INDEX TO ADMINISTRATIVE RECORD

1960 SAN ANTONIO AVENUE

Use Permit #LMSAP2022-0005

Prepared: January 19, 2024

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LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

FOR COMMISSION ACTION
AUGUST 4, 2022

1960 San Antonio Avenue – The Spring Estate

Structural Alteration Permit (#LMSAP2022-0005) to demolish a detached garage, and to construct a new garage, accessory building (pool house), and a new below-grade swimming pool at a City Landmarks residential property in the R-1(H) residential district.

I. Application Basics

A. Land Use Designations:

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

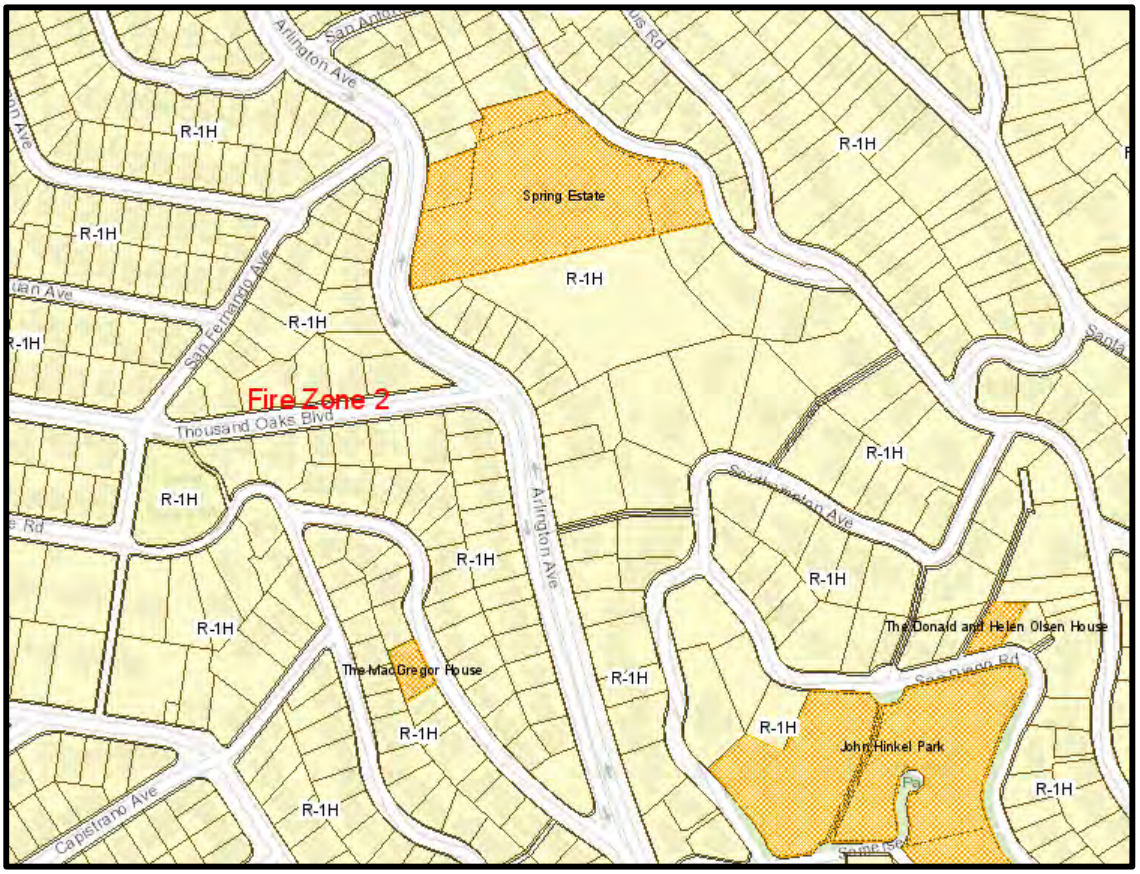
B. CEQA Determination: pending

C. Parties Involved

- Property Owner: Abbas Mash
  18 Deer Oaks Drive
  Pleasanton, CA

- Project Applicant: Bahadour Zarrin
  Paymun Building & Development
  25 Ordina Way, Suite 200
  Orinda, CA

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



Landmarks / Structure of Merit; LM,
Features
Districts

Parcels
Demolished
Partially Demolished

N

Figure 2: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design)

II. Background

On June 1, 2022, the applicant submitted a Structural Alteration Permit (SAP) application requesting permission to remove an existing detached garage, and to add a new garage, accessory building (pool house), and a new below-grade swimming pool. The proposed garage will accommodate more cars than the existing one-car garage.

On June 27, 2022, staff determined that the application materials are incomplete and require additional information. At this time, staff awaits the applicant's response and the additional information.

Berkeley Municipal Code (BMC) Section 3.24.220 for *Permit Application – data and public hearing required*, requires the Commission to hold a public hearing within 70 days of the filing of an SAP application. Therefore, staff recommends that the Commission open the hearing on this matter in accordance with the regulatory requirements, and take testimony from those members of the public who attend the hearing, but make no deliberations and then continue the hearing to a date when supplemental information has been provided and staff's analysis can be presented.

In preparation for tonight's hearing, staff mailed and posted ten-day advance public notices on (or before) July 25, 2022, in accordance with the requirements of BMC Section 3.24.230.

III. Recommendation

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.230, and then continue consideration of the request to allow time for additional information to arrive.

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433

LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

FOR COMMISSION DISCUSSION
MARCH 2, 2023

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.

I. Application Basics

A. Land Use Designations:

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

B. CEQA Determination: pending.

C. Parties Involved:

- Property Owner: Abbas Mash
  18 Deer Oaks Drive
  Pleasanton, CA

- Project Applicant: Bahadour Zarrin
  Paymun Building & Development
  25 Ordina Way, Suite 200
  Orinda, CA

D. Recommendation: Review the proposal and provide comments on the project design.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

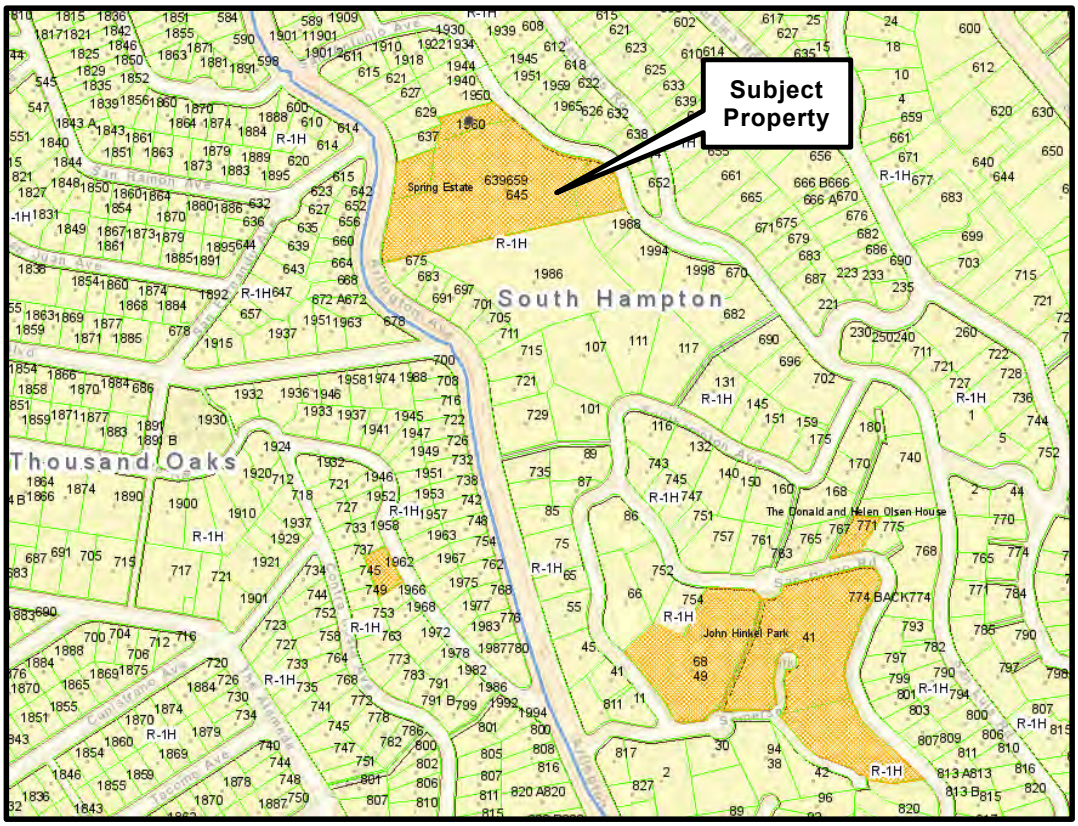


Figure 2: Proposed site plan (Edit Architecture)

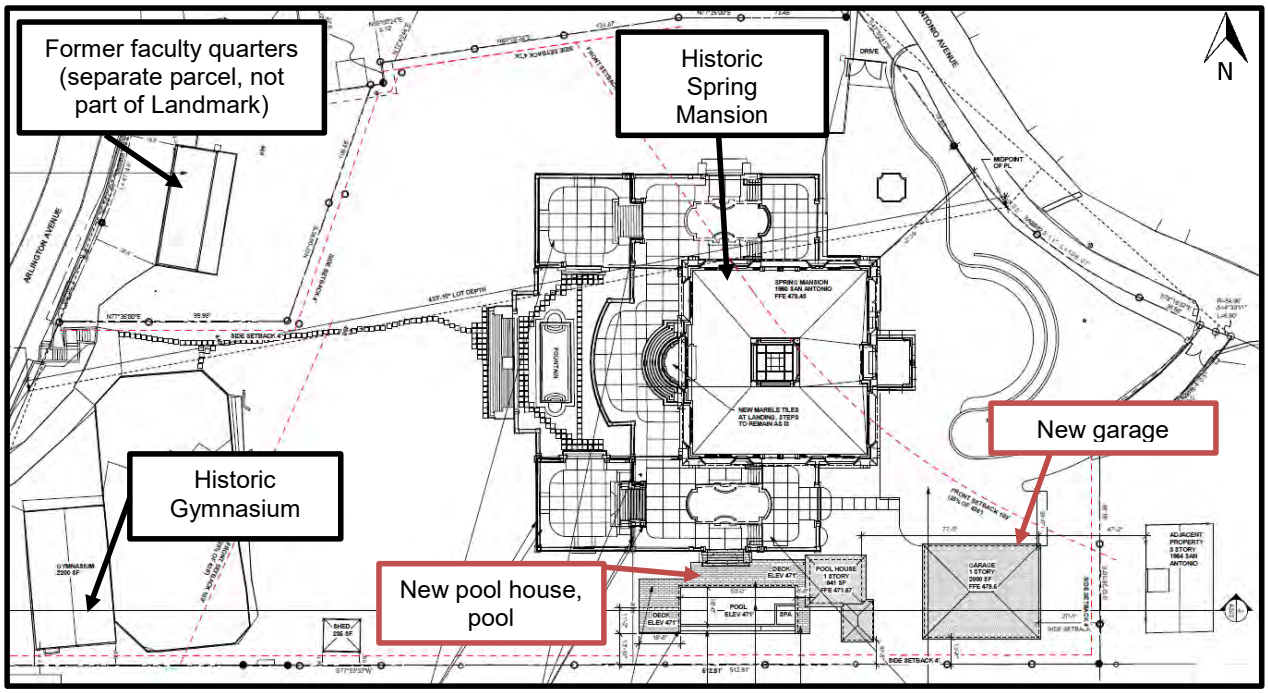


Figure 3: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design).

Figure 4: Subject property, north elevation of garage to be demolished (2022).

Figure 5: Subject property, west elevation of addition off west terrace. Upper level cafeteria/auditorium to be demolished to restore the southwest terrace. Game room below the terrace to be rehabilitated (2022).

Figure 6: Subject property, southwest terrace, to be restored to match existing terrace (2022).

Figure 7: Subject property, gymnasium, east elevation, rehabilitation needed (2022).

Figure 8: Enlarged proposed site plan (Edit Architecture)

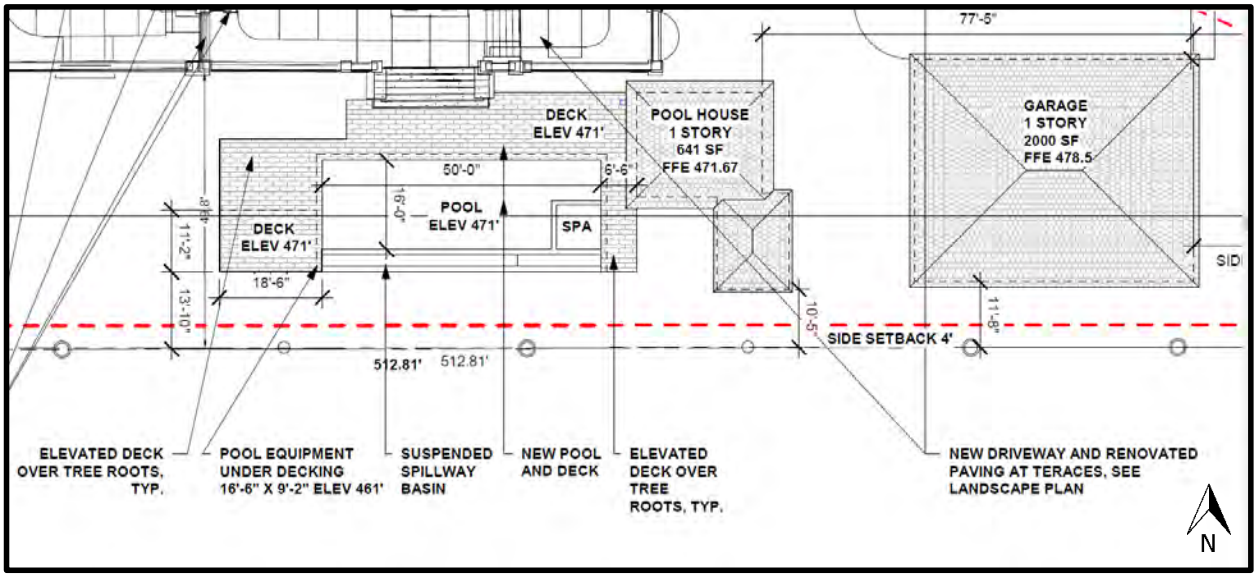


Figure 9: Proposed east elevation (Edit Architecture)

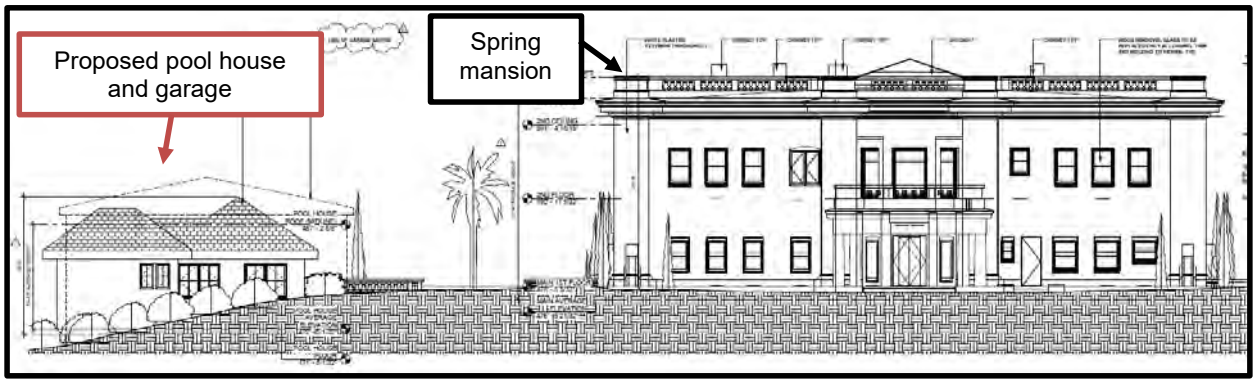


Figure 10: North-south section (Edit Architecture)

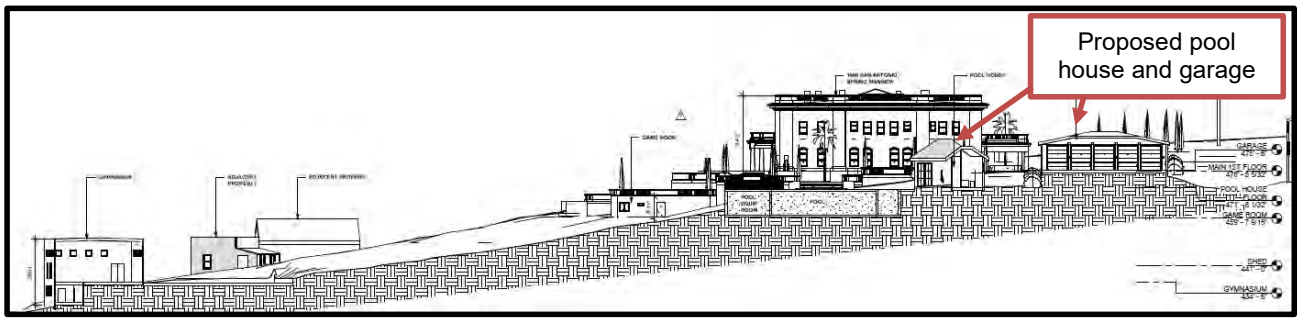
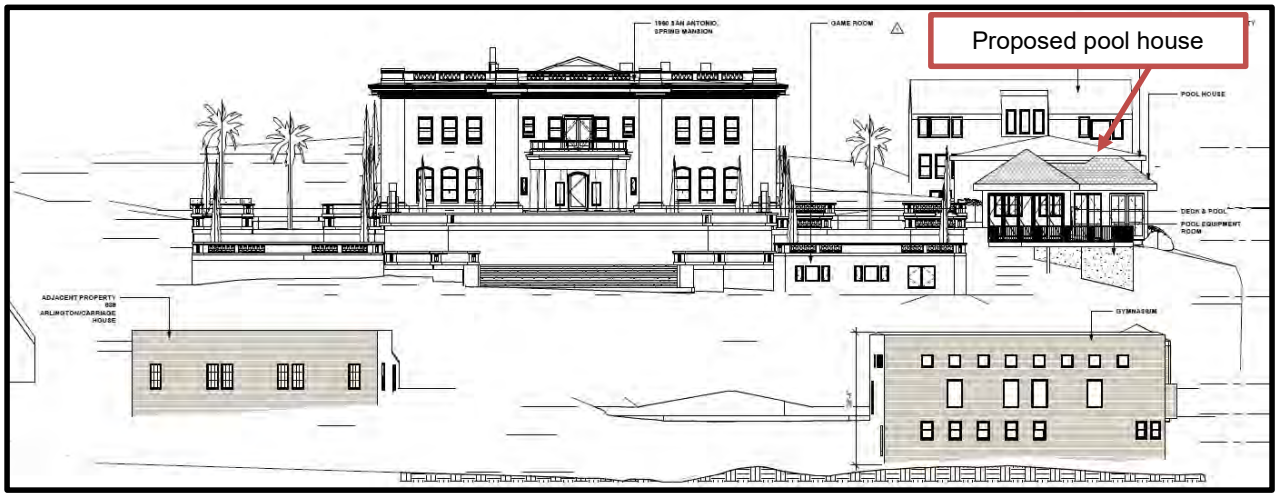


Figure 11: Section from Arlington Avenue (Edit Architecture)



II. Background

Brief History & Site Conditions
The subject property is comprised of three parcels under the same ownership. The largest is approximately 112,000 sq. ft., with frontage on San Antonio Avenue and Arlington Avenue. The second parcel has frontage on San Antonio Avenue and contains no structures. The third parcel is located at 639 Arlington Avenue and contains a building that was faculty quarters when the property was a college.

The City Landmark Spring Estate consists of a grand main building designed by John Hudson Thomas in the Beaux-Arts architectural style. It was completed in 1912 and features concrete and iron architectural features, terraces to the west, north, and south; and stairs and walkways leading to Arlington Avenue. The site includes a gymnasium adjacent to Arlington Avenue and a single-family dwelling (1984 San Antonio) known as the carriage house. The dwelling at 1984 San Antonio Avenue is part of the Landmark, but under separate ownership.

Historically Significant Features:

- Mansion with concrete and iron architectural features
- Terraces and balustrades to the front, rear, and side of the mansion
- Fountain west of the mansion
- Stairs and walkway to Arlington Avenue
- Status, urns, retaining walls in the Beaux-Arts style
- Gymnasium at Arlington Avenue
- Carriage house at San Antonio Avenue (1984 San Antonio Avenue)
- Design landscape and hardscape features original to the estate

The Landmarks Preservation Commission (LPC) designated this property as City Landmark in 2000 (see Attachment 5). The designation excludes a building addition on the original southwest terrace of the Spring Mansion; garden sheds; tennis courts; a fountain and entrance features at the east, adjacent to San Antonio Avenue; the detached, two-car garage; and the residence at 639 Arlington Avenue (originally faculty housing, currently vacant and on a separate parcel).

The gymnasium and residence at 639 Arlington Avenue are in poor condition, and much of the grounds have been neglected, with failing or damaged retaining walls and overgrown vegetation. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. If this SAP were granted, then a rehabilitation plan could be required as a Condition of Approval to ensure the gymnasium is rehabilitated. A Use Permit application to demolish and replace the former faculty house may be submitted to the Zoning Adjustments Board without LPC consideration because it is not part of the Landmark.

Application Chronology
On June 1, 2022, the applicant submitted Administrative Use Permit (AUP) #ZP2022-0070 and the subject Structural Alteration Permit application. The AUP is subject to

review and approval by the Zoning Officer. AUP consideration is contingent upon the Commission's approval of the subject SAP. On June 27, 2022 staff deemed the applications incomplete pending additional information from the applicant. At this time, both applications remain incomplete.

In accordance with BMC Section 3.24.220, the Commission opened the SAP hearing and then continued the matter without discussion on August 4, 2022, while awaiting receipt of a complete application and recommendation for final action. On August 19 2022, October 11, 2022 and November 19, 2022 the applicant re-submitted. At this time, staff would like to solicit feedback on the proposed project from the LPC, and the application will come back to LPC after the application has been deemed complete and any necessary revisions have been made.

In preparation for tonight's continued hearing, staff mailed and posted ten-day advance public notices on (or before) February 20, 2023, in accordance with the requirements of BMC Section 3.24.230.

Community Discussion
The City received two correspondences from concerned neighbors in August and September 2022 (see Attachment 5). And at the August 4, 2022 hearing, two neighbors testified.

In a letter received August 3, 2022, a neighbor noted that vegetation on the Arlington side of the property is overgrown and crowds the sidewalk, the gymnasium building appears to be in hazardous condition, cyclone fences are tipping over, and concrete stairs and walls visible from Arlington are crumbling. After receiving a copy of the letter, the applicant cleaned up the Arlington (west) side of the property by removing much of the vegetation that had covered the sidewalk. At the August 4, 2022, LPC meeting a neighbor shared concerns related to animals and public noticing procedures. Another neighbor was supportive of the project and glad to see proposed updates to the property.

In a letter received September 14, 2022, a neighbor noted that 20 feet of vegetation at the north end of the property had not been cleared, and the faculty housing building was now visible, but in poor condition. The neighbor stated that the property owner should mitigate conditions that could fuel a wild fire, and wondered if City building inspectors had investigated the buildings. Both the August and September letters appear to be from the same neighbor, but the letters were unsigned, and the address and name of the neighbor is unknown.

In summary, the neighbors' concerns fall under the following themes:

- Neglect of the property
- Inadequate maintenance

III. Project Description

The applicant proposes 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. The proposed project would comply with many of the ministerial development standards for the R-1 zoning district, but would require approval from the Zoning Officer to add the pool house, add a garage more than 24 feet in length, and add an unenclosed spa.

Table 1: Summary of Proposed Scope of Work at Spring Estate site

Location	Feature to be Preserved?	Scope of Proposed Work	Project Plans Sheets
Main Building Spring Mansion	Yes	▪ Restore terrace, remove non-historic “cafeteria” addition	A050, A100-A101B, A108, A201, A301-A302
		▪ Renovate existing recreation room below southwest terrace	A050, A107, A301-A302
		▪ Repair & replace walkways, retaining walls, railings and balusters	A100-A101, A301-A302
San Antonio Site Entrance Features (east)	No	▪ Demolish driveway, and replace with new, expanded driveway ▪ Remove retaining walls, stairs and fountain	A050, A100-A101
Detached Garage	No	▪ Demolish 2-car garage ▪ Construct new 10-car garage	A050, A100-A101B, A105, A201-A203, A205, A301-A302
South Yard Area	No	▪ Construct 641 sq. ft, single-story pool house ▪ Excavate and install below-grade swimming pool with decking and equipment enclosure	A050, A100-A101B, A105, A109, A201-A202, A204, A301-A302
Landscape throughout site	No	▪ New plantings ▪ Preserve oak trees	L1-L6

The Applicant Statement is provided as Attachment 1 of this report. The project plans are Attachment 2 and include architectural drawings and landscape plans. Materials information is provided in Attachment 3.

IV. Issues and Analysis

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24) would apply to this request for improvements to the Spring Estate City Landmark property. At this time, staff finds that the proposal may not closely adhere to these requirements, and an analysis of the specific Standards that were considered are provided below.

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The analysis below summarizes staff's preliminary findings for this project with respect to the most pertinent Secretary's Standards.

SOI Standard 6
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Analysis: The proposed scope of work includes repairing and replacing concrete features including steps, railings, balustrades, and retaining walls around the mansion. The new features will match the old in design, color, texture, and materials.

The historic gymnasium is in poor condition and has received considerable attention from the neighbors who are concerned that it has or will become a nuisance. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. At this time, the Building Official has not made a formal determination about the status of the structure. Meanwhile, staff and the applicant have discussed a possible requirement to rehabilitate the structure if the subject SAP were to receive a favorable final outcome. The applicant has been advised that a Site/Structure Specific Historic Preservation Treatment Plan could be included as a Condition of Approval and the scope of this project would be expanded to include rehabilitation of the gymnasium.

The applicant proposes to introduce marble at the landing off of the west entrance of the mansion, where marble tiles would replace concrete under the balcony. This change is limited in scope and location and not likely to result in a significant impact on the Landmark. The material change at the west landing would not be visible from the right-of-way, and would not be very visible due to the balcony above.

SOI Standard 9
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis: Originally the applicant proposed a new garage with a flat roof and decorative pilasters that matched the design of the mansion. In the first incomplete letter staff said that the design of the garage was in conflict with Standard 9. Subsequently, the applicant revised the design, and removed the pilasters and changed the roof to a hipped roof. The revised design of the new buildings and features is contemporary and, therefore, distinct from the Beaux Arts architectural design of the historic Spring Mansion, but the project does not appear to have the quality of design needed for a Landmark property. More details are needed on the design and materials for the proposed buildings.

The proposed white walls match the mansion and make the new buildings stand out; a subtler gray tone is preferred so that attention is not called to the new buildings. Articulation such as glazing, different colors on the walls, or grilles or a cupola on the roof, is needed to elevate the design. Light fixtures should be shown in the elevations and material boards, and must be downcast. Details are needed for the aluminum-clad windows and doors so that staff and the LPC may assess the quality of the proposed materials. The proposed hipped roofs bring attention to the new buildings; flat roofs are preferable, or the pitch of the hipped roofs could be lowered so that the new buildings remain secondary to the Landmark mansion.

Mature plantings should screen the new buildings, including the pool equipment room, from adjacent properties. The pool decking materials need to be labeled in the plans and material board. Overall, the material boards and applicant statement should show and explain how the proposed materials are compatible with and complimentary to the mansion.

B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes staff's preliminary findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260, Paragraph C.1
"For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features…"

Analysis: The design of the proposed pool house and garage needs to be further refined. As proposed the new buildings are inconsistent with the quality of the design of the Landmark mansion. Greater articulation of the garage design is needed because it will be more visible from the road and is a larger building. Mature landscaping should be shown in renderings so it is clear how the new buildings will be screened from neighboring properties. Story poles could be required so that staff and the LPC have more information on the height and massing of the proposed buildings.

"…nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting."

Analysis: The new buildings may be visible from the public right-of-way, and changes to the roof and walls of the proposed buildings are recommended to reduce any negative impacts on the Landmark. High-quality design is needed because the new buildings will be in close proximity to the Landmark mansion.

V. Rationale for Recommendation

Of the two proposed buildings, the garage will be the most visible because of its height and massing, and its proximity to San Antonio Avenue. The design of the garage could be modified and further articulated. The pool house will be less visible from San Antonio Avenue, but more details are needed on its design because it will be in close proximity to the Landmark mansion and high-quality design is necessary for new buildings in close proximity to Landmark structures. Details are need on the proposed landscaping so it can be determined how well the new buildings will be screened from adjacent properties and the right-of-way. The historic gymnasium is in poor condition, and must be rehabilitated before new construction may commence.

The new buildings must be differentiated from the old, while also being compatible with the old to protect the historic integrity of the property. Overall, changes to the roofs and walls of the new buildings, and mature landscaping, are needed. Greater articulation of the walls, more details on the new exteriors, and changing the color of the walls would improve the design.

Possible Discussion Topics – project refinements
The applicant would like to return with a favorable design for final action. Staff seeks the Commission's guidance and direction on behalf of the applicant for improvements to the project. Commissioners are asked to comment on the following:

- Gymnasium. Poor condition of the historic gymnasium and possible remedies.
- New Garage. Proposed architectural design, details, and materials for the new garage structure.

- Pool House. Proposed architectural design, details, and materials for the new pool house.
- Screening. Suggestions for vertical plantings to screen the south and east elevations of the proposed garage structure, and possibly the south and east elevations of the new pool house.
- New Construction. Compatibility of the proposed new structures with the historic Beaux-Arts Spring Mansion; should the new construction refer to the main building or assume a separate identity as a group of auxiliary buildings for the property.

VI. Recommendation

Staff recommends that the Commission:

1) Review and discuss the proposed project design and the project's potential regulatory compliance.
2) Provide comments and direction to the applicant for improvements as needed.
3) Continue the hearing to allow for revisions and a return at a future date to be determined.

Attachments

1. Applicant Statement, received October 18, 2022
2. Project Plans (including Landscape Plans), received November 19, 2022
3. Material Boards, received November 19, 2022
4. Correspondence Received
5. City Council Resolution for City Landmark designation of the Spring Estate, October 10, 2000

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433
Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@cityofberkeley.info (510) 981-7410

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.

Response to Comments: (ZP) 2022-0070 & (LMSAP) 2022-0005

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The renovation of all elements throughout the property will allow for the initial use of it being a residential estate to be solidified and sustainable in today's time. Since the property has not been updated since 1912, the proposed designs are the only logical way for the property to function at its best capacity.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All historical architectural elements will be preserved in the process of renovation. Attempts to recognize and enhance the beauty and nature of the historical elements will also be executed in order to create an operable property that remains as great as originally constructed.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

We have designed our proposed structures to align with the style of existing, but have limited them to stand apart in detail from the original. Colors will be similar to blend the property, but new structures have been designed more simply to reflect newer construction and building methods.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

As mentioned, all historical features such as architectural elements, designs, and patterns are to be preserved. Only will crucial elements such as strength, durability, and effectiveness, etc be enhanced to make the space usable for its purpose.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All features, finished, and construction techniques will be preserved as part of the renovation process. Any and all improvements will be made second to the ability of being able to preserve the existing.

6. 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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

As the proposed exterior structures would be new construction, no deteriorated historical features would need to be replaced or remade. Designs are proposed in alignment to function with the existing main house.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This will be followed as said.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

All archeological resources are to be preserved and left undisturbed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

This has been implemented in our design to be followed. New structures are to be differentiated from the historical in that new methods and modern styles will be implemented to intertwine with the site.

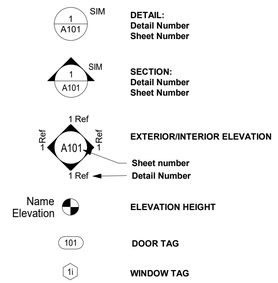
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This has been acknowledged in our designs in that in no way will the original historical features be affected by the newly proposed designs and structures.

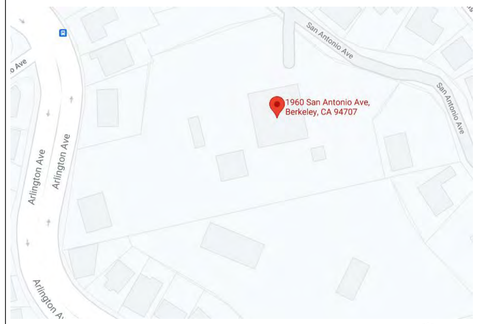
ABBREVIATIONS:

&	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 ELECTRCIAL 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

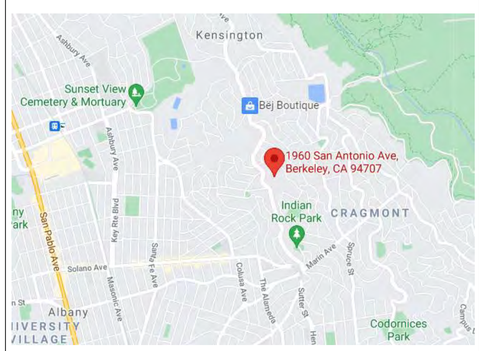
SYMBOLS:



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	6,540 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: 415 359 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
3	LANDMARK PRESERVATION COMMENTS	11/16/2022
2	LANDMARK PRESERVATION COMMENTS REVISION 1 COMMENTS	9/26/2022 8/18/2022
1	LANDMARK PRESERVATION COMMISSION	03/11/2022
A		

1960 SAN ANTONIO AVENUE

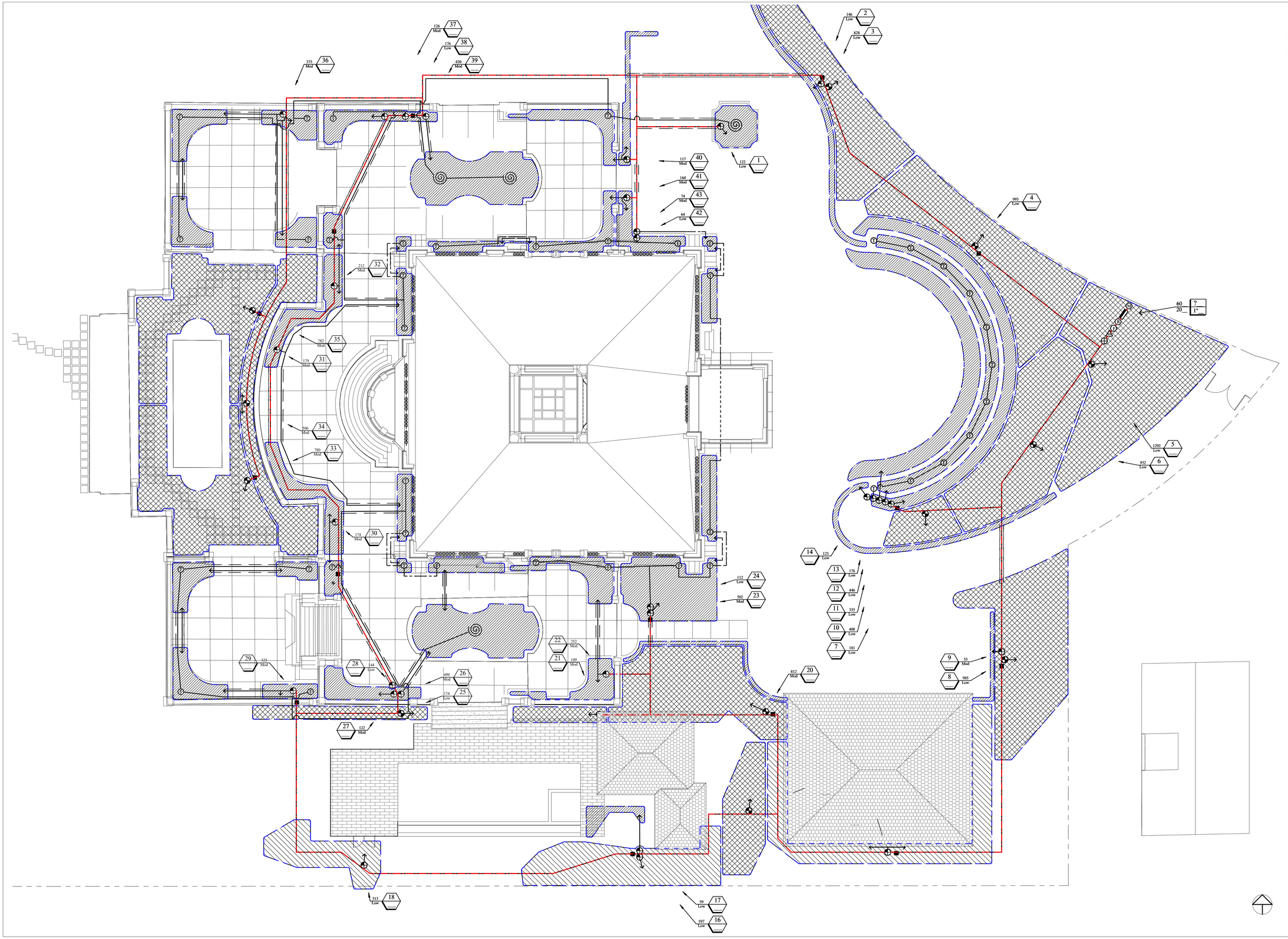
Date: 11/18/2022 6:15:07 PM

Scale: As indicated

Sheet Title

PROJECT DATA

G010



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APN: 62-2916-60-4

Rev Description Date

1960 SAN ANTONIO AVENUE

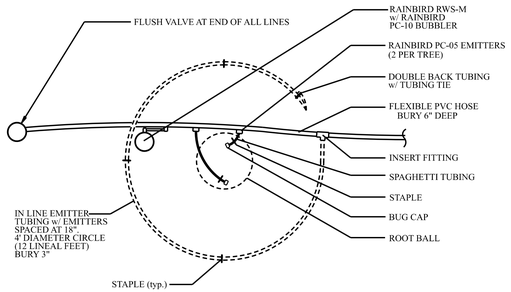
Date: 11/18/2022 6:15:12 PM

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

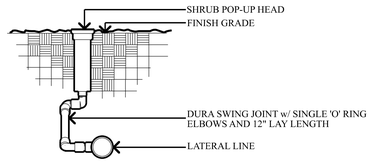
Sheet Title

IRRIGATION PLAN

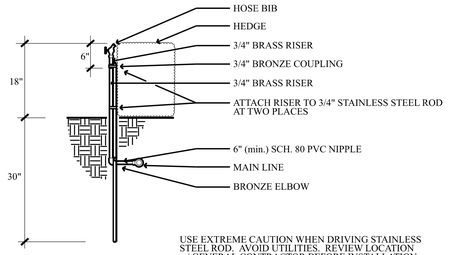
L1



TREE EMITTER LAYOUT (36 gph)

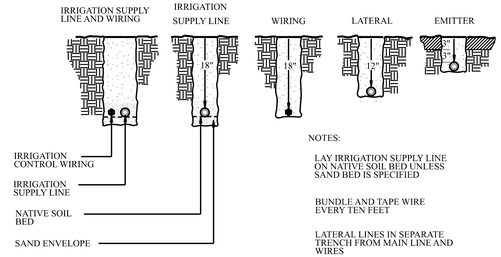


SHRUB POP-UP SPRAY HEAD

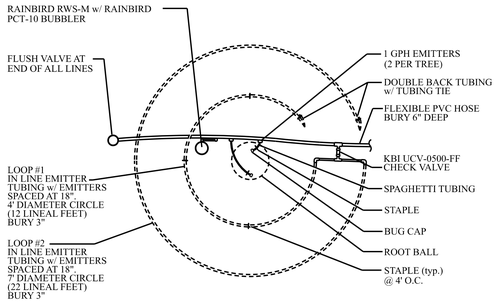


USE EXTREME CAUTION WHEN DRIVING STAINLESS STEEL ROD. AVOID UTILITIES. REVIEW LOCATION w/ GENERAL CONTRACTOR BEFORE INSTALLATION.

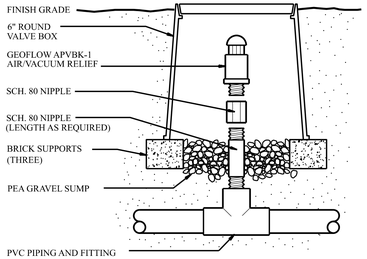
HOSE BIB



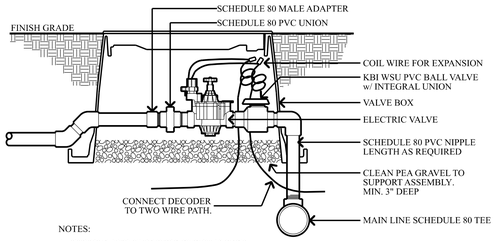
TRENCHING AND INSTALLATION



TREE EMITTER LAYOUT - LARGE (33 gph)

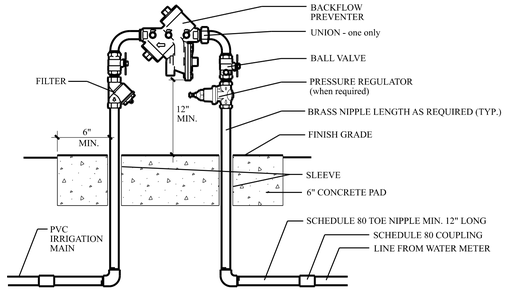


1" AIR/VACUUM RELIEF

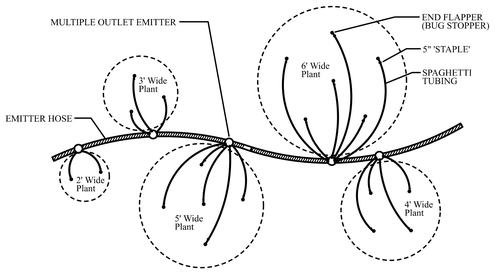


NOTES:
1. BUNDLE AND TAPE WIRE EVERY 10 FEET
2. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTION
3. ELBOWS - SCH. 80 PVC. NIPPLES - THREADED SCH. 80 PVC
4. WIRE SPLICE KIT (PEN-TIT, 3M #DBY, GREASE LOCK OR APPROVED EQUAL)
5. VALVE BOX - RAINBIRD VB-STD
6. PROVIDE AND INSTALL DECODER COMPATIBLE WITH CONTROLLER.

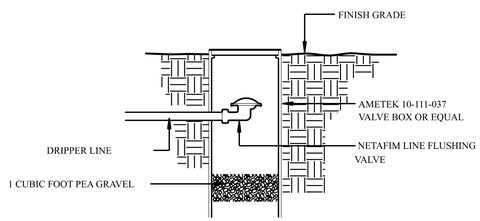
REMOTE CONTROL VALVE - TWO WIRE



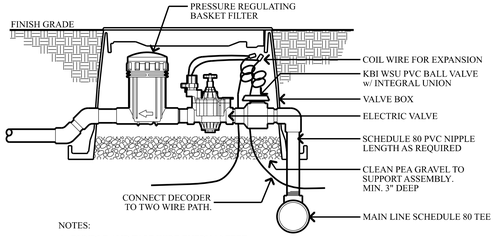
REDUCED PRESSURE BACKFLOW PREVENTER



MULTIPLE OUTLET EMITTER



LINE FLUSHING VALVE



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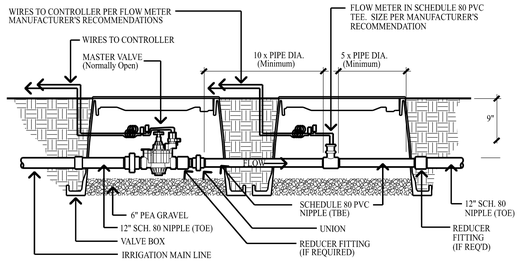
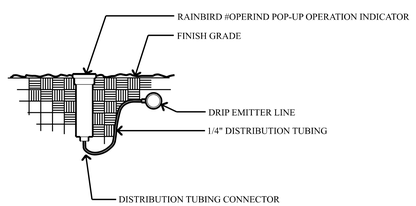
5. VALVE BOX - RAINBIRD VB-STD
6. PROVIDE AND INSTALL DECODER COMPATIBLE WITH CONTROLLER

EMITTER REMOTE CONTROL VALVE - TWO WIRE



1. NO UNDERGROUND SPLICES BETWEEN VALVE BOX (RAINBIRD VB-STD) AND CONTROLLER.
2. SPEARS # DS-100 w/ # DS-300 SEALANT OR 3M SCOTCHLOK # 3570 WIRE CONNECTORS ONLY
3. INSTALL IN MANNER TO ALLOW PROPER DRAINAGE OF ANY WATER THAT ACCUMULATES IN VALVE BOX. FLOW METER SHOULD NEVER BE SUBMERGED UNDERWATER.

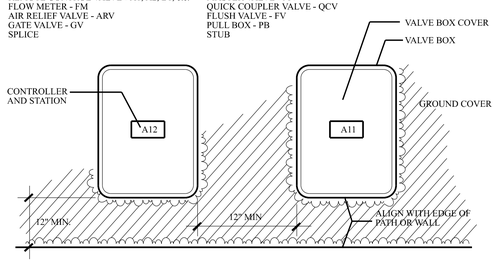
MASTER VALVE & FLOWMETER RUN



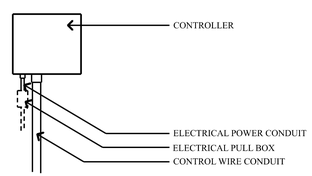
EMITTER LINE POP-UP OPERATION INDICATOR

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
(415) 924-2836 fax
don@wilhiborgdesign.com

Irrigation Details

1960 San Antonio Avenue
Berkeley, California

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

L2

OF SHEETS

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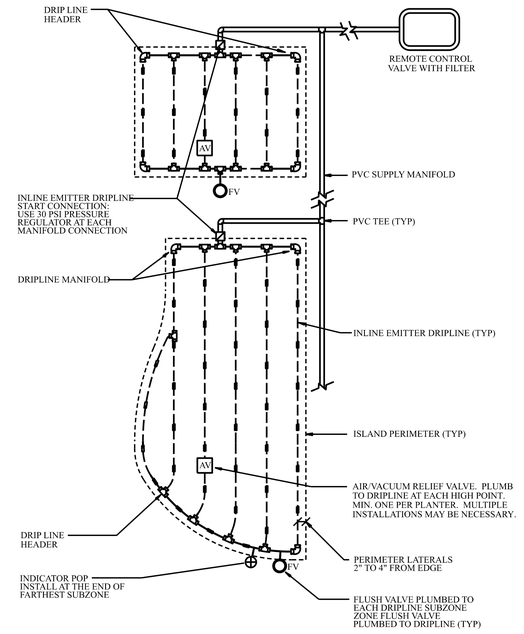

INLINE EMITTER ISLAND LAYOUT

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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Irrigation Details & Legend

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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
2 - CUP SEM
13 - AGA PP
4 - TUL VIO
3 - SAL LEU
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
10 - HEM SDO
2 - ROS FCW
14 - BUX SEM
6 - TUL VIO
4 - ROS FCW
4 - ROS FCW
2 - CUP SEM
3 - SAL LEU
9 - BUX SEM
2 - SAL LEU
3 - AGA PP
3 - SAL LEU
1 - CUP SEM
6 - AGA PP
5 - CHO TEC
13- HEMSDO
77.15 E.P.
477.21 E.P.
477.07 D.I.
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
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
6 - GER MS
11 - CUP SEM
67 - EUO MIC
29 - SAL LEU
30 - LAV PRO
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
6 - ILE CAR
49 - BUX SEM
7 - ILE CAR
7 - CUP SEM
14 - AGA PP
3 - PHO GR
2 - ABU ROS
7 - HEM SDO
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
10 - ROS FCP
14 - GER ROS
10 - AGA PP
12 - GER ROS
10 - AGA PP
3 - PHO GR
17 - HEM SDO
3 - PHO GR
10 - STA BYZ
13 - 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
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
10 - ROS RUG
6 - ECH CAN
24'
6" DRAINPIPE
OHW
N68°28'45"W
CALCULATED BASIS OF BEARINGS
131.01' (131.13')
N11°46'15"E (R)
R=100.00' L=59.32'
58.03'
18.97'
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.
476.00 D.I.
447.11 TOP
450.05 TOP
89.56'
83.30'
79.70'
37.15'
29.79'
35.12'
17.39'
0 5 10 20 30

REVISION DATE

Jonathan Rachman Design

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Planting Plan
1960 San Antonio Avenue
Berkeley, California

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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.

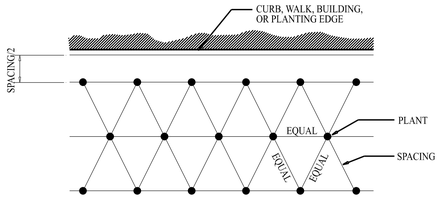
8. WARRANTY PERIOD:
__ONE YEAR FOR PLANTING AND IRRIGATION
__COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

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.

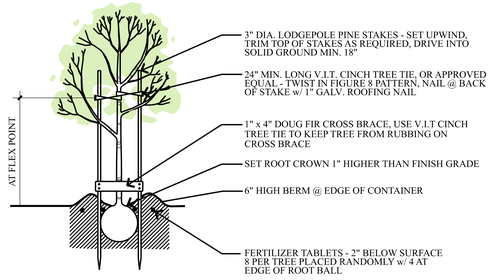
10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
__FENCE ENTIRE DRIPLINE
__DO NOT STOCKPILE MATERIALS
__NO VEHICULAR TRAFFIC
__DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

PLANTING NOTES

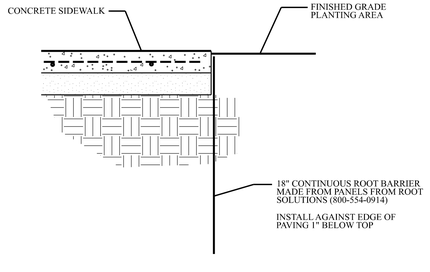
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA 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



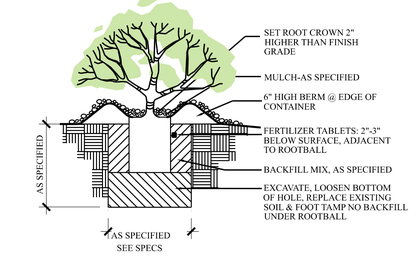
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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

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LICENSED ARCHITECT
JAMES W SKELTON
C-33327
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1960 SAN ANTONIO AVENUE &
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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

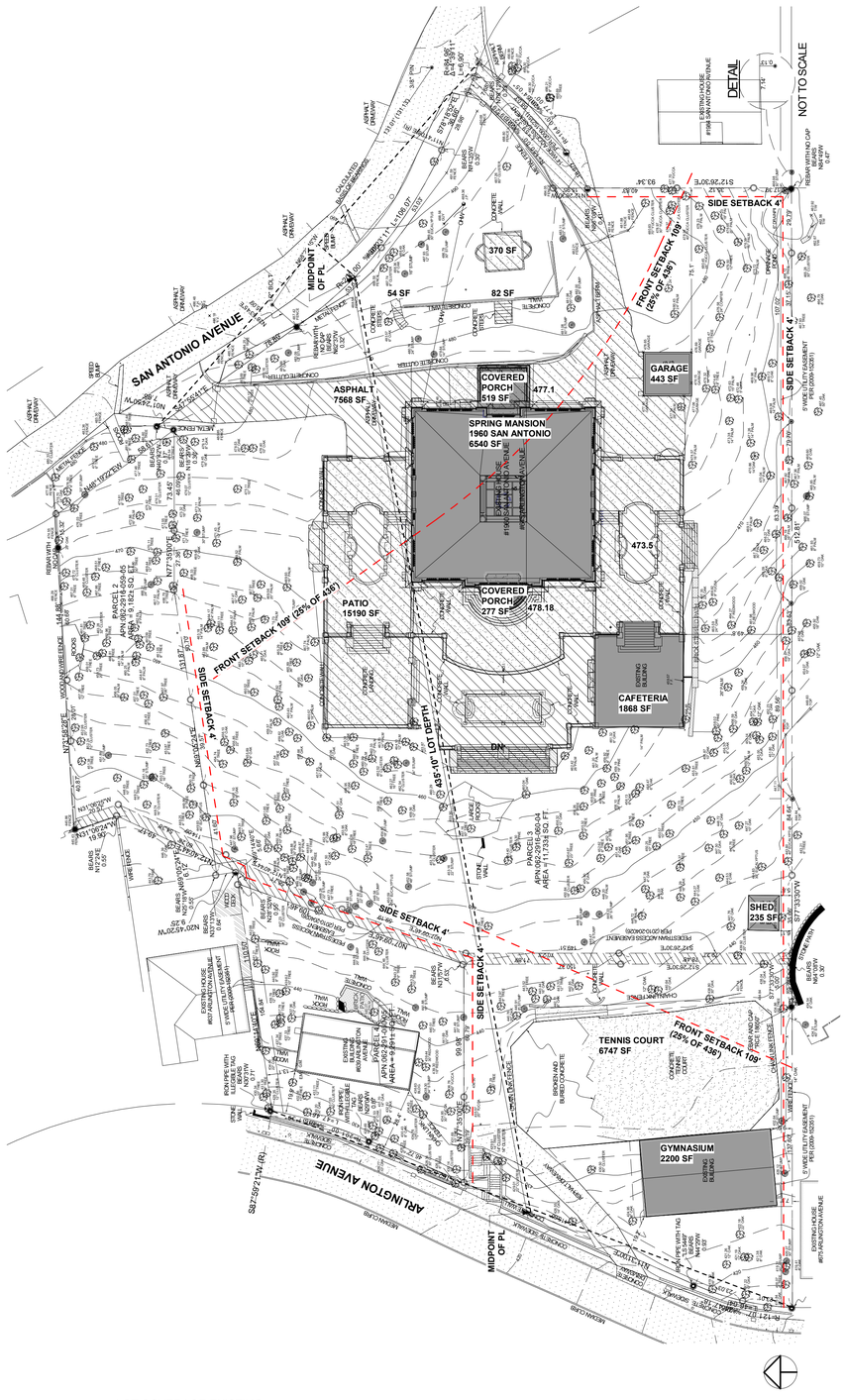
Scale: 3/32" = 1'-0"

Sheet Title

GRADING & DRAINAGE

DETAIL

L6



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

2 LOT COVERAGE PROPOSED
1" = 30'-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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3	LANDMARK PRESERVATION COMMENTS	11/16/2022

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:12:57 PM

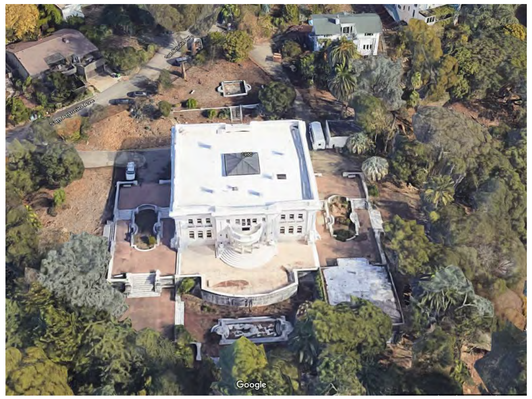
Scale: 1" = 30'-0"

Sheet Title

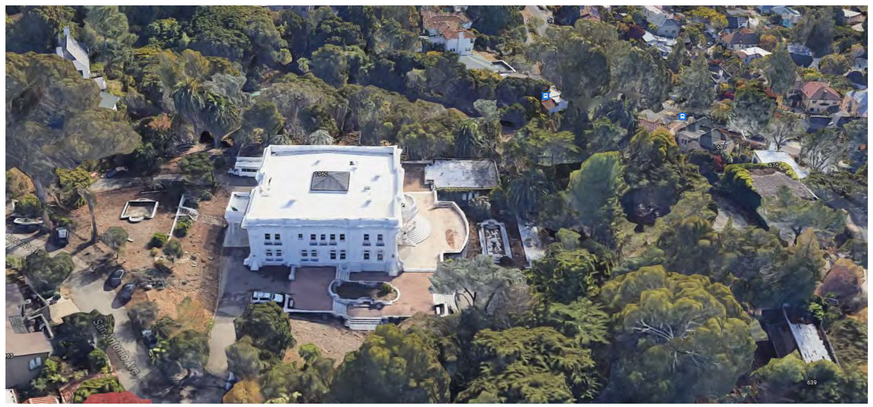
LOT COVERAGE - EXISTING & PROPOSED

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

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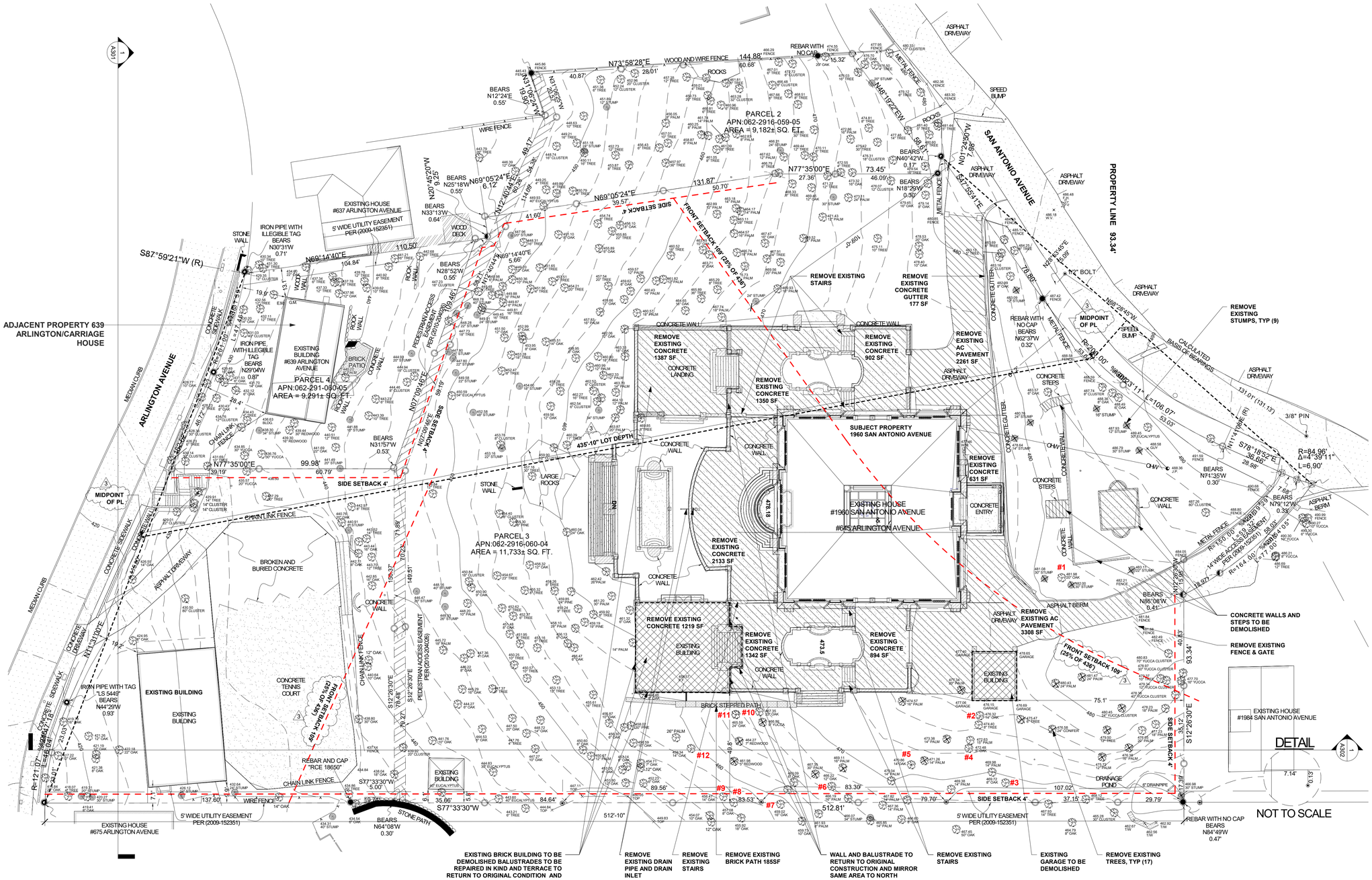
Scale:

Sheet Title

PHOTOS

A090



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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

1960 SAN ANTONIO AVENUE

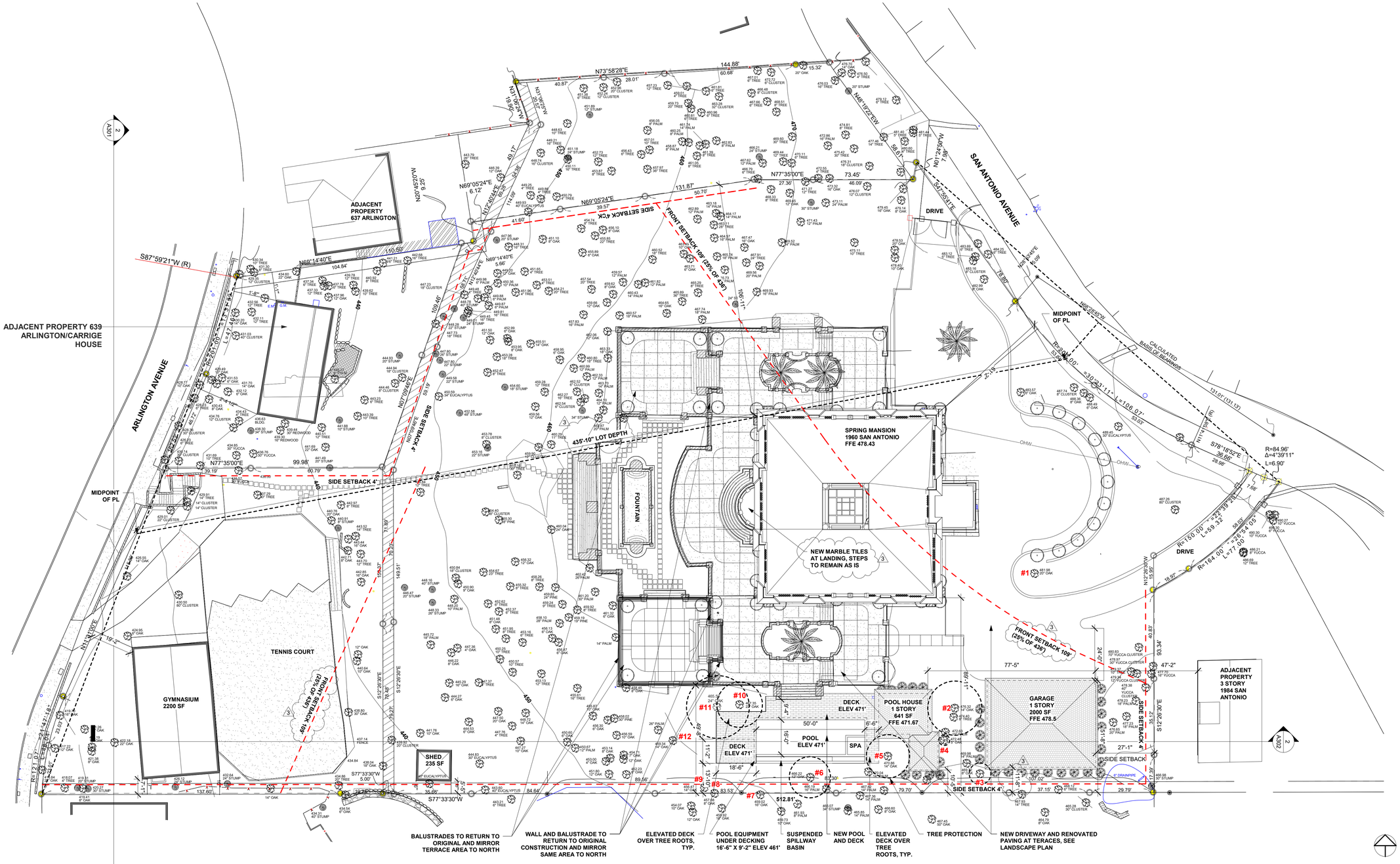
Date: 11/18/2022 6:13:04 PM

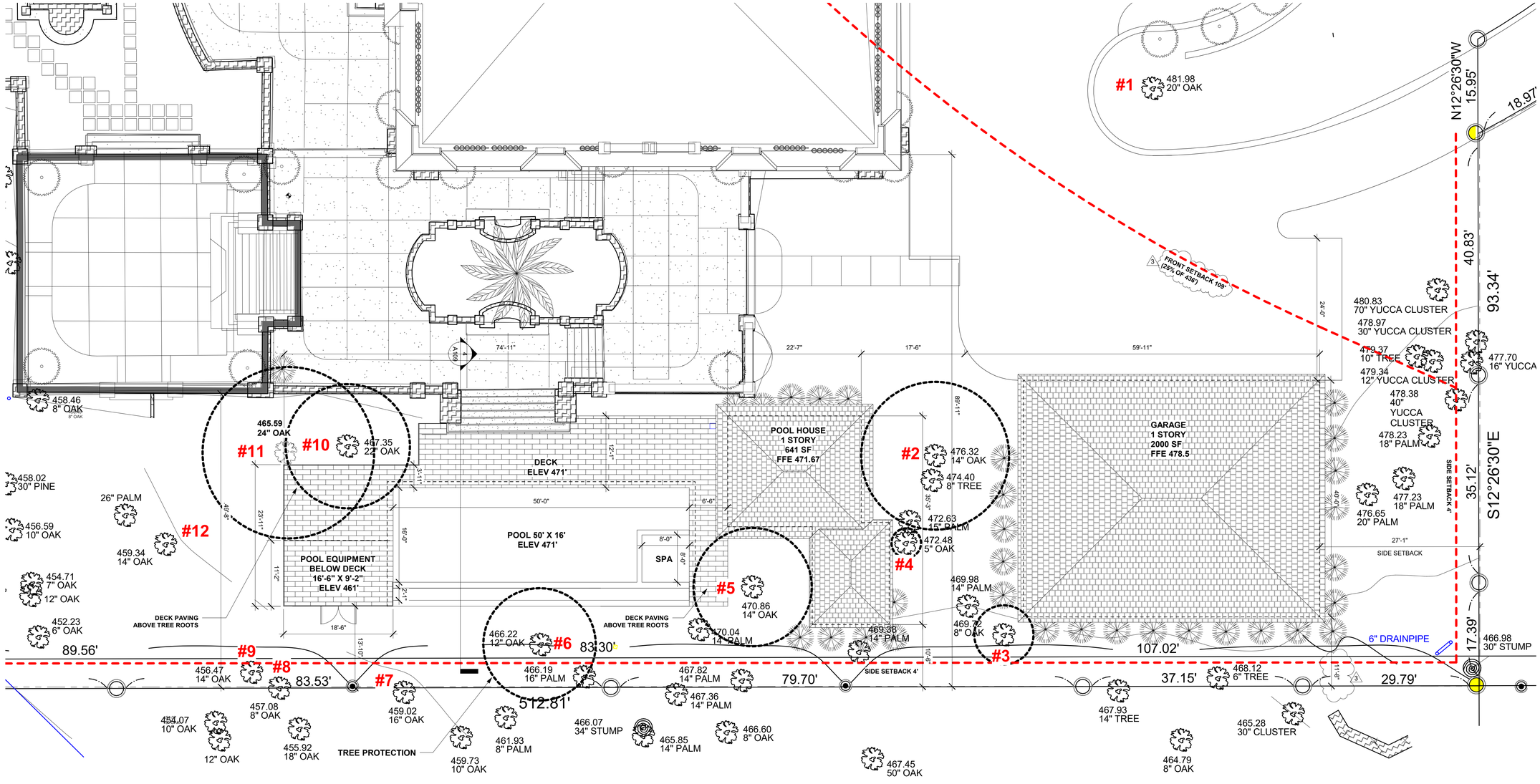
Scale: 1" = 20'-0"

Sheet Title

SITE PLAN - EXISTING

A100


ADJACENT PROPERTY 639 ARLINGTON/CARRIGE HOUSE
ARLINGTON AVENUE
ADJACENT PROPERTY 637 ARLINGTON
MIDPOINT OF PL
SIDE SETBACK 4'
TENNIS COURT
GYMNASIUM 2200 SF
SHED 235 SF
FRONT SETBACK 109' (25% OF 435')
SIDE SETBACK 4'CK
FRONT SETBACK 109' (25% OF 436')
435'-10" LOT DEPTH
SPRING MANSION 1960 SAN ANTONIO FFE 478.43
FOUNTAIN
NEW MARBLE TILES AT LANDING, STEPS TO REMAIN AS IS
DECK ELEV 471'
POOL ELEV 471'
SPA
POOL HOUSE 1 STORY 641 SF FFE 471.67
GARAGE 1 STORY 2000 SF FFE 478.5
DRIVE
SAN ANTONIO AVENUE
MIDPOINT OF PL
CALCULATED BASIS OF BEARINGS
ADJACENT PROPERTY 3 STORY 1984 SAN ANTONIO
SIDE SETBACK 4'
FRONT SETBACK 109'
S87°59'21"W (R)
N69°14'40"E
104.84
110.60'
N77°35'00"E
144.88'
73.45'
N69°05'24"E
131.87'
39.57'
41.60'
N12°40'04"E
114.69'
N20°45'20"W
N01°24'36"W
N47°35'41"E
N69°19'22"E
S78°16'52"E
36.66'
R=84.96'
Δ=4°39'11"
L=6.90'
R=160.00'
Δ=25°34'05"
L=71.40'
R=164.00'
Δ=25°34'05"
L=73.19'
S77°33'30"W
99.98'
60.79'
137.60'
84.64'
89.56'
512.81'
79.70'
107.02'
93.34'
40.83'
N13°30'10"E
S12°26'30"E
76.40'
149.51'
109.46'
109.17'
N01°09'45"E
50.16'
N13°30'10"E
19.92'
S14°42'18"E
R=121.00'
Δ=14°01'06"
L=29.60'
L=47.17'
L=94.47'
L=106.07'
63.83'
29.79'
37.15'
27'-1"
47'-2"
77'-5"
89'-11"
78.80'
N69°14'40"E
5.66'
S12°26'30"W
N12°26'30"W
N13°30'10"E
N69°14'40"E
N69°05'24"E
6.12'
N12°40'04"E
N20°45'20"W
N01°24'36"W
N47°35'41"E
N69°19'22"E
S69°28'55"W
S78°16'52"E
S77°33'30"W
S12°26'30"E
N13°30'10"E
S14°42'18"E
S87°59'21"W (R)
S77°35'00"W
S77°33'30"W
S12°26'30"E
N69°14'40"E
N69°05'24"E



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APN: 62-2916-60-4

Rev	Description	Date
2	LANDMARK PRESERVATION COMMENTS	9/26/2022
3	LANDMARK PRESERVATION COMMENTS	11/16/2022

1960 SAN ANTONIO AVENUE

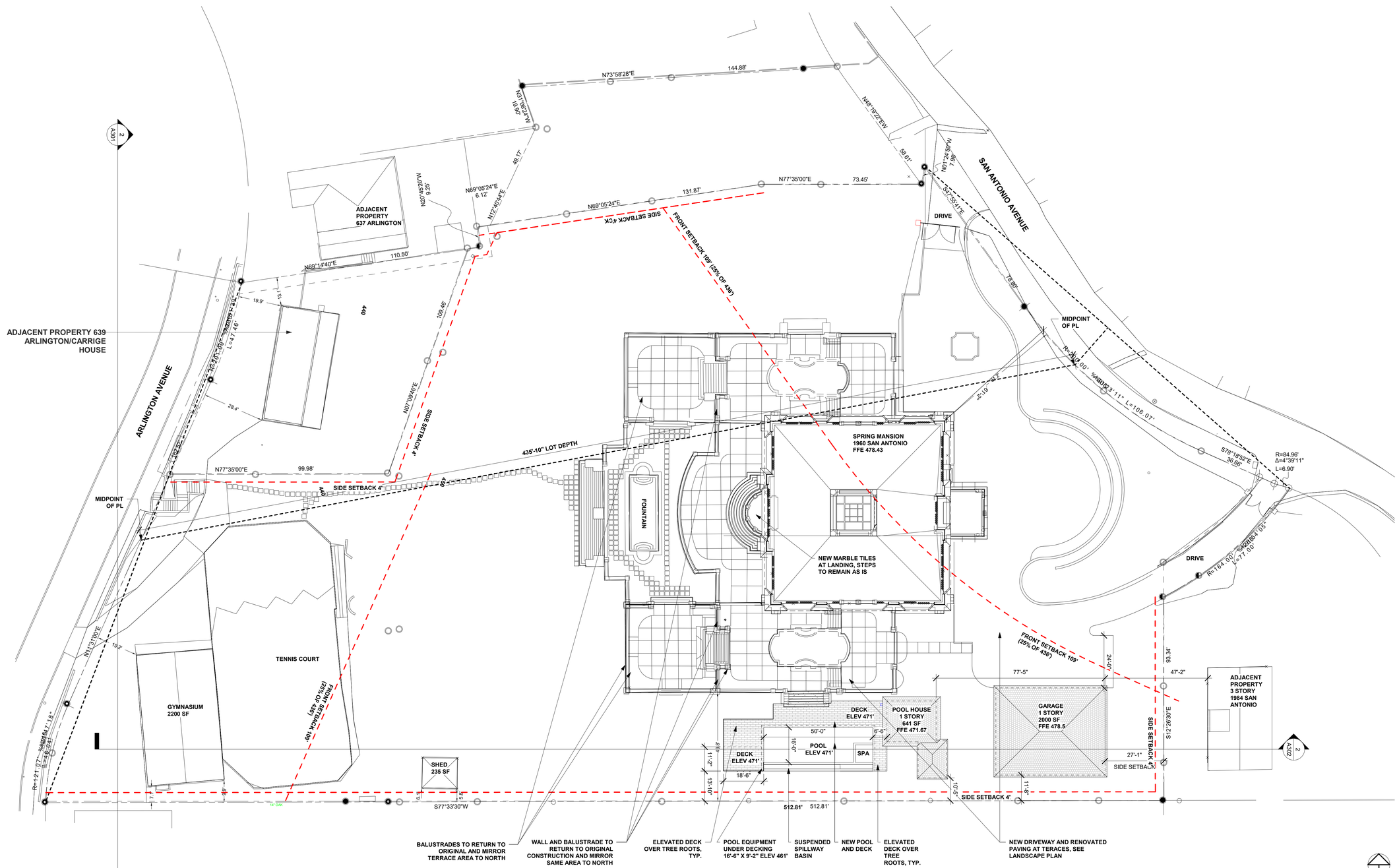
Date: 11/18/2022 6:13:25 PM

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

Sheet Title

ENLARGED SITE PLAN

A101B



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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

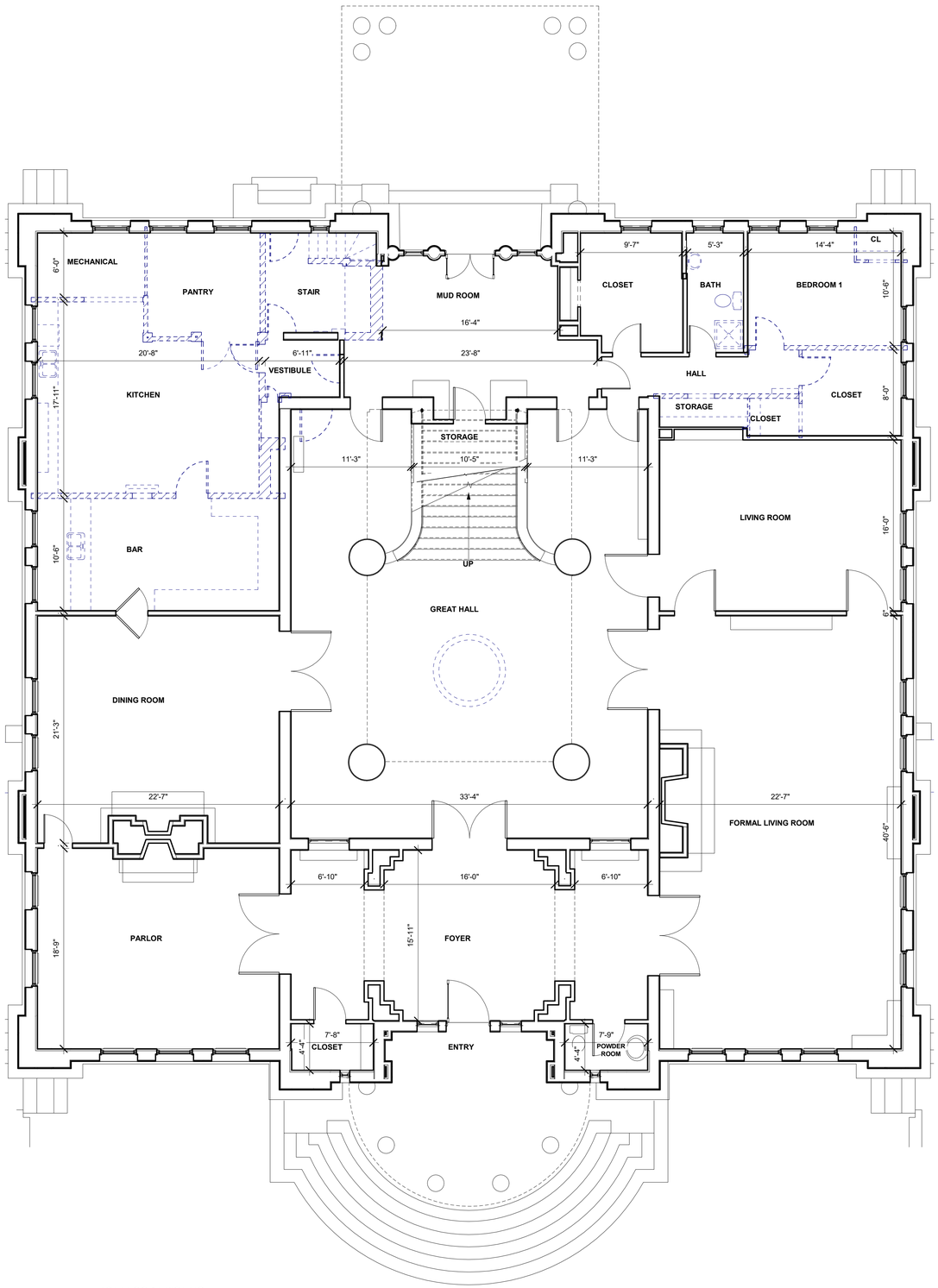
Date: 11/18/2022 6:13:35 PM

Scale: 1" = 20'-0"

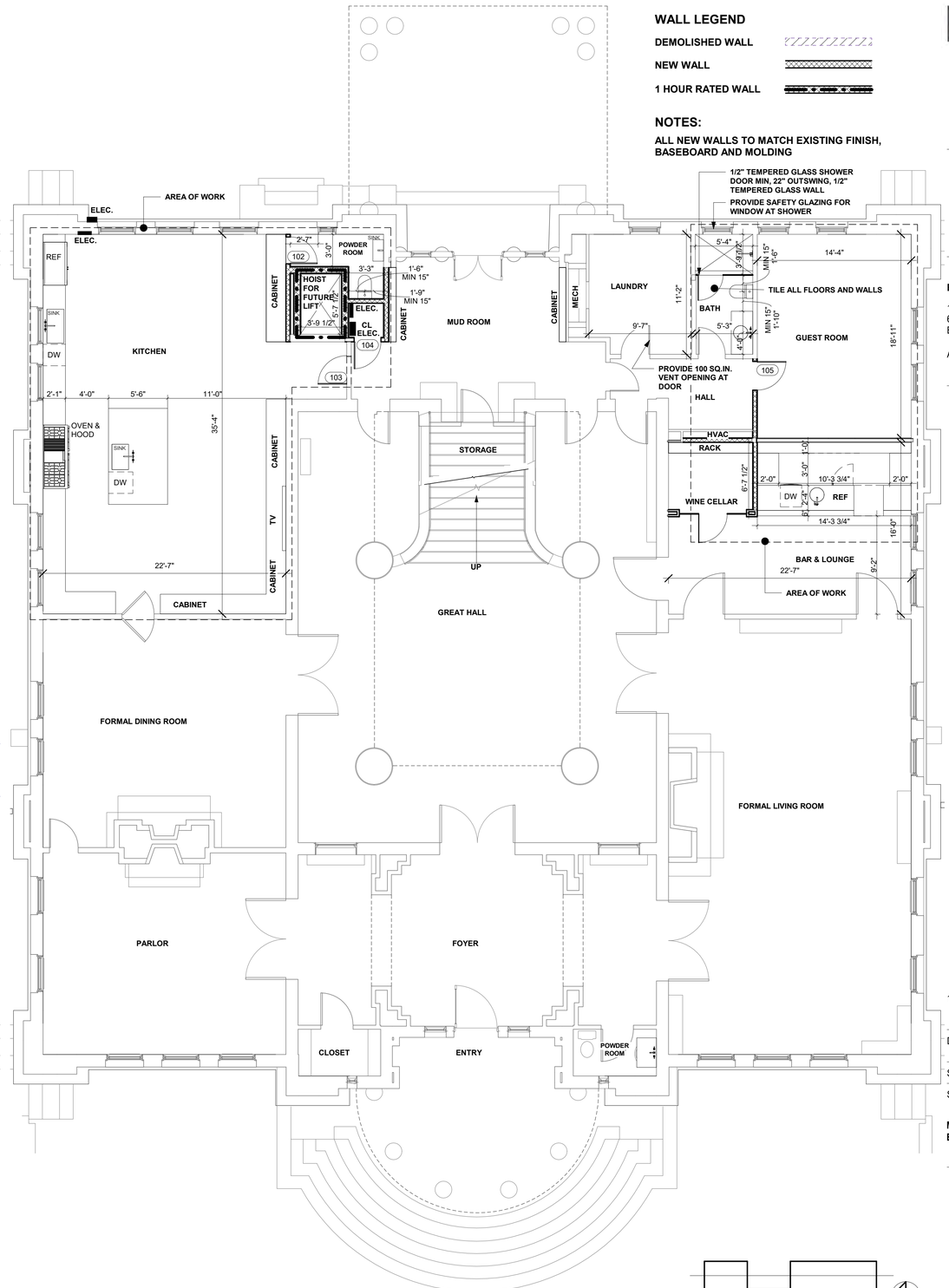
Sheet Title

SITE PLAN - SIMPLIFIED

A101C



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

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

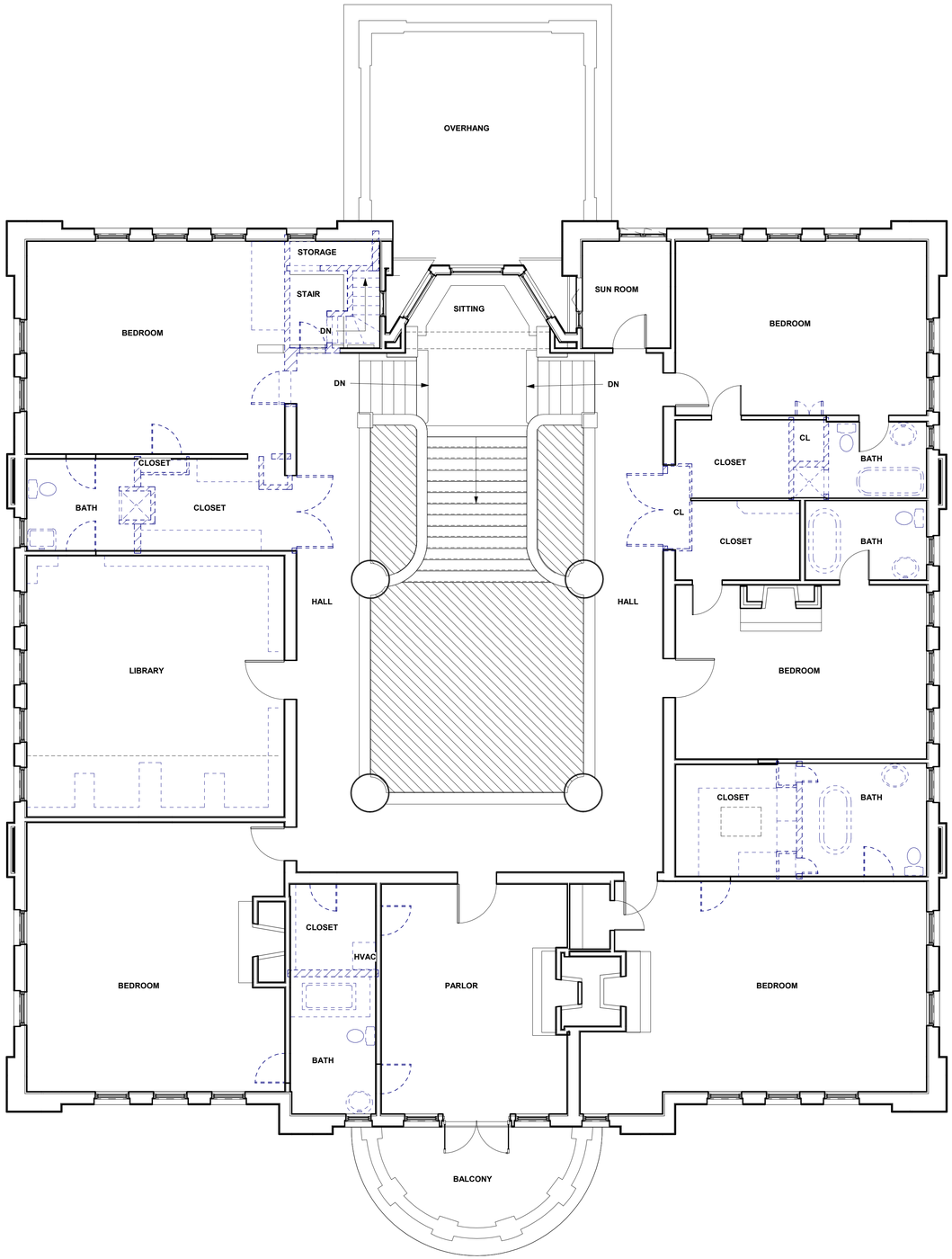
Date: 3/14/2022 12:27:41 PM

Scale: As indicated

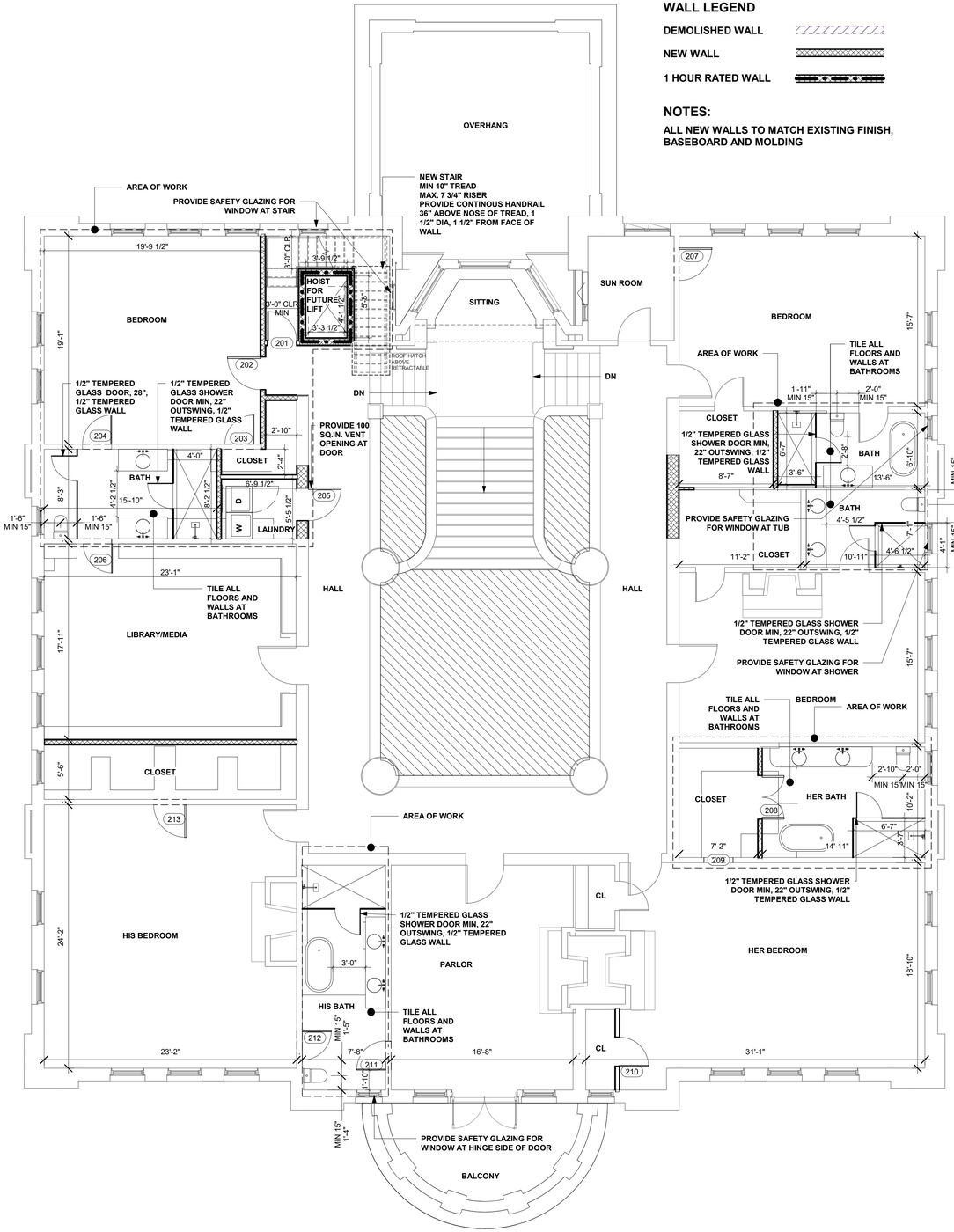
Sheet Title

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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1960 SAN ANTONIO AVENUE

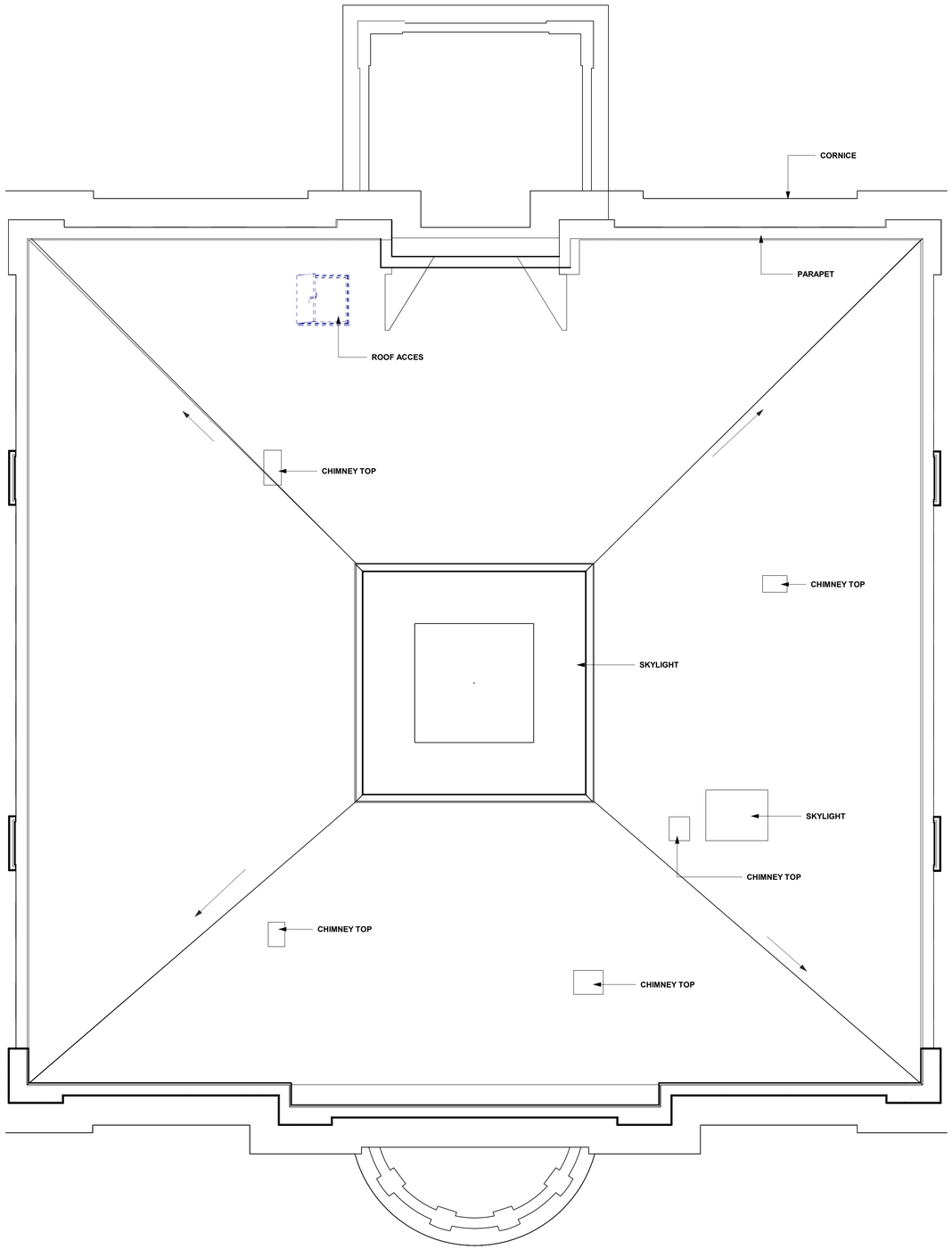
Date: 3/14/2022 12:27:43 PM

Scale: As indicated

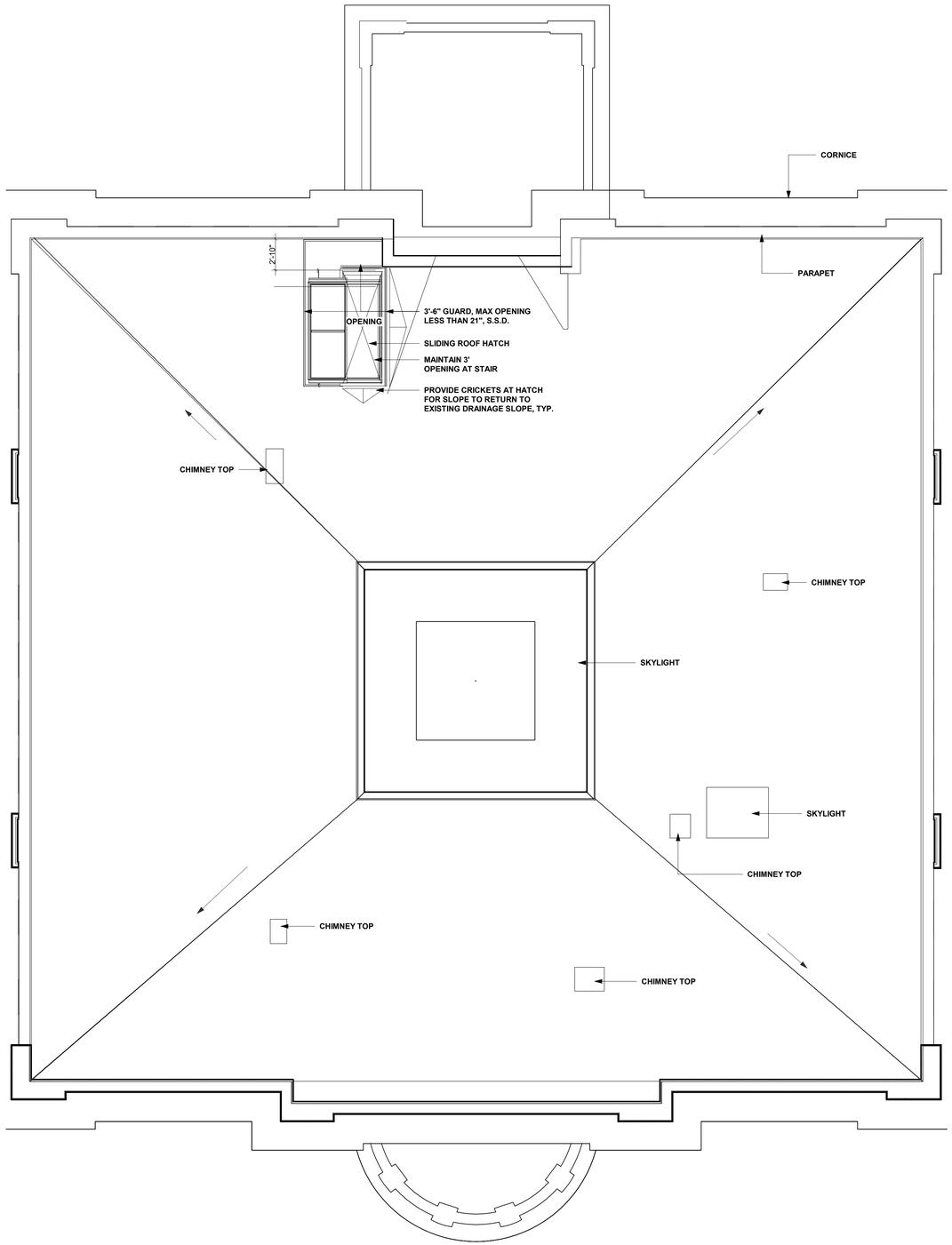
Sheet Title

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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1960 SAN ANTONIO AVENUE

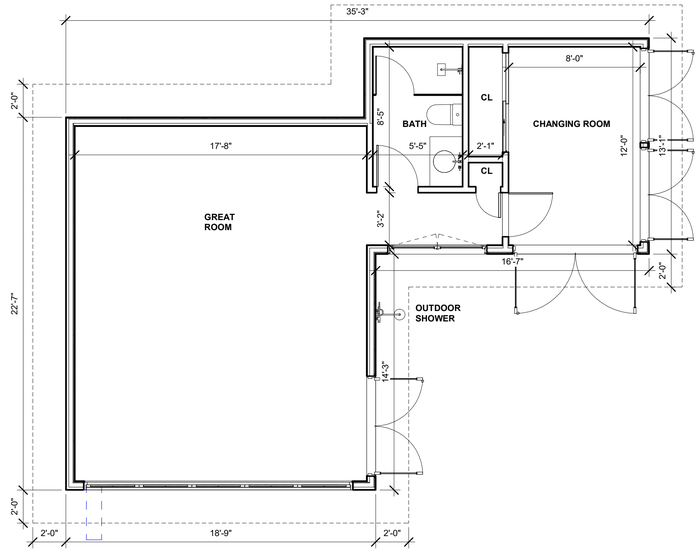
Date: 3/14/2022 12:27:44 PM

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

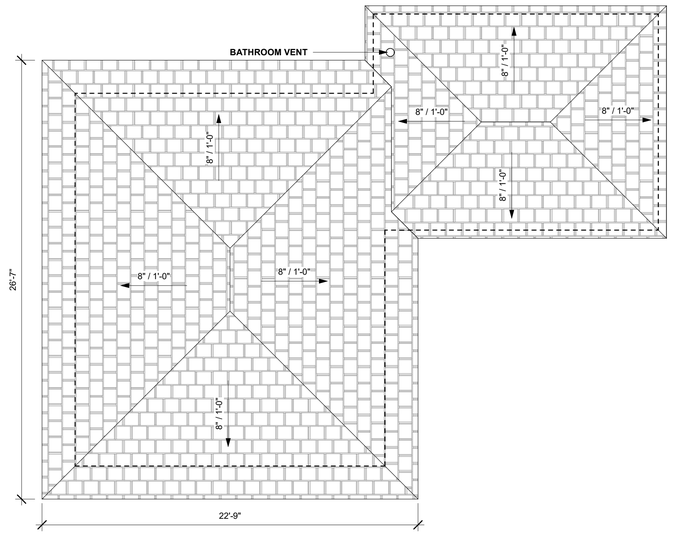
Sheet Title

MAIN ROOF PLANS - EXISTING & PROPOSED

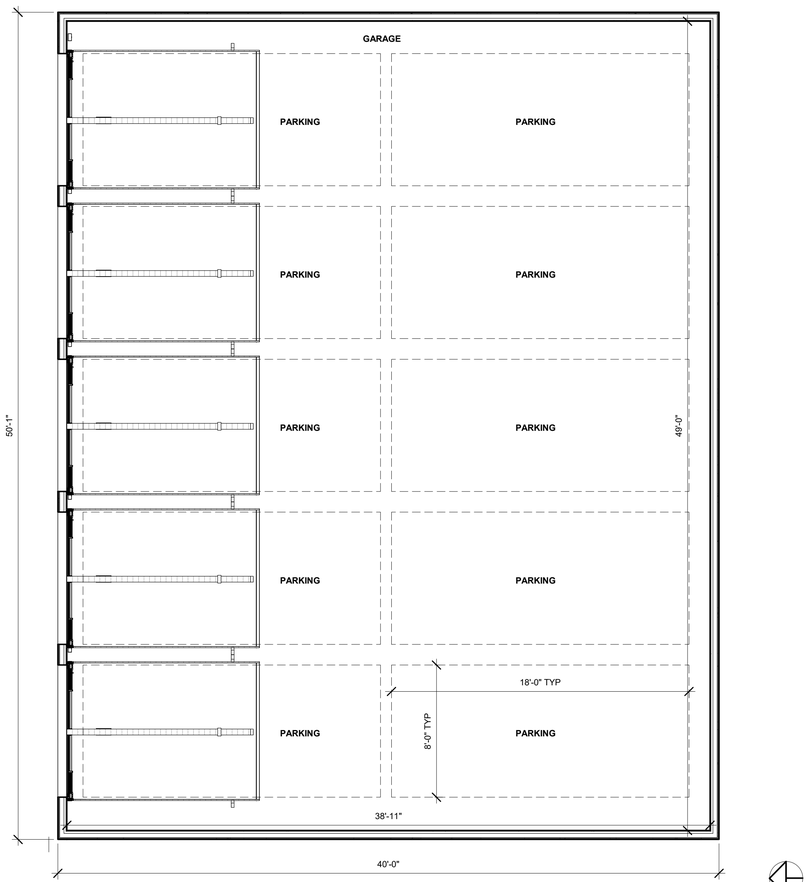
A104



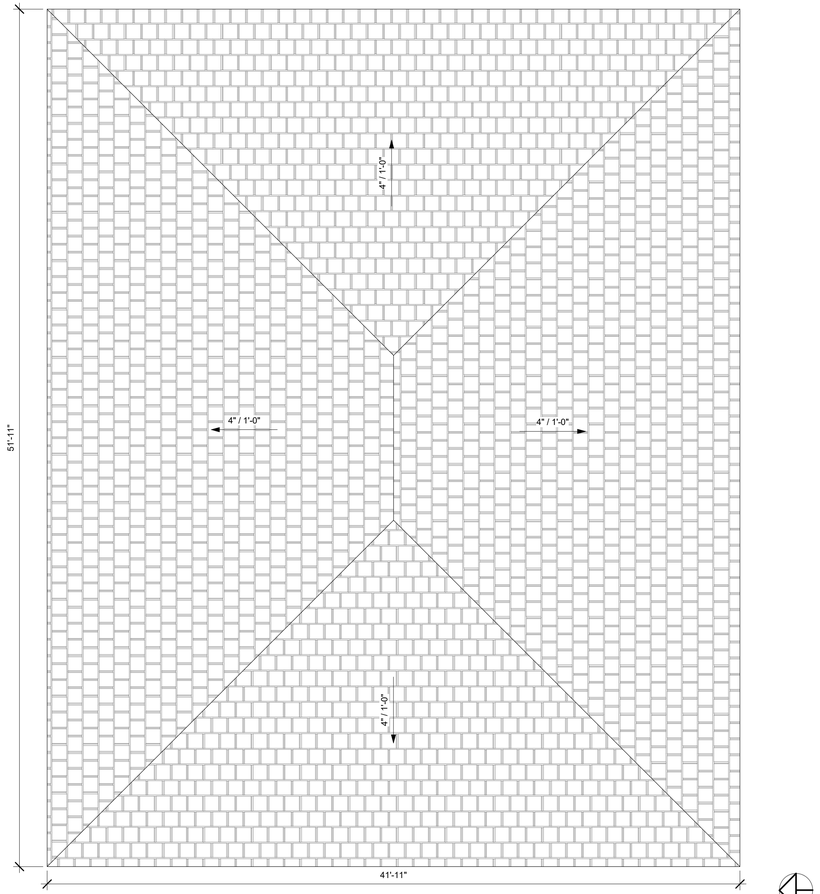
3 POOL HOUSE FLOOR
1/4" = 1'-0"



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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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:13:38 PM

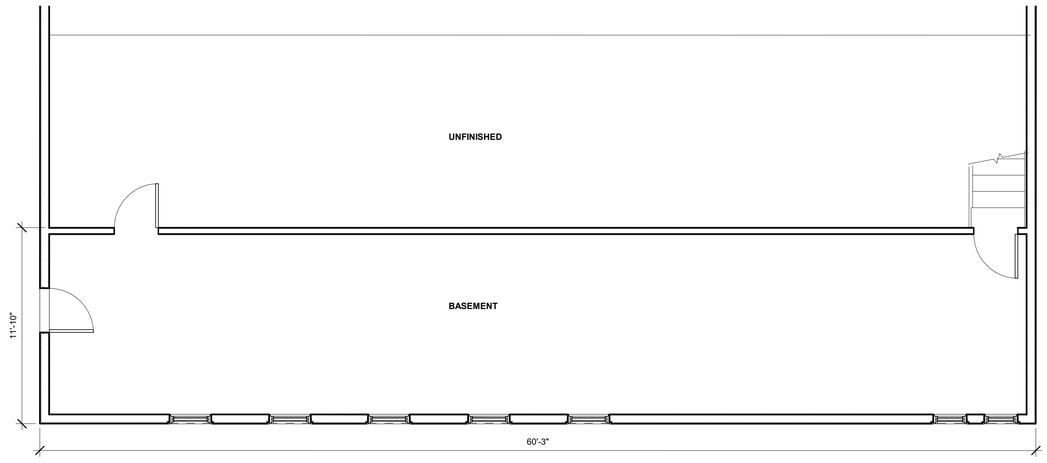
Scale: 1/4" = 1'-0"

Sheet Title

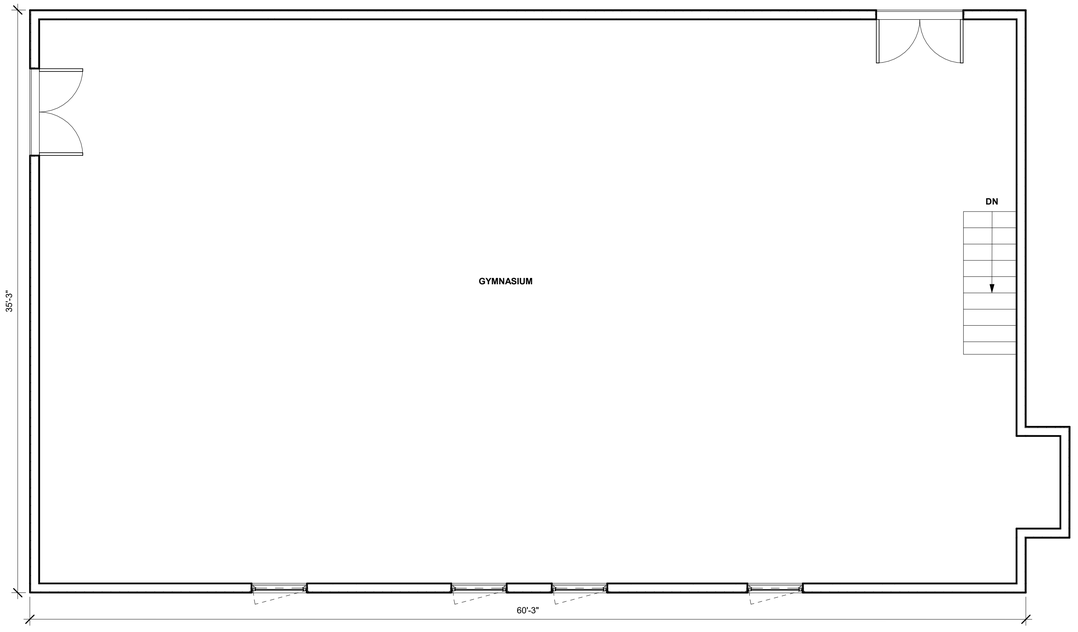
POOL HOUSE & GARAGE PLANS - PROPOSED

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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1960 SAN ANTONIO AVENUE

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

Sheet Title

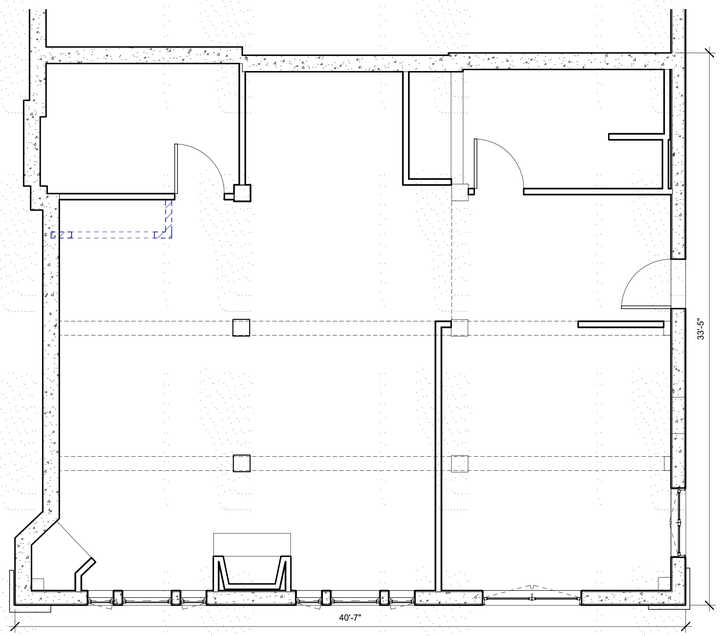
GYMNASIUM PLANS - EXISTING

A106

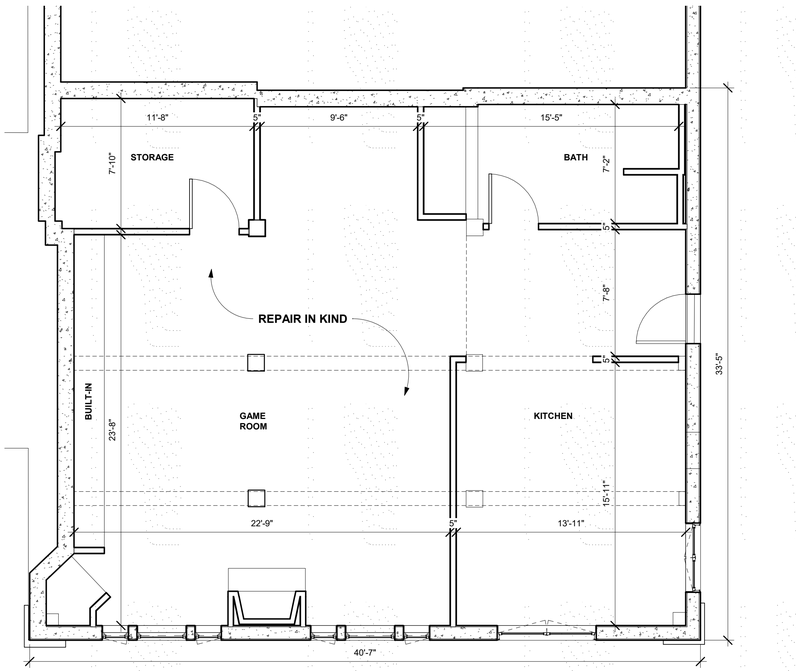
WALL LEGEND

DEMOLISHED WALL

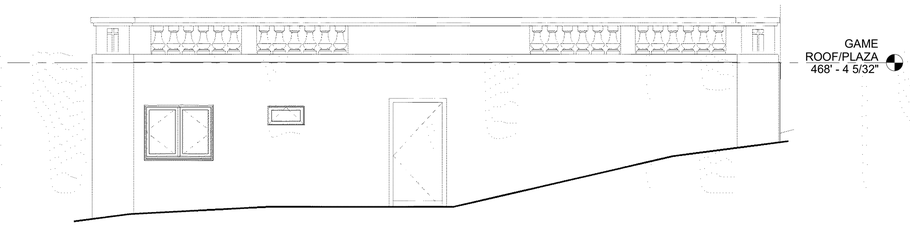
EXISTING WALL



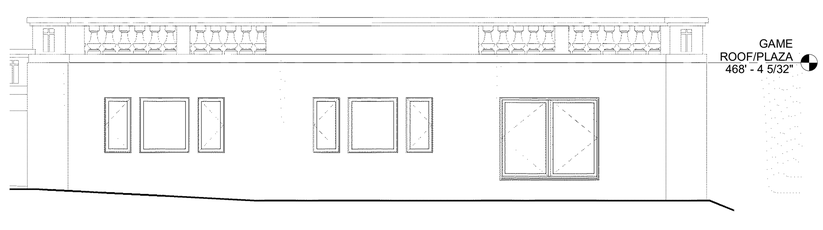
1 GAME ROOM EXISTING & DEMOLITION
1/4" = 1'-0"



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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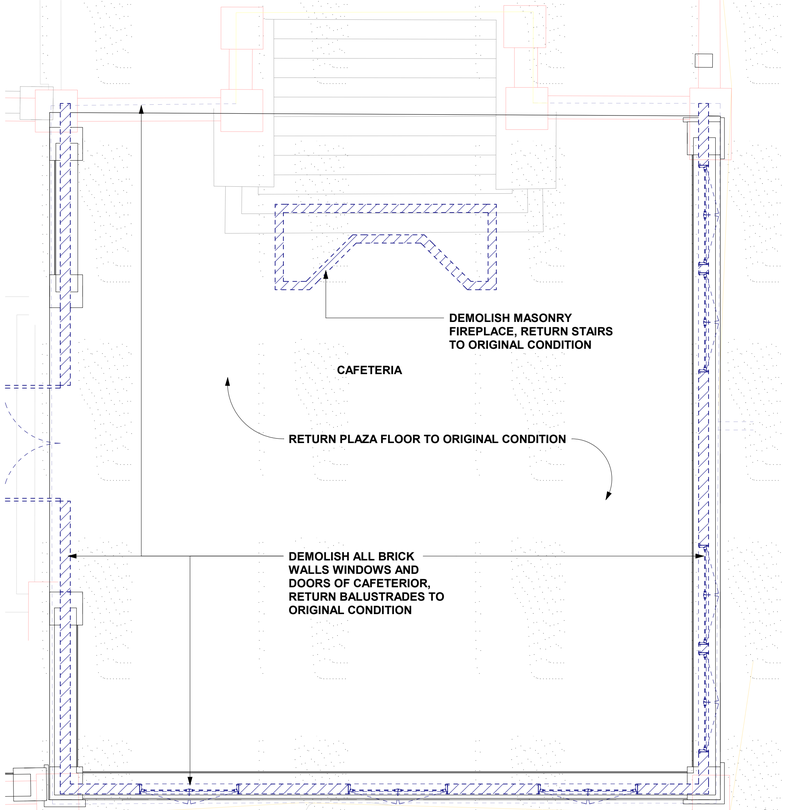
Date: 11/18/2022 6:13:45 PM

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

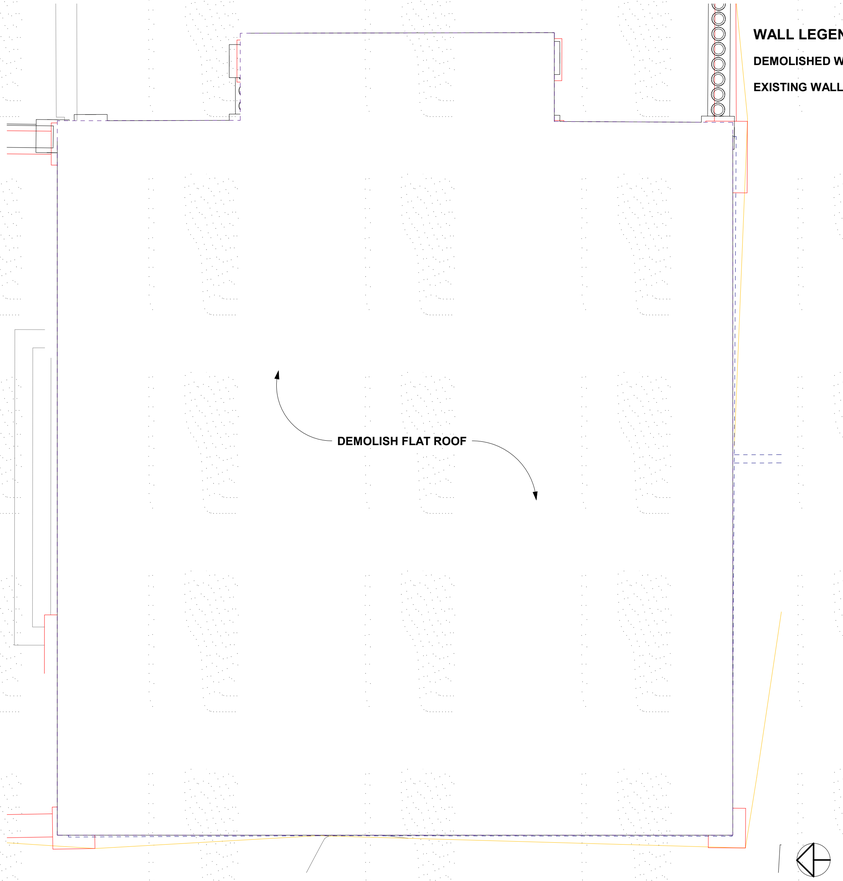
Sheet Title

GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED

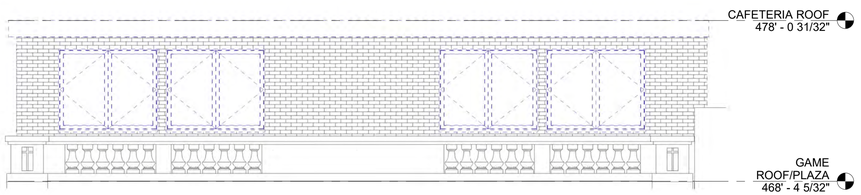
A107



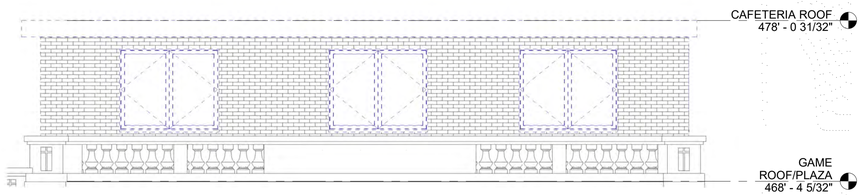
1 CAFETERIA - DEMOLITION
1/4" = 1'-0"



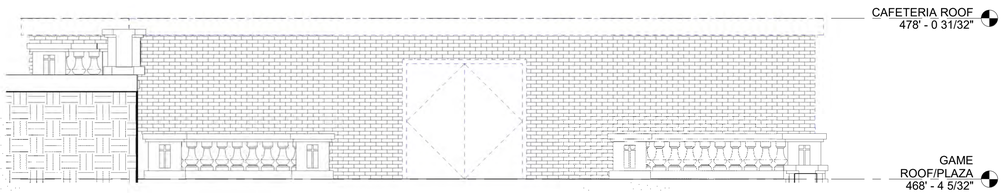
2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"



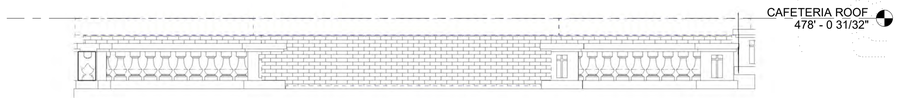
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



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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1960 SAN ANTONIO AVENUE

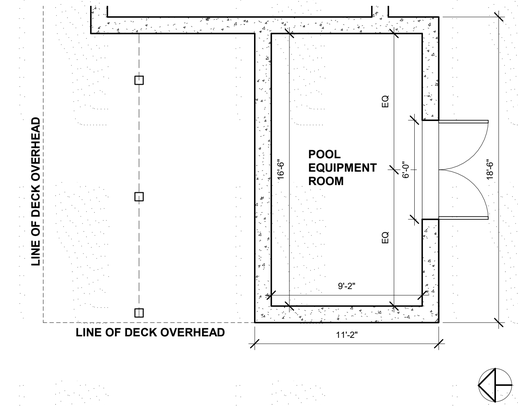
Date: 11/18/2022 6:13:51 PM

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

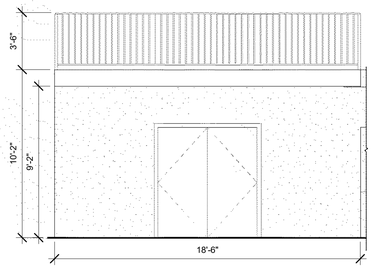
Sheet Title

CAFETERIA - DEMOLITION

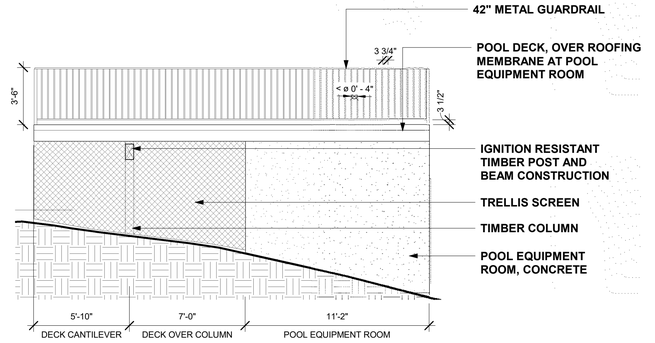
A108



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"

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3	LANDMARK PRESERVATION COMMENTS	11/16/2022

1960 SAN ANTONIO AVENUE

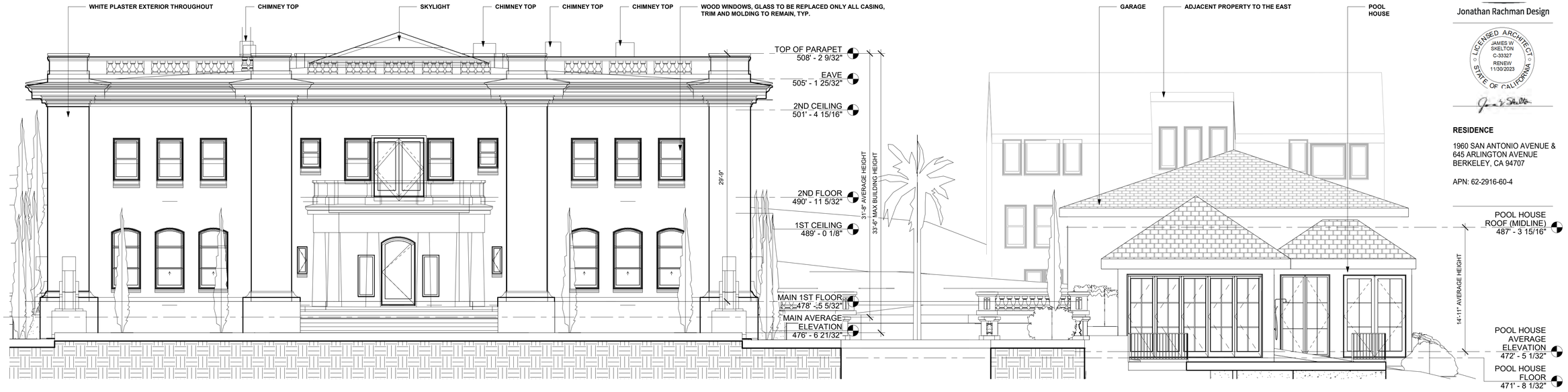
Date: 11/18/2022 6:13:54 PM

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

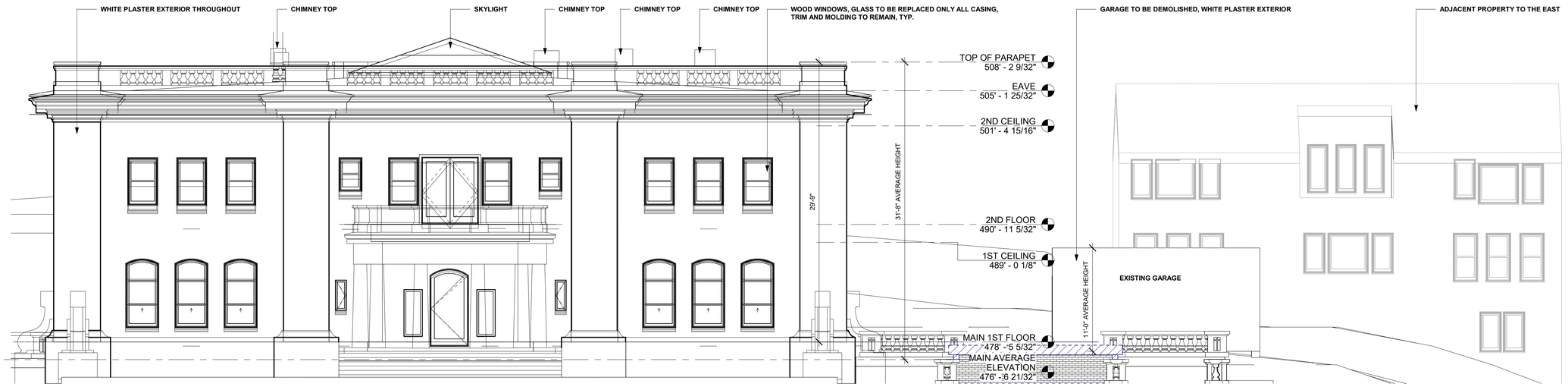
Sheet Title

POOL EQUIPMENT ROOM PLAN, ELEVATION & SECTION

3 A109



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



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

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RENEW 11/30/2023
STATE OF CALIFORNIA

RESIDENCE

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BERKELEY, CA 94707

APN: 62-2916-60-4

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

1960 SAN ANTONIO AVENUE

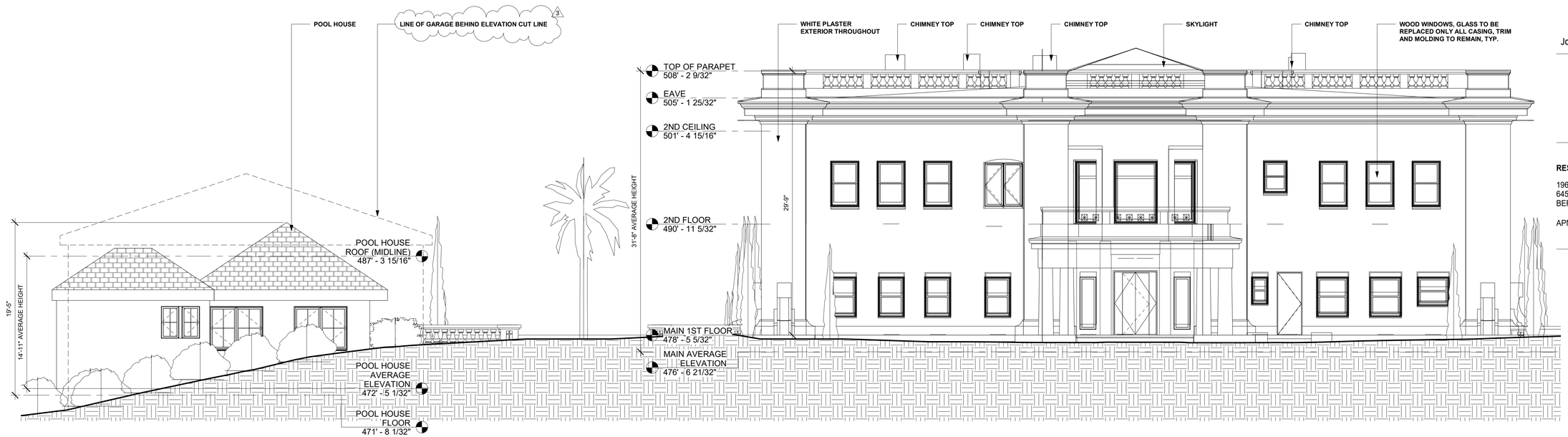
Date: 11/18/2022 6:14:00 PM

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

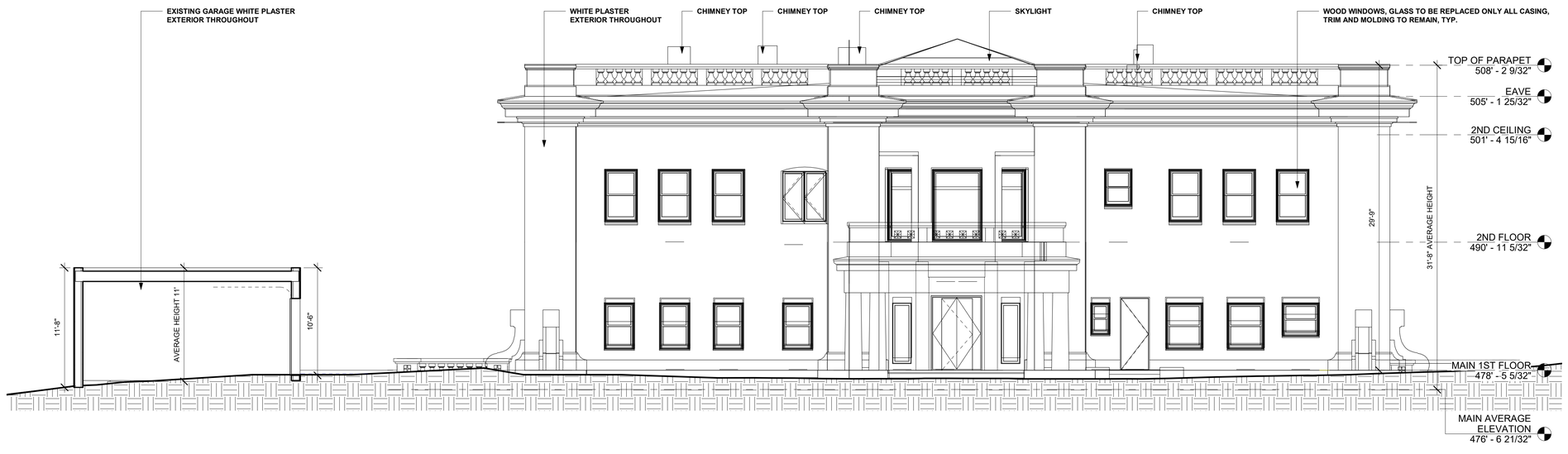
Sheet Title

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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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

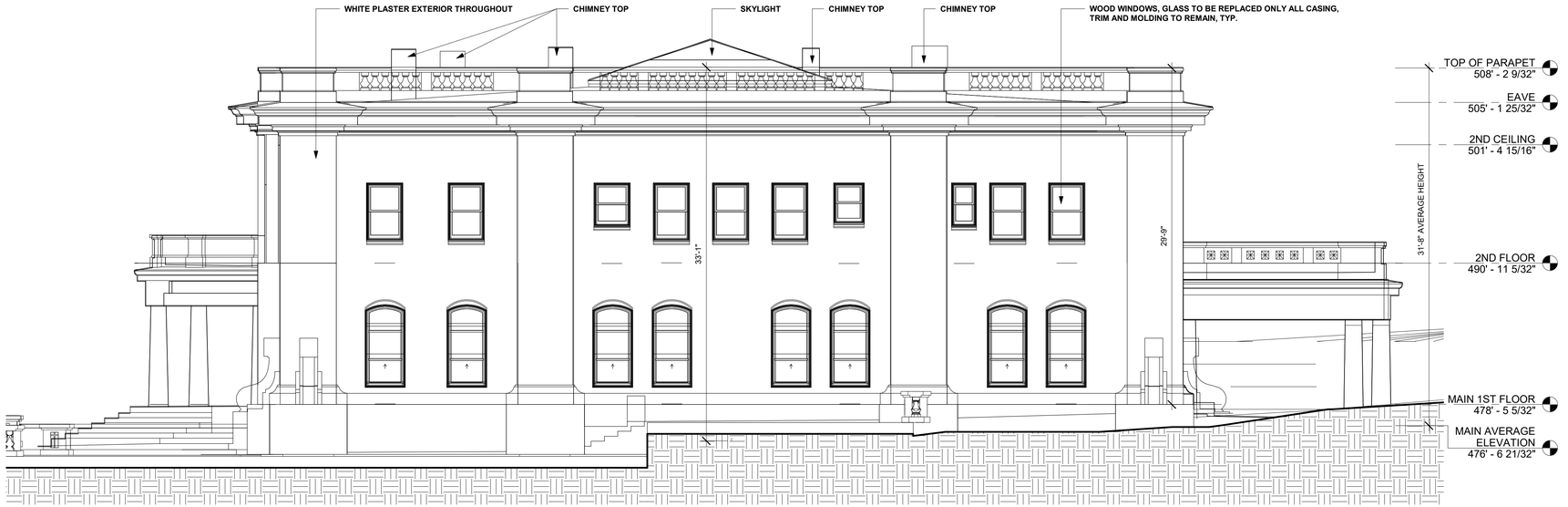
Date: 11/18/2022 6:14:04 PM

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

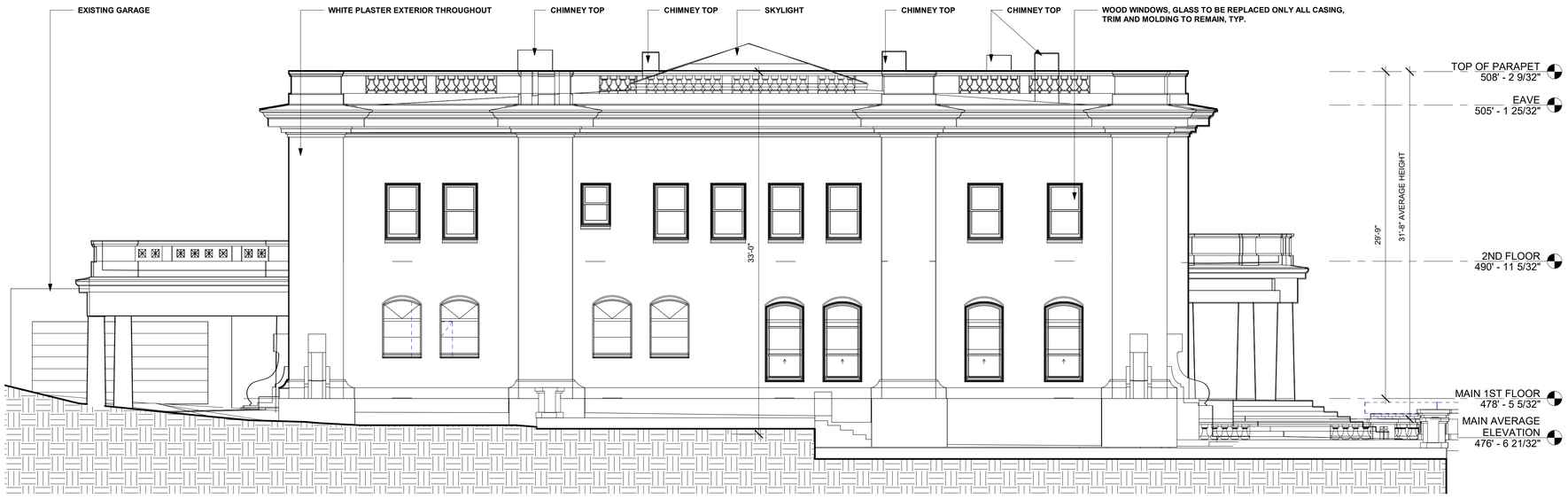
Sheet Title

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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1	REVISION 1 COMMENTS	8/18/2022
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:14:08 PM

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

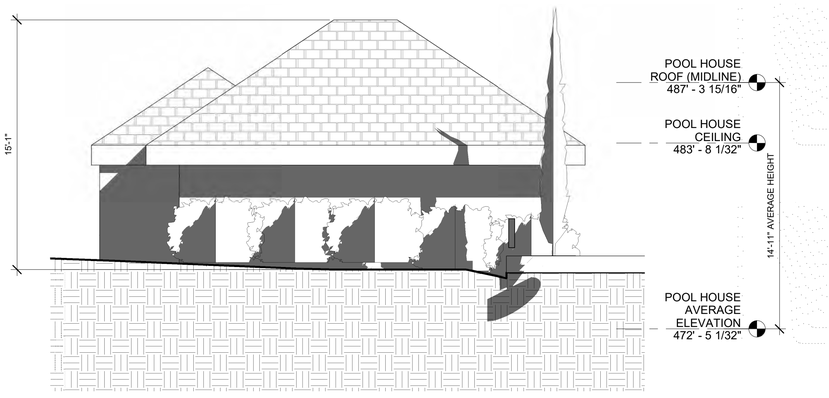
Sheet Title

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"

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

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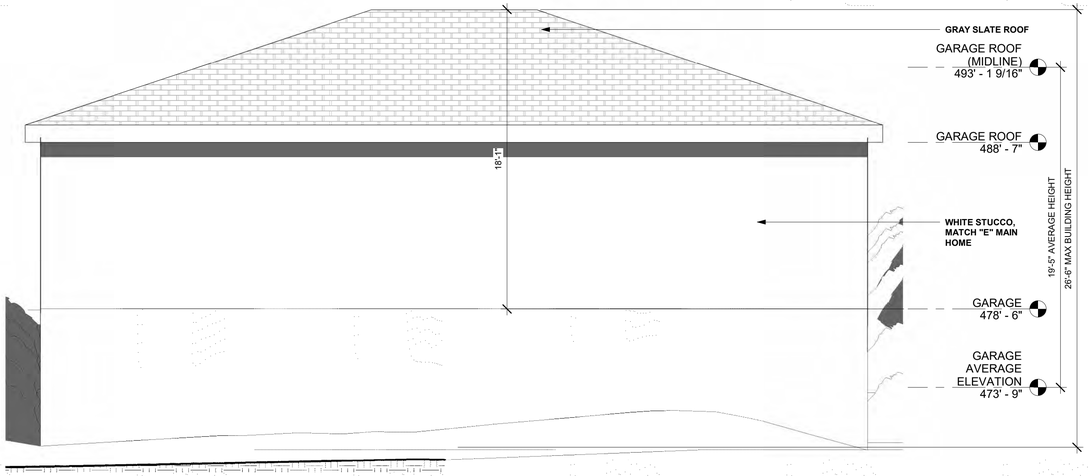
Date: 11/18/2022 6:14:12 PM

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

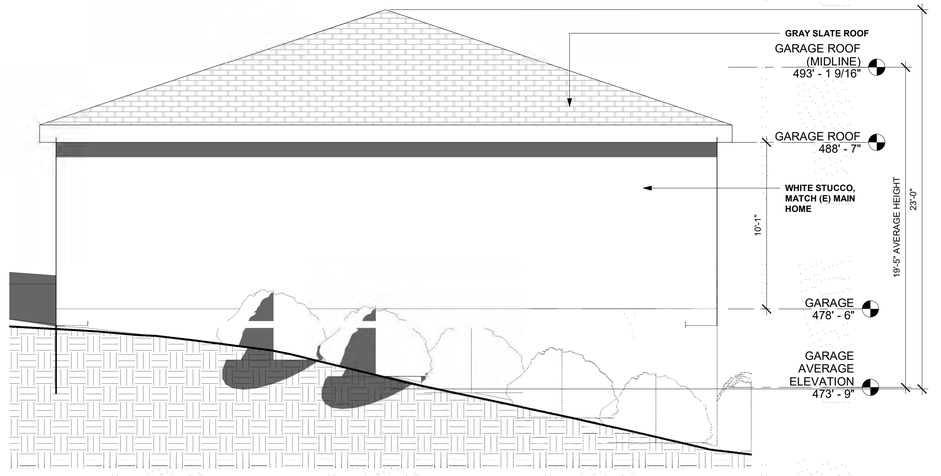
Sheet Title

POOL HOUSE ELEVATION - PROPOSED

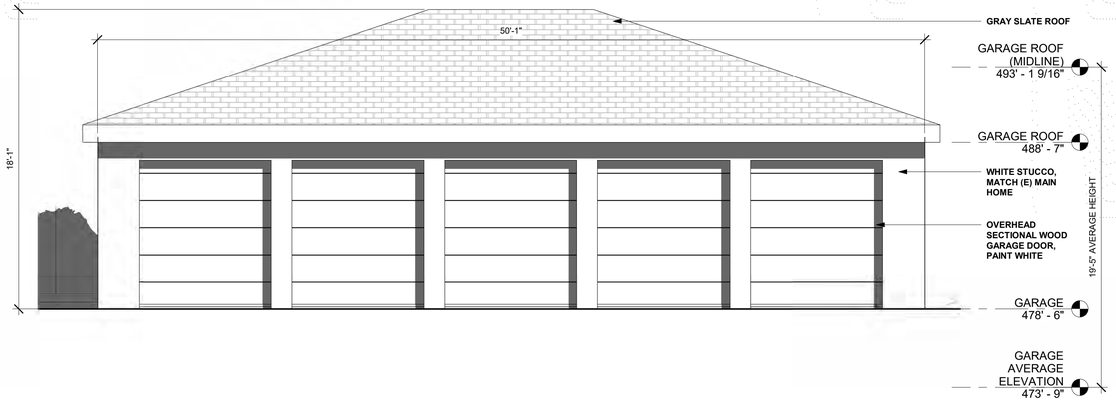
A204



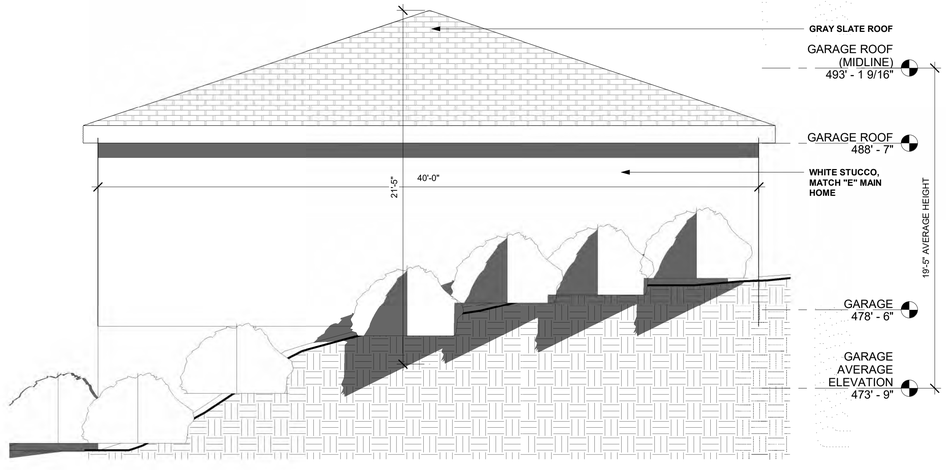
1 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

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APN: 62-2916-60-4

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

1960 SAN ANTONIO AVENUE

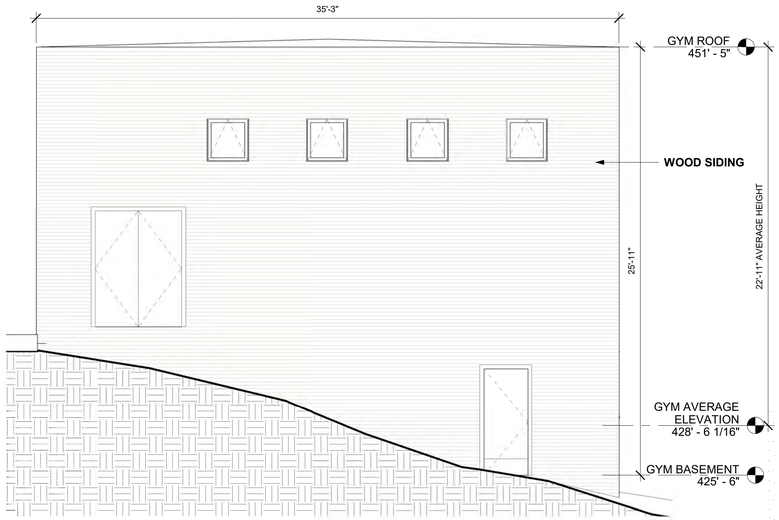
Date: 11/18/2022 6:14:24 PM

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

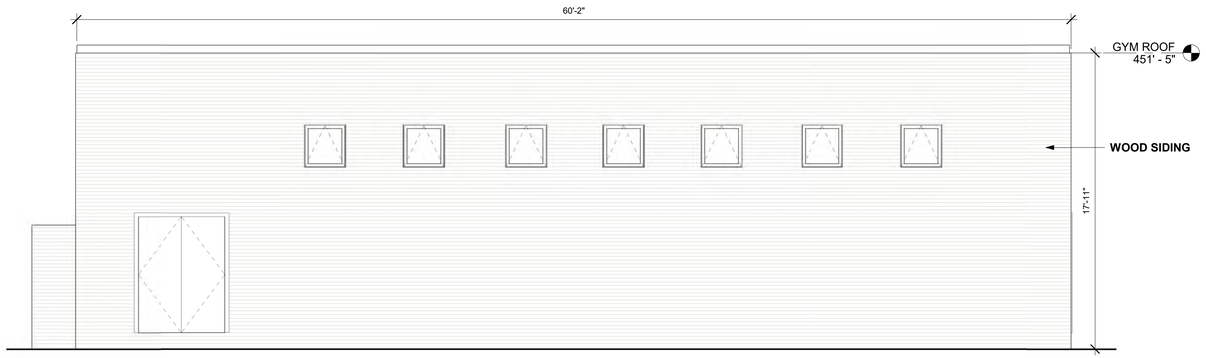
Sheet Title

GARAGE ELEVATIONS - PROPOSED

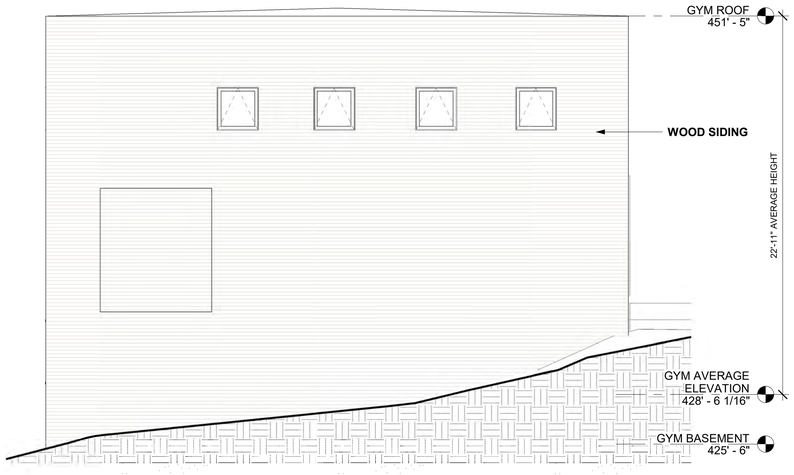
A205



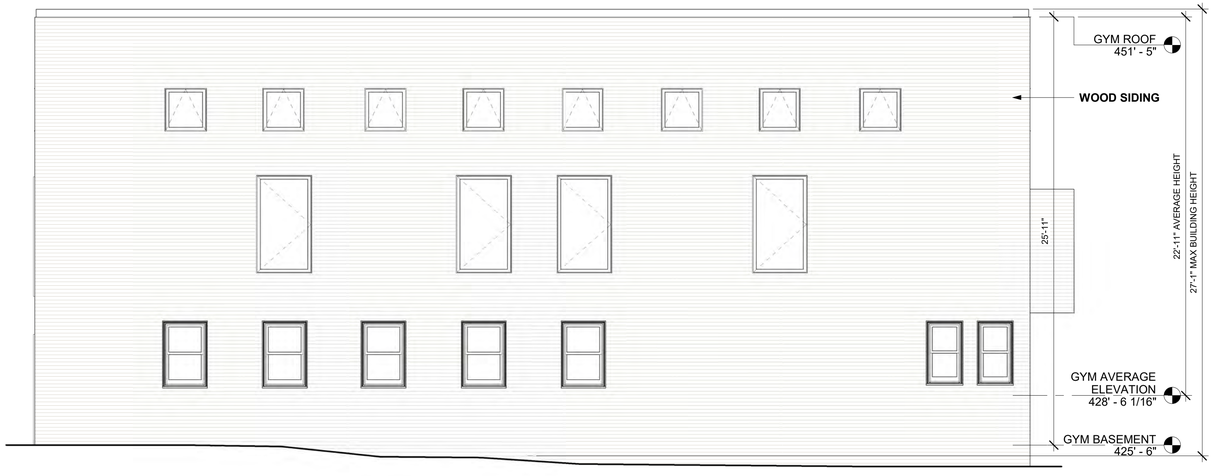
1 GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



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

1960 SAN ANTONIO AVENUE

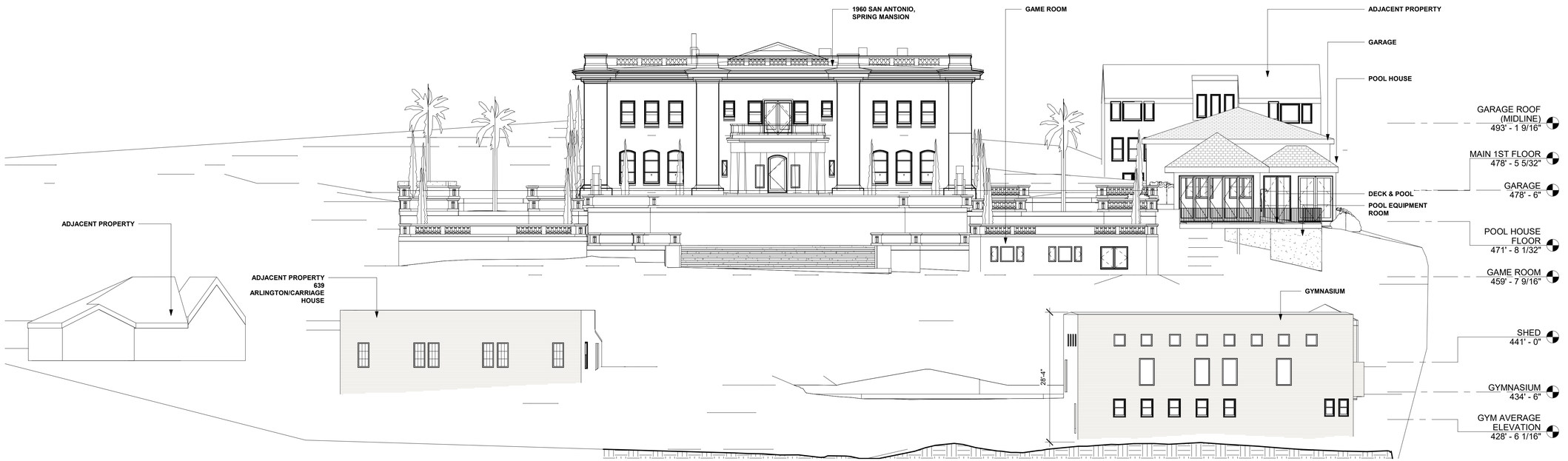
Date: 11/18/2022 6:14:27 PM

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

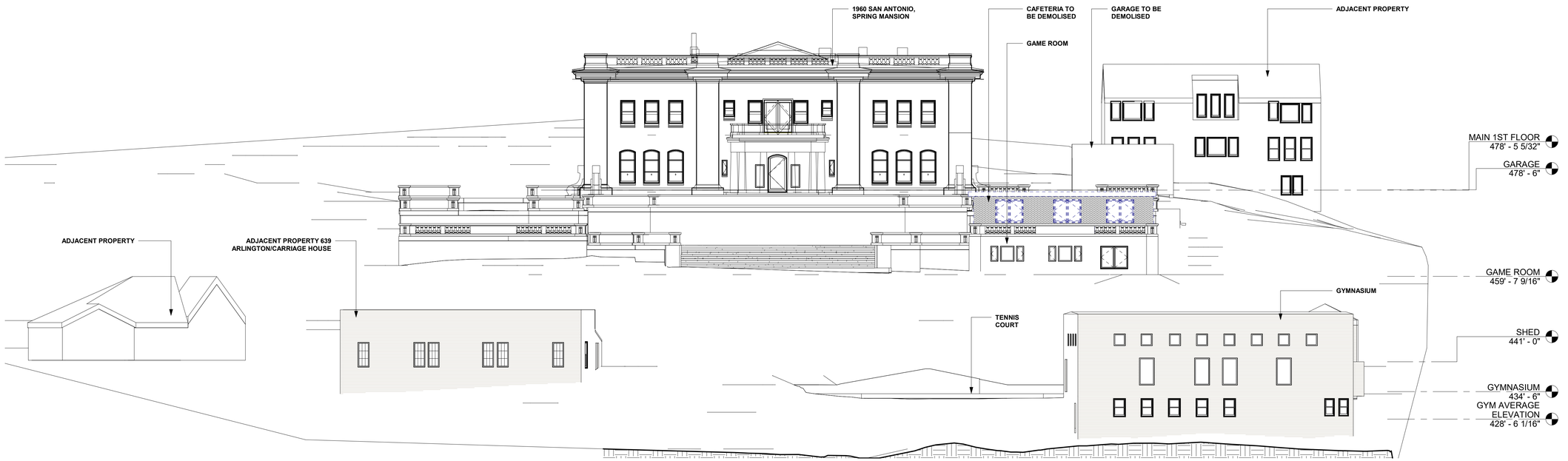
Sheet Title

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

1960 SAN ANTONIO AVENUE

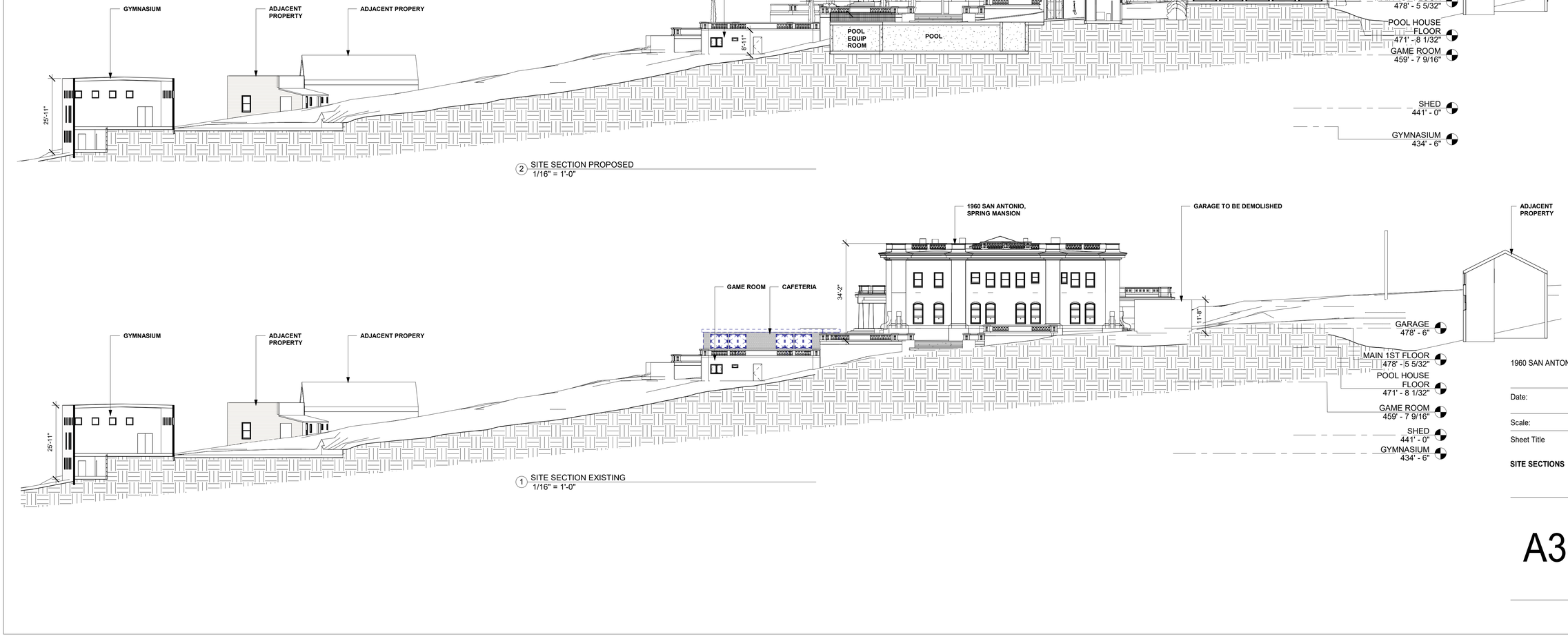
Date: 11/18/2022 6:14:35 PM

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

Sheet Title

SITE SECTIONS

A301



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APN: 62-2916-60-4

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

1960 SAN ANTONIO AVENUE

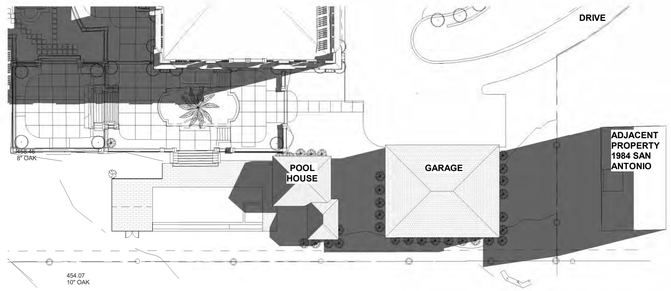
Date: 11/18/2022 6:14:48 PM

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

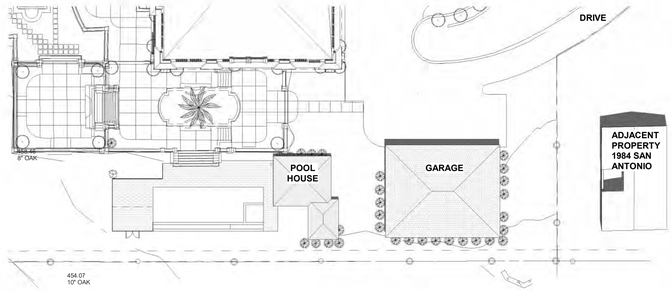
Sheet Title

SITE SECTIONS

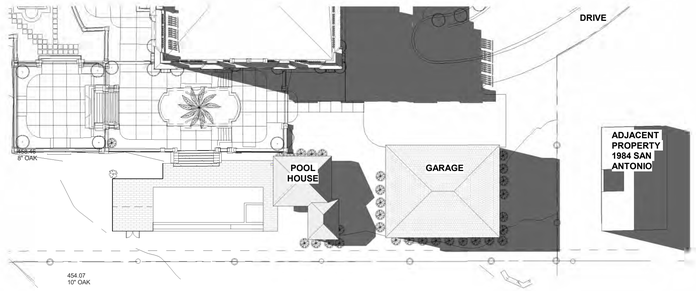
A302



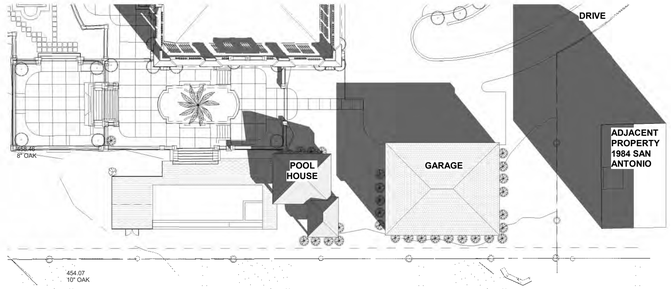
1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



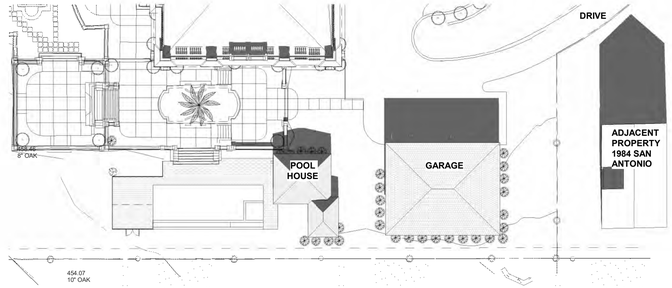
2 SHADOW STUDY - SUMMER SOLSTICE - NOON
1" = 30'-0"



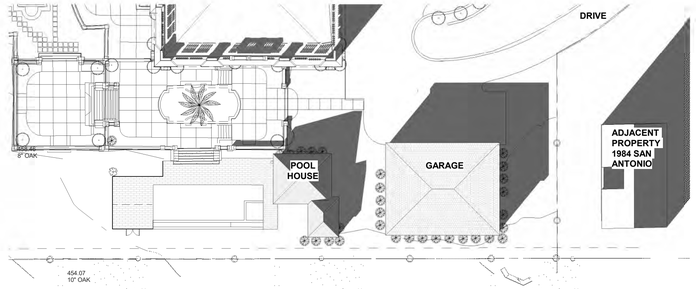
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



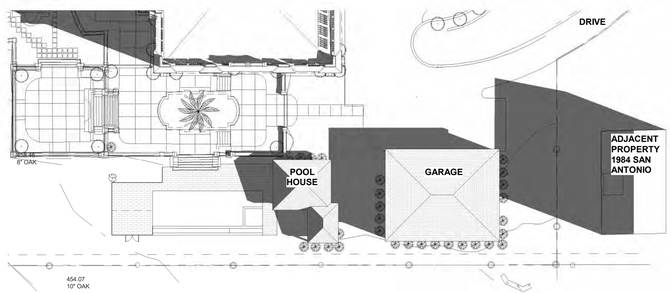
4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



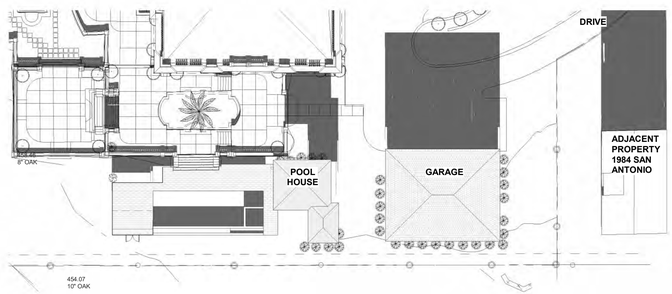
5 SHADOW STUDY - WINTER SOLSTICE - NOON
1" = 30'-0"



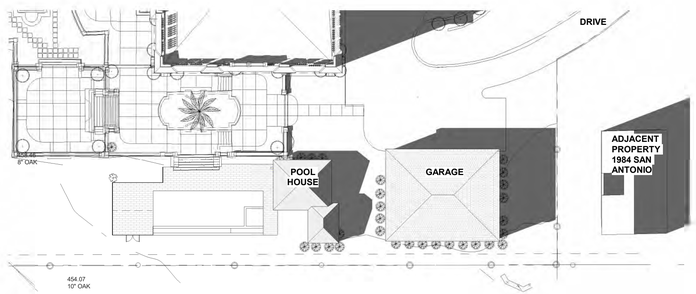
6 SHADOW STUDY - WINTER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



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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APN: 62-2916-60-4

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

1960 SAN ANTONIO AVENUE

Date: 11/18/2022 6:15:05 PM

Scale: 1" = 30'-0"

Sheet Title

SHADOW STUDY

A901

1960 San Antonio Ave
Material Board
Outdoors

Sand Blasted concrete paving

Asphalt Paving

Sand Blasted concrete paving

Steps stay as is

Landing Marble tiles

24”x24” light gray stepping stone

light gray stone paving

Pool area lighting

Railing 42” H

OR

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1632C Market Street
San Francisco, CA 94102
415 | 440 . 1234
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1960 San Antonio Ave
Material Board
Main House

Replacement in kind
White plaster exterior throughout

Roof. Replacement in kind.
Concrete

Skylight to remain

Chimney when needed
replacement in kind

Wood windows. Glass to be
replaced only.
Casing, molding and trim to remain

Outdoor lighting:
custom to replicate original

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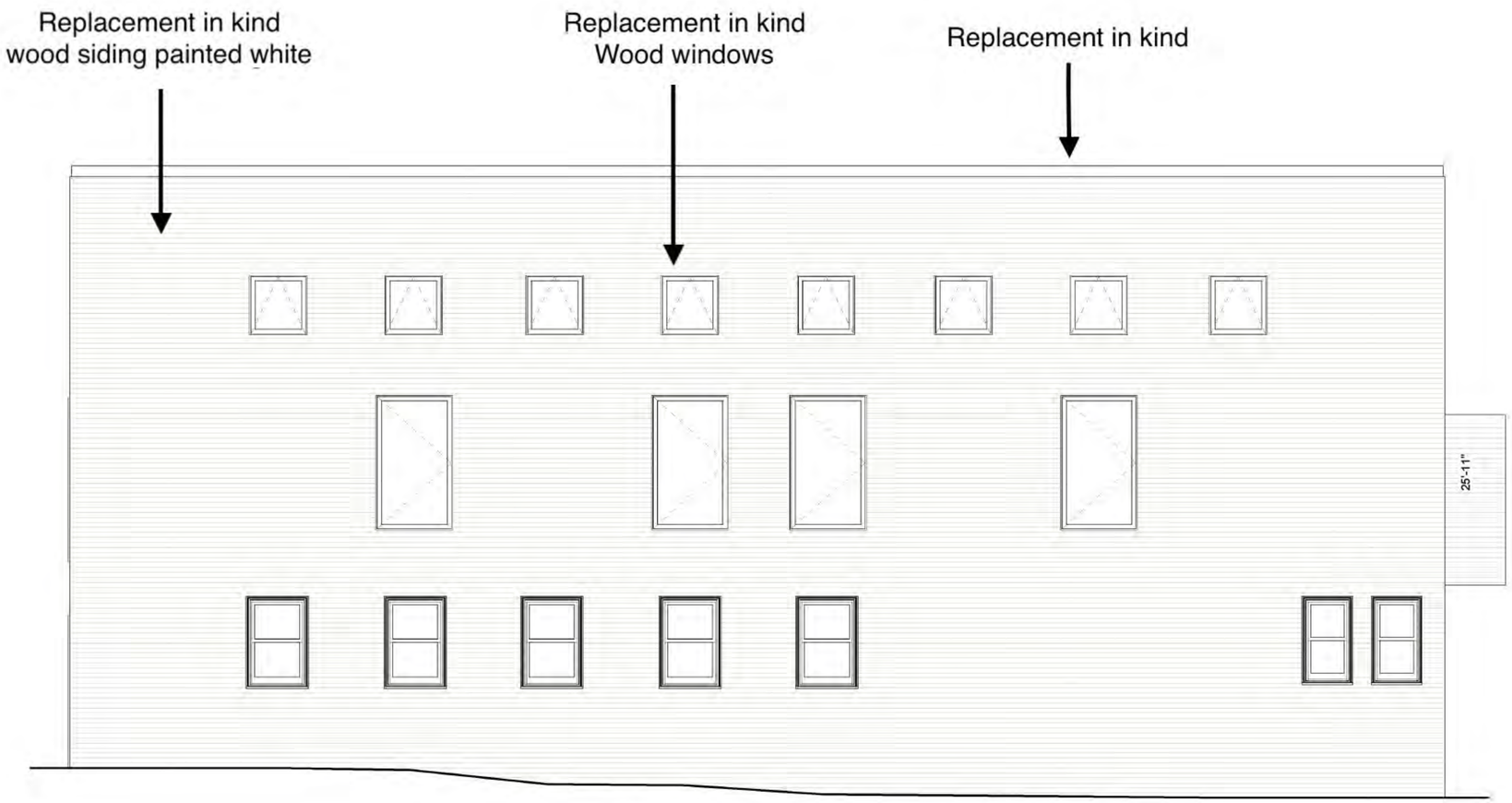
1960 San Antonio Ave
Material Board
Gym



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1960 San Antonio Ave
Material Board
Garage

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1960 San Antonio Ave
Material Board
Pool House

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Received
AUG 0 3 2022
Land Use Planning

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

Re. Structural Alteration Permit (#LMSAP2022-0005)

To Whom It May Concern,

The current owners of the Spring Mansion fail to maintain the portion of their property bordering on The Arlington. Viewed from The Arlington, it is a derelict property, not a City Landmark site.

Along The Arlington, the public sidewalk bordering this property is crowded by overgrown shrubs as well as profuse grasses and weeds. The concrete wall (with superimposed bollards) is tipping over onto the sidewalk. People use the sidewalk and stair area as a dumping ground for refuse, soil/construction debris and other garbage. The multi-story wooden building is in obvious disrepair: open at the bottom for years, marred by graffiti, ivy covering entire walls, and a roof in poor condition; it is a safety and fire hazard. Cyclone fences are tipping over. Two strings of "CAUTION" tape across the broken and crumbling concrete stair/walls plus a pair of orange construction cones on said stair constitute the owners' sole effort to mitigate this situation since they purchased the property.

I do not know what the requirements are for posting public notice of the permit request and/or meeting, but there is a copy at the "front" entrance to the Spring Mansion property and one on the downhill side of The Arlington, across the median and opposite the property. I wondered why there was no notice on the uphill side of The Arlington, at the property's edge, so I looked for it. It is approximately 15 feet onto the property, uphill from the sidewalk. If you were walking south on the uphill side of The Arlington, you would never see it (view blocked by tall shrubs). If you espied the notice while walking north (you would be looking up, considerably above sidewalk level) and wanted to read it, you would have to cross the above-mentioned "CAUTION" tape and the orange construction cones to walk up the broken and crumbling stair. I was unwilling to attempt it because there are "No Trespassing" signs nearby on this part of the property. Owing to the conditions explained above, the sidewalk is difficult to navigate, so you may surmise that few people who habitually walk, cycle, or drive the uphill side of The Arlington saw the notice. Who posted this required notice in such an inaccessible location?

Before building a new garage, below-grade swimming pool, pool house, etc., it is important that the owners (a) eliminate the dangers and nuisances their property presents to those of us who travel, walk, and live along The Arlington, and (b) demonstrate that they are capable of consistently maintaining it over some period of time. The Landmarks Preservation Commission should make (a) and (b) prior-conditions to granting any permit.

Received
SEP 14 2022
Land Use Planning

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

Re. Structural Alteration Permit (#LMSAP2022-0005)
Spring Mansion, 1960 San Antonio Ave., Berkeley 94707

August 24, 2022

To Whom It May Concern,

Regarding above permit, it may be that you considered the concerns related in a letter I delivered to your offices on Aug. 3, 2022 (copy attached). The minutes of your meeting have not yet been posted online, so I do not know whether the permit was granted. I hope not.

Within 48 hours of your Aug. 4 meeting, most of the grasses/weeds were cleared from the sidewalk (only), except for about 20 ft. at the north end of the property. As I walked that area, I saw for the first time a one-story stucco building (with graffiti) hidden by overgrown bushes /trees/shrubs. So, this property has, on The Arlington, a multi-story frame building and a single-story stucco building, both overgrown and unmaintained for at least the three decades I know of.

Within a few days, the public notice of the project had been moved closer to the sidewalk. In order to look at the drawing one has to be 7'-8' tall, and the papers that explain the project (and, perhaps, give notice regarding public comment) are missing, but it represents an improvement.

Discovering the second building reminded me of the Berkeley Fire Department Vegetation Management Inspections. In the Wildland-Urban Interface area, property owners are expected to mitigate conditions that might fuel a wildfire: reduce the volume of combustible vegetation, clear the immediate area around buildings and create defensible space. No such measures have been taken regarding the two buildings near The Arlington. The owners of the Spring Mansion (in Zone 2) are surely expected to comply with this important program, landmark status or no.

This begs a final question: after decades of neglect, are the two buildings on The Arlington even structurally sound? Have city building inspectors examined them? Are they also "landmarks"?

Two of the issues I pointed out in my original letter have been addressed more with regard to the "spirit" than the "letter" of the law/regulation/ordinance. The sidewalk on The Arlington can be navigated and the notice of the project is visible, but much of the property remains derelict: overgrown, crumbling, replete with eyesores/nuisances/safety hazards. Again, before building a garage, swimming pool, pool house, etc., the Spring Mansion owners should accept full responsibility for maintaining this property in its entirety and for the long term, ***to the same standard set by their Arlington neighbors***, which is the least those of us who travel and live on The Arlington expect and certainly the least the City should require. The Spring Mansion owners' behavior to date suggests that they prefer to undertake the minimum amount of work necessary in order that you grant their permit request.

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

copy of letter hand-delivered 8/3/22

Re. Structural Alteration Permit (#LMSAP2022-0005)

To Whom It May Concern,

The current owners of the Spring Mansion fail to maintain the portion of their property bordering on The Arlington. Viewed from The Arlington, it is a derelict property, not a City Landmark site.

Along The Arlington, the public sidewalk bordering this property is crowded by overgrown shrubs as well as profuse grasses and weeds. The concrete wall (with superimposed bollards) is tipping over onto the sidewalk. People use the sidewalk and stair area as a dumping ground for refuse, soil/construction debris and other garbage. The multi-story wooden building is in obvious disrepair: open at the bottom for years, marred by graffiti, ivy covering entire walls, and a roof in poor condition; it is a safety and fire hazard. Cyclone fences are tipping over. Two strings of "CAUTION" tape across the broken and crumbling concrete stair/walls plus a pair of orange construction cones on said stair constitute the owners' sole effort to mitigate this situation since they purchased the property.

I do not know what the requirements are for posting public notice of the permit request and/or meeting, but there is a copy at the "front" entrance to the Spring Mansion property and one on the downhill side of The Arlington, across the median and opposite the property. I wondered why there was no notice on the uphill side of The Arlington, at the property's edge, so I looked for it. It is approximately 15 feet onto the property, uphill from the sidewalk. If you were walking south on the uphill side of The Arlington, you would never see it (view blocked by tall shrubs). If you espied the notice while walking north (you would be looking up, considerably above sidewalk level) and wanted to read it, you would have to cross the above-mentioned "CAUTION" tape and the orange construction cones to walk up the broken and crumbling stair. I was unwilling to attempt it because there are "No Trespassing" signs nearby on this part of the property. Owing to the conditions explained above, the sidewalk is difficult to navigate, so you may surmise that few people who habitually walk, cycle, or drive the uphill side of The Arlington saw the notice. Who posted this required notice in such an inaccessible location?

Before building a new garage, below-grade swimming pool, pool house, etc., it is important that the owners (a) eliminate the dangers and nuisances their property presents to those of us who travel, walk, and live along The Arlington, and (b) demonstrate that they are capable of consistently maintaining it over some period of time. The Landmarks Preservation Commission should make (a) and (b) prior-conditions to granting any permit.

From: MARGARET FOUDA
To: Landmarks Preservation Commission
Subject: 1960 San Antonio Ave. Berkeley CA
Date: Wednesday, February 22, 2023 2:21:51 PM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I wish to show my support to planned improvements to 1960 San Antonio Ave. I am a neighbor just above the property on San Luis Rd. and would be happy to see the property restored.
It is unfortunate that the previous owner was not allowed to create a few condominium units and sell some of the surrounding lots for housing was not allowed. With high demand forhomes in Berkeley, this would have been an excellent location for multifamily housing on a very large parcel of land.

Margaret Fouda
608 San Luis Rd.
Berkeley CA 94707
510 703-5533
foudamc@yahoo.com

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CITY OF BERKELEY LANDMARK APPLICATION

JOHN HOPKINS SPRING ESTATE

1. Street Address: 1960 San Antonio Road
   1984 San Antonio Road
   639 The Arlington
   County: Alameda City: Berkeley Zip: 94707

2. Assessor's Parcel Number: 062-2916-059-00 Block 2916 Lot 60
   Lot size: 19,816 square feet
   Cross Street: The Arlington

3. Is property on any survey? State of California Historic Resources Inventory
   State Inventory: Yes National Register: No

4. Application for Landmark includes:
   a. Building(s): Yes Garden(s) Yes Other Feature(s) Yes
   b. Landscape or open space: Natural: Yes
   Designed: Yes Other: Please see Description
   c. Historic Site: Yes
   d. District: Thousand Oaks
   e. Other

5. Historical Name of Property: John Hopkins Spring Estate
   Commonly Known Name: Spring Mansion

6. Date of Construction: 1912 a. Factual Yes
   Source of Information: See Bibliography

7. Architect: John Hudson Thomas Builder: Spring Construction Co.

8. Style: Classical, Beaux Arts house

9. Original Owner: John Hopkins Spring Original Use: Residential

10. Present Owner: Larry Leon Address: 1960 San Antonio, 1984 San Antonio
    Present Occupant: Owner 639 The Arlington

11. Present Use: Residential / Single-Family
    Current Zoning: ES-R (Single Family)
    Adjacent Property Zoning: ES-R (Single Family)

12. Present Condition of Property

Exterior: Good
Interior: Good
Grounds: Good

13. Description:

The Spring estate is in a scheme of broad terraces on four acres. The land slopes downward to the west at a 15% to 20% grade and has a good selection of ground cover and trees. Redwood, eucalyptus, pine and palm trees are scattered on the upper reaches of the site and a good windbreak of trees are ranged along the prevailing wind property line. The site opens to the sun and provides excellent vistas to the south, west and north, which includes the University of California, the San Francisco Bay with its two majestic bridges and Mount Tamalpais.

The Spring Mansion is a large, awe-inspiring two story grand estate designed in the Beaux Arts fashion. The exterior design features rectilinear ornament and elegant corner volute buttresses. The house, including the roof is built of reinforced concrete. Formal in spirit and classical in style, the building is massively impressive.

The main house (80' x 83') is built around a 39 square foot atrium, which extends to the roof and is covered by a skylight 30 feet above the main floor. In the center of the atrium is a lovely Italian fountain. Tuscan columns support the balconies above and frame the fountain that carries the central theme of this room. The grand staircase, a full 15' wide, leads the eye to the landing with its window seat. The grand living room (24' x 45') has a generous oak fireplace and oak is used extensively throughout for moldings, bookcases and doors. The house contains seven fireplaces, and each bedroom has its own bathroom. The velvet carpeting and the tapestries and silk damask wall coverings in the billiard room, dining room, living room, and study are all original to the house.

14. History

John Hopkins Spring (1862-1933) was a daring capitalist with imaginative vision and business acumen. He had a family background that served his career well. His grandfather and namesake was a New England sea captain who came to California in 1852 on his own ship with two sons and settled in San Francisco. In his youth, Spring was an outstanding athlete, excelling in bike racing and swimming. His father and uncle were partners of a thriving real estate firm, where the youth presumably learned the business. In 1888 he married Celina Dusperry Warfield, a divorcee from a prominent Baltimore family with two children (Frances and Katherine). Out of there union came five more children (Anne, Dorothy, Gertrude, Marjorie, and Francis). After his father died in 1897, Spring moved his

family to Oakland. He built a lovely home along Sausel Creek amidst giant redwoods and big ferns that made his estate a great showplace of the Fruitvale area. It was his residence until 1912.

The Spring family was already involved in East Bay land ventures before John's move to Oakland. Spring inherited from his father a sizable fortune which he used to pay $35,500. for the land holdings of his uncle, who withdrew from the real estate business. He soon acquired substantial holdings in the East Bay, ranging from farm lands in the Decoto area, real estate in Oakland, and the Galpin ranch in present-day El Cerrito. These land holdings provided the broad base for launching his spectacular real estate ventures.

While San Francisco was smoldering in ruins after the 1906 earthquake and fire, Spring bought a lot with a steel structure in Union Square for $400,000. He formed a company, erected a building that was leased to the City of Paris and sold the property in 1915 for $1,250,000. In 1906-07 he purchased a 142-acre tract in the sparsely settled area around El Cerrito Hill and laid out the subdivisions that formed the basis of Albany. Over the years he acquired tidelands along the Oakland-Berkeley-Richmond waterfront and sold them in 1925 to the Santa Fe Railroad for $700,000.

Spring apparently developed a special spot in his heart for Berkeley. During the decade after 1900, Berkeley experienced a dramatic population increase that completed the community's transition from a rural village to a suburban city. Spring was part of an enterprising Berkeley group that included real estate developer Duncan McDuffie and local capitalists Louis Titus and W. E. Creed (late PG&E president). All were partners and/or officers of the Berkeley Development Company and the North Berkeley Land Company. Spring was also a business associate of Francis "Borax" Smith and Frank Havens, especially in the East Bay real estate ventures of their Realty Syndicate.

Spring's first venture into Berkeley real estate was in the Claremont District. In 1903, he bought from the Glasscock Estate for $63,000 the land between Panoramic Way and Fish Ranch Road, including University Terrace and the Claremont Tract. Before long, Spring had two other partners in the Claremont Tract, Frank Havens and W. P. Mortimer, a Berkeley capitalist. The partners financed the grand Hotel Claremont but construction was slowed down due to financial stringency resulting from the 1907 Panic.

In 1910, Spring approached his partners with a proposal to play a game of dominoes with the hotel property as the stake. Spring first played Mortimer and beat him. Later he played Havens and lost. It was Spring who planned the lovely garden terraces around the hotel that became known as the "Jewel of the East Bay."

Spring next turned his attention to the north Berkeley area. In 1904-05, he acquired for $100,000 the Dunn Estate in the Hopkins Terrace subdivision, including the quarry Dunn had operated from 1879 to around the time of his death in 1900. He formed Spring Construction Company, with Creed and Titus as partners, in building streets and other projects in the north Berkeley area. The

company quarried rock at its Spruce Street facility (La Loma Park and Codornices Park area) and later at The Arlington facility (Cerrito Canyon). Construction vehicles and equipment were maintained at a depot on the old Boswell Ranch site (Solano and Peralta junction).

Spring's best known venture was the Thousand Oaks subdivision in the northeast corner of present-day Berkeley. In developing this huge tract after 1909, Spring may have been inspired by McDuffie, who began four years earlier in laying out the adjacent Northbrae subdivisions, marked by winding streets with attractive homes with prominent boulders and green landscape to enhance the scenic view. His lasting monument was the magnificent estate off The Arlington, which he completed for his family in 1914. His estate was considered among Berkeley's most beautiful landmarks.

Within two years the public life of John Spring fell apart. Christmas, 1915, he left his wife for another woman. The lovers divorced their respective spouses and were married a "year and a day" after his marriage dissolution. Celina Spring married the brother of her first husband and sold the family estate to a private academy, the Cora Williams Institute of Creative Development. (Miss Williams maintained a highly cultural and refined environment for her students, who came from University and neighborhood families. Her school, which featured small classes and employed faculty wives as part-time teachers, had its heyday in the 1920's and 30's.)

Spring spent his remaining years in relative obscurity. He lived in San Francisco, then in Los Gatos, where he died in 1933, shortly after divorcing his second wife. By that time he had gambled away his wealth after the 1929 stock market crash.

A journalist reported in those later years that Spring still had his old spunk and spirit. As he had said of himself in a earlier and happier time, he was just a "plaything of the winds of fortune." Fate may have dealt the man an unkind blow, but his contributions to Berkeley's historical development in these middle years will not be forgotten. (Edward Staniford, "Spring's Time in Berkeley: A Gambler's Legacy," Berkeley Historical Society, 1980.)

In 1975 the estate was purchased by Larry Leon and is his residence.

15. Significance:

Cultural Significance

The Southampton area is unique in Berkeley. The grand development scheme of John Spring, hillside landscape, vistas of the bay, and 1920s work of noted Berkeley architects combine to create a streetscape unlike anything else in the city. Here imposing houses reminiscent of Italian villas, Spanish Farmhouses, and Tudor manors stand side by side along curving, treelined streets, evoking an aura of the past. To design their grand houses local architects were chosen, such

as Bernard Maybeck, Walter Ratcliff and John Hudson Thomas. Others were John Galen Howard, Warren Perry, Henry Guttterson, Roland Stringham and William Wurster.

Architectural Significance

In 1912 John Hopkins Spring commissioned John Hudson Thomas to design a grand residence for his family and which would promote his development of the Thousand Oaks area. According to the Daily Pacific Builder, February 1912:

> "...the virgin whiteness of the mansion will be admired from great distances on and around the bay and it will stand for decades as one of the magnificent showplaces of Berkeley."

John Hudson Thomas (1878-1945) was one of Berkeley's most innovative and prolific architects. Born in Nevada, Thomas spent his boyhood in the Bay Area, until he left for Yale University. After graduation, he returned to Berkeley to enter the Department of Architecture at the University of California, where he studied under such masters as Bernard Maybeck and John Galen Howard. Thomas completed the three year architecture course and went to work as a draftsman in Howard's office. Two years later he formed a business partnership with Howard's office supervisor, George T. Plowman; and in 1910 he established his own independent practice.

During the four year period in which Plowman and Thomas were partners, they were associated primarily with the Craftsman movement of architecture. Their small scaled buildings were made of wood and were rustic in nature.

When Plowman left Berkeley for Los Angeles, Thomas shifted his design approach from the unpretentious Craftsman to a more assertive style. His residences became dominant in relation to their landscapes, and wood gave way to stucco for their facades. The stucco acquired the appearance of more solid masonry and Thomas created a feeling of massiveness for his structures by incorporating such techniques as overscaled elements. Many times he designed separate windows to appear from the exterior as one grand unit. His interiors became more dramatic with such features as prominent stairways. In his designs Thomas selected motifs from many different sources and attempted to combine them into a unified statement. In fact, this tendency to combine seemingly unrelated imagery into a cohesive design certainly became one of Thomas' trademarks.

John Hudson Thomas developed his idiosyncratic approach to architecture during one of the most expansive periods of residential development in Oakland and Berkeley. From 1910 to 1920, Thomas' practice consisted of residential commissions for middle and upper class residents in new East Bay subdivisions.

The forms which his building took were influenced by the enterprising values of his clients and by the hilly topography on which his buildings stood. The buildings are dominant in relation to their sites and they convey the impression that their owners hold an esteemed place in the community.

Thomas did not hold an exclusive set of criteria which governed his decisions in design. His imagery is drawn from the published work of the Glasgow School, the Viennese Secession and the Prairie School, in addition to the work which he knew first-hand of Irving Gill, Green and Green, Bernard Maybeck, and the Mission and Pueblo Revivals.

Thomas' method of design was similar to the approach of two Bay Area eclectic designers of an earlier generation, Ernest Coxhead and Bernard Maybeck. Their work is a rich blend of motifs from diverse periods and cultures. Although Thomas confined himself to early twentieth century imagery, his process of design lends a vitality to his buildings which is in line with the work of Coxhead and Maybeck.

Thomas' buildings dominate their sites. A quality of indisputable presence provides a common ground for the diverse forms of his houses. Thomas seems to have satisfied a large number of clients who held two basic aspirations for the emotional impact of their houses. His clients were businessmen and professionals who wanted the ideals of "home sweet home" and "house as castle" combined. The house had to be individual in design and it had to look substantial in order to provide roots for families of recently established social status. Thomas was unwilling to respond to these needs by applying historical elements to his facades. Fortunately, his clients held a strong priority on individuality and allowed him to execute the inventive forms which make his buildings distinctive.

Thomas over-scaled certain parts of his buildings to give them a quality of solid mass. Parapet gables and arch soffits are thickened in wood frame and stucco to simulate masonry construction. The excess material is concentrated in places which can be observed from the street; this scenographic technique gives an air of grandeur to the entire building.

As early as 1890, architects in the Bay area had developed hybrid architectural forms. These buildings were the basis for a regional style which was free from the limitations of a strict ideology. Between 1910 and 1915, John Hudson Thomas helped to establish the Bay Area Tradition in architecture.

"John Hudson Thomas' buildings frequently hold an aggressive relation to their sites and their stucco composition enhances their boldness. His ability to make a simple material suggest a grand one and a small space suggest a large one provides valuable lessons for today's architects." (Thomas Gordon Smith, The Work of John Hudson Thomas, 1910-1915, Berkeley, Calif. 1975.)

16. Is the property endangered? Yes __X__ No ____

Explain if yes: It is considered endangered until it is preserved.

17. Photographs: BAHA Archives

18. Bibliography

Cerny, Susan Dinkelspiel, Berkeley Landmarks: An Illustrated Guide to Berkeley, California's Architectural Heritage, Berkeley, Berkeley Architectural Heritage Association, 1994

Emmington, Leslie. Notes on the Spring Family BAHA Archives

Gebhard, David. Montgomery, Roger. Winter, Robert. Woodbridge, John. Woodbridge, Sally. A Guide to Architecture in San Francisco and Northern California, Second Edition, Peregrine Smith, Inc., Santa Barbara and Salt Lake City, 1976.

Hawthorne, Trish, Historic Resources Inventory, (BAHA), prepared January 25, 1978.

Hawthorne, Trish, "Southampton's Villas," BAHA Tour Brochure, 1991.

Hayes, Linda and Meyer, Christina, "A Tour of Seven Classic Berkeley Homes designed by John Hudson Thomas" Ecole Bilingue Tour Brochure May, 1979.

Preliminary Architects Report of the Spring Estate drawn up for Cora Williams, Williams College. BAHA Archives.

Smith, Thomas Gordon, The Work of John Hudson Thomas, 1910-1915, Berkeley, California, 1975.

Staniford, Edward, "Spring's Time in Berkeley: A Gambler's Legacy," for the Berkeley Historical Society, 1980.

19. Recorder (s):

Cindi Clymer
Barbara Dornfeld
Frances Townes

ORIGINAL

Planning and Development Department
Current Planning Division
Landmarks Preservation Commission

NOTICE OF DECISION

FOR MEETING OF: JULY 10, 2000

PROPERTY ADDRESS: 1960 San Antonio Road, 1984 San Antonio Road and 639 The Arlington

ALSO KNOWN AS: John Hopkins Spring Estate or the Cora Williams Institute

OWNER OF PROPERTY: Larry Leon

ACTION: Approval of the City of Berkeley Landmark Designation

APPLICANT: Cindi Clymer

WHEREAS, the properties located at 1960 San Antonio Road, 1984 San Antonio Rd, and 639 The Arlington, collectively known as the John Hopkins Spring Estate, also known as the Cora Williams Institute, have special historical, cultural and architectural value to the City of Berkeley; and

WHEREAS, the Spring Mansion at 1960 San Antonio Road, its original exterior concrete and iron architectural features, its porticos and balconies, its windows, its front, rear and side terraces and balustrades, its west fountain, its stairs and walkway to The Arlington, its original statues, urns and remaining walls are all outstanding examples of the Beaux Art style and an outstanding example of the work of architect John Hudson Thomas, one of Berkeley's most innovative and prolific architects; and

WHEREAS, the gymnasium building located at 639 The Arlington, the Carriage House at 1984 San Antonio Road, the designed landscape and hardscape features original to the estate, and natural rock outcroppings all contribute to the historical, cultural and architectural value of the site; and

WHEREAS, the site is an architectural example worth preserving for the exceptional value it adds to the Southampton and Thousand Oaks neighborhood fabric; and

WHEREAS, the site has historical and cultural value to the City of Berkeley for its association with the Cora Williams Institute and for its association with John Hopkins Spring and his role in the development of residential subdivisions in the Claremont and North Berkeley areas of the city;

THEREFORE, it is moved that the property be designate a City of Berkeley Landmark, specifically excluding:

- The roof and walls of the recreation addition that cover the mansion's original southwest terrace, balustrades and stairs.
- The small gardener's sheds on the property.
- The tennis courts which are in poor condition.
- The new fountain at the San Antonio Road side of the mansion.

- The two-car garage.
- The house at 645 The Arlington.

VOTE: 7-0-0

Aye: Dishnica, Eichenfield, Kehlmann, Korte, Morse, Olson, O'Malley
Nay: None
Abstain: None
Absent: Edwards, Emmington

DATE NOTICE MAILED: **August 7, 2000.**
THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: **August 22, 2000**
Appeal must be filed with City Clerk by this date.

Pursuant to Section 3.24.300 of the Landmarks Preservation Ordinance:
'An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.'

ATTEST: Greg Powell
Greg Powell
Secretary, Landmarks Preservation Commission

cc: City Clerk

Larry Leon
1960 San Antonio Ave
Berkeley, CA 94704

Cindi Clymer
1950 San Antonio Ave
Berkeley, CA 94704

LEGAL LIMITATIONS:
If you object to this project or any city action or procedure relating to this project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the Public Hearing on this project or in written communications presented at or prior to the Public Hearing. The time limit within which to commence any lawsuit or legal challenge related to this (these) application(s) is governed by Section 1094.6, any lawsuit or legal challenge to any quasi-administrative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge which is not filed within that 90-day period will be barred.

RESOLUTION NO. 60,798-N.S.

DESIGNATING 1960 SAN ANTONIO AVENUE (THE SPRING MANSION AND ESTATE) AS A CITY OF BERKELEY LANDMARK AND DISMISSING THE APPEAL

WHEREAS, on June 7, 1999 the Landmarks Preservation Commission, in response to a neighborhood petition, initiated 1960 San Antonio Avenue (The Spring Mansion and Estate); and

WHEREAS, on August 2, 1999 the Landmarks Preservation Commission conducted a public hearing to consider 1960 San Antonio Avenue (The Spring Mansion and Estate) as either a Landmark or Structure of Merit and continued the discussion to October 4, 1999; and

WHEREAS, on July 10, 2000 the Landmarks Preservation Commission, in light of all the evidence presented, designated 1960 San Antonio Avenue (The Spring Mansion and Estate) as a City of Berkeley Landmark, based on findings included in the proposal for designation and in the Notice of Decision; and

WHEREAS, on August 21, 2000 Larry Leon, owner of the subject property, filed an appeal of the decision of the Landmarks Preservation Commission; and

WHEREAS, on October 10, 2000 the City Council considered the record of proceedings before the Landmarks Preservation Commission, as well as the information presented at the October 10, 2000 Council public hearing, and, in the opinion of the City Council, the facts stated in or ascertainable from such records and testimony support affirmation of the decision of the Landmarks Preservation Commission to designate 1960 San Antonio Avenue (The Spring Mansion and Estate) as a City of Berkeley Landmark and dismissal of the appeal; and

WHEREAS, the City Council finds that the properties located at 1960 San Antonio Road, 1984 San Antonio Rd, and 639 Arlington Avenue, collectively known as the John Hopkins Spring Estate, also known as the Cora Williams Institute, have special historical, cultural and architectural value to the City of Berkeley; and

WHEREAS, the Spring Mansion at 1960 San Antonio Road, its original exterior concrete and iron architectural features, its porticos and balconies, its windows, its front, rear and side terraces and balustrades, its west fountain, its stairs and walkway to Arlington Avenue, and its original statues, urns and retaining walls are all outstanding examples of the Beaux Art style and an outstanding example of the work of architect John Hudson Thomas, one of Berkeley's most innovative and prolific architects; and

WHEREAS, the gymnasium building located at 639 Arlington Avenue, the carriage house at 1984 San Antonio Road, the designed landscape and hardscape features original to the estate, and natural rock outcroppings all contribute to the historical, cultural and architectural value of the site; and

WHEREAS, the site is an architectural example worth preserving for the exceptional value it adds to the Southampton and Thousand Oaks neighborhood fabric; and

WHEREAS, the site has historical and cultural value to the City of Berkeley for its association with the Cora Williams Institute and for its association with John Hopkins Spring and his role in the development of residential subdivisions in the Claremont and North Berkeley areas of the City; and

WHEREAS, the designation specifically excludes:

1. The roof and walls of the recreation room addition that cover the mansion's original southwest terrace, balustrades and stairs.
2. The small gardener's sheds on the property.
3. The tennis courts which are in poor condition.
4. The new fountain at the San Antonio Road side of the mansion.
5. The two-car garage.
6. The house at 645 Arlington Avenue.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that 1960 San Antonio Avenue, collectively known as The Spring Mansion and Estate, is designated as a City of Berkeley Landmark and the appeal is dismissed.

The foregoing Resolution was adopted by the Berkeley City Council on October 10, 2000 by the following vote:

Ayes: Councilmembers Armstrong, Breland, Maio, Olds, Shirek, Spring, Worthington and Mayor Dean

Noes: None

Abstain: Councilmember Woolley

Absent: None

Shirley Dean, Mayor

Attest: Sherry M. Kelly, City Clerk

LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

FOR COMMISSION ACTION
JUNE 1, 2023

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.

I. Application Basics

A. Land Use Designations:
- Zoning: Single Family Residential District, Hillside Overlay (R-1H)

B. CEQA Determination: pending.

C. Parties Involved:

- Property Owner: Abbas Mash
  18 Deer Oaks Drive
  Pleasanton, CA
- Project Applicant: Bahadour Zarrin
  Paymun Building & Development
  25 Ordina Way, Suite 200
  Orinda, CA

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

ITEM 7
LPC 06-01-23

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

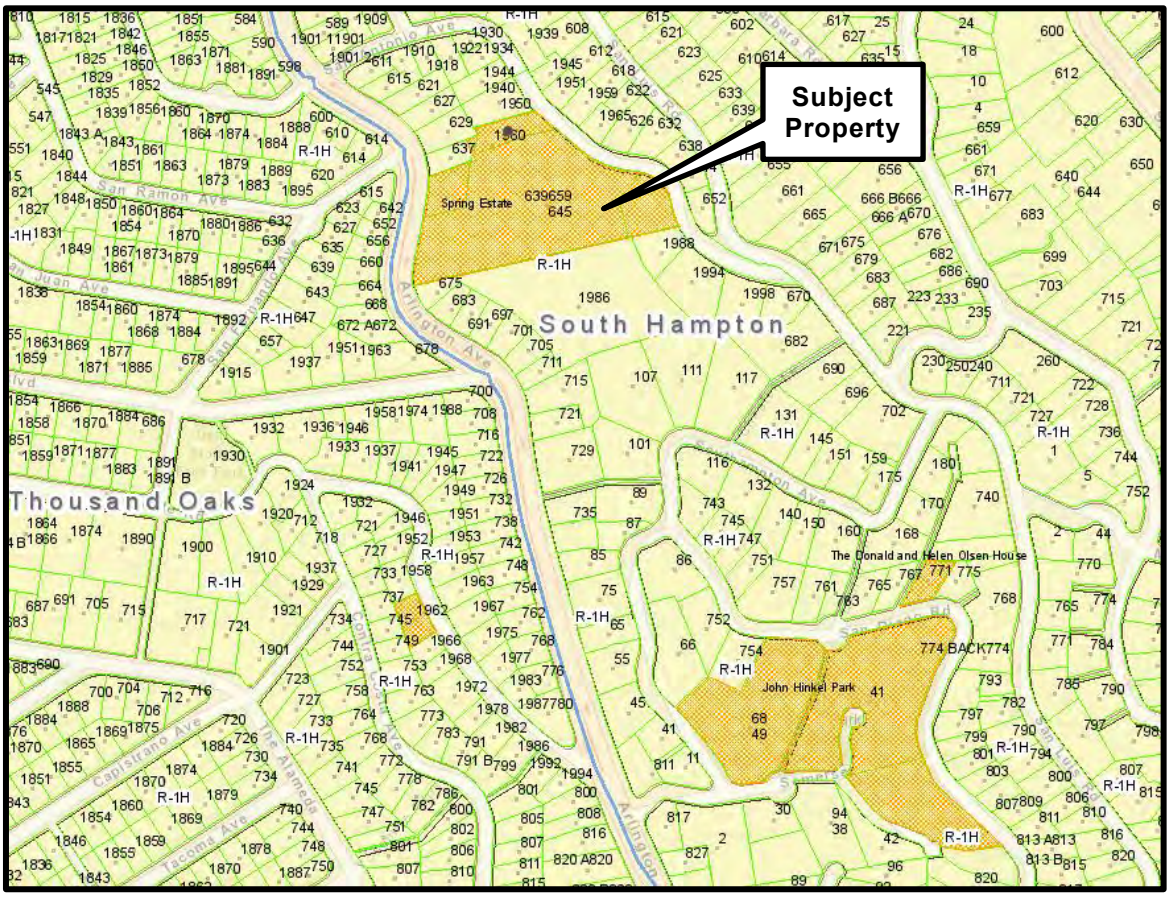


Figure 2: Proposed site plan

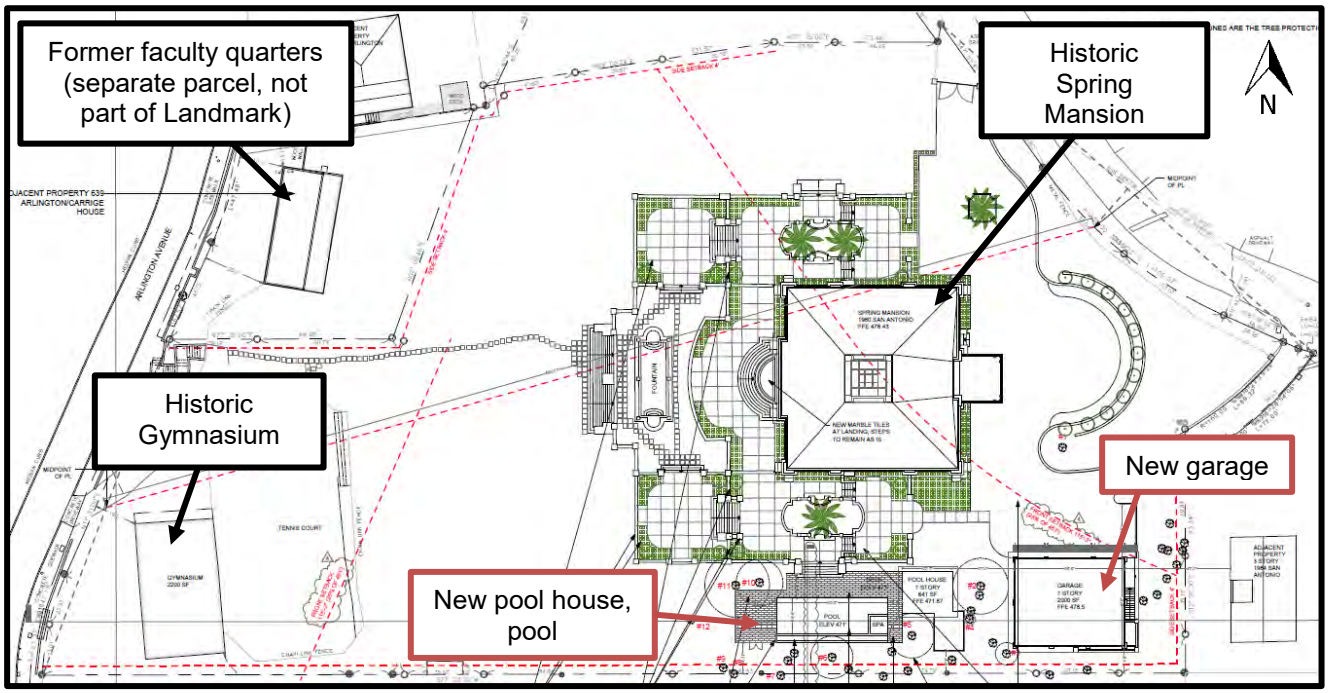


Figure 3: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design).

ITEM 7
LPC 06-01-23

Figure 4: Subject property, north elevation of garage to be demolished (2022).

ITEM 7
LPC 06-01-23

Figure 5: Subject property, west elevation of addition off west terrace. Upper level cafeteria/auditorium to be demolished to restore the southwest terrace. Game room below the terrace to be rehabilitated (2022).

ITEM 7
LPC 06-01-23

Figure 6: Subject property, southwest terrace, to be restored to match existing terrace (2022).

ITEM 7
LPC 06-01-23

Figure 7: Subject property, gymnasium, east elevation, rehabilitation needed (2022).

Figure 8: Enlarged proposed site plan

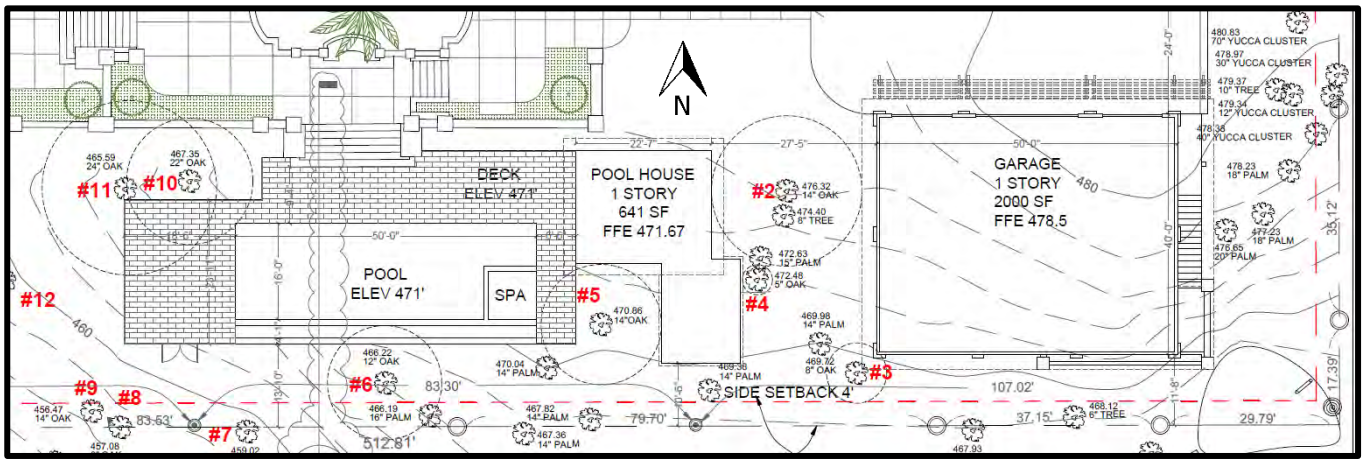


Figure 9: Proposed east elevation

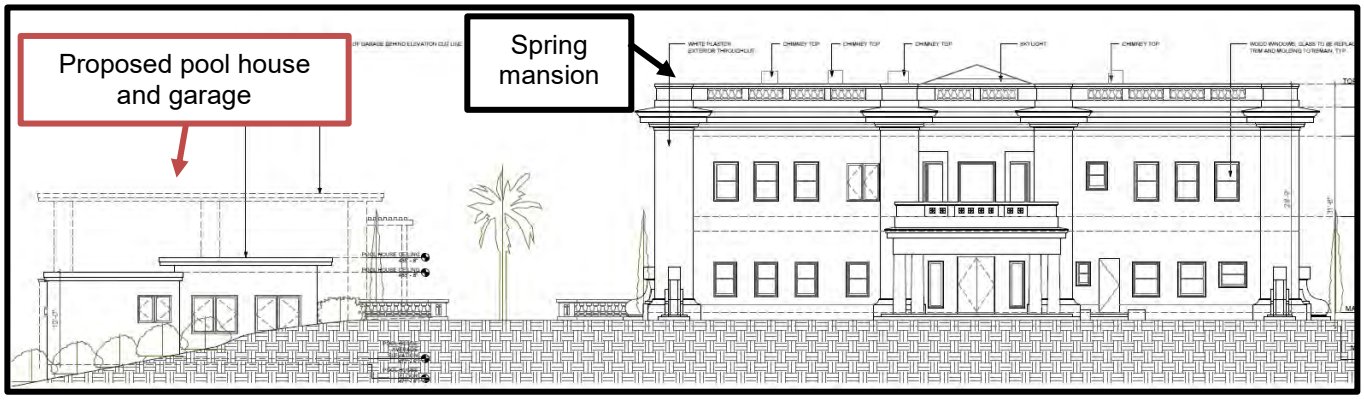


Figure 10: North-south section

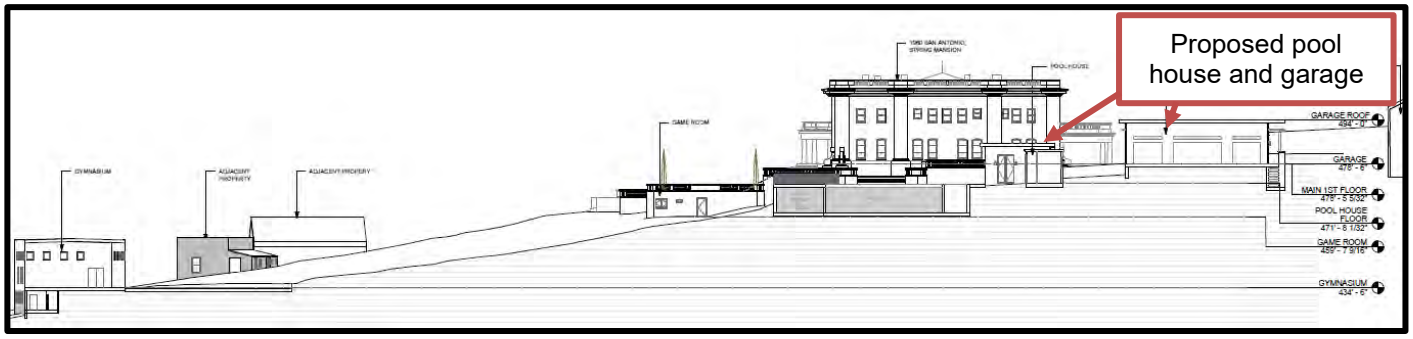
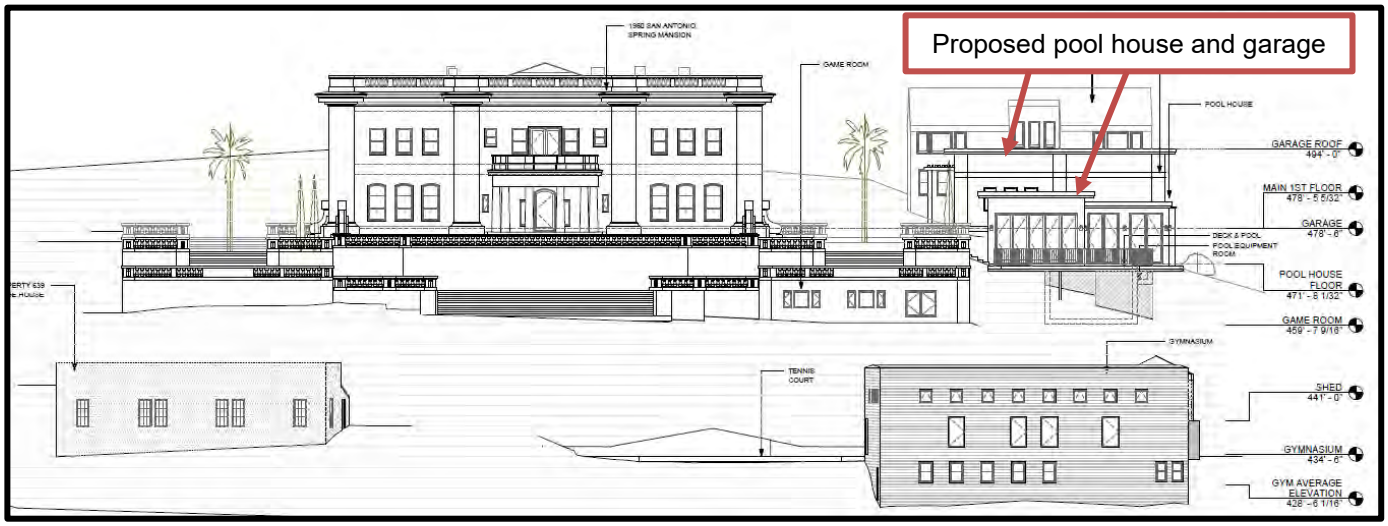


Figure 11: Section from Arlington Avenue



II. Background

Brief History & Site Conditions
The subject property is comprised of three parcels under the same ownership. The largest is approximately 112,000 sq. ft., with frontage on San Antonio Avenue and Arlington Avenue. The second parcel has frontage on San Antonio Avenue and contains no structures. The third parcel is located at 639 Arlington Avenue and contains a building that was faculty quarters when the property was a college.

The City Landmark Spring Estate consists of a grand main building designed by John Hudson Thomas in the Beaux-Arts architectural style. It was completed in 1912 and features concrete and iron architectural features, terraces to the west, north, and south; and stairs and walkways leading to Arlington Avenue. The site includes a gymnasium adjacent to Arlington Avenue and a single-family dwelling (1984 San Antonio) known as the carriage house. The dwelling at 1984 San Antonio Avenue is part of the Landmark, but under separate ownership.

Historically Significant Features:

- Mansion with concrete and iron architectural features
- Terraces and balustrades to the front, rear, and side of the mansion
- Fountain west of the mansion
- Stairs and walkway to Arlington Avenue
- Statues, urns, retaining walls in the Beaux Arts style
- Gymnasium at Arlington Avenue
- Carriage house at San Antonio Avenue (1984 San Antonio Avenue)
- Design landscape and hardscape features original to the estate

The Landmarks Preservation Commission (LPC) designated this property as a City Landmark in 2000 (see Attachment 5). The designation excludes a building addition on the original southwest terrace of the Spring Mansion; garden sheds; tennis courts; a fountain and entrance features at the east, adjacent to San Antonio Avenue; the detached, two-car garage; and the residence at 639 Arlington Avenue (originally faculty housing, currently vacant and on a separate parcel).

The gymnasium and residence at 639 Arlington Avenue are in poor condition, and much of the grounds have been neglected, with failing or damaged retaining walls and overgrown vegetation. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. If this SAP were granted, then a rehabilitation plan could be required as a Condition of Approval to ensure the gymnasium is rehabilitated. A Use Permit application to demolish and replace the former faculty house may be submitted to the Zoning Adjustments Board without LPC consideration because it is not part of the Landmark.

Application Chronology
On June 1, 2022, the applicant submitted Administrative Use Permit (AUP) #ZP2022-0070 and the subject Structural Alteration Permit application. The AUP is subject to review and approval by the Zoning Officer. AUP consideration is contingent upon the Commission's approval of the subject SAP. In accordance with BMC Section 3.24.220, the Commission opened the SAP hearing on August 4, 2022, and then continued the matter without discussion while awaiting receipt of a complete application and recommendation for final action. On August 19, October 11 and November 19, 2022, the applicant submitted additional material, and on March 2, 2023, the Commission resumed the hearing, provided comments and direction to the applicant, and then continued to await receipt of the revised application submittal in response to their comments.

On May 15 and May 16, 2023, the applicant provided revised plans, material boards, an applicant statement, and a draft rehabilitation plan for the gymnasium; see Attachment 2 for the plans and material boards. Staff mailed and posted ten-day advance public notices on (or before) May 22, 2023, in accordance with the requirements of BMC Section 3.24.230.

Community Discussion
The City received two correspondences from concerned neighbors in August and September 2022 (included previously with the March 2, 2023 staff report). At the August 4, 2022 hearing, a neighbor shared concerns related to animals and public noticing procedures, and another neighbor was supportive of the project. At the March 2, 2023 LPC meeting two neighbors expressed concerns about the poor condition of the gymnasium and faculty house, located on a separate parcel. A letter was received from a neighbor in May 2023, and they expressed concerns about the neglect of the Arlington side of the property, and the size of the proposed garage. Overall, neighbors are concerned about the neglect of the property, and continued inadequate maintenance (e.g. overgrown vegetation along the Arlington).

III. Project Description

The applicant proposes 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. Table 1, below, summarizes the scope of work. The proposed project would comply with many of the ministerial development standards for the R-1 zoning district, but would require approval from the Zoning Officer to add the pool house, add a garage more than 24 feet in length, and add an unenclosed spa.

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Table 1: Summary of Proposed Scope of Work at Spring Estate site

Location	Feature to be Preserved?	Scope of Proposed Work	Project Plans Sheets
Main Building Spring Mansion	Yes	▪ Restore terrace, remove non-historic "cafeteria" addition	A050, A100-A101B, A108, A201, A301-A302
		▪ Renovate existing recreation room below southwest terrace	A050, A107, A301-A302
		▪ Repair & replace walkways, retaining walls, railings and balusters	A100-A101, A301-A302
San Antonio Site Entrance Features (east)	No	▪ Demolish driveway, and replace with new, expanded driveway ▪ Remove existing retaining walls, stairs and fountain, and add replacement retaining walls	A050, A100-A101
Detached Garage	No	▪ Demolish 2-car garage ▪ Construct new 10-car garage	A050, A100-A101B, A105, A201-A203, A205, A301-A302
South Yard Area	No	▪ Construct 641 sq. ft, single-story pool house ▪ Excavate and install below-grade swimming pool with decking and equipment enclosure	A050, A100-A101B, A105, A109, A201-A202, A204, A301-A302
Landscape throughout site	No	▪ New plantings ▪ Preserve oak trees	L1-L6

IV. Issues and Analysis

At the March 2, 2023 LPC meeting, the Commission received a presentation from staff and the applicant, and then provided comments on the proposed design of the new buildings. In response, the Applicant revised some aspects of the proposal and the project design, and then re-submitted the project plans for further consideration; see Attachment 2 of this report.

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

Table 2. March 2, 2023 LPC Comments – Project & Design Improvements

Topic	LPC Direction	Response	Project Plans Sheet
Two-Story Garage	Improve massing; consider terracing	New features including pilasters, windows, pedestrian door, & balcony; new vehicle door arrangement; new decorative details such as pilasters & a pergola.	A105A, A201, A205, A301, A302, A902, M04
	Reduce overall size	No change	A105A, A201, A205, A301, A302
	Avoid pitched roof	Flat roof	A105A, A201, A205, A301, A302, A902, M04
	Use plantings to screen structure	Plants shown in renderings only, no new information in landscape plan.	A902, M04
	Improve design of vehicle doors	Change of color only	A205, A902, M04
	Lower height to less than main building porte cochère	No change	A302
	Consider pedestrian access/door	Person door added to east elevation (not shown in floor plan).	A205, A902, M04
Pool House	Consider lower, flatter roof	Flat roof	A204, A902, M03
	More glazing	Windows are modern in design, with larger pieces of glass.	A204, A902, M03
Vehicle Pavement	Reduce pavement	No change	M02
	Consider alternative to asphalt		

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24) would apply to this

request for improvements to the Spring Estate City Landmark property. Analysis of applicable Standards is provided below.

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The analysis below summarizes staff's preliminary findings for this project with respect to the most pertinent Secretary's Standards.

SOI Standard 6
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Analysis: The proposed scope of work includes repairing and replacing concrete features including steps, railings, balustrades, and retaining walls around the mansion. The new features will match the old in design, color, texture, and materials.

The historic gymnasium is in poor condition and has received considerable attention from the neighbors who are concerned that it has or will become a nuisance. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. At this time, the Building Official has not made a formal determination about the status of the structure. Meanwhile, staff and the applicant have discussed a possible requirement to rehabilitate the structure if the subject SAP were to receive a favorable final outcome. The applicant has been advised that a Site/Structure Specific Historic Preservation Treatment Plan would be included as a Condition of Approval and, the scope of this project has been expanded to include rehabilitation of the gymnasium.

The applicant proposes to introduce marble at the landing off of the west entrance of the mansion, where marble tiles would replace concrete under the balcony. This change is limited in scope and location and not likely to result in a significant impact on the Landmark. The material change at the west landing would not be visible from the right-of-way, and would not be very visible due to the balcony above.

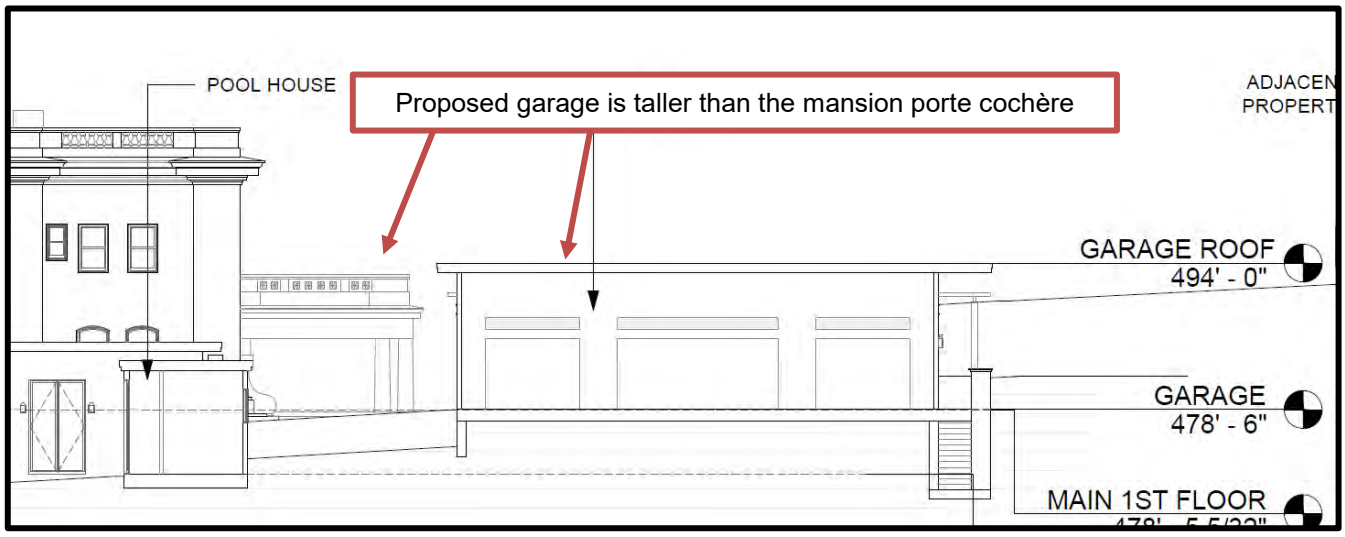
SOI Standard 9
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new

work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis: Originally the applicant proposed a new garage with a flat roof and decorative pilasters that matched the design of the mansion. In the first incomplete letter staff said that the design of the garage was in conflict with Standard 9. Subsequently, the applicant revised the design, and removed the pilasters and changed the roof to a hipped roof. At the March 2 LPC meeting Commissioners and staff provided feedback on the design of the garage and pool house. The applicant submitted revised plans in May. The revised garage is still large in massing and tall, particularly when viewed from the south, but the new details on the building have elevated the design. The revised pool house and garage both have flat roofs which are compatible with the mansion, and the overall design of the pool house and garage is differentiated from the mansion (Figures 12 and 13).

The revised design of the new buildings and features is contemporary and, therefore, distinct from the Beaux Arts architectural design of the historic Spring Mansion, but the garage height should be lowered, and additional details are needed on the doors, windows, and lighting.

Figure 12: Proposed garage next to the mansion, from the north-south section



B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes staff's findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260, Paragraph C.1
"For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features…"

Analysis: The revised design of the proposed pool house and garage with flat roofs and modern design elements is both complimentary to and distinct from the existing mansion. The mansion will remain unchanged, and non-historic features such as the fountain on the San Antonio side of the property will be removed.

"…nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting."

Analysis: The new garage may be visible from the public right-of-way, and the height could be lowered to reduce any negative impacts on the Landmark.

V. Rationale for Recommendation

Improvements have been made to the design of the proposed garage and pool house. Table 2 provides a summary of LPC comments and the applicant's response. The following aspects of the project should be considered before final action:

- Garage massing and visibility. The height of the garage could be lowered, which would reduce the visual impact of the garage. The applicant has attempted to address the blank walls of the garage, but it is not clear why particular design choices were made. There are some inconsistencies between the floor plan, elevations, and renderings. Congruence between the floor plan, elevations, and renderings could be a condition of approval. The height, size, and details of the garage could be addressed with conditions of approval.

- Pool House. Staff believes revisions to the pool house design successfully addressed to the Commissioners' comments. However, if further refinements are needed, then the Commission can direct staff to include Conditions of approval as needed.

- New expanded driveway. Commissioners' concerns about the amount of proposed asphalt have not been addressed. The driveway design and material could be discussed tonight.

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VI. Recommendation

Staff recommends that the Commission:

1) Review and discuss the proposed project design and the project's potential regulatory compliance.
2) Take favorable action and adopt the Draft Findings and Conditions for Approval if the proposal is found to satisfy the requirements of BMC Section 3.24.220.

Attachments

1. Draft Findings and Conditions for Approval
2. Project Plans (including Landscape Plans), and Material Boards received May 15, 2023
3. Correspondence, May 2023

Prepared by: Allison Riemer, Associate Planner, ariemer@cityofberkeley.info, 510-981-7433
Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@cityofberkeley.info (510) 981-7410

ATTACHMENT 1

DRAFT 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. This Structural Alteration Permit is contingent upon Use Permit approval for the project.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. 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.

17. 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.

18. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.

19. The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.

20. 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

1. 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.
2. 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.
3. IT IS THE PURPOSE OF THE DRAWINGS TO SHOW THE GENERAL APRRANGEMENT/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.
4. 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.
5. 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.
6. ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMANLIKE MANNER.
7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE LIGHTING, HVAC OUTLETS, ALONG WITH THE CEILINGS AND SOFFITTS BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILIES, WHERE ENCOUNTRERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, RE-ROUTE OR PROVIDE UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.
11. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
12. 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.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL NON ITEMS NOT SHOWN ON DRAWINGS.
16. 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.
17. 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
18. 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.
19. 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.
20. ALL PARTITIONS SHALL BE BRACED TO ABOVE STUCTURE PER REQUIREMENTS OF LOCAL BUILDING CODE.
21. THE PROPOSED BUILDING SHALL BE CONNECTED TO THE STREET SEWER. SEE CIVIL PLANS FOR PROPOSED SANITARY SEWER PIPING AND CLEANOUTS.
22. 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.

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			

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	6572	SQ.FT.
TOTAL BUILDING FOOTPRINT	12969	SQ.FT.
BUILDING HEIGHT	30	FT.
BUILIDNG 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	10	%

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	12969	SQ.FT.
PROPOSED LOT COVERAGE	11.4	%

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.

Item 7 - ATTACHMENT 2
LPC - 06-01-23

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

A010	PROJECT DATA
A020	GENERAL INFORMATION
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
A060	PHOTOS
A070	PHOTOS (MAIN HOUSE)
A080	PHOTOS (OUTDOOR)
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A101C	SITE PLAN - SIMPLIFIED
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
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A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
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A302	SITE SECTIONS
A901	SHADOW STUDY
A902	GARAGE AND POOL HOUSE RENDERING

PAYMUN

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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
PROJECT DATA

SCALE
AS INDICATED

SHEET NUMBER
A010

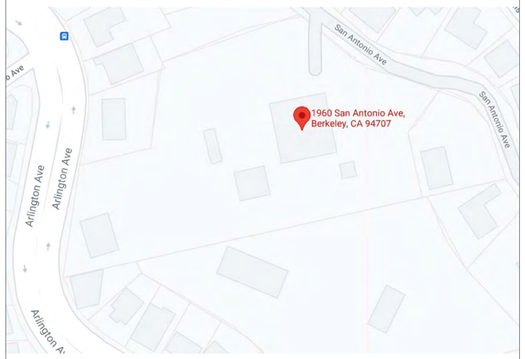
ABBREVIATIONS

&	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 ELECTRCIAL 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	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		

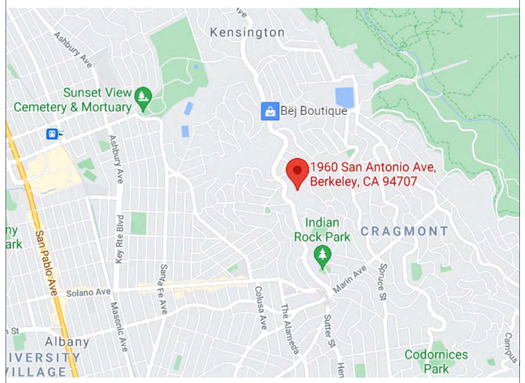
SYMBOLS

MAPS

AERAIL MAP



VICINITY MAP



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	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

TREE PROTECTION

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 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.

4

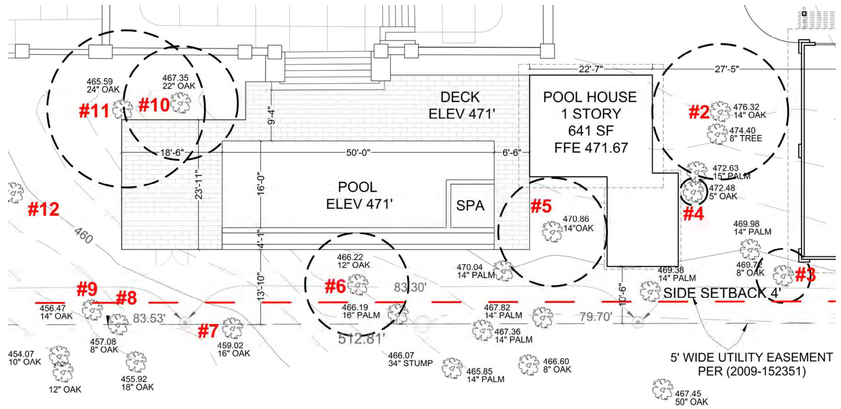


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

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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

GENERAL INFORMATION

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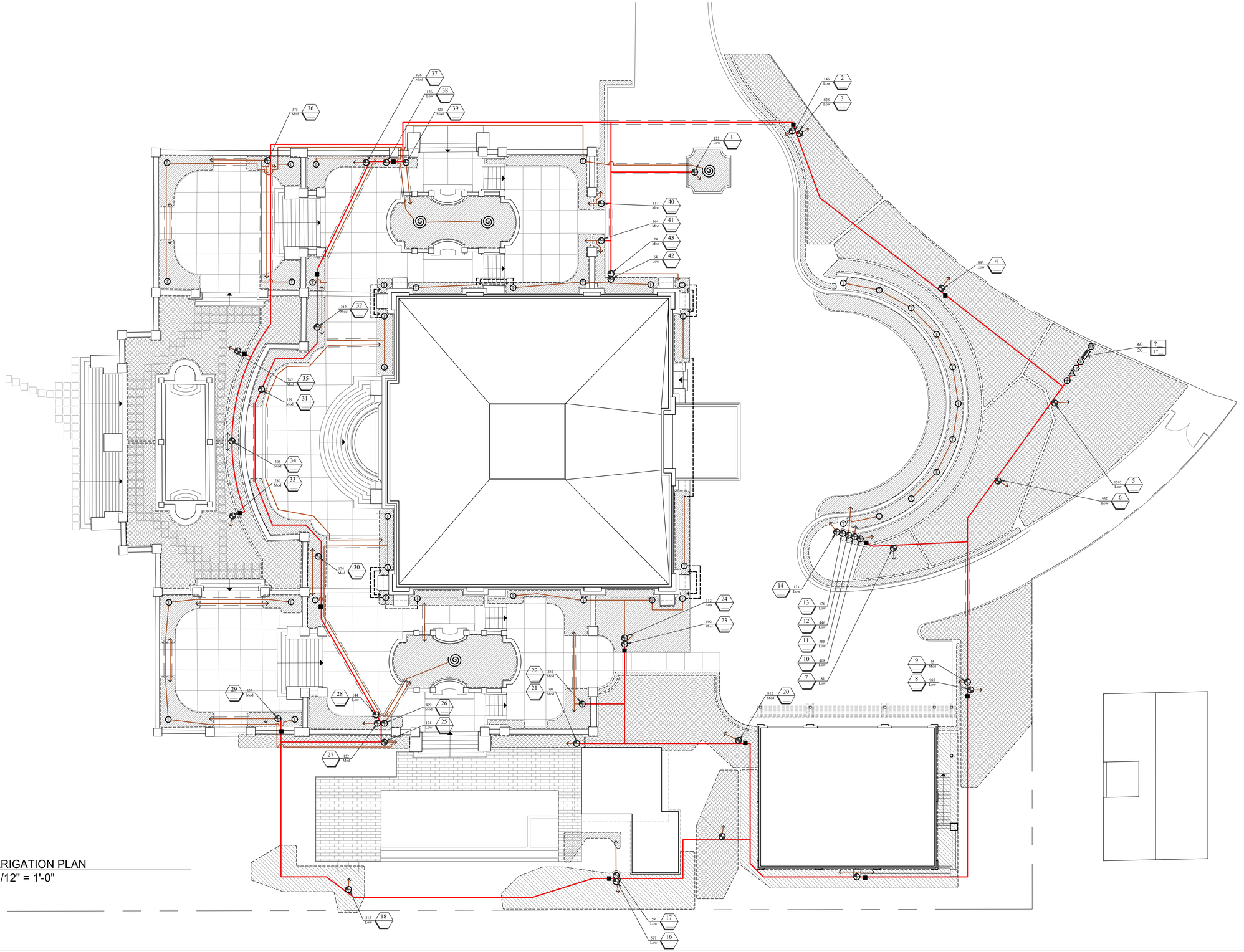
SHEET NUMBER

A020



1 IRRIGATION PLAN
1/12" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

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LOCATION

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1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

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SHEET TITLE

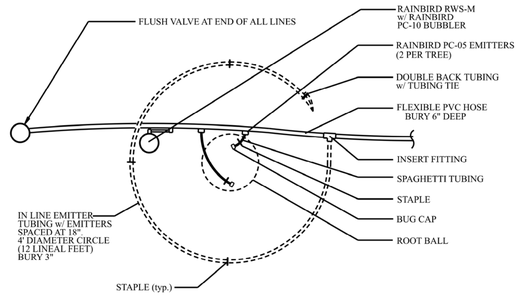
IRRIGATION PLAN

SCALE

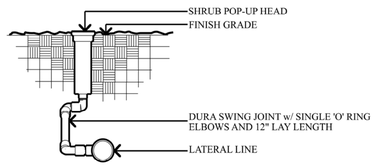
AS INDICATED

SHEET NUMBER

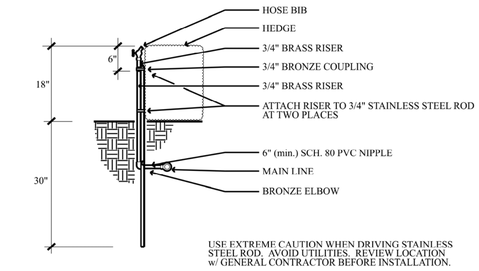
L.1



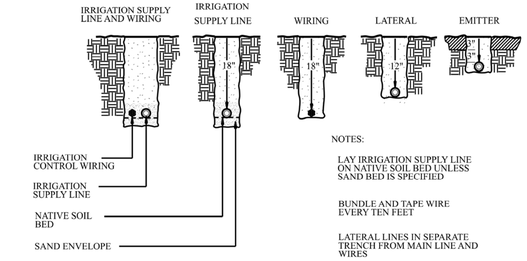
TREE EMITTER LAYOUT (36 gph)



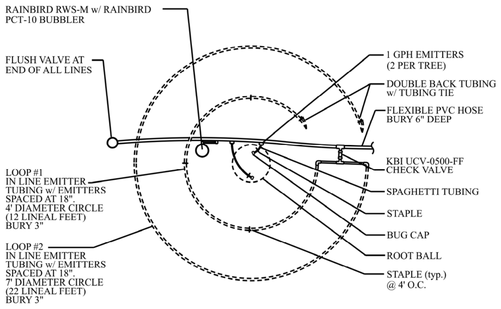
SHRUB POP-UP SPRAY HEAD



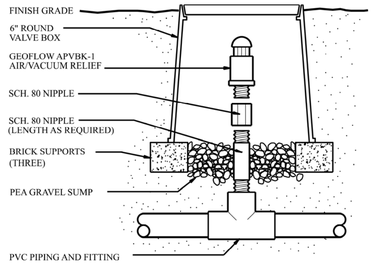
HOSE BIB



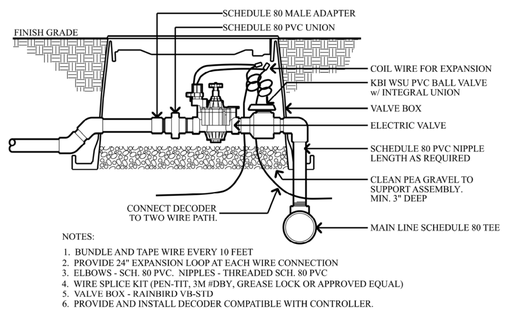
TRENCHING AND INSTALLATION



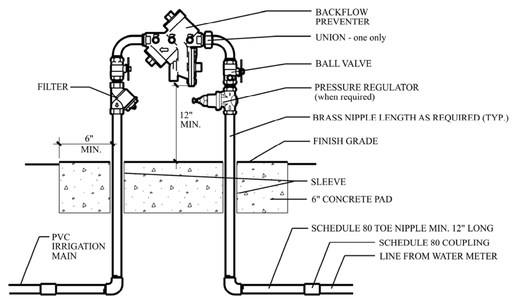
TREE EMITTER LAYOUT - LARGE (33 gph)



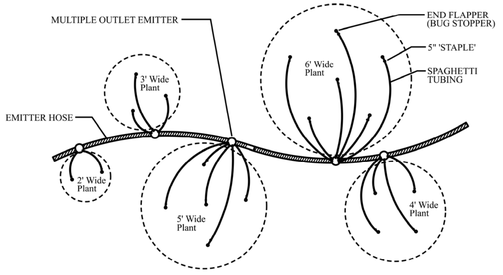
1" AIR/VACUUM RELIEF



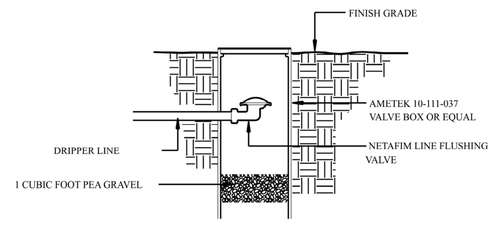
REMOTE CONTROL VALVE - TWO WIRE



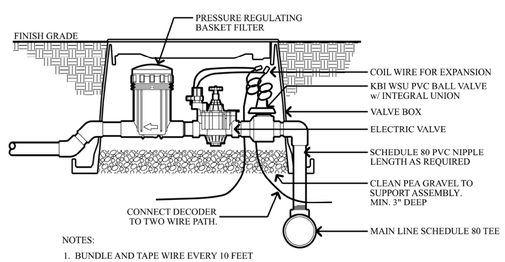
REDUCED PRESSURE BACKFLOW PREVENTER



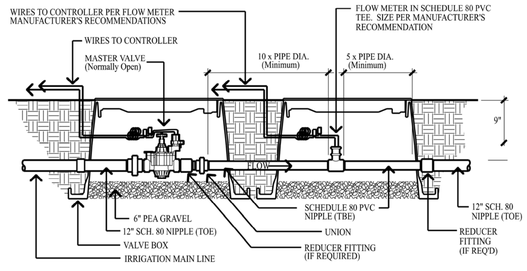
MULTIPLE OUTLET EMITTER



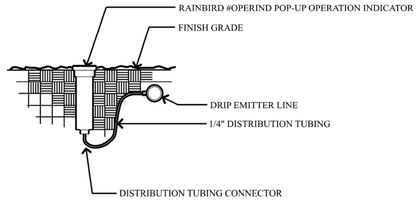
LINE FLUSHING VALVE



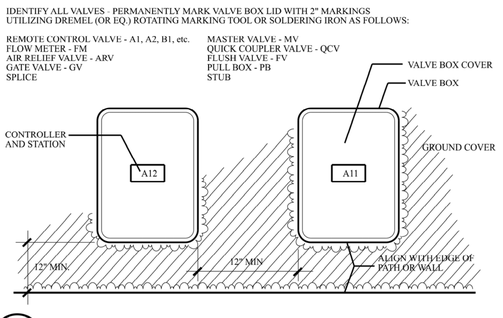
EMITTER REMOTE CONTROL VALVE - TWO WIRE



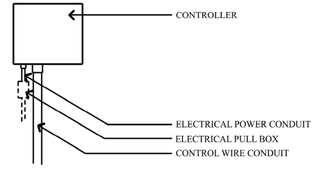
MASTER VALVE & FLOWMETER RUN



EMITTER LINE POP-UP OPERATION INDICATOR



VALVE BOXES



WALL MOUNT CONTROLLER

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IRRIGATION DETAILS

SCALE

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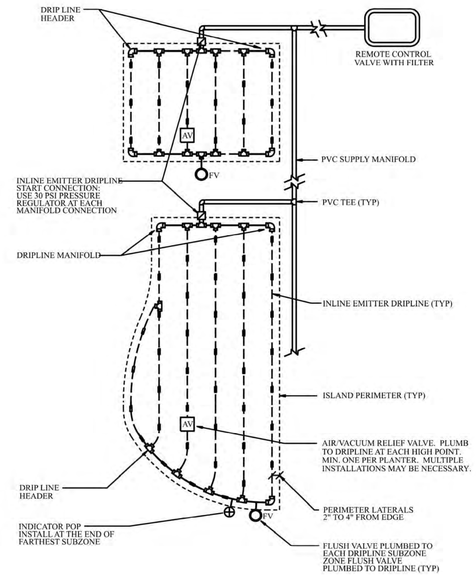
SHEET NUMBER

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	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							

Maximum Applied Water Allowance (MAWA)
(Eto)(0.62)[(0.55 x LA(Landscape Area))+(0.45 x SLA(Special Landscape Area))] = 215,883
Eto = 39.0
Factor = 0.62
LA = 16,233
SLA = 0

Estimated Total Water Use (ETWU)
(Eto)(0.62)[(PF x HA/IE)+SLA]= 210,355

Hydrozone Type	Valve Number	Irrigation Method	Plant Water Use Type	Hydrozone Area (HA)	Percent of Landscape	Plant Factor (PF)	Special Landscape Area (SLA)	Irrigation Efficiency (IE)	PF x HA	ETWU	MAWA	Over/ Under MAWA	Application Rate in./Hr.	Operating Pressure PSI
Shrubs	1	drip	Low	122	0.8%	0.3	0	0.80	37	1,106	1,622	516	1.5	30
Shrubs	2	drip	Low	146	0.9%	0.3	0	0.80	44	1,324	1,942	618	1.76	30
Shrubs	3	MP Rotor	Low	828	5.1%	0.3	0	0.75	248	8,008	11,012	3,003	1.5	40
Shrubs	4	MP Rotor	Low	993	6.1%	0.3	0	0.75	298	9,604	13,206	3,602	1.5	40
Shrubs	5	MP Rotor	Low	1,292	8.0%	0.3	0	0.75	388	12,496	17,182	4,686	1.5	40
Low Water Grass	6	MP Rotor	Low	952	5.9%	0.3	0	0.75	286	9,208	12,661	3,453	1.5	40
Shrubs	7	MP Rotor	Low	181	1.1%	0.3	0	0.75	54	1,751	2,407	656	1.5	40
Shrubs	8	MP Rotor	Low	985	6.1%	0.3	0	0.75	296	9,527	13,100	3,573	1.5	40
Shrubs	9	drip	Med	35	0.2%	0.5	0	0.80	18	529	665	63	1.76	30
Shrubs	10	drip	Low	408	2.5%	0.3	0	0.80	122	3,700	5,426	1,726	1.5	30
Shrubs	11	drip	Low	355	2.2%	0.3	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	53	1,596	2,341	745	1.5	30
Shrubs	14	drip	Low	123	0.8%	0.3	0	0.80	37	1,115	1,636	520	1.5	30
Shrubs	15	drip	Low	668	4.1%	0.3	0	0.80	200	6,057	8,884	2,827	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	59	0.4%	0.3	0	0.80	18	535	785	250	1.76	30
Shrubs	18	drip	Low	313	1.9%	0.3	0	0.80	94	2,838	4,163	1,324	0.85	30
Low Water Grass	19	MP Rotor	Low	356	2.2%	0.3	0	0.75	107	3,443	4,734	1,291	1.5	40
Shrubs	20	MP Rotor	Med	812	5.0%	0.5	0	0.75	406	11,089	10,799	-291	0.45	40
Shrubs	21	spray	Med	109	0.7%	0.5	0	0.75	55	1,757	1,450	-307	1.76	30
Shrubs	22	drip	Med	252	1.6%	0.6	0	0.80	151	4,570	3,351	-1,219	1.5	30
Shrubs	23	drip	Med	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	1,016	2,489	474	1.76	30
Shrubs	25	spray	Low	174	1.1%	0.3	0	0.75	52	1,683	2,314	631	1.76	30
Shrubs	26	drip	Med	499	3.1%	0.6	0	0.80	299	9,049	6,636	-2,413	1.76	30
Shrubs	27	drip	Med	122	0.8%	0.5	0	0.80	61	1,844	1,622	-223	1.76	30
Trees	28	drip	Low	144	0.9%	0.3	0	0.80	43	1,306	1,915	609	1.5	30
Shrubs	29	drip	Med	323	2.0%	0.6	0	0.80	194	5,858	4,296	-1,562	1.76	30
Shrubs	30	drip	Med	174	1.1%	0.6	0	0.80	104	3,155	2,314	-841	1.5	30
Shrubs	31	drip	Med	179	1.1%	0.6	0	0.80	107	3,246	2,381	-866	1.5	30
Shrubs	32	drip	Med	212	1.3%	0.6	0	0.80	127	3,845	2,819	-1,025	1.5	30
Shrubs	33	MP Rotor	Med	780	4.8%	0.6	0	0.75	468	15,088	10,373	-4,715	1.5	40
Shrubs	34	spray	Med	506	3.1%	0.6	0	0.75	304	9,788	6,729	-3,059	1.76	30
Shrubs	35	MP Rotor	Med	782	4.8%	0.6	0	0.75	469	15,127	10,400	-4,727	0.45	40
Shrubs	36	drip	Med	375	2.3%	0.6	0	0.80	225	6,801	4,987	-1,814	1.5	30
Shrubs	37	drip	Med	126	0.8%	0.6	0	0.80	76	2,285	1,676	-609	1.5	30
Trees	38	drip	Low	176	1.1%	0.3	0	0.80	53	1,596	2,341	745	0.45	30
Shrubs	39	drip	Med	420	2.6%	0.6	0	0.80	252	7,617	5,586	-2,031	0.45	30
Shrubs	40	drip	Med	117	0.7%	0.6	0	0.80	70	2,122	1,556	-566	1.5	30
Shrubs	41	drip	Med	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	19	580	851	271	1.5	30
Shrubs	43	drip	Med	74	0.5%	0.6	0	0.80	44	1,342	984	-358	1.5	30
				16,233			0			210,355	215,883	5,528		

Water Use Percentage of Area

No Water Area	0	0.0%
Low Water Area	9,670	59.6%
Mod. Water Area	6,563	40.4%
High Water Area	0	0.0%
Total Area	16,233	

No and Low water area = 59.6%

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SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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PLANNING SUBMITTAL I	05/13/2023

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BERKELEY, CA 94707

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AS INDICATED

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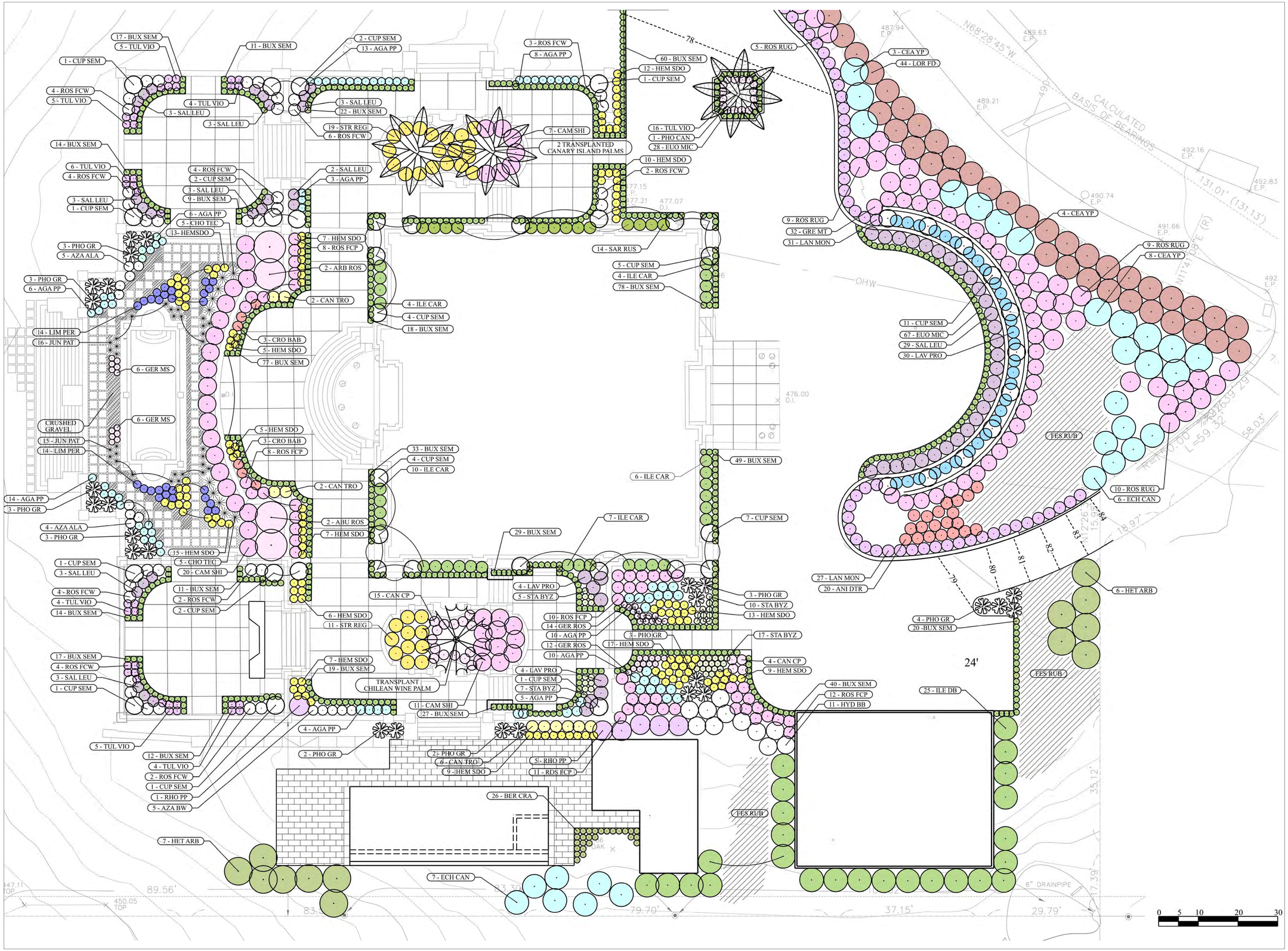
L.3



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PLANTING NOTES

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

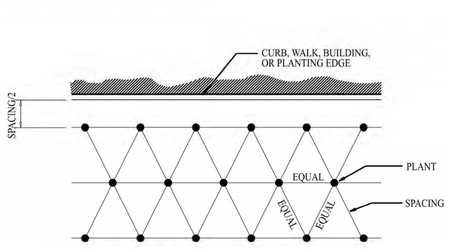
7. GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.

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

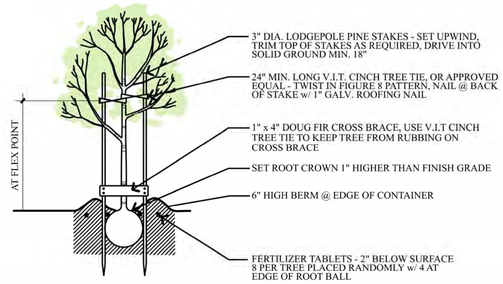
9. SCHEDULE PRECONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT. DO NOT BEGIN CONSTRUCTION BEFORE CONFERENCE. IF CONSTRUCTION BEGINS BEFORE CONFERENCE, CONTRACTOR MAY BE ASKED BY LANDSCAPE ARCHITECT TO UNDO SOME OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.

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

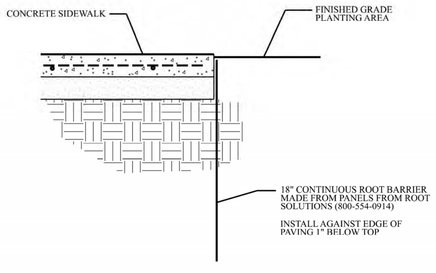
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
ABU ROS	ABUTILON h.'Roseus'	Pink Flowering Maple	5 gal		9.00	9.00	M
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS '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 BW	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 Canna	5 gal		3.00	2.50	M
CAN TRO	CANNA 'Tropicanna'	Tropicanna Canna	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		L
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
ILE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
ILE 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



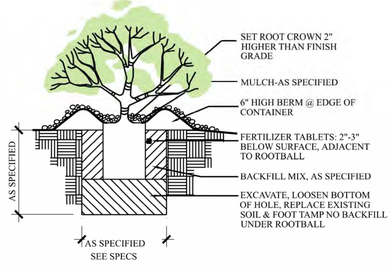
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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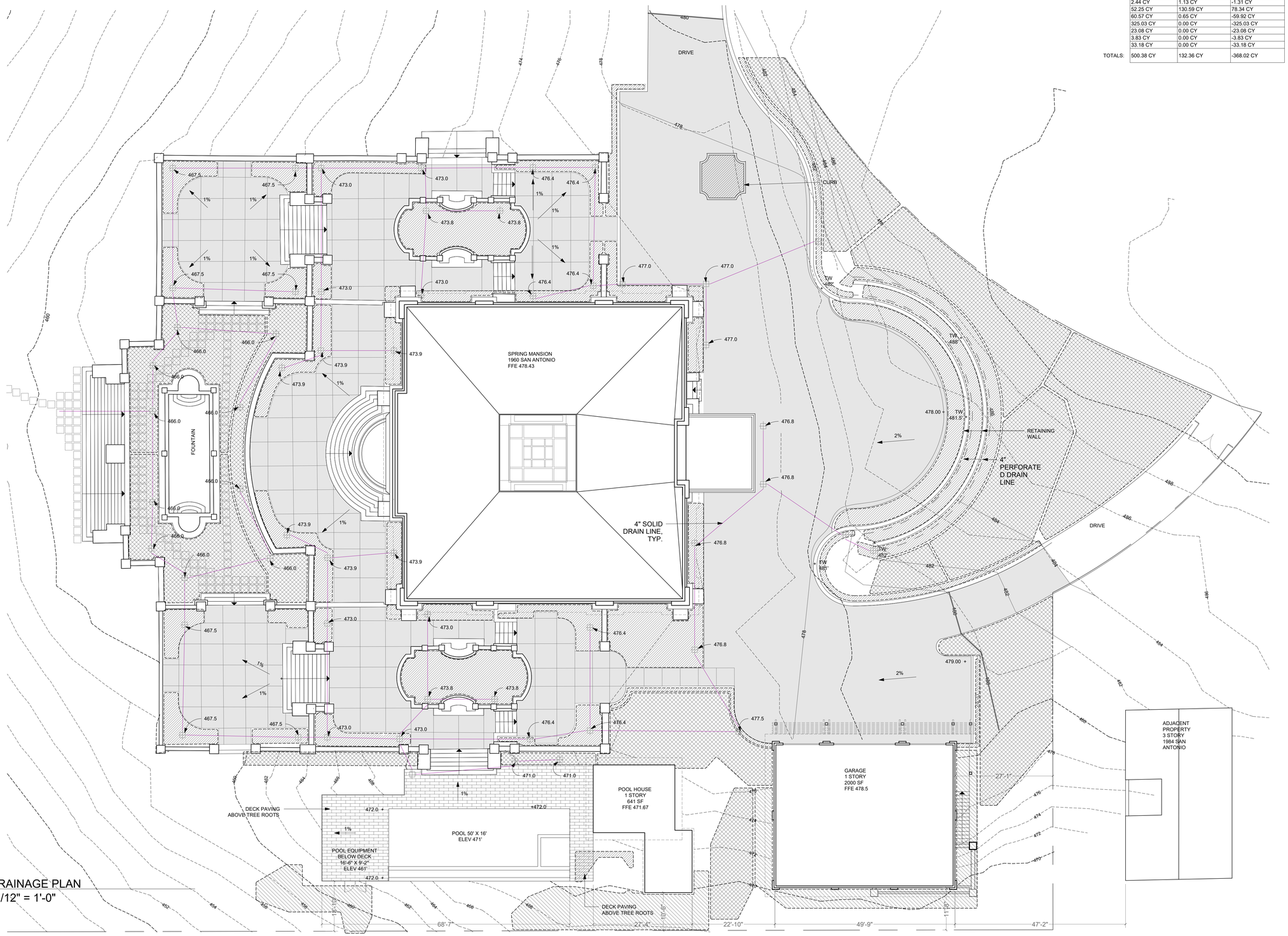
TOPOGRAPHY SCHEDULE		
Cut	Fill	Net cut/fill
2.44 CY	1.13 CY	-1.31 CY
52.25 CY	130.59 CY	78.34 CY
60.57 CY	0.65 CY	-59.92 CY
325.03 CY	0.00 CY	-325.03 CY
23.08 CY	0.00 CY	-23.08 CY
3.83 CY	0.00 CY	-3.83 CY
33.18 CY	0.00 CY	-33.18 CY
TOTALS: 500.38 CY	132.36 CY	-368.02 CY



1 DRAINAGE PLAN
1/12" = 1'-0"

PAYMUN

25 Orinda way, Suite#200
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

N

SHEET TITLE

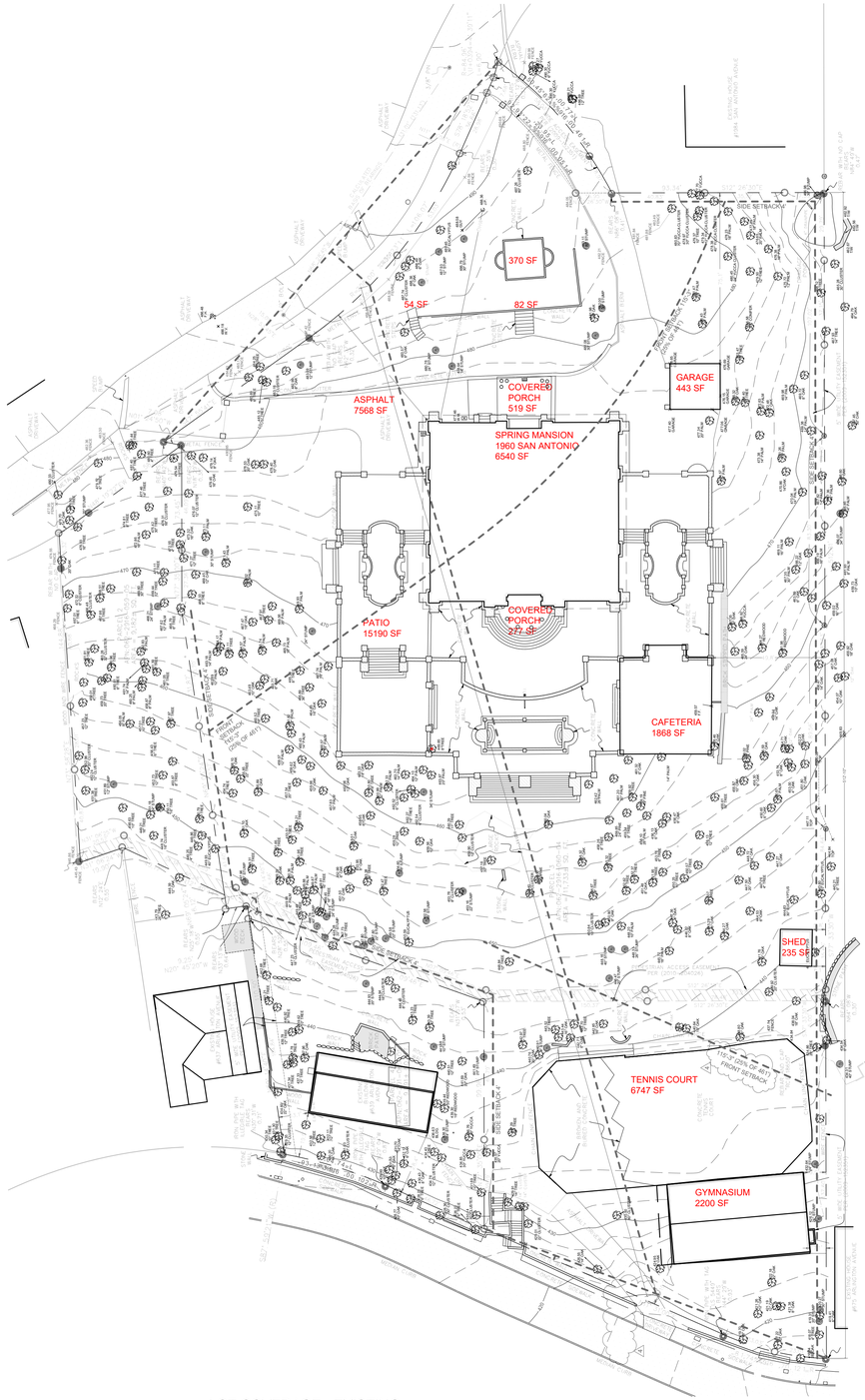
GRADING & DRAINAGE

SCALE

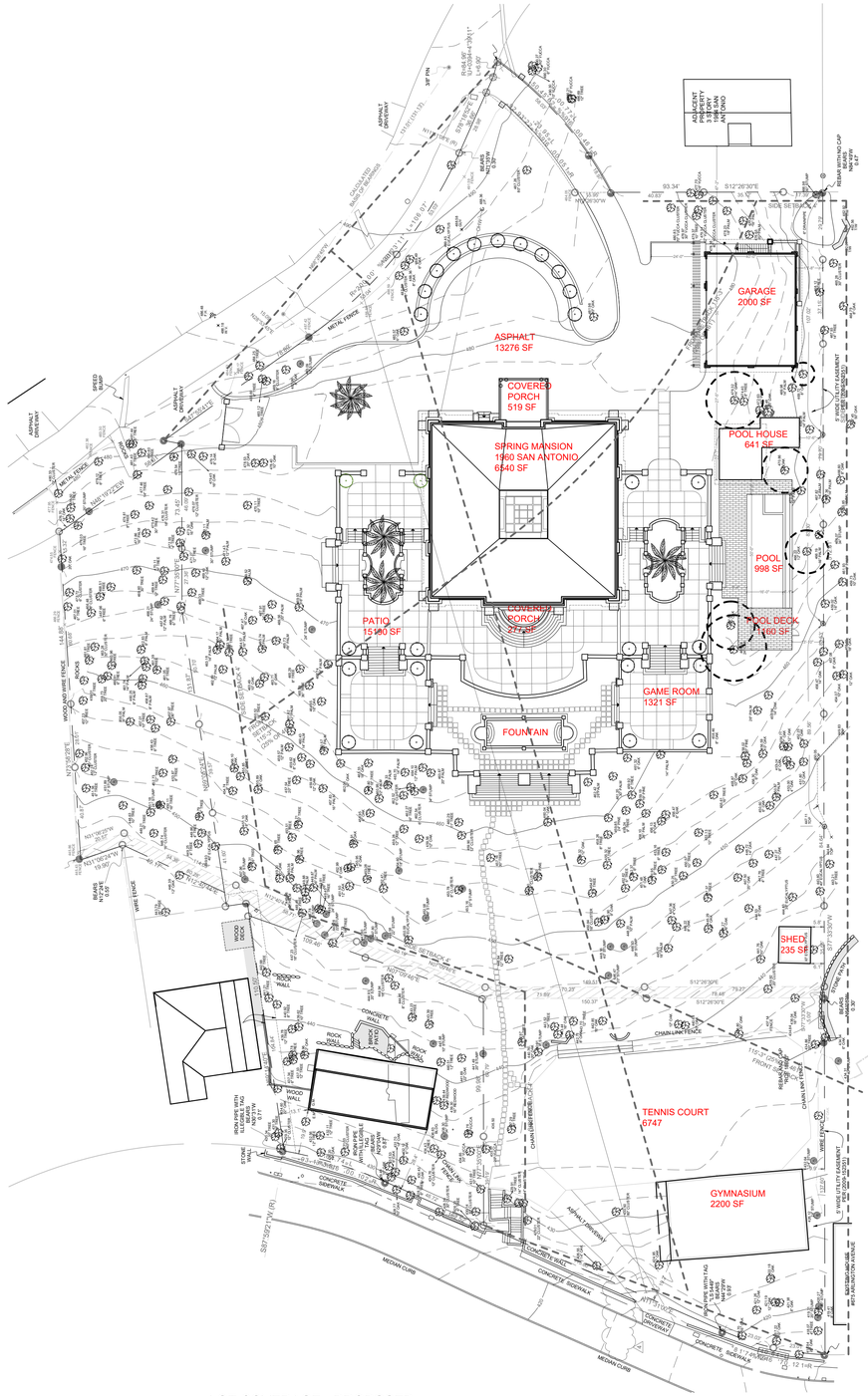
AS INDICATED

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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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

N

SHEET TITLE

LOT COVERAGE
EXISTING AND PROPOSED

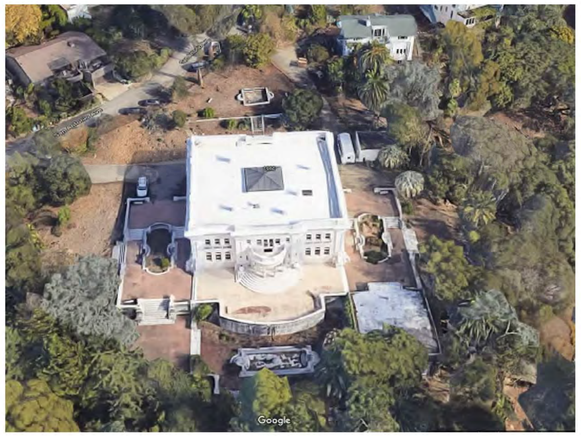
SCALE

AS INDICATED

SHEET NUMBER

A050

FRONT VIEW

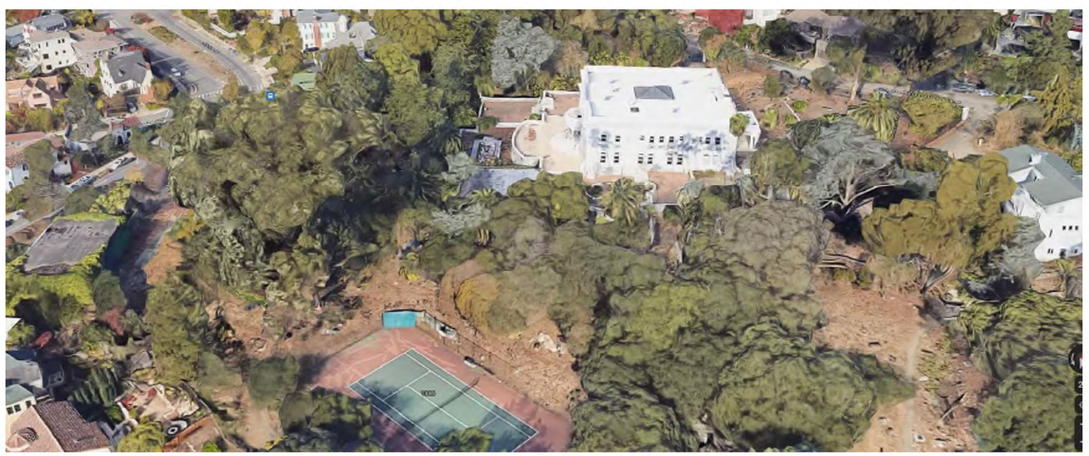


FRONT VIEW

NORTH VIEW

WEST VIEW

SOUTH VIEW



EAST VIEW

PAYMUN

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Ben@paymun.com

LEAD DESIGN CONSULTANT

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PROJECT

SPRING MANSION

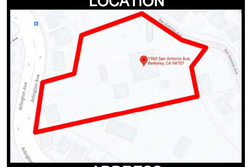
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PHOTOS

SCALE

AS INDICATED

SHEET NUMBER

A060

PAYMUN

25 Orinda way, Suite#200
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

PHOTOS
(MAIN HOUSE)

SCALE

AS INDICATED

SHEET NUMBER

A070

PAYMUN

25 Orinda way, Suite#200
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

PHOTOS
(OUTDOOR)

SCALE

AS INDICATED

SHEET NUMBER

A080

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 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.

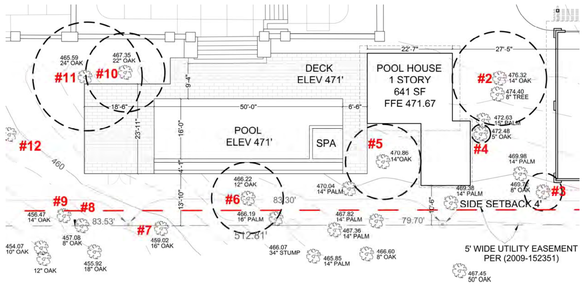
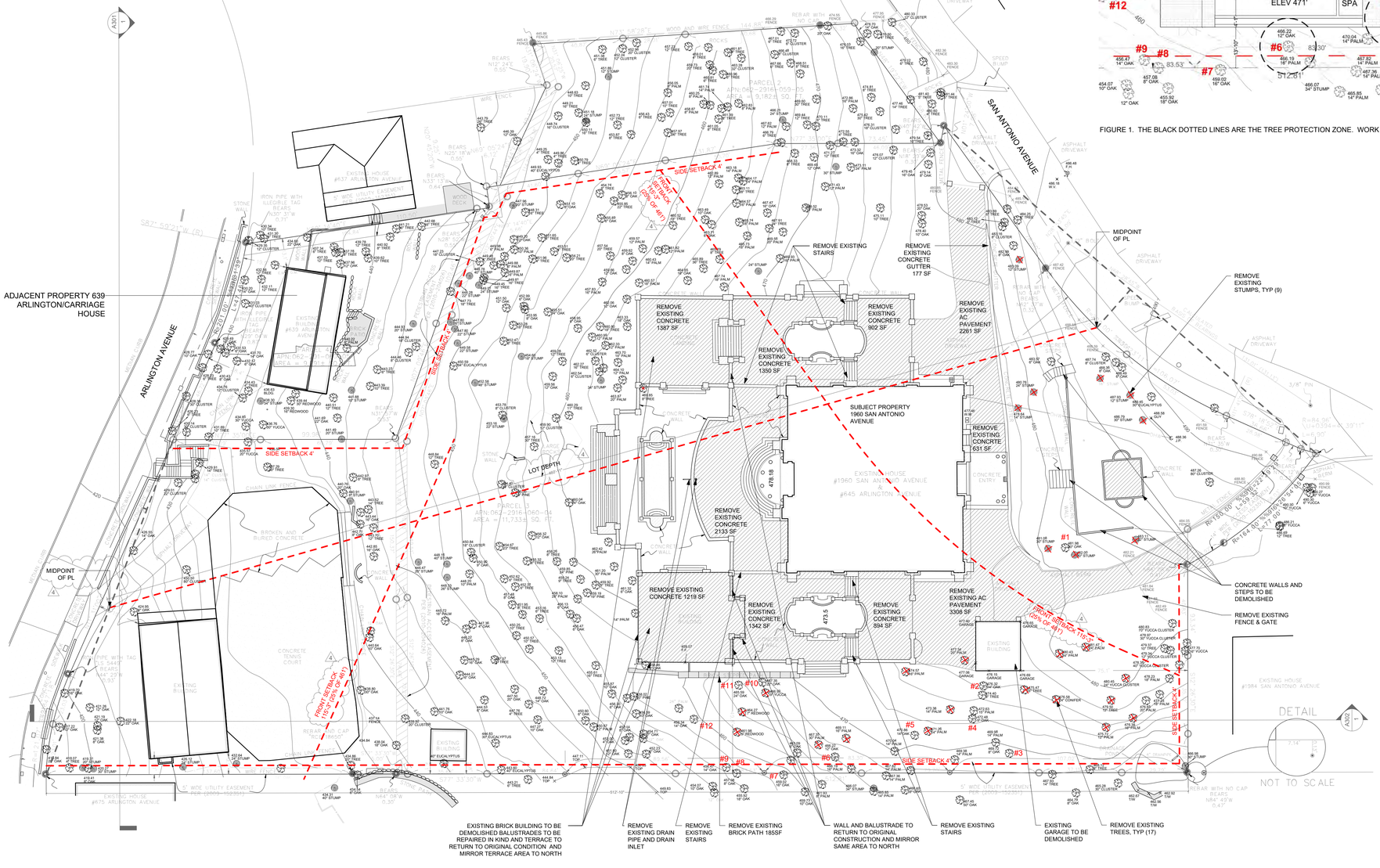


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

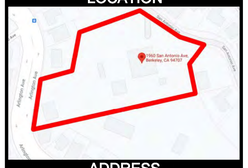
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

SITE PLAN - EXISTING

SCALE

AS INDICATED

SHEET NUMBER

A100

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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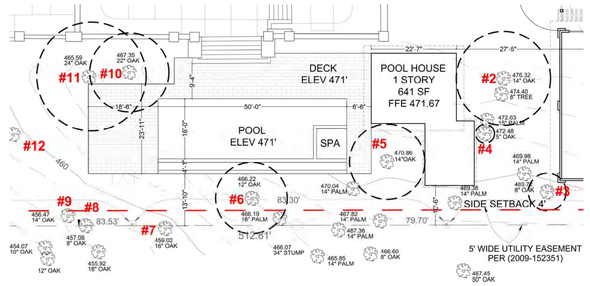
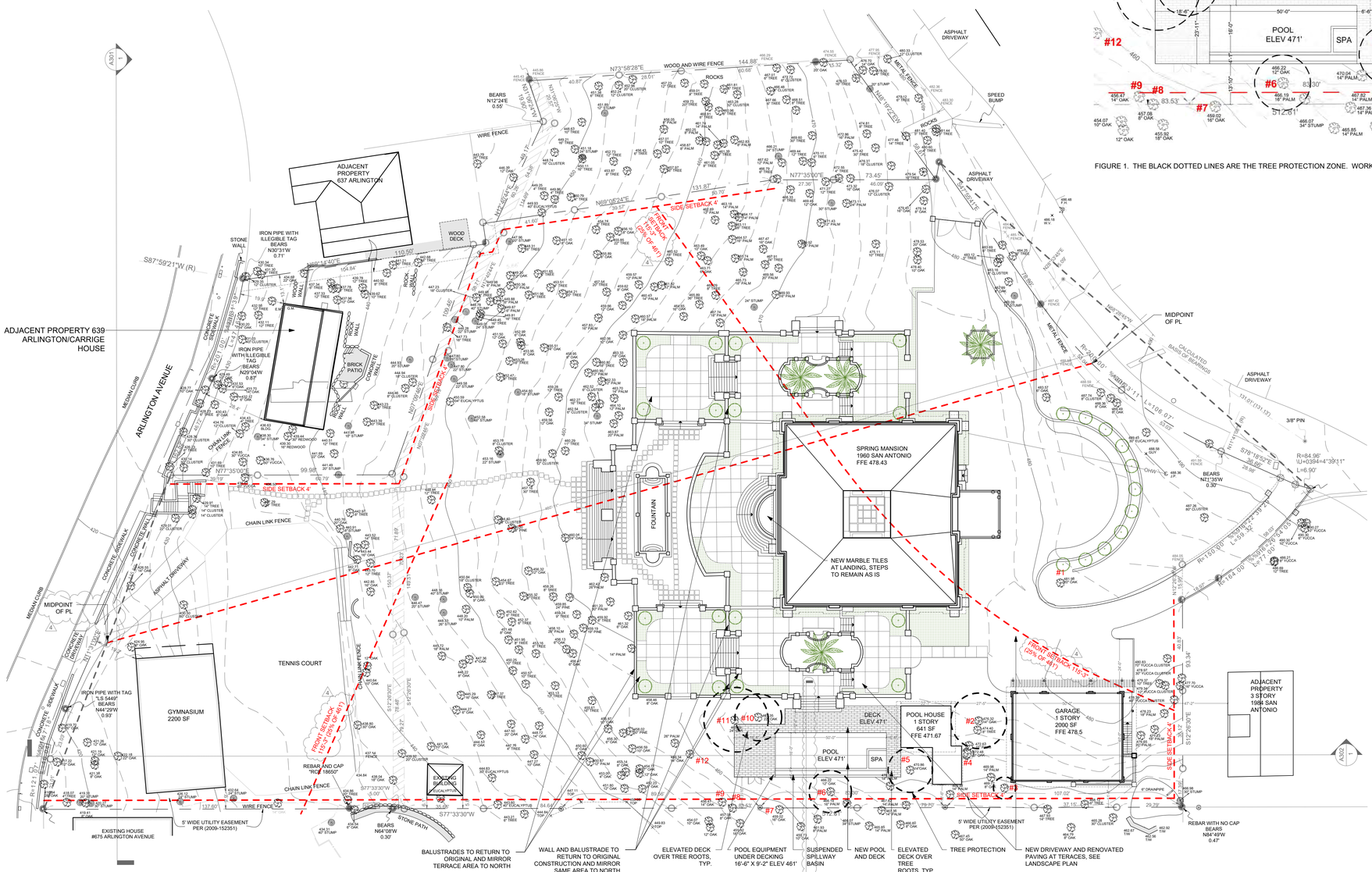


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

PAYMUN

25 Orinda way, Suite#200
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

N

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.
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4

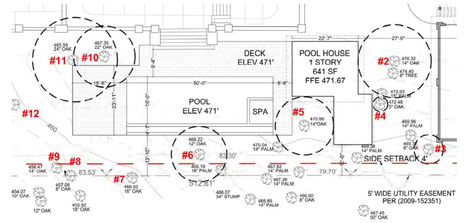
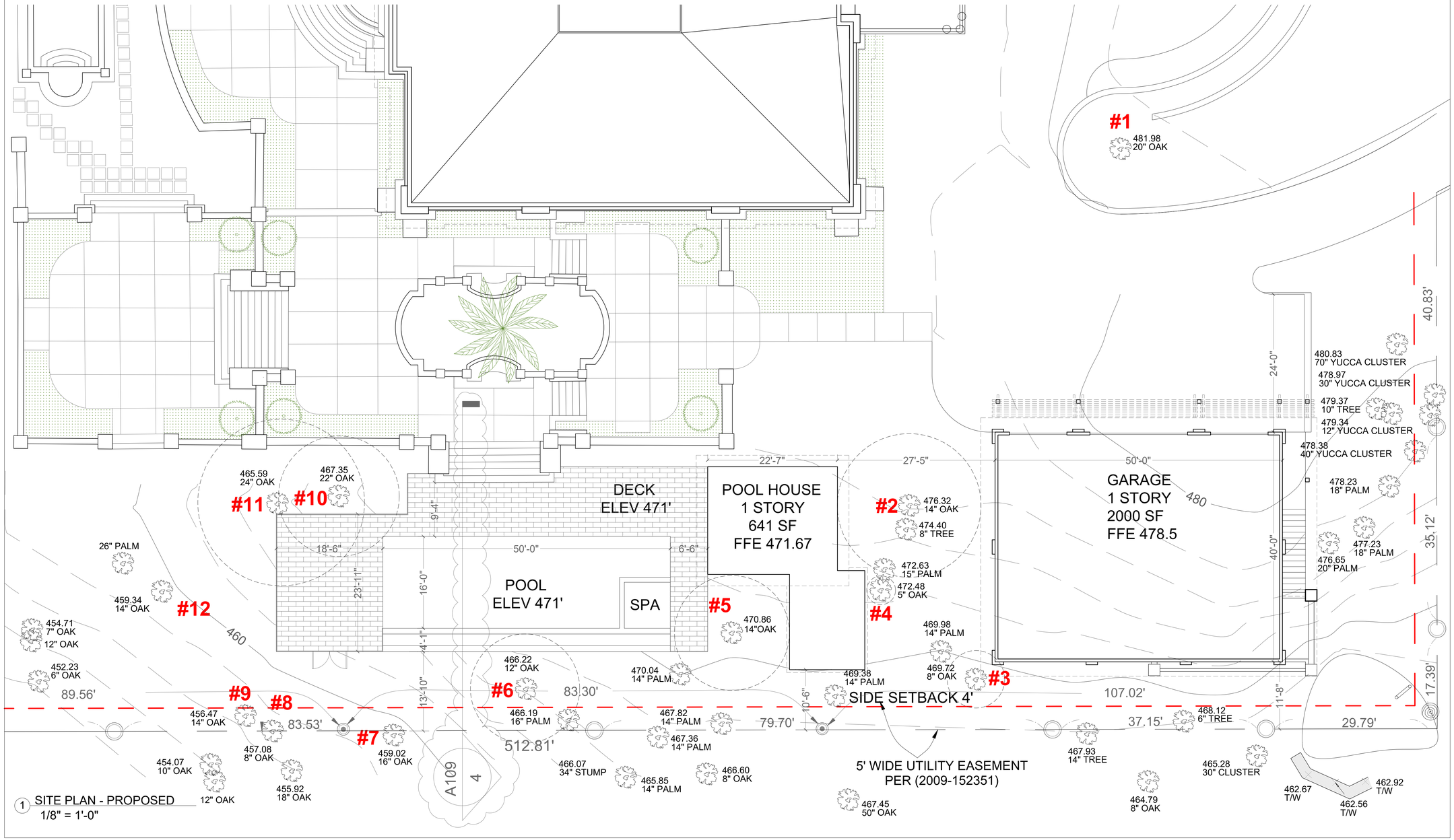


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

PAYMUN

25 Orinda way, Suite#200
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

N

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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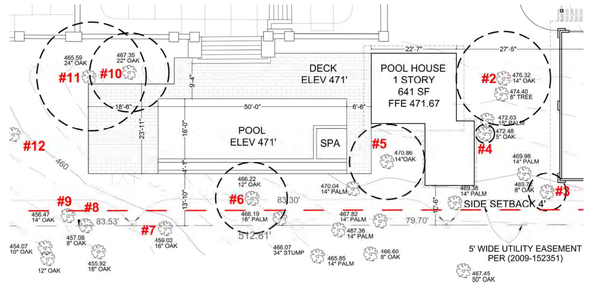
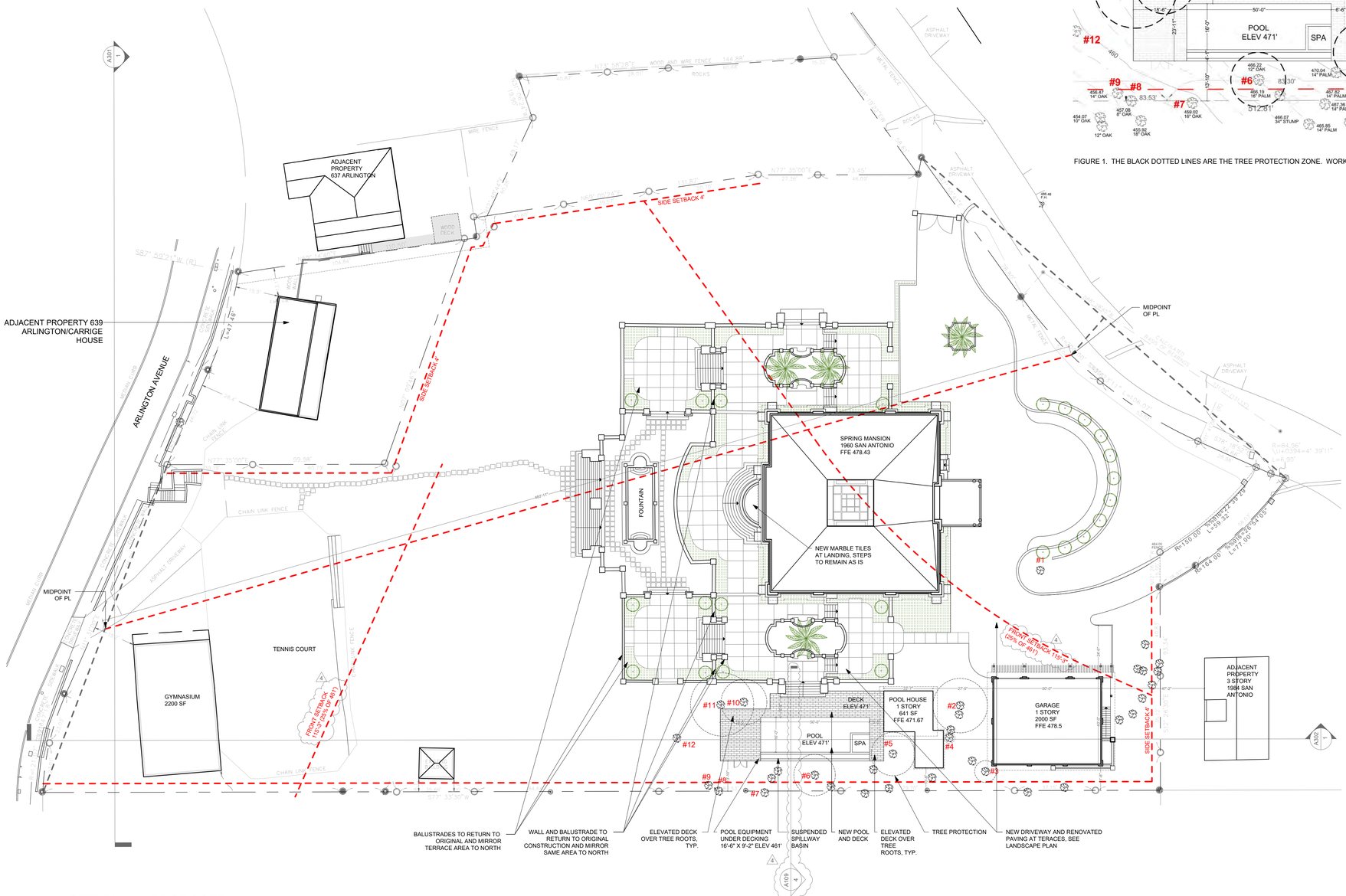


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

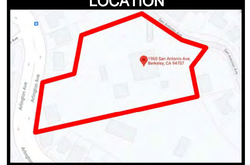
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

SITE PLAN - SIMPLIFIED

SCALE

AS INDICATED

SHEET NUMBER

A101C

WALL LEGEND

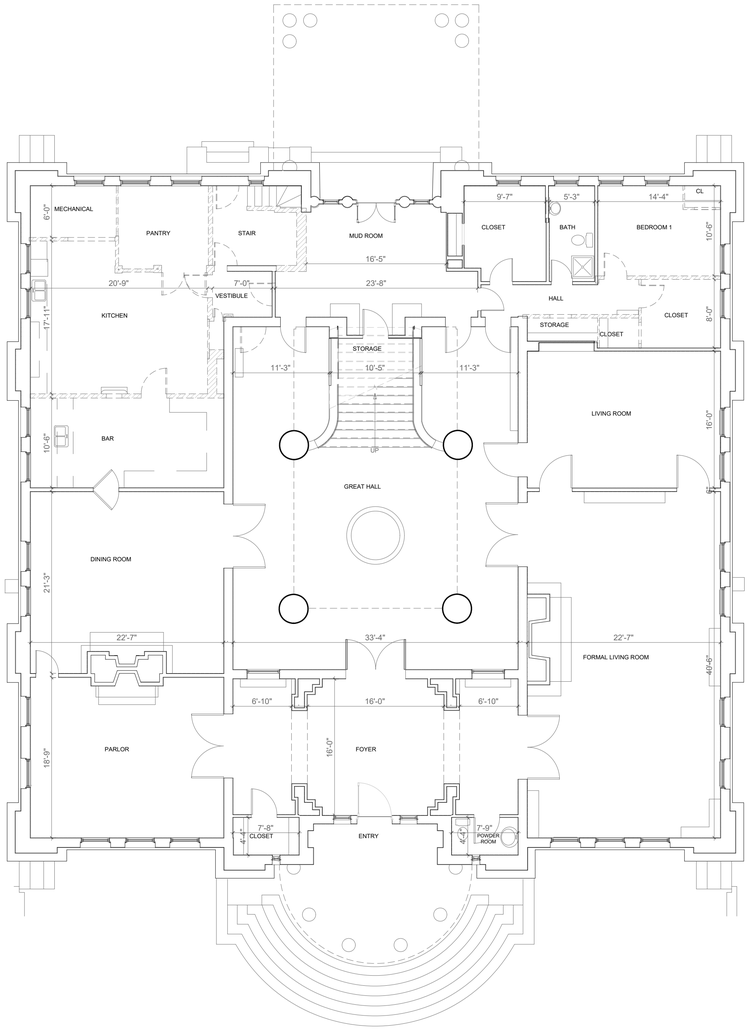
DEMOLISHED WALL

NEW WALL

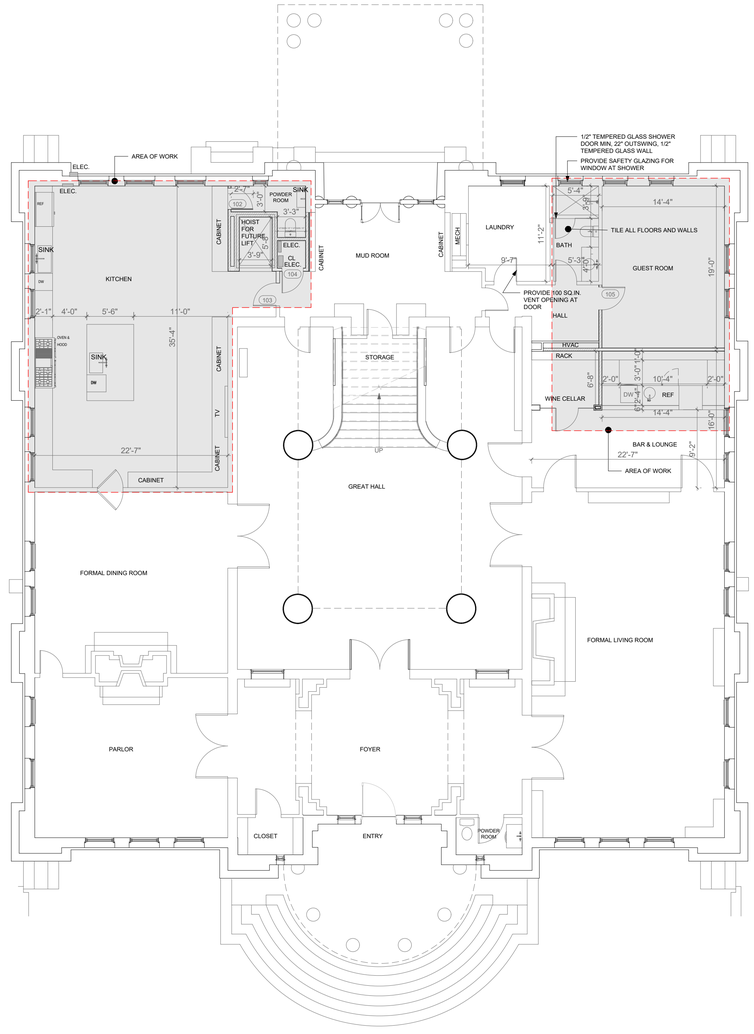
1 HOUR RATED WALL

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"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

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NOTES

REVISION	DATE
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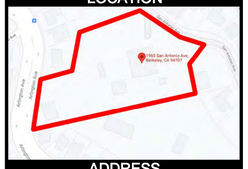
LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

MAIN 1ST FLOOR PLANS
EXISTING & PROPOSED

SCALE

AS INDICATED

SHEET NUMBER

A102

WALL LEGEND

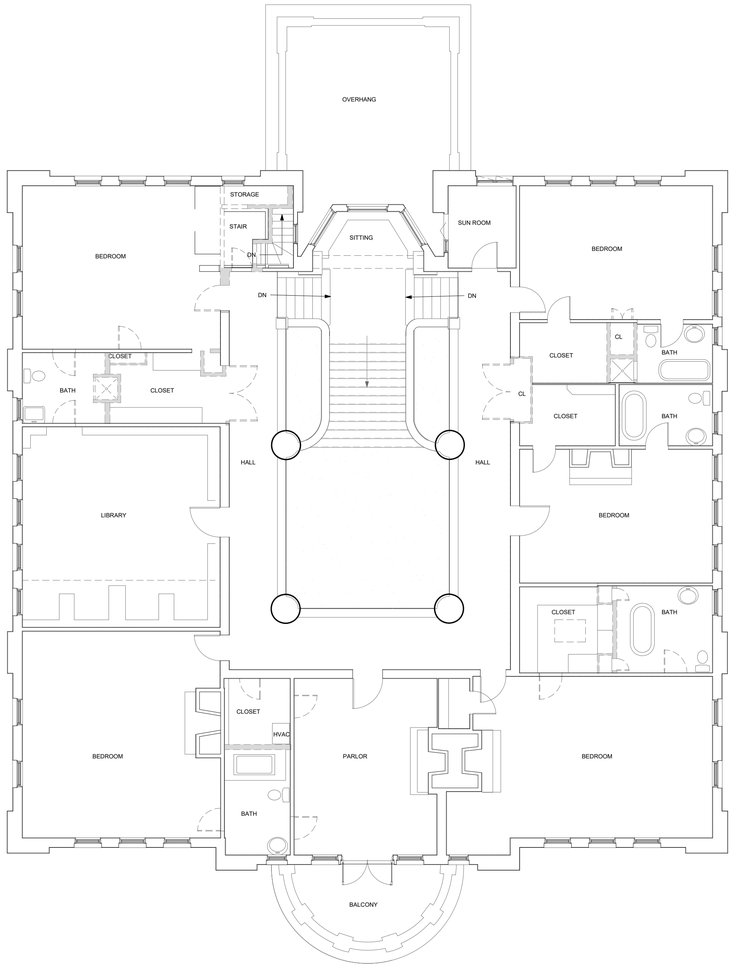
DEMOLISHED WALL

NEW WALL

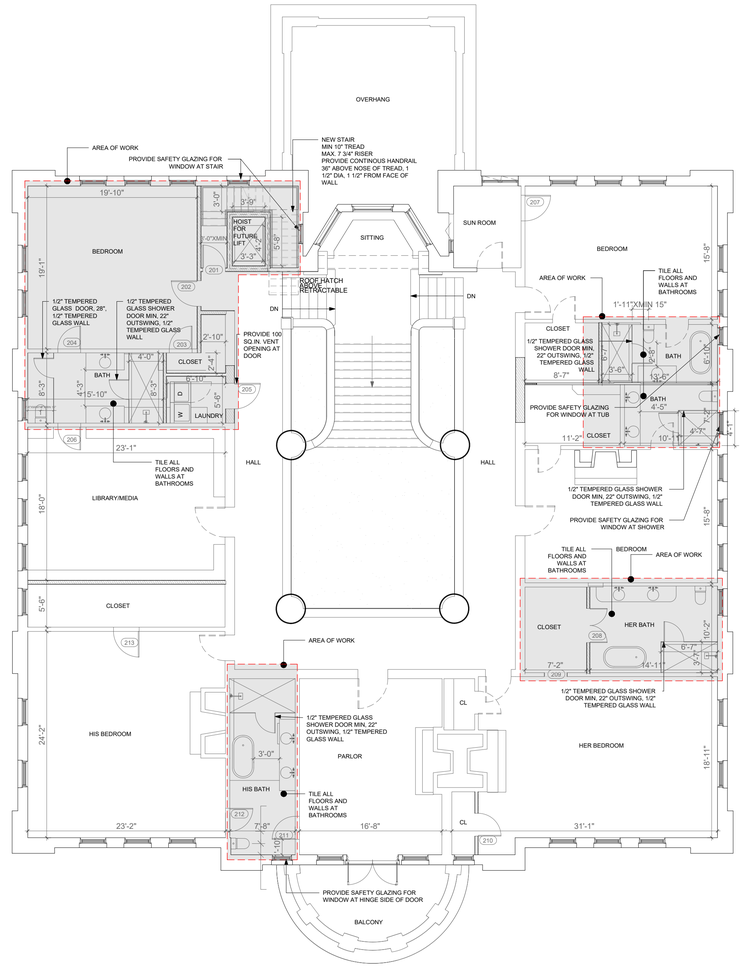
1 HOUR RATED WALL

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"

PAYMUN

25 Orinda way, Suite#200
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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

N

SHEET TITLE

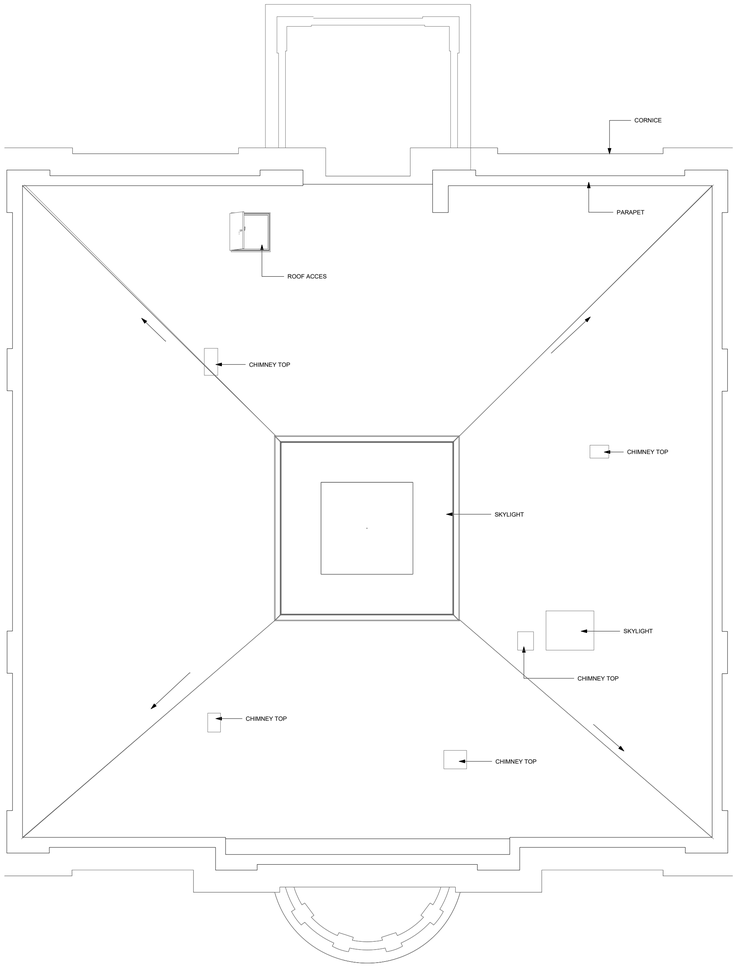
MAIN 2ND FLOOR PLANS EXISTING & PROPOSED

SCALE

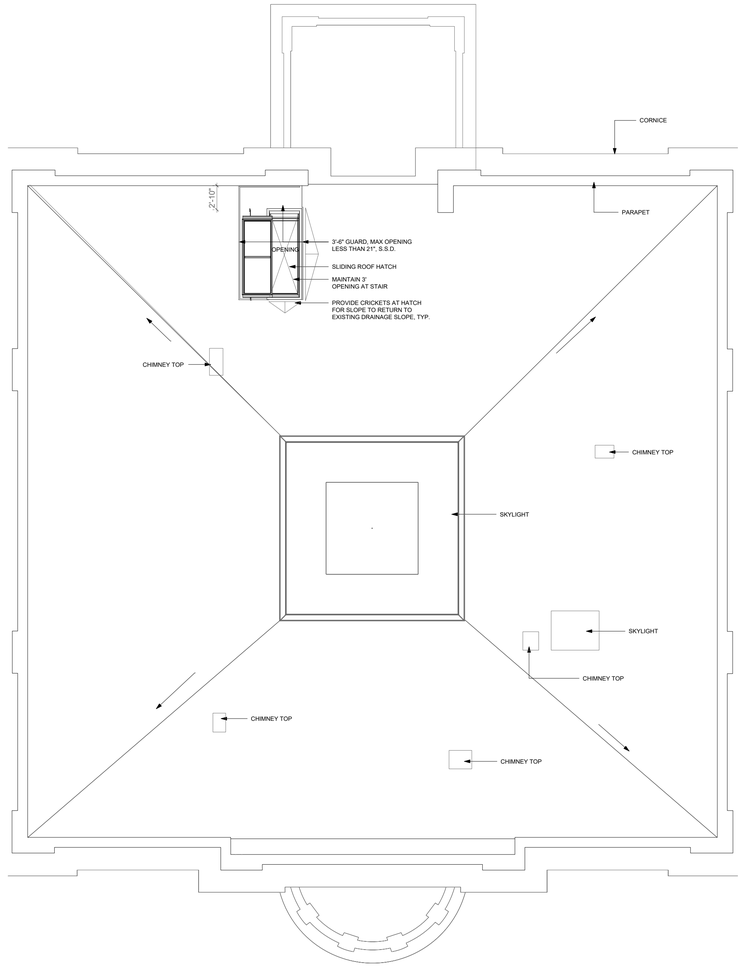
AS INDICATED

SHEET NUMBER

A103



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



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

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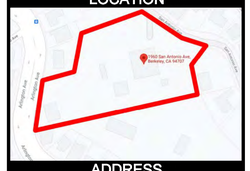

ADDRESS

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BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

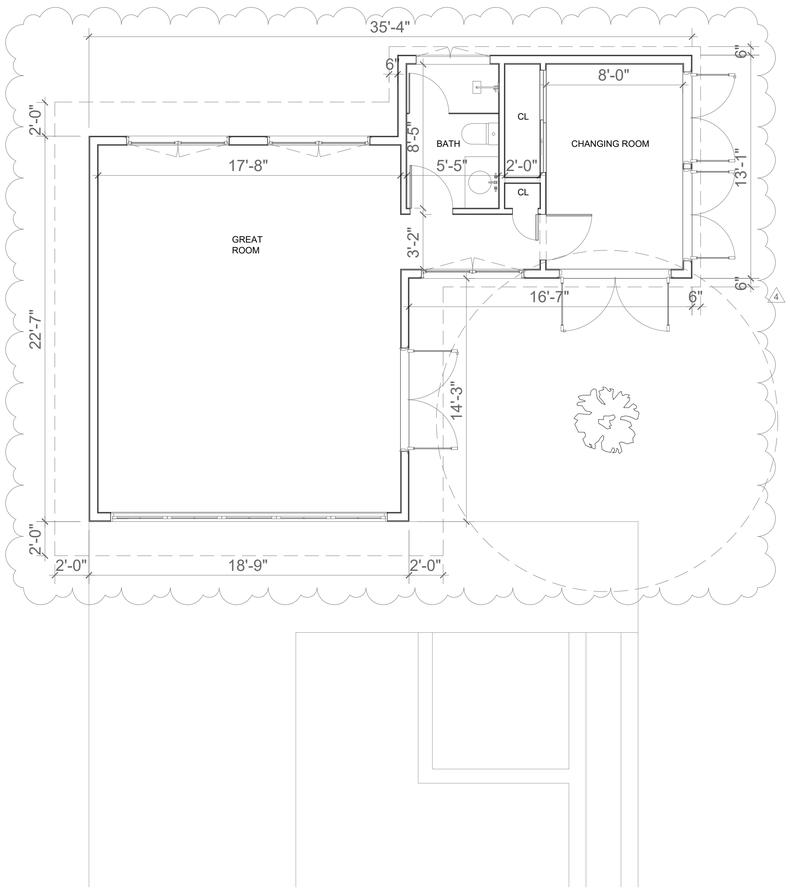
MAIN ROOF PLANS
EXISTING & PROPOSED

SCALE

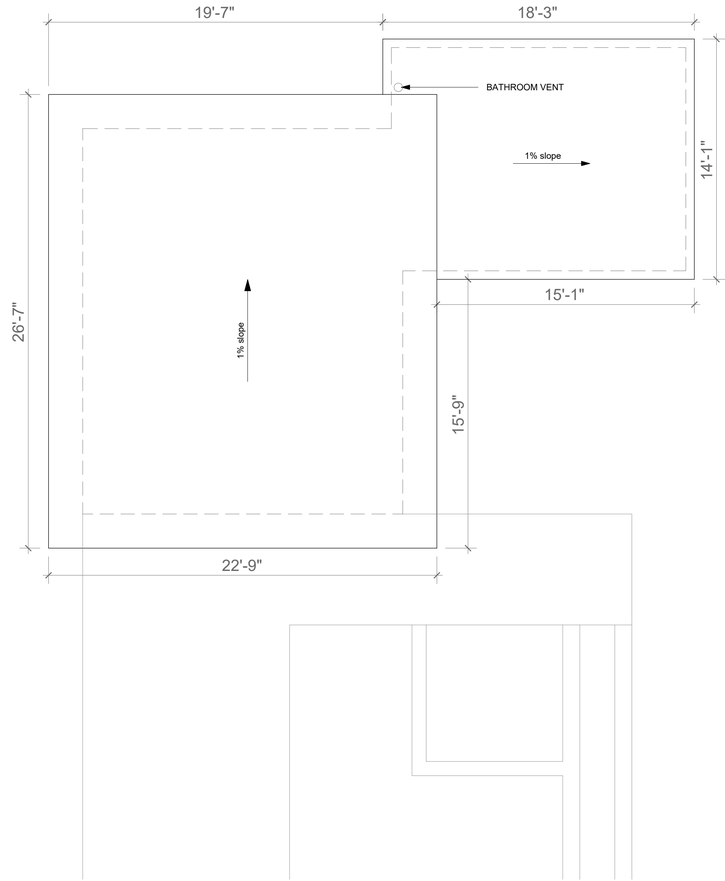
AS INDICATED

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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ORIENTATION

N

SHEET TITLE

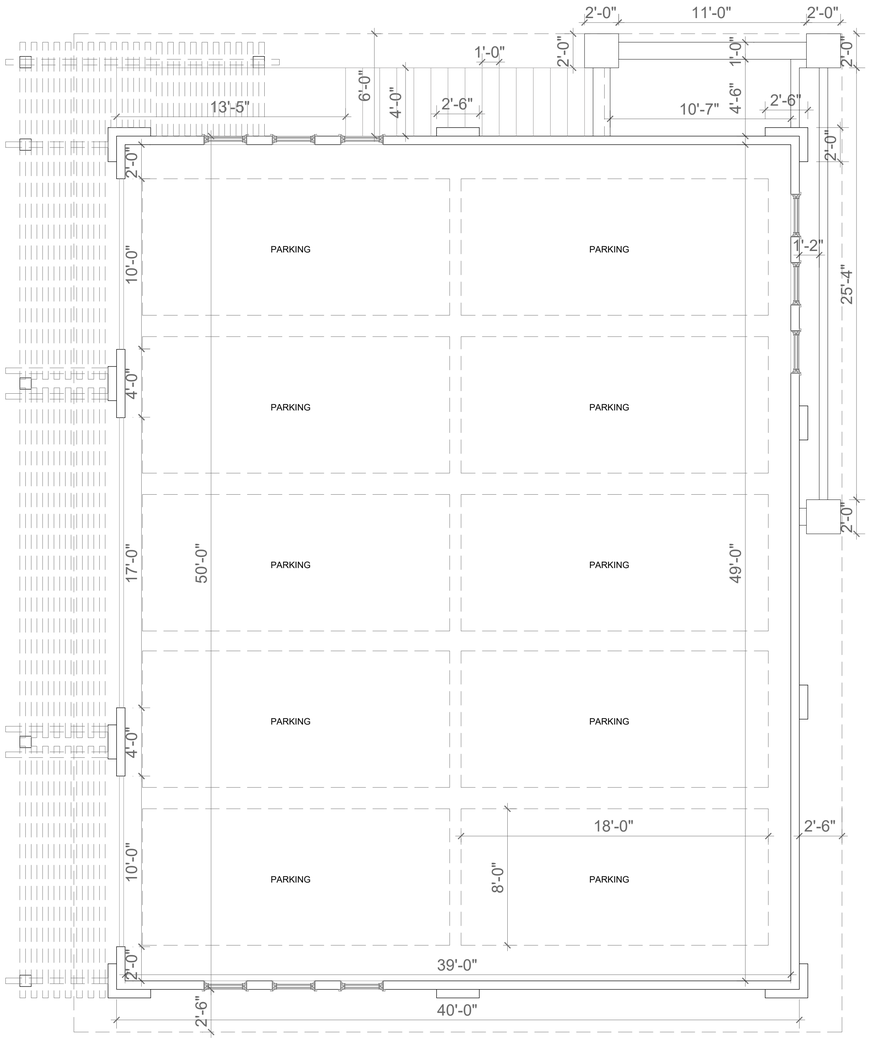
POOL HOUSE PLANS
PROPOSED

SCALE

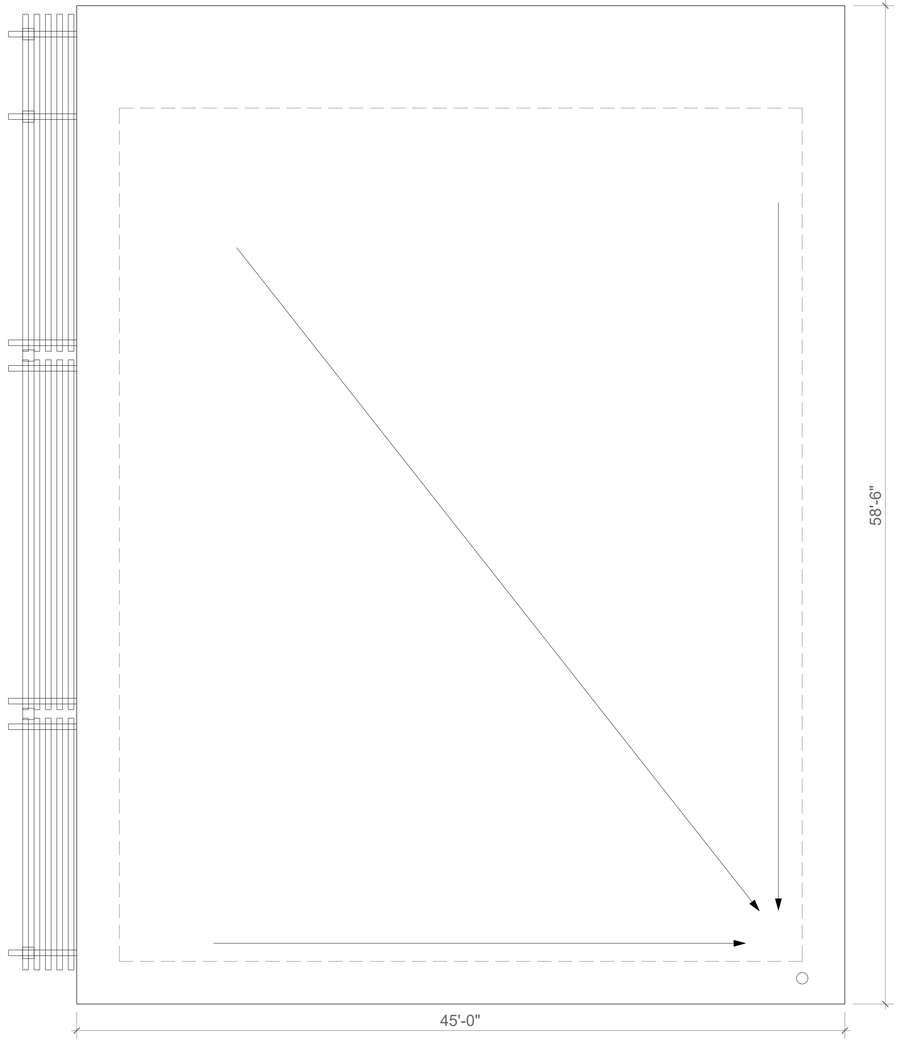
AS INDICATED

SHEET NUMBER

A105



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



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

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AREA

ORIENTATION

N

SHEET TITLE

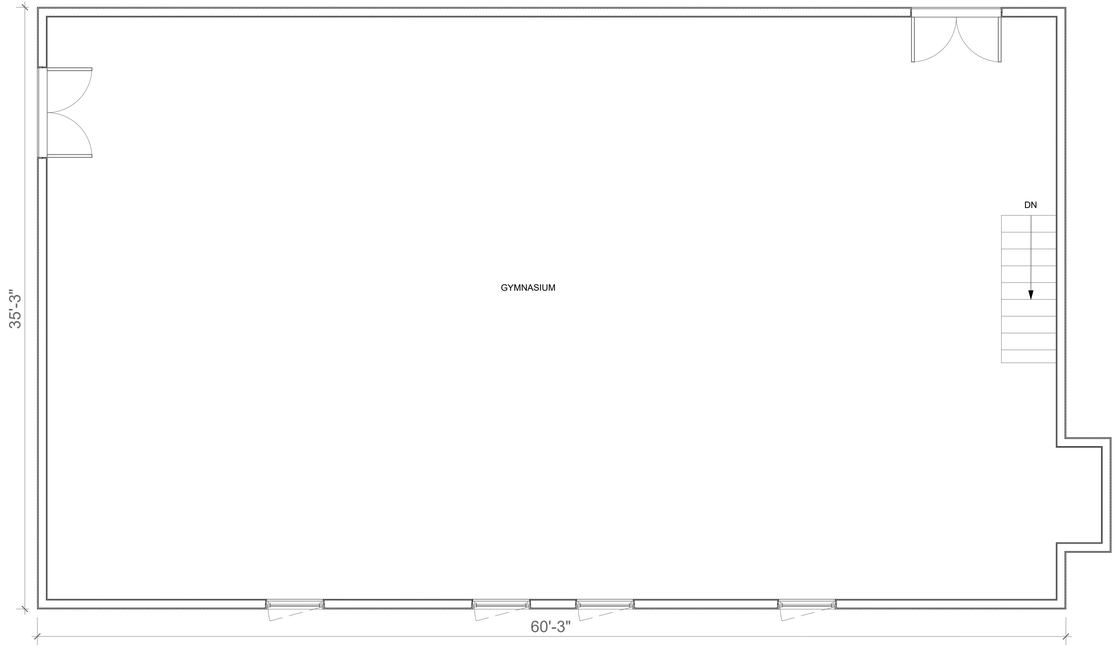
GARAGE PLANS
PROPOSED

SCALE

AS INDICATED

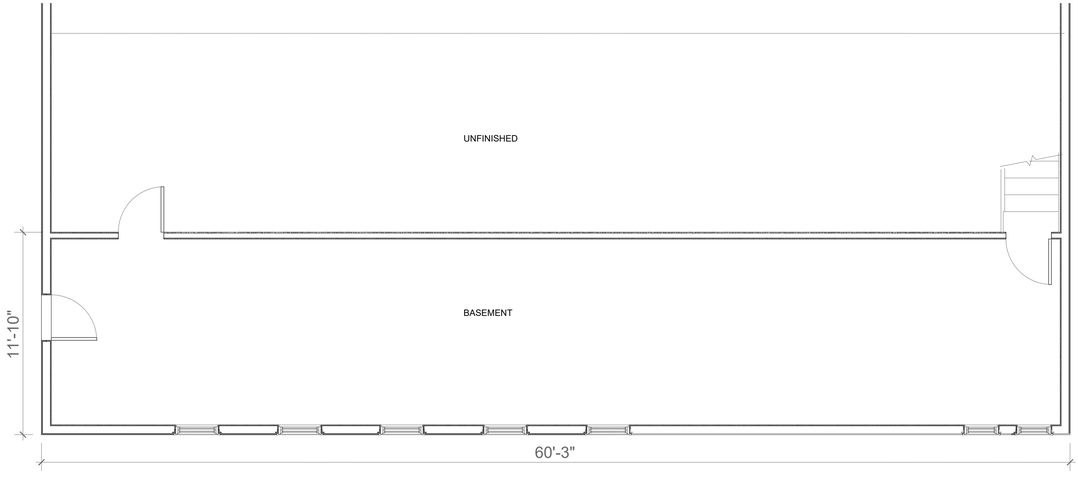
SHEET NUMBER

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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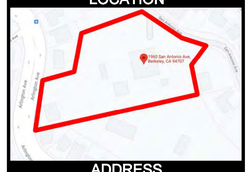

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ORIENTATION

N

SHEET TITLE

GYMNASIUM PLANS
EXISTING

SCALE

AS INDICATED

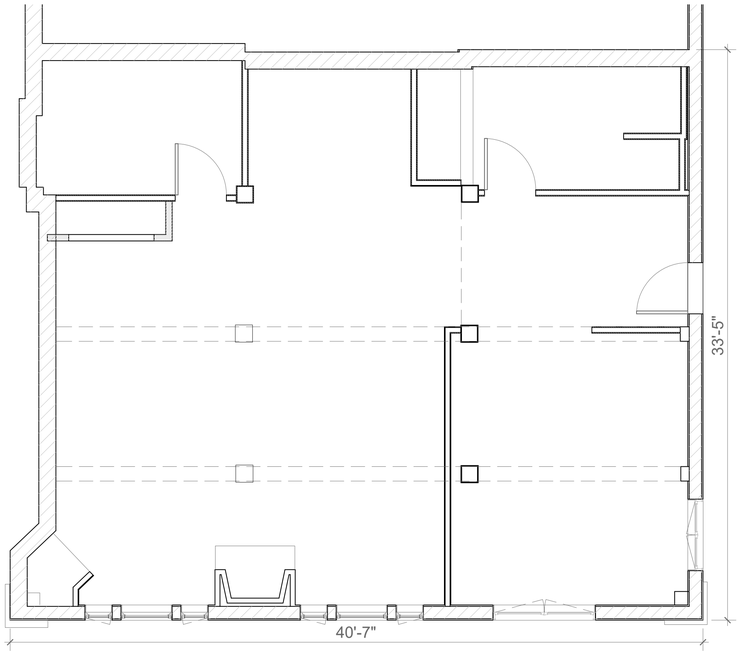
SHEET NUMBER

A106

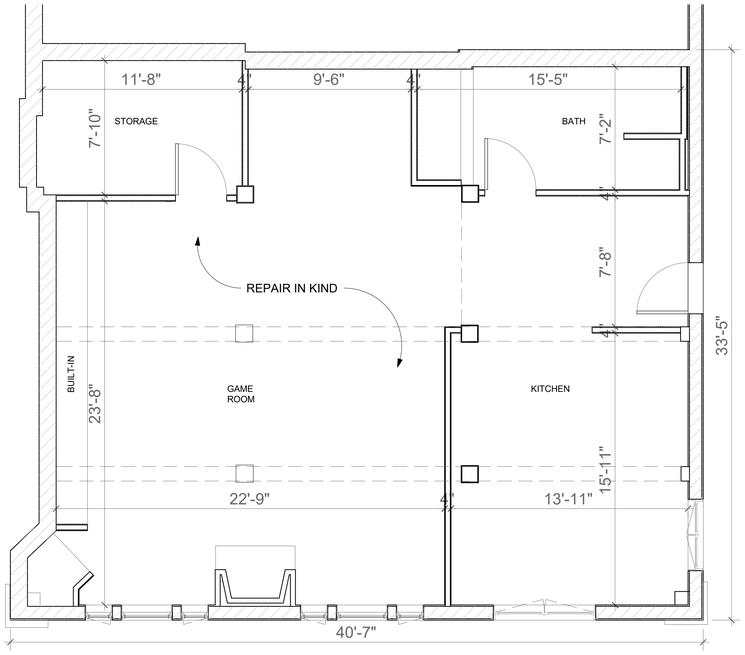
WALL LEGEND

DEMOLISHED WALL

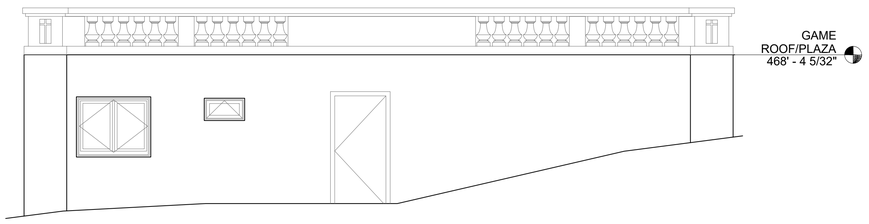
EXISTING WALL



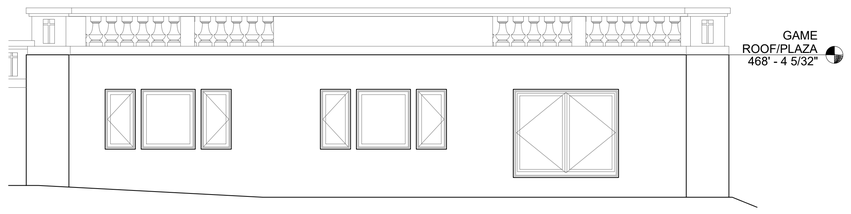
1 GAME ROOM - EXISTING & DEMOLITION
1/4" = 1'-0"



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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AREA

ORIENTATION

N

SHEET TITLE

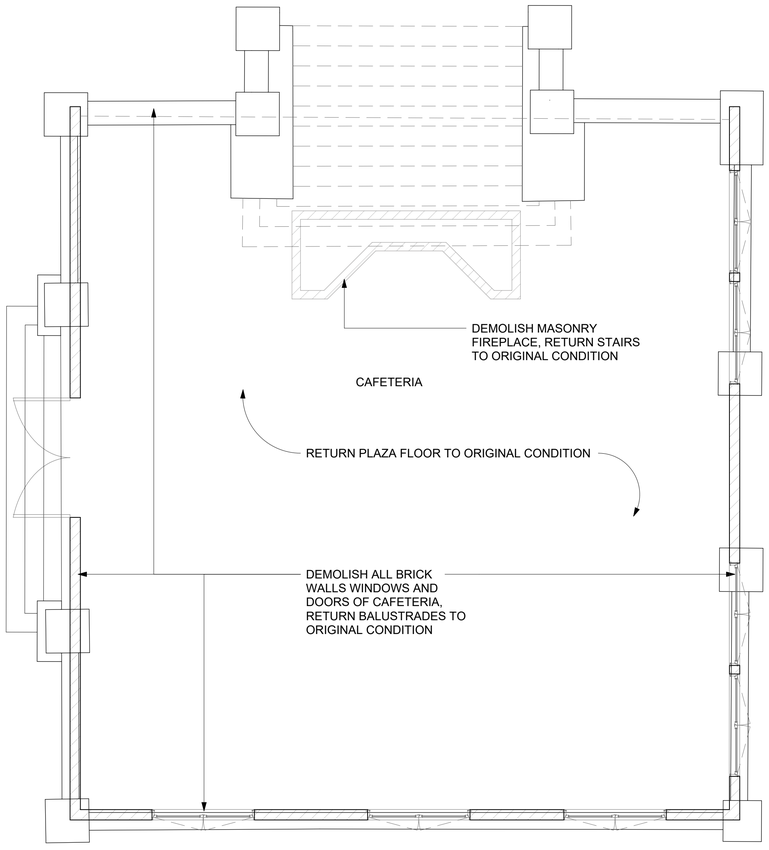
GAMEROOM
PLANS & ELEVATIONS
EXISTING & PROPOSED

SCALE

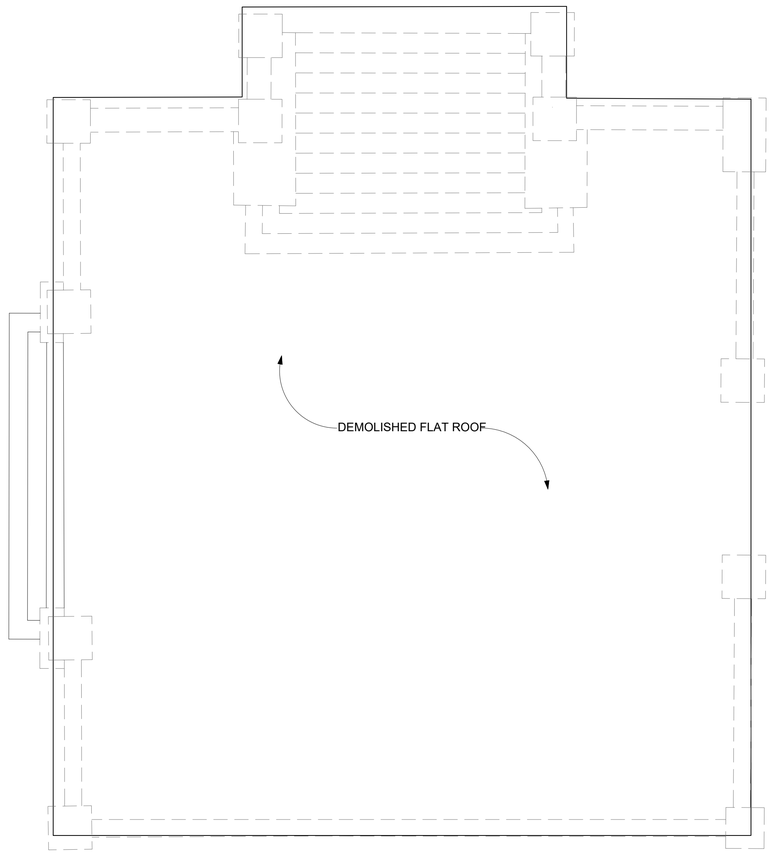
AS INDICATED

SHEET NUMBER

A107



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

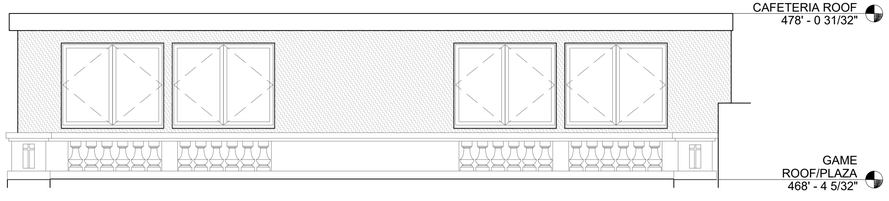


2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"

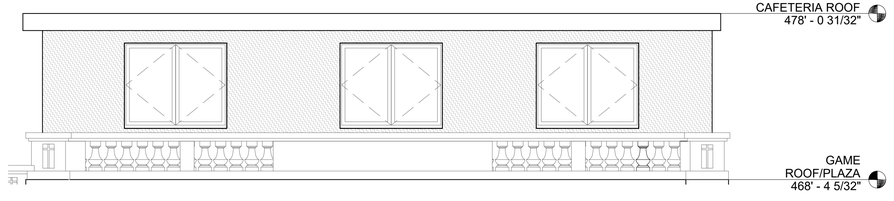
WALL LEGEND

DEMOLISHED WALL

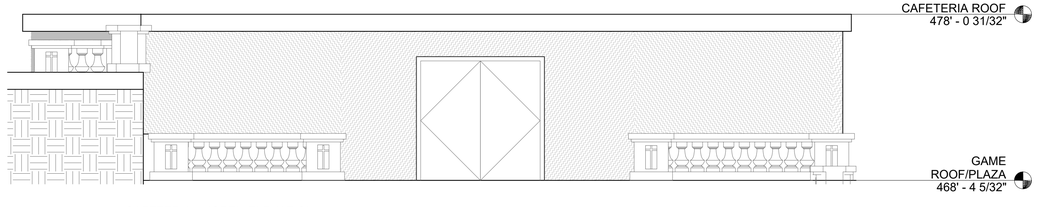
EXISTING WALL



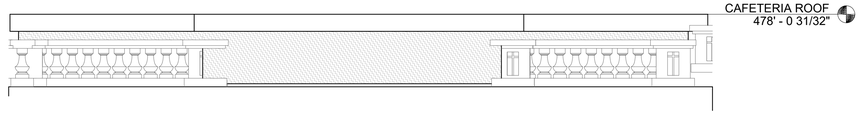
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



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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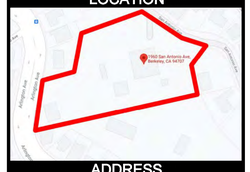

ADDRESS

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AREA

ORIENTATION

N

SHEET TITLE

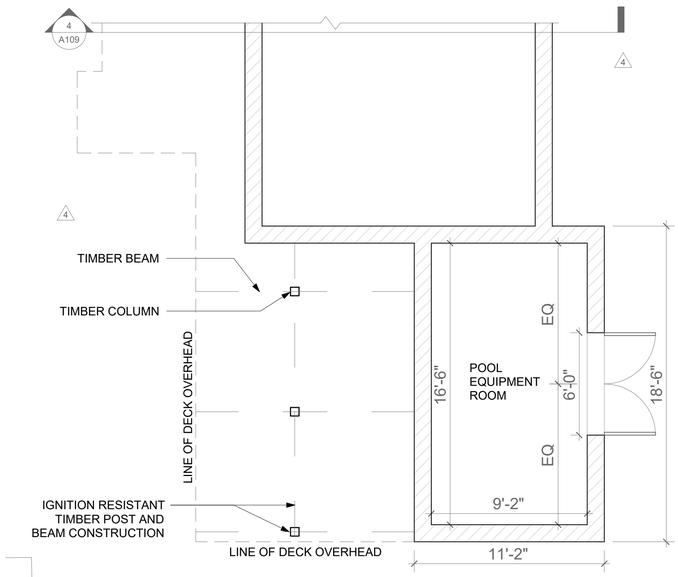
CAFETERIA - DEMOLITION

SCALE

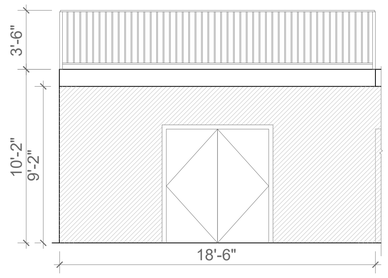
AS INDICATED

SHEET NUMBER

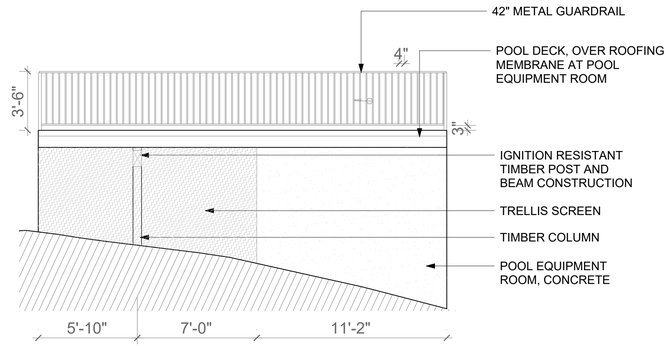
A108



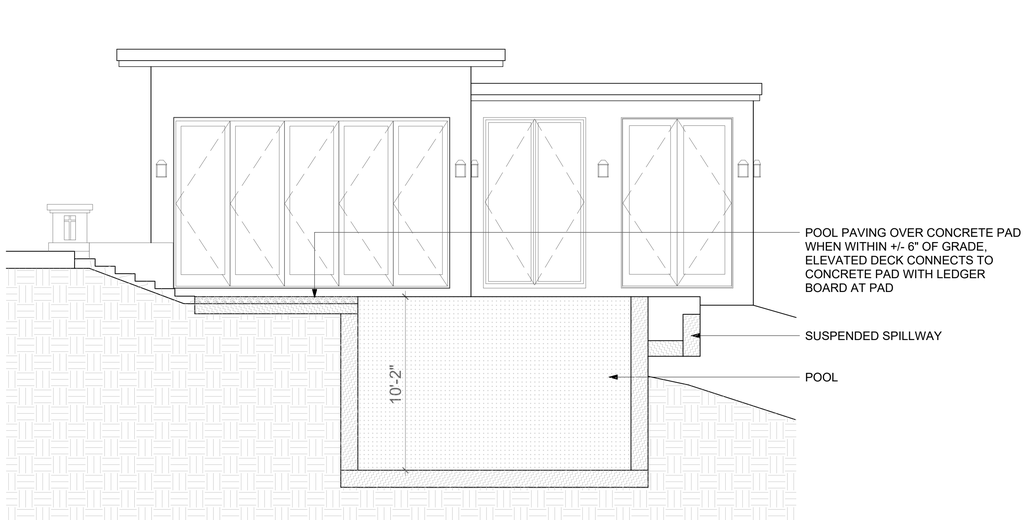
1 POOL EQUIPMENT ROOM
1/4" = 1'-0"



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"

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AREA

ORIENTATION

N

SHEET TITLE

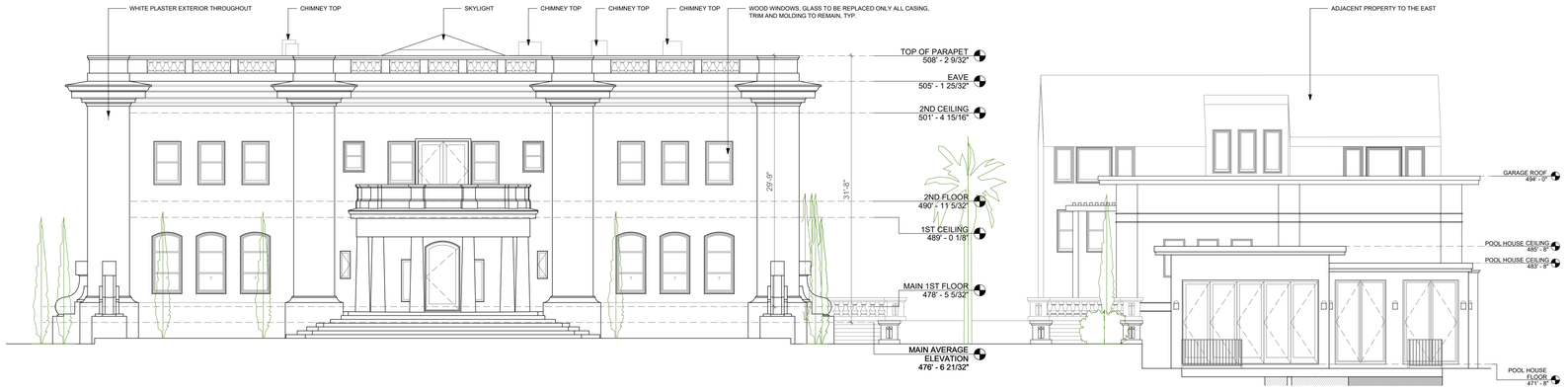
POOL EQUIPMENT ROOM
PLAN, ELEVATION & SECTION

SCALE

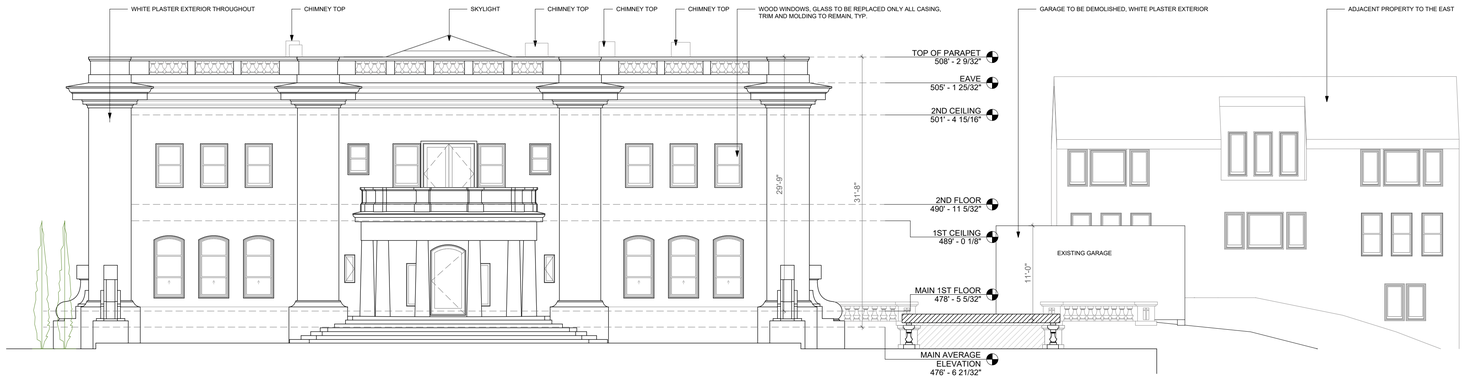
AS INDICATED

SHEET NUMBER

A109



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



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

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ORIENTATION

SHEET TITLE

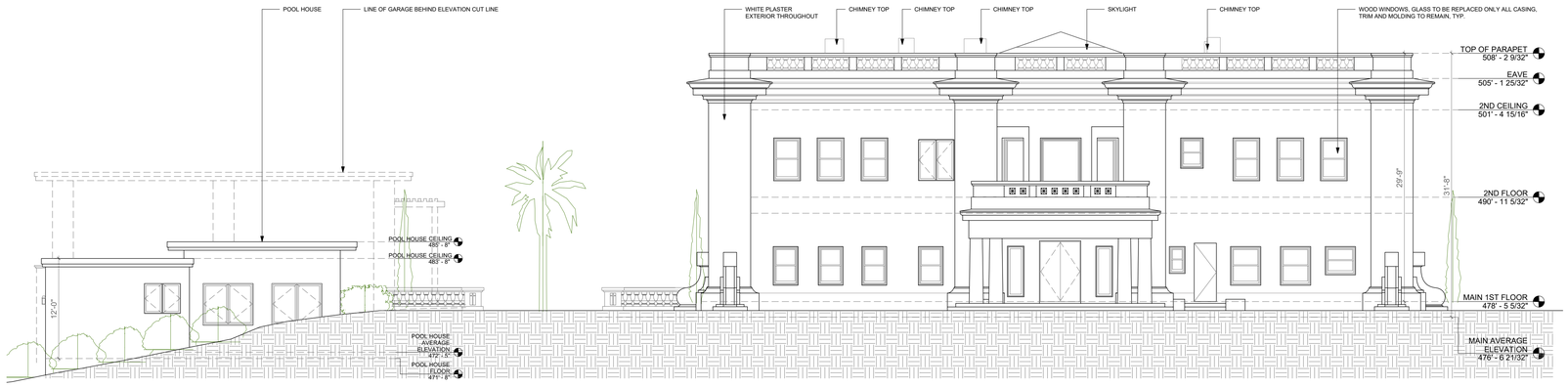
MAIN ELEVATIONS WEST EXISTING & PROPOSED

SCALE

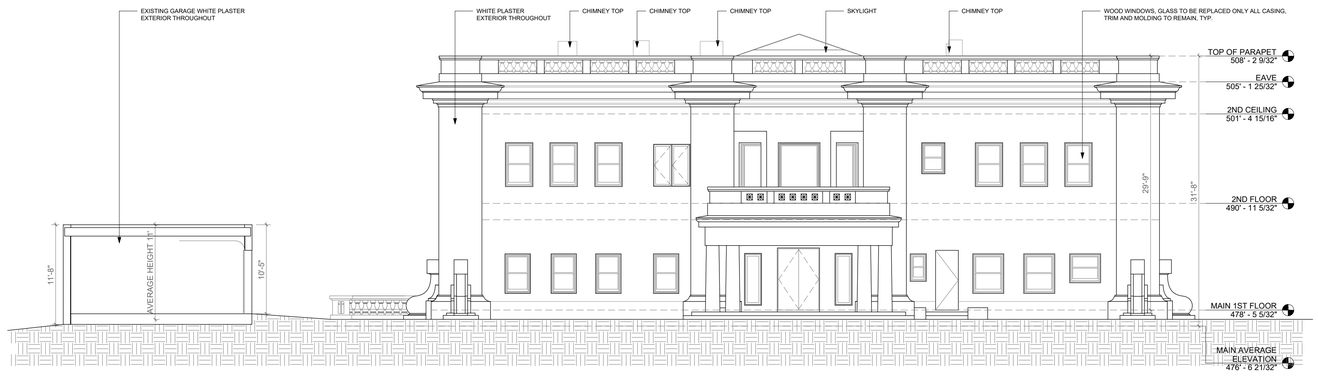
AS INDICATED

SHEET NUMBER

A201



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



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

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PROJECT

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AREA

ORIENTATION

SHEET TITLE

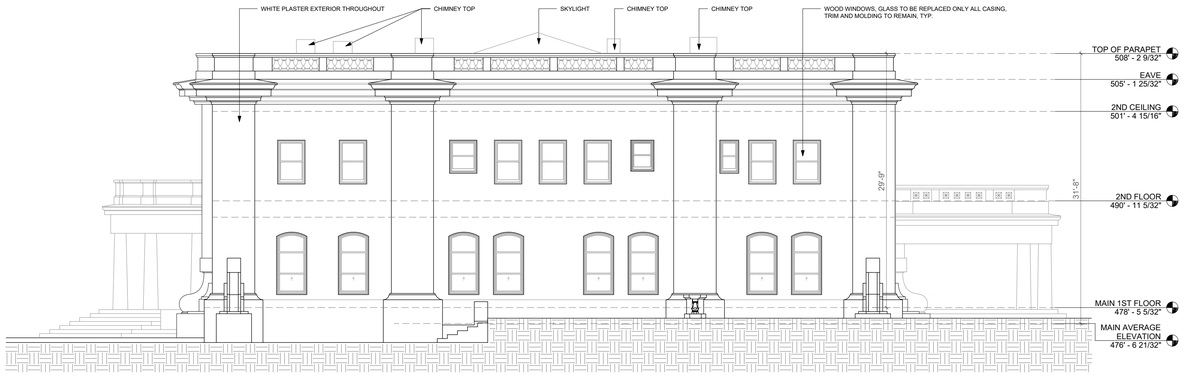
MAIN ELEVATIONS EAST EXISTING & PROPOSED

SCALE

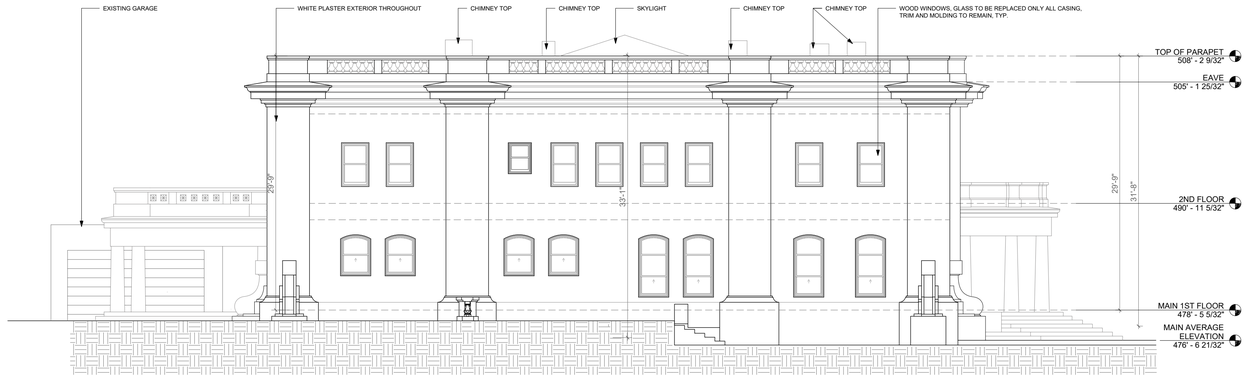
AS INDICATED

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

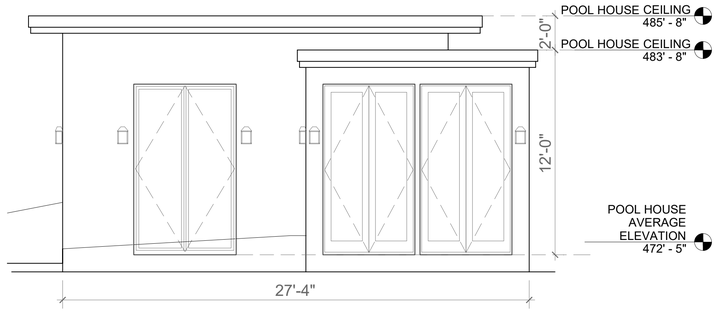
MAIN ELEVATIONS
NORTH & SOUTH - EXISTING

SCALE

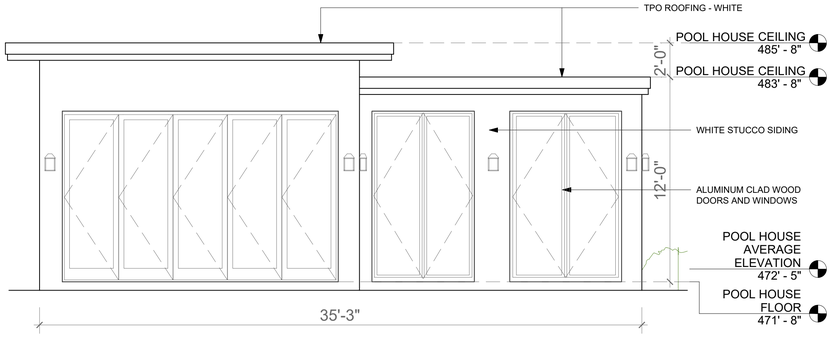
AS INDICATED

SHEET NUMBER

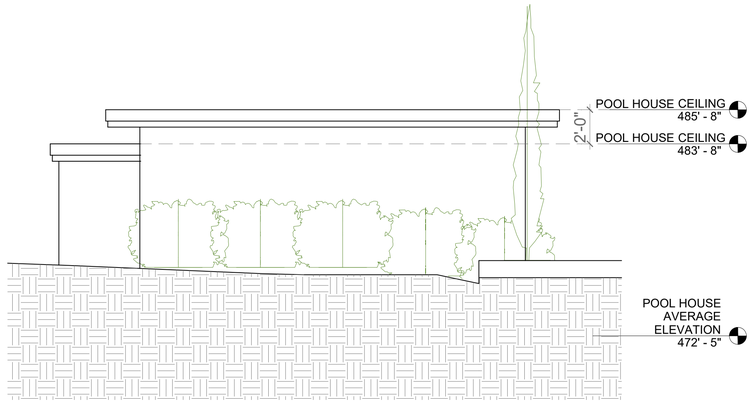
A203



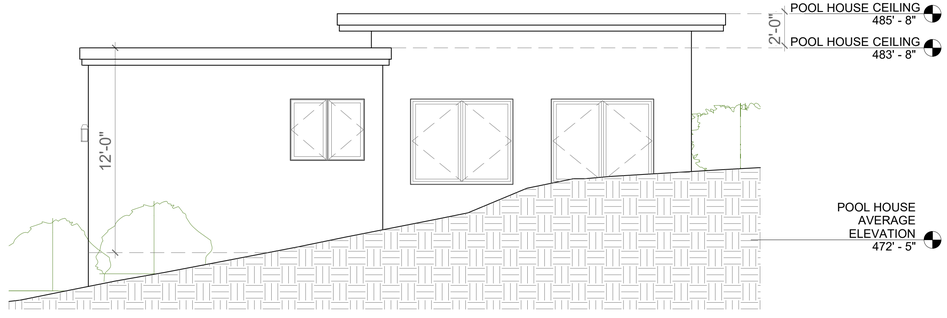
1 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



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"

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

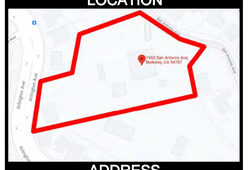
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

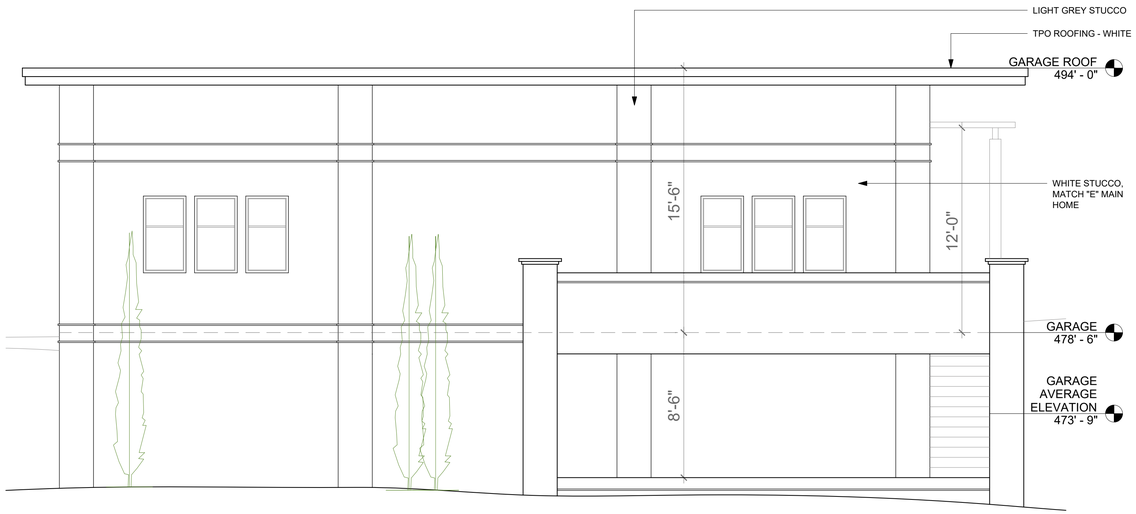
POOL HOUSE
ELEVATION

SCALE

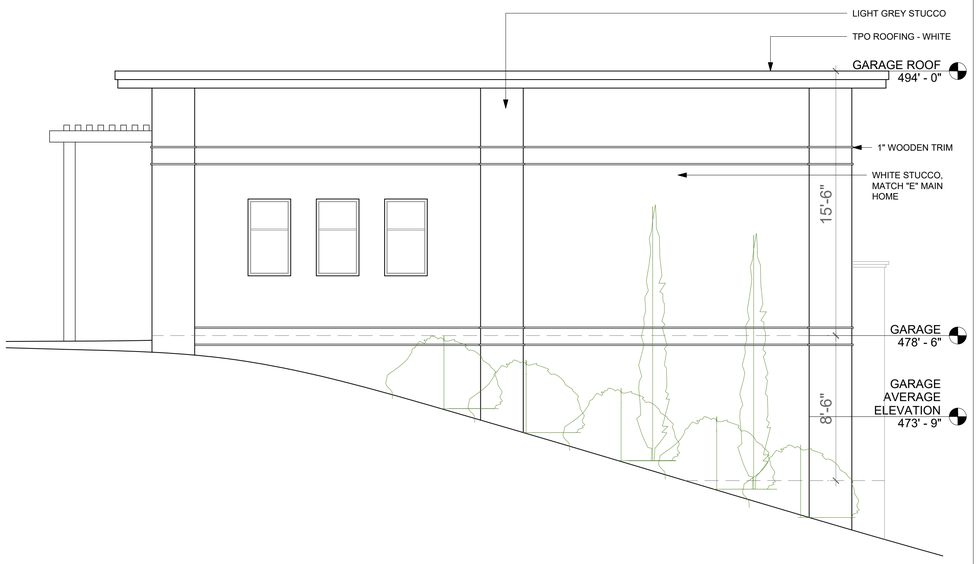
AS INDICATED

SHEET NUMBER

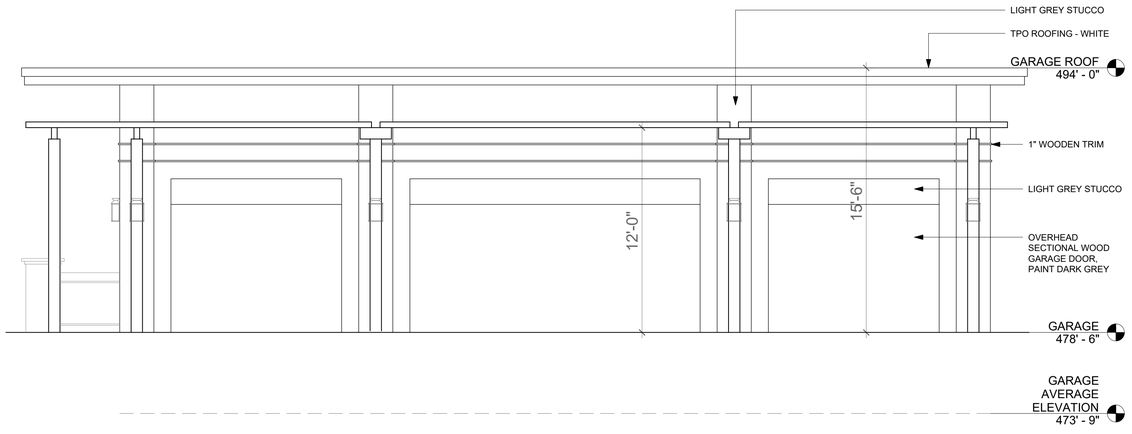
A204



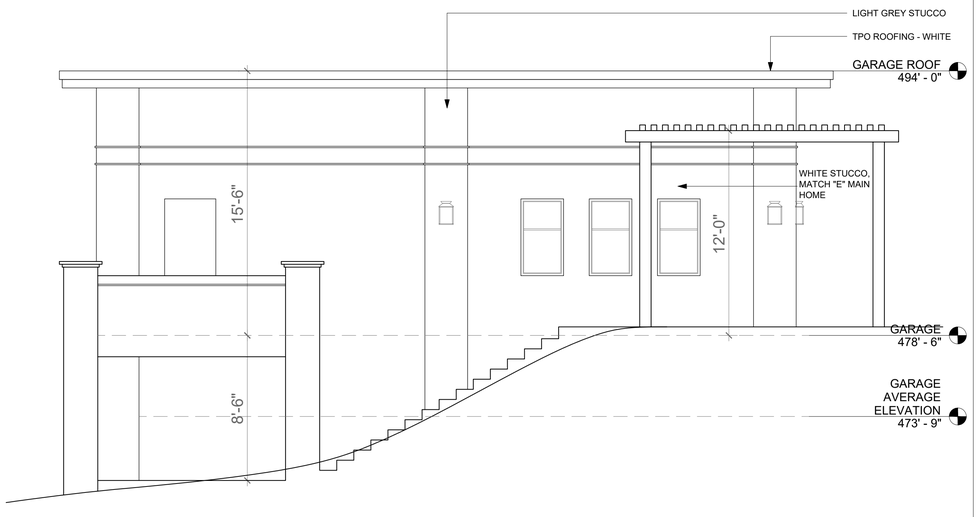
1 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

PAYMUN

25 Orinda way, Suite#200
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Ben@paymun.com

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

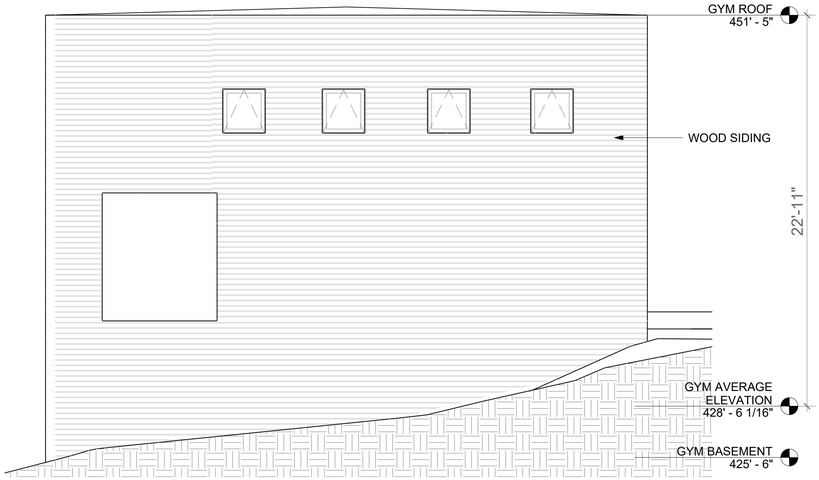
GARAGE ELEVATION

SCALE

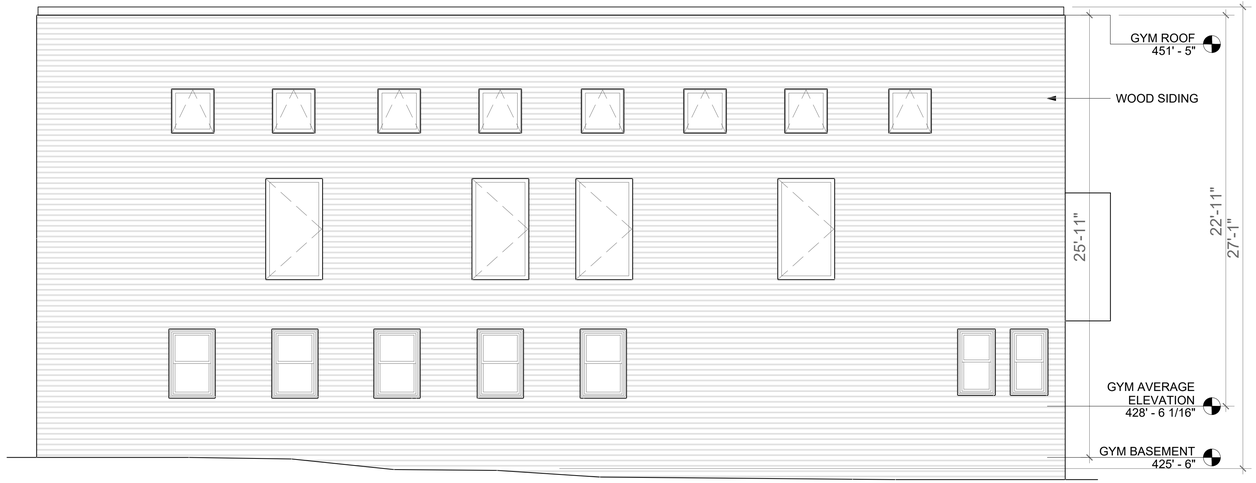
AS INDICATED

SHEET NUMBER

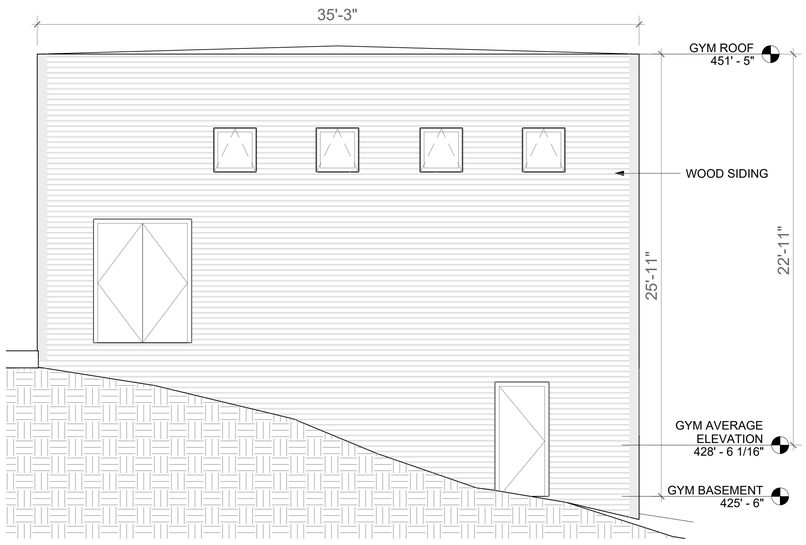
A205



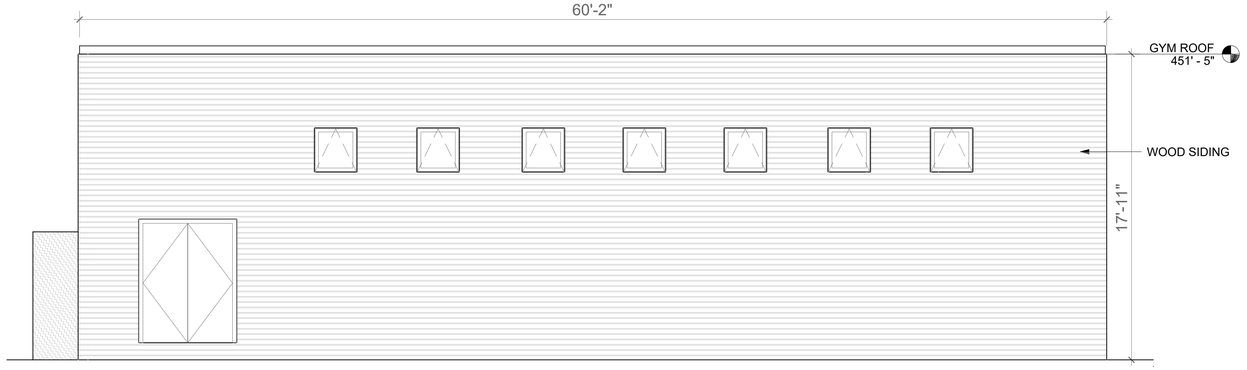
1 GYMNASIUM - SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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REVISION	DATE
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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

GYMNASIUM ELEVATION
EXISTING

SCALE

AS INDICATED

SHEET NUMBER

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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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

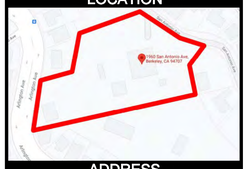
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

N

SHEET TITLE

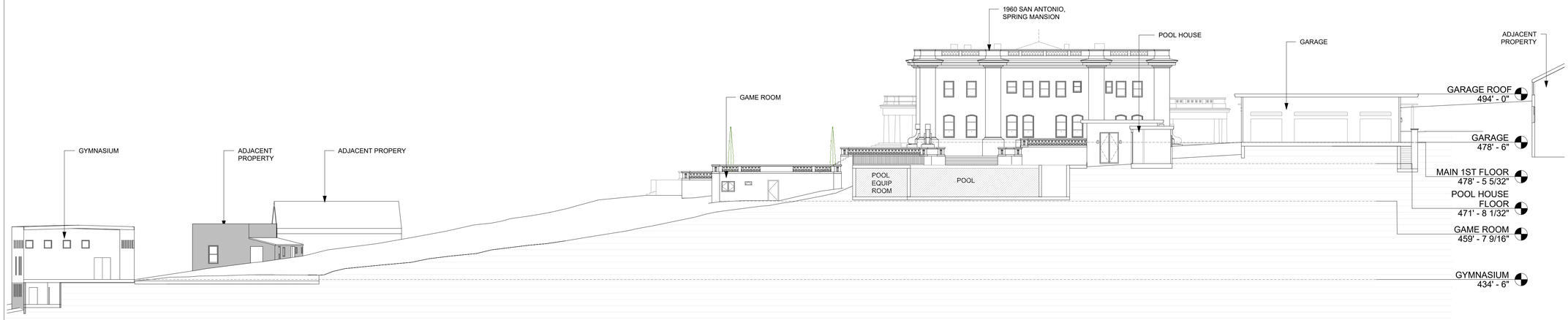
SITE SECTIONS

SCALE

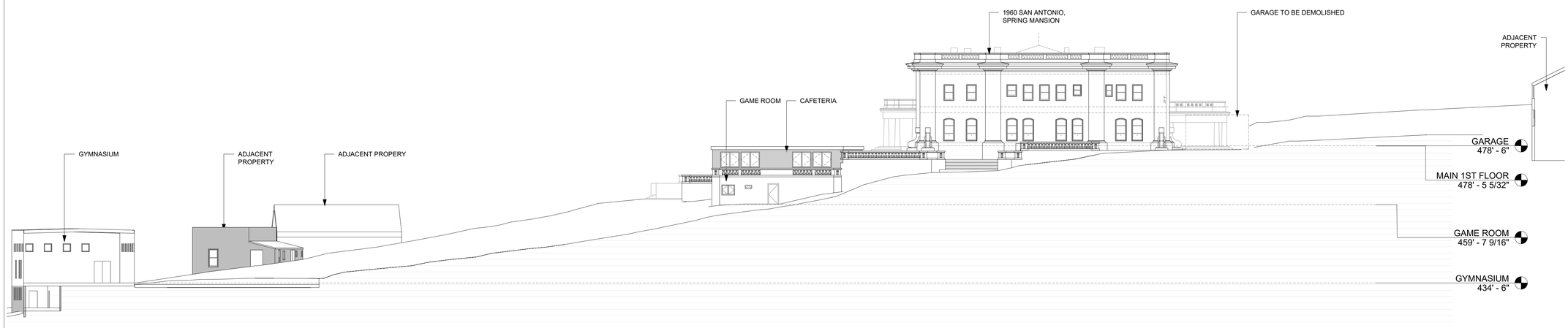
AS INDICATED

SHEET NUMBER

A301



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



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

PAYMUN

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Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

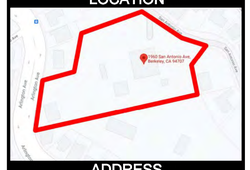
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

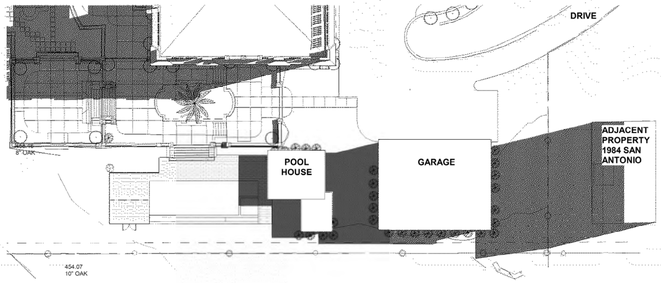
SITE SECTIONS

SCALE

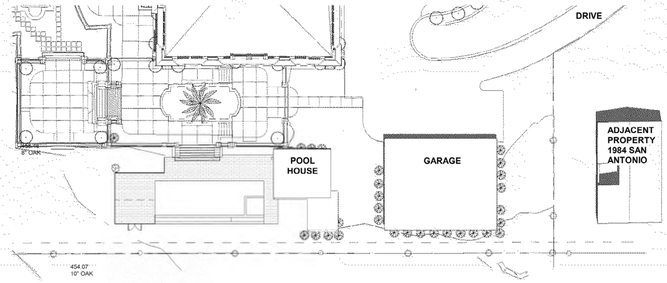
AS INDICATED

SHEET NUMBER

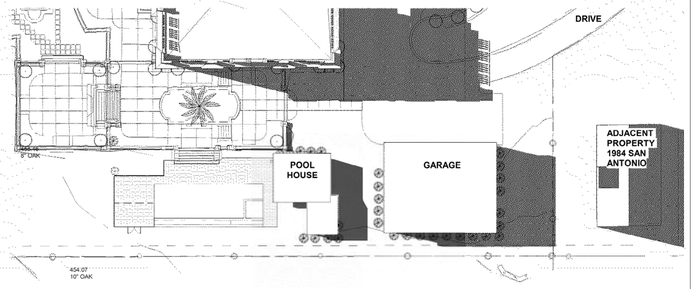
A302



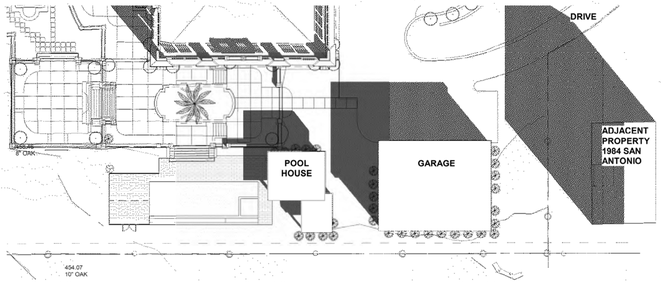
1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



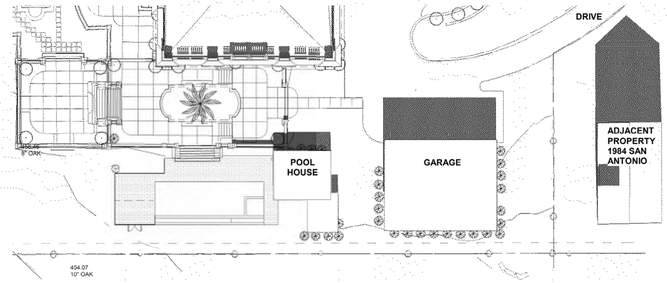
2 SHADOW STUDY - SUMMER SOLSTICE - NOON
1" = 30'-0"



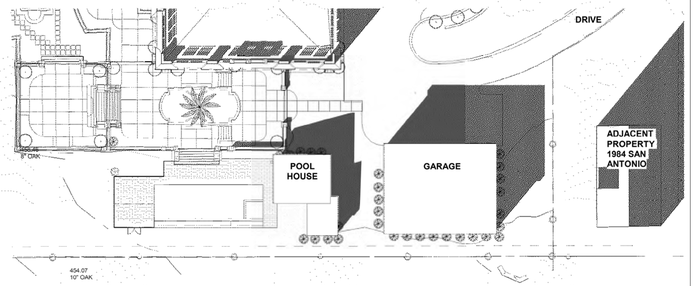
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



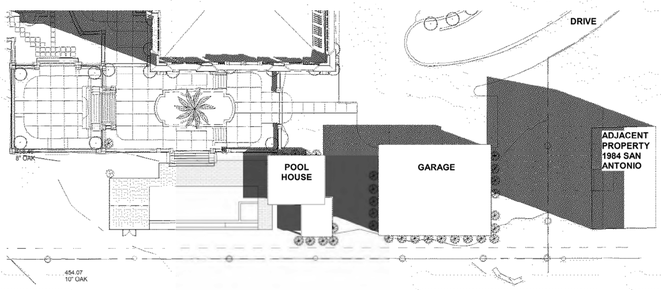
4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE
1" = 30'-0"



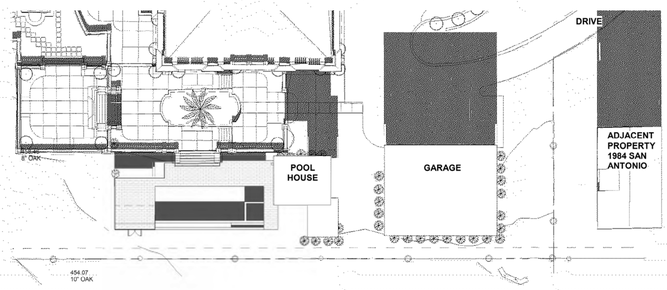
5 SHADOW STUDY - WINTER SOLSTICE - NOON
1" = 30'-0"



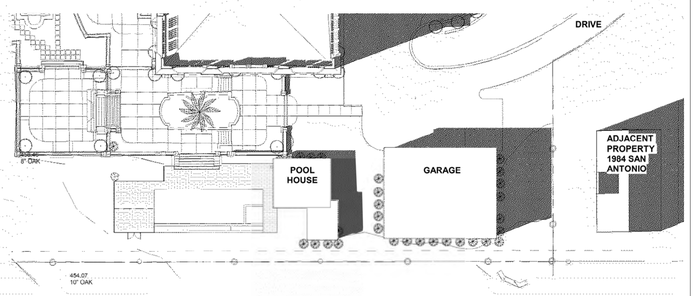
6 SHADOW STUDY - WINTER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



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"

PAYMUN

25 Orinda way, Suite#200
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

SHADOW STUDY

SCALE

AS INDICATED

SHEET NUMBER

A901

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

LEAD DESIGN CONSULTANT

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

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PLANNING SUBMITTAL I	05/13/2023

LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

GARAGE AND POOL HOUSE RENDERING

SCALE

AS INDICATED

SHEET NUMBER

A902

NOTE :

ALL COLORS AND TEXTURES ARE REPRESENTATIVE SAMPLES ONLY, PENDING VERIFICATION OF ACTUAL MATERIAL SUPPLIERS AND MANUFACTURERS FOR THIS PROJECT.

PAYMUN

25 Orinda way, Suite#200
Orinda, CA 94563
Tel: (925) 587-2140

Ben@paymun.com

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

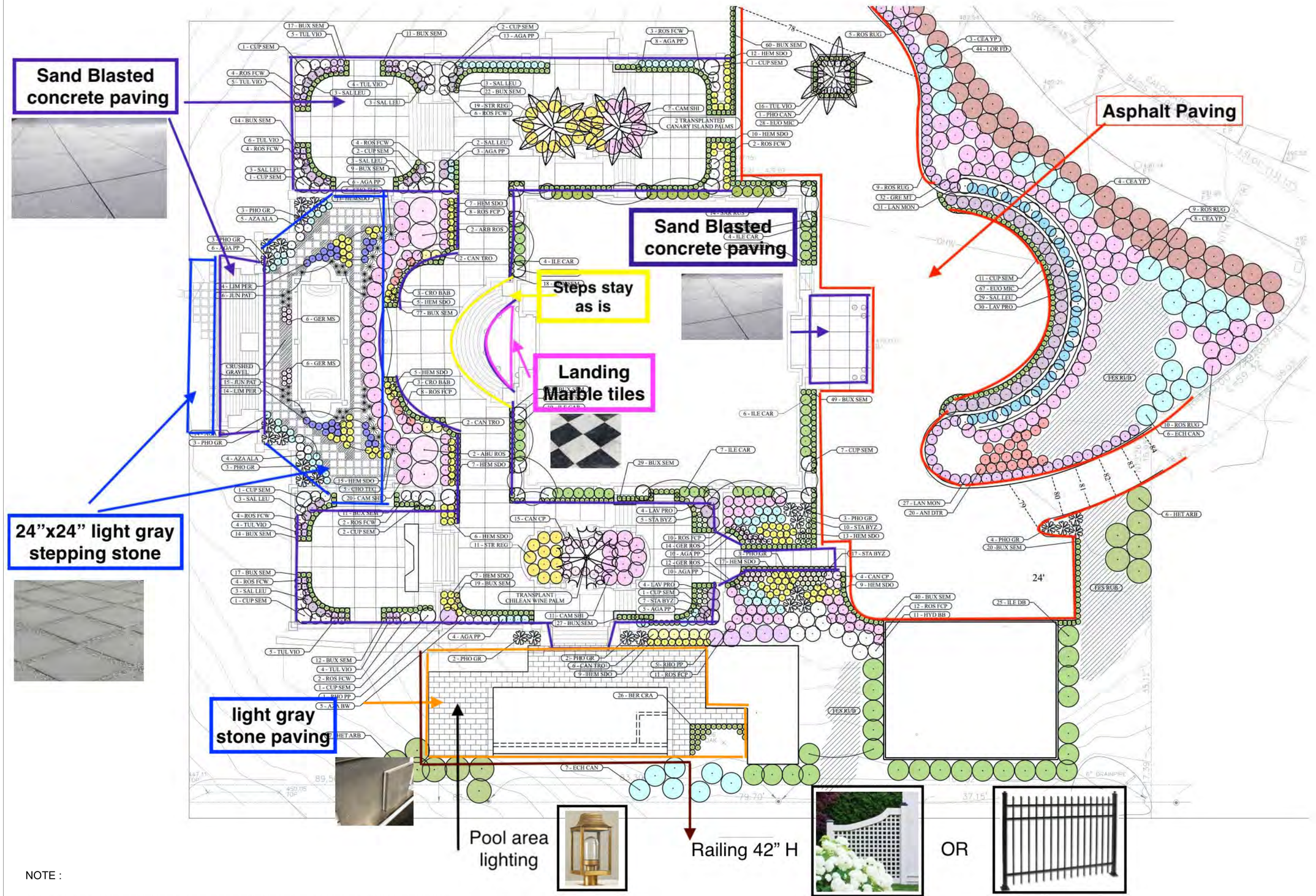
MATERIAL BOARD
(MAIN HOUSE)

SCALE

AS INDICATED

SHEET NUMBER

M01



NOTE :

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

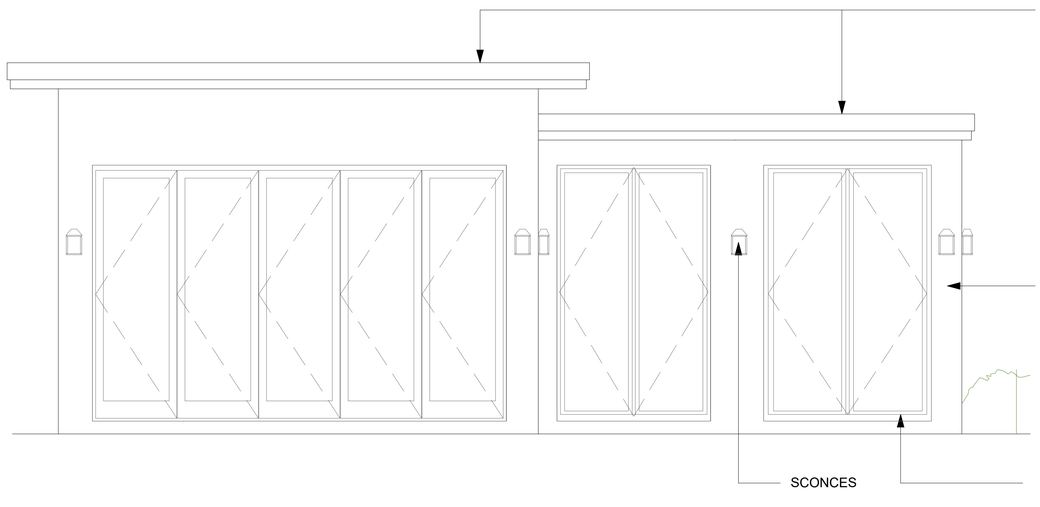
MATERIAL BOARD (OUTDOOR)

SCALE

AS INDICATED

SHEET NUMBER

M02



NOTE :

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DESIGNER & DRAFTER :
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PROJECT

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OWNER(S)

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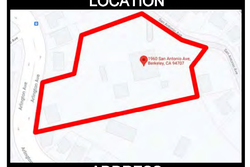
LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

MATERIAL BOARD
(POOL HOUSE)

SCALE

AS INDICATED

SHEET NUMBER

M03

SCONCES

OVERHEAD SECTIONAL
GARAGE DOOR,
PAINT DARK GREY

WHITE STUCCO
MATCH TO THE MAIN HOUSE

TPO ROOFING - WHITE

NOTE :

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PROJECT

SPRING MANSION

OWNER(S)

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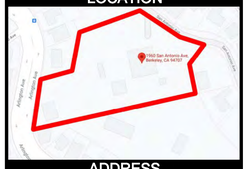
LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

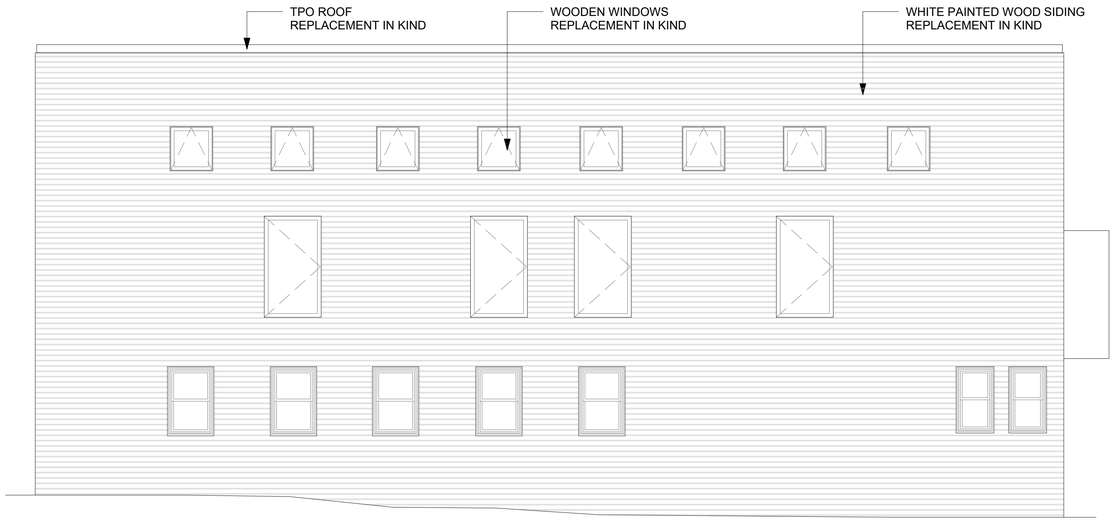
MATERIAL BOARD
(GARAGE)

SCALE

AS INDICATED

SHEET NUMBER

M04



NOTE :

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

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LOCATION

ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

MATERIAL BOARD
(GYMNASIUM)

SCALE

AS INDICATED

SHEET NUMBER

M05

Riemer, Allison

From: Donna Hemmila <dhemmila@comcast.net>
Sent: Wednesday, May 24, 2023 11:58 AM
To: Landmarks Preservation Commission
Subject: LMSAP2022-0005

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Commissioners,

I live on Arlington Avenue directly across from the back end of the Spring Estate. Frankly, I am outraged that this developer has the nerve to apply for permission to build a 10-car garage while allowing this historic property to fall into such a state of disrepair.

The old Williams Institute gymnasium is covered in graffiti and boarded up windows, the stone retaining walls are falling over, and tall weeds cover the ground, spilling onto the sidewalk. These conditions create not only an eye sore but also a fire hazard. I see all of this from the front windows of my home.

Obviously the developers are allowing the gym structure, which has some historical significance, to deteriorate to the point where they are permitted to tear it down. The stone wall bears the name of The Williams Institute, which as you know was founded in 1918 by Cora Williams, a pioneer in children's education. Why are these developers allowed to get away with this willful neglect of an historic property? And why are they not held to the same standard for weed abatement as the rest of us in the neighborhood?

I would also like to know why they need a 10-car garage. Is it for a private car collector's storage use or some undisclosed commercial purpose, which would likely impact the neighborhood?

Thank you for accepting my comments. I have attached photos of the views of the property from Arlington Avenue.

Donna Hemmila
660 Arlington Avenue
Berkeley, CA 94704
415 572-5688 (cell)

CAUTION

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday, August 4, 2022
Time: 7:02 PM
Place: On-Line (No Physical Location)

Attendees: 51

Staff: Fatema Crane, Senior Planner/LPC Secretary
Anne Burns, Senior Review Planner/DRC Secretary
Desiree Dougherty, Assistance Design Review Planner/DRC Clerk

1. ROLL CALL

Christopher Adams
Kathleen Crandall
Charles Enchill, Chairperson
Luke Leuschner
Christopher Linvill
Denise Montgomery
Paul Schwartz
Alfred Twu

Finacom – Absent

2. EX-PARTE COMMUNICATIONS

- Chair Enchill disclosed that he had a brief email exchange with Bryce Nesbitt who then submitted a correspondence to the Commission, which has been transmitted with tonight's agenda.

3. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 4

4. AGENDA CHANGES

A. Consent Calendar – the Commission may consider adding Items 8, 10, 11, 12, 13 and 16.

Motion: Adopt and approve a Consent Calendar that includes Items 8, 10, 12 & 16 and recommended actions.
M/S/C: Crandall, Leuschner
Vote: 8-0-0-0-1

B. Other Changes

Motion: Move Items 13 and then 11 to follow Item 4 and precede Item 5.
M/S/C: Crandall, Montogmery
Vote: 8-0-0-0-1

ACTION AND DISCUSSION ITEMS

13. 1960 San Antonio Avenue – Structural Alteration Permit (#LMSAP2022-0005) for the Spring Estate
Open the public hearing and then continue consideration of a request to make alterations to a City Landmark property, in accordance with BMC Section 3.24.200.

Motion: Open hearing and continue.
M/S/C: Twu/Crandall
Vote: 8-0-0-0-1

24. ADJOURN

Motion: to adjourn.
M/S/C: Crandall/Leuschner
Vote: 8-0-0-1

** Indicates that the Landmarks Preservation Commission received documents (notices of decision, staff reports, application materials or correspondence) as part of the packet that was delivered prior to this meeting.

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday March 2, 2023
Time: 7:01 PM
Place: 2800 Park Street, San Pablo Park – Frances Albrier Community Center
Attendees: 25

Staff: Fatema Crane, LPC Secretarty
Allison Riemer. LPC Clerk
Desiree Dougherty, Design Review Planner

1. ROLL CALL:

Christopher Adams
Kathleen Crandall
Luke Leuschner
Denise Montgomery Vice Chairperson (presiding)
Alfred Twu

Charles Enchill– *Leave of Absence*
Steven Finacom– *Leave of Absence*
Christopher Linvill – *Leave of Absence*
Paul Schwartz – *Leave of Absence*

2. EX-PARTE COMMUNICATIONS

- Commissioner Crandall disclosed that she contacted Herman Chan to learn about Item 7 and the property at 1960 San Antonio; talked to staff about the results of the previous meeting that she missed; and exchanged text messages with Commission Montgomery about the Item 7.
- Commissioner Montgomery disclosed that she exchanged text messages with Commissioner Crandall about the Spring Mansion, Item 7.

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 8

5. AGENDA CHANGES

A. Consent Calendar – the Commission may consider adding Items 8 and 10.
B. Other Changes

Motion: Adopt a Conset Calendar and include Items 8 and 10 with recommended actions.
M/S/C: Adams/Crandall
Vote: 5-0-0-4

ACTION AND DISCUSSION ITEMS

7. 1960 San Antonio Avenue – Structural Alteration Permit (#LMSAP2022-0005) for the Spring Estate
Resume and then continue the public hearing after providing direction on a request to make alterations to a City Landmark property, in accordance with BMC Section 3.24.200.

Motion: Continue.
M/S/C: Crandall/Leuschner
Vote: 5-0-0-4

18. ADJOURN – 9:30PM
Motion: Adjourn.
M/S/C: Crandall/Leuschner
Vote: 5-0-0-4

ATTEST: _____
Fatema Crane, LPC Secretary

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday June 1, 2023
Time: 7:00 PM (Began at 7:03 PM)
Place: 1901 Hearst Avenue, North Berkeley Senior Center

Staff: Fatema Crane, Principal Planner/LPC Secretary
Allison Riemer, Associate Planner/LPC Clerk
Reina Kapadia, Senior Planner

1. ROLL CALL

Christopher Adams
Kathleen Crandall
Charles Enchill, Chairperson
Steven Finacom
Christopher Linvill
Denise Montgomery
Paul Schwartz
Alfred Twu

Luke Leuschner – *Leave of Absence*

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 6

5. AGENDA CHANGES

A. Consent Calendar
B. Other Changes

Motion: Adopt a Consent Calendar that includes Items 8 and 12 with recommended actions.
M/S/C: Adams/Crandall
Vote: 8-0-0-1

ACTION AND DISCUSSION ITEMS

7. 1960 San Antonio Avenue – Structural Alteration Permit (#LMSAP2022-0005) for the Spring Estate
Resume the public hearing and consider final action on a request to make alterations to a City Landmark property, in accordance with BMC Section 3.24.200.

Speakers: 1

Motion: Approve the proposal with additional Conditions requiring a maximum elevation of 490 feet for the garage, the trellis on the garage shall not be metal, retain all healthy palm trees on site, and restore the sign and stairs at the Arlington entrance.
M/S/C: Twu/Crandall
Vote: 8-0-0-1

20. ADJOURN – 9:41 PM

Motion: Adjourn
M/S/C: Crandall/Schwartz
Vote: 8-0-0-1

ATTEST: _____
Fatema Crane, LPC Secretary

DocuSign Envelope ID: 856CDC78-5B13-4F58-A4FC-E5BC68FD6E36

PLANNING & DEVELOPMENT
Land Use Planning 2120 Milvia Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@cityofberkeley.info

Received
DATE STAMP HERE
MAY 25 2022
Land Use Planning

LMSAP2022-0006

Landmarks Application Form

For: ____ Alteration / Sign Permit
____ Landmark Designation

Effective April 3, 2013

Intake Planner _____

Project Address: 1960 San Antonio Ave, Berkeley Ca, 94707 Zone: R1-H

Project Description: New Garage, Pool house, Pool with deck, driveway, and landscaping. All Materials shall match existing main building, new facades to be white stucco.

Date Use Permit or Zoning Permit was applied for: _____

Associated Permit number: _____

- **Property Owner Name** (Print) Abbas Mash

  Owner's Mailing Address: 18 Deer Oaks Dr, Pleasanton Ca

  Daytime Phone # 925-487-8075 E-mail: amash2000@gmail.com

- **Applicant Name** (Print) ❑ **SAME as Above**: Paymun Building & Development

  Applicant's Mailing Address: 25 Orinda Way, suite 200, Orinda Ca, 94563

  Daytime Phone # 209-815-7000 E-mail: ben@paymun.com

Under penalties of perjury, I certify that the information above and in any attachments hereto, is true and accurate to the best of my knowledge.

Applicant Signature: DocuSigned by: [signature] Date: 5/24/2022

Owner's Signature: DocuSigned by: Abbas Mash Date: 5/24/2022

Does the project include:	No	Yes	Handout / Application Requirement
1. Demolition of, or exterior modifications to, a designated City of Berkeley landmark, structure of merit, or structure in a historic district?	❑	☒	Refer to the "Landmark Preservation Commission: Structural Alteration Permit and Design Review Submittal Requirements"
2. Application to designate a landmark, structure of merit or historic district?	☒	❑	Refer to the "Landmark, Structure of Merit or Historic District Designation Form"

Planning and Development Department
Current Planning Division

LANDMARK PRESERVATION COMMISSION

STRUCTURAL ALTERATION PERMIT & DESIGN REVIEW SUBMITTAL REQUIREMENTS

THE FOLLOWING MATERIAL MUST ACCOMPANY THE APPLICATION. These materials and the application must be filed and determined to be complete before a hearing date may be assigned. The items checked below are required to be submitted unless otherwise indicated in writing by the Current Planning Staff. Once a project is deemed complete, hearing dates are then assigned on a space available basis.

Required	*Submitted*	
❑	❑	**APPLICANT'S STATEMENT:** *A written summary of the project.* • Describe existing conditions and explain the proposed alterations and the project rationale. • Explain project benefits and provide the basis for Landmarks Preservation Commission approval. • Establish how findings can be made so that the proposed project will not conflict with the provisions of Berkeley Municipal Code, Chapter 3.24 and the applicable Standards as set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*.
❑	❑	**TABULATION FORM:** *Summary of numerical information.*
❑	❑	**FEES:** *Depend on project, see current schedule.* (Refunds of only a portion of fees may be possible upon application withdrawal.
❑	❑	**COLOR PHOTOGRAPHS (11 Sets):** *Exterior of existing buildings.* • Please mount on 8.5" X 11" paper with description and date.
❑	❑	**COLORS AND MATERIALS BOARD (11 Sets):** *Maximum size – 8.5" x 11"* • Samples and colors of all exterior materials, including roof, walls, glazing materials, paving materials, trim, and signage. Two originals and nine color photocopies.

DRAWINGS: All drawings must be drawn to scale (1''=16' minimum scale) and include a Title Block that contains project address, graphic and numerical scale, preparation date, sheet title and name, address, and phone number of the person preparing the plan and of the project applicant. Please differentiate graphically between existing and proposed features on all drawings. Drawings over 11'' x 17'' are discouraged but if submitted, must be folded to no larger than 9" X 12". Example drawings are available for your reference.

	Initial Submittal	***Final Submittal:***
11'' x 17'' Plans drawn to scale, larger size acceptable if needed	2 sets	11 sets
8.5" X 11" Reductions of all drawings	1 set	1 set

❑	❑	**SITE PLANS:** *An overhead view of the entire property.* Site plan drawings must show **all existing and proposed buildings** and include: • All site features including property lines, setback lines, easements, right-of-ways, and their dimensions. • All structures including main and accessory buildings, roof overhangs, fences, decks, trash enclosures, etc and their dimensions. • The treatment of all areas not covered by structures including landscaped areas, parking areas, walkways, driveways, curb cuts, and their dimensions. • The locations of light standards and fixtures used to light buildings, walkways, driveways, and parking areas. • The locations of signs and artwork. • Any proposed street dedications and improvements, including curbs, gutters, ramps, sidewalks, etc.
❑	❑	**FLOOR PLANS:** • Show **all existing and proposed** floors and label the use of all spaces.
❑	❑	**ROOF PLANS:** • Drawings must **show all existing and proposed** features on the roof including chimneys, mechanical equipment and proposed roof-top screening.

Landmarks Preservation Commission

Structural Alteration Permit & Design Review Submittal Requirements

Required	*Submitted*	
		ELEVATIONS: *Front, rear and side views of all buildings.*
❑	❑	• Drawings must show **all existing and proposed buildings** and shall illustrate the relationship of the proposed building(s) to adjacent properties. If located on a corner lot, a perspective drawing is required. At the direction of staff, photomontages may be substituted for elevation drawings. • Show all exterior walls, fences, landscaping, signs, etc. • Include windows, doors, exterior finishes, roof and eave lines, details of railings, fences, fascias, trim and other decorative elements. • Include stairs and ramps, refuse, storage, and pick-up areas, utility lines, meters, meter boxes, transformers, and their proposed screening, flues, chimneys, and exhaust fans, canopies, awnings, sunshades, louvers, balconies and decks, mechanical equipment and proposed screening, downspouts, antennas, fences and walls, type of glazing (e.g. clear, opaque, etc.) • Type of roof and wall material to be used. • Finished floor levels and overall building height should be indicated when necessary. • Detailed drawings of lighting standards and fixtures (both affixed to the building or freestanding); specifications for lighting (number of bulbs, type of bulbs, wattage) • Sign location and elevations: size, materials, colors, lettering for proposed signs and existing signs to remain
		LANDSCAPE PLANS (all non-residential projects and residential projects where substantial changes are being made to the landscape): • Written statement of landscape plan concept • The plans may be drawn to architect's or engineer's scale, as appropriate (architect's scale must be 1/8" = 1'; engineer's scale must be 1" = 10'). • Landscape drawings showing **all existing and proposed features.** Plans shall be in construction detail showing the location, species (botanical and common names) and size of plant materials: **present in table form**. Recommended: highlight features of plant material (e.g. winter flowering; evergreen; fall color, etc). Indicate estimated height and spread of canopy at maturity. • Irrigation plan • Maintenance provisions • Details for tree and shrub planting, staking and guying. When applicable: details for espalier treatment of vines and shrubs, permanent tree staking in parking areas, and protection of existing trees • Specifications for paving materials • Grading plan, showing existing contours (dashed lines) and proposed contours (solid lines) • Location and design of Artwork
❑	❑	**SECTIONS:** • Typical cross-section through all elevations visible from a public-right-of-way or a neighboring building. • Include floor elevations and overall building height.
❑	❑	**OTHER INFORMATION AS MAY BE REQUIRED:** • Manufacturers' brochures • Model(s) - of individual structure and/or neighborhood context. • Perspective drawings

Note: Any material submitted as part of the submittal requirements becomes part of the permanent project file and application.

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 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 product that is being intended.

All together, we are proposing the construction of a new Garage, Pool House, and Pool. The historical Gym on the property is not yet being proposed for any change in this round of submittals. The existing carriage house 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.

As the current garage is only able to fit 1 car, we feel our proposed 4-car garage is more than acceptable for a property of this size. Being one of the biggest residential estates in Berkeley, the proposition of a 4-car 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 all abandoned buildings, along with upgrading the entirety of the landscape. This will not only improve the quality of the property and neighborhood, but also remove previous eye sores from locals and improve overall morale. All built using the same elements, it is important to upgrade these structures to match the design of the main house (keeping historical elements more than alive).

By completing the full construction of the Garage, Pool House, and Pool, the historical features of the property are revived and the life that was missing from the beautiful estate would be brought back as each area would have the capability to reach its full potential.

Thank you.

1960 San Antonio Ave
Photograph Boards
Gym

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

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1960 San Antonio Ave
Photograph Boards
Gym

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Main House

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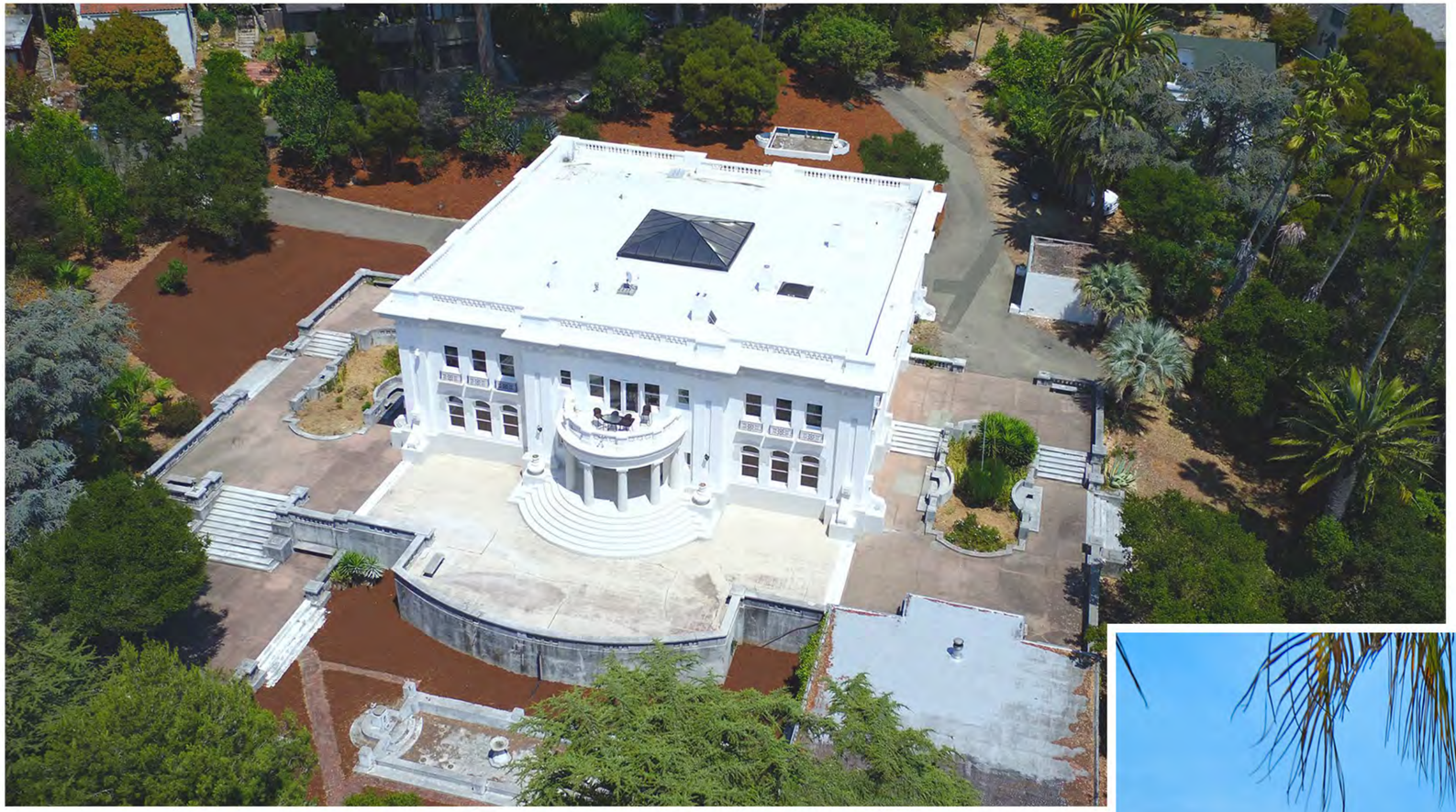

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PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.7474 Email: Planning@cityofberkeley.info

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

http://www.calepa.ca.gov/SiteCleanup/CorteseList/

https://www.envirostor.dtsc.ca.gov/public/

Applicant's Information:

Name: Paymun Building & Development

Street Address: 25 Orinda Way, suite 200

City, State, Zip Code: Orinda, CA, 94563

Phone Number: 209-815-7000 Email: ben@paymun.com

Project Information:

Address: 1960 San Antonio Ave

City, State, Zip Code: Berkeley, CA, 94707

Assessor's book, page, and parcel number: 62-2916-60-4

Specify any list that the site appears on:

NONE

Regulatory identification number: _____

Date of list: _____

Site Use (if known):

Past: _____ Present: _____

Proposed: _____

Submittals (check all that are available):

__Phase I Report __Phase II Report __Closure Letter __Other:_____

Applicant's verification:

DocuSigned by:
4F5861CE75DA456...

Signature: _____ Date: 5/24/2022

PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 1960 San Antonio Avenue Date: 7/11/2021

Applicant's Name: Bahadour Zarrin

Zoning District R1-H

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

		Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units	(#)	1	1	1
Number of Parking Spaces	(#)	5 (2 Covered)	5 (2 Covered)	1
Number of Bedrooms (R-1, R-1A, R-2, R-2A, and R-3 only)	(#)	6	6	1
Yards and Height				
Front Yard Setback	(Feet)	61'-2"	61'-2"	20'
Side Yard Setbacks: (facing property)	Left: (Feet)	159'-9"	159'-9"	4'
	Right: (Feet)	89'	89'	4'
Rear Yard Setback	(Feet)	250'	250'	20'
Building Height*	(# Stories)	2	2	3
Average*	(Feet)	29'-9"	29'-9"	28'
Maximum*	(Feet)	32'	32'	NA
Areas				
Lot Area	(Square-Feet)	130,164	130,164	5,000
Gross Floor Area* Total Area Covered by All Floors	(Square-Feet)	19,280	19,280	NA
Building Footprint* Total of All Structures	(Square-Feet)	12,830	12,830	NA
Lot Coverage* (Footprint/Lot Area)	(%)	10%	10%	40%
Useable Open Space*	(Square-Feet)	117,334	117,334	400
Floor Area Ratio* Non-Residential only	(Except ES-R)	NA	NA	NA

*See Definitions – Zoning Ordinance Title 23F. Revised: 05/15

GEOTECNIA
Consulting Geotechnical Engineers

2422 Providence Court
Walnut Creek, CA 94596
Phone: (510) 913-1067
Fax: (925) 465-5650
Email: Luis@geotecnia.com
Web Site: www.geotecnia.com

May 30, 2021

Mr. Abbas Mash
c/o Paymun Building & Development
25 Orinda Way, Suite 200
Orinda, California 94563

Subject: **Executive Summary of Follow-up Geotechnical Study**
Proposed Improvements to Property at 1960 San Antonio Avenue
Berkeley, California
Geotecnia Project No. 213374A

Hi Mr. Mash:

This letter presents an executive summary of my follow-up geotechnical study for the above-referenced project. The purpose of this executive summary is only to highlight some of the key findings and recommendations of the follow-up study. For additional details, please refer to the enclosed report dated May 30, 2021.

The main findings from my follow-up study were that (a) the site is on a mapped landslide, (b) the site is between active and inactive traces of the Hayward Fault, and (c) the site underlain by highly heterogeneous subsurface conditions, including very highly expansive clay soils. The main conclusion from my follow-up study is that the existing and proposed improvements will likely continue to experience distress similar to the existing distress. Therefore, my main recommendation consists of making each structure as stiff as practical and independent of adjacent structures to allow for relative movements. The enclosed report provides detailed recommendations for seismic design criteria, grading, foundations, retaining wall lateral earth pressures, drainage, as well as other geotechnical recommendations for the proposed project.

Please call me on my cell phone (510-913-1067) if you have any questions about this executive summary or the enclosed report.

Sincerely,
GEOTECNIA

Luis E. Moura, Principal [05/30/2021]
C.E., G.E., F.ASCE

Enclosure: Geotechnical Report Dated May 30, 2021

Garden Guidance LLC

Ellyn Shea, Consulting Arborist & Horticulturist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, No. 10• San Francisco, CA 94117
Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea

Audean Ghanbari
Paymun
25 Orinda Way, Suite 200
Orinda, CA 94563

July 28, 2021

Assignment

- Review site plans for development at 1960 San Antonio Avenue in Berkeley.
- Review City of Berkeley Protection Instructions for Development Projects and Moratorium on the Removal of Coast Live Oak Trees (Chapter 6.52).
- Evaluate 12 oak trees on or adjacent to the property of 1960 San Antonio Avenue in Berkeley:
  - Verify trunk measurements
  - Determine protected status
  - Assess health and condition of the trees
  - Calculate TPZ (Tree Protection Zone) radius
- Make general design and building recommendations for tree preservation.

Background

A pool, garage and ADU is proposed at the 1960 San Antonio Avenue property, which is a designated historic building. I was called to assess Coast Live Oak trees in or near the project area. This species is protected by City ordinance. I walked the property with a Paymun representative on July 27, 2021. We identified 12 Coast Live Oak trees that could be affected by construction as shown on the site plans.

Purpose and Use of This Report

This report is intended to inform the project design and provide the necessary tree inventory data for writing a tree protection plan that will be required by the City upon submittal for permits. Because the design is not finalized, this report is not project-specific and cannot be used as a tree protection plan unless approved by the City Arborist.

Limitations

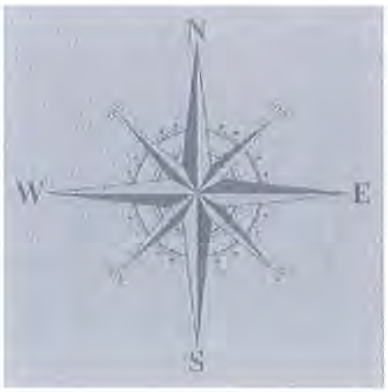
- I did not evaluate all oak trees present on the property other than those specified.
- I did not evaluate any species other than oaks within the project area.
- I did not evaluate trees in the public right-of-way, which are also protected by City ordinance.
- I reviewed two different architectural site plan designs excerpted from full-size site plans. Accurate tree driplines are not noted on the plan.
- I did not review any plans for grading, utilities, demolition, interior renovation, or landscaping.
- I did not review any pavement section plans or foundation details.

Garden Guidance LLC

Ellyn Shea, Consulting Arborist & Horticulturist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor
ASCA Registered Consulting Arborist #516

2085 Hayes Street, No. 10• San Francisco, CA 94117
Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net
www.garden-guidance.com Venmo: @Ellyn-Shea



Observations

The spreadsheet data and site plans with tree numbers are located on the following 3 pages. Below is a summary of findings:

- 12 trees were evaluated, all Coast Live Oaks. No other species were evaluated.
- All trees were numbered for reference on the site plan and spreadsheet, but number tags were not placed on the trees. Some of the trees had old metal number tags on them, indicating that they had been previously inventoried.
- 11 of the 12 trees are large enough in circumference to meet the criteria to be protected (over 18 inches trunk circumference).
- Most trees are in good health.

Trunk diameter (DBH) vs. Circumference

Trunk diameter measured at 54 inches from grade (DBH) is typically used to calculate the Tree Protection Zone radius. Tree Protection Zone radius, or TPZ radius, indicates the size of the area in which that tree protection measures must be used. When the tree had 2 or more trunks at 54 inches from grade, an equivalent DBH was calculated using the equivalent diameter formula, shown in the appendix of this report.

Trunk circumference is used as the criteria for determining the protected status of Coast Live Oaks as outlined in Berkeley Municipal Code, Chapter 6.52. Moratorium on the Removal of Coast Live Oak Trees.

Tree Inventory
1960 San Antonio Avenue, Berkeley CA - July 27, 2021

Tree #	Common Name	Diameter at 54 inches from grade (DBH), expressed in inches	Equivalent DBH for multitrunk trees- expressed in inches	Circumference or aggregate circumference, expressed in inches	Protected Tree?	Condition (health and structure)	Age (Young, Mature, Overmature)	Tolerance to construction impacts	TPZ radius multiplier	TPZ radius - (expressed in feet)
1	Quercus agrifolia, Coast Live Oak	9,12	15	47.1	Yes	Good	Mature	Good	8	10
2	Quercus agrifolia, Coast Live Oak	18.5		58.1	Yes	Good health, leaning over garage	Mature	Fair	10	15
3	Quercus agrifolia, Coast Live Oak	8		25.1	Yes	Fair	Young	Fair	8	5
4	Quercus agrifolia, Coast Live Oak	5		15.7	No	Fair	Young	Good	6	3
5	Quercus agrifolia, Coast Live Oak	15		47.1	Yes	Good	Mature	Good	8	10
6	Quercus agrifolia, Coast Live Oak	13,8	15.3	48.0	Yes	Good	Mature	Good	8	10
7	Quercus agrifolia, Coast Live Oak	22		69.1	Yes	Fair health, leaning over subject property	Mature	Fair	10	18
8	Quercus agrifolia, Coast Live Oak	8		25.1	Yes	Poor health, leaning on tree 9	Young	Fair	8	5
9	Quercus agrifolia, Coast Live Oak	14		44.0	Yes	Fair health, leaning	Mature	Fair	10	12
10	Quercus agrifolia, Coast Live Oak	14,11	17.8	55.9	Yes	Good, retain with #11	Mature	Good	8	12
11	Quercus agrifolia, Coast Live Oak	16,19	24.8	77.9	Yes	Good, retain with #10	Mature	Good	8	17
12	Quercus agrifolia, Coast Live Oak	17		53.4	Yes	Good health, leaning over project area	Mature	Good	10	14

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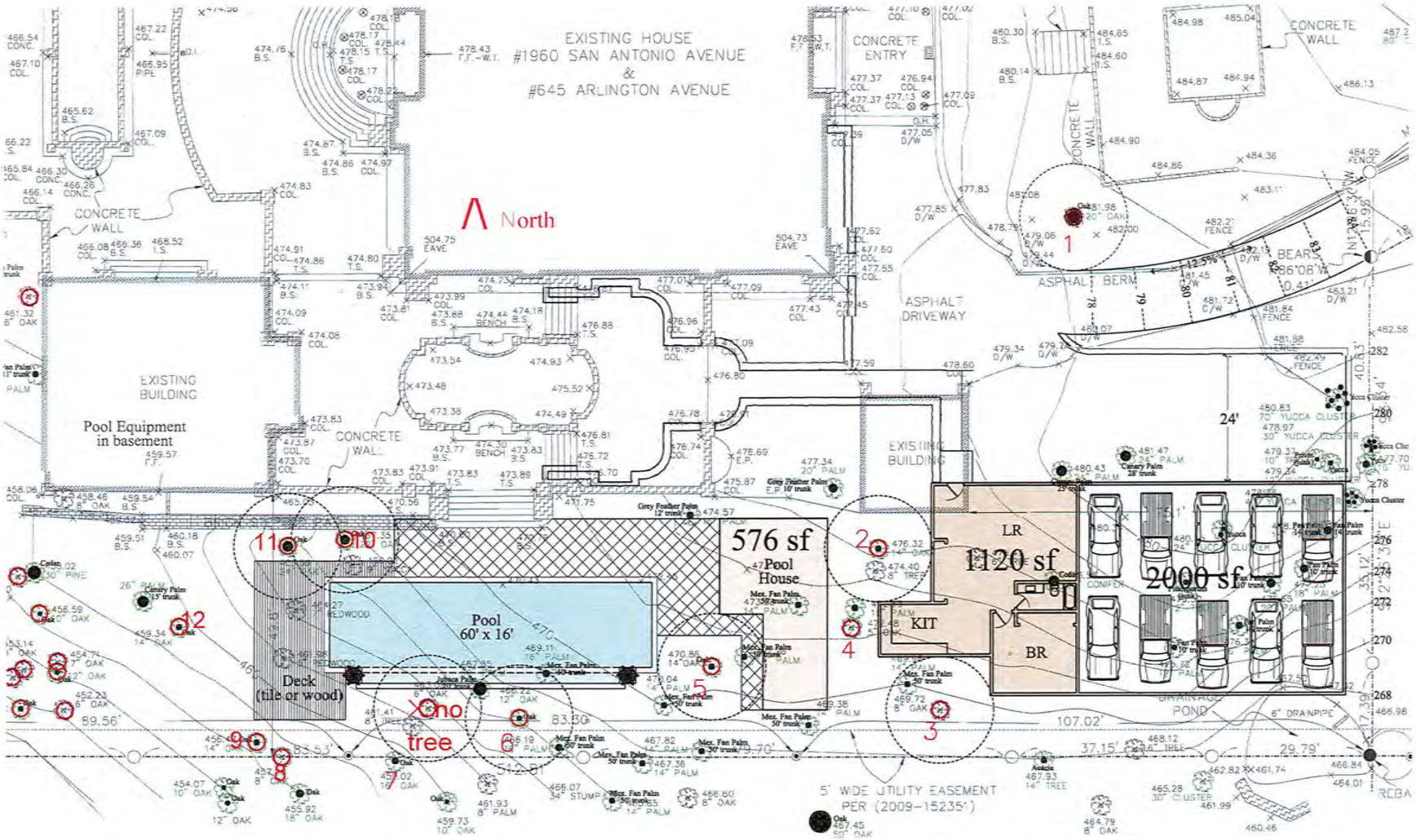
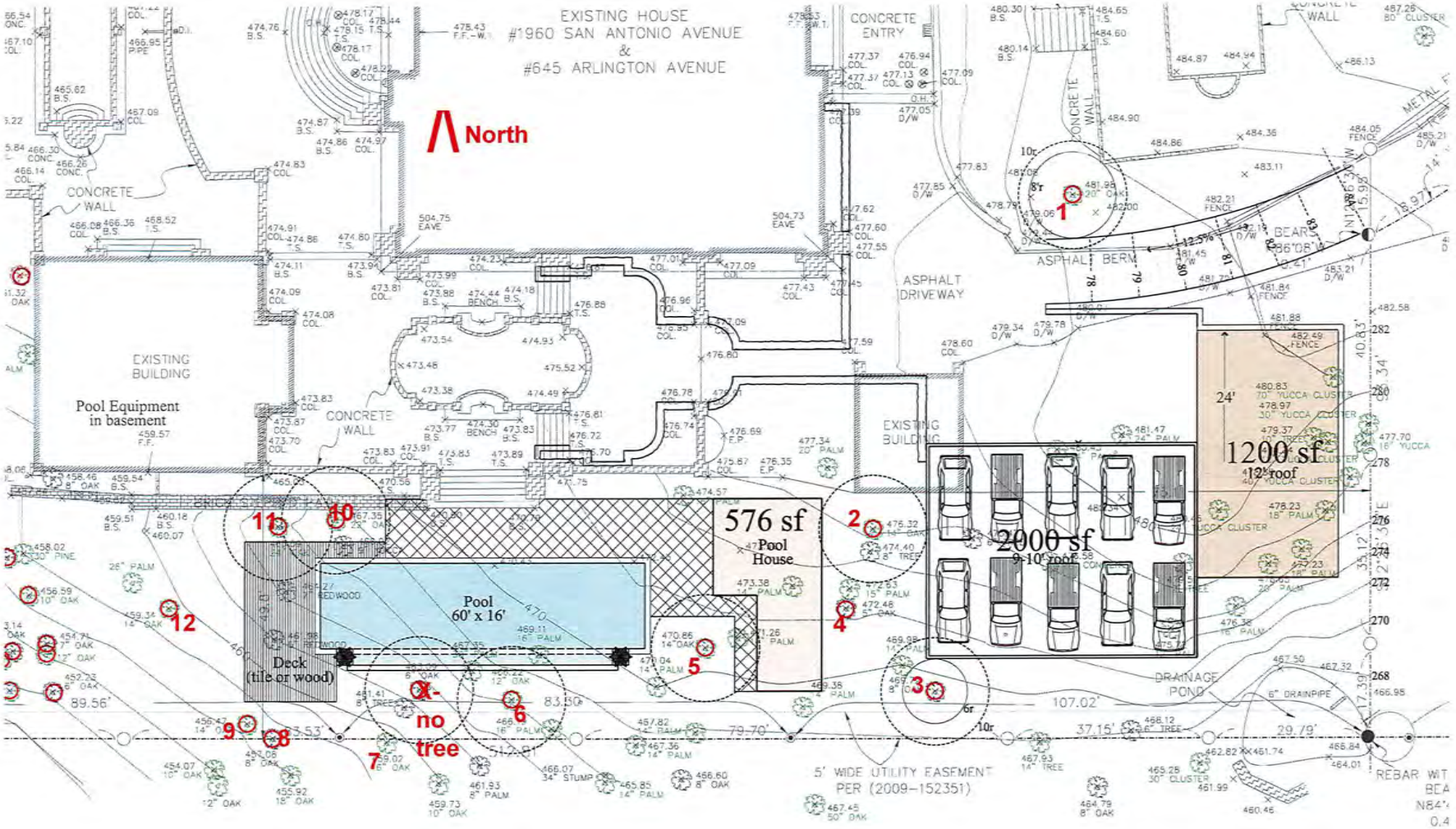

EXISTING HOUSE
#1960 SAN ANTONIO AVENUE
&
#645 ARLINGTON AVENUE
North
CONCRETE ENTRY
CONCRETE WALL
ASPHALT DRIVEWAY
ASPHALT BERM
BEARS
EXISTING BUILDING
Pool Equipment in basement
576 sf
Pool House
1120 sf
2000 sf
LR
KIT
BR
Pool 60' x 16'
Deck (tile or wood)
no tree
5' WIDE UTILITY EASEMENT PER (2009-152351)
24'
1
2
3
4
5
6
7
8
9
10
11
12


EXISTING HOUSE
#1960 SAN ANTONIO AVENUE
&
#645 ARLINGTON AVENUE
North
CONCRETE ENTRY
CONCRETE WALL
EXISTING BUILDING
Pool Equipment in basement
ASPHALT DRIVEWAY
ASPHALT BERM
BEARS
576 sf
Pool House
2000 sf
9-10' roof
1200 sf
12' roof
24'
Pool
60' x 16'
Deck
(tile or wood)
X-
no
tree
DRAINAGE POND
5' WIDE UTILITY EASEMENT
PER (2009-152351)
1
2
3
4
5
6
7
8
9
10
11
12

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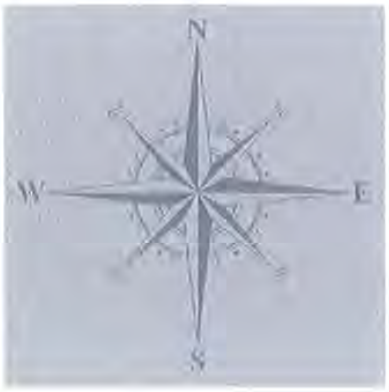

How TPZ radius was calculated

The publication *Best Management Practices: Managing Trees During Construction, 2nd Edition (International Society of Arboriculture, 2016)* provides guidelines for determining TPZ radius. This publication is also referred to as the BMPs.

The factors involved in calculating TPZ radius include:

- Species tolerance to construction
- Tree age and health
- Tree structural stability

Using the above factors, TPZ radius is calculated as a multiplier of DBH (trunk diameter measured at 54 inches from grade). According to the BMPs, coast live oak is considered to have a high tolerance to construction damage. Therefore:

For a mature Coast Live Oak in good health, the TPZ multiplier is 8 x DBH.
For a healthy young Coast Live Oak, TPZ multiplier is 6 x DBH

For trees considered in fair health or with structural issues such as leans, I recommend a slightly larger TPZ radius:

For a mature Coast Live Oak in fair health or leaning, TPZ multiplier is 10 x DBH
For a young Coast Live Oak in fair health or leaning, TPZ multiplier is 8 x DBH

Ideally, the area within the TPZ radius would be fenced off with no work done within that radius. If work is proposed within the TPZ, below are general guidelines for tree preservation in both the design and building phase. These guidelines may also be used to protect other tree species on the property, although the TPZ radius varies by species.

Tree protection is interdisciplinary and requires commitment from the architect, engineer, owner, builder, project arborist and municipal officials. Project-specific guidelines can be developed once the design is finalized. All tree protection recommendations, guidelines and specifications are subject to City approval and may be altered by the City Arborist.

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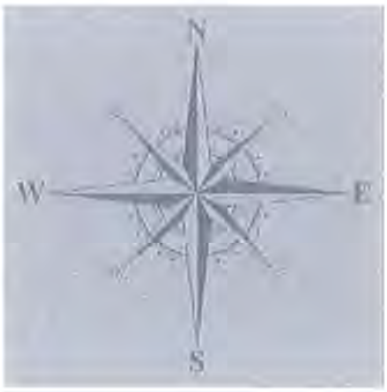

Design guidelines within the TPZ radius

- Retain a project arborist for design input and review.
- Minimize excavation and soil disturbance including digging for foundations, footings, utility lines, pavement installation and landscaping.
- Consider alternative foundation or footing designs such as pier and grade beam. Consider raised decks on posts for minimal soil disturbance and to allow rainwater into soil.
- Minimize soil compaction. Consider alternative pavement sections such as using Tensar® Geogrid fabric on undisturbed soil to support base rock and pavement, instead of removing and compacting topsoil, and replacing with base rock.
- Consider pervious pavement on top of the alternative pavement support system.
- Consider using existing foundations and pavement rather than disturbing and compacting exposed soil.
- Do not raise or lower the soil grade.
- Do not change water, drainage, or irrigation patterns.
- Do not cut roots around the entire perimeter of the TPZ radius.
- Do not use chemicals such as soil stabilizers, hardscape stains or polishes that can wash into soil.
- Before designing structures within the TPZ, perform a test excavation using air, water, or hand-digging to determine the location of roots over 2 inches in diameter without tearing or cutting them. Once roots are exposed, the design team should meet on site to determine how the development can proceed with minimal impact to roots and soil.
- Route utility pipes and irrigation trenches outside the TPZ.
- Determine equipment and building clearances prior to the commencement of construction using story poles, marked-up photos or concept drawings including accurate tree driplines. The project arborist or City arborist will write pruning specifications to be carried out by a qualified ISA Certified Arborist. A pruning permit from the City may be required prior to pruning protected trees.
- When landscaping, do not rototill, add, or lower soil within the TPZ.
- Mulch only would be preferred within the TPZ. If plantings must be installed, choose plants that have similar water needs to Coast Live Oak. Plant the smallest and fewest plants possible. Do not change irrigation or drainage patterns.

Building practices within the TPZ

- The project arborist must be on hand whenever work takes place within the TPZ.
- Fence off the perimeter of the TPZ using 6-foot-high chain link fencing (TPZ fencing) mounted on 2-inch poles spaced no further than 10 feet apart. Poles should be driven at least 2 feet into the ground or may be mounted in concrete blocks. Enclose the fence with wire to prevent entry. Fencing groups of trees at the edge of the TPZ may be preferred, if practical.
- Place TPZ fencing along the property line and on the west edge of the proposed development to protect Coast Live oaks off-property and elsewhere on the subject property outside the limit of work.
- Do not operate machinery, park, store or stage materials or place temporary structures such as dumpsters, trailers, or porta-potties on exposed soil within the TPZ fencing.
- If any of the above activities must take place within the TPZ fencing, first do the following:

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  - Wrap the lower 6 feet of trunk with straw wattles.
  - Cover exposed soil within the TPZ fencing with 4 inches of wood chip mulch topped with ¾" plywood. This "root buffer" will prevent soil compaction. Install this root buffer by hand or in such a way as to keep wheeled equipment off exposed soil. Existing pavement within the TPZ serves as a root buffer on its own.
- All digging within the TPZ must be by hand or using air or water. Do not prune roots over 2 inches in diameter without approval of the project arborist. Do not prune more than 25% of the root system of a Coast Live Oak within a 24-month period.
- Prune or tie back branches for clearances as specified by the project arborist or City Arborist. Do not prune more than 25% of the living foliage of a Coast Live Oak in a 24-month period.
- Do not dump oil, gasoline, chemicals, paints, solvents, or other chemicals.
- Do not attach wires, signs, or ropes to the trees.

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Appendix: Measuring trunk diameter (DBH)

DBH = diameter at breast height = 54 inches from the ground

If you have a diameter tape, measure the tree at 54 inches from the ground and record the number. You can measure as exact as 10ths of an inch, or round up to the nearest half or whole inch.

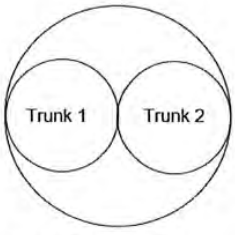
If you are using a regular measuring tape, you are measuring circumference. Divide the circumference by Pi (3.14) to get diameter.

Special cases:

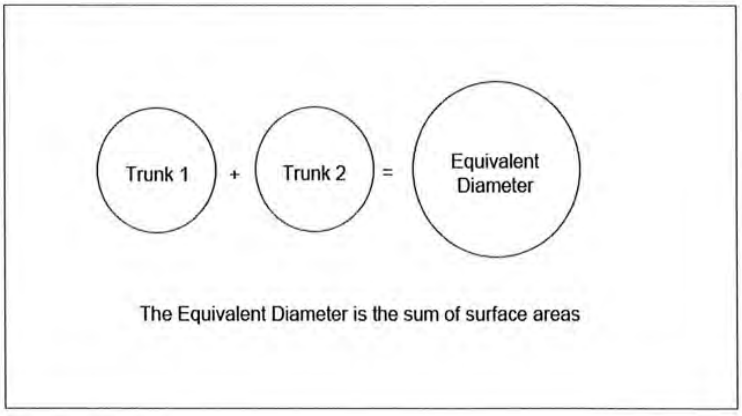
Leaning tree: measure DBH at 54 inches along the trunk following the lean, not 54 inches from the ground.

Low branching tree or bumpy trunk: measure the narrowest point of the trunk lower than 54 inches from the ground.

Multi-trunk trees (trunks are separate all the way to the ground): Take individual diameters. DO NOT add up the diameters. Instead use the Equivalent Diameter formula.



Adding diameters together overstates the size of a tree



Equivalent Diameter =	square root [trunk 1 radius (squared) + trunk 2 radius (squared)] X 2

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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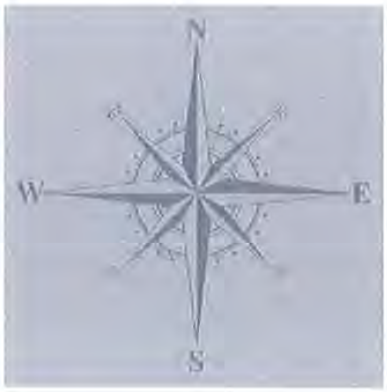

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

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Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#WE-5476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists.

I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 20 years.

Signature:

Date: 7-28-21

1960 San Antonio Ave
Material Board
Pool House

Gray slate roof

White stucco siding to match main house

Aluminum clad wood doors and windows

Outdoor sconces

Outdoor pendant

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1960 San Antonio Ave
Material Board
Main House

Replacement in kind
White plaster exterior throughout

Roof. Replacement in kind.
Concrete

Skylight to remain

Chimney when needed
replacement in kind

Wood windows. Glass to be
replaced only.
Casing, molding and trim to remain

Outdoor lighting:
custom to replicate original

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1960 San Antonio Ave
Material Board
Outdoors

Sand Blasted concrete paving

24”x24” light gray stepping stone

light gray stone paving

Steps stay as is

Sand Blasted concrete paving

Landing Marble tiles

Asphalt Paving

Pool area lighting

Railing 42” H

OR

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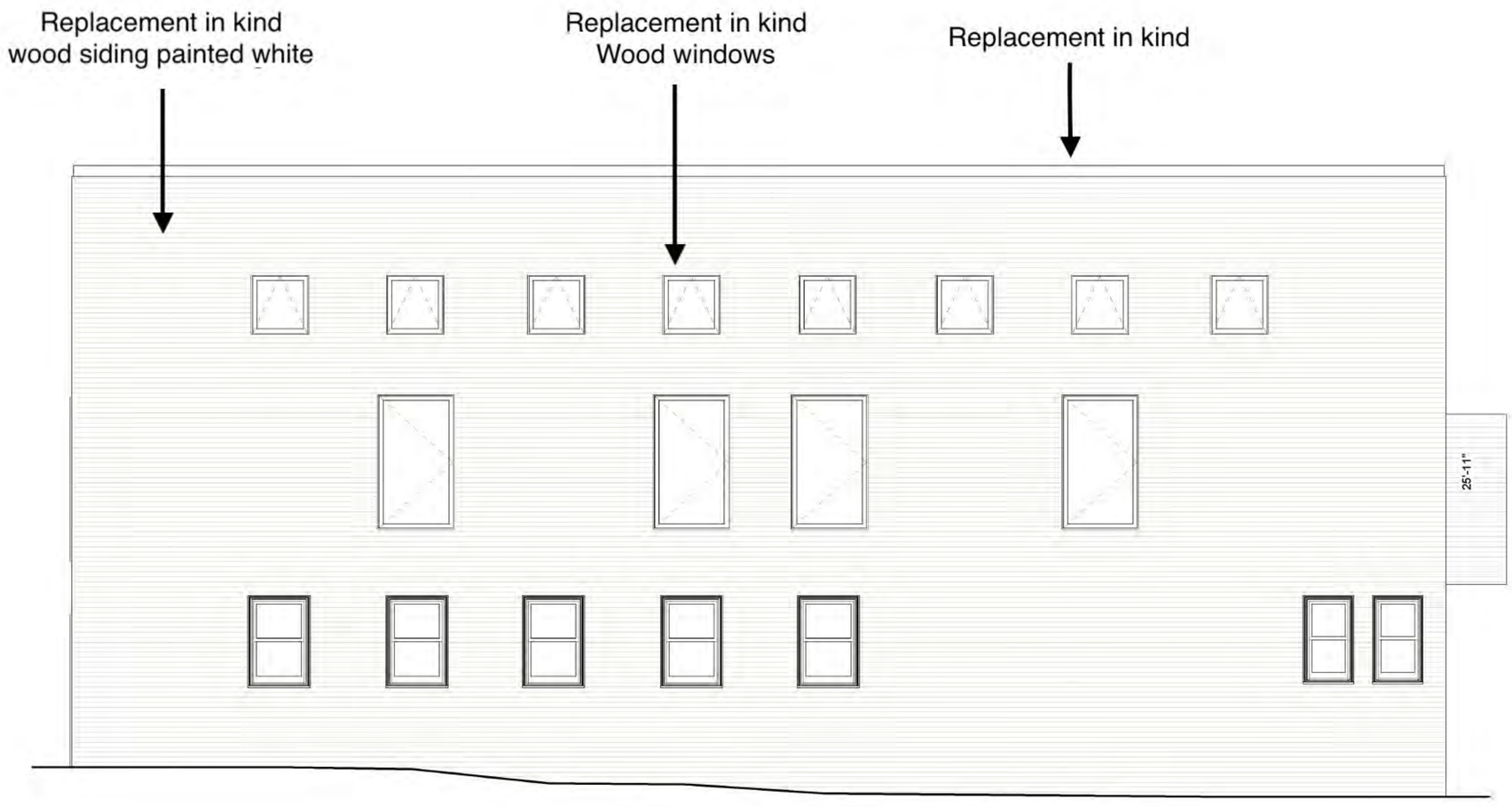
1960 San Antonio Ave
Material Board
Gym



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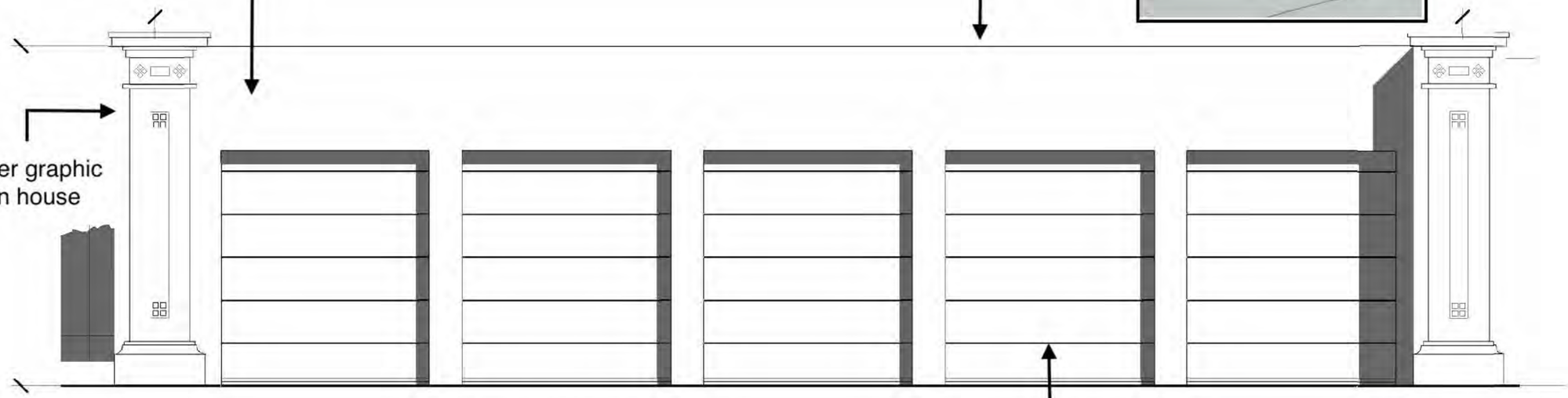
1960 San Antonio Ave
Material Board
Garage

White stucco to match existing main house

Color to match existing main house

Roof. Modified bitumen roofing.



Match plaster graphic from main house

Lighting: outdoor sconces

Overhead sectional garage door painted white

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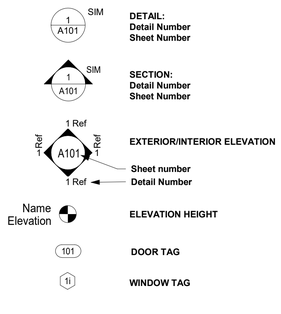
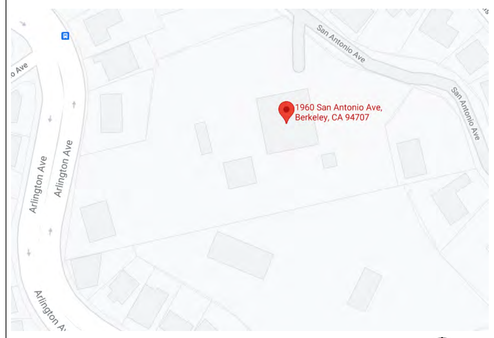
ABBREVIATIONS:

&	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

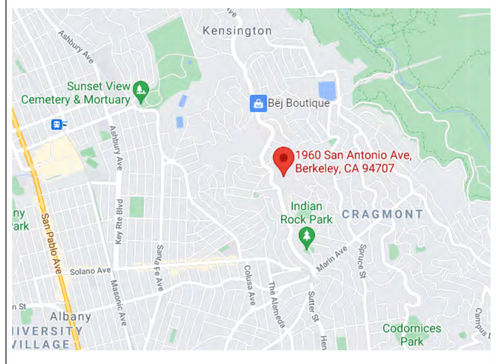
SYMBOLS:



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	13,041 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
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	713 SF
TOTAL PROPOSED	13,041 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	13,041 SF
% OF LOT COVERAGE PROPOSED	10.8%

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
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
A202	MAIN ELEVATIONS EAST - EXISTING
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATIONS - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS

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
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

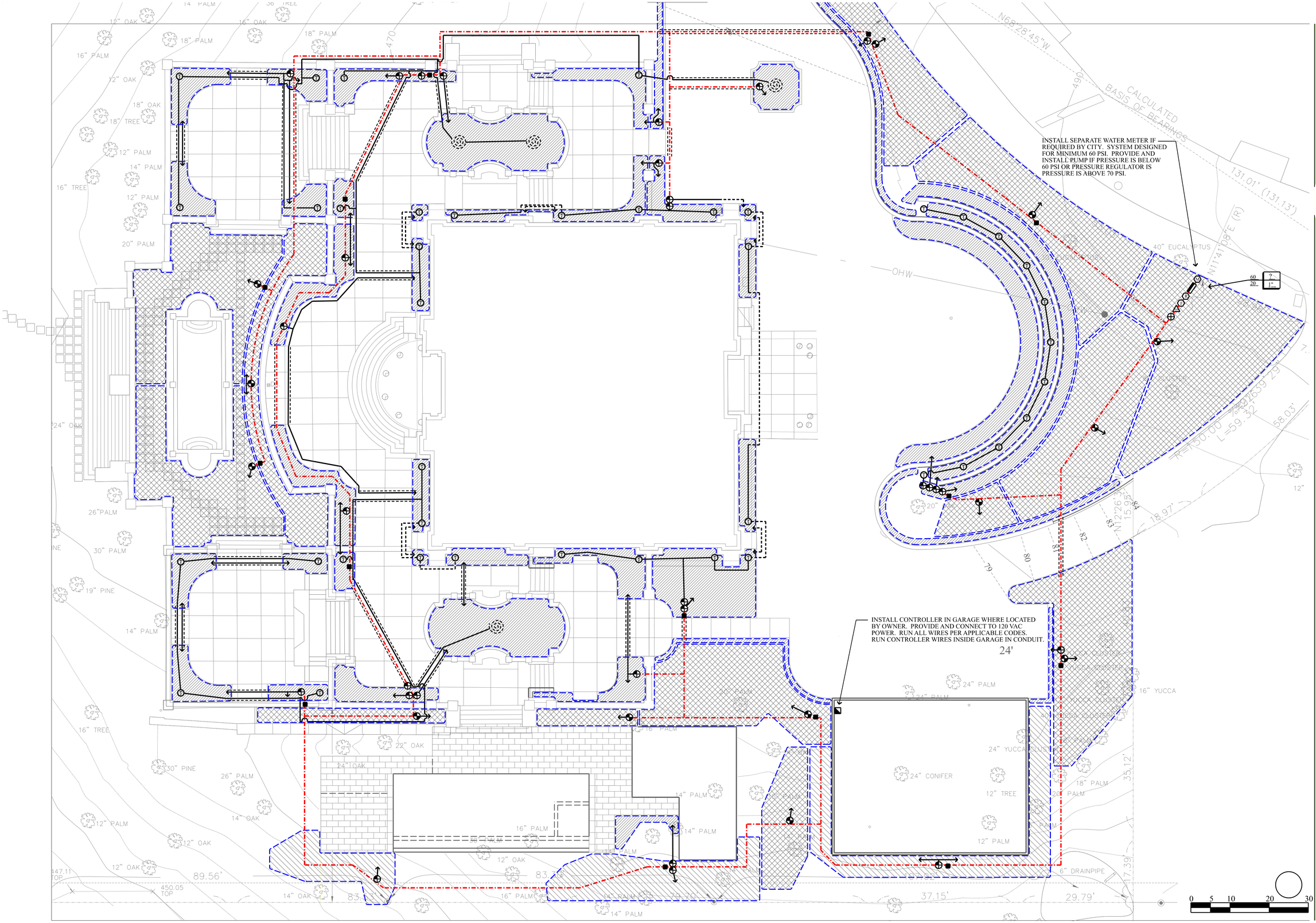
Date: 5/25/2022 12:45:04 AM

Scale: As indicated

Sheet Title

PROJECT DATA

G010



REVISION DATE

Jonathan Rachman Design

Landscape Architecture
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California 94925

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(415) 924-2836 fax
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Irrigation Plan

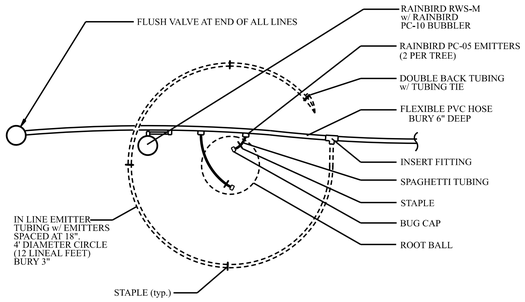
1960 San Antonio Avenue
Berkeley, California

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

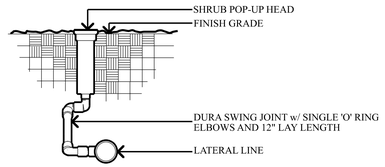
L1

OF SHEETS

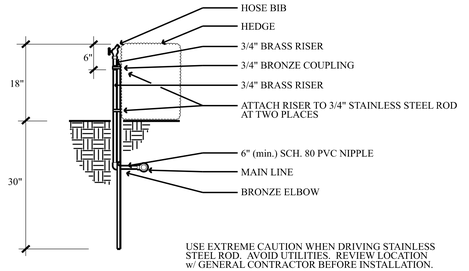
PRINTING DATE: 3/7/2022



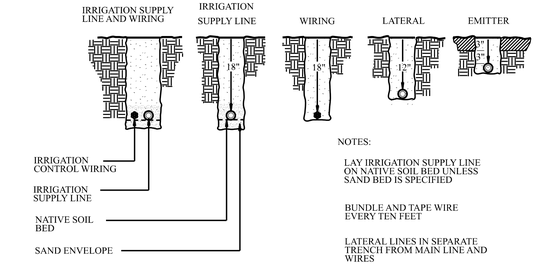
TREE EMITTER LAYOUT (36 gph)



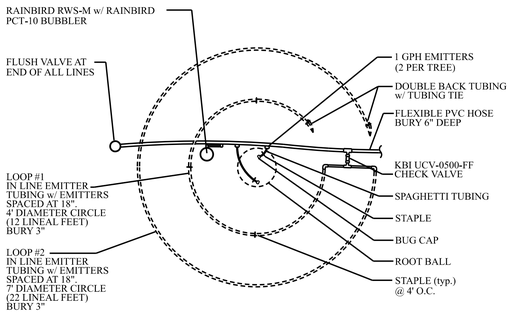
SHRUB POP-UP SPRAY HEAD



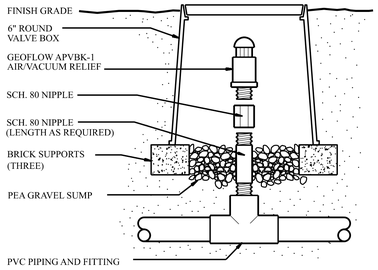
HOSE BIB



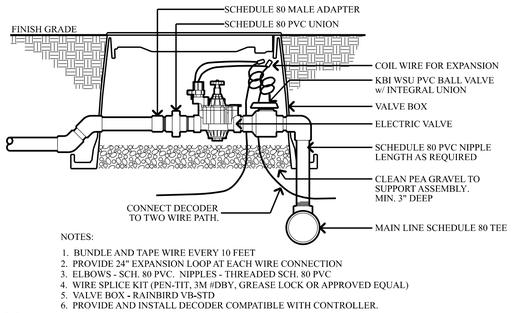
TRENCHING AND INSTALLATION



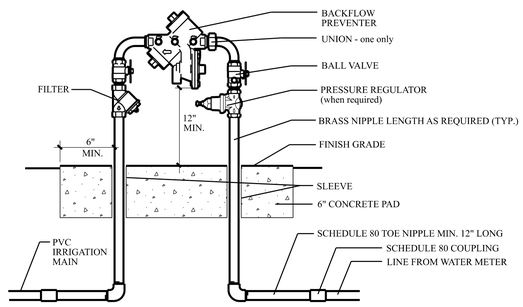
TREE EMITTER LAYOUT - LARGE (33 gph)



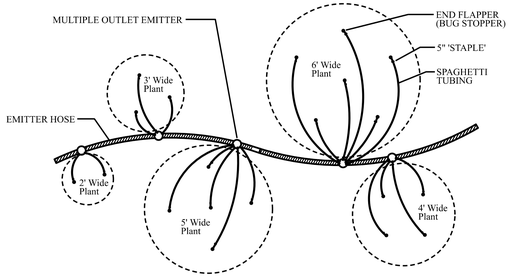
1" AIR/VACUUM RELIEF



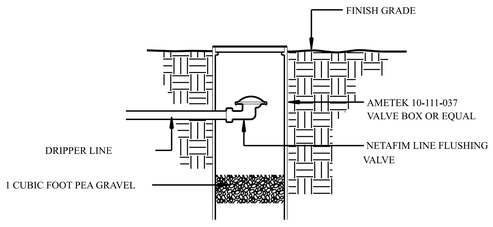
REMOTE CONTROL VALVE - TWO WIRE



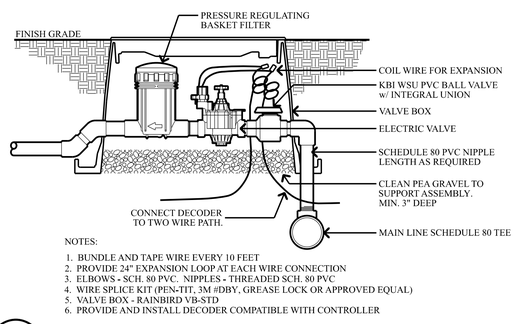
REDUCED PRESSURE BACKFLOW PREVENTER



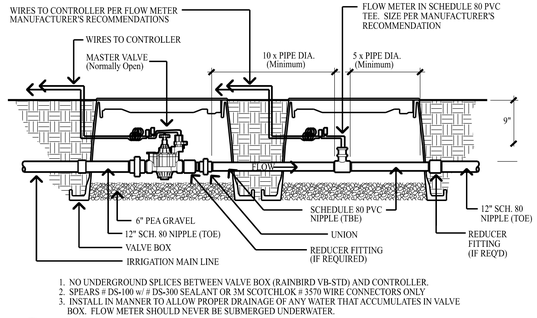
MULTIPLE OUTLET EMITTER



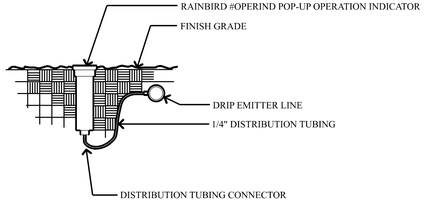
LINE FLUSHING VALVE



EMITTER REMOTE CONTROL VALVE - TWO WIRE



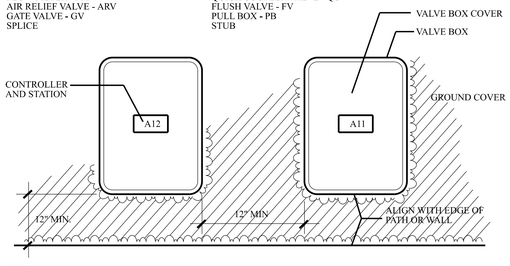
MASTER VALVE & FLOWMETER RUN



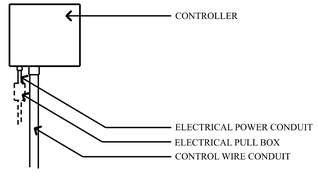
EMITTER LINE POP-UP OPERATION INDICATOR

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

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Irrigation Details

1960 San Antonio Avenue
Berkeley, California

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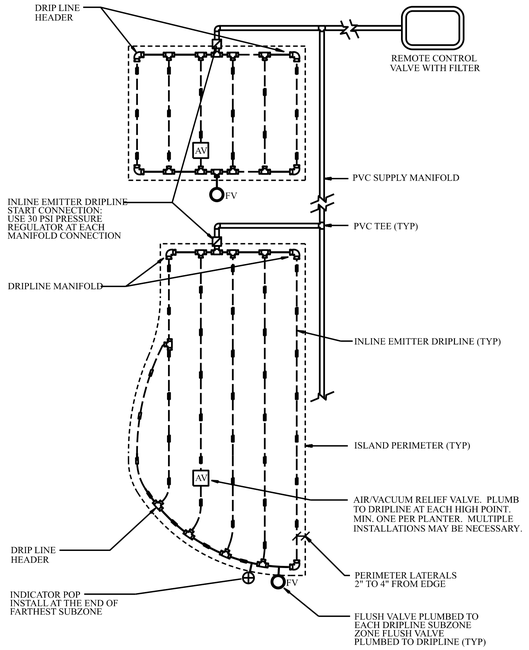

INLINE EMITTER ISLAND LAYOUT

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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California 94925

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Irrigation Details & Legend

1960 San Antonio Avenue
Berkeley, California

DRAWN
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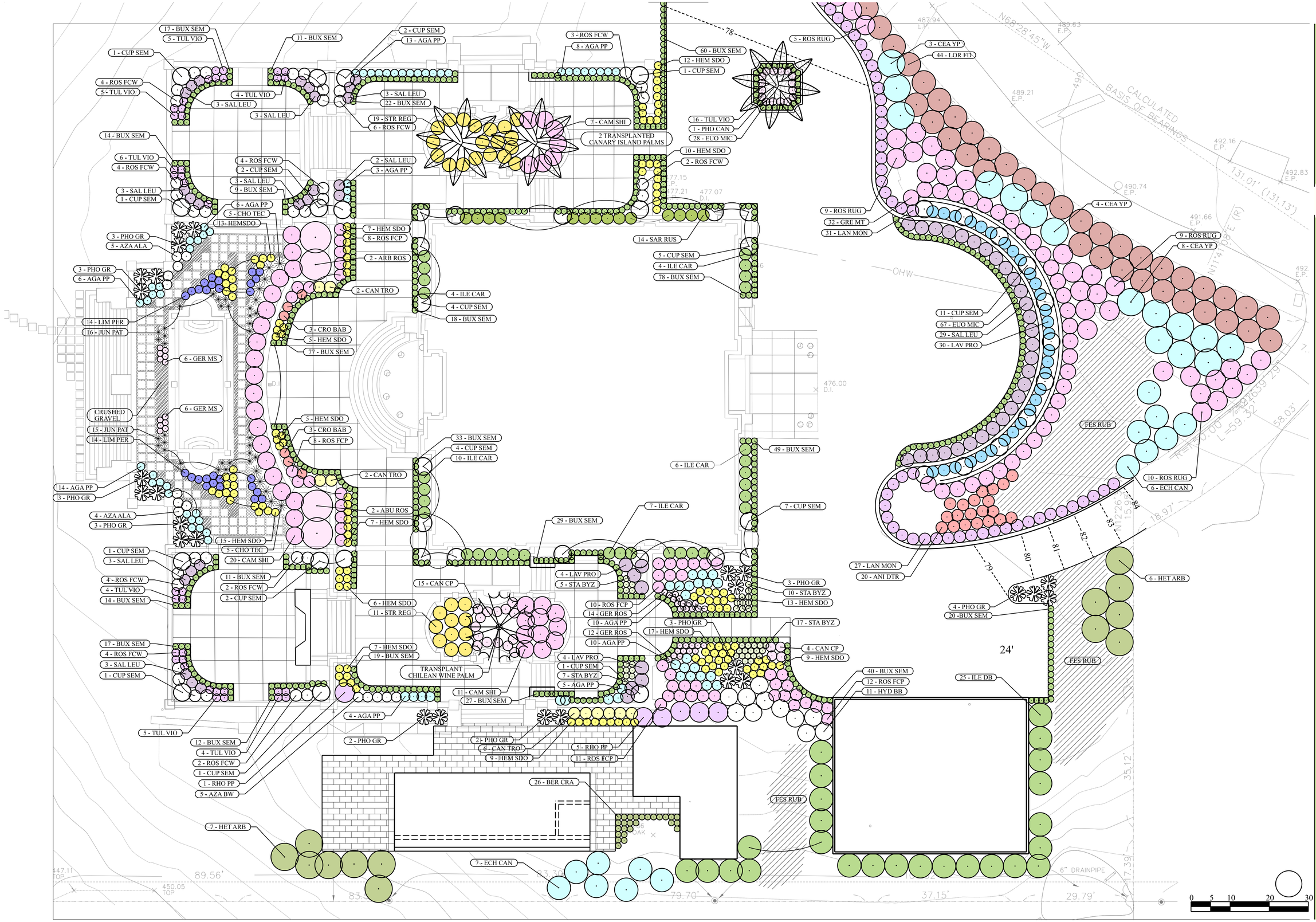
SHEET

L3

OF SHEETS

PRINTING DATE: $DATE$



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Planting Plan

1960 San Antonio Avenue
Berkeley, California

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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.

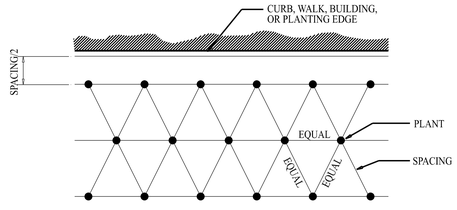
8. WARRANTY PERIOD:
   __ONE YEAR FOR PLANTING AND IRRIGATION
   __COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

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.

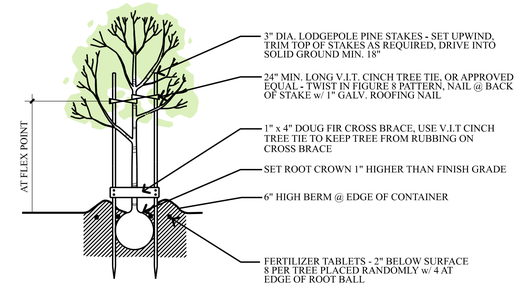
10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
   __FENCE ENTIRE DRIPLINE
   __DO NOT STOCKPILE MATERIALS
   __NO VEHICULAR TRAFFIC
   __DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

PLANTING NOTES

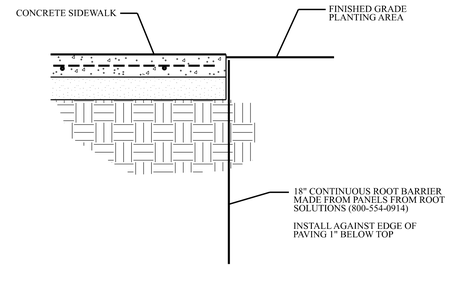
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA 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



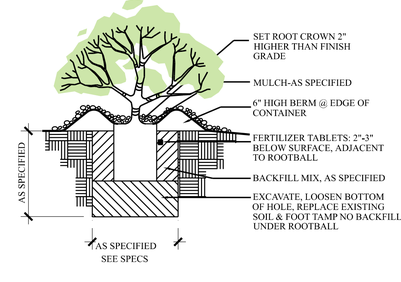
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

REVISION DATE

Jonathan Rachman Design

Landscape Architecture
13 Seminole Avenue
Corte Madera
California 94925

Cal Lic.No.1639
(415) 924-4466
(415) 924-2836 fax
don@wlhborgdesign.com

Planting Details & Legend

1960 San Antonio Avenue
Berkeley, California

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

L5

OF SHEETS

PRINTING DATE: $DATE$

SPRING MANSION
1960 SAN ANTONIO

FOUNTAIN

4" SOLID DRAIN LINE, TYP.

DECK PAVING ABOVE TREE ROOTS

POOL
471.00

POOL HOUSE
1 STORY
713 SF

GARAGE
1 STORY
2000 SF

DRIVE

CURB

RETAINING WALL

4" PERFORATED DRAIN LINE

ADJACENT PROPERTY
3 STORY
1984 SAN ANTONIO

6" DRAINPIPE

DETAIL

L6

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Sheet Title

GRADING & DRAINAGE

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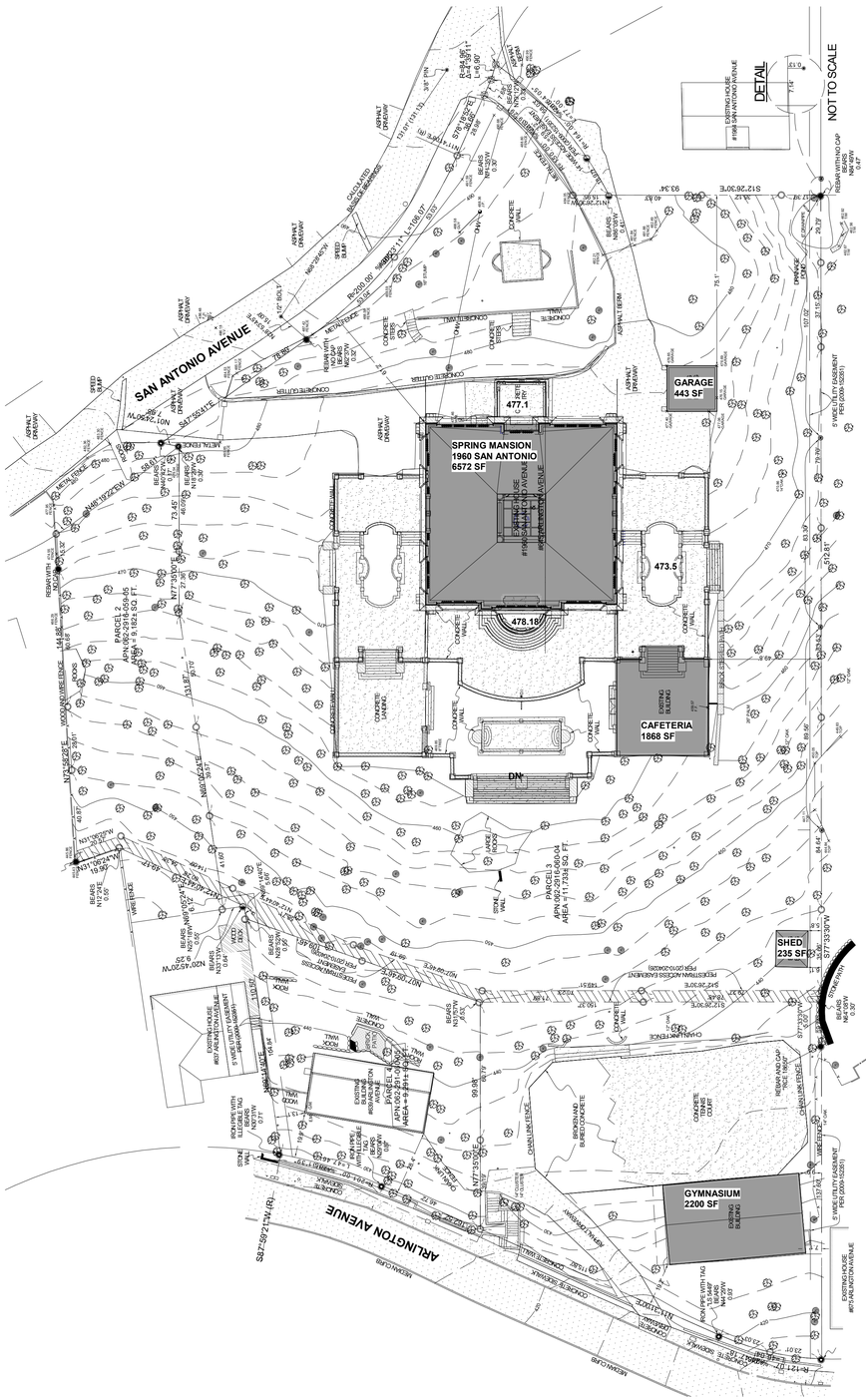
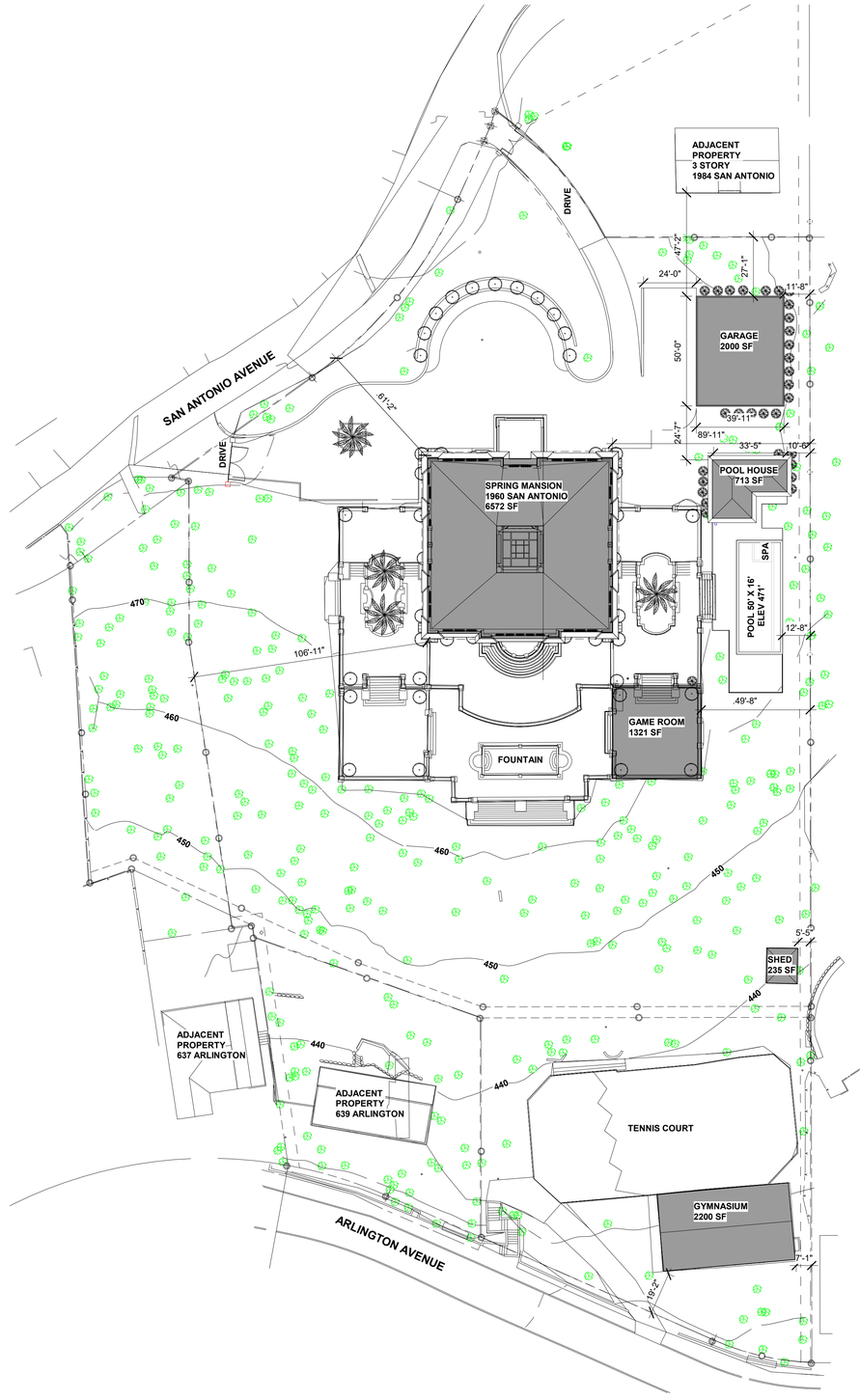


1 LOT COVERAGE EXISTING
1" = 30'-0"



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

BUILDING FOOTPRINT & LOT COVERAGE:

EXISTING LOT COVERAGE	
MAIN BUILDING	**6,572 SF**
GYM	**2,200 SF**
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	**713 SF**
TOTAL PROPOSED	**13,041 SF**
LOT SIZE	**120,873 SF**
TOTAL LOT COVERAGE	**13,041 SF**
% OF LOT COVERAGE PROPOSED	**10.8%**

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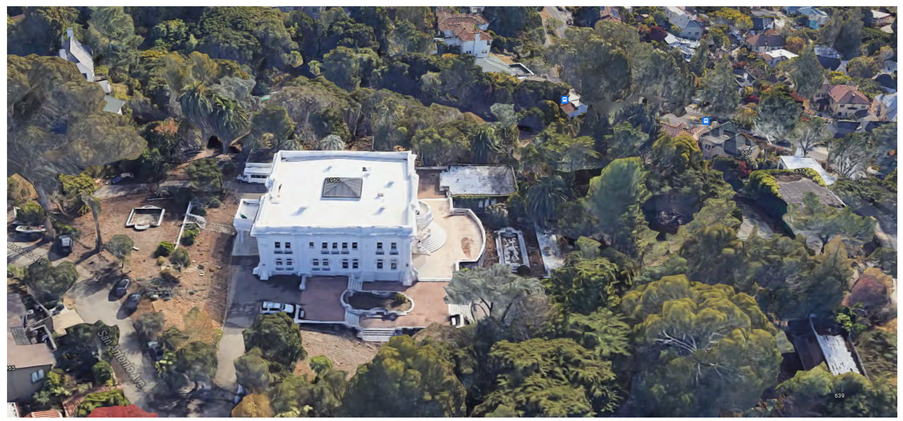
Sheet Title

LOT COVERAGE

A050

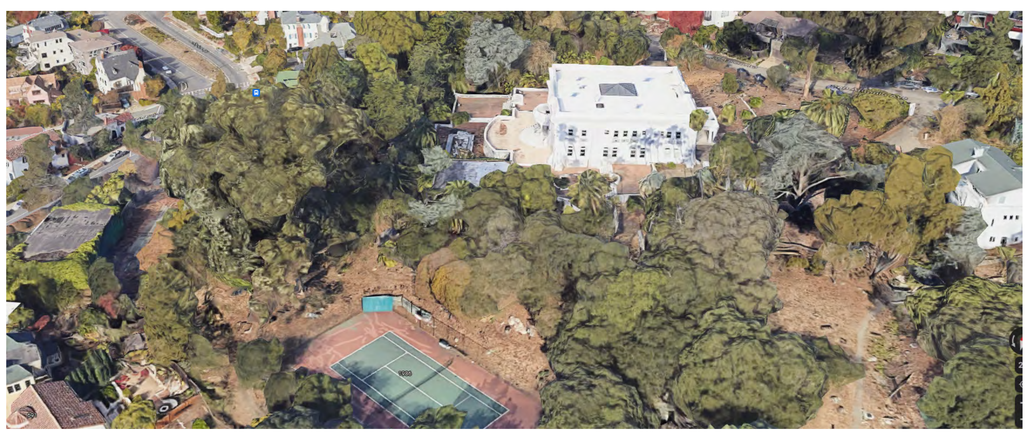
FRONT VIEW

NORTH VIEW



WEST VIEW

SOUTH VIEW



EAST VIEW

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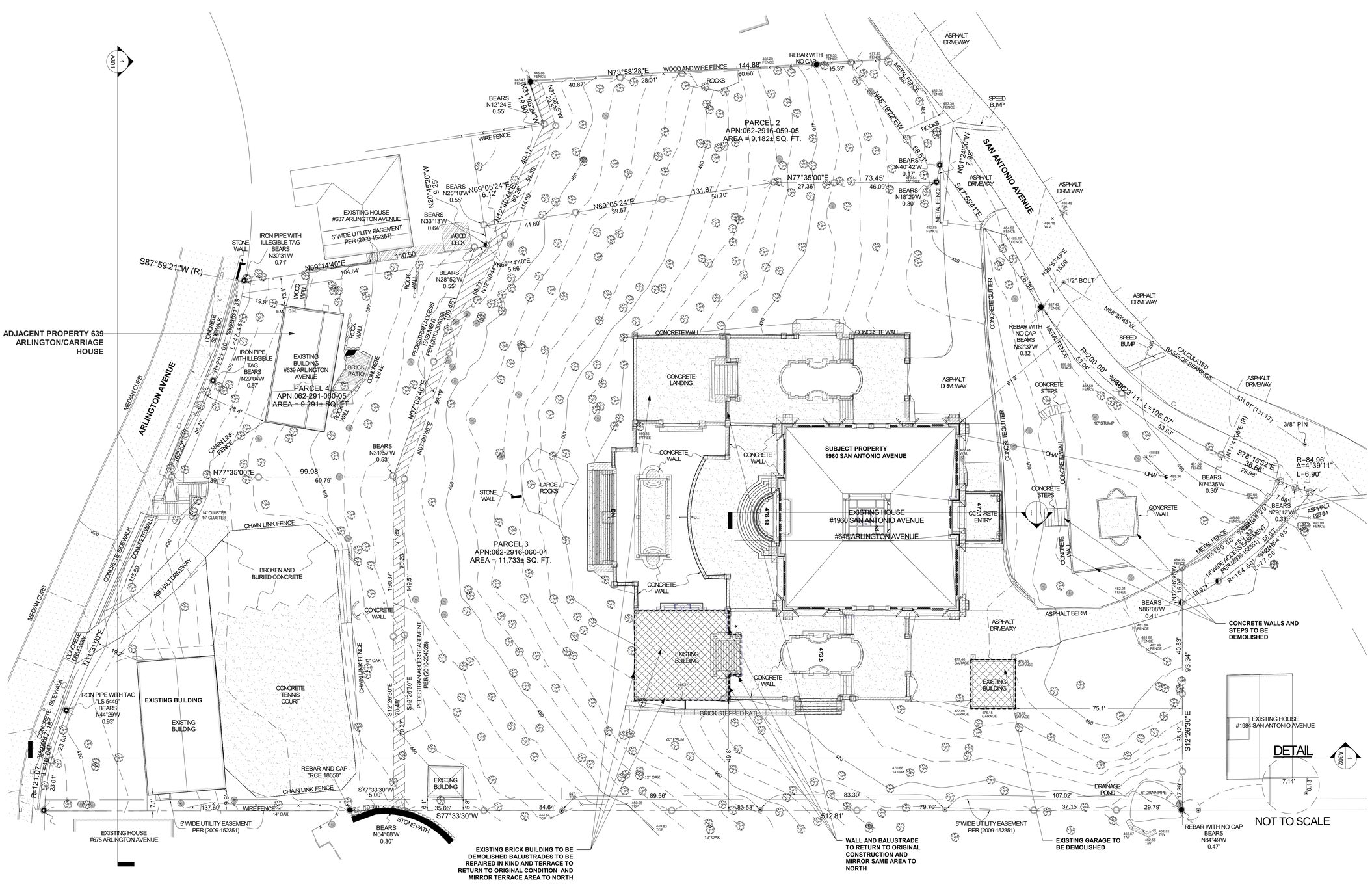
Scale:

Sheet Title

PHOTOS

A090



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SITE PLAN EXISTING

A100

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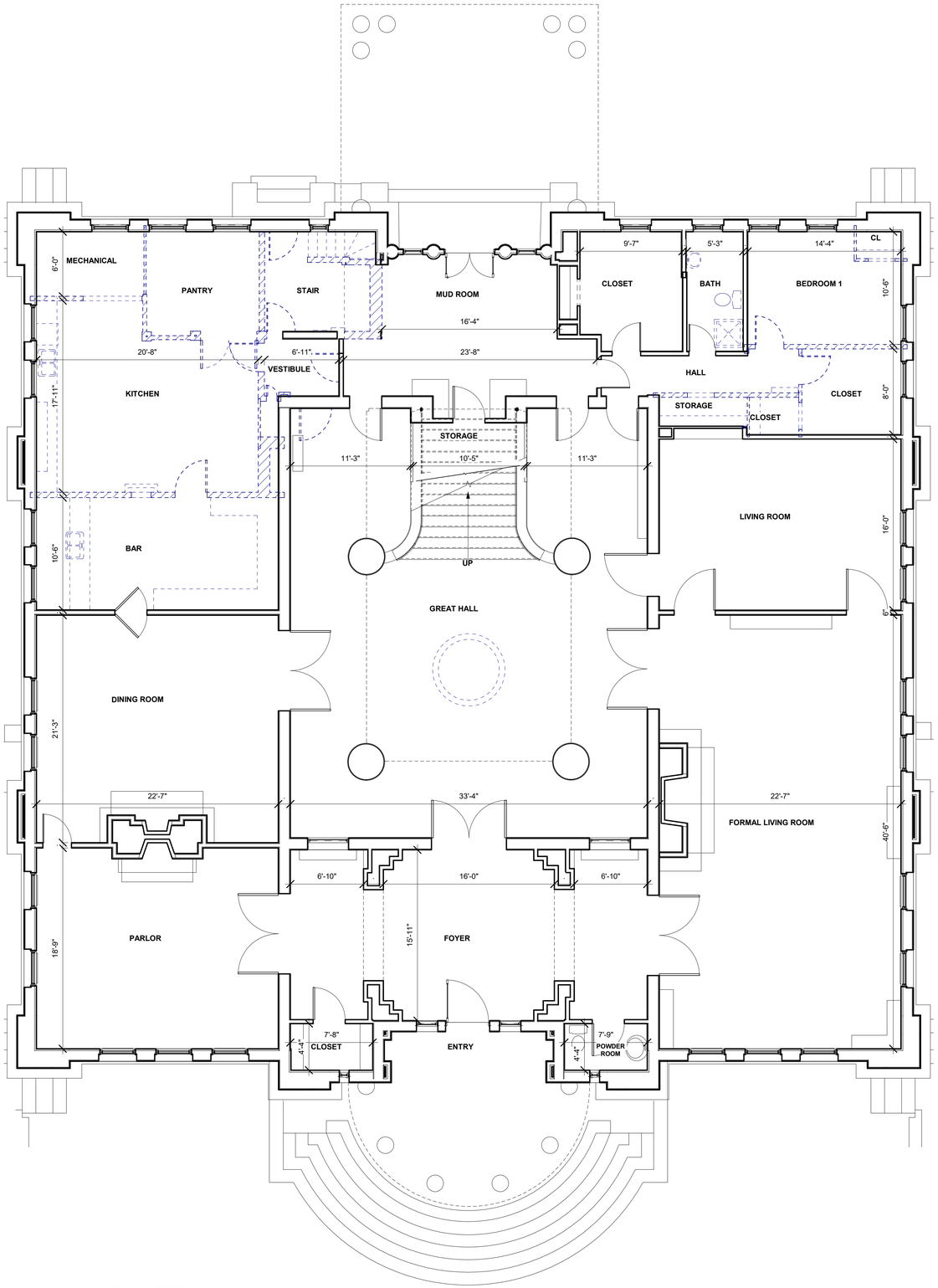
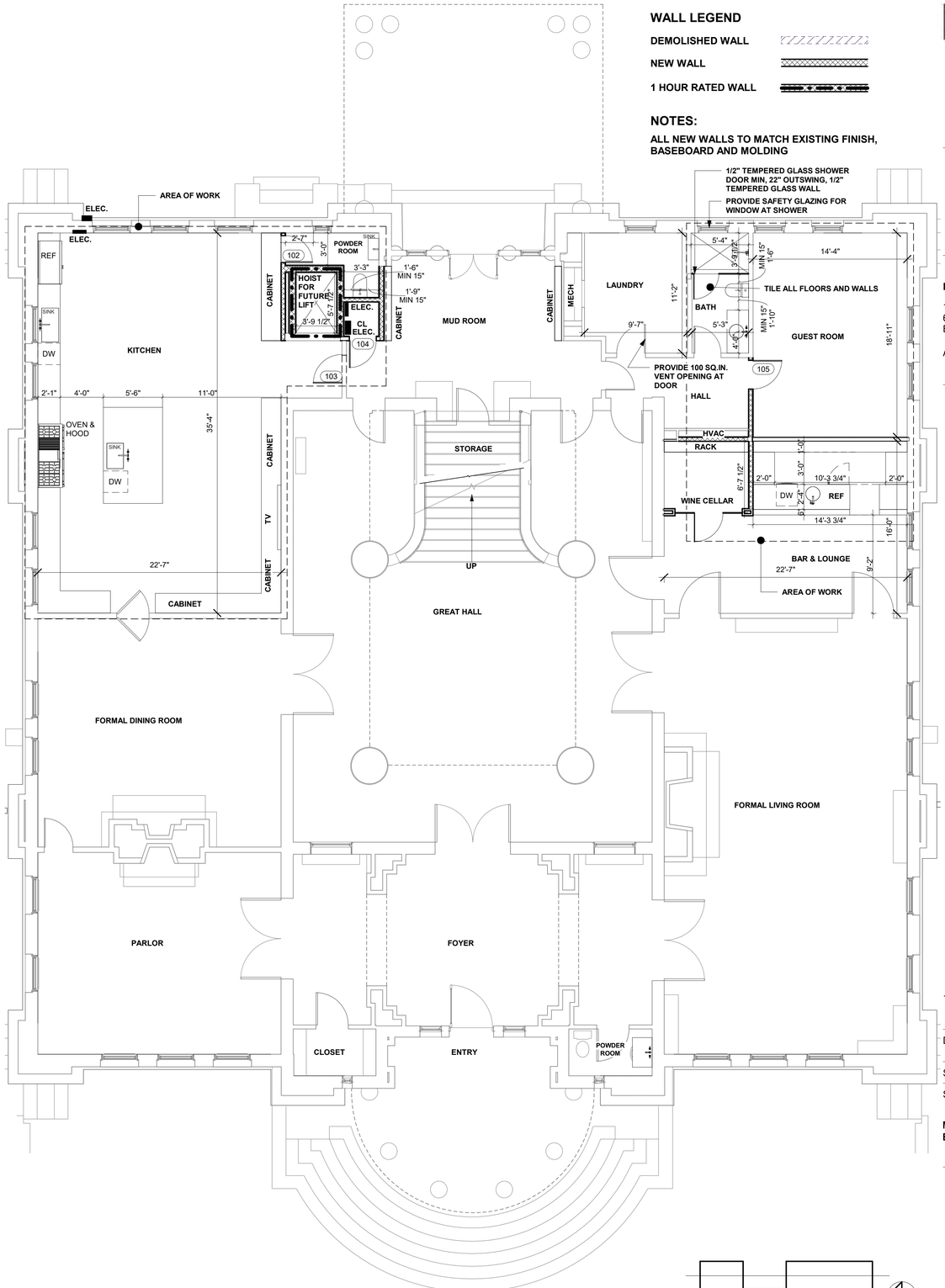
Sheet Title

SITE PLAN PROPOSED

A101



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



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

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

0' 4' 8' 16'

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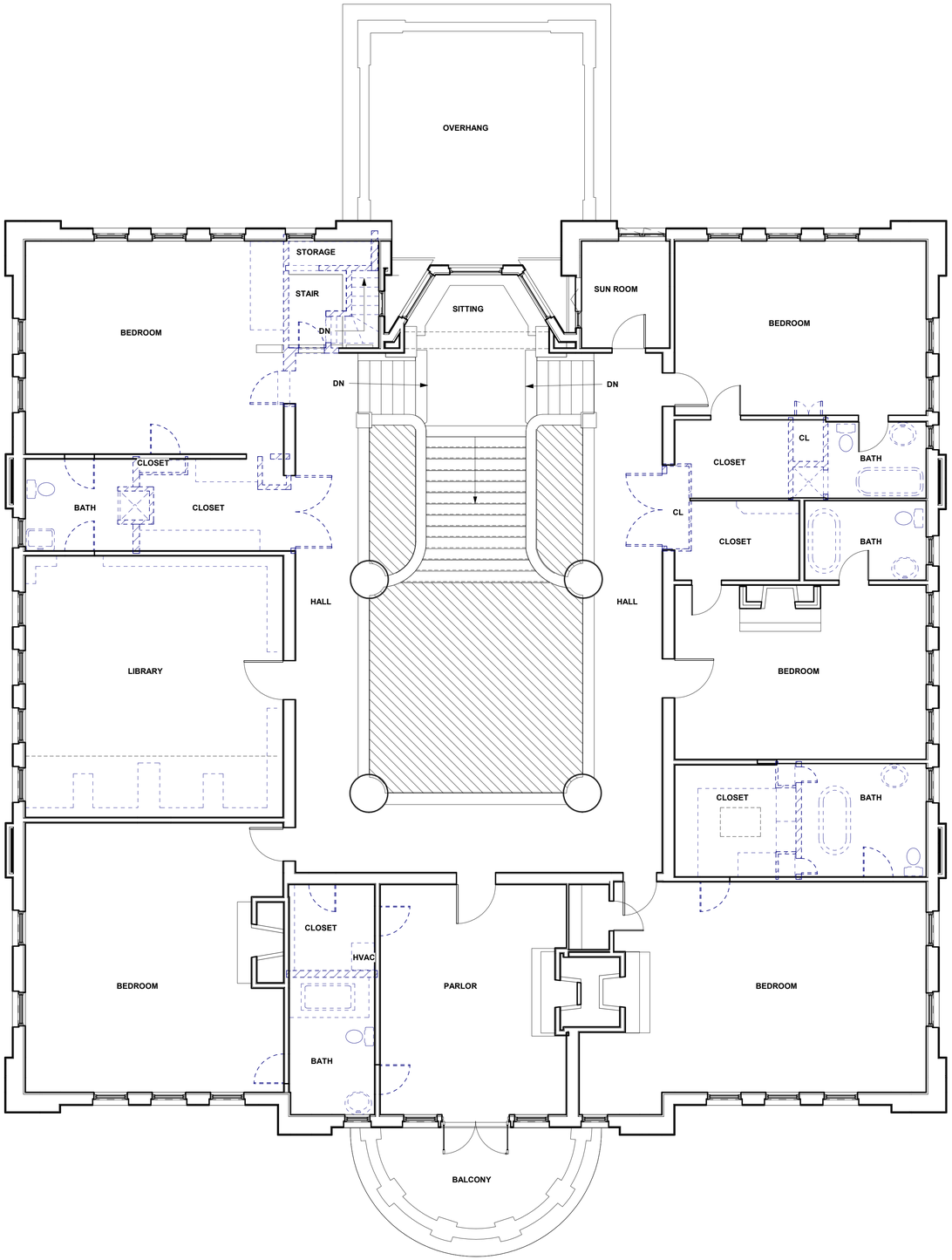
Scale: As indicated

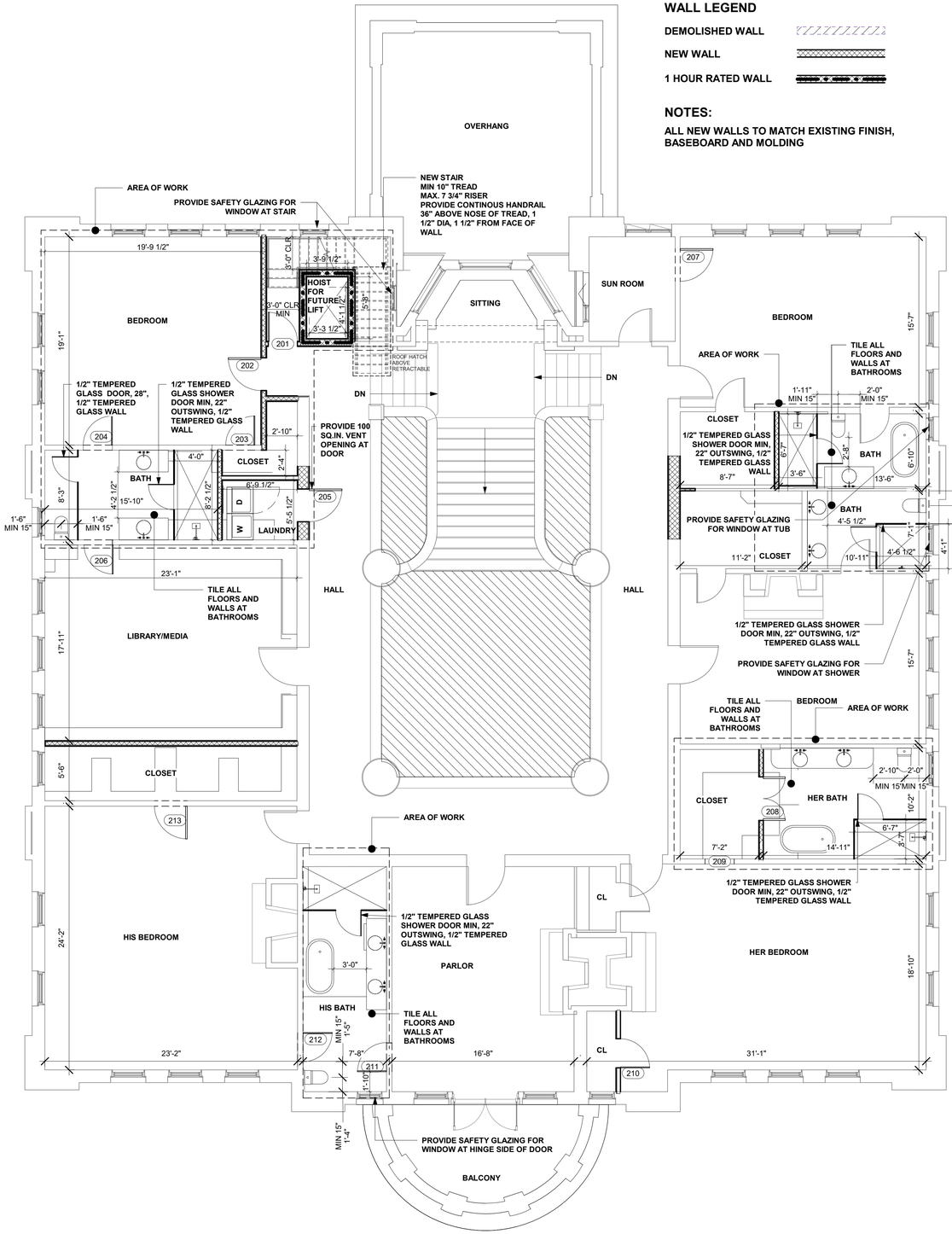
Sheet Title

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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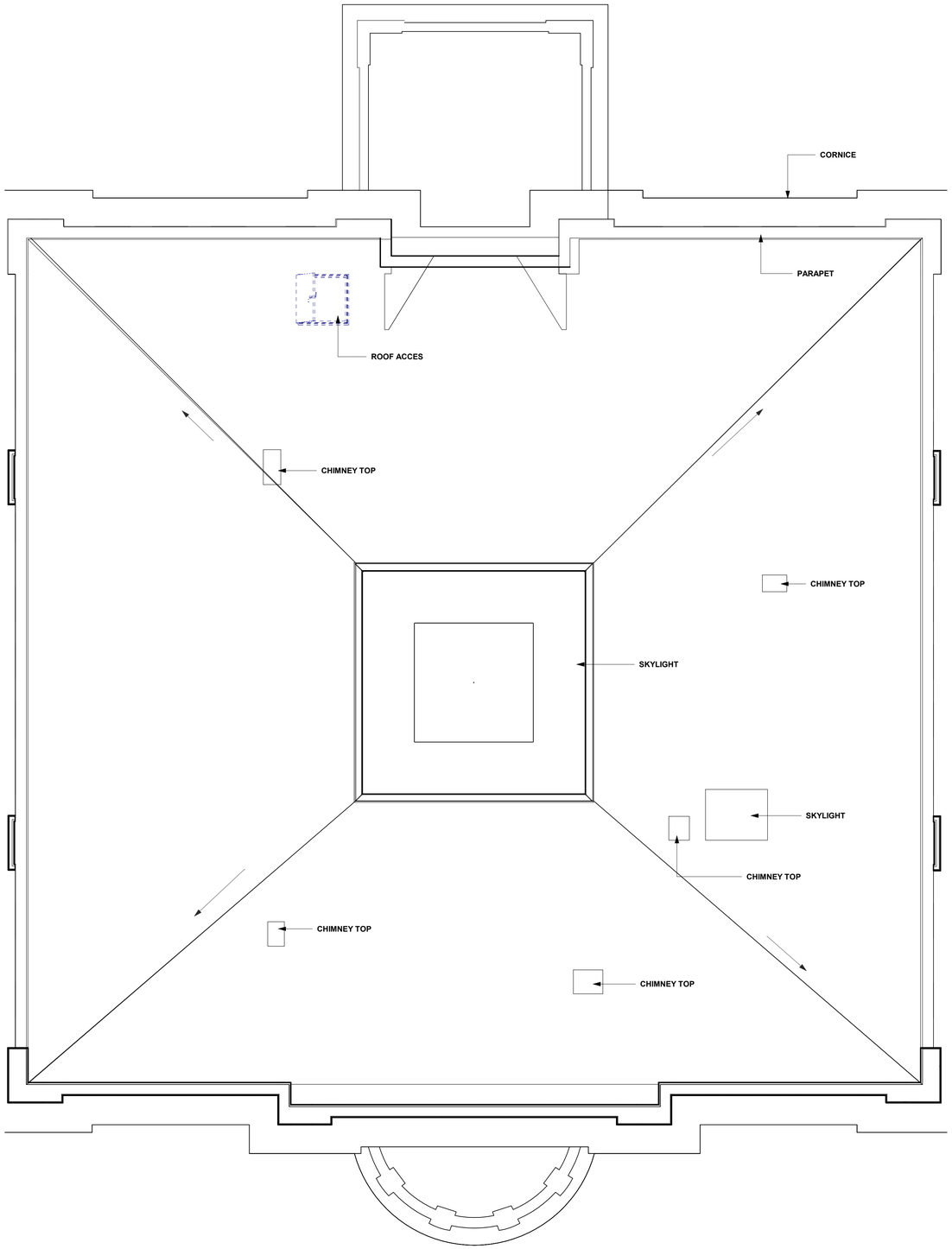
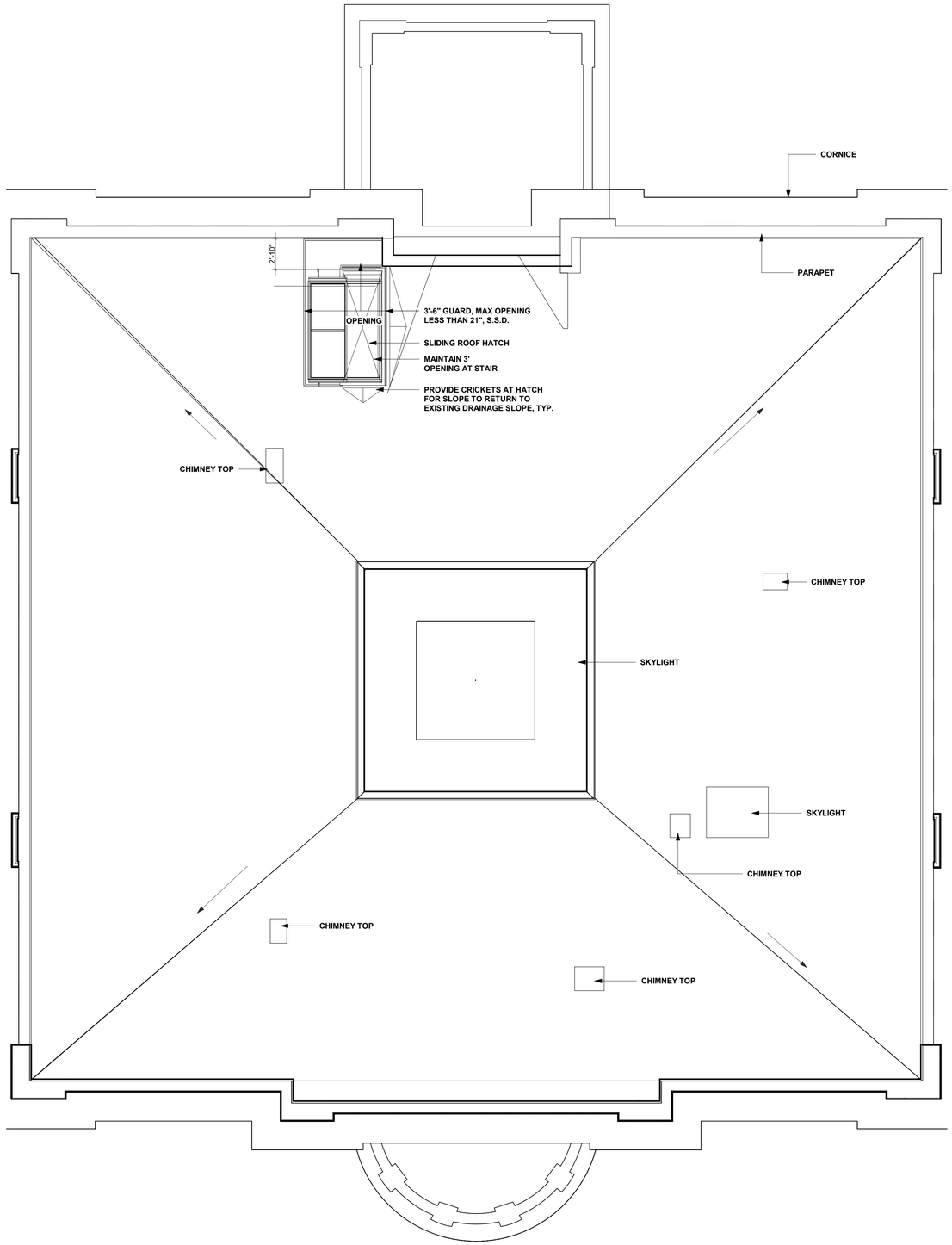
Sheet Title

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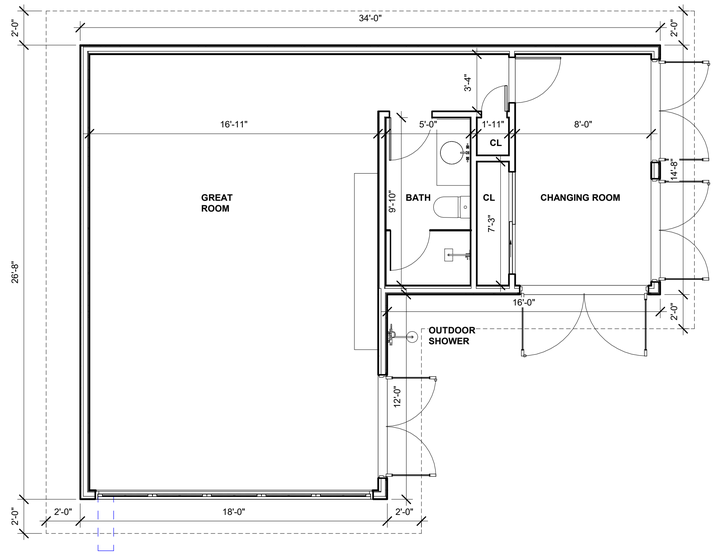
Scale: 3/16" = 1'-0"

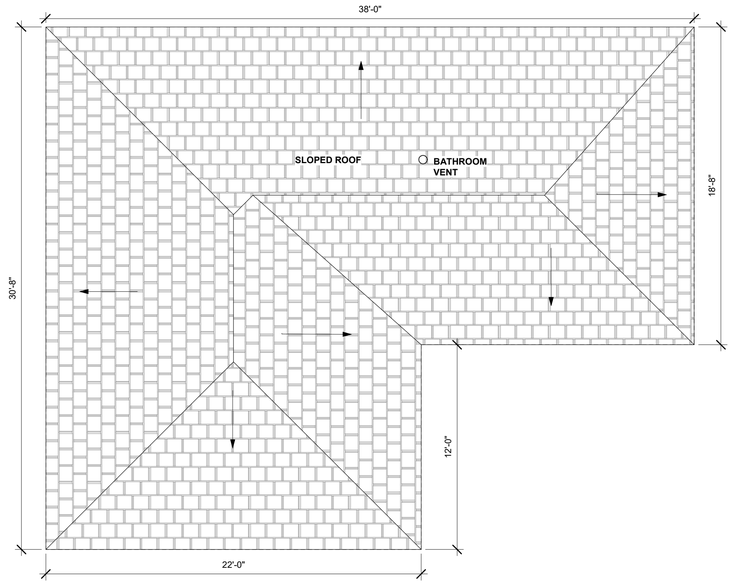
Sheet Title

MAIN ROOF PLANS - EXISTING & PROPOSED

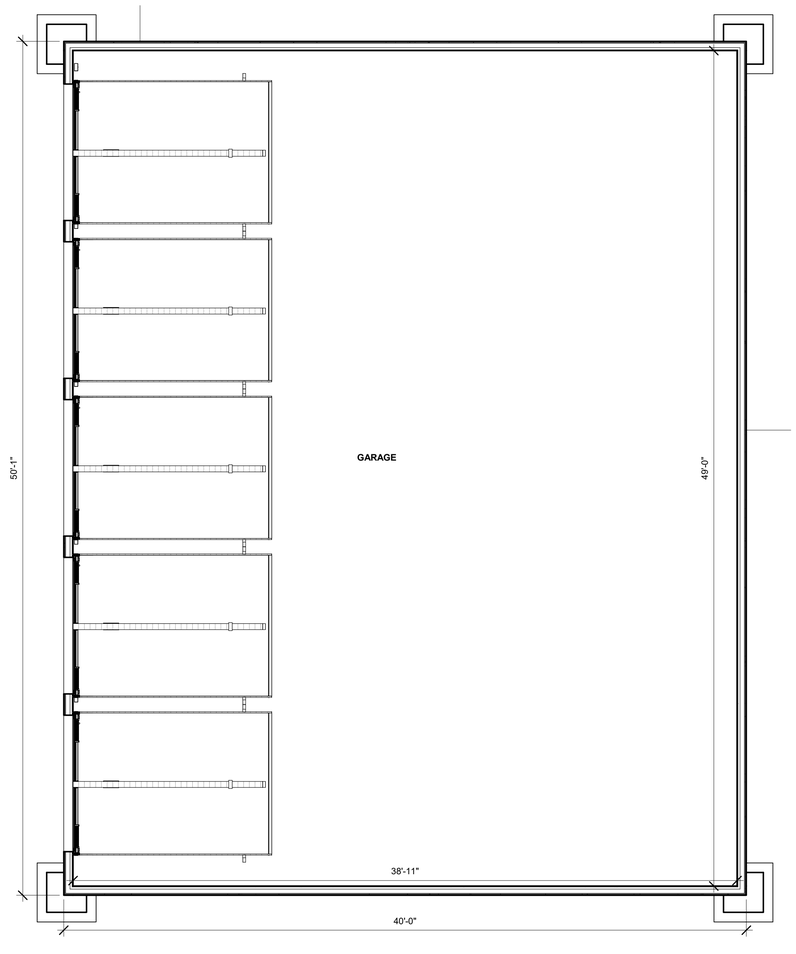
A104



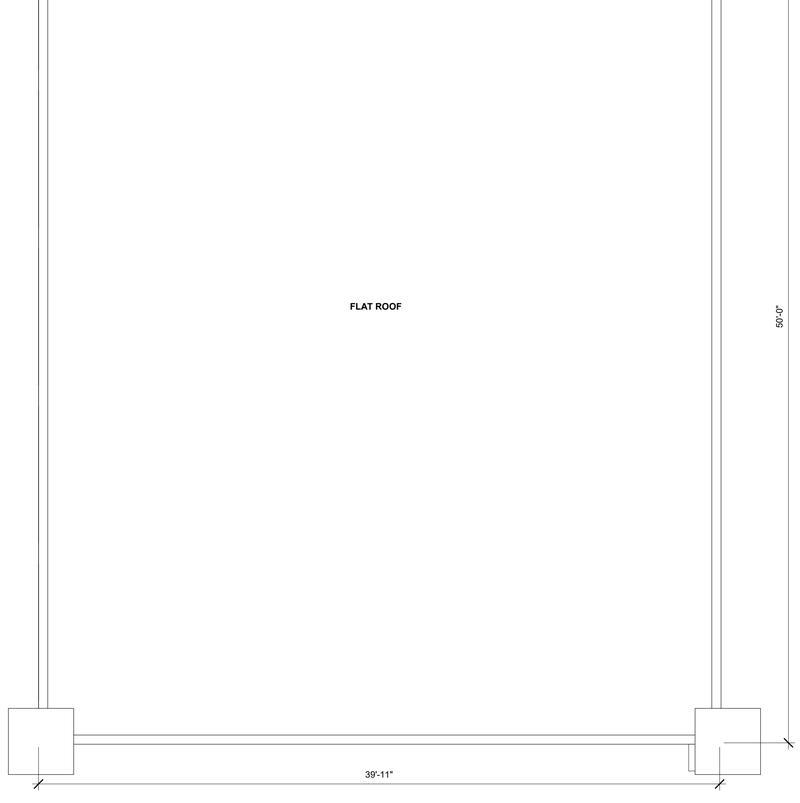
3 POOL HOUSE FLOOR
1/4" = 1'-0"



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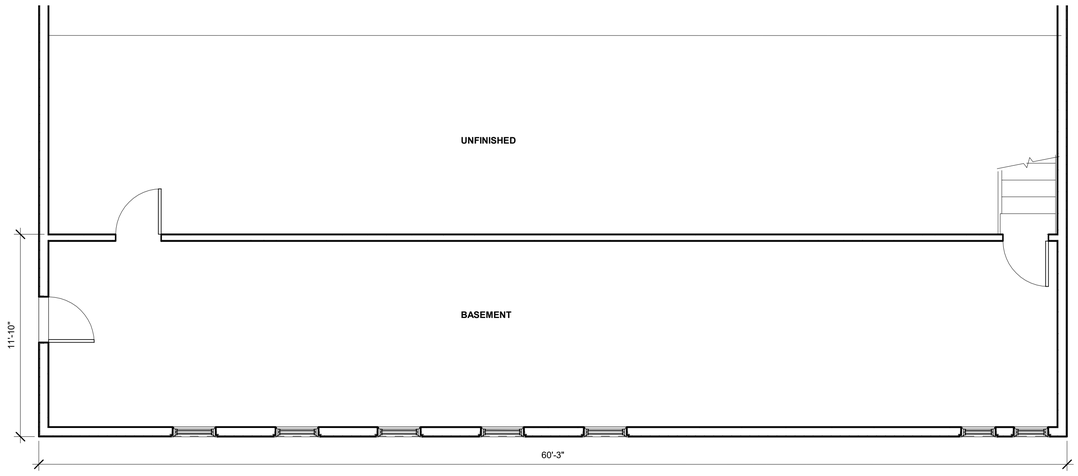
Scale: 1/4" = 1'-0"

Sheet Title

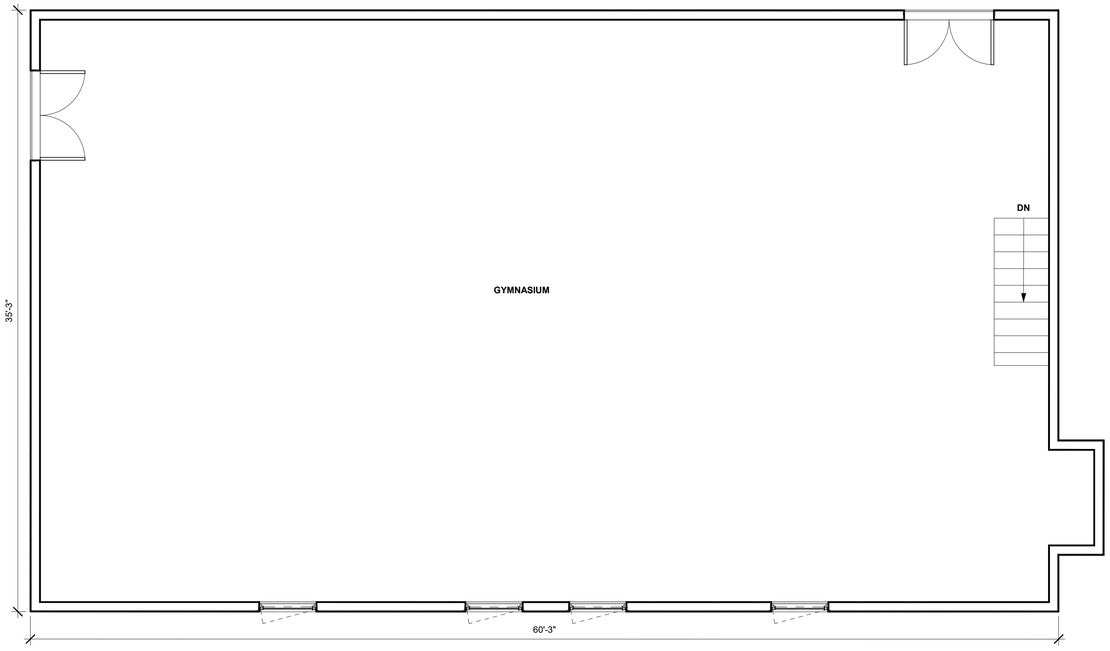
POOL HOUSE & GARAGE PLANS - PROPOSED

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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Sheet Title

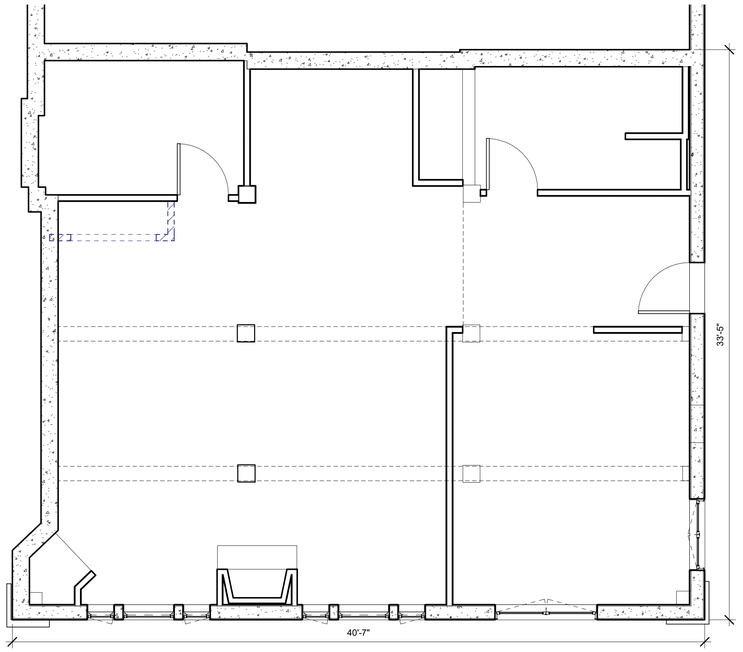
GYMNASIUM PLANS - EXISTING

A106

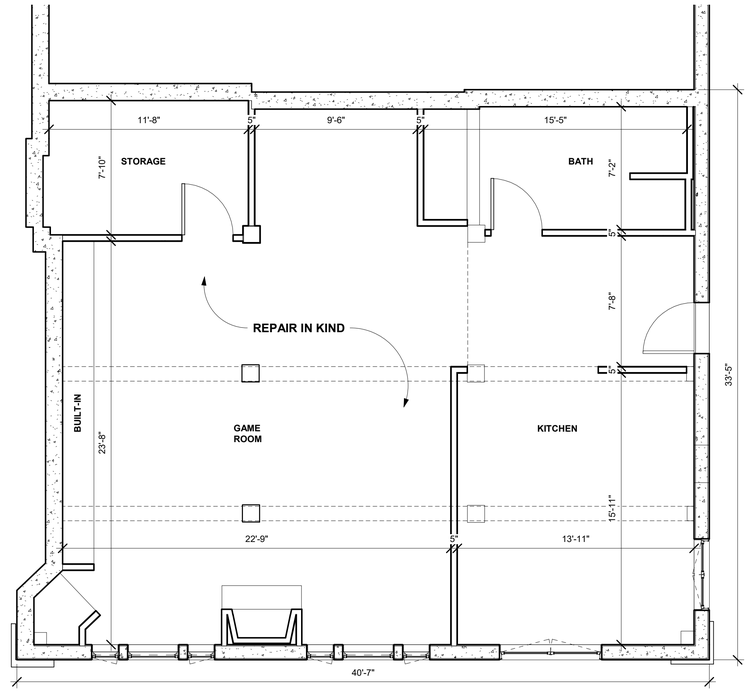
WALL LEGEND

DEMOLISHED WALL

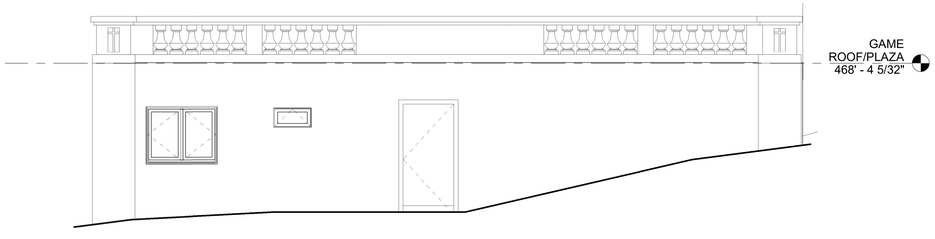
EXISTING WALL



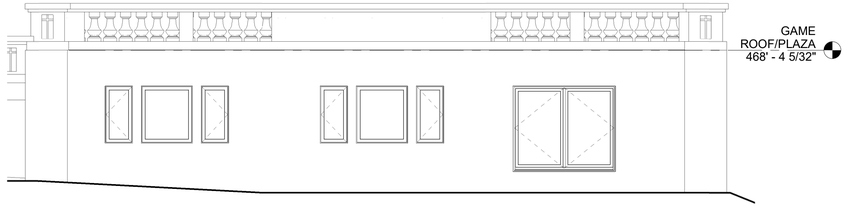
1 GAME ROOM EXISTING & DEMOLITION
1/4" = 1'-0"



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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645 ARLINGTON AVENUE
BERKELEY, CA 94707

APN: 62-2916-60-4

Rev | Description | Date

1960 SAN ANTONIO AVENUE

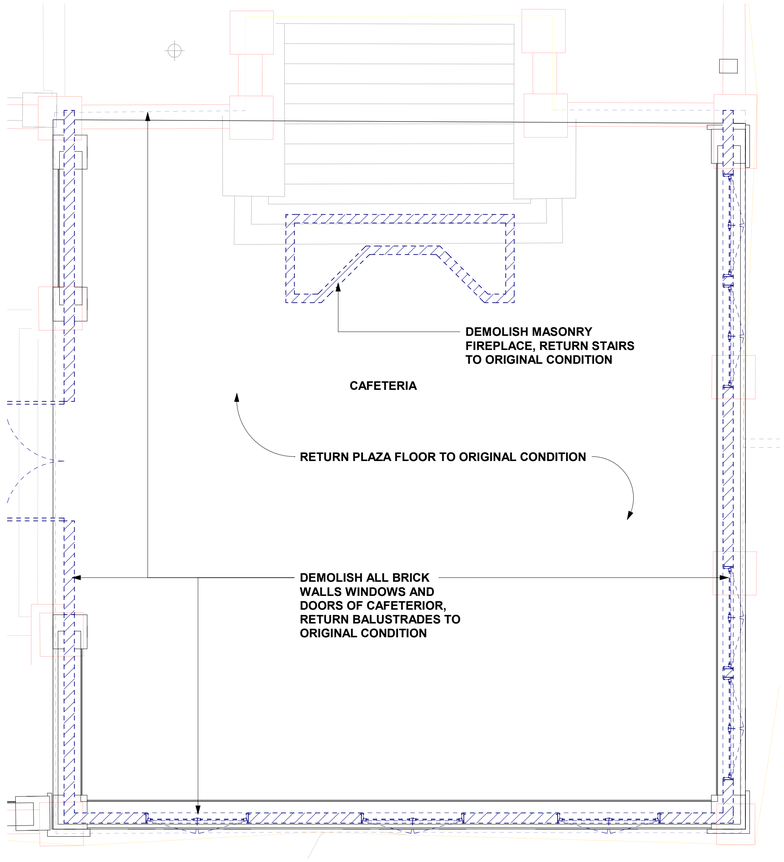
Date: 5/25/2022 12:52:33 AM

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

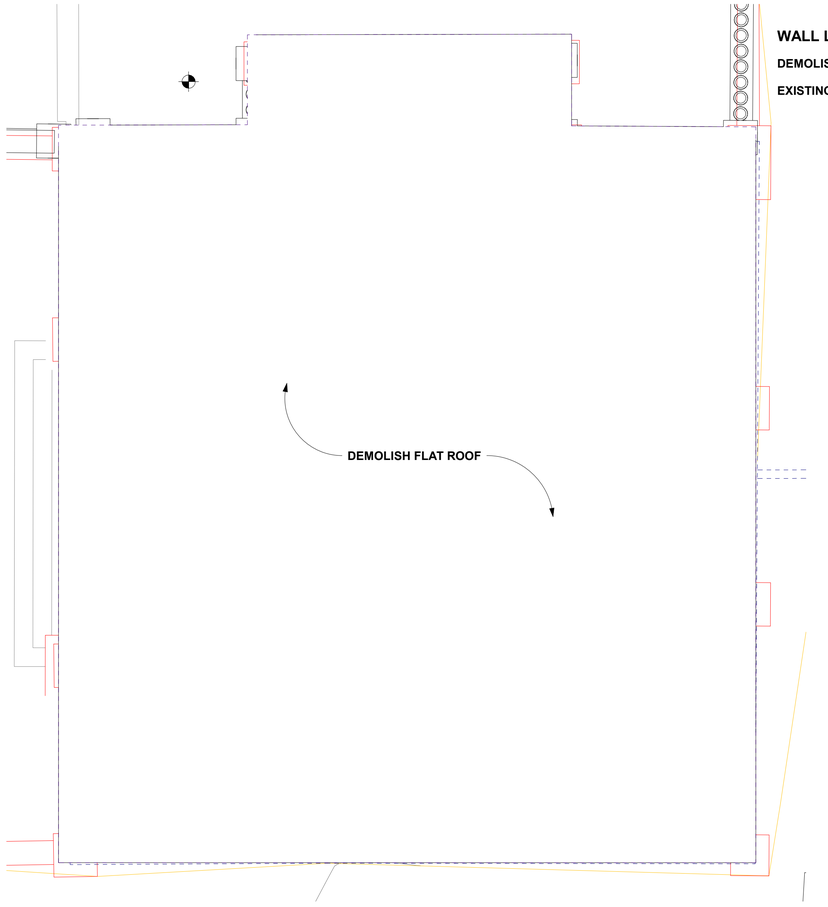
Sheet Title

GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED

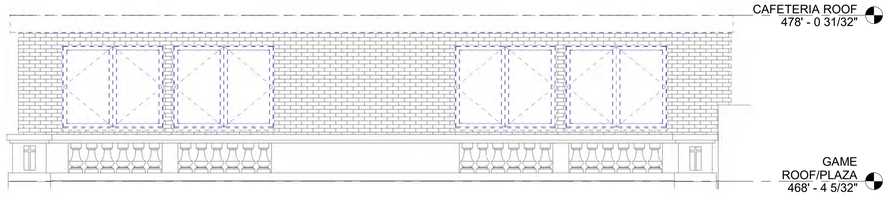
A107



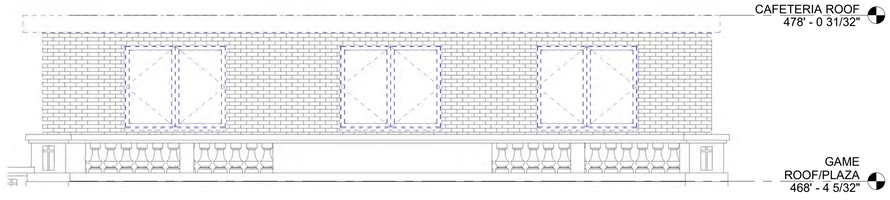
1 CAFETERIA - DEMOLITION
1/4" = 1'-0"



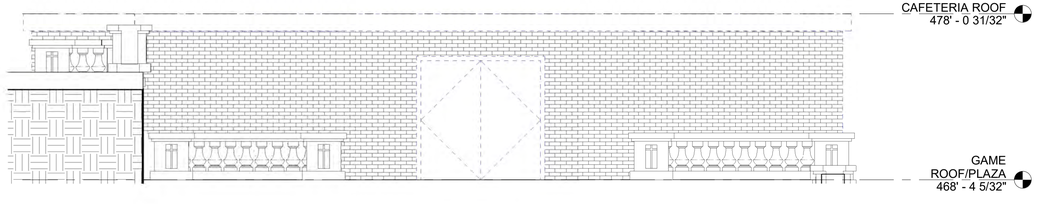
2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"



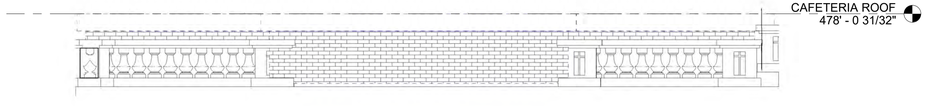
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



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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Date

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Rev

1960 SAN ANTONIO AVENUE

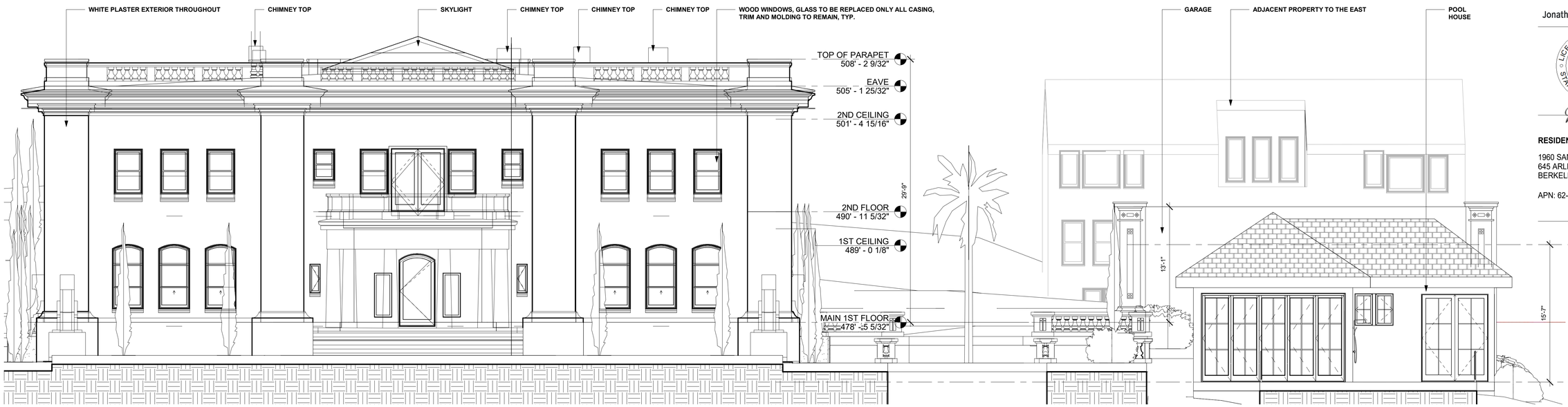
Date: 5/25/2022 12:52:04 AM

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

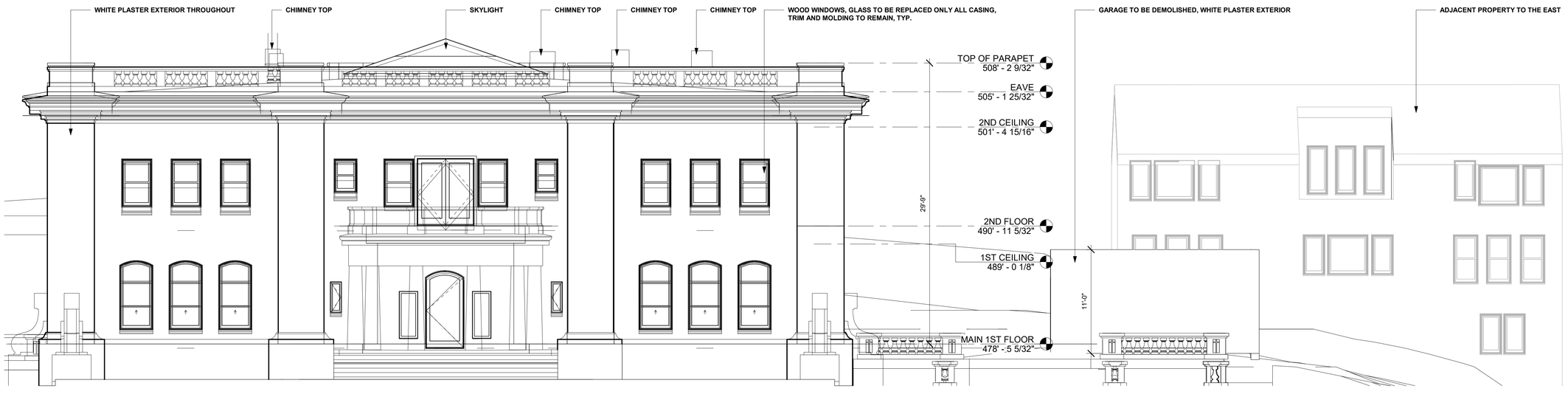
Sheet Title

CAFETERIA - DEMOLITION

A108



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



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

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1960 SAN ANTONIO AVENUE

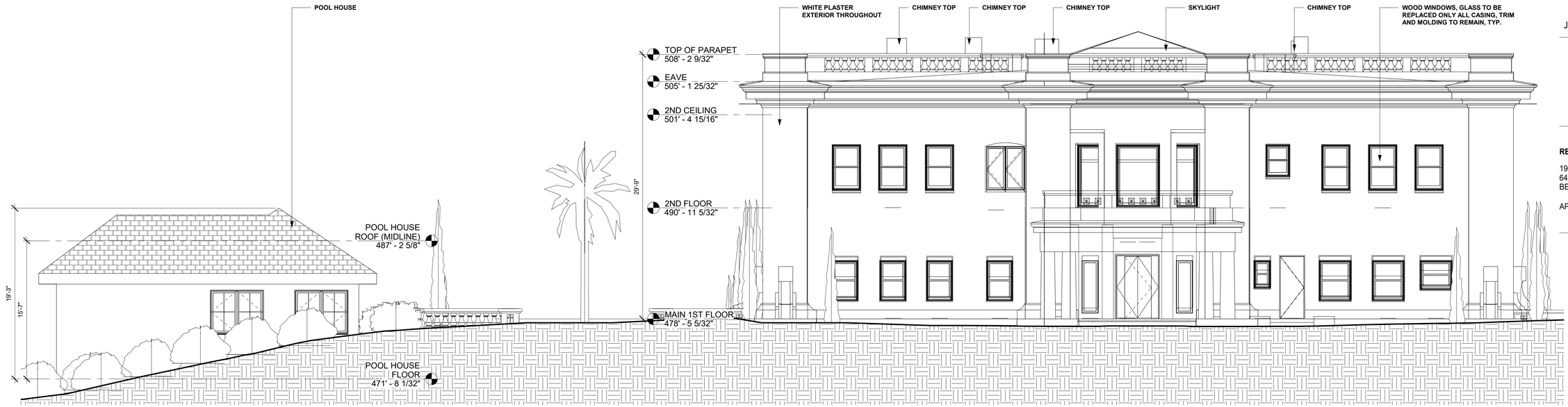
Date: 3/17/2022 8:31:32 AM

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

Sheet Title

MAIN ELEVATIONS WEST - EXISTING

A201



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

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

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

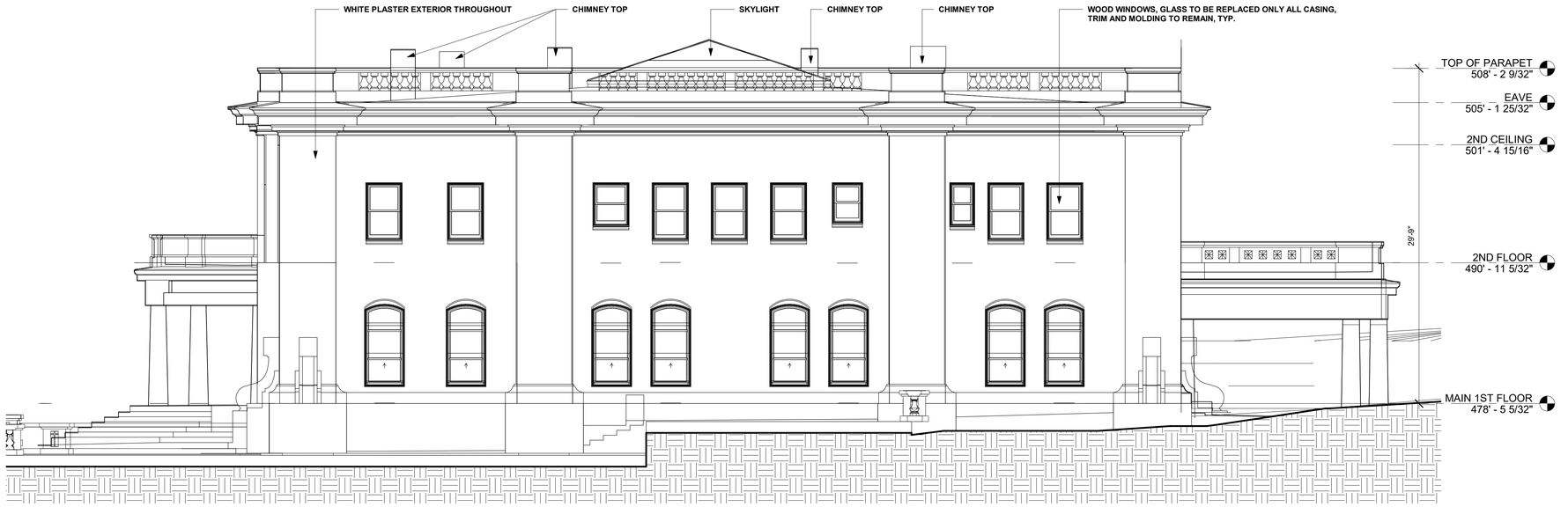
Date: 3/17/2022 8:31:36 AM

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

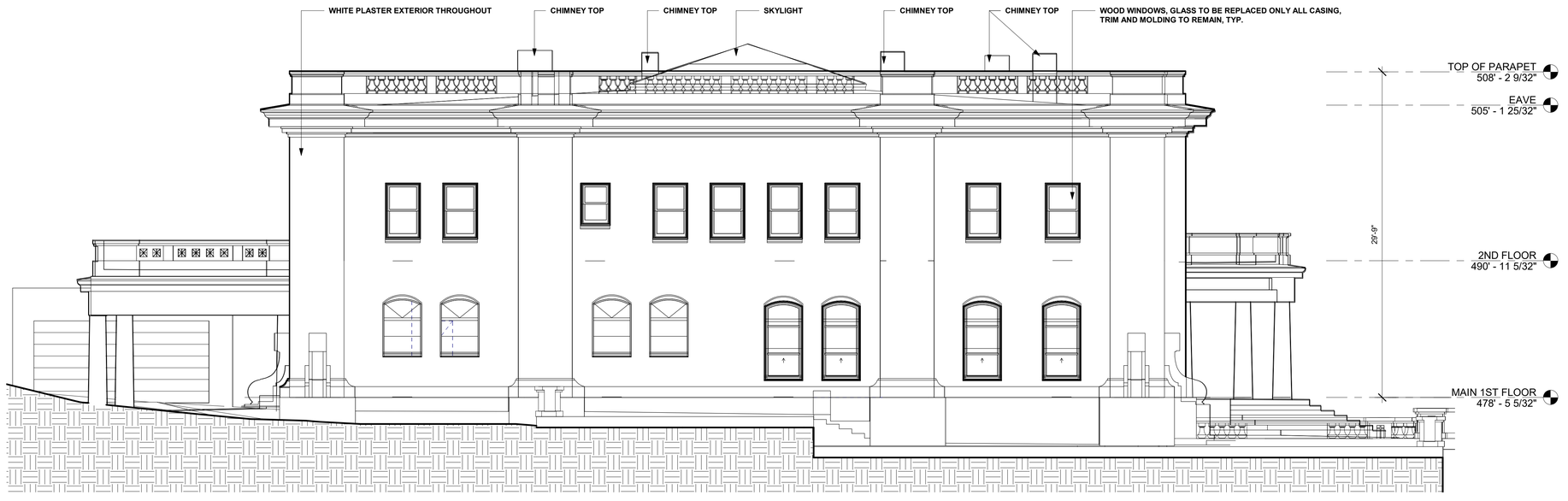
Sheet Title

MAIN ELEVATIONS EAST - EXISTING

A202



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



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

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

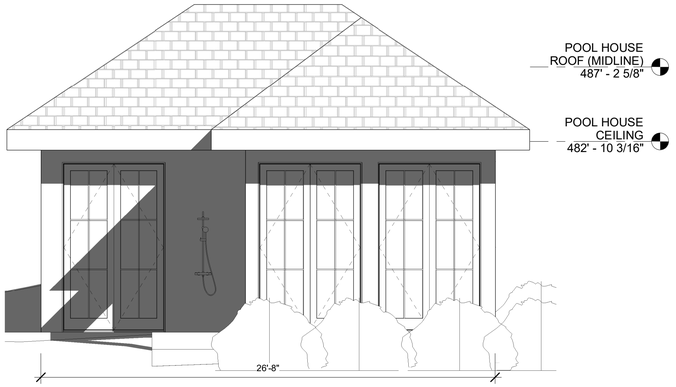
Date: 3/17/2022 8:31:39 AM

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

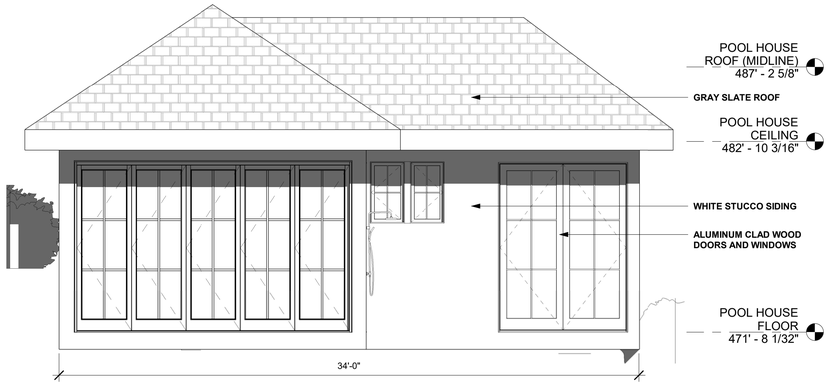
Sheet Title

MAIN ELEVATIONS NORTH & SOUTH - EXISTING

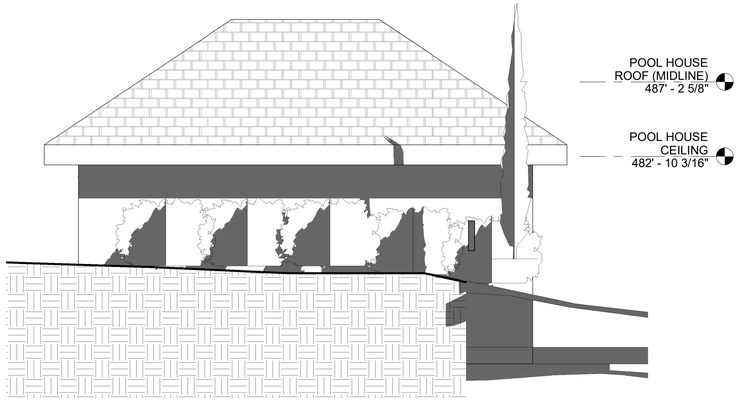
A203



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"

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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 3/17/2022 8:31:44 AM

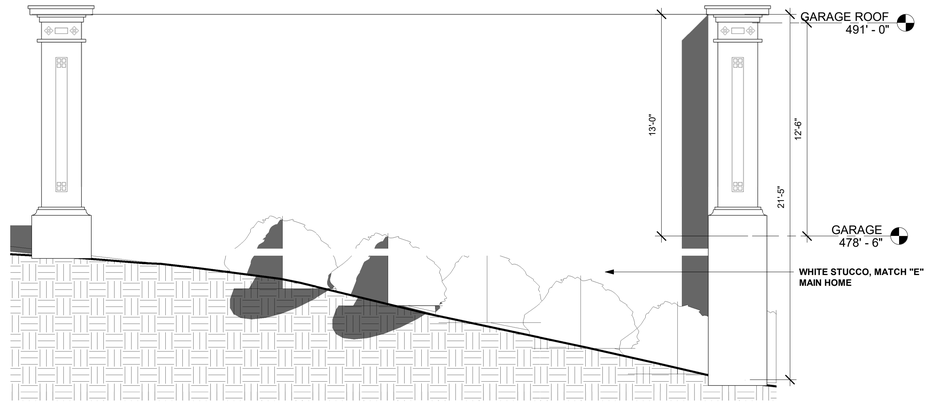
Scale: 1/4" = 1'-0"

Sheet Title

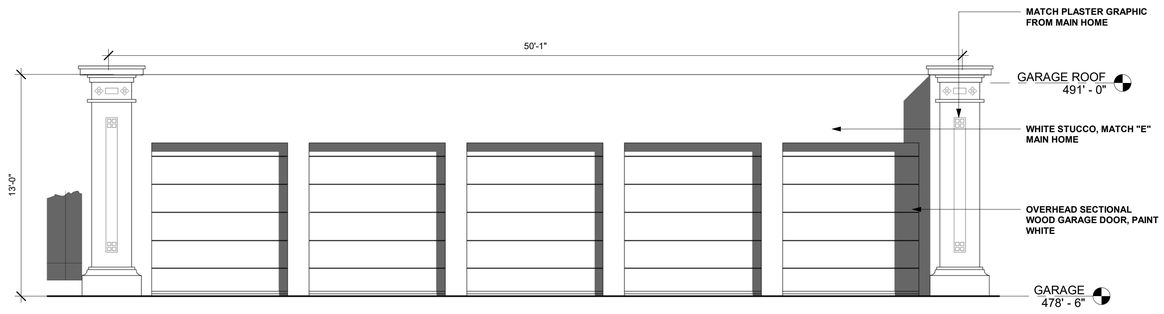
POOL HOUSE ELEVATIONS - PROPOSED

A204

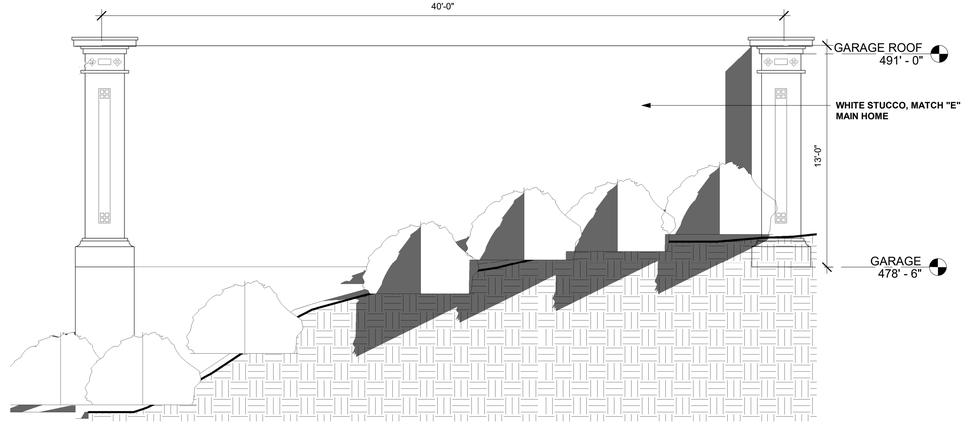
1 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



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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1960 SAN ANTONIO AVENUE

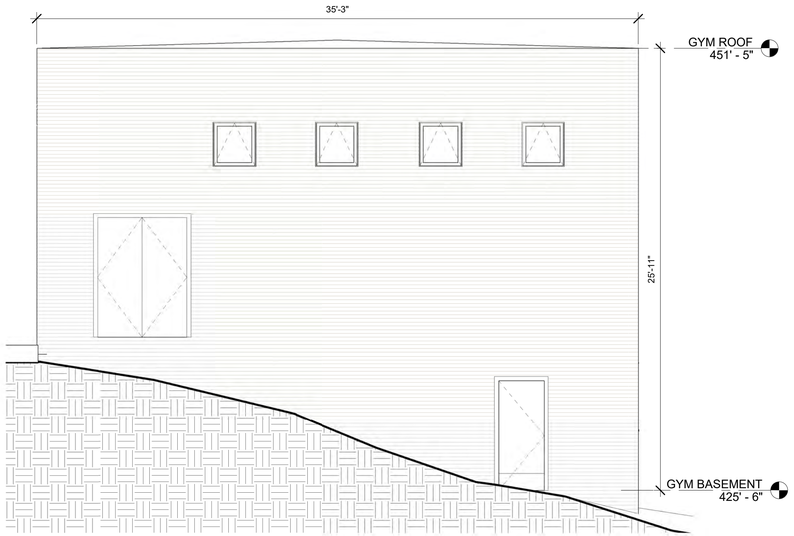
Date: 5/25/2022 12:58:49 AM

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

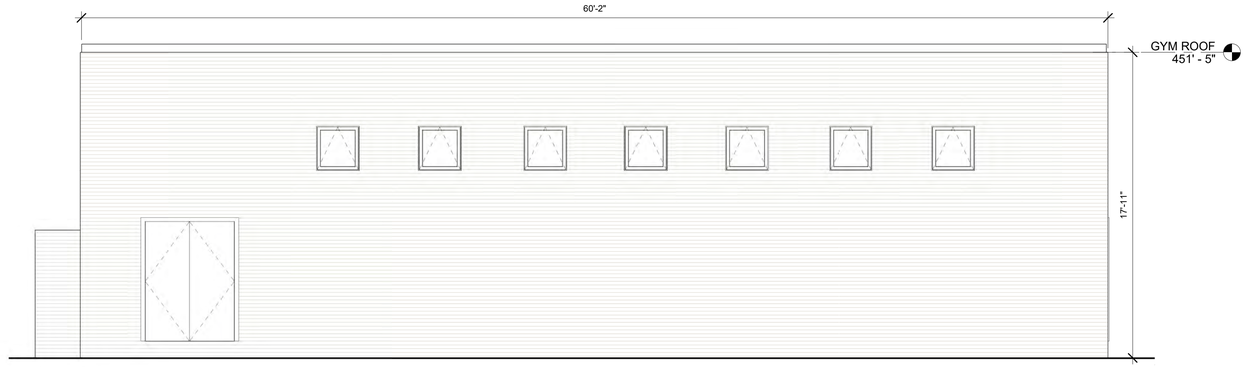
Sheet Title

GARAGE ELEVATIONS - PROPOSED

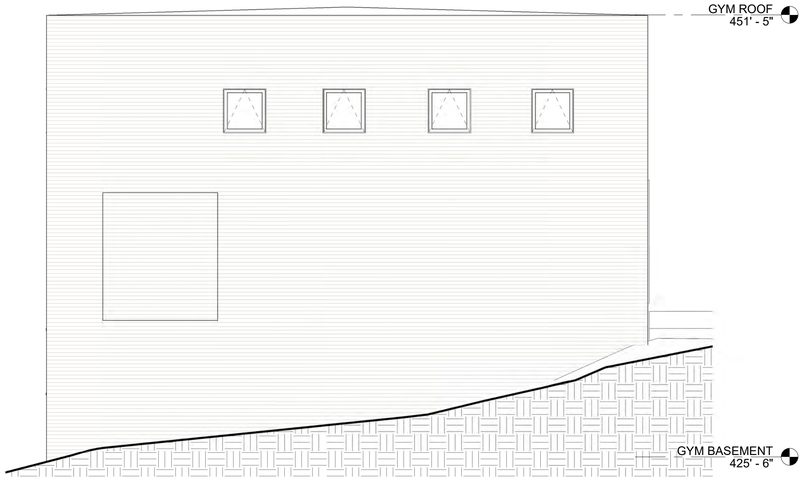
A205



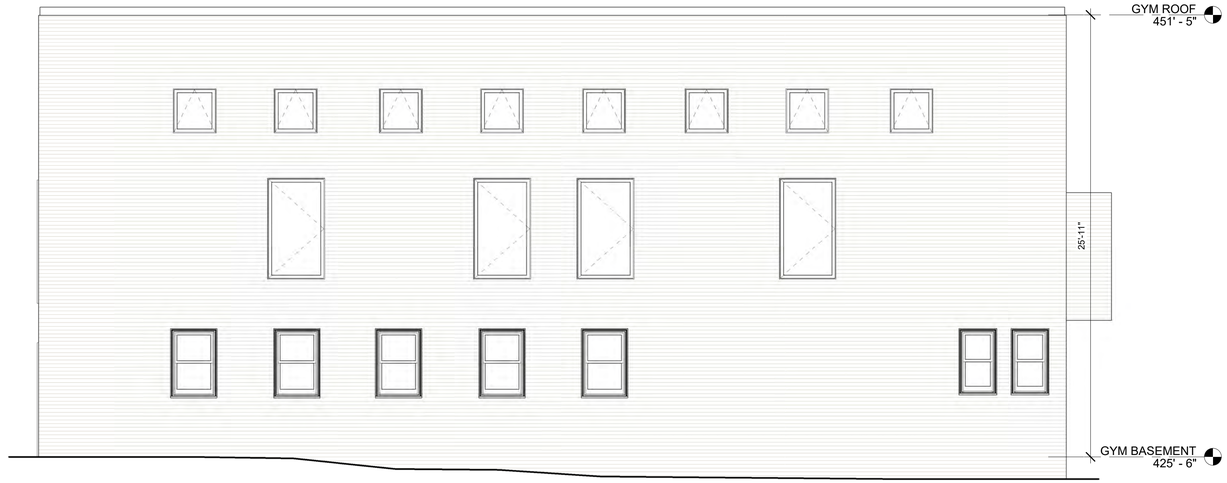
1 GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



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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1960 SAN ANTONIO AVENUE

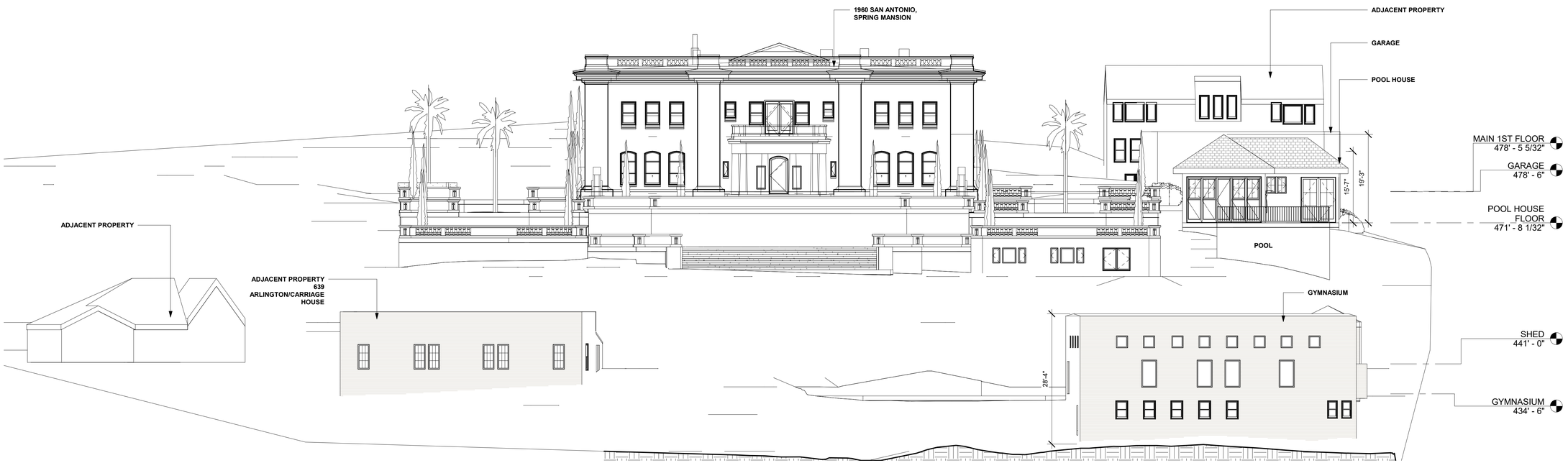
Date: 5/25/2022 12:59:30 AM

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

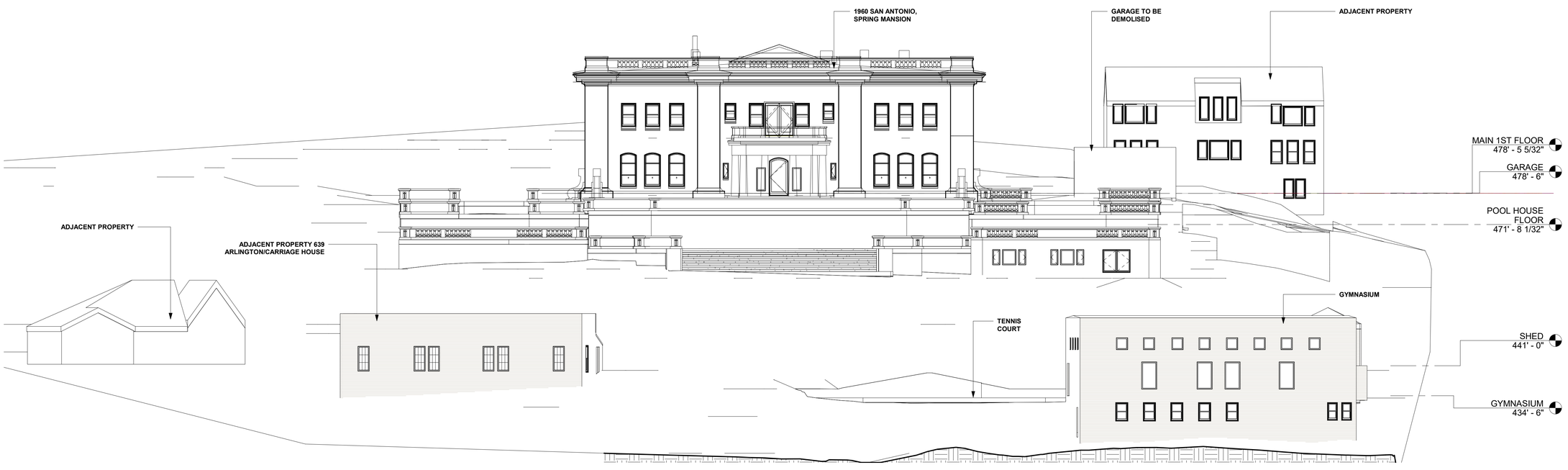
Sheet Title

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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1960 SAN ANTONIO AVENUE

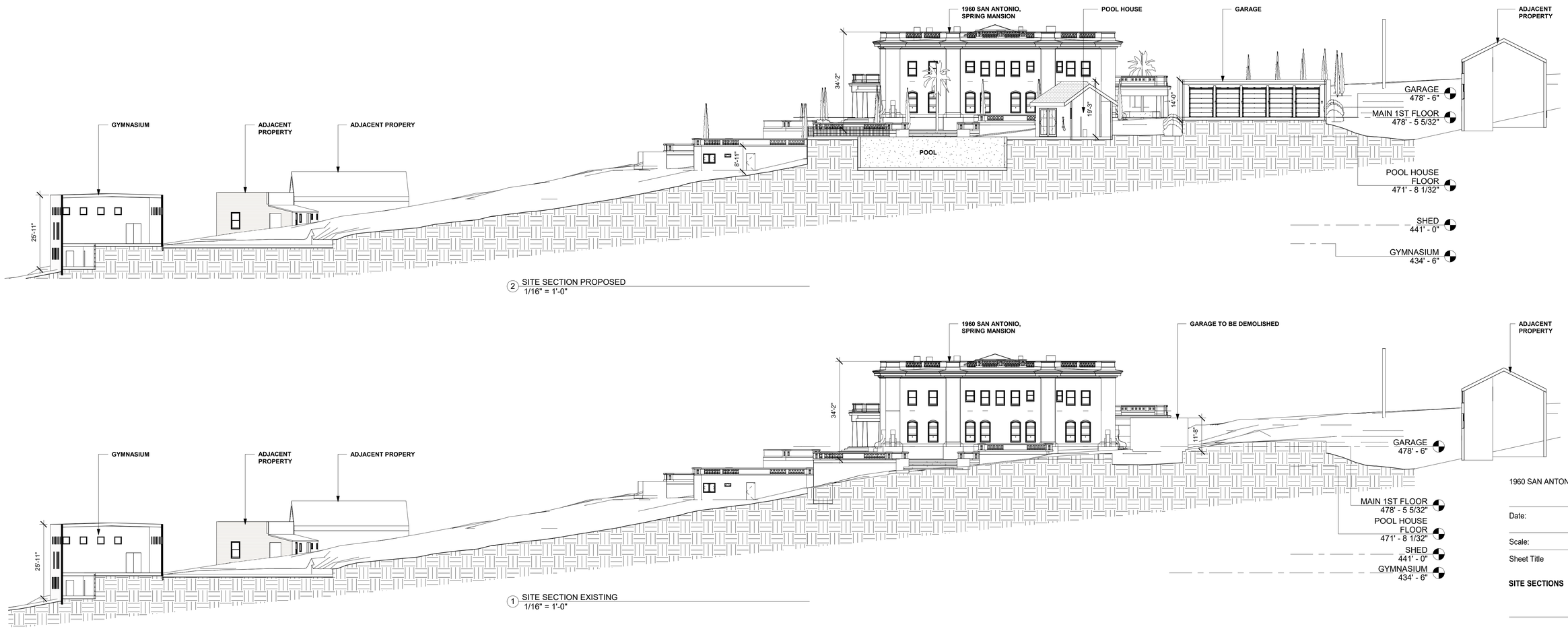
Date: 3/17/2022 8:32:01 AM

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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A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

Date: 3/17/2022 8:32:14 AM

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

Sheet Title

SITE SECTIONS

A302

From: Audean Ghanbari
To: Crane, Fatema
Cc: Bahadour Zarrin; Cyn Stout; Riemer, Allison
Subject: Re: B2021-04915: Landmark Questions
Date: Friday, June 10, 2022 4:32:05 PM
Attachments: Revised Applicant Statement.pdf

Hi Fatema,

I hope you're doing well.

Apologies in the delay in getting the Yellow Poster photos to you..we've been hit with back to back covid related issues.

Please see the attached images and let me know if you have any questions. They've been installed at each end of the property (San Antonio and Arlington).

I've also attached a revised Applicant Statement for you to review, if we can add this as the one that fulfills the requirement (we've addressed Landmark standards).

Please let me know your thoughts and if you have any questions.

Be in touch soon,
Thank you.

PROPOSED PROJECT

On Wed, May 4, 2022 at 10:33 AM Crane, Fatema <FCrane@cityofberkeley.info> wrote:

> Thank you.
>
> Calling now….
>
> **From:** Audean Ghanbari <audean@paymun.com>
> **Sent:** Wednesday, May 04, 2022 10:12 AM
> **To:** Crane, Fatema <FCrane@cityofberkeley.info>
> **Cc:** Bahadour Zarrin <ben@paymun.com>; Cyn Stout <cynthia@paymun.com>; Riemer, Allison <ARiemer@cityofberkeley.info>
> **Subject:** Re: B2021-04915: Landmark Questions
>
> Hi Fatema,

Yes, that sounds good. We will be awaiting your call at 10:30am.

Be in touch soon,
Thanks.

On Wed, May 4, 2022 at 10:06 AM Crane, Fatema <FCrane@cityofberkeley.info> wrote:

> Good morning.
>
> Are you free for a call at 10:30AM?
>
> Please advise. Looking forward to your response.
>
> Sincerely,
>
> Fatema Crane
>
> City of Berkeley
>
> **From:** Audean Ghanbari <audean@paymun.com>
> **Sent:** Monday, May 02, 2022 1:28 PM
> **To:** Crane, Fatema <FCrane@cityofberkeley.info>
> **Cc:** Bahadour Zarrin <ben@paymun.com>; Cyn Stout <cynthia@paymun.com>; Riemer, Allison <ARiemer@cityofberkeley.info>
> **Subject:** Re: B2021-04915: Landmark Questions
>
> Hi Fatema,
>
> I hope you're doing well.
>
> We will look forward to your call on Wednesday.
>
> Be in touch soon,
> Thank you.

On Wed, Apr 27, 2022 at 10:15 PM Bahadour Zarrin <ben@paymun.com> wrote:

> Hi Fatema,
>
> Thank you for your reply and update. We will work on the Landmark application and package.
>
> 1) We wanted to find out from you if it's best we submit the plans separated and seek diff. approvals and permits for each of the following:
>
> - Pool
>
> - Pool House
>
> - Garage
>
> Our fear is approval process may take longer for one structure over the other one and we don't want all to be delayed over that one that may be taking longer. Also to get the project finalized it's easier if they are on different permits. Please let us know if you think and agree with us that it is a better idea to split these on diff. submittals.
>
> 2) Also will you or Allison please tell us the overall process and how long it will take to get the submittal reviewed through Landmark committee approval?
>
> 3) Lastly do you think pool would need AUP? This be another benefit if we split the plans then some of these requirements may not apply to all 3 proposed structures.
>
> Please let us know your thoughts. Thank you
>
> **BAHADOUR (BEN) ZARRIN**
>
> CEO & Real Estate Broker | Developer

BRE LIC. #01425645 | GBC LIC. #991725

C 209.815.7000
O 925.587.2140
25 Orinda Way, Suite 200
Orinda, CA 94563

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On Wed, Apr 27, 2022 at 6:26 PM Crane, Fatema <FCrane@cityofberkeley.info> wrote:

> Audean,
>
> Hello.
>
> I'm sorry to have missed your call today. I'll be out of the office for a few days, returning Wednesday, May 4. I'll give you a call on Wednesday morning upon my return.
>
> Meanwhile, if the matter are urgent, then you can talk with Allison Riemer, Associate Planner, about the SAP and AUP submittal process. She is copied here, and her direct number is 510-981-7433.
>
> Thank you.
>
> Sincerely,
>
> Fatema
>
> ---
>
> Fatema Crane (pronouns: s/her)
>
> Senior Planner/LPC Secretary
>
> City of Berkeley
>
> Direct tel.: 510-981-7413

Office tel.: 510-981-7410

As a cost savings measure, non-essential City services (including Land Use Planning) are closed on the second Friday of each month in 2022. Please also note these upcoming City holiday closures and observances: Lincoln's Birthday, Fri., Feb. 11; Washington's Birthday, Mon., Feb. 21; Malcom X Day, Fri., May 20; Memorial Day, Mon., May 30.

In order to curtail the spread of the COVID-19 virus, the City has limited in-person services and encourages social distancing in accordance with the multi-county health officers' mandates; please refer to the City's website for the latest information:

https://www.cityofberkeley.info/home.aspx

https://www.cityofberkeley.info/covid19/

From: Audean Ghanbari <audean@paymun.com>
Sent: Wednesday, April 27, 2022 2:41 PM
To: Crane, Fatema <FCrane@cityofberkeley.info>
Cc: Bahadour Zarrin <ben@paymun.com>; Cyn Stout <cynthia@paymun.com>
Subject: B2021-04915: Landmark Questions

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Fatema,

I hope you're doing well.

I left you a Voicemail earlier, but wanted to follow up with an email to try and get on a call with you to discuss some topics on our application.

I had a few questions specifically related to Landmark topics.

I would like to get your suggestions on plan submissions, colors and material boards for each structure, and AUP/SAP for the proposed Pool.

Please let me know your thoughts when you get a chance.

Be in touch soon,
Thank you.
--

AUDEAN GHANBARI

Realtor® & Project Engineer

DRE *#02158994*

C 510.375.0833
O 925.587.2140
25 Orinda Way, Suite 200
Orinda, CA 94563

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AUDEAN GHANBARI

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25 Orinda Way, Suite 200
Orinda, CA 94563

The information in this email is intended solely for the attention and use of the named addressee. This message or any part thereof must not be disclosed, copied, distributed, or retained by any person without authorization of the addressee.

--

AUDEAN GHANBARI

Realtor® & Project Engineer

DRE *#02158994*

C 510.375.0833
O 925.587.2140
25 Orinda Way, Suite 200
Orinda, CA 94563

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DRE *#02158994*

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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 product that is being intended.

All together, we are proposing the construction of a new Garage, Pool House, and Pool. The historical Gym on the property is not yet being proposed for any change in this round of submittals. The existing carriage house 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.

As the current garage is only able to fit 1 car, we feel our proposed 4-car garage is more than acceptable for a property of this size. Being one of the biggest residential estates in Berkeley, the proposition of a 4-car 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 all abandoned buildings, along with upgrading the entirety of the landscape. This will not only improve the quality of the property and neighborhood, but also remove previous eye sores from locals and improve overall morale. All built using the same elements, it is important to upgrade these structures to match the design of the main house (keeping historical elements more than alive).

By completing the full construction of the Garage, Pool House, and Pool, the historical features of the property are revived and the life that was missing from the beautiful estate would be brought back as each area would have the capability to reach its full potential.

Berkeley Municipal Code, Chapter 3.24 and the applicable Standards as set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties:

All standards for the treatment of historical properties were taken heavily into consideration when designing the project through use of preservation, rehabilitation, and restoration in new and repaired structures. All notable standards were addressed in the design by conforming to original designs by using similar styles as used throughout the existing property. All details were thought about in great detail to ensure the property is able to successfully intertwine new structures with original design, all while being able to distinguish the differences between old and new. We have orchestrated a heavily detailed plan to properly communicate our efforts in wanting to achieve similar styles and looks throughout the property.

Thank you.

Planning and Development
Land Use Planning Division

June 27, 2022

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

RE: Applications for Administrative Use Permit (ZP) 2022-0070 & Structural Alteration Permit (LMSAP) 2022-0005

To demolish a detached garage at the Spring Mansion City Landmark residential property, and to construct a new garage, a new accessory building (pool house), and a new below-grade swimming pool in the R-1 (H) zoning district.

Dear Applicant,

I reviewed both applications referenced above - thank you for your submittals. Unfortunately, I am unable to continue my review as the applications are incomplete, pursuant to Gov't Code section 65943, and require more information. In order to proceed, we must address that matters that I have outlined below. Please carefully consider the items on this list and then contact me with any questions or concerns.

1. SOI Standards for Rehabilitation. The proposed project must adhere to the Secretary of the Interior's (SOI) Standards for Rehabilitation of historically significant properties. Please prepare and submit a complete analysis of the project's compliance with all ten SOI Rehabilitation Standards. You must provide this analysis in accordance with the City's Structural Alteration Permit (SAP) Submittal Requirements and the CEQA Guidelines Section 15331 for *Historical Resources Restoration & Rehabilitation.* This information was omitted from your submittal on June 1, 2022.

   Be advised that the current design for the new garage structure appears to conflict with at least two of the SOI Rehabilitation Standards (see Standards #3 and 9) and, therefore, the proposed project design may require revision in order to receive a favorable staff recommendation and a categorical exemption from environmental review pursuant to CEQA.

   https://berkeleyca.gov/sites/default/files/2022-02/LPCAlterationPermitDesignReviewSubmittalRequirements.pdf

2. Conceptual Grading Plan. The proposed project appears to require grading in the area of the new swimming pool that would exceed 50 cubic yards of cut and/or fill. Therefore, this

application requires a conceptual grading plan, in accordance with Zoning Project Application Submittal Requirements Section 2, Item I. The requirements checklist is linked below for reference.

https://berkeleyca.gov/sites/default/files/2022-02/Zoning-Project-Application_Submittal-Requirements.pdf

The diagram provided as L6 on June 1, 2022, is incomplete and does not provide discernable grading information.

3. Clarified Scope of Work. This development project includes a proposal to construct a new garage of approximately 1,960 sq. ft. in total area that would accommodate as many as ten vehicles. However, your Applicant Statement submitted June 1, 2022, explains that the project proposes only a 4-car garage. Please clarify the discrepancy and revise the project materials as needed.

Advisory comment: Please be advised that additional queries may result from staff's review of the information requested here in.

This project is subject to SAP approval by the Landmarks Preservation Commission prior to any action on the pending zoning permit. Staff will coordinate and sequence the review of both applications as well as issuance of any final permits for this project.

We remind all applicants that they are responsible for the accuracy and completeness of all application materials. Incorrect or incomplete information may result in delay or denial of your application.

Once assembled, you should address your re-submittal package to my attention and deliver it to our receptionist in the Permit Service Center during regular business hours. Be sure to include an electronic copy of all items submitted, saved on a CD storage disc or flashdrive, and include the device in your re-submittal package. Alternatively, you may coordinate with me to submit the materials via email transmittal.

Thank you for your consideration; I look forward to working with you.

Yours sincerely,

M. Fatema Crane
Senior Planner
Direct tel.: 510-981-7413
Office tel.: 510-981-7410

CITY of BERKELEY
Planning and Development Department
Permit Service Center
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Hours: Mon. – Thu.., 8:30 AM to 2 PM

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd fl.
Berkeley, CA 94704-1113

LANDMARKS PRESERVATION COMMISSION
NOTICE OF PUBLIC MEETING

WHEN: **August 4, 2022**
Meeting starts at 7:00 p.m.

WHERE: ***This meeting will be conducted exclusively through videoconference and teleconference; there will not be a physical meeting location available. Please see Commission webpage for details.***

SUBJECT: **1960 San Antonio Avenue**
Structural Alteration Permit (#LMSAP2022-0005) request to demolish a detached garage, to construct a new garage, pool house and below grade swimming pool at the Spring Mansion estate, a City Landmark site.

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments maybe made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Send written comments to:
Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center Street, 2nd Fl. / Berkeley, CA 94704
or emal to: LPC@CityofBerkeley.info.

To ensure inclusion in the packet, submit correspondence **seven (7)** days prior to the hearing. For any correspondence submitted less than seven days before the meeting, submit 11 copies which staff will deliver to the Commission at its meeting.

PLEASE NOTE: Email addresses, names, street addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, it will become part of the public record, and will become accessible on the City Website.

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date.

NOTICE CONCERNING YOUR LEGAL RIGHTS:
If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission at or prior to, the public hearing.

The agenda and project files for this meeting will be available online 3 days prior to this meeting at:
https://berkeleyca.gov/your-government/boards-commissions/landmarks-preservation-commission

Post Date: July 25, 2022

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

LANDMARKS PRESERVATION COMMISSION
NOTICE OF PUBLIC HEARING

SUBJECT: **1960 San Antonio Avenue**
#LMSAP2022-0005

WHEN: **Thursday, August 4, 2022.**
Meeting starts at 7:00 pm.

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«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

SUBJECT: 1960 San Antonio Avenue
Structural Alteration Permit (#LMSAP2022-0005) request to demolish a detached garage, to construct a new garage, pool house and below grade swimming pool at the Spring Mansion estate, a City Landmark site.

CEQA Status: pending.

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All persons are welcome to attend the hearing and will be given an opportunity to address the Commission. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Commission may limit the time granted to each speaker.

Send written comments to the Landmarks Preservation Commission Secretary,City of Berkeley Permit Service Center, 1947 Center Street, Berkeley, CA 94704, or e-mail to: LPC@CityofBerkeley.info, or fax (510) 981-7420. To ensure inclusion in the packet, submit correspondence **seven (7)** days before the hearing. For any correspondence submitted less than seven days before the meeting, submit 11 copies which staff will deliver to the Commission at its meeting.

Persons with disabilities may request accommodation (via agendas in Large print or Braille, assistive listening devices or a sign language interpreter) by contacting the City Clerks Department at (510) 981-6900, or (510) 981-6903 (TTY)

PLEASE NOTE: email addresses, names, street addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, it will become part of the public record, and will become accessible on the City Website.

The agenda and project files for this meeting will be available online 3 days prior to this meeting at:
https://berkeleyca.gov/your-government/boards-commissions/landmarks-preservation-commission

Mail and Post Date: July 25, 2022

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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Berkeley Hills Progressive Neighbors
861 REGAL RD
BERKELEY CA 94708

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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North East Berkeley Association
P.O. BOX 7477
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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Thousand Oaks Neighborhood Association
1811 SAN PEDRO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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UCB Facilities Services
A&E Building, Room 300
Berkeley, CA 94720-1382

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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Bananas Inc.
5232 CLAREMONT AVE
OAKLAND CA 94618

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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Berkeley Central Library
2090 KITTREDGE ST
BERKELEY CA 94704

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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Adams Broadwell Joseph & Cardoza
601 GATEWAY BLVD. Su 1000
SO SAN FRANCISCO CA 94080

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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COMPAGNO SALVATORE J TR
640 ARLINGTON AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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HELPUS INC
18 DEER OAKS DR
PLEASANTON CA 94588

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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DAOUDI BEN M & LALIA A
637 ARLINGTON AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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MIKHAILOV ANTON & RENWICK KATE
1910 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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READ HOWARD D TR
1934 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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DANIELS THEA L TR
1918 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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ONEILL PAT
1939 SAN ANTONIO AVE
BERKELEY CA 94707

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Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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OLIVIER PIERRE & DEMETZOLIVIER
LAURE M TRS
626 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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CHON JAECHOON & HONG YOUJEONG
627 ARLINGTON BLVD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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TANOV ERICA & EMERSON STEVEN TRS
600 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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KARIMI MEHDI
632 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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BOAS CHRISTOPHER B & FERRARI CLAIRE
1940 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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JOHNSON JEFFREY R TR
406 S BOULDER AVE, 5-500
TULSA OK 74103

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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JOHNSON JAMES
612 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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DORNFELD BARBARA B & BENNETT
JOHN & SHERYL TRS
1965 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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KURIYAN JOHN & CHANDRA DEVAKI
TRS
622 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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DYM MIRIAM TR
1959 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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SHAKIBA JAMSHID & IVANKA F TRS
1933 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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BRADLEY BRENT I & AQUINO ANTONIO T JR
1925 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

LANDMARKS PRESERVATION COMMISSION
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BOHN DAVIS V & DIANA L TRS
618 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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MADANAT SAMER M & TOMAIRA RANA V TRS
594 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

LANDMARKS PRESERVATION COMMISSION
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SAN LUIS CT HOME ASSN
PO BOX 7193
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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BROCK JO A TR
1951 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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FOUDA HASSAN & MARGARET TRS
608 SAN LUIS RD
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

LANDMARKS PRESERVATION COMMISSION
NOTICE OF PUBLIC HEARING

SUBJECT: **1960 San Antonio Avenue**
#LMSAP2022-0005

WHEN: **Thursday, August 4, 2022.**
Meeting starts at 7:00 pm.

WHERE: ***This meeting will be conducted exclusively through videoconference and teleconference; there will not be a physical meeting location available. Please see Commission webpage for details.***

VANHUYSSE JAMES & JANET TRS
1950 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

LANDMARKS PRESERVATION COMMISSION
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PROCEK BRETT & SOHEE TRS
615 ARLINGTON AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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COVE JOHN F JR & BALFOUR NATALIE A TRS
621 ARLINGTON AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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GRAY THEA A & LAWRENCE R
629 ARLINGTON AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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FORSTER ROCHELLE
611 ARLINGTON
BERKELEY CA 94707

Planning and Development Department
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1947 Center Street, 2nd Floor
Berkeley, CA 94704

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WAGONER JOHN B & TURNER
MARGARET L TRS
1929 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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MORRISON LARRY TRT
1922 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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LEIBOWITZ STANLEY & MILLMAN
PAULA L TRS
1930 SAN ANTONIO AVE
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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637 ARLINGTON AV
BERKELEY CA 94707

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1947 Center Street, 2nd Floor
Berkeley, CA 94704

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645 ARLINGTON AV
BERKELEY CA 94707

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621 ARLINGTON AV
BERKELEY CA 94707

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BERKELEY CA 94707

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Berkeley, CA 94704

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OCCUPANTS
614 ARLINGTON AV L
BERKELEY CA 94707

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Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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1950 SAN ANTONIO AV
BERKELEY CA 94707

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Berkeley, CA 94704

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640 ARLINGTON AV
BERKELEY CA 94707

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OCCUPANTS
1951 SAN ANTONIO AV
BERKELEY CA 94707

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Berkeley, CA 94704

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OCCUPANTS
1925 SAN ANTONIO AV
BERKELEY CA 94707

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Berkeley, CA 94704

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OCCUPANTS
1933 SAN ANTONIO AV
BERKELEY CA 94707

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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1965 SAN ANTONIO AV
BERKELEY CA 94707

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1940 SAN ANTONIO AV
BERKELEY CA 94707

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1944 SAN ANTONIO AV
BERKELEY CA 94707

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OCCUPANTS
627 ARLINGTON AV
BERKELEY CA 94707

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1939 SAN ANTONIO AV
BERKELEY CA 94707

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1918 SAN ANTONIO AV
BERKELEY CA 94707

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1934 SAN ANTONIO AV
BERKELEY CA 94707

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OCCUPANTS
1910 SAN ANTONIO AV
BERKELEY CA 94707

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1947 Center Street, 2nd Floor
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Abbas Mash
18 DEER OAKS DR
PLEASANTON CA 94588

Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

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

Riemer, Allison

From: Riemer, Allison
Sent: Tuesday, August 2, 2022 4:54 PM
To: Audean Ghanbari
Cc: Bahadour Zarrin; Cyn Stout
Subject: RE: 1960 San Antonio AUP and SAP

Hi Audean,

I looked into the information we have and the two-story building off of the southwest corner of the terrace you call the cafeteria and game room was built in 1931 with a permit (but maybe the permit was just for the lower level?). The lower level was referred to as the recreation room and contained a kitchen, and the upper level was referred to as the auditorium. A structural report from 2005 describes the lower level as the terrace apartment, and states that the second floor was likely not built with a permit.

All exterior work will need to be included in the Structural Alteration Permit (SAP). Interior demo does not need to be included in the SAP. After the SAP is approved you can move forward with exterior changes that only require a building permit (e.g. repairs to the terrace, retaining walls less than 6 ft. in height). Administrative Use Permits (AUPs) are required for the garage (since it is more than 24 ft. in length), pool house (required for habitable accessory buildings), and spa (the pool by itself does not require an AUP). I can prepare the AUP findings and finalize the AUP after the SAP has been approved.

Please update the applicant statement for the Structural Alteration Permit (SAP) to describe all proposed exterior work, including:

1. Proposed paving and retaining walls near San Antonio Ave
2. Repairs to the west terrace
3. Demolition of the cafeteria
4. Any exterior changes to the game room/terrace apartment
5. Proposed sliding roof hatch at main building

Corrections to the plans:

1. Site plan: Provide the lot dimensions. Label repairs and changes to the terraces.
2. Elevations: Label the existing garage. Dimension the average height and maximum height for all structures.
3. Sections(A301-302): Label the cafeteria and game room

Corrections for the AUP

1. Arborist Report: An arborist report is required for the AUP. The site plans in the arborist report do not match the proposed site plan. Please share the latest version of the plans with an arborist.
2. Yellow poster: Provide photos of the installed yellow poster. The poster on the Arlington side of the property is not easy to see. Please place the yellow poster where it can be seen from the right-of-way (it may need to be attached to a post and staked in the ground).

Best,
Allison
From: Audean Ghanbari <audean@paymun.com>
Sent: Tuesday, August 2, 2022 9:28 AM
To: Riemer, Allison <ARiemer@cityofberkeley.info>
Cc: Bahadour Zarrin <ben@paymun.com>; Cyn Stout <cynthia@paymun.com>
Subject: Re: 1960 San Antonio AUP and SAP

Hi Allison,

I hope you're doing well.

I just wanted to check in with you to see if you had a chance to connect with Fatema on any of these items.

As we're preparing everything with the engineers, I want to make sure we'll be able to submit everything as soon as possible without delay. The exterior proposals are almost ready to go so I want to make sure you advise us.
Let me know your thoughts and if you have any questions.

Be in touch soon,
Thank you.

On Wed, Jul 27, 2022 at 5:18 PM Audean Ghanbari <audean@paymun.com> wrote:

Hi Allison,

I hope you're doing well.
Thank you so much for meeting with us on-site today.

As mentioned, I wanted to outline our discussion and provide a few action items so we're all on the same page moving forward.

Overview:
- After understanding the existing site conditions and unpermitted constructions by past owners, it'll be likely for us to demolish the cafeteria (and basement materials) once Fatema confirms.
- Since we'll be preserving the historical features of the property by demolishing the cafeteria, this likely won't trigger landmark conditions. (Please show her pictures of the fireplace over the historical stairs etc. and how this has become an eye sore and safety concern)
- The exterior walkways and retaining walls will also likely not trigger any landmark review considering RW heights are lower than 6', and only minor updates to landscaping.
- We would like to proceed with the demolition of the cafeteria, along with the exterior landscape updates **without** it being contingent upon the pool, pool house, and garage approval.
- We are clear to rehab the balusters throughout the exterior since no altering or change of material or style.

Action Items:
- We will provide you with specs to our exterior walkways before preparing submittal; whether they'll be pavers or concrete (including colors general specs in a material board style format)
- You will confirm whether or not we are clear to remove the cafeteria while removing the basement materials. We will prepare our demolition application for the basement and you will keep us posted on if we can include the cafeteria in that as well.
- You will confirm whether we need to have the exterior concrete work on a separate plan from the pool, pool house, and garage, OR whether we can have them on the same plan but only bubble the exterior walkways as part of our submittal

Please let us know your thoughts and if you have any questions. We're hoping to prepare these submittals as soon as possible so as much information as you can provide, the better.

Be in touch soon,
Thank you.

On Mon, Jul 25, 2022 at 2:23 PM Audean Ghanbari <audean@paymun.com> wrote:

Received
AUG 0 3 2022
Land Use Planning

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

Re. Structural Alteration Permit (#LMSAP2022-0005)

To Whom It May Concern,

The current owners of the Spring Mansion fail to maintain the portion of their property bordering on The Arlington. Viewed from The Arlington, it is a derelict property, not a City Landmark site.

Along The Arlington, the public sidewalk bordering this property is crowded by overgrown shrubs as well as profuse grasses and weeds. The concrete wall (with superimposed bollards) is tipping over onto the sidewalk. People use the sidewalk and stair area as a dumping ground for refuse, soil/construction debris and other garbage. The multi-story wooden building is in obvious disrepair: open at the bottom for years, marred by graffiti, ivy covering entire walls, and a roof in poor condition; it is a safety and fire hazard. Cyclone fences are tipping over. Two strings of "CAUTION" tape across the broken and crumbling concrete stair/walls plus a pair of orange construction cones on said stair constitute the owners' sole effort to mitigate this situation since they purchased the property.

I do not know what the requirements are for posting public notice of the permit request and/or meeting, but there is a copy at the "front" entrance to the Spring Mansion property and one on the downhill side of The Arlington, across the median and opposite the property. I wondered why there was no notice on the uphill side of The Arlington, at the property's edge, so I looked for it. It is approximately 15 feet onto the property, uphill from the sidewalk. If you were walking south on the uphill side of The Arlington, you would never see it (view blocked by tall shrubs). If you espied the notice while walking north (you would be looking up, considerably above sidewalk level) and wanted to read it, you would have to cross the above-mentioned "CAUTION" tape and the orange construction cones to walk up the broken and crumbling stair. I was unwilling to attempt it because there are "No Trespassing" signs nearby on this part of the property. Owing to the conditions explained above, the sidewalk is difficult to navigate, so you may surmise that few people who habitually walk, cycle, or drive the uphill side of The Arlington saw the notice. Who posted this required notice in such an inaccessible location?

Before building a new garage, below-grade swimming pool, pool house, etc., it is important that the owners (a) eliminate the dangers and nuisances their property presents to those of us who travel, walk, and live along The Arlington, and (b) demonstrate that they are capable of consistently maintaining it over some period of time. The Landmarks Preservation Commission should make (a) and (b) prior-conditions to granting any permit.

PROPOSED PROJECT
PROJECT INFORMATION
1990 San Antonio Avenue
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:
PRIVATE PROPERTY

CAUTION

PEC

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 product that is being intended.

All together, we are proposing the 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 basement materials to restore the historical elements that are built underneath, and lastly the improvement of the driveway entrance per plan. The historical 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.

As the current garage is only able to fit 1 car, we feel our proposed garage design 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 all abandoned buildings, along with upgrading the entirety of the landscape and historical importance. 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 etc, 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.

PROPOSED PROJECT
PROJECT INFORMATION
1990 San Antonio Avenue
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
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For more information check the Planning Department Web Page: www.cityofberkeley.info/planning or call 510-981-7410
Public Notices:
PRIVATE PROPERTY

Response to Comments: (ZP) 2022-0070 & (LMSAP) 2022-0005

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The renovation of all elements throughout the property will allow for the initial use of it being a residential estate to be solidified and sustainable in today's time. Since the property has not been updated since 1912, the proposed designs are the only logical way for the property to function at its best capacity.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All historical architectural elements will be preserved in the process of renovation. Attempts to recognize and enhance the beauty and nature of the historical elements will also be executed in order to create an operable property that remains as great as originally constructed.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

We have designed our proposed structures to align with the style of existing, but have limited them to stand apart in detail from the original. Colors will be similar to blend the property, but new structures have been designed more simply to reflect newer construction and building methods.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

As mentioned, all historical features such as architectural elements, designs, and patterns are to be preserved. Only will crucial elements such as strength, durability, and effectiveness, etc be enhanced to make the space usable for its purpose.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All features, finished, and construction techniques will be preserved as part of the renovation process. Any and all improvements will be made second to the ability of being able to preserve the existing.

6. 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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

As the proposed exterior structures would be new construction, no deteriorated historical features would need to be replaced or remade. Designs are proposed in alignment to function with the existing main house.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This will be followed as said.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

All archeological resources are to be preserved and left undisturbed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

This has been implemented in our design to be followed. New structures are to be differentiated from the historical in that new methods and modern styles will be implemented to intertwine with the site.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This has been acknowledged in our designs in that in no way will the original historical features be affected by the newly proposed designs and structures.

Ricardo Terrazas, Certified Arborist WE-12200A

August 19, 2022

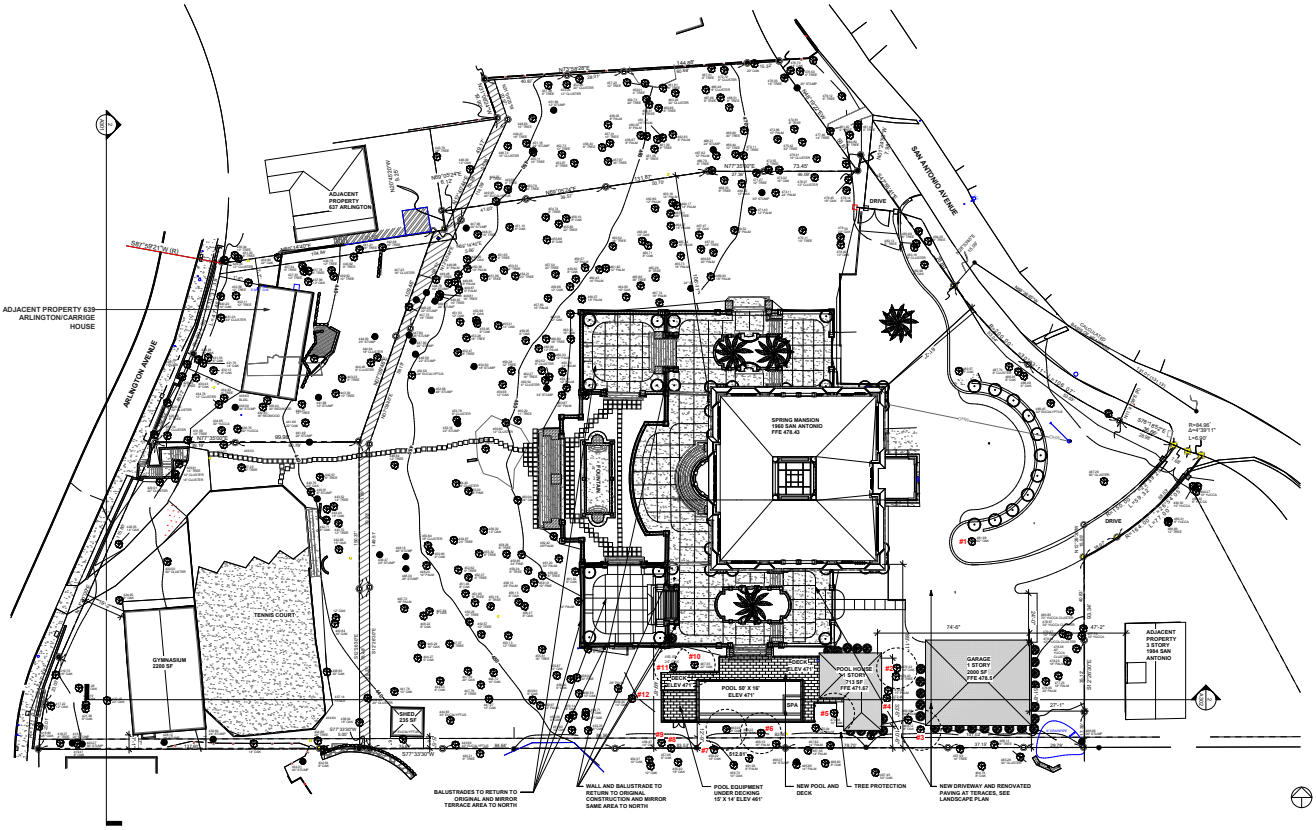
Site: 1960 San Antonio Ave
Berkeley CA

RE: Revised Construction Plan for 1960 San Antonio Ave, Berkeley Ca

The previous Arborist Report describes characteristics and current conditions of 12 Coast Live Oaks at the address listed above, pertaining to proposed construction of a pool, garage, and ADU. These trees were evaluated in order to gauge the impact that the proposed construction will have on them, and deduct a tree protection plan in an attempt to preserve these 12 Oak Trees.
There is a change to the construction plans, specifically the ADU now being a Pool House.The pool house will have some minor encroachment on trees #2 and #5, but both are considered in fair condition at very least. Oaks are very tolerant of construction with appropriate measures, such as “Vertical Mulching” and watering consistently and thoroughly during construction in order for the trees to sustain vigor.
All building practices and guidelines are in order and considerations have been enacted during design phase.

Ricardo Terrazas JR

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



DEVELOPED FOR

Jonathan Rachman Design

RESIDENCE

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

APN: 62-2916-60-4

A	LANDMARK PRESERVATION COMMISSION	05/11/2022
Rev	Description	Date

1960 SAN ANTONIO AVENUE

Date: 8/13/2022 11:48:25 AM

Scale: 1" = 20'-0"

Sheet Title

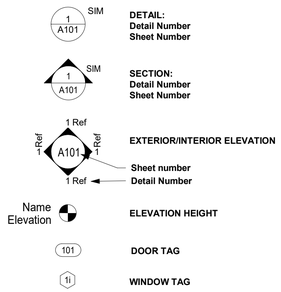
SITE PLAN - PROPOSED

A101

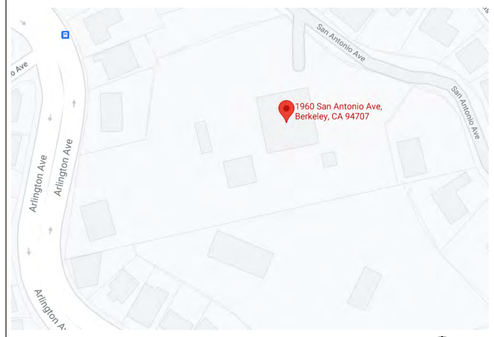
ABBREVIATIONS:

&	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 ELECTRCIAL 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

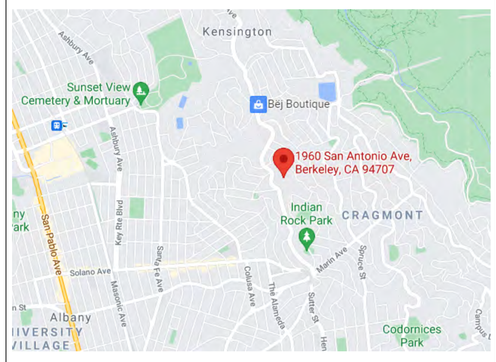
SYMBOLS:



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	13,041 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
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	713 SF
TOTAL PROPOSED	13,041 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	13,041 SF
% OF LOT COVERAGE PROPOSED	10.8%

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
1 A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
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
1 A201	MAIN ELEVATIONS WEST - EXISTING
A202	MAIN ELEVATIONS EAST - EXISTING
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATIONS - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS

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
1	REVISION 1 COMMENTS	8/18/2020
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

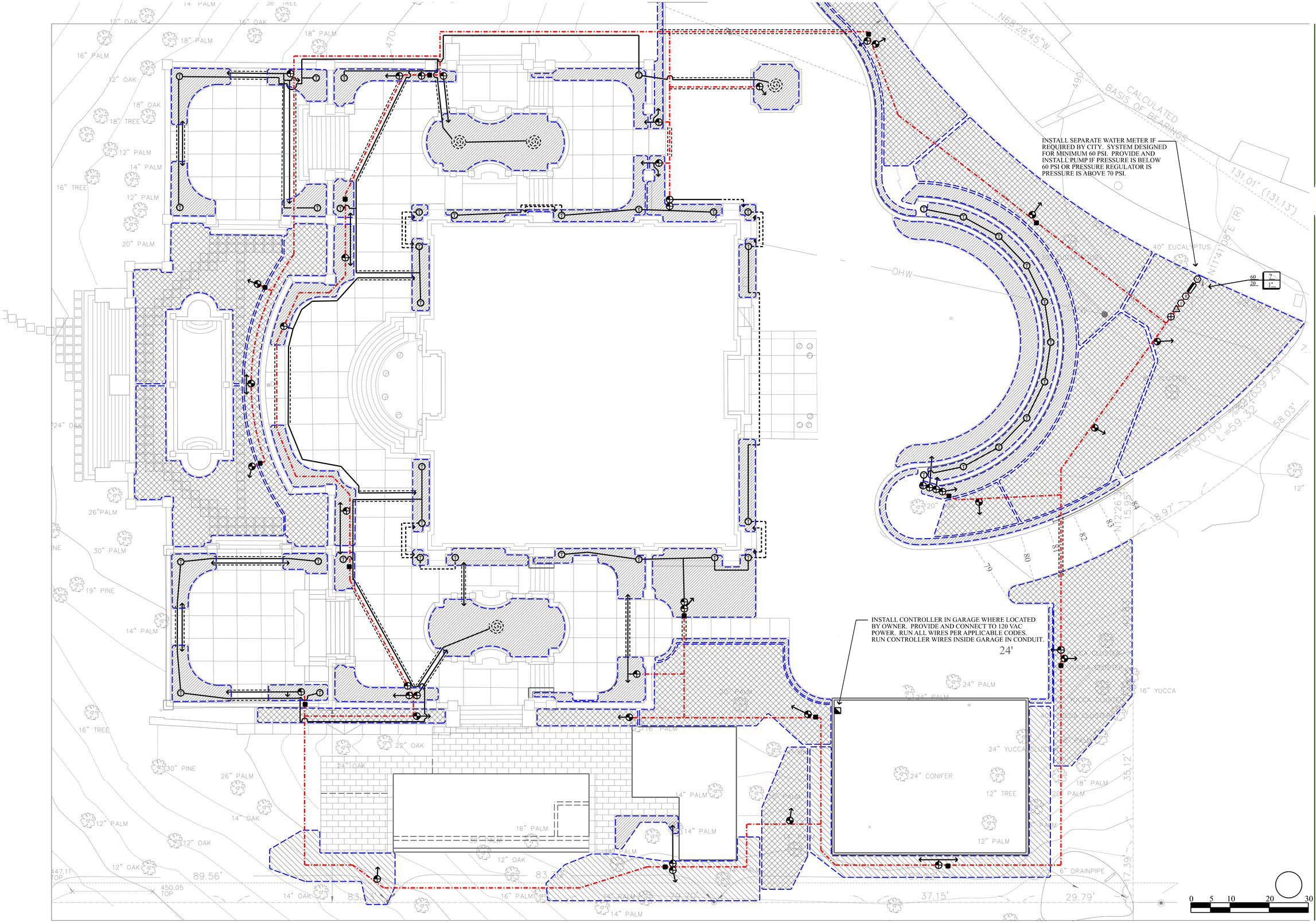
Date: 8/18/2022 7:13:31 PM

Scale: As indicated

Sheet Title

PROJECT DATA

G010



REVISION DATE

Jonathan Rachman Design

Landscape Architecture
13 Seminole Avenue
Corte Madera
California 94925

Cal.Lic.No.1639
(415) 924-4466
(415) 924-2836 fax
don@wihlborgdesign.com

Irrigation Plan

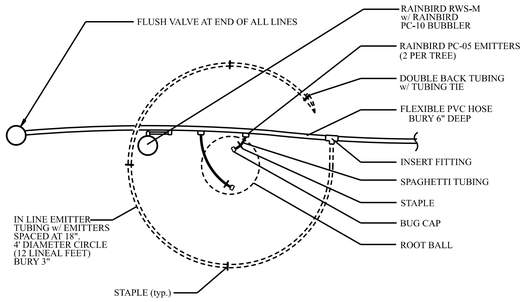
1960 San Antonio Avenue
Berkeley, California

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

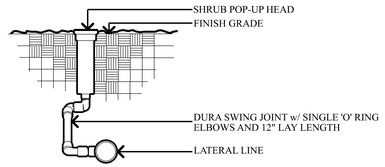
L1

OF SHEETS

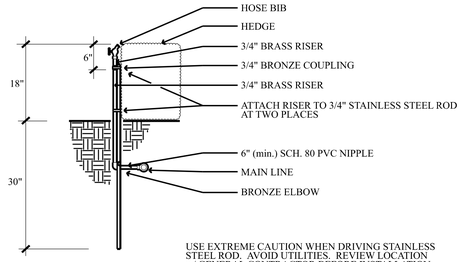
PRINTING DATE: 3/7/2022



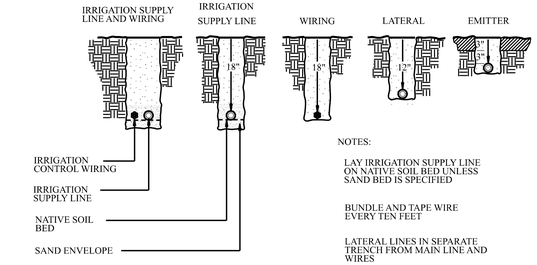
TREE EMITTER LAYOUT (36 gph)



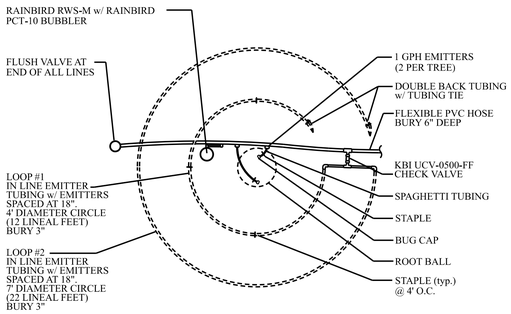
SHRUB POP-UP SPRAY HEAD



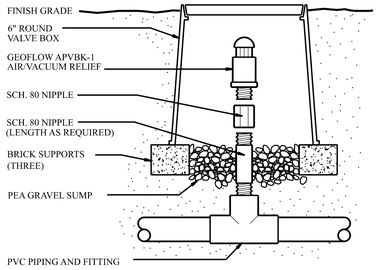
HOSE BIB



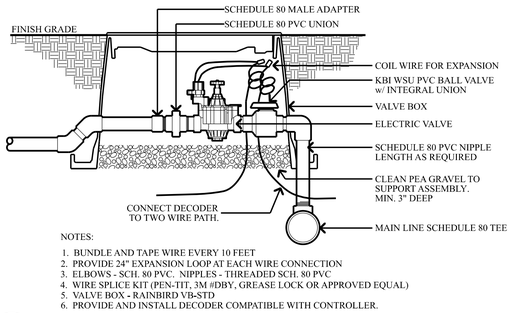
TRENCHING AND INSTALLATION



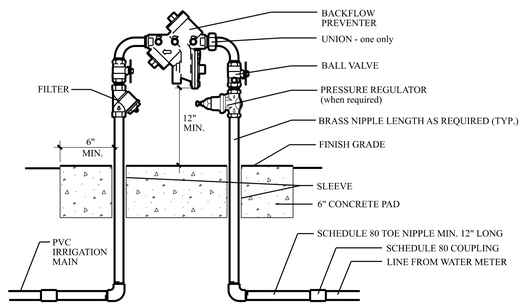
TREE EMITTER LAYOUT - LARGE (33 gph)



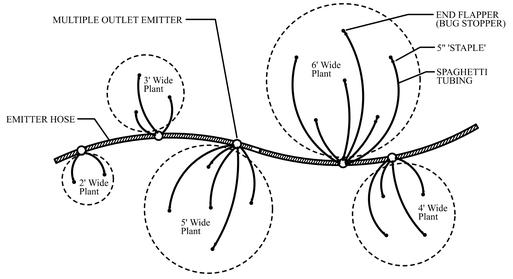
1" AIR/VACUUM RELIEF



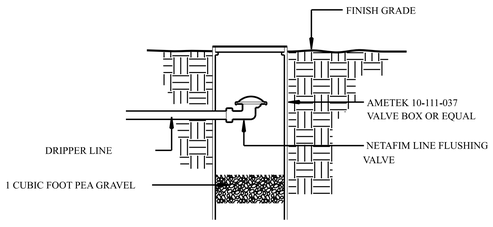
REMOTE CONTROL VALVE - TWO WIRE



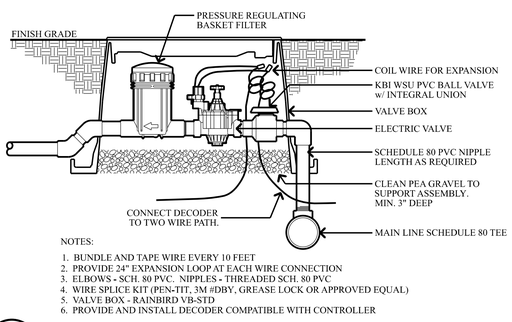
REDUCED PRESSURE BACKFLOW PREVENTER



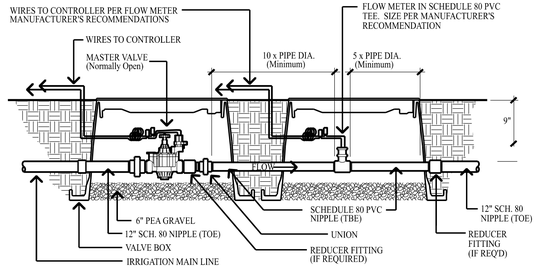
MULTIPLE OUTLET EMITTER



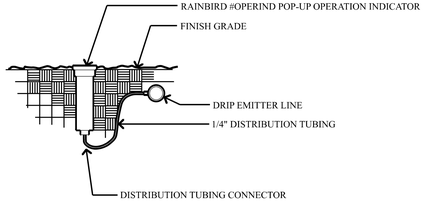
LINE FLUSHING VALVE



EMITTER REMOTE CONTROL VALVE - TWO WIRE



MASTER VALVE & FLOWMETER RUN

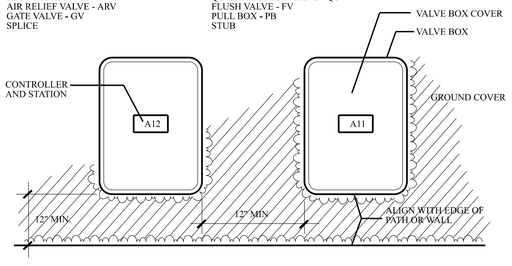


EMITTER LINE POP-UP OPERATION INDICATOR

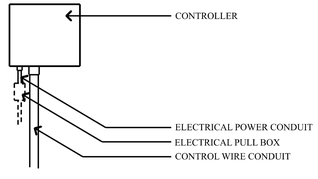
IDENTIFY ALL VALVES - PERMANENTLY MARK VALVE BOX LID WITH 2" MARKINGS
UTILIZING DREMEL (OR EQ.) ROTATING MARKING TOOL OR SOLDERING IRON AS FOLLOWS:

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

Cal Lic.No.1639
(415) 924-4466
(415) 924-2836 fax
don@whlborgdesign.com

Irrigation Details

1960 San Antonio Avenue
Berkeley, California

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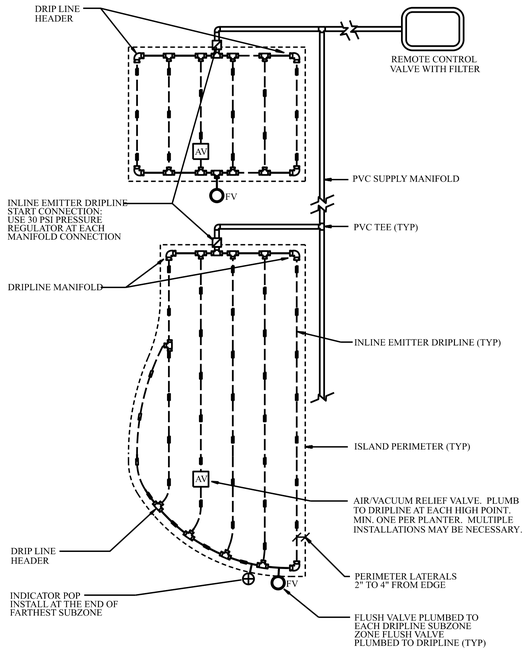
DATE
SCALE 1"=10'-0"
JOB NO.
SHEET

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
4 - ROS FCW
2 - CUP SEM
3 - SAL LEU
9 - BUX SEM
2 - SAL LEU
3 - AGA PP
3 - SAL LEU
1 - CUP SEM
6 - AGA PP
5 - CHO TEC
13- HEMSDO
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
14 - LIM PER
16 - JUN PAT
3 - CRO BAB
5 - HEM SDO
77 - BUX SEM
6 - GER MS
11 - CUP SEM
67 - EUO MIC
29 - SAL LEU
30 - LAV PRO
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
17 - BUX SEM
4 - ROS FCW
3 - SAL LEU
1 - CUP SEM
7 - HEM SDO
19 - BUX SEM
TRANSPLANT CHILEAN WINE PALM
4 - LAV PRO
1 - CUP SEM
7 - STA BYZ
5 - AGA PP
11 - CAM SHI
27 - BUX SEM
40 - BUX SEM
12 - ROS FCP
11 - HYD BB
25 - ILE DB
5 - TUL VIO
4 - AGA PP
2 - PHO GR
2 - PHO GR
6 - CAN TRO
9 - HEM SDO
5 - RHO PP
11 - ROS FCP
12 - BUX SEM
4 - TUL VIO
2 - ROS FCW
1 - CUP SEM
1 - RHO PP
5 - AZA BW
26 - BER CRA
7 - HET ARB
7 - ECH CAN
27 - LAN MON
20 - ANI DTR
4 - PHO GR
20 - BUX SEM
10 - ROS RUG
6 - ECH CAN
6 - HET ARB
FES RUB
FES RUB
FES RUB
FES RUB
24'
OHW
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.
147.11 TOP
450.05 TOP
89.56'
83.
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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DATE
SCALE 1"=10'-0"
JOB NO.
SHEET

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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.

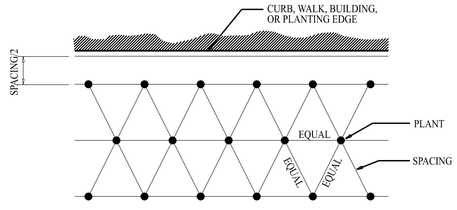
8. WARRANTY PERIOD:
   __ONE YEAR FOR PLANTING AND IRRIGATION
   __COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.

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.

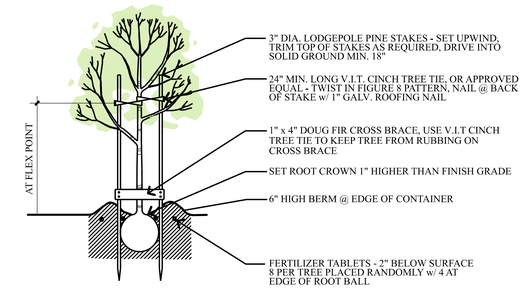
10. AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
   __FENCE ENTIRE DRIPLINE
   __DO NOT STOCKPILE MATERIALS
   __NO VEHICULAR TRAFFIC
   __DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

PLANTING NOTES

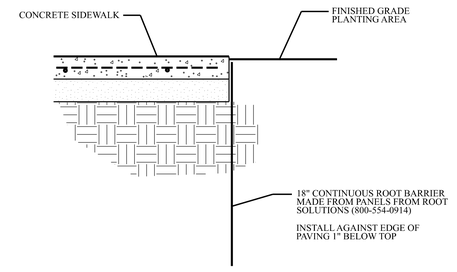
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA 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



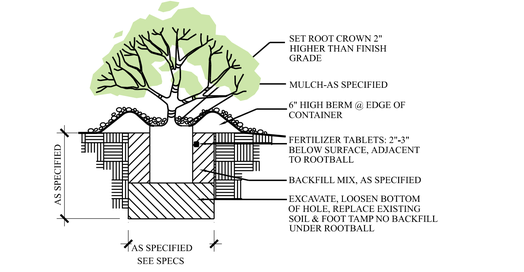
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

REVISION DATE

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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

SPRING MANSION
1960 SAN ANTONIO

FOUNTAIN

POOL
471.00

POOL HOUSE
1 STORY
713 SF

GARAGE
1 STORY
2000 SF

ADJACENT PROPERTY
3 STORY
1984 SAN ANTONIO

DECK PAVING
ABOVE TREE ROOTS

RETAINING WALL

4" PERFORATED DRAIN LINE

4" SOLID DRAIN LINE, TYP.

CURB

DRIVE

1960 SAN ANTONIO AVENUE

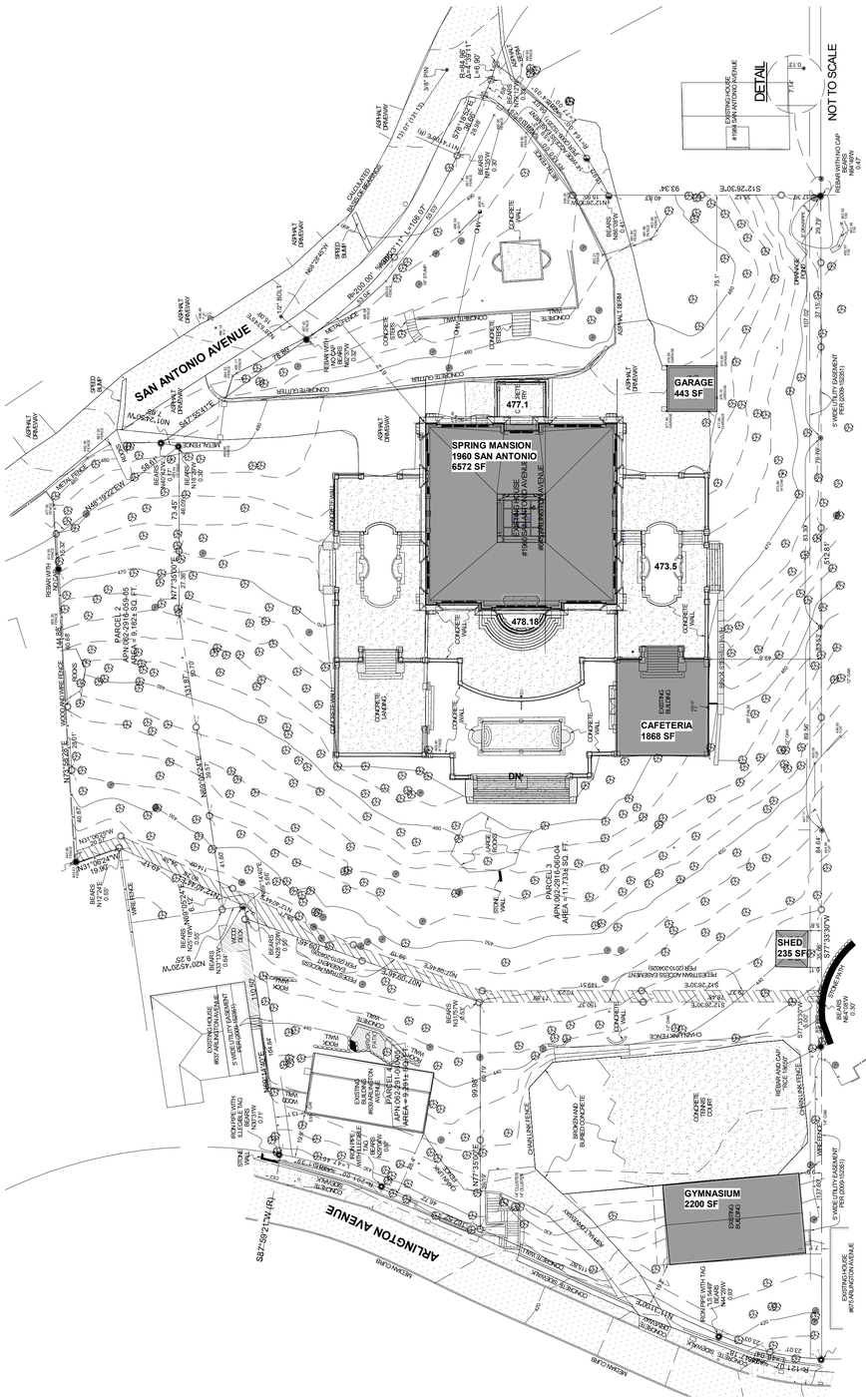
Date:	5/25/2022 12:42:14 AM
Scale:	3/32" = 1'-0"
Sheet Title	

GRADING & DRAINAGE

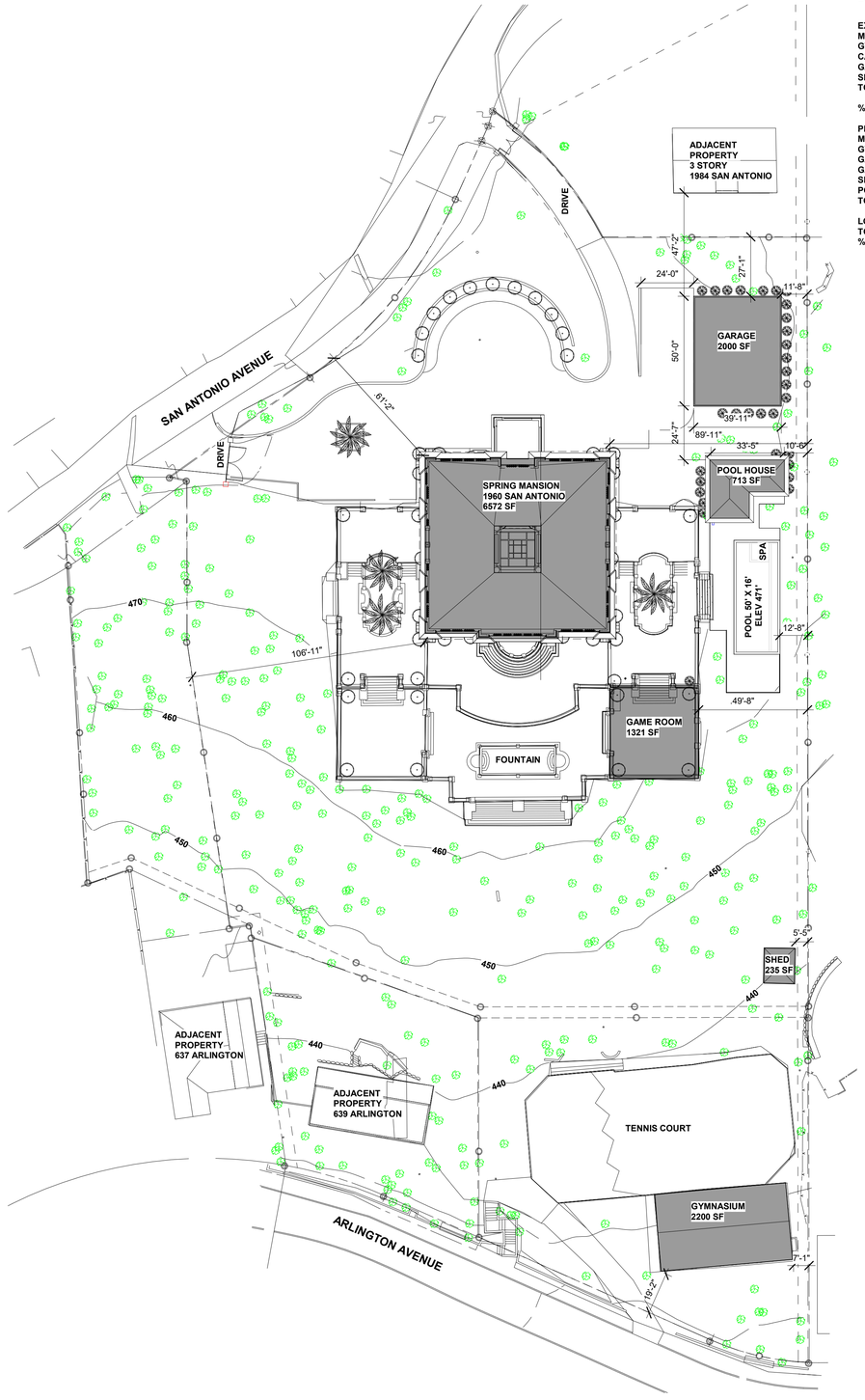
DETAIL

L6

Date
Description
Rev



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
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	713 SF
TOTAL PROPOSED	13,041 SF
LOT SIZE	120,873 SF
TOTAL LOT COVERAGE	13,041 SF
% OF LOT COVERAGE PROPOSED	10.8%

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Scale: 1" = 30'-0"

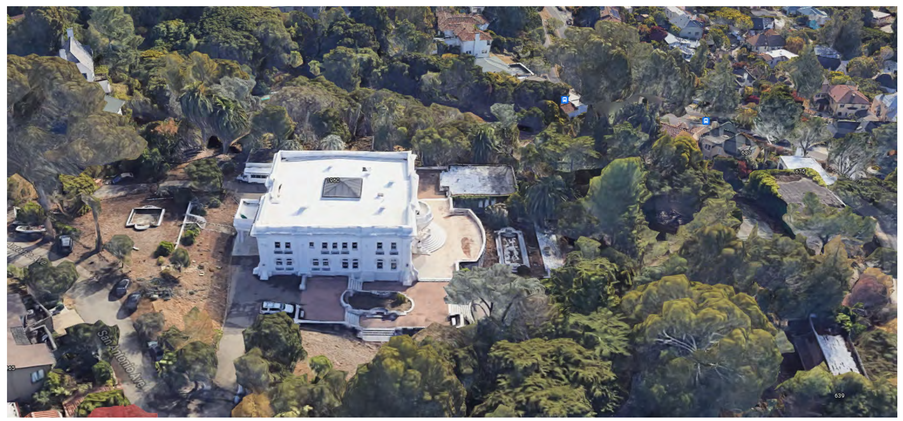
Sheet Title

LOT COVERAGE

A050

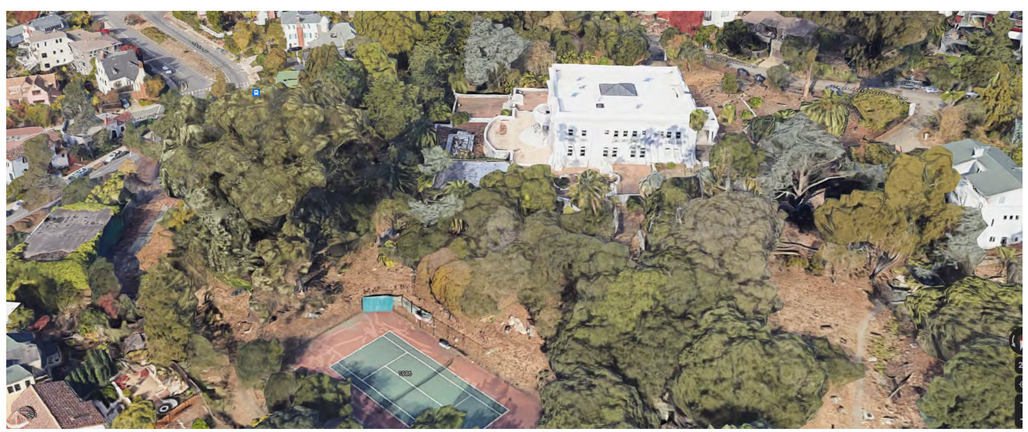
FRONT VIEW

NORTH VIEW



WEST VIEW

SOUTH VIEW



EAST VIEW

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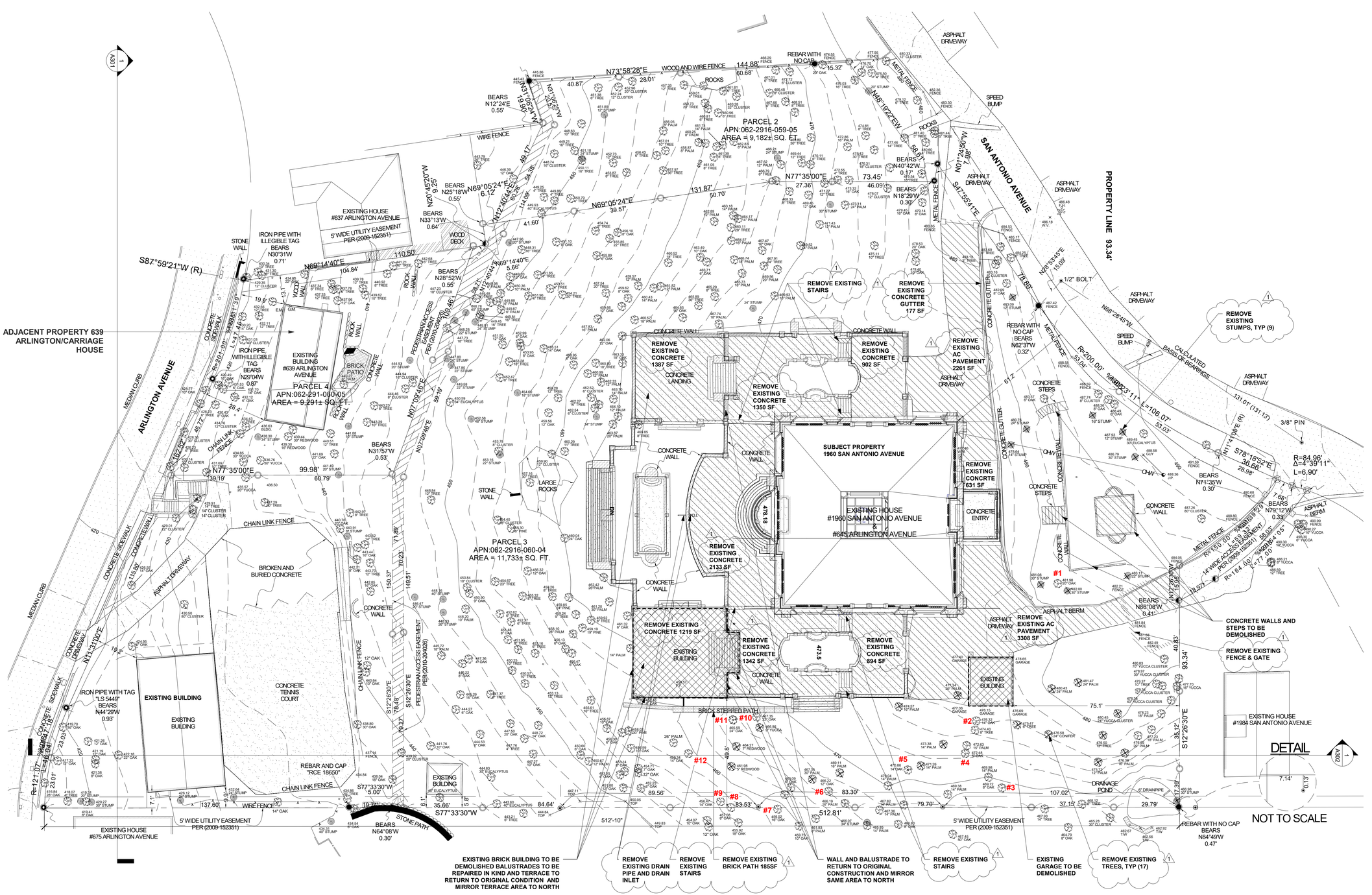
8:31:14 AM

Scale:

Sheet Title

PHOTOS

A090



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Rev	Description	Date
1	LANDMARK PRESERVATION COMMISSION	03/11/2022
A	REVISION 1 COMMENTS	8/18/2020

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Scale: 1" = 20'-0"

Sheet Title

SITE PLAN - EXISTING

A100

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1	REVISION 1 COMMENTS	8/16/2020
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

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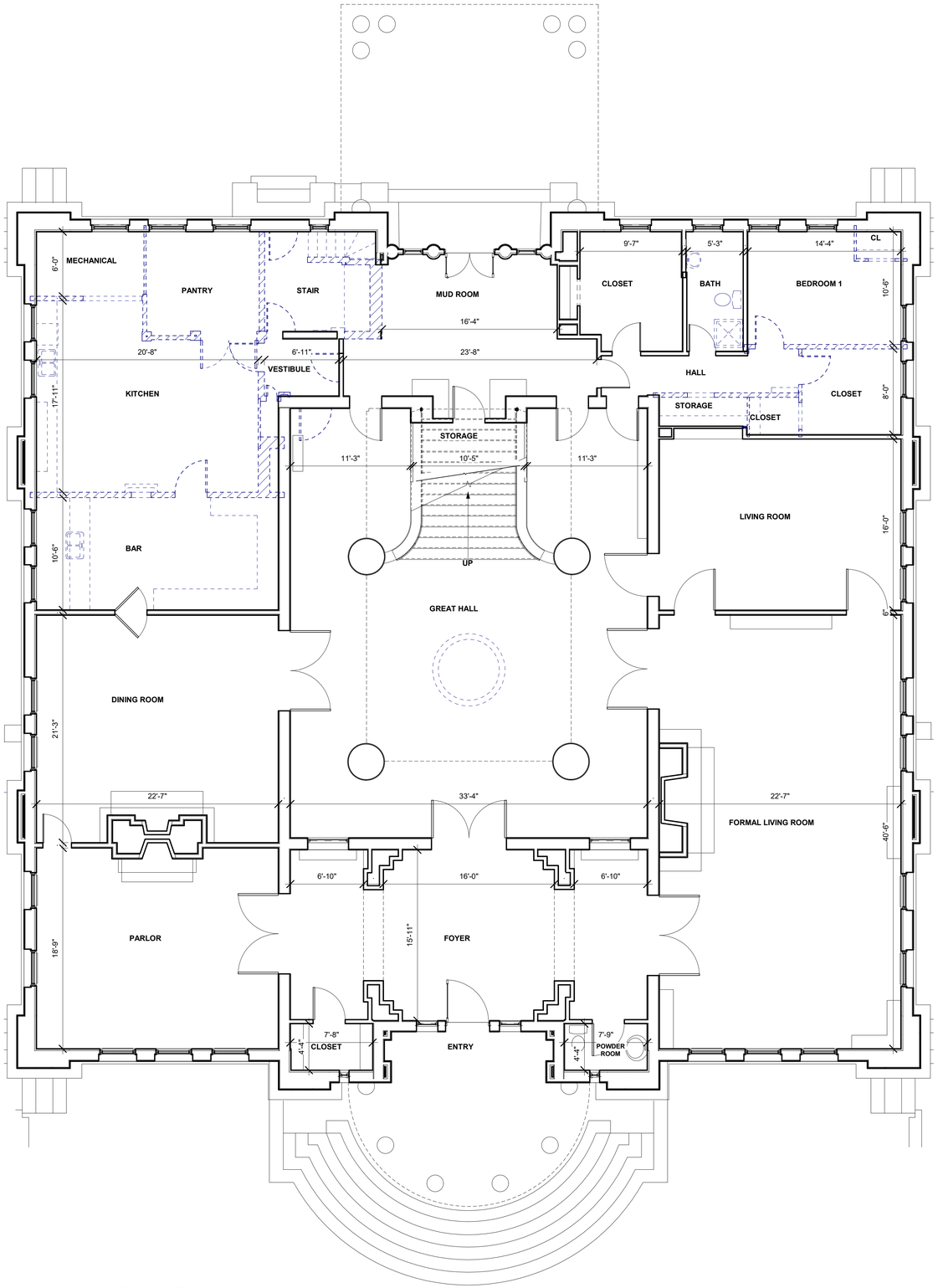
Scale: 1" = 20'-0"

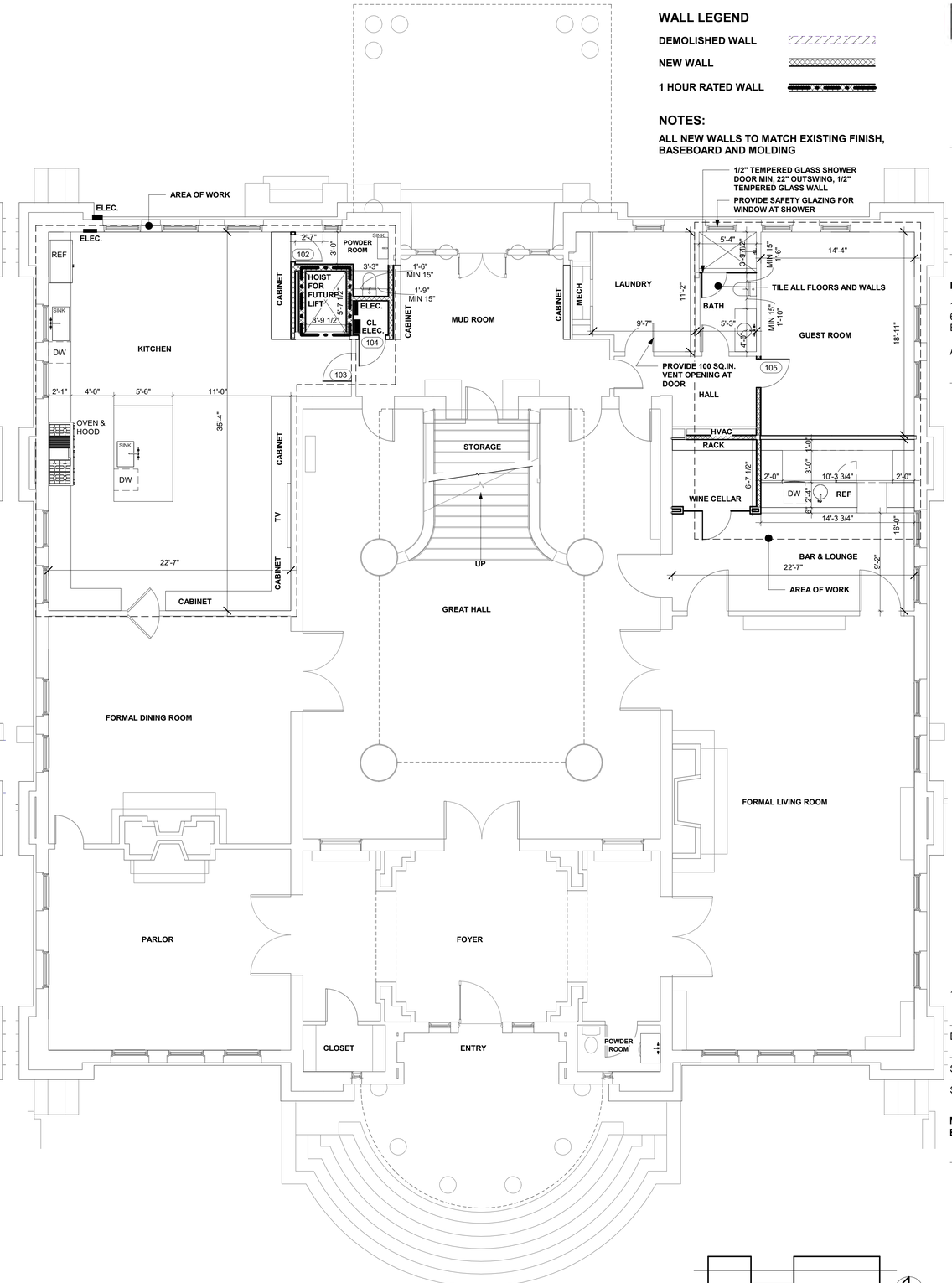
Sheet Title

SITE PLAN - PROPOSED

A101



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

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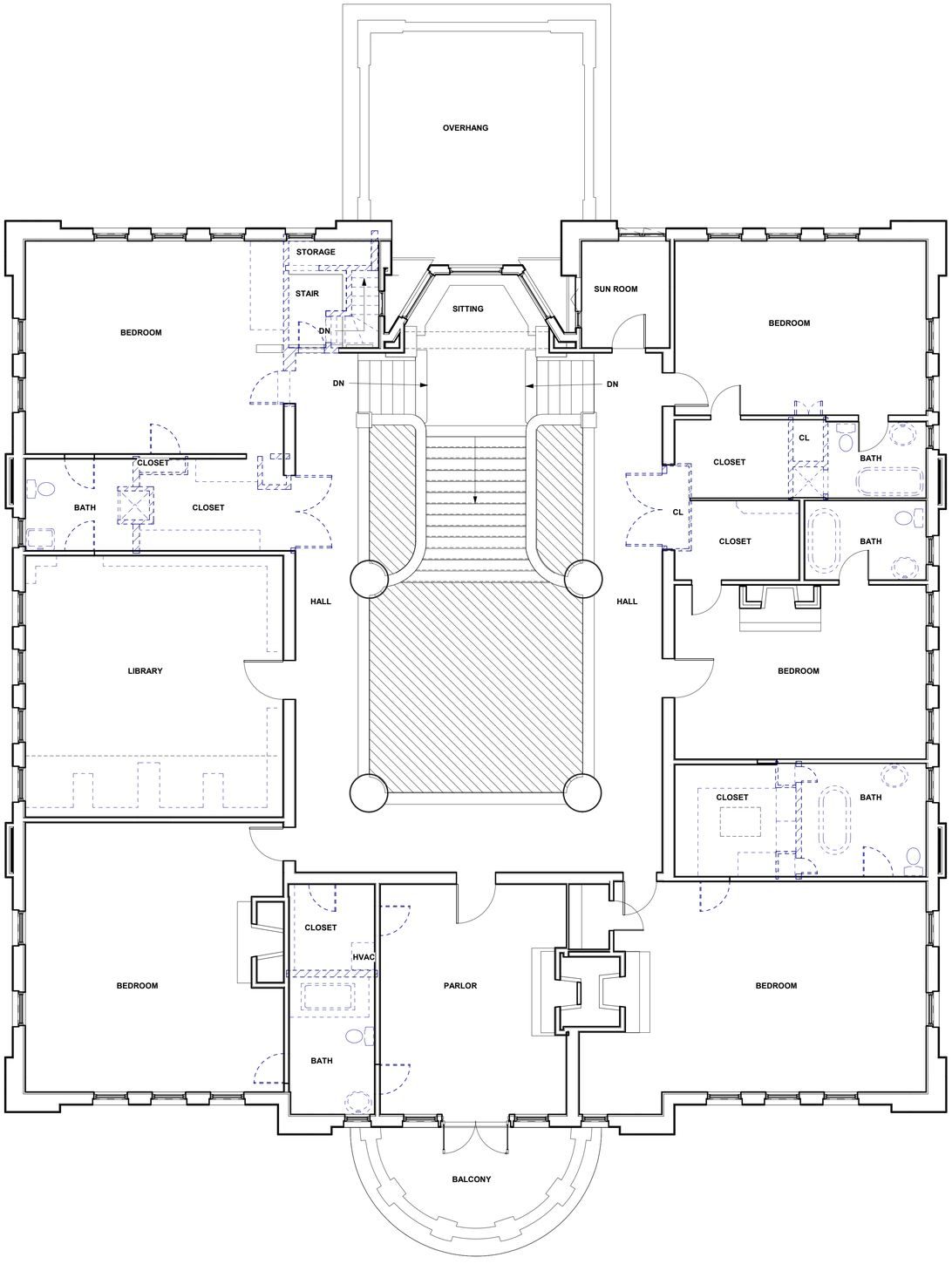
Scale: As indicated

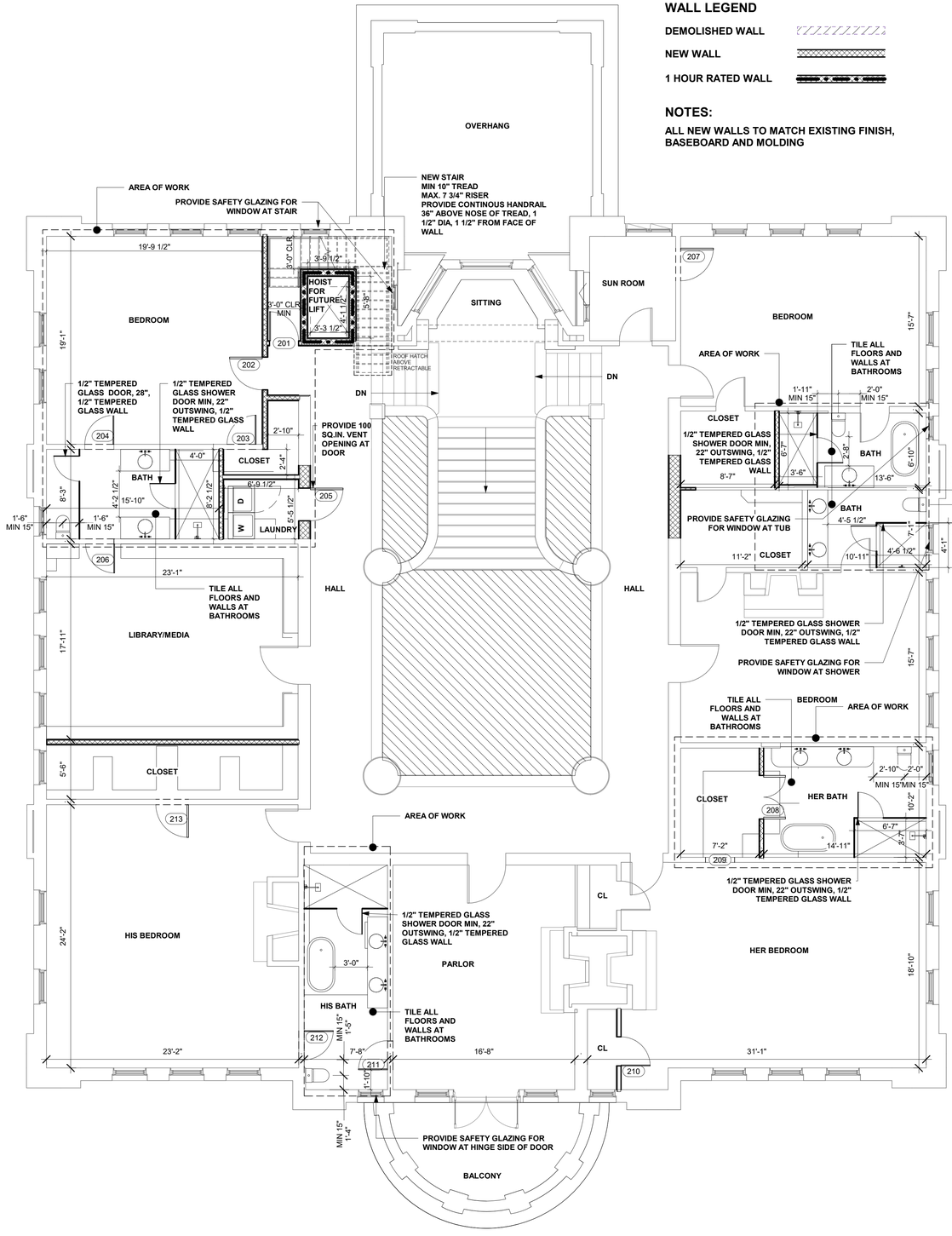
Sheet Title

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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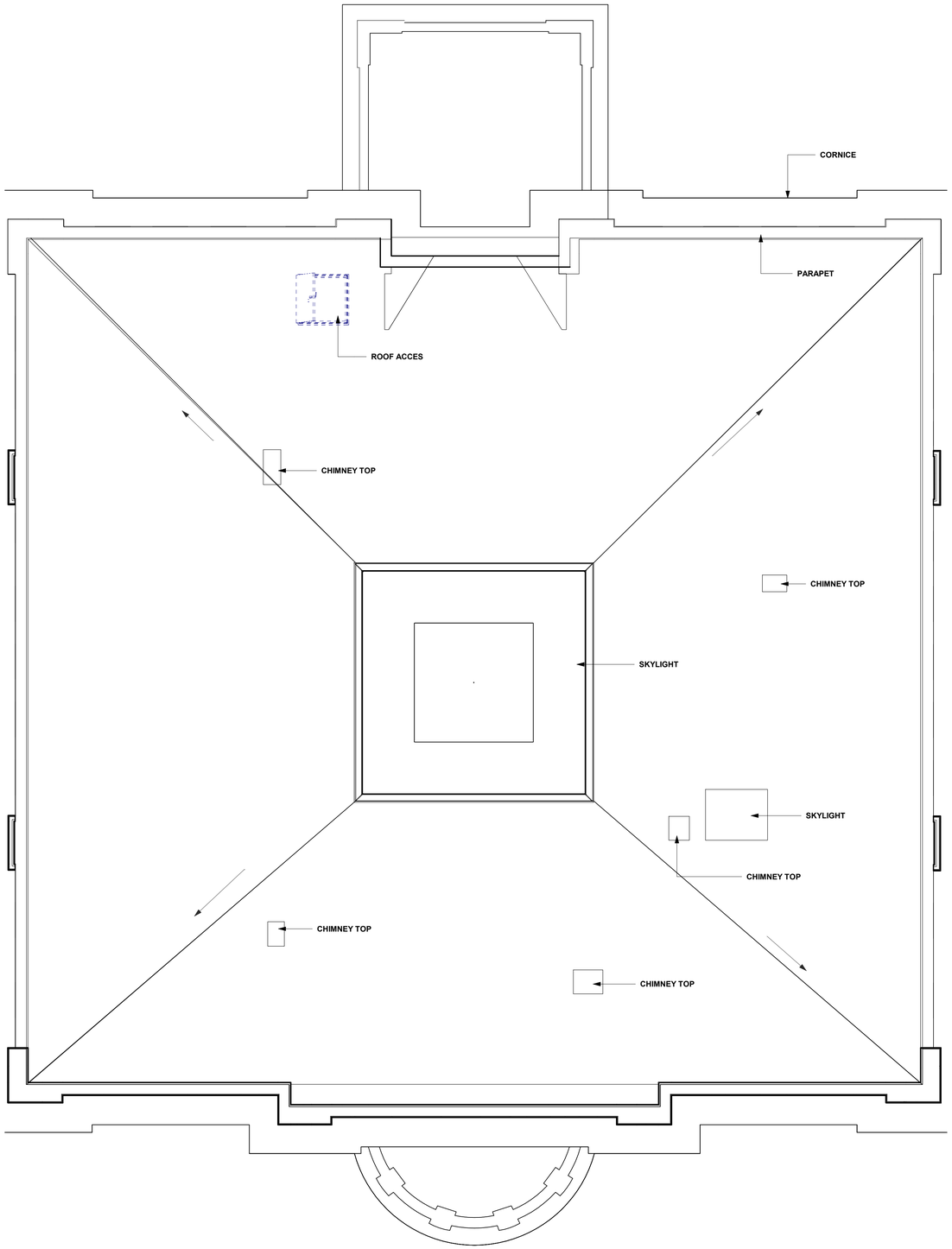
Scale: As indicated

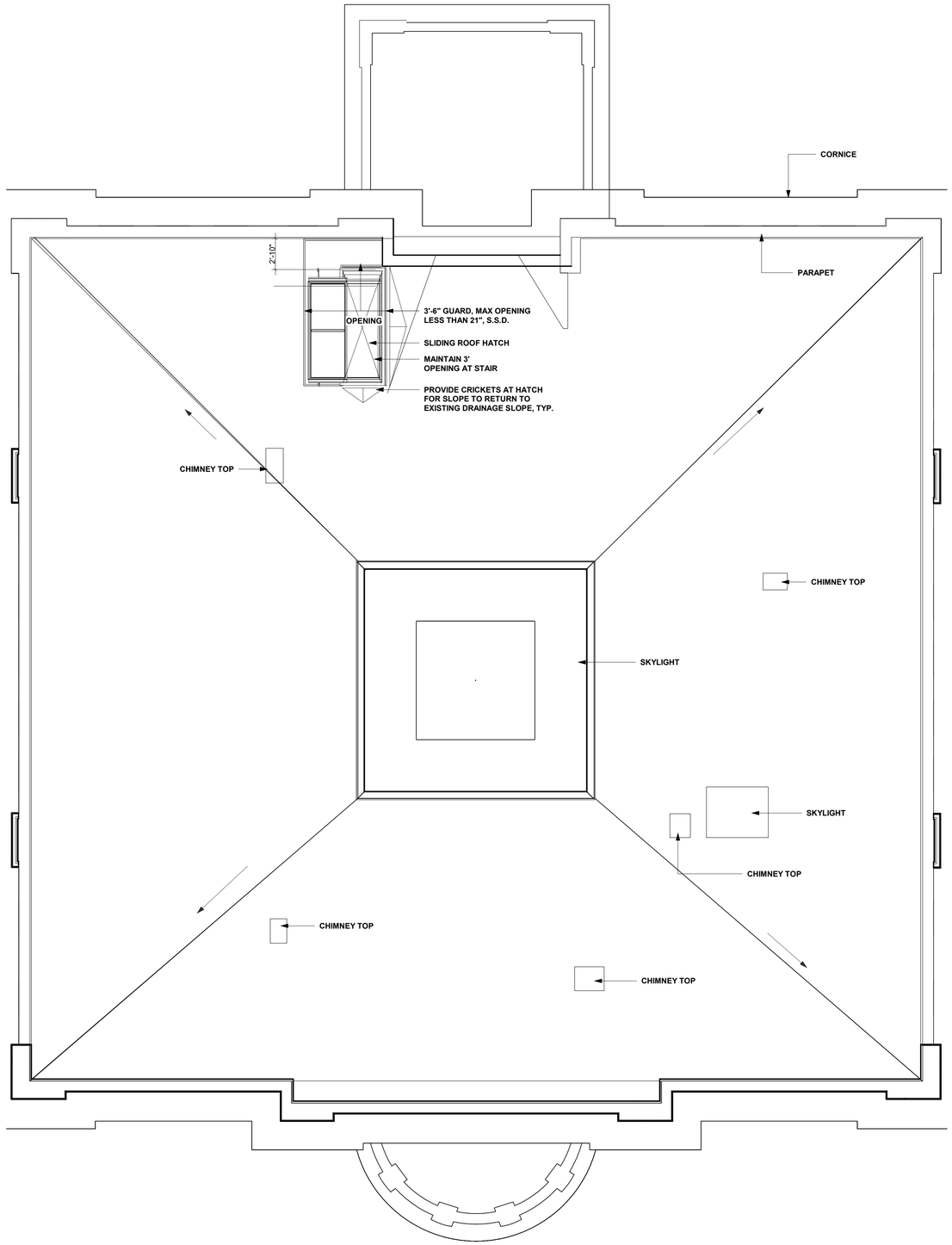
Sheet Title

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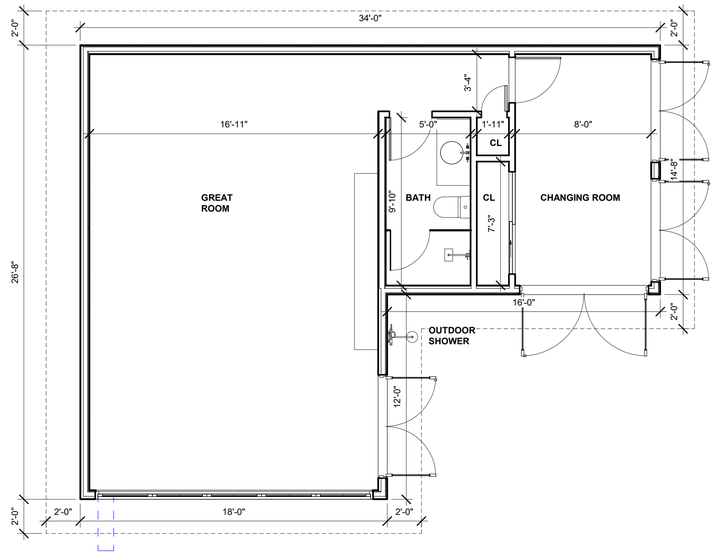
Scale: 3/16" = 1'-0"

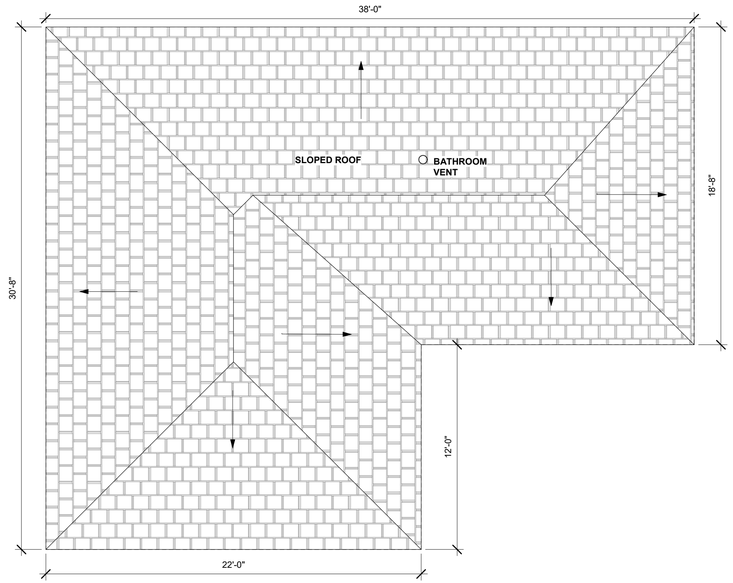
Sheet Title

MAIN ROOF PLANS - EXISTING & PROPOSED

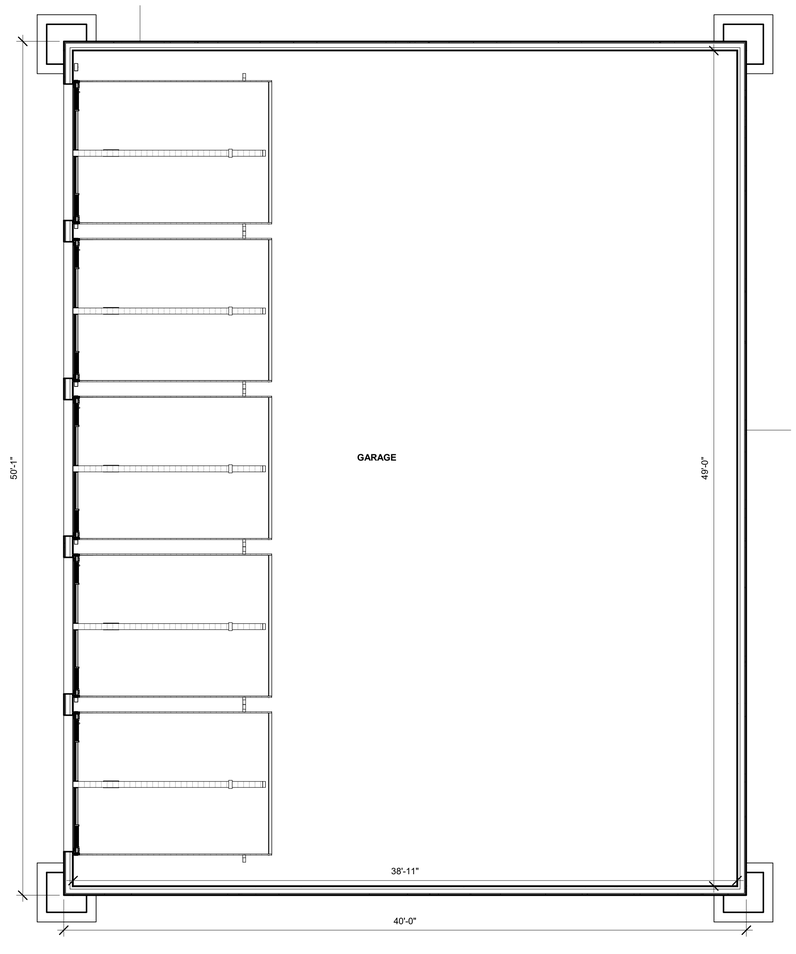
A104



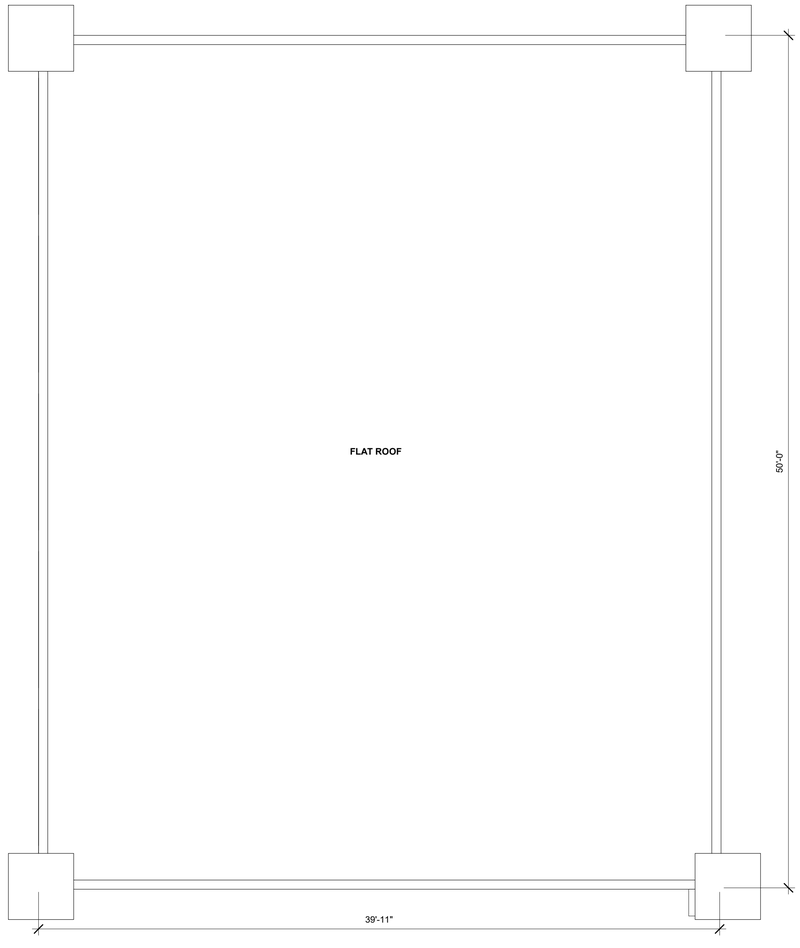
3 POOL HOUSE FLOOR
1/4" = 1'-0"



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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Date: 3/17/2022 8:31:26 AM

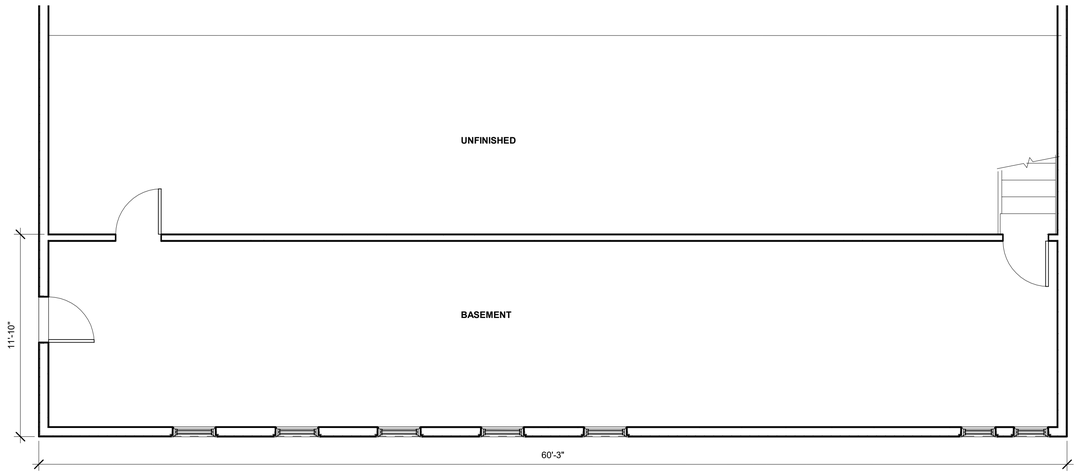
Scale: 1/4" = 1'-0"

Sheet Title

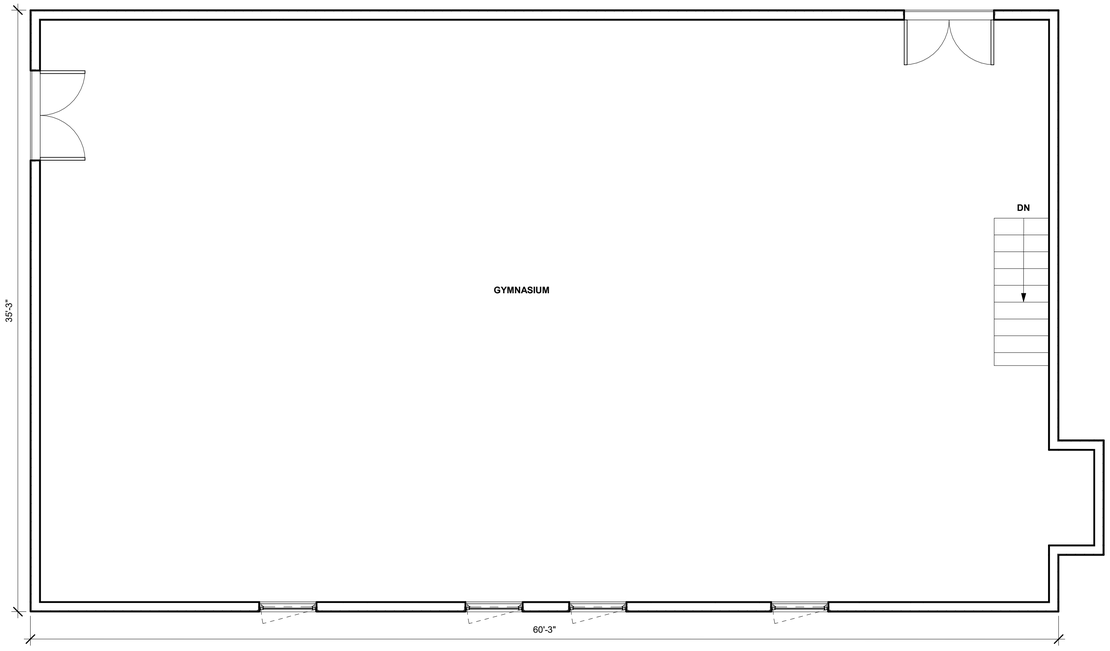
POOL HOUSE & GARAGE PLANS - PROPOSED

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

Sheet Title

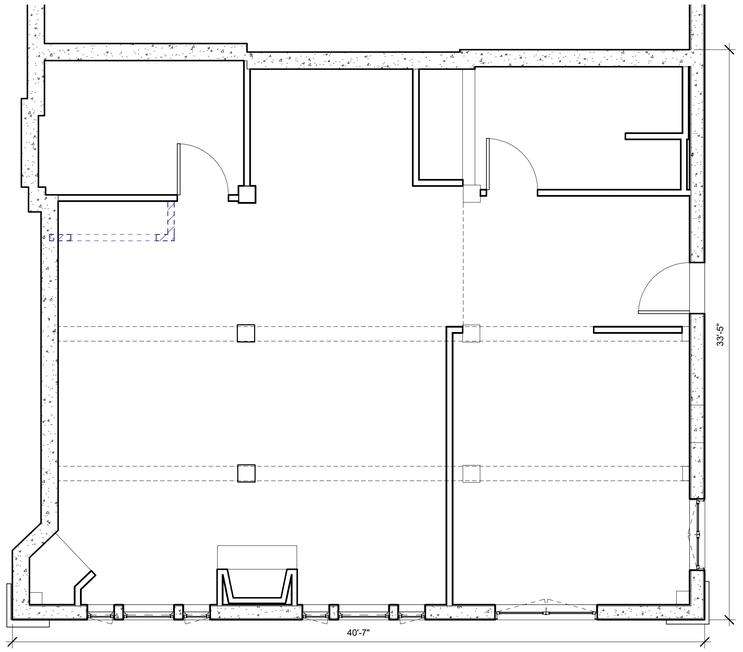
GYMNASIUM PLANS - EXISTING

A106

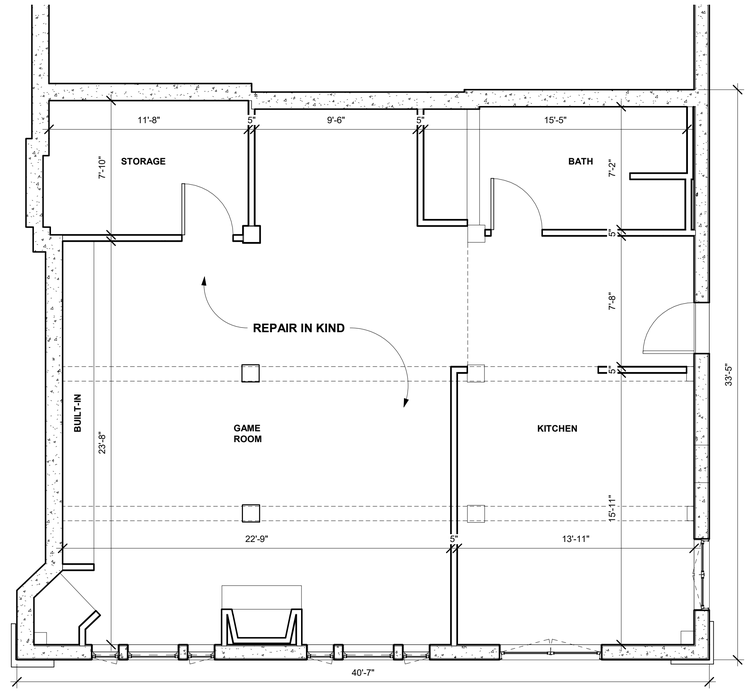
WALL LEGEND

DEMOLISHED WALL

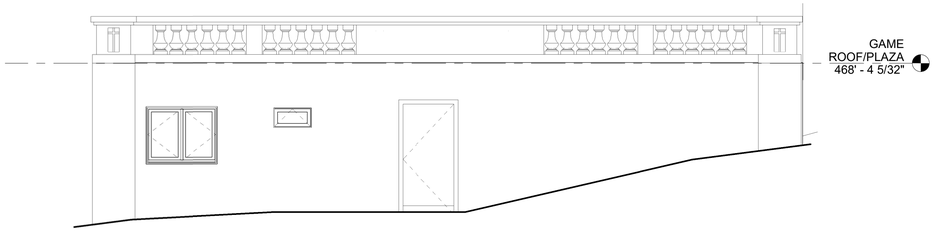
EXISTING WALL



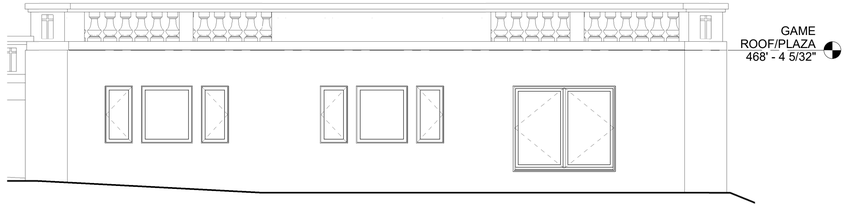
1 GAME ROOM EXISTING & DEMOLITION
1/4" = 1'-0"



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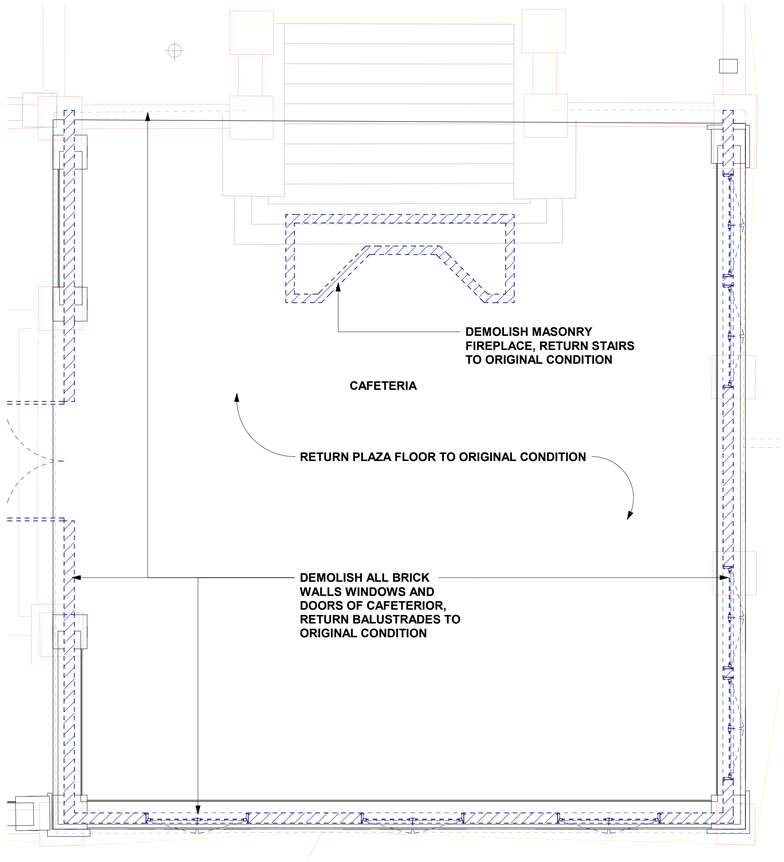
Scale: 1/4" = 1'-0"

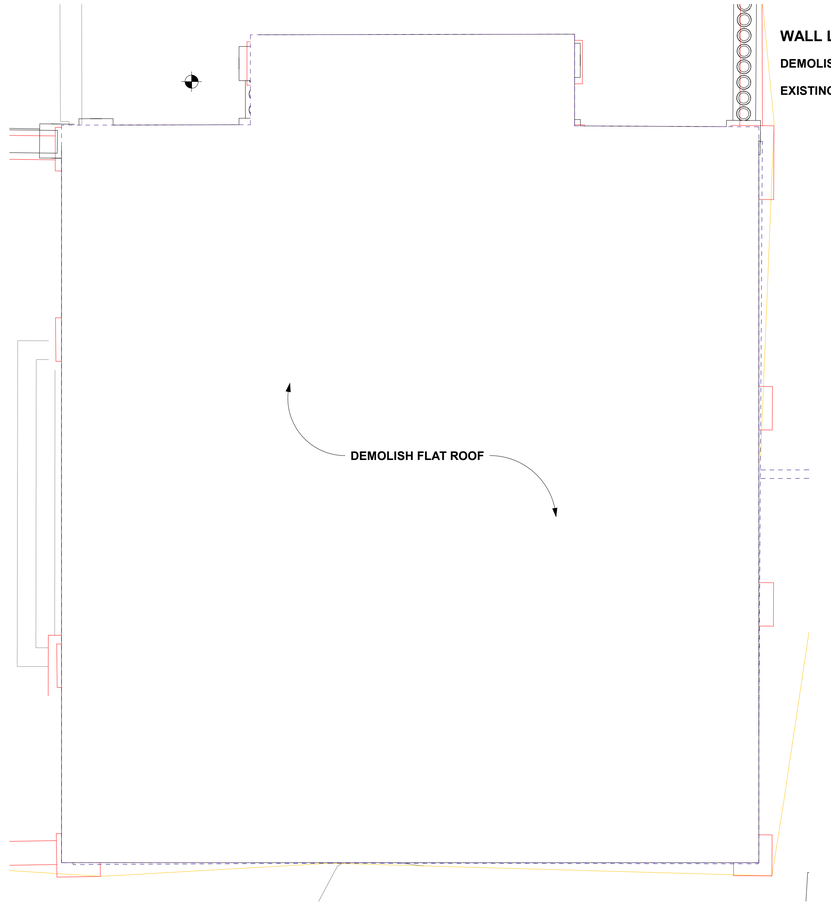
Sheet Title

GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED

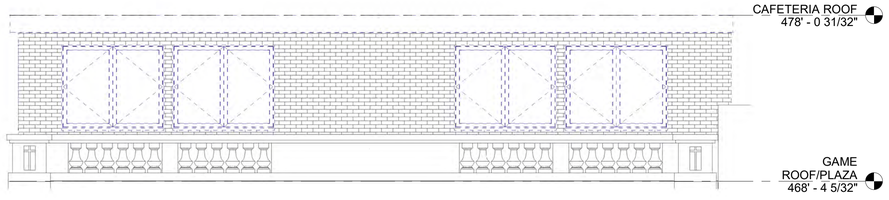
A107



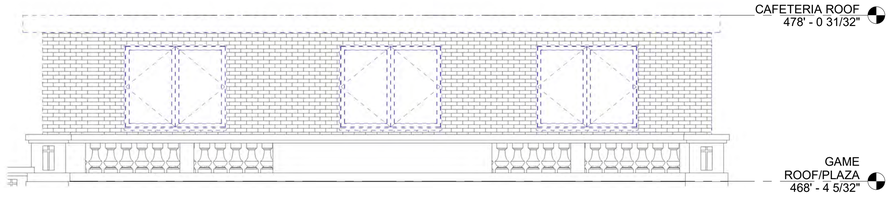
1 CAFETERIA - DEMOLITION
1/4" = 1'-0"



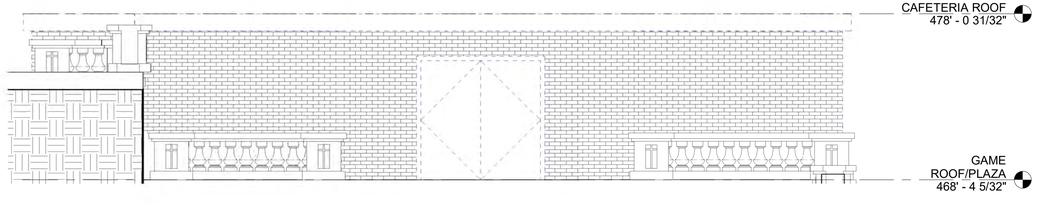
2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"



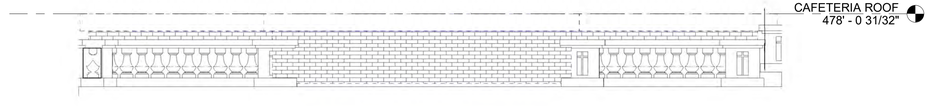
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



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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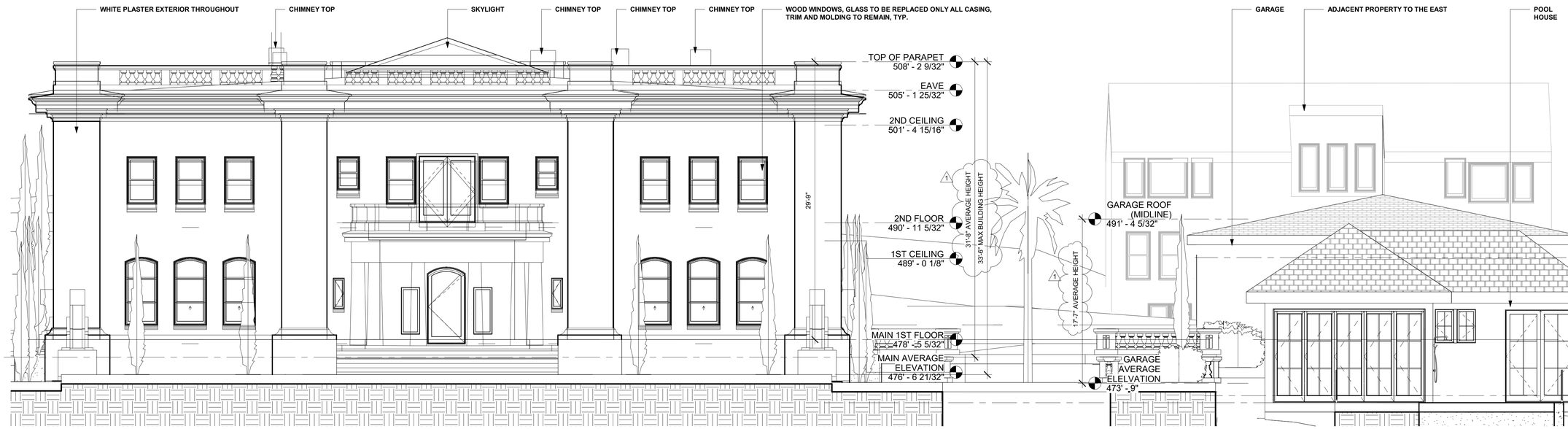
Date: 5/25/2022 12:52:04 AM

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

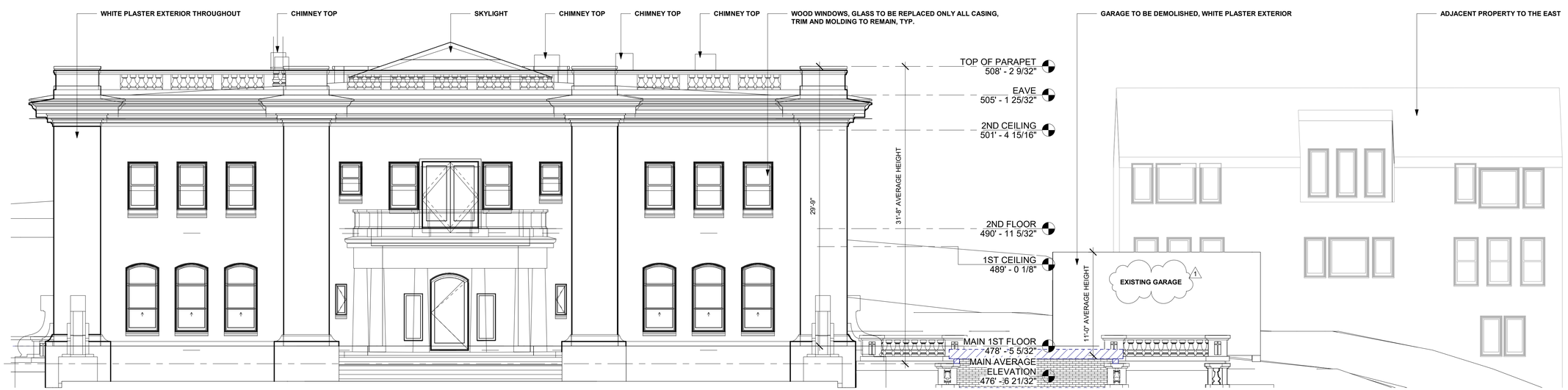
Sheet Title

CAFETERIA - DEMOLITION

A108



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



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

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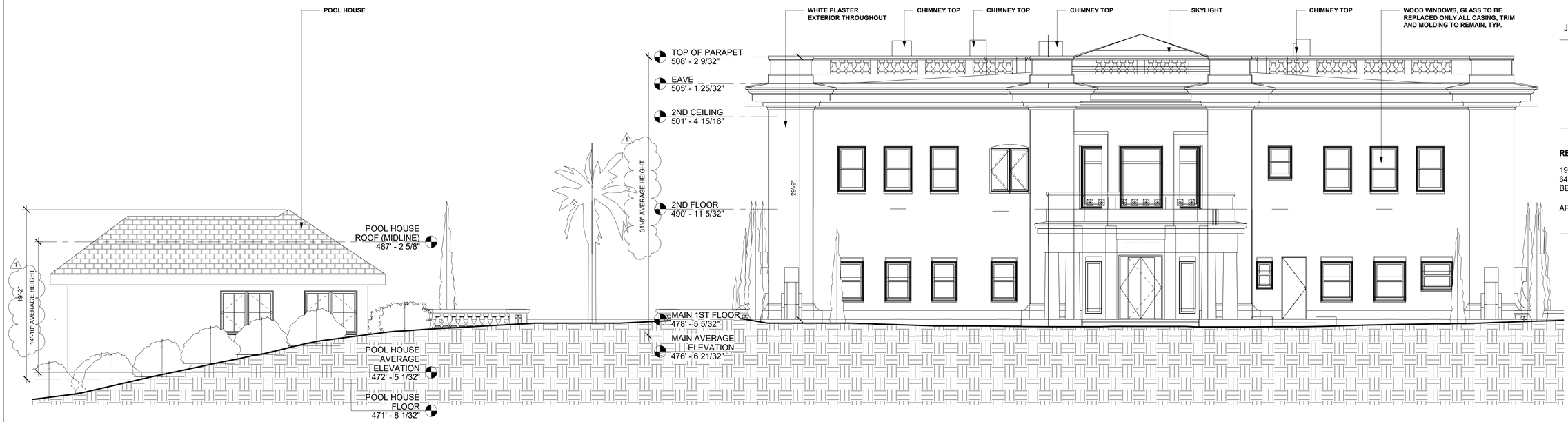
Scale: 3/16" = 1'-0"

Sheet Title

MAIN ELEVATIONS WEST - EXISTING

A201



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

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

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1	REVISION 1 COMMENTS LANDMARK PRESERVATION COMMISSION	8/18/2020 03/11/2022

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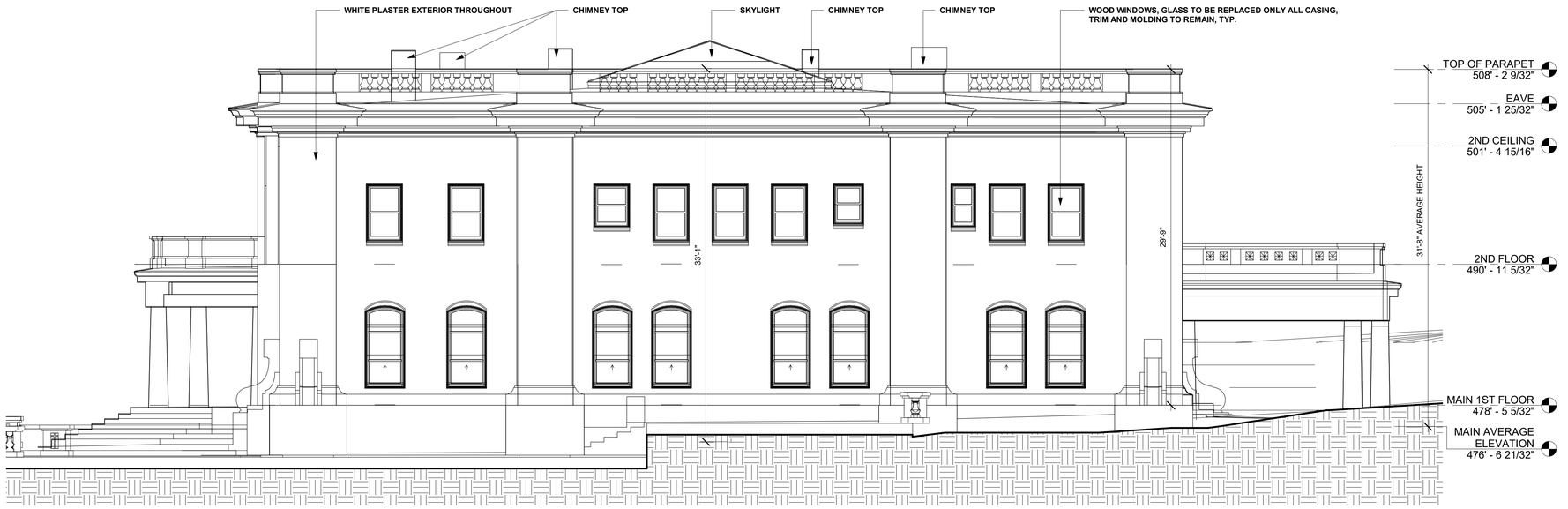
Scale: 3/16" = 1'-0"

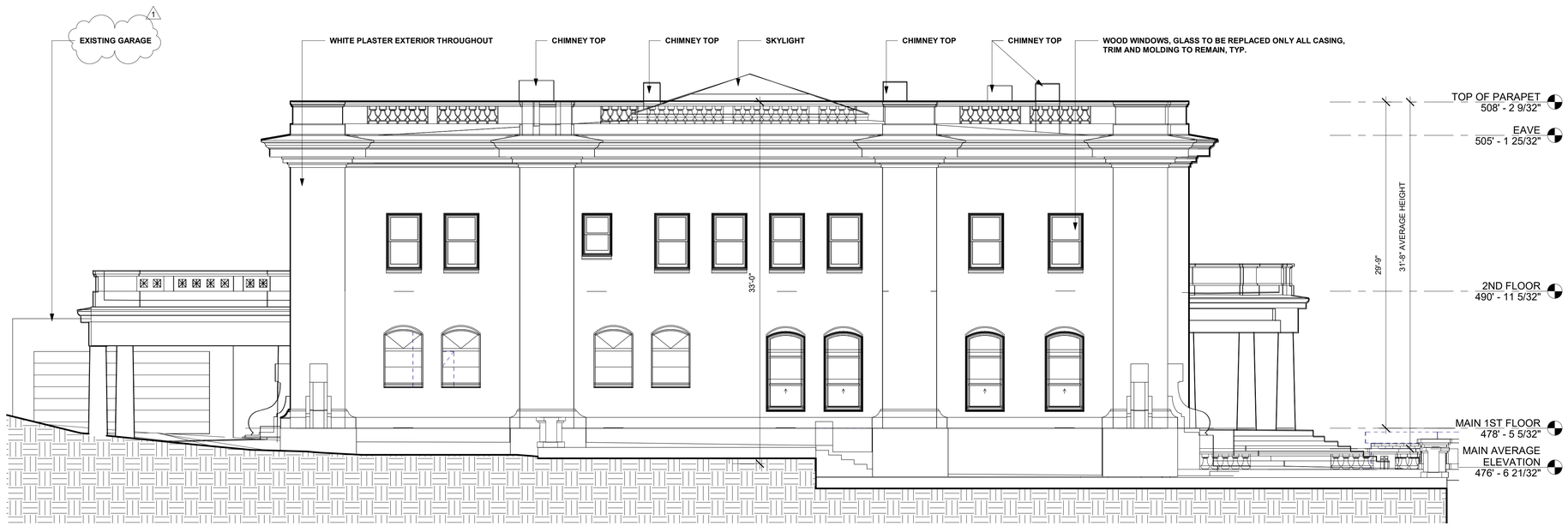
Sheet Title

MAIN ELEVATIONS EAST - EXISTING

A202



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



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

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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
1	REVISION 1 COMMENTS	8/18/2020
A	LANDMARK PRESERVATION COMMISSION	03/11/2022

1960 SAN ANTONIO AVENUE

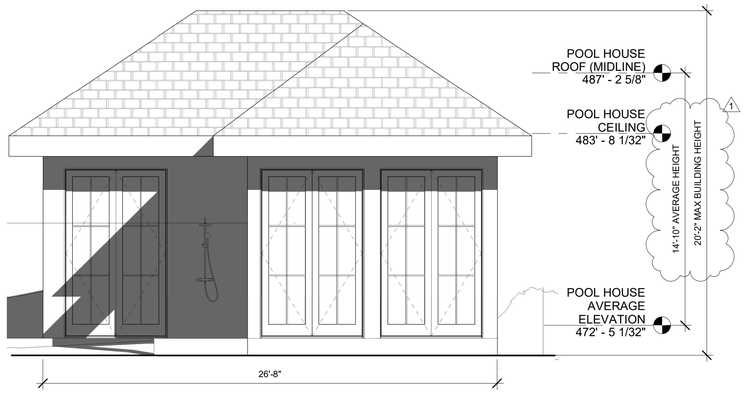
Date: 8/18/2022 6:52:06 PM

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

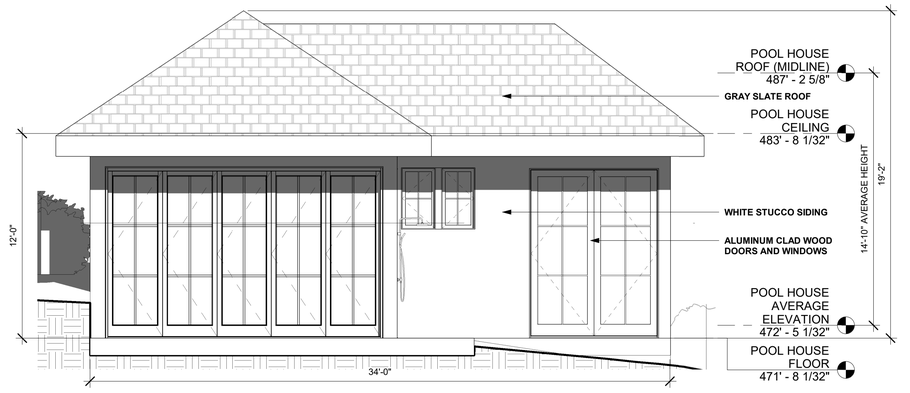
Sheet Title

MAIN ELEVATIONS NORTH & SOUTH - EXISTING

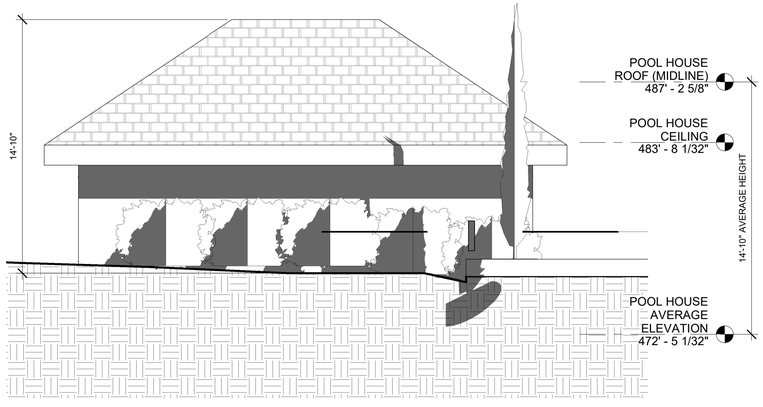
A203



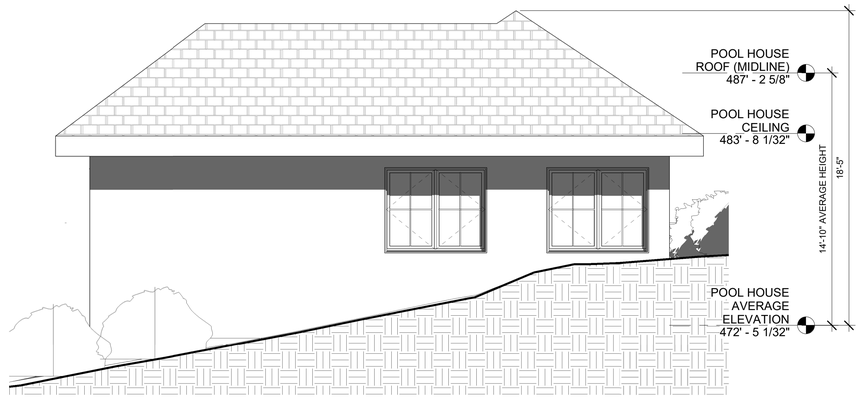
1 POOL HOUSE - NORTH ELEVATION
1/4" = 1'-0"



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"

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1960 SAN ANTONIO AVENUE

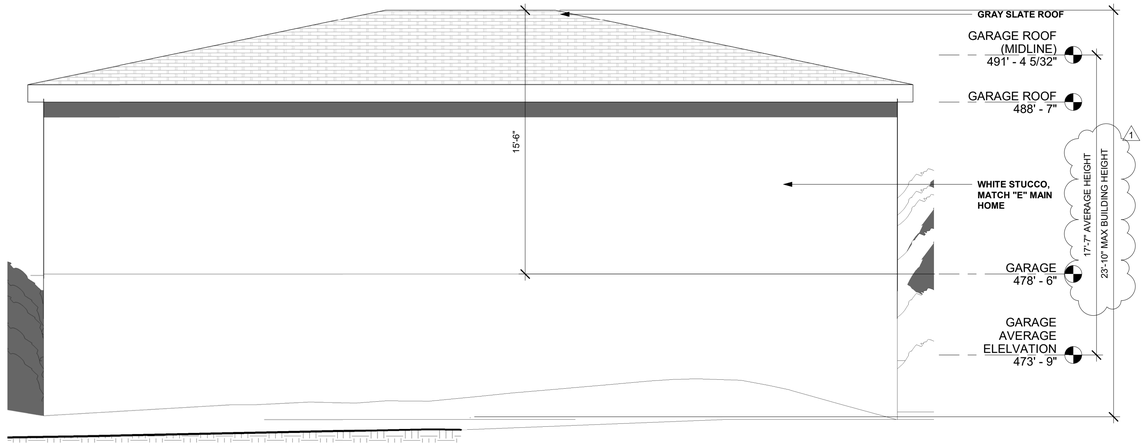
Date: 8/18/2022 6:52:10 PM

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

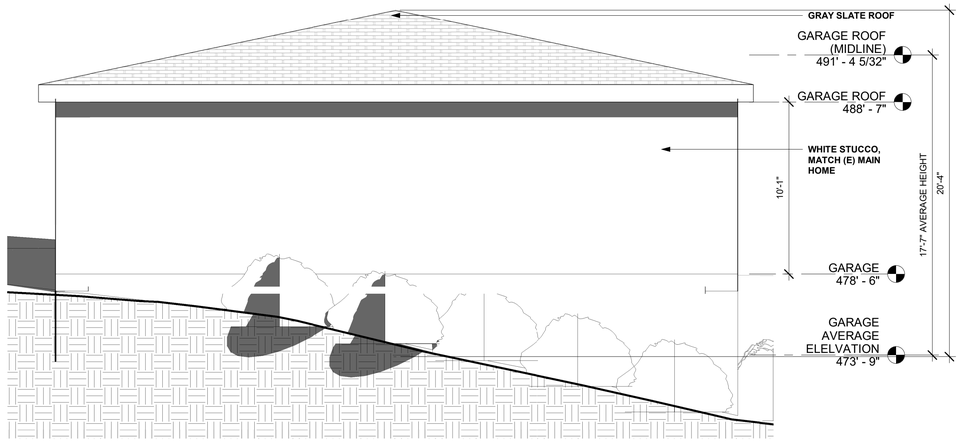
Sheet Title

POOL HOUSE ELEVATIONS - PROPOSED

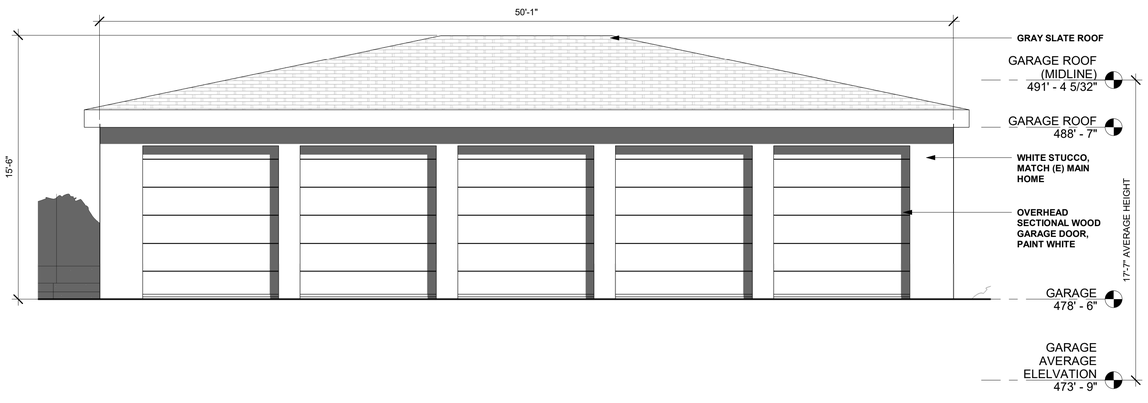
A204



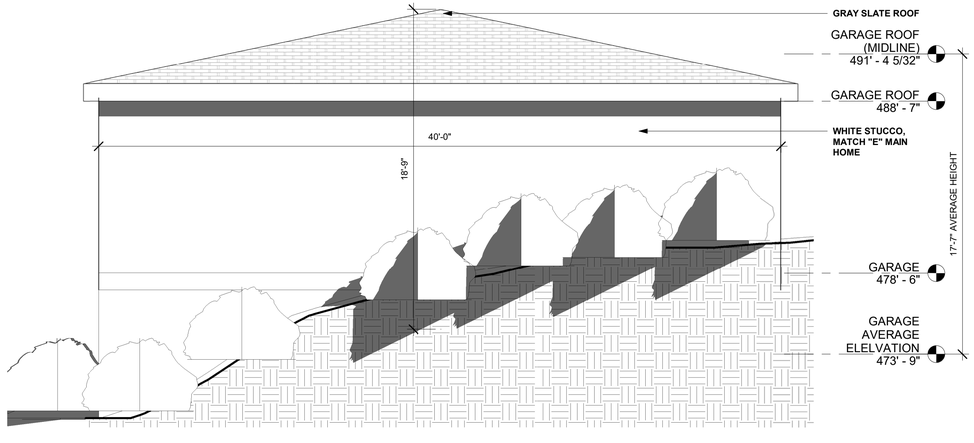
1 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



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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1960 SAN ANTONIO AVENUE

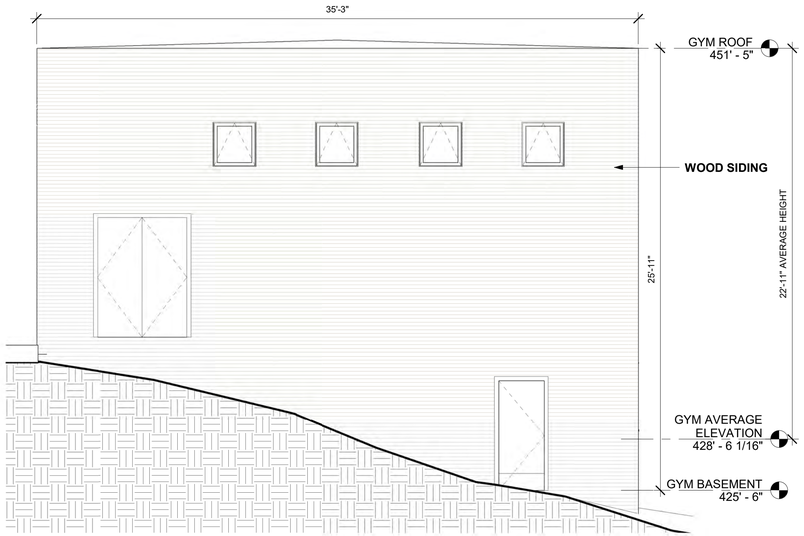
Date: 8/18/2022 6:52:20 PM

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

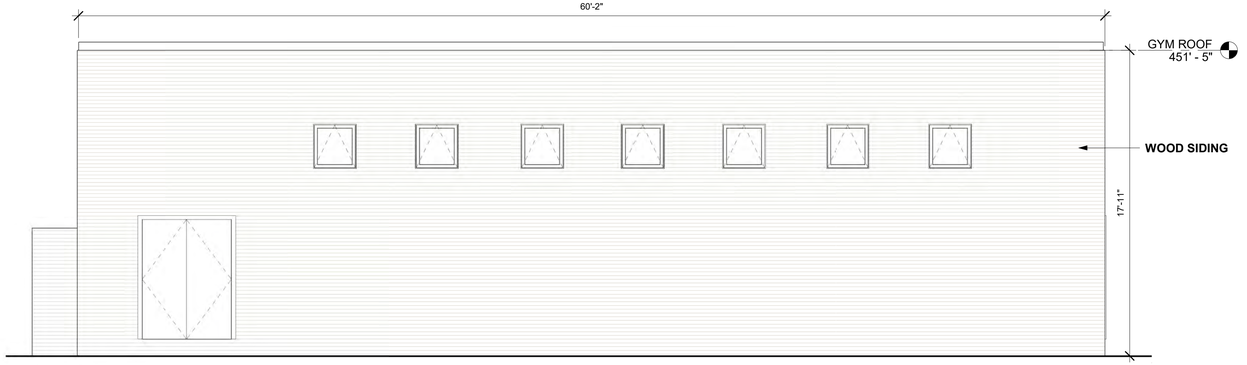
Sheet Title

GARAGE ELEVATIONS - PROPOSED

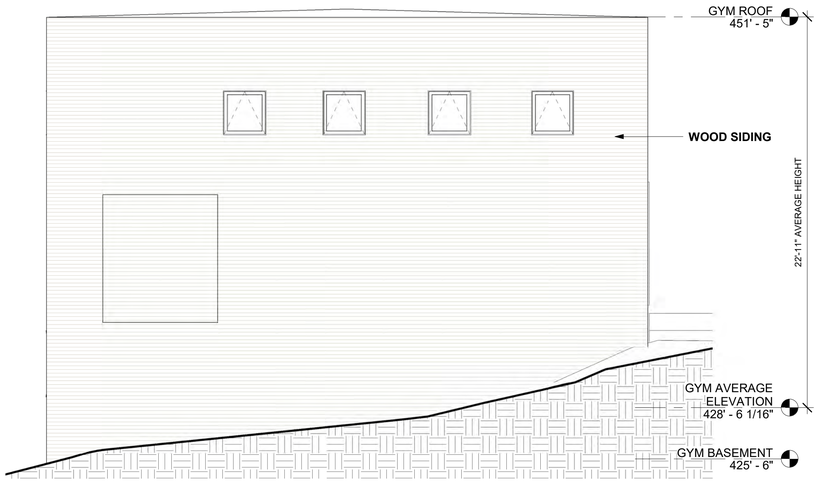
A205



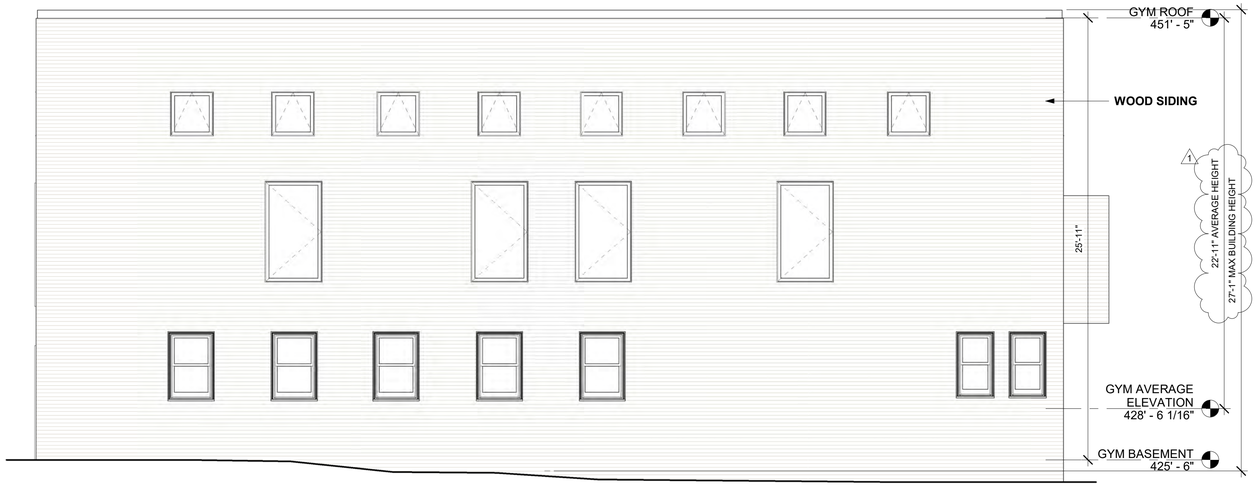
1 GYMNASIUM - NORTH ELEVATION
1/4" = 1'-0"



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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1960 SAN ANTONIO AVENUE

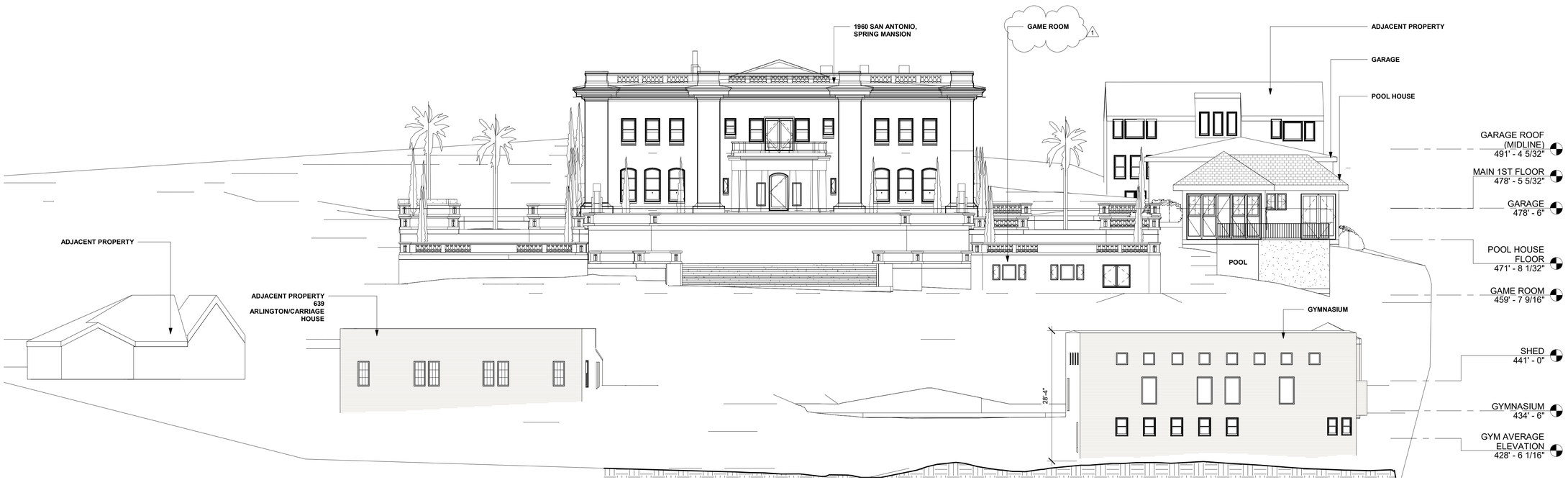
Date: 8/18/2022 6:52:25 PM

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

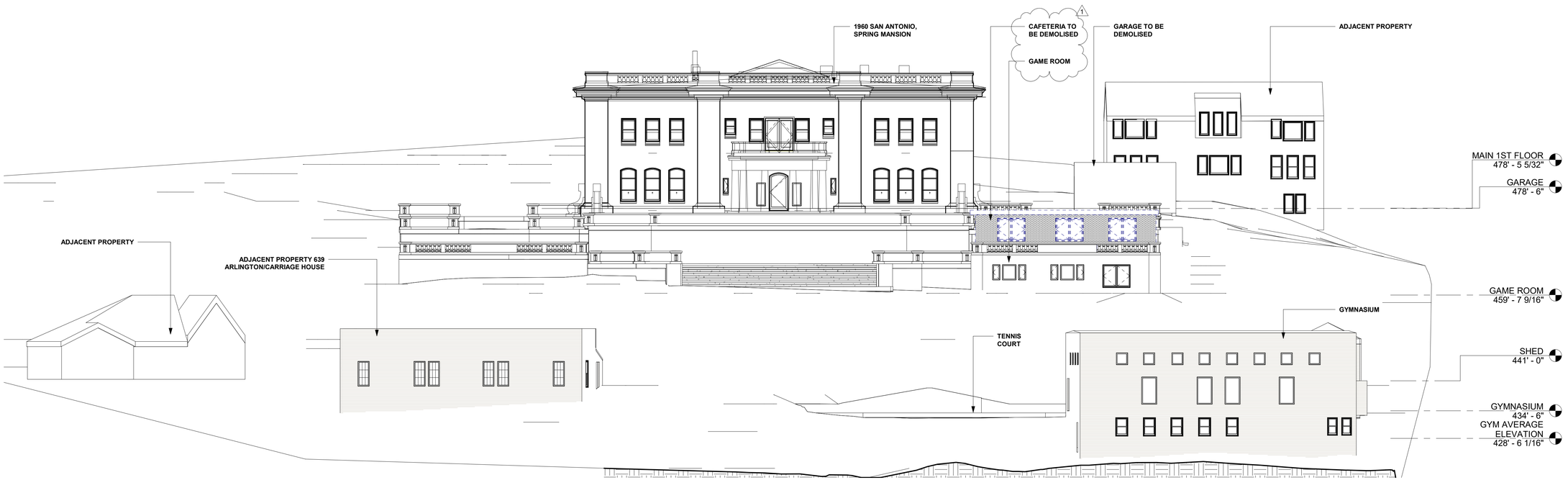
Sheet Title

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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1960 SAN ANTONIO AVENUE

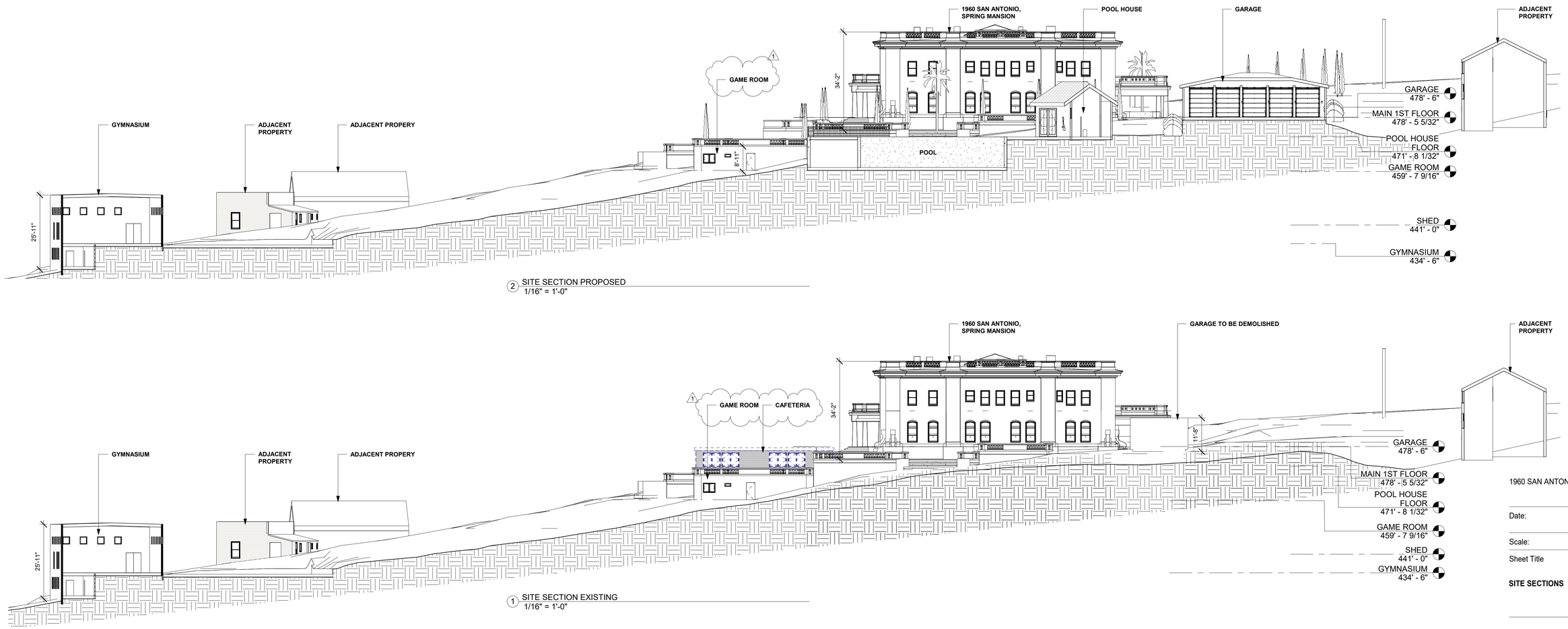
Date: 8/18/2022 6:52:32 PM

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

Sheet Title

SITE SECTIONS

A301



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1960 SAN ANTONIO AVENUE

Date: 8/18/2022 6:52:44 PM

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

Sheet Title

SITE SECTIONS

A302

Received
AUG 26 2022
Land Use Planning

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

Re. Structural Alteration Permit (#LMSAP2022-0005)
Spring Mansion, 1960 San Antonio Ave., Berkeley 94707

August 24, 2022

To Whom It May Concern,

Regarding above permit, it may be that you considered the concerns related in a letter I delivered to your offices on Aug. 3, 2022 (copy attached). The minutes of your meeting have not yet been posted online, so I do not know whether the permit was granted. I hope not.

Within 48 hours of your Aug. 4 meeting, most of the grasses/weeds were cleared from the sidewalk (only), except for about 20 ft. at the north end of the property. As I walked that area, I saw for the first time a one-story stucco building (with graffiti) hidden by overgrown bushes /trees/shrubs. So, this property has, on The Arlington, a multi-story frame building and a single-story stucco building, both overgrown and unmaintained for at least the three decades I know of.

Within a few days, the public notice of the project had been moved closer to the sidewalk. In order to look at the drawing one has to be 7'-8' tall, and the papers that explain the project (and, perhaps, give notice regarding public comment) are missing, but it represents an improvement.

Discovering the second building reminded me of the Berkeley Fire Department Vegetation Management Inspections. In the Wildland-Urban Interface area, property owners are expected to mitigate conditions that might fuel a wildfire: reduce the volume of combustible vegetation, clear the immediate area around buildings and create defensible space. No such measures have been taken regarding the two buildings near The Arlington. The owners of the Spring Mansion (in Zone 2) are surely expected to comply with this important program, landmark status or no.

This begs a final question: after decades of neglect, are the two buildings on The Arlington even structurally sound? Have city building inspectors examined them? Are they also "landmarks"?

Two of the issues I pointed out in my original letter have been addressed more with regard to the "spirit" than the "letter" of the law/regulation/ordinance. The sidewalk on The Arlington can be navigated and the notice of the project is visible, but much of the property remains derelict: overgrown, crumbling, replete with eyesores/nuisances/safety hazards. Again, before building a garage, swimming pool, pool house, etc., the Spring Mansion owners should accept full responsibility for maintaining this property in its entirety and for the long term, ***to the same standard set by their Arlington neighbors***, which is the least those of us who travel and live on The Arlington expect and certainly the least the City should require. The Spring Mansion owners' behavior to date suggests that they prefer to undertake the minimum amount of work necessary in order that you grant their permit request.

Landmarks Preservation Commission Secretary
City of Berkeley Land Use Planning Division
1947 Center St., 2d Floor
Berkeley, CA 94704-1113

copy of letter hand-delivered 8/3/22

Re. Structural Alteration Permit (#LMSAP2022-0005)

To Whom It May Concern,

The current owners of the Spring Mansion fail to maintain the portion of their property bordering on The Arlington. Viewed from The Arlington, it is a derelict property, not a City Landmark site.

Along The Arlington, the public sidewalk bordering this property is crowded by overgrown shrubs as well as profuse grasses and weeds. The concrete wall (with superimposed bollards) is tipping over onto the sidewalk. People use the sidewalk and stair area as a dumping ground for refuse, soil/construction debris and other garbage. The multi-story wooden building is in obvious disrepair: open at the bottom for years, marred by graffiti, ivy covering entire walls, and a roof in poor condition; it is a safety and fire hazard. Cyclone fences are tipping over. Two strings of "CAUTION" tape across the broken and crumbling concrete stair/walls plus a pair of orange construction cones on said stair constitute the owners' sole effort to mitigate this situation since they purchased the property.

I do not know what the requirements are for posting public notice of the permit request and/or meeting, but there is a copy at the "front" entrance to the Spring Mansion property and one on the downhill side of The Arlington, across the median and opposite the property. I wondered why there was no notice on the uphill side of The Arlington, at the property's edge, so I looked for it. It is approximately 15 feet onto the property, uphill from the sidewalk. If you were walking south on the uphill side of The Arlington, you would never see it (view blocked by tall shrubs). If you espied the notice while walking north (you would be looking up, considerably above sidewalk level) and wanted to read it, you would have to cross the above-mentioned "CAUTION" tape and the orange construction cones to walk up the broken and crumbling stair. I was unwilling to attempt it because there are "No Trespassing" signs nearby on this part of the property. Owing to the conditions explained above, the sidewalk is difficult to navigate, so you may surmise that few people who habitually walk, cycle, or drive the uphill side of The Arlington saw the notice. Who posted this required notice in such an inaccessible location?

Before building a new garage, below-grade swimming pool, pool house, etc., it is important that the owners (a) eliminate the dangers and nuisances their property presents to those of us who travel, walk, and live along The Arlington, and (b) demonstrate that they are capable of consistently maintaining it over some period of time. The Landmarks Preservation Commission should make (a) and (b) prior-conditions to granting any permit.

MEMORANDUM

Planning and Development Department

DATE: September 13, 2022

TO: Allison Riemer, Associate Planner

FROM: Darya Barar, Consulting Urban Forester

SUBJECT: 1960 San Antonio Avenue – Arborist report review

I reviewed the Arborist Report prepared by Ellyn Shea (Garden Guidance LLC) dated July 28, 2021 and the addendum letter prepared by Ricardo Terrazas JR dated August 19, 2022. I additionally reviewed plans titled Existing Site Plan dated August 18, 2022 and the Grading and Drainage L6 sheet dated May 25, 2022. The initial report did not assess impacts to trees, providing only a brief tree assessment. The addendum report stated that impacts would be minor and noted that only trees #2 and #5 would be impacted by the project.

Based on my review of the plans, coast live oaks #2, 4, 5, 6, 10, and 11 will be within 10 ft. of construction. Trees were in good condition, with the exception of tree #4 which was in fair condition. Ms. Shea stated that the Best Management Practices identify a tree protection zone for a mature coast live oak in good health to have a diameter multiplier of 8 times the diameter and for a healthy young coast live oak the multiplier is 6 times the diameter (**Table 1)**. The actual distance to the building, pool, and path vary from 3 ft. to 10 ft. from the trees' trunk (estimates are not precise). Additionally, these estimates are based on the plans which does not not consider over excavation or room to work.

Ta. Calculated Tree Protection Zone and Estmated Distances to Proposed Development. 1960 San Antonio Avenue. Berkeley, CA

Tree #	Condition	Diameter (in.)	Multiplication factor	Calculated tree protection zone (ft.)	Approximate distance to building or edge of excavation
2	Good	18.5	8 X	12.5	7 ft. to pool house
4	Fair	5	6 X	2.5	2.5 feet to house
5	Good	15	8 X	10	3 ft. on east; 4 ft. on north, and 10 ft. on west side to house and path. 18 ft. to pool.
6	Good	13,8	8 X	9.5	5 ft. from pool.
10	Good	14,11	8 X	10.5	3 ft. from pool.
11	Good	19,16	8 X	14.5	3 ft. from pool.

I do not concur with Mr. Terrazas JR's assessment. Based on my experience with coast live oak, root impacts will be significant to all oaks except #4. Additionally, and perhaps more significantly, future tree growth will be constrained by the proximity of new structures to existing trees.

I recommend the project be re-designed to provide more space for future tree growth where trees have the potential to reach diameters of 30 to 50 inches with canopies of 20 to 70 feet tall. Alternatively, identify trees for removal.

Planning and Development Department
Land Use Planning Division

September 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, and an unenclosed spa/hot tub, and a Structural Alteration Permit to remove the existing detached garage; add a new detached garage, pool house, and pool; repair walkways, retaining walls, and railings, and balusters; demolish the auditorium building and restore the southwest terrace; rehabilitate the game room/ recreation room below the auditorium; and modify the driveway entrance area off of San Antonio Avenue. Based on my preliminary 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 August 19, 2022, resubmittal package and determined that your application is incomplete and the following items are needed to complete our review of your application:

1. Applicant Statement: Please further clarify the scope of work, and provide more information on how materials will be repaired, and what precisely will be demolished. Include the number of proposed parking spaces.

2. Tabulation Form: Provide an updated Tabulation Form with the proposed parking spaces, and update the proposed gross floor area and building footprint to include the garage and pool house.

3. Pre-Application Yellow Poster: Provide photos of the installed yellow poster on the San Antonio Avenue side of the parcel (page 4 of the Zoning Project Submittal Requirements).

4. Pre-Application Neighbor Outreach: Provide evidence that neighbors have been contacted and have seen the plans (page 4 of the Zoning Project Submittal Requirements).

5. Plans: Include a north arrow on all drawings in plan view, including the lot coverage diagrams.

6. Site Plan:
   - Dimension the side setback at the proposed garage.

- 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)).
- Label the landing outside of the pool house changing room (rectangle next to tree #5).

7. Pool Decking: Provide more details on the proposed pool decking. Provide elevation drawings or sections that show the transition from the side terrace to the pool.

8. Floor Plans: Dimension the garage parking spaces. The standard size is 8 by 18 feet.

9. Elevations: Show the garage, or an outline of the garage in the proposed east elevation.

10. Conceptual Grading Plan: Provide a conceptual grading plan (page 9 of the Zoning Project Submittal Requirements).

11. Photographs: Please provide more photos of the areas of proposed work, including all structures and features proposed to be demolished (steps, retaining walls, balustrades, driveway area, exterior of cafeteria). Please also provide photos of the existing interior of the recreation room/game room. Label the photos so it is clear what is shown and provide a key to photo locations.

12. Shadow Study: Provide a shadow study that shows any potential shading on 1984 San Antonio Avenue, per the instructions (page 10 of the Zoning Project Submittal Requirements).

13. Arborist Report: The City's consulting arborist has reviewed the arborist report and plans and recommends a re-design to reduce impacts to oaks. After the project has been re-designed please submit a revised arborist report (page 10 of the Zoning Project Submittal Requirements).

14. State General Construction Permit: It appears that this project will disturb one acre or more of soil. Provide a copy of the Notice of Intent (NOI) submitted for the State General Construction Permit, and Storm Water Pollution Prevention Plan (SWPPP) prior to building permit issuance (page 14 of the Zoning Project Submittal Requirements).

15. Stormwater Requirements Checklist: It appears that this project will create or replace more than 2,500 square-feet of impervious surface. Please see the overview and fill out the required forms (page 14 of the Zoning Project Submittal Requirements).

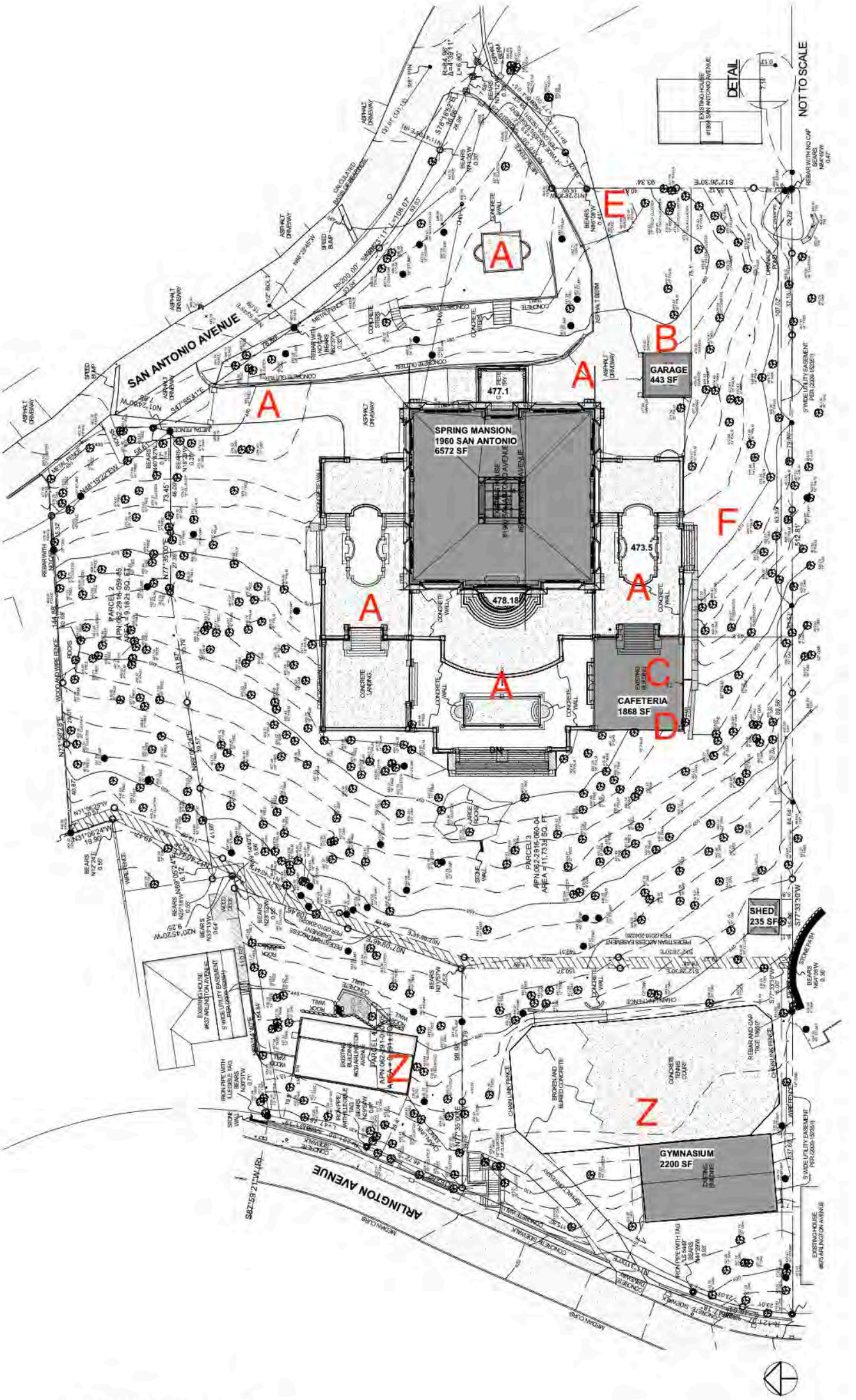
16. WELO Landscape Requirements: Verify the amount of new irrigated areas, and provide the required landscape documentation if applicable (page 17 of the Submittal Requirements).

17. Natural Gas Prohibition, Berkeley Energy Code, and Berkeley Green Code: Submit a statement that the new buildings will not include any natural gas infrastructure in compliance with BMC Chapter 12.80, and a statement, and corresponding features on plans, 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. Building design must incorporate all-electric systems unless an exception or public interest exemption to the Natural Gas Prohibition is granted (page 17 of the Submittal Requirements).

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



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

SECU
CALL
510-98
SUSP

SECURITY NOTICE

CAUTION
CUM
is yum

Babe
CUM
is yum

murder
Fuck
anasmia
-Anon
911

CAUTION
CAUTION
CAUTION

PEC

DEMO
ALL

PURE
LEAF

ROSS

DEMO

DEMO

MF

RAWWR!!!
GTA

NIGGA

ADT