



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Decision
AUGUST 20, 2026

1899 Oxford Street

FINAL DESIGN REVIEW

Design Review #DRCP2026-0004 to demolish a two-story multifamily building (8 rental units), merge two lots, (APN: 58-2181-19-5 and APN: 58-2181-21) and construct a 7-story, (78 feet, 9 inches in maximum height) with 222 units mixed-use building with 97,234 gross-floor area, including 3,873 commercial floor area, 14 off-street parking spaces, and 80 bicycle parking spaces. The project would utilize a 96.3 percent density bonus and provide 17 very-low-income and 16 moderate-income units.

I. Introduction

This seven-story mixed-use development is proposed to be constructed in the Multiple-Family Residential District (R-4) on the northeast corner of Oxford Street and Hearst Avenue. The project would involve demolition of a two-family residential structure on the site.

The project went before ZAB on January 22, 2026 where the Use Permit was approved. It was last before the Design Review Committee for Preliminary Design Review on July 17, 2025 where the Committee forwarded a favorable recommendation to ZAB with recommendations for Final Design Review. A summary from that meeting is provided further below for reference.

It is before the Design Review Committee this month for Final Design Review where the Committee will review construction details, final color and material palette, and landscape details for the project.

II. Background

This project includes the merging of two parcels (1827 Oxford Street and 1899 Oxford Street) and demolition of a two-story residential 8-unit building approximately 10,400 square feet located at 1827 Oxford Street, and construction of a new, 7-story, approximately 97,234 square foot mixed-use building with 222 dwelling units and 3,873 square feet of commercial space on a corner lot.

Project amenities include:

- Ground level lobby and amenity space
- Ground level commercial space with adjacent courtyard
- Resident lounge and fitness room on the first floor
- Property management and leasing offices
- Ground level residential courtyard
- Common kitchen, study, and lounge space on floors 2 thru 7
- Common roof deck on the southwest corner
- 14 vehicular parking spaces
- 80 bicycle parking spaces
- New street trees on both Hearst and Oxford frontages

III. Project Setting

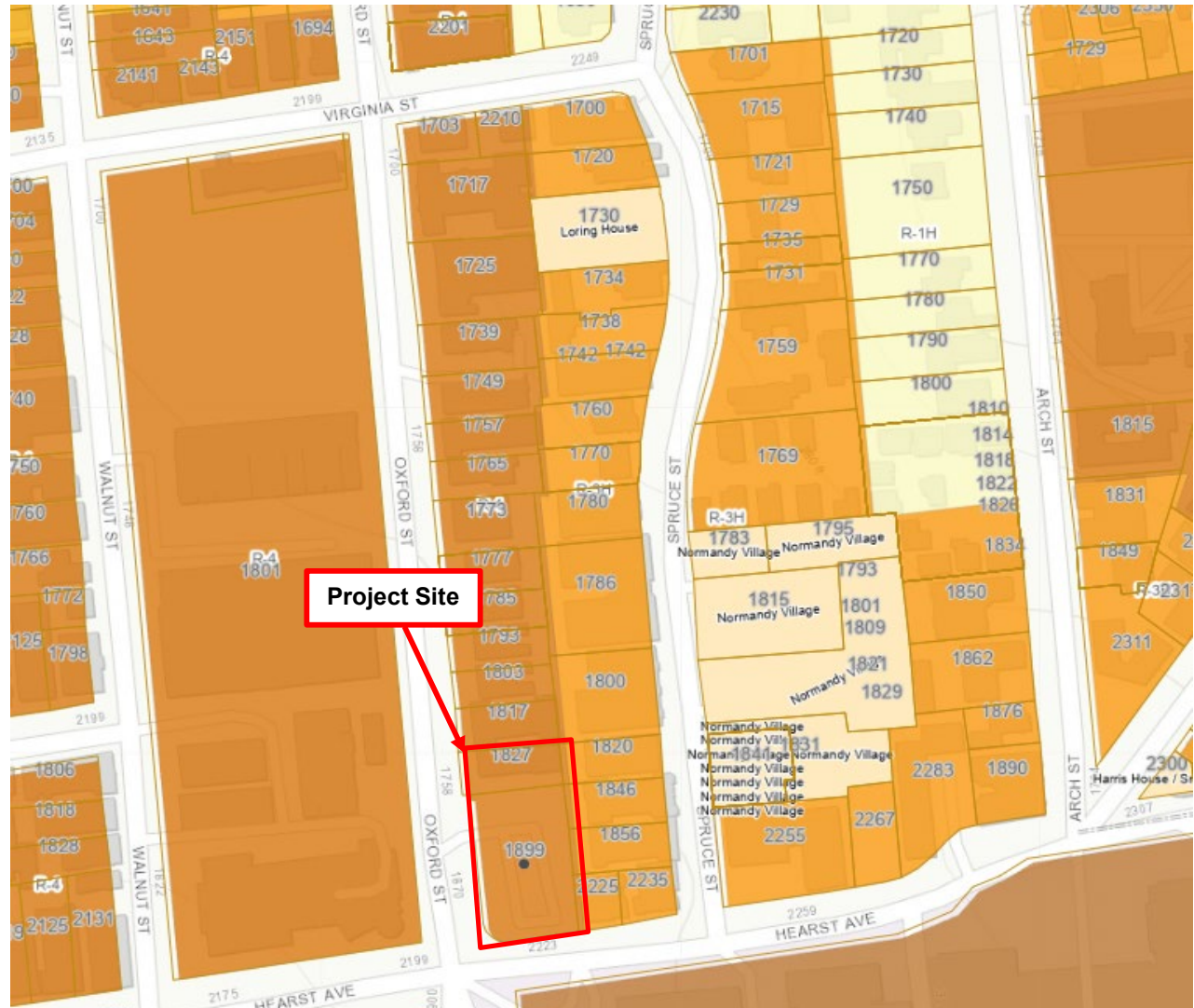
A. Neighborhood/Area Description:

The project site is situated in close proximity to the UC Berkeley campus and Downtown Berkeley - both located just south of the project. The project site is located at the northeast corner of Oxford Street and Hearst Avenue. North of the project site, as well as directly east, consists of multifamily residential buildings. Similarly, lots to the east of the project maintain multi-story, high-density residential buildings. Across the street from the project on the northeast corner is a three-story institutional building for UC Berkeley. Further north on that same side of the block is the Oxford Tract – a farm / educational facility managed by UC Berkeley students. The project site is close to several commercial districts being located two blocks east from Shattuck Avenue and less than a block from Downtown Berkeley along Hearst Avenue.

B. Site Conditions:

The site is currently two parcels (APN: 58-2181-19-5 and APN: 58-2181-21) which once merged, will have a north-south orientation. The northern lot has an existing two-story residential structure and the southern lot at the corner is a gravel parking lot.

Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit (City of Berkeley GIS, 2023)



R-1H Single-Family Residential District within the Hillside Overlay

R-3H Multiple Family Residential District within the Hillside Overlay

R-4 Multiple-Family Residential District

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Residential	Multi-Family Residential District (R-4)	High Density Residential
Surrounding Properties	North	Residential	R-4	High-Density Residential
	South	Institutional	R-5	Institutional
	East	Residential	R-3H	High Density Residential
	West	Institutional	R-4	

IV. Summary from July 17, 2025 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Tam, Hall-Montgomery) VOTE (7-0-0-0).

Recommendations

Neighborhood Context / Colors and Materials

- *Provide additional material and/or color options at FDR, including pavers. Consider accent color or texture for a more residential appearance.*
- *Further develop balcony details; look carefully at the distance from grade below as well as added emphasis on main residential entrance.*
- *Storefront windows could better reflect the office space on Hearst.*
- *Present dark-sky compliant lighting at FDR.*

Building Details / Windows

- *Consider more contrast on the elevations between the corner common spaces and the residential units.*
- *Continue to refine the parapet; look at a shorter, sharper detail.*
- *Show sun control at FDR.*
- *Provide the most recessed depth possible for residential windows.*
- *Further develop the sink area to maximize interior plan privacy.*

Landscaping

- *Further develop the plant palette for more complex layering; recommend more native plant selections.*

- *Landscape in renderings should be consistent with plant palette proposed.*
- *Recommend more seating opportunities on the roof*

V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

Setbacks: The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

Parking and Driveways: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

Articulation: Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

Lighting: Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

Walls and Fences: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

Landscape and Open Space: Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

Building Entrances: Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Consistency with Approved Use Permit Design

This design submittal is consistent with the approved Use Permit design.

B. Current Submittal includes:

- Floor plans, rendered exterior elevations, and building sections;
- Construction details for parapet, balcony railings, bird-safe roof top railing, and wall and window sections;
- Landscape plans and plant palette; and
- Colors and materials board will be presented at the meeting.

C. Issues for Discussion:

- Building details
- Colors and materials
- Landscape plan

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

1. Project Plans, Received August 6, 2026
2. Approved Use Permit Drawings, approved January 22, 2026

1899 OXFORD STREET, BERKELEY, CA
FINAL DESIGN REVIEW



Total: 23

Total: 12

Total: 5

1

Computer

Click

1899 OXFORD LLC, A CA LLC
9101 BURNING TREE RD.
BETHESDA, MD 20817

1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

SITE PLAN - ARCHITECTURAL

SITE PLAN - ARCHITECTURAL 3/32" = 1'-0"

FINAL DESIGN REVIEW 08-06-2026

Project Number: 2025-084

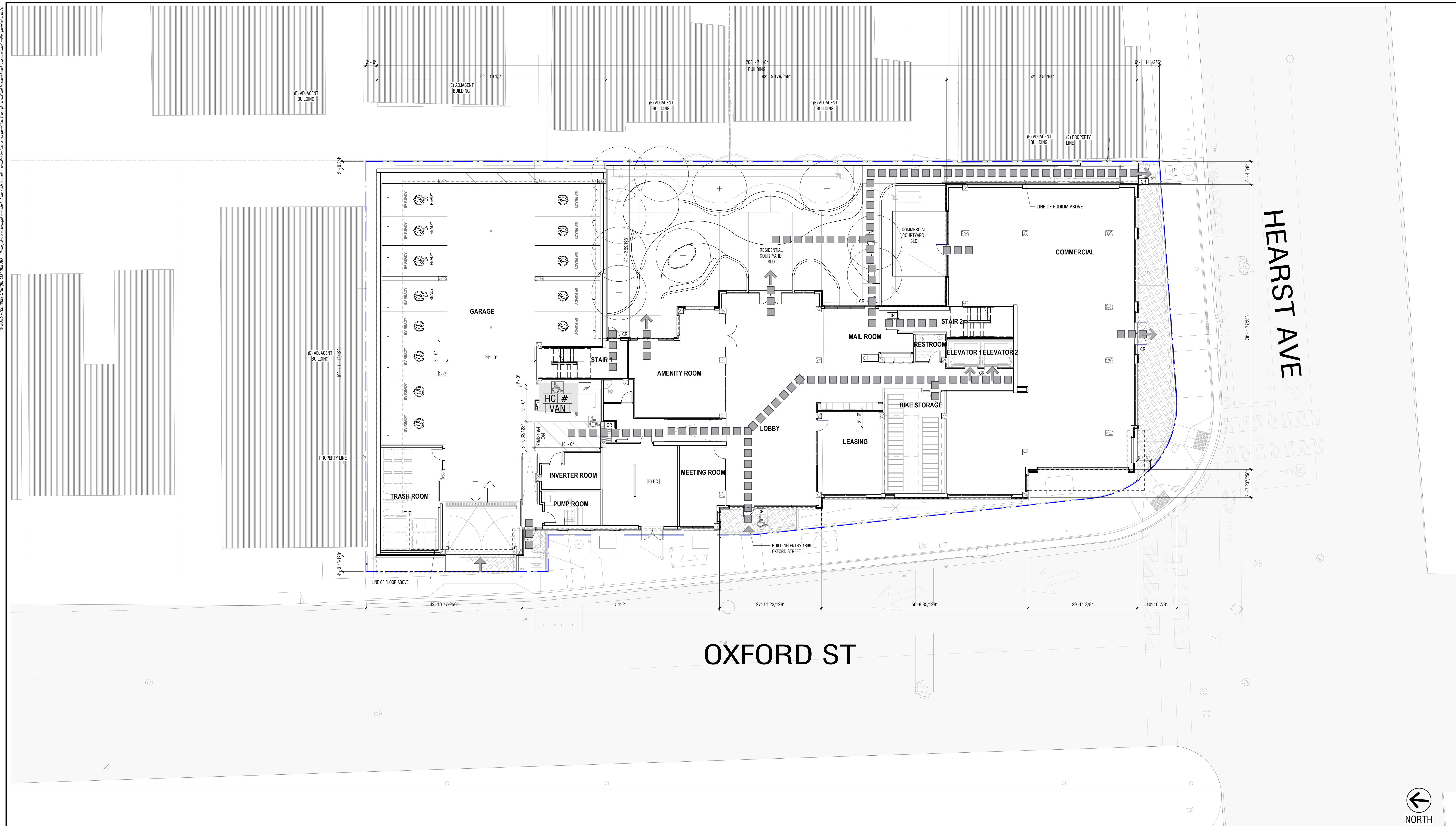
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S H E E

02

FINAL DESIGN REVIEW 08-06-2026



SITE PLAN GENERAL NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY. AS AN ARCHITECTURAL PLAN FOR GENERAL, LANDSCAPE AND IDENTIFICATION PURPOSES ONLY. IT DOES NOT REFER TO COLOR AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS AND DESIGN ITEMS OUTSIDE OF THE BUILDING FOOTPRINT, INCLUDING BUT NOT LIMITED TO:
 - 2.1. HORIZONTAL CONTROL
 - 2.2. PRECISE GRADING
 - 2.3. DESIGN OF POSITIVE DRIVE AWAY FROM THE BUILDING
 - 2.4. HARDSCAPE AND SOFTSCAPE DESIGN
 - 2.5. FIRE LANE, TURNING RADI, VEHICULAR DRIVE, MOVE IN ASLE, AND LOADING ZONE DESIGN AND ENGINEERING
 - 2.6. PROPERTY LINES, EASEMENTS, BUILDING LOCATIONS- EXISTING AND PROPOSED
 - 2.7. SITE SIGNAGE AND MONUMENT DESIGN
 - 2.8. SITE STRUCTURES, SITE WALL, FENCING, AND GATE- DESIGN AND ENGINEERING
 - 2.9. EXTERIOR LIGHTING
 - 2.10. PAVES STOPS
 - 2.11. SITE STAIRS AND RAMPS

SITE PLAN LEGEND

- PROPERTY LINE

SETBACK LINE

IMAGINARY LOT LINE(S) - SHOWN ON THIS PLAN FOR THE PURPOSE OF SUBSTANTIATING WALL AND OPENING PROTECTION, PROJECTIONS AND ROOF-COVERING REQUIREMENTS, AND FIRE SEPARATION DISTANCE REQUIREMENTS

ACCESSIBLE ROUTE OF TRAVEL - 4.5% MAX. SLOPE WITH 2% MAX. CROSS SLOPE, SLOPES BETWEEN 5% AND 8.33% MUST COMPLY WITH RAMP REQUIREMENTS, ALL EXTERIOR ROUTES AND HORIZONTAL CONTROLS PER CIVIL PLANS

BLDG. TYPE

INDICATES BUILDING TYPE

BLDG. #

INDICATES BUILDING NUMBER

INDICATES AN ACCESSIBLE STALL

HC #

INDICATES ACCESSIBLE (HC) STALL NUMBER

VAN

INDICATES A VAN ACCESSIBLE STALL (WHERE OCCURS)

BUILDING(S) OR STRUCTURES WITHIN THE CROSS-HATCH ARE NOT PART OF THE PERMIT SUBMITTAL

- EV READY
1 = SINGLE 2 = DOUBLE;
P = PEDESTAL MOUNTED W = WALL MOUNTED (HT TO MATCH PEDESTAL MOUNTED HT)
ALL EV EQUIPMENT SEE SHEET A07.X.X
- EV CHARGERS
1 = SINGLE 2 = DOUBLE;
P = PEDESTAL MOUNTED W = WALL MOUNTED (HT TO MATCH PEDESTAL MOUNTED HT)
ALL EV EQUIPMENT SEE SHEET A07.X.X
- PROVIDE SIGNAGE FOR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ACCESSIBLE BUILDING ENTRANCE
- TRANSIT ENTRANCE INTO APARTMENT BUILDING
- PARKING STRATEGY ENTRY QUEST CALL BOX

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BERKELEY, CA 94709

COMPOSITE FIRST STORY FLOOR
PLAN



NORTH

LEVEL 1 - COMPOSITE FIRST STORY PLAN

 $1/8^{\circ} = 1'-0"$

1

BUILDING PLAN LEGEND

Room name

—▶ SLOPED TO DRAIN. 1/4":12" TYPICAL.
(UNLESS OTHERWISE NOTED)

— • — PROPERTY LINE, SEE CIVIL DRAWING

----- ASSUMED PROPERTY LINE

SURFACE MOUNTED	SEMI-RECESSED AT DRYWALL	
		FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 2A10BC. FIRE EXTINGUISHERS TO BE PER FIRE CODE AND LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75' TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSPECTION. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL.

HATCHED AREA LEVELS 2 TO LEVEL 7 ARE FOR REFERENCE ONLY AND NOT FOR CITY APPROVAL OR PLAN CHECK.
ALL LEVELS ARE MOSTLY FACTORY BUILT AND HAVE BEEN SUBMITTED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR APPROVAL.
REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.

FINAL DESIGN REVIEW 08-06-2026

Project Number: 2025-0842

Plan Check Number: _____

03

FINAL DESIGN REVIEW 08-06-2026


$$1/8" = 1'-0"$$

Room name

999

ROOM NUMBER
(ROOM NAME - ROOM NUMBER)

→

SLOPED TO DRAIN 1/4" 12" TYPICAL
(UNLESS OTHERWISE NOTED)

— — — — —

PROPERTY LINE. SEE CIVIL DRAWINGS

— — — — —

ASSUMED PROPERTY LINE

SURFACE MOUNTED SEMI-RECESSED AT DRYWALL

FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 3A10BC. FIRE EXTINGUISHERS TO BE PER FIRE CODE AND LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75'. TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSPECTION. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL.

HATCHED AREA LEVELS 2 TO LEVEL 1 ARE FOR REFERENCE ONLY AND NOT FOR CITY APPROVAL OR PLAN CHECK.

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REGS. TO THE STATE SUBMITTAL. SET FOR THE FACTORY-BUILT MODULAR PORTION.

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1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

COMPOSITE THIRD STORY FLOOR
PLAN

FINAL DESIGN REVIEW 08-06-2026

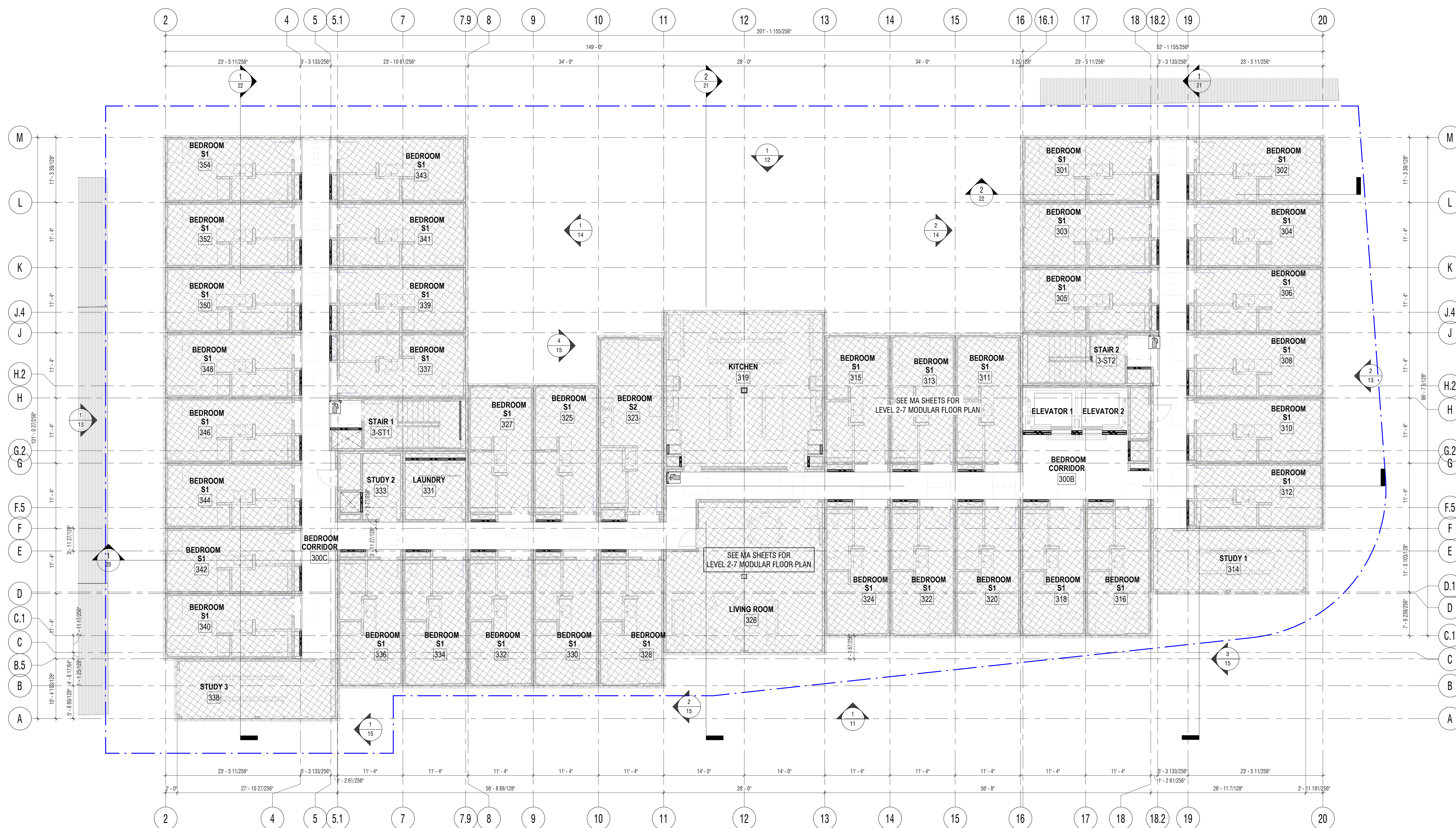
Project Number: 2025-0940

Plan Check Number _____

S H E E

05

FINAL DESIGN REVIEW 08-06-2026



NORTH

LEVEL 3 - COMPOSITE THIRD STORY FLOOR PLAN

 $1/8^{\circ} = 1'-0"$

1

BUILDING PLAN LEGEND

Room name 999 ROOM NUMBER
(ROOM NAME - ROOM NUMBER)

SLOPED TO DRAIN. 1/4" : 12" TYPICAL
(UNLESS OTHERWISE NOTED)

PROPERTY LINE SEE CIVIL DRAWING

ASSUMED PROPERTY LINE

SURFACE MOUNTED


SEMI-RECESSED AT DRYWALL


FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 2A10BC. FIRE EXTINGUISHERS TO BE PER FIRE CODE AND LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75'. TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSP. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL.

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LEVEL 4 - COMPOSITE FOURTH STORY FLOOR PLAN

$1/8'' = 1'-0''$	1
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BUILDING PLAN LEGEND

Room name

999

ROOM NUMBER
(ROOM NAME - ROOM NUMBER)

→

SLOPED TO DRAIN 1/4"=12" TYPICAL
(UNLESS OTHERWISE NOTED)

— — — — —

PROPERTY LINE. SEE CIVIL DRAWINGS

— — — — —

ASSUMED PROPERTY LINE

SURFACE MOUNTED SEM-RECESSED AT DRYWALL

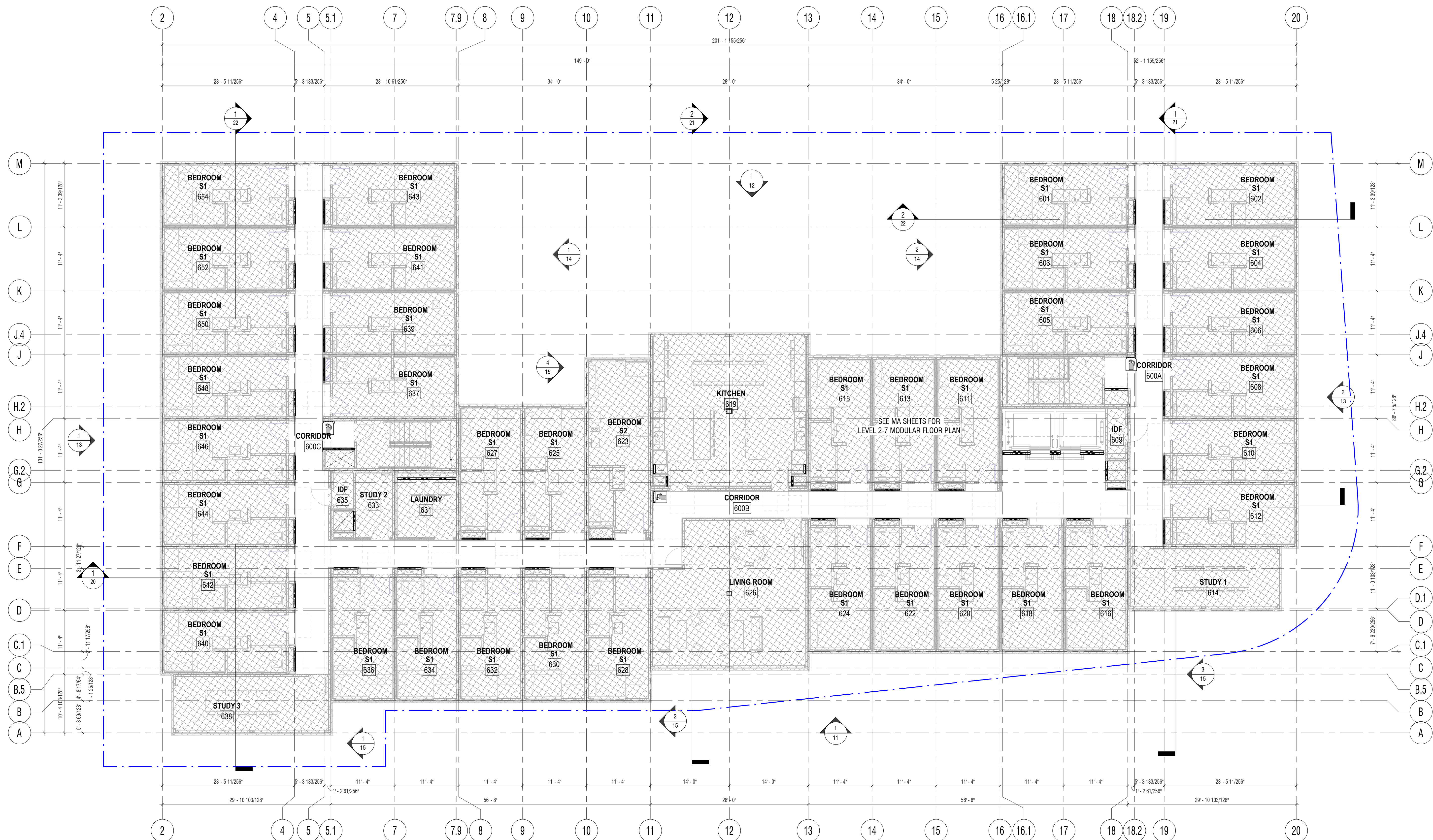
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REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.



BUILDING PLAN LEGEND

Room name 999 ROOM NUMBER
(ROOM NAME - ROOM NUMBER)

SLOPED TO DRAIN. 1/4":12" TYPICAL
(UNLESS OTHERWISE NOTED)

PROPERTY LINE, SEE CIVIL DRAWINGS

----- ASSUMED PROPERTY LINE

SURFACE MOUNTED


SEMI-RECESSED AT DRYWALL


FIRE EXTINGUISHER CABINET WITH MINIMUM RATING OF 2A10BC. FIRE EXTINGUISHERS TO BE PER FIRE CODE AND LOCATED SO THAT THE MAX TRAVEL DISTANCE FROM THE MOST REMOTE ROOM IN BUILDING SHALL BE NO GREATER THAN 75' TYPE AND LOCATIONS AS VERIFIED ON SITE BY THE FIRE DEPT FIELD INSP. FIRE EXTINGUISHERS SHALL BE IN PLACE DURING CONSTRUCTION. SEE DETAIL.

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LEVEL 7 - COMPOSITE SEVENTH STORY FLOOR PLAN

 $1/8^{\circ} = 1'-0"$

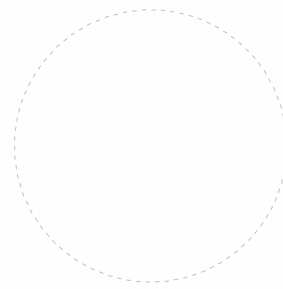
Room name	ROOM NUMBER (ROOM NAME - ROOM NUMBER)
999	
	SLOPED TO DRAIN. 1/4"=12" TYPE (UNLESS OTHERWISE NOTED)
	PROPERTY LINE. SEE CIVIL DRAWING
	ASSUMED PROPERTY LINE

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Seal



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Client

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1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

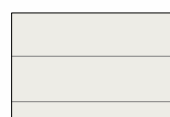
BUILDING ELEVATIONS

WEST - BUILDING ELEVATIONS

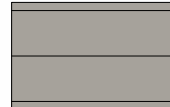
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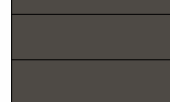
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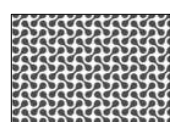
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INSULATE MTL. PANEL - 2



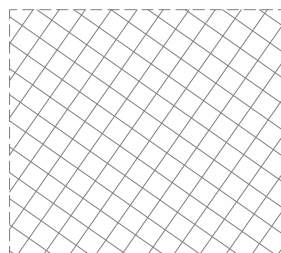
METAL INFILL PANEL



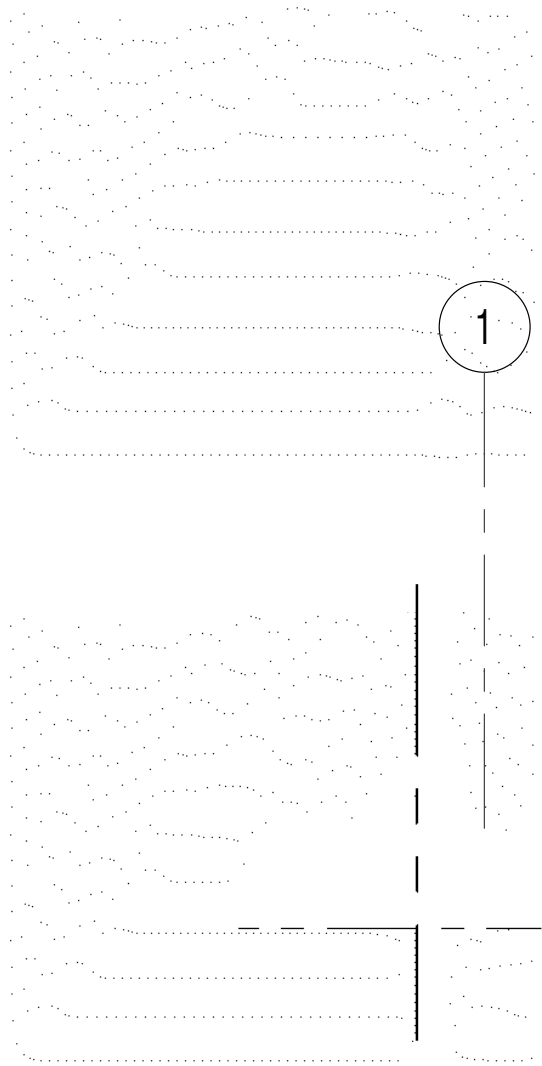
GUARDRAIL AND SUNSHADE PATTERNS



OPERATION PORTION OF WINDOW

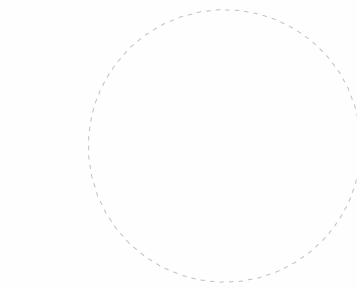


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REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.





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Consultant

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9101 BURNING TREE RD.
BETHESDA, MD 20817

1899 OXFORD STREET

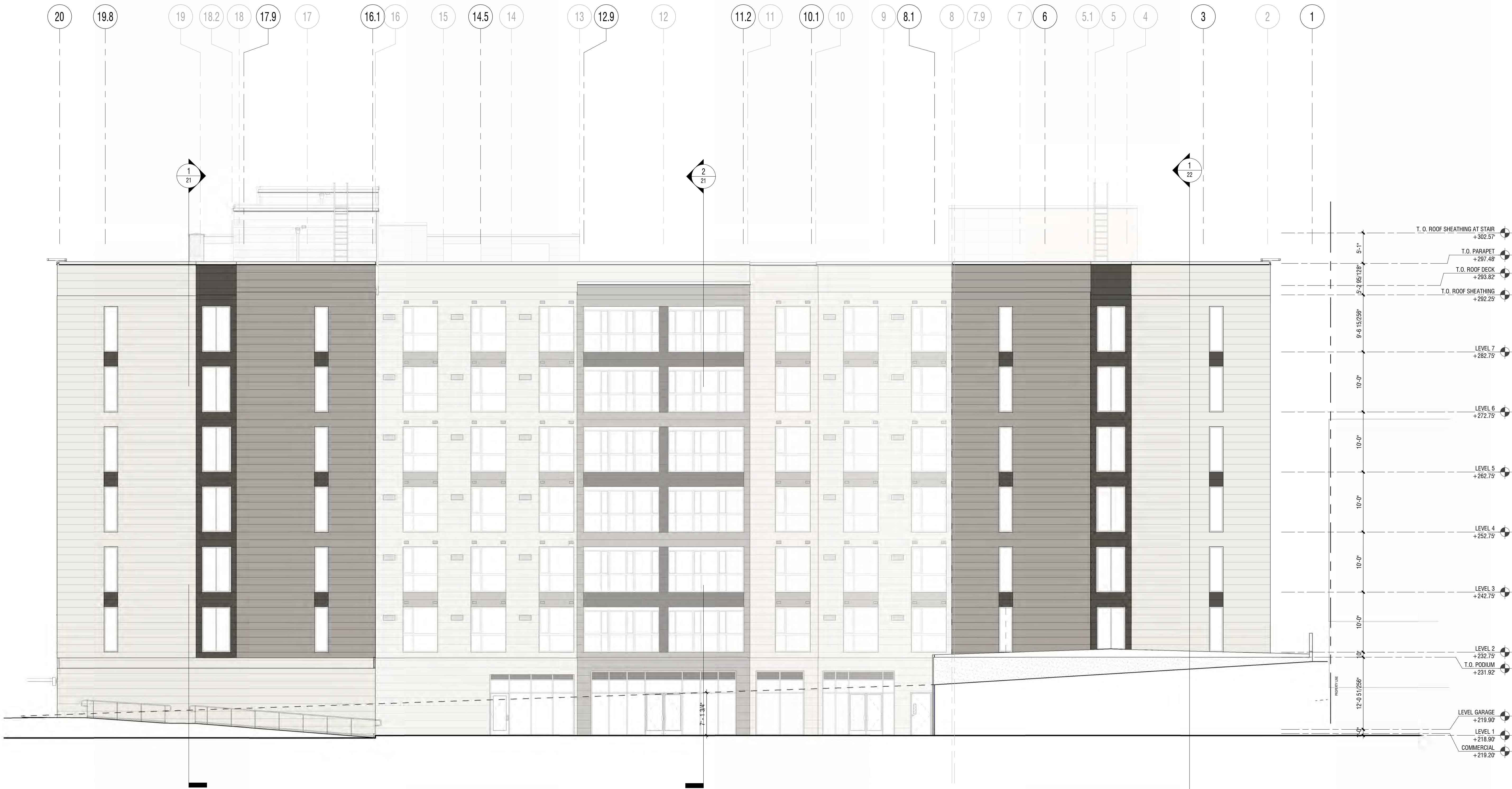
1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING ELEVATIONS

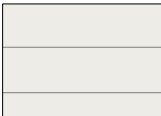
EAST - BUILDING ELEVATIONS

1/8" = 1'-0"

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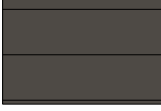
ELEVATION LEGEND



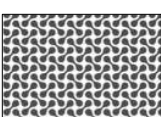
INSULATE MTL PANEL - 1



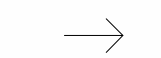
INSULATE MTL PANEL - 2



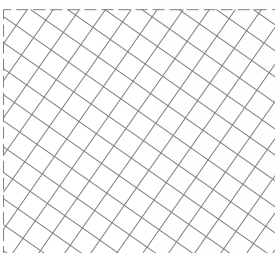
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNS



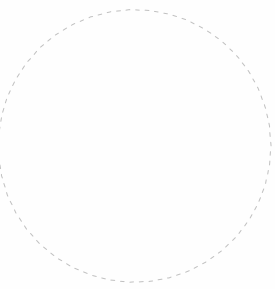
OPERATION PORTION OF WINDOW



HATCHED AREA LEVELS 2 TO LEVEL 7 ARE FOR REFERENCE ONLY AND NOT FOR CITY APPROVAL OR PLAN CHECK. ALL LEVELS ARE MOSTLY FACTORY BUILT AND HAVE BEEN SUBMITTED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR APPROVAL. REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.



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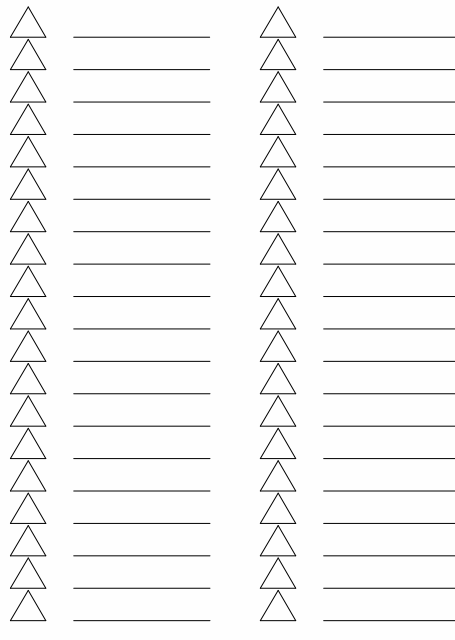
1899 OXFORD LLC, A CA LLC
9101 BURNING TREE RD.
BETHESDA, MD 20817

1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING ELEVATIONS

FINAL DESIGN REVIEW 08-06-2025
Project Number: 2025-0842
Plan Check Number:



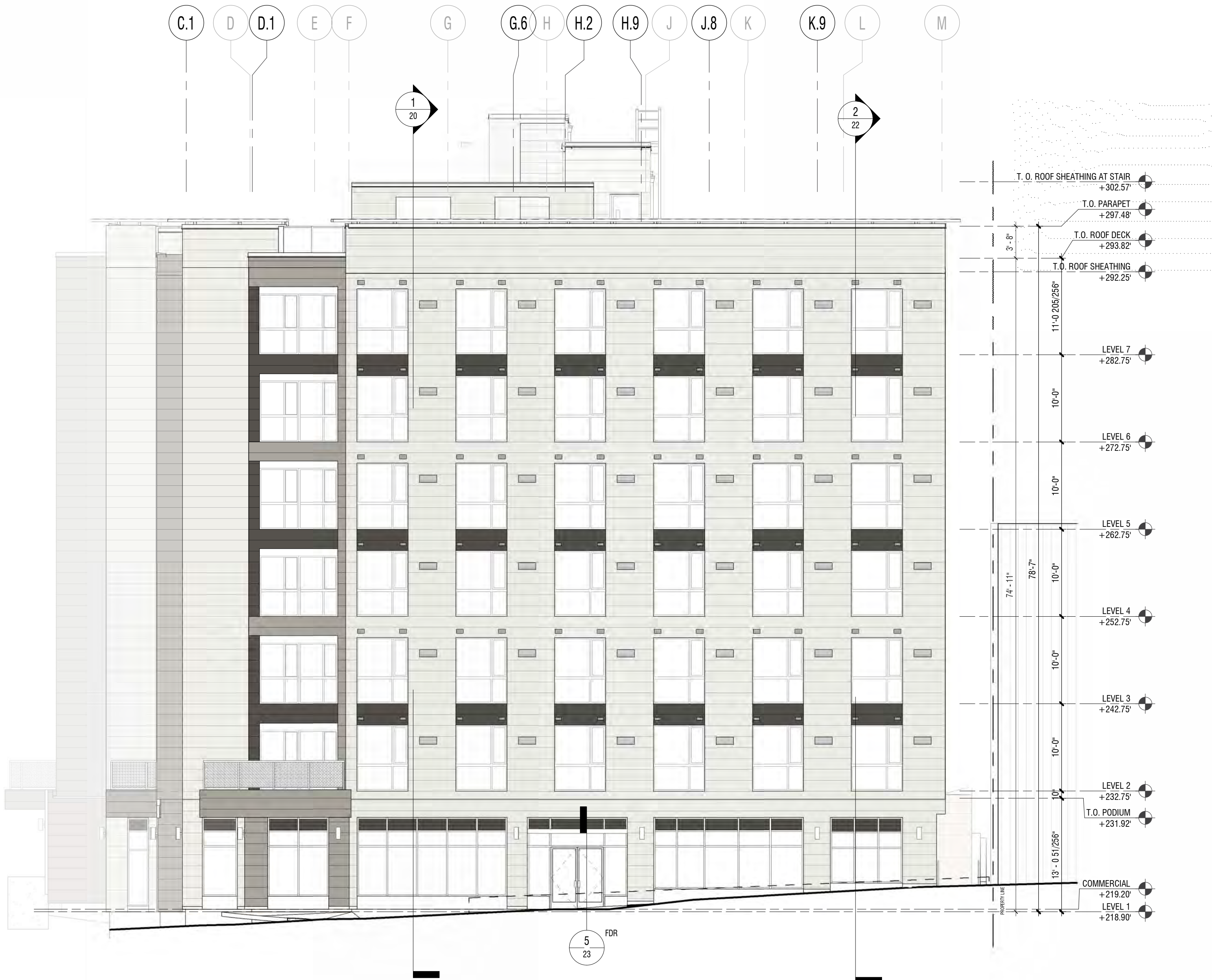
SHEET

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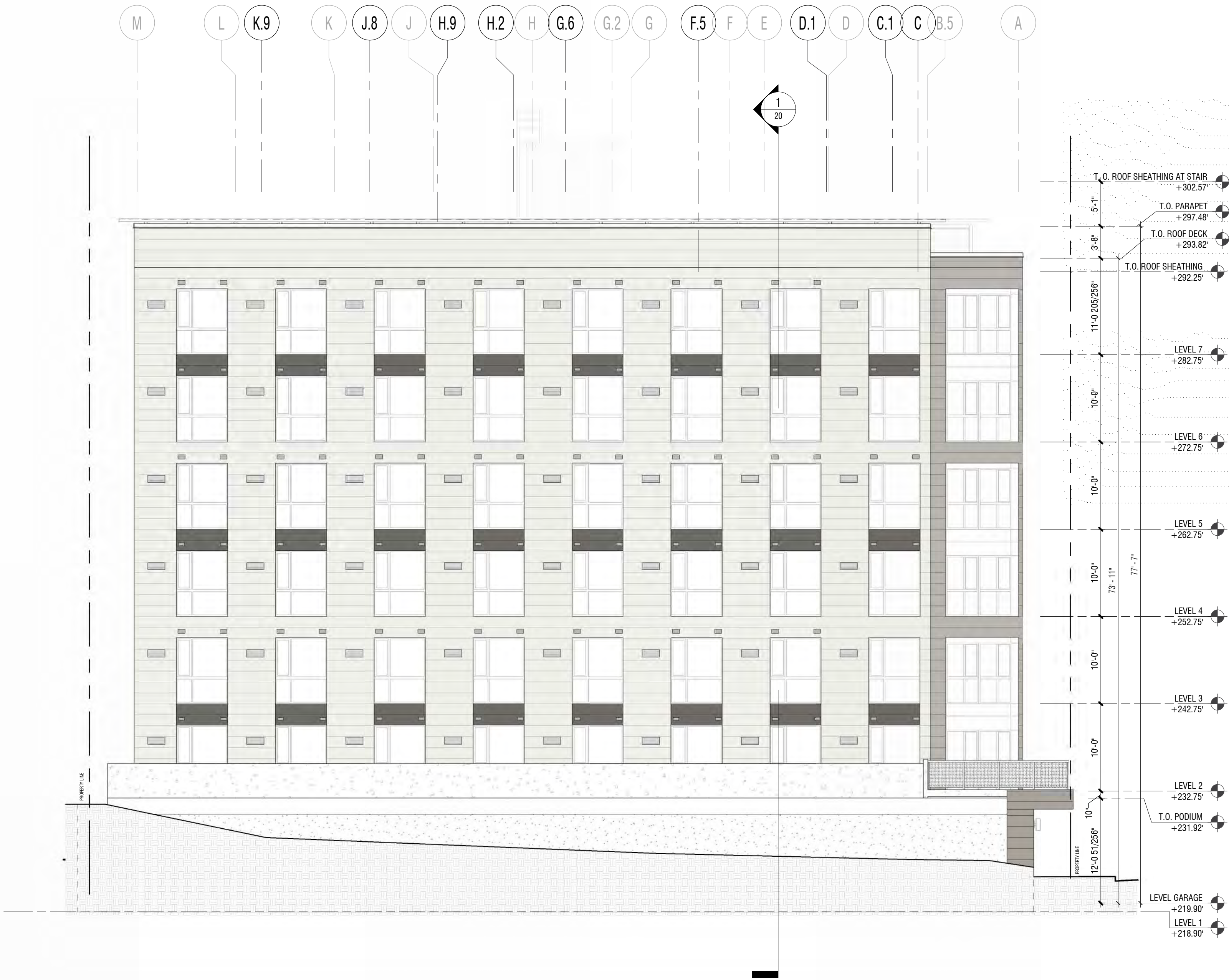
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SOUTH - BUILDING ELEVATIONS

1/8" = 1'-0"

2

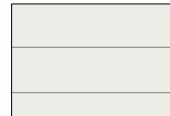


NORTH - BUILDING ELEVATIONS

1/8" = 1'-0"

1

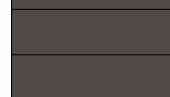
ELEVATION LEGEND



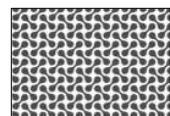
INSULATE MTL. PANEL - 1



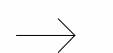
INSULATE MTL. PANEL - 2



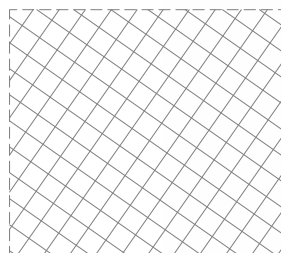
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNS



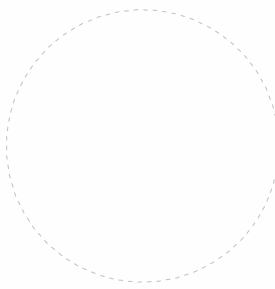
OPERATION PORTION OF WINDOW



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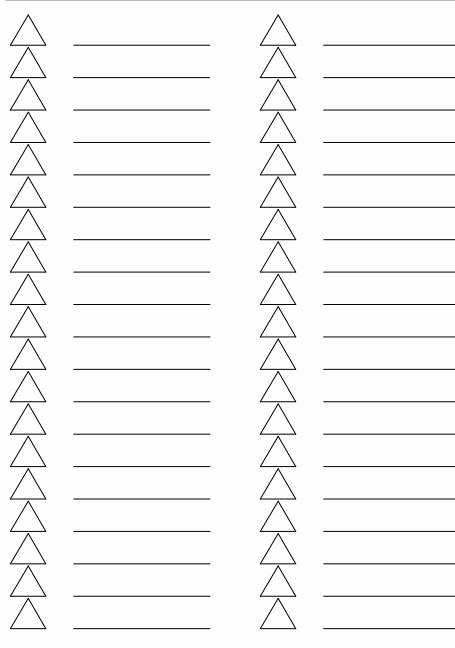
Client

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9101 BURNING TREE RD.
BETHESDA, MD 20817

1899 OXFORD STREET
1899 OXFORD STREET
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BUILDING ELEVATIONS -
COURTYARD

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SHEET

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SOUTH - BUILDING ELEVATIONS - COURTYARD

1/8" = 1'-0"

2

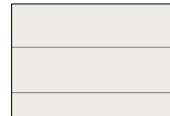


NORTH - BUILDING ELEVATIONS - COURTYARD

1/8" = 1'-0"

1

ELEVATION LEGEND



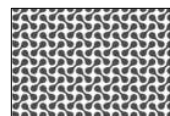
INSULATE MTL PANEL - 1



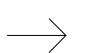
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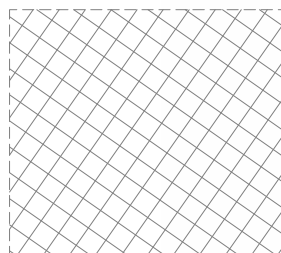
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNS



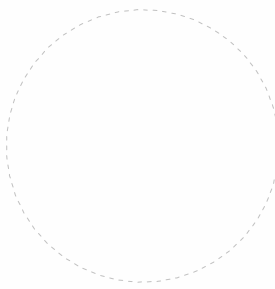
OPERATION PORTION OF WINDOW



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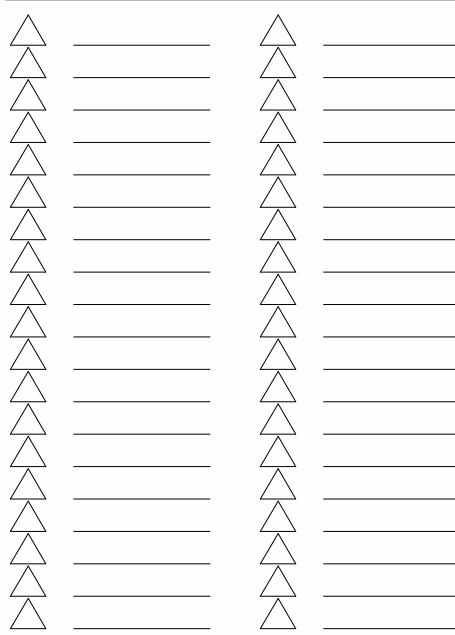
Client

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BETHESDA, MD 20817

1899 OXFORD STREET
1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING ELEVATIONS -
COURTYARD

FINAL DESIGN REVIEW 08-06-2025
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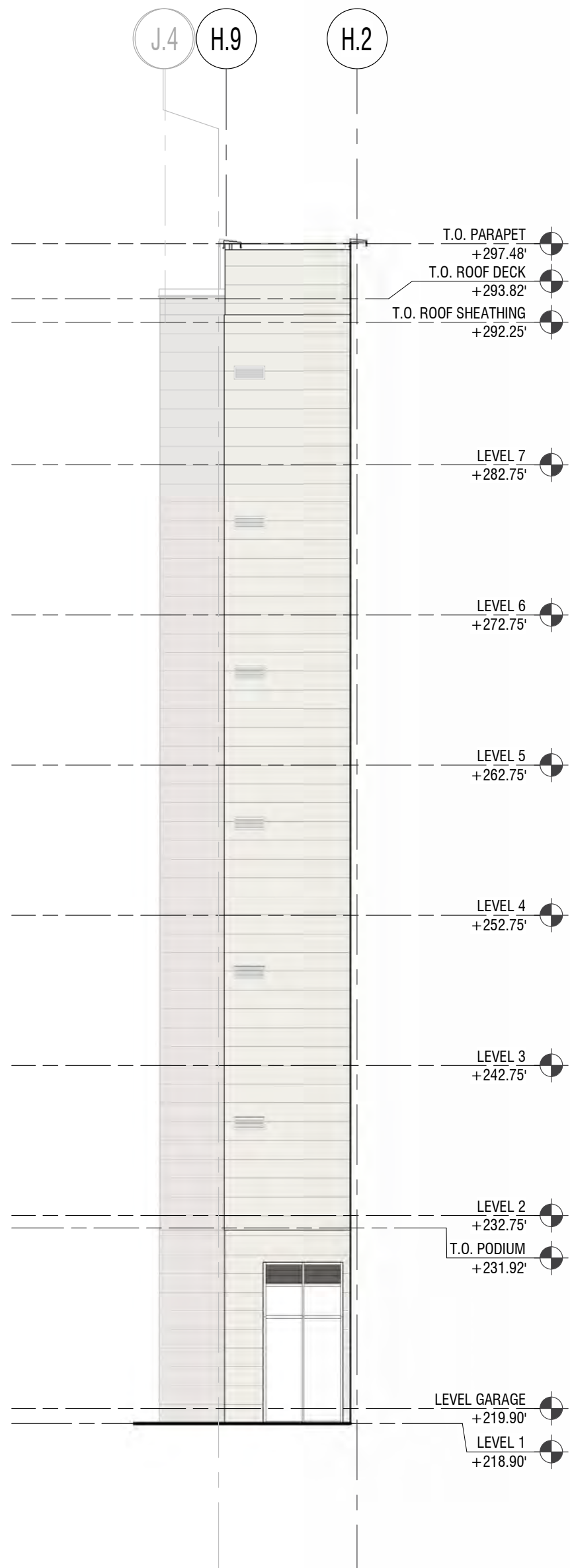
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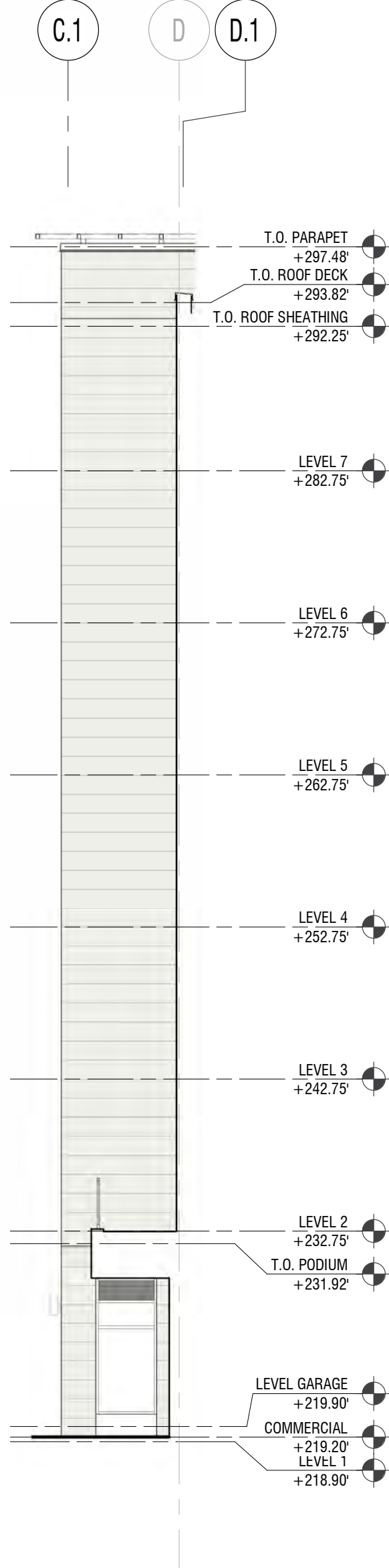
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PARTIAL BLDG ELEV AT GD 10 EAST

1/8" = 1'-0"

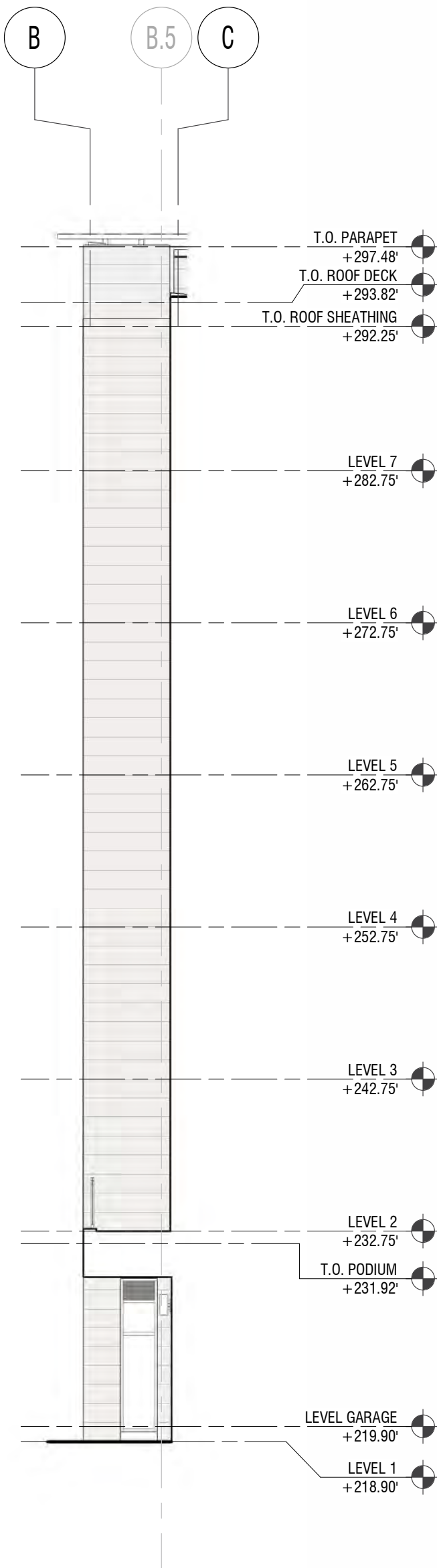
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PARTIAL BLDG ELEV AT GD 18 WEST

1/8" = 1'-0"

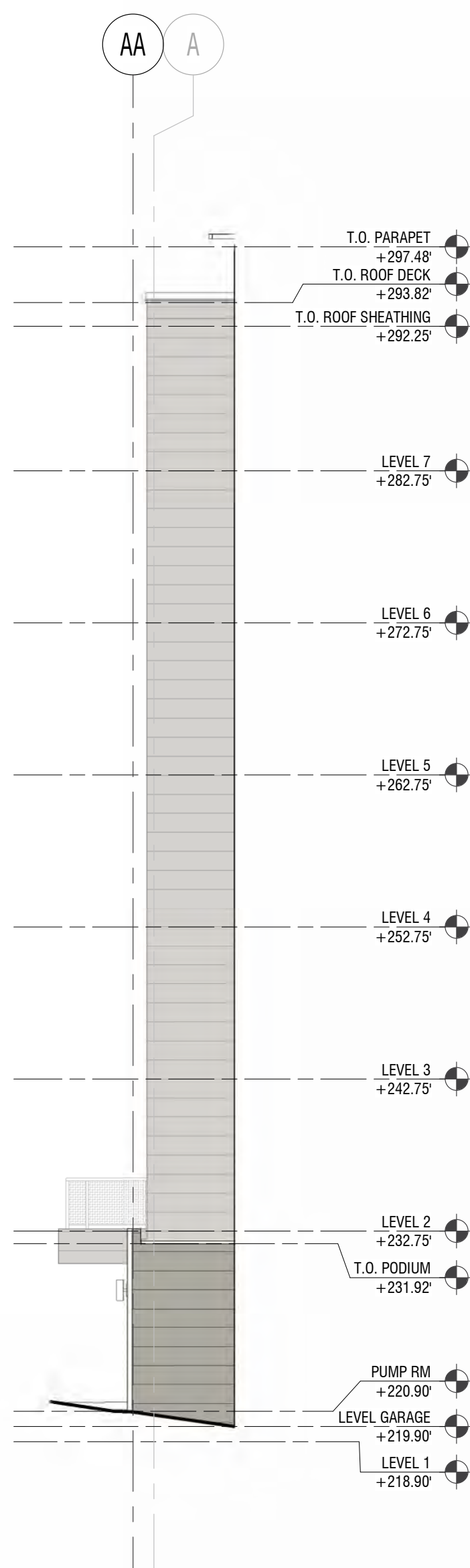
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PARTIAL BLDG ELEV AT GD 11 WEST

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2

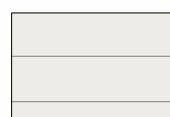


PARTIAL BLDG ELEV AT GD 5.1 WEST

1/8" = 1'-0"

1

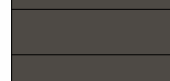
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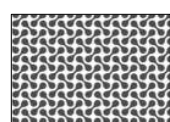
INSULATE MTL PANEL - 1



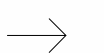
INSULATE MTL PANEL - 2



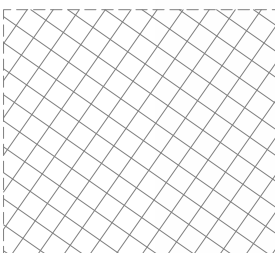
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNS



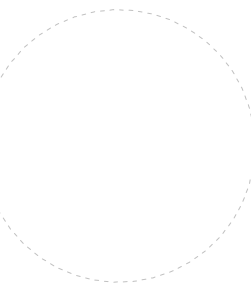
OPERATION PORTION OF WINDOW



HATCHED AREA LEVELS 2 TO LEVEL 7 ARE FOR REFERENCE ONLY AND NOT FOR CITY APPROVAL OR PLAN CHECK.
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BETHESDA, MD 20817

1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING ELEVATIONS - COLOR

WEST ELEVATION - OXFORD STREET

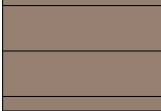
NTS

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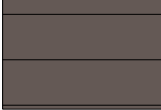
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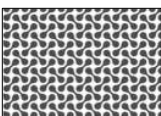
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INSULATE MTL PANEL - 2



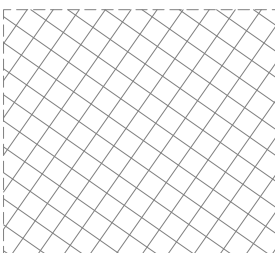
METAL INFILL PANEL



QUADRANT AND SUNSHADE PATTERN



OPERATION PORTION OF WINDOW

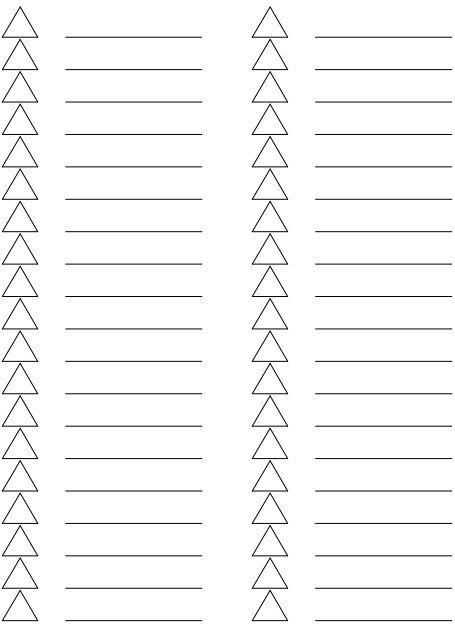


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Project Number: 2025-0842
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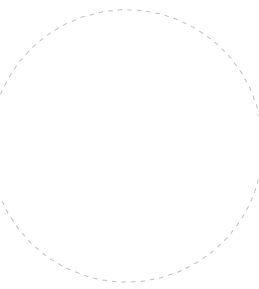
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BUILDING ELEVATIONS - COLOR

EAST ELEVATION

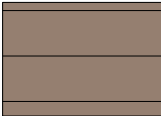
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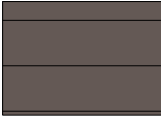
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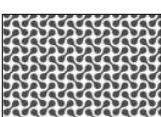
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INSULATE MTL PANEL - 2



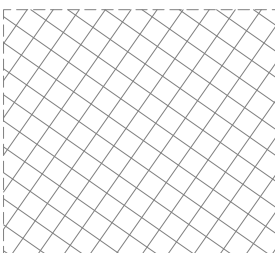
METAL INFILL PANEL



QUADRANT AND SUNSHADE PATTERN



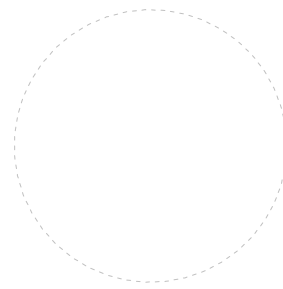
OPERATION PORTION OF WINDOW



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BERKELEY, CA 94709

BUILDING ELEVATIONS - COLOR

NORTH ELEVATION

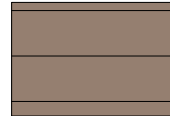
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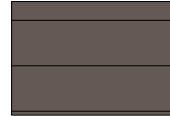
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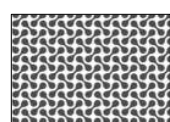
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INSULATE MTL PANEL - 2



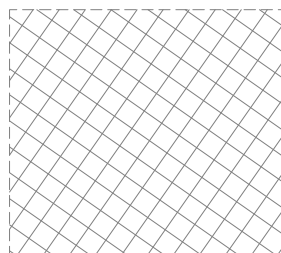
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNING

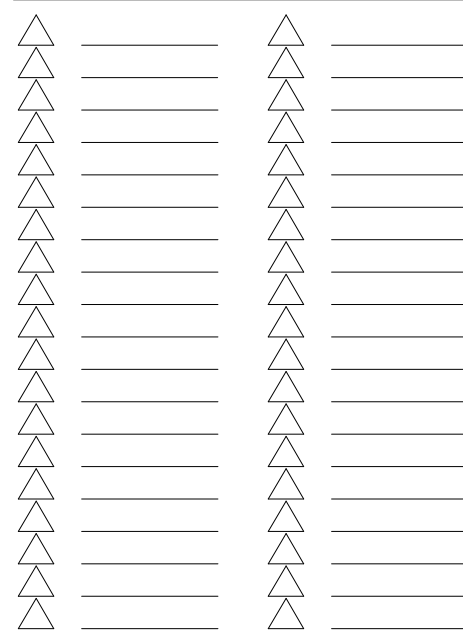


OPERATION PORTION OF WINDOW



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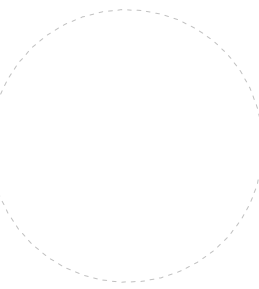


SHEET

18



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1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING ELEVATIONS - COLOR

SOUTH ELEVATION - HEARST AVE.

NTS

1

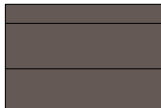
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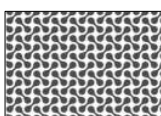
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INSULATE MTL PANEL - 2



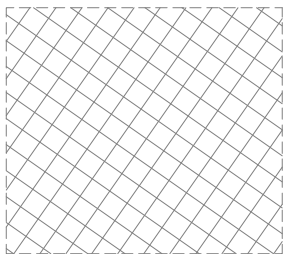
METAL INFILL PANEL



GUARDRAIL AND SUNSHADE PATTERNS

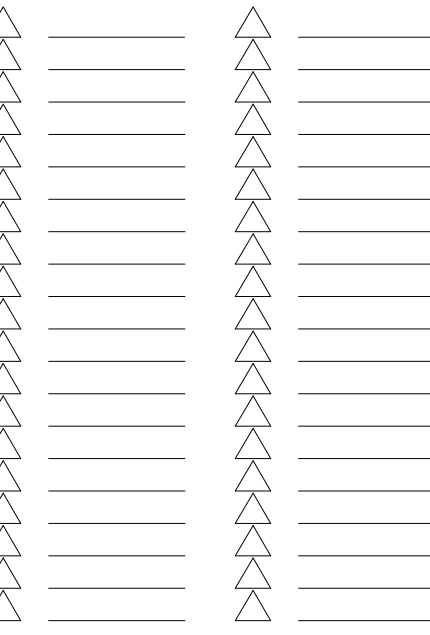


OPERATION PORTION OF WINDOW



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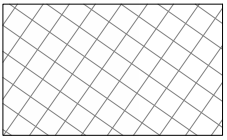
BUILDING SECTIONS

SECTION A-A''

$$1/8^{\circ} = 1.0^{\circ}$$

1

BUILDING SECTION LEGEND



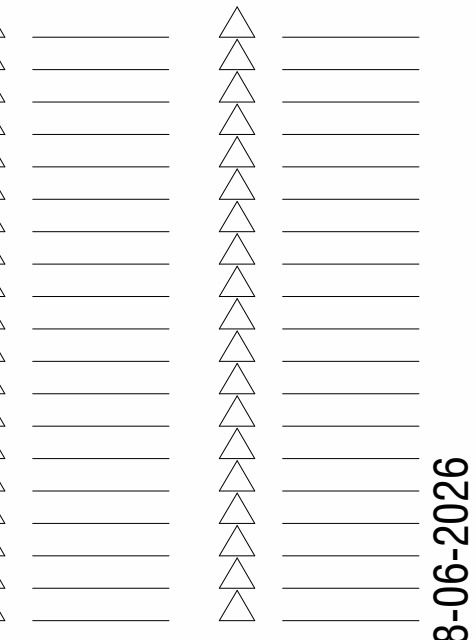
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2 HR HORIZONTAL ASSEMBLY

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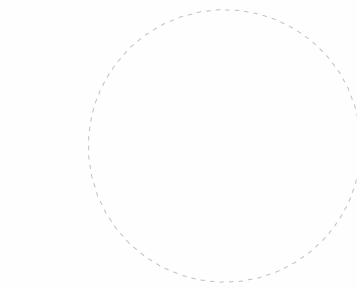
H E E T

20

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BUILDING SECTIONS

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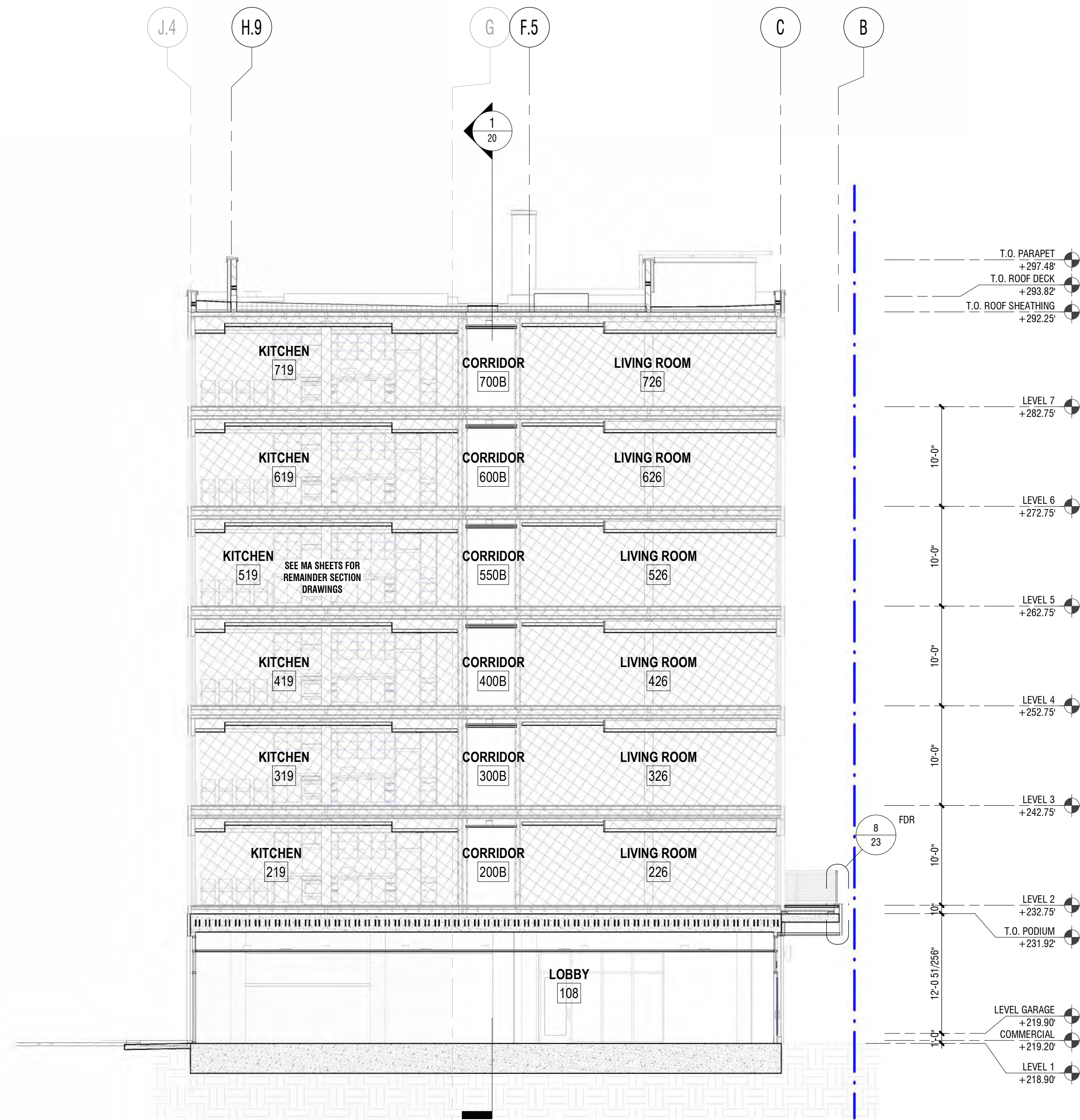
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FINAL DESIGN REVIEW 08-06-2026

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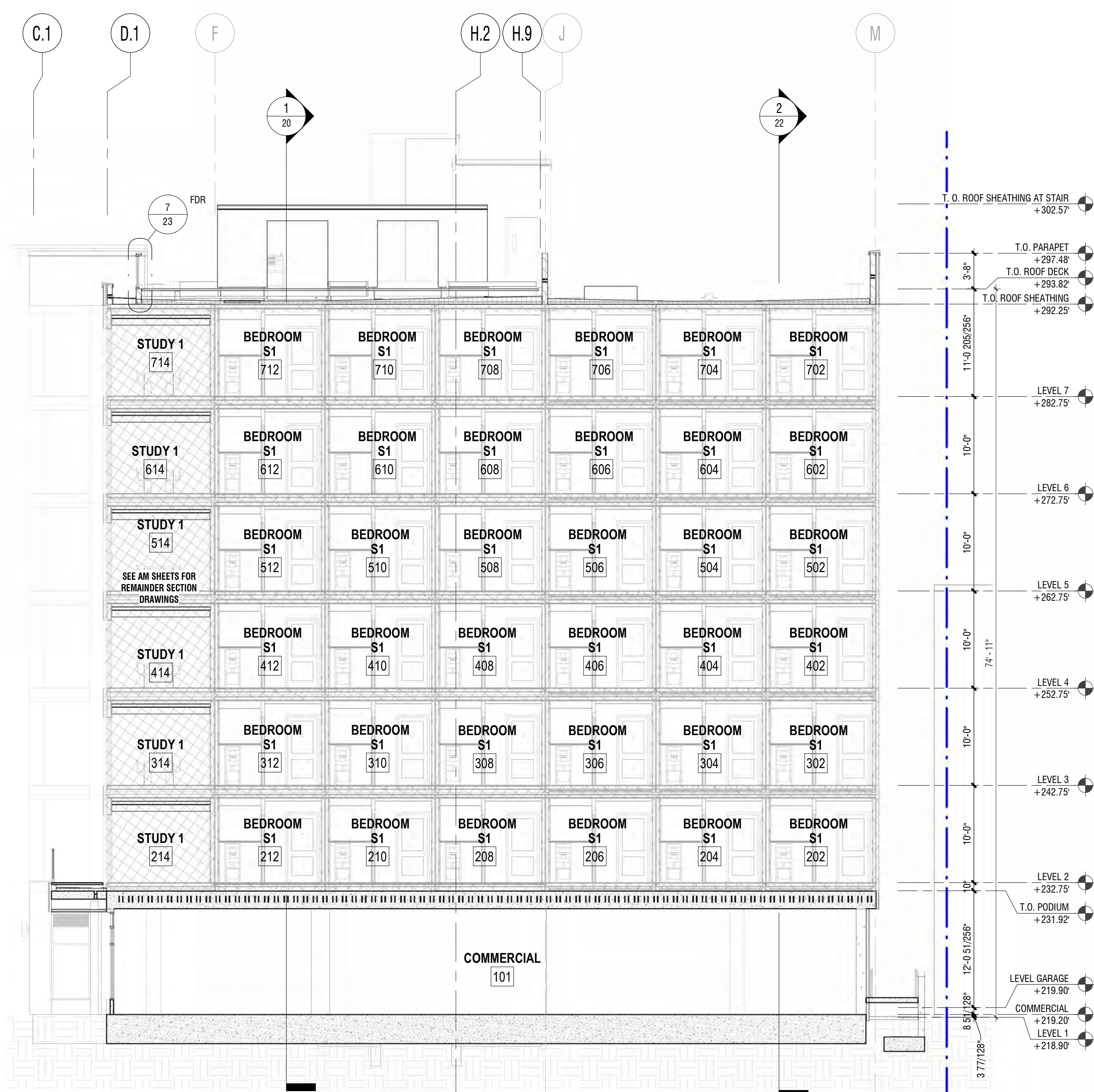
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SECTION C-C'

1/8" = 1'-0"

2

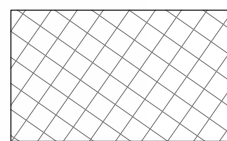


SECTION B-B'

1/8" = 1'-0"

1

BUILDING SECTION LEGEND



HATCHED AREA LEVELS 2 TO LEVEL 7 ARE FOR REFERENCE ONLY AND NOT FOR CITY APPROVAL OR PLAN CHECK. ALL LEVELS ARE MOSTLY FACTORY BUILT AND HAVE BEEN SUBMITTED TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR APPROVAL. REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.

2 HR HORIZONTAL ASSEMBLY

Consultant

Click

1899 OXFORD LLC, A CA LLC
9101 BURNING TREE RD.
BETHESDA, MD 20817

1899 OXFORD STREET

1899 OXFORD STREET
BERKELEY, CA 94709

BUILDING SECTIONS

FINAL DESIGN REVIEW 08-06-2026

Project Number: 2025-084

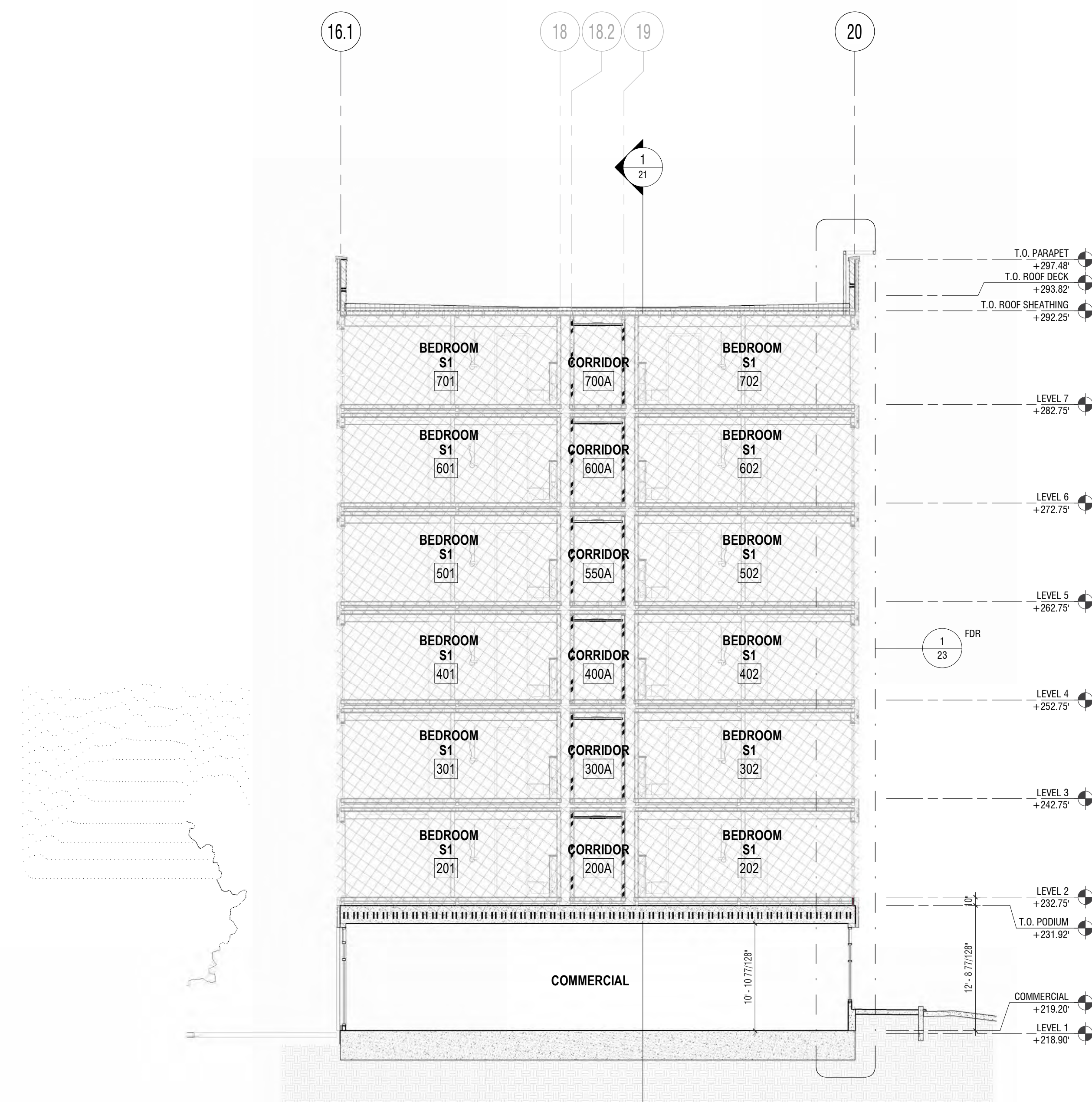
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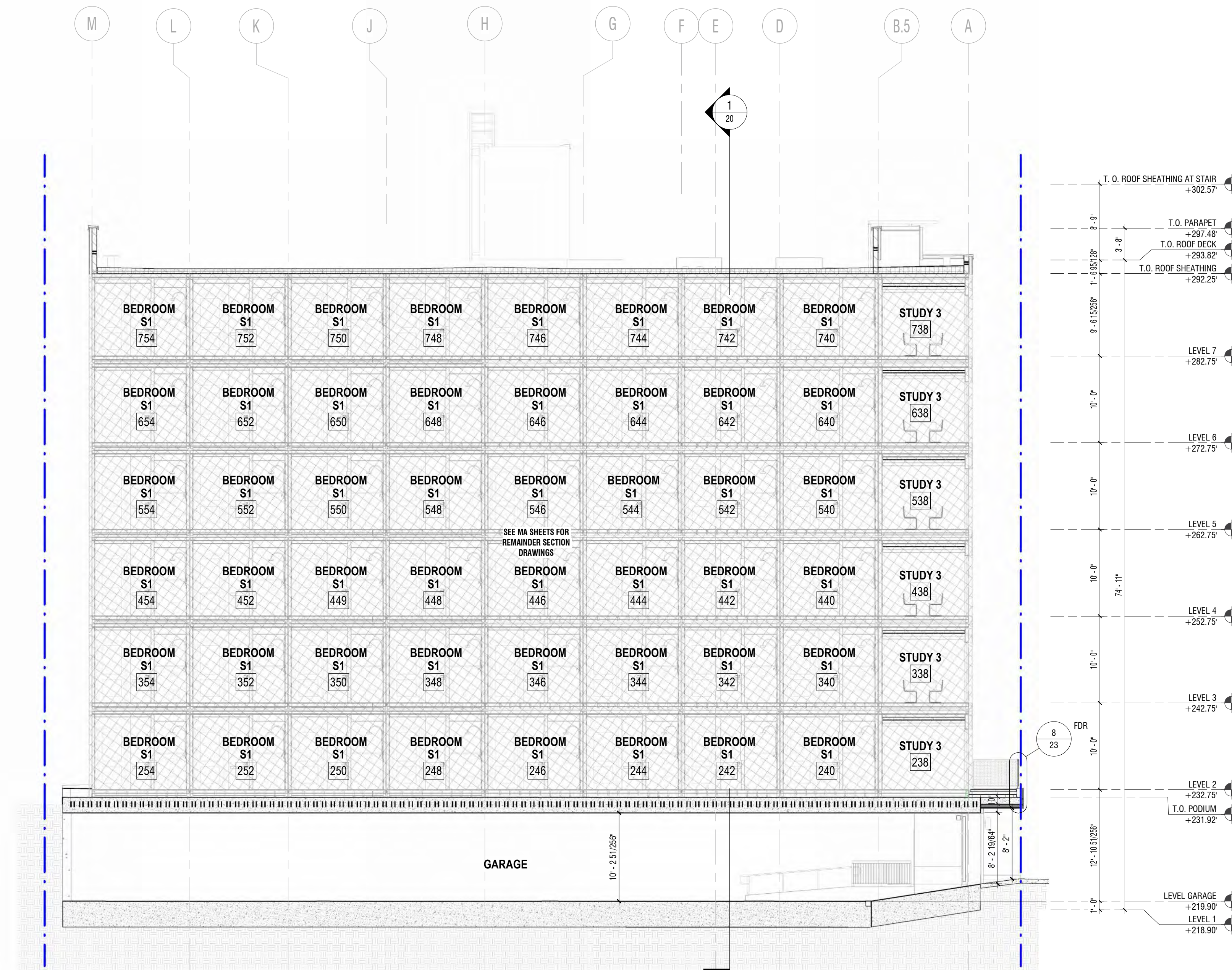
S H E E T

22

FINAL DESIGN REVIEW 08-06-2026

 $1/8'' = 1'-0''$ $1/8'' = 1'-0''$

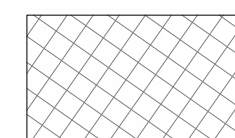
2



SECTION D-D

 $10^8 = 1$ [illegible]

BUILDING SECTION LEGEND

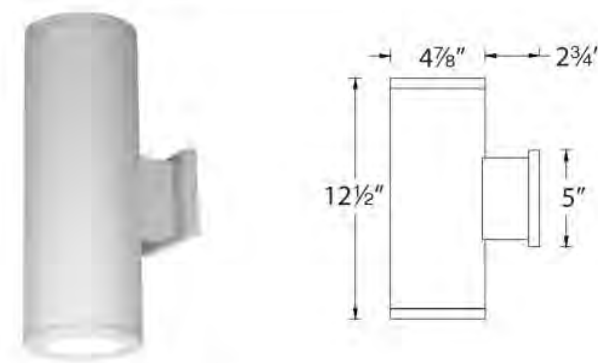


HATCHED AREA LEVELS 2 TO LEVEL 7 ARE FOR REFERENCE ONLY AND NOT FOR CITY
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CALIFORNIA DEPARTMENT
OF HOUSING AND COMMUNITY DEVELOPMENT FOR APPROVAL.
REFER TO THE STATE SUBMITTAL SET FOR THE FACTORY-BUILT MODULAR PORTION.

2 HR HORIZONTAL ASSEMBLY

TUBE ARCHITECTURAL DS-WE05 LED Wall Mounts

WAC LIGHTING



PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed, Energy Star® 2.2 rated Title 24 JAS-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp	CRI	Reference Output ¹ Lumen	Efficacy lm/w	Light Distribution	Finish
DS-WE05	5"	16°	9275	2700K	90	1825	10050	73
			275	2700K	85	2190	12057	88
			9305	3000K	90	1895	10427	76
			305	3000K	85	2300	12644	92
			355	3500K	85	2350	12937	94
DS-WE0517	5"	17W	405	4000K	85	2375	13062	95
			9275	2700K	90	1810	5280	72
			275	2700K	85	2170	6335	87
			9305	3000K	90	1880	5478	75
			305	3000K	85	2275	6643	91
DS-WE05	5"	25°	355	3500K	85	2330	6797	93
			405	4000K	85	2350	6863	94
			9275	2700K	90	1900	4515	76
			275	2700K	85	2280	5417	91
			9305	3000K	90	1970	4685	79
DS-WE0517	5"	33°	305	3000K	85	2390	5681	96
			355	3500K	85	2445	5812	98
			405	4000K	85	2470	5870	99
			9275	2700K	90	2000	80	80
			275	2700K	85	2400	96	96
DS-WE05	5"	N/A	930A	3000K	90	2075	N/A	83
			30A	3000K	85	2520	N/A	101
			35A	3500K	85	2575	N/A	103
			40A	4000K	85	2600	N/A	104
			927B	2700K	90	2000	80	80
DS-WE05	5"	N/A	27B	2700K	85	2400	96	96
			930B	3000K	90	2075	83	83
			30B	3000K	85	2520	101	101
			35B	3500K	85	2575	103	103
			40B	4000K	85	2600	104	104

DS-WE05-¹Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: DS-WE05-F930A-WT

wacighting.com Phone (800) 526.2588 Fax (800) 526.2585	Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050	Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122	Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760
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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Sept 2019

Product Information

Brand: WAC Lighting
Brand Category: Sconce
Brand Product Description: Tube Architectural 5" LED Wall Light
Shipping Method: Ground
SKU: DS-WE05-N30S-BK
UPC: 790576766522

Electrical and Operational Information

Color Rendering Index: 85
Color Temperature: 3000K
Dimmable: Yes
Lamping Category: LED
Lamping Included: Bulbs Included
Lamping Type: LED
Primary Number of Bulbs: 1
Total Number of Bulbs: 1
Voltage: 120-277
Wattage Max: 25.00

Dimensions and Measurements

Extension: 7.75
Height: 12.5
Length: 7.75
Weight: 6.39
Width: 4.88

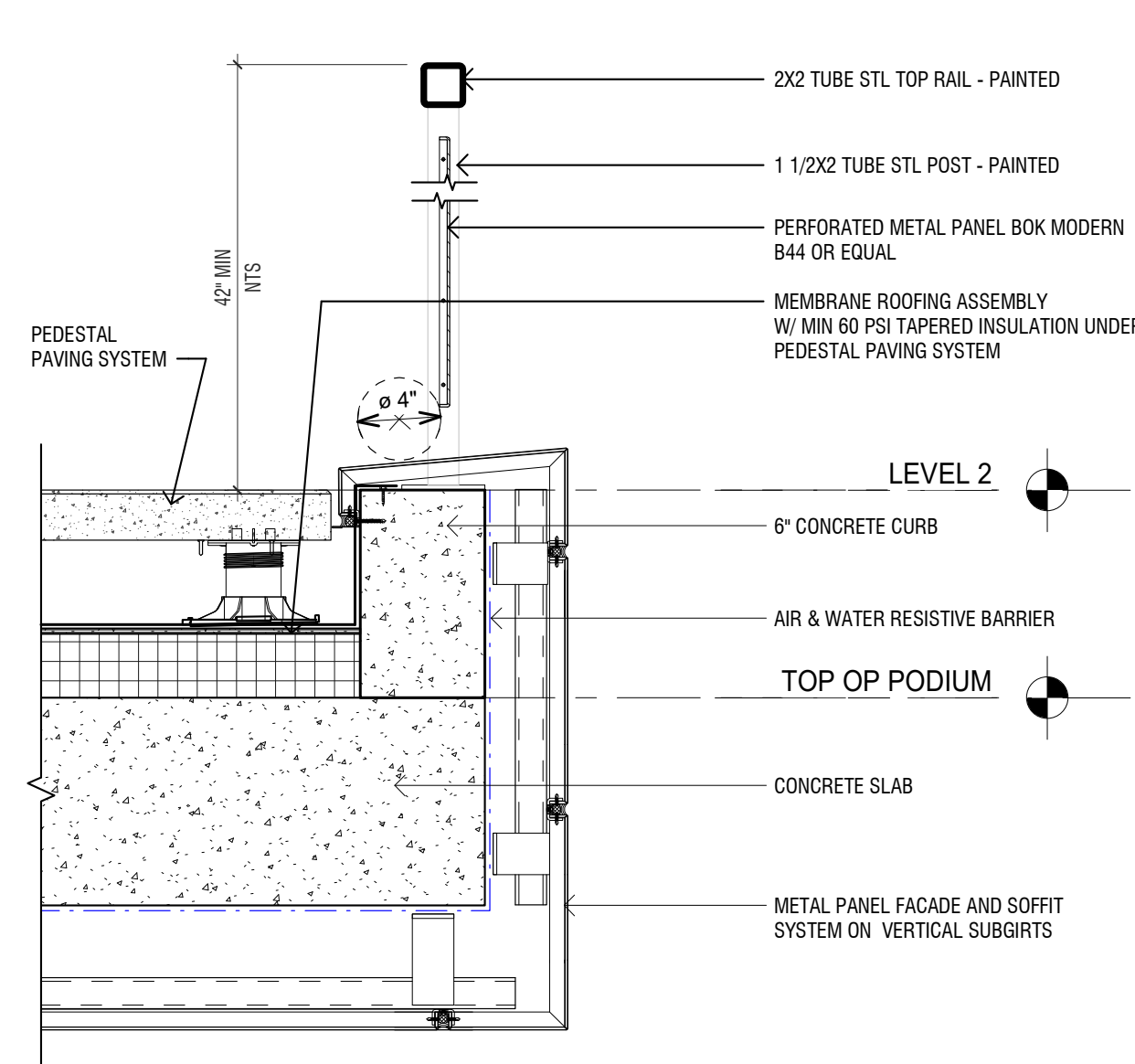
Warranty and Specifications

Country of Origin: US
Install Position: Can be mounted on wall in all orientations
UL Ratings: ETL/cETL
Warranty: 5 Year

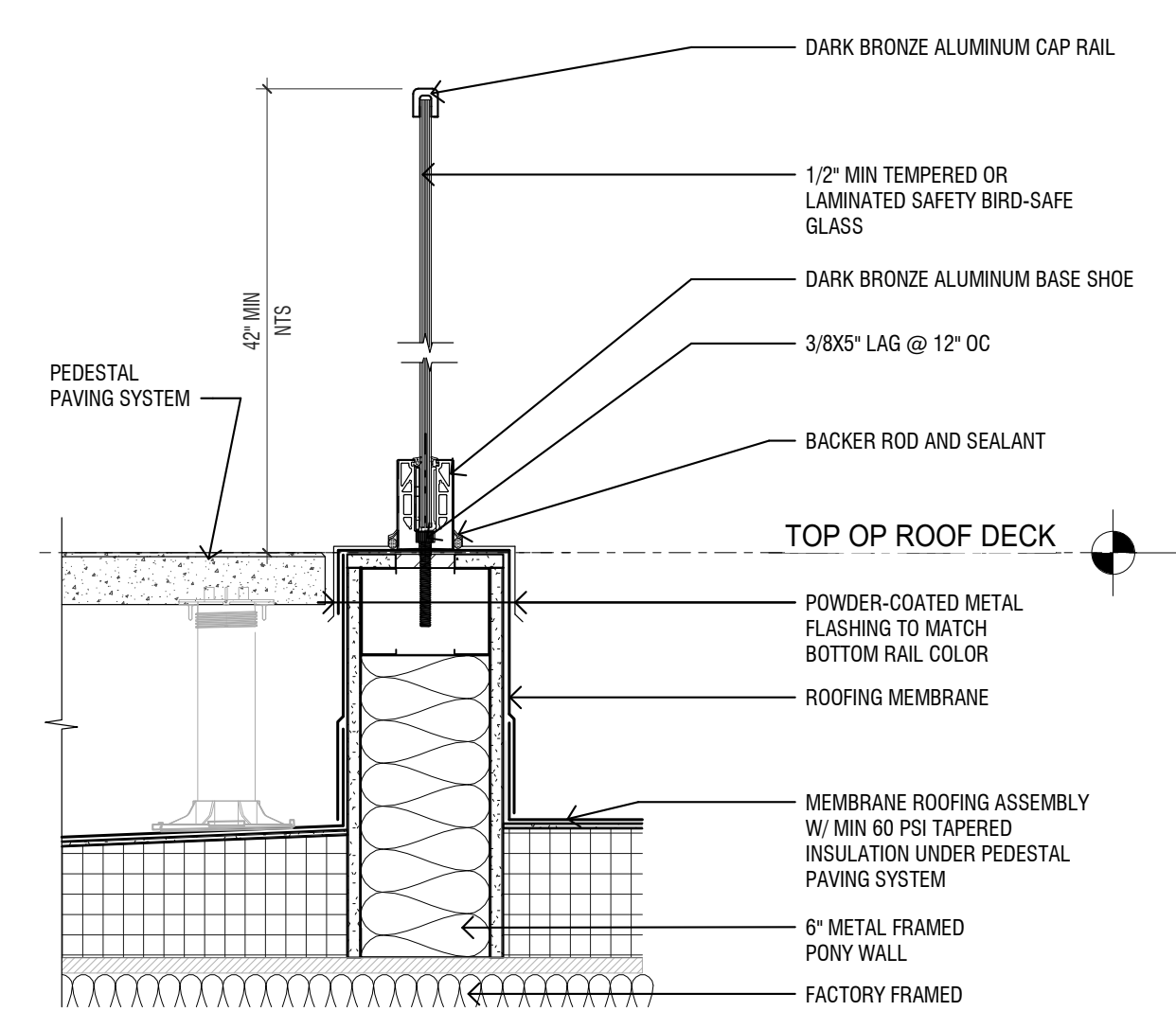
Additional Details

- Features:**
- 2700K, 3000K, 3500K, 4000K
 - High performance exterior rated LED wall mount light
 - Fixture can install upside down to alter light distribution
 - Available in multiple power / lumen output combinations
 - Can be mounted on wall in all orientations
 - Average Hours: 60000
 - Beam Spread: 25

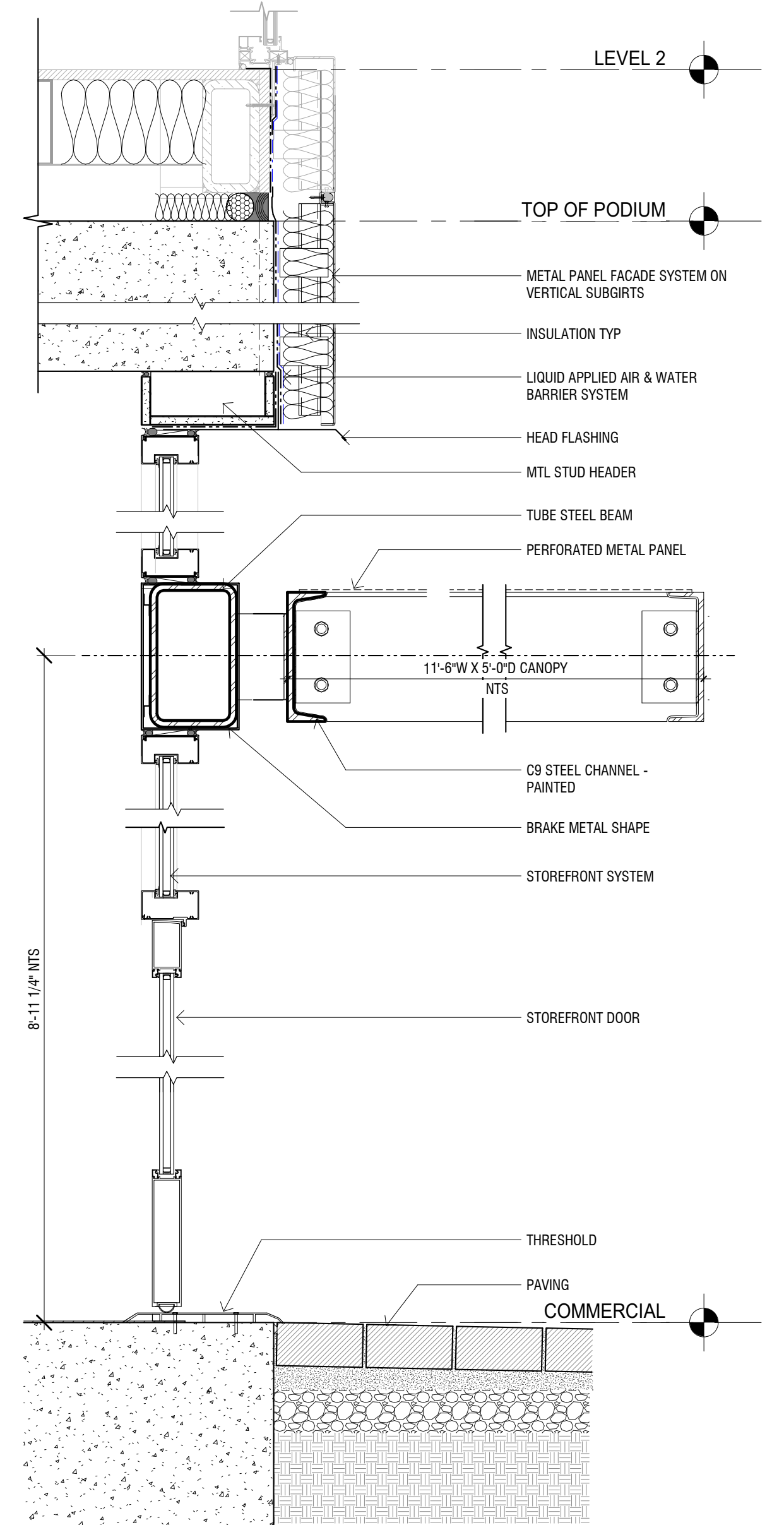
Material: Die-cast Aluminum



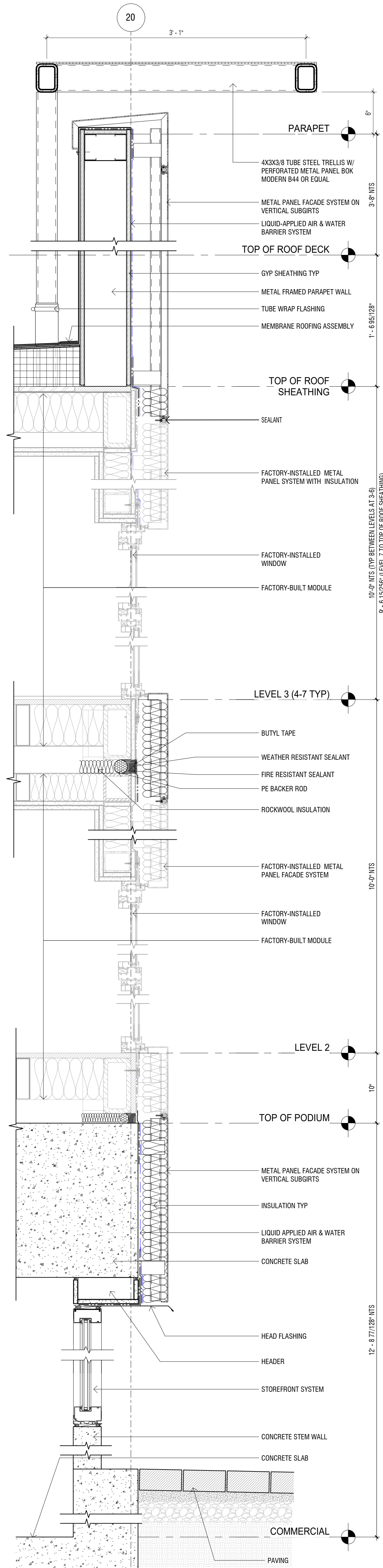
TYP RAIL SECTION DETAIL @ DECK 1 1/2" = 1'-0" 8



ROOF DECK - GLASS GUARDRAIL 1 1/2" = 1'-0" 7



COMMERCIAL SPACE ENTRANCE CANOPY 1 1/2" = 1'-0" 5



EXTERIOR WALL DETAIL SECTION 1 1/2" = 1'-0" 1

EXTERIOR LIGHT FIXTURE N.T.S. 13

GENERAL NOTES:

1. BENCHMARK: SEE NOTES ON THIS SHEET
2. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THIS DESIGN CONTAINED HEREIN.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL AFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. EXCAVATION SHEETING AND BRACING SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENT.
5. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTION ENCOUNTERED.
6. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (811) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO POT HOLE OR EXCAVATION. THE U.S.A. NUMBER SHALL BE KEPT ON THE JOB SITE. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION, SIZE, AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. CONTRACTOR MAY HAVE TO RELOCATE EXISTING UTILITIES OR FIELD ADJUST PROPOSED IMPROVEMENT AS REQUIRED. CONTRACTOR SHALL NOTIFY THE ENGINEER AT (510) 724-3388 PRIOR TO CONTINUING THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL NECESSARY UTILITY COMPANIES FOR ANY RELOCATION OF THEIR FACILITIES.
7. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING STORM DRAIN, SEWER, WATER MAIN, JOINT TRENCHES AND CLEARANCES OF KNOWN CROSSINGS OR OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.
8. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
9. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED BY THE ENGINEER PRIOR TO POURING.
10. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
11. THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY PER CALTRANS TRAFFIC CONTROL SPECIFICATIONS LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER TRAFFIC CONTROL AT ALL TIMES.
12. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.
13. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTIES (E.G., CALTRANS R.O.W.), THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.
14. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 6:00 PM ON WEEKDAYS. NO WORK IS PERMITTED ON WEEKENDS WITHOUT CITY COUNCIL APPROVAL. (CONTRACTOR SHALL VERIFY THESE HOURS WITH THE CITY OF EMERYVILLE PRIOR TO CONSTRUCTION) OR UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER OR AS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
15. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LUK AND ASSOCIATES AT (510) 724-3388 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
16. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY TESTING OF EQUIPMENT AND PERSONNEL. PRIOR TO PLACING CURB, SIDEWALK, ASPHALT CONCRETE, SUBBASE, OR BASE MATERIAL, ALL UNDERGROUND UTILITIES WITHIN THE RIGHT OF WAY SHALL BE INSTALLED, BACKFILL COMPLETED, TESTED AND APPROVED FOR SUCH UTILITY INSTALLATION.
17. IF ARCHAEOLOGIC MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SPA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES IF THEY DEEMED NECESSARY.
18. EXISTING CURB AND SIDEWALK, WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE AS DETERMINED BY THE CITY ENGINEER.
19. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
20. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREETS SHALL BE WASHED OR SWEEP AS DIRECTED BY THE CITY INSPECTOR.
21. TREES TO BE SAVED SHALL BE FLAGGED AND MARKED PRIOR TO ANY CLEARING OR STRIPPING WORK AND PROTECTIVE FENCING, WHERE REQUIRED BY THE CITY, SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING. LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD BY THE CITY UPON COMPLETION OF THE STAKING OF DAYLIGHT LINES.
22. GRADING OR ANY OTHER OPERATION THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE CITY ENGINEER.
23. PROJECTS PROPOSED FOR CONSTRUCTION MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PROGRAM APPROVED, AND IMPLEMENTED PRIOR TO THE START OF ON-SITE EARTHWORK. EARTHWORK THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES, SUCH AS DRAINAGE DITCHES AND SEDIMENTATION BASINS, MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE EROSION CONTROL FACILITIES.

24. ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.
25. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES TO GRADE AFFECTED BY CONSTRUCTION.
26. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
27. ALL CURBS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
28. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
29. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED BY OTHERS IN THE FIELD UNLESS OTHERWISE NOTED.
30. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
31. CONTRACTOR SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING, AND DEPOSITION OR MUD OR DEBRIS ORIGINATING FROM THE SITE.
32. THE CONTRACTOR SHALL NOT TURN OFF ANY VALVES OR MAKE ANY CONNECTIONS TO THE EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM WITHOUT WRITTEN CONSENT OF THE EBMUD.
33. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAIN LINES, WATER MAINS, GAS LINES, AND OTHER UTILITIES.
34. WHERE EXISTING PAVEMENT IS TO BE EXTENDED, EXISTING PAVEMENT ENDS MUST BE SAW-CUT AT THE CONFORM. ANY A.C. OR P.C.C. PAVEMENT REMOVED MUST BE SAWCUT OR REMOVED TO AN EXPANSION JOINT.
35. CONTRACTOR SHALL MAINTAIN SITE NEAT AND FREE OF TRASH, RUBBISH, AND OTHER DEBRIS. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL EXCESS EXCAVATED MATERIALS FROM SITE.
36. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH THE WORK UNDER OTHER CONTRACTS THAT MAY BE UNDERWAY CONCURRENTLY WITH THIS PROJECT.
37. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION BY THE CITY OF EMERYVILLE.
38. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AVAILABLE AT THE CITY OF EMERYVILLE.
39. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY AND CITY INSPECTOR, THE OWNER OR THE OWNER'S REPRESENTATIVE, AND THE OWNER'S CIVIL AND SOILS ENGINEER(S), AND OTHER CONSULTANTS INVOLVED PRIOR TO START OF CONSTRUCTION.
40. THE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SEWER, STORM DRAIN, WATERLINE AND CONDUCT ALL CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT THE EXISTING UTILITIES ARE NOT DAMAGED WHATSOEVER.
41. ONSITE WATER LINES SHALL BE CPVC-C900 OR AS OTHERWISE AS SPECIFIED ON THESE PLANS.
42. ANY NEW WATER LINES CONNECTED TO EXISTING SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CITY/WATER-DISTRICT PRIOR TO INSTALLATION. ANY CHANGES TO THE WATER MAIN SYSTEM DURING CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY CITY/WATER-DISTRICT PRIOR TO INSTALLATION.
43. ONSITE (PRIVATE) STORM DRAIN PIPES SHALL BE PVC-SDR35 (OR AS OTHERWISE SPECIFIED ON THE PLAN) UNLESS A SUBSTITUTE PIPE MATERIAL IS APPROVED.
44. CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". MANHOLES, CULVERT, DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED MAY BE CONSIDERED A "CONFINED SPACE".
45. EXISTING UTILITIES MUST NOT BE INTERRUPTED UNTIL THE UTILITY COMPANY HAS PROVIDED ALTERNATIVE SERVICE FACILITIES. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH ALL UTILITY AGENCIES HAVING JURISDICTION AND THE CITY.
46. NOTIFY THE OFFICES OF THE CITY ENGINEER A MINIMUM OF TWO DAYS PRIOR TO THE START OF WORK IN PUBLIC RIGHT OF WAY.
47. RIGHT-OF-ENTRY IS GRANTED TO THE CITY OFFICIALS FOR ACCESS TO THE JOB SITE.
48. CURB RAMPS ARE TO BE CONSTRUCTED AT ALL DRIVEWAYS AND/OR ENTRANCES SHALL MEET TITLE 24 STANDARDS, AND DETAILS AS SHOWN ON THESE PLANS.
49. ALL PUBLIC TRENCH BACKFILL SHALL CONFORM TO CITY STANDARD PLANS.
50. ALL ELECTRICAL AND GAS UTILITIES TO BE PROVIDED BY P.G. & E. AND INSTALLED UNDERGROUND PRIOR TO THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALKS.
51. ALL UNDERGROUND UTILITIES INCLUDING MAINS, LATERALS AND CROSSINGS, SHALL BE INSTALLED, BACKFILLED TO THE CITY SPECIFICATIONS AND STANDARD PLANS, AND COMPLETED PRIOR TO THE COMMENCEMENT OF CURB, GUTTER AND SIDEWALK CONSTRUCTION.
52. THE PROJECT SHALL CONFORM TO CITY STANDARD DETAILS AND "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
53. COORDINATION AND COOPERATION - CONTRACTOR SHALL COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING IN THE VICINITY OF THE PROJECT SO THAT DISRUPTION TO THE PUBLIC RIGHT OF WAY IS KEPT TO A MINIMUM.
54. PRIOR TO THE START OF WORK THE PROJECT SHALL HAVE A TRAFFIC AND PARKING MANAGEMENT PLAN, APPROVED BY THE PUBLIC WORKS DIRECTOR, IMPLEMENTED.
55. APPROVED AND UPDATED PROJECT PLANS SHALL BE ON SITE AND MADE AVAILABLE TO CITY REPRESENTATIVES AT ALL TIMES.

CITY PUBLIC WORKS NOTES:

1. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY. THE ENGINEERING PERMIT MUST BE ISSUED PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
2. SEWER WORK IN THE RIGHT OF WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR SANITARY SEWER LINES IN THE PUBLIC RIGHT-OF-WAY (BELOW THE SIDEWALK OR BELOW THE ROADWAY) APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH-DENSITY POLYETHYLENE (HDPE) SDR 17 MINIMUM.

1899 OXFORD STREET
IMPROVEMENT PLANS
1899 OXFORD ST, BERKELEY, CA 94709

SHEET INDEX

SHEET#	DESCRIPTION
C-1.1	COVER SHEET
C-2.1.1	DETAILS
C-2.2.1	DETAILS (PUBLIC)
C-2.2.2	DETAILS (PUBLIC)
C-2.2.3	DETAILS (PUBLIC)
C-3.1	DEMOLITION PLAN
C-4.1.1	GRADING PLAN: ELEVATIONS
C-4.2.1	GRADING PLAN: NOTES
C-5.1	UTILITY PLAN
C-6.1	STORMWATER TREATMENT PLAN
C-7.1	EROSION CONTROL PLAN
C-7.2	BEST MANAGEMENT PRACTICES

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND STREET MONUMENTS ALONG CEDAR STREET BETWEEN OXFORD STREET AND SPRUCE STREET AS SHOWN ON PARCEL MAP "P.M. 6729", FILED FEBRUARY 07, 1994 IN BOOK 216 OF PARCEL MAPS, AT PAGES 58 TO 59, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA. TAKEN AS SOUTH 81°04'54" WEST.

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON BENCHMARK B0604, BEING 2-5/8" DIAMETER BRASS DISC W/PUNCH IN MONUMENT WELL LOCATED AT THE INTERSECTION OF VIRGINIA STREET AND OXFORD STREET. ELEVATION = 253.36 FEET, CITY OF BERKELEY DATUM.



VICINITY MAP
NO SCALE

LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY	AC	ASPHALT CONCRETE
- - -	RIGHT-OF-WAY LINE	FF	FINISH FLOOR
----	TIE LINE	BLDG	BUILDING
----	MONUMENT LINE	BSW	BACK OF SIDEWALK
----	STREET CENTERLINE	SW	SIDEWALK
----	BUILDING LINE	EP	EDGE OF PAVEMENT
----	LIP GUTTER	CONC	CONCRETE
----	CURB LINE	GB	GRADE BREAK
----	FIRE HYDRANT	GRD	GROUND
----	FIRE DEPARTMENT CONNECTION	COMM	COMMUNICATION BOX
----	CATCH BASIN	EM	ELECTRIC METER
----	AREA DRAIN	EB	ELECTRIC BOX
----	GUY	GUY	GUY POLE
----	JP	JP	JOINT POLE
----	BFP	BFP	BACK FLOW PREVENTOR
----	GAR	GAR	GARAGE
----	DI	DI	DRAIN INLET
----	HC	HC	HANDICAP
----	COL	COL	COLUMN
----	BBALL	BBALL	BASKET BALL POLE
----	MB	MB	MAILBOX
----	PLTR	PLTR	PLANTER
----	STRP	STRP	STRIPE
----	TRWL	TRWL	TREEWELL
----	TE	TE	TRASH ENCLOSURE
----	TC	TC	TOP OF CURB
----	TFW	TFW	TOP FACE OF WALL
----	HDR	HDR	HEADER
----	HRL	HRL	HANDRAIL
----	DWY	DWY	DRIVEWAY
----	SWALE	SWALE	SWALE VALLEY GUTTER
----	FL	FL	FLOW LINE
----	LIP	LIP	CURB LIP
----	SS	SS	SANITARY SEWER SYSTEM
----	SD	SD	STORM DRAIN SYSTEM
----	RD	RD	ROOF DRAIN
----	GRD	GRD	GROUND
----	UT	UT	UTILITY
----	IRRIG	IRRIG	IRRIGATION
----	LITE	LITE	LIGHT
----	MTL POST	MTL POST	METAL POST
----	TC	TC	TOP OF CURB ELEVATION
----	X 425.39	X 425.39	
----	FL	FL	FLOW LINE ELEVATION
----	X 425.14	X 425.14	
----	LIP	LIP	LIP OF GUTTER ELEVATION
----	X 427.68	X 427.68	
----	GRD	GRD	GROUND ELEVATION
----	X 466.63	X 466.63	
----	EP	EP	EDGE OF PAVEMENT ELEVATION
----	X 429.73	X 429.73	
----	SW	SW	SIDEWALK ELEVATION
----	X 426.00	X 426.00	
----	TP	TP	TOP OF PAVEMENT ELEVATION
----	X 427.03	X 427.03	
----	TS	TS	TOP OF SLOPE ROCK ELEVATION
----	X 431.75	X 431.75	

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ISSUE:

FINAL DESIGN REVIEW
DATE: 08-06-2026

REVISIONS

NO.	DATE	DESCRIPTION

Title:

COVER SHEET

Date: MAR. 2026

Scale: 1" = 10'

Drawn By: C.W.

Checked By: J.L.

Job No.: 23123A10

Drawing No.: MASTER-23123A10

Plot Date: 2026-08-04

Sheet No.:

C-1.1

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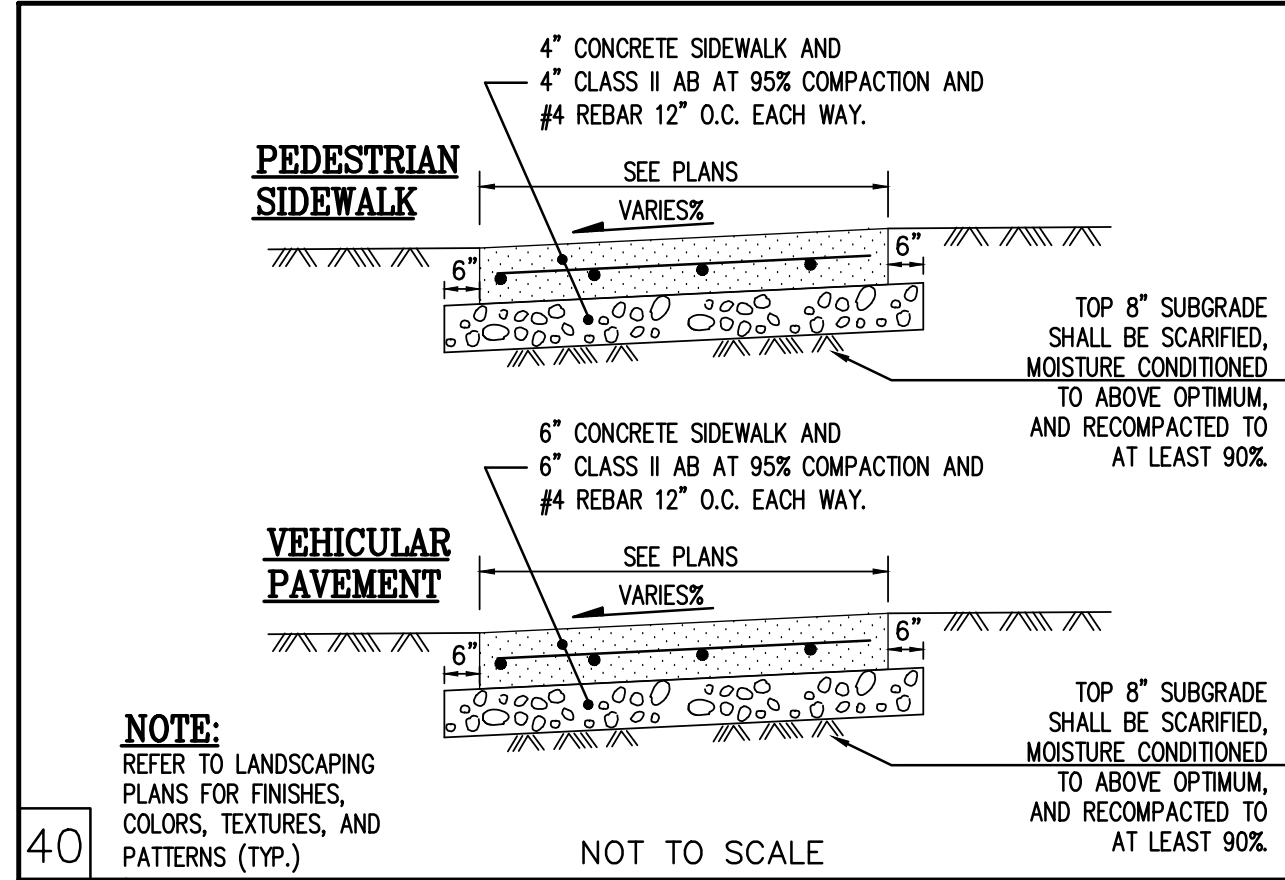
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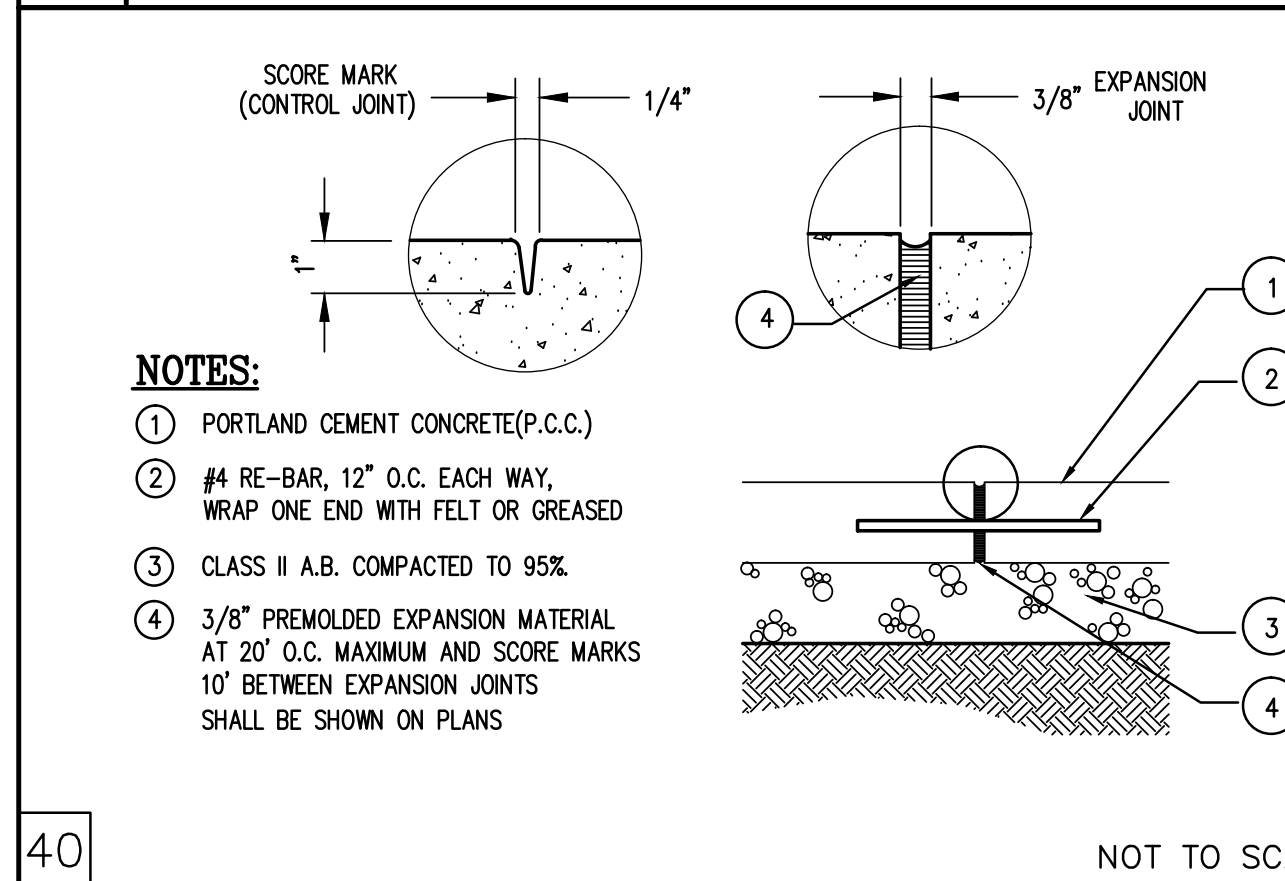
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Plot Date: 2026-08-04
Sheet No.:

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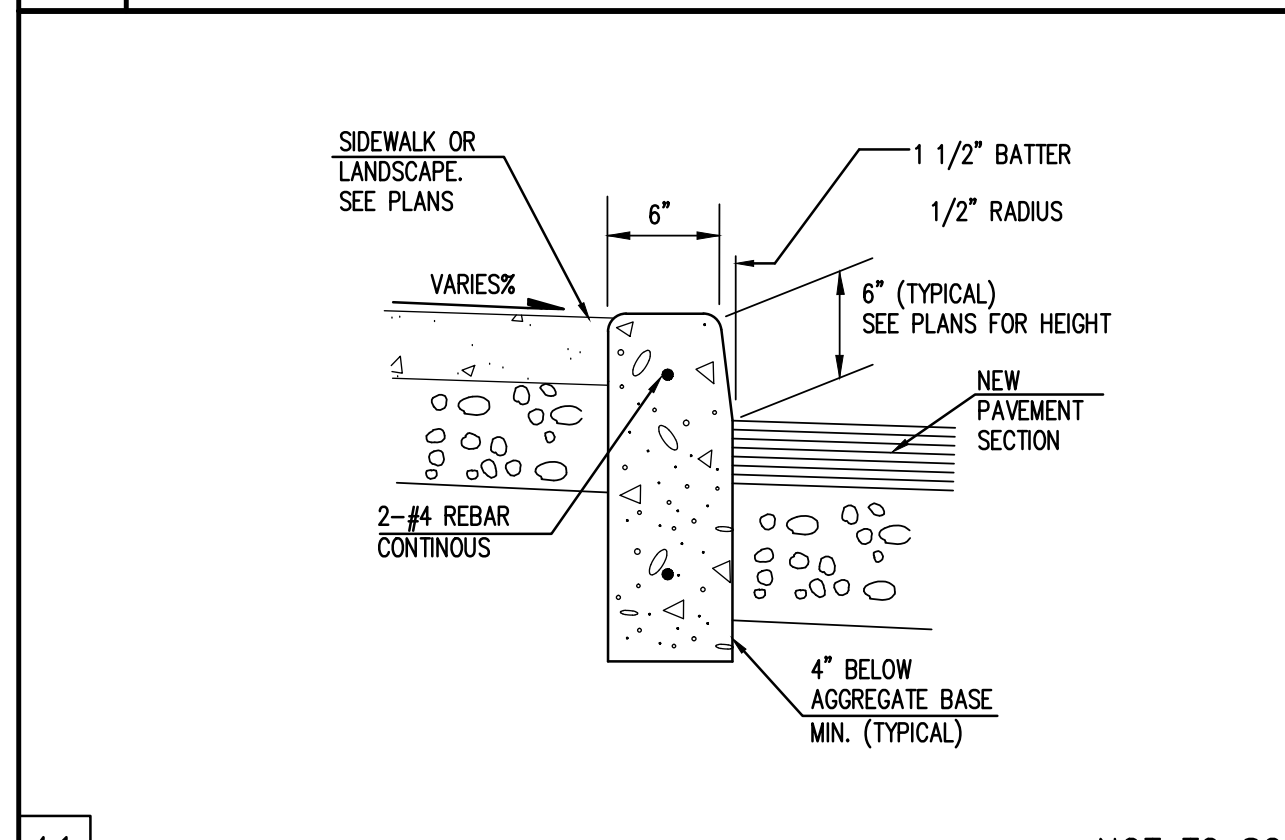
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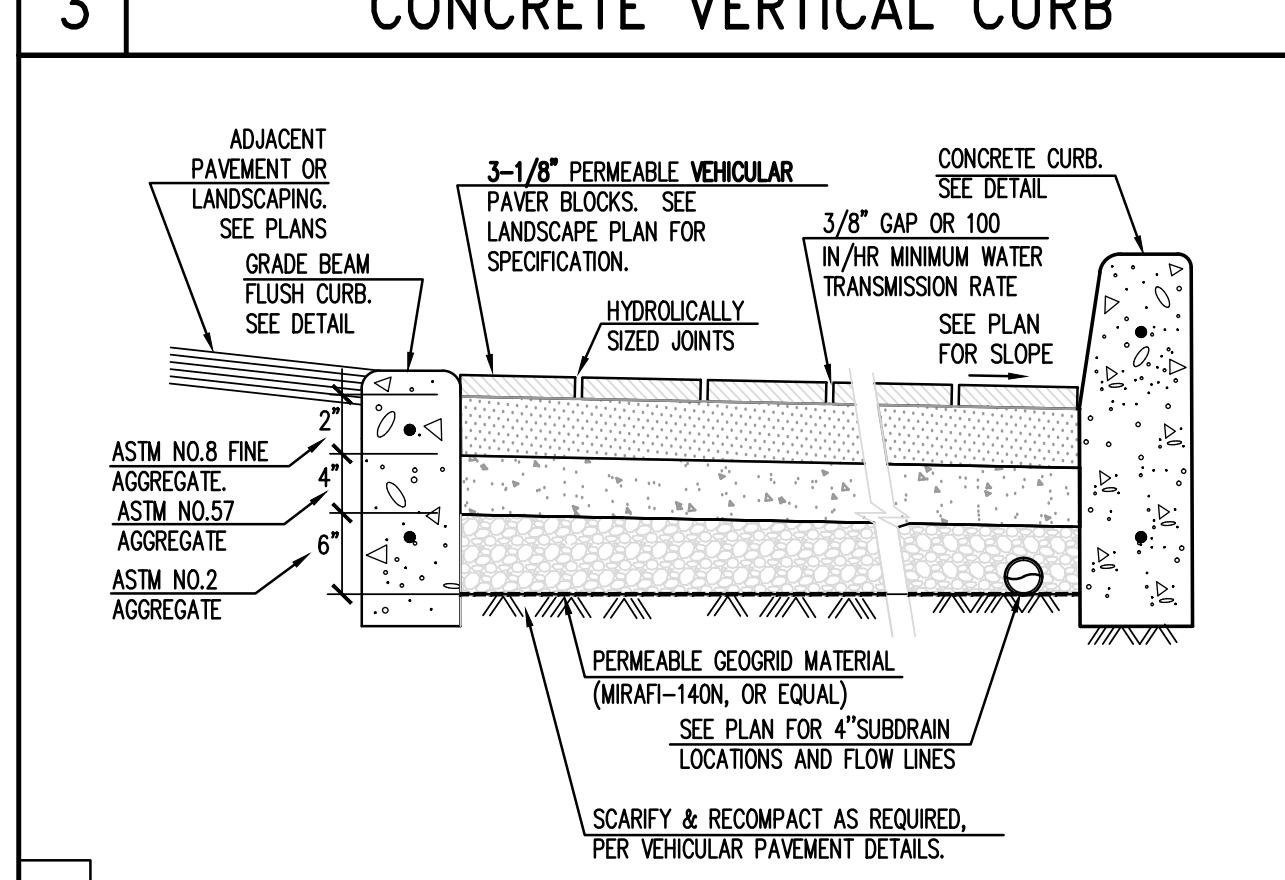
1 CONCRETE SIDEWALK/PAVEMENT



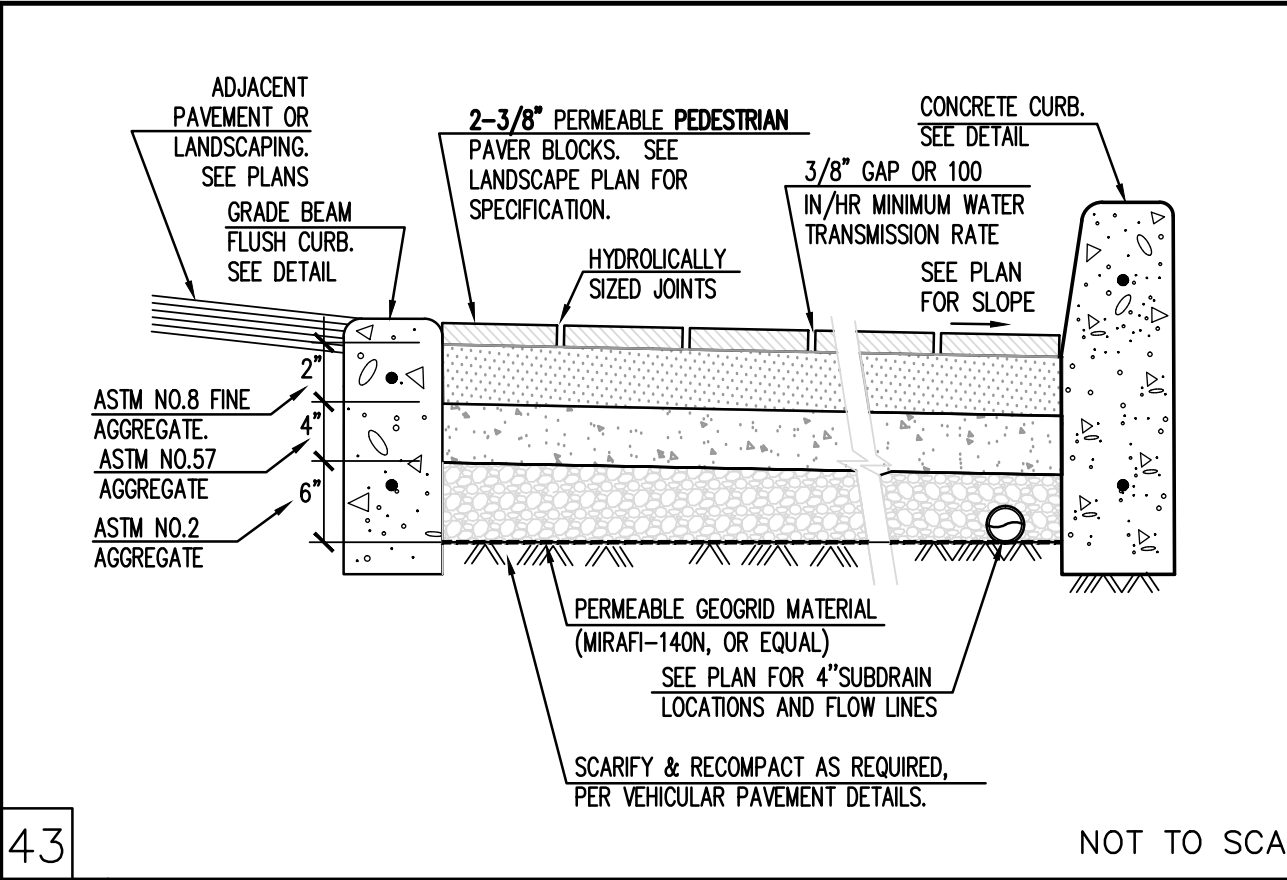
2 CONC. EXPANSION & CONTROL JOINTS



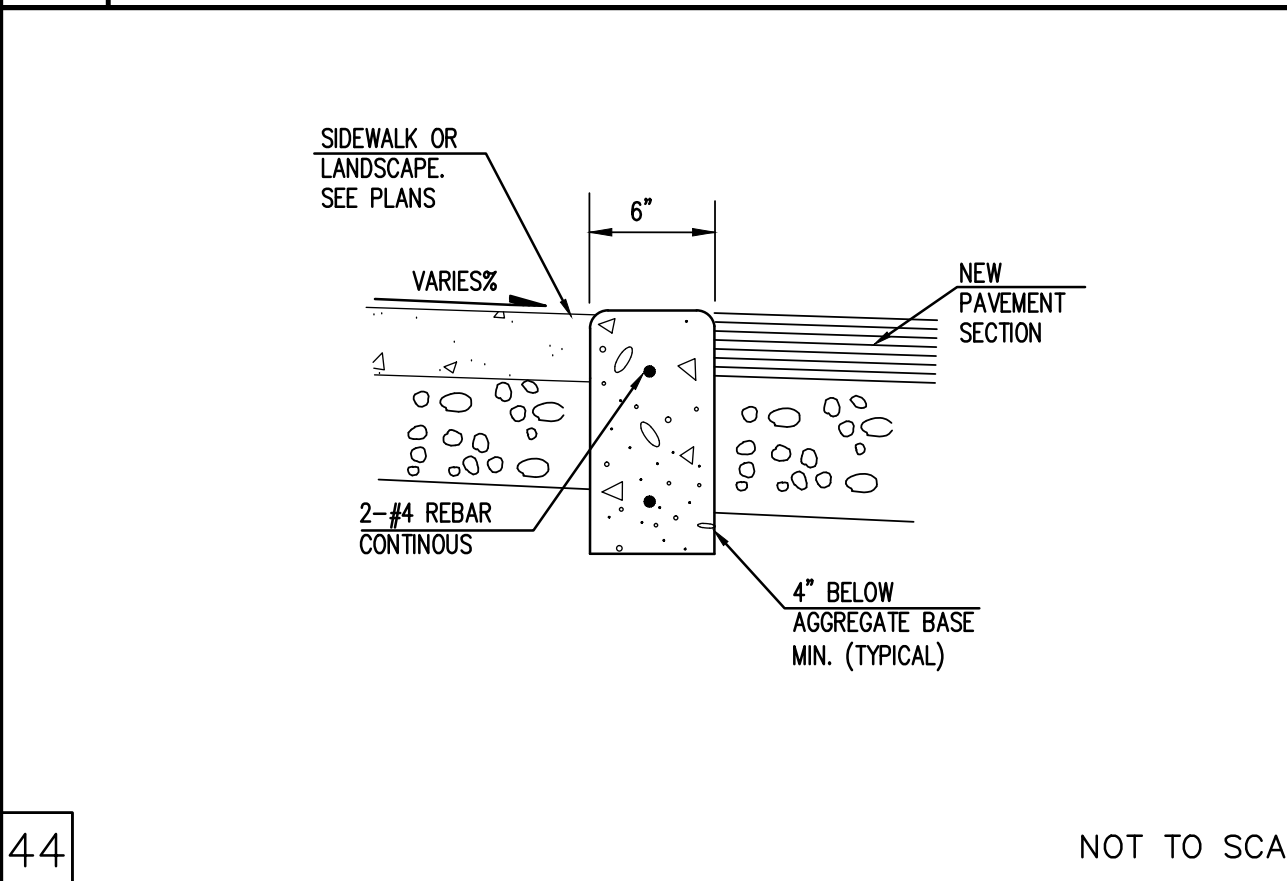
3 CONCRETE VERTICAL CURB



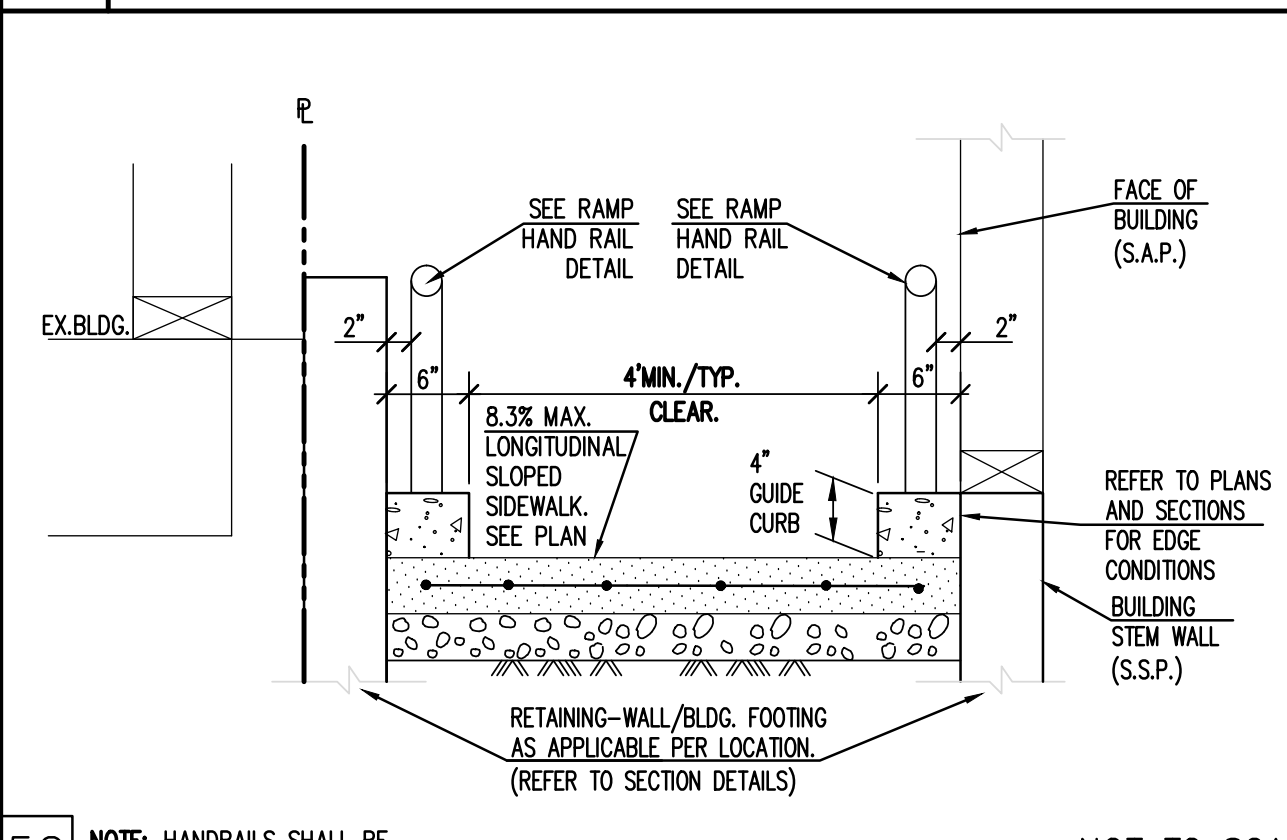
4 PERMEABLE VEHICULAR PAVEMENT (SELF-TREAT.)



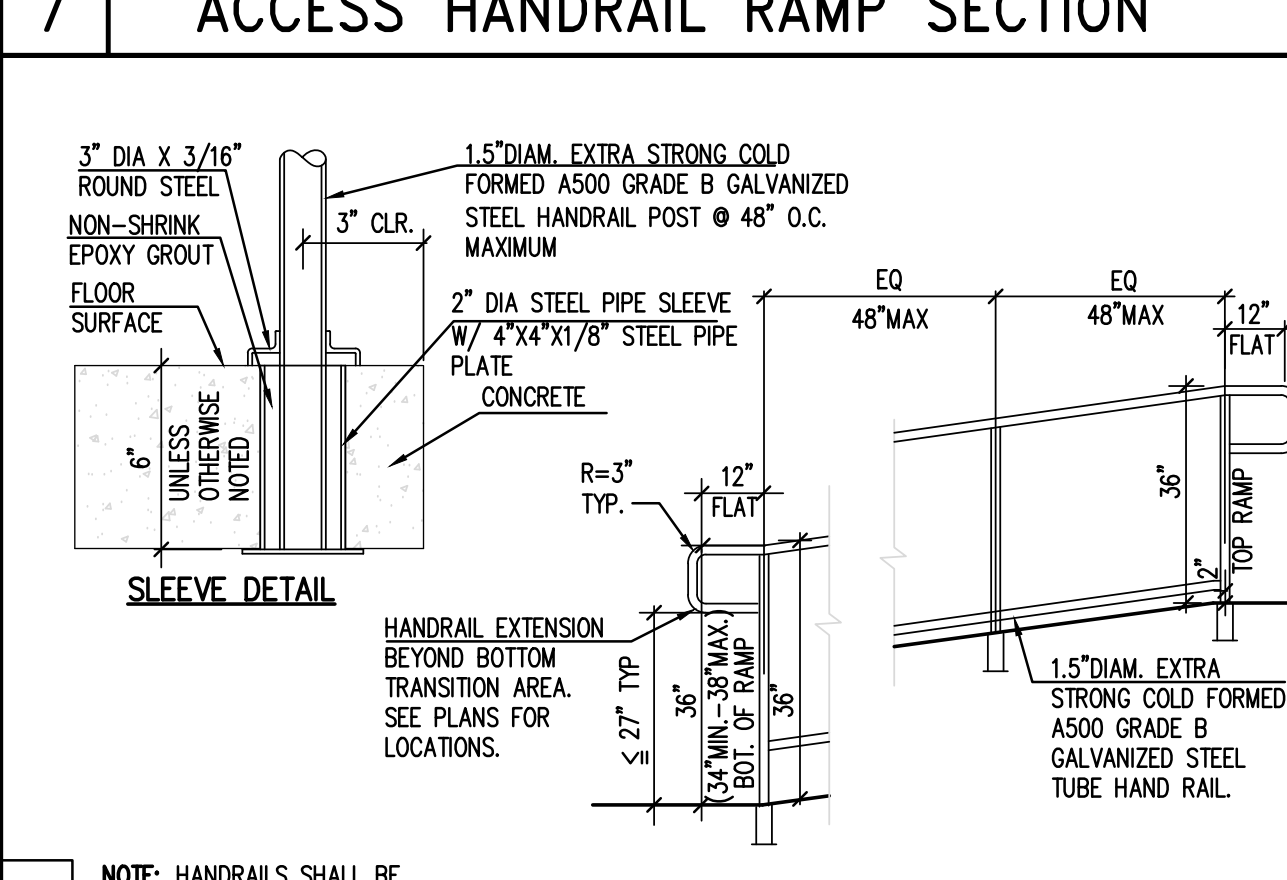
5 PERMEABLE PEDESTRIAN SIDEWALK (SELF-TREAT.)



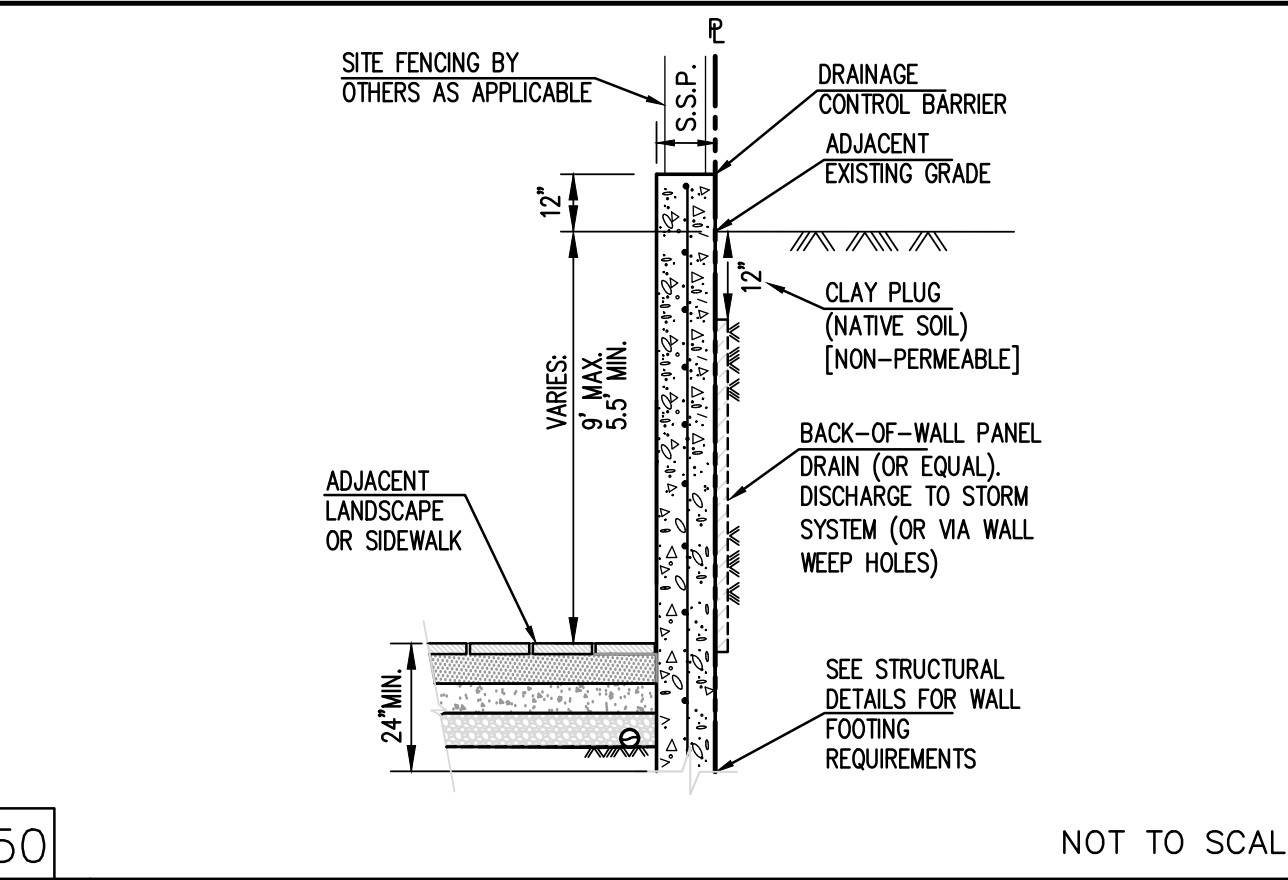
6 CONCRETE FLUSH CURB (GRADE BEAM)



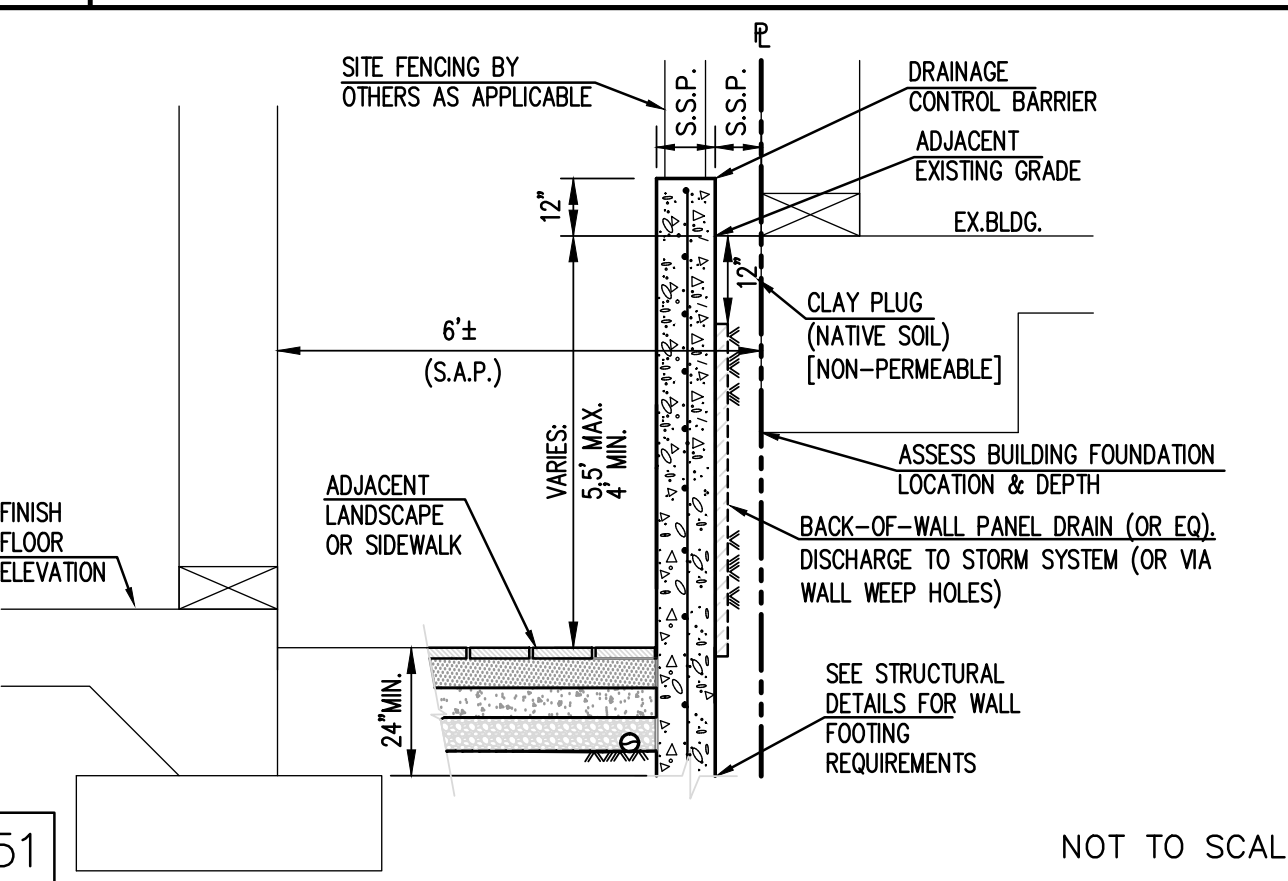
7 ACCESS HANDRAIL RAMP SECTION



8 (ACCESS/RAMP) HAND RAIL DETAIL



9 RET. WALL (TYPE-1) [EAST P.L.]



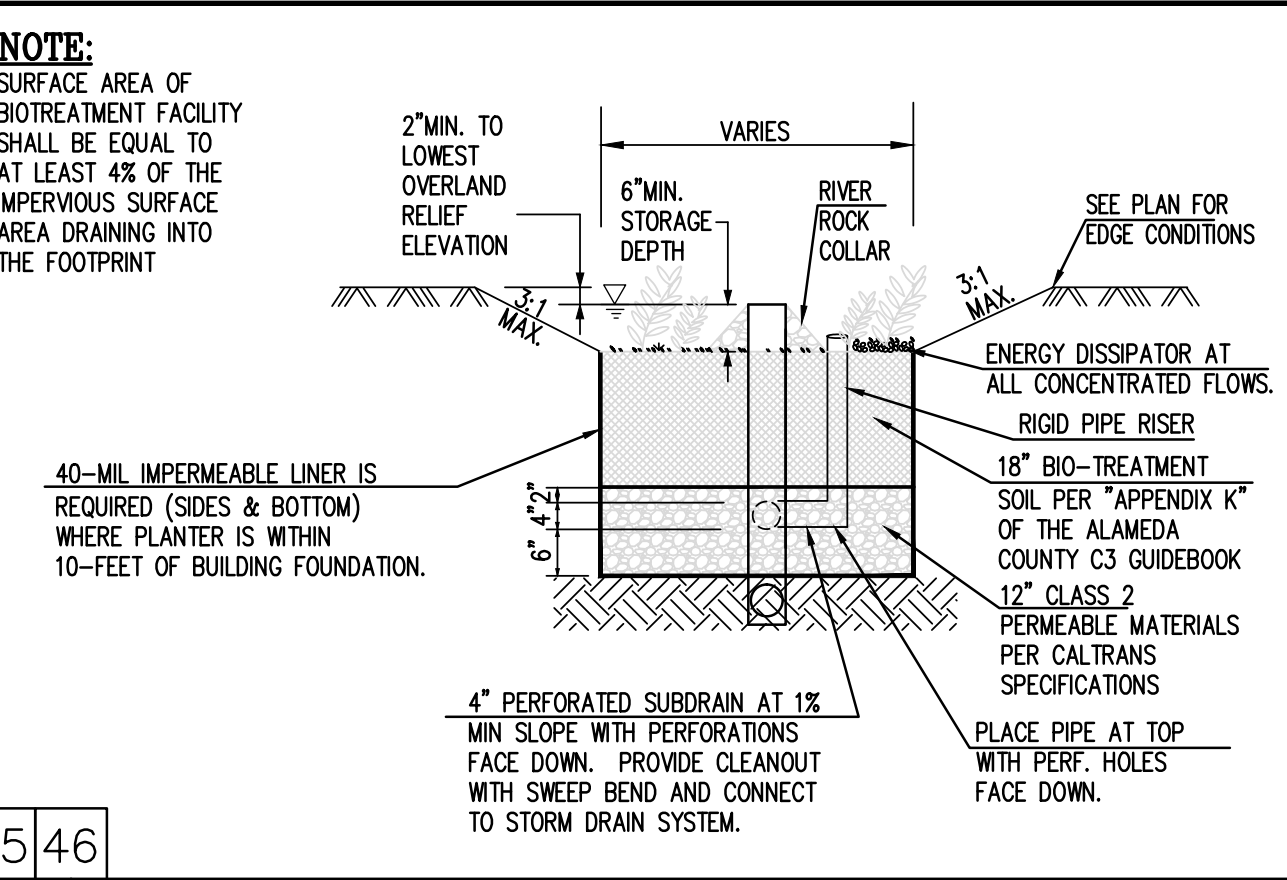
10 RET. WALL (TYPE-2) [EAST P.L. @ EX.BLDG.]



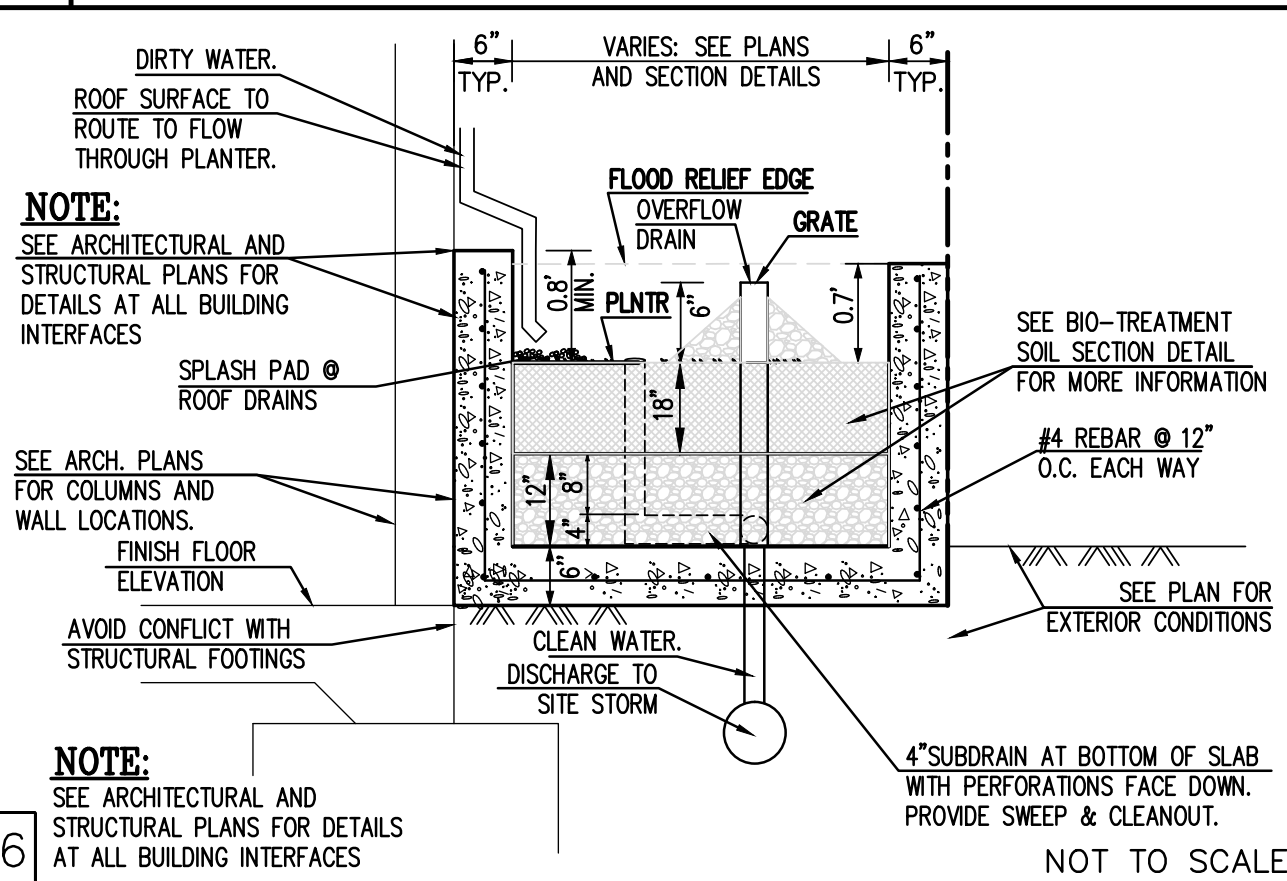
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12



13 BIO.RETENTION SOIL SECTION (TYPICAL)



14 FLOW-THROUGH PLANTER

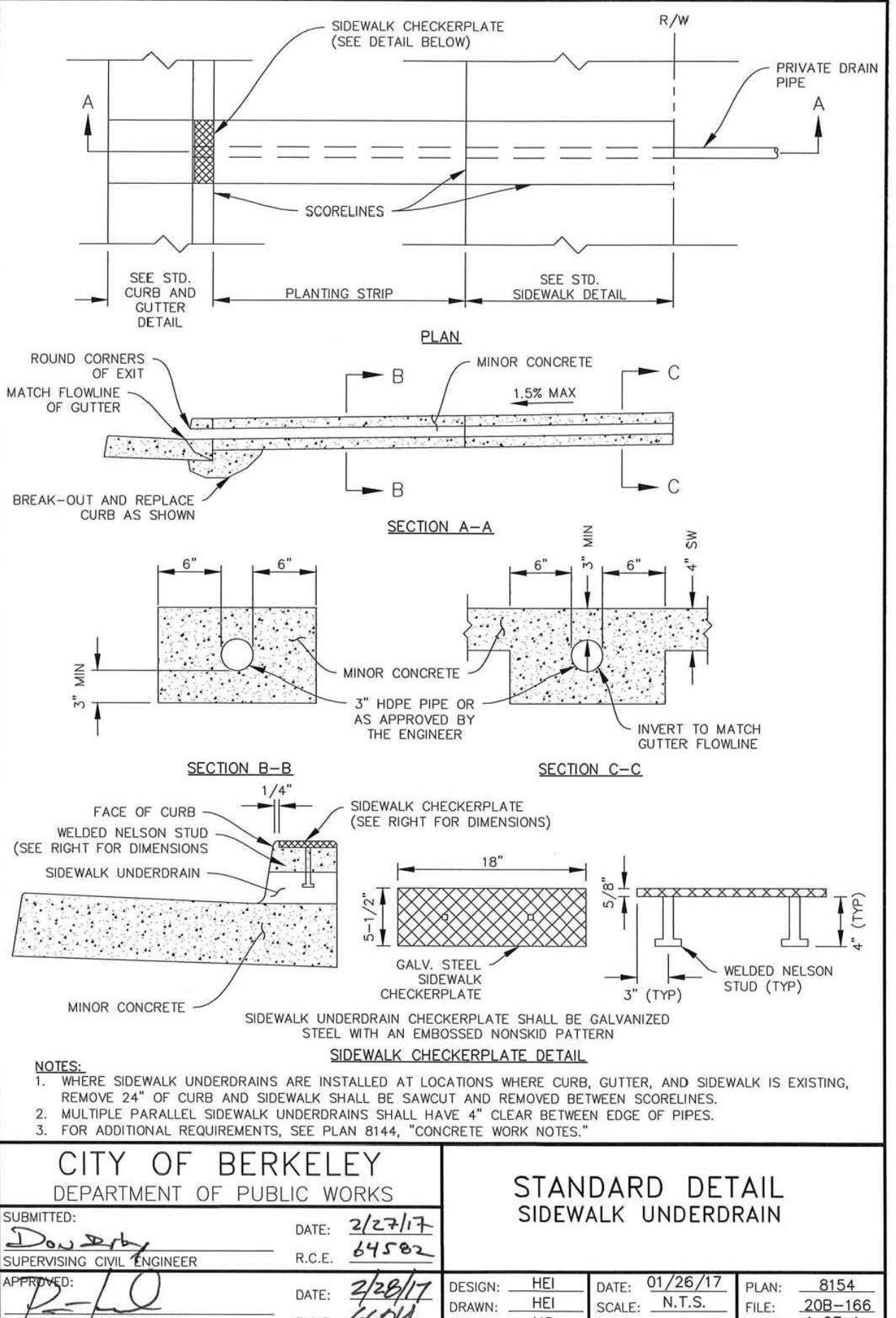
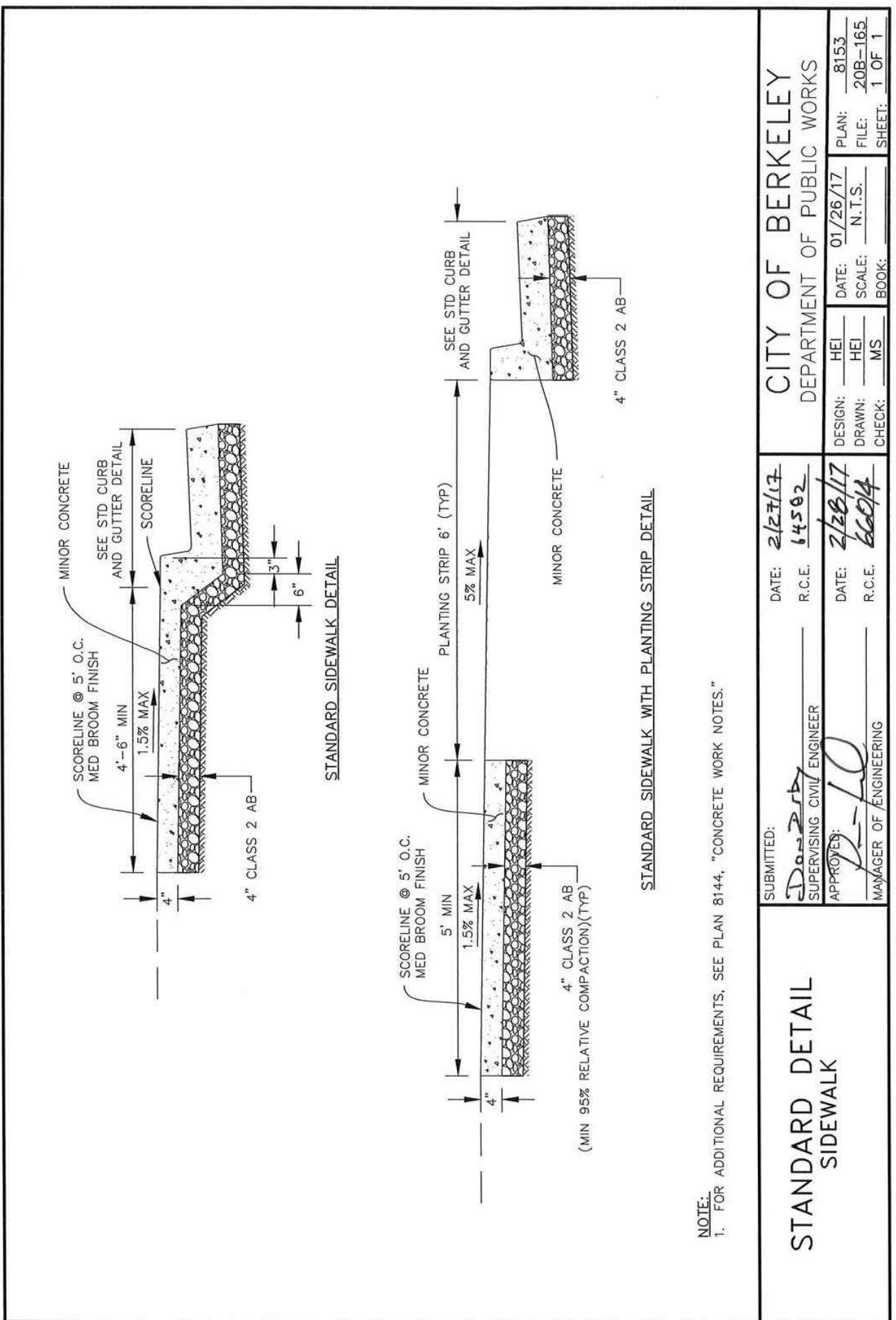


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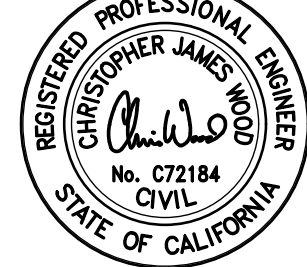
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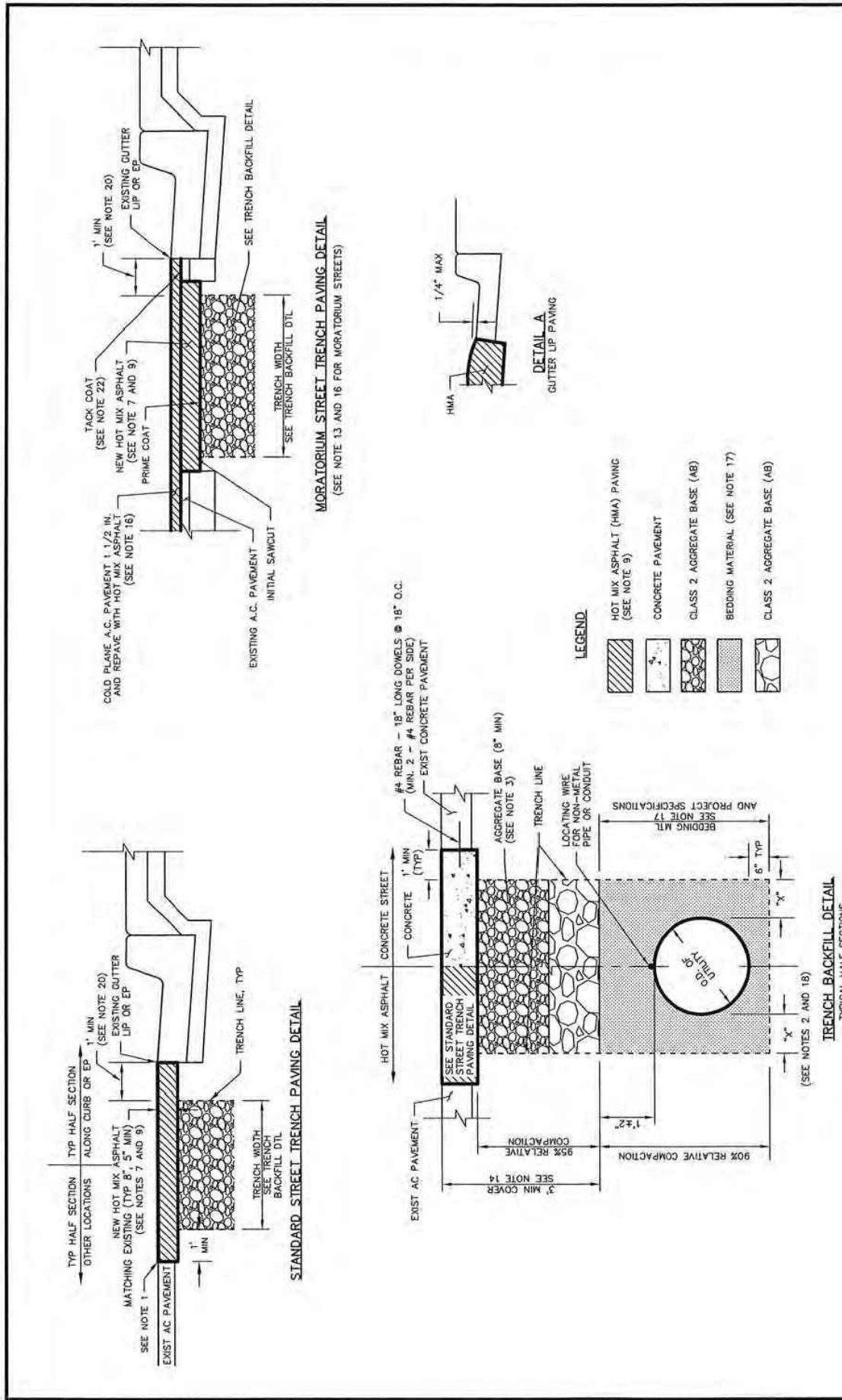
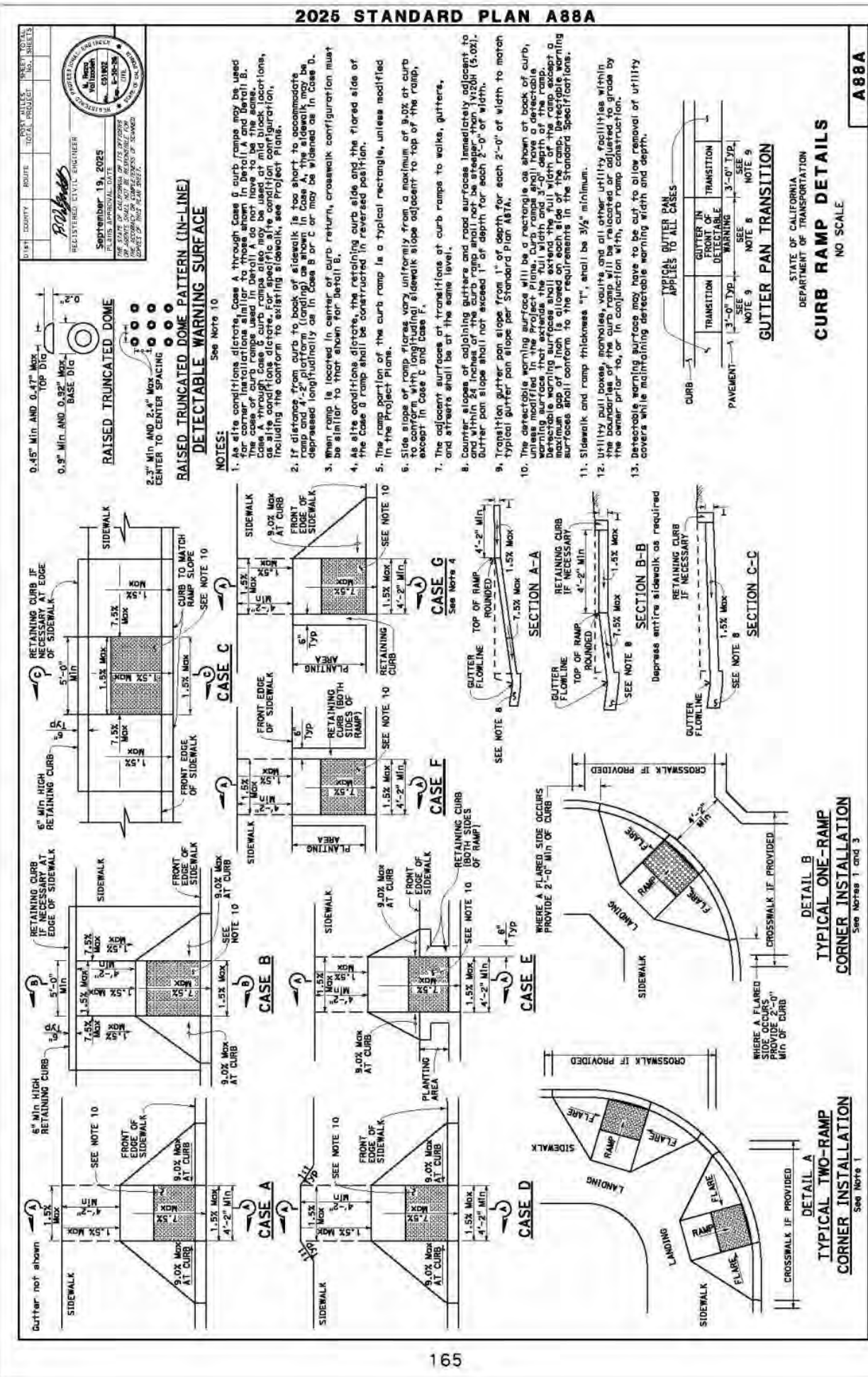
DETAILS
(PUBLIC)

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Drawing No.: MASTER-23123A10
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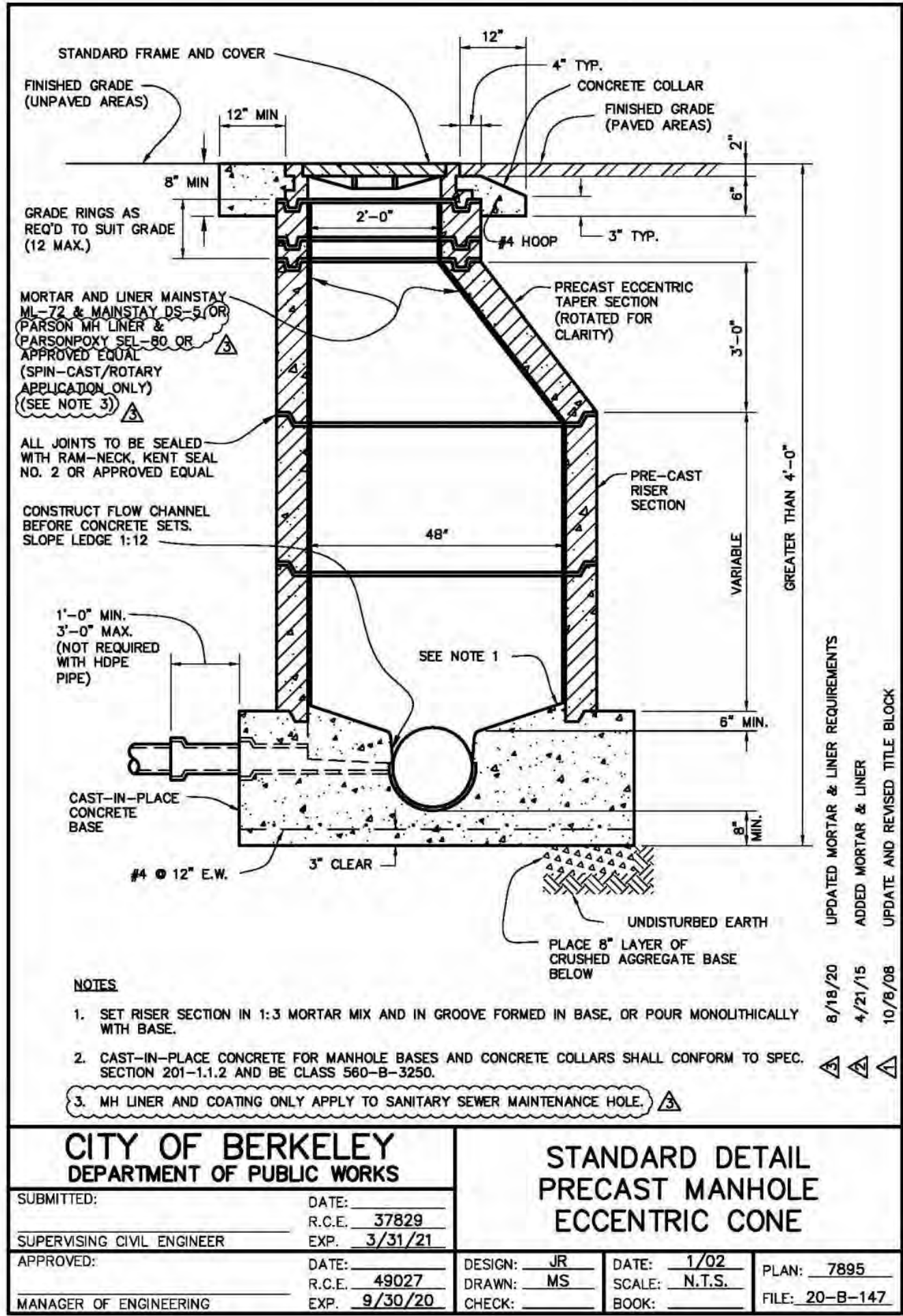


CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS	DATE: 7/16/16	R.C.E. 44582
	DESIGN: HEI	DATE: 09/2016
	DRAWN: HEI	FILE: 8136
	CHECK: HEI	BOOK: 20-B-155
STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION	SUBMITTED: DATE: 7/16/16 R.C.E. 44582 APPROVED: SUPERVISING CIVIL ENGINEER MANAGER OF ENGINEERING	

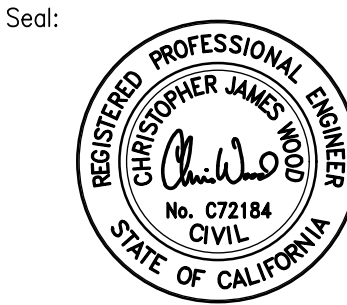
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS				STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION			
SUBMITTED: DATE: 7/16/16 R.C.E. 44582		DESIGN: HEI		DATE: 06/2016		PLAN: 8136	
APPROVED: SUPERVISING CIVIL ENGINEER		DRAWN: HEI		SCALE: 1" = 10'		FILE: 20-B-155	
MANAGER OF ENGINEERING		CHECK: HEI		BOOK: 2		SHEET: 2 OF 2	

NOTES:

- TRENCH EXCAVATION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF BERKELEY GENERAL REGULATIONS FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY. CUT THROUGH THE FULL DEPTH OF EXISTING SURFACING TO A NEAT STRAIGHT LINE AT LEAST 1.0 FOOT OUTSIDE THE TRENCH LINE. REPAIR EXISTING SURFACING TO MATCH EXISTING SURFACING. APPLY PAINT BINDER (TACK COAT) TO ALL VERTICAL SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.
- MINIMUM WIDTH OF TRENCH SHALL BE IN ACCORDANCE WITH THE DIMENSION SHOWN ON THE TRENCH BACKFILL DETAIL. DIMENSIONS "X" IS SHOWN BELOW FOR THE UTILITY "O.D."
- CLASS 2 AGGREGATE BASE (AB) SHALL BE INSTALLED IMMEDIATELY BELOW THE PAVEMENT SECTION TO BE REPLACED. THE AB QUALITY, GRADATION AND THE METHOD OF INSTALLATION SHALL BE IN CONFORMANCE WITH SECTION 201 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION. THE DEPTH OF THE AB SHALL BE IN ACCORDANCE WITH THE TRENCH BACKFILL DETAIL. 90% RELATIVE COMPACTION IS REQUIRED.
- RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TEST NUMBER 231 (NUCLEAR GAUGE) OR APPROVED EQUIVALENT. PERMITTEE SHALL ARRANGE AND PAY FOR THE TEST FOR RELATIVE COMPACTION WHEN ORDERED BY THE ENGINEER. THE TEST SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING LABORATORY AND TEST RESULTS BE SUBMITTED TO ENGINEERING FORTY-FOUR (48) HOURS IN ADVANCE OF PERMANENT PAVING OPERATION.
- PERMITTEE SHALL PLACE TEMPORARY BITUMINOUS RESURFACING TWO (2) INCHES IN THICKNESS OVER THE COMPACTED BACKFILL AREAS. GREATER THICKNESS MAY BE REQUIRED FOR MAJOR INTERSECTIONS AND OTHER CRITICAL AREAS BY THE ENGINEER AS NECESSARY. STEEL PLATES MAY BE USED AS AN ALTERNATIVE IF APPROVED BY ENGINEER.
- TEMPORARY BITUMINOUS RESURFACING (OUT-BACK) SHALL BE MECHANICALLY COMPACTED IN PLACE TO A UNIFORM, EVEN SURFACE AND SHALL BE TRUE TO STREET GRADE AND CROSS SECTION. THE PERMITTEE SHALL REGULARLY INSPECT AND MAINTAIN THE TEMPORARY BITUMINOUS RESURFACING UNTIL THE EXCAVATION IS PERMANENTLY PAVED. THE SURFACING SHALL NOT VARY TO MORE THAN 1/2" FROM THE EDGE OF A 10 FOOT STRAIGHT EDGE. UPON NOTIFICATION, THE PERMITTEE SHALL CORRECT THE SURFACE DEFICIENCY WITHIN 48 HOURS. LOOSE ROCKS AND OTHER DEBRIS GENERATED FROM TEMPORARY RESURFACING OPERATIONS SHALL BE IMMEDIATELY REMOVED FROM THE WORKSITE.
- TEMPORARY BITUMINOUS RESURFACING SHALL BE REMOVED BEFORE PLACEMENT OF FINAL PAVING. FINAL PAVING SHALL BE MINIMUM FIVE (5) INCHES THICK OR SAME AS THE EXISTING PAVEMENT, WHICHEVER IS GREATER. THE PAVEMENT SHALL BE PLACED ON UNDISTURBED PREVIOUSLY COMPACTED BACKFILL AREAS.
- PAVEMENT OUTSIDE OF THE FINAL CUT LINE DAMAGED BY THE PERMITTEE'S OPERATIONS SHALL BE REMOVED BY SAW-CUTTING IN LINES PERPENDICULAR OR PARALLEL TO THE ORIGINAL TRENCH LINES. NO DIAGONAL CUTS WILL BE PERMITTED.
- HOT MIX ASPHALT (HMA) SHALL BE TYPE A IN CONFORMANCE WITH SECTION 309 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN THE ENCROACHMENT PERMIT CONDITIONS OR AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. HMA SHALL BE REMOVED TO 90% RELATIVE COMPACTION.
- THE TOP 1 1/2" OF HMA SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1/2" UNLESS OTHERWISE SPECIFIED. THE HMA BENEATH THE TOP LAYER SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4".
- UPON COMPLETION OF PAVING OPERATIONS THE PERMITTEE SHALL IMMEDIATELY REPLACE ALL PAVEMENT MARKING AND TRAFFIC STRIPING DAMAGED OR REMOVED BY HIS OPERATIONS. PAVEMENT MARKINGS AND TRAFFIC STRIPINGS SHALL BE REPLACED IN KIND OR WITH SUBSTITUTE MATERIAL APPROVED BY THE ENGINEER.
- WHEN ANY PORTION OF THE CURB AT A LEGAL PEDESTRIAN CROSSWALK OR ANY PORTION OF THE SIDEWALK IN IMMEDIATE CONTACT WITH SUCH CURB IS REMOVED BY THE PERMITTEE OPERATIONS, THE PERMITTEE SHALL CONSTRUCT, AS PART OF HIS REPLACEMENT OPERATIONS, A CURB RAMP AS SHOWN IN CITY OF BERKELEY STANDARD DETAIL NO. 6780.
- EXCAVATION ON STREETS RECONSTRUCTED OR RESURFACED WITHIN THE LAST 5 YEARS WILL NOT BE PERMITTED EXCEPT FOR CONDITIONS ENUMERATED IN THE CITY OF BERKELEY GENERAL REGULATIONS AND FOR TRENCH EXCAVATION AND SURFACE RESTORATION IN THE PUBLIC RIGHT OF WAY.
- RESTORATION OF THE TRENCH EXCAVATION ON CALTRANS RIGHT OF WAY (SAN PABLO AVE., ASHBY AVE., AND TUNNEL RD.) SHALL BE IN ACCORDANCE WITH CALTRANS ENCROACHMENT PERMIT.
- RESTORE PAVEMENT AS FOLLOWS: FOR TRENCHES PARALLEL WITH THE CENTERLINE OF THE STREET, COLD PLANE AND REPAIR THE LANE IN WHICH THE TRENCH LIES. FOR TRANSVERSE TRENCHES, COLD PLANE AND REPAIR 1/2 LANE WIDTH ON EACH SIDE OF THE TRENCH. FOR BELL HOLES, COLD PLANE AND REPAIR 1 LANE WIDTH ON EACH SIDE OF THE EXCAVATION. PRIOR TO COLD PLANE, THE TRENCH SHALL BE PAVED IN 3 INCH MAXIMUM LIFTS TO THE ORIGINAL SURFACE GRADES OR TO WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE. IF THE CONTRACTOR ELECTS TO PAVE WITHIN 1 1/2 INCHES OF THE EXISTING SURFACE, THE REMAINING 1 1/2 INCHES MUST BE PAVED WITH CUT BACK ASPHALT UNTIL THE SURFACE IS FLOPPED. FINAL PAVING SHALL COMMENCE WITHIN 3 DAYS AFTER COLD DRAINING. ALL LOOSE MATERIAL SHALL BE REMOVED FROM THE AREA TO BE REPAVED PRIOR TO REPAVING.
- BEDDING MATERIAL SHALL BE CLASS 2 AB OR CRUSHED ROCK PER 2015 GREENBOOK, TABLE 200-1.21(A), 5/4" SIEVE SIZE. ALTERNATIVE MATERIALS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN NO CASE SHALL "PEA" GRAVEL BE ALLOWED. A MAXIMUM OF 6 INCHES OF SAND MAY BE USED AS A BEDDING MATERIAL FOR COMMUNICATION, GAS AND ELECTRIC CONDUITS ONLY.
- FOR GAS, ELECTRIC AND COMMUNICATION CONDUITS WITH AN OUTSIDE DIAMETER EQUAL TO OR LESS THAN 4 INCHES, THE TRENCH WIDTH MAY BE REDUCED TO NO LESS THAN 12 INCHES.
- UNSATURABLE NATIVE MATERIAL SHALL BE EXCAVATED BELOW THE LIMIT OF EXCAVATION AND REPLACED WITH SUITABLE BACKFILL MATERIAL WHEN DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- WHERE THE TRENCH PARALLELS CURB AND THE NEAREST TRENCH LINE IS LESS THAN 3 FEET FROM THE GUTTER LIP, ALL EXISTING HMA SHALL BE REPLACED TO THE GUTTER LIP.
- SLURRY CEMENT BACKFILL SHALL COMPLY WITH SECTION 10-3.02E OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
- APPLY PAINT BINDER (TACK COAT) TO ALL EXISTING AC AND CONCRETE SURFACES IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.



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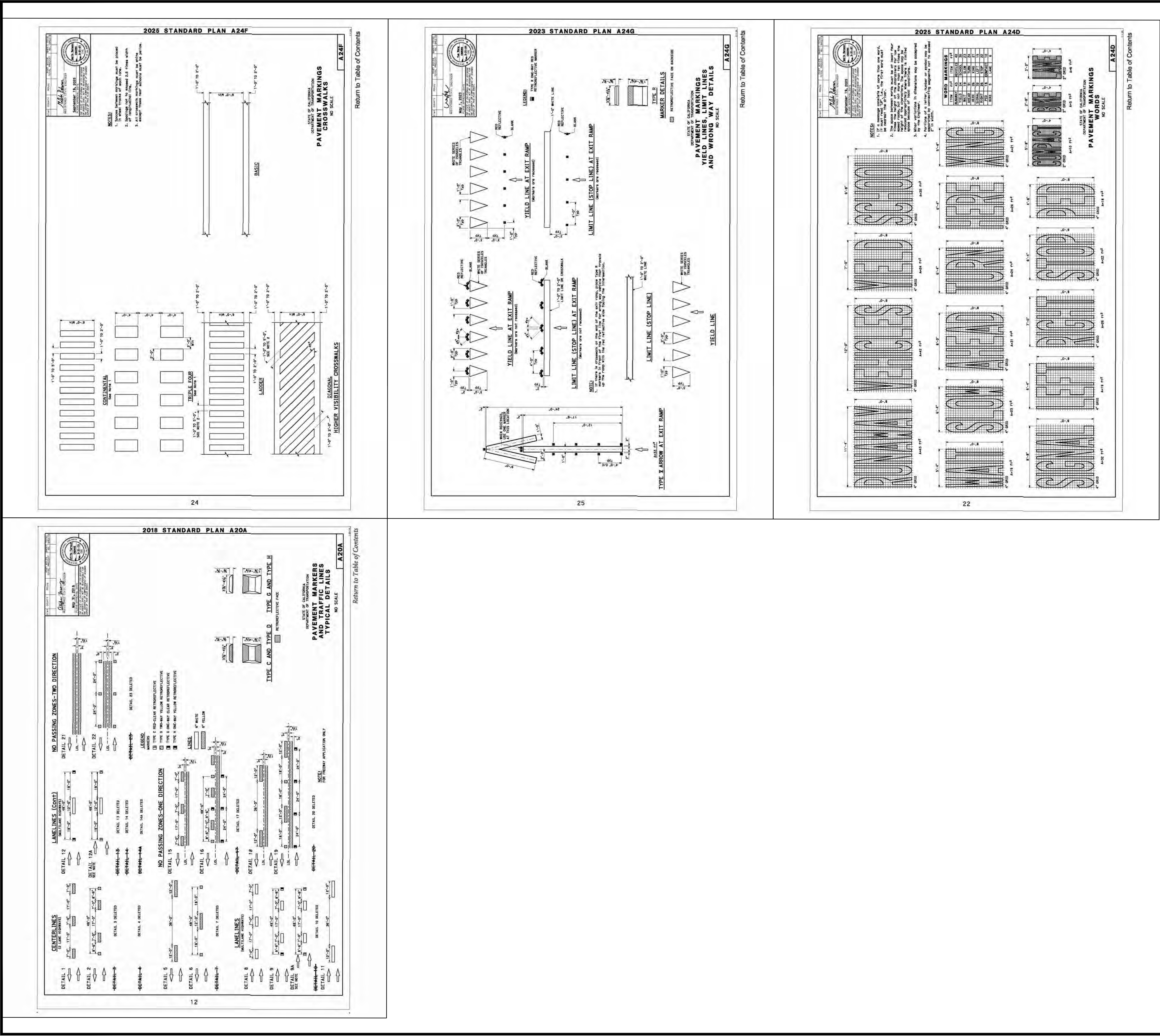


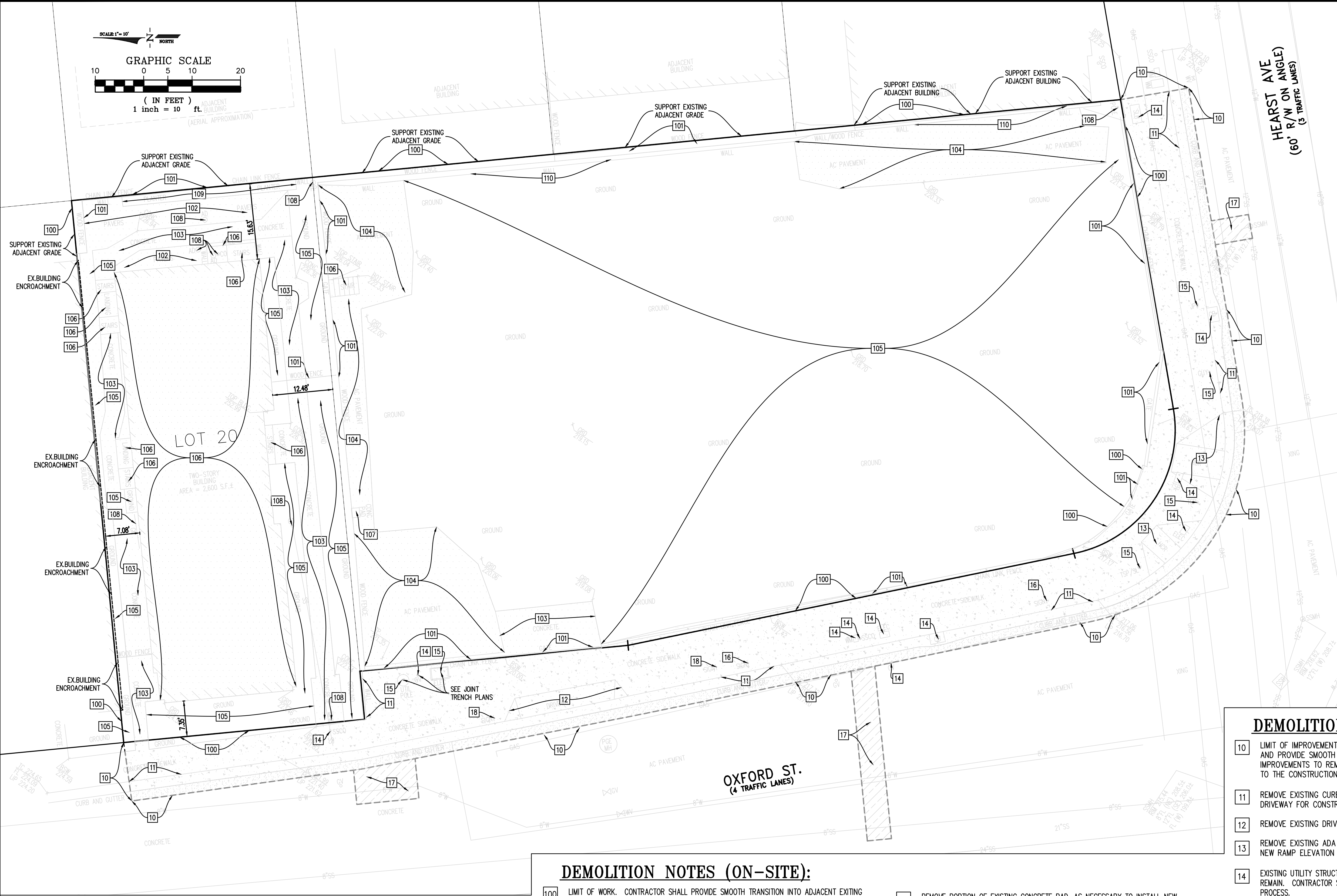
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Drawn By:	C.W.	
Checked By:	J.L.	
Job No.:	23123A10	
Drawing No.:	MASTER-23123A10	
Plot Date:	2026-08-04	
Sheet No.:		

C-2.2.3

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GENERAL NOTES:

- CLEAN ALL DEBRIS FROM ENTIRE SITE. PROVIDE STREET BARRICADES, TRAFFIC CONTROL, AND FLAGMEN DURING DEMOLITION AND EXCAVATION PERIOD. ALL CONSTRUCTION WORKERS SHALL COMPLY WITH CITY OF EMERYVILLE NOISE CONTROL GUIDELINES. APPLY FOR OBSTRUCTION PERMIT FOR SIDEWALK CLOSURE. PROVIDE TEMPORARY FENCE PROTECTION DURING DEMOLITION AND CONSTRUCTION PERIOD. PROVIDE DUST CONTROL AND EROSION CONTROL DURING THE ENTIRE CONSTRUCTION PERIOD. SUBMIT DETAIL PLANS TO GENERAL CONTRACTOR FOR THEIR APPROVAL.
- CITY APPROVED TRAFFIC CONTROL PLAN IS REQUIRED FOR ANY VEHICULAR TRAFFIC LANE CLOSURE, BIKE LANE CLOSURE AND/OR SIDEWALK CLOSURE RESULTING IN LESS THAN 5'-06" UNOBSTRUCTED SIDEWALK SPACE.

LEGEND

--- LIMIT OF WORK
--- PROPERTY LINE

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DEMOLITION NOTES (OFF-SITE):

- LIMIT OF IMPROVEMENT. CONTRACTOR SHALL CONFORM TO EXISTING GRADE AND PROVIDE SMOOTH TRANSITION. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN AND REPAIR ANY DAMAGED IMPROVEMENTS DUE TO THE CONSTRUCTION ACTIVITY BEYOND THE LIMIT OF WORK.
- REMOVE EXISTING CURB, GUTTER (AND ASPHALT PLUG), SIDEWALK, AND DRIVEWAY FOR CONSTRUCTION OF NEW IMPROVEMENTS. SEE GRADING PLAN.
- REMOVE EXISTING DRIVEWAY.
- REMOVE EXISTING ADA RAMP. SEE IMPROVEMENT PLAN FOR RECONSTRUCTED NEW RAMP ELEVATION AND LAYOUT.
- EXISTING UTILITY STRUCTURE (AND ASSOCIATED UNDERGROUND UTILITY LINES) TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- JOINT POLES, GUY WIRES, COMMUNICATION POLES, STREET LIGHT POLES, TRAFFIC SIGNALS, AND ALL ASSOCIATED CONDUITS TO REMAIN. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE AND PROTECT THEM DURING THE ENTIRE CONSTRUCTION PERIOD.
- EXISTING ROADSIDE SIGN TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS (SALVAGE & REINSTALL).
- REMOVE (AND REPLACE PER IMPROVEMENT PLANS) PORTION OF ASPHALT PAVEMENT AS NECESSARY FOR UTILITY TRENCHING WORK.
- REMOVE EXISTING SIGN. SEE IMPROVEMENT PLAN.

DEMOLITION NOTES (ON-SITE):

- LIMIT OF WORK. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION INTO ADJACENT EXITING CONDITIONS.
- REMOVE PORTION OF EXISTING FENCE/GATE, AS NECESSARY TO INSTALL NEW IMPROVEMENTS. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR NEW FENCING.
- REMOVE PORTION OF EXISTING PAVERS/BRICK PAVEMENT, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE PORTION OF EXISTING CONCRETE PAVEMENT, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE PORTION OF EXISTING ASPHALT CONCRETE PAVEMENT, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE PORTION OF EXISTING GROUND, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE BUILDING, STAIRS, LANDINGS AND ALL ASSOCIATED UNDERGROUND UTILITIES, AS NECESSARY TO INSTALL NEW IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY AGENCIES HAVING JURISDICTION.
- REMOVE PORTION OF EXISTING CONCRETE PAD, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE UTILITY AND ASSOCIATED UNDERGROUND UTILITY LINES, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- REMOVE PORTION OF EXISTING PLANTER, AS NECESSARY TO INSTALL NEW IMPROVEMENTS
- REMOVE PORTION OF EXISTING CONCRETE CURB/WALL, AS NECESSARY TO INSTALL NEW IMPROVEMENTS.

CITY DEMO NOTES:

- A PG&E UTILITY DISCONNECT LETTER IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY. A COPY OF THE LETTER IS TO BE PROVIDED TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION. [CBC 3303.6]
- WHERE A STRUCTURE HAS BEEN DEMOLISHED OR REMOVED, THE VACANT LOT SHALL BE FILLED AND MAINTAINED TO THE EXISTING GRADE IN ACCORDANCE WITH CBC APPENDIX J. [CBC 3303.4]

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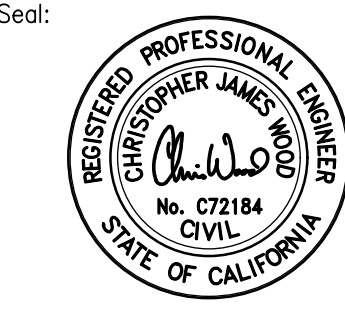
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NO.	DATE	DESCRIPTION

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DEMOLITION PLAN

Date: MAR. 2026
Scale: 1" = 10'
Drawn By: C.W.
Checked By: J.L.
Job No.: 23123A10
Drawing No.: MASTER-23123A10
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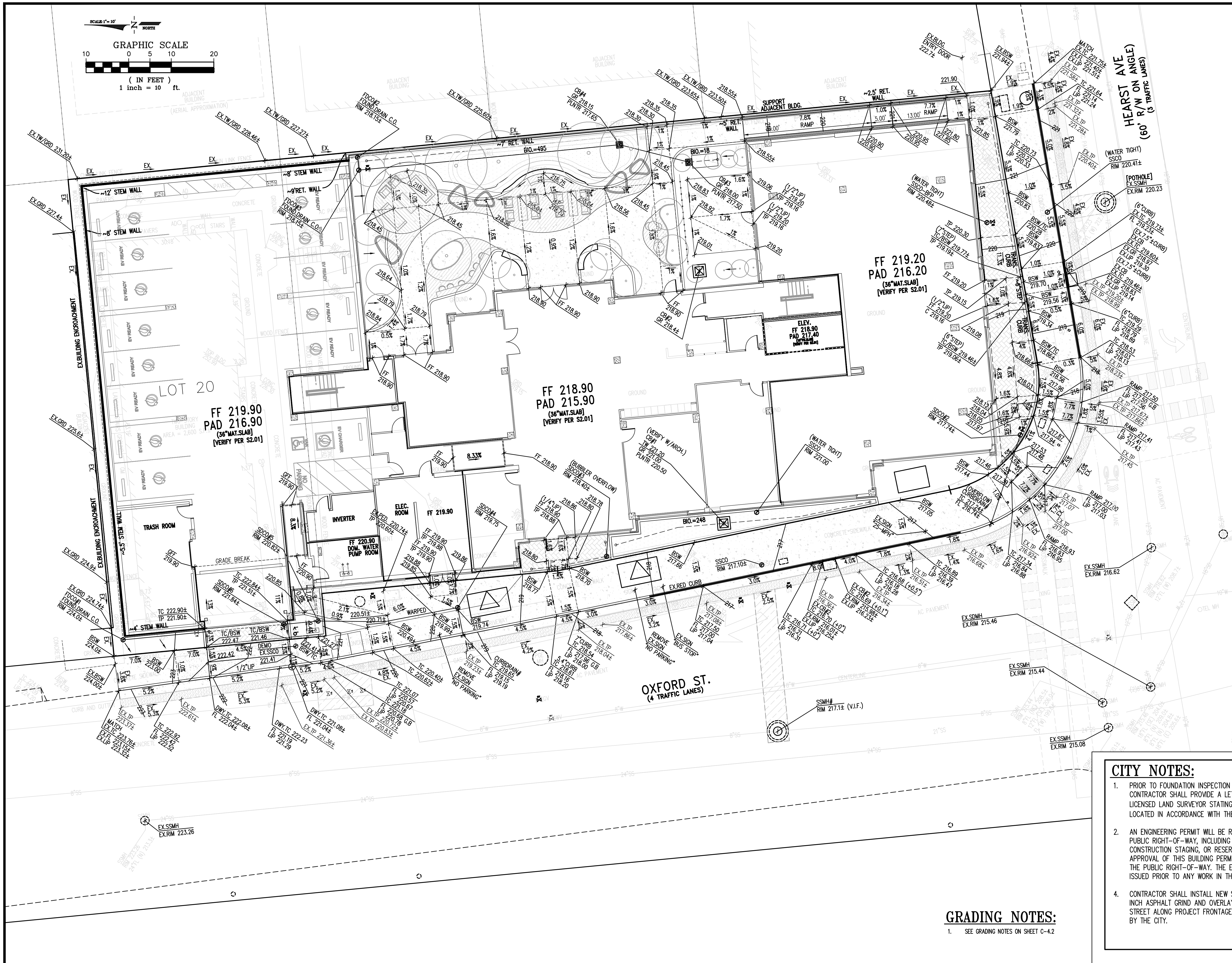
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Title:

Grading Plan:
ELEVATIONS

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- CITY NOTES:**
- PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, THE CONTRACTOR SHALL PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS."
 - AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DEMOLITION, CONSTRUCTION STAGING, OR RESERVED CONSTRUCTION PARKING. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY. THE ENGINEERING PERMIT MUST BE ISSUED PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR SHALL INSTALL NEW SIDEWALK, CURB, GUTTER, AND 2 INCH ASPHALT GRIND AND OVERLAY TO THE CENTERLINE OF THE STREET ALONG PROJECT FRONTAGE, AS REQUIRED FOR THIS PROJECT BY THE CITY.

GRADING NOTES:

- SEE GRADING NOTES ON SHEET C-4.2

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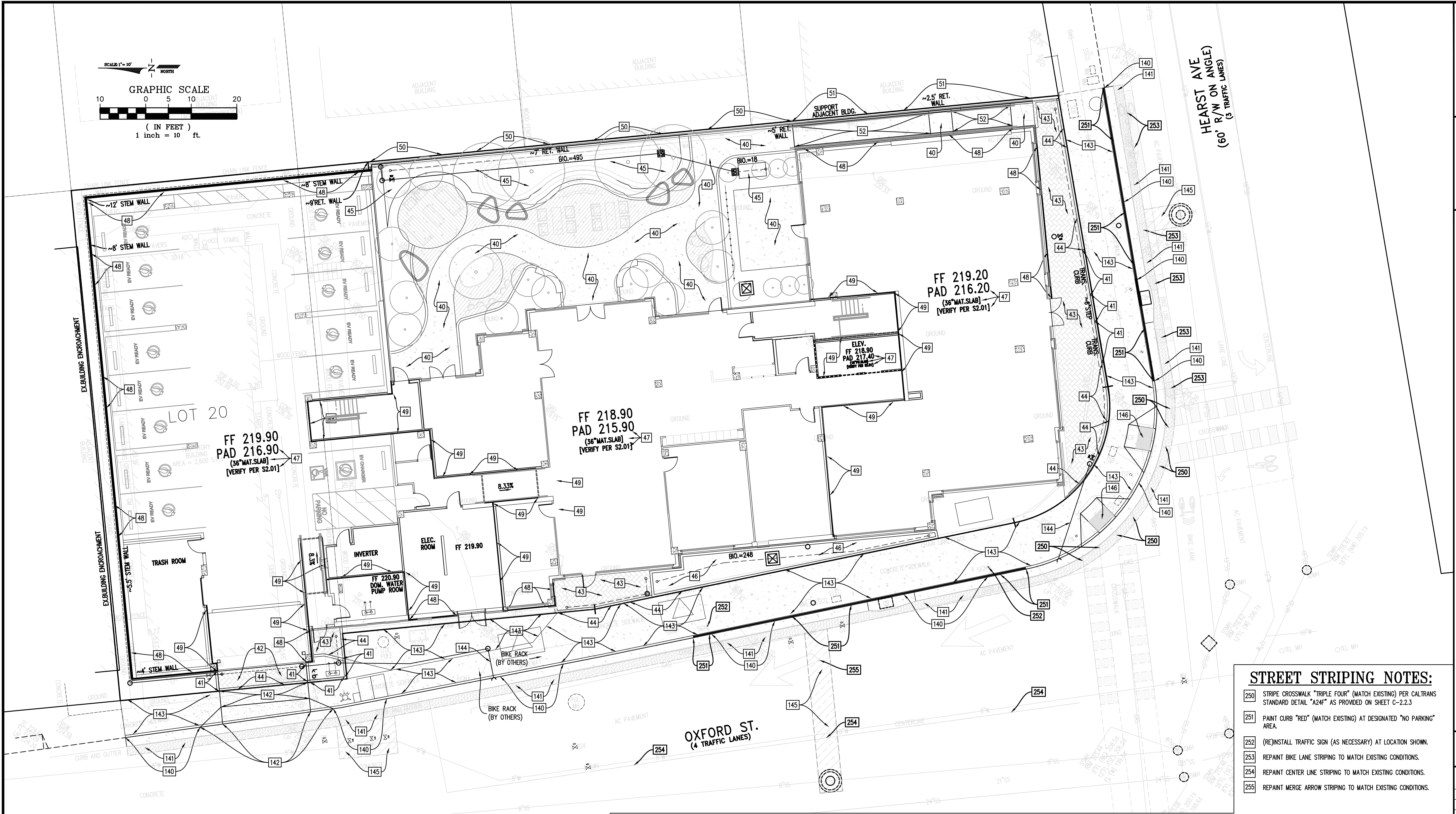
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BERKELEY, CA 94709



STREET STRIPING NOTES:

- 250 STRIPE CROSSWALK "TRIPLE FOUR" (MATCH EXISTING) PER CALTRANS STANDARD DETAIL "A24F" AS PROVIDED ON SHEET C-2.2.3
- 251 PAINT CURB "RED" (MATCH EXISTING) AT DESIGNATED "NO PARKING" AREA.
- 252 (RE)INSTALL TRAFFIC SIGN (AS NECESSARY) AT LOCATION SHOWN.
- 253 REPAINT BIKE LANE STRIPING TO MATCH EXISTING CONDITIONS.
- 254 REPAINT CENTER LINE STRIPING TO MATCH EXISTING CONDITIONS.
- 255 REPAINT MERGE ARROW STRIPING TO MATCH EXISTING CONDITIONS.

STREET IMPROVEMENT NOTES:

- 140 INSTALL "CURB & GUTTER" PER CITY STANDARD DETAIL "8145" AS PROVIDED ON SHEET C-2.2.1
- 141 INSTALL ASPHALT PLUG AT "CURB & GUTTER RETROFIT" PER CITY STANDARD DETAIL "8148" AS PROVIDED ON SHEET C-2.2.1
- 142 INSTALL CONCRETE "DRIVEWAY" PER CITY STANDARD DETAIL "8151" AS PROVIDED ON SHEET C-2.2.1
- 143 INSTALL CONCRETE "SIDEWALK" PER CITY STANDARD DETAIL "8153" AS PROVIDED ON SHEET C-2.2.1
- 144 INSTALL "SIDEWALK UNDERDRAIN" PER CITY STANDARD DETAIL "8154" AS PROVIDED ON SHEET C-2.2.1
- 145 INSTALL "TRENCH EXCAVATION AND SURFACE RESTORATION" AT UTILITY TRENCHING PER CITY STANDARD DETAIL "8136" AS PROVIDED ON SHEET C-2.2.2
- 146 INSTALL "CASE-A" PER CALTRANS STANDARD DETAIL "A88A", AND SUB-DETAIL "DETAIL-A (TWO RAMP CORNER INSTALLATION)", AS PROVIDED ON SHEET C-2.2.2
- 147 PROVIDE 2" GRIND AND OVERLAY UP TO STREET CENTERLINE, AS REQUIRED BY THE CITY. REPLACE STREET STRIPING TO MATCH EXISTING CONDITIONS.

GRADING NOTES:

- 40 INSTALL CONCRETE PEDESTRIAN SIDEWALK PER DETAIL NO. 1 AND 2 ON SHEET C-2.1.1
- 41 INSTALL CONCRETE VERTICAL CURB PER DETAIL NO. 3 ON SHEET C-2.1.1
- 42 INSTALL CONCRETE VEHICULAR PERMEABLE PAVEMENT PER DETAIL NO. 4 ON SHEET C-2.1.1
- 43 INSTALL CONCRETE PEDESTRIAN PERMEABLE SIDEWALK PER DETAIL NO. 5 ON SHEET C-2.1.1
- 44 INSTALL CONCRETE FLUSH CURB PER DETAIL NO. 6 ON SHEET C-2.1.1
- 45 INSTALL "BIORETENTION" PLANTER PER DETAIL NO. 13 ON SHEET C-2.1.1
- 46 INSTALL "FLOW THROUGH" PLANTER PER DETAIL NO. 14 (& 13) ON SHEET C-2.1.1
- 47 CONSTRUCT BUILDING PAD. CONTRACTOR SHALL VERIFY FOUNDATION SECTION PER STRUCTURAL PLANS PRIOR TO START OF GRADING OPERATIONS. SEE STRUCTURAL/PLUMBING PLAN FOR UNDER-SLAB DRAINAGE SYSTEM.
- 48 INSTALL STEM CURB PER STRUCTURAL (AND ARCHITECTURAL) PLANS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR (OR AS OTHERWISE REQUIRED BY BUILDING CODE).
- 49 CONSTRUCT BUILDING FLOOR TRANSITIONS. CONTRACTOR SHALL VERIFY FOUNDATION TRANSITION LOCATIONS PER ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO START OF GRADING OPERATIONS.
- 50 INSTALL STRUCTURAL RETAINING WALL (EAST PROPERTY LINE) PER (SECTION) DETAIL NO. 9 SHOWN ON SHEET C-2.1.1. SEE STRUCTURAL PLANS FOR WALL DESIGN DETAILS.
- 51 INSTALL STRUCTURAL RETAINING WALL (EAST PROPERTY LINE @ EXISTING BUILDING) PER (SECTION) DETAIL NO. 10 SHOWN ON SHEET C-2.1.1. SEE STRUCTURAL PLANS FOR WALL DESIGN DETAILS.
- 52 INSTALL ACCESS RAMP PER DETAIL NO. 8 AND 9 SHOWN ON SHEET C-2.1.1. SEE STRUCTURAL PLANS FOR WALL DESIGN DETAILS. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.

CITY NOTES:

- PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, THE CONTRACTOR SHALL PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS."
- AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DEMOLITION, CONSTRUCTION STAGING, OR RESERVED CONSTRUCTION PARKING. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY. THE ENGINEERING PERMIT MUST BE ISSUED PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL INSTALL NEW SIDEWALK, CURB, GUTTER, AND 2 INCH ASPHALT GRIND AND OVERLAY TO THE CENTERLINE OF THE STREET ALONG PROJECT FRONTAGE, AS REQUIRED FOR THIS PROJECT BY THE CITY.

Title:

GRADING PLAN:
NOTES

Date: MAR. 2026
Scale: 1" = 10'
Drawn By: C.W.
Checked By: J.L.
Job No.: 23123A10
Drawing No.: MASTER-23123A10
Plot Date: 2026-08-04
Sheet No.:

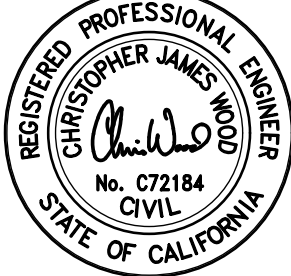
C-4.2

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Seal:



1899 OXFORD STREET

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BERKELEY, CA 94709

CITY SEWER NOTES:

- SEWER LATERAL WORK IN THE PUBLIC RIGHT-OF-WAY IS PERFORMED UNDER A SEPARATE ENGINEERING PERMIT.
- SEWER WORK IN THE RIGHT OF WAY MUST BE PERFORMED BY A C-36, C-42, OR CLASS A CONTRACTOR. FOR SANITARY SEWER LINES IN THE PUBLIC RIGHT-OF-WAY (BELOW THE SIDEWALK OR BELOW THE ROADWAY) APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH-DENSITY POLYETHYLENE (HDPE) SDR 17 OR BETTER.
- FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
- IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE, PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
- IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
- THE ABANDONED LATERAL PIPE SHALL BE JETTED AND FILLED WITH SAND TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

ONSITE UTILITY NOTES:

SANITARY SEWER:

- INSTALL SEWER CLEANOUT AND ASSOCIATED SEWER PIPING AS SHOWN. CONNECT FROM STREET LATERAL TO BUILDING POINTS OF CONNECTION. SEE PLUMBING PLANS. VERIFY BUILDING SERVICE LOCATIONS, INVERT ELEVATIONS, AND PIPE SIZES PRIOR TO CONSTRUCTION.
- INSTALL STORM DRAIN STRUCTURE PER STORM DRAIN SCHEDULE ON THIS SHEET AND ASSOCIATED UNDERGROUND STORM DRAIN PIPE AS SHOWN ON THE PLAN. CONNECT TO (STREET IMP.) SERVICE LATERAL.
- INSTALL SUBDRAIN AT STORMWATER PLANTER.
- INSTALL SUBDRAIN AT PERMEABLE PAVEMENT.
- CONNECT TO BUILDING UNDER SLAB STORM DRAIN PIPE (SEE PLUMBING PLANS)
- CONNECT WALL SUBDRAIN (SEE STRUCTURAL PLANS) TO STORM DRAIN INLET, AS SHOWN.
- INSTALL BACKFLOW CHECK VALVE AT LOCATION SHOWN (INCLUDING ACCESS COVER)

WATER:

- CONNECT DOMESTIC WATER SERVICE FROM WATER METER TO BUILDING. VERIFY POINT OF CONNECTION PER PLUMBING PLANS PRIOR TO INSTALL.
- INSTALL DOMESTIC BACKFLOW PREVENTER (SEE PLUMBING PLANS FOR BUILDING INTERIOR LOCATION)
- CONNECT IRRIGATION WATER SERVICE FROM WATER METER TO IRRIGATION SYSTEM. VERIFY POINT OF CONNECTION PER IRRIGATION PLANS PRIOR TO INSTALL.
- INSTALL IRRIGATION BACKFLOW PREVENTER (SEE PLUMBING PLANS FOR BUILDING INTERIOR LOCATION)
- CONNECT FIRE WATER SERVICE FROM STREET LATERAL TO BUILDING FIRE RISER. VERIFY POINT OF CONNECTION PER FIRE SPRINKLER PLANS PRIOR TO INSTALL.
- INSTALL FIRE WATER BACKFLOW PREVENTER.
- INSTALL POST INDICATOR VALVE (PIV)
- INSTALL FIRE DEPARTMENT CONNECTION (FDC)

MISC.:

- INSTALL ELECTRICAL FACILITIES (DRY UTILITIES) PER JOINT TRENCH (PG&E) PLANS. CONNECT TO ONSITE BUILDING POINTS OF CONNECTION AS SHOWN, SEE ELECTRICAL PLANS.

STREET IMP. UTILITY NOTES:

SANITARY SEWER:

- VERIFY EXISTING DEPTH AND SIZE AT POINTS OF CONNECTION PRIOR TO INSTALLING PROPOSED SEWER SERVICE LATERAL. NOTIFY ENGINEER IN THE EVENT OF A CONFLICT.
- INSTALL SEWER MANHOLE PER CITY STANDARD DETAIL "7895" AS PROVIDED ON SHEET C-2.2.2
- INSTALL SEWER CLEANOUT AND ASSOCIATED SEWER LATERAL PIPING IN ACCORDANCE WITH CITY OF BERKELEY STANDARDS. CONNECT TO BUILDING POINTS OF CONNECTION. SEE PLUMBING PLANS. VERIFY BUILDING SERVICE LOCATIONS, INVERT ELEVATIONS, AND PIPE SIZES PRIOR TO CONSTRUCTION.

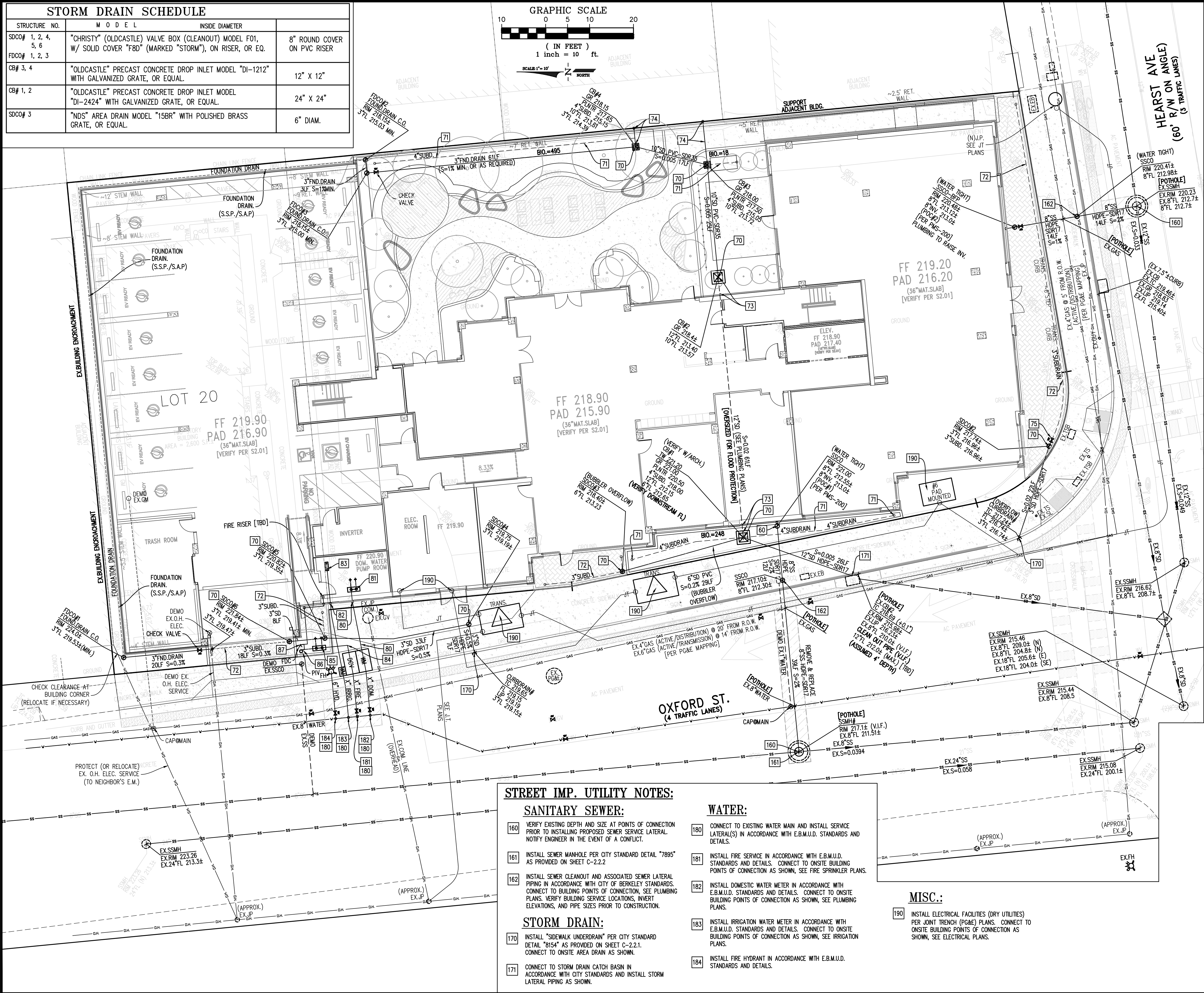
STORM DRAIN:

- INSTALL "SIDEWALK UNDERDRAIN" PER CITY STANDARD DETAIL "8154" AS PROVIDED ON SHEET C-2.2.1. CONNECT TO ONSITE AREA DRAIN AS SHOWN.
- CONNECT TO STORM DRAIN CATCH BASIN IN ACCORDANCE WITH CITY STANDARDS AND INSTALL STORM LATERAL PIPING AS SHOWN.

WATER:

- CONNECT TO EXISTING WATER MAIN AND INSTALL SERVICE LATERAL(S) IN ACCORDANCE WITH E.B.M.U.D. STANDARDS AND DETAILS.
- INSTALL FIRE SERVICE IN ACCORDANCE WITH E.B.M.U.D. STANDARDS AND DETAILS. CONNECT TO ONSITE BUILDING POINTS OF CONNECTION AS SHOWN. SEE FIRE SPRINKLER PLANS.
- INSTALL DOMESTIC WATER METER IN ACCORDANCE WITH E.B.M.U.D. STANDARDS AND DETAILS. CONNECT TO ONSITE BUILDING POINTS OF CONNECTION AS SHOWN, SEE PLUMBING PLANS.
- INSTALL IRRIGATION WATER METER IN ACCORDANCE WITH E.B.M.U.D. STANDARDS AND DETAILS. CONNECT TO ONSITE BUILDING POINTS OF CONNECTION AS SHOWN, SEE IRRIGATION PLANS.
- INSTALL FIRE HYDRANT IN ACCORDANCE WITH E.B.M.U.D. STANDARDS AND DETAILS.

STORM DRAIN SCHEDULE			
STRUCTURE NO.	MODEL	INSIDE DIAMETER	
SDCO# 1, 2, 4, 5, 6	"CHRISTY" (OLDCASTLE) VALVE BOX (CLEANOUT) MODEL F01, W/ SOLID COVER "F80" (MARKED "STORM"), ON RISER, OR EQ.	8" ROUND COVER ON PVC RISER	
FDCO# 1, 2, 3			
CB# 3, 4	"OLDCASTLE" PRECAST CONCRETE DROP INLET MODEL "DI-1212" WITH GALVANIZED GRATE, OR EQUAL.	12" X 12"	
CB# 1, 2	"OLDCASTLE" PRECAST CONCRETE DROP INLET MODEL "DI-2424" WITH GALVANIZED GRATE, OR EQUAL.	24" X 24"	
SDCO# 3	"NDS" AREA DRAIN MODEL "15BR" WITH POLISHED BRASS GRATE, OR EQUAL.	6" DIAM.	



C-5.1

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STORM TREATMENT NOTES:

PER ALAMEDA COUNTY CLEAN WATER PROGRAM GUIDEBOOK:

- HYDRO-MODIFICATION & STORM TREATMENT:
 - THE PROJECT SITE CREATES LESS THAN 5,000-SF FOR THE PROPOSED PRIVATE PROPERTY. THUS THE PROJECT WILL ONLY BE REQUIRED TO PROVIDE MEASURES CONSISTENT WITH DESIGN CRITERIA FOR "SMALL DEVELOPMENTS".
 - THE PROJECT PROPOSES LESS THAN 1-ACRE OF IMPERVIOUS SURFACES ON THE SITE. HYDROMODIFICATION (FLOW CONTROL) IS NOT A REQUIREMENT PER THE GUIDEBOOK.
- THE PROJECT SITE IS DELINEATED INTO THE MANAGEMENT AREAS SHOWN ON THE CHART ON THIS SHEET.
- FOR GROUP D NATIVE SOIL, THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

A = CONFIGURATION OF AREA
V1 = SURFACE RESERVOIR VOLUME
V2 = SUB-SURFACE RESERVOIR VOLUME

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT CONTROL):

 - SIZING FACTOR (SF) = 4% OF IMPERVIOUS AREA
 - SURFACE RESERVOIR DEPTH = 6" TYPICAL
 - SOIL MIX DEPTH = 18" TYPICAL (5 IN/HR MIN.)
 - UNDERDRAIN = 4" PVC PIPE MIN.
- FOR SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1 (TREATMENT ONLY) OR 1:1 (TREATMENT & FLOW CONTROL). SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS*.
- FOR SELF-TREATING AREAS, THE PERCENTAGE OF IMPERVIOUS AREA MUST BE LESS THAN 5% PER COUNTY DESIGN STANDARDS*.
- INSTALL "NO DUMPING" MEDALLION (OR STENCIL EQUIVALENT) AT ALL STORMWATER TREATMENT FACILITIES (INLET LOCATIONS) PER IMAGE ON THIS SHEET.



* TREATMENT ONLY (LESS THAN 1-ACRE OF IMPERVIOUS SURFACE)

STORM TREATMENT DESIGN (PER ALAMEDA COUNTY)*						
DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR VALUE*	MIN. SIZE (S.F.)
A#1	BIO-RETENTION AREA	4% *	12259	IMPERVIOUS	1.0	495
			---	PERM-PAVERS	0.1	
A#2	BIO-RETENTION AREA	4% *	256	IMPERVIOUS	1.0	12
			---	PERM-PAVERS	0.1	
A#3	(NOT USED)					
A#4	SELF-TREATING AREA	N/A	0	IMPERVIOUS	1.0	N/A
			711	PERM-PAVERS	0.1	
A#5	SELF-TREATING AREA	N/A	553	IMPERVIOUS	1.0	N/A
			280	PERM-PAVERS	0.1	
A#6	BIO-RETENTION AREA	4% *	6113	IMPERVIOUS	1.0	246
			327	PERM-PAVERS	0.1	

LEGEND

- IMPERVIOUS SURFACE
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA LIMIT
- DRAINAGE MANAGEMENT AREA
- TOTAL DRAINAGE AREA
- IMPERVIOUS AREA
- PERM.PVMT. = PERMEABLE PAVEMENT AREA

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
0	6,593	15,709	22,302

PROPOSED SURFACE-AREA TABLE

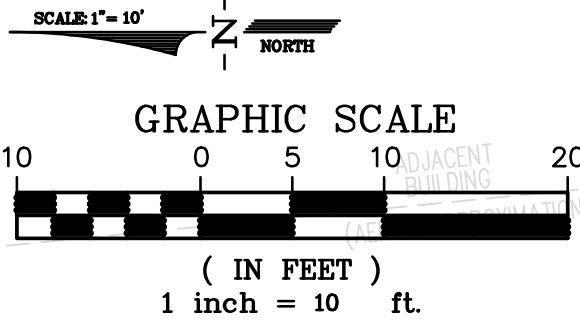
PROPOSED SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO INSTALL] (SF)	PERVIOUS AREA (SF)	TOTAL
0	18,628	3,674	22,302

LEGEND

- EXISTING IMPERVIOUS SURFACE
- PROPERTY BOUNDARY LIMIT
- TOTAL = TOTAL DRAINAGE AREA
- EX.IMP. = EXISTING IMPERVIOUS AREA

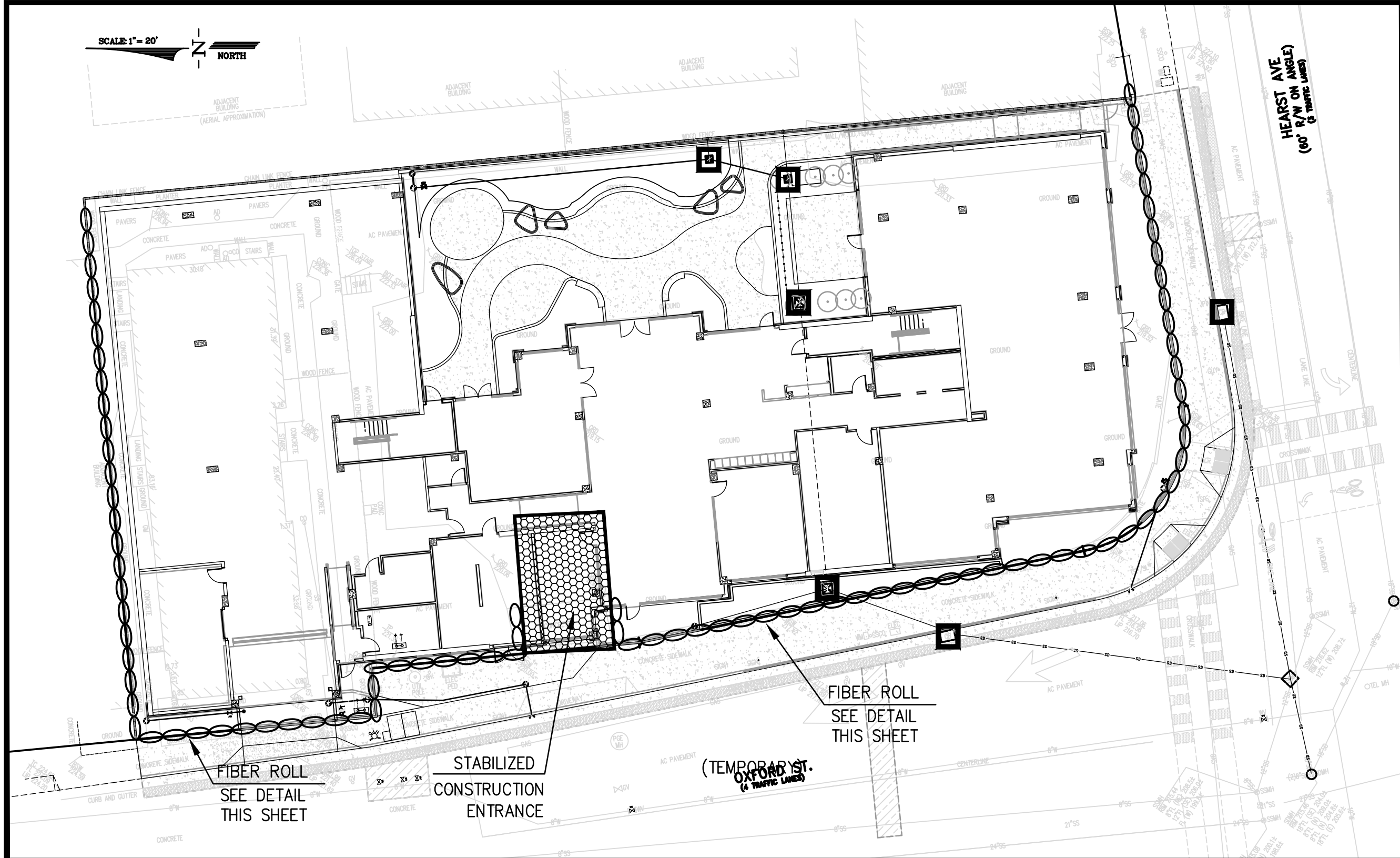
EXISTING SITE PROPOSED SITE

EX.SITE
TOTAL=22,302
IMP.=6,593



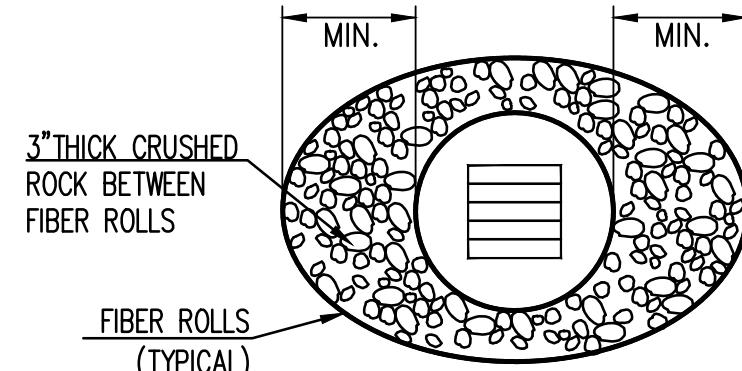
OXFORD ST.
(4 TRAFFIC LANES)

HEARST AVE
(60' R/W ON ANGLE)
(3 TRAFFIC LANES)



LEGEND

- FIBER ROLL (SEDIMENT BARRIER SYSTEM)
- INLET PROTECTION (SEDIMENT BARRIER SYSTEM)
- CONSTRUCTION ENTRANCE AND WASH AREA

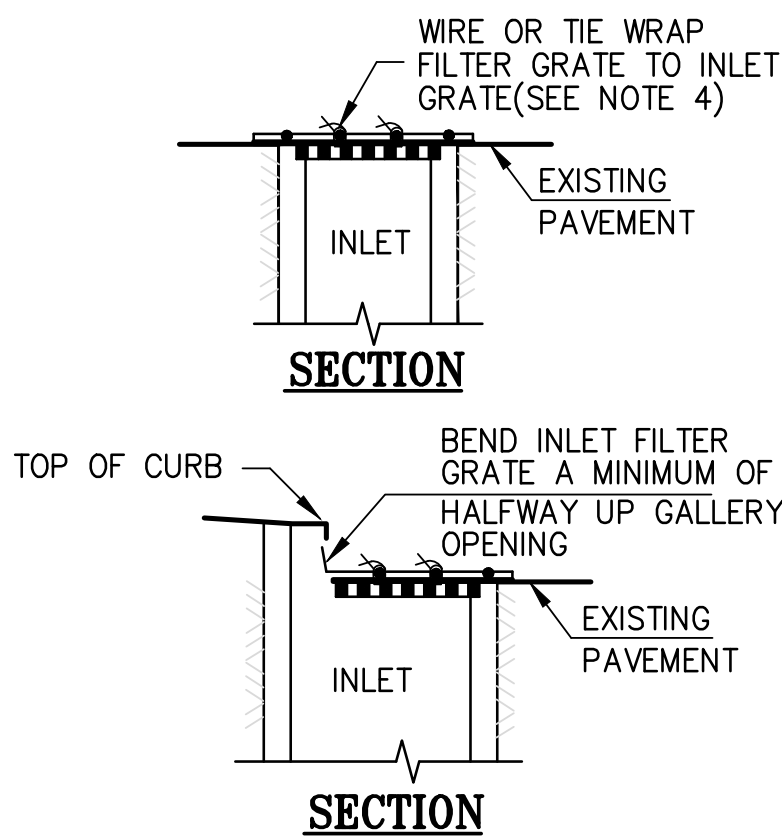


INLET PROTECTION DETAIL (UNPAVED AREAS)

NOT TO SCALE

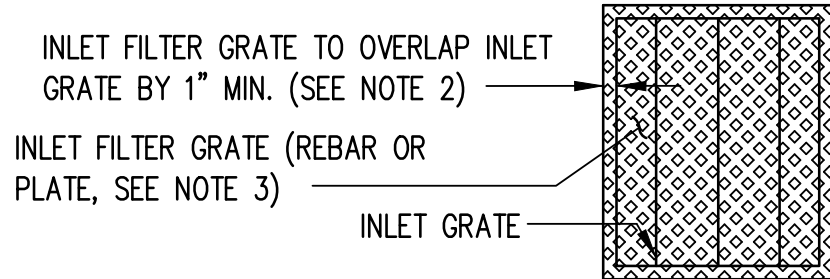
NOTES:

- FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
- FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
- INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS-CROSSED AT 6" (WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
- INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS (BEND OVER).
- FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.



INLET PROTECTION DETAIL (PAVED AREAS)

NOT TO SCALE

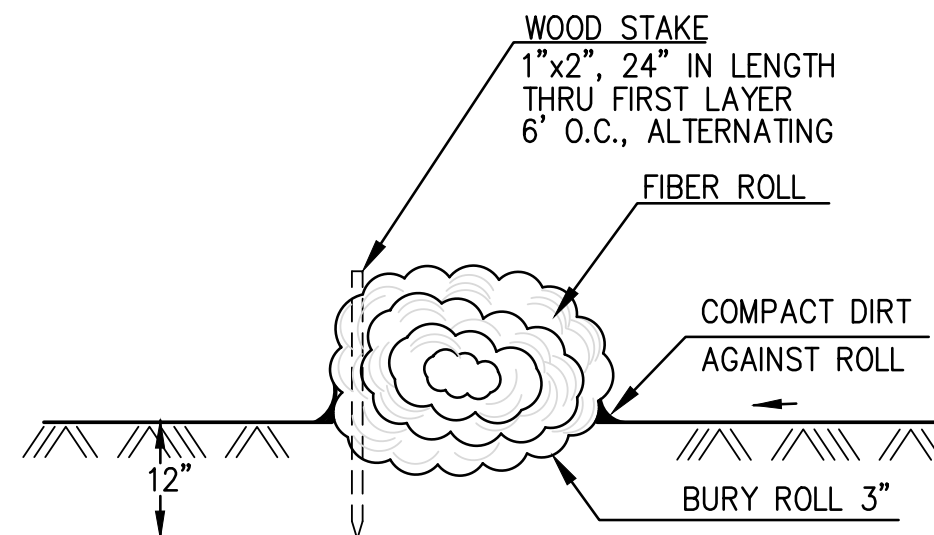


INLET PROTECTION DETAIL (ALL AREAS)

NOT TO SCALE

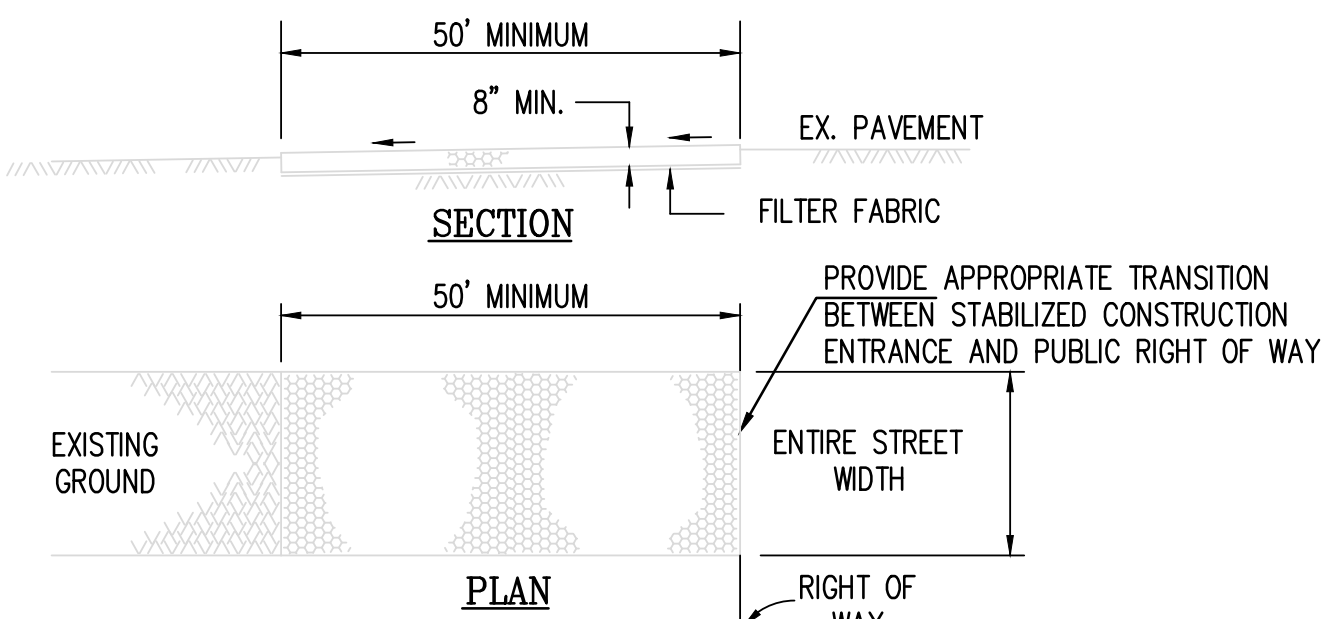
DUST CONTROL:

- CONTRACTOR SHALL PROVIDE FOR REGULAR WATERING OF DEMOLITION AREAS, PROPER DEBRIS HANDLING PRACTICES, AND COVERING OR WETTING MATERIALS DURING LOADING AND HAUL-OFF, TO MINIMIZE AIRBORNE DUST IMPACTS TO ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
- REFER TO BEST MANAGEMENT PRACTICES ON SHEET C-7.2 AND STANDARD STORM WATER POLLUTION PROTECTION PLAN - MND EROSION CONTROL MEASURE "WE-1" DUST CONTROL PRACTICES TABLE, AS SHOWN ON THIS SHEET.



FIBER ROLL DETAIL

NOT TO SCALE



REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR MORE DETAILS.
ALSO REFER TO THE RWQCB OR ABAG EROSION CONTROL MEASURE MANUAL.

CONSTRUCTION SPECIFICATIONS

- CONSTRUCTION AND MAINTENANCE OF THE COMPOST FILTER SOCK CAN BE FOUND AT WWW.TOPSPRAY.COM/EROSIONCONTROL/FILTERSOXX153/TABID/155/DEFAULT.ASPX
- THE MATERIAL FOR CONSTRUCTION SHALL BE 3 TO 4 INCH ROCK.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

Site Condition	Dust Control Practices							
	Permanent Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel or Asphalt	Temporary Gravel Construction Entrances/Equipment Wash Down	Synthetic Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X		X			X
Disturbed Areas Subject to Traffic			X		X	X		X
Material Stockpiles		X	X				X	X
Demolition			X			X	X	
Clearing/Excavation			X					X
Truck Traffic on Unpaved Roads			X		X	X	X	
Tracking					X	X		

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Seal:



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BERKELEY, CA 94709

ISSUE:

FINAL DESIGN REVIEW
DATE: 08-06-2026

REVISIONS

NO.	DATE	DESCRIPTION

Title:

EROSION CONTROL PLAN

Date: MAR. 2026
Scale: 1" = 10'
Drawn By: C.W.
Checked By: J.L.
Job No.: 23123A10
Drawing No.: MASTER-23123A10
Plot Date: 2026-08-04
Sheet No.:

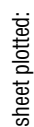
C-7.1

Storm drain polluters may be liable for fines of \$10,000 or more per day!

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, INCLUDING SOURCE, FOR ALL PLANTS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND WHEN IT IS PROVEN THAT THE SUBSTITUTION WILL BE OF EQUAL OR BETTER QUALITY. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING. THE SUBSTITUTION MUST BE OF THE SAME SPECIES AND VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SPECIES SHALL BE IDENTIFIED BY NAME, VARIETY, COLOR, AND ON THE PLANT LIST, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD BE PROVIDED TO COMPLEMENT THE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL, OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SOIL ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND PLANTING BEDS TO A DEPTH OF 3-INCHES.
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

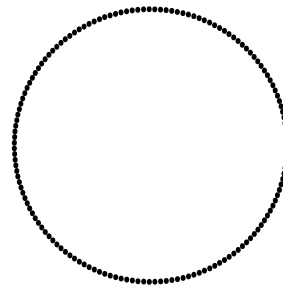
A. MAINTAIN ALL LANDSCAPED AREAS IN A HEALTHY, WEED-FREE CONDITION. REPLACE DEAD OR UNHEALTHY PLANT MATERIAL IN KIND. REPLENISH MULCH AS REQUIRED. MAINTAIN IRRIGATION EQUIPMENT IN PROPER OPERATING CONDITION, AND PERFORM PRUNING, WEEDING, AND LITTER REMOVAL AS NECESSARY. PRUNE IN ACCORDANCE WITH ANSI A300 STANDARDS. LANDSCAPE MAINTENANCE SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE AT MATURITY</u>
<u>EVERGREEN TREES</u>						
	AT2	5	HOWARD MCMINN MANZANITA / ARCTOSTAPHYLOS X 'HOWARD MCMINN'	B & B	2.5"CAL	HEIGHT: 5-8 FT SPREAD: 6-10 FT
<u>DECIDUOUS TREES</u>						
	AB3	7	TRIDENT MAPLE / ACER BUERGERIANUM	B & B	2.5"CAL	HEIGHT: 20-30 FT SPREAD: 20-30 FT
	QR2	2	NETLEAF OAK / QUERCUS RUGOSA	B & B	2.5"CAL	HEIGHT: 30-50 FT SPREAD: 20-30 FT
<u>ORNAMENTAL</u>						
	CW3	1	WESTERN REDBUD MULTI-TRUNK / CERCIS OCCIDENTALIS	B & B	2"CAL	HEIGHT: 10-20 FT SPREAD: 10-15 FT
	ML	2	LITTLE GEM DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B	2"CAL	HEIGHT: 15-20 FT SPREAD: 8-10 FT
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>SIZE AT MATURITY</u>	
<u>SHRUBS</u>						
	AB4	34	BOUTIN BLUE FOXTAIL AGAVE / AGAVE ATTENUATA 'BOUTIN BLUE'	15 GAL	HEIGHT: 3-4 FT SPREAD: 3-4 FT	
	AX	2	IRENE KOSTER AZALEA / AZALEA X 'IRENE KOSTER'	15 GAL	HEIGHT: 4-6 FT SPREAD: 4-6 FT	
	CM2	12	MARIE SIMON CEANOTHUS / CEANOTHUS X PALLIDUS 'MARIE SIMON'	5 GAL	HEIGHT: 3-5 FT SPREAD: 3-5 FT	
	PS4	17	PINK FLOWERING ALMOND / PRUNUS GLANDULOSA 'SINENSIS'	5 GAL	HEIGHT: 3-5 FT SPREAD: 3-4 FT	
	YX	103	SILVER ANNIVERSARY YUCCA / YUCCA X 'SILVER ANNIVERSARY'	5 GAL	HEIGHT: 2-3 FT SPREAD: 2-3 FT	
<u>GRASSES</u>						
	CF	192	REED GRASS / CALAMAGROSTIS FOLIOSA	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	
	MR	11	DEER GRASS / MUHLENBERGIA RIGENS	5 GAL	HEIGHT: 3-4 FT SPREAD: 3-4 FT	
<u>PERENNIALS</u>						
	BB	302	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	HEIGHT: 2-3 FT SPREAD: 2-3 FT	
	EB	66	SEA BREEZE SEASIDE DAISY / ERIGERON GLAUCUS 'SEA BREEZE'	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	





Soil



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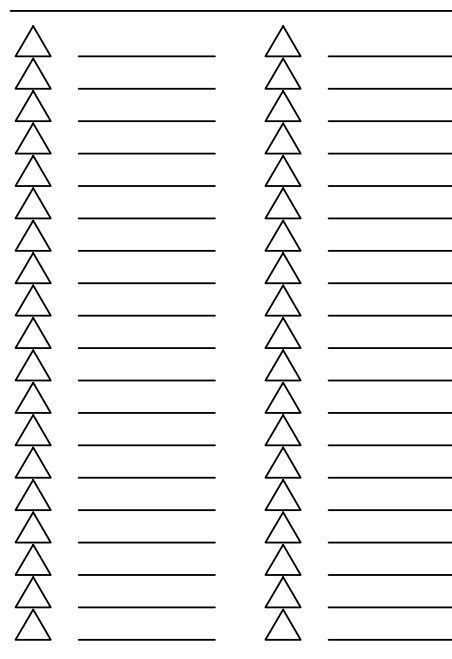
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612-333-3702
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Client

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9101 BURNING TREE RD.
BETHESDA, MD 20817

Project Number:

Plan Check Number:



S H E E T

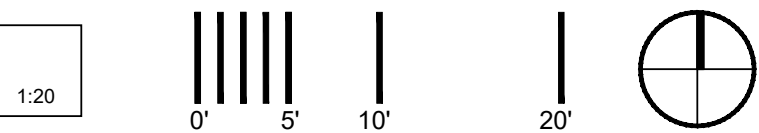
PLANTING AT ROOF
DECK

L201

PLANT SCHEDULE SECOND FLOOR

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE AT MATURITY
TREES						
	PB2	11	CRYSTAL BLUE YELLOW WOOD / PODOCARPUS ELONGATUS 'CRYSTAL BLUE'	B & B	2" CAL	HEIGHT: 10-15 FT SPREAD: 10-15 FT
SHRUBS						
	YX	4	SILVER ANNIVERSARY YUCCA / YUCCA X 'SILVER ANNIVERSARY'	5 GAL	HEIGHT: 2-3 FT SPREAD: 2-3 FT	
GRASSES						
	CF	16	REED GRASS / CALAMAGROSTIS FOLIOSA	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	
PERENNIALS						
	BB	40	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	HEIGHT: 2-3 FT SPREAD: 2-3 FT	
	NL	16	LITTLE TRUDY® CATMINT / NEPETA X 'PSFIKE'	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	

01
L201 SECOND FLOOR - PLANTING PLAN



PLANT SCHEDULE ROOF DECK

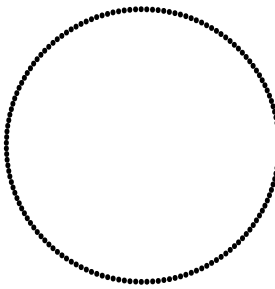
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE AT MATURITY
EVERGREEN TREES						
	AT2	4	HOWARD MCMINN MANZANITA / ARCTOSTAPHYLOS X 'HOWARD MCMINN'	B & B	2.5" CAL	HEIGHT: 5-8 FT SPREAD: 6-10 FT
SHRUBS						
	AB4	7	BOUTIN BLUE FOXTAIL AGAVE / AGAVE ATTENUATA 'BOUTIN BLUE'	15 GAL	HEIGHT: 3-4 FT SPREAD: 3-4 FT	
GRASSES						
	AP2	43	PURPLE THREEAWN / ARISTIDA PURPUREA	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	
	CF	43	REED GRASS / CALAMAGROSTIS FOLIOSA	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	
	MR	10	DEER GRASS / MUHLENBERGIA RIGENS	5 GAL	HEIGHT: 3-4 FT SPREAD: 3-4 FT	
PERENNIALS						
	BB	112	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	HEIGHT: 2-3 FT SPREAD: 2-3 FT	
	NL	36	LITTLE TRUDY® CATMINT / NEPETA X 'PSFIKE'	1 GAL	HEIGHT: 1-2 FT SPREAD: 1-2 FT	
GROUND COVERS						
		359 SF	SEDUM CARPET		SEDUM CARPET	

01
L201 ROOF DECK - PLANTING PLAN





Soil



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IRRIGATION NOTES

- EXISTING CONDITIONS: EXISTING WATER PRESSURE AND MAXIMUM ALLOWABLE FLOW WAS NOT AVAILABLE AT THE TIME OF DESIGN. PLAN ASSUMES 40 PSI PRESSURE AND 20 GPM MINIMUM FLOW AS MEASURED DOWNSTREAM OF THE IRRIGATION METER AND BACKFLOW PREVENTOR. CONTRACTOR TO VERIFY AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL PLANTER AREAS SHALL CONTAIN DRIP IRRIGATION.
- BACKFLOW DEVICE PRODUCT AND INSTALLATION SHOULD BE INCLUDED IN IRRIGATION CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL FLAG AND APPROVE LOCATIONS OF ALL EQUIPMENT WITH ARCHITECT PRIOR TO CONSTRUCTION.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND PLUMBING SHEETS FOR WORK BY OTHERS.
- ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.
- ADJUST IRRIGATION HEADS AND VALVE BOXES TO FINISHED GRADE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF SETTLING DURING THE WARRANTY PERIOD.
- AS-BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.
- 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS, INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.
- THE CONTRACTOR SHALL WARRANTY IRRIGATION MATERIALS, EQUIPMENT AND WORKMANSHIP AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. FILL AND REPAIR DEPRESSIONS, RESTORE LANDSCAPE OR STRUCTURAL FEATURES DAMAGED BY THE SETTLEMENT OF IRRIGATION TRENCHES OR EXCAVATION. REPAIR DAMAGE TO THE PREMISES CAUSED BY DEFECTIVE ITEM(S) OR POOR WORKMANSHIP. MAKE REPAIRS WITHIN SEVEN DAYS OF NOTIFICATION FROM THE OWNER'S REPRESENTATIVE.
- WATER SOURCE, COORDINATE WITH PLUMBING CONTRACTOR.
- IRRIGATION SLEEVES BETWEEN PLANTERS TO BE COORDINATED BETWEEN IRRIGATION CONTRACTOR AND GENERAL CONTRACTOR. SLEEVES MUST BE CONCEALED FROM VIEW AND VOID BETWEEN THE SLEEVE AND PIPE SHALL BE FILLED WITH SPRAY FOAM, OR SIMILAR MATERIAL, TO PROHIBIT SOIL FROM PASSING THROUGH.
- PIPING TO BE INSTALLED WITHIN THE PEDESTAL SPACE, BELOW THE PAVERS AND ABOVE THE ROOF INSULATION. INSTALLATION SHALL BE COMPLETED PRIOR TO PEDESTAL INSTALLATION.

MAINTENANCE PROVISIONS

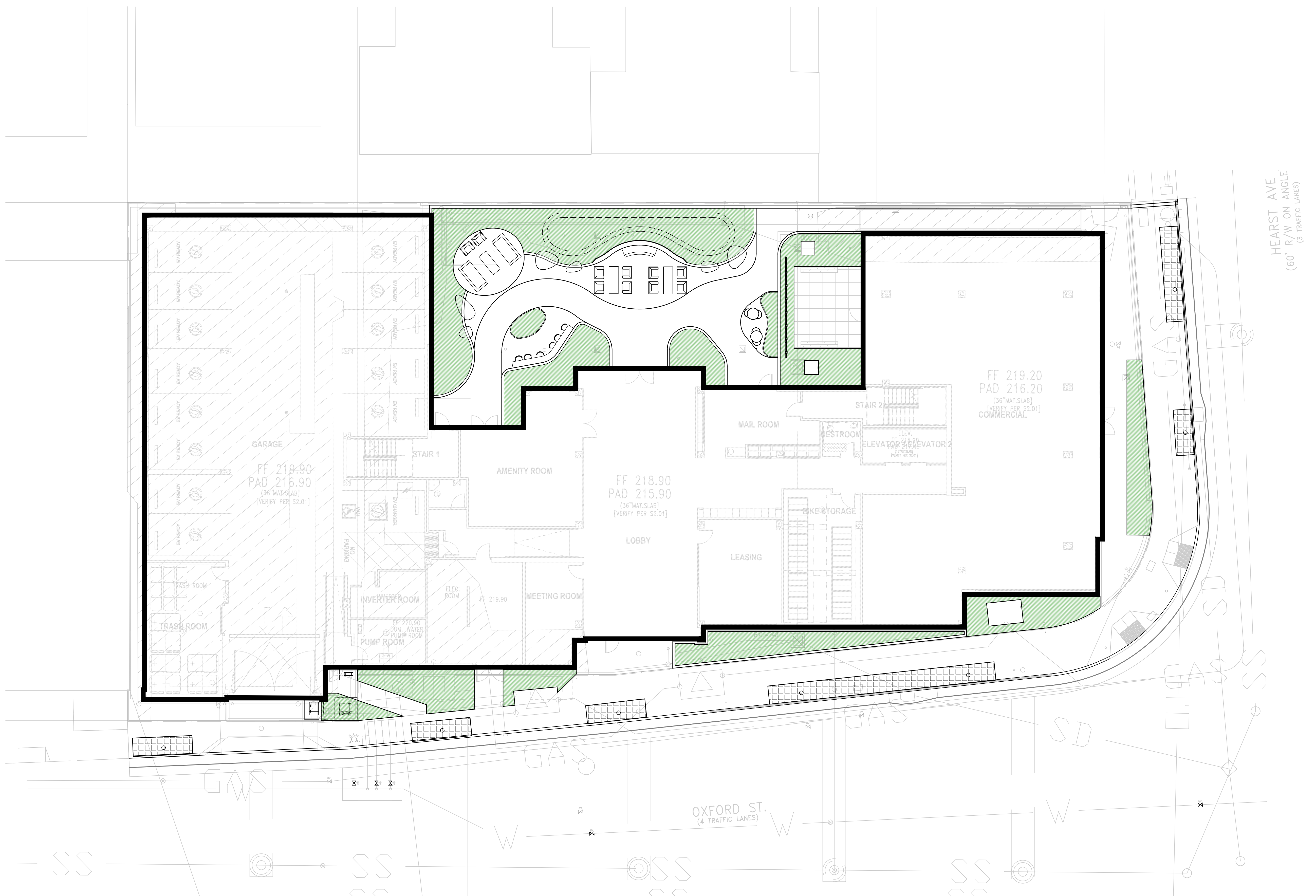
- INSPECT IRRIGATION SYSTEM MONTHLY DURING ESTABLISHMENT.
- ADJUST CONTROLLER SEASONALLY.
- REPAIR LEAKS IMMEDIATELY.
- CLEAN FILTERS AND FLUSH DRIP TUBING AS NEEDED.
- VERIFY OPERATION OF RAIN SENSORS, FLOW SENSORS, AND MASTER VALVES.
- ADJUST EMITTERS TO ELIMINATE OVERSPRAY ONTO WALKS OR BUILDINGS
- CONTRACTOR SHALL MAINTAIN A WRITTEN LOG DOCUMENTING IRRIGATION INSPECTIONS, CONTROLLER ADJUSTMENTS, REPAIRS, AND PLANT REPLACEMENTS DURING THE MAINTENANCE PERIOD. LOG SHALL BE SUBMITTED TO THE OWNER AT FINAL ACCEPTANCE.

OWNER TRAINING

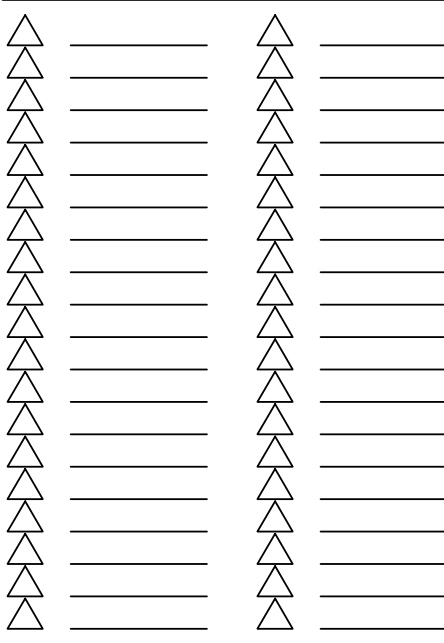
- PRIOR TO FINAL ACCEPTANCE:
 - PROVIDE CONTROLLER PROGRAMMING.
 - PROVIDE IRRIGATION RECORD DRAWINGS.
 - DELIVER MAINTENANCE MANUALS.
 - TRAIN OWNER'S MAINTENANCE PERSONNEL.

LEGEND

DRIP IRRIGATION



Project Number:
Plan Check Number:



SHEET

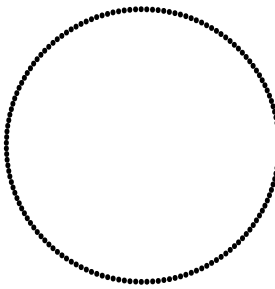
COURTYARD AND
STREETSCAPE
IRRIGATION PLAN

L450





Seal



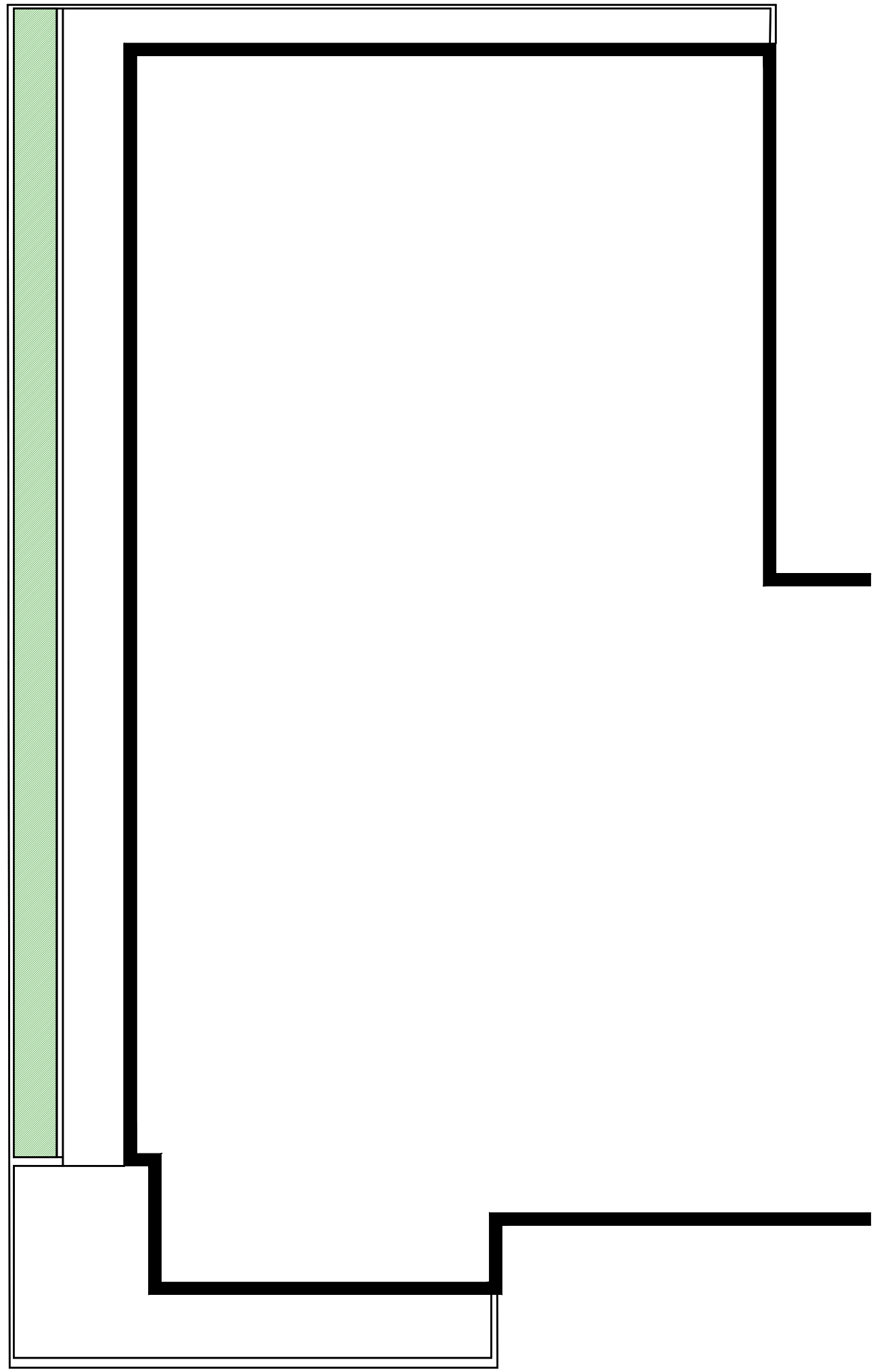
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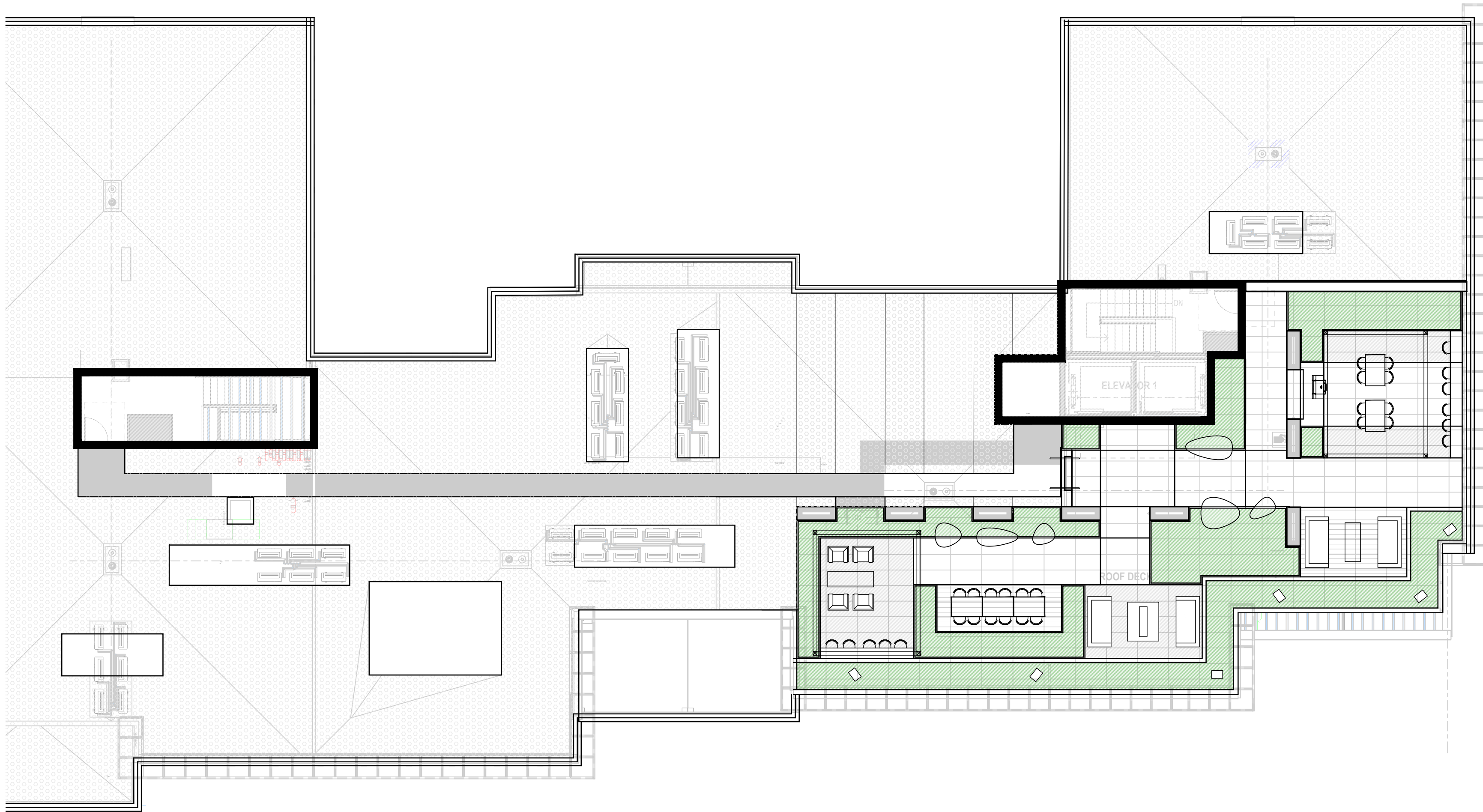
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LEGEND
DRIP IRRIGATION

01
L451 SECOND FLOOR - IRRIGATION PLAN

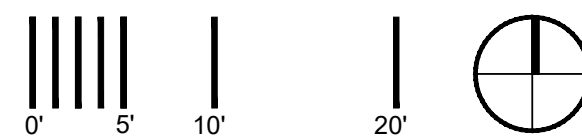
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LEGEND
DRIP IRRIGATION

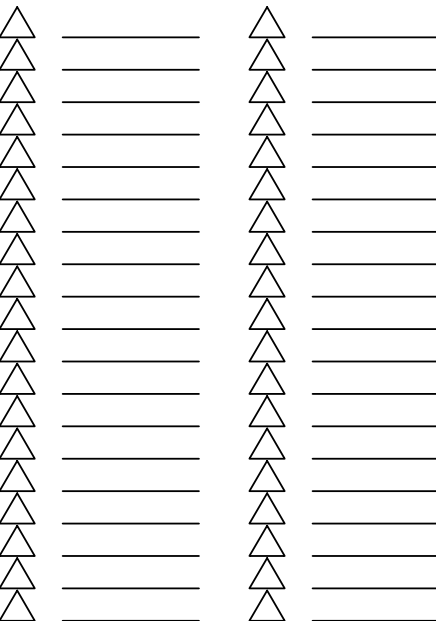
01
L451 ROOF DECK - IRRIGATION PLAN

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Project Number:

Plan Check Number:

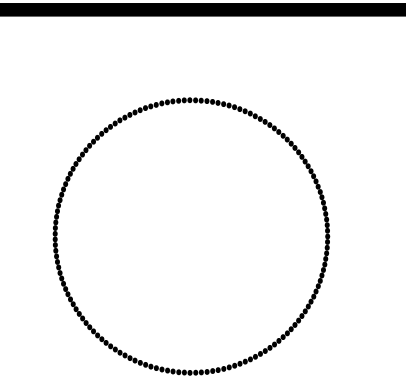


S H E E T

IRRIGATION AT
ROOF DECK

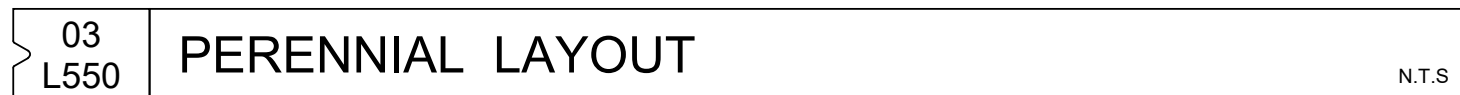
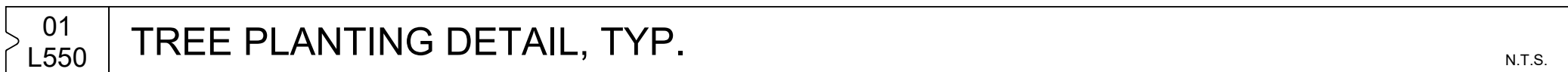
L451

chief planner



rt

99 OXFORD LLC, A CA LLC
9101 BURNING TREE RD.
BETHESDA, MD 20817



PLANTING DETAILS

L550

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

 January 22, 2026

SIGNATURE DATE

*Approve Findings and Conditions attached



STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS

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Berkeley, California 94710
510.649.1414
www.SDTArch.com

1899
OXFORD

Berkeley, CA

12.21.2023 SB330 SUPERSEDING
06.17.2024 ZONING APPLICATION
10.01.2024 ZONING RESUBMISSION
02.28.2025 ZONING RESUBMISSION
07.17.2025 DRC HEARING SET
01.12.2026 ZAB HEARING SET

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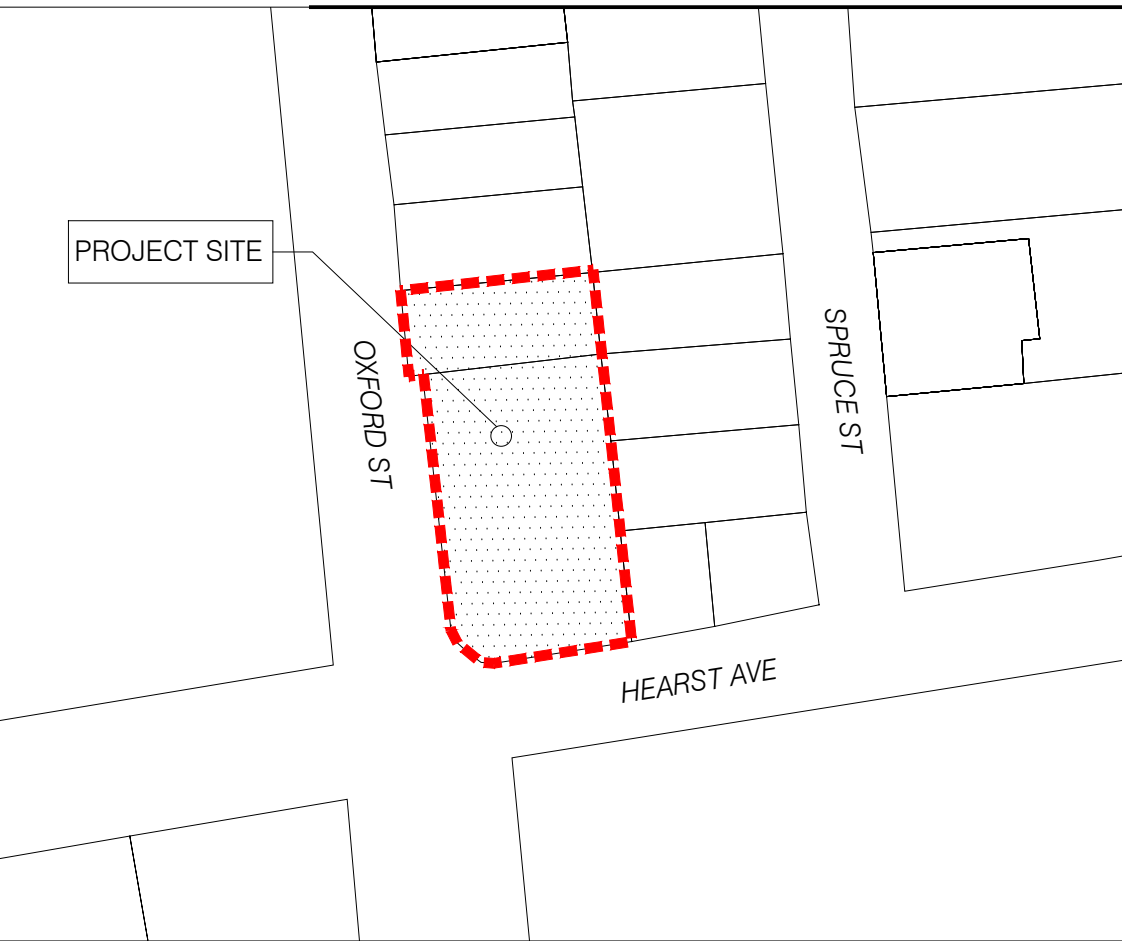
JOB: 2143

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
BERKLAND FOUNDATION
1627 Oxford Street, #1
Berkeley, CA 94709
510.549.9804
berklandfoundation@gmail.com

ARCHITECT:
Isaiah Stackhouse, Principal
SDT ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.SDTArch.com

LANDSCAPE ARCHITECT:
INSIDEOUT
landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 1899 Oxford St. Berkeley, CA 94709
APN: (58-2181-19-5, 58-2181-21)

SCOPE OF WORK:
CONSTRUCTION OF A NEW 7-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH
GROUND LEVEL LOBBIES, AND COMMERCIAL SPACE, WITH A STATE OF CALIFORNIA
DENSITY BONUS, (INCLUDES REMOVAL OF THE EXISTING NON-LANDMARKED
STRUCTURE). PROJECT WILL BE MERGING TWO LOTS: 558-2181-19-5 AND 58-2181-21.

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: R-4

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE		LANDSCAPE	
ARCHITECTURAL			
A0.0 GENERAL INFORMATION	A3.1 BUILDING ELEVATIONS	L1.0 COURTYARD AND STREETSCAPE	
A0.1 ZONING INFORMATION & DIAGRAMS	A3.2 BUILDING ELEVATIONS	L2.0 LANDSCAPE PLAN AT ROOF DECK	
A0.2A DENSITY BONUS CALCULATIONS	A3.3 BUILDING ELEVATIONS	L3.0 PLANT LIST, WATER USE CALCS.	
A0.2B DENSITY BONUS CALCULATIONS	A3.4 BUILDING ELEVATIONS		
A0.3 PRELIM. AFFORDABLE HOUSING DIAGRAMS	A3.5 STREET STRIP ELEVATIONS		
A0.4A SHADOW STUDIES	A3.6A PHOTO MATCH VIEWS		
A0.4B SHADOW STUDIES	A3.6B PHOTO MATCH VIEWS		
A0.4C SHADOW STUDIES	A3.7 PERSPECTIVE VIEWS		
A0.5 SITE CONTEXT PHOTOS	A3.8 PERSPECTIVE VIEWS		
A0.6 VICINITY MAP	A3.9 PERSPECTIVE VIEWS		
A1.0A SURVEY	A3.10 PERSPECTIVE VIEWS		
A1.0B SURVEY	A3.11 PERSPECTIVE VIEWS		
A2.1 PLAN AT GROUND LEVEL	A3.12 PERSPECTIVE VIEWS		
A2.2 PLAN AT LEVEL 2	A3.13 PERSPECTIVE VIEWS		
A2.3 PLAN AT LEVELS 3-7	A4.0 SECTION		
A2.4 ROOF PLAN	A5.0 CONCEPTUAL GRADING PLAN		
	MAT MATERIAL BOARD		

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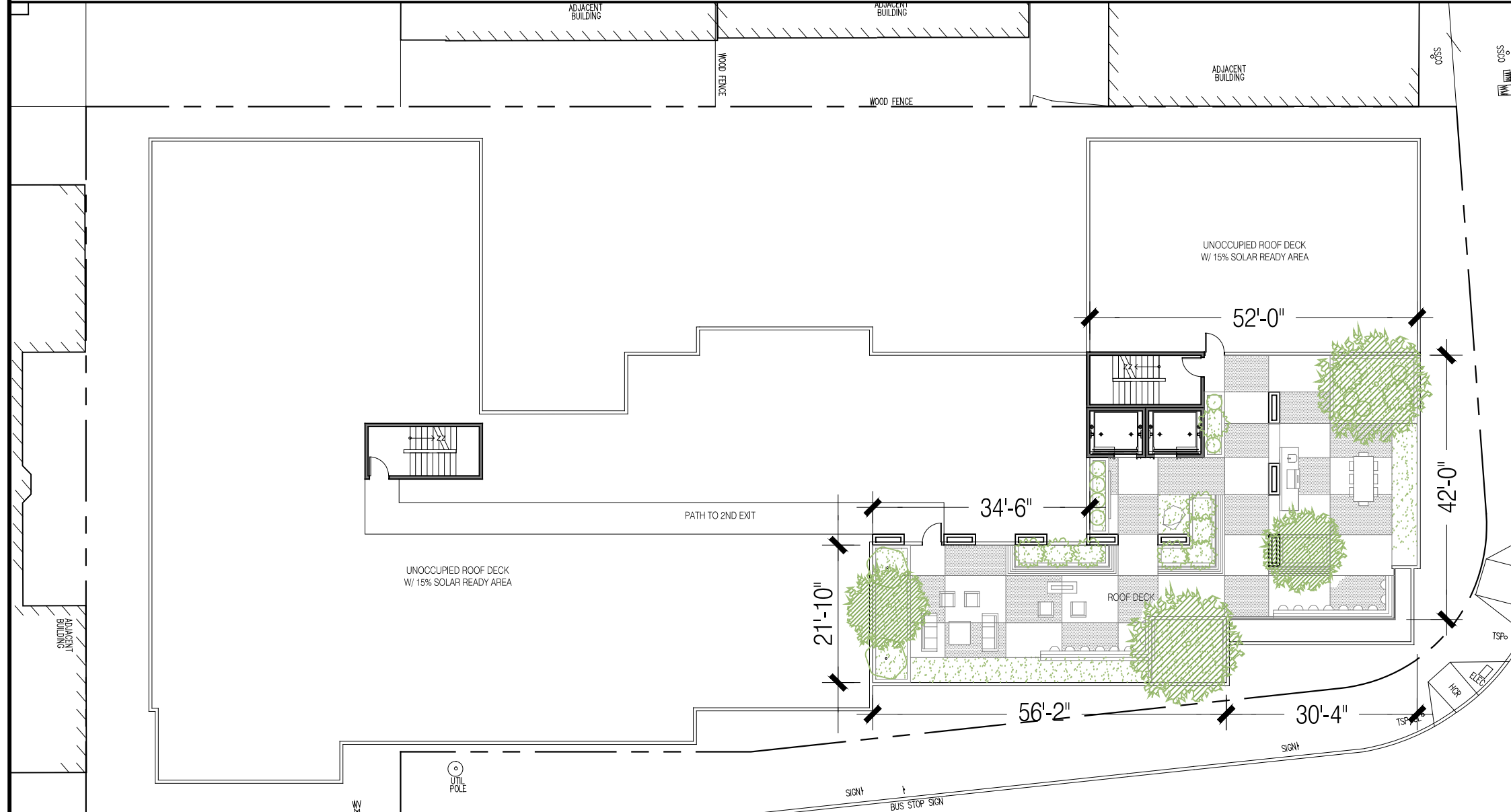
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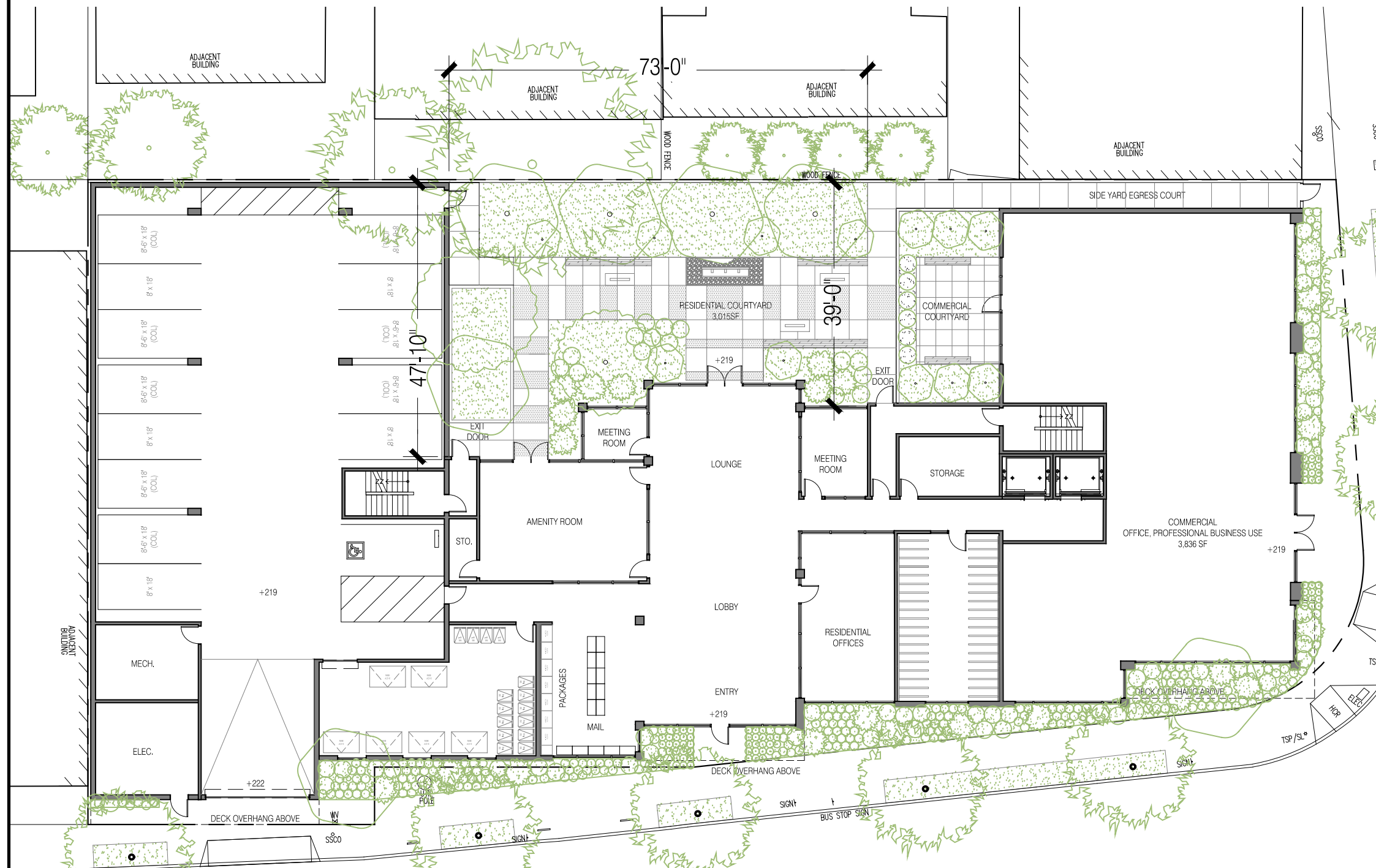
ZONING DATA

A0.1

OPEN SPACE DIAGRAMS

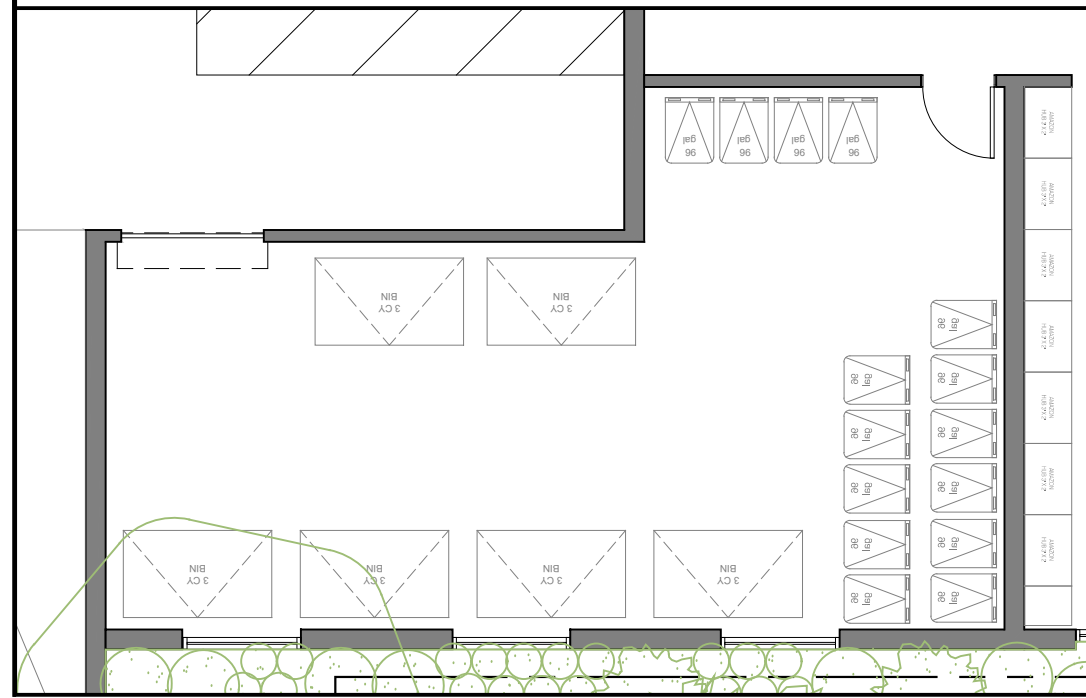


ROOF LEVEL UOS = 2,826SF



GROUND LEVEL UOS = 2,929SF

REFUSE AND RECYCLING



Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3	Waste (40%)	Recycling (40%)	Organics (20%)
222	1.33	295	24.61 cy	4,921 gal	9.84 cuft	1,968 gal
Space Calculation			Container Quantities	Space Required	150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required Provided
3 cy bin (605 gal)	3	3		28 sf	168 sf	
96 gallon cart	1	1	10	7 sf	84 sf	
64 gallon cart	1	1	1	6 sf	17 sf	
Total capacity	1975 gal	1975 gal	1024 gal		269 sf	403 sf

ZONING MAP



BIKE STORAGE



74 BIKE PARKING

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	R-4 Multi-Family Residential District			
LOT AREA	22,304	22,304	22,304	
LOT AREA (ACRES)	0.51	0.51	0.51	
NUMBER OF UNITS	N/A	N/A	222	
SETBACK - FRONT (HEARST AVE.) 1ST - 6TH STOR	15'	15'	5'-9" to 10'-6"	COMPLIES W/WAIVER
SETBACK - REAR 1ST - 3RD STORY	15'	15'	6"	COMPLIES W/WAIVER
SETBACK - REAR 3RD - 6TH STORY	17', 19', 21'	17', 19', 21'	10'	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	4'	6" to 5' to 48'-4"	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 3RD - 6TH STORY	6', 8', 10', 12'	6', 8', 10', 12'	5' to 48'-4"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 1ST STORY	6'	6'	9" to 6'-1"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 2ND STORY	8'	8'	9" to 6'-1"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 3RD STORY	10'	10'	9" to 6'-1"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 4TH-6TH STOR	12', 14', 15'	12', 14', 15'	9" to 6'-1"	COMPLIES W/WAIVER
BUILDING HEIGHT (avg.)	35'	65'	78'-9"	COMPLIES W/WAIVER
BUILDING STORIES	3	6	7	COMPLIES W/WAIVER
LOT COVERAGE (CORNER LOT, 6 STORIES)	40%	40%	74%	COMPLIES W/WAIVER
BUILDING FOOTPRINT	8,922	8,922	16,400	COMPLIES W/WAIVER
FAR	no max.	no max.	4.36	COMPLIES
TOTAL GSF	NA	NA	97,234	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES W/WAIVER
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS

	RESIDENTIAL	BERKELEY INST.	TOTAL
LEVEL 7	14,598		14,598
LEVEL 6	14,598		14,598
LEVEL 5	14,598		14,598
LEVEL 4	14,598		14,598
LEVEL 3	14,598		14,598
LEVEL 2	14,598		14,598
GROUND LEVEL	5,810	3,836	9,646
TOTAL FLOOR AREA W/ DENSITY BONUS	93,398	3,836	97,234

UNIT COUNTS

UNIT TYPE	UNITS	TOTAL
LEVEL 7	37	37
LEVEL 6	37	37
LEVEL 5	37	37
LEVEL 4	37	37
LEVEL 3	37	37
LEVEL 2	37	37
GROUND LEVEL	0	0
TOTAL	222	222
PERCENT OF TOTAL	100%	
TOTAL BEDROOMS	222	222

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE (PER UNIT)	222	200	44400	17760
TOTAL WAIVER REQUESTED			38645	15458
TOTAL AREA PROVIDED			5755	2,302
GROUND FLOOR GARDENS			2929	1172
ROOFTOP DECK			2826	1130

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	222	1	3	74	74
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	222	1	40	6	6
COMMERCIAL (SHORT TERM) (PER SF)	3,836	1	2000	2	2
TOTAL BICYCLE PARKING				80	80

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (none required per Table 23.322-2)	222	0	0	0	14
COMMERCIAL (none required per AB-2097)	3873	0	0	0	0
TOTAL					14

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	13891
TOTAL AREA OF ROOFTOP ELEMENTS	487
% AREA OF ROOFTOP ARCH. FEATURES	3.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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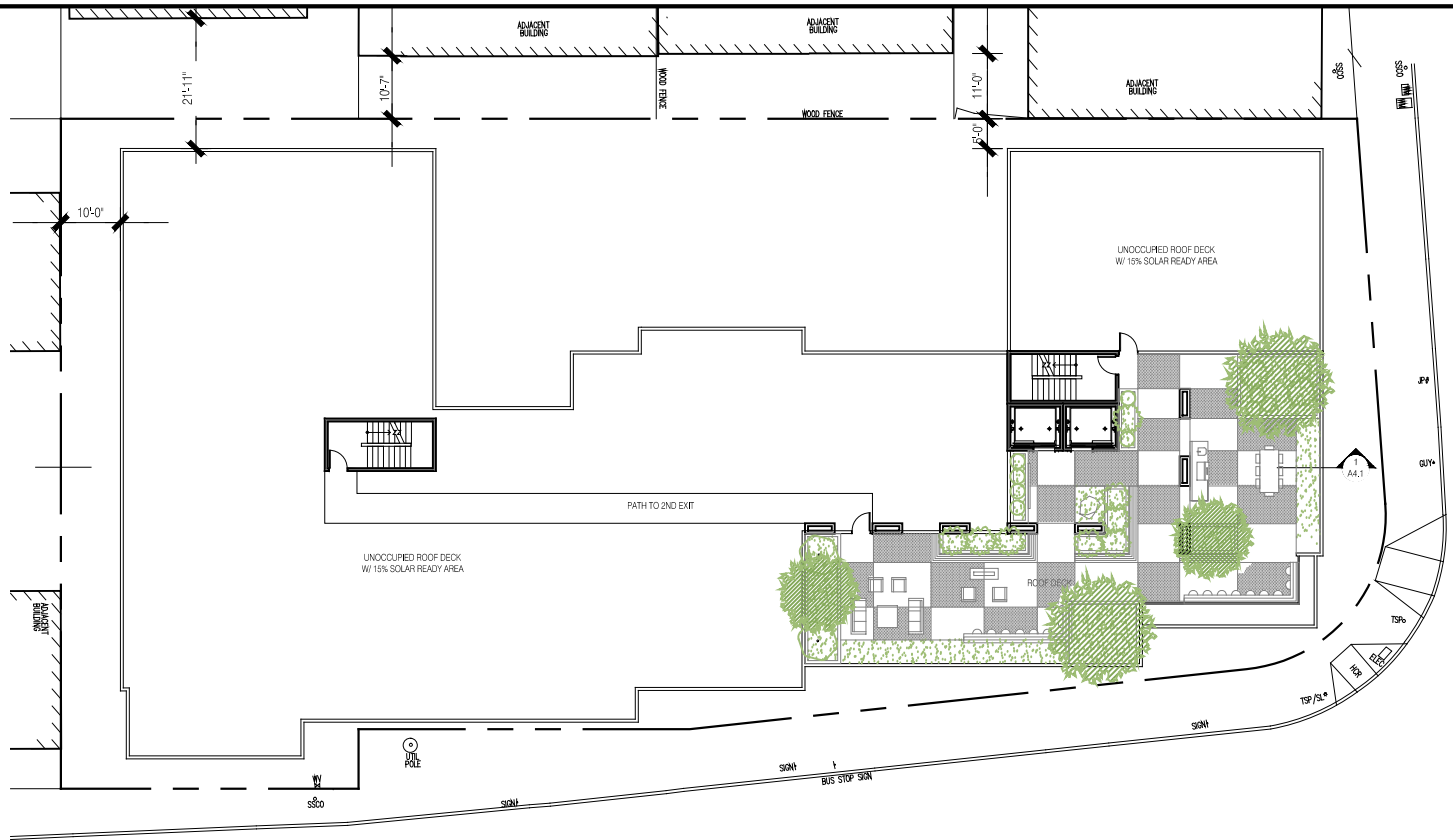
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SHEET:

DENSITY BONUS
DIAGRAMS

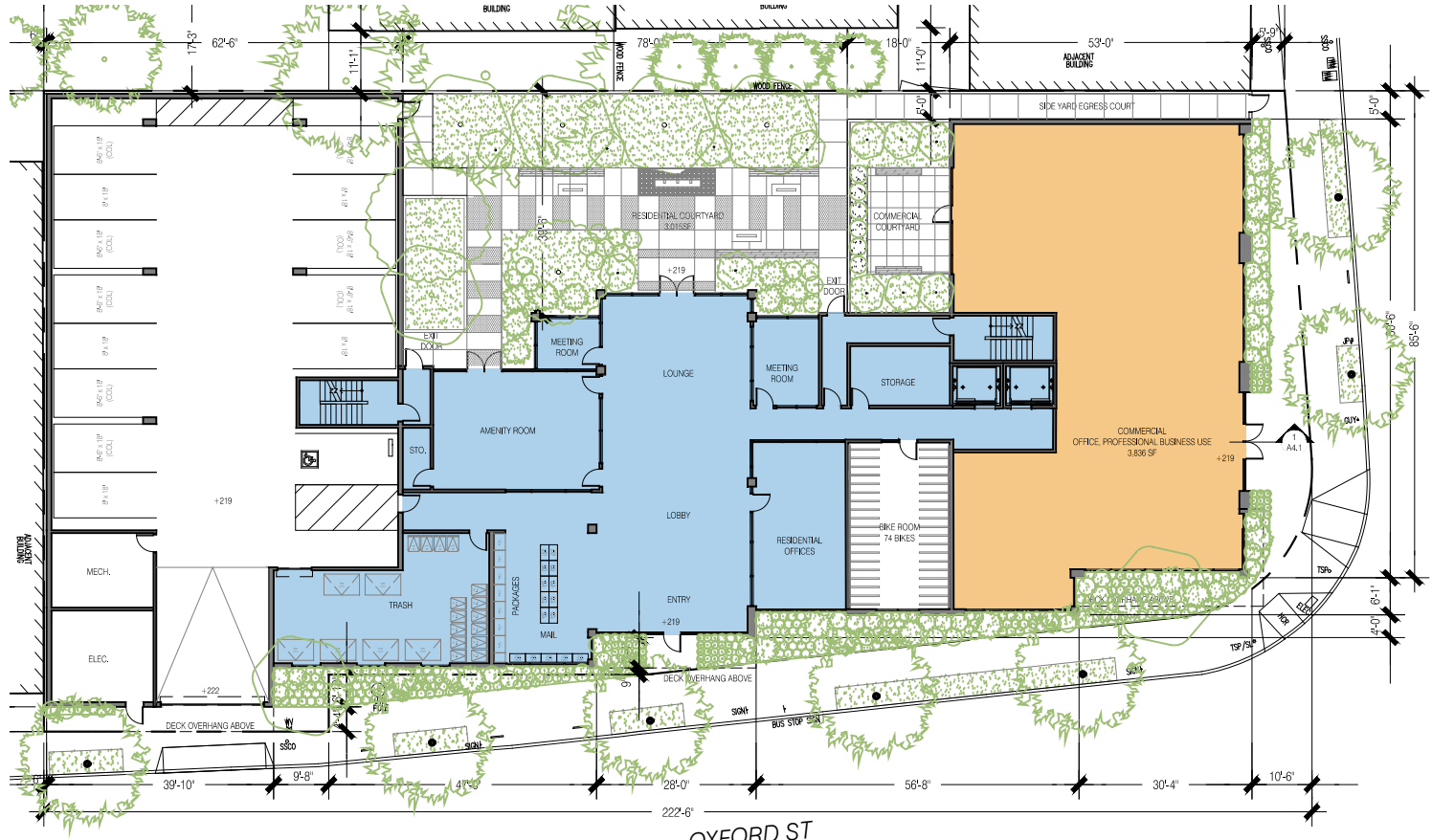
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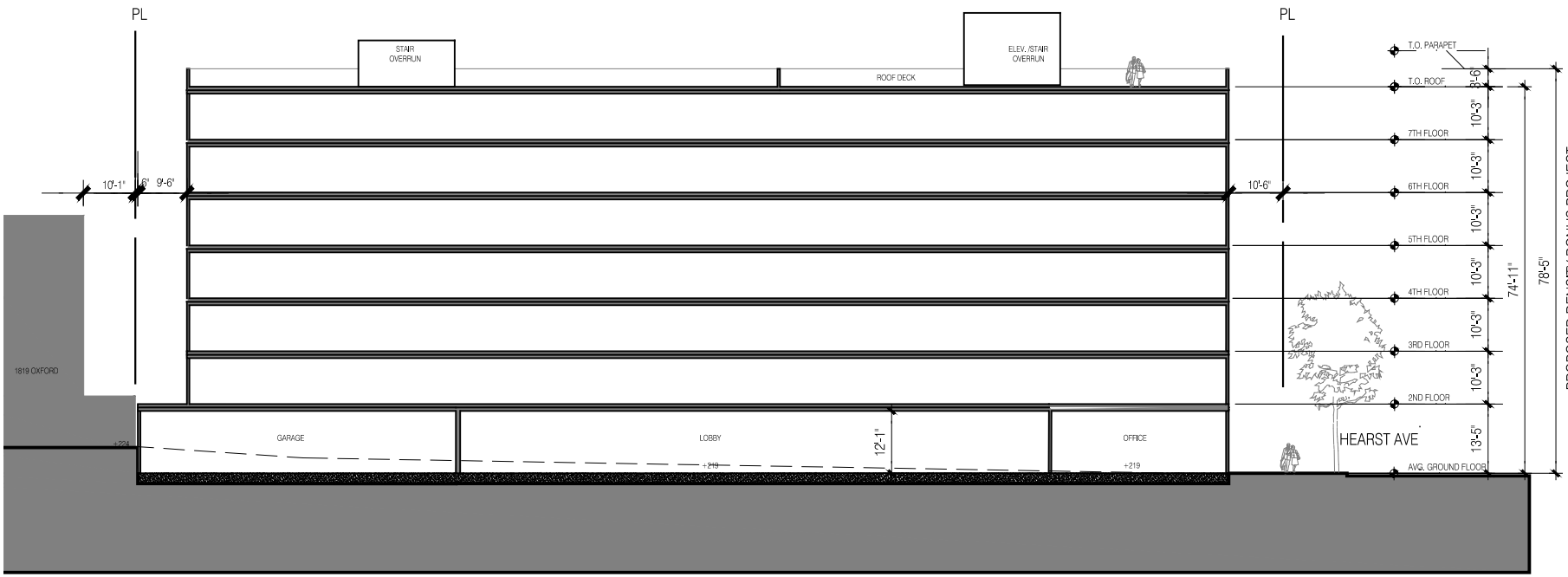
ROOF PLAN



PLAN AT LEVELS 2-7

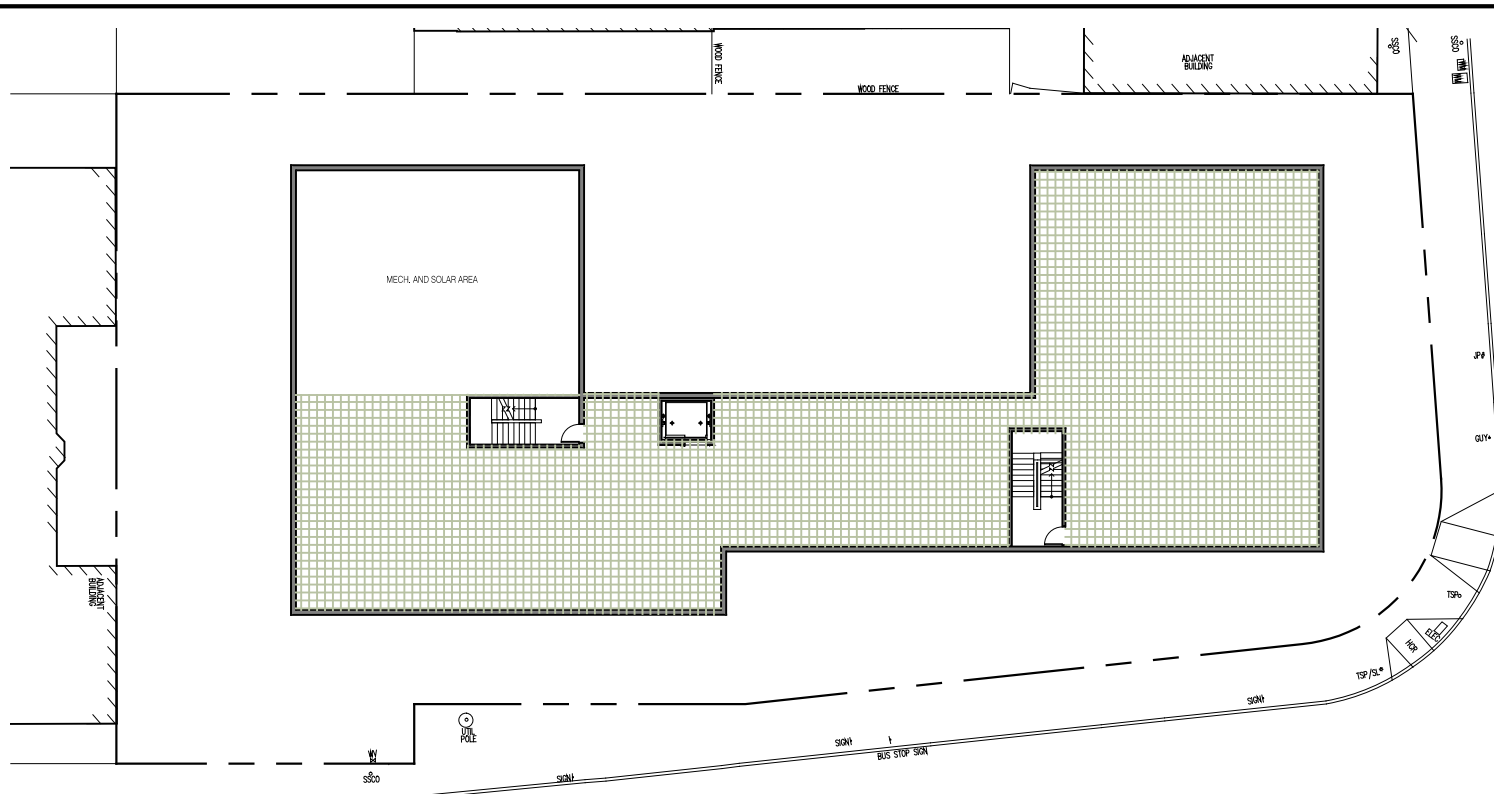


PLAN AT GROUND

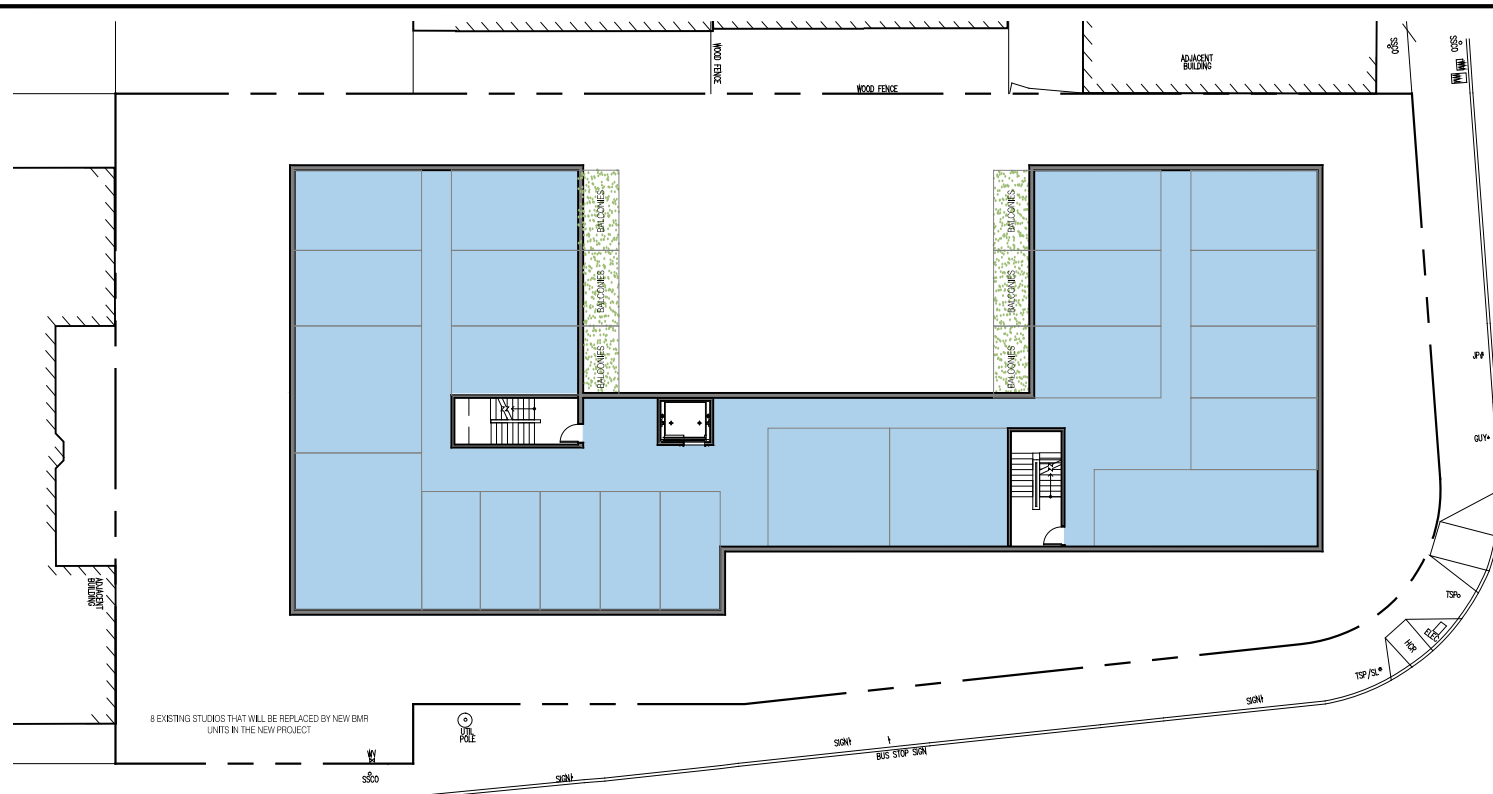


SECTION

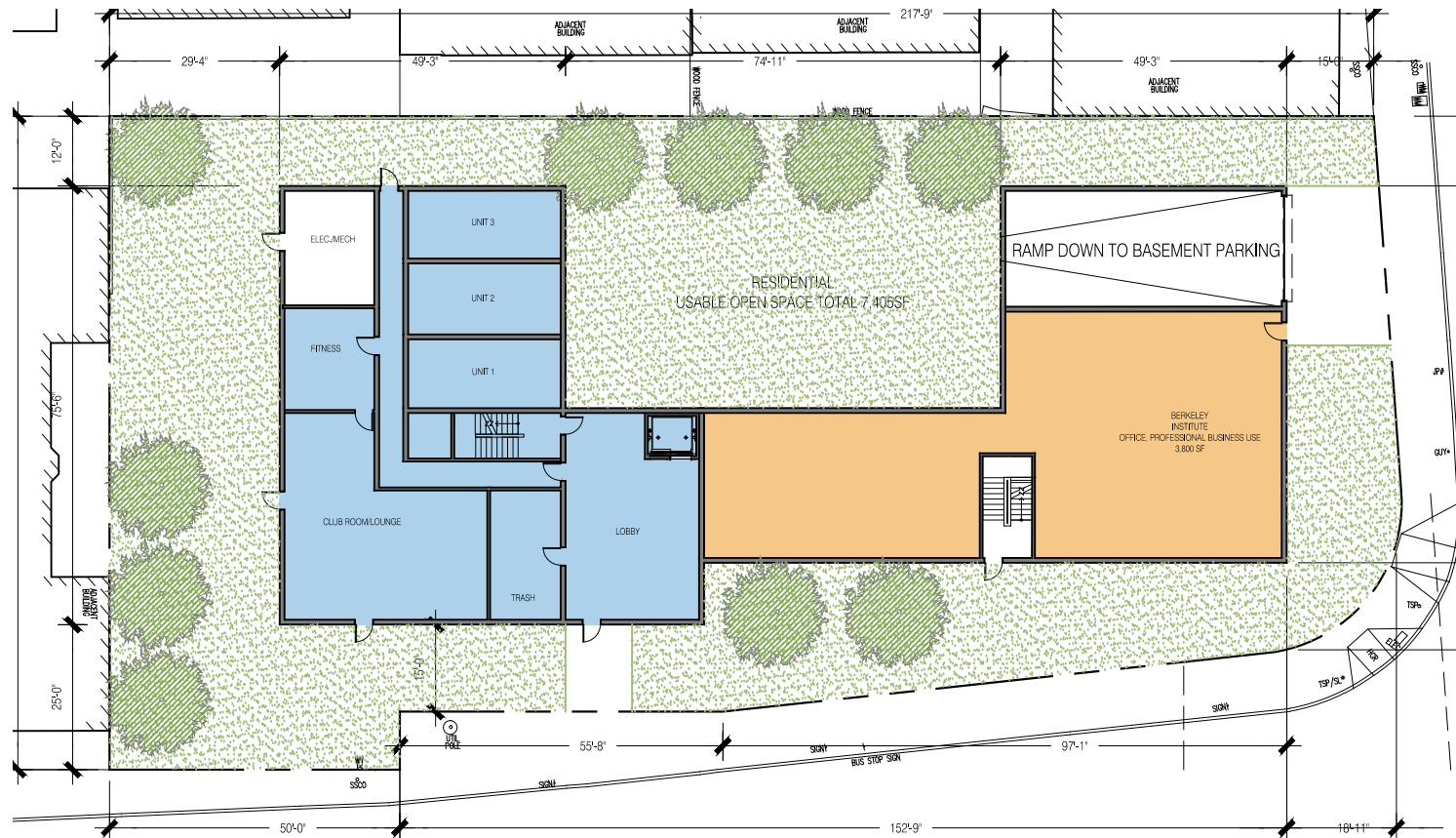
PROPOSED DENSITY BONUS PROJECT



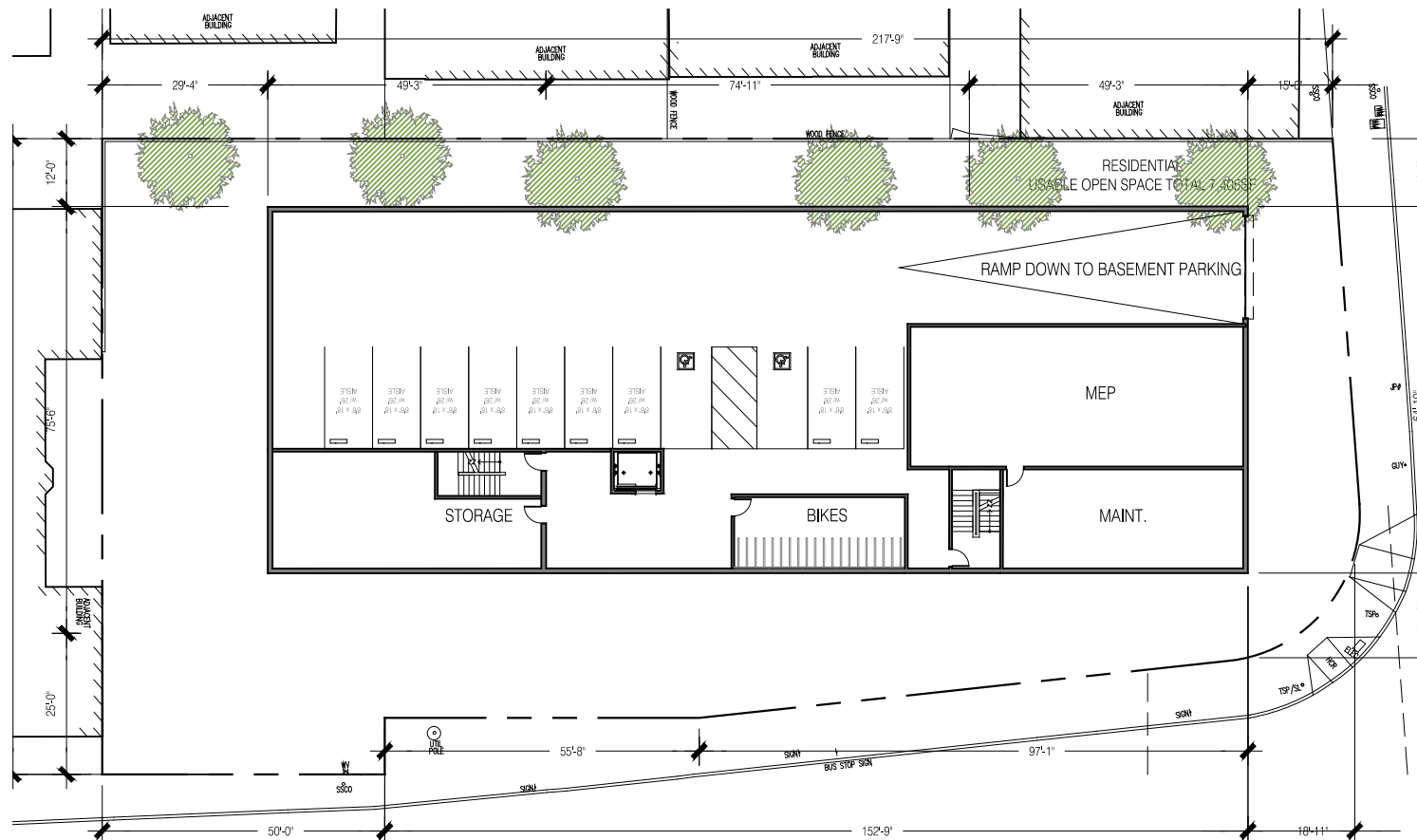
ROOF PLAN



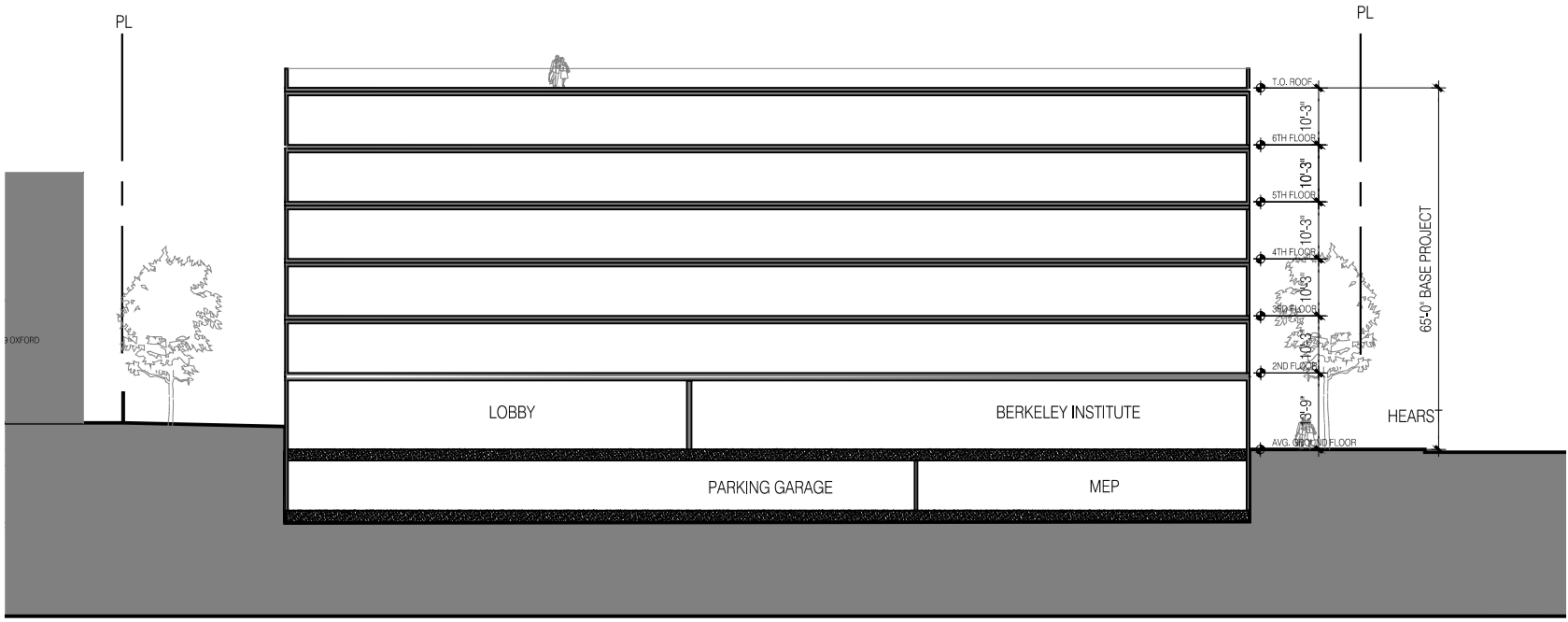
PLAN AT LEVELS 3-6



PLAN AT LEVEL 2



PLAN AT BASEMENT



SECTION

BASE PROJECT

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DENSITY BONUS
DIAGRAMS

A0.2B

DENSITY BONUS TABLE										
	Base Project	BP avg. unit size	Base # Units	% VLI units	# VLI Units	% MI units	# MI Units	Bonus %	# DB Units	Maximum DB Project
	sq. ft. - see calculation below	base avg. unit size	Base Project Area / Base Avg Unit Size	VLI = Very Low Income <50 AMI	% VLI x Base # Units (rounds up)	MI = Moderate Income <120 AMI	% MI x Base # Units (rounds up)		%Bonus x Base # Units	%Bonus x Base # Units (rounds up)
	47,675	422	113	15%	17	14%	16	96.25%	109	222

	Base Project Res. Area	Floor	Proposed Project Res. Area		#VLI	%VLI	%DB	#DB
					6	5%	20.00%	136
					7	6%	22.50%	139
					8	7%	25.00%	142
					10	8%	27.50%	145
		Seventh	14,598		11	9%	30.00%	147
	8,680	Sixth	14,598		12	10%	32.50%	150
	8,680	Fifth	14,598		13	11%	35.00%	153
	8,680	Fourth	14,598		14	12%	38.75%	157
	8,680	Third	14,598		15	13%	42.50%	162
	8,680	Second	14,598		16	14%	46.25%	166
	4,275	Ground	5,810		17	15%	50.00%	170
Total Floor Area:	47,675		93,398					
	Base Project # of Units	Floor	Proposed Project # of Units	Additional DB	#MI	%MI	%DB	#DB
					6	5%	20.00%	193
					7	6%	22.50%	195
					8	7%	25.00%	198
					10	8%	27.50%	201
					11	9%	30.00%	204
					12	10%	32.50%	207
		Seventh	37		13	11%	35.00%	210
	22	Sixth	37		14	12%	38.75%	214
	22	Fifth	37		15	13%	42.50%	218
	22	Fourth	37		16	14%	46.25%	222
	22	Third	37		17	15%	50.00%	226
	22	Second	37					
	3	Ground						
Total Units:	113		222					
				Avg. Unit Sizes:				
				Base Project			422 sf	
				Proposed Project			421 sf	

BASE PROJECT ZONING COMPLIANCE TABLE					
	BASE ZONING ALLOWABLE/REQUIRED	ALLOWABLE W/ UP & AUP MODIFICATIONS	CODE SECTION	PROPOSED BASE PROJECT	COMPLIANCE
ZONING	R-4 Multi-Family Residential District				
LOT AREA	22,304	22,304		22,304	
LOT AREA (ACRES)	0.51	0.51		0.51	
SETBACK - FRONT (HEARST AVE.) 1ST - 6TH STORY	15'	15'		15'-0" TO 18'-11"	COMPLIES
SETBACK - REAR 1ST - 3RD STORY	15'	15'		29'-4"	COMPLIES
SETBACK - REAR 3RD - 6TH STORY	17', 19', 21'	17', 19', 21'		29'-4"	COMPLIES
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	4'		12'	COMPLIES
SETBACK - INTERIOR SIDE 3RD - 6TH STORY	6', 8', 10', 12'	6', 8', 10', 12'		12'	COMPLIES
SETBACK - STREET SIDE (OXFORD ST.) 1ST STORY	6'	6'		15'	COMPLIES
SETBACK - STREET SIDE (OXFORD ST.) 2ND STORY	8'	8'		15'	COMPLIES
SETBACK - STREET SIDE (OXFORD ST.) 3RD STORY	10'	10'		15'	COMPLIES
SETBACK - STREET SIDE (OXFORD ST.) 4TH-6TH STC	12', 14', 15'	12', 14', 15'		15'	COMPLIES
BUILDING HEIGHT (avg.)	35'	65'	23.202.110.E.2	65'	COMPLIES W/UP
BUILDING STORIES	3	6	23.202.110.E.2	6	COMPLIES W/UP
LOT COVERAGE (CORNER LOT, 6 STORIES)	40%	40%		40%	COMPLIES
BUILDING FOOTPRINT	8,922	8,922		8,922	COMPLIES
FAR	no max.	no max.		2.21	COMPLIES
TOTAL GSF	NA	NA		49,341	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES
PARKING	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES

BASE PROJECT FLOOR AREA			
	RESIDENTIAL	BERKELEY INST.	TOTAL
LEVEL 6	8,739		8,739
LEVEL 5	8,739		8,739
LEVEL 4	8,739		8,739
LEVEL 3	8,739		8,739
LEVEL 2	8,739		8,739
GROUND LEVEL	4,342	3,374	7,716
TOTAL FLOOR AREA W/ DENSITY BONUS	48,037	3,374	51,411
BASE PROJECT UNIT COUNTS			
UNIT TYPE	STUDIO		TOTAL
LEVEL 6	22		22
LEVEL 5	22		22
LEVEL 4	22		22
LEVEL 3	22		22
LEVEL 2	22		22
GROUND LEVEL			0
TOTAL	110		110
PERCENT OF TOTAL	100%		
TOTAL BEDROOMS	110		110

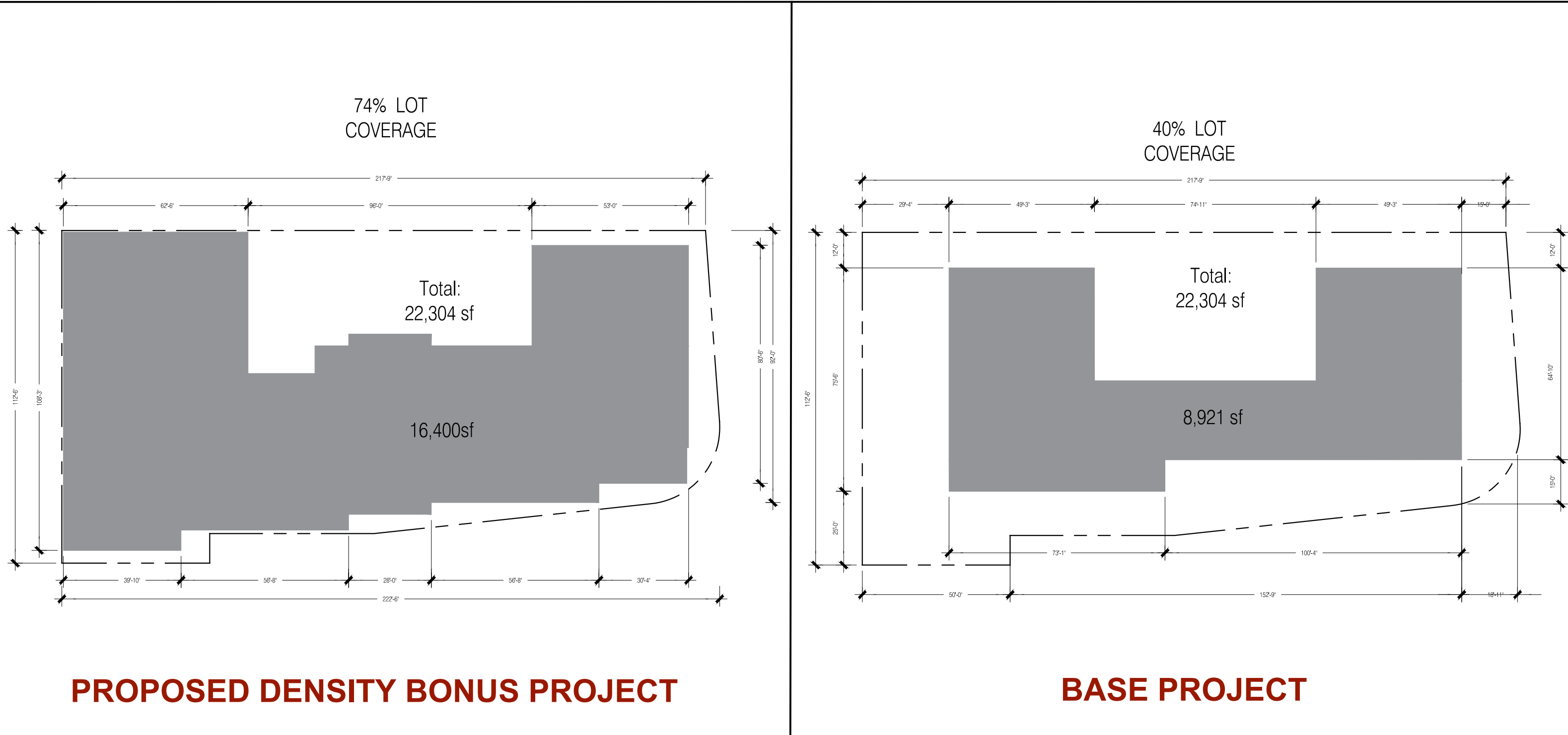
	UNITS	RATIO		TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE (PER UNIT)	110	200		22,000	8800.00
TOTAL AREA PROVIDED				22,038	9,094
GROUND FLOOR				12,508	6,254
UNIT BALCONIES	30	81		2,430	
ROOF DECK				7,100	2,840

BASE PROJECT BICYCLE PARKING CALCULATIONS					
	UNITS or SF	SPACES	PER	TOTAL REQ	PROVIDED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	110	1	3	37	37
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	110	1	40	3	3
COMMERCIAL (1/2000sf)	3,374	1	2000	2	2
TOTAL BICYCLE PARKING				42	42

BASE PROJECT PARKING TABLE					
	UNITS/SF	SPACES	PER	TOTAL REQ	PROVIDED
RESIDENTIAL (none required per Table 23.322-2)	110	0	0	0	6
COMMERCIAL (PER 23.322.030.A.2)	3,374				5
TOTAL					11

BASE PROJECT ROOFTOP ARCHITECTURAL ELEMENTS CALCS	
AVERAGE AREA	8569
TOTAL AREA OF ROOFTOP ELEMENTS	1285
% AREA OF ROOFTOP ARCH. FEATURES	15.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

LOT COVERAGE DIAGRAMS



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SHEET:

PRELIMINARY
AFFORDABLE
HOUSING DIAGRAMS

A0.3

Calculation of the Final Proposed Residential Unit Floor Area:

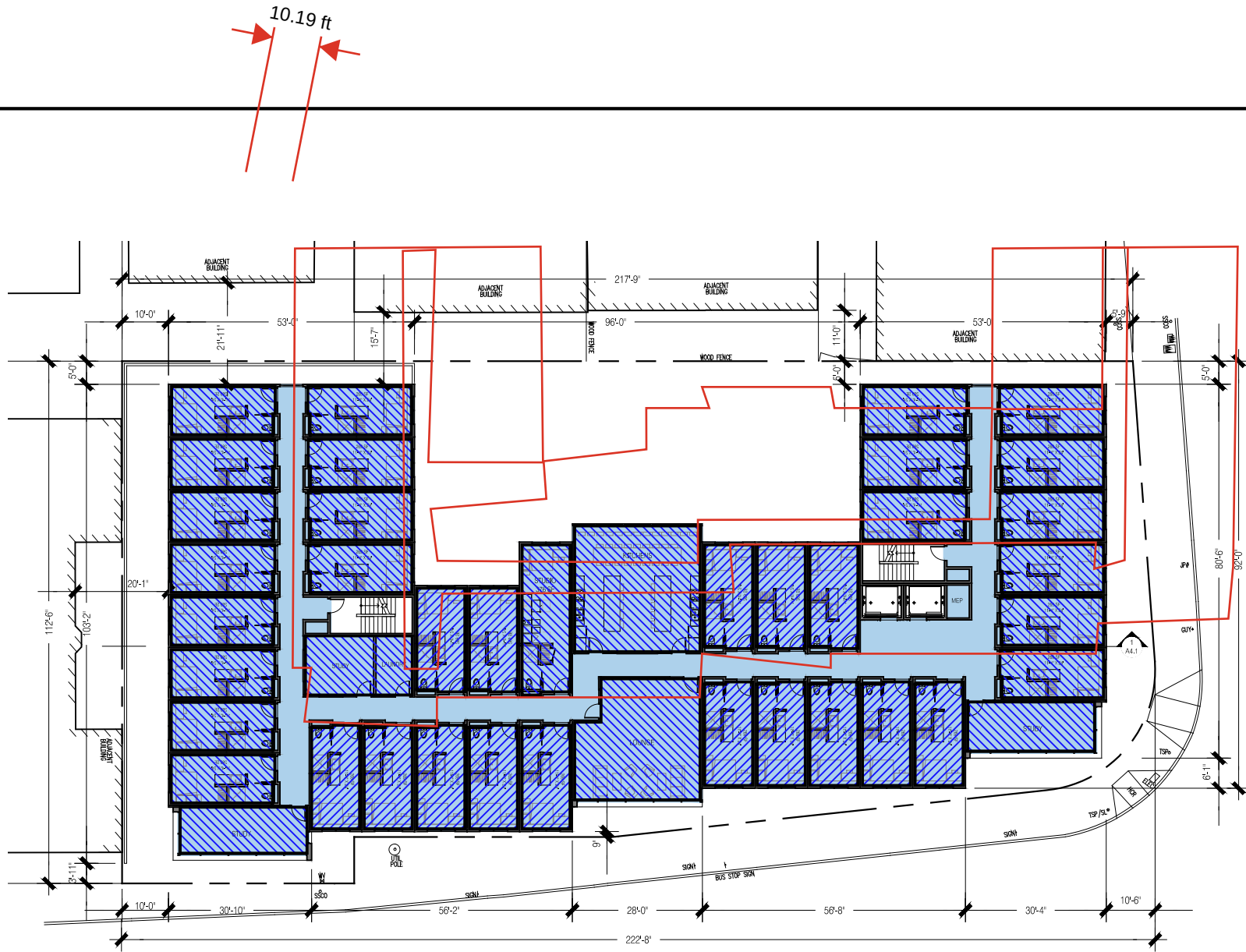
Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
7th	10,793	37
6th	10,793	37
5th	10,793	37
4th	10,793	37
3rd	10,793	37
2nd	10,793	37
1st	874	
Final Proposed Residential Unit Floor Area	65,632	222

Calculation of Base Project Residential Floor Area:

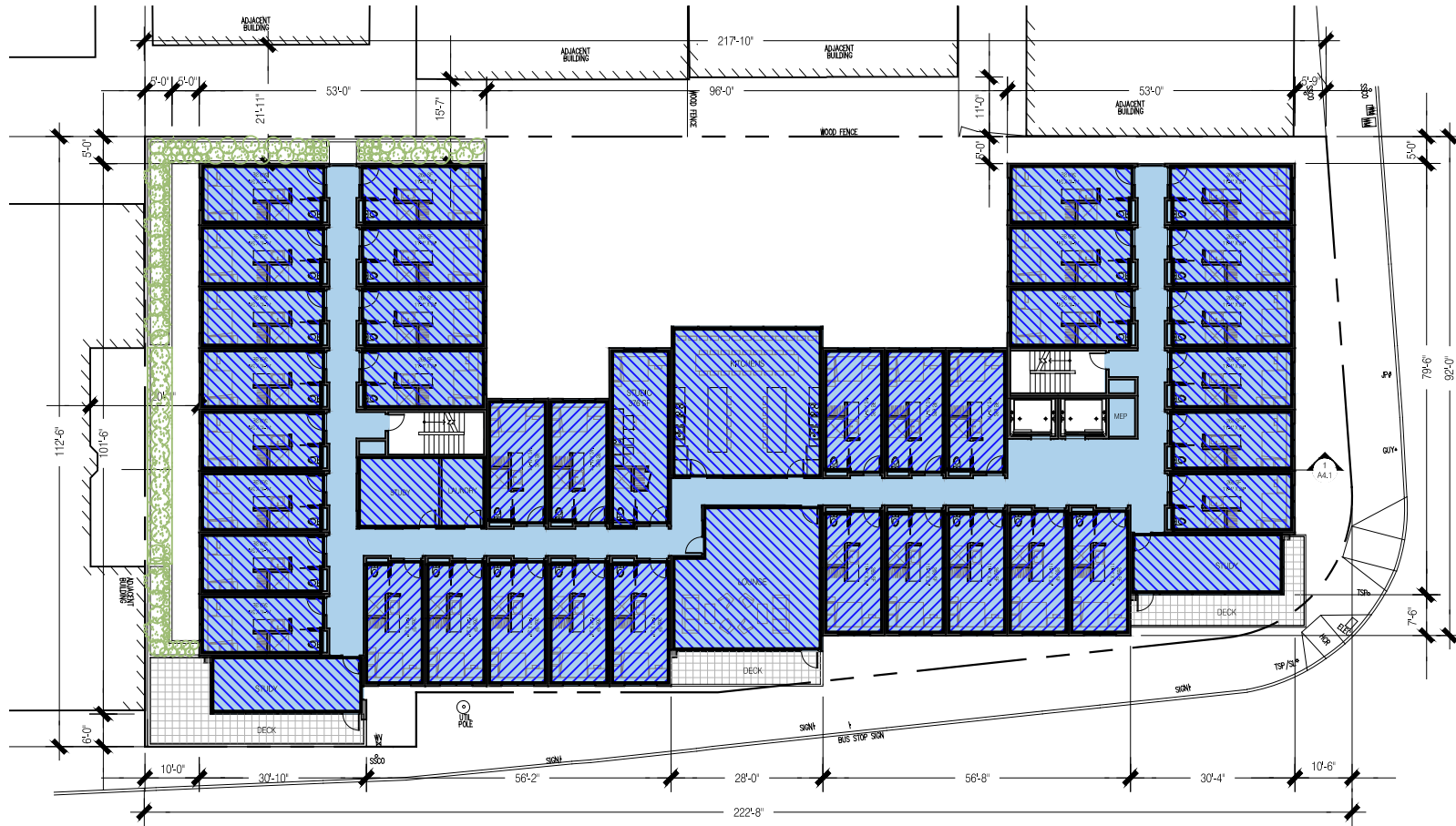
Final Proposed DB Residential Unit Floor Area	65,632	
	/	Ref. Bonus Area
1 +96.25% Density Bonus percentage taken	1.9625	32,189
	=	
Base Project Residential Unit Floor Area	33,443	

Calculation of the Affordable Housing Fee:

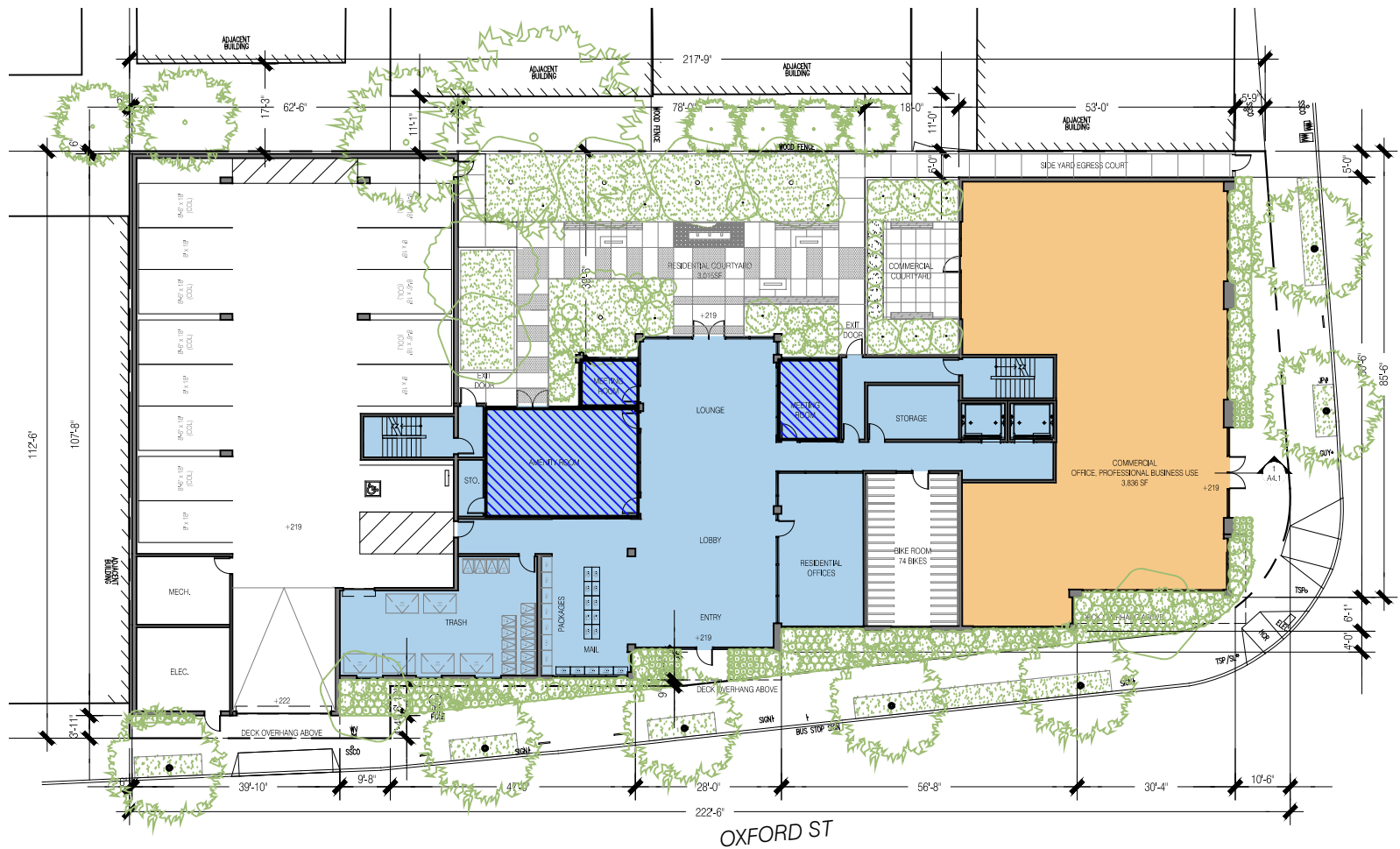
A Total Base Project Residential Unit Floor Area	33,443	
B Total Base Project Units	113	
C Total VLI and LI Requirements (20% of Base)	23	
D Total VLI and LI Units Proposed	17	
Fee per Square Foot	\$62.83	
	X	
Total Base Project Residential Unit Floor Area	33,443	
	X	
In Lieu Fee Percentage Calculation (C-D)/C	26.1%	
	=	
Total Fee Due	\$548,146	



PLAN AT LEVELS 3-7



PLAN AT LEVEL 2



PLAN AT GROUND

LEGEND

RUFA

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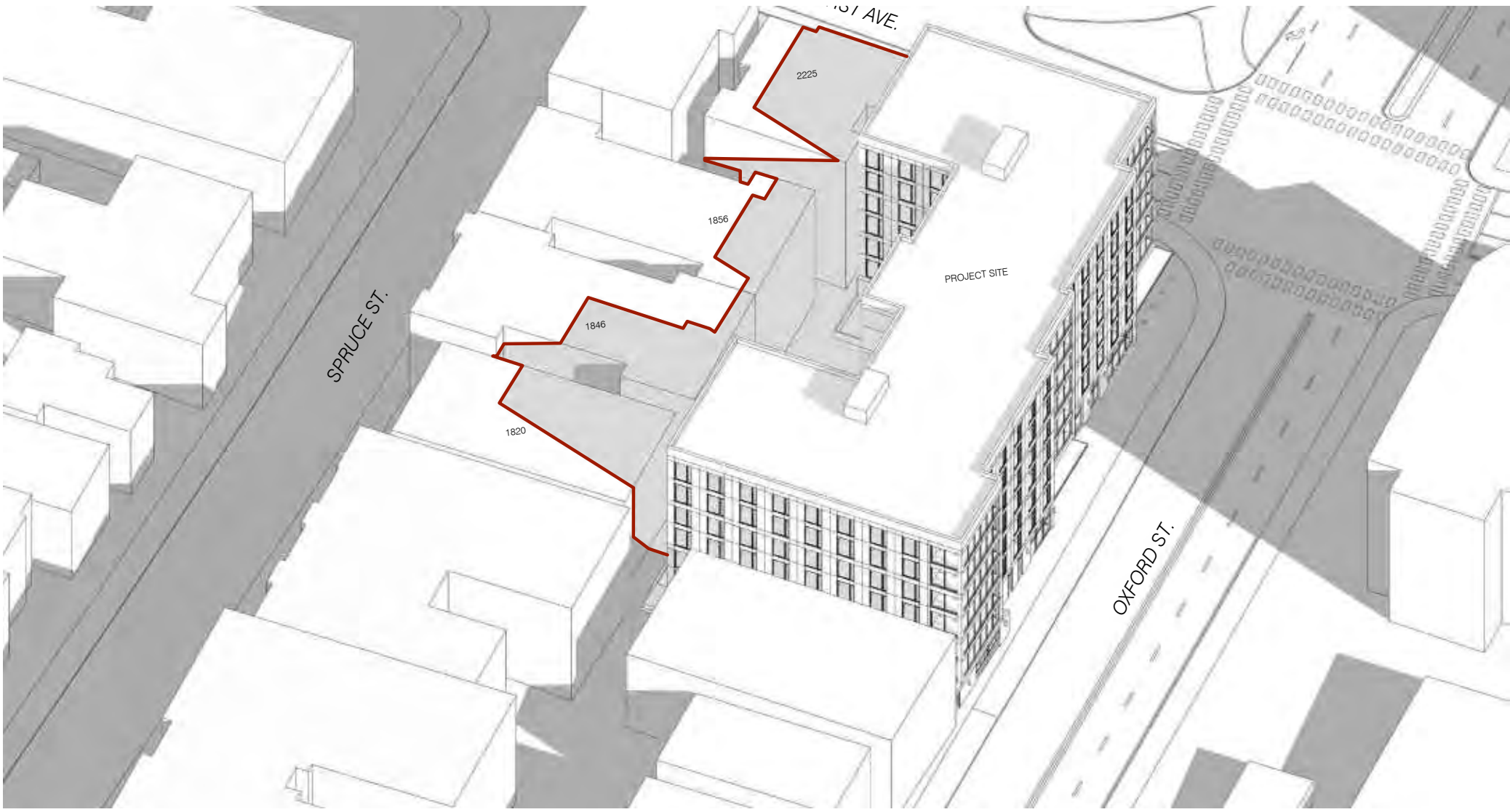
SHADOW STUDIES
DECEMBER 21ST

A0.4A

SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

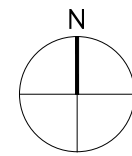
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36



SUMMER SOLSTICE
JUN 21ST:
NOON

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

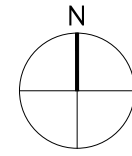
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



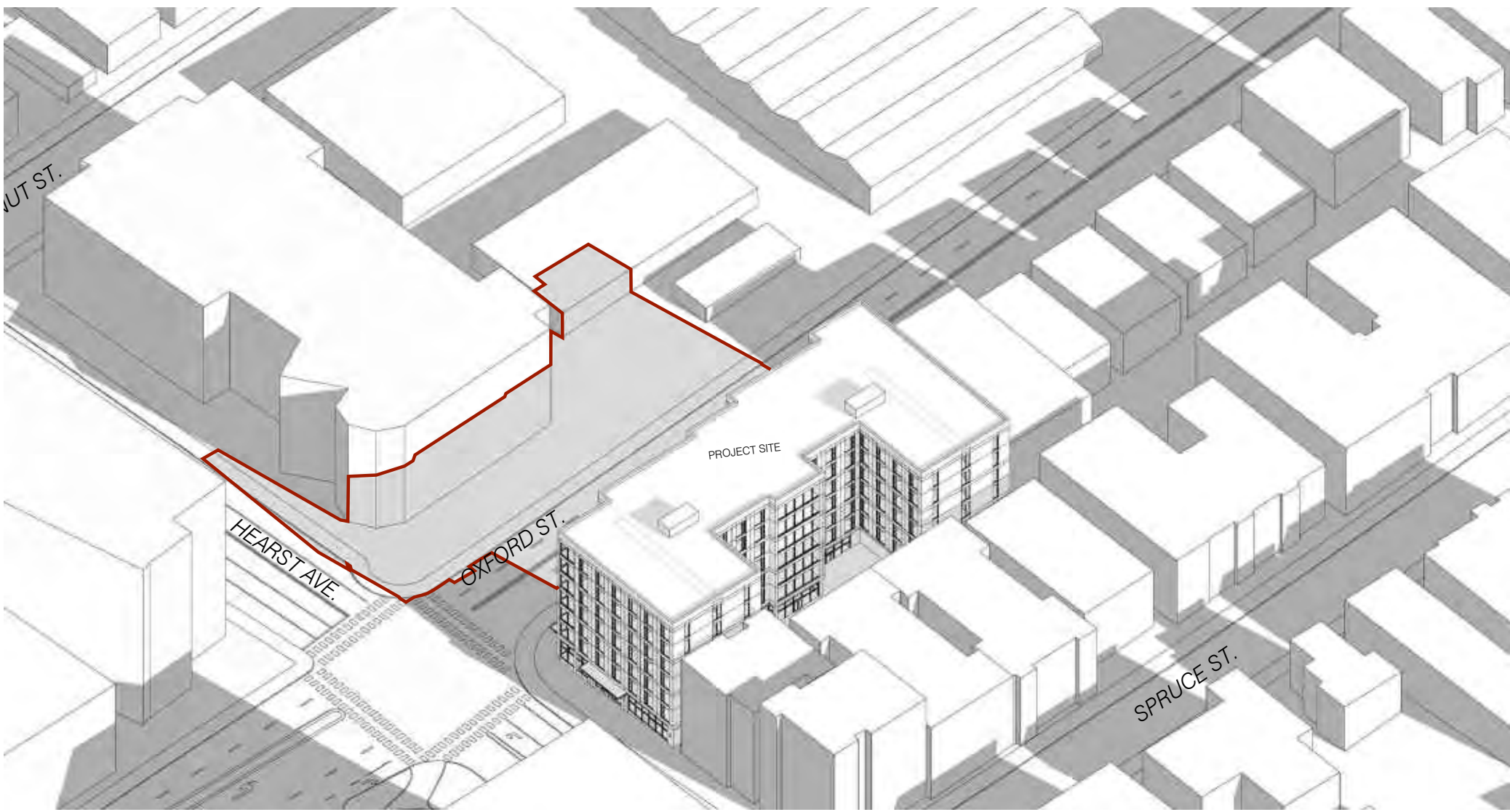
3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36



SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

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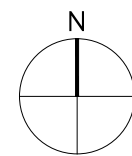
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36



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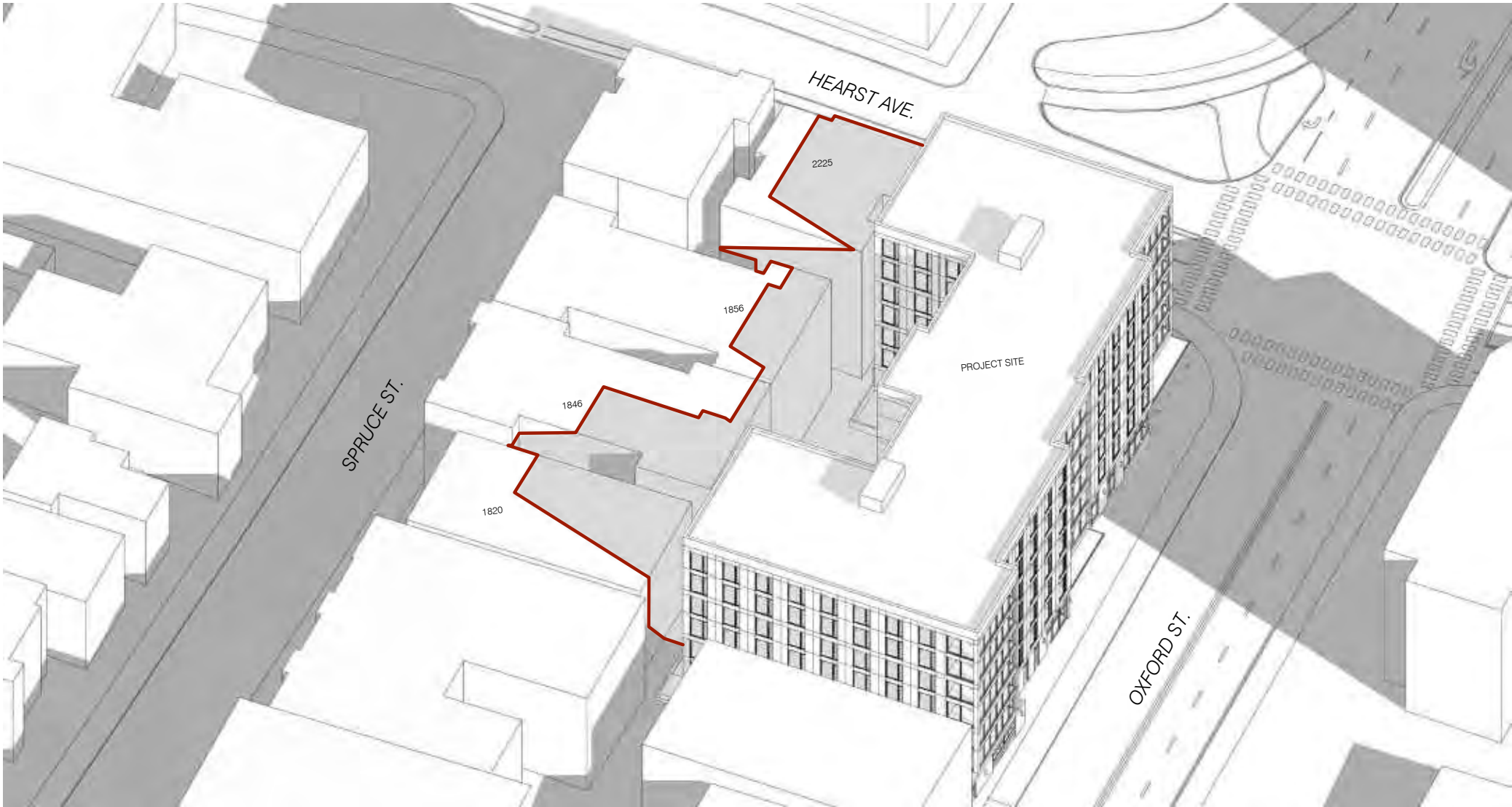
SHEET:

SHADOW STUDIES
JUNE 21ST

A0.4B

CURRENT
JUNE 17TH
2-HRS BEFORE SUNSET (PM)

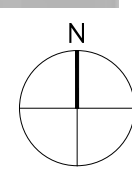
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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36



CURRENT
JUNE 17TH
NOON

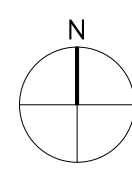
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4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.

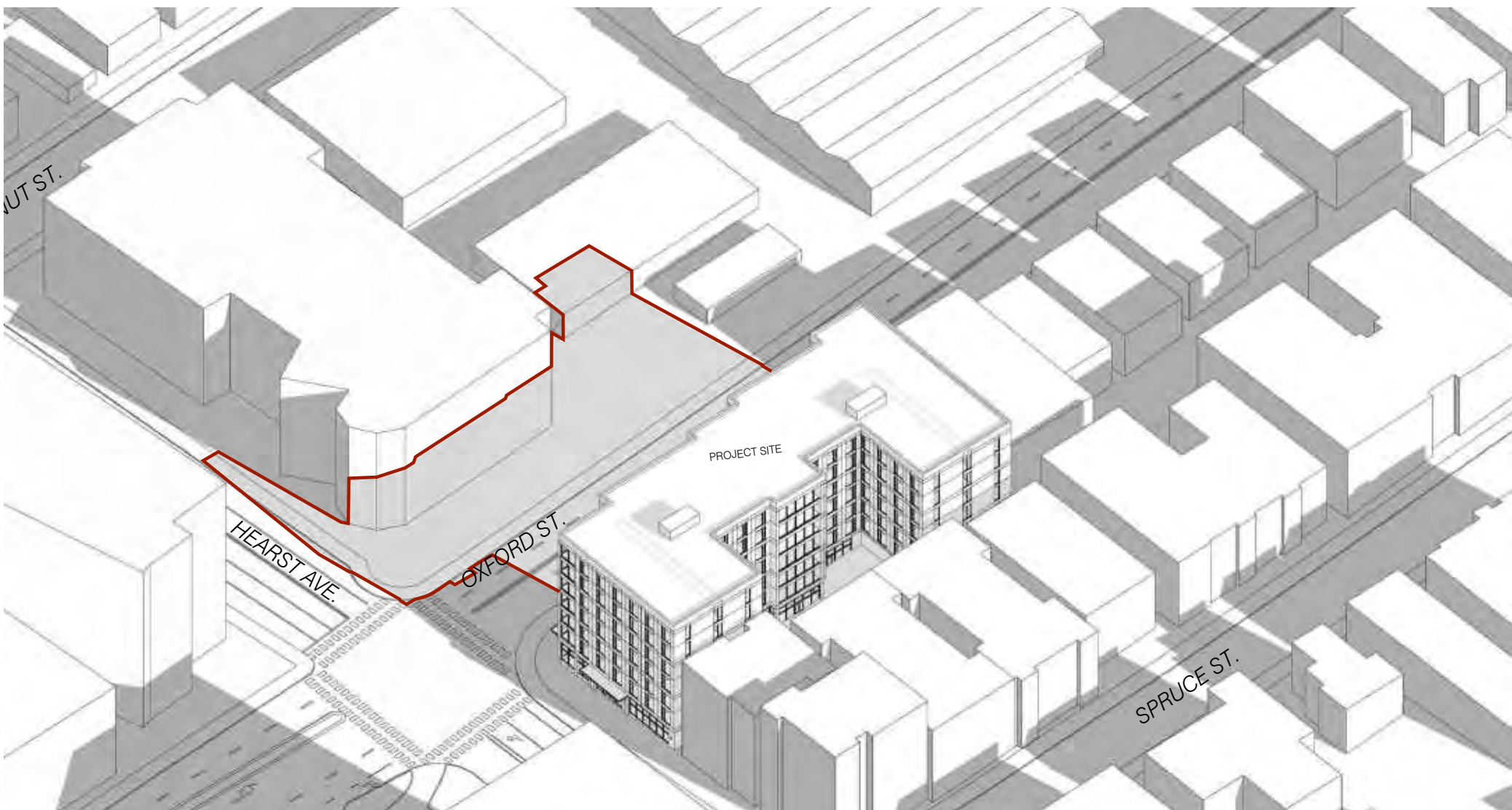


3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36



CURRENT
JUNE 17TH
2-HRS AFTER SUNRISE (AM)

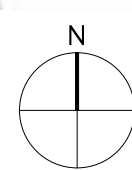
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:240 @ 11X17 1:120 @ 24X36



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SHADOW STUDIES
JUNE 17TH

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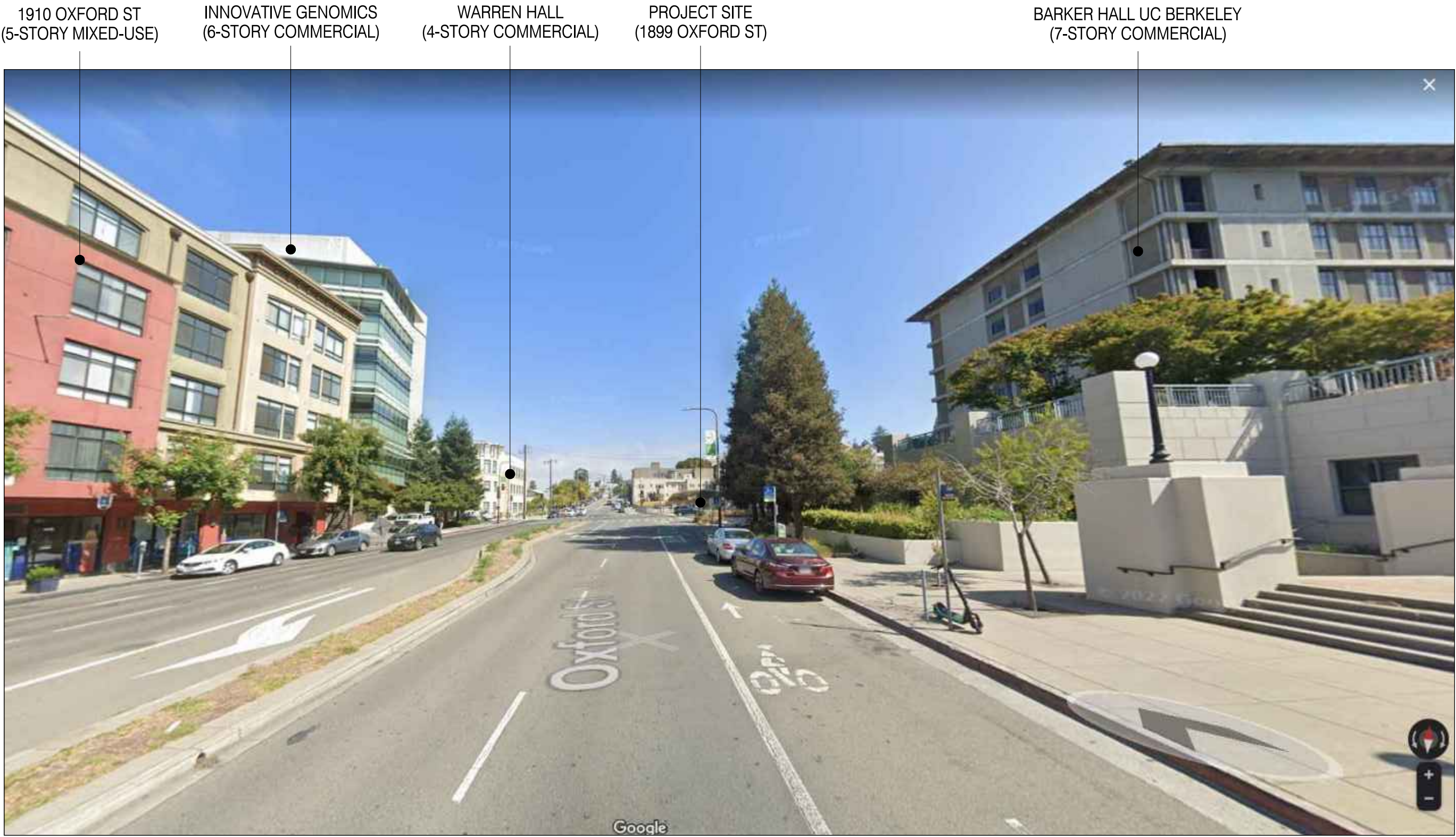
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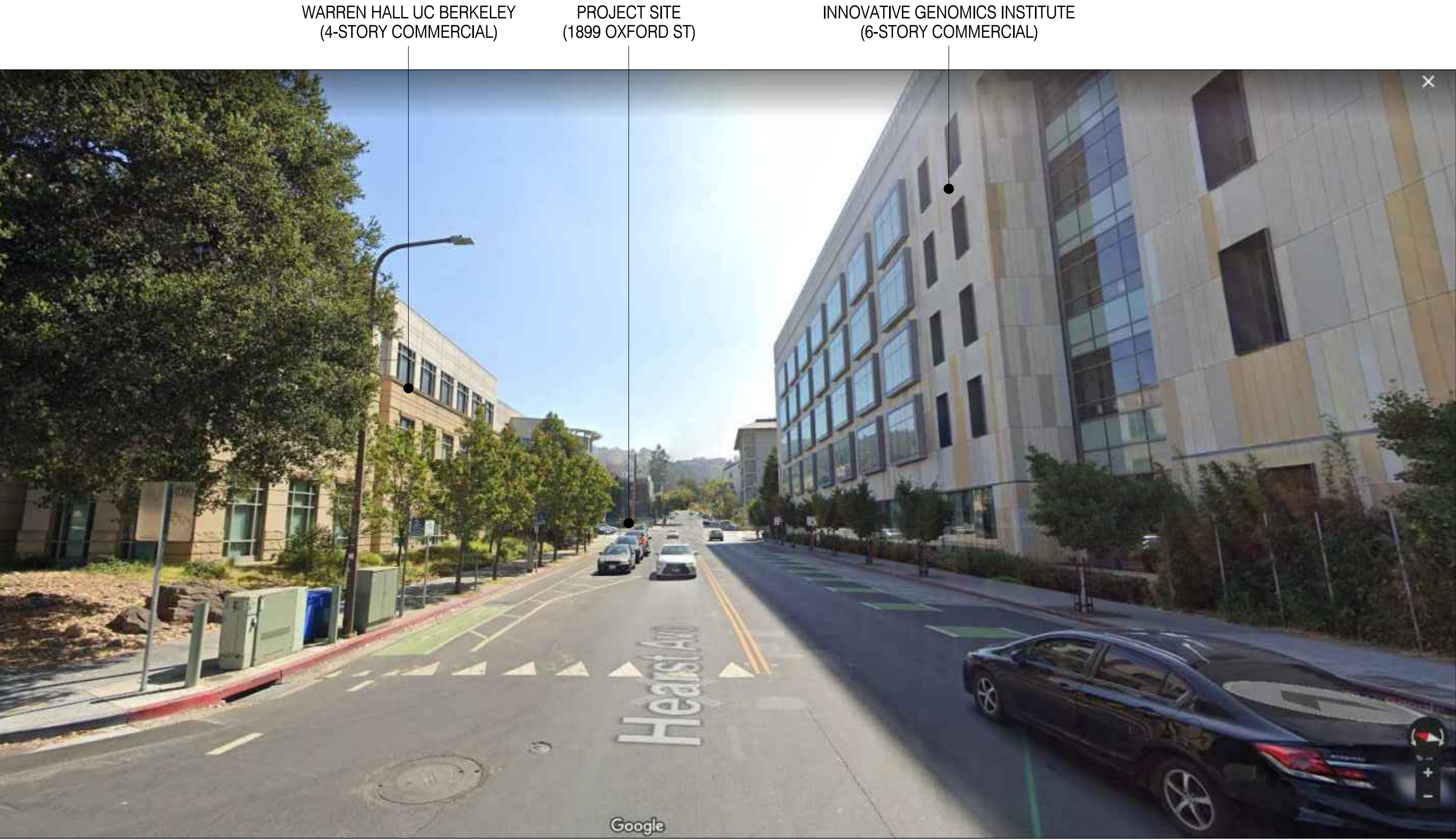
SHEET:

SITE CONTEXT
PHOTOS

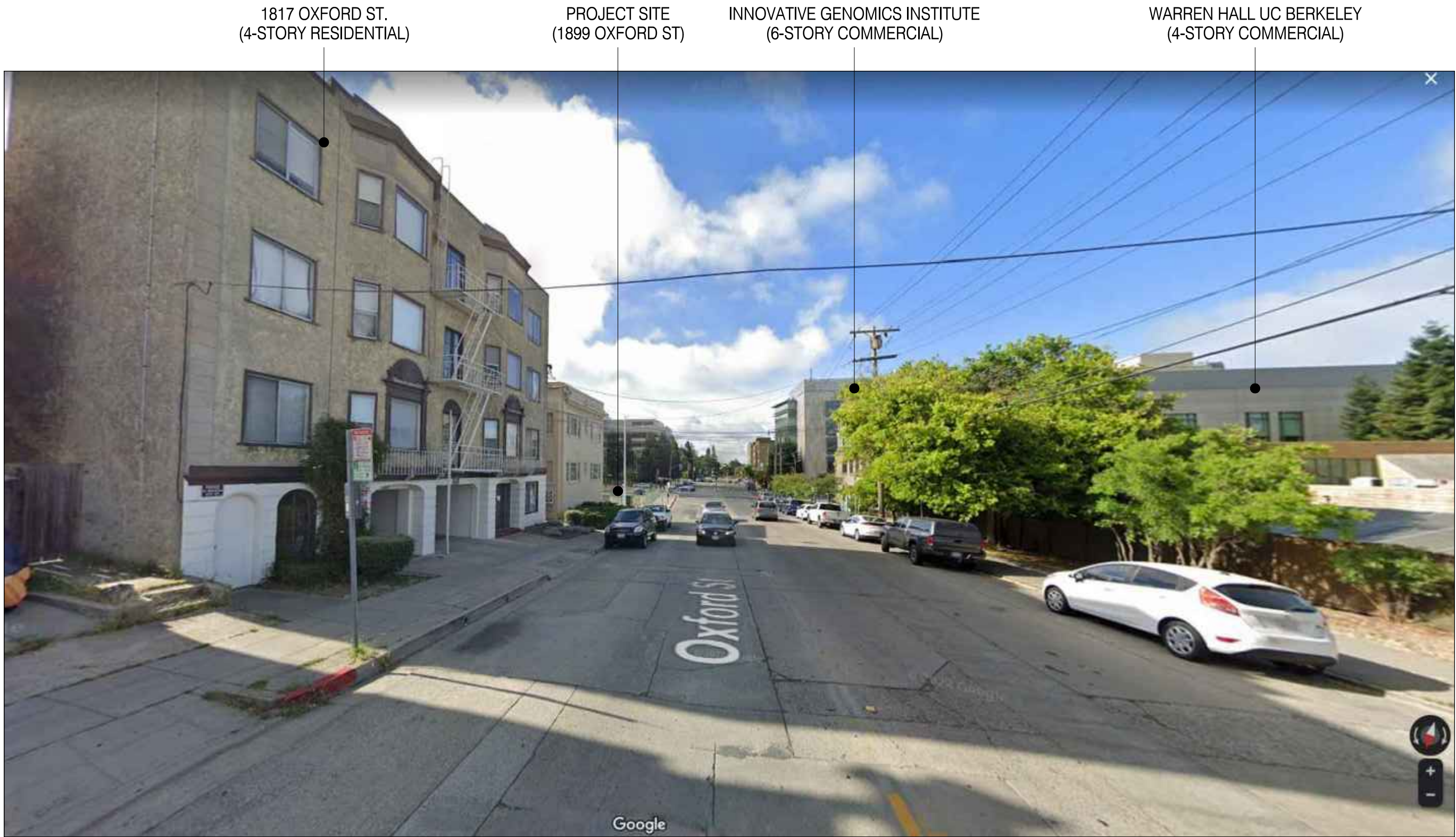
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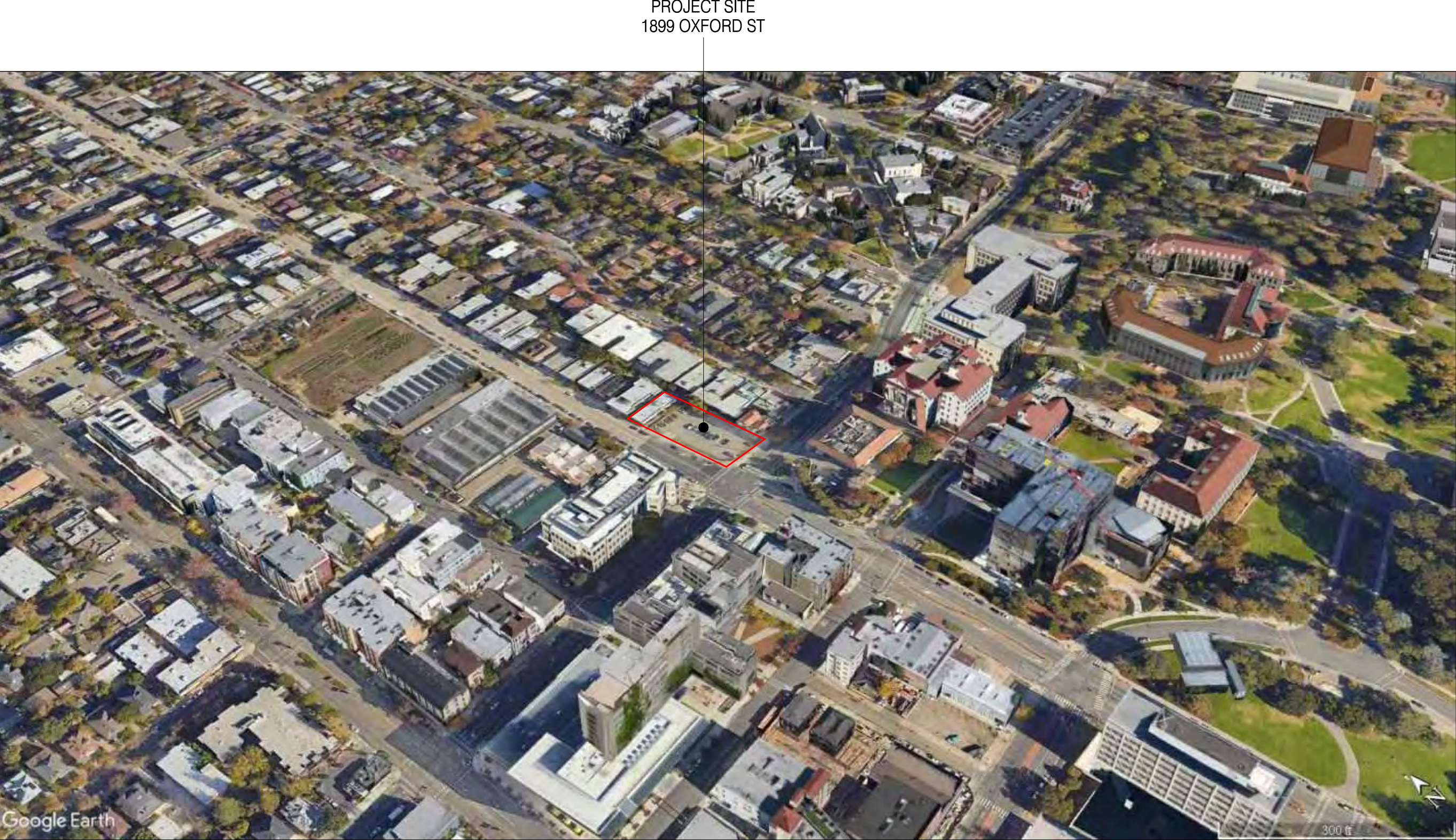
4
A0.5 VIEW FROM OXFORD AND BERKELEY WY LOOKING NORTH



2
A0.5 VIEW FROM HEARST AND WALNUT LOOKING EAST



3
A0.5 VIEW FROM OXFORD LOOKING SOUTH



1
A0.5 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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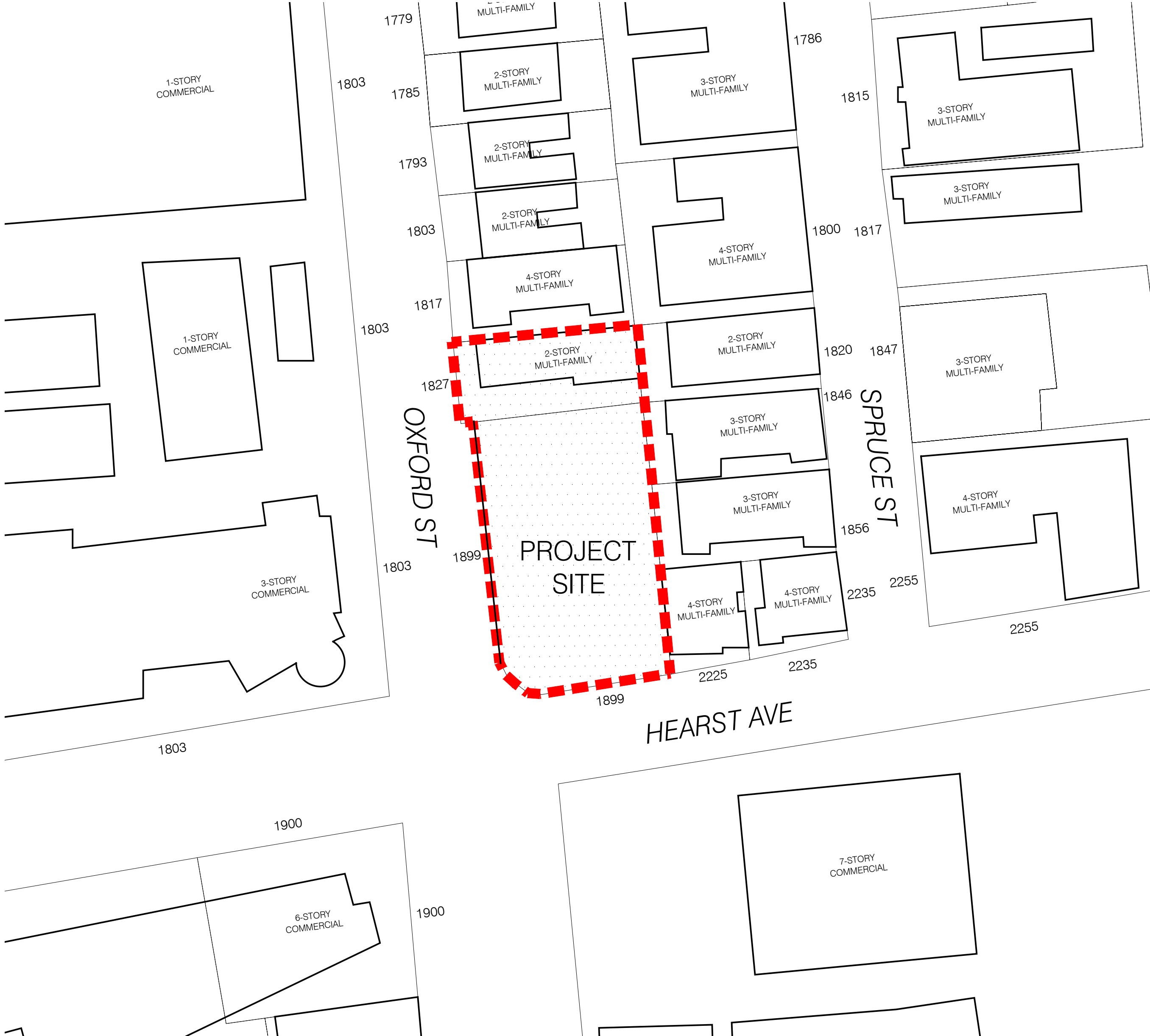
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VICINITY MAP

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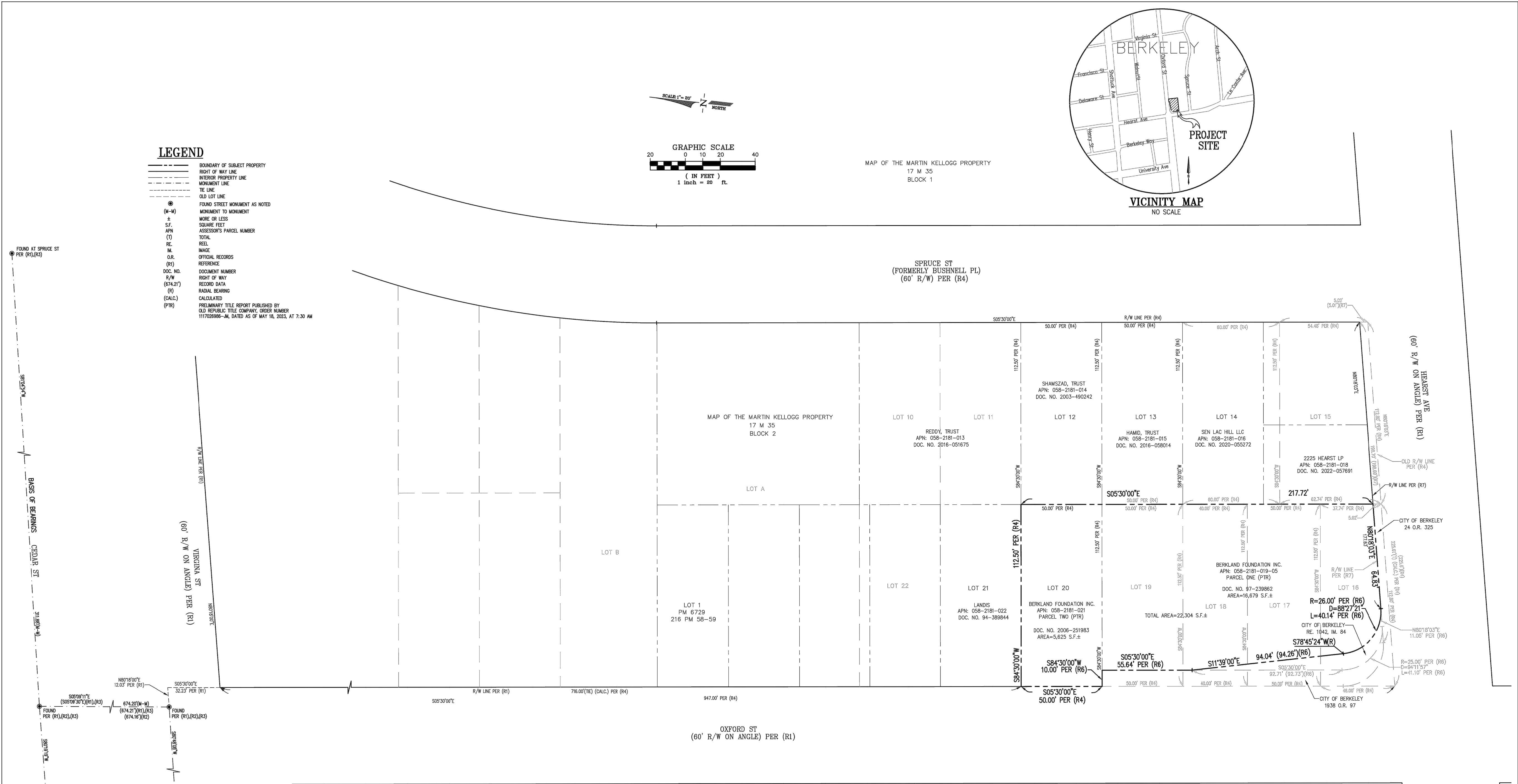
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JOB: 2143

SHEET:

EXISTING
SURVEY

A1.0a



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 1117026986-M, EFFECTIVE DATE MAY 18, 2023 AT 7:30 A.M., REFERRED TO HEREON AS THE "TITLE".

TITLE TO SAID ESTATE IS VESTED IN:
BERKLAND FOUNDATION INC., A CALIFORNIA NON-PROFIT CORPORATION

THE ESTATE OR INTEREST IN THE LAND IS:
FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 16, 17, 18 AND 19, BLOCK 2, MAP OF THE MARTIN KELLOGG PROPERTY, FILED APRIL 8, 1904, IN BOOK 19, PAGE 35, OF MAPS, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LOT 16 CONVEYED TO THE CITY OF BERKELEY BY DEED RECORDED JULY 14, 1901, BOOK 24, PAGE 325, ALAMEDA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOTS 16, 17, 18 AND 19, CONVEYED TO THE CITY OF BERKELEY BY DEED RECORDED AUGUST 13, 1908, IN BOOK 1538, PAGE 97, ALAMEDA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOTS 16, 17, 18 AND 19 CONVEYED TO THE CITY OF BERKELEY BY DEED RECORDED NOVEMBER 8, 1963 IN REEL 1042, MAKE 84, OFFICIAL RECORDS.

APN: 058-2181-019-05

PARCEL TWO:

LOT 20, BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN ON THE "MAP OF THE MARTIN KELLOGG PROPERTY, ALAMEDA CO., CALIFORNIA", FILED APRIL 8, 1904, IN BOOK 19 OF MAPS, AT PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 058-2181-021

EXCEPTIONS TO TITLE

- THE HEREIN DESCRIBED PROPERTY LING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, DISTRICT NO 2024-1, FOR CLEAN ENERGY, DISCLOSED BY ASSESSMENT MAP, RECORDED AUGUST 24, 2015 IN BOOK 18 OF OFFICIAL RECORDS, PAGE 65 (P/R EXC. 6 - NOT PLOTTABLE).

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 1827 & 1899 OXFORD STREET, BERKELEY, CA 94709
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD". PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0600020070, EFFECTIVE DATE: AUGUST 3, 2008.
- THE TOTAL GROSS LAND AREA IS: 22.304 SQUARE FEET +/- OR 0.512 ACRES MORE OR LESS.
- (A/R) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "R-4" DEFINED AS "MULTI-FAMILY RESIDENTIAL DISTRICT".

REFERENCE FOR "R-4" ZONING IS MADE HERE TO THE CITY OF BERKELEY CODE, CHAPTER 23.202.110, REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, AND PARKING REQUIREMENTS ARE AS FOLLOWS:

SETBACKS
MINIMUM FRONT: 15 FEET
MINIMUM INTERIOR SIDE: 4 FEET
MINIMUM STREET SIDE: 6 FEET
MINIMUM REAR: 15 FEET

MAXIMUM HEIGHT: 35 FEET AND 3 STORES

MINIMUM PARKING REQUIREMENTS: 1 SPACE PER DWELLING UNIT

- (A/R/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2 OF THE SURVEY.
- SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
- THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAIN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2.

- GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS ARE SHOWN.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

NOTES

- DATE OF FIELD SURVEY: JUNE 22, 2023 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BERKELEY
SANITARY SEWER: CITY OF BERKELEY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AT&T
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT.
- THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM OXFORD STREET, A PUBLIC RIGHT OF WAY AND HEARST AVENUE, A PUBLIC RIGHT OF WAY.

REFERENCES

(R1) PARCEL MAP "T.M. 6729", FILED FEBRUARY 07, 1994 IN BOOK 216 OF PARCEL MAPS, AT PAGES 56 TO 58, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R2) TRACT MAP "TRACT 7257", FILED NOVEMBER 28, 2001 IN BOOK 261 OF PARCEL MAPS, AT PAGES 95 TO 96, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R3) PARCEL MAP "T.M. 7246", FILED MAY 13, 1998 IN BOOK 234 OF PARCEL MAPS, AT PAGES 76 TO 77, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R4) MAP ENTITLED "MAP OF THE MARTIN KELLOGG PROPERTY, BERKELEY, ALAMEDA CO., CALIFORNIA", FILED APRIL 08, 1904 IN BOOK 19 OF MAPS, AT PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R5) PARCEL MAP "T.M. 6955", FILED FEBRUARY 29, 1996 IN BOOK 223 OF PARCEL MAPS, AT PAGES 20 TO 21, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R6) GRANT DEED TO THE CITY OF BERKELEY, RECORDED NOVEMBER 8, 1963 IN REEL 1042, MAKE 84, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

(R7) MENTURE RECORDED JULY 14, 1921 IN BOOK 24, AT PAGE 325, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND STREET MONUMENTS ALONG OXFORD STREET BETWEEN OXFORD STREET AND SPRUCE STREET AS SHOWN ON PARCEL MAP "T.M. 6729", FILED FEBRUARY 07, 1994 IN BOOK 216 OF PARCEL MAPS, AT PAGES 56 TO 58, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA. TAKEN AS SOUTH 81°04'4" WEST.

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON BENCHMARK BBOX, BEING 2-5/8" DIAMETER BRASS DISC IN WHICH IN MONUMENT WELL LOCATED AT THE INTERSECTION OF VIRGINIA STREET AND OXFORD STREET. ELEVATION = 253.36 FEET, CITY OF BERKELEY DATUM.

ALTA/NSPS
LAND TITLE SURVEY

OR
1827 & 1899 OXFORD STREET
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
JULY 2023

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(910) 724-3388

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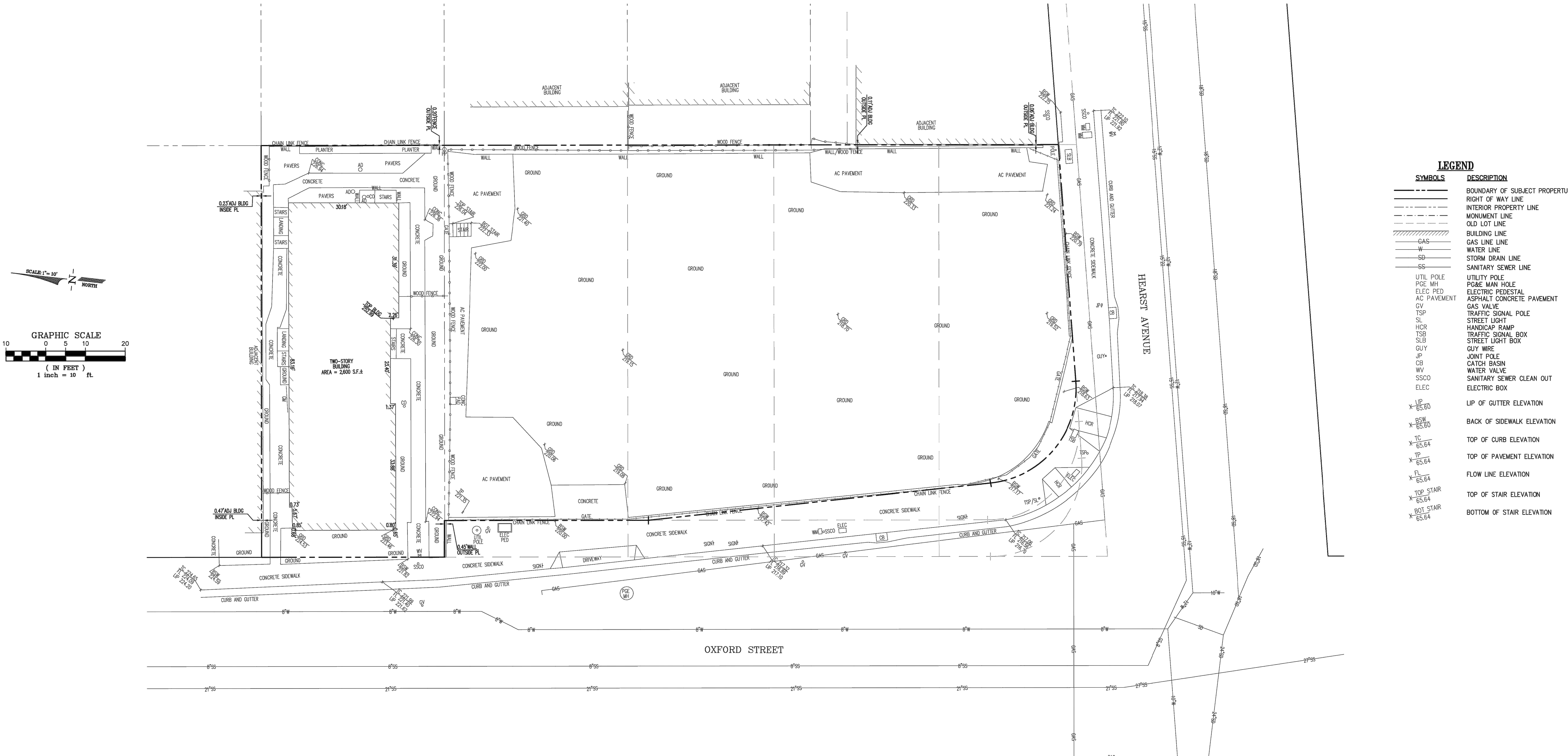
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JOB: 2143

SHEET:

EXISTING
SURVEY

A1.0b



ALTA/NSPS
LAND TITLE SURVEY

OF
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CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
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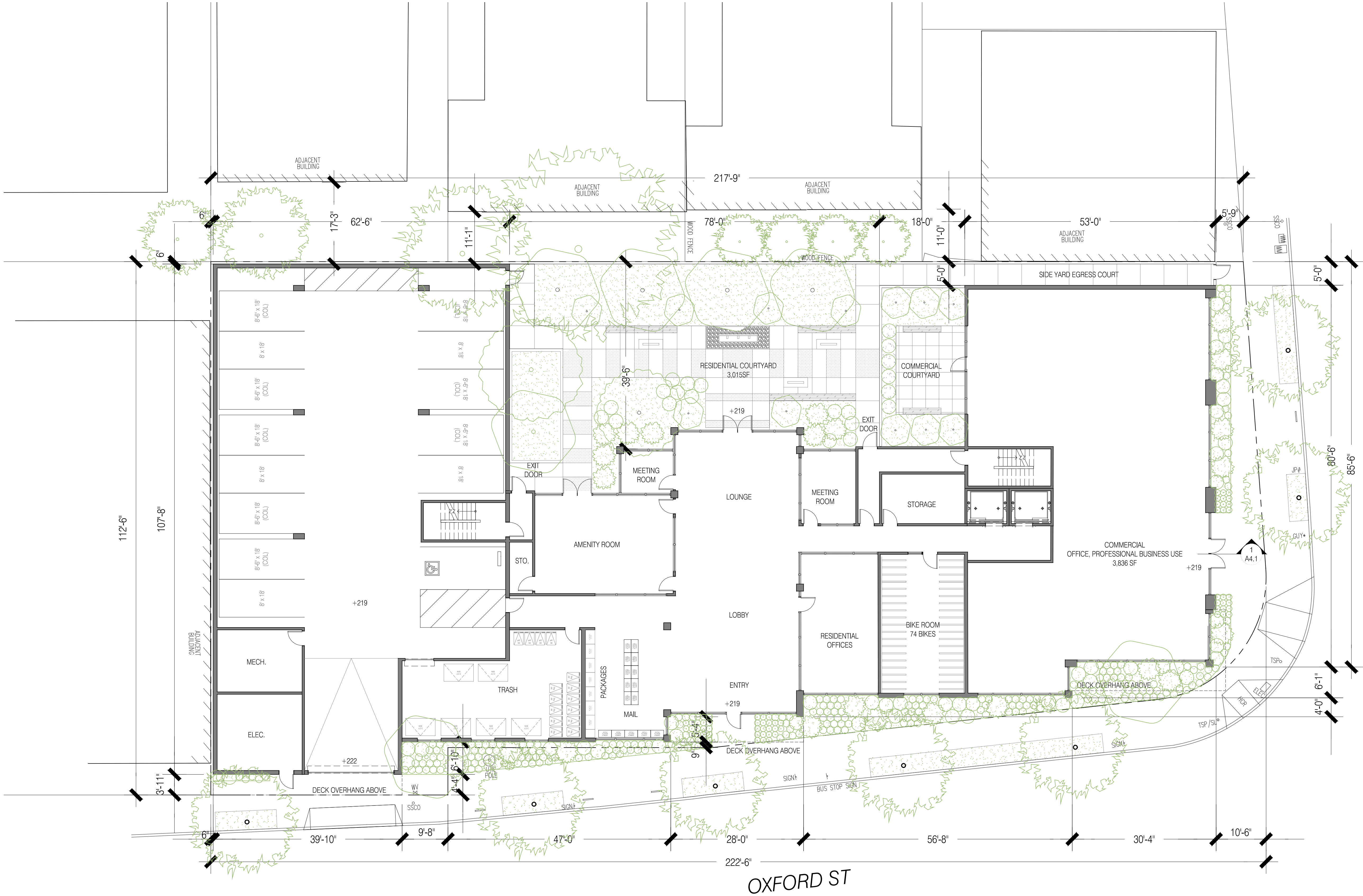
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SHEET:

GROUND LEVEL
PLAN

A2.1



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SHEET:

LEVEL 2
PLAN

A2.2



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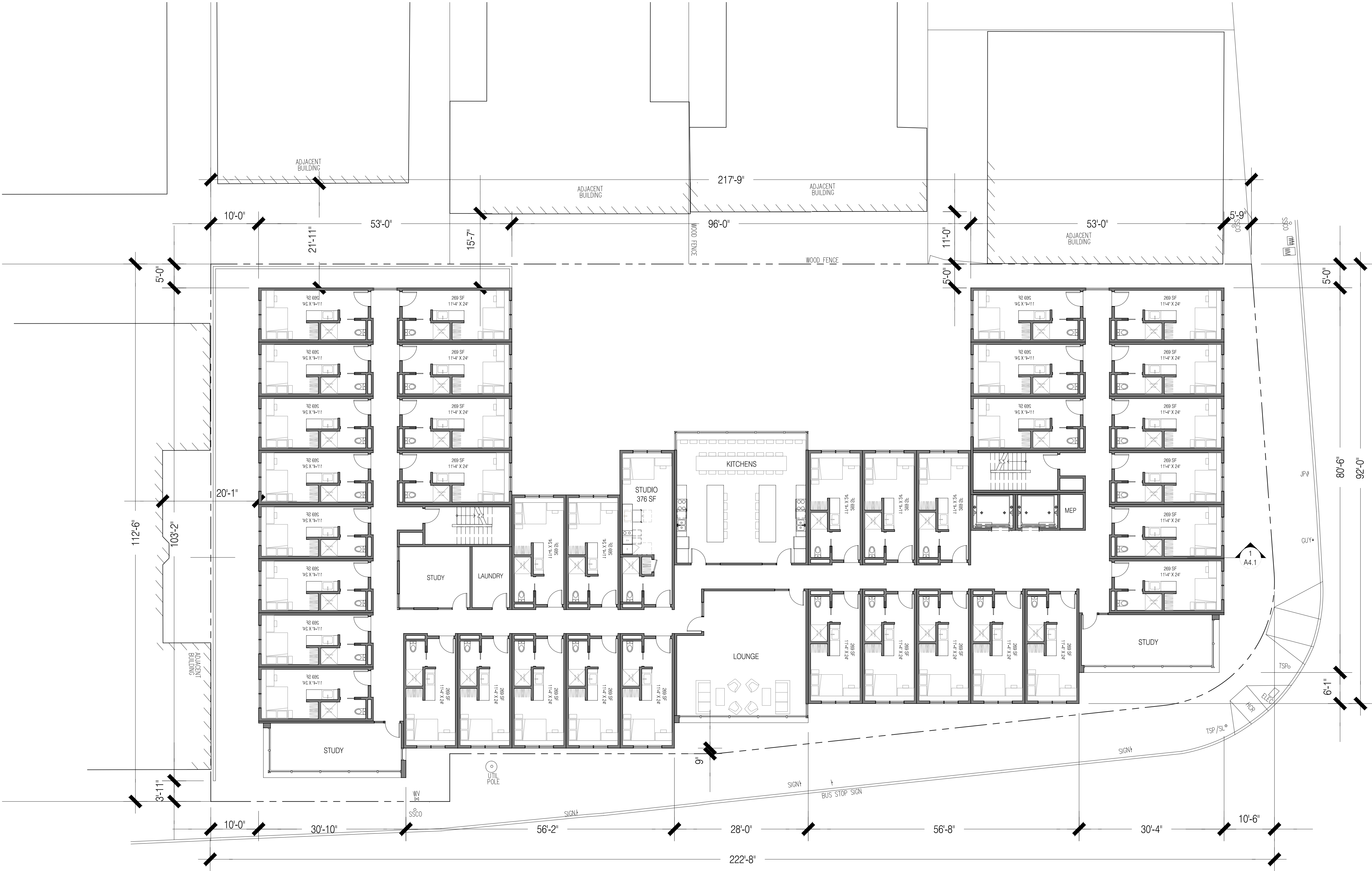
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SHEET:

LEVELS 3-7
PLAN

A2.3



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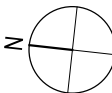
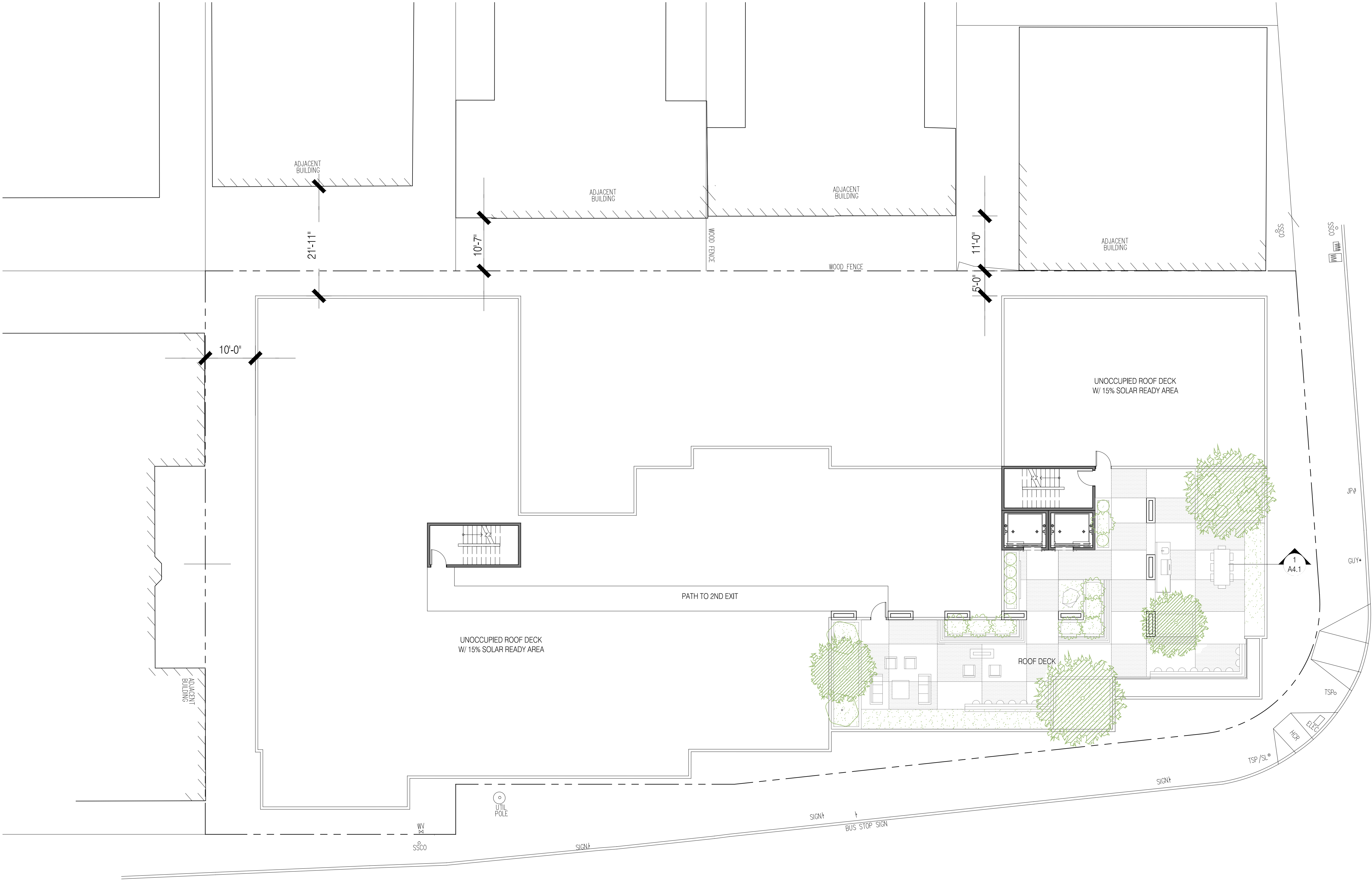
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SHEET:

ROOF
PLAN

A2.4



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SHEET:

BUILDING
ELEVATIONS

A3.1



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JOB: 2143

SHEET:

BUILDING
ELEVATIONS

A3.2



1
A3.2

NORTH ELEVATION

1/16" = 1' - 0" @ 11X17 1/8" = 1' - 0" @ 24X36

0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.3



1
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EAST ELEVATION

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SHEET:

BUILDING
ELEVATIONS

A3.4



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SHEET:

STREET STRIP
ELEVATIONS

A3.5



2
-

STREET STRIP ELEVATION @ HEARST AVE.

3/128"=1'-0" @ 11X17 3/64" = 1'-0" @ 24X36

0 4 8 16 32



1
-

STREET STRIP ELEVATION @ OXFORD ST.

3/128"=1'-0" @ 11X17 3/64" = 1'-0" @ 24X36

0 4 8 16 32



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JOB: 2143

SHEET:

PHOTO CONTEXT
VIEWS

A3.6A

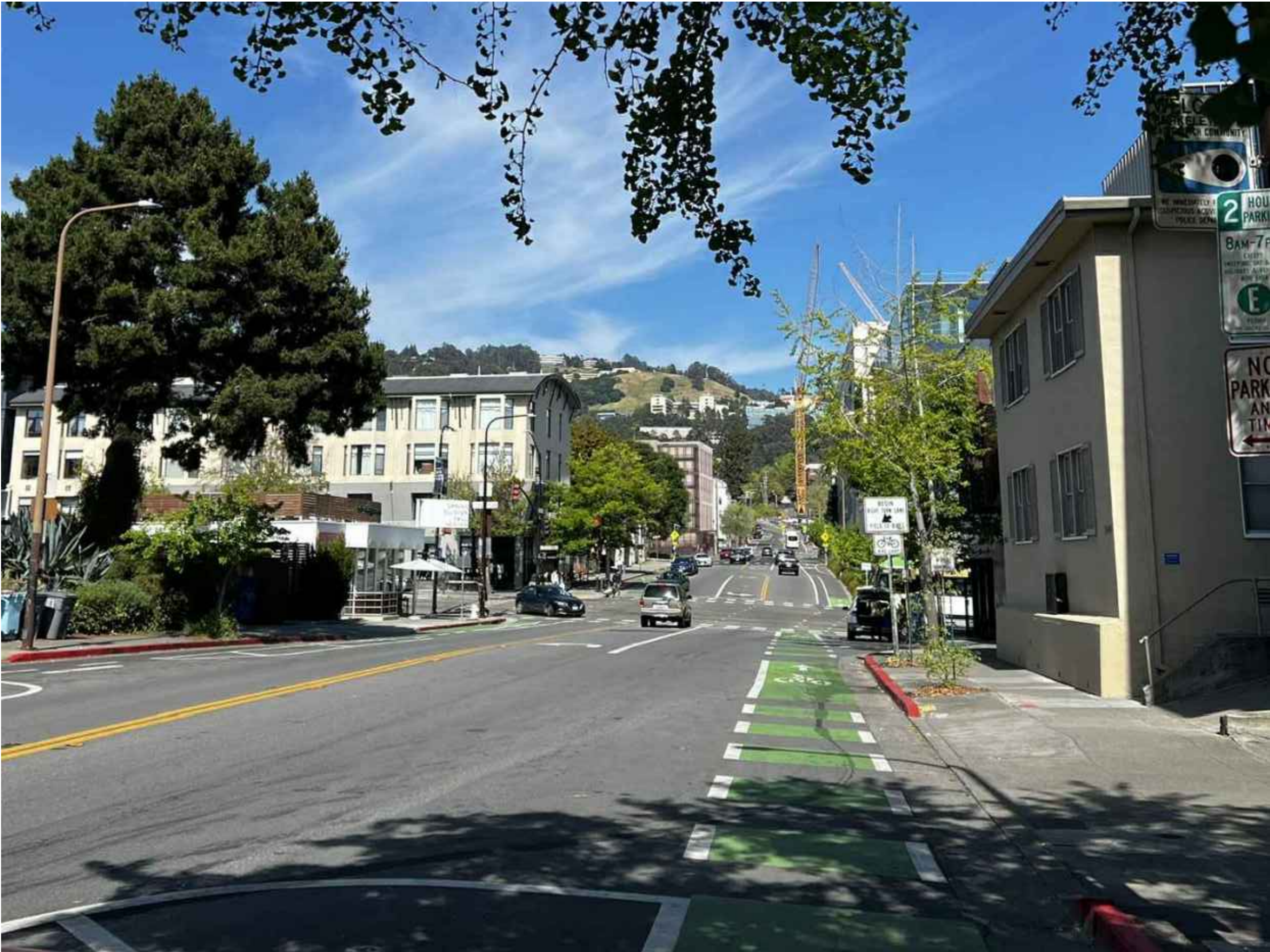
4
OXFORD LOOKING NORTH - AFTER

2
OXFORD LOOKING SOUTH - AFTER



3
OXFORD LOOKING NORTH - BEFORE

1
OXFORD LOOKING SOUTH - BEFORE



2
- HEARST LOOKING EAST - AFTER



1
- HEARST LOOKING EAST - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6B

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SHEET:

PERSPECTIVE
VIEWS

A3.7



1
-
PERSPECTIVE VIEW LOOKING NORTHEAST ALONG OXFORD
N.T.S.

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JOB: 2143

SHEET:

PERSPECTIVE
VIEWS

A3.8



1
-
PERSPECTIVE VIEW LOOKING NORTHEAST ALONG HEARST
N.T.S.

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[illegible]

JOB: 2143

PERSPECTIVE VIEWS

A9.9



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SHEET:

PERSPECTIVE
VIEWS

A3.10



1
-
SIDEWALK VIEW - LOBBY ENTRY
N.T.S.

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10.01.2024 ZONING RESUBMISSION
02.28.2025 ZONING RESUBMISSION
07.17.2025 DRC HEARING SET
01.12.2026 ZAB HEARING SET

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SHEET:

PERSPECTIVE
VIEWS

A3.11



1
-
PERSPECTIVE VIEW LOOKING SOUTHEAST ALONG OXFORD
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SHEET:

PERSPECTIVE
VIEWS

A3.12



1
-
EVENING VIEW LOOKING SOUTHEAST ALONG OXFORD
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SHEET:

PERSPECTIVE
VIEWS

A3.13



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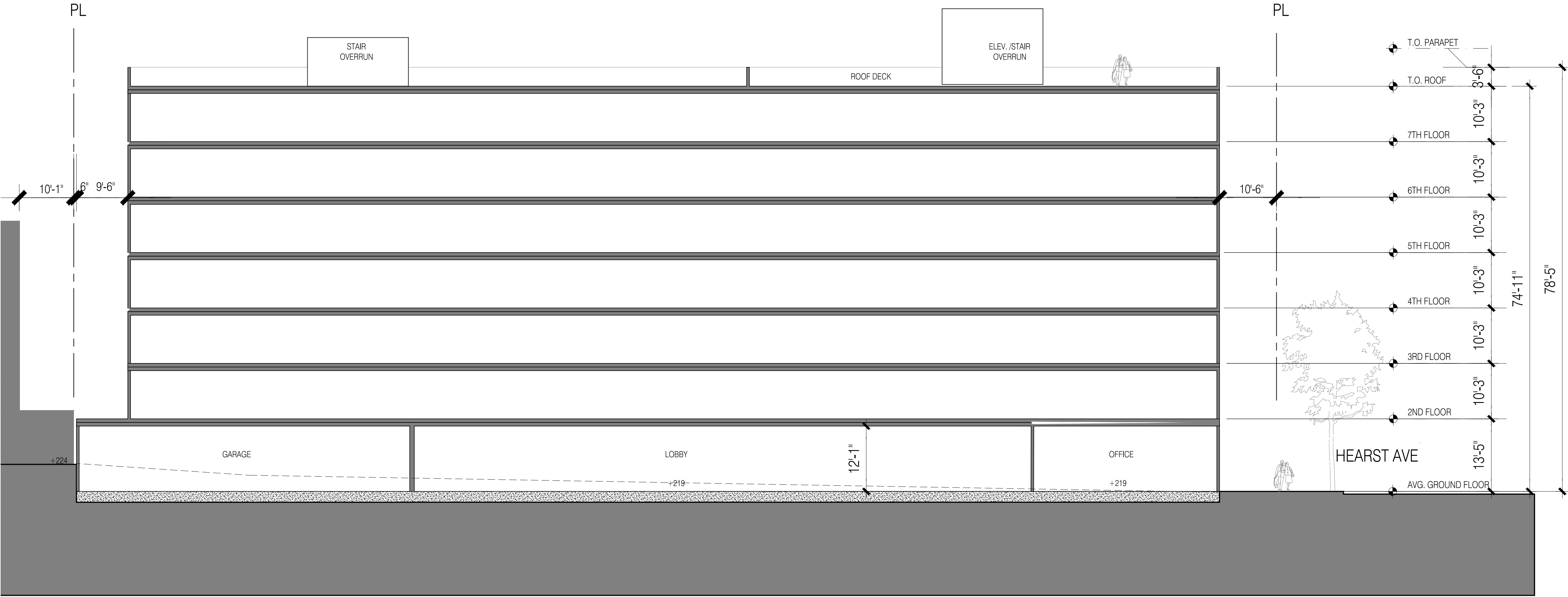
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SHEET:

BUILDING
SECTION

A4.1



CUT AND FILL CALCULATIONS

	CUT/FILL AREA	AVERAGE CUT/FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING and SITE	22,304	5.25	4,337

- EARTHWORK NOTES:
- EARTHWORK QUANTITY IS A ROUGH ESTIMATE BASED ON APPROXIMATE DEPTH OF BOTTOM OF BASEMENT PARKING LEVEL.
 - EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SOIL SWELLING, TRENCH SPOILS, SITE OVER-EXCAVATION REQUIREMENTS.

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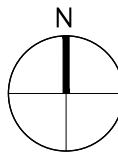
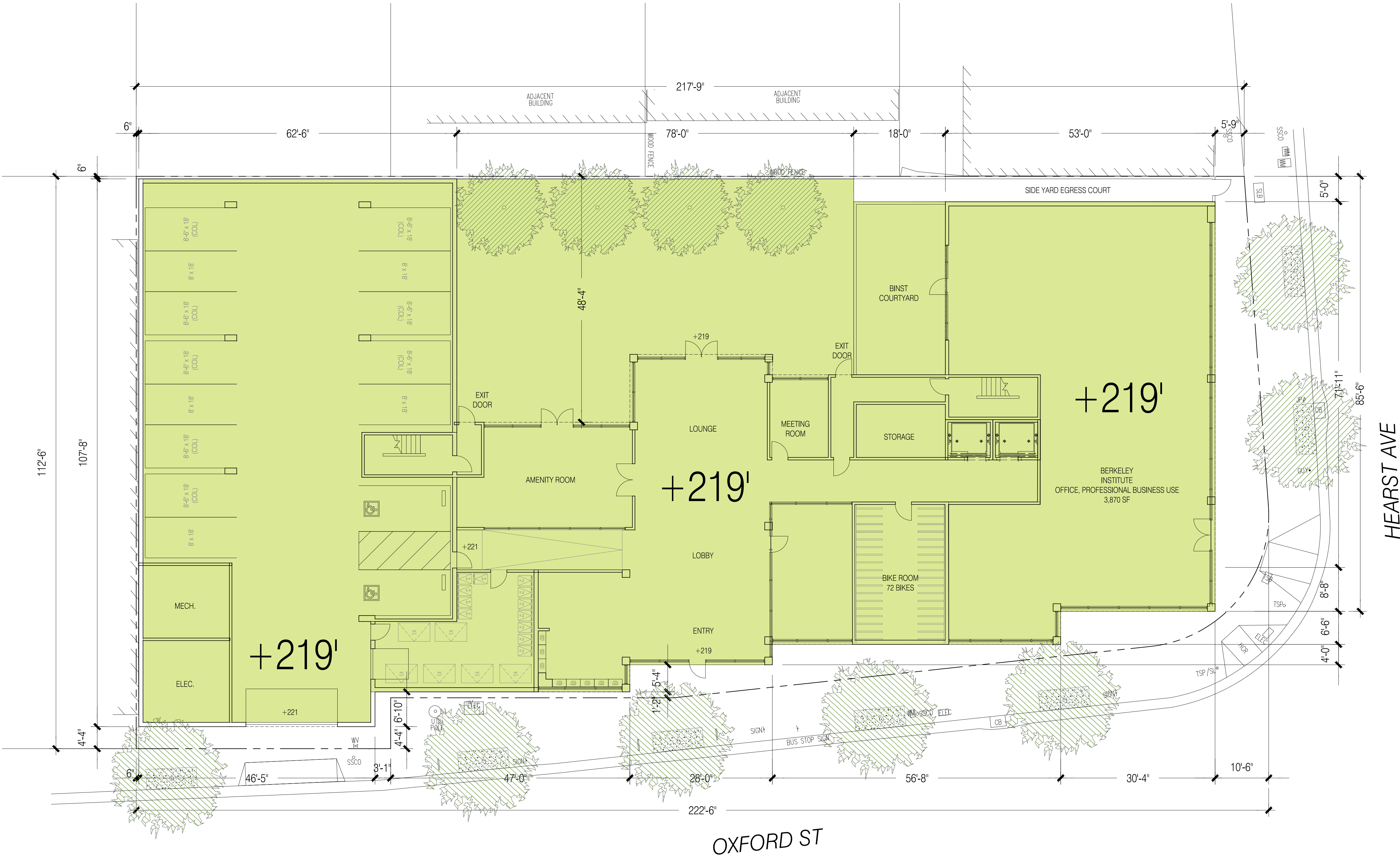
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SHEET:

CONCEPTUAL
GRADING PLAN

A5.0



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SHEET:

BUILDING
MAT

MAT



INSULATED METAL
PANELS



INSULATED METAL
PANELS



METAL INFILL PANEL



1
MAT

WEST ELEVATION

1/16" = 1' - 0" @ 11X17 1/8" = 1' - 0" @ 24X36

0 4 8 16



INSIDEOUT

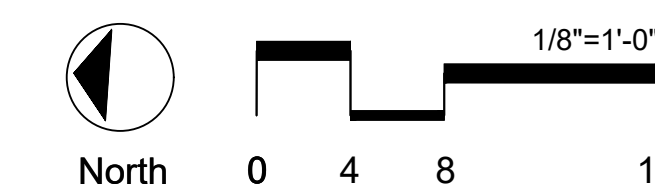
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SHEET:

L1.0





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INSIDEOUT
landscape architecture
6000 Harwood Ave
Oakland CA 94618
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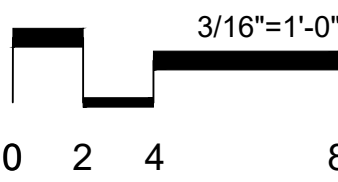
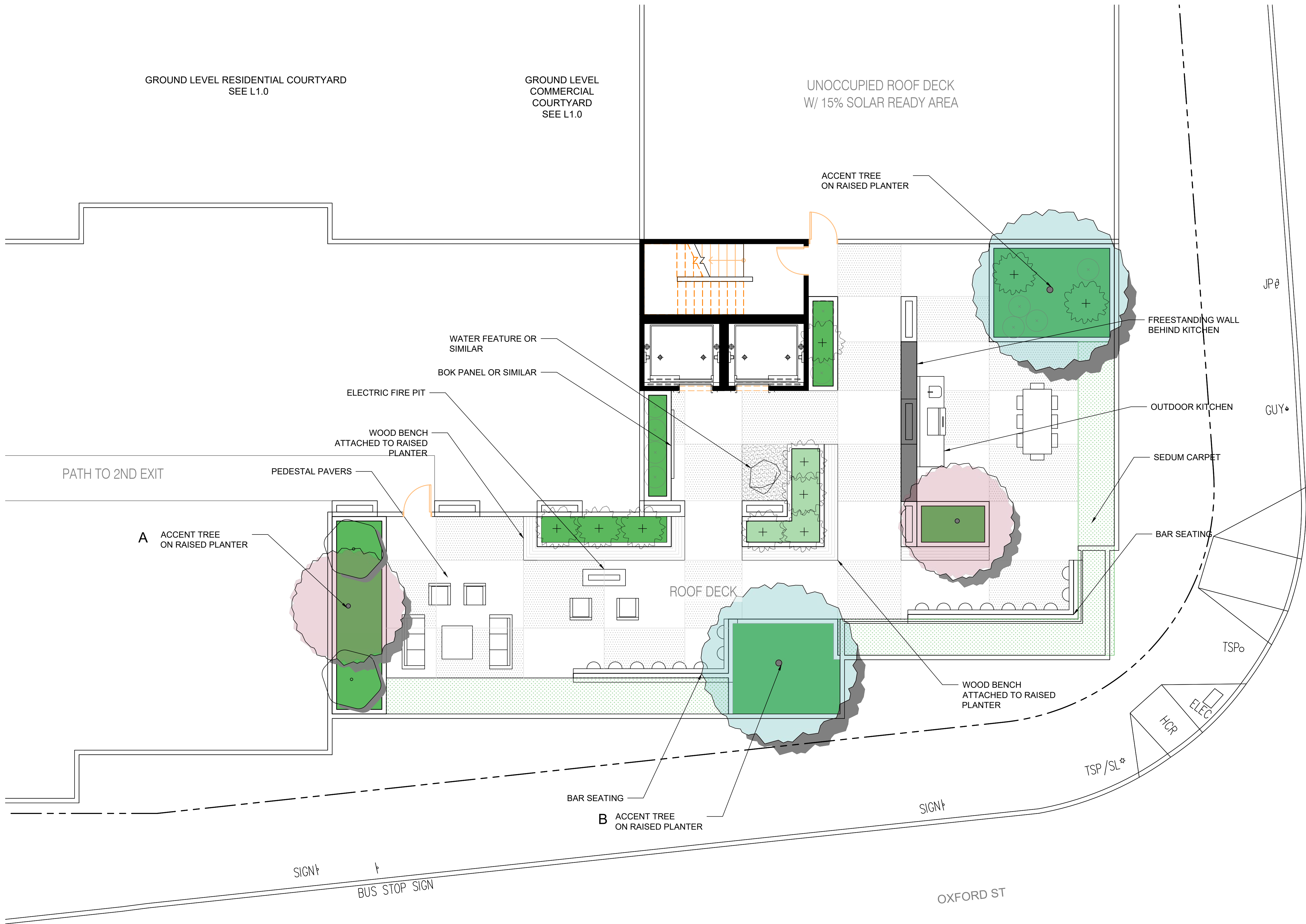
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SHEET:

Landscape Plan
at Roof Deck

L2.0



Index	Latin Name	Common Name	Size	Qty	Spacing	WUCOLS	Exposure	FTP*	Notes + Pollinators Supported	CA Native
Trees										
AB	Acer buergerianum	Trident maple	24" box STF	2	As Shown	M	SU, P	X	Street tree along Hearst Avenue per City Arborist	--
AH	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	24" box	1	As Shown	L	SU, P		Courtyard accent	X
CO	Cercis occidentalis	Western Redbud	24" box STF	5	As Shown	VL	SU, P		Courtyard tree	X
MG	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24" box STF	2	As Shown	M	SU		Roof deck tree	
MV	Magnolia virginiana 'Jim Wilson'	Moonglow Sweet Bay Magnolia	24" box STF	2	As Shown	M	SU		Roof deck tree	
PE	Podocarpus elongatus 'Crystal Blue'	Crystal Blue Fern Pine	15 gallon	13	3'-0"	M	SU, P		Second floor screening tree	
QR	Quercus rugosa	Netleaf oak	24" box STF	5	As Shown	L	SU, P	X	Street tree along Oxford Street per City Arborist	--
Shrubs										
AA	Agave attenuata 'Boutin Blue', 'Nova'	Blue Fox Tail Agave	15 gallon	TBD	36"	L	any			
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	TBD	36"	L	SU, P	X		C
CM	Ceanothus 'Marie Simon'	Marie Simon Ceanothus (pale pink)	15 gallon	TBD	60"	L	SU, P			H
MR	Muhlenbergia rigens	Deer Grass	5 gallon	TBD	42"	L	any	X	Anicla infecta	X
RO	Rhododendron occidentale 'Irene Koster'	Irene Koster Western Rhododendron	15 gallon	TBD	60"	M	PA, SH			C
RS	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	5 gallon	TBD	60"	L	any	X		C
YF	Yucca filamentosa x pallida 'Silver Anniversary'	Silver Anniversary Yucca (spineless)	10 gallon	TBD	48"	L	SU			
Groundcovers and Vines										
AM	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	1 gallon	TBD	18"	L	SU			X
AP	Aristida purpurea	Purple Three-Awn	1 gallon	TBD	18"	L	SU, P		Butterflies, bumblebees and sweat bees.	X
CF	Calamagrostis foliosa	Leafy Reed Grass	1 gallon	TBD	18"	M	any			X
DP	Dudleya pulverulenta	Chalk Dudleya	1 gallon	TBD	as shown	L	SU, P			X
EG	Erigeron glaucus 'Sea Breeze'	Sea Breeze Seaside Daisy	4" pots	TBD	12"	L	any	X		X
EN	Echeveria 'Nodulosa'	Painted Echeveria	1 gallon	TBD	as shown	L	any			--
LA	Lavandula angustifolia 'Munstead'	Munstead Dwarf English Lavender	1 gallon	TBD	15"	L	SU			
LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Blue Wild Ryegrass	1 gallon	TBD	36"	L	any	X		C
NP	Nepeeta x 'Psifke' PP 18,904	Little Trudy Catmint	1 gallon	TBD	15"	L	any			
SA	Salvia apiana 'Compacta'	Dwarf California White Sage	1 gallon	TBD	24"	L	any	X	Hummingbirds.	X
SS	Sedum spathulifolium 'Cape Blanco' or 'Purpureum'	Pacific Stonecrop	1 gallon	TBD	12"	L	any		Caterpillars, butterflies.	X

Note: At least 85% of specified plants will be California native and wildlife-supporting.
X = California native; C = Cultivar of CA native; H = Hybrid of CA native

The diagram shows two building footprints on a site plan. The top footprint is a large, irregular shape with a total area of 1,540 SF. It contains a smaller, dark gray rectangular area labeled 271 SF. The bottom footprint is a large, irregular shape with a total area of 2,067 SF. It contains several smaller, light green rectangular areas. The entire site plan is enclosed in a dashed line.

TOTAL USEABLE AREA = 6,753 SF

TOTAL HARDSCAPE = 3,878 SF

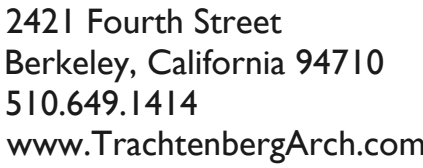
TOTAL LANDSCAPE AREA = 2,875 SF

TOTAL LANDSCAPE % = $(2,875 / 6,753) * 100$

TOTAL LANDSCAPE % = 43%

[illegible]

Architectural floor plan of a building section. The plan shows a long, narrow building with a central corridor and several rooms. The rooms are labeled with dimensions and room types: "10'0\" x 12'0\" BATH", "10'0\" x 12'0\" KITCHEN", "10'0\" x 12'0\" LIVING", "10'0\" x 12'0\" BED", "10'0\" x 12'0\" BATH", "10'0\" x 12'0\" KITCHEN", "10'0\" x 12'0\" LIVING", "10'0\" x 12'0\" BED", "10'0\" x 12'0\" BATH", "10'0\" x 12'0\" KITCHEN", "10'0\" x 12'0\" LIVING", "10'0\" x 12'0\" BED". The plan also shows a "STUDY" and a "DECK". Landscaping is indicated by green hatching and symbols for plants: "Flowering currant, ornamental grasses, and nepeta" and "Blue podocarpus provides screening for neighbors and residents". A "41\" ht. C3 planter, typ." is shown. An "ADJACENT BUILDING" is shown to the right. The plan is oriented with North (N) at the top.



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SHEET:

Landscape Plan at
Second Floor, Plant
List, Water Use +
UOS Space Calcs

L3.0

