



Office of the City Manager

INFORMATION CALENDAR
September 12, 2023

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: LPO NOD: 1960 San Antonio Avenue/645 Arlington Avenue, #LMSAP2022-0005

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on August 29, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by September 12, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – 1960 San Antonio Avenue/645 Arlington Avenue, #LMSAP2022-0005



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

N o t i c e o f D e c i s i o n

DATE OF BOARD DECISION: June 1, 2023
DATE NOTICE MAILED: August 28, 2023
APPEAL PERIOD EXPIRATION: September 12, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): September 13, 2023¹

1960 San Antonio Avenue/645 Arlington Avenue – Spring Estate

Structural Alteration Permit #LMSAP2022-0005

to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

APPLICANT: Bahadour Zarrin

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

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Paymun Building & Development
25 Orinda Way, Suite 200
Orinda, CA 94563

ZONING DISTRICT: Single Family Residential District, Hillside Overlay (R-1H)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Sections 15303 and 15331 of the CEQA Guidelines for New Construction and Historical Resource Rehabilitation.

The application materials for this project is available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LINVILL, MONTGOMERY, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: LEUSCHNER

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.

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2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the landmark permit will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable

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economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:

- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

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- 1. Findings for Final Action
 - 2. Project Plans, received **MAY 15, 2023**



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

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cc: City Clerk
Applicant: Bahadour Zarrin, Paymun Building & Development, 25 Orinda
Way, Suite 200, Orinda, CA 94563
Property Owner: Abbas Mash, 18 Deer Oaks Drive, Pleasanton, CA 94588

Attachment 1, Part 2

Findings and Conditions

1960 San Antonio Avenue/645 Arlington Avenue – The Spring Estate

Structural Alteration Permit (#LMSAP2022-0005) to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.

CEQA FINDINGS

1. The project is limited to design review and historic preservation consideration and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 (“Historic Resource Restoration/Rehabilitation”) and Section 15303 (“New Construction”) of the CEQA Guidelines. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

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

1. The proposal to rehabilitate the property and add additional residential accessory structures would retain and continue the historic residential use of the property.
2. The historic character of the Spring Estate will be retained and preserved with proposed repairs and replacement of distinctive features, such as the concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion. The proposed new buildings and structures would generally be located south of the mansion and, would not be readily visible from the public right-of-way.

3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development. The proposed garage, pool house, and pool will have a contemporary design, and will be distinguished from the historic components of the estate.
4. No changes to this property that have acquired historical significance in their own right, have been identified, or are of concern for this project.
5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.
6. Deteriorated historic features of this property will be repaired where feasible, and replaced when repair is not feasible. The historic gymnasium will be rehabilitated (see Condition of Approval 13).
7. Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site would be protected and/or preserved in place per the City's standard conditions and procedures for new construction and excavation.
9. Overall, the new construction would be differentiated and yet compatible with the Spring Estate. The proposed project would retain and would not destroy the historic materials and features of the Spring Estate. The new structures have been designed in a contemporary style with selected materials and finishes that are different than -- and also compatible with -- the Beaux-Arts mansion and features.
10. The proposed new buildings would be constructed south of the mansion, near the side property line; if the new buildings were removed in the future, the essential form and integrity of the Spring Estate would be unimpaired.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:
 - A. The proposal includes rehabilitation of the concrete features around the mansion, and would not adversely affect the historic exterior features.
 - B. The new work would not be readily visible from the public right-of-way, and would be subordinate to the mansion. Therefore, the proposed changes would not adversely affect the special character of this estate designed by John Hudson Thomas.
 - C. As conditioned herein, the historic gymnasium building will be rehabilitated and the property brought into compliance with the Ordinance requirement to maintain

designated sites in good repair; BMC Section 3.24.290.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

4. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its

officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
7. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
 - A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
 - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of

factors such as the uniqueness of the find, project design, costs, and other considerations.

- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
9. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. **Garage Height.** The garage shall have a maximum elevation of 490 feet, and the elevation point shall be noted in the plans.
11. **Garage Trellis.** The trellis on the garage shall not be metal. The trellis material shall be noted in the plans.

12. **Palm Trees.** All healthy palm trees shall be retained on site.
13. **Historic Sign and Stairs at the Arlington Entrance.** The sign and stairs at the Arlington Avenue entrance to the property shall be restored. Photos showing the restored sign and stairs will be required before a Certificate of Occupancy is issued for new buildings.
14. This Structural Alteration Permit is contingent upon Use Permit approval for the project.
15. **Historic Preservation Treatment Plan.** Prior to submittal of any building permit for this project, the applicant shall provide a site-specific historic preservation treatment plan for rehabilitation of the historic gymnasium building, main building terrace and concrete features throughout the site. The plan shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements, and procedures to be implemented during restoration of the gymnasium, terrace, and concrete features, shall confirm structural conditions, and recommend preservation activities, protection measures, and procedures to be implemented. The building permit plan set shall demonstrate compliance with the treatment plan.
16. **Rehabilitation of Historic Gymnasium.** Submittal of a building permit application to rehabilitate the gym is required prior to Landmarks plan check approval of any building permits for new buildings or structures.
17. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
18. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
19. **Details and Materials.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit building details, color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

- 20.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
- 21.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
- 22.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.
- 23.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
- 24.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE DESIGNER-OF-RECORD FOR CLARIFICATION.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATION GOVERNING CONSTRUCTION, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODES, AND BUILDING DEPARTMENT AGENCIES.
- IT IS THE PURPOSE OF THE DRAWINGS TO SHOW THE GENERAL APPRRANGEMENT/LAYOUT OF WALLS WITHIN THE PROPOSED STRUCTURE. ELEMENTS OF WORK THAT ARE TO BE CONSTRUCTED ON A DESIGN-BUILD BASIS SHALL BE APPROVED BY THE CITY/COUNTY BEFORE START OF CONSTRUCTION.
- LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON.
- ALL DIMENTIONS ARE TAKEN FRIM FACE OF STUD OR CENTERLINE OF STUD AS SHOWN FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMANLIKE MANNER.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE LIGHTING, HVAC OUTLETS, ALONG WITH THE CEILINGS AND SOFFITTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILIES, WHERE ENCOUNTERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, RE-ROUTE OR PROVIDE UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
- AT ALL TIMES, THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, ALSO DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING DURING SHORING, TEMPORARY, ETC. ENGINEER'S JOB SITE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. ANY AND ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPARING AND COORDINATING ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED, OR SPECIFIED.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL NON ITEMS NOT SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTORS UNDER HIS HIRE, AND SHALL COORDINATE WITH ANY SUBCONTRACTORS UNDER SEPARATE HIRE BY OWNER TO MAINTAIN EFFICIENT WORKMANLIKE PROGRESS OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE OMITTED, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL WITH ENGINEER.
- THE CONTRACTORS AND SUBCONTRACTORS OF EACH TRADE SHALL KEEP PREMISES CLEAN AT ALL TIME AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED (AT LEAST WEEKLY) FOR THE CONTRACTION AND FOR THE CONVENIENCE OF THE OWNER
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT THE ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PRIVATE PROPERTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF ALL TEMPORARY AND SHORING TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRRESSURE, LATERAL, AND ANY OTHER LOADS THAT THE STRUCTURE MAY BE SUBJECTED.
- ALL PARTITIONS SHALL BE BRACED TO ABOVE STUCTURE PER REQUIREMENTS OF LOCAL BUILDING CODE.
- THE PROPOSED BUILDING SHALL BE CONNECTED TO THE STREET SEWER. SEE CIVIL PLANS FOR PROPOSED SANITARY SEWER PIPING AND CLEANOUTS.
- A SEPARATE INSPECTION BY THE COUNTY BUILDING INSPECTOR IS REQUIRED TO DETERMINE THE DEPTH AND CLEANLINESS OF THE HOLES REQUIRED FOR EPOXY BOLTS BEFORE THEY ARE INSTALLED.

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 BUILDING FOOTPRINT	6572	SQ.FT.
TOTAL BUILDING FOOTPRINT	12969	SQ.FT.
BUILDING HEIGHT	30	FT.
BUILDING STORIES	2	
TOTAL LOT AREA	120873	SQ.FT.
NUMBER OF BUILDINGS ON LOT (EXISTING)	5	
NUMBER OF BUILDINGS ON LOT (PROPOSED)	6	
NUMBER OF PARCELS ON LOT (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)	3	
NUMBER OF PARKING SPACES (EXISTING)	2	
NUMBER OF PARKING SPACES (PROPOSED)	10	

EXISTING LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM/CAFETERIA	1868	SQ.FT.
GARAGE	443	SQ.FT.
SHED	235	SQ.FT.
TOTAL EXISTING AREA	12082	SQ.FT.

EXISTING LOT COVERAGE %

PROPOSED LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM	1321	SQ.FT.
GARAGE	2000	SQ.FT.
SHED	235	SQ.FT.
POOL HOUSE	641	SQ.FT.
TOTAL EXISTING AREA	13733	SQ.FT.

TOTAL LOT COVERAGE SQ.FT.
PROPOSED LOT COVERAGE %

SPRING MANSION

1960 SAN ANTONIO AVENUE BERKELEY, CA 94707



PROJECT DIRECTORY

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

DESIGNER:
PAYMUN BUILDING AND DEVELOPMENT
IN COLLABORATION WITH
JONATHAN RACHMAN DESIGN
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

ARCHITECT:
PAYMUN BUILDING AND DEVELOPMENT
IN COLLABORATION WITH
EDIT
25 ORINDA WAY, SUITE 200
ORINDA, CA 94563
TEL: 925-587-2140

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

SHEET INDEX

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L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
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BUILDING CODE

CALIFORNIA BUILDING CODE	2022	CALIFORNIA ENERGY CODE	2022
CALIFORNIA MECHANICAL CODE	2022	CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA PLUMBING CODE	2022	CALIFORNIA GREEN BUILDING CODE	2022
CALIFORNIA ELECTRICAL CODE	2022	CALIFORNIA FIRE CODE	2022
CITY OF BERKELEY MUNICIPAL CODE			

SCOPE OF WORK

SCOPE OF WORK INVOLVES :

- CONSTRUCTION OF A NEW GARAGE, POOL, POOL HOUSE, POOL DECK, DRIVEWAY, AND LANDSCAPING
- INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS UNDER A SEPERATE PERMIT
- GLASS REPLACEMENT OF MAIN BUILDING WINDOWS, FRAMES TO REMAIN.

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LEAD DESIGN CONSULTANT

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DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PROJECT DATA

SCALE

AS INDICATED

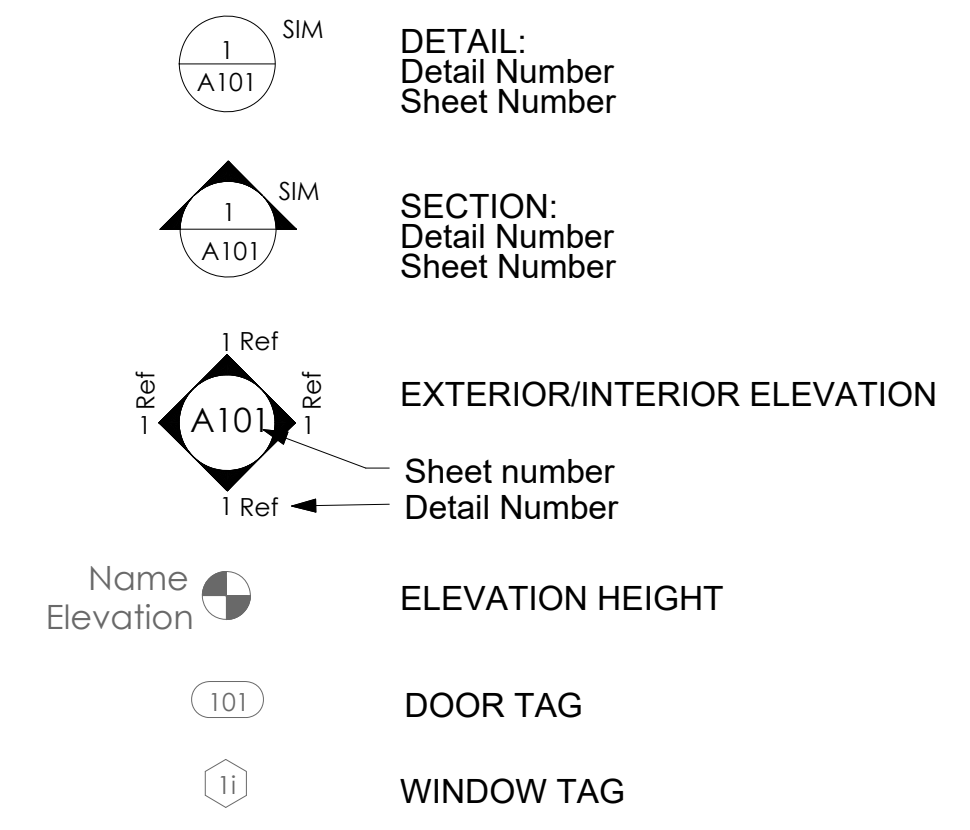
SHEET NUMBER

A010

ABBREVIATIONS

&	AND	GALV.	GALVANIZED	REINF	REINFORCED
ANGLE	ANGLE	G.B.	GRAB BAR	REQ	REQUIRED
@	AT	GL.	GLASS	REV	REVISION
⏟	CENTERLINE	GND.	GROUND	RGTR	REGISTER
/	DIAMETER	GYP. BD.	GYPSUM BOARD	RM	ROOM
#	POUND OR NUMBER	H.B.	HOSE BIBB	RWD	REDWOOD
ABV.	ABOVE	H.C.	HOLLOW CORE	S	SOUTH
ACOUS.	ACOUSTICAL	H.M.	HOLLOW METAL	S.C.	SOLID CORE
A.D.	AREA DRAIN	H.R.	HAND RAIL	S.E.D	SEE ELECTRICAL DWGS
A.T.	ACOUSTIC TILE	H.W.	HOT WATER	S.J	SEISMIC JOINT
ADJ.	ADJUSTABLE	HDR	HEADER	S.S.	STAINLESS STEEL
AGGR.	AGGREGATE	HR	HOUR	S.S.D	SEE STRUCTURAL DWGS
AL.	ALUMINUM	I.D.	INSIDE DIAMETER	SCHED	SCHEDULE
APPROX.	APPROXIMATE	INSUL	INSULATION	SECT	SECTION
ARCH.	ARCHITECTURAL	INT	INTERIOR	SHGT	SHEATHING
ASB.	ASBESTOS	JAN	JANITOR	SHT	SHEET
ASPH.	ASPHALT	KIT	KITCHEN	SIM	SIMILAR
BD.	BOARD	LAM	LAMINATE	SL	SKY LIGHT
BITUM	BITUMEN	LAV	LAVATORY	SPEC	SPECIFICATION
BLDG.	BUILDING	LBS	POUNDS	SPF	SPRAY FOAM INSULATION
BLK.	BLOCK	LTG	LIGHTING	SQ	SQUARE
BM	BEAM	M.D.F.	MEDIUM DENSITY FIBERBOARD MATERIAL	STD	STANDARD
BOT.	BOTTOM	MATL	MATERIAL	STL	STEEL
BSE.	BASE	MAX	MAXIMUM	STOR	STORAGE
CAB.	CABINET	MECH	MECHANICAL	STRUC	STRUCTURAL
C.B.	CATCH BASIN	MFR	MANUFACTURER	SUSP	SUSPENDED
CEM.	CEMENT	MH	MANHOLE	T	TREAD
CER.	CERAMIC	MIN	MINIMUM	T.O.	TOP OF
C.I.	CAST IRON	MISC	MISCELLANEOUS	T.O.P.	TOP OF PLATE
C.B.	CORNER BOARD	MTD	MOUNTED	T.O.S.	TOP OF SLAB
CLG.	CEILING	MTL	METAL	T.O.W.	TOP OF WALL
CLKG.	CAULKING	MUL	MULLION	TEL	TELEPHONE
CLO.	CLOSET	N	NEW	TEMP	TEMPERED
CLR.	CLEAR	N	NORTH	THK	THICK
C.O.	CLEAN OUT	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
COL.	COLUMN	N.T.S.	NOT TO SCALE	UNF	UNFINISHED
EMER.	EMERGENCY	NO	NUMBER	UON	UNLESS OTHERWISE NOTED
ENCL.	ENCLOSURE	NOM	NOMINAL	UR	URINAL
E.P.	ELECTRIC PANELBOARD	O.C.	ON CENTER	V.C.T	VINYL COMPOSITION TILE
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	VAR	VARIES
EQUIP.	EQUOPMENT	OFF	OFFICE	W	WEST
E.W.P.	ELECTRIC WATER COOLER	OPER	OPERABLE	W.C.	WATER CLOSET
EXPO	EXPOSURE	OPNG	OPENING	W.G.	WATER GLASS
EXP.	EXPANSION	OPP	OPPOSITE	W.M.	WALL MOUNT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE	W.O.	WHERE OCCURS
F.A.	FIRE ALARM	P.T.	PRESSURE TREATED	W.R.	WATER RESISTANT
F.B.	FLAT BAR	PAV	PAVING	W.W.F	WIRE WELDED FABRIC
F.D.	FLOOR DRAIN	PERF	PERFORATED	W.W.M	WOVEN WIRE MESH
FON.	FOUNDATION	PERP	PERPENDICULAR	W/D	WASHER / DRYER
F.E.	FIRE EXTINGUISHER	PL	PLATE	W/O	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	PL	PROPERTY LINE	WD	WOOD
F.H.C.	FIRE HOSE CABINET	PLYWD	PLYWOOD	WDW	WINDOW
FIN.	FINISH	PROP	PROPERTY	WP	WATERPROOFING
FL.	FLASHING	PT	PAINT	WT	WEIGHT
FLUOR.	FLUORESCENT	PVC	POLYVINYL CHLORIDE		
F.O.C.	FACE OF CABINET	QTY	QUANTITY		
F.O.F	FACE OF FINISH	R	RISER		
F.O.S.	FACE OF STUDS	R.C.	RESILIENT CHANNEL		
FPRF	FIREPROOF	R.C.P	REFLECTED CEILING PLAN		
F.S.	FULL SIZE	R.D.	ROOF DRAIN		
FT.	FOOT OR FEET	R.O.	ROUGH OPENING		
FTG.	FOOTING	R.W.L	RAIN WATER LEADER		
FURR.	FURRING	RAD	RADIUS		
FUT.	FUTURE	REF	REFERENCE		
GA.	GAGE	REFR	REFRIGERATOR		

SYMBOLS



WUI

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

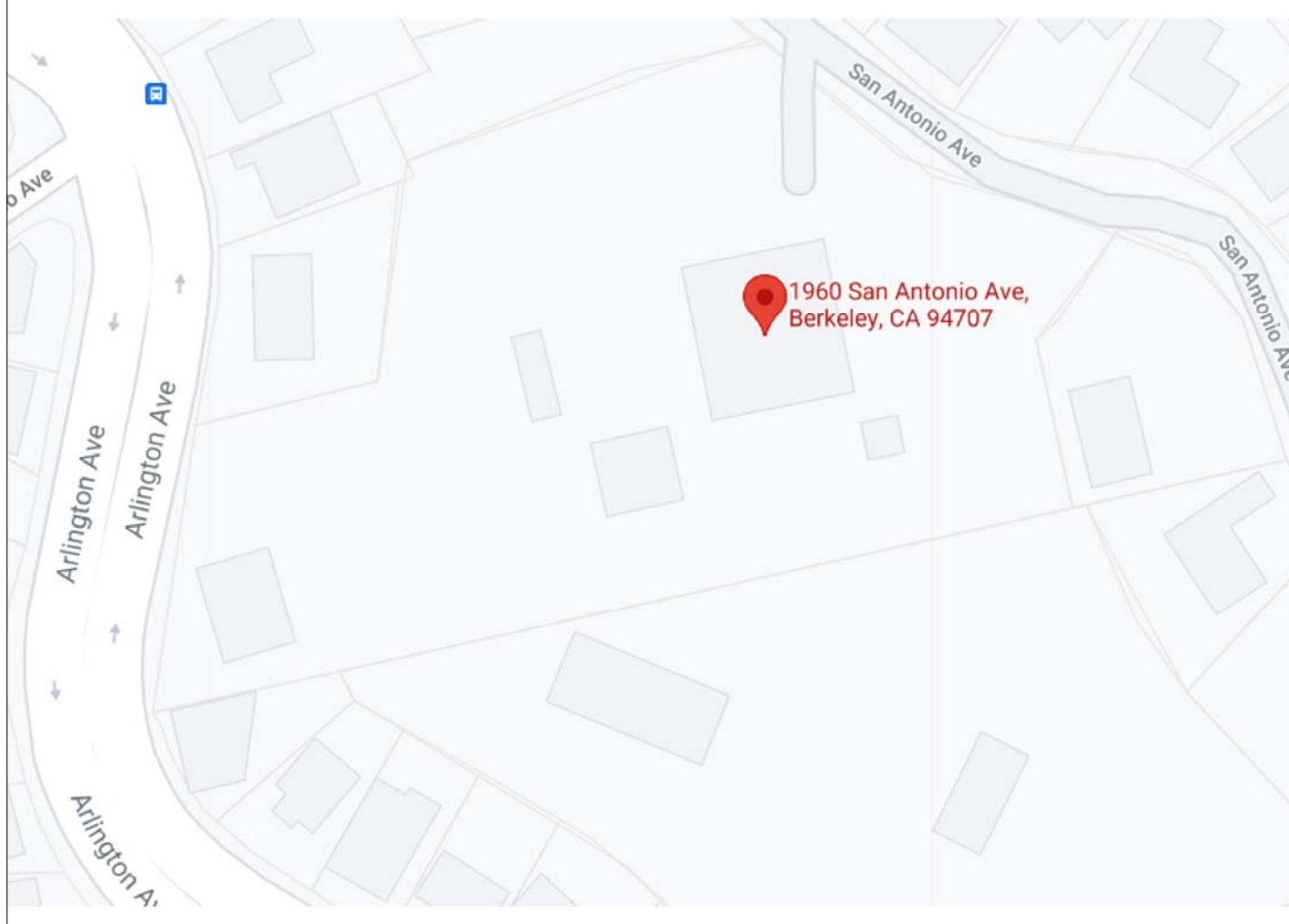
- DECKING MATERIALS
- EXTERIOR WINDOWS
- EXTERIOR SIDINGS AND SHEATHINGS
- EXTERIOR DOORS
- UNDER EAVE
- UNDERFLOOR VENTILATION
- ROOF

MATERIAL

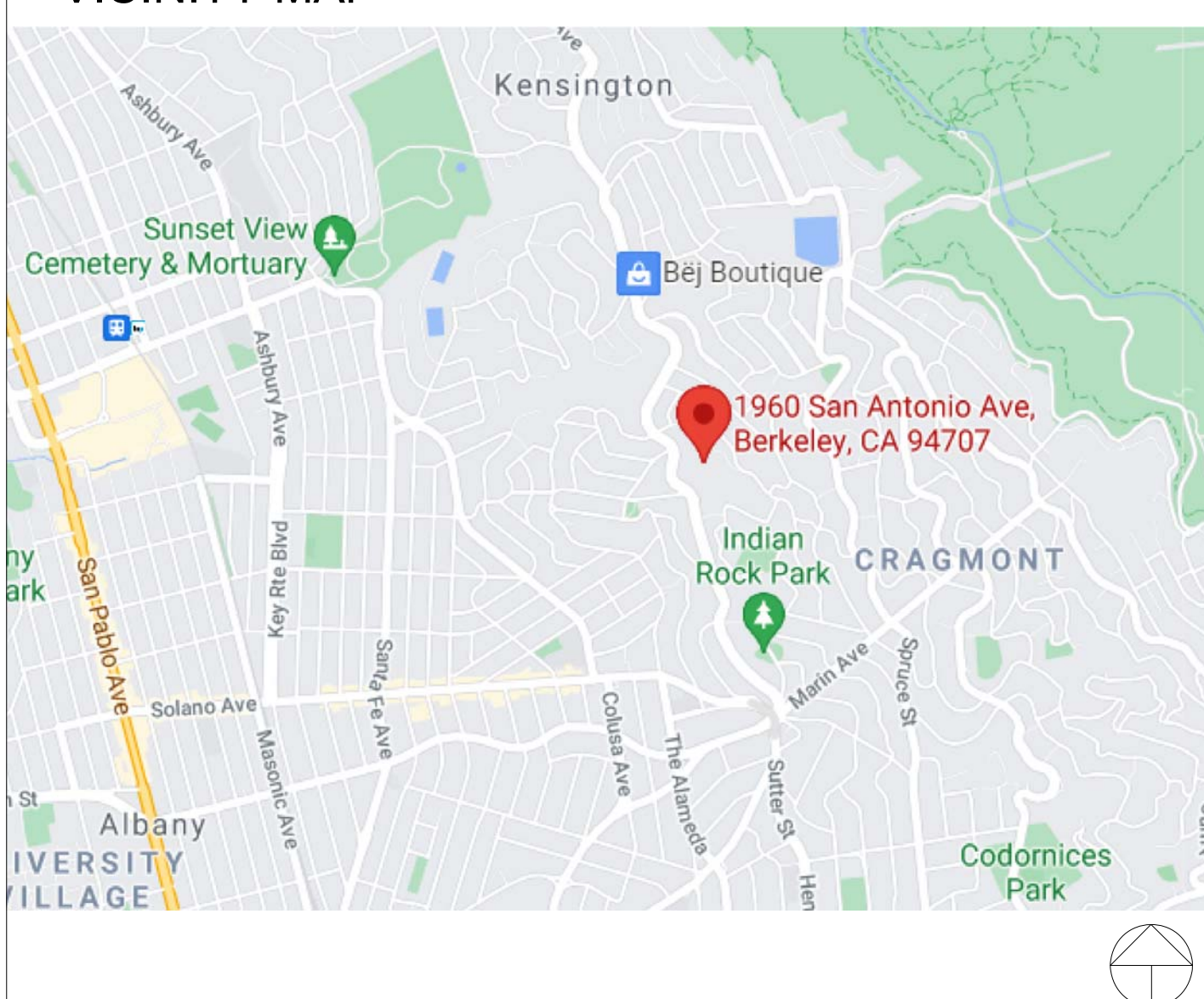
- MASONRY OR CERAMIC
- MULTI-PANE GLAZING WITH ONE PANE TEMPERED
- 1" THICK STUCCO WITH 1 HOUR FIRE RATING
- MULTI-PANE GLAZING WITH ONE PANE TEMPERED
- WOOD GARAGE AND WOOD EXTERIOR DOORS TO BE MIN 1 3/8" THICK SOLD CORE
- IGNITION RESISTANT
- IGNITION RESISTANT
- CLOSED, NO VENTS
- CLASS A - MODIFIED BITUMIN, SLATE AT POOL HOUSE OR APPROVED EQUAL

MAPS

AERIAL MAP



VICINITY MAP



TREE PROTECTION

- ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
- IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
- THE TREE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

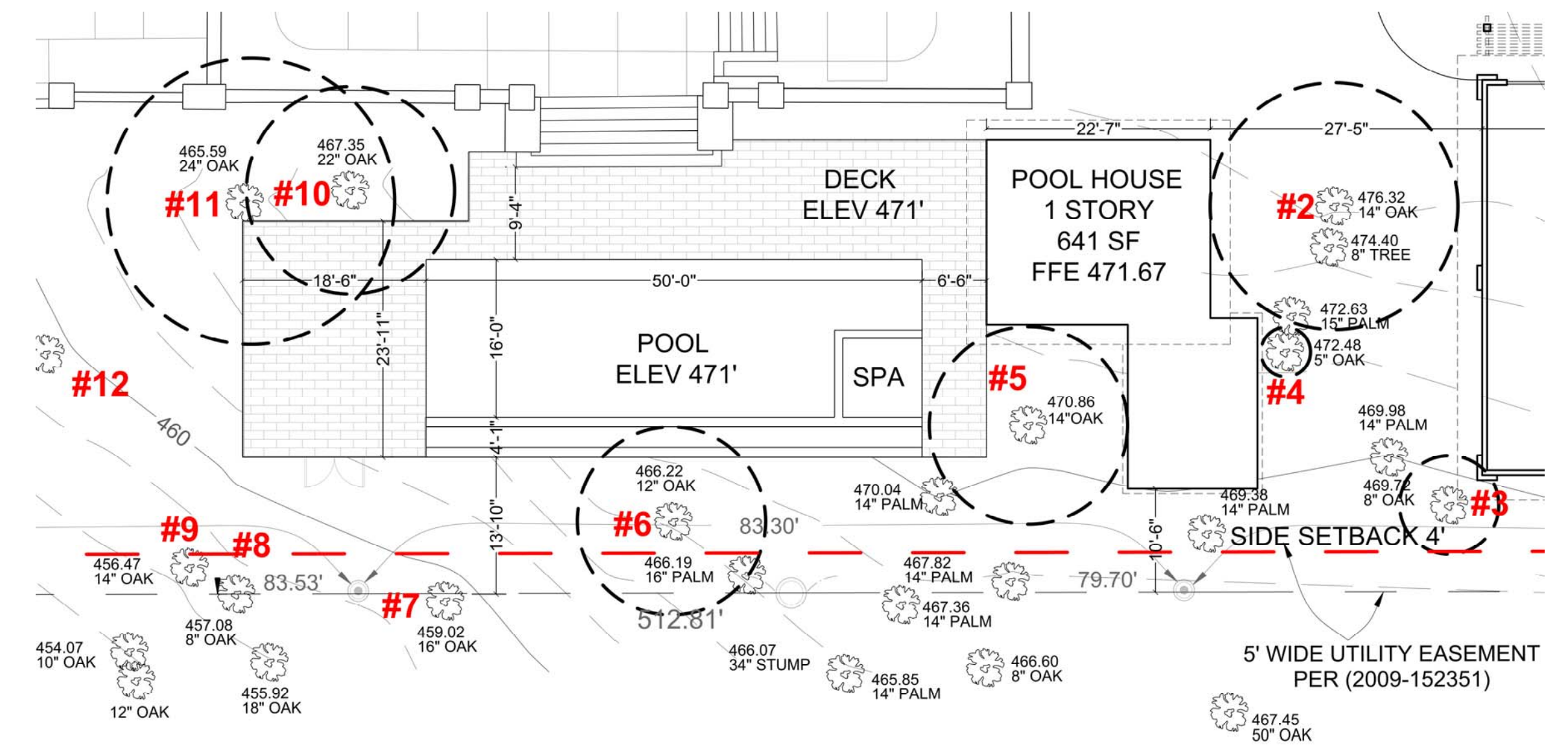


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

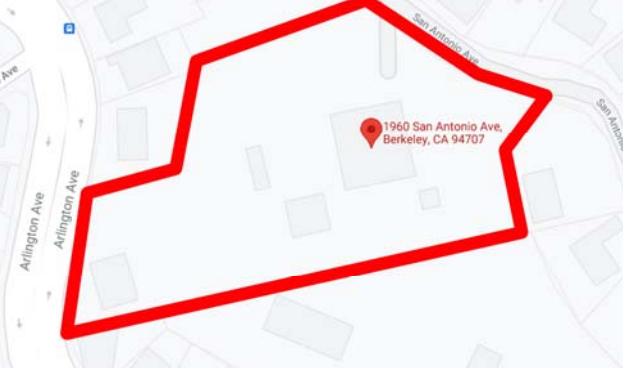
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

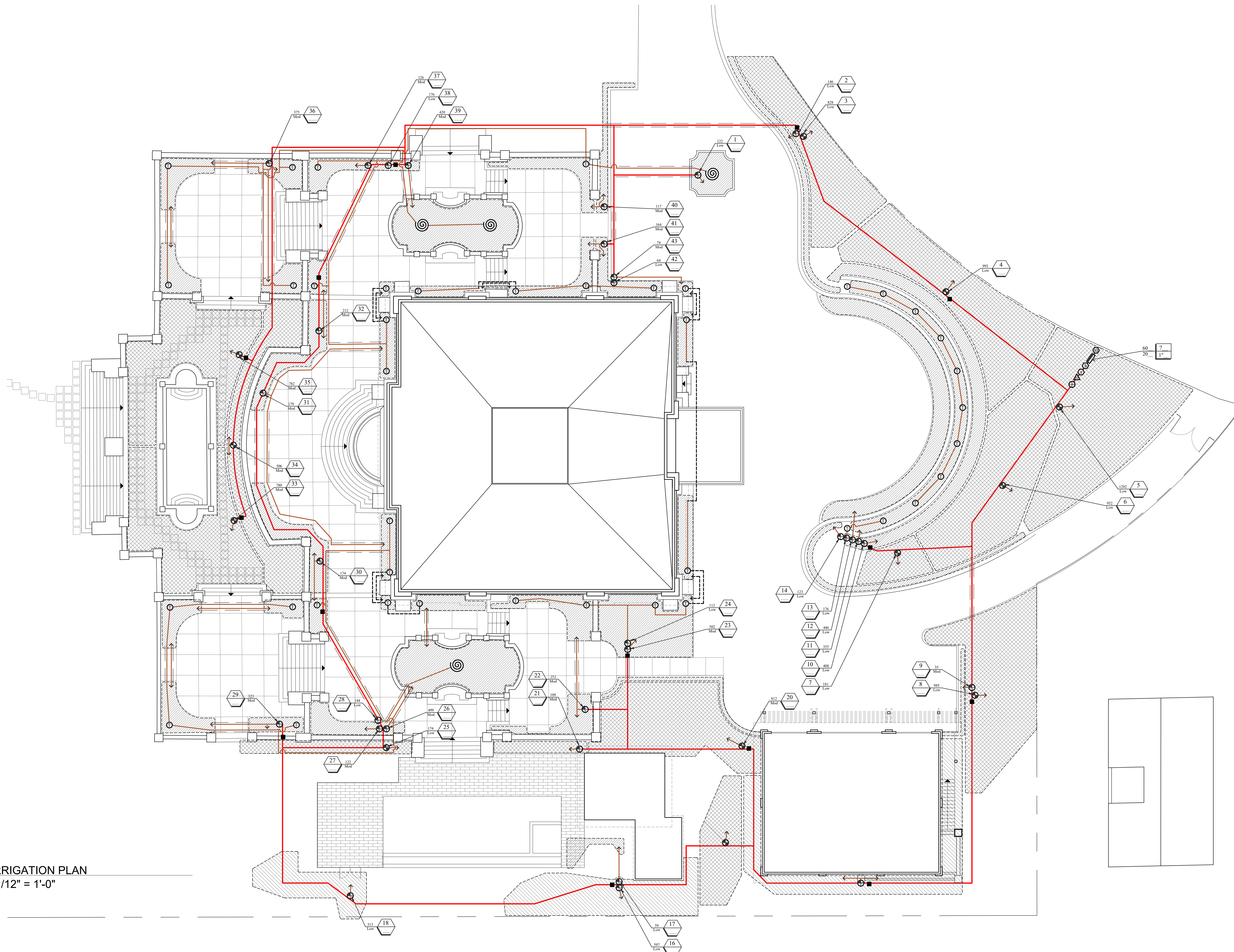
GENERAL INFORMATION

SCALE

AS INDICATED

SHEET NUMBER

A020



① IRRIGATION PLAN
1/12" = 1'-0"

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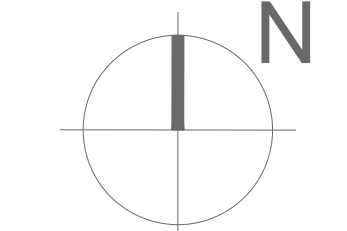
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BERKELEY, CA 94707

AREA

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SHEET TITLE

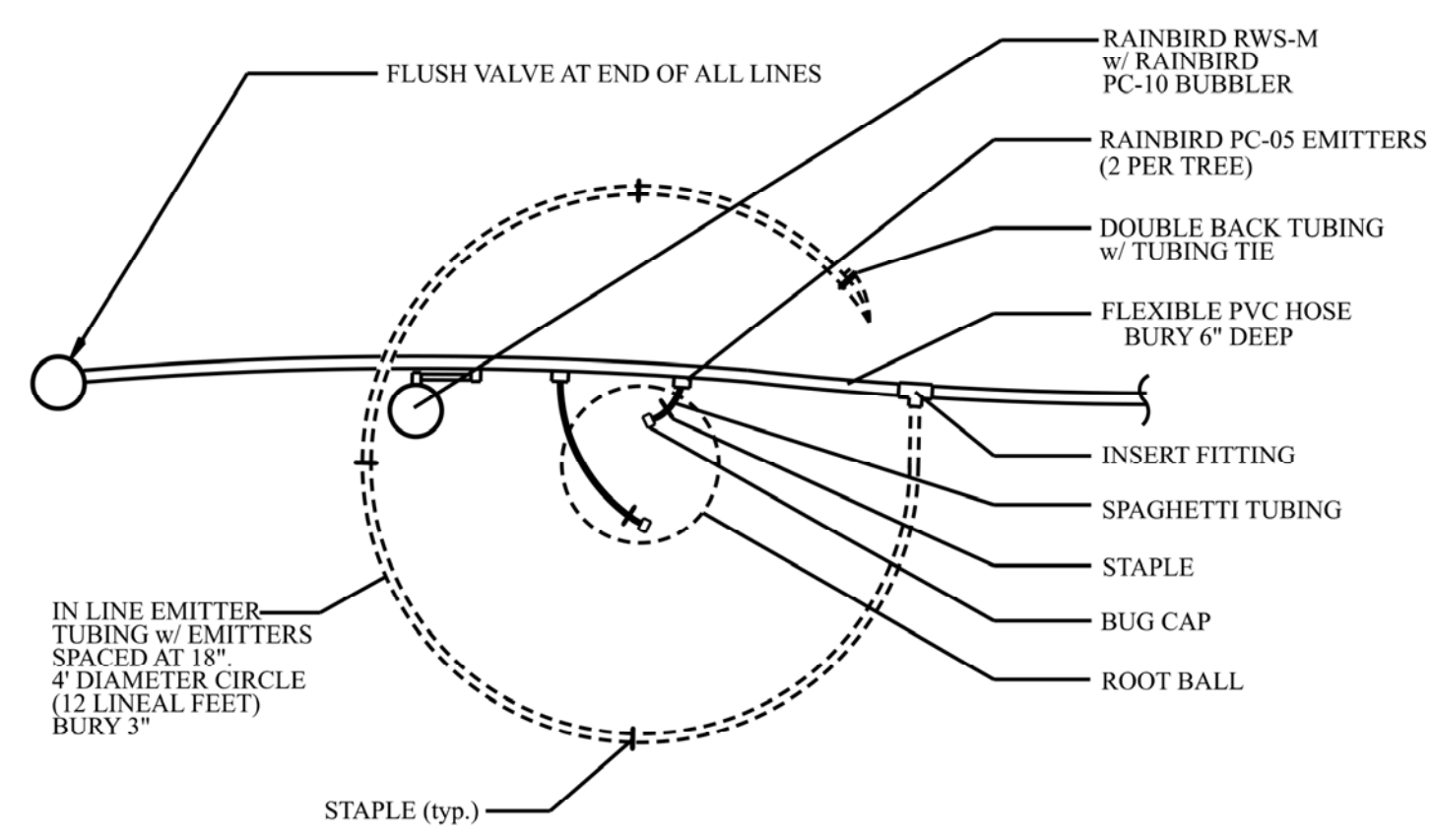
IRRIGATION PLAN

SCALE

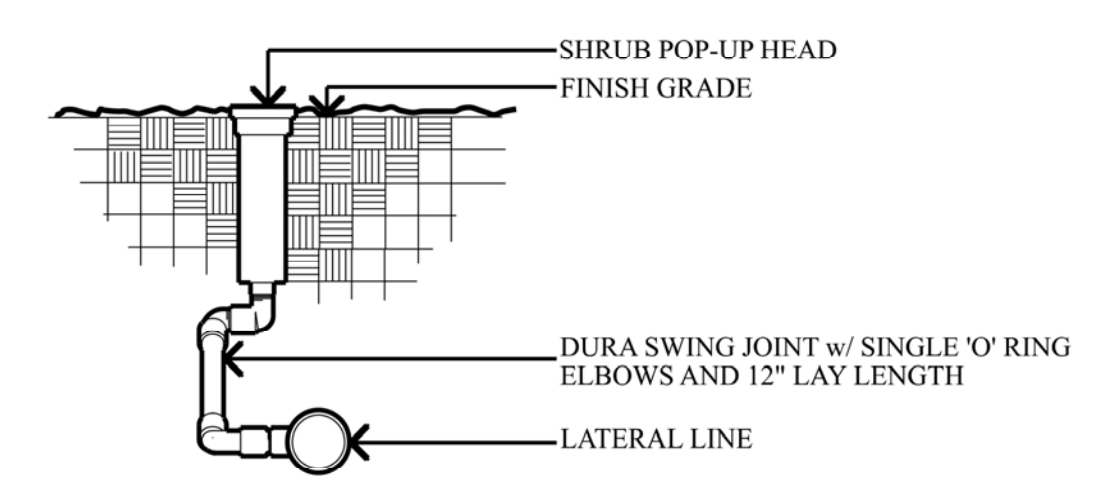
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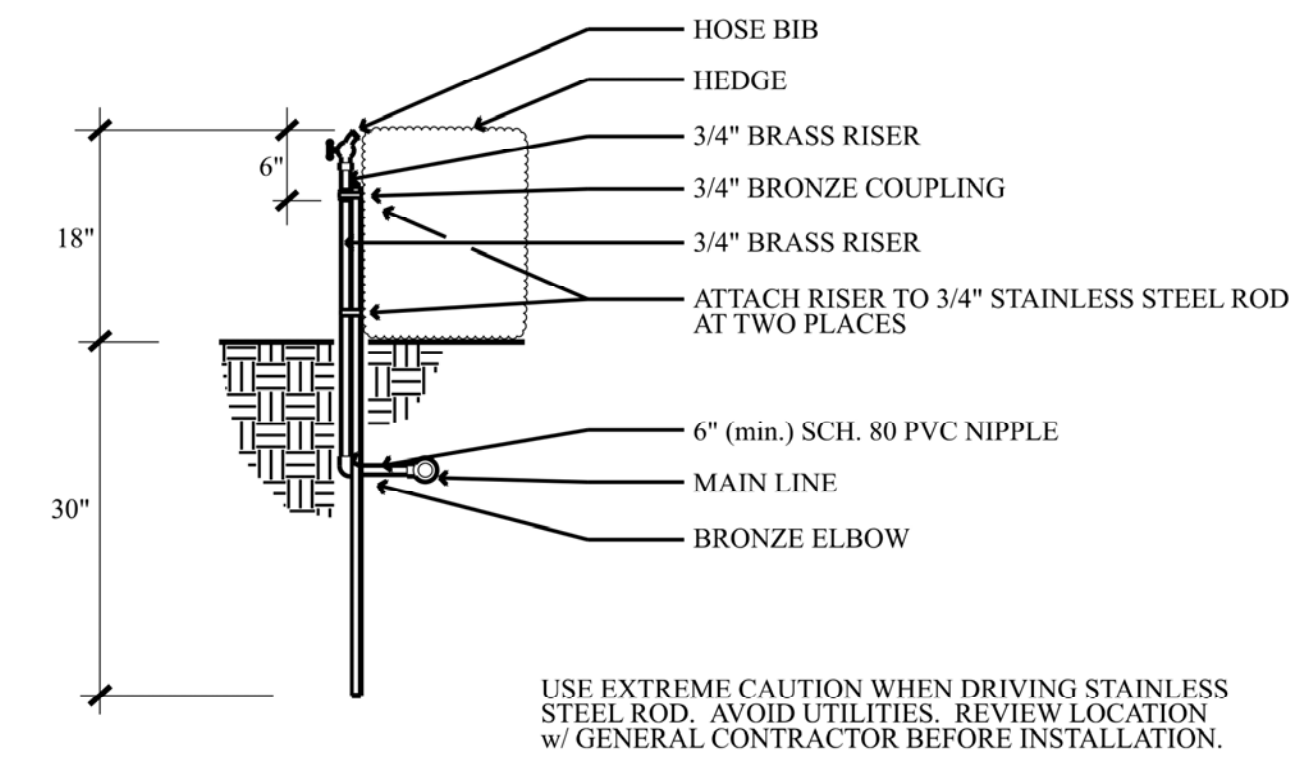
L.1



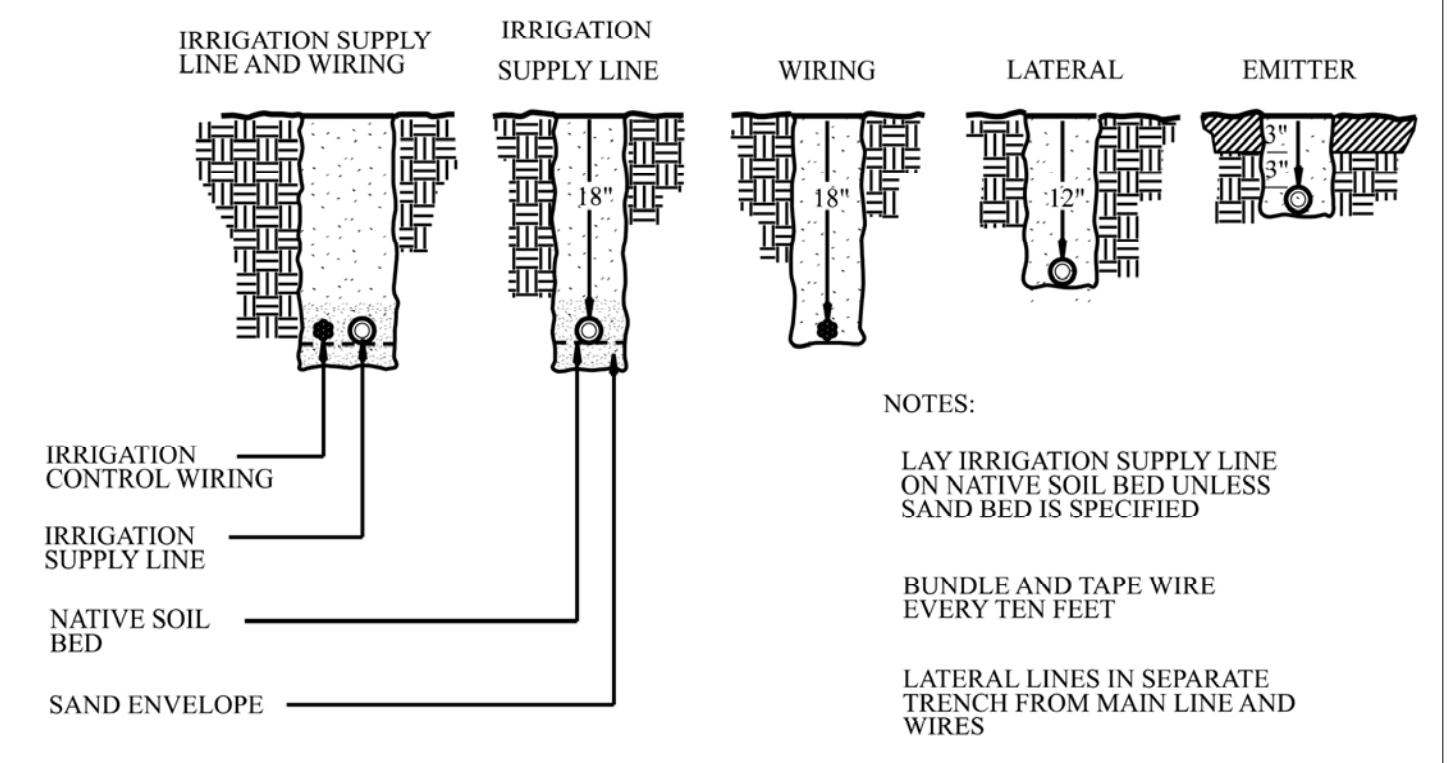
TREE EMITTER LAYOUT (36 gph)



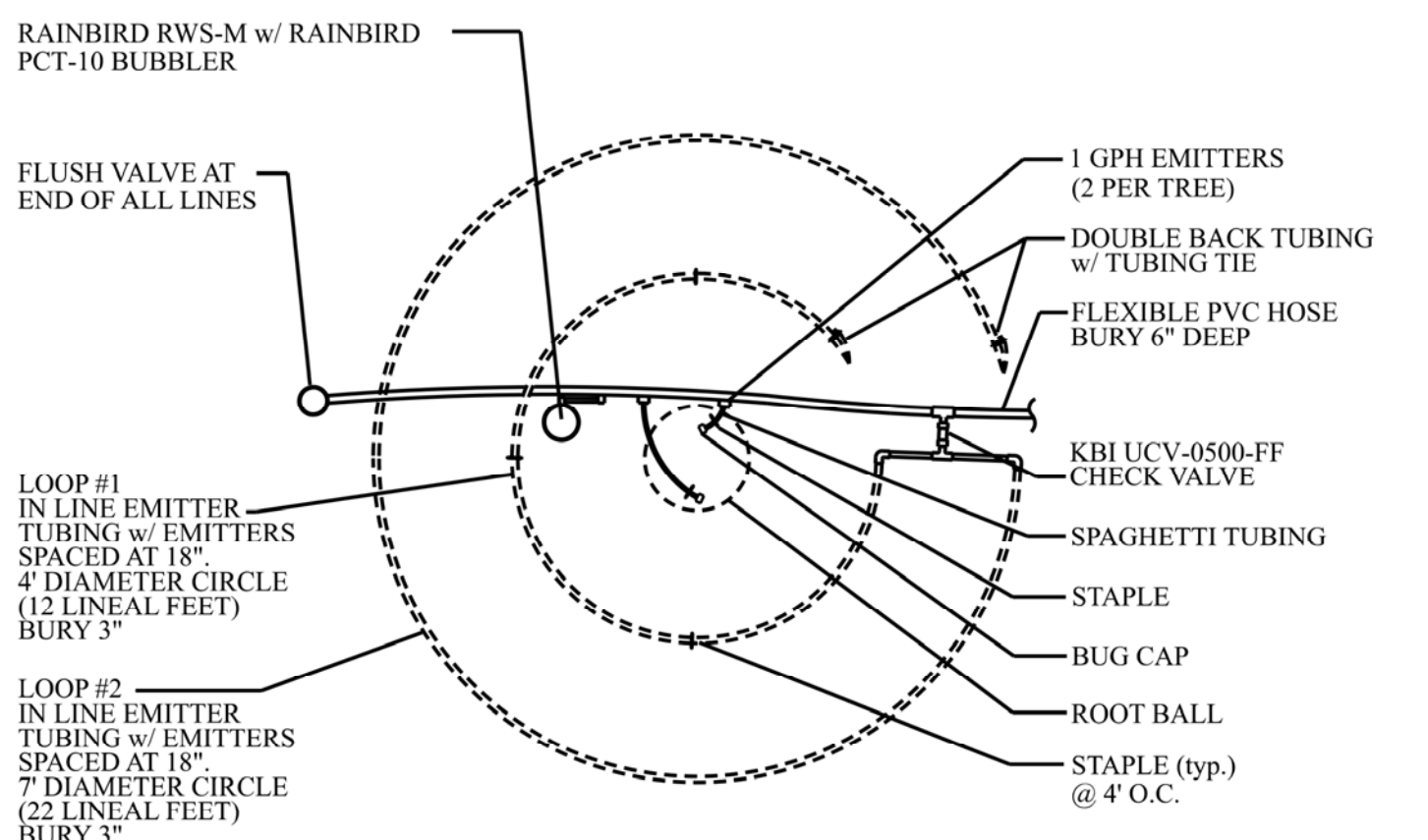
SHRUB POP-UP SPRAY HEAD



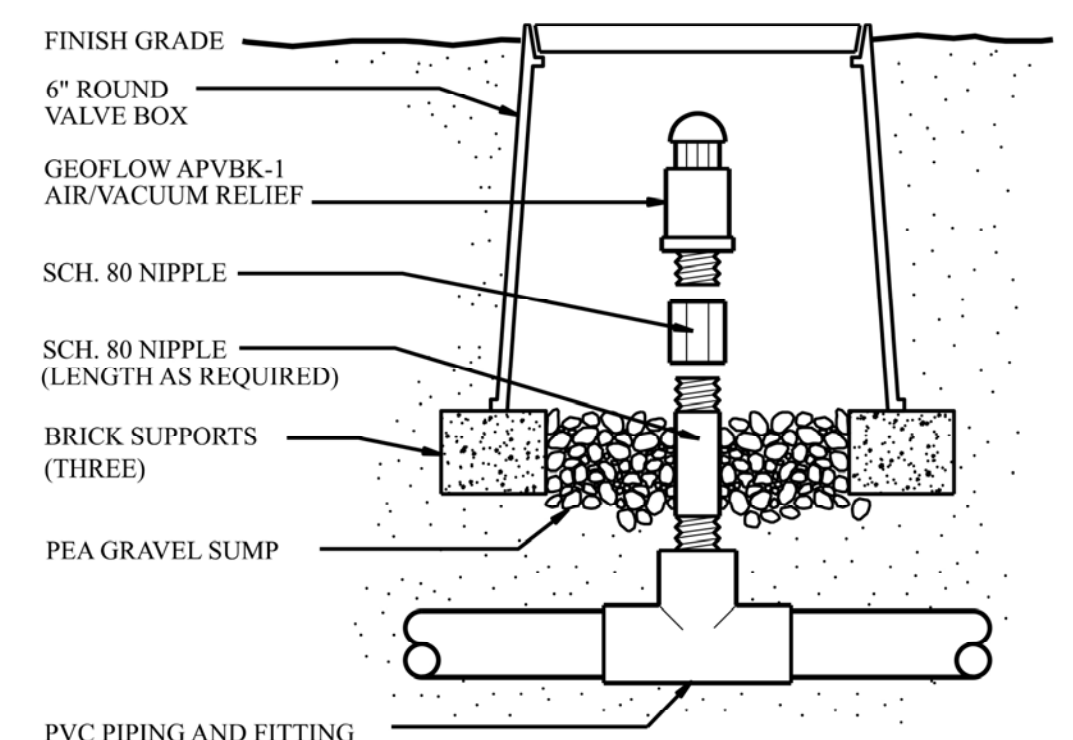
HOSE BIB



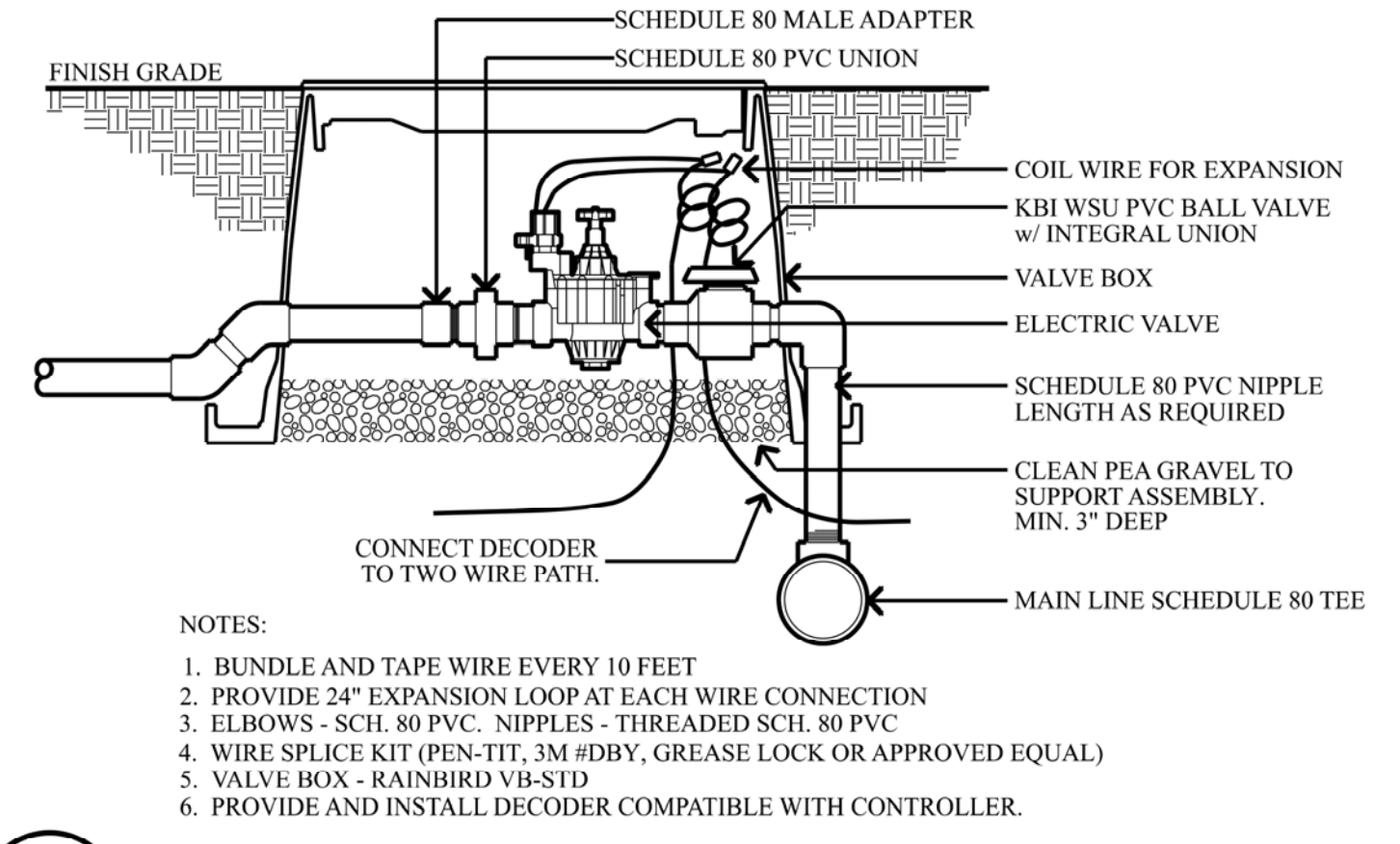
TRENCHING AND INSTALLATION



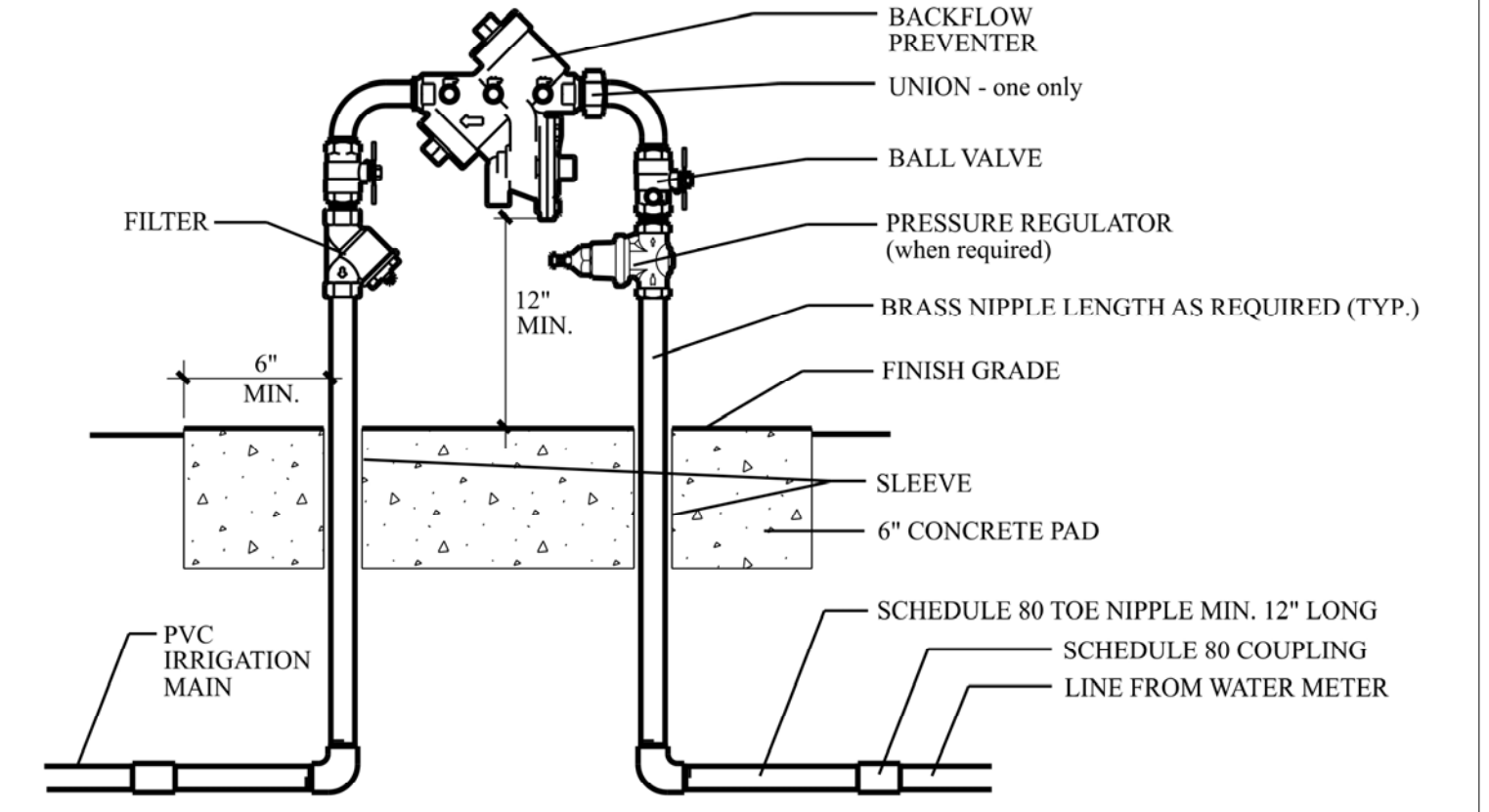
TREE EMITTER LAYOUT - LARGE (33 gph)



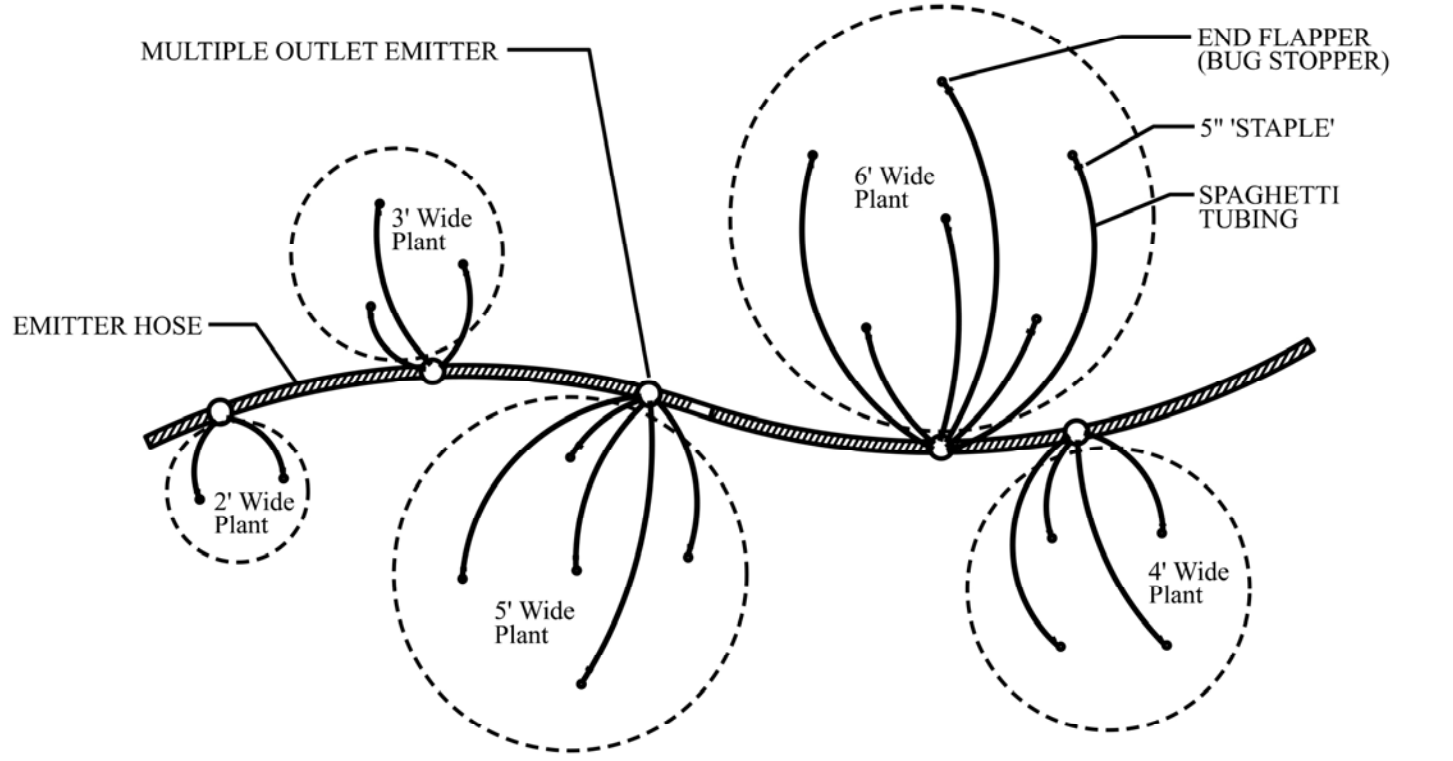
1" AIR/VACUUM RELIEF



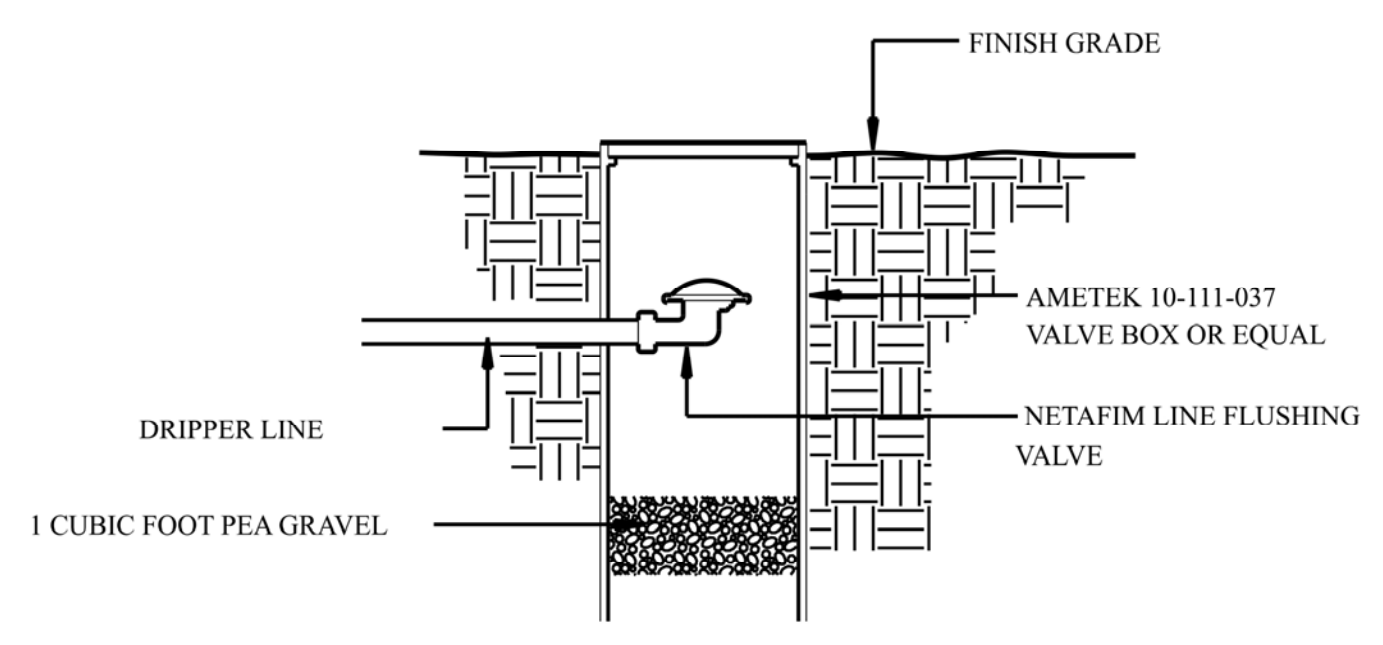
REMOTE CONTROL VALVE - TWO WIRE



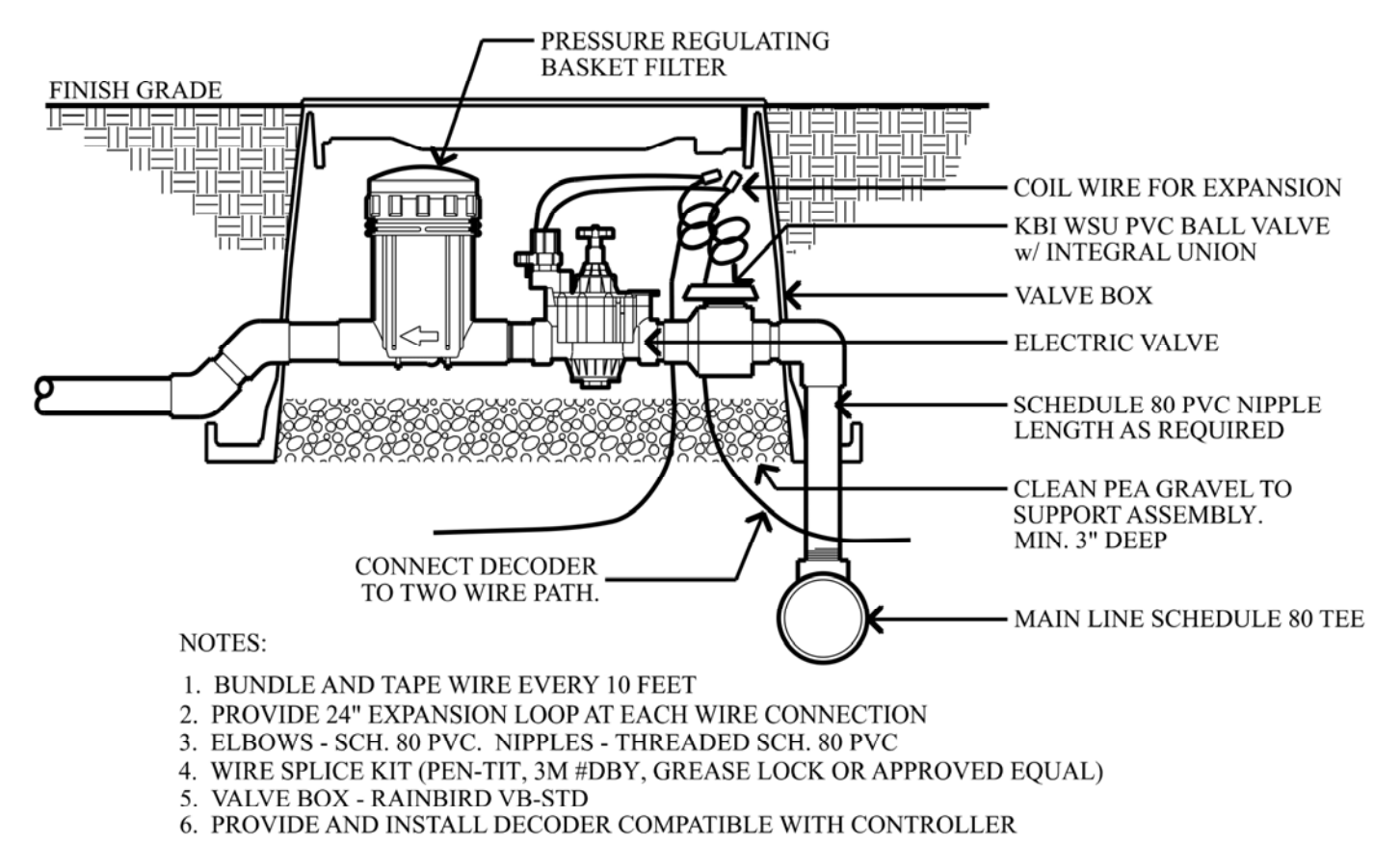
REDUCED PRESSURE BACKFLOW PREVENTER



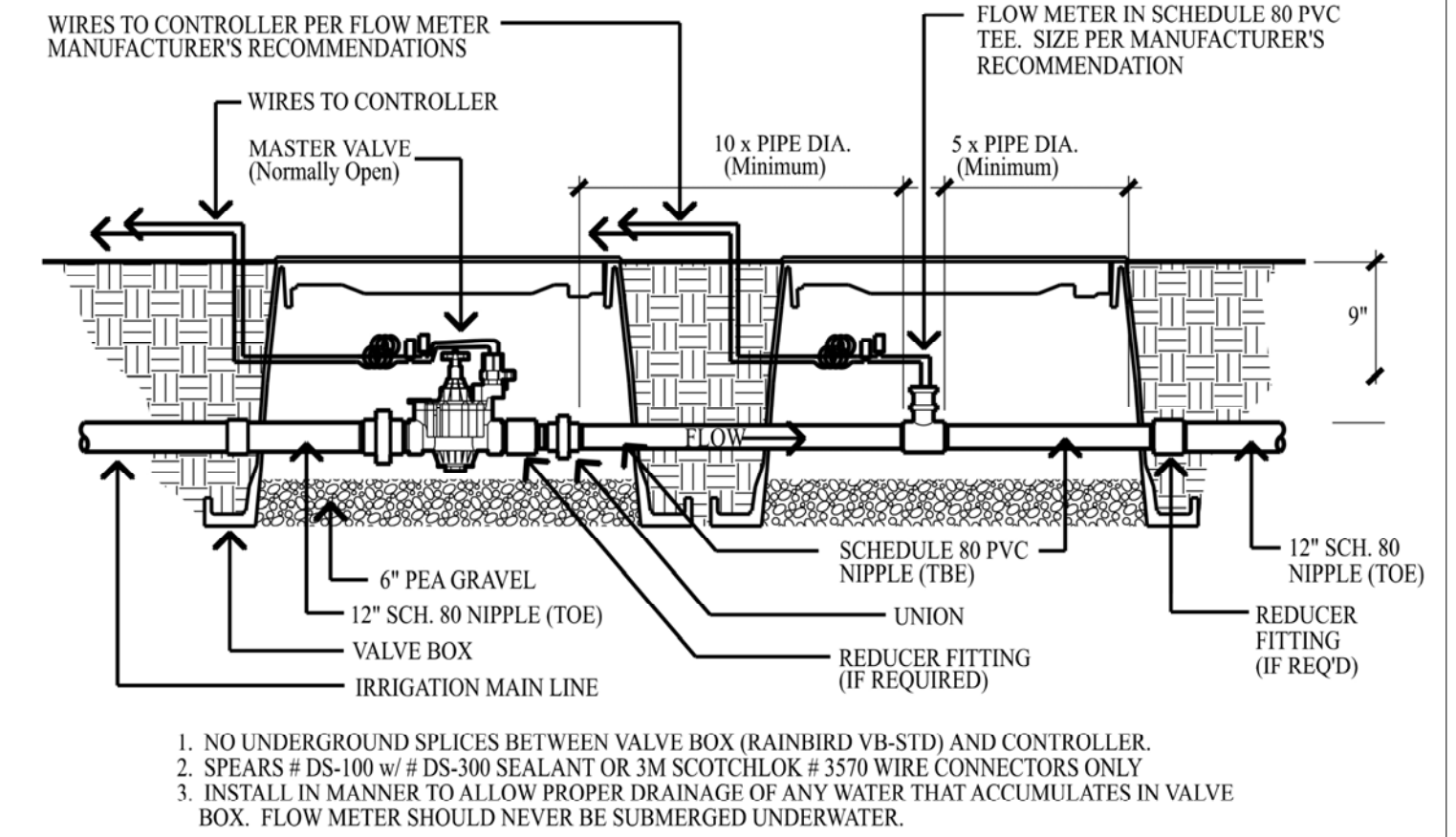
MULTIPLE OUTLET EMITTER



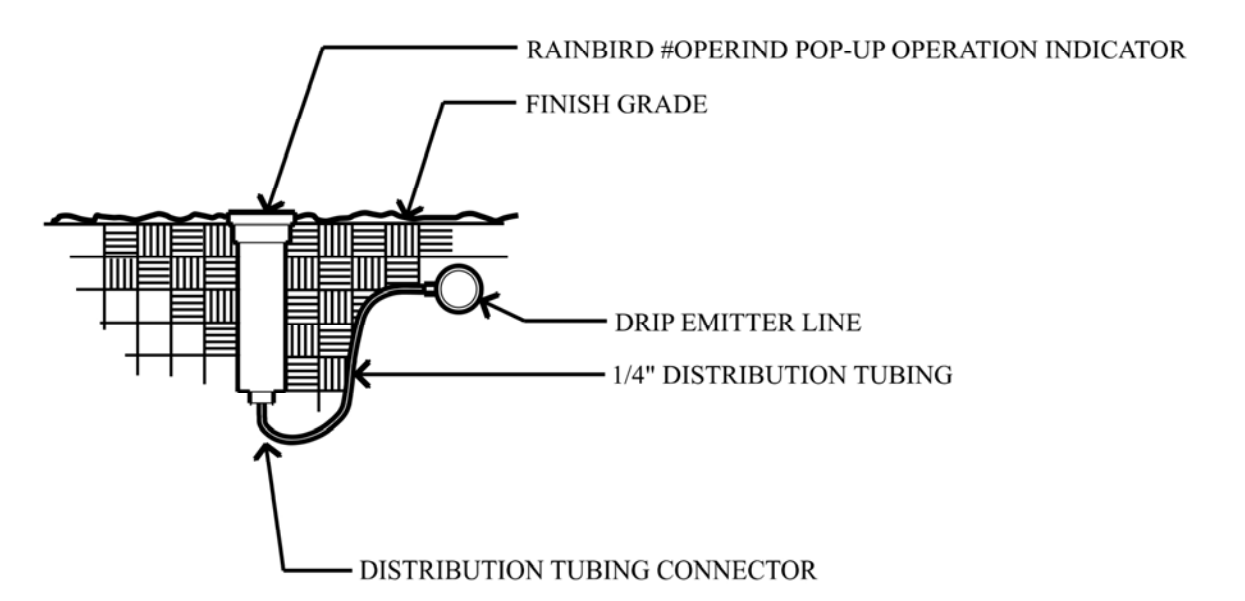
LINE FLUSHING VALVE



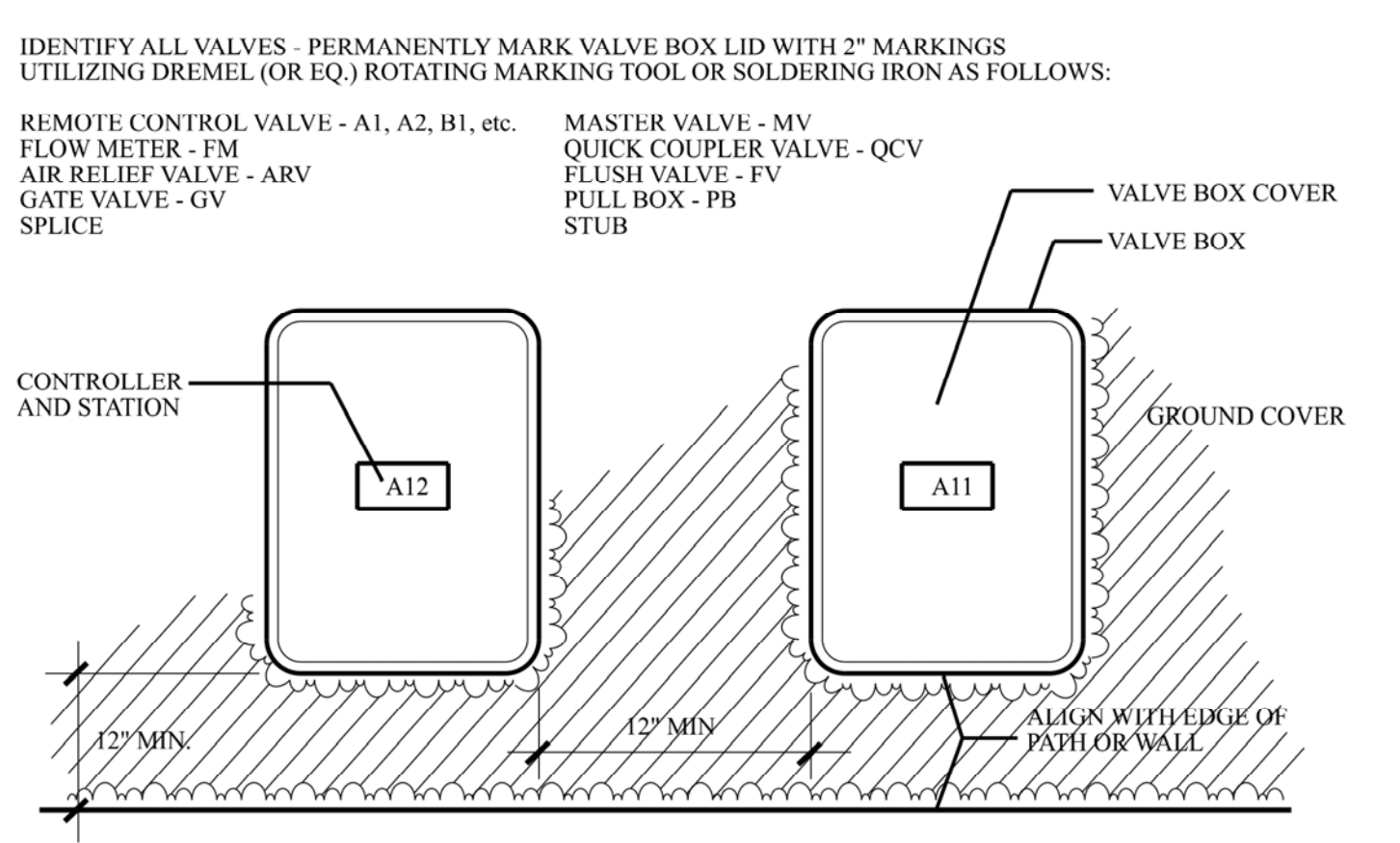
EMITTER REMOTE CONTROL VALVE - TWO WIRE



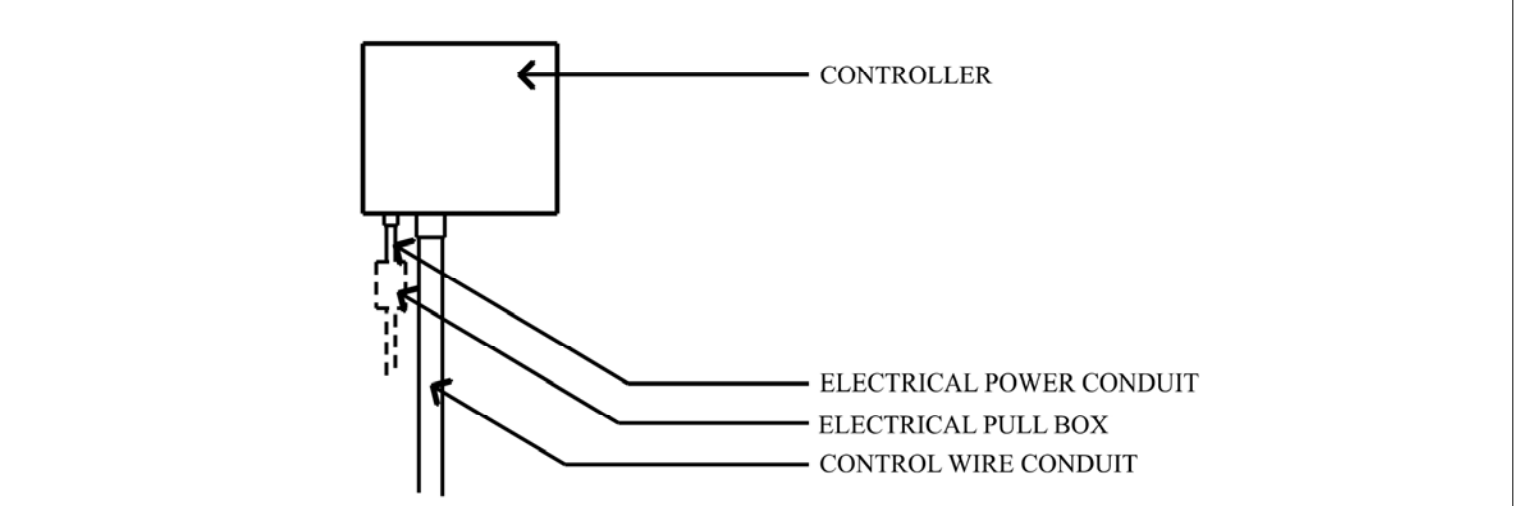
MASTER VALVE & FLOWMETER RUN



EMITTER LINE POP-UP OPERATION INDICATOR



VALVE BOXES



WALL MOUNT CONTROLLER

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



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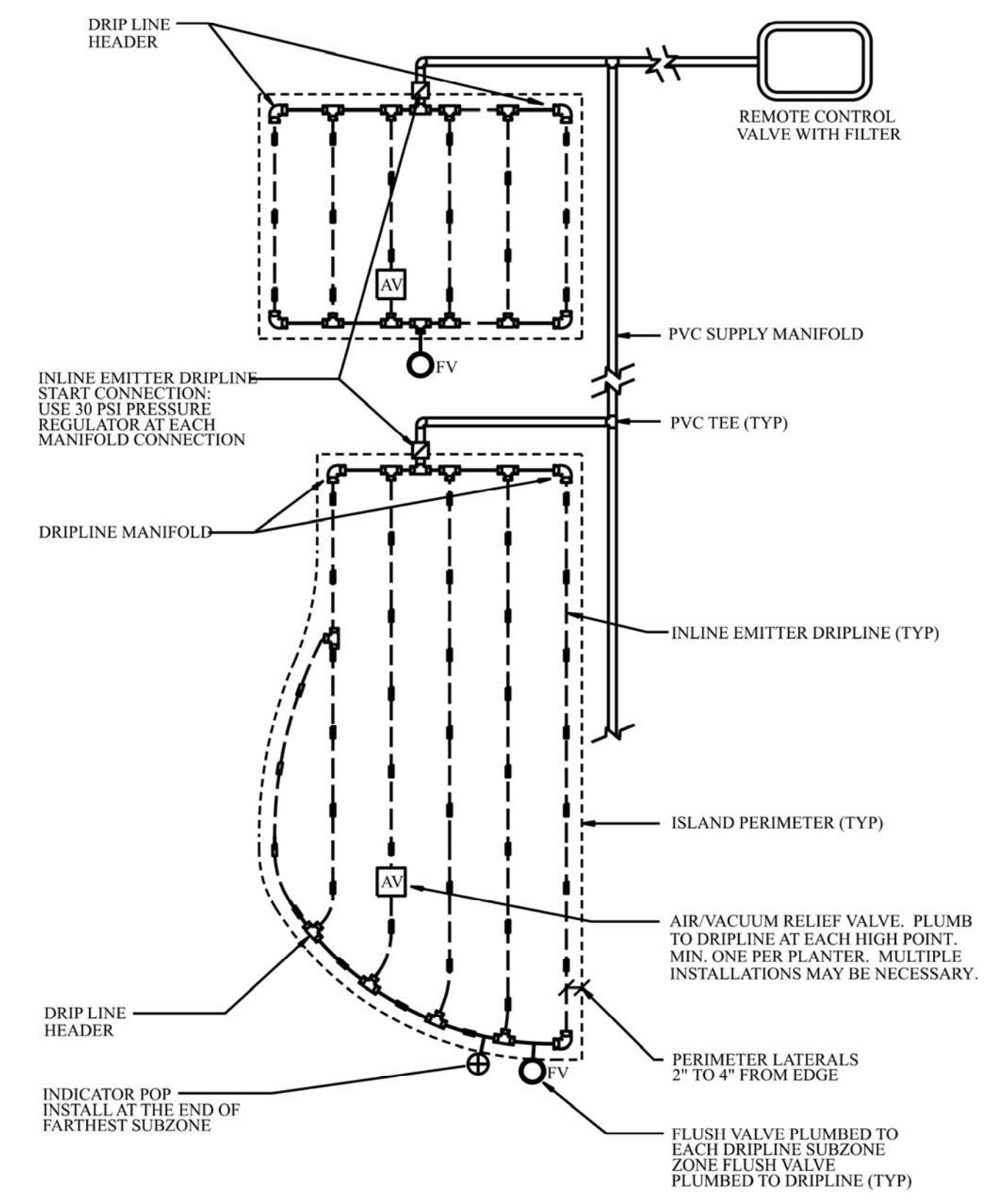
IRRIGATION DETAILS

SCALE

AS INDICATED

SHEET NUMBER

L.2



○ 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	FDL-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	XZC-100-PRB-COM		Zones between 5 and 15 gpm			
Control Zone Kit	Rainbird	XZC-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							

Maximum Applied Water Allowance (MAWA)
 $(Eto)(0.62)(0.55 \times LA)(Landscape\ Area) + (0.45 \times SLA)(Special\ Land\ Use\ Area) = 215,883$
 Eto = 39.0
 Factor = 0.62
 LA = 26,233
 SLA = 0

Estimated Total Water Use (ETWU)
 $(Eto)(0.62)(PPFA)(0.55)(SLA) = 239,355$

Hydrexzone Type	Value	Irrigable Area (HA)	Plant Method	Hydrexzone Area (HA)	Percent of Landscape	Plant Factor (PF)	Special Landscape Area (SLA)	Irrigation Efficiency (IE)	PF x IE	ETWU	MAWA	Overs/Under MAWA	Application Rate (In./Hr.)	Operating Pressure (PSI)
Shrubs	1	drip	Low	122	0.5%	0.5	0	0.80	37	3,106	6,622	510	1.5	30
Shrubs	2	drip	Low	146	0.5%	0.3	0	0.80	44	5,324	3,952	618	1.70	30
Shrubs	3	MP Rotator	Low	838	5.3%	0.5	0	0.75	248	8,008	11,012	3,003	1.5	40
Shrubs	4	MP Rotator	Low	993	6.1%	0.5	0	0.75	298	9,694	13,205	3,602	1.5	40
Shrubs	5	MP Rotator	Low	1,200	8.0%	0.3	0	0.75	368	12,056	17,183	4,666	1.5	40
Low Water Grass	6	MP Rotator	Low	952	5.9%	0.3	0	0.75	286	9,208	12,661	3,453	1.5	40
Shrubs	7	MP Rotator	Low	181	1.1%	0.5	0	0.75	94	1,753	2,407	686	1.5	40
Shrubs	8	MP Rotator	Low	965	6.1%	0.3	0	0.75	296	9,527	11,100	3,573	1.5	40
Shrubs	9	drip	Mod	33	0.2%	0.5	0	0.80	18	1,229	492	61	1.70	30
Shrubs	10	drip	Low	408	2.5%	0.5	0	0.80	122	3,700	5,426	1,726	1.5	30
Shrubs	11	drip	Low	355	2.2%	0.5	0	0.80	107	3,219	4,721	1,502	1.5	30
Shrubs	12	drip	Low	446	2.7%	0.3	0	0.80	134	4,044	5,931	1,887	0.45	30
Trees	13	drip	Low	176	1.1%	0.3	0	0.80	33	2,256	2,341	745	1.5	30
Shrubs	14	drip	Low	125	0.8%	0.5	0	0.80	37	1,115	3,636	520	1.5	30
Shrubs	15	drip	Low	668	4.1%	0.3	0	0.80	200	6,657	8,884	2,227	0.45	30
Shrubs	16	drip	Low	597	3.7%	0.3	0	0.80	179	5,413	7,940	2,526	0.45	30
Shrubs	17	drip	Low	99	0.6%	0.5	0	0.80	18	1,335	393	250	1.70	30
Shrubs	18	drip	Low	313	1.9%	0.5	0	0.80	94	2,838	4,163	1,324	0.45	30
Low Water Grass	19	MP Rotator	Low	356	2.2%	0.3	0	0.75	107	3,443	4,734	1,291	1.5	40
Shrubs	20	MP Rotator	Mod	812	5.0%	0.5	0	0.75	406	11,089	15,799	4,709	0.45	40
Shrubs	21	spray	Mod	109	0.7%	0.5	0	0.75	55	1,751	2,450	697	1.70	30
Shrubs	22	drip	Mod	252	1.6%	0.6	0	0.80	151	4,570	3,351	1,219	1.5	30
Shrubs	23	drip	Mod	502	3.1%	0.6	0	0.80	301	9,104	6,676	2,428	1.5	30
Trees	24	drip	Low	112	0.7%	0.3	0	0.80	34	1,035	1,489	474	1.70	30
Shrubs	25	spray	Low	154	1.1%	0.5	0	0.75	32	1,885	2,314	631	1.70	30
Shrubs	26	drip	Mod	499	3.1%	0.6	0	0.80	299	9,049	6,636	2,413	1.70	30
Shrubs	27	drip	Mod	122	0.8%	0.5	0	0.80	61	1,844	1,622	221	1.70	30
Trees	28	drip	Low	144	0.9%	0.3	0	0.80	43	1,308	1,915	499	1.5	30
Shrubs	29	drip	Mod	323	2.0%	0.6	0	0.80	194	3,858	4,996	1,137	1.70	30
Shrubs	30	drip	Mod	174	1.1%	0.6	0	0.80	104	3,155	2,314	841	1.5	30
Shrubs	31	drip	Mod	179	1.1%	0.6	0	0.80	107	3,246	2,381	866	1.5	30
Shrubs	32	drip	Mod	212	1.3%	0.6	0	0.80	127	3,843	2,819	1,023	1.5	30
Shrubs	33	MP Rotator	Mod	780	4.8%	0.6	0	0.75	408	11,068	16,371	4,715	1.5	40
Shrubs	34	spray	Mod	506	3.1%	0.6	0	0.75	304	9,788	6,729	3,059	1.70	30
Shrubs	35	MP Rotator	Mod	782	4.8%	0.6	0	0.75	409	11,127	16,400	4,727	0.45	40
Shrubs	36	drip	Mod	325	2.0%	0.6	0	0.80	127	3,851	4,987	1,134	1.5	30
Shrubs	37	drip	Mod	126	0.8%	0.6	0	0.80	76	2,285	1,626	609	1.5	30
Shrubs	38	drip	Low	176	1.1%	0.3	0	0.80	33	1,596	2,341	745	0.45	30
Shrubs	39	drip	Mod	420	2.6%	0.6	0	0.80	252	7,817	5,586	2,031	0.45	30
Shrubs	40	drip	Mod	117	0.7%	0.6	0	0.80	29	2,123	1,556	568	1.5	30
Shrubs	41	drip	Mod	164	1.0%	0.6	0	0.80	98	2,974	2,181	793	1.5	30
Trees	42	drip	Low	64	0.4%	0.3	0	0.80	23	580	851	271	1.5	30
Shrubs	43	drip	Mod	74	0.5%	0.6	0	0.80	44	1,342	984	538	1.5	30
				16,233			0			210,355	215,883	5,538		

Water Use Percentage of Area	
No Water Area	0.0%
Low Water Area	92.0%
Mod. Water Area	40.4%
High Water Area	0.0%
Total Area	16,233

No and Low water area = 92.0%

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LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER:
 SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
 BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

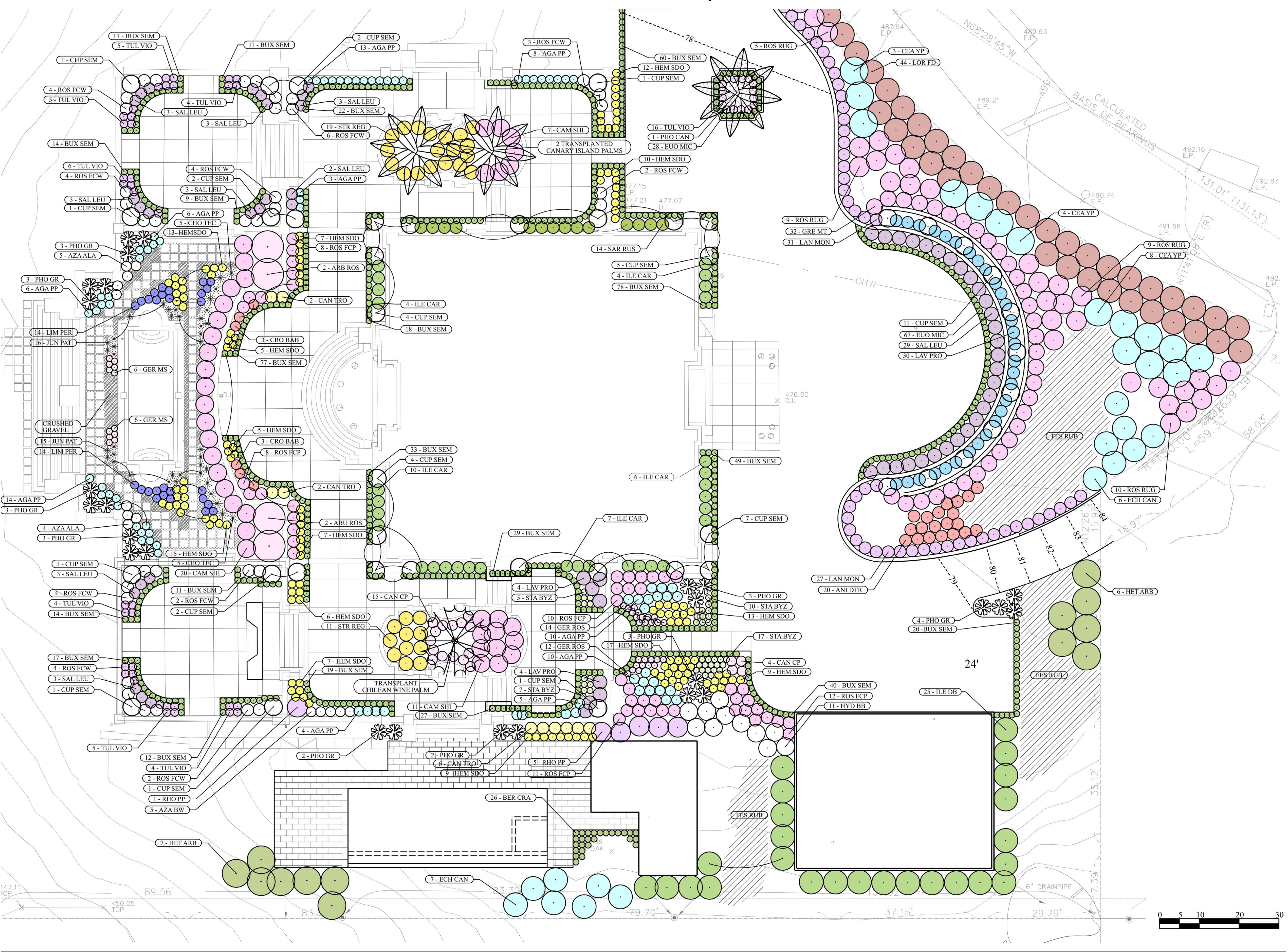
IRRIGATION
 DETAILS & LEGEND

SCALE

AS INDICATED

SHEET NUMBER

L.3



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SHEET TITLE
PLANTING PLAN

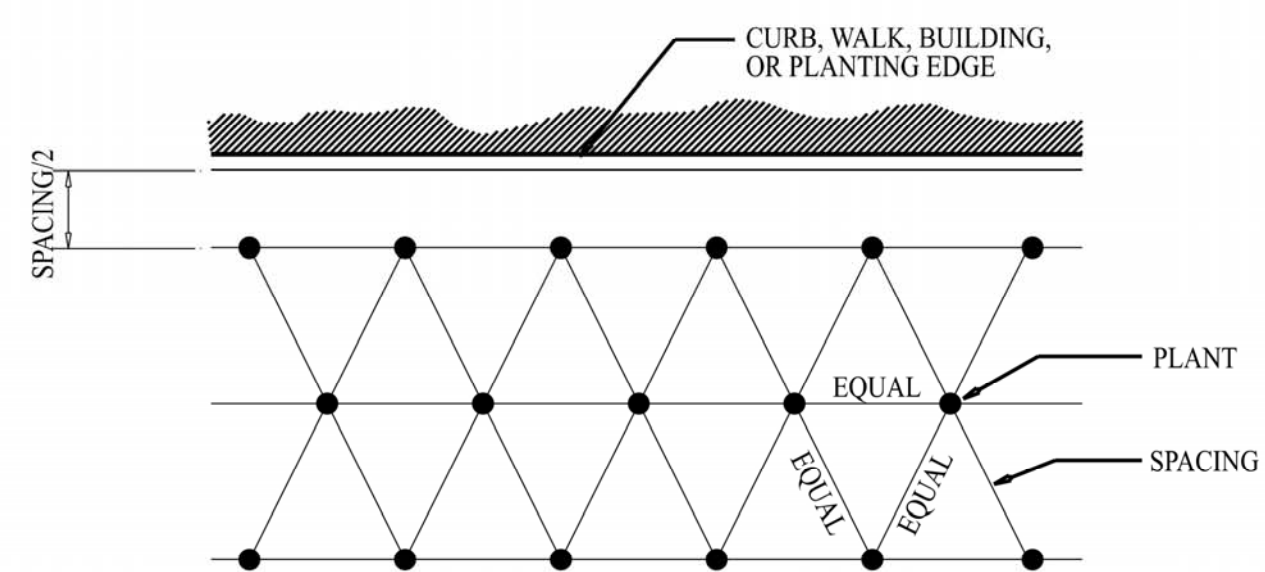
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SHEET NUMBER
L.4

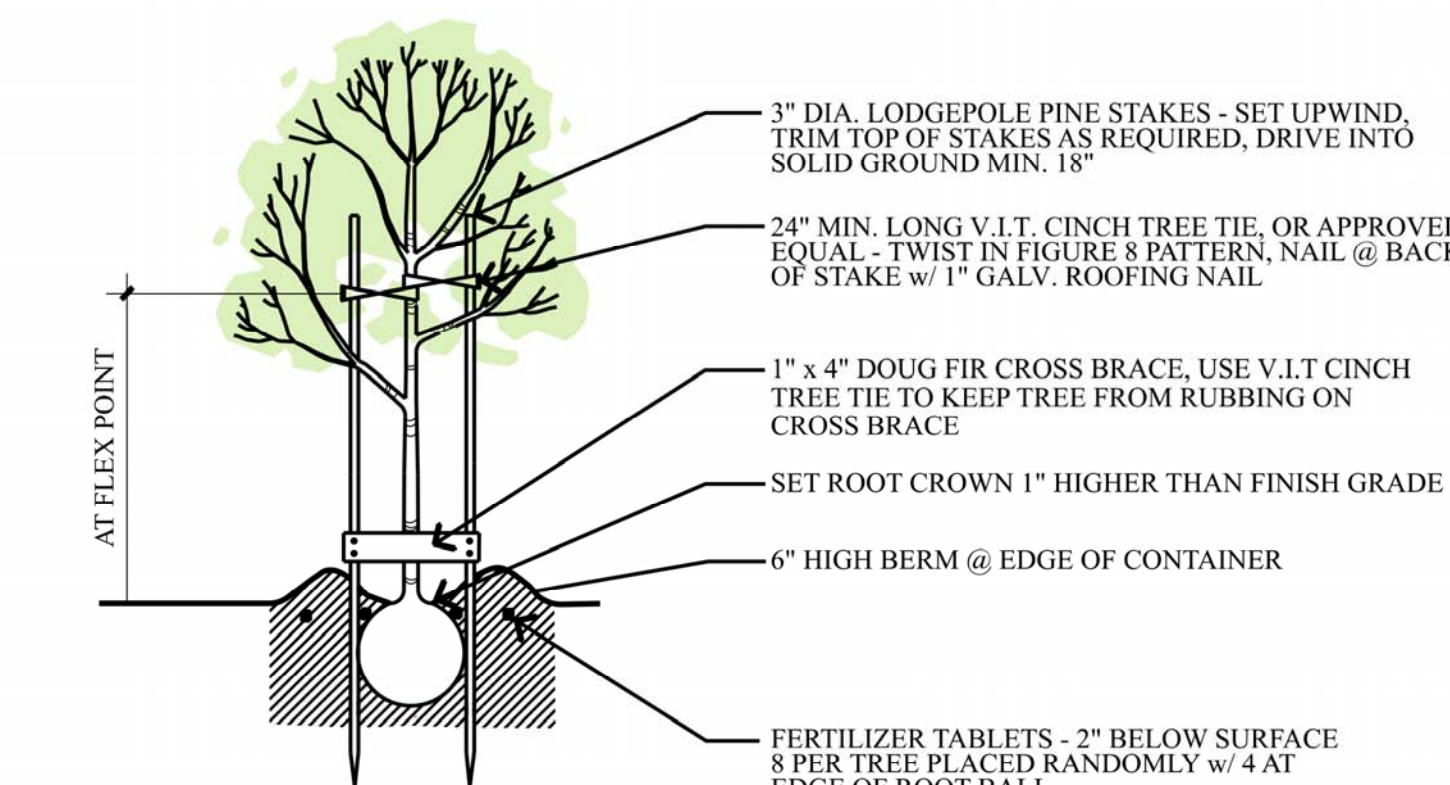
PLANTING NOTES

- 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
- DURING AMENDMENT PROCEDURES OR PLACING OF TOPSOIL, REMOVE:
 - STONES ROOTS GRASS WEEDS DEBRIS
 - FOREIGN MATERIAL DELETERIOUS TO PLANT GROWTH
- PLANTING BEDS:
 - ROTTIL AMENDMENT INTO SOIL 12" DEEP PRIOR TO PLANTING
 - TILL AMENDMENT BY HAND 6" DEEP UNDER DRIPLINE OF EXISTING TREES
 - CONTRACT WITH ENVIRONMENTAL TECHNICAL SERVICES FOR SOILS REPORT. AMEND WITH MATERIALS RECOMMENDED IN REPORT. MIN. 10 CY ORGANIC MATERIAL/1000 SF.
- 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
- MULCH ALL AREAS OF NEW PLANTING 3" DEEP WITH BARK. PROVIDE SAMPLE FOR APPROVAL.
- 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
- GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.
- WARRANTY PERIOD:
 - ONE YEAR FOR PLANTING AND IRRIGATION
 - COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.
- 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.
- 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

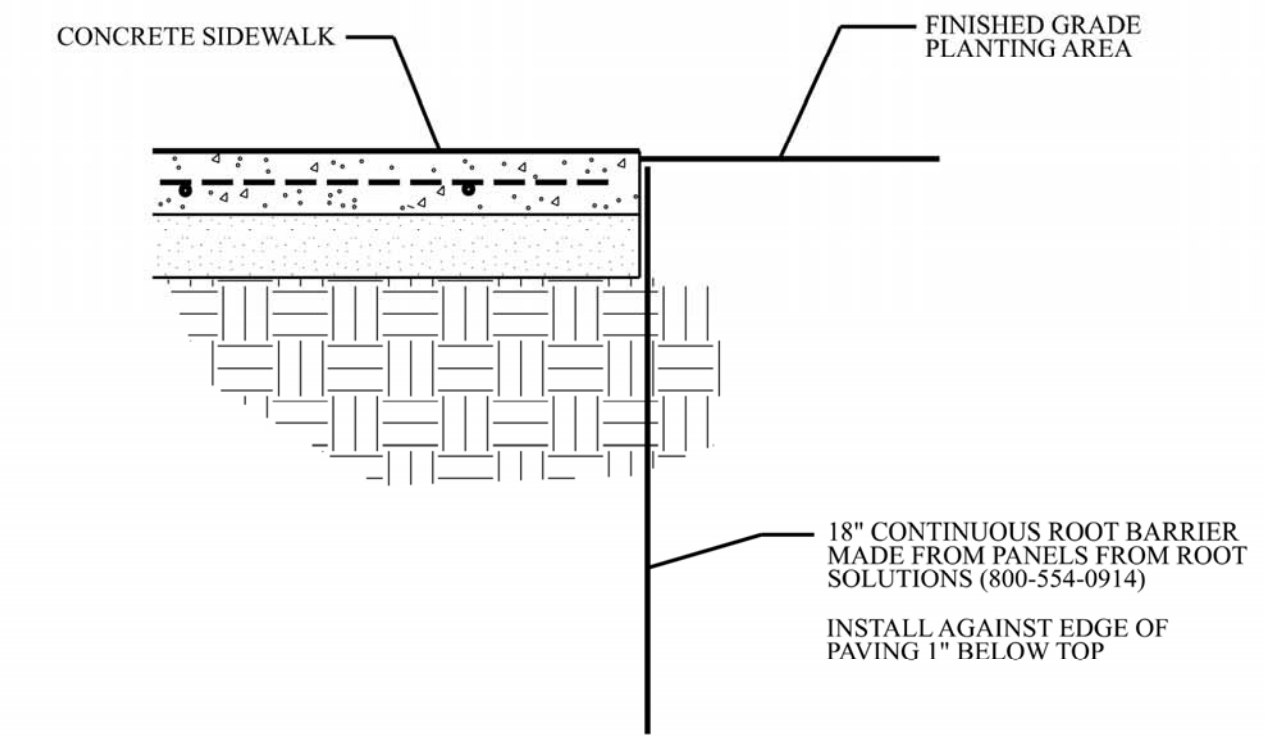
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
ABU ROS	ABUTILON h.'Roseus'	Pink Flowering Maple	5 gal		9.00	9.00	M
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS '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
AZA CRA	AZALEA 'Bloomathon White'	Bloomathon White Azalea	5 gal		2.50	2.50	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 Cannas	5 gal		3.00	2.50	M
CAN TRO	CANNA 'Tropicanna'	Tropicanna Cannas	1 gal		5.00	3.00	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 foliage			tree
ECH CAN	ECHIUM candicans	Pride of Madeira	5 gal		5.00	6.00	L
EUO MIC	EUONYMUS japonicus 'Microphyllus'	Box-Leaf Euonymus	1 gal		1.50	1.50	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
HET ARB	HETEROMELES arbutifolia	Toyon	5 gal		7.00	7.00	L
HYD BB	HYDRANGEA m. 'Blushing Bride'	Blushing Bride Hydrangea	5 gal		4.00	4.00	M
IIE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
IIE DB	ILEX cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal		6.00	6.00	L
JUN PAT	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



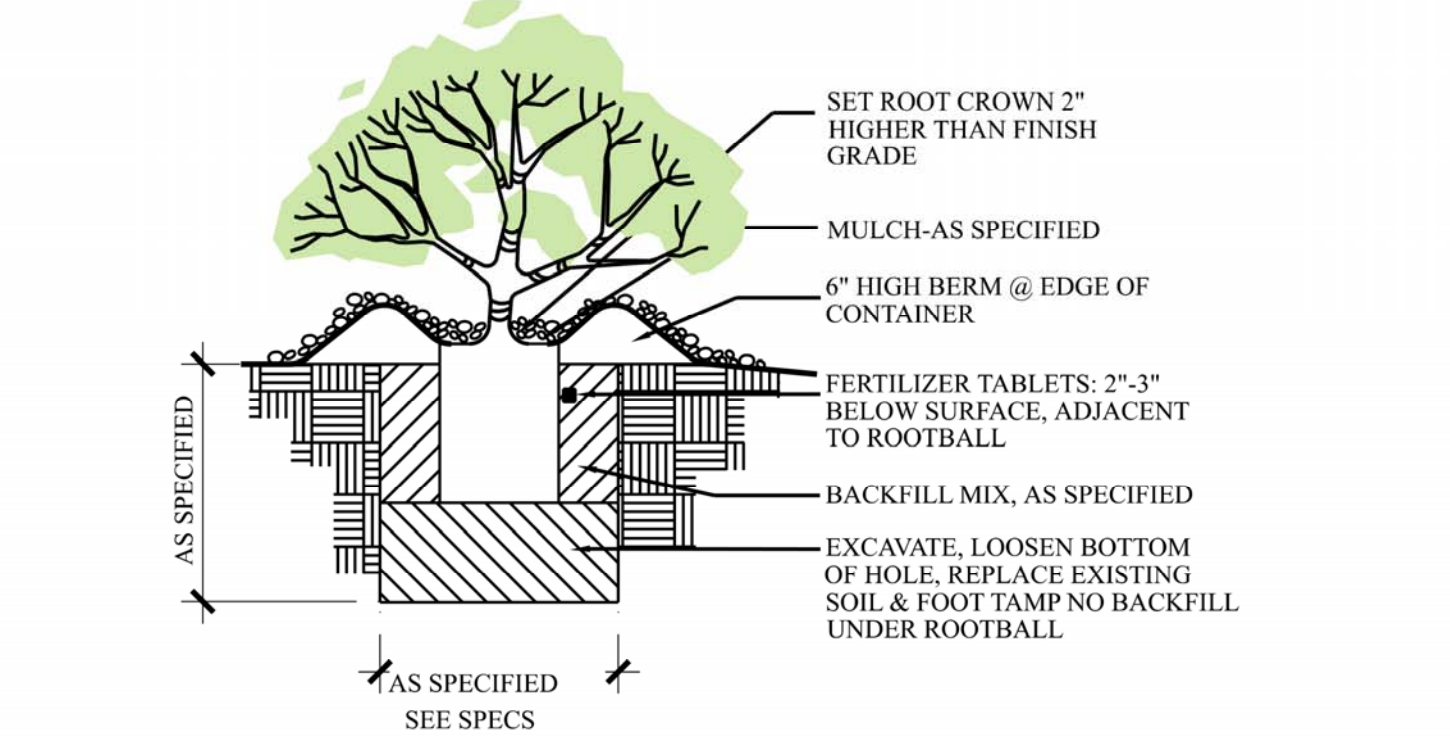
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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DESIGNER & DRAFTER:
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PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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AREA

ORIENTATION

SHEET TITLE

PLANTING
DETAILS & LEGEND

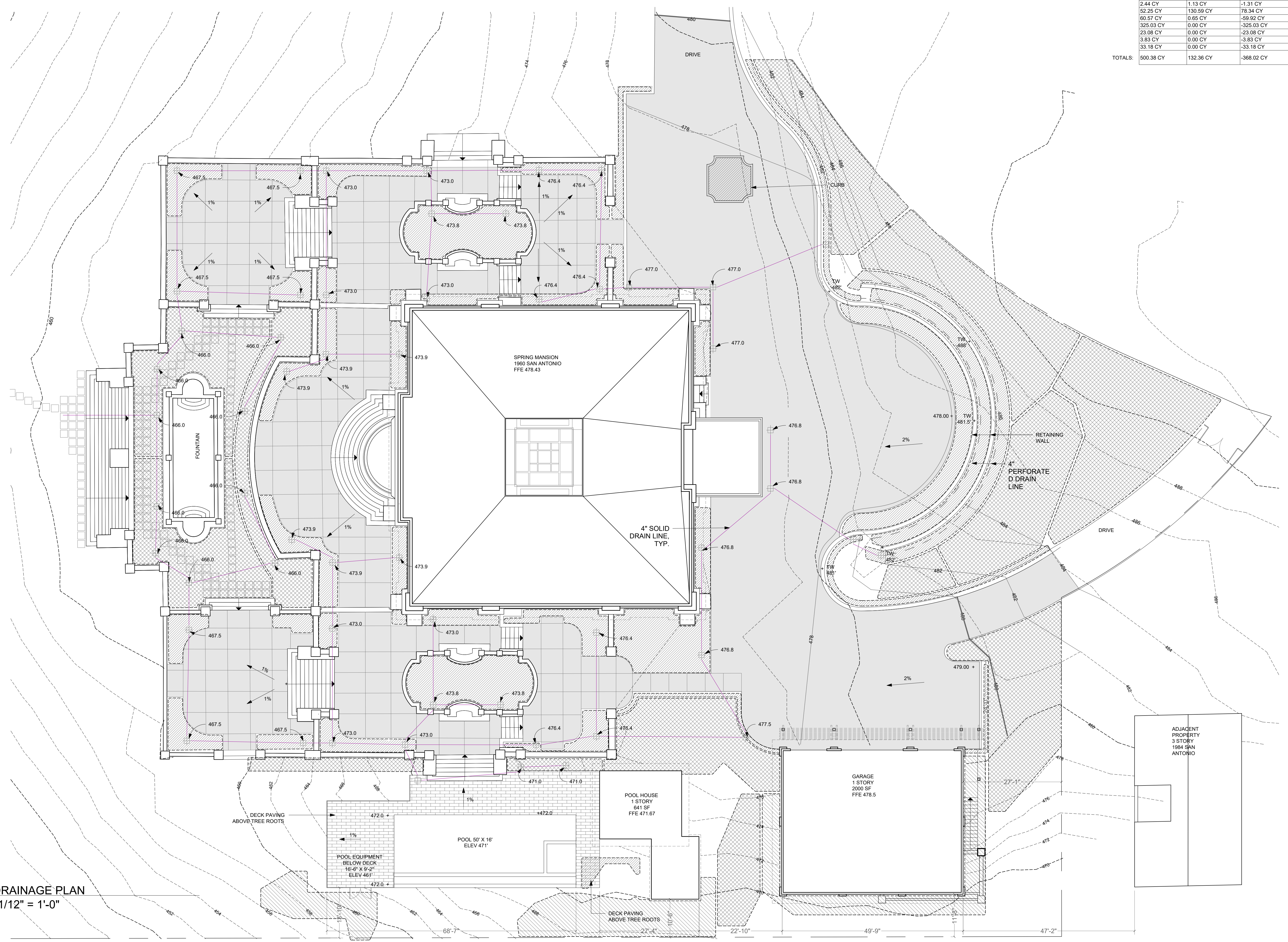
SCALE

AS INDICATED

SHEET NUMBER

L.5

TOPOGRAPHY SCHEDULE		
Cut	Fill	Net outfill
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
33.18 CY	0.00 CY	-33.18 CY
TOTALS:	132.36 CY	-368.02 CY



① DRAINAGE PLAN
1/12" = 1'-0"

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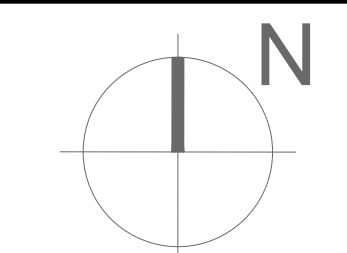


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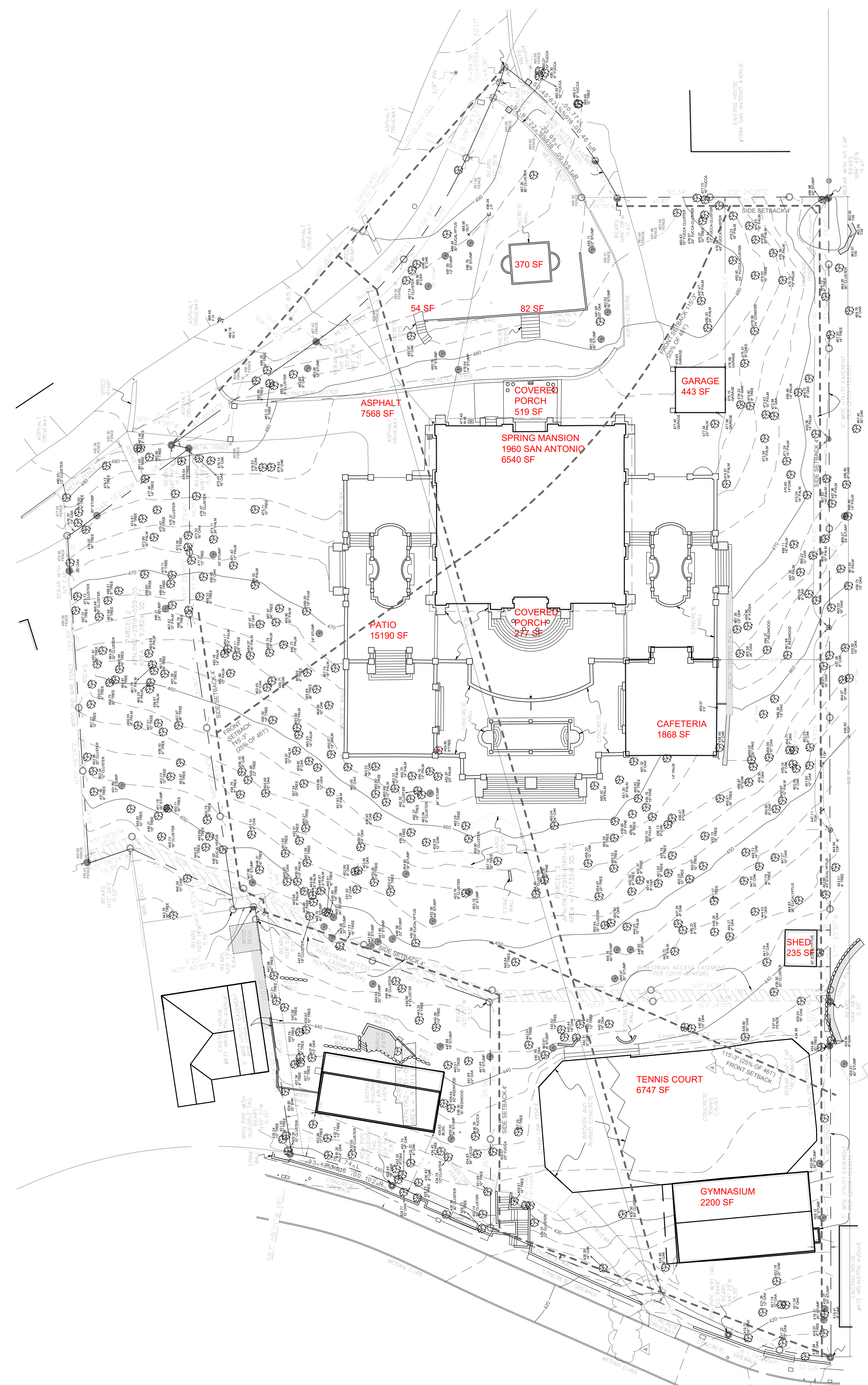
GRADING & DRAINAGE

SCALE

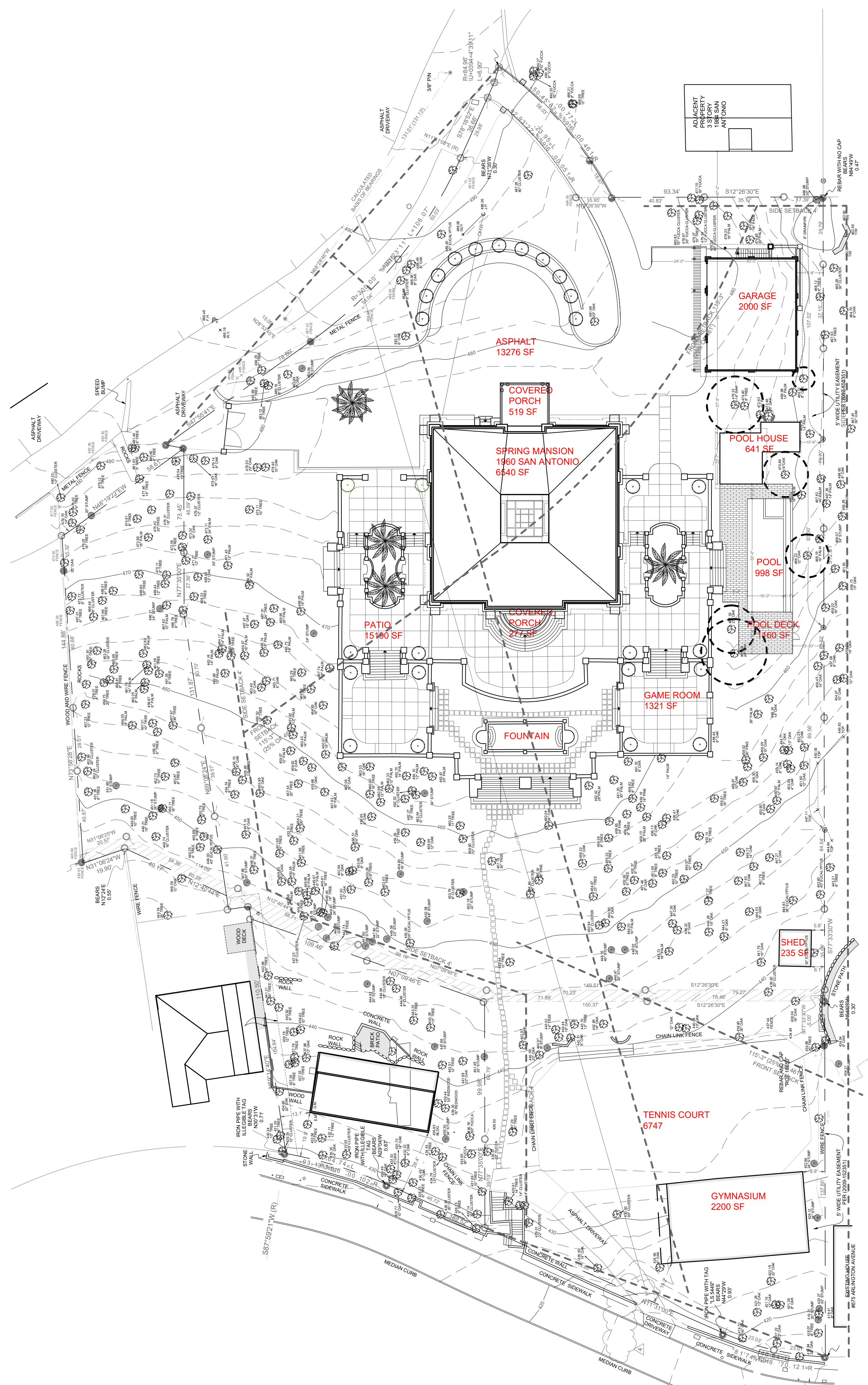
AS INDICATED

SHEET NUMBER

L.6



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



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

BUILDING FOOTPRINT & LOT COVERAGE AND GROSS FLOOR AREA:

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%

IMPERVIOUS SURFACES (OTHER THAN BUILDINGS)

EXISTING	
PATIO	15,190 SF
PAVING	14,821 SF
TOTAL EXISTING	30,011 SF

PROPOSED	
PATIO	15,190 SF
PAVING	20,023 SF
POOL	998 SF
POOL DECK	1,160 SF
TOTAL PROPOSED	37,371 SF

EXISTING GROSS FLOOR AREA	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	17,865 SF

PROPOSED GROSS FLOOR AREA	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	19,516 SF



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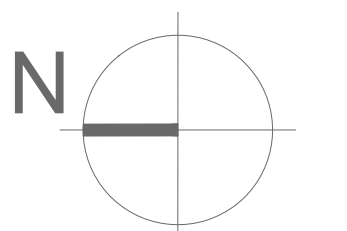


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SHEET TITLE

LOT COVERAGE
EXISTING AND PROPOSED

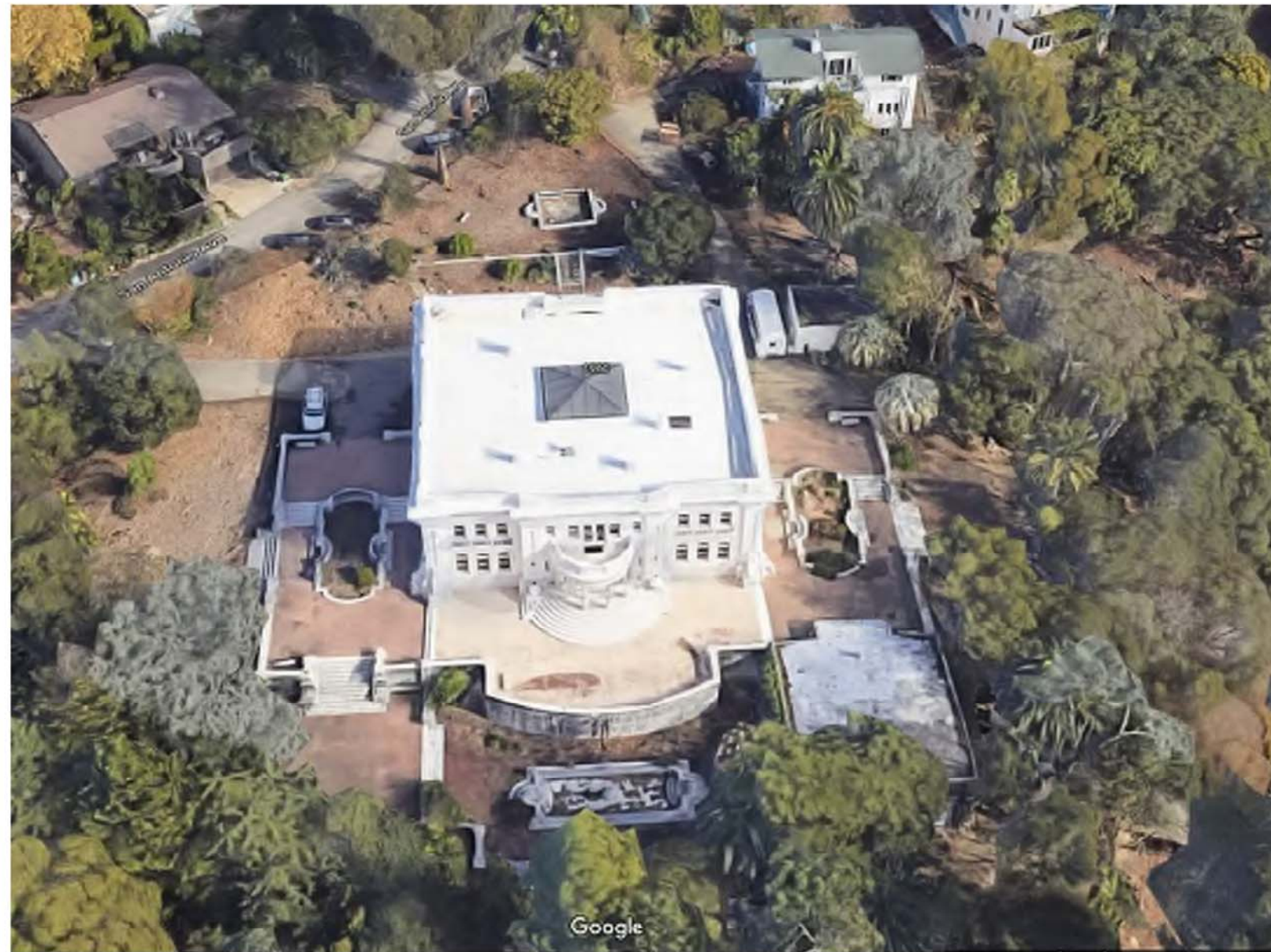
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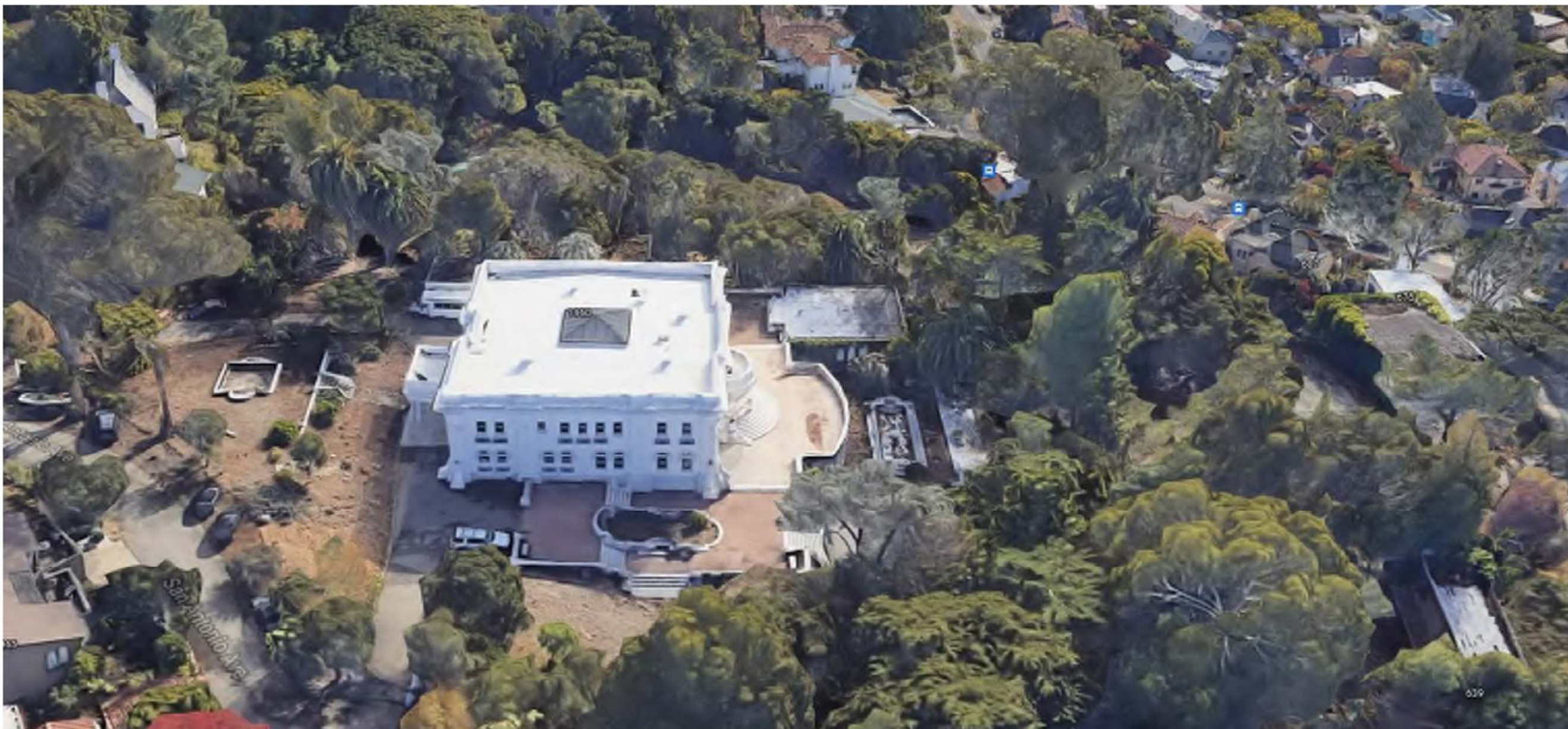
FRONT VIEW



FRONT VIEW



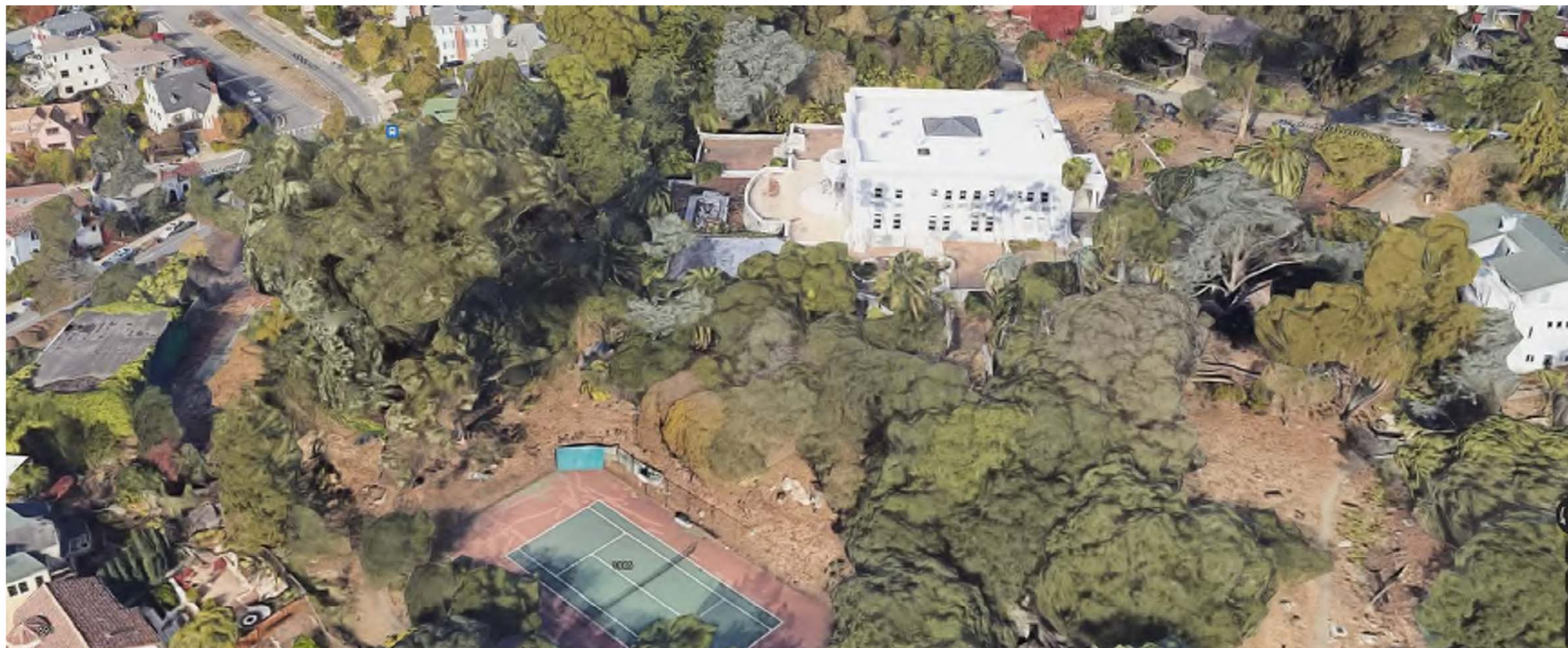
NORTH VIEW



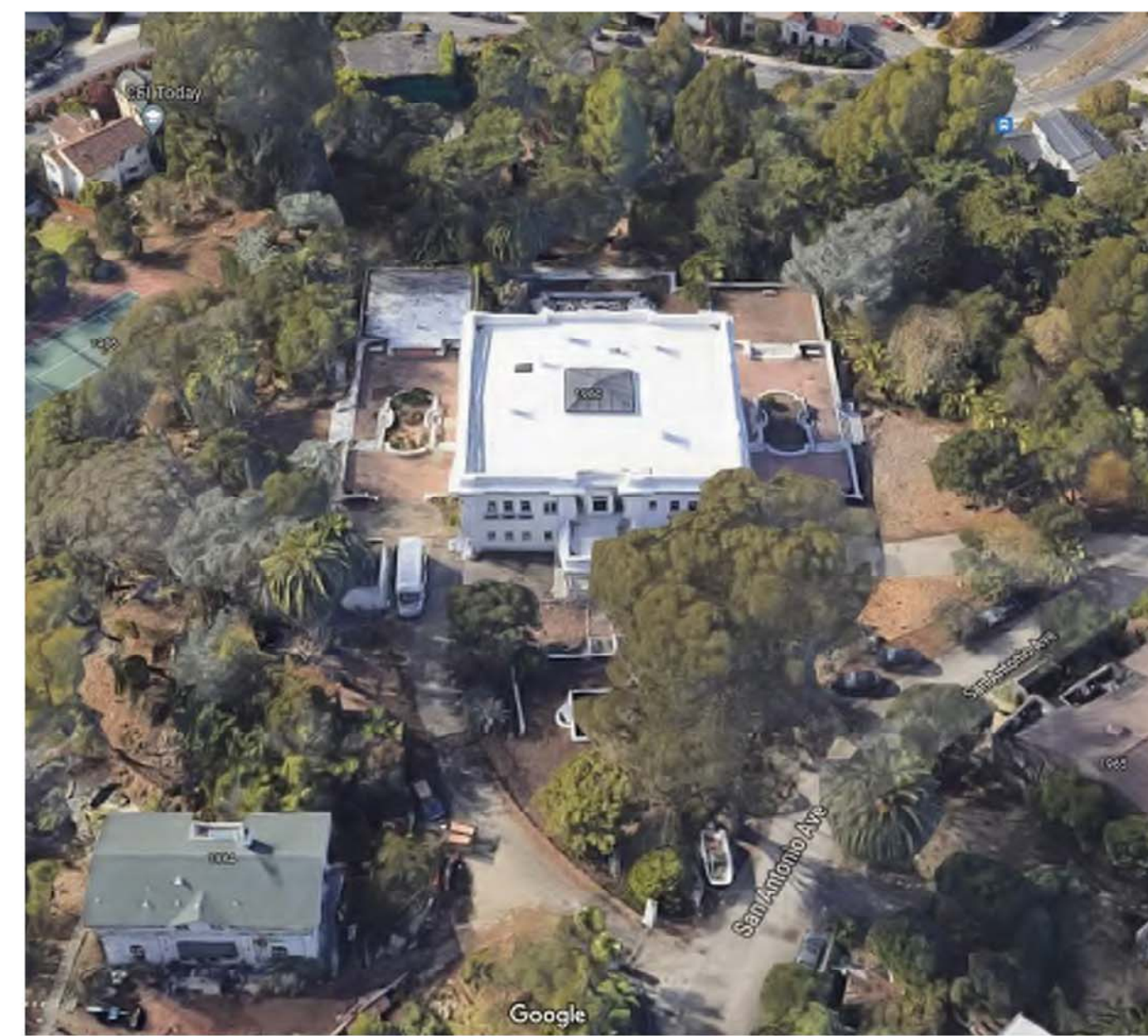
WEST VIEW



SOUTH VIEW



EAST VIEW



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SHEET TITLE

PHOTOS

SCALE

AS INDICATED

SHEET NUMBER

A060

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

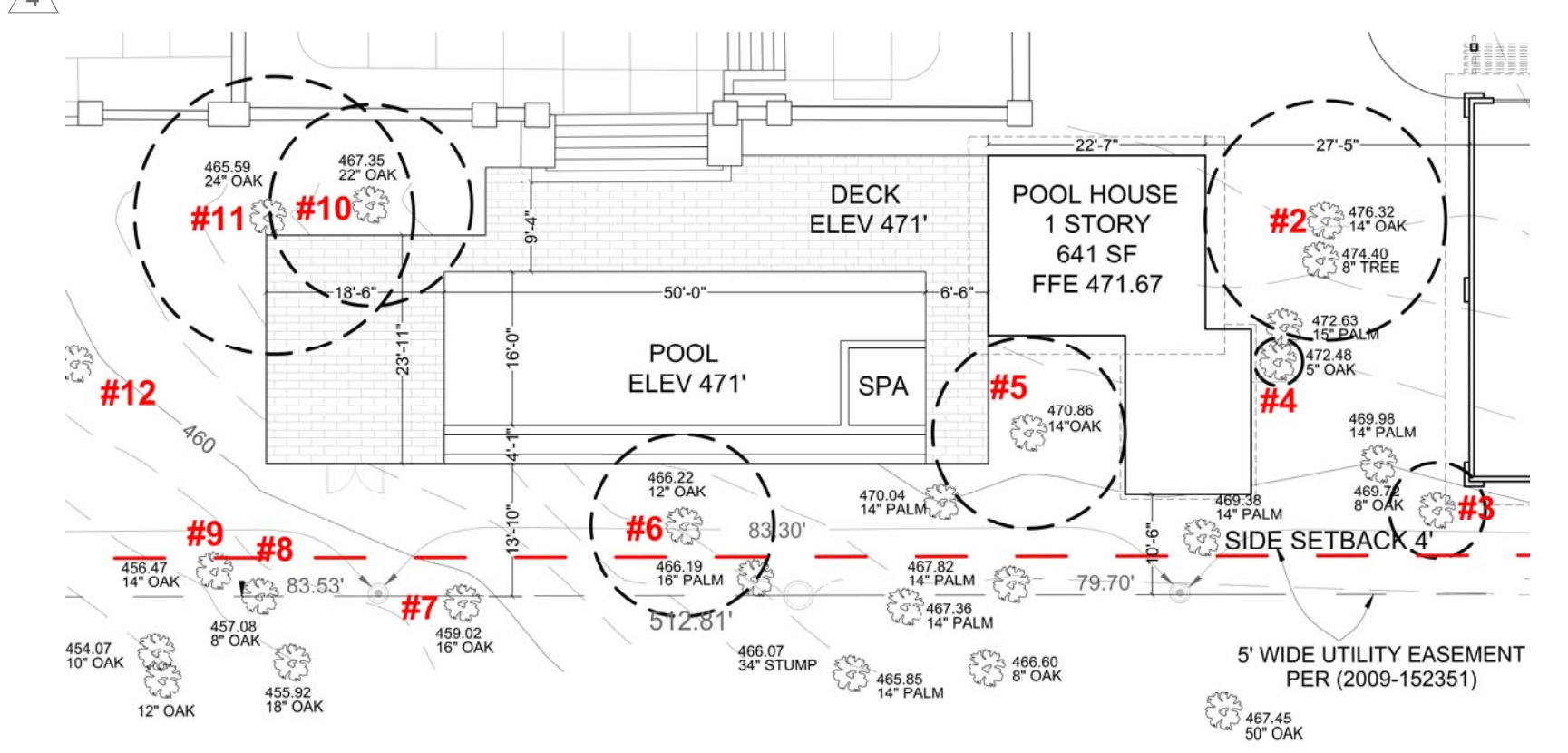
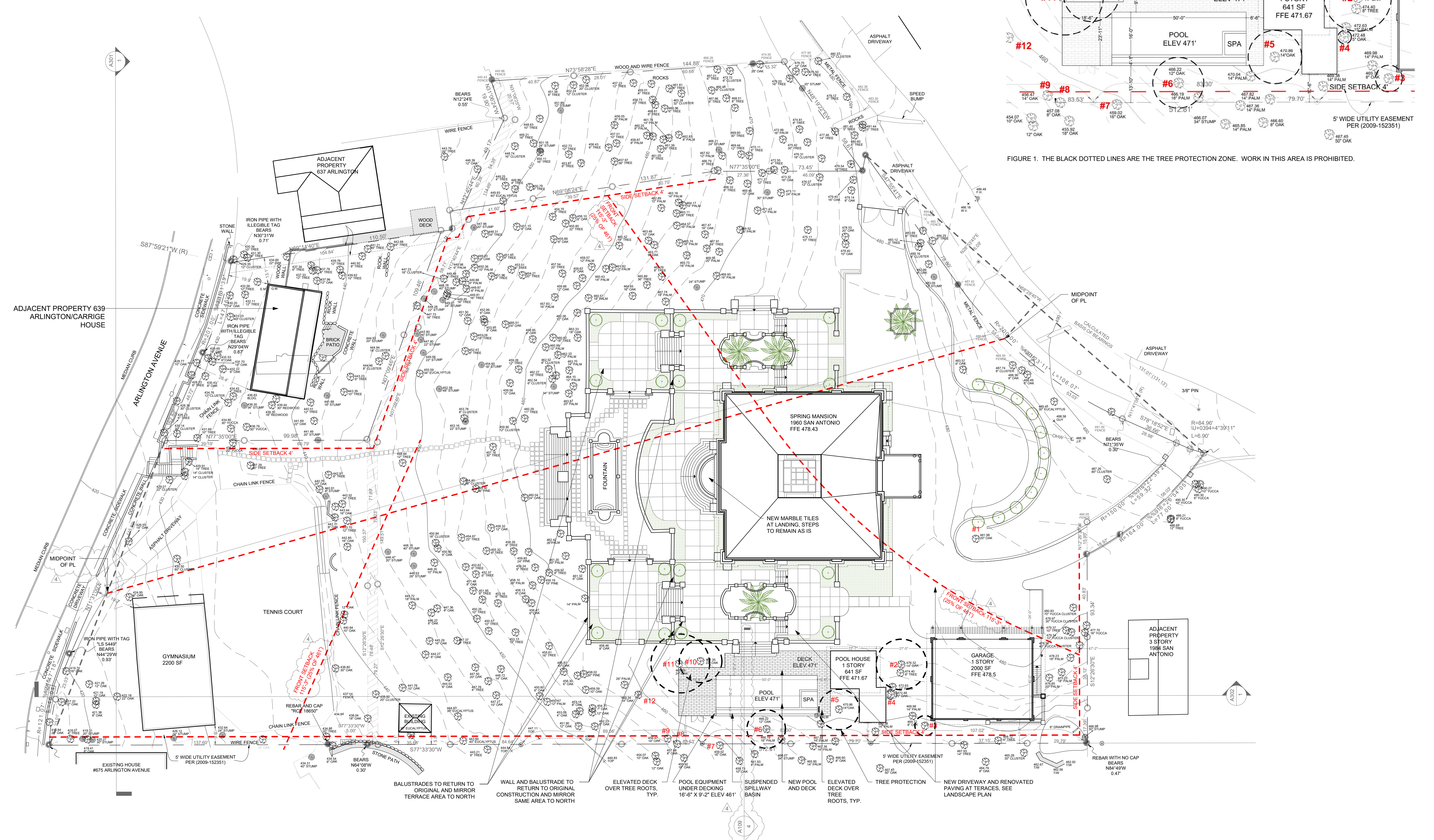


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - PROPOSED
1/24" = 1'-0"

PAYMUN

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Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
SADAF DAYLAMI

PROJECT
SPRING MANSION

OWNER(S)
ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

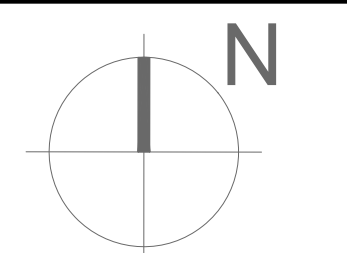


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

SITE PLAN - PROPOSED

SCALE

AS INDICATED
SHEET NUMBER

A101

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIFLINE.

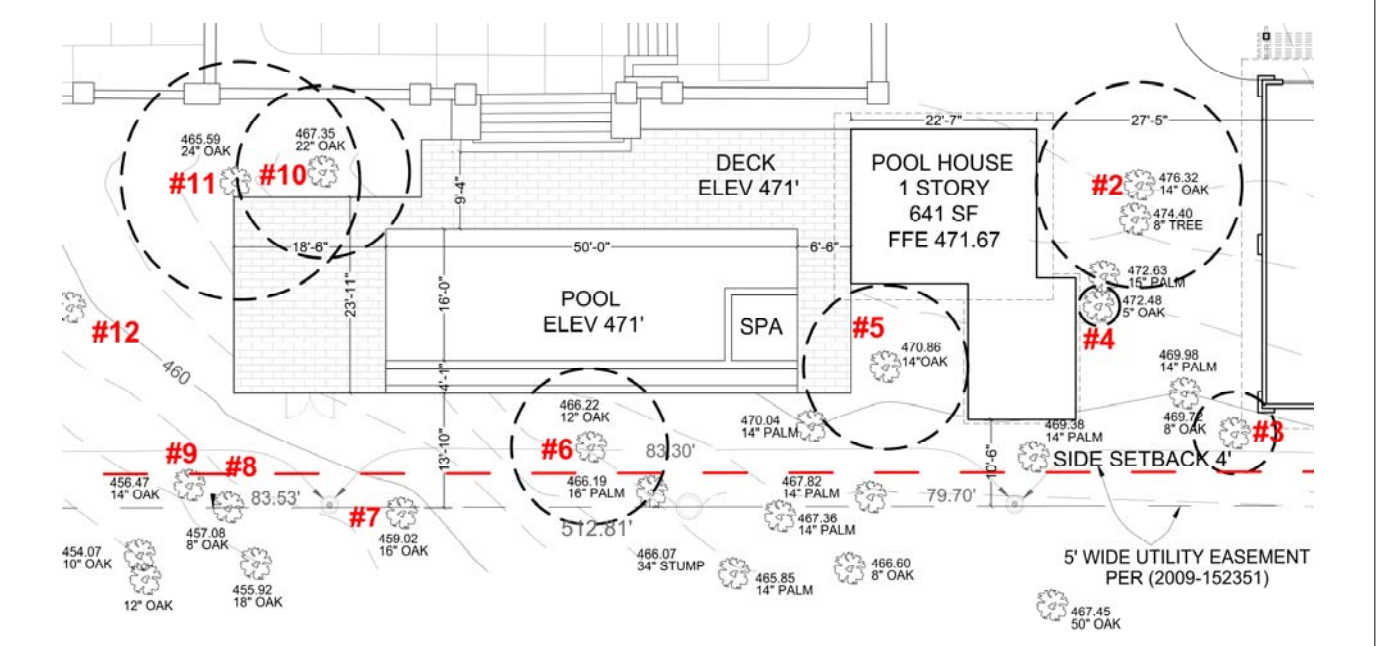
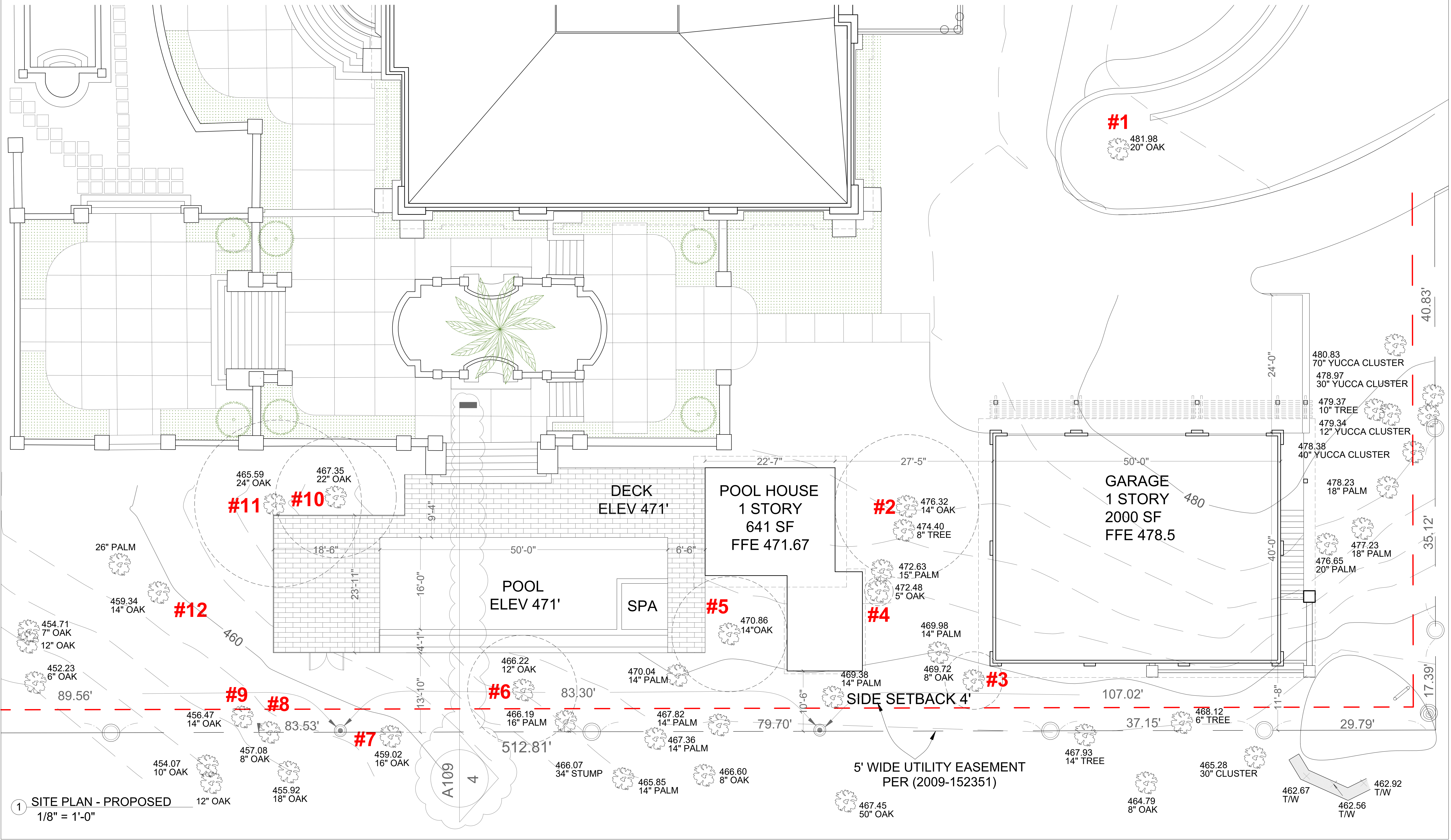


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

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SPRING MANSION

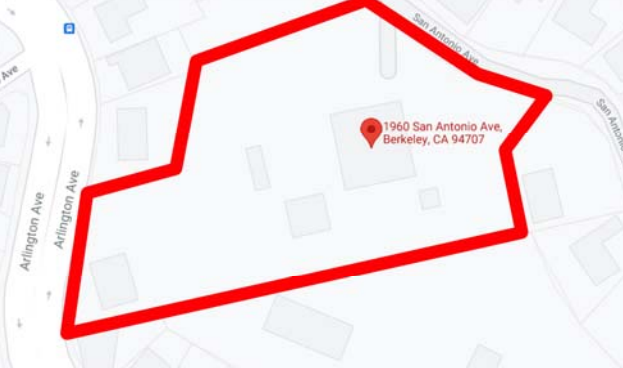
OWNER(S)

ABBAS MASH

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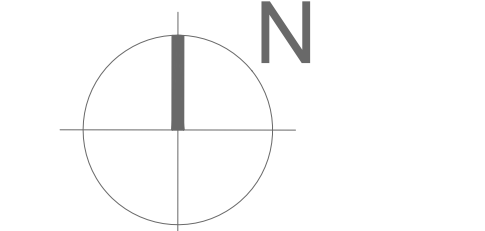


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

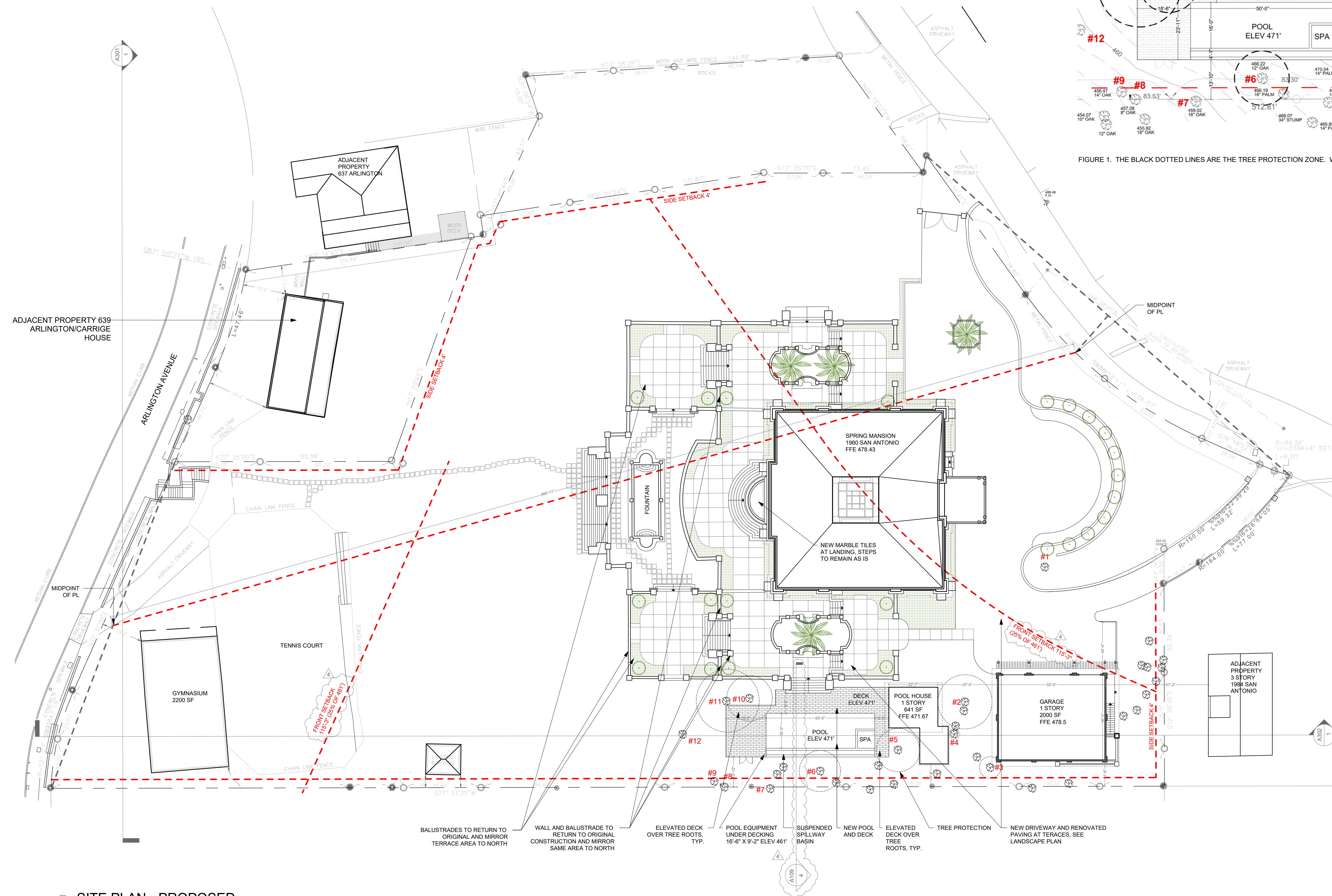
ENLARGED SITE PLAN

SCALE

AS INDICATED

SHEET NUMBER

A101B



1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIPLINE.

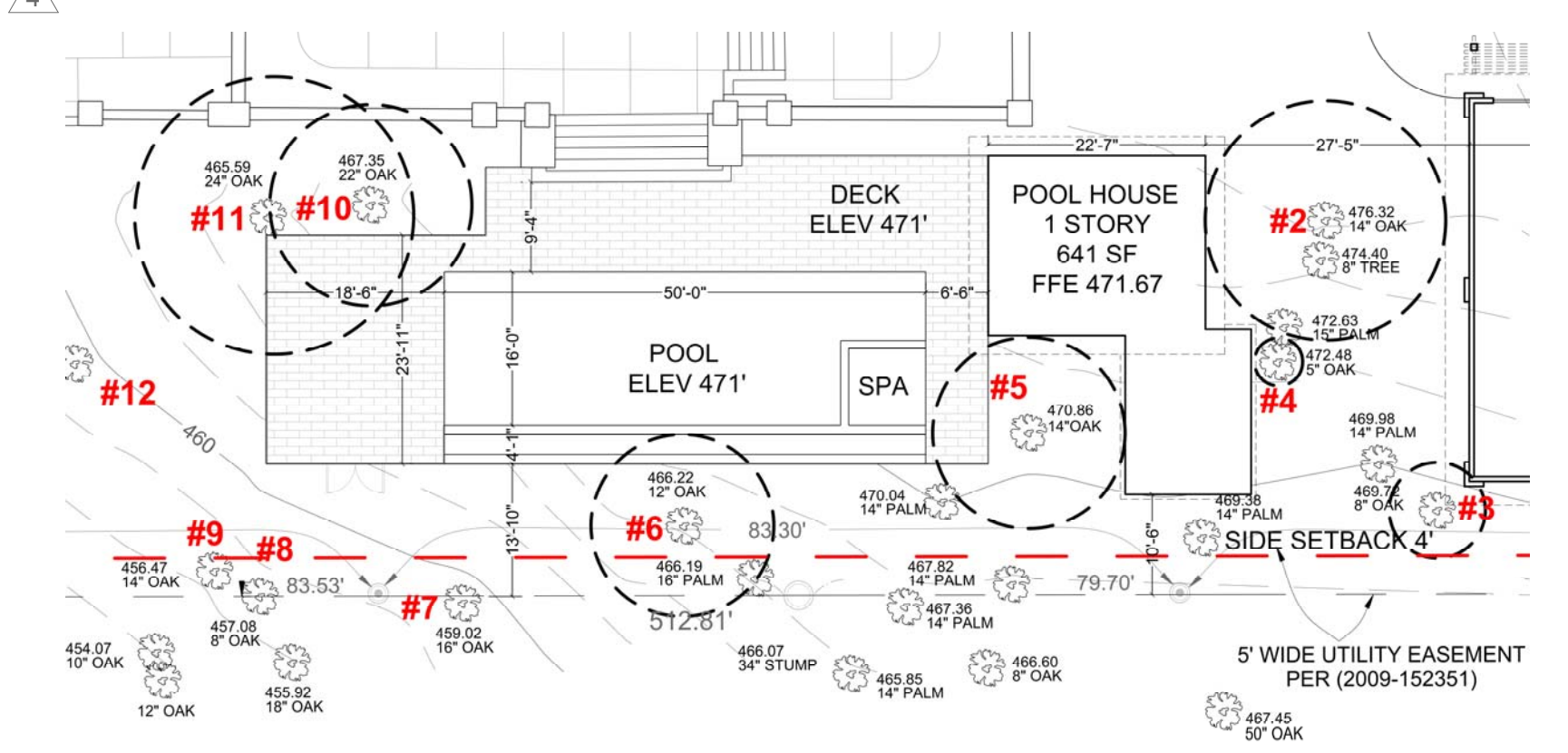


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

1 SITE PLAN - PROPOSED
1/24" = 1'-0"

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AREA

ORIENTATION

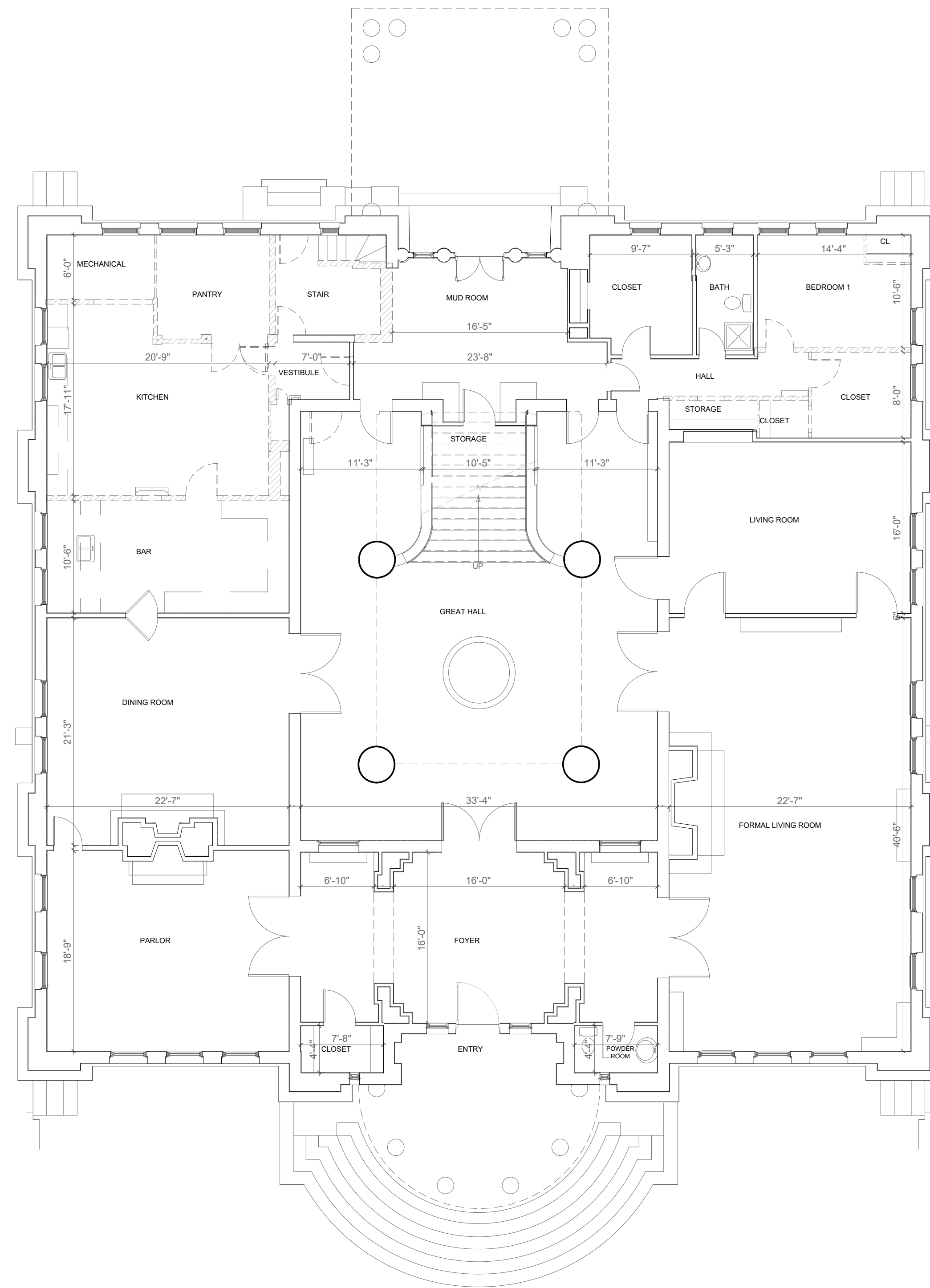
SHEET TITLE
SITE PLAN - SIMPLIFIED

SCALE
AS INDICATED

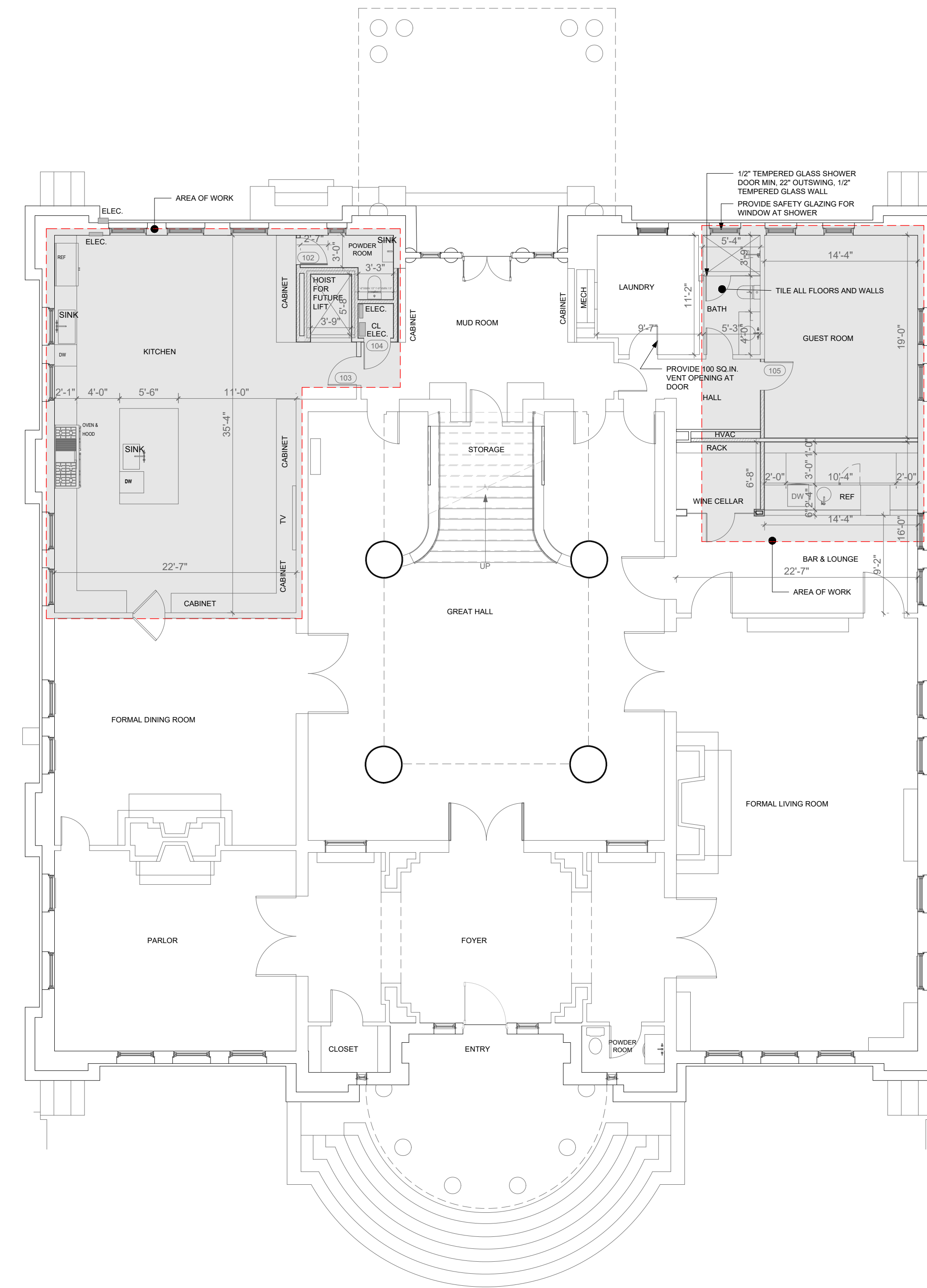
SHEET NUMBER
A101C

WALL LEGEND	
DEMOLISHED WALL	
NEW WALL	
1 HOUR RATED WALL	

NOTES:
ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING



1 1ST FLOOR EXISTING
1/8" = 1'-0"



2 1ST FLOOR PROPOSED
1/8" = 1'-0"

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LOCATION

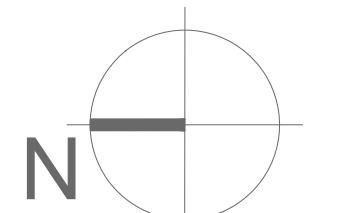


ADDRESS

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BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

MAIN 1ST FLOOR PLANS
EXISTING & PROPOSED

SCALE

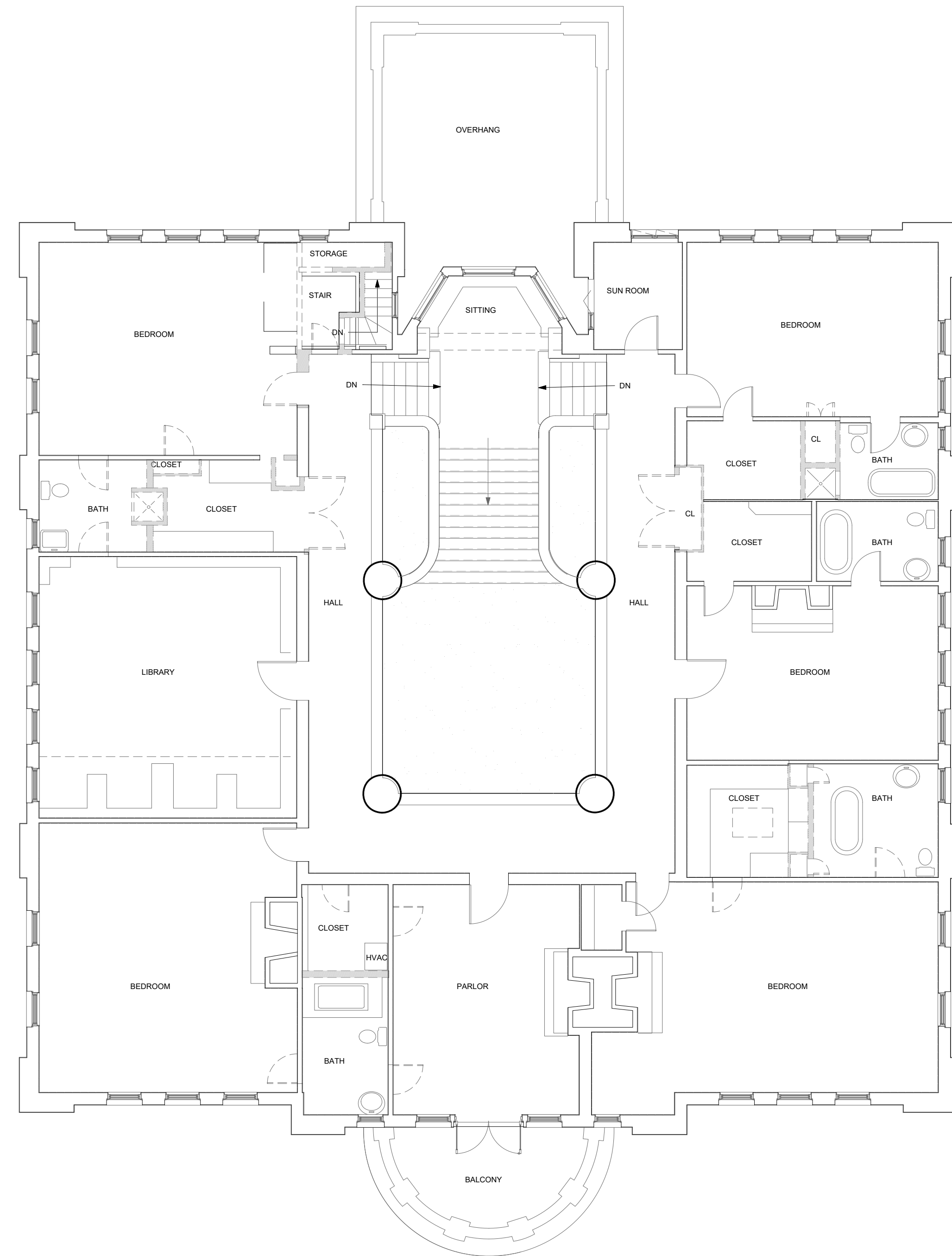
AS INDICATED

SHEET NUMBER

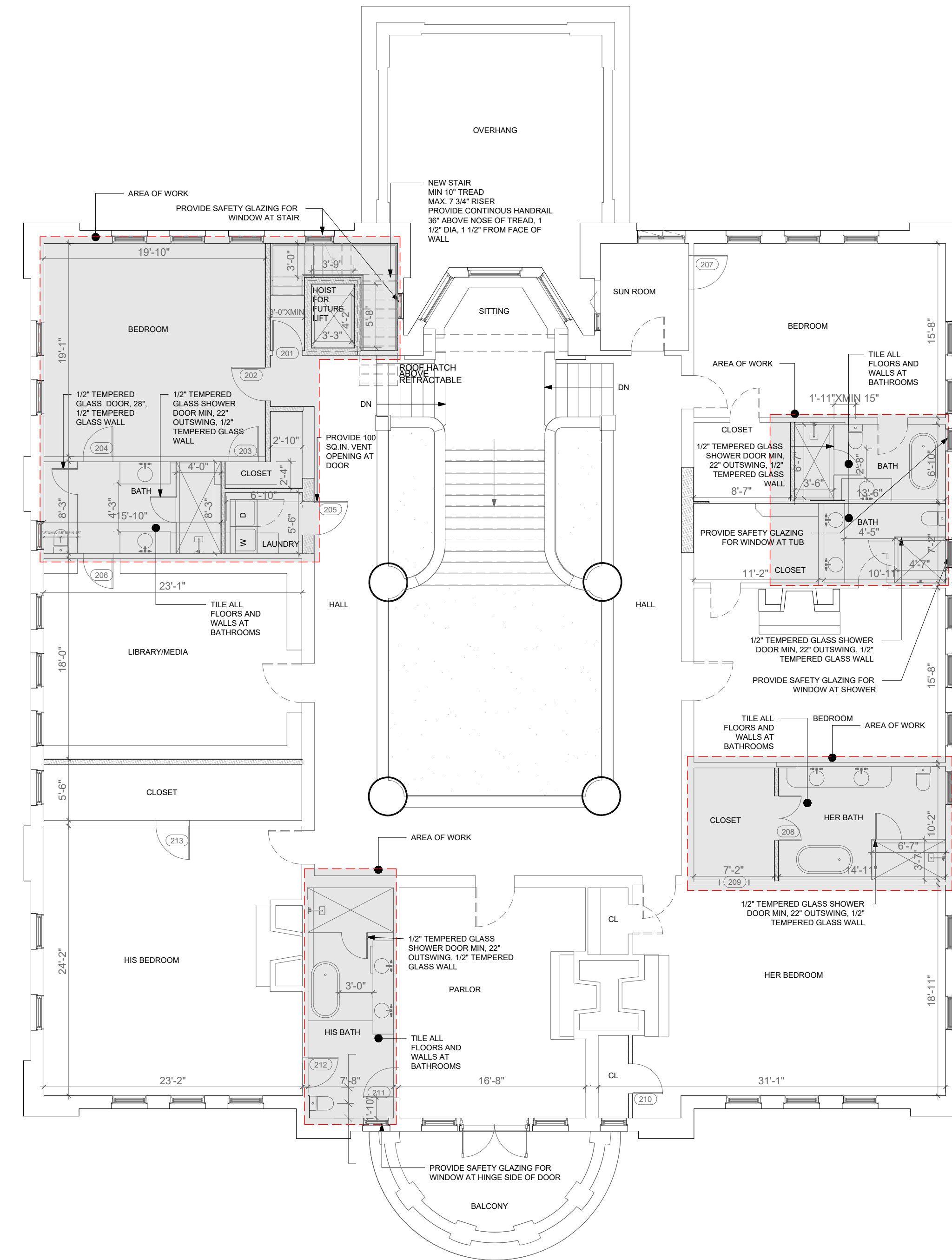
A102

WALL LEGEND	
DEMOLISHED WALL	
NEW WALL	
1 HOUR RATED WALL	

NOTES:
ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING



1 2ND FLOOR EXISTING
1/8" = 1'-0"



2 2ND FLOOR PROPOSED
1/8" = 1'-0"

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LEAD DESIGN CONSULTANT

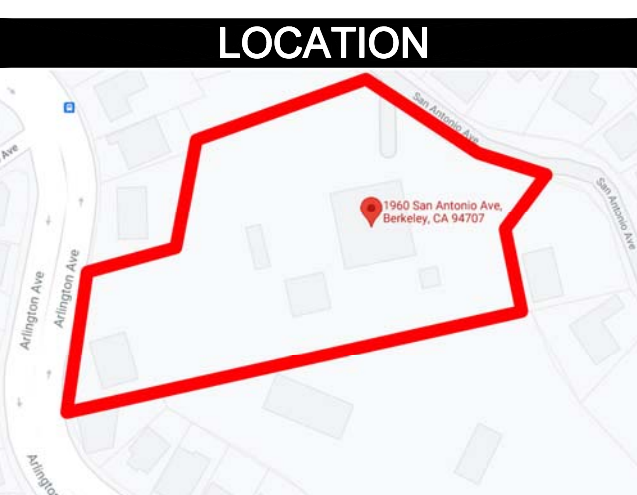
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DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
SADAF DAYLAMI

PROJECT
SPRING MANSION

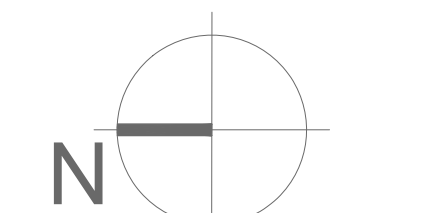
OWNER(S)
ABBAS MASH

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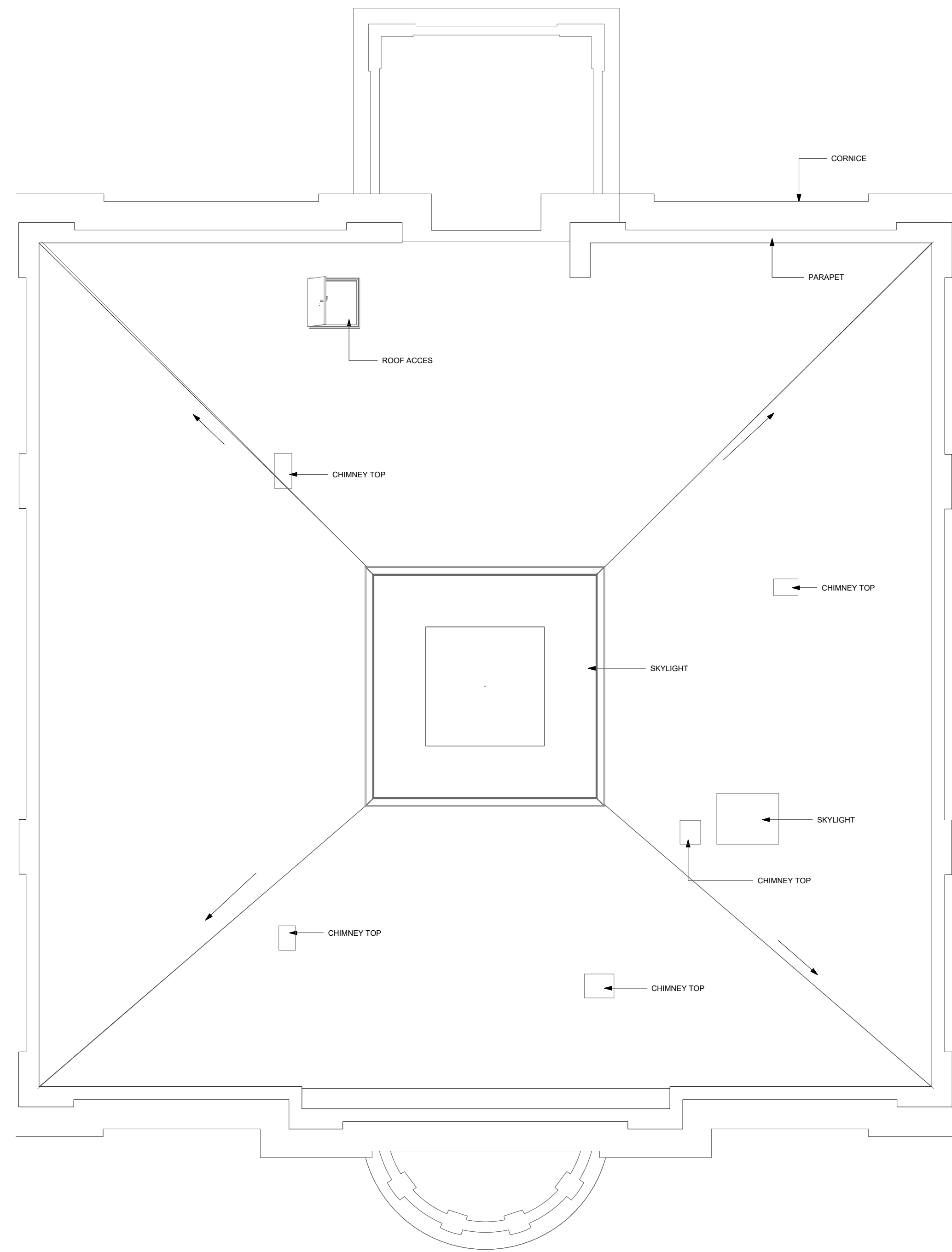
AREA
ORIENTATION



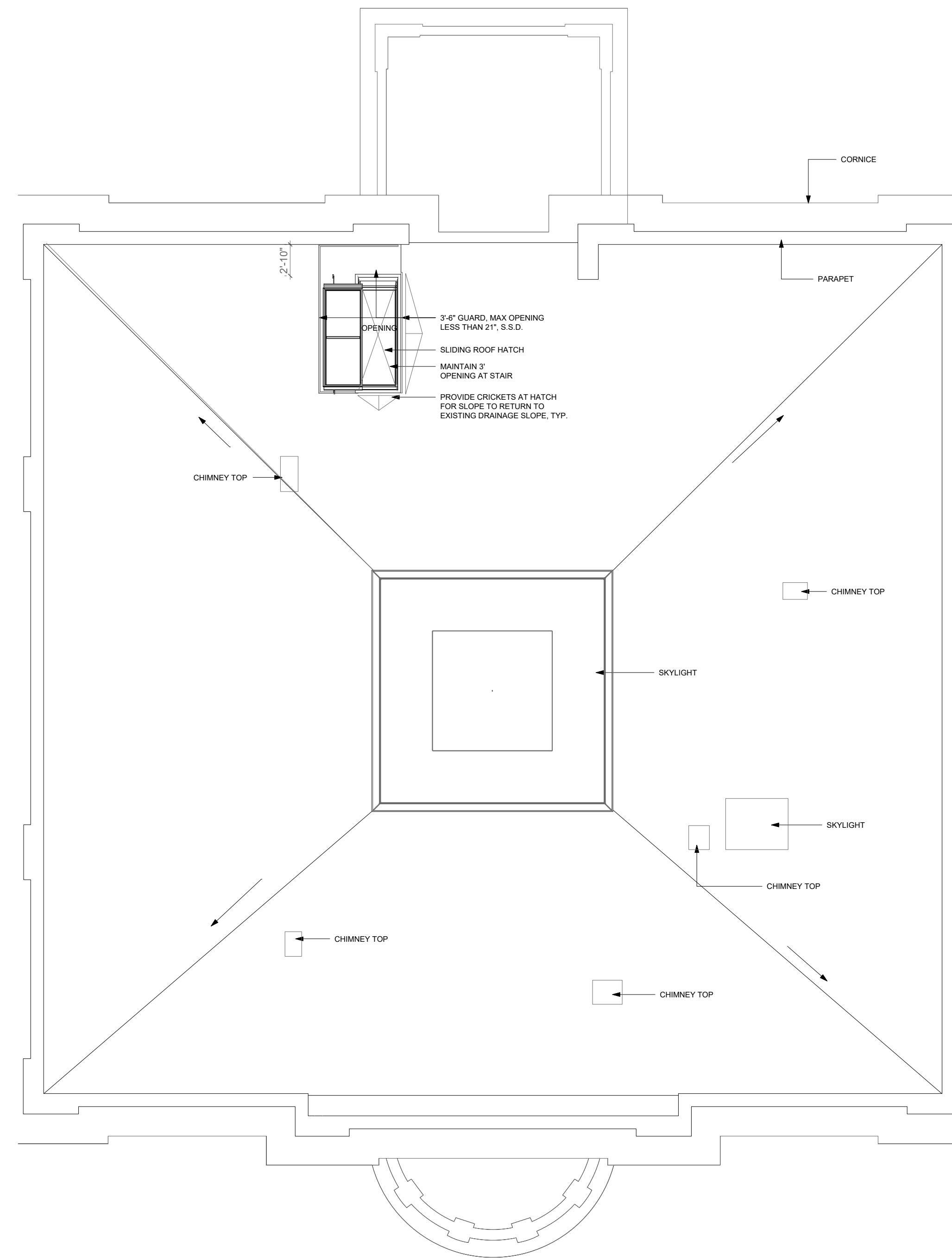
SHEET TITLE
MAIN 2ND FLOOR PLANS
EXISTING & PROPOSED

SCALE
AS INDICATED
SHEET NUMBER

A103



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



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

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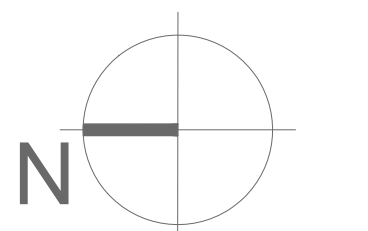


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ORIENTATION



SHEET TITLE

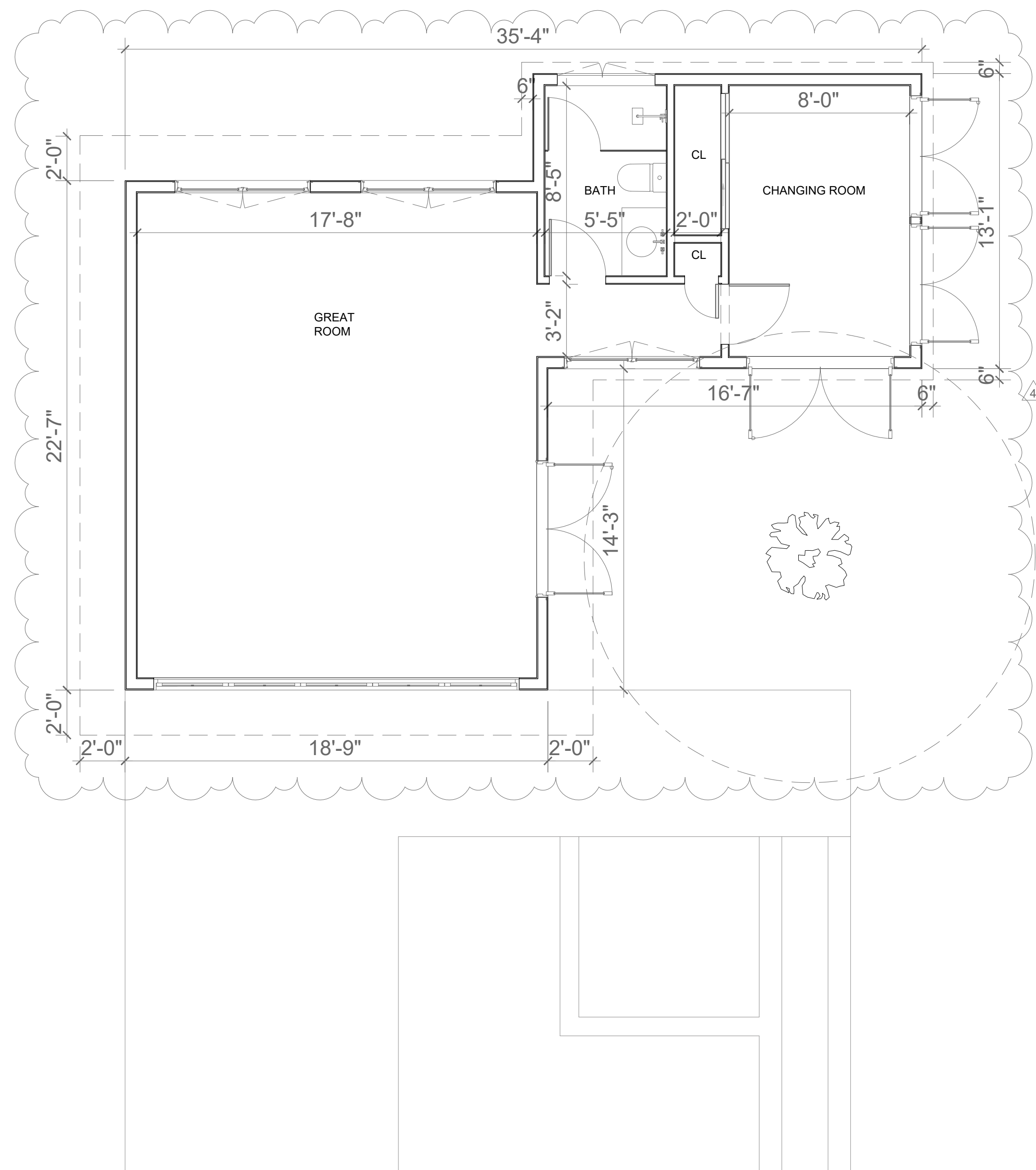
MAIN ROOF PLANS
EXISTING & PROPOSED

SCALE

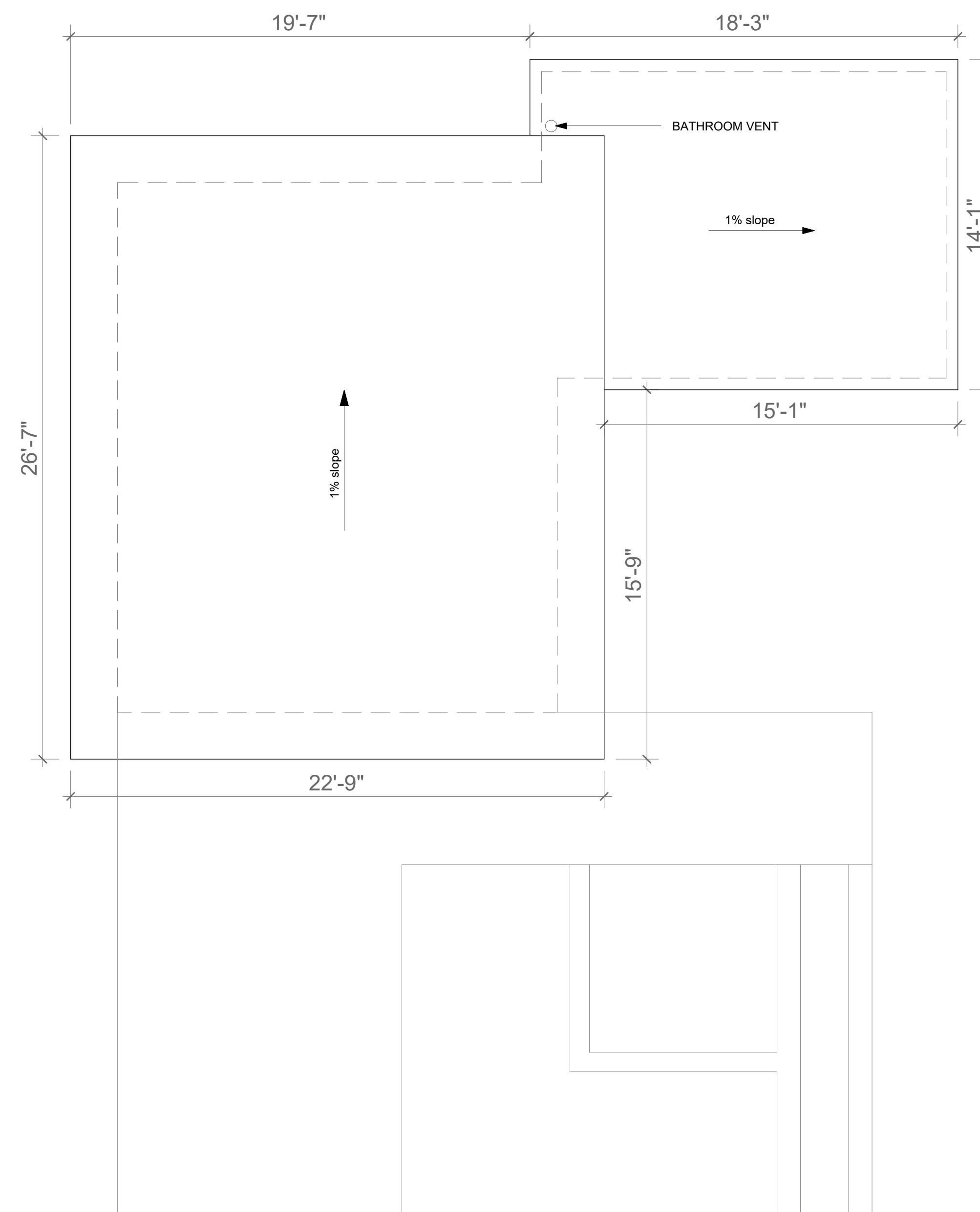
AS INDICATED

SHEET NUMBER

A104



1 POOL HOUSE PLAN - PROPOSED
1/4" = 1'-0"



2 POOL HOUSE ROOF PLAN - PROPOSED
1/4" = 1'-0"

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PROJECT

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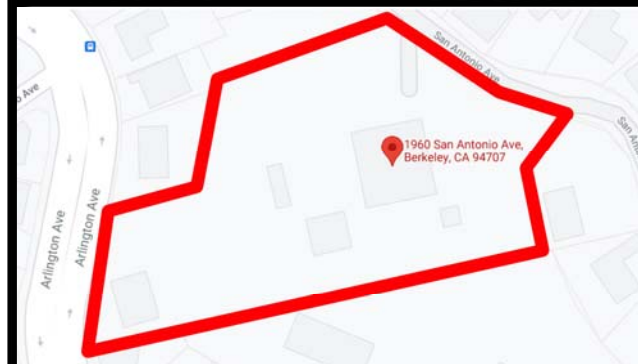
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SHEET TITLE

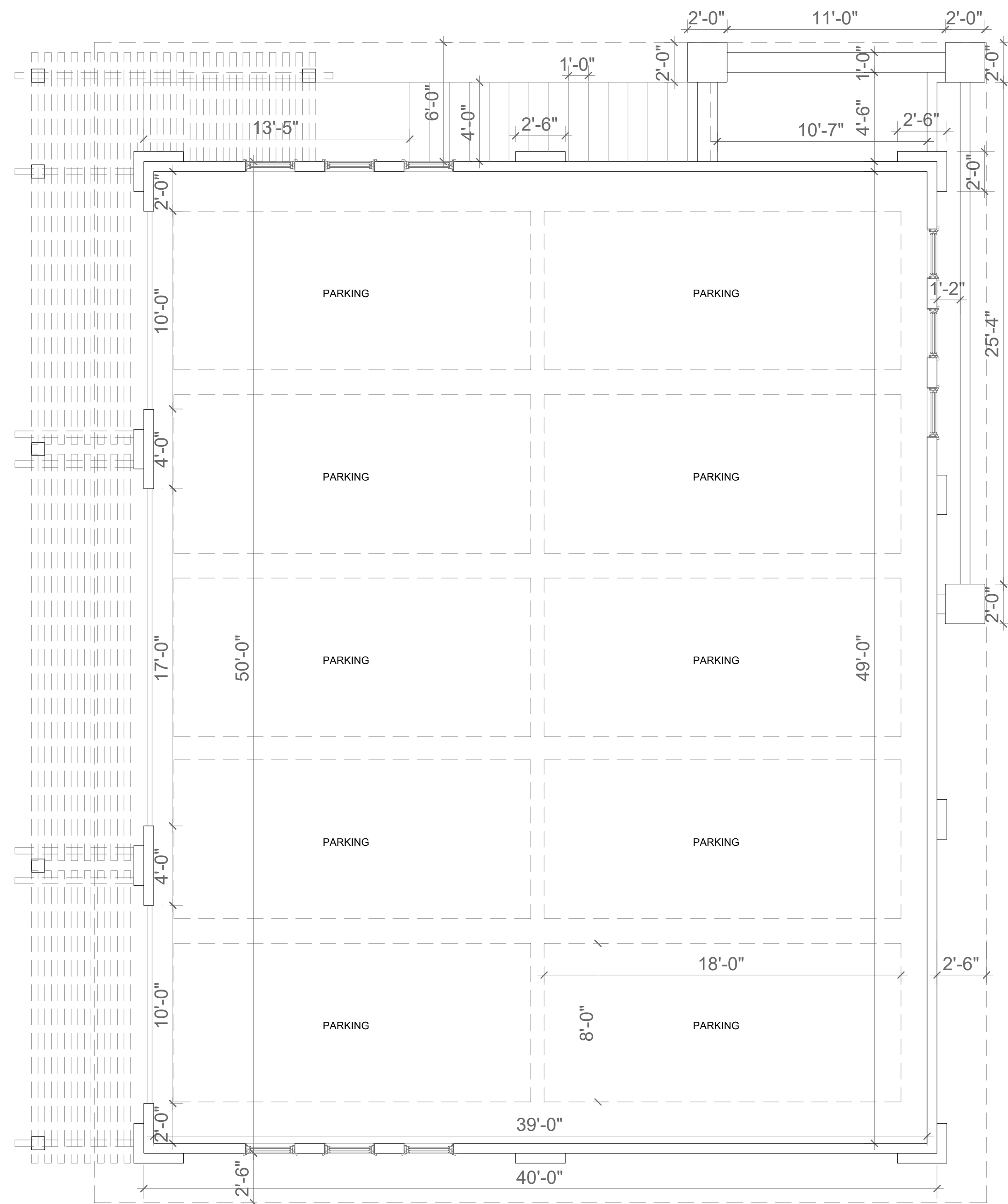
POOL HOUSE PLANS
PROPOSED

SCALE

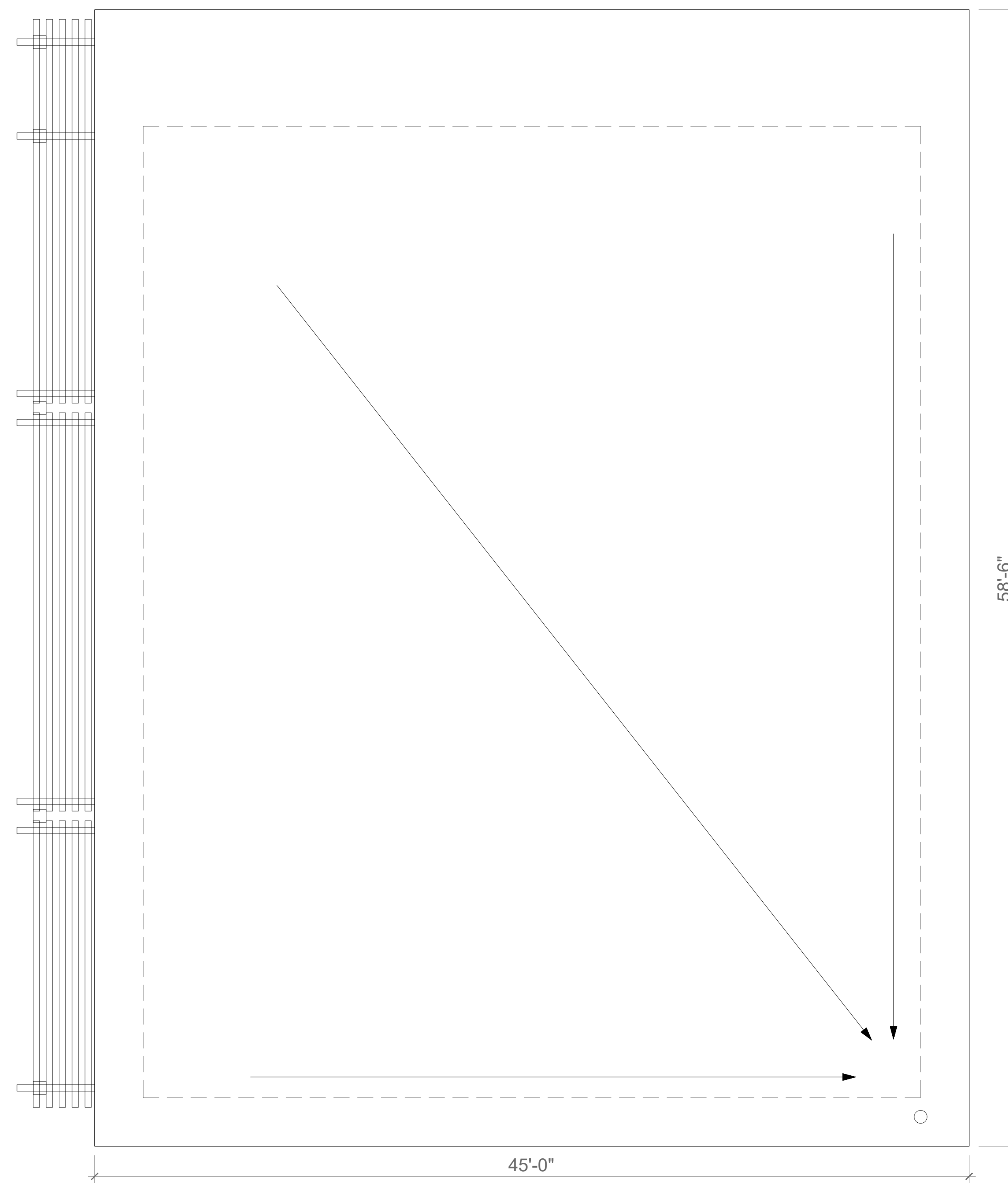
AS INDICATED

SHEET NUMBER

A105



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



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

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SHEET TITLE

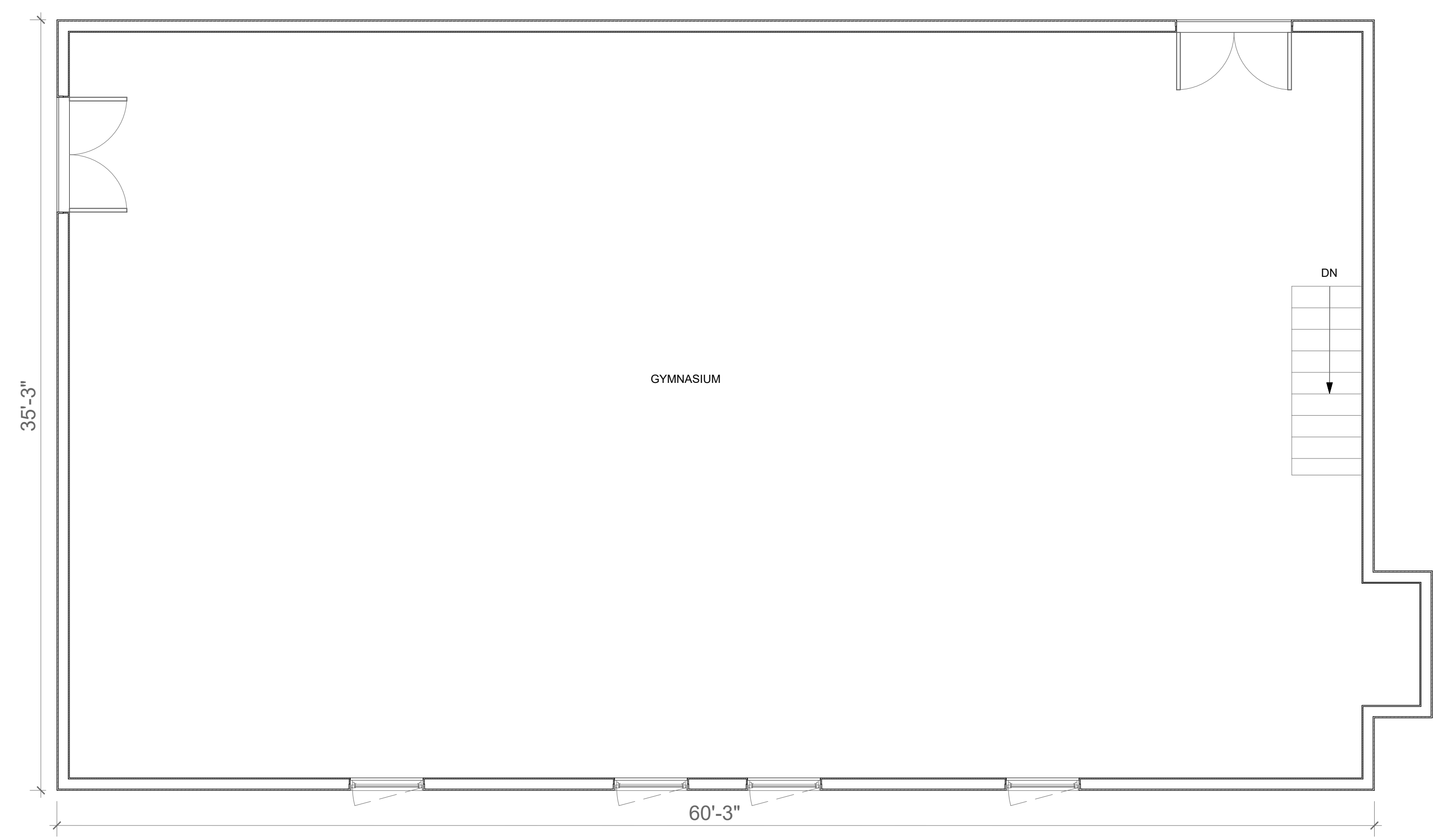
GARAGE PLANS
PROPOSED

SCALE

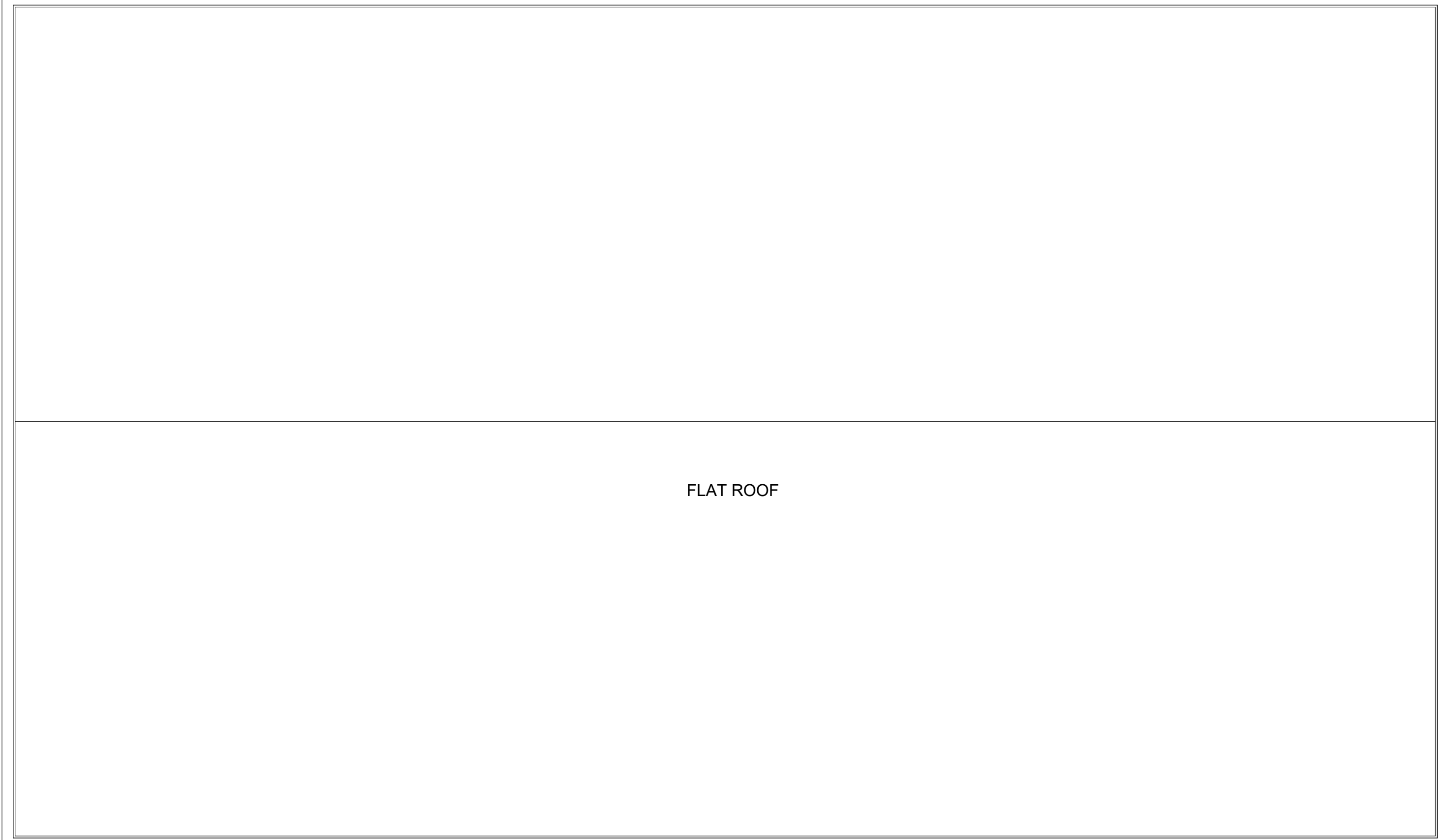
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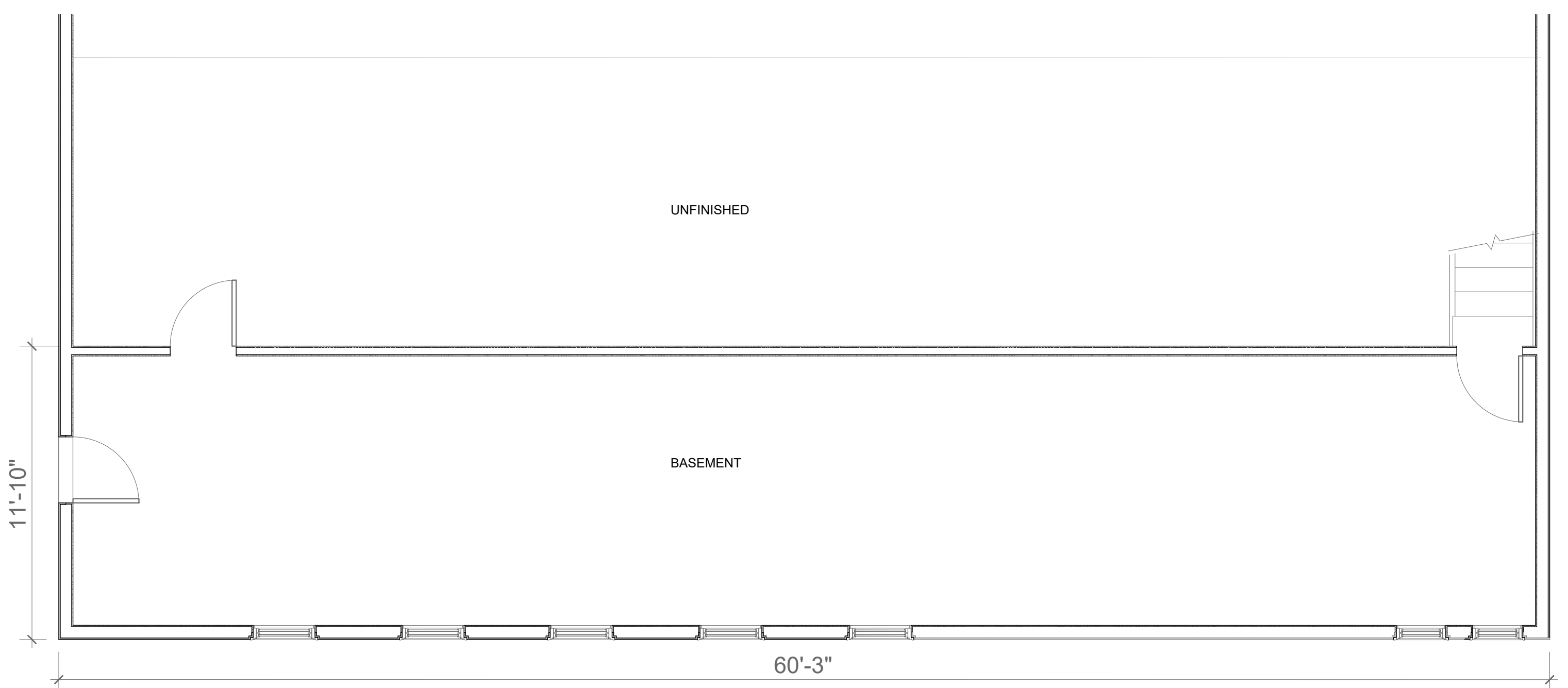
A105A



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



③ GYMNASIUM ROOF PLAN - EXISTING
1/4" = 1'-0"



② GYMNASIUM BASEMENT PLAN - EXISTING
1/4" = 1'-0"

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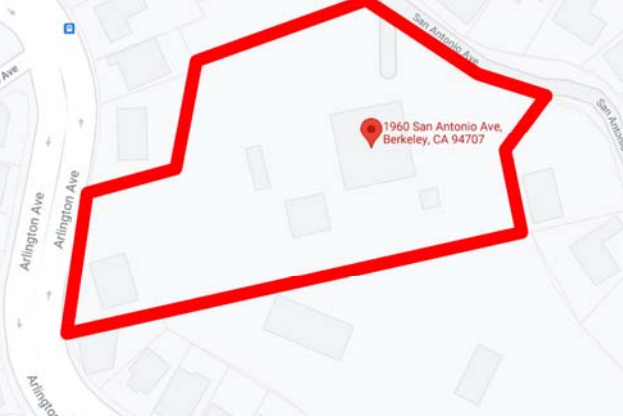
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1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

GYMNASIUM PLANS
EXISTING

SCALE

AS INDICATED

SHEET NUMBER

A106

WALL LEGEND

DEMOLISHED WALL

EXISTING WALL



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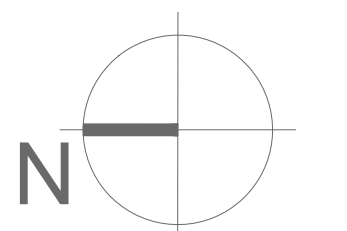


ADDRESS

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AREA

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SHEET TITLE

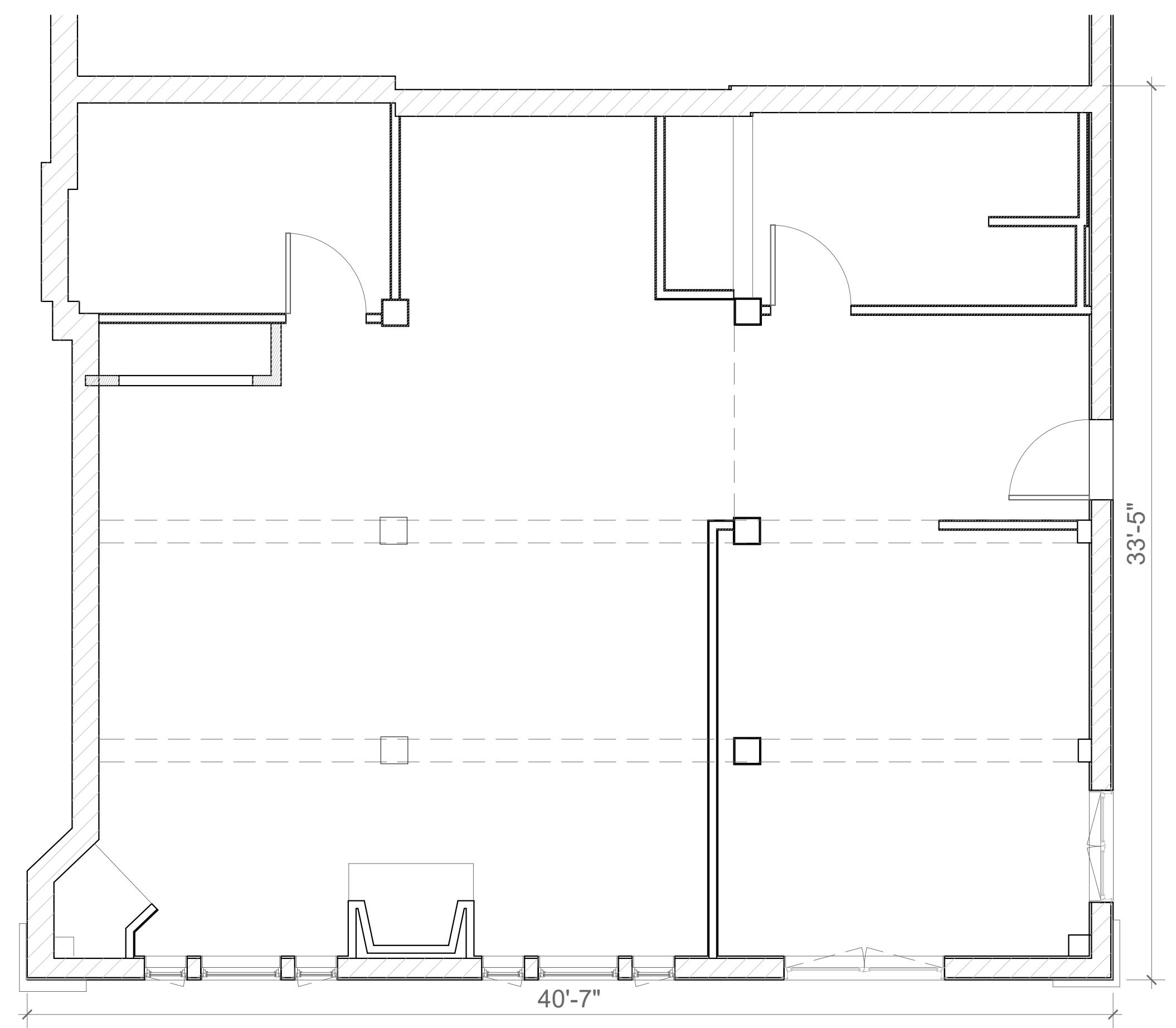
GAMEROM
PLANS & ELEVATIONS
EXISTING & PROPOSED

SCALE

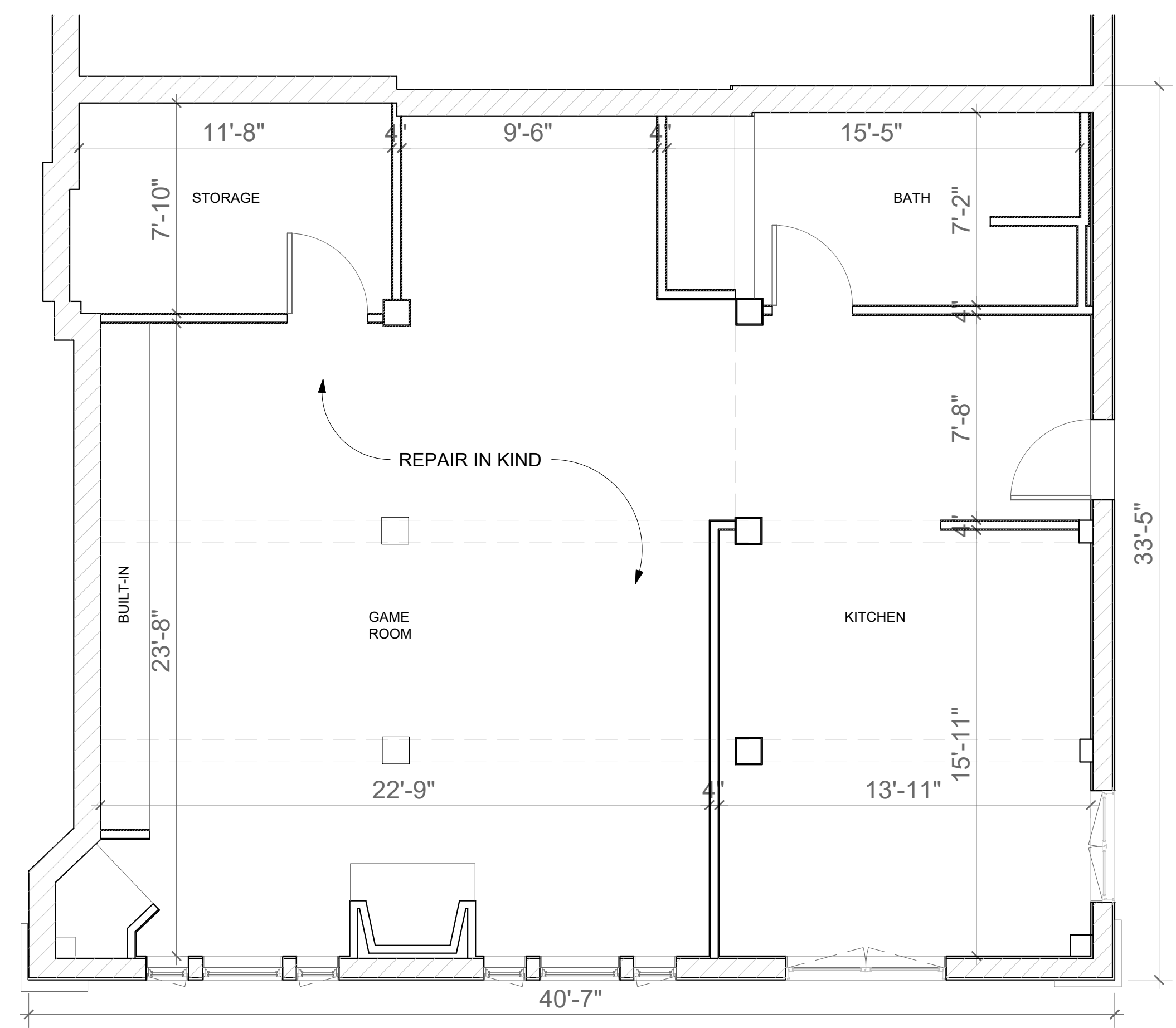
AS INDICATED

SHEET NUMBER

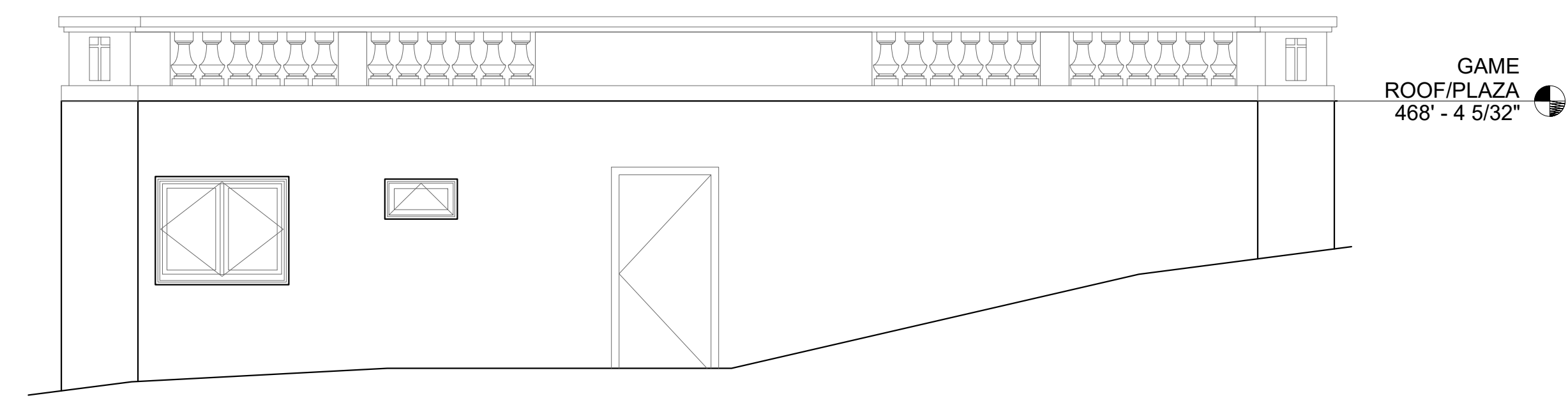
A107



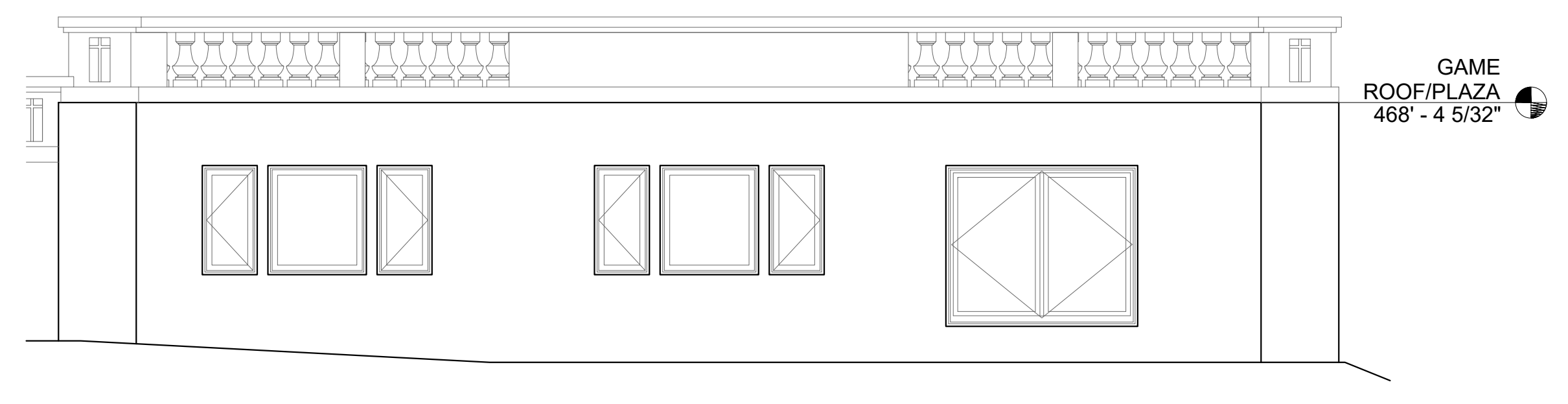
1 GAME ROOM - EXISTING & DEMOLITION
1/4" = 1'-0"



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

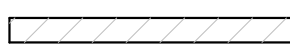



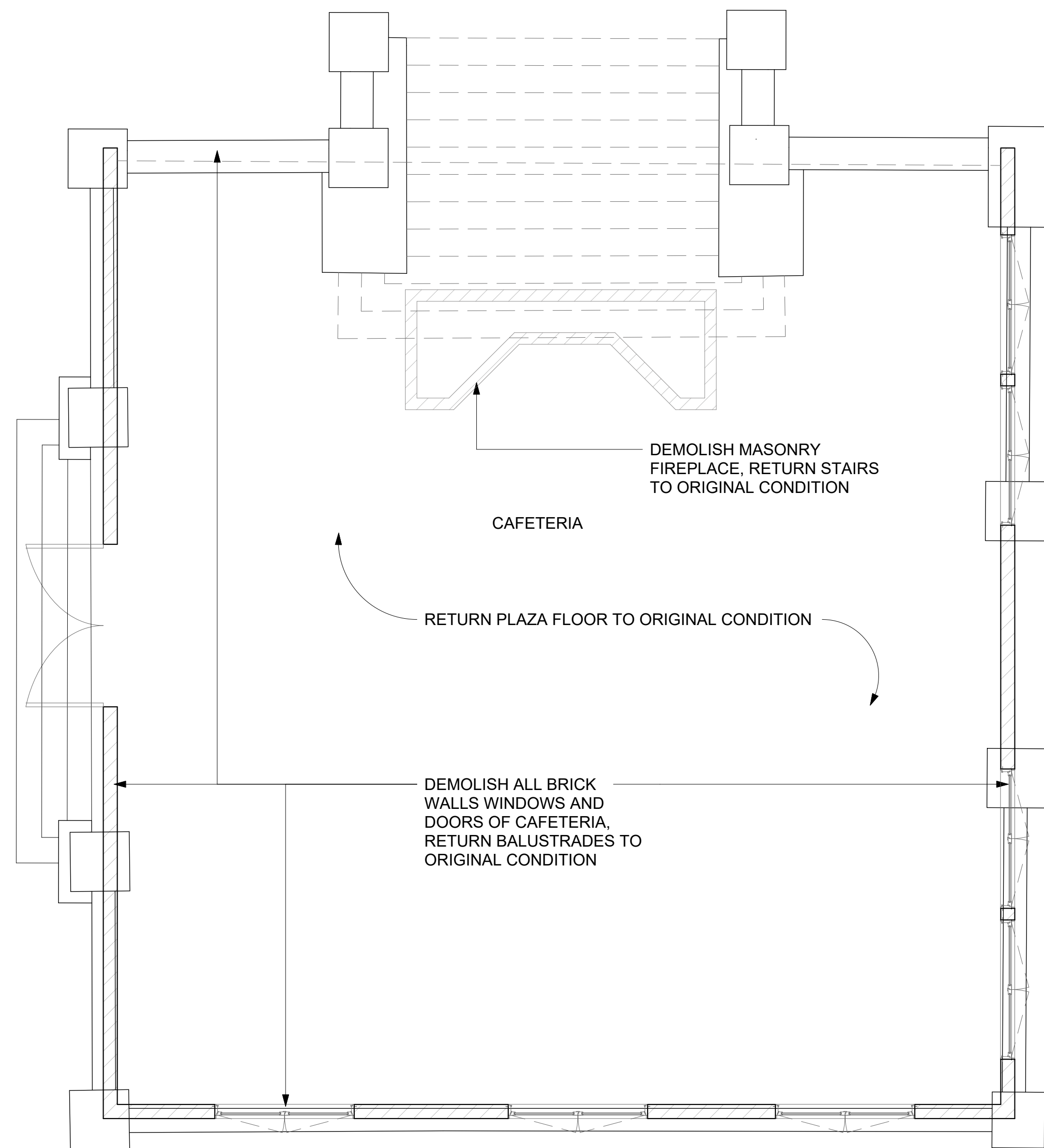
3 GAME ROOM - SOUTH ELEVATION
1/4" = 1'-0"



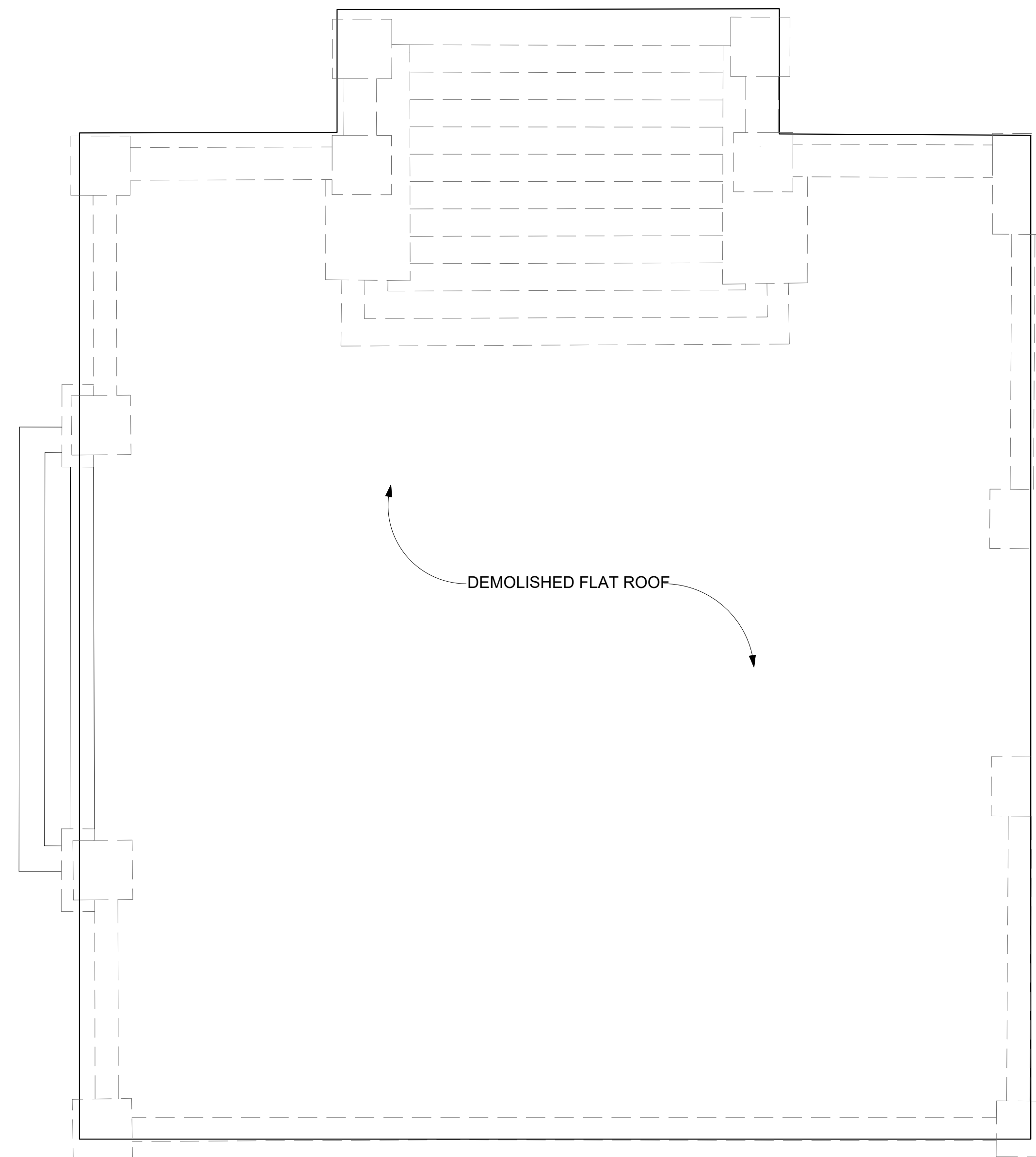
4 GAME ROOM - WEST ELEVATION
1/4" = 1'-0"

WALL LEGEND

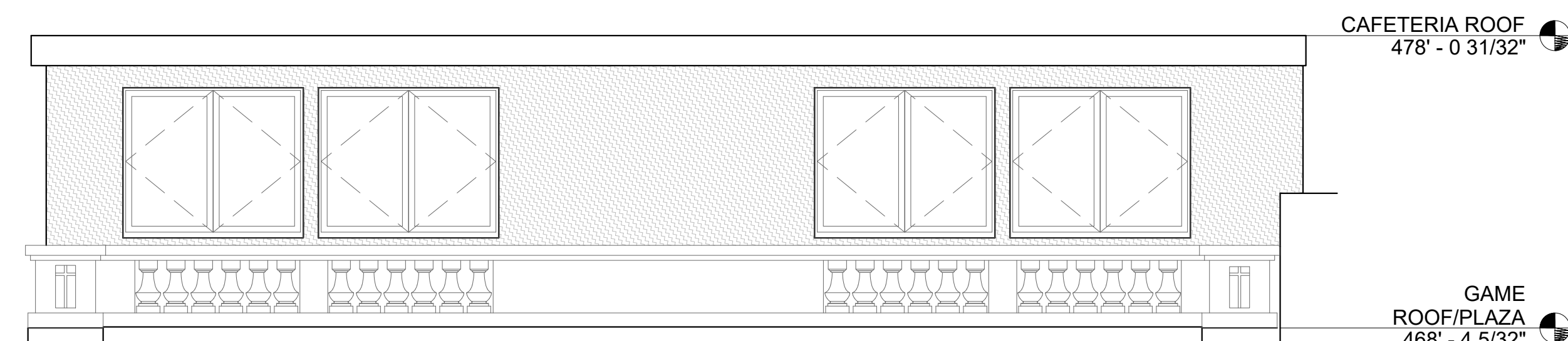
DEMOLISHED WALL 
 EXISTING WALL 



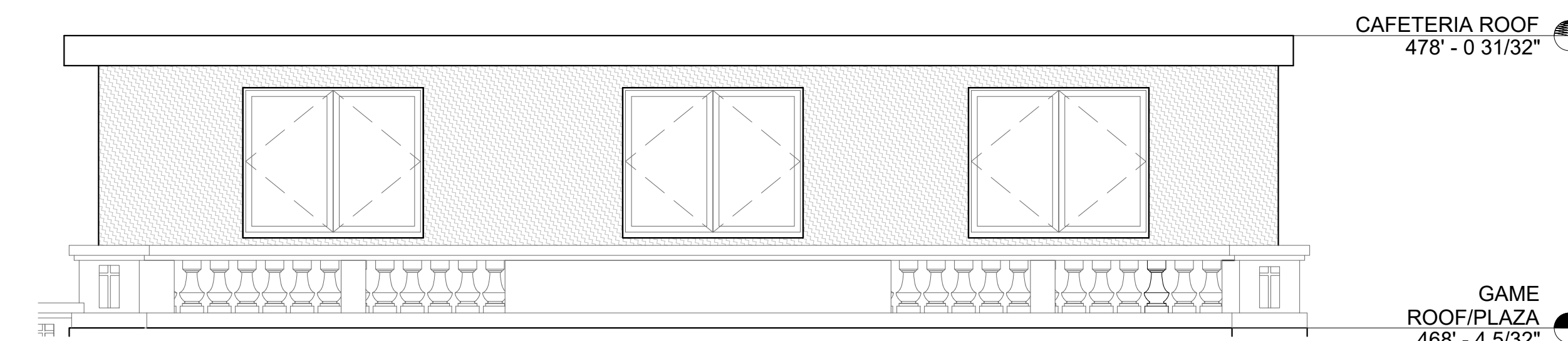
1 CAFETERIA - DEMOLITION
 1/4" = 1'-0"



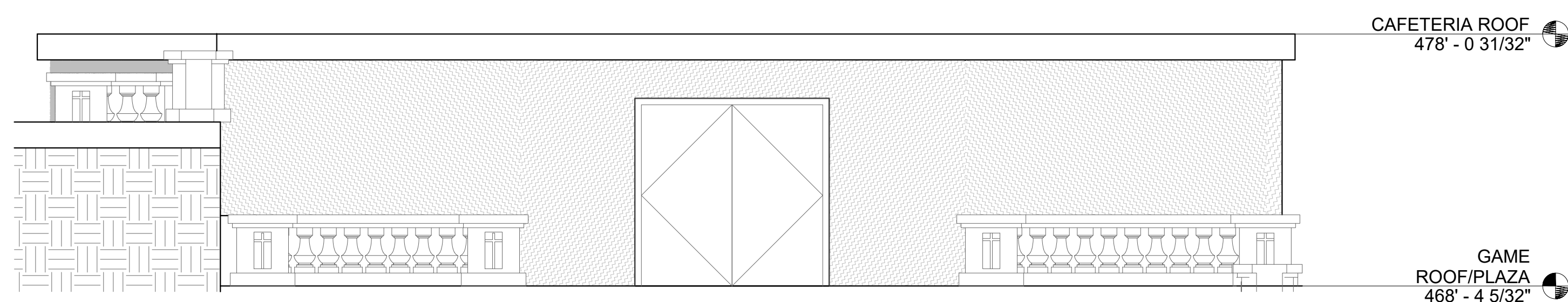
2 CAFETERIA ROOF - DEMOLITION
 1/4" = 1'-0"



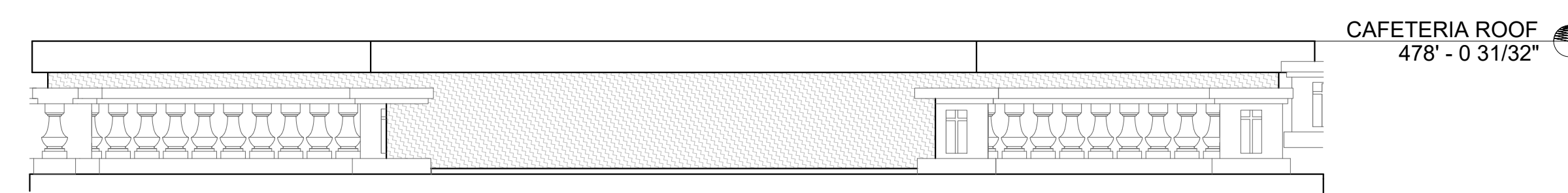
3 CAFETERIA - SOUTH ELEVATION
 1/4" = 1'-0"



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



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



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

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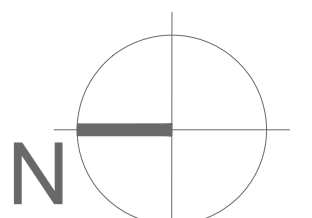


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AREA

ORIENTATION



SHEET TITLE

CAFETERIA - DEMOLITION

SCALE

AS INDICATED

SHEET NUMBER

A108

REVISION	DATE
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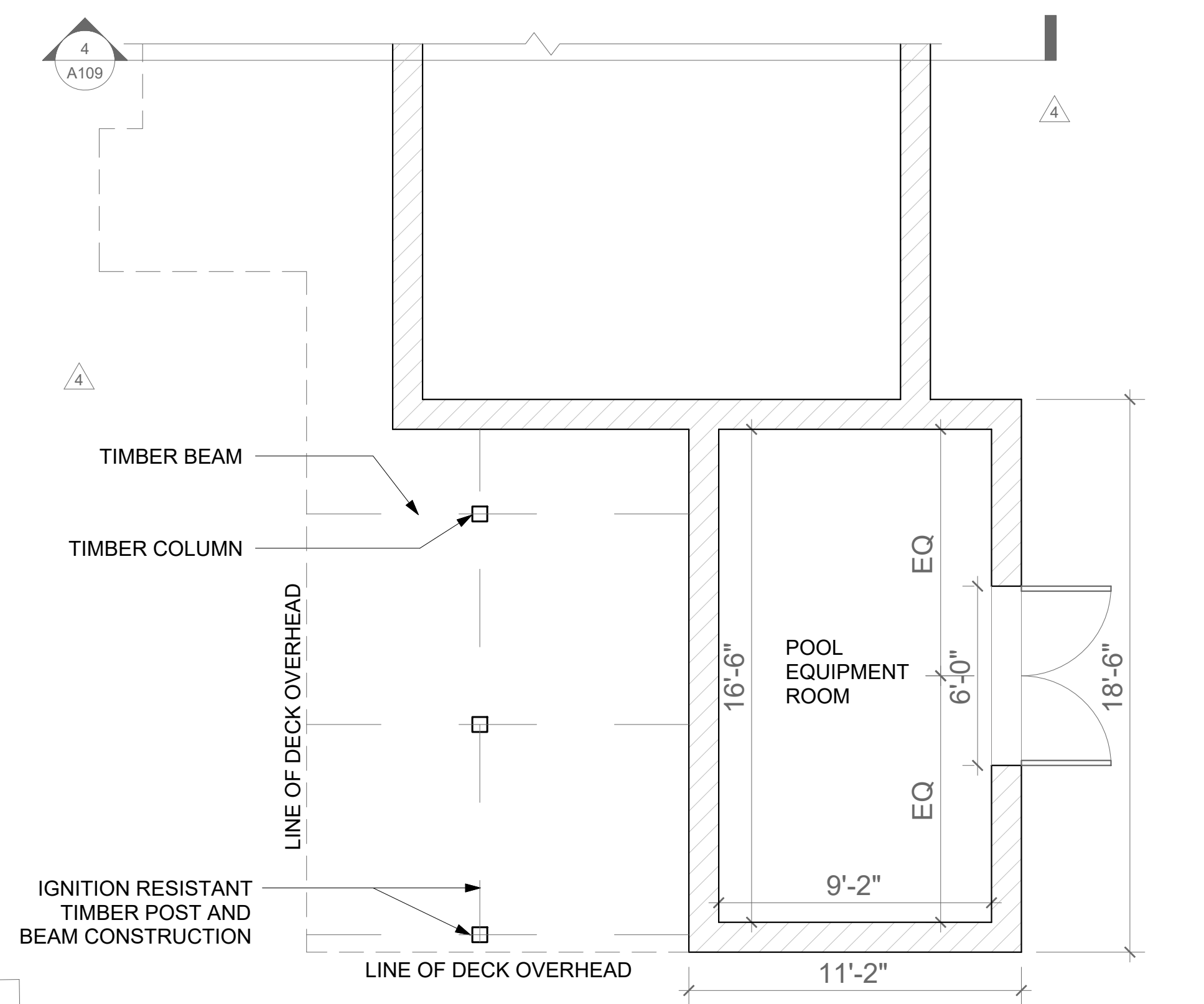
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



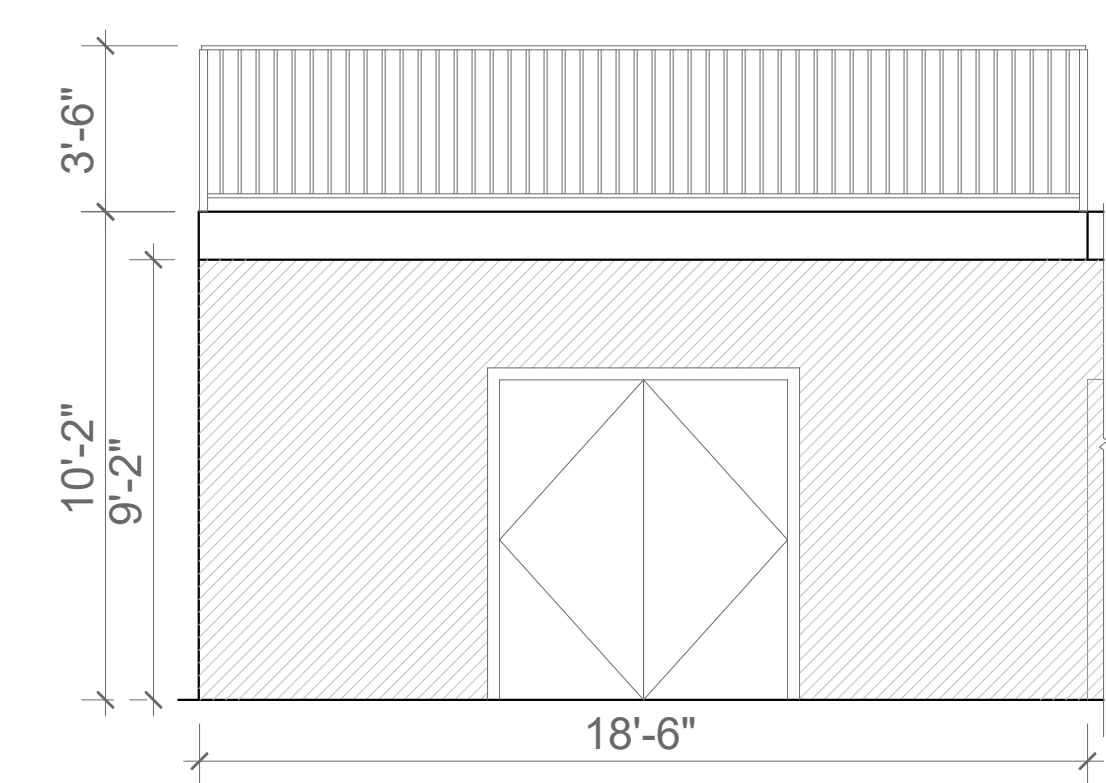
**POOL EQUIPMENT ROOM
PLAN, ELEVATION & SECTION**

AS INDICATED

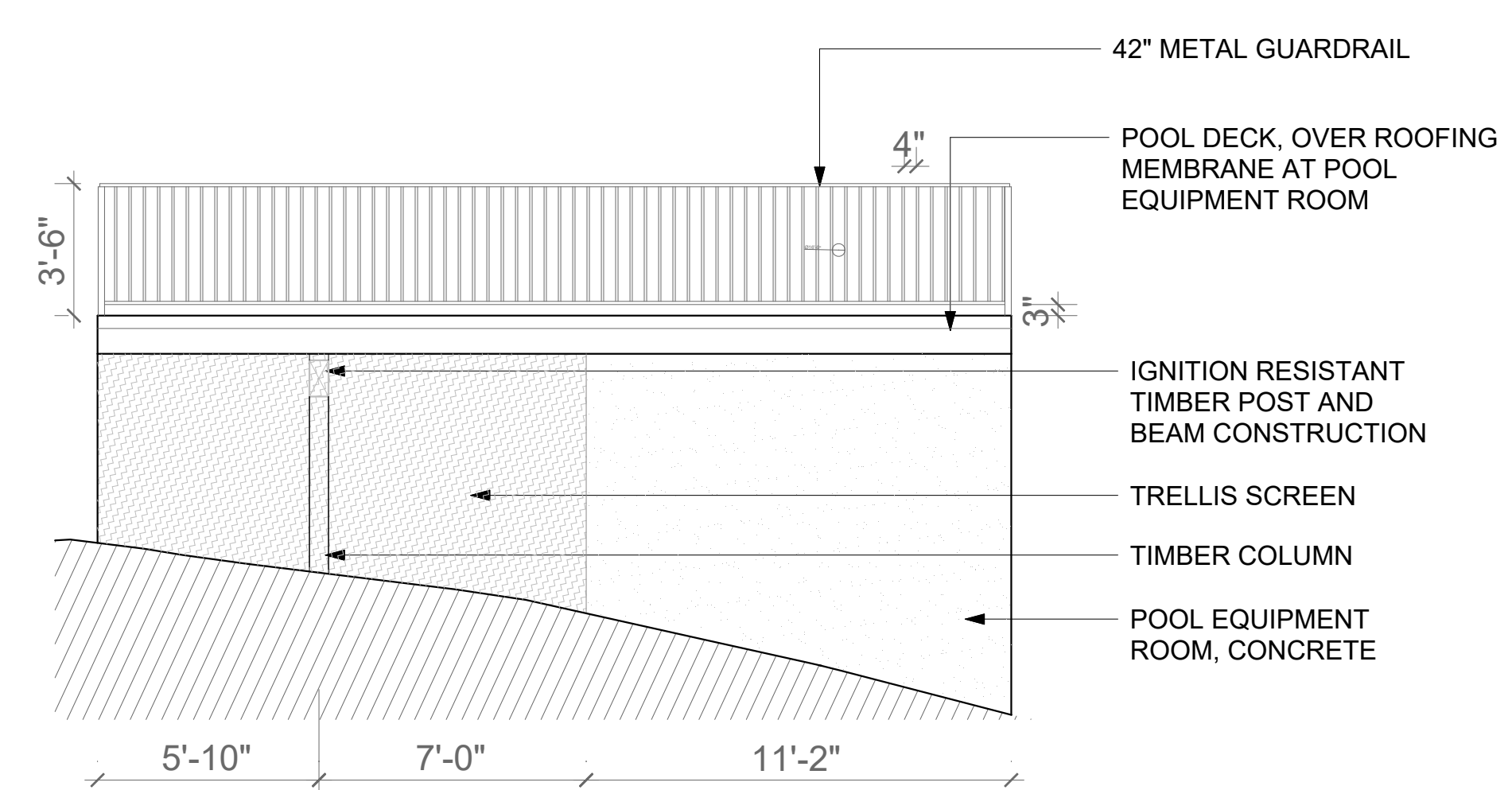
A109



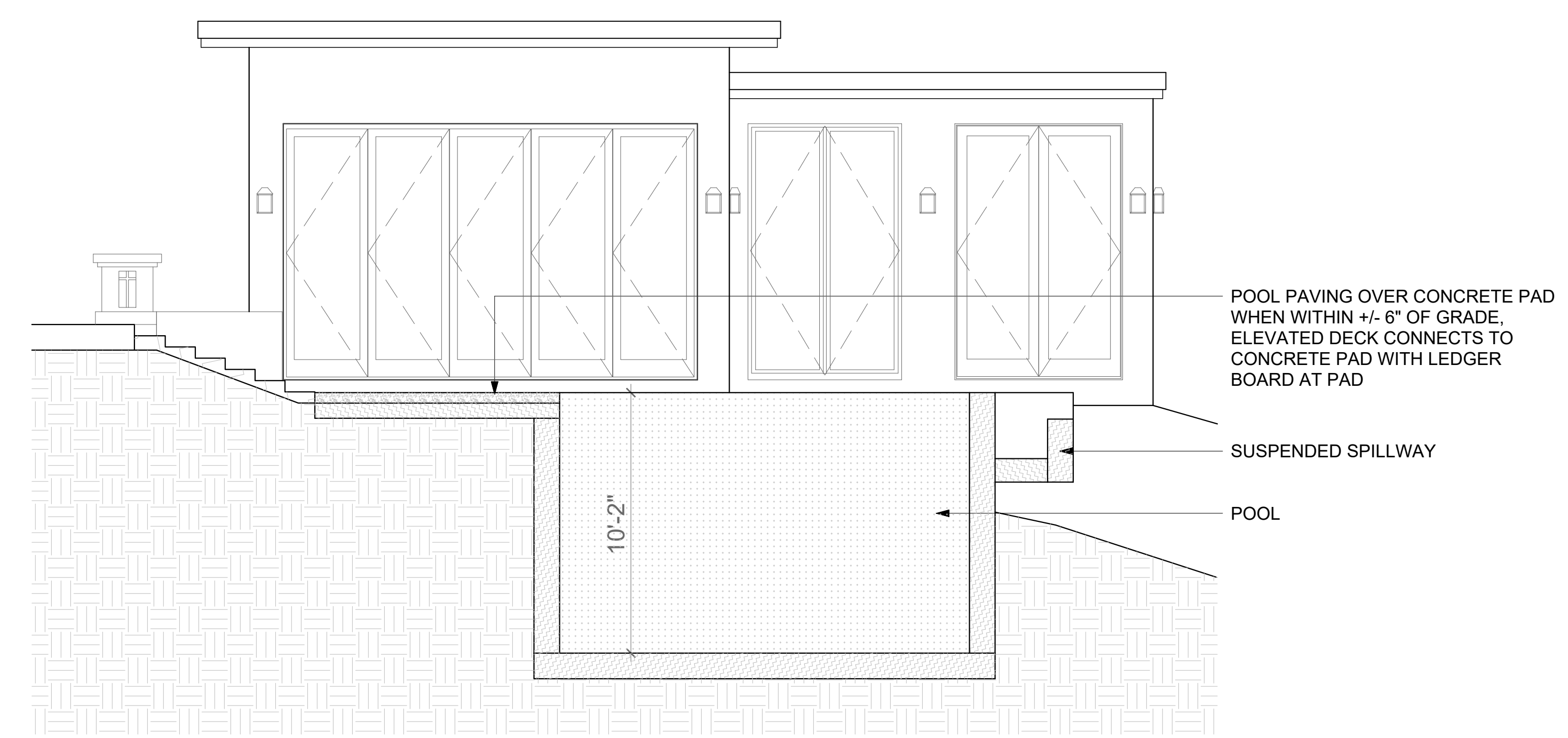
1 POOL EQUIPMENT ROOM
1/4" = 1'-0"



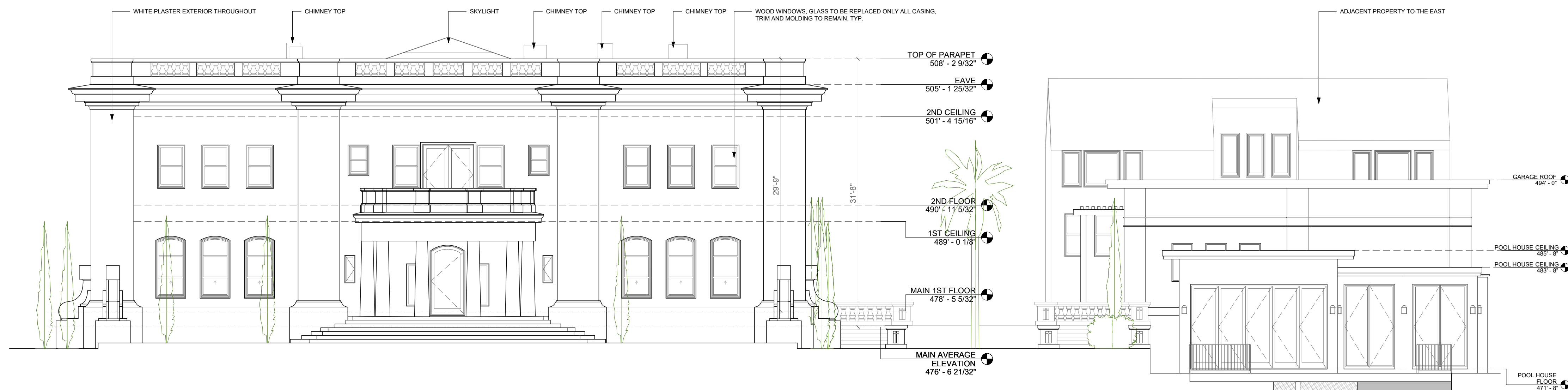
2 POOL EQUIPMENT - SOUTH ELEVATION
1/4" = 1'-0"



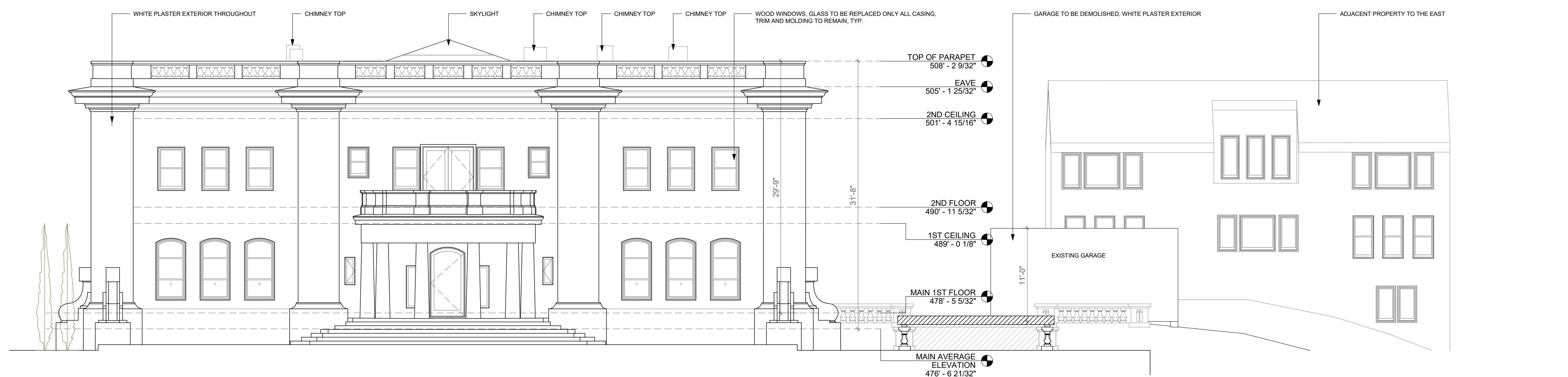
3 POOL EQUIPMENT - WEST ELEVATION
1/4" = 1'-0"



4 SECTION AT TERRACE STAIRS TO POOL DECK
1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



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

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NOTES

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PLANNING SUBMITTAL I	05/13/2023



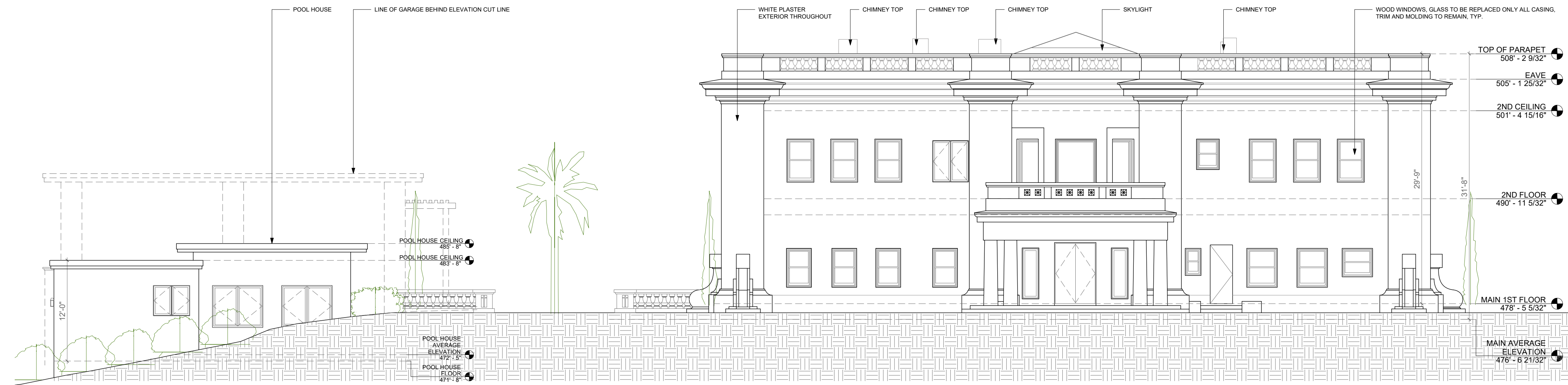
ADDRESS
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA
ORIENTATION

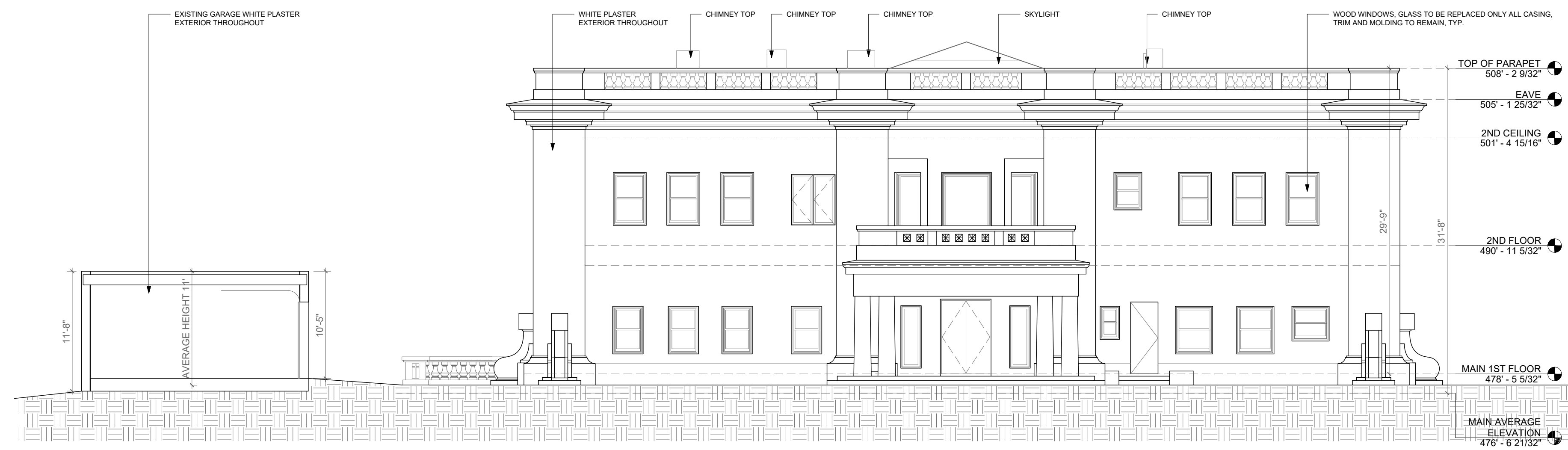
SHEET TITLE
MAIN ELEVATIONS WEST
EXISTING & PROPOSED

SCALE
AS INDICATED
SHEET NUMBER

A201



① EAST ELEVATION - PROPOSED
1/8" = 1'-0"



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

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LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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ORIENTATION

SHEET TITLE

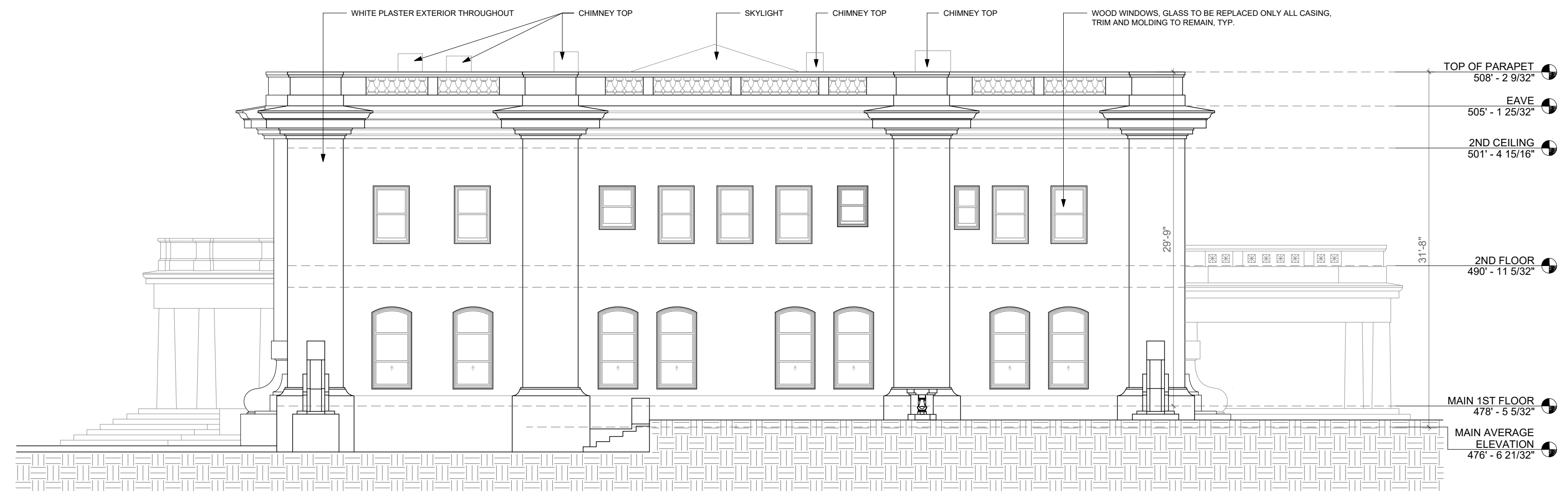
MAIN ELEVATIONS EAST
EXISTING & PROPOSED

SCALE

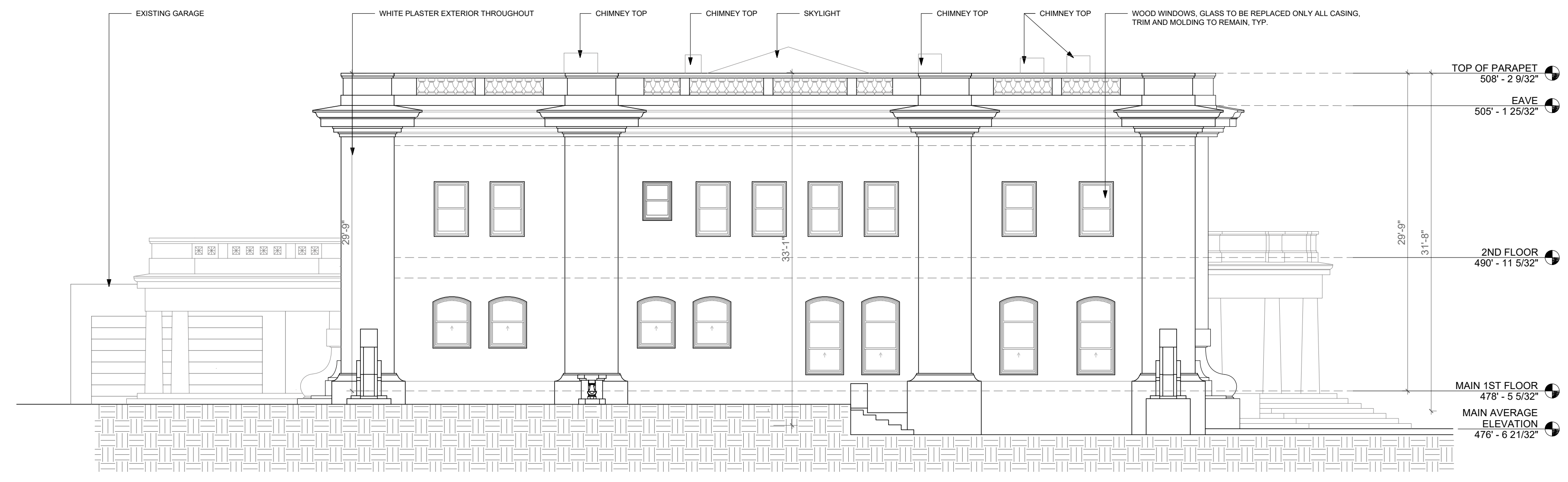
AS INDICATED

SHEET NUMBER

A202



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



② SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

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ORIENTATION

SHEET TITLE

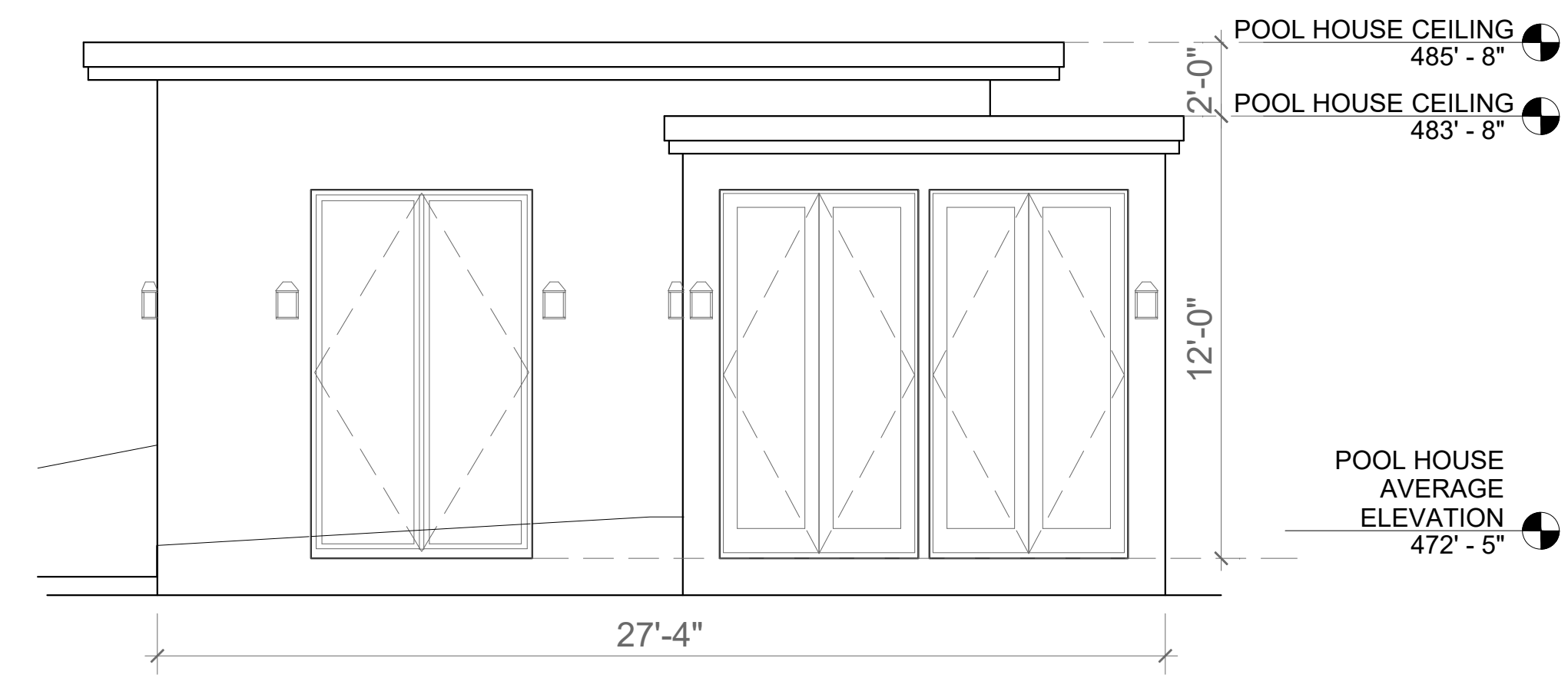
MAIN ELEVATIONS
NORTH & SOUTH - EXISTING

SCALE

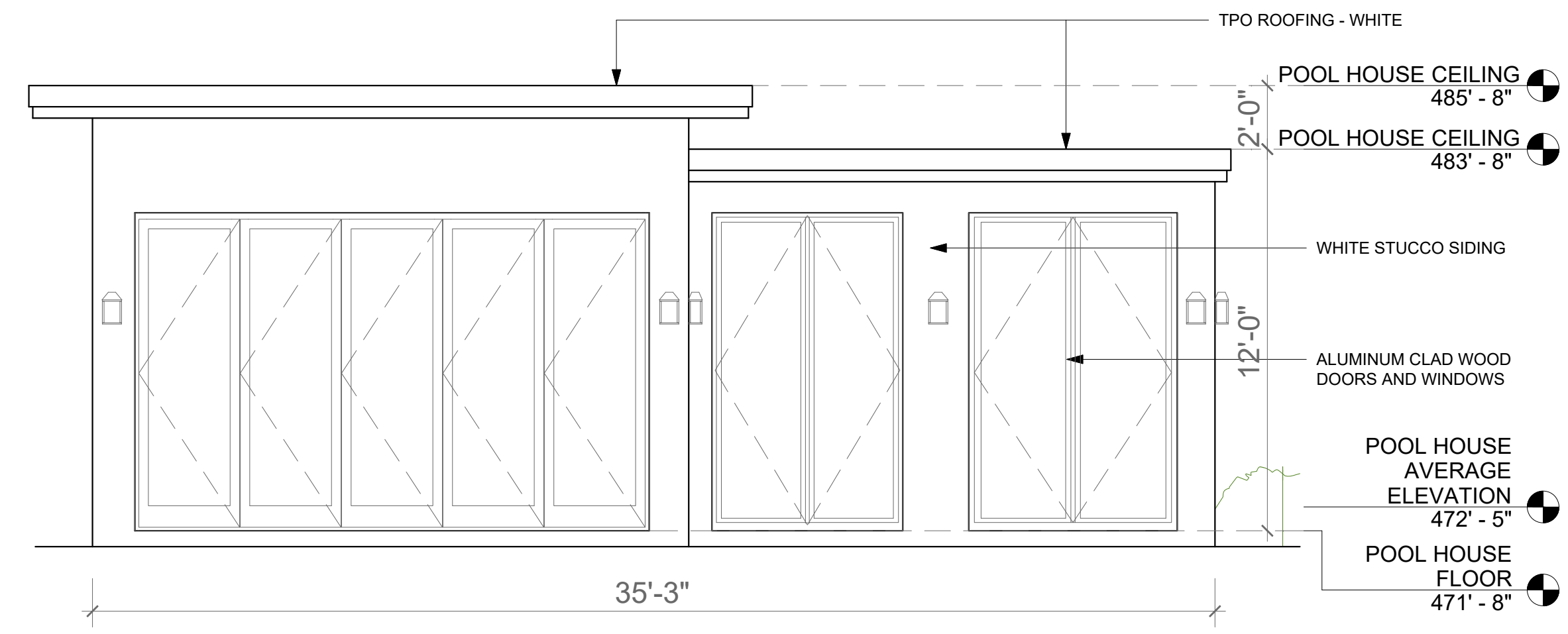
AS INDICATED

SHEET NUMBER

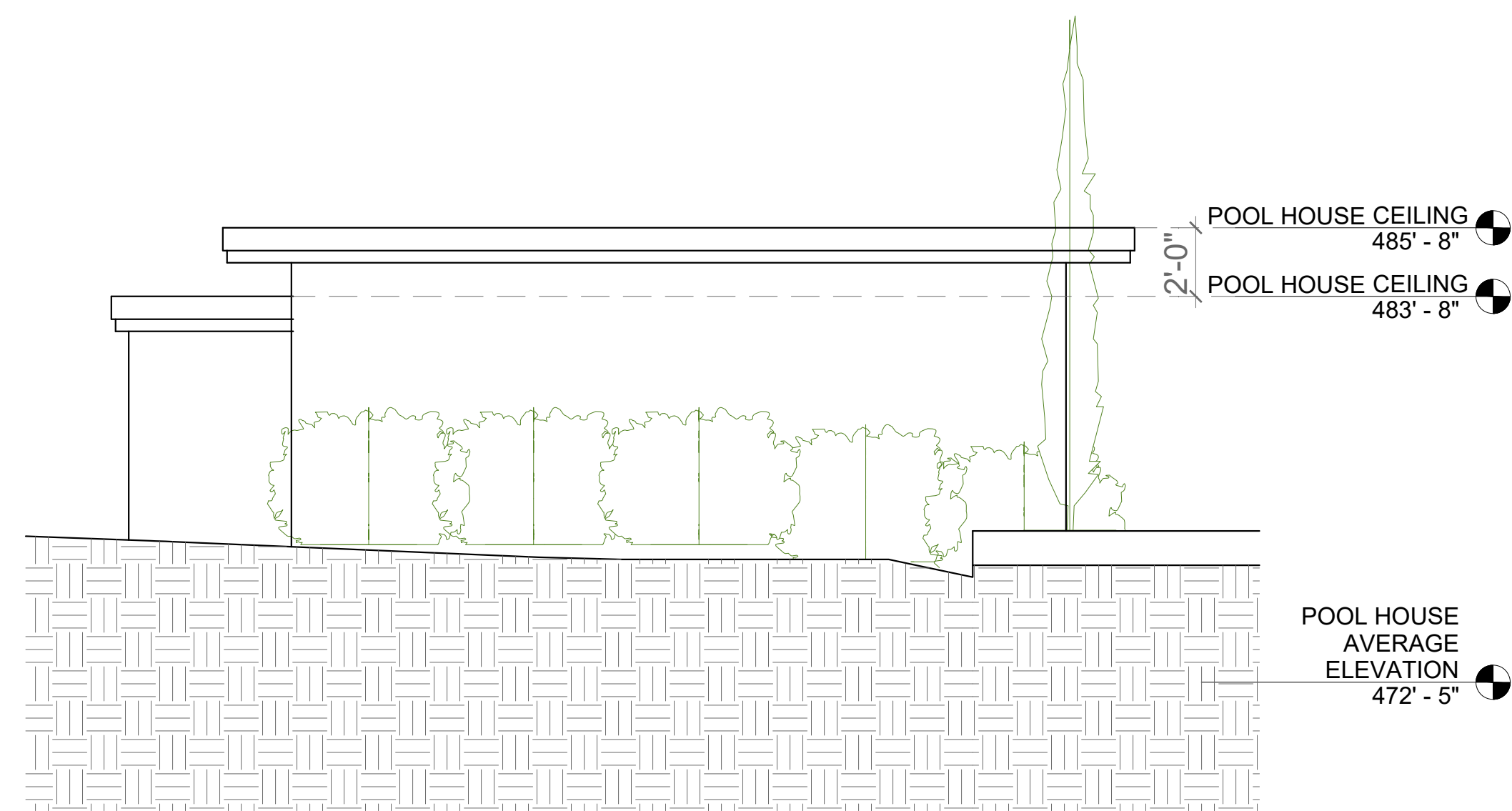
A203



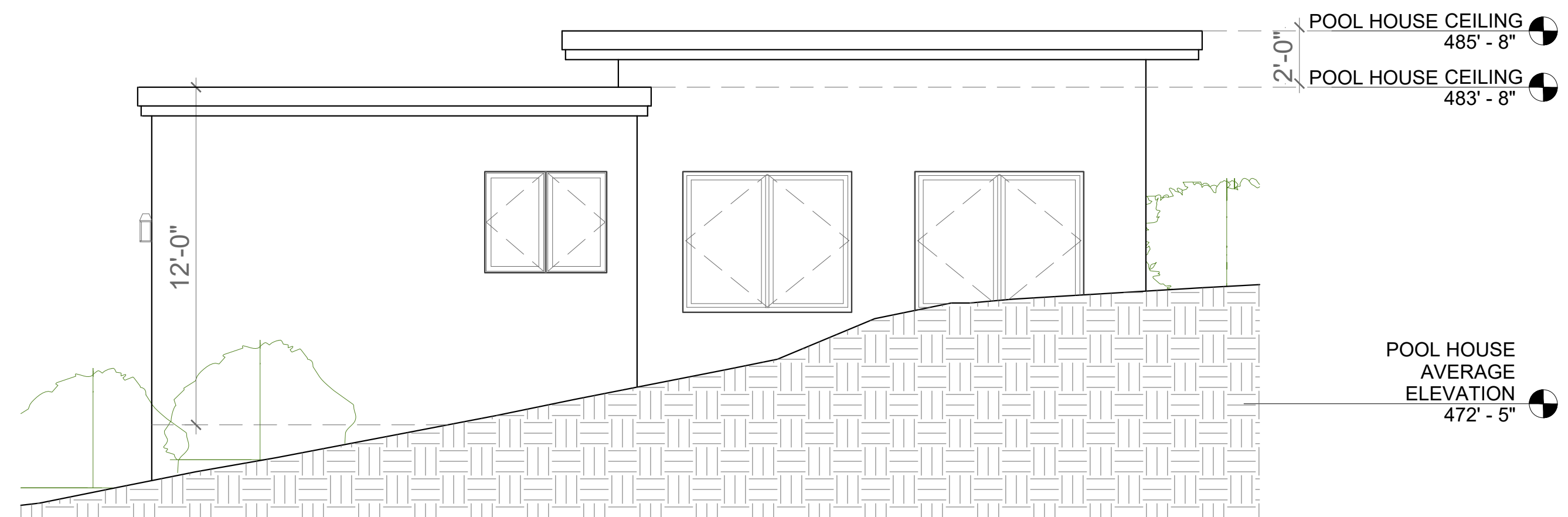
1 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



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



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

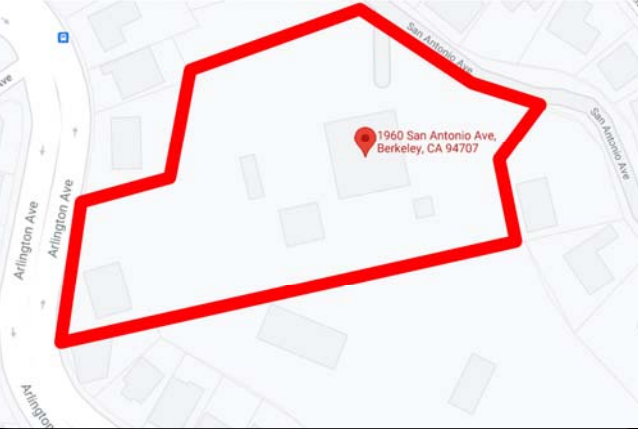


4 POOL HOUSE - EAST ELEVATION
1/4" = 1'-0"

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SHEET TITLE

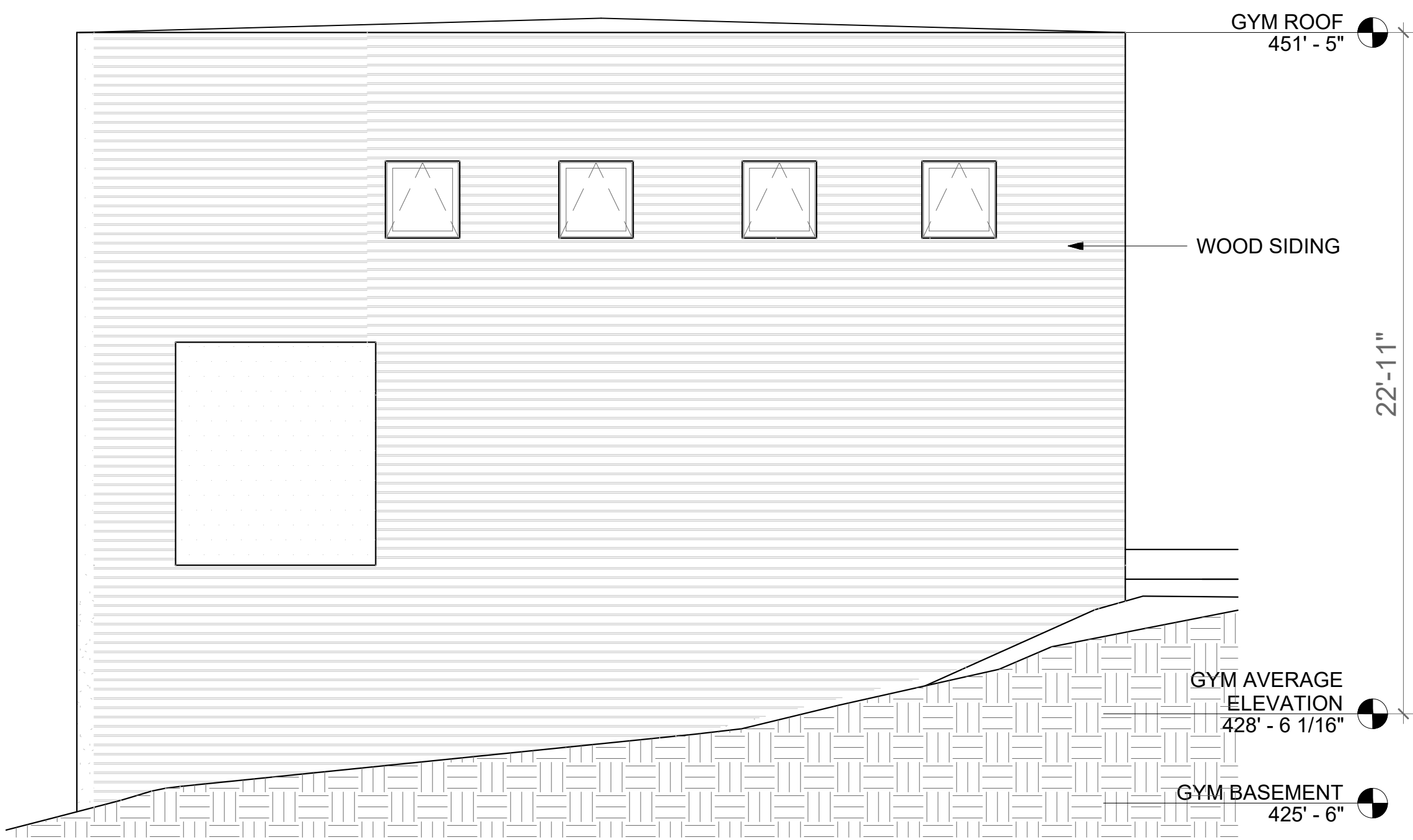
POOL HOUSE
ELEVATION

SCALE

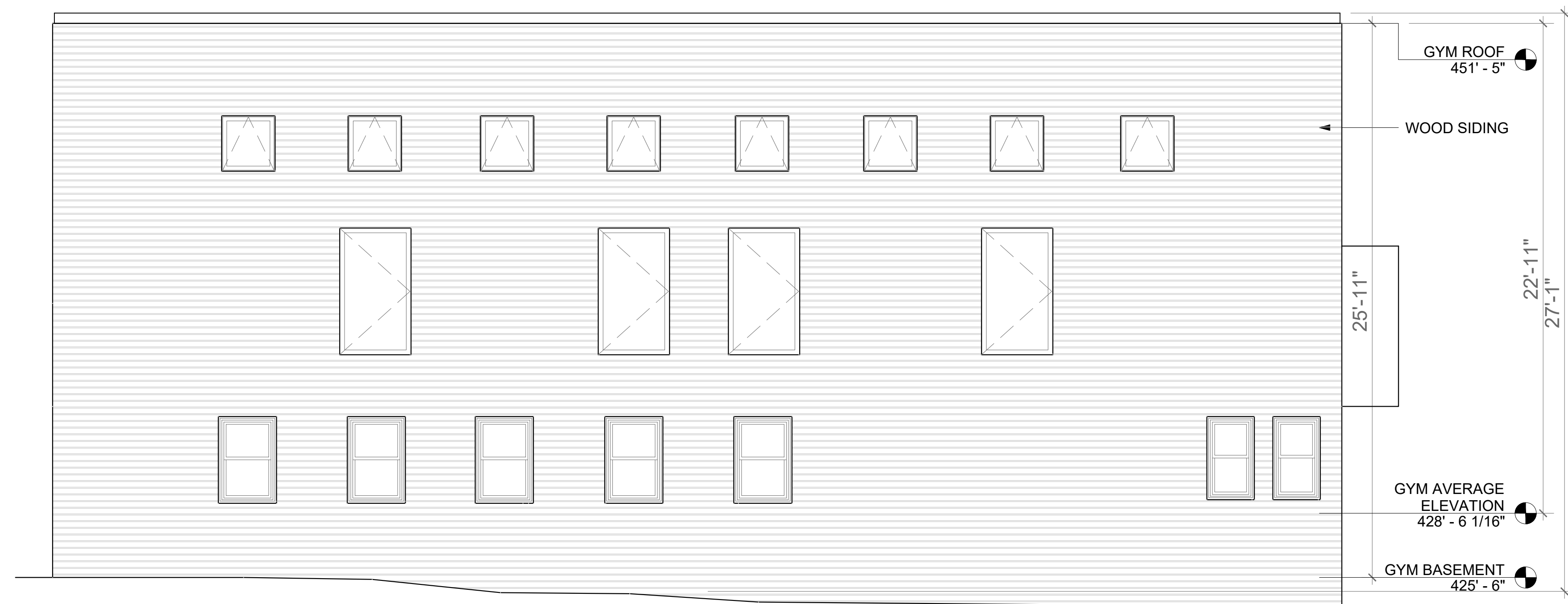
AS INDICATED

SHEET NUMBER

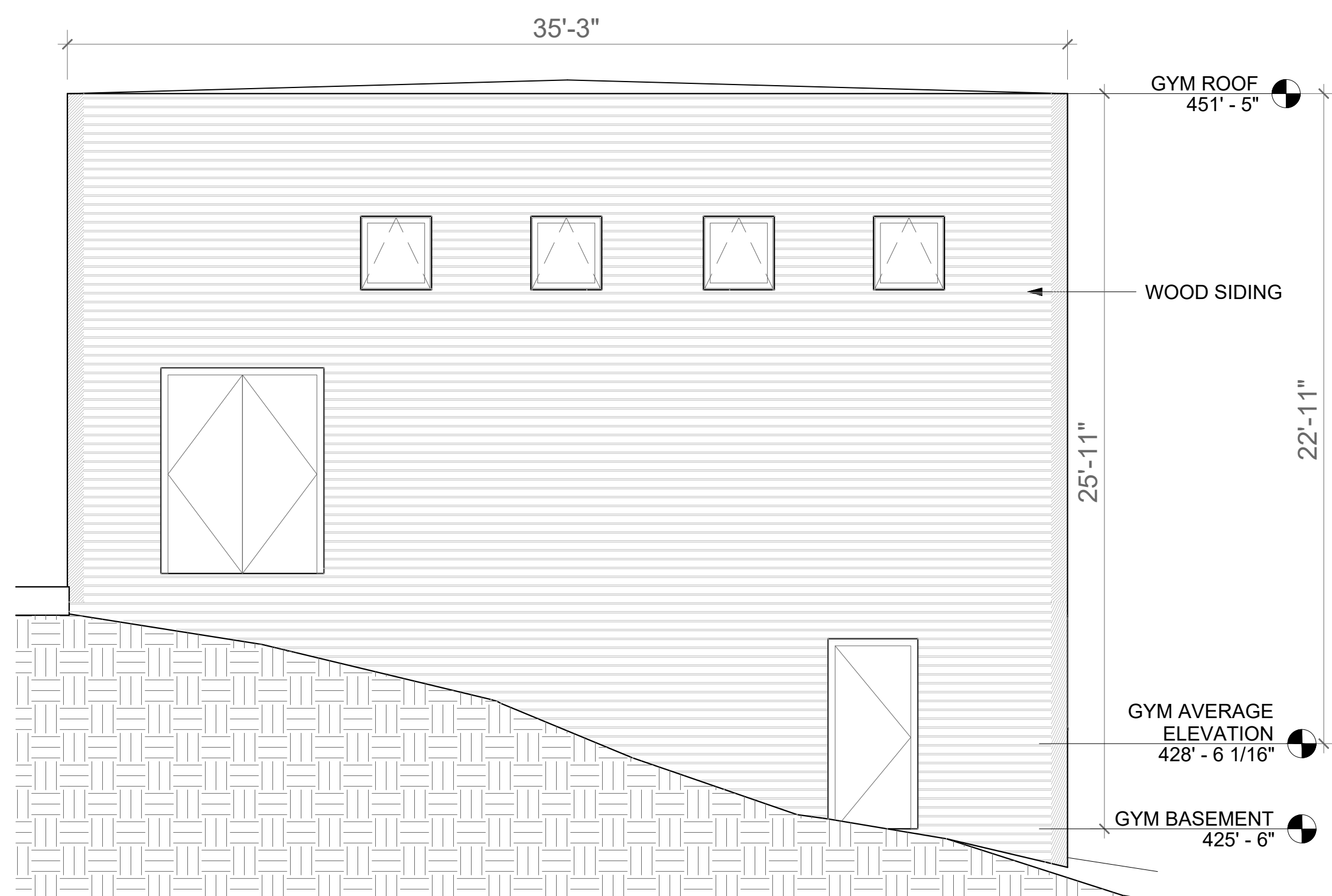
A204



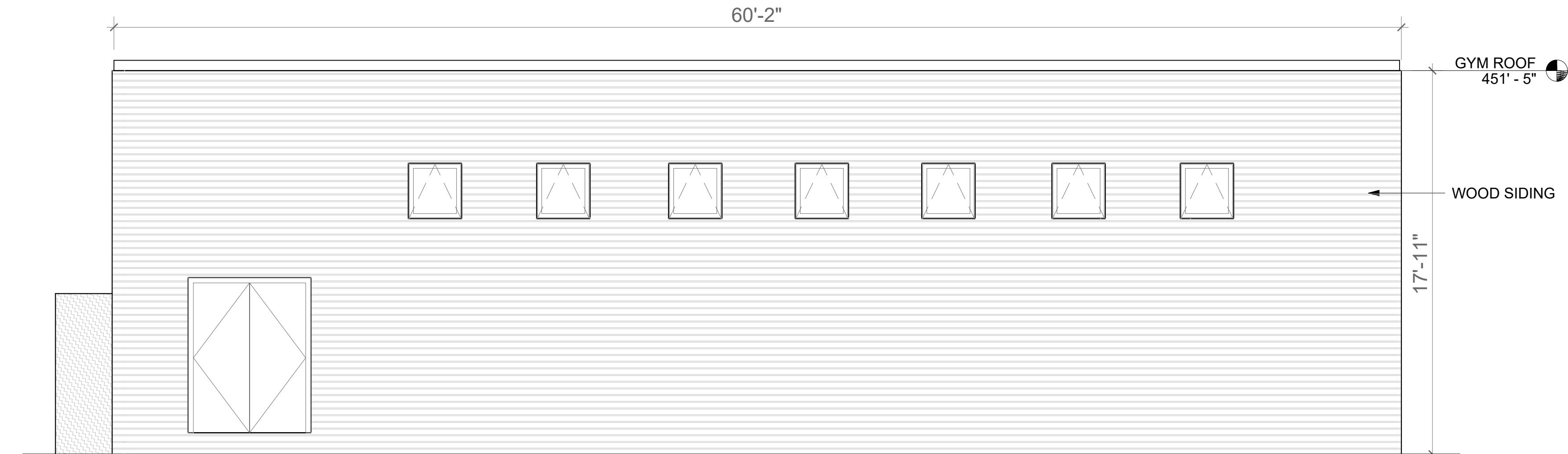
① GYMNASIUM - SOUTH ELEVATION
1/4" = 1'-0"



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

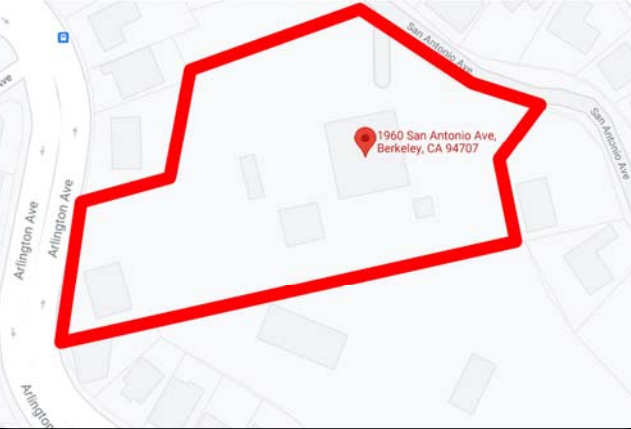


③ GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



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

REVISION	DATE
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1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

GYMNASIUM ELEVATION
EXISTING

AS INDICATED

A206



① SITE SECTION FROM ARLINGTON AVE - EXISTING
1/12" = 1'-0"



② SITE SECTION FROM ARLINGTON AVE - PROPOSED
1/12" = 1'-0"

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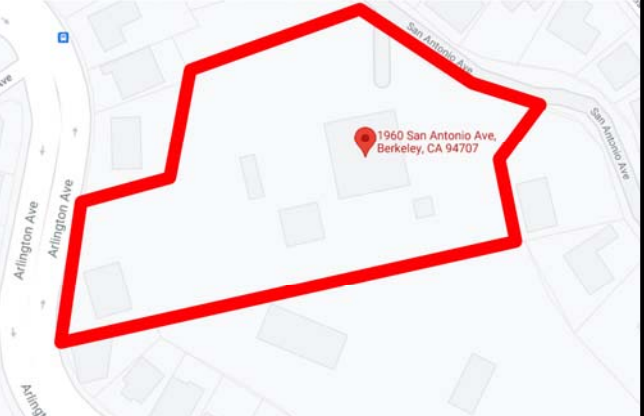
OWNER(S)

ABBAS MASH

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LOCATION

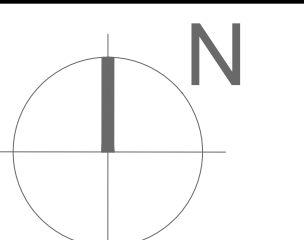


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SHEET TITLE

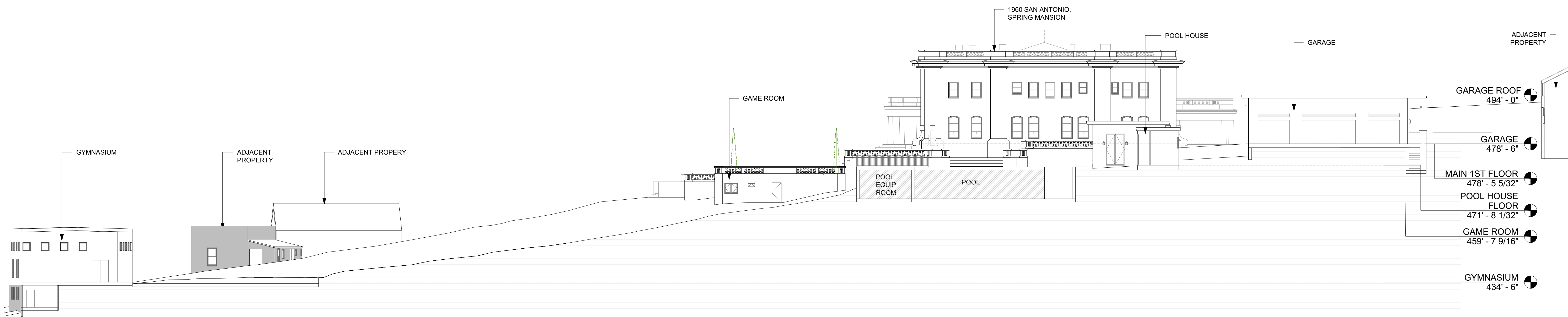
SITE SECTIONS

SCALE

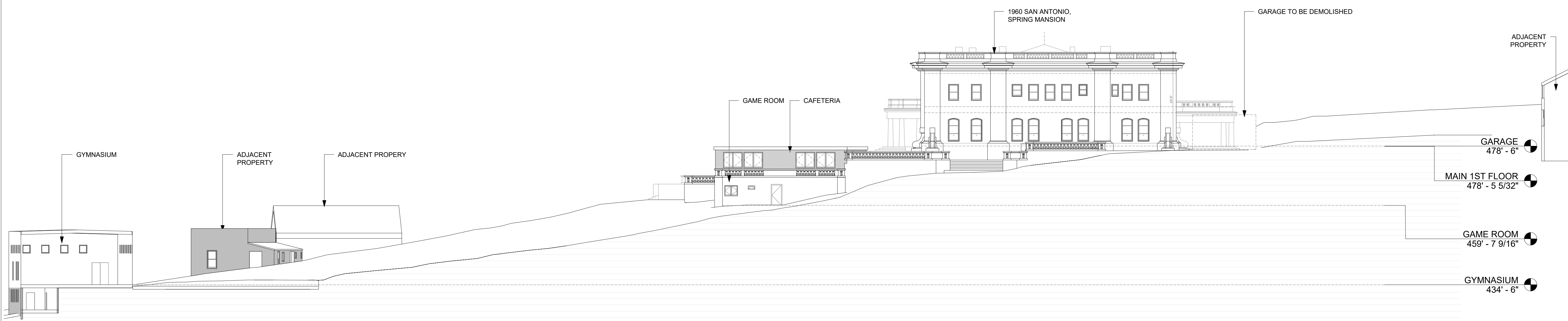
AS INDICATED

SHEET NUMBER

A301



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



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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

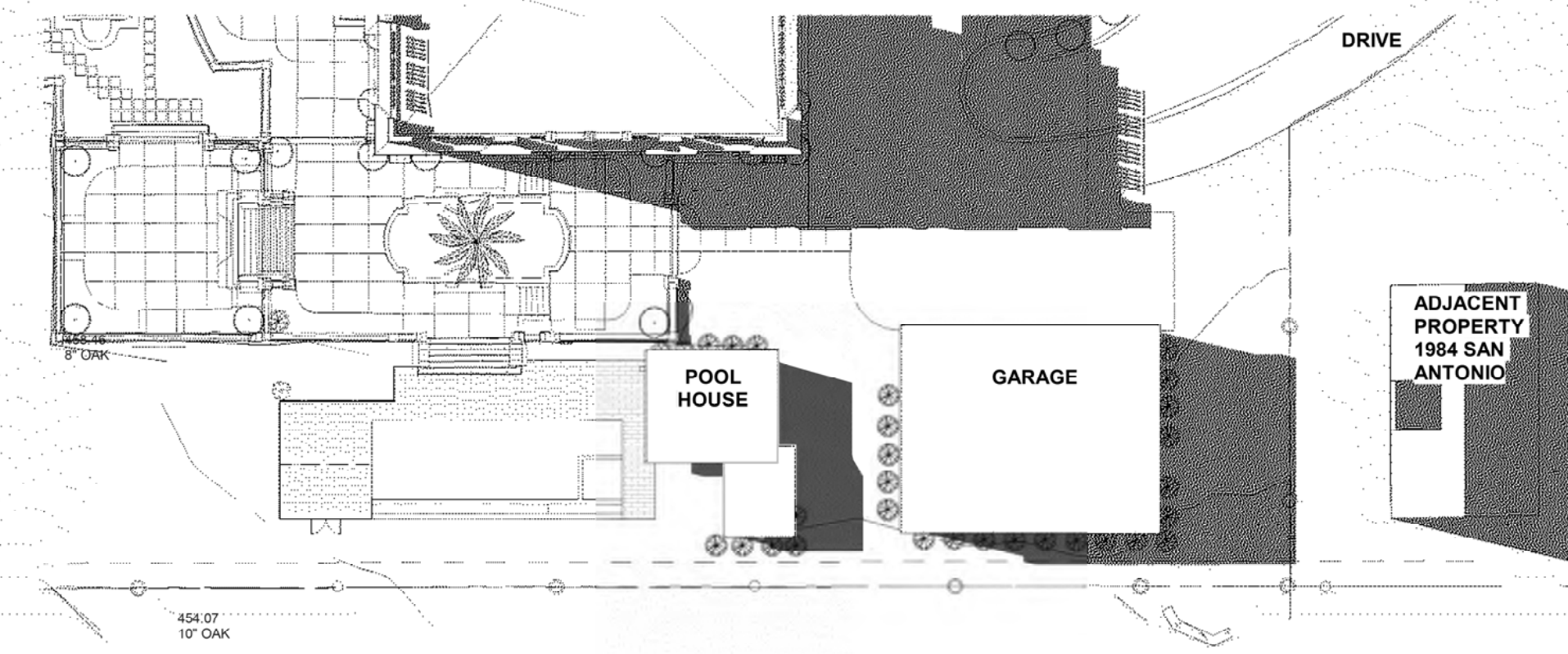
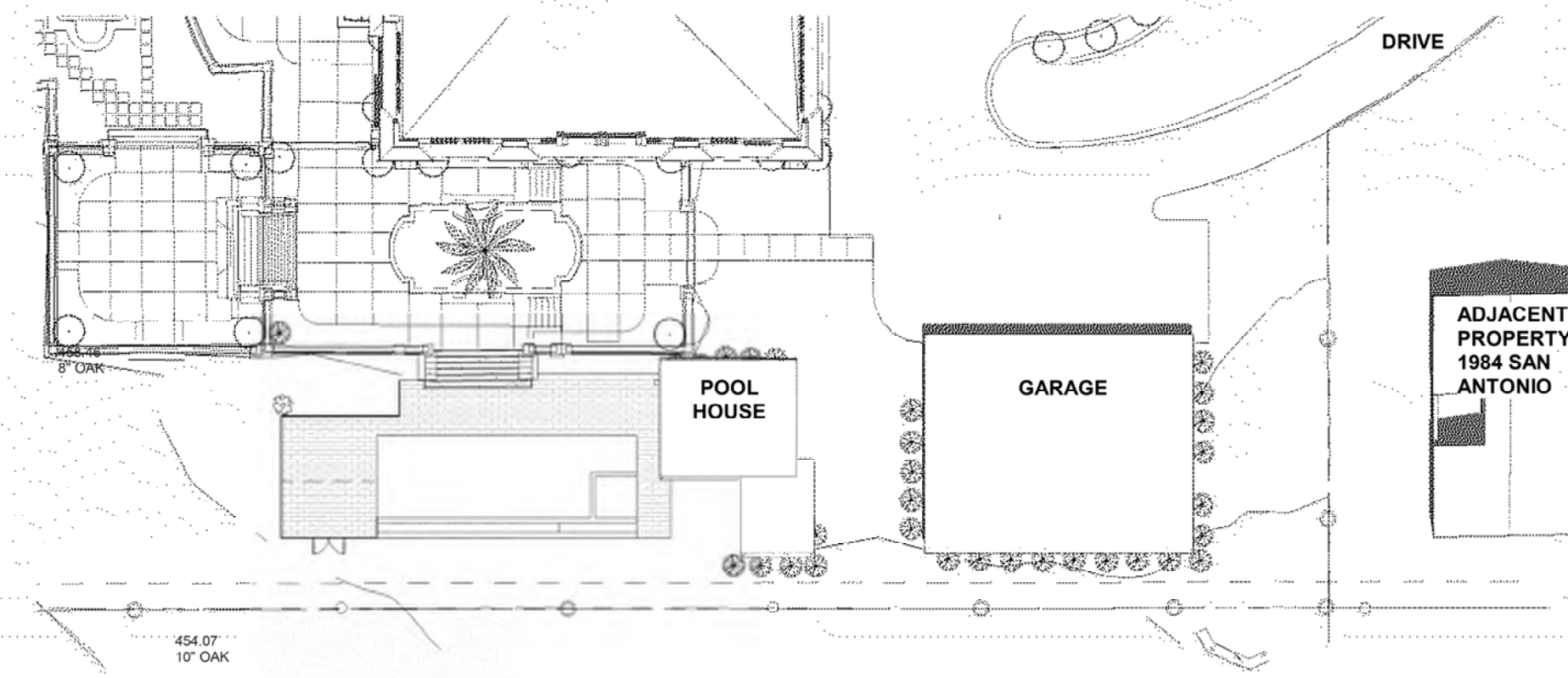
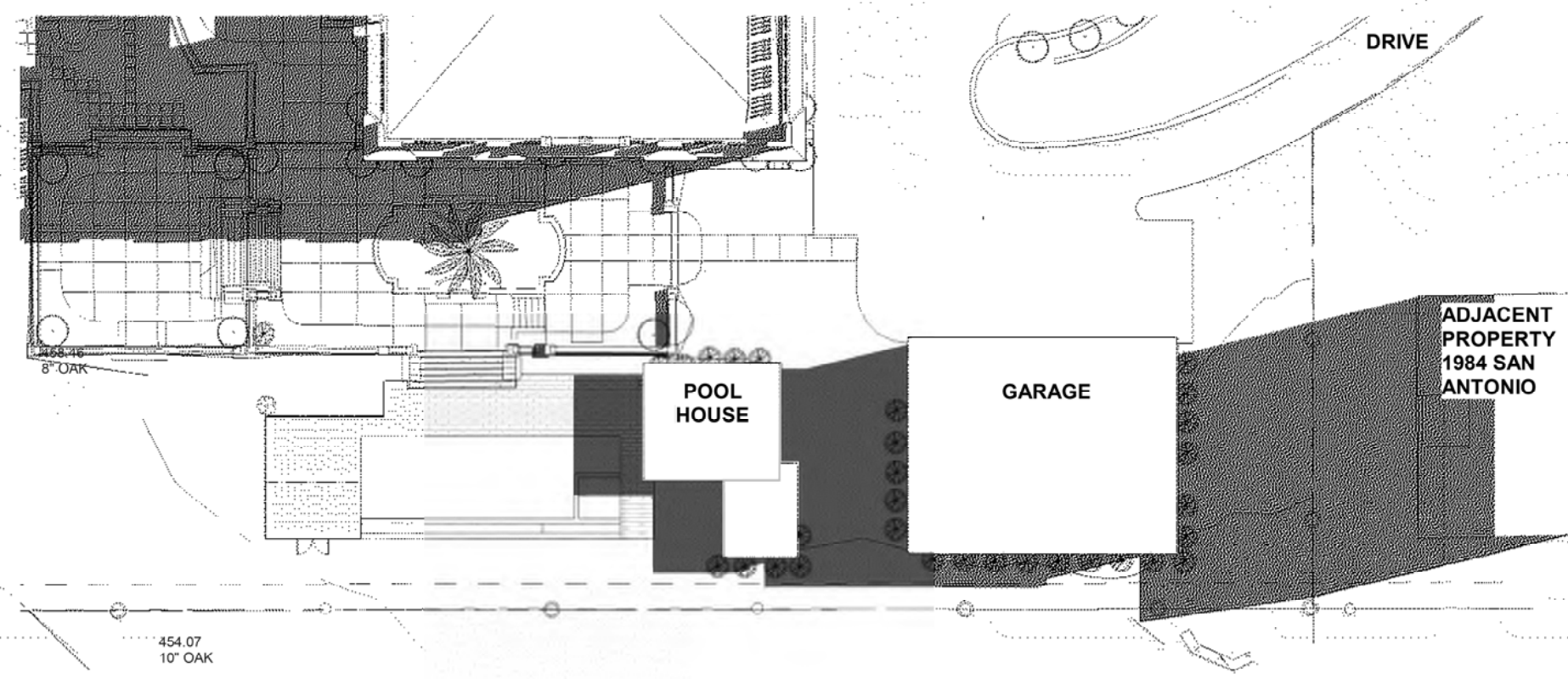


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SITE SECTIONS

AS INDICATED

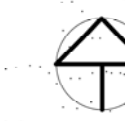
A302



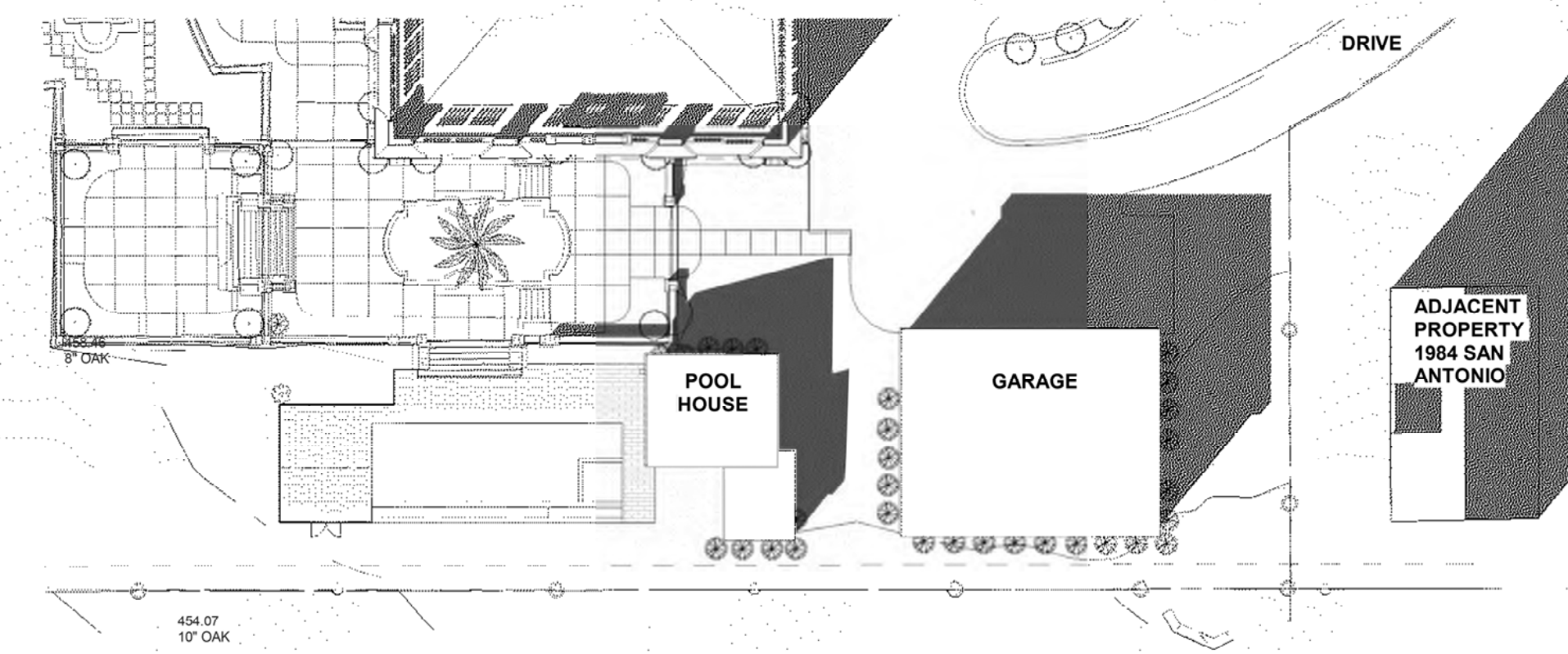
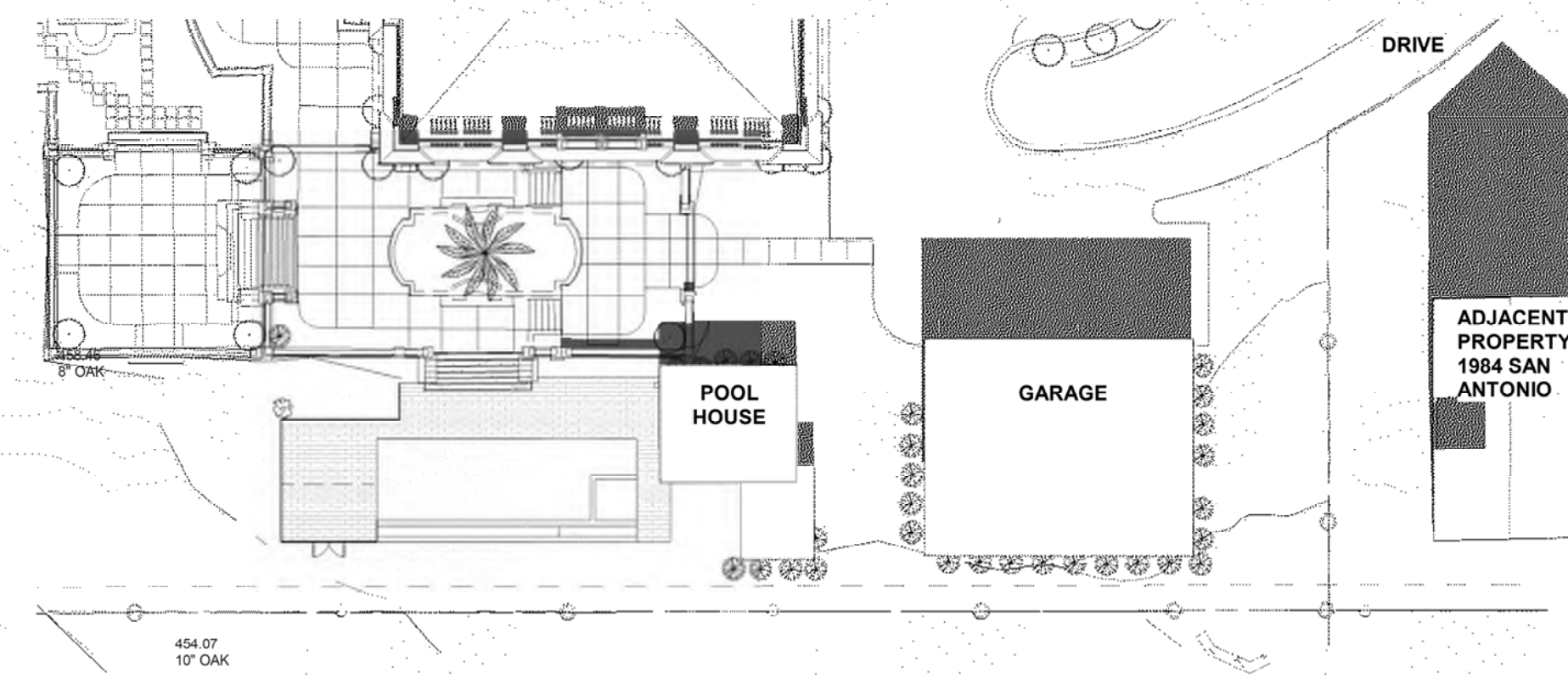
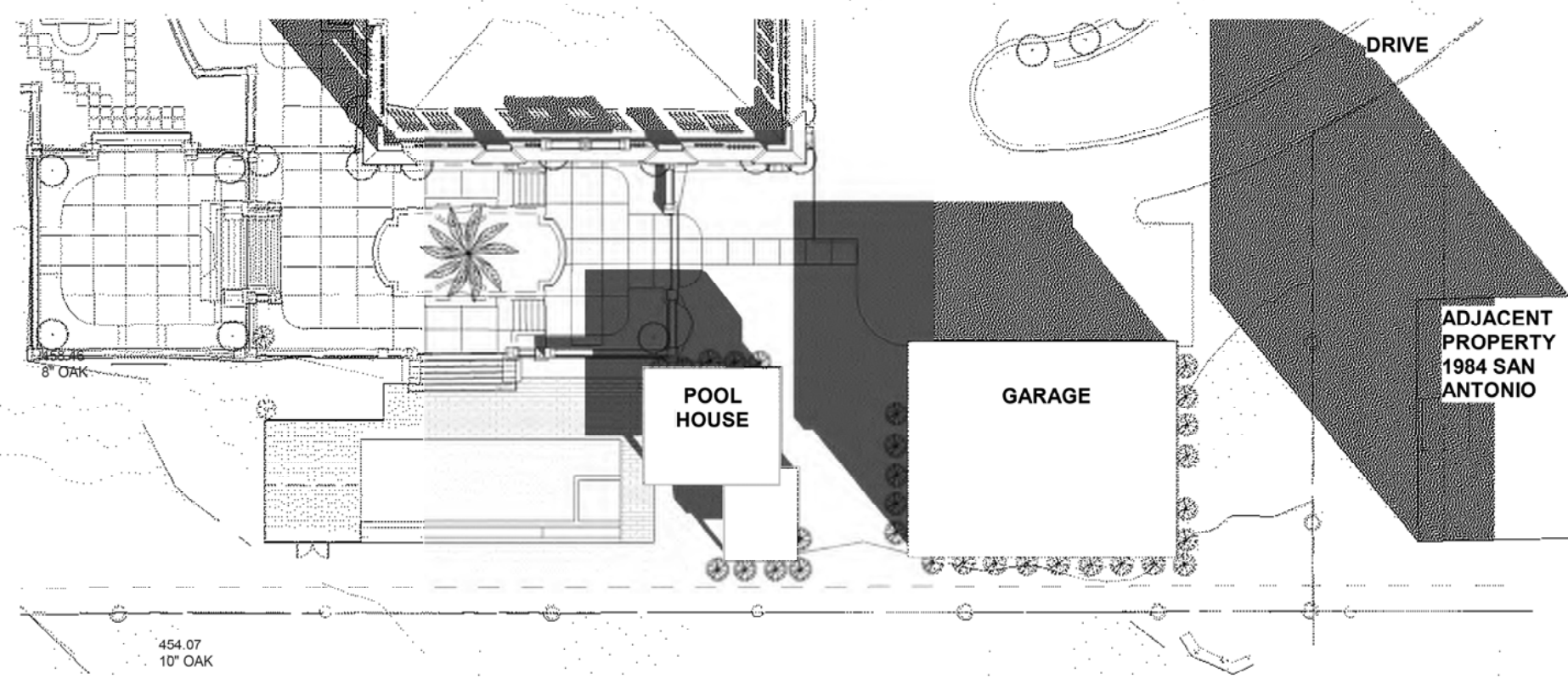
1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



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



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



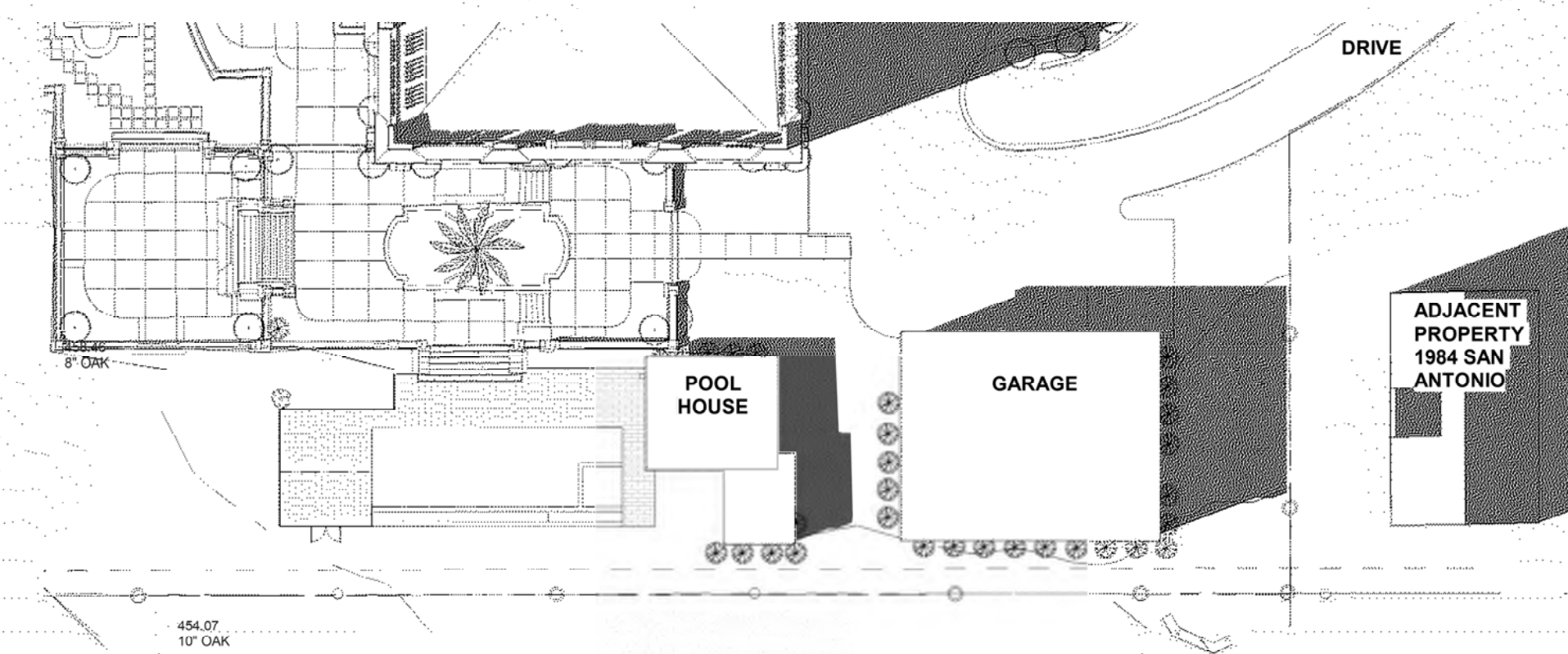
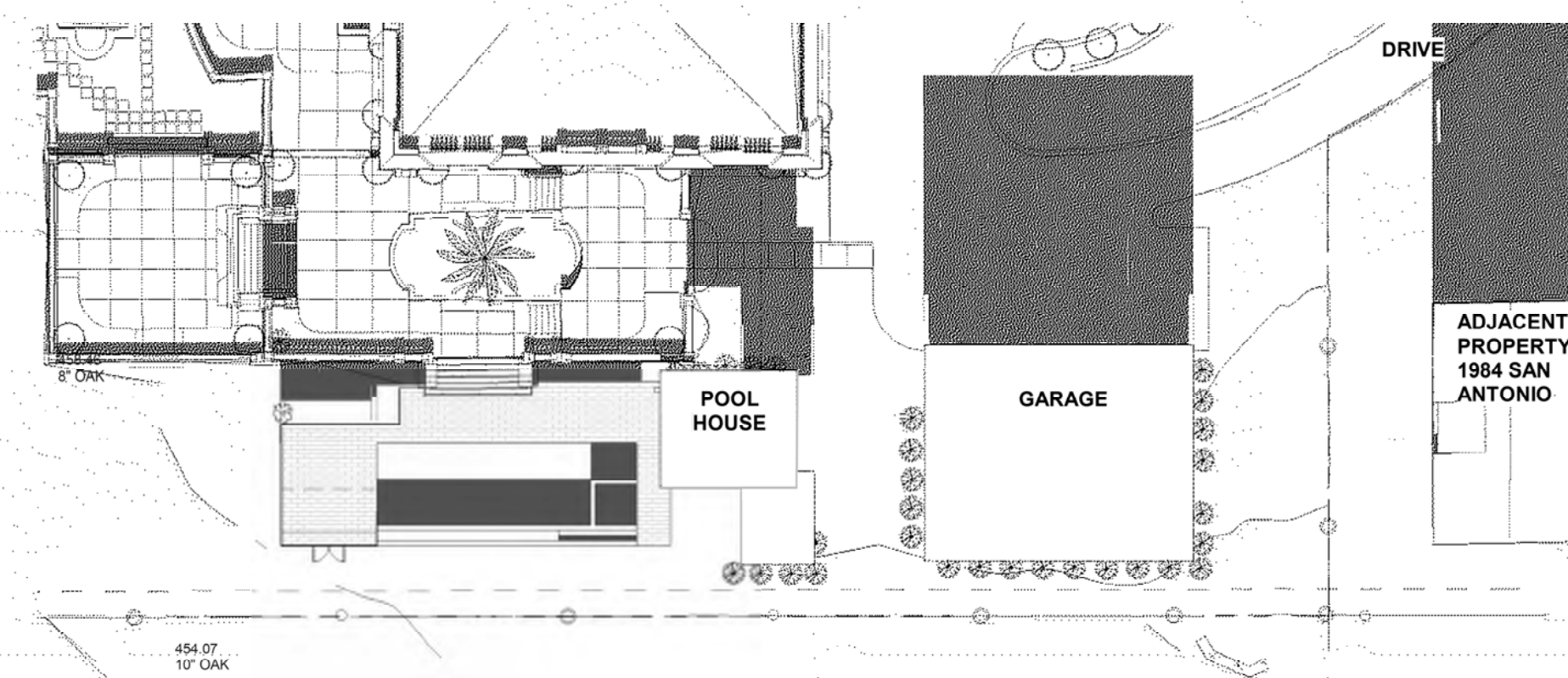
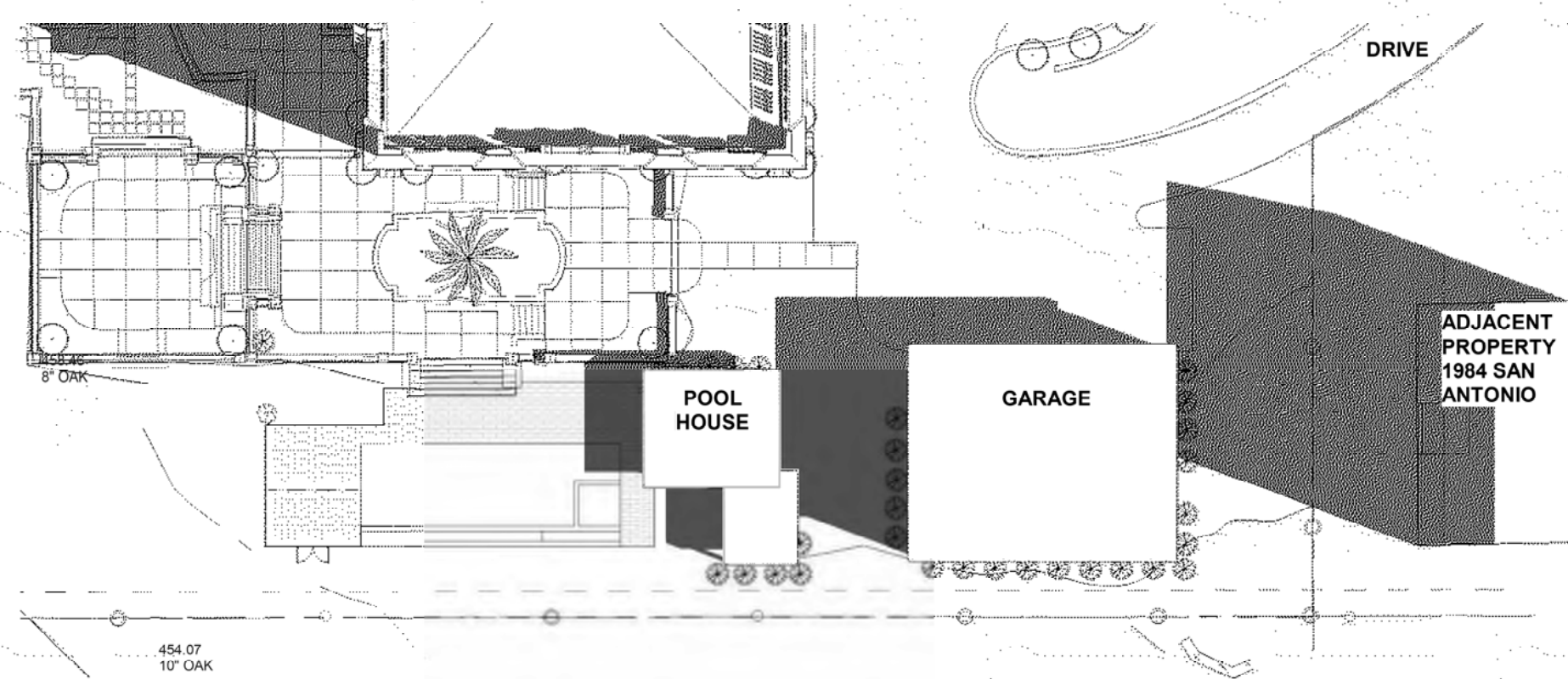
4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



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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PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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SHEET TITLE

SHADOW STUDY

SCALE

AS INDICATED

SHEET NUMBER

A901



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AREA

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SHEET TITLE

GARAGE AND POOL HOUSE
RENDERING

SCALE

AS INDICATED

SHEET NUMBER

A902