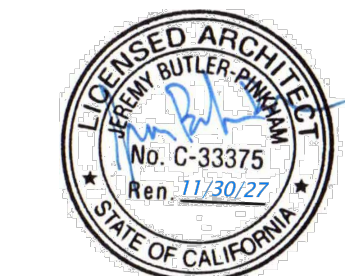


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PEARSON-BLUM RESIDENCE
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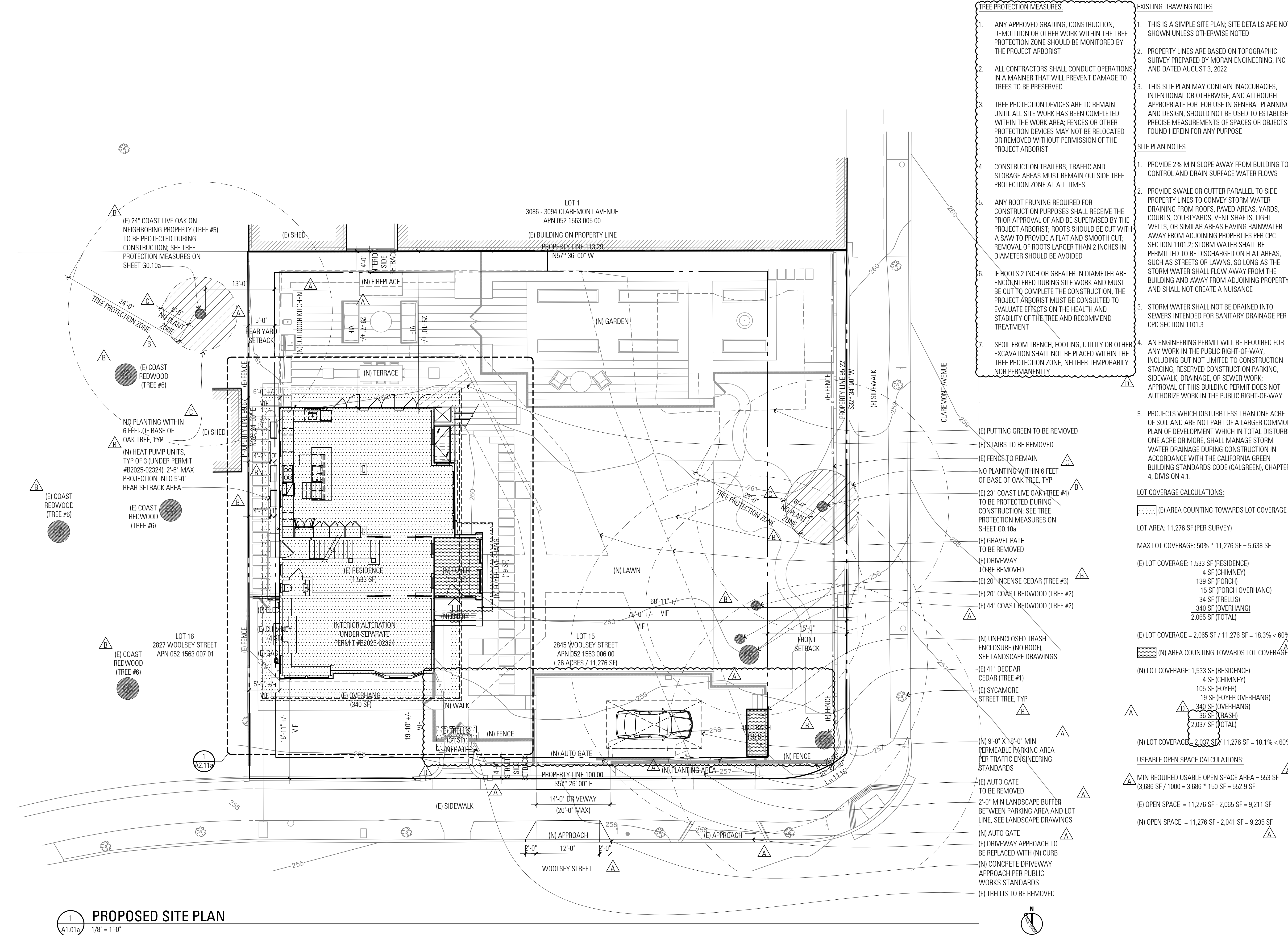
DRAWN BY	JBP
CHECKED BY	JBP
PROJECT NO.	
DATE	ISSUE
02.11.26	SAP APPLICATION
04.30.26	SAP RESUBMITTAL
06.22.26	SAP SECOND RESUBMITTAL
08.14.26	SAP THIRD RESUBMITTAL
09.24.26	SAP FOURTH RESUBMITTAL

LOT 15	2845 WOOLSEY STREET	APN 052 1563 006 00	(.26 ACRES / 11,276 SF)
LOT 16	2827 WOOLSEY STREET	APN 052 1563 007 01	



PROPOSED SITE PLAN

A1.01a



1
A1.01a
PROPOSED SITE PLAN
1/8" = 1'-0"

- TREE PROTECTION MEASURES:**
- ANY APPROVED GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK WITHIN THE TREE PROTECTION ZONE SHOULD BE MONITORED BY THE PROJECT ARBORIST
 - ALL CONTRACTORS SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE TO TREES TO BE PRESERVED
 - TREE PROTECTION DEVICES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED WITHIN THE WORK AREA; FENCES OR OTHER PROTECTION DEVICES MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF THE PROJECT ARBORIST
 - CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONE AT ALL TIMES
 - ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST; ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT; REMOVAL OF ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD BE AVOIDED
 - IF ROOTS 2 INCH OR GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE PROJECT ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT
 - SPOIL FROM TRENCH, FOOTING, UTILITY OR OTHER EXCAVATION SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, NEITHER TEMPORARILY NOR PERMANENTLY

- EXISTING DRAWING NOTES**
- THIS IS A SIMPLE SITE PLAN; SITE DETAILS ARE NOT SHOWN UNLESS OTHERWISE NOTED
 - PROPERTY LINES ARE BASED ON TOPOGRAPHIC SURVEY PREPARED BY MORAN ENGINEERING, INC AND DATED AUGUST 3, 2022
 - THIS SITE PLAN MAY CONTAIN INACCURACIES, INTENTIONAL OR OTHERWISE, AND ALTHOUGH APPROPRIATE FOR FOR USE IN GENERAL PLANNING AND DESIGN, SHOULD NOT BE USED TO ESTABLISH PRECISE MEASUREMENTS OF SPACES OR OBJECTS FOUND HEREIN FOR ANY PURPOSE
- SITE PLAN NOTES**
- PROVIDE 2% MIN SLOPE AWAY FROM BUILDING TO CONTROL AND DRAIN SURFACE WATER FLOWS
 - PROVIDE SWALE OR GUTTER PARALLEL TO SIDE PROPERTY LINES TO CONVEY STORM WATER DRAINING FROM ROOFS, PAVED AREAS, YARDS, COURTS, COURT YARDS, VENT SHAFTS, LIGHT WELLS, OR SIMILAR AREAS HAVING RAINWATER AWAY FROM ADJOINING PROPERTIES PER CPC SECTION 1101.2; STORM WATER SHALL BE PERMITTED TO BE DISCHARGED ON FLAT AREAS, SUCH AS STREETS OR LAWNS, SO LONG AS THE STORM WATER SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTY, AND SHALL NOT CREATE A NUISANCE
 - STORM WATER SHALL NOT BE DRAINED INTO SEWERS INTENDED FOR SANITARY DRAINAGE PER CPC SECTION 1101.3
 - 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

- LOT COVERAGE CALCULATIONS:**
- (E) AREA COUNTING TOWARDS LOT COVERAGE
- LOT AREA: 11,276 SF (PER SURVEY)
- MAX LOT COVERAGE: 50% * 11,276 SF = 5,638 SF
- (E) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
139 SF (PORCH)
15 SF (PORCH OVERHANG)
34 SF (TRELLIS)
340 SF (OVERHANG)
2,065 SF (TOTAL)
- (E) LOT COVERAGE = 2,065 SF / 11,276 SF = 18.3% < 60%
- (N) AREA COUNTING TOWARDS LOT COVERAGE
- (N) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
105 SF (FOYER)
19 SF (FOYER OVERHANG)
340 SF (OVERHANG)
36 SF (TRASH)
2,037 SF (TOTAL)
- (N) LOT COVERAGE = 2,037 SF / 11,276 SF = 18.1% < 60%
- USEABLE OPEN SPACE CALCULATIONS:**
- MIN REQUIRED USABLE OPEN SPACE AREA = 553 SF
(3,886 SF / 1000 = 3.886 * 150 SF = 552.9 SF)
- (E) OPEN SPACE = 11,276 SF - 2,065 SF = 9,211 SF
- (N) OPEN SPACE = 11,276 SF - 2,041 SF = 9,235 SF