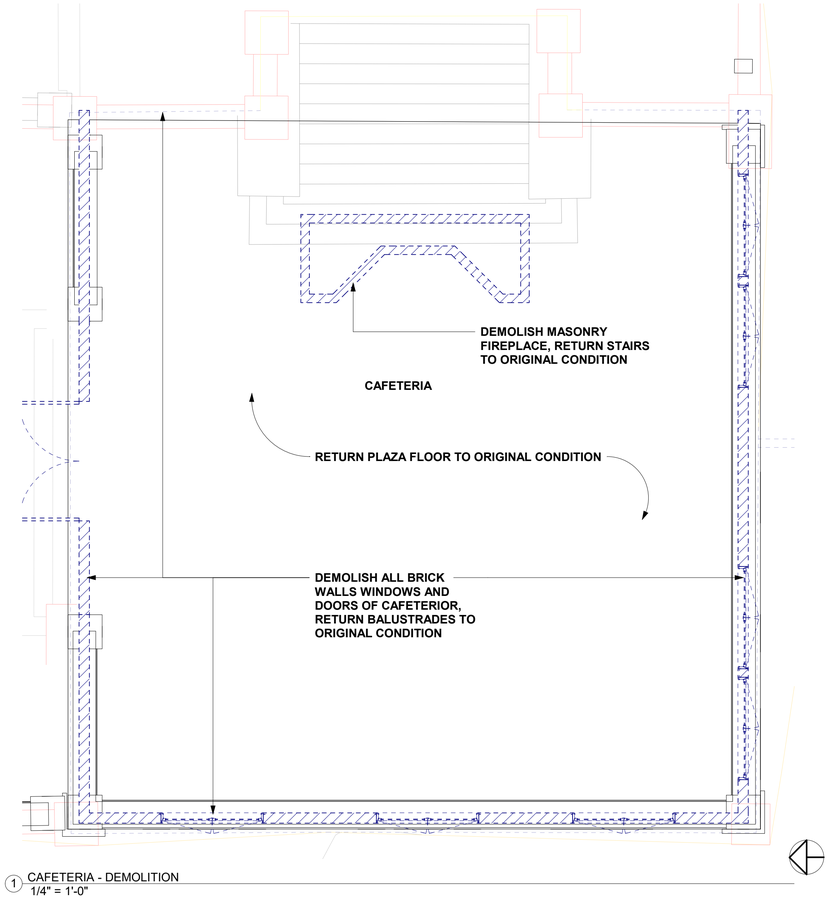
Date: 9/26/2022
11:44:51 PM

Scale: 1/4" = 1'-0"

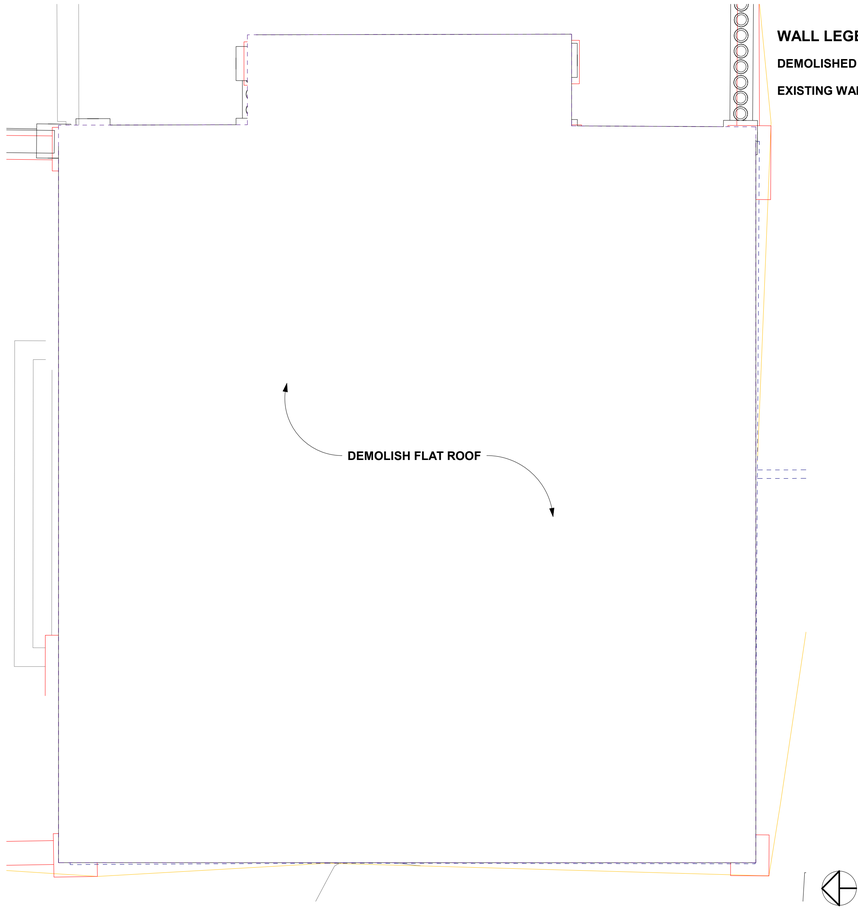
Sheet Title

GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED

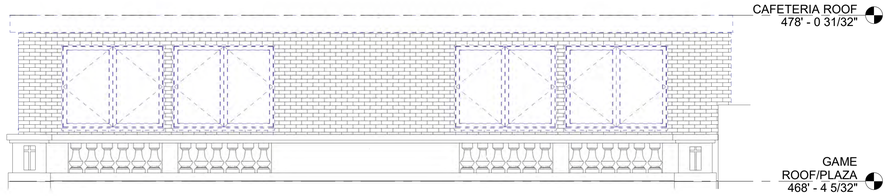
A107



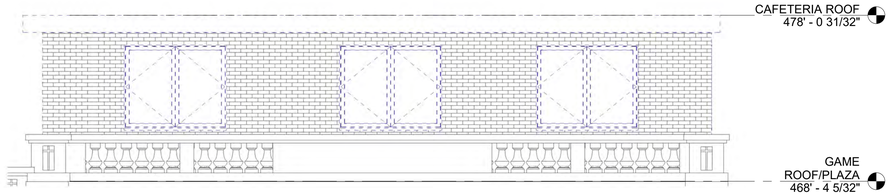
1 CAFETERIA - DEMOLITION
1/4" = 1'-0"



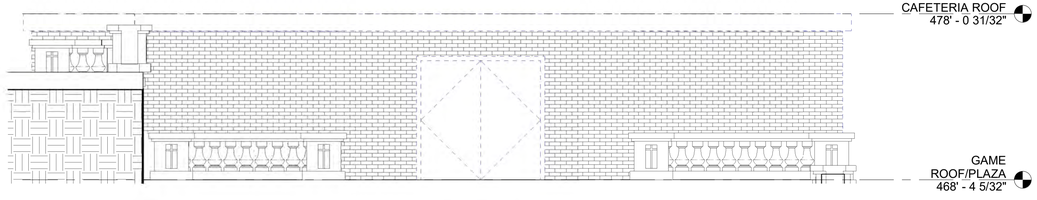
2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"



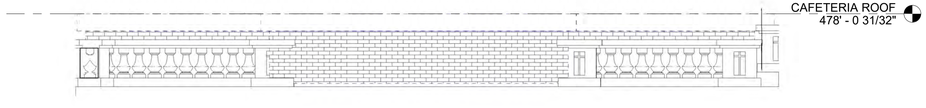
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



4 CAFETERIA - WEST ELEVATION
1/4" = 1'-0"



5 CAFETERIOR - NORTH ELEVATION
1/4" = 1'-0"



6 CAFETERIA - EAST ELEVATION
1/4" = 1'-0"

WALL LEGEND

DEMOLISHED WALL

EXISTING WALL

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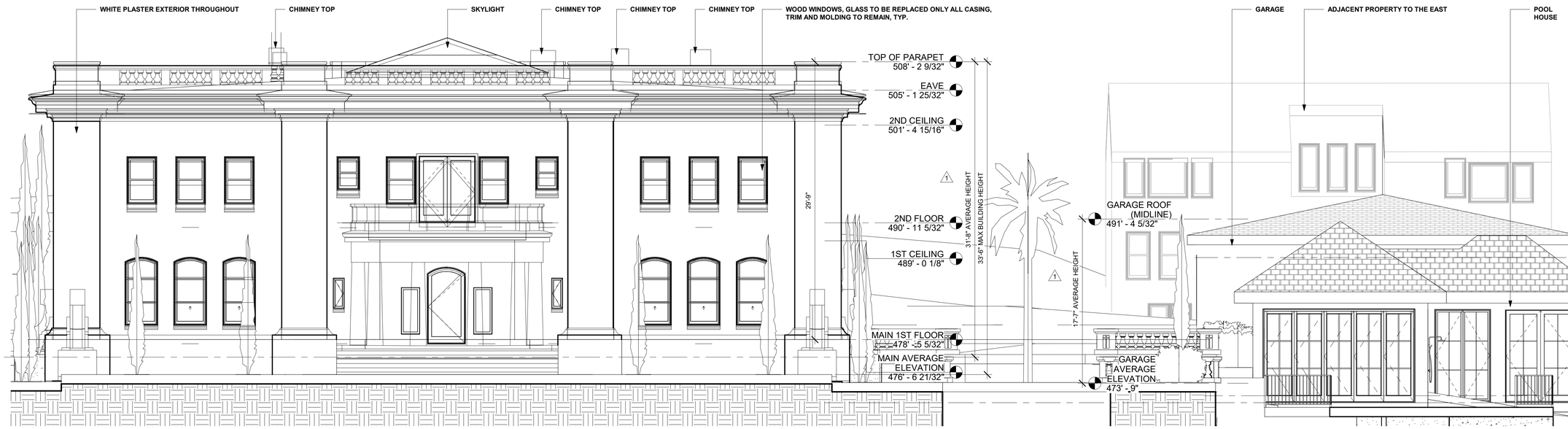
Scale: 1/4" = 1'-0"

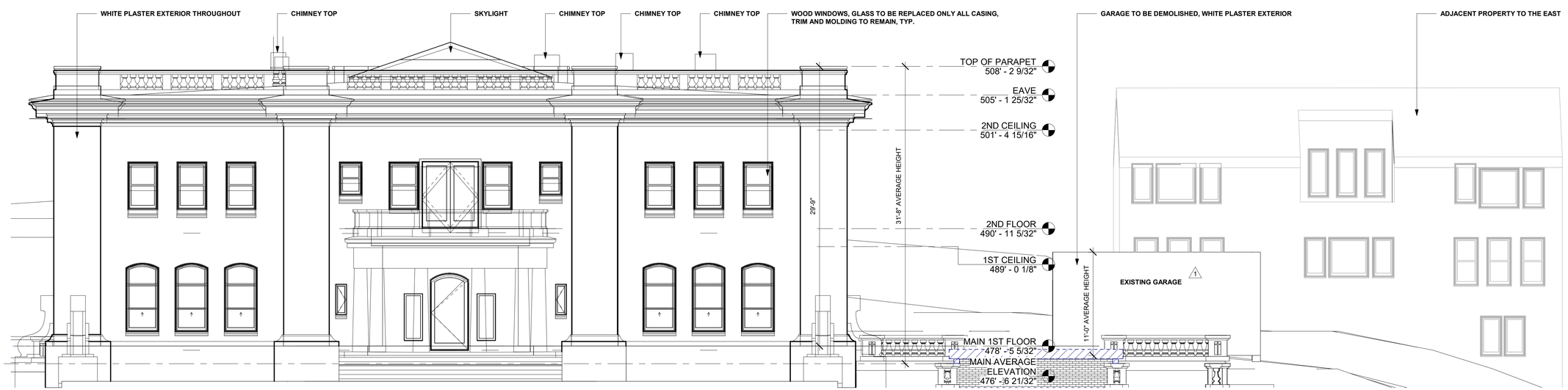
Sheet Title

CAFETERIA - DEMOLITION

A108



2 WEST ELEVATION PROPOSED
3/16" = 1'-0"



1 WEST ELEVATION EXISTING
3/16" = 1'-0"

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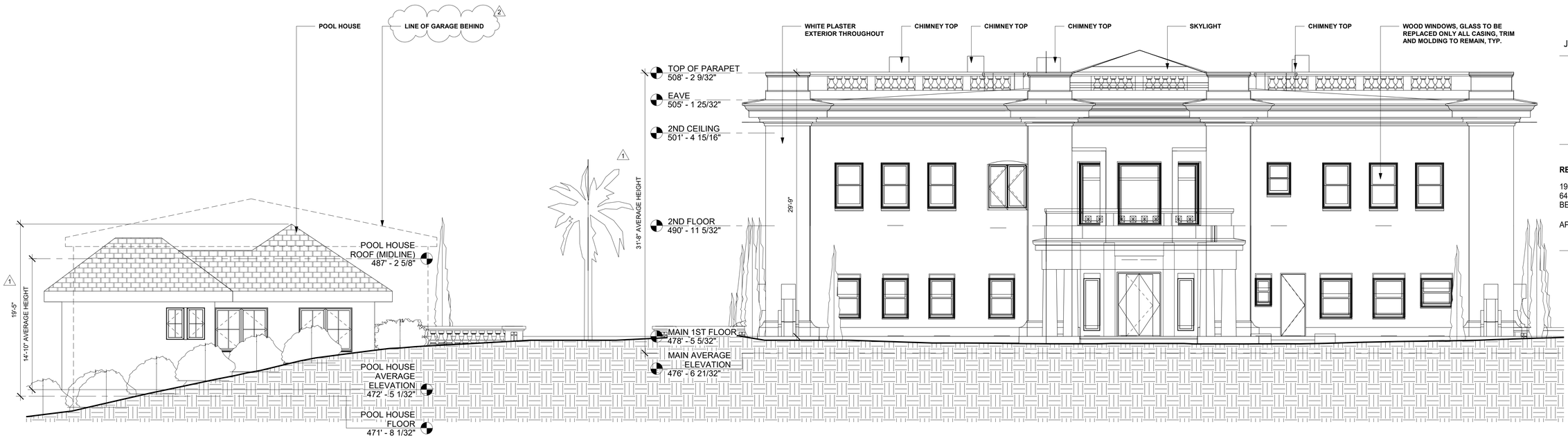
Scale: 3/16" = 1'-0"

Sheet Title

MAIN ELEVATIONS WEST - EXISTING & PROPOSED

A201



2 EAST ELEVATION PROPOSED
3/16" = 1'-0"

1 EAST ELEVATION EXISTING
3/16" = 1'-0"

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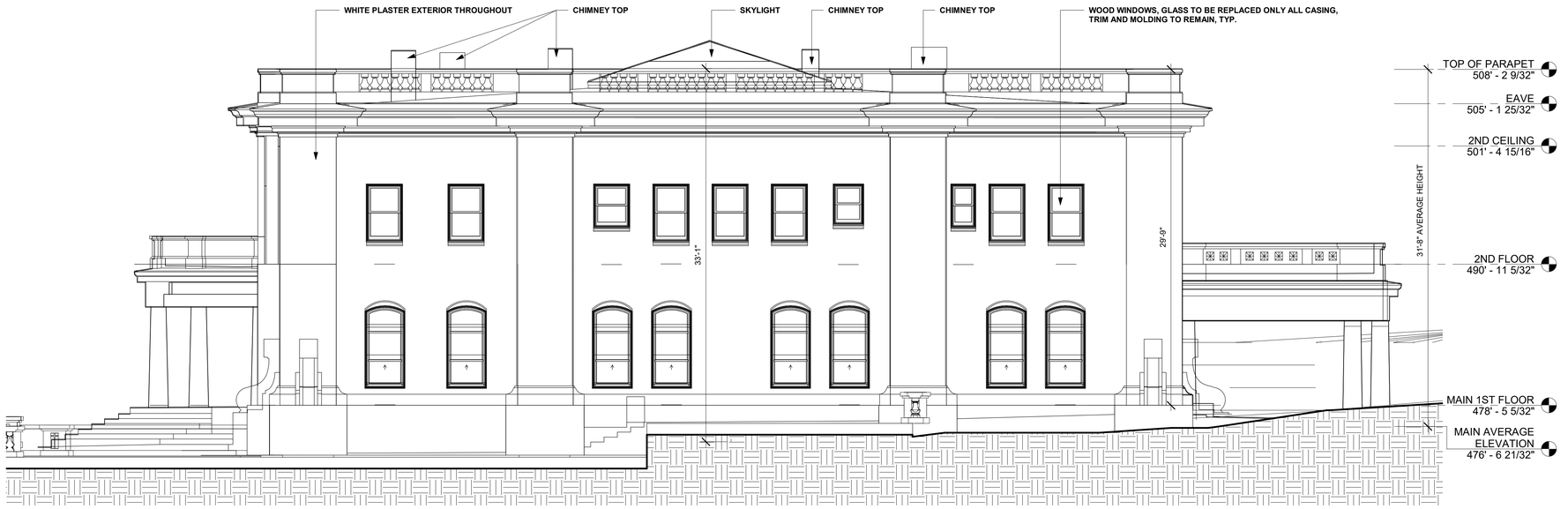
Scale: 3/16" = 1'-0"

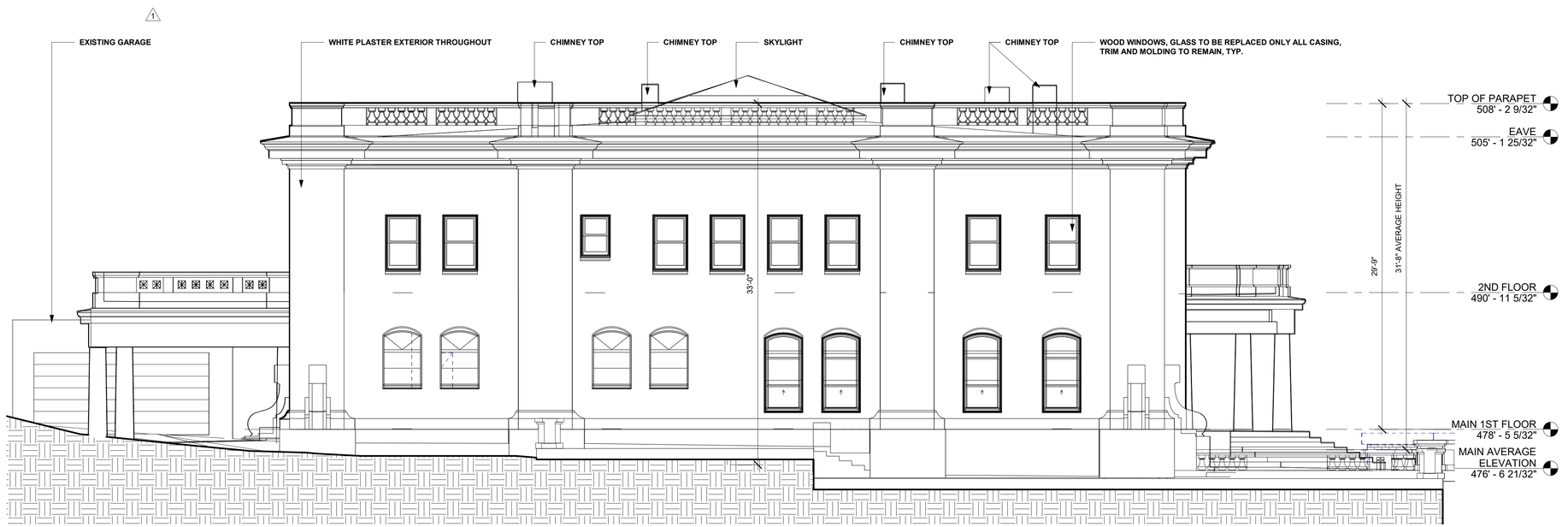
Sheet Title

MAIN ELEVATIONS EAST - EXISTING & PROPOSED

A202



2 SOUTH ELEVATION EXISTING
3/16" = 1'-0"



1 NORTH ELEVATION EXISTING
3/16" = 1'-0"

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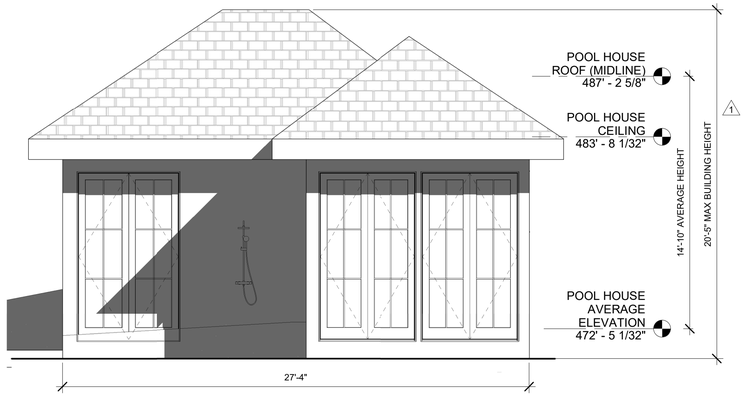
Scale: 3/16" = 1'-0"

Sheet Title

MAIN ELEVATIONS NORTH & SOUTH - EXISTING

A203

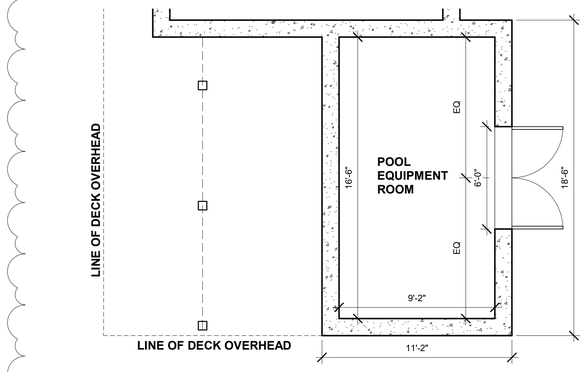


1 POOL HOUSE - NORTH ELEVATION
1/4" = 1'-0"

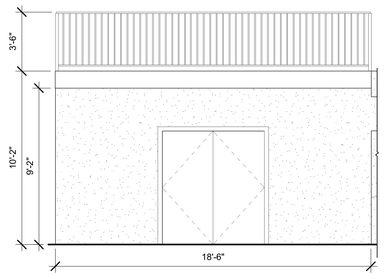
2 POOL HOUSE - EAST ELEVATION
1/4" = 1'-0"

3 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

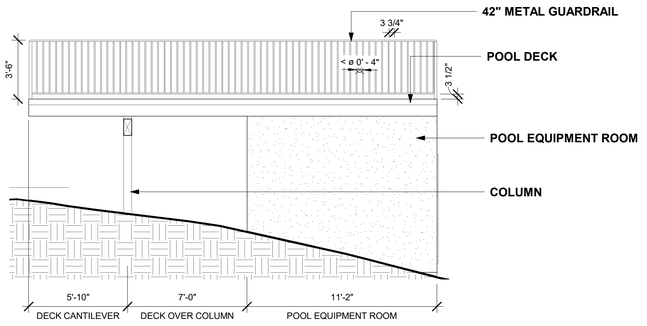
4 POOL HOUSE - WEST ELEVATION
1/4" = 1'-0"



5 POOL EQUIPMENT ROOM
1/4" = 1'-0"



6 POOL EQUIPMENT - SOUTH ELEVATION
1/4" = 1'-0"



7 POOL EQUIPMENT - WEST ELEVATION
1/4" = 1'-0"

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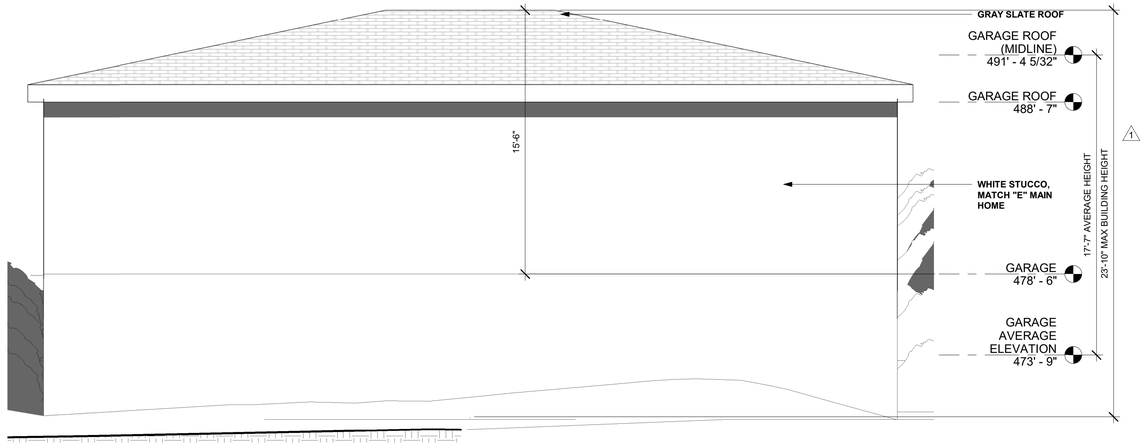
Scale: 1/4" = 1'-0"

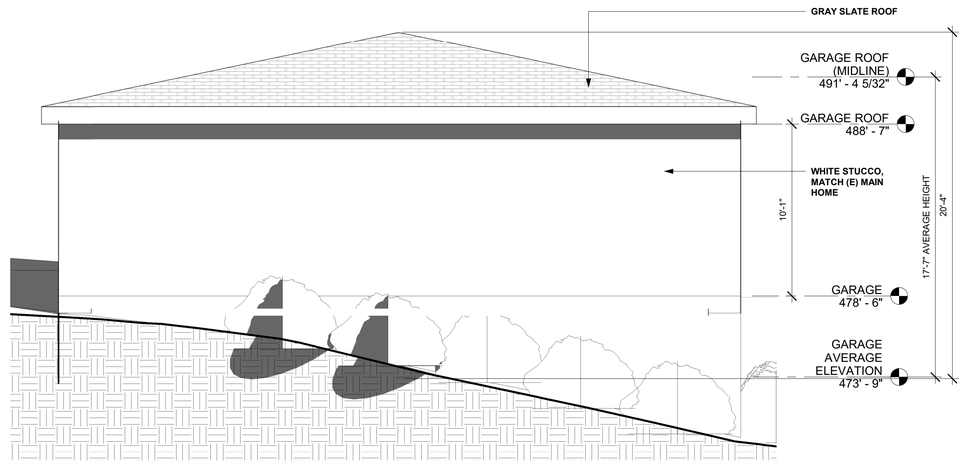
Sheet Title

POOL HOUSE ELEVATIONS & POOL EQUIPMENT ROOM PLAN & ELEVATION - PROPOSED

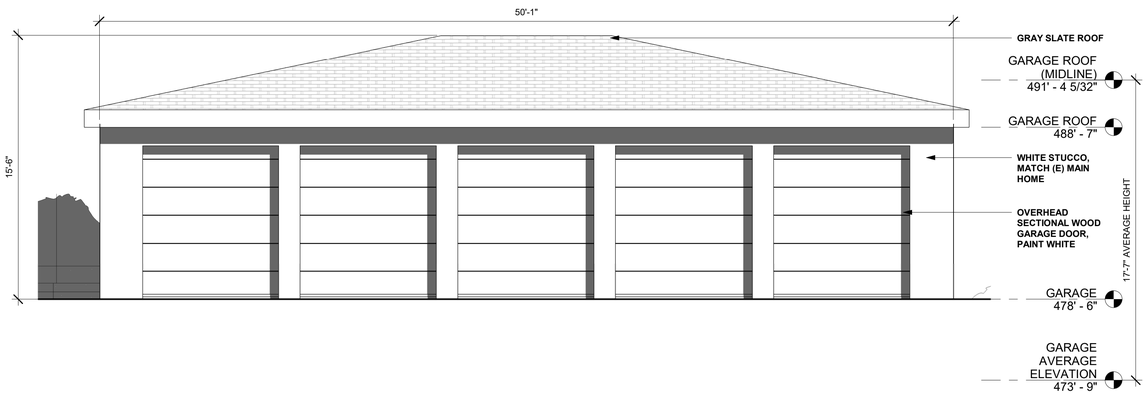
A204



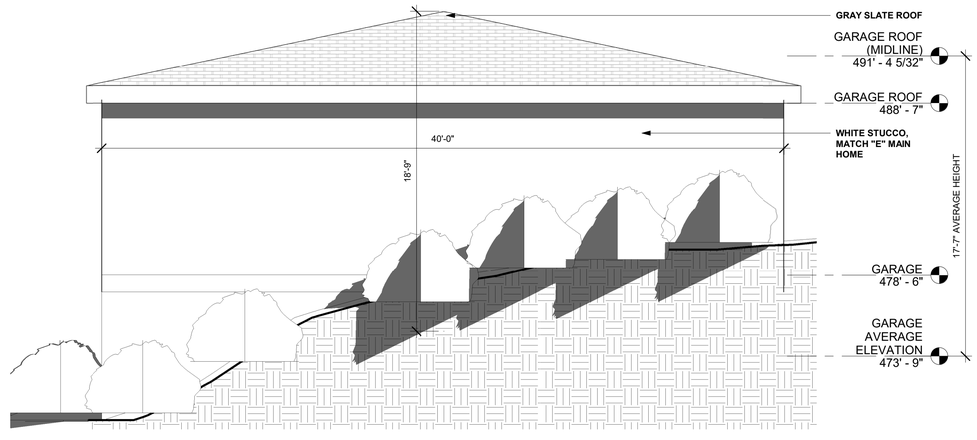
1 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



2 GARAGE - EAST ELEVATION
1/4" = 1'-0"



3 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



4 GARAGE - WEST ELEVATION
1/4" = 1'-0"

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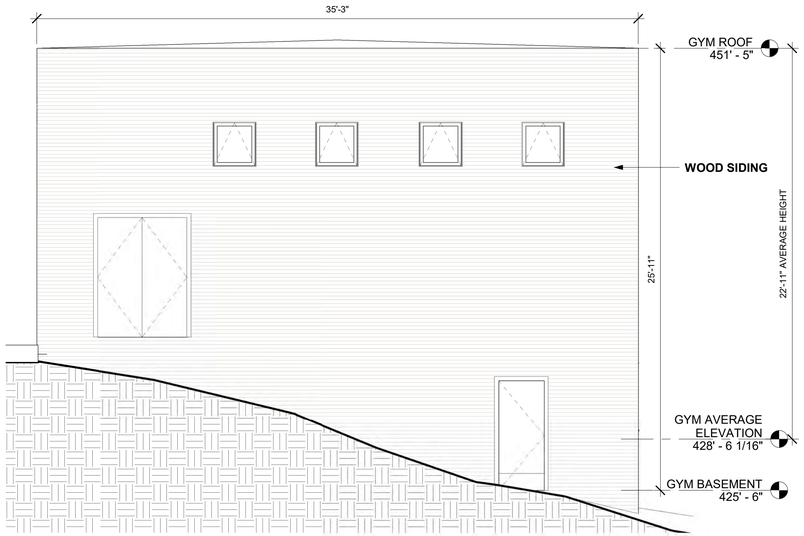
Scale: 1/4" = 1'-0"

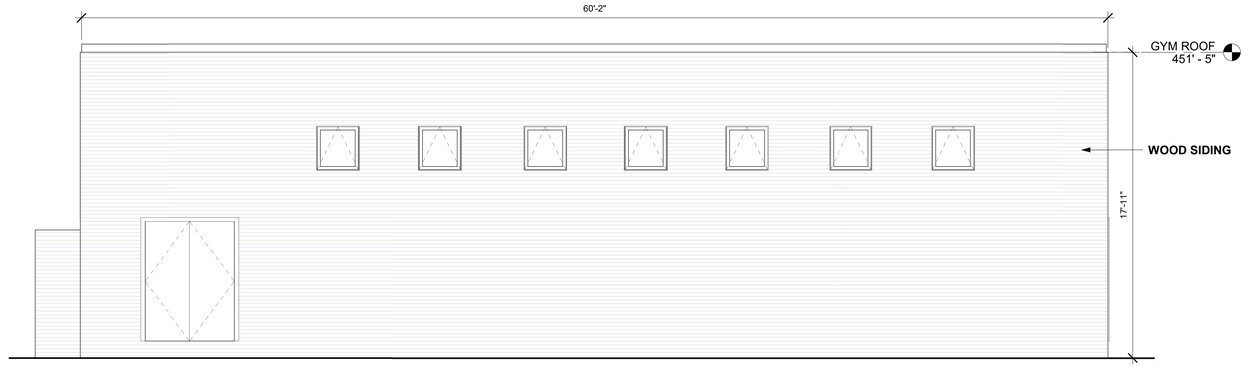
Sheet Title

GARAGE ELEVATIONS - PROPOSED

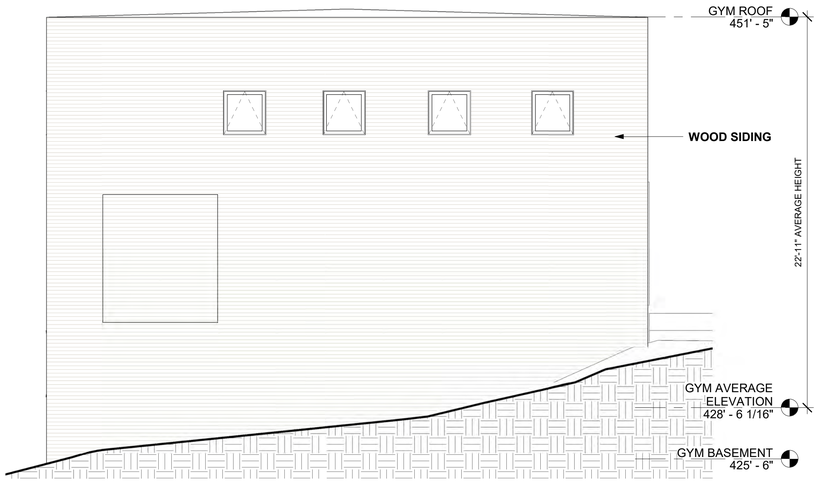
A205



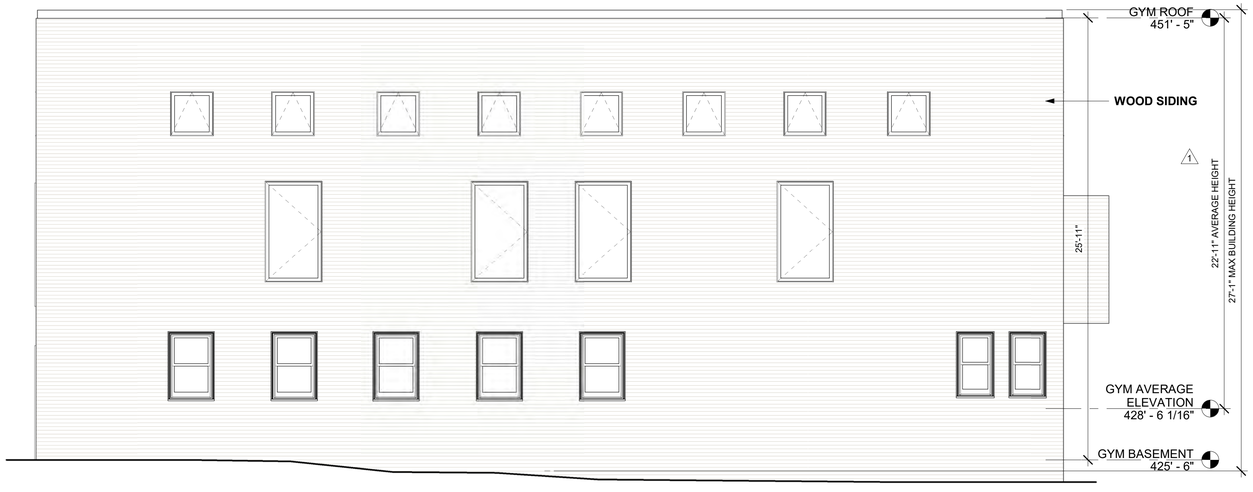
1 GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



2 GYMNASIUM - EAST ELEVATION
1/4" = 1'-0"



3 GYMNASIUM - SOUTH ELEVATION
1/4" = 1'-0"



4 GYMNASIUM - WEST ELEVATION
1/4" = 1'-0"

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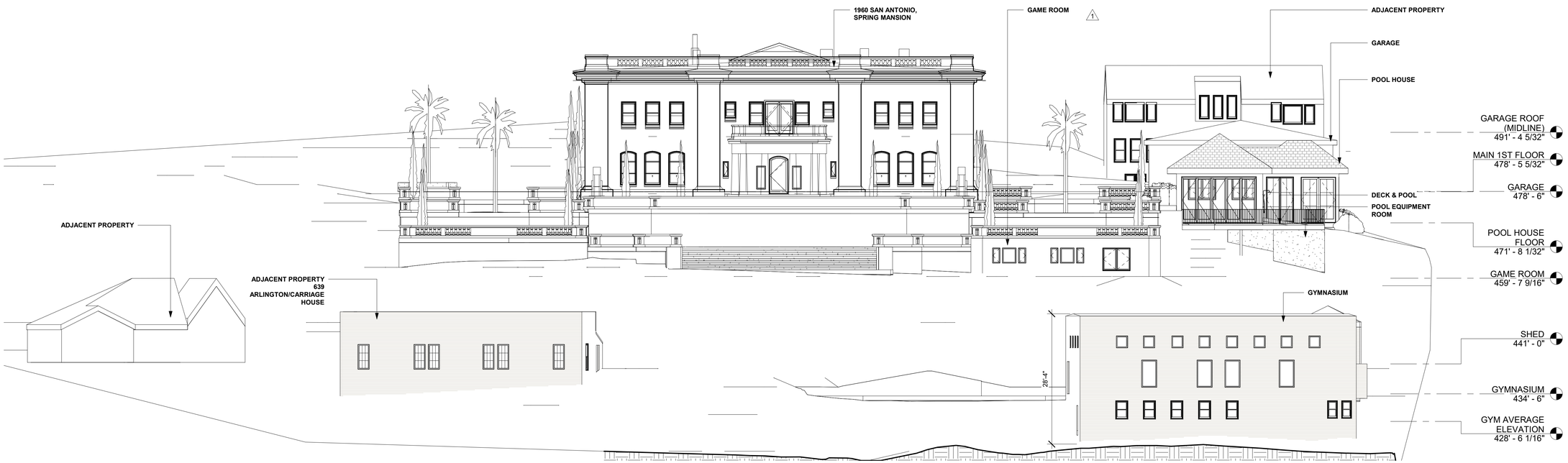
Scale: 1/4" = 1'-0"

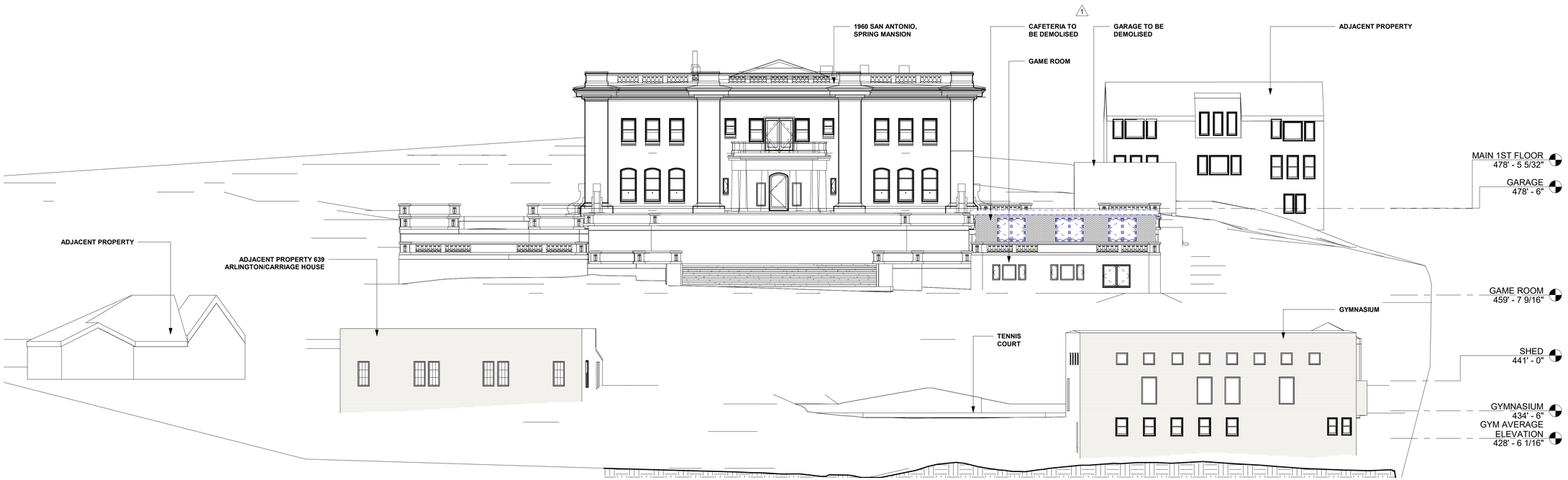
Sheet Title

GYMNASIUM ELEVATIONS - EXISTING

A206



2 SITE SECTION FROM ARLINGTON AVE - PROPOSED
3/32" = 1'-0"



1 SITE SECTION FROM ARLINGTON AVE - EXISTING
3/32" = 1'-0"

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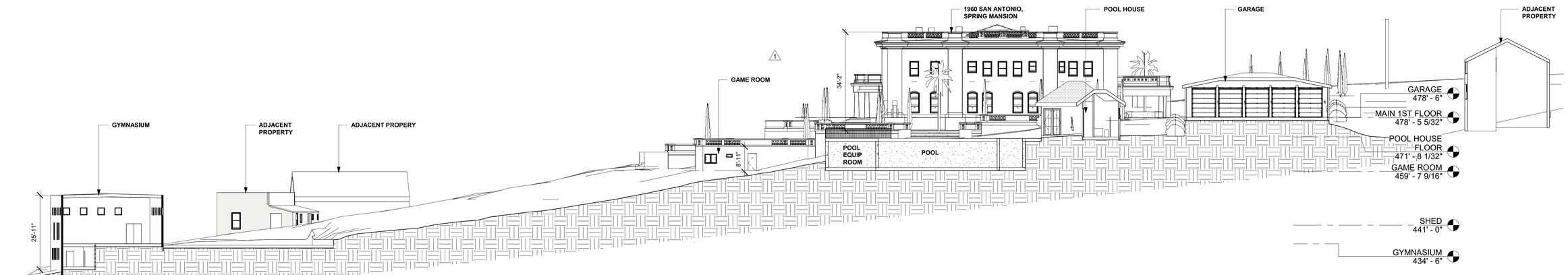
Scale: 3/32" = 1'-0"

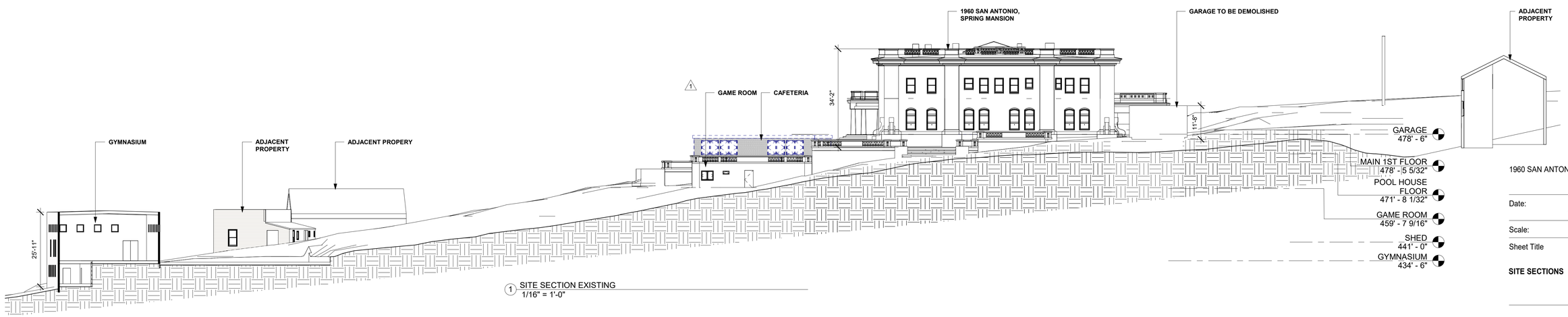
Sheet Title

SITE SECTIONS

A301



2 SITE SECTION PROPOSED
1/16" = 1'-0"



1 SITE SECTION EXISTING
1/16" = 1'-0"

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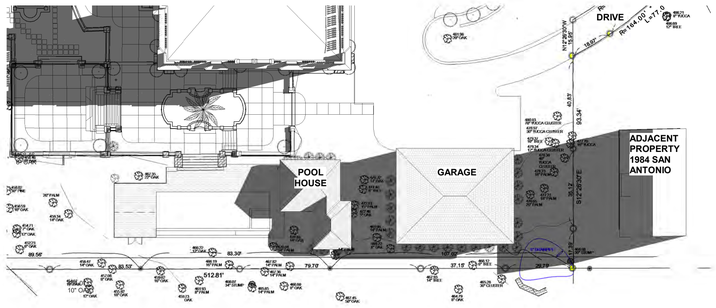
Scale: 1/16" = 1'-0"

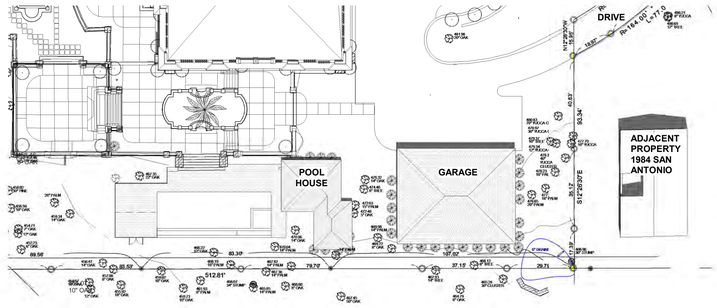
Sheet Title

SITE SECTIONS

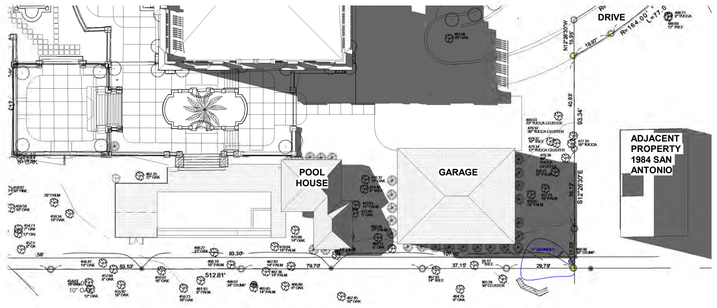
A302



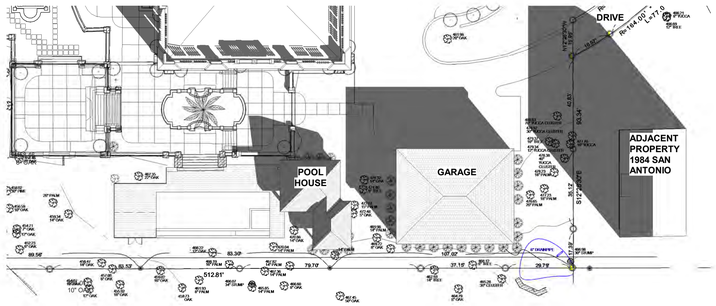
1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



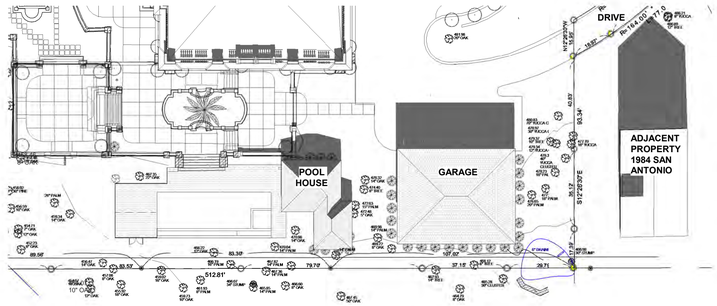
2 SHADOW STUDY - SUMMER SOLSTICE - NOON
1" = 30'-0"



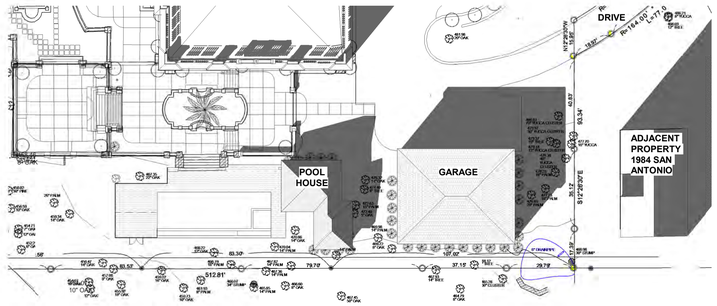
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



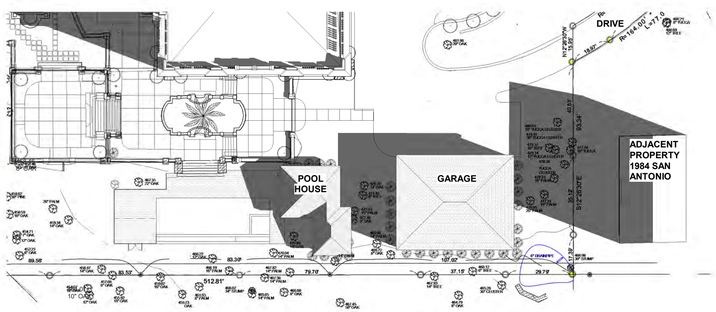
4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



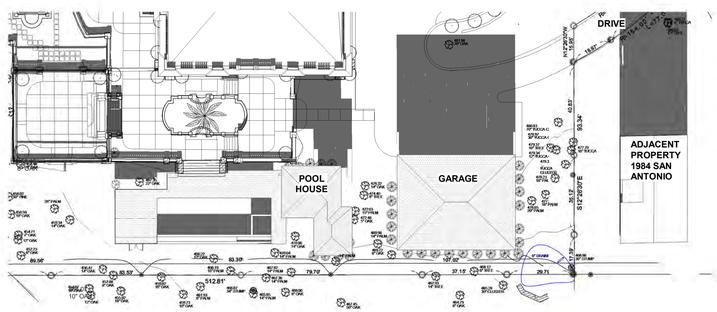
5 SHADOW STUDY - WINTER SOLSTICE - NOON
1" = 30'-0"



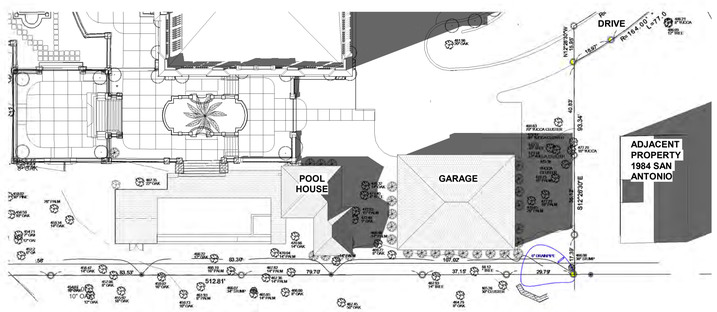
6 SHADOW STUDY - WINTER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



7 SHADOW STUDY - 9/26/2022 - 2HRS AFTER SUNRISE
1" = 30'-0"



8 SHADOW STUDY - 9/26/2022 - NOON
1" = 30'-0"



9 SHADOW STUDY - 9/26/2022 - 2HRS BEFORE SUNSET
1" = 30'-0"

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Scale: 1" = 30'-0"

Sheet Title

SHADOW STUDY

2 A901

Applicant's Statement

Thank you for the consideration of our project. Below are our responses to Landmark Preservation Commissions Applicant Statement Requirement:

The current condition of all **exterior** structures at *1960 San Antonio Ave* are extremely poor with foundation and framing elements being completely shot. Neither of the exterior structures are habitable as they lacked care and upgrades throughout time which would come from necessary rehabilitation methods by us, in order to preserve the historical appeal of the property.

The existing garage is not a landmark structure and is extremely damaged as it has endured long lasting effects of being abandoned for many years. With poor structural integrity, these buildings need to be developed properly in order to achieve the upscale residence that is being intended.

All together, we are proposing the demolition of existing garage, construction of a new Garage, Pool House, and Pool, along with proper repair to existing exterior walkways, retaining walls, railings, and balusters, along with demolition of unpermitted cafeteria structure and removal of lower basement materials to restore the historical elements that are built underneath, and lastly the improvement of the driveway landscape entrance per plan. The only things being proposed for demolition are the existing non-landmark garage, the non-permitted cafeteria that was built on top of existing exterior walkways, the materials inside the basement structure (non-historic cabinets, carpets, tiles, materials, etc), and all asphalt/concrete around the driveway and main house to accommodate newly applied and fully functional asphalt/concrete surfaces. Railings, balusters, and all historical elements throughout the exterior (fountains, light posts, etc) will be preserved by a professional to be fully operational, repairing all damages and blemishes noted to the items beforehand. The lower Gym on the property is not yet being proposed for any change in this round of submittals. The existing carriage house had previously been included in this package, but we want to be clear that it is indeed separate from this address and will not be included *at all* in this submittal. Anything related to the main house structure has also already been approved so we are not proposing any additional change to the main house on the main lot.

As the current garage is only able to fit 1 car, we feel our proposed garage design to accommodate 10 cars is more than acceptable for a property of this size. Likely being the biggest residential estate in Berkeley, the proposition of this garage, accompanied by other exterior upgrades is more than necessary in order for one to properly use the structures on the property.

The project poses full benefit in that it will update tarnished buildings, landscape, and surrounding historical elements. This will not only improve the quality of the property and neighborhood, but also remove previous eye sores from locals and improve overall morale on those surrounding. All to be built using the same level of care and detail, it is important to upgrade these structures to reflect and enhance the design of the main house (keeping original historical elements more than alive).

By completing the Garage, Pool House, and Pool, demolishing the cafeteria and basement materials to revive the balusters, and improving the exterior concrete walkways, driveways, and railings, the historical features of the property are revived and the life that was missing from this once beautiful estate would be brought back to areas with the capability to reach its full potential.

Thank you.

DEMOLITION PLAN

SCALE" 1"=20'

LEGEND

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING AC PAVEMENT
- REMOVE EXISTING STAIRS
- ASPHALT PAVING-ROAD/PARKING
- CONCRETE PAVING-LANDSCAPING
- DRAIN LINE W/ AREA DRAIN
- RETAINING WALL
- SUBDRAIN PIPE

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL (GROUND AT FACE OF WALL)
CL	CENTER LINE
C OR CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EX., (E)	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE ELEVATION
G	GAS LINE
GF	GARAGE FINISHED FLOOR ELEVATION
GL	GARAGE LIP ELEVATION
GRND	GROUND
HP	HIGH POINT
LF	LINEAL FEET
LP	LOW POINT
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SG	SUBGRADE ELEVATION
SS	SANITARY SEWER LINE
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL
W	WATER LINE
WM	WATER METER

GENERAL NOTES:

1. EXISTING CONTOURS SHOWN ARE FROM BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MORAN ENGINEERING, INC. DATED APRIL 15, 2021.
2. SEE LANDSCAPE PLANS FOR FENCING TYPES, SEAT WALLS, PATHS, STAIRS, FLAT WORK, AND FREE STANDING WALLS.
3. ALL DRAINAGE PIPES TO BE 6" DIA.(MIN.) SOLID PVC, S=0.01 MIN. EXCEPT AS NOTED.
4. ALL AREA DRAINS TO BE NDS 900 OR 900-4 BASIN OR APPROVED EQUAL WITH RISERS AND 900 SERIES GRATES, EXCEPT AS NOTED. USE ATRIUM GRATES IN LANDSCAPE AREAS.
5. 260 CY± CUT, 1,570 CY FILL
6. EXISTING IMPERVIOUS AREA=40,435 SF±
   IMPERVIOUS AREA AFTER DEVELOPMENT=45,478 SF±

REGISTERED PROFESSIONAL ENGINEER
RAZAMIK AVEDIAN
No. C 53063
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

0 10 20 40

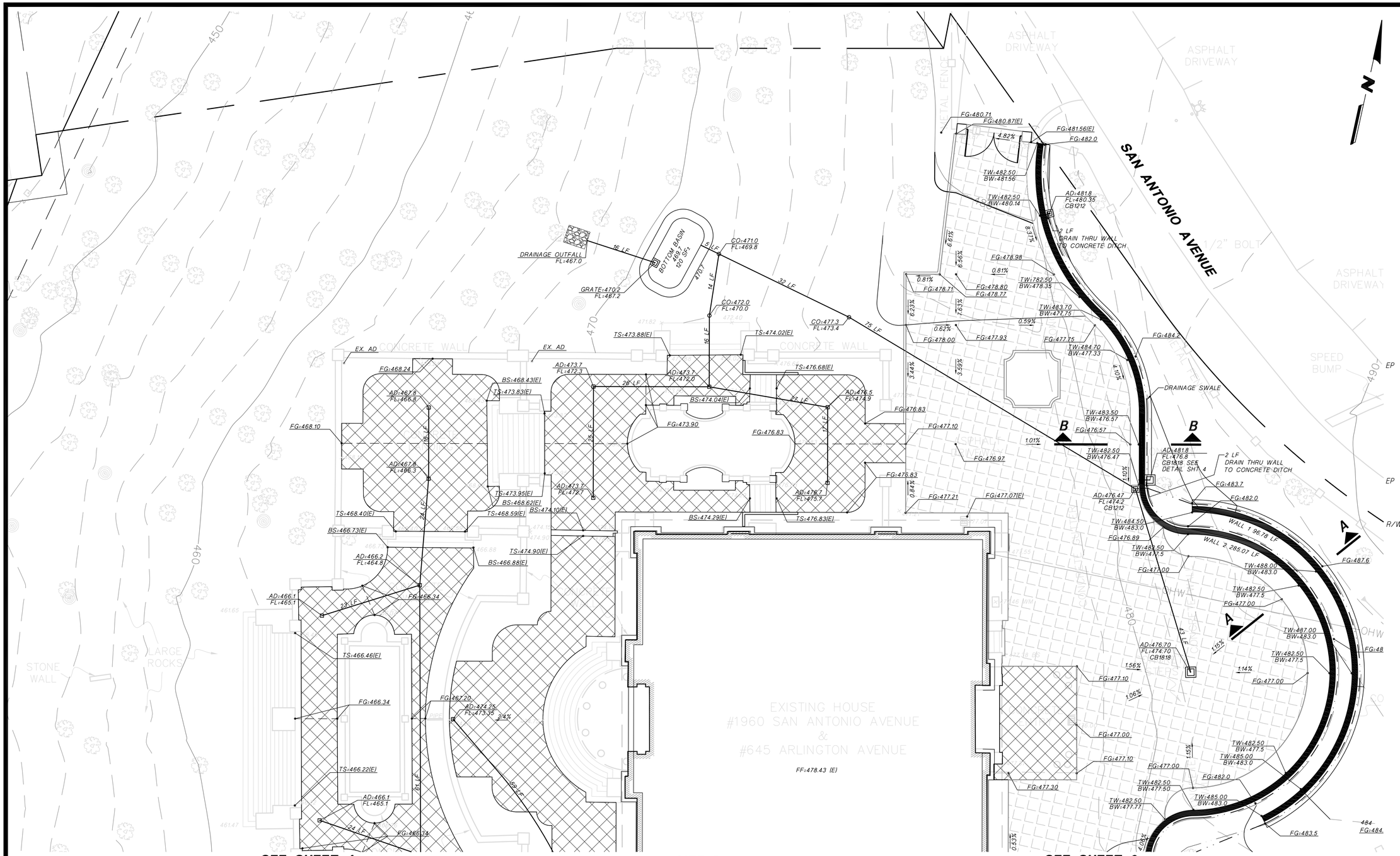
APN 062-2916-060-04

NO	BY	DATE	REVISIONS

1960 SAN ANTONIO AVENUE
RESIDENCE
SITE PLAN
DEMOLITION PLAN
CITY OF BERKELEY, ALAMEDA COUNTY, CA

P/A Design Resources, Inc.
Planning ▪ Engineering ▪ Surveying
3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635
TEL (925) 210-9300

DATE: August 2, 2022
SCALE: HORIZ. AS SHOWN; VERT. ——
DESIGN:
CHECKED:
SHEET 1
OF 5 SHEETS
PROJ. NO. 21026-20



SEE SHEET 4

SITE PLAN
SCALE" 1"=10'

SEE SHEET 3

0 5 10 20

APN 062-2916-060-04

REGISTERED PROFESSIONAL ENGINEER
RAZMIK AVEDIAN
No. C 53063
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

NO	BY	DATE	REVISIONS

1960 SAN ANTONIO AVENUE
RESIDENCE
SITE PLAN

CITY OF BERKELEY, ALAMEDA COUNTY, CA

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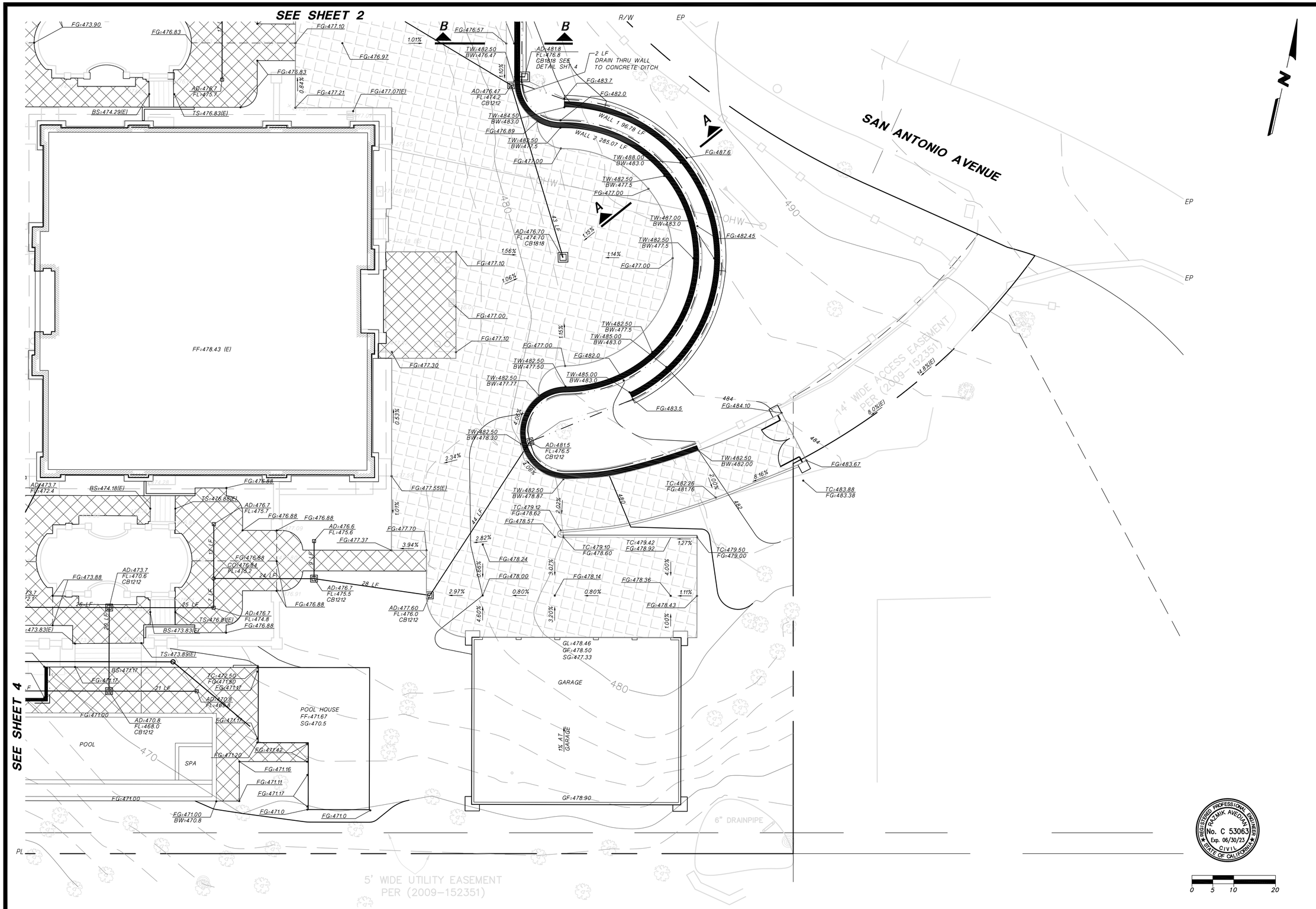
OF 5 SHEETS
PROJ. NO. 21026-20



SITE PLAN
SCALE" 1"=10'

APN 062-2916-060-04

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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1960 SAN ANTONIO AVENUE
RESIDENCE
SITE PLAN

CITY OF BERKELEY, ALAMEDA COUNTY, CA

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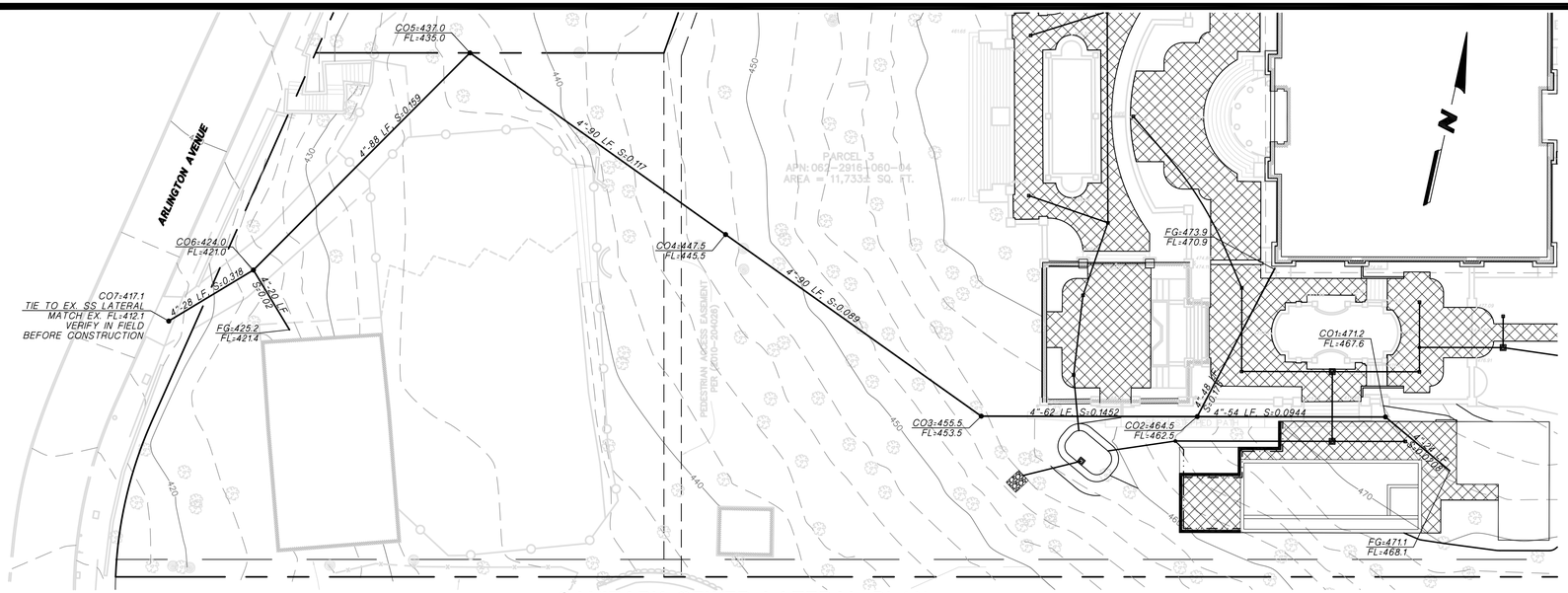
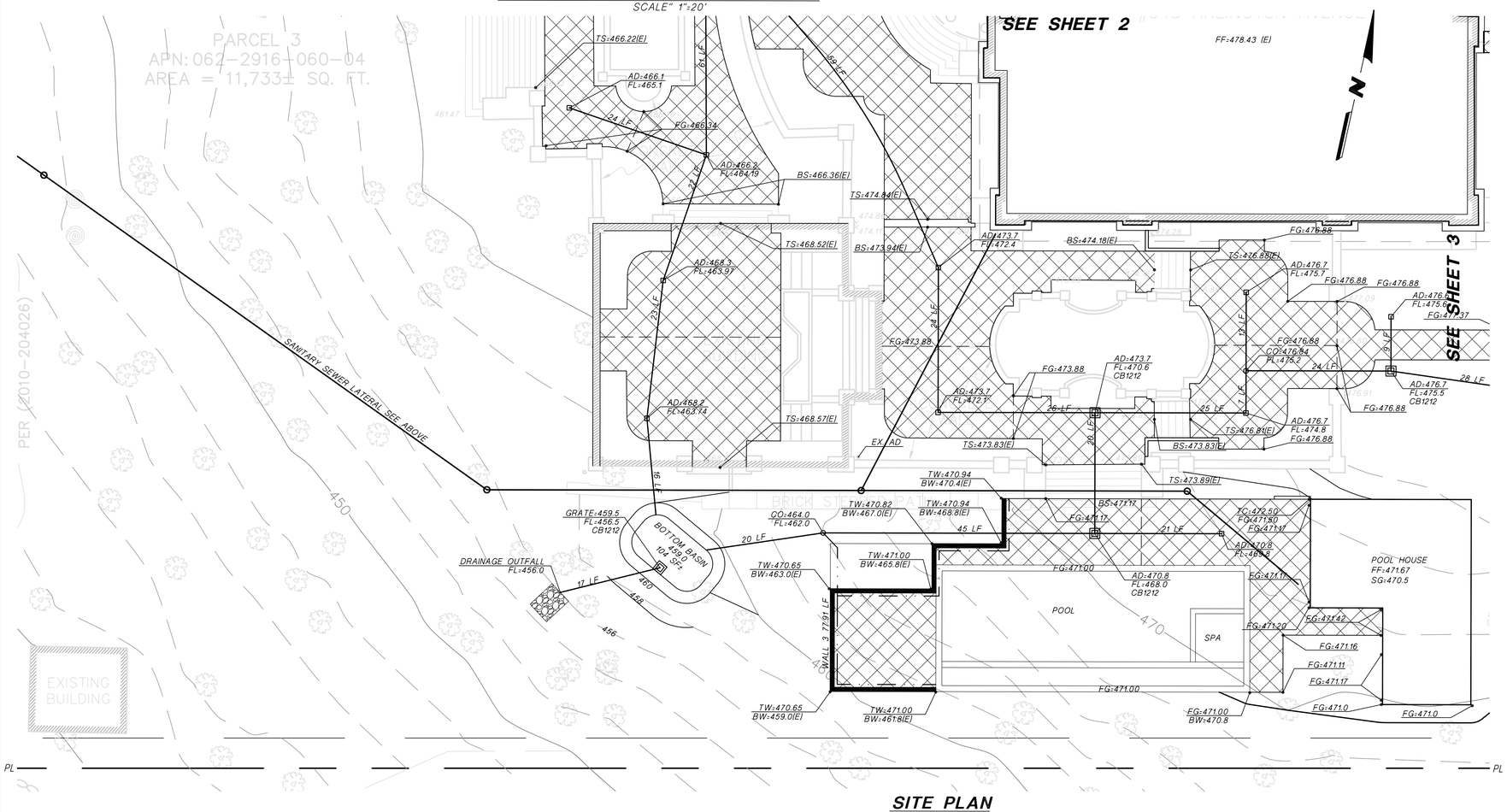
SCALE HORIZ. AS SHOWN
VERT.
DESIGN:
CHECKED:
SHEET 3 OF 5 SHEETS
PROJ. NO. 21026-20

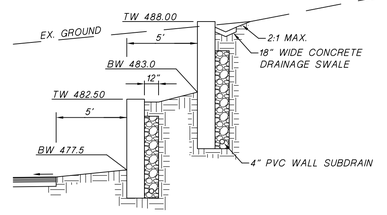
P:\Drawings\21026-20 1960 San Antonio Ave., Berkeley\21026 Site Plan.dwg, 8/2/2022 9:08:48 AM, Station M, 1:1, P/A Design Resources, Inc



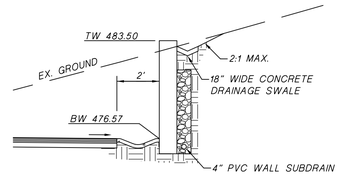
SANITARY SEWER LATERAL PLAN
SCALE" 1"=20'



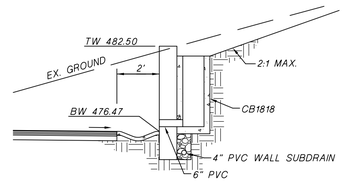
SITE PLAN
SCALE" 1"=10'



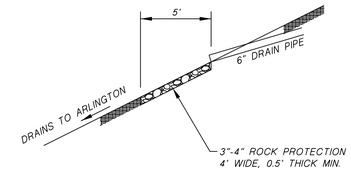
SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



CB1818 DETAIL
SCALE: 1"=5'



DRAINAGE OUTFALL DETAIL
N.T.S.

0 5 10 20

APN 062-2916-060-04

NO	BY	DATE	REVISIONS

1960 SAN ANTONIO AVENUE
RESIDENCE
SITE PLAN - DETAILS

CITY OF BERKELEY, ALAMEDA COUNTY, CA

Design Resources, Inc.
Planning ■ Engineering ■ Surveying
3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635
TEL (925) 210-9300

REGISTERED PROFESSIONAL ENGINEER
RAJANIK AVEDIAN
No. C 53063
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

DATE: August 2, 2022
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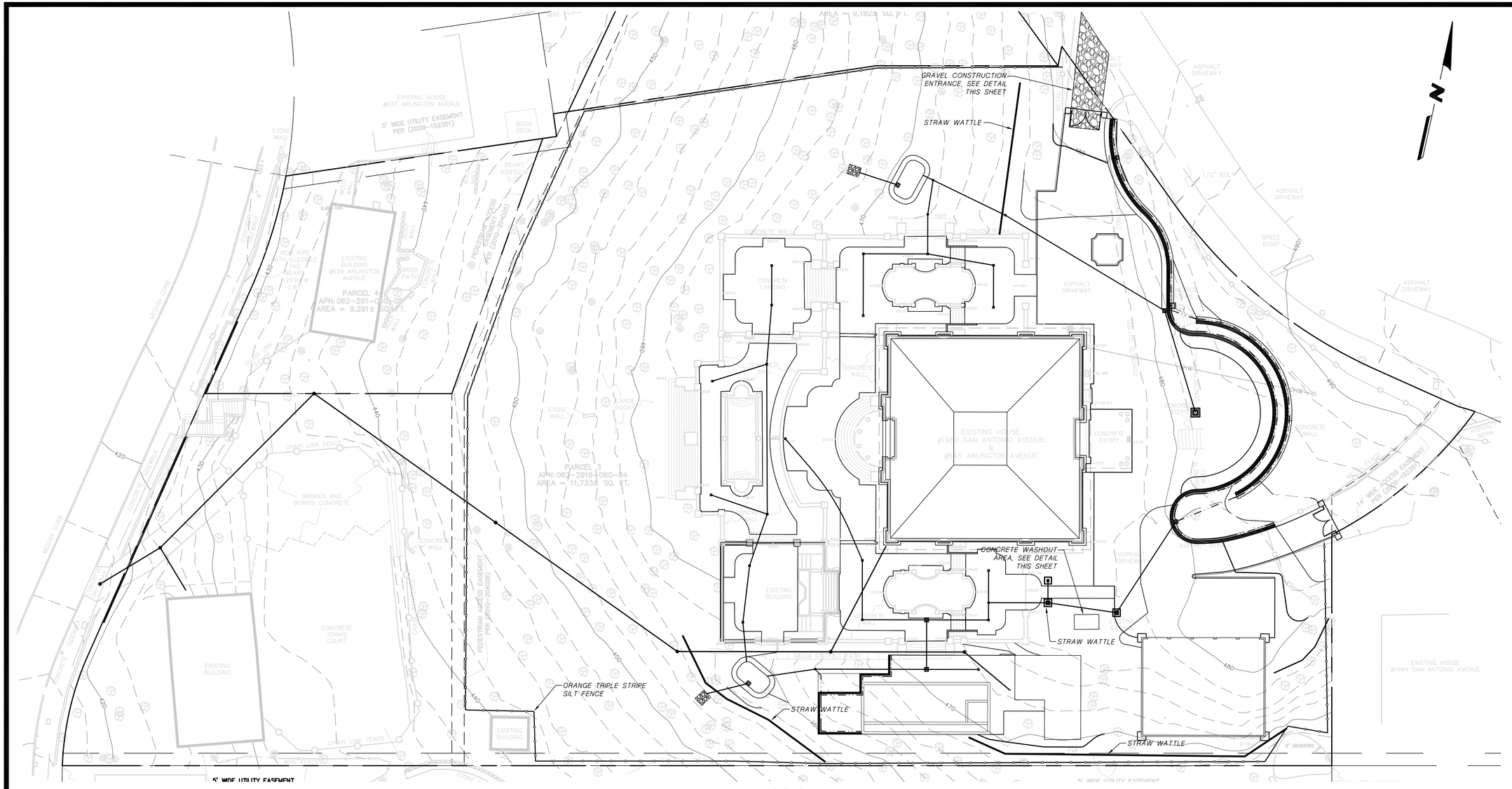
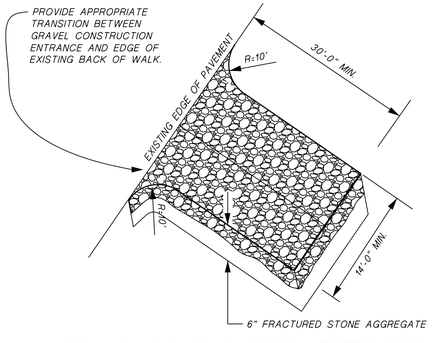
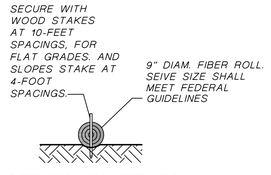


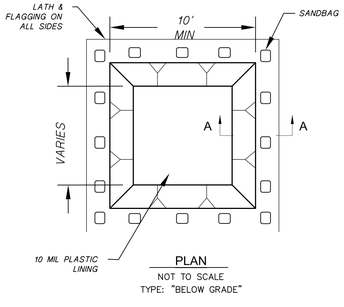
EROSION CONTROL PLAN
SCALE" 1"=20'



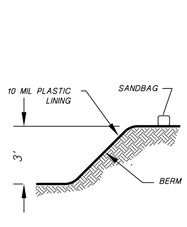
GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



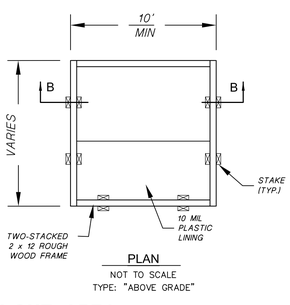
STRAW WATTLES
N.T.S.



PLAN
NOT TO SCALE
TYPE: "BELOW GRADE"



SECTION A-A
NOT TO SCALE



PLAN
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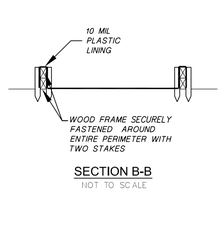


SECTION B-B
NOT TO SCALE

CONCRETE WASH-OUT AREA
N.T.S.

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRET WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

REGISTERED PROFESSIONAL ENGINEER
RAZMIK AVEDIAN
No. C 53063
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

0 5 10 20

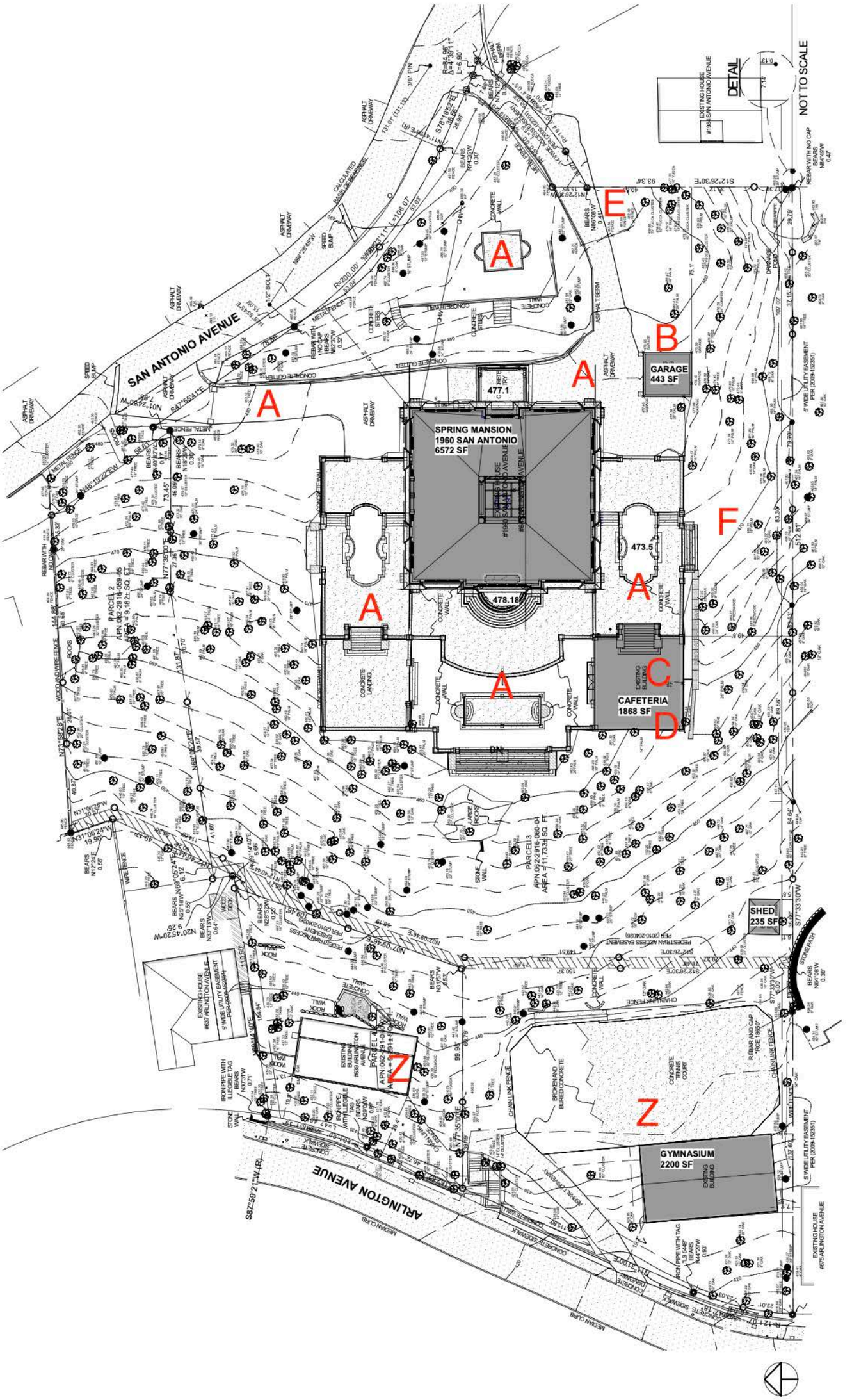
APN 062-2916-060-04

NO	BY	DATE	REVISIONS

4401 ORWOOD ROAD
CLEGG RESIDENCE
EROSION CONTROL PLAN
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CA

Design Resources, Inc.
Planning ■ Engineering ■ Surveying
3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635
TEL (925) 210-9300

DATE: August 2, 2022
SCALE HORIZ. AS SHOWN
VERT.
DESIGN:
CHECKED:
SHEET 5
OF 5 SHEETS
PROJ. NO. 21026-20



1 LOT COVERAGE EXISTING
1" = 30'-0"

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A / Existing Concrete Walkways, Railings

A - Existing Concrete, Walkways, Railings

Existing Concrete, Walkways, Railings

A - Existing Concrete, Walkways, Railings

A- Existing Concrete Walkway & Railings

Existing Concrete Walkways, Patios

A - Existing Concrete, Walkways, Railings

A- Existing Concrete Walkways, Railings

murder
Fuck
anasmia
-Anon
911
A - Existing Concrete, Walkways, Railings

A - Existing Concrete Walkway - Rear

A - Existing Concrete, Walkways, Railings

A - Existing Concrete Walkway - Railings

A - Existing Concrete, Walkways, Railings

X Existing Concrete Walkways Railings

Existing Concrete Walkways / Footings

Asphalt Concrete Wood Rubber Railings

A - Existing Concrete, Walkway

A- Existing Driveway

A - Existing Driveway

A - Existing Driveway

Existing Building

B - Existing Garage

5 Existing Garage

C - Existing Cafeteria

C - Existing Cesspool

C - Existing Cafeteria

C - Existing Cafeteria

C - Existing Cafeteria

g Cafeteria

C - Existing Cafeteria

C - Existing Cafeteria

C - Existing Conditions

C - Existing Cafeteria

C - Existing Cafeteria

C - Existing Cafeteria

C - Existing Cafeteria

D - Existing Basement

D - Existing Basement

D - Existing Basement

D - Existing Basement

D - Ground Basement

Neighbor View

F - Proposed Poolhouse Location

F - Proposed Poolhouse Location

F - Proposed Poolhouse Location

E - Proposed Backhoe Location

E. Property Boundary Location

F - Proposed Poolhouse Location

Proposed Poolhouse Location

Z - Existing Carriage House

Existing Carriage House

Existing Garage House

Z - Existing Carriage House

Z - Existing Carriage House

Z - Existing Carriage House

2 - Existing Carriage House

Z - Existing Carriage House

Z - Existing Carriage House

Z - Existing Carriage House

Z - Existing Carriage House

POSTED
KEEP OUT
Z - Existing Carriage House

Existing Gym

Z - Existing Gym

Z - Existing Gym

Z - Existing Gym

Z - Existing Gym

Existing Gym

2 - Existing Gym

Existing Gym

2 Existing Gym

Existing Gym

Planning and Development Department
Land Use Planning Division

November 14, 2022

Sent via email: Bahadour (Ben) Zarrin ben@paymun.com

Ben Paymun
Paymun Building & Development
25 Orinda Way, Suite 200
Orinda, CA

Re: AUP #ZP2022-0070 and SAP #LMSAP2022-0005 for 1960 San Antonio Avenue/645 Arlington Avenue

Dear Ben Paymun,

On June 1, 2022 you submitted an application for an Administrative Use Permit to add a new accessory building (pool house), a garage more than 24 feet in length with 10 parking spaces, and an unenclosed spa/hot tub, and a Structural Alteration Permit to demolish the detached garage, the auditorium building on top of the southwest terrace, and concrete walls, concrete steps, and the fountain near the San Antonio Avenue entrance; repair concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion; rehabilitate the room below the auditorium; modify the driveway area off of San Antonio Avenue; and add a pool, pool house, and new garage. Based on my review, the following permits are needed for your project:

1. Administrative Use Permit pursuant to Berkeley Municipal Code Section 23.304.060(C)(1) to add an accessory building (pool house).
2. Administrative Use Permit pursuant to BMC Section 23.304.060(C)(2) to add an accessory structure (garage) more than 24 feet in length (parallel to side lot line).
3. Administrative Use Permit pursuant to BMC Section 23.304.070(D) to add an unenclosed spa/hot tub.

I have reviewed your October 7 and October 18 resubmittal materials and have determined that your application is incomplete and the following items are needed to complete our review of your application:

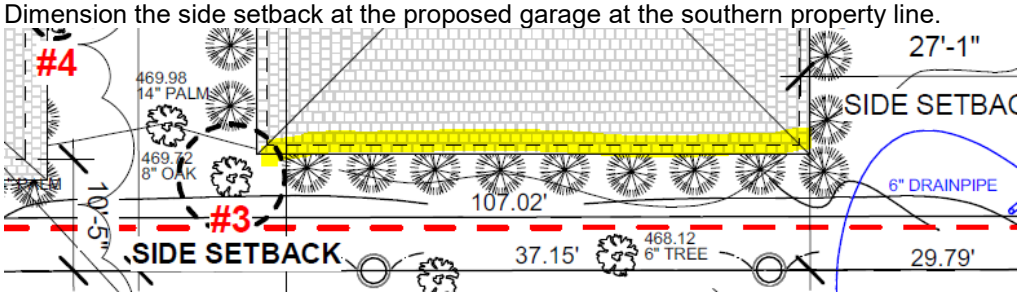
1. Tabulation Form: Update the tabulation form if the gross floor areas change (see below).

2. Pre-Application Neighbor Outreach: Provide evidence that neighbors have been contacted and have seen the plans (page 4 of the Zoning Project Submittal Requirements). Per the **instructions,** signatures must be placed within a table on a copy of the site plan. If a neighbor is not available please send a copy of the plans to the neighbor via certified mail, and provide a scanned copy of the certified mail receipts. Signatures or certified mail receipts are missing for the following addresses: 1986 San Antonio Ave/ San Luis Ct Home Association, 1984 San Antonio Ave, 632 San Luis Rd, 626 San Luis Rd, 1965 San Antonio, 1959 San Antonio, 1950 San Antonio, 629 Arlington Ave, 640 Arlington Ave, 642 Arlington Ave, 652 Arlington Ave, 656 Arlington Ave, 660 Arlington Ave, 664 Arlington Ave.

3. Gross Floor Areas: Clarify the gross floor area of the new pool house. On sheet G010 the pool house is 641 sq. ft., but on sheet A101B the pool house is 713 sq. ft. Also, on sheet G010 why is the footprint of the game room decreasing?

4. Site Plan:

- Dimension the side setback at the proposed garage at the southern property line.



- Since this is a through lot, please dimension the required front setbacks. On a through lot, the front setback for an accessory building or structure is 25 percent of the lot depth (Table 23.304-7). Draw a straight line connecting the end points of the two frontages (since they are curved/irregular). Find the midpoint of that line (extend to the lot line if it's not on the line). Connect the midpoints of the frontages with a straight line to get the depth of the lot. Additional AUPs may apply based on the location of the proposed garage and pool house (BMC Section 23.304.060(C)(2)(a)). **There isn't a rear setback because this a through lot. Find the midpoints for the Arlington and San Antonio frontages using the procedure above. Connect the two midpoints with a straight line, which would be the lot depth. Show the lot depth and midpoints in a version of the site plan. Dimension the lot depth and the front setbacks.**

5. Pool Decking: Provide more details on the proposed pool decking and pool equipment room. Provide sections that show the transition from the side terrace to the pool and pool equipment room.

6. **Elevations:**
   - **The labels for the garage elevations are incorrect (sheet A205). The labels for the north and south elevations, and east and west elevations should be switched.**
   - **On sheet A202, the label on the proposed east elevation says the garage is behind the pool house, but it should be in front of the pool house.**

7. Conceptual Grading Plan: A conceptual grading plan is required for projects with more than 50 cubic yards of cut and/or fill (page 7 of the Zoning Project Submittal Requirements). Please verify within the plans the amount of cut/fill, and provide a grading plan if required.

8. Arborist Report: The City's consulting arborist disagrees with the conclusions of Ricardo Terrazas. The Tree Protection Zone, root zone, and foundation details (including details on the pool deck) should be in the plans and in the arborist report. A thorough assessment of the impact of the project on protected trees is needed. See page 2 of the Tree Protection Instructions.

Please submit responses to all requested items at once, and not incrementally**. In your resubmittal, include a letter stating how you have addressed the incomplete items.** If you submit hardcopies of plans do not bring plans larger than 11x17 or 12x18.

Sincerely,

Allison Riemer, Associate Planner

Planning and Development Department
Land Use Planning Division

November 14, 2022

Sent via email: Bahadour (Ben) Zarrin ben@paymun.com

Ben Paymun
Paymun Building & Development
25 Orinda Way, Suite 200
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Re: AUP #ZP2022-0070 and SAP #LMSAP2022-0005 for 1960 San Antonio Avenue/645 Arlington Avenue

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3. Administrative Use Permit pursuant to BMC Section 23.304.070(D) to add an unenclosed spa/hot tub.

I have reviewed your October 7 and October 18 resubmittal materials and have determined that your application is incomplete and the following items are needed to complete our review of your application:

1. **Material Boards**:
   - **The material board for the garage should be updated for the current design.**
   - **The material board for the outdoor features at the main house shows a material change at the landing outside of the west entrance, from concrete to marble tiles, but that material change is not discussed in the plan set, applicant statement, or Secretary of the Interior's Standards for Rehabilitation Analysis. If you are proposing to add marble tiles, please note that change in the plans, applicant statement, and Secretary of the Interior's Standards for Rehabilitation Analysis.**

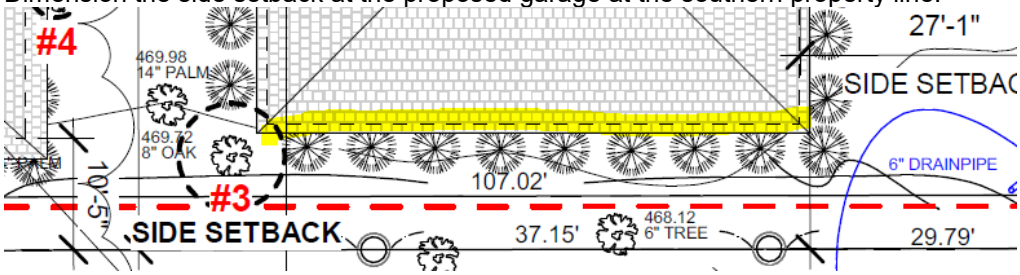
2. Tabulation Form: Update the tabulation form if the gross floor areas change (see below).

3. Pre-Application Neighbor Outreach: Provide evidence that neighbors have been contacted and have seen the plans (page 4 of the Zoning Project Submittal Requirements). Per the **instructions,** signatures must be placed within a table on a copy of the site plan. If a neighbor is not available please send a copy of the plans to the neighbor via certified mail, and provide a scanned copy of the certified mail receipts. Signatures or certified mail receipts are missing for

the following addresses: 1986 San Antonio Ave/ San Luis Ct Home Association, 1984 San Antonio Ave, 632 San Luis Rd, 626 San Luis Rd, 1965 San Antonio, 1959 San Antonio, 1950 San Antonio, 629 Arlington Ave, 640 Arlington Ave, 642 Arlington Ave, 652 Arlington Ave, 656 Arlington Ave, 660 Arlington Ave, 664 Arlington Ave.

4. Gross Floor Areas: Clarify the gross floor area of the new pool house. On sheet G010 the pool house is 641 sq. ft., but on sheet A101B the pool house is 713 sq. ft. Also, on sheet G010 why is the footprint of the game room decreasing?

5. Site Plan:
   - Dimension the side setback at the proposed garage at the southern property line.



   - Since this is a through lot, please dimension the required front setbacks. On a through lot, the front setback for an accessory building or structure is 25 percent of the lot depth (Table 23.304-7). Draw a straight line connecting the end points of the two frontages (since they are curved/irregular). Find the midpoint of that line (extend to the lot line if it's not on the line). Connect the midpoints of the frontages with a straight line to get the depth of the lot. Additional AUPs may apply based on the location of the proposed garage and pool house (BMC Section 23.304.060(C)(2)(a)). **There isn't a rear setback because this a through lot. Find the midpoints for the Arlington and San Antonio frontages using the procedure above. Connect the two midpoints with a straight line, which would be the lot depth. Show the lot depth and midpoints in a version of the site plan. Dimension the lot depth and the front setbacks.**

6. Pool Decking: Provide more details on the proposed pool decking and pool equipment room. Provide sections that show the transition from the side terrace to the pool and pool equipment room.

7. Elevations:
   - The labels for the garage elevations are incorrect (sheet A205). The labels for the north and south elevations, and east and west elevations should be switched.
   - On sheet A202, the label on the proposed east elevation says the garage is behind the pool house, but it should be in front of the pool house.

8. Conceptual Grading Plan: A conceptual grading plan is required for projects with more than 50 cubic yards of cut and/or fill (page 7 of the Zoning Project Submittal Requirements). Please verify within the plans the amount of cut/fill, and provide a grading plan if required.

9. Arborist Report: The City's consulting arborist disagrees with the conclusions of Ricardo Terrazas. The Tree Protection Zone, root zone, and foundation details (including details on the pool deck) should be in the plans and in the arborist report. A thorough assessment of the impact of the project on protected trees is needed. See page 2 of the Tree Protection Instructions.

Please submit responses to all requested items at once, and not incrementally**. In your resubmittal, include a letter stating how you have addressed the incomplete items.** If you submit hardcopies of plans do not bring plans larger than 11x17 or 12x18.

Sincerely,

Allison Riemer, Associate Planner

Response to November 14 Landmark Comments:
1. Materials Board: edited garage and pool house to reflect new design
2. Tabulation Form: Form has been updated to include deck overhangs at main building.
3. Pre-Application Neighbor Outreach:
4. Gross Floor Areas: 641 is the correct SF for the pool house. Sheet A101B has been updated.
5. Site Plan: Side dimension from property line to garage has been added.
6. Pool Decking: Sheet A109 has been added to include to show transition from terrace steps to decking and for pool equipment room.
7. Elevations: a. Labels for garage, sheet A205, have been corrected b. The garage is behind the elevation cut line, note has been added to sheet A202
8. Conceptual Grading Plan: Sheet L6 has been added for grading.
9. Arborist Report

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: _____ Date: _____

Applicant's Name: _____

Zoning District: _____

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	Existing	Proposed	Permitted/ Required[1]
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)			
Number of Parking Spaces (#)			
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)			
Yards and Height			
Front Yard Setback (Feet)			
Side Yard Setbacks: (facing property) Left: (Feet)			
Right: (Feet)			
Rear Yard Setback (Feet)			
Building Height* (# Stories)			
Average* (Feet)			
Maximum* (Feet)			
Areas			
Lot Area (Square-Feet)			
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors			
Building Footprint* (Square-Feet) Total of All Structures			
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)			
Useable Open Space* (Square-Feet)			
Floor Area Ratio* Non-Residential districts only (Except ES-R)			

*See Glossary – BMC Chapter 23.502.

Revised: 12/21

[1] See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters 23.202 and 23.204

1960 San Antonio Ave
Material Board
Pool House

Jonathan Rachman Design
1632C Market Street
San Francisco, CA 94102
415 | 440 . 1234
info@jonathanrachman.com

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1960 San Antonio Ave
Material Board
Garage

Jonathan Rachman Design
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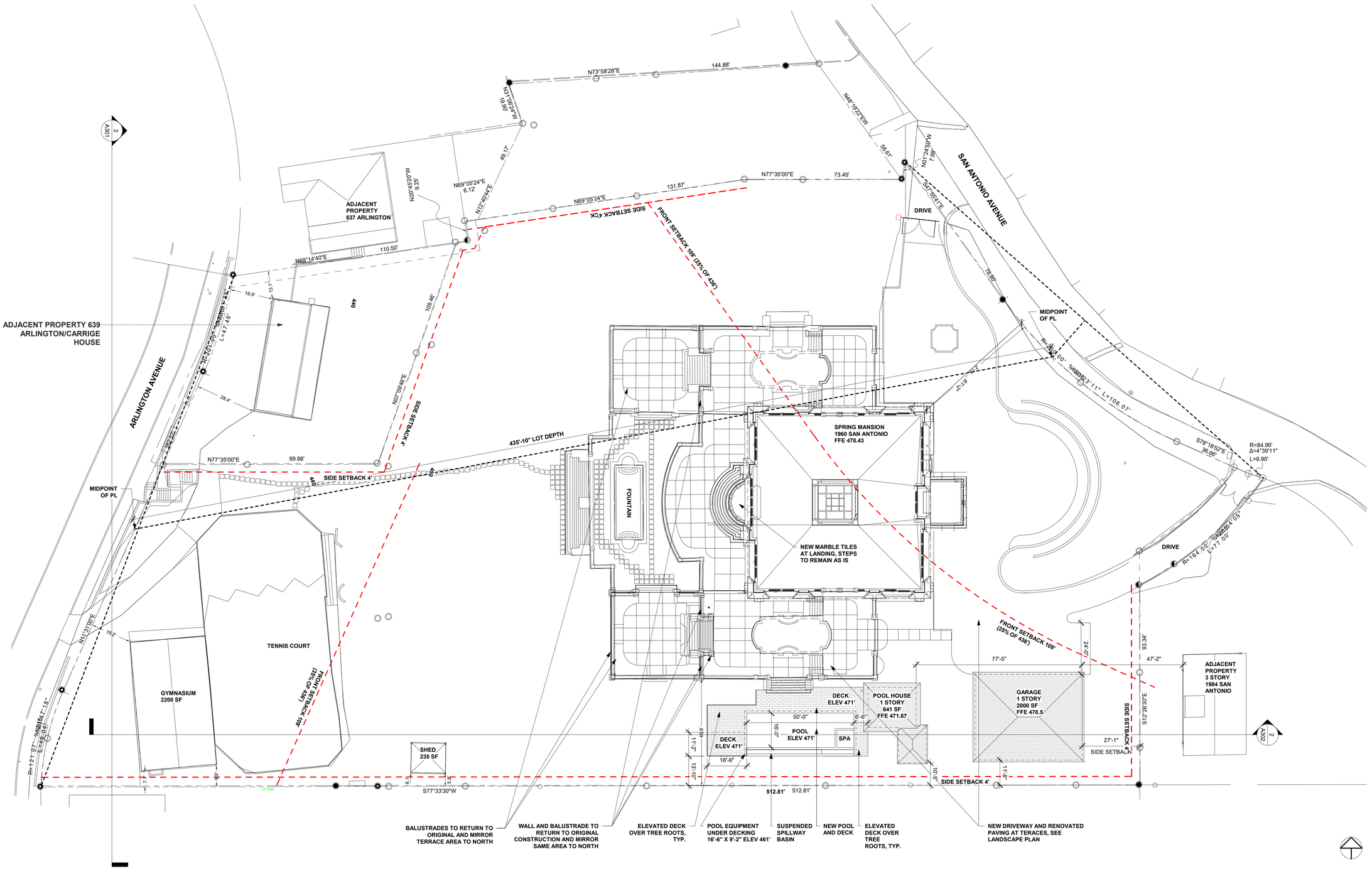

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DEVELOPED FOR

Jonathan Rachman Design

LICENSED ARCHITECT
JAMES W SKELTON
C-33327
RENEW 11/30/2023
STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date
3	LANDMARK PRESERVATION COMMENTS	11/16/2022
2	LANDMARK PRESERVATION COMMENTS	9/26/2022
1	REVISION 1 COMMENTS	8/18/2022

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:13:35 PM

Scale: 1" = 20'-0"

Sheet Title

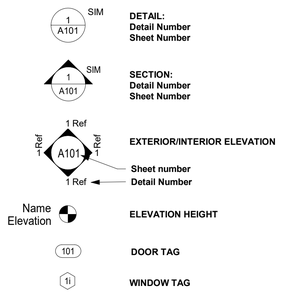
SITE PLAN - SIMPLIFIED

3 A101C

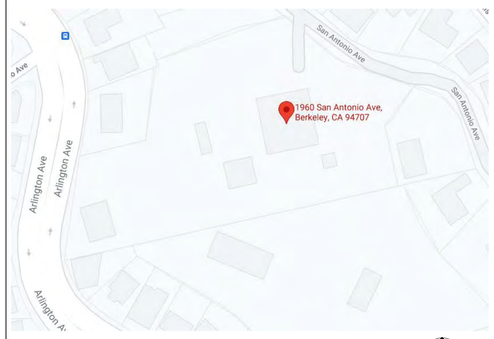
ABBREVIATIONS:

&	AND	HGT	HEIGHT
<	ANGLE	HR	HOUR
@	AT	I.D.	INSIDE DIAMETER
AB	ANCHOR BOLT	INSUL	INSULATION
ABV	ABOVE	INT	INTERIOR
ACOUS	ACOUSTICAL	JAN	JANITOR
AD	AREA DRAIN	KIT	KITCHEN
ADJ	ADJUSTABLE	LAM	LAMINATE
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AGGR	AGGREGATE	LBS	POUNDS
ALT	ALTERNATE	LTG	LIGHTING
ALUM	ALUMINUM	M.D.F.	MEDIUM DENSITY FIBERBOARD
APPROX	APPROXIMATE		
ARCH	ARCHITECT	MATL	MATERIAL
ASPH	ASPHALT	MAX	MAXIMUM
B	BATHROOM	MECH	MECHANICAL
B.O.	BOTTOM OF	MFR	MANUFACTURER
B.U.	BUILT UP	MH	MANHOLE
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCKING	MTL	METAL
BM	BEAM	MUL	MULLION
BR	BEDROOM	N	NEW
BTM	BOTTOM	N	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
C.G.	CORNER GUARD	N.T.S.	NOT TO SCALE
C.H.	CEILING HEIGHT	NO	NUMBER
C.I.	CAST IRON	NOM	NOMINAL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.O.	CLEAN OUT	OFF	OFFICE
C.T.	CERAMIC TILE	OPER	OPERABLE
C.W.	COLD WATER	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CARP	CARPET	P.LAM.	PLASTIC LAMINATE
CHAN	CHANNEL	P.T.	PRESSURE TREATED
CL	CENTER LINE	PAV	PAVING
CLG	CEILING	PERF	PERFORATED
CLKG	CAULKING	PERP	PERPENDICULAR
CLO	CLOSET	PL	PLATE
CLR	CLEAR	PL	PROPERTY LINE
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PROP	PROPERTY
CTR	CENTER	PT	PAINT
D.F.	DRINKING FOUNTAIN	PVC	POLYVINYL CHLORIDE
DET	DETAIL	QTY	QUANTITY
DH	DOUBLE HUNG	R	RISER
DIA	DIAMETER	R.C.	RESILIENT CHANNEL
DIM	DIMENSION	R.C.P	REFLECTED CEILING PLAN
DISP	DISPENSER	R.D.	ROOF DRAIN
DN	DOWN	R.O.	ROUGH OPENING
DS	DOWNSPOUT	R.W.L	RAIN WATER LEADER
DWG(S)	DRAWING(S)	RAD	RADIUS
E	EXISTING	REF	REFERENCE
E.F.	EXHAUST FAN	REFR	REFRIGERATOR
E.J.	EXPANSION JOINT	REINF	REINFORCED
EL	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVISION
ELEV	ELEVATOR	RGTR	REGISTER
EMER	EMERGENCY	RM	ROOM
ENG	ENGINEER	RWD	REDWOOD
EQ	EQUAL	S	SOUTH
EQPT	EQUIPMENT	S.C.	SOLID CORE
EXT	EXTERIOR	S.E.D	SEE ELECTRICAL DWGS
F.A.	FIRE ALARM	S.J	SEISMIC JOINT
F.C.O.	FLOOR CLEAN OUT	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	S.S.D	SEE STRUCTURAL DWGS
F.E.	FIRE EXTINGUISHER	SCHED	SCHEDULE
F.E.C.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.F&E	FURNITURE, FIXTURES AND EQUIPMENT	SHGT	SHEATHING
		SHT	SHEET
F.F.	FINISH FLOOR	SIM	SIMILAR
F.O.	FACE OF	SL	SKY LIGHT
F.S.	FIRE SPRINKLER	SPEC	SPECIFICATION
FIN	FINISH	SPF	SPRAY FOAM INSULATION
FIXT	FIXTURE	SQ	SQUARE
FLR	FLOOR	STD	STANDARD
FND	FOUNDATION	STL	STEEL
FPRF	FIREPROOF	STOR	STORAGE
FR	FRAME	STRUC	STRUCTURAL
FT	FOOT OR FEET	SUSP	SUSPENDED
FTG	FOOTING	T	TREAD
G.B.	GRAB BAR	T.O.	TOP OF
GA	GAUGE	T.O.P.	TOP OF PLATE
GALV	GALVANIZED	T.O.S.	TOP OF SLAB
GFI	GROUND FAULT INTERRUPTER	T.O.W.	TOP OF WALL
		TEL	TELEPHONE
GL	GLASS	TEMP	TEMPERED
GND	GROUND	THK	THICK
GSM	GALVANIZED SHEET METAL	TYP	TYPICAL
GYP. BD.	GYPSUM BOARD	UNF	UNFINISHED
H.B.	HOSE BIB	UON	UNLESS OTHERWISE NOTED
H.C.	HOLLOW CORE	UR	URINAL
H.M.	HOLLOW METAL	V.C.T	VINYL COMPOSITION TILE
H.R.	HAND RAIL	VAR	VARIES
H.W.	HOT WATER	W	WEST
HDR	HEADER	W.C.	WATER CLOSET
		W.G.	WATER GLASS
		W.M.	WALL MOUNT
		W.O.	WHERE OCCURS
		W.R.	WATER RESISTANT
		W.W.F	WIRE WELDED FABRIC
		W.W.M	WOVEN WIRE MESH
		W/D	WASHER / DRYER
		W/O	WITHOUT
		WD	WOOD
		WDW	WINDOW
		WP	WATERPROOFING
		WT	WEIGHT

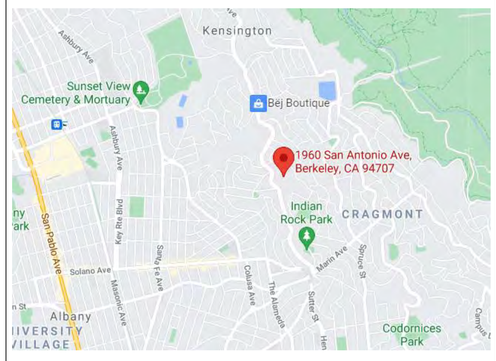
SYMBOLS:



AERAIL MAP



VICINITY MAP



1960 SAN ANTONIO AVENUE

PROJECT INFORMATION

NEW GARAGE, POOL HOUSE, POOL WITH DECK, DRIVEWAY, AND LANDSCAPING. INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS BEING DONE UNDER SEPERATE PERMIT. GLASS ON WINDOWS OF MAIN BUILDING BEING REPLACE, FRAMES TO REMAIN. ALL MATERIALS SHALL MATCH EXISTING OF MAIN BUILDING, NEW FACADES TO BE WHITE STUCCO.

PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED
EXISTING PRIMARY BUILIDING FOOTPRINT	6,572 SF
TOTAL BUILDING FOOTPRINT	12,969 SF
BUILDING HEIGHT	30 FEET
BUILDING STORIES	2
TOTAL LOT AREA	120,873 SF
NUMBER OF BUILDINGS ON LOT EXISTING	5
NUMBER OF BUILDINGS ON LOT PROPOSED	6
NUMBER OF PARCELS ON LOT	3 (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)
NUMBER OF PARKING SPACES EXISTING	2
NUMBER OF PARKING SPACES PROPOSED	10

BUILDING FOOTPRINT & LOT COVERAGE:

EXISTING LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	12,082 SF
% OF LOT COVERAGE EXISTING	10%
PROPOSED LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	13,733 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	12,969 SF
% OF LOT COVERAGE PROPOSED	11.4%

SHEET LIST

SHEET NUMBER	SHEET NAME
G010	PROJECT DATA
L1	IRRIGATION PLAN
L2	IRRIGATION DETAIL
L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
A050	LOT COVERAGE - EXISTING & PROPOSED
A090	PHOTOS
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A101C	SITE PLAN - SIMPLIFIED
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
A103	MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED
A104	MAIN ROOF PLAN - EXISTING & PROPOSED
A105	POOL HOUSE & GARAGE PLANS - PROPOSED
A106	GYMNASIUM PLANS - EXISTING
A107	GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED
A108	CAFETERIA - DEMOLITION
A109	POOL EQUIPMENT ROOM PLAN, ELEVATION & SECTION
A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
A202	MAIN ELEVATIONS EAST - EXISTING & PROPOSED
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATION - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS
A901	SHADOW STUDY

PROJECT TEAM:

OWNER:
ABBAS MASH
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

DESIGNER:
JONATHAN RACHMAN DESIGN
1632C MARKET ST
SAN FRANCISCO, CA 94102
TEL: 415 440 1234
EMAIL: JRACHMANDESIGN@GMAIL.COM

ARCHITECT:
_EDIT
120 MANOR DRIVE
SAN FRANCISCO, CA 94127
TEL: 415 369 7504
EMAIL: JAMES@EDITARCH.COM

LANDSCAPE ARCHITECT:
DON WIHLBORG DESIGN
13 SEMINOLE AVE
CORTE MADERA, CA 94925
TEL: 415 924 4466

STRUCTURAL ENGINEER:
ADVANCED ENGINEERING
3381 WALNUT BLVD, SUITE 220
BRENTWOOD, CA 94513
TEL: 925 516 3502

GENERAL CONTRACTOR
PAYMAN BUILDING AND DEVELOPMENT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF BERKELEY MUNICIPAL CODE

WILDLAND-URBAN INTERFACE FIRE ZONE NOTES:

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5.

BUILDING IS LOCATED IN AN LRA HIGH FIRE HAZARD SEVERITY ZONE. ALL EXTERIOR MATERIALS AND CONSTRUCTION METHODS SHALL MEET EXTERIOR WILDFIRE EXPOSURE STANDARDS.

R337 WORKSHEET

THIS PROJECT IS LOCATED IN A LOCAL RESPONSIBILITY AREA VERY HIGH FOR WILDFIRE PROTECTION, ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS, AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

ITEM	MATERIAL
DECKING MATERIALS	MASONRY OR CERAMIC
EXTERIOR WINDOWS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED
EXTERIOR SIDINGS AND SHEATHINGS	1" THICK STUCCO WITH 1 HOUR FIRE RATING
EXTERIOR DOORS	MULTI-PANE GLAZING WITH ONE PANE TEMPERED WOOD GARAGE AND WOOD EXTERIOR DOORS TO BE MIN 1 3/8" THICK SOLD CORE
UNDER EAVE	IGNITION RESISTANT
UNDERFLOOR	IGNITION RESISTANT
VENTILATION	CLOSED, NO VENTS
ROOF	CLASS A - MODIFIED BITUMIN, SLATE AT POOL HOUSE OR APPROVED EQUAL

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DEVELOPED FOR

Jonathan Rachman Design

JAMES W SKELTON
LICENSED ARCHITECT
C-33327
RENEW 11/30/2023
STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date
3	LANDMARK PRESERVATION COMMENTS	11/16/2022
2	LANDMARK PRESERVATION COMMENTS	9/26/2022
1	REVISION 1 COMMENTS	8/18/2022
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

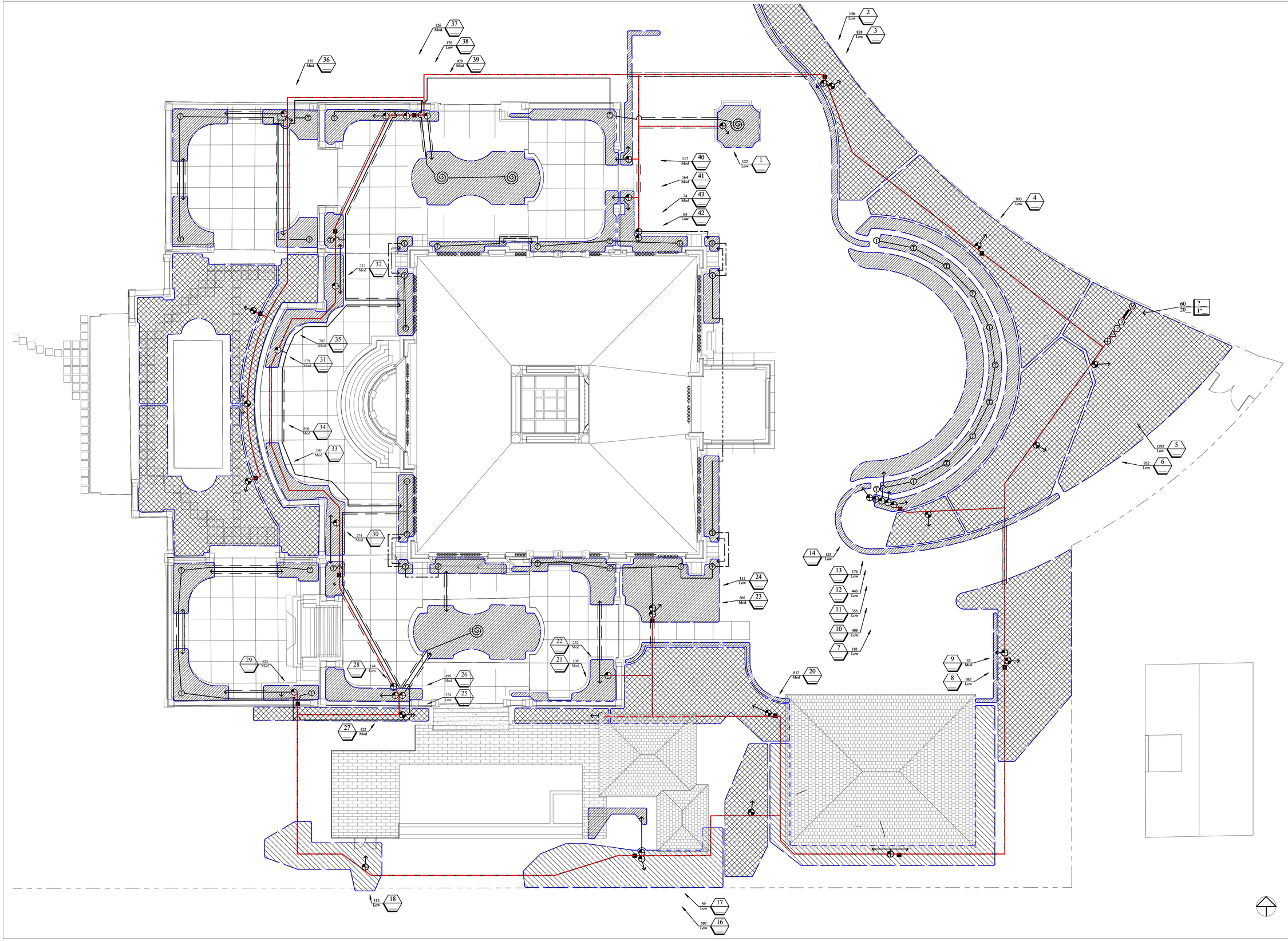
Date: 11/18/2022 6:15:07 PM

Scale: As indicated

Sheet Title

PROJECT DATA

G010



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1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date

1960 SAN ANTONIO AVENUE

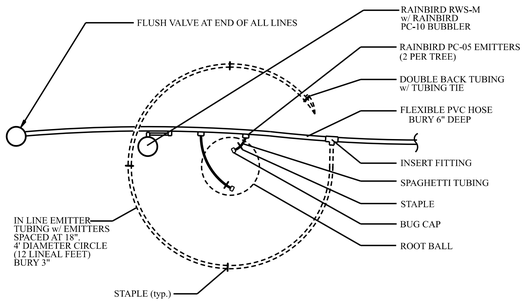
Date: 11/18/2022 6:15:12 PM

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

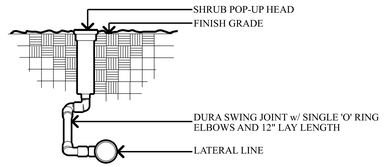
Sheet Title

IRRIGATION PLAN

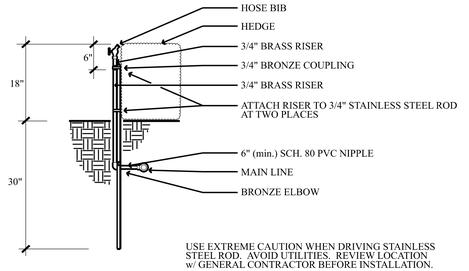
L1



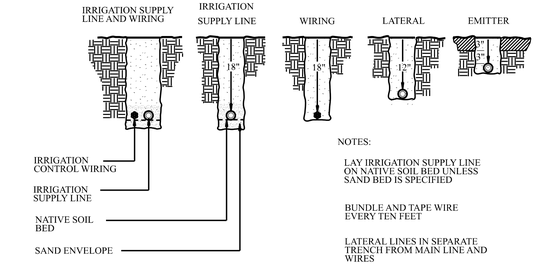
TREE EMITTER LAYOUT (36 gph)



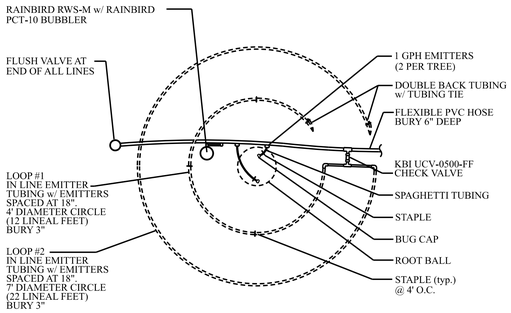
SHRUB POP-UP SPRAY HEAD



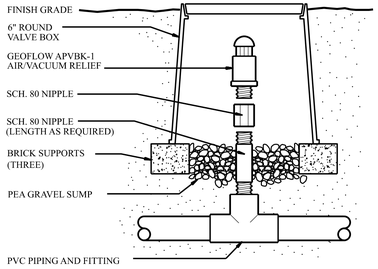
HOSE BIB



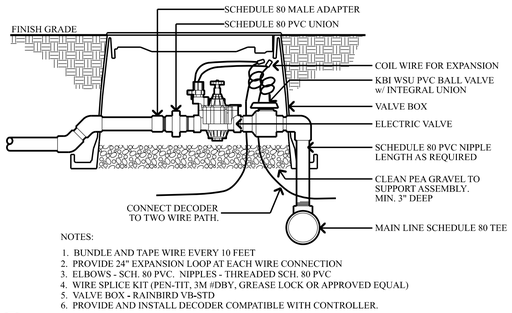
TRENCHING AND INSTALLATION



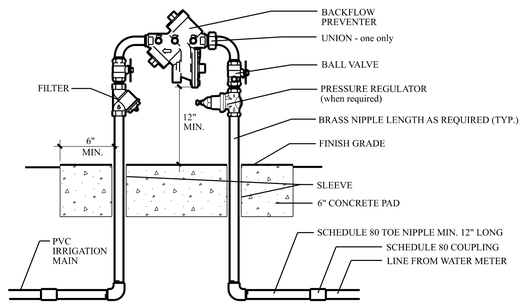
TREE EMITTER LAYOUT - LARGE (33 gph)



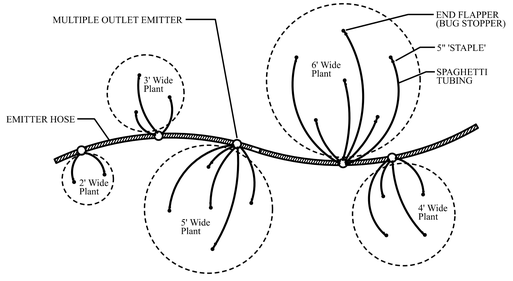
1" AIR/VACUUM RELIEF



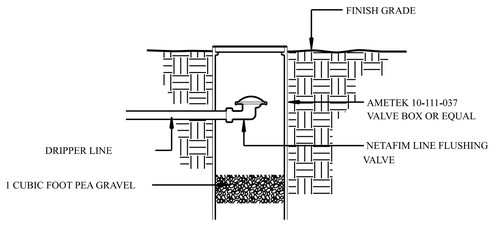
REMOTE CONTROL VALVE - TWO WIRE



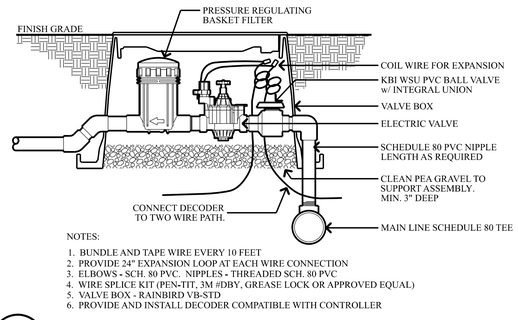
REDUCED PRESSURE BACKFLOW PREVENTER



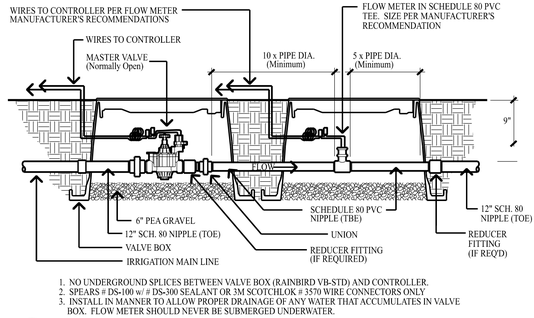
MULTIPLE OUTLET EMITTER



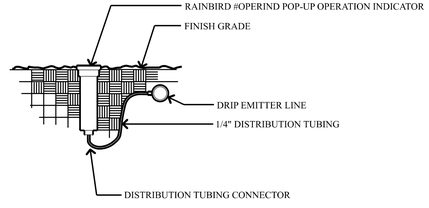
LINE FLUSHING VALVE



EMITTER REMOTE CONTROL VALVE - TWO WIRE



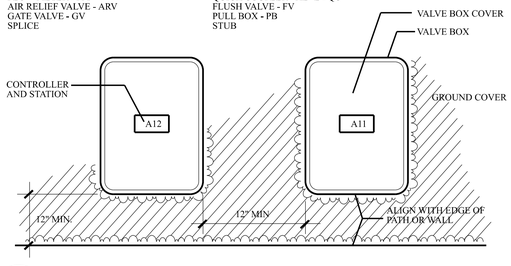
MASTER VALVE & FLOWMETER RUN



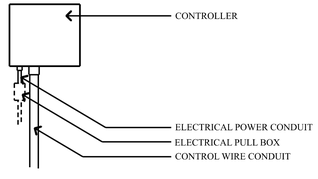
EMITTER LINE POP-UP OPERATION INDICATOR

IDENTIFY ALL VALVES - PERMANENTLY MARK VALVE BOX LID WITH 2" MARKINGS
UTILIZING DREMEL (OR EQ.) ROTATING MARKING TOOL OR SOLDERING IRON AS FOLLOWS:

REMOTE CONTROL VALVE - A1, A2, B1, etc.
FLOW METER - FM
AIR RELIEF VALVE - ARV
GATE VALVE - GV
SPLICE
MASTER VALVE - MV
QUICK COUPLER VALVE - QCV
FLUSH VALVE - FV
PULL BOX - PB
STUB



VALVE BOXES



WALL MOUNT CONTROLLER

REVISION DATE

Jonathan Rachman Design

Landscape Architecture
13 Seminole Avenue
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(415) 924-4466
(415) 924-2836 fax
don@whlborgdesign.com

Irrigation Details

1960 San Antonio Avenue
Berkeley, California

DRAWN
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DATE
SCALE 1"=10'-0"
JOB NO.
SHEET

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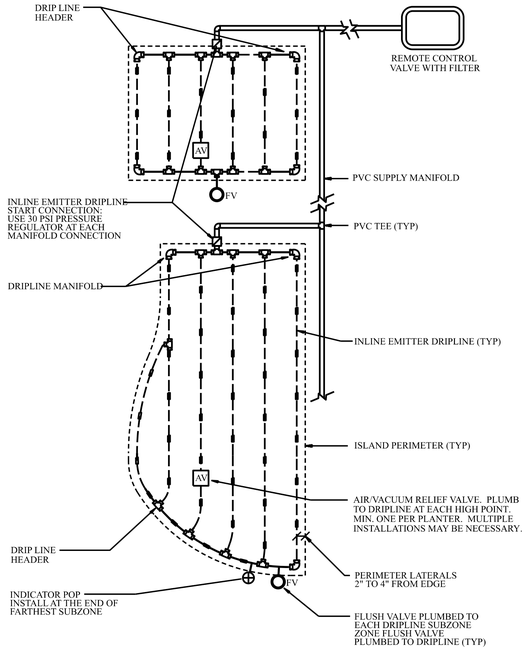
PRINTING DATE: $DATE$



INLINE EMITTER ISLAND LAYOUT

IRRIGATION LEGEND

Description	MANUFACTURER	Item Number	Pop Height	Misc. Info.	GPM	at PSI	Radius
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP1000	12"		0.19-0.75	40	14
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP2000	12"		0.40-1.47	40	19
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP3000	12"		0.86-3.64	40	30
Tree Emitter Layout		See details					
Tree Emitter Layout Large		See details					
Root Watering System	Rainbird	RWS (see tree emitter detail)		18", PCT-10 Emitter			
Multi Outlet Emitter	Rainbird	XBT-20-6		2.0 GPH per Emitter Outlet			
Emitter	Rainbird	PC-10			10 gph		
Controller	Hunter	HC - 2 wire		w/ Solar-Sync, connect to Wi-Fi			
Flow Sensor	CST	FDI-T10-001		1" Flow Meter	0.86-52		
Backflow Preventer	Wilkins	975XL2U		1"			
Filter	Amiad	Super 1"					
Control Valve	Rainbird	PESB-PRS-D Series					
Control Zone Kit	Rainbird	XZC-150-PRB-COM		Zones over 15 gpm			
Control Zone Kit	Rainbird	XCZ-100-PRB-COM		Zones between 5 and 15 gpm.			
Control Zone Kit	Rainbird	XCZ-75-PRF		Zones under 5 gpm			
Master Valve	Griswold	2000 Series		Normally Open, line size			
Hose Bib							
Emitter Flush Valve	Netafim			Automatic Flush			
Emitter Air Relief Valve	Netafim			At all high points of emitter zones			
Emitter Pop-up Indicator	Rainbird	OPERIND		One at end of each zone			
Main Line Pipe		Schedule 40					
Lateral Line Pipe		Schedule 40					
Emitter Line Pipe		AR Flexible PVC		1"			
In Line Emitter Tubing	Rainbird	XFS-09-18 Sub-Surface Dripline w/ copper shield		18" pipe spacing	0.9 GPH		
Drip Line Header	Rainbird	XQF-10 Dripline Header					
Sleeve		Schedule 40		w/ size			
Buried Pipe w/o Sleeve		Copper					
Existing Pressure							
Min. Design Pressure							
Max. System GPM							
Backflow Size							

REVISION DATE

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don@wihlborgdesign.com

Irrigation Details & Legend

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SHEET

L3

OF SHEETS

PRINTING DATE: $DATE$

17 - BUX SEM
5 - TUL VIO
1 - CUP SEM
4 - ROS FCW
5 - TUL VIO
3 - SAL LEU
11 - BUX SEM
4 - TUL VIO
3 - SAL LEU
2 - CUP SEM
13 - AGA PP
3 - SAL LEU
22 - BUX SEM
19 - STR REG
6 - ROS FCW
3 - ROS FCW
8 - AGA PP
60 - BUX SEM
12 - HEM SDO
1 - CUP SEM
78
5 - ROS RUG
7 - CAM SHI
2 TRANSPLANTED CANARY ISLAND PALMS
16 - TUL VIO
1 - PHO CAN
28 - EUO MIC
3 - CEA YP
44 - LOR FD
N68°28'45"W
CALCULATED BASIS OF BEARINGS
131.01' (131.13')
487.94 E.P.
489.63 E.P.
489.21 E.P.
492.16 E.P.
492.83 E.P.
490.74 E.P.
491.66 E.P.
492 E.P.
14 - BUX SEM
6 - TUL VIO
4 - ROS FCW
3 - SAL LEU
1 - CUP SEM
4 - ROS FCW
2 - CUP SEM
3 - SAL LEU
9 - BUX SEM
6 - AGA PP
5 - CHO TEC
13- HEMSDO
2 - SAL LEU
3 - AGA PP
10 - HEM SDO
2 - ROS FCW
477.15 E.P.
477.21
477.07 D.I.
14 - SAR RUS
5 - CUP SEM
4 - ILE CAR
78 - BUX SEM
9 - ROS RUG
32 - GRE MT
31 - LAN MON
4 - CEA YP
9 - ROS RUG
8 - CEA YP
3 - PHO GR
5 - AZA ALA
7 - HEM SDO
8 - ROS FCP
2 - ARB ROS
3 - PHO GR
6 - AGA PP
2 - CAN TRO
4 - ILE CAR
4 - CUP SEM
18 - BUX SEM
OHW
11 - CUP SEM
67 - EUO MIC
29 - SAL LEU
30 - LAV PRO
14 - LIM PER
16 - JUN PAT
3 - CRO BAB
5 - HEM SDO
77 - BUX SEM
6 - GER MS
476.00 D.I.
CRUSHED GRAVEL
15 - JUN PAT
14 - LIM PER
6 - GER MS
5 - HEM SDO
3 - CRO BAB
8 - ROS FCP
33 - BUX SEM
4 - CUP SEM
10 - ILE CAR
2 - CAN TRO
14 - AGA PP
3 - PHO GR
2 - ABU ROS
7 - HEM SDO
6 - ILE CAR
49 - BUX SEM
7 - ILE CAR
7 - CUP SEM
29 - BUX SEM
4 - AZA ALA
3 - PHO GR
15 - HEM SDO
5 - CHO TEC
20 - CAM SHI
1 - CUP SEM
3 - SAL LEU
11 - BUX SEM
2 - ROS FCW
2 - CUP SEM
4 - ROS FCW
4 - TUL VIO
14 - BUX SEM
15 - CAN CP
6 - HEM SDO
11 - STR REG
4 - LAV PRO
5 - STA BYZ
3 - PHO GR
10 - STA BYZ
13 - HEM SDO
10 - ROS FCP
14 - GER ROS
10 - AGA PP
12 - GER ROS
10 - AGA PP
3 - PHO GR
17 - HEM SDO
17 - STA BYZ
4 - CAN CP
9 - HEM SDO
27 - LAN MON
20 - ANI DTR
10 - ROS RUG
6 - ECH CAN
FES RUB
6 - HET ARB
4 - PHO GR
20 -BUX SEM
24'
17 - BUX SEM
4 - ROS FCW
3 - SAL LEU
1 - CUP SEM
7 - HEM SDO
19 - BUX SEM
TRANSPLANT CHILEAN WINE PALM
11 - CAM SHI
27 - BUX SEM
4 - LAV PRO
1 - CUP SEM
7 - STA BYZ
5 - AGA PP
40 - BUX SEM
12 - ROS FCP
11 - HYD BB
25 - ILE DB
5 - TUL VIO
12 - BUX SEM
4 - TUL VIO
2 - ROS FCW
1 - CUP SEM
1 - RHO PP
5 - AZA BW
4 - AGA PP
2 - PHO GR
2 - PHO GR
6 - CAN TRO
9 - HEM SDO
5 - RHO PP
11 - ROS FCP
26 - BER CRA
FES RUB
7 - HET ARB
7 - ECH CAN
147.11 TOP
450.05 TOP
89.56'
83.30'
79.70'
37.15'
29.79'
6" DRAINPIPE
35.12'
17.39'
58.03'
0 5 10 20 30

REVISION DATE

Jonathan Rachman Design

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Planting Plan

1960 San Antonio Avenue
Berkeley, California

DRAWN
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SCALE 1"=10'-0"
JOB NO.
SHEET

L4

OF SHEETS

PRINTING DATE: $DATE$

1. LANDSCAPING CONTRACT TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
   __PROVISION AND INSTALLATION OF SOIL AMENDMENT
   __PLANTING OF TREES, SHRUBS, AND GROUND COVERS
   __FERTILIZING __MULCHING
   __IRRIGATION __IRRIGATION
   __PREPARATION OF SUBSOIL

2. DURING AMENDMENT PROCEDURES OR PLACING OF TOPSOIL, REMOVE:
   __STONES __ROOTS __GRASS __WEEDS __DEBRIS
   __FOREIGN MATERIAL DELETERIOUS TO PLANT GROWTH

3. PLANTING BEDS:
   __ROTILL AMENDMENT INTO SOIL 12" DEEP PRIOR TO PLANTING
   __TILL AMENDMENT BY HAND 6" DEEP UNDER DRIPLINE OF EXISTING TREES
   __CONTRACT WITH ENVIROMENTAL TECHNICAL SERVICES FOR SOILS REPORT. AMEND WITH MATERIALS RECOMMENDED IN REPORT. MIN. 10 CY ORGANIC MATERIAL/1000 SF.

4. PLANT MATERIALS:
   __FREE OF DISEASE OF HAZARDOUS INSECTS
   __PLACE AGRI-FORM PLANT TABS IN PLANT PITS AT THE FOLLOWING RATES:
      __1 GALLON PLANT - 1 TABLET
      __5 GALLON PLANT - 2 TABLETS
      __15 GALLON PLANT - 3 TABLETS
      __24" BOX - 4 TABLETS
   __GIVE 48 HOUR NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE OF ALL PLANT MATERIALS
   __PLACE ON SITE IN THE LOCATIONS SHOWN FOR REVIEW BY THE LANDSCAPE ARCHITECT BEFORE ANY PLANTING HOLES ARE DUG

5. MULCH ALL AREAS OF NEW PLANTING 3" DEEP WITH BARK. PROVIDE SAMPLE FOR APPROVAL.

6. REMOVE AND REPLACE ANY TREE DAMAGED BEYOND REPAIR WITH A TREE OF SIMILAR CHARACTER AND SIZE AS SPECIFIED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE

7. GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.

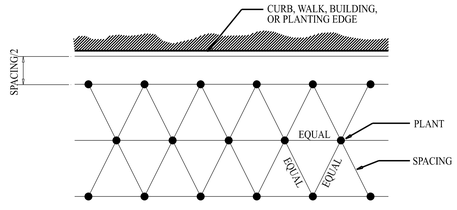
8. WARRANTY PERIOD:
   __ONE YEAR FOR PLANTING AND IRRIGATION
   __COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

9. SCHEDULE PRECONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT. DO NOT BEGIN CONSTRUCTION BEFORE CONFERENCE. IF CONSTRUCTION BEGINS BEFORE CONFERENCE, CONTRACTOR MAY BE ASKED BY LANDSCAPE ARCHITECT TO UNDO SOME OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.

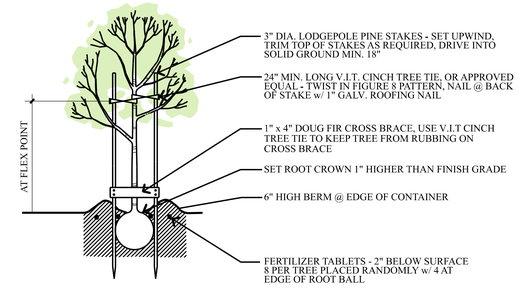
10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
   __FENCE ENTIRE DRIPLINE
   __DO NOT STOCKPILE MATERIALS
   __NO VEHICULAR TRAFFIC
   __DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

PLANTING NOTES

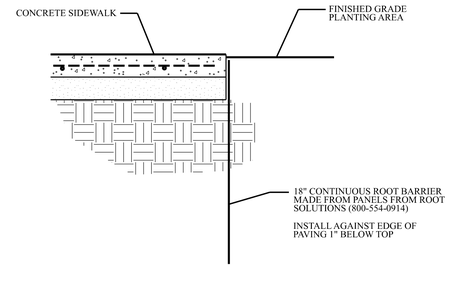
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA ALA	AZALEA 'Alaska'	Alaska Azalea	5 gal		2.50	3.00	M
BER CRA	BERGENIA crassifolia	Heartleaf Bergenia	1 gal		1.25	1.25	L
BUX SEM	BUXUS sempervirens 'Suffruticosa'	Boxwood BALLS	15 gal		2.00	2.00	M
CAM SHI	CAMELLIA h. 'Shishi-Gashira'	Shishi-Gashira Camellia	15 gal		3.00	6.00	M
CAN CP	CANNA 'China Pink'	China Pink Canna	5 gal		3.00	2.50	M
CEA YP	CEANOTHUS griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal		2.50	7.00	L
CHO TEC	CHONDROPETALUM tectorum	Small Cape Rush	5 gal		3.00	4.00	L
CRO BAB	CROCOSMIA 'Babylon'	Babylon Crocosmia	1 gal		2.50	1.50	L
CUP SEM	CUPRESSUS sempervirens 'Stricta'	Italian Cypress		field grown; 3' dia foliag	tree		L
ECH CAN	ECHIUM candicans	Pride of Madeira	5 gal		5.00	6.00	L
FES RUB	FESTUCA rubra	Red Fescue	sod		0.00		L
GER MS	GERANIUM r. 'Mavis Simpson'	Mavis Simpson Geranium	1 gal		1.00	1.00	M
GRE MT	GREVILLEA lanigera 'Mt. Tamboritha'	Mt. Tambor Grevillea	1 gal		2.00	4.00	L
HEM SDO	HEMEROCALLIS 'Stella De Oro'	Stella De Oro Daylily	1 gal		2.00	2.00	M
HYD BB	HYDRANGEA m. 'Blushing Bride'	Blushing Bride Hydrangea	5 gal		4.00	4.00	M
ILE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
JUN EB	JUNCUS patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal		2.00	2.00	L
LAN MON	LANTANA montevidensis	Trailing Lantana	5 gal		1.50	3.00	L
LAV PRO	LAVANDULA i. 'Provence'	Provence Lavender	1 gal		2.00	3.00	L
LIM PER	LIMONIUM perezii	Statice, Sea Lavendar	1 gal		2.00	2.00	L
LOR FD	LOROPETALUM chinense 'Flame Dance'	Flame Dance Loropetalum	5 gal		6.00	6.00	L
PHO GR	PHORMIUM 'Golden Ray'	Golden Ray Flax	5 gal		4.00	4.00	L
RHO PP	RHODODENDRON 'Purple Passion'	Purple Passion Rhododendron	5 gal		6.00	5.00	M
ROS FCP	ROSA 'Flower Carpet Pink'	Flower Carpet Pink Rose	5 gal		2.00		M
ROS FCW	ROSA 'Flower Carpet White'	Flower Carpet White Rose	5 gal		2.00		M
ROS RUG	ROSA rugosa	Ramanas Rose	5 gal		3.50	5.00	L
SAL LEU	SALVIA leucantha	Mexican Bush Sage	5 gal		3.50	4.00	L
SAR RUS	SARCOCOCCA rusifolia	Fragrant Sarcococca	5 gal		4.00	3.00	L
STA BYZ	STACHYS byzantina	Lamb's Ear	1 gal		1.50	1.50	L
STR REG	STRELITZIA reginae	Bird of Paradise	5 gal		4.00	4.00	M
TUL VIO	TULBAGHIA violacea	Society Garlic	1 gal		1.50	2.50	L



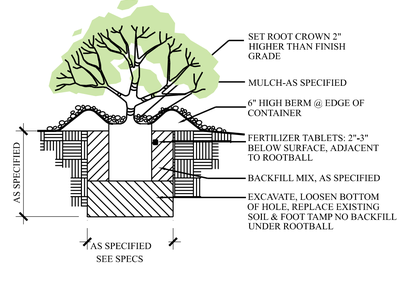
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

REVISION DATE

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TOPOGRAPHY SCHEDULE

	Cut	Fill	Net cut/fill
	2.44 CY	1.13 CY	-1.31 CY
	52.25 CY	130.59 CY	78.34 CY
	60.57 CY	0.65 CY	-59.92 CY
	325.03 CY	0.00 CY	-325.03 CY
	23.08 CY	0.00 CY	-23.08 CY
	3.83 CY	0.00 CY	-3.83 CY
TOTALS:	33.18 CY	0.00 CY	-33.18 CY
	500.38 CY	132.36 CY	-368.02 CY

EDIT san francisco www.editarch.com

DEVELOPED FOR

Jonathan Rachman Design

LICENSED ARCHITECT
JAMES W SKELTON
C-33327
RENEW 11/30/2023
STATE OF CALIFORNIA

RESIDENCE

1960 SAN ANTONIO AVENUE &
645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev	Description	Date
2	LANDMARK PRESERVATION COMMENTS	9/26/2022

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:15:30 PM

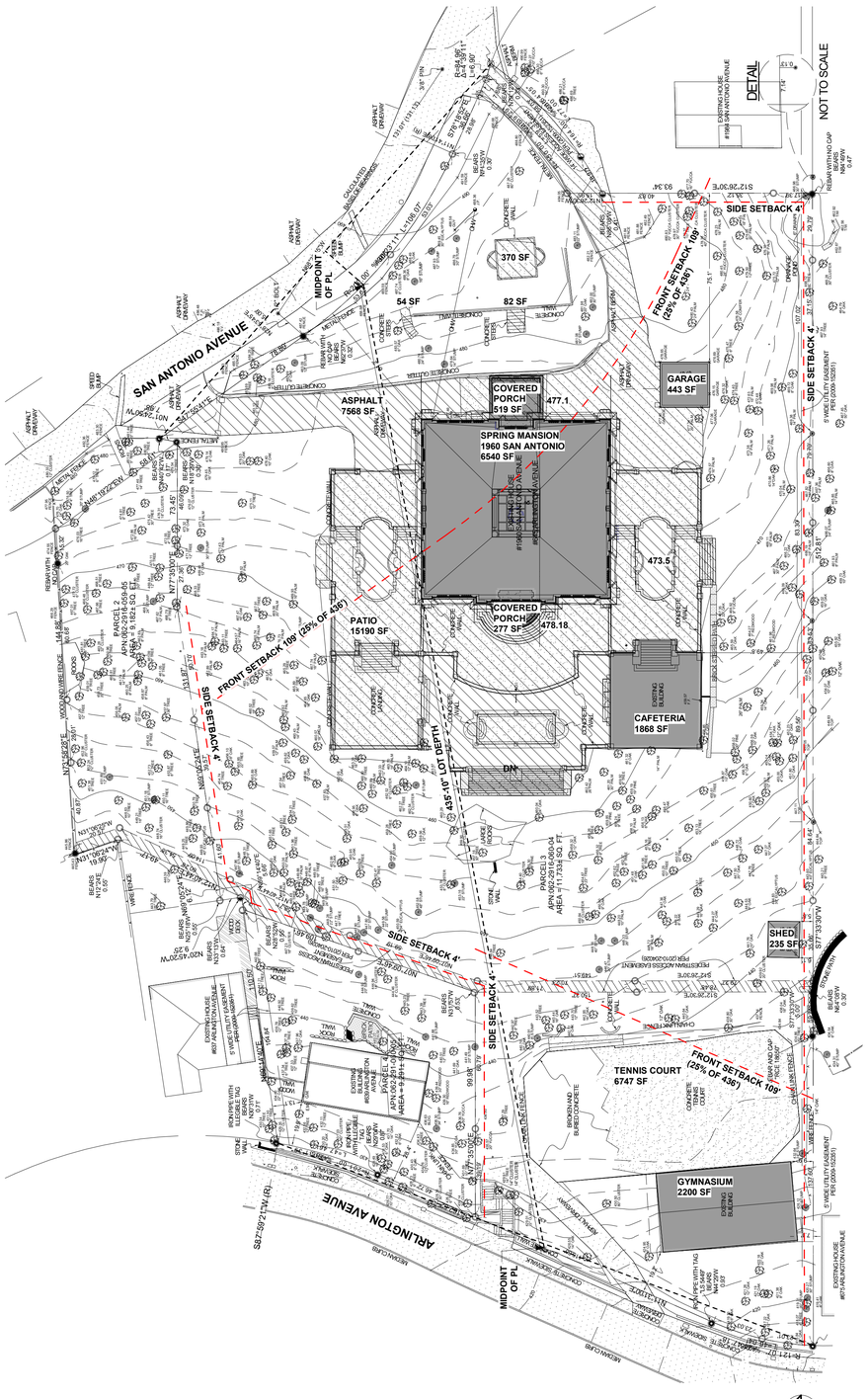
Scale: 3/32" = 1'-0"

Sheet Title

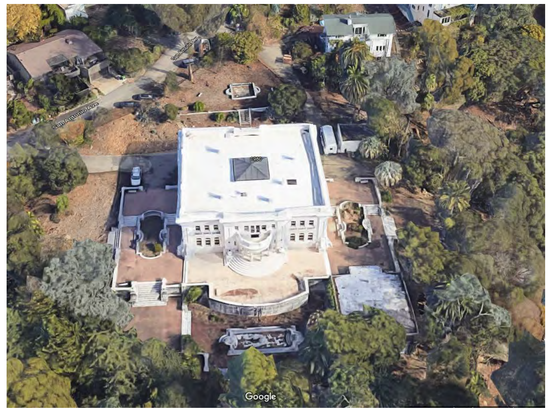
GRADING & DRAINAGE

DETAIL

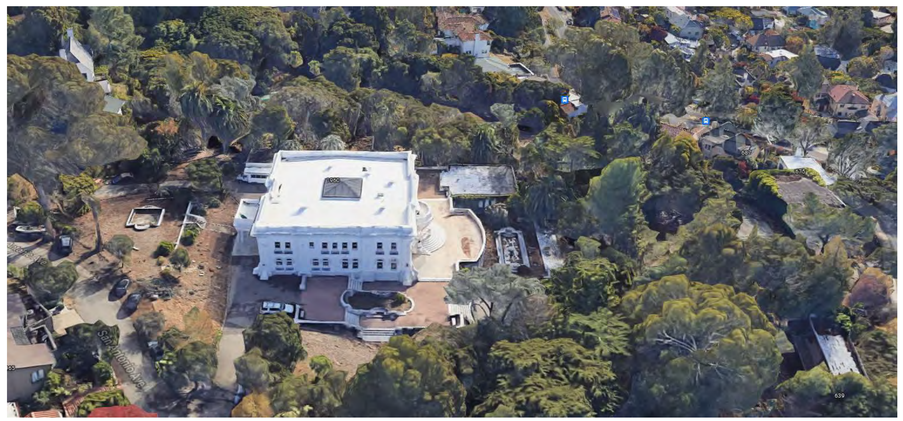
L6


SAN ANTONIO AVENUE
ARLINGTON AVENUE
MIDPOINT OF PL
SPRING MANSION
1960 SAN ANTONIO
6540 SF
COVERED PORCH
519 SF
COVERED PORCH
277 SF
PATIO
15190 SF
ASPHALT
7568 SF
GARAGE
443 SF
CAFETERIA
1868 SF
GYMNASIUM
2200 SF
TENNIS COURT
6747 SF
SHED
235 SF
370 SF
54 SF
82 SF
FRONT SETBACK 109' (25% OF 436')
SIDE SETBACK 4'
435'-10" LOT DEPTH
DETAIL
NOT TO SCALE
EXISTING HOUSE
#1958 SAN ANTONIO AVENUE
EXISTING HOUSE
#1974 ARLINGTON AVENUE
EXISTING HOUSE
#637 ARLINGTON AVENUE
EXISTING BUILDING
#639 ARLINGTON AVENUE
PARCEL 2
APN:062-2916-059-05
AREA = 6,814 SQ
PARCEL 3
APN:062-2916-060-04
AREA = 17,726 SQ
APN:062-2916-060-05
AREA = 6,814 SQ
PARCEL 1
APN:062-2916-058-03
AREA = 6,814 SQ
DN
SIDEWALK
CURB
CONCRETE
ASPHALT
DRIVEWAY
FENCE
WOOD FENCE
CHAINLINK FENCE
CONCRETE WALL
STONE WALL
BRICK WALL
BEARS N17°26'E 0.66'
BEARS N17°26'E 0.30'
BEARS N72°34'E 0.30'
BEARS N72°34'E 0.67'
BEARS N17°26'E 0.67'
BEARS N17°26'E 0.30'
BEARS N72°34'E 0.30'
BEARS N72°34'E 0.67'
S17°33'30"E 78.88'
S72°26'30"W 148.58'
N17°33'30"W 78.88'
N72°26'30"E 148.58'
S17°33'30"E 78.75'
S72°26'30"W 148.58'
N17°33'30"W 78.75

FRONT VIEW



NORTH VIEW



WEST VIEW

SOUTH VIEW

EAST VIEW

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Rev	Description	Date
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

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PHOTOS

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Rev	Description	Date
3	LANDMARK PRESERVATION COMMENTS	11/16/2022
1	REVISION 1 COMMENTS	8/18/2022
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

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Scale: 1" = 20'-0"

Sheet Title

SITE PLAN - EXISTING

A100