



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

FOR COMMISSION ACTION
JUNE 1, 2023

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

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

I. Application Basics

A. Land Use Designations:

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

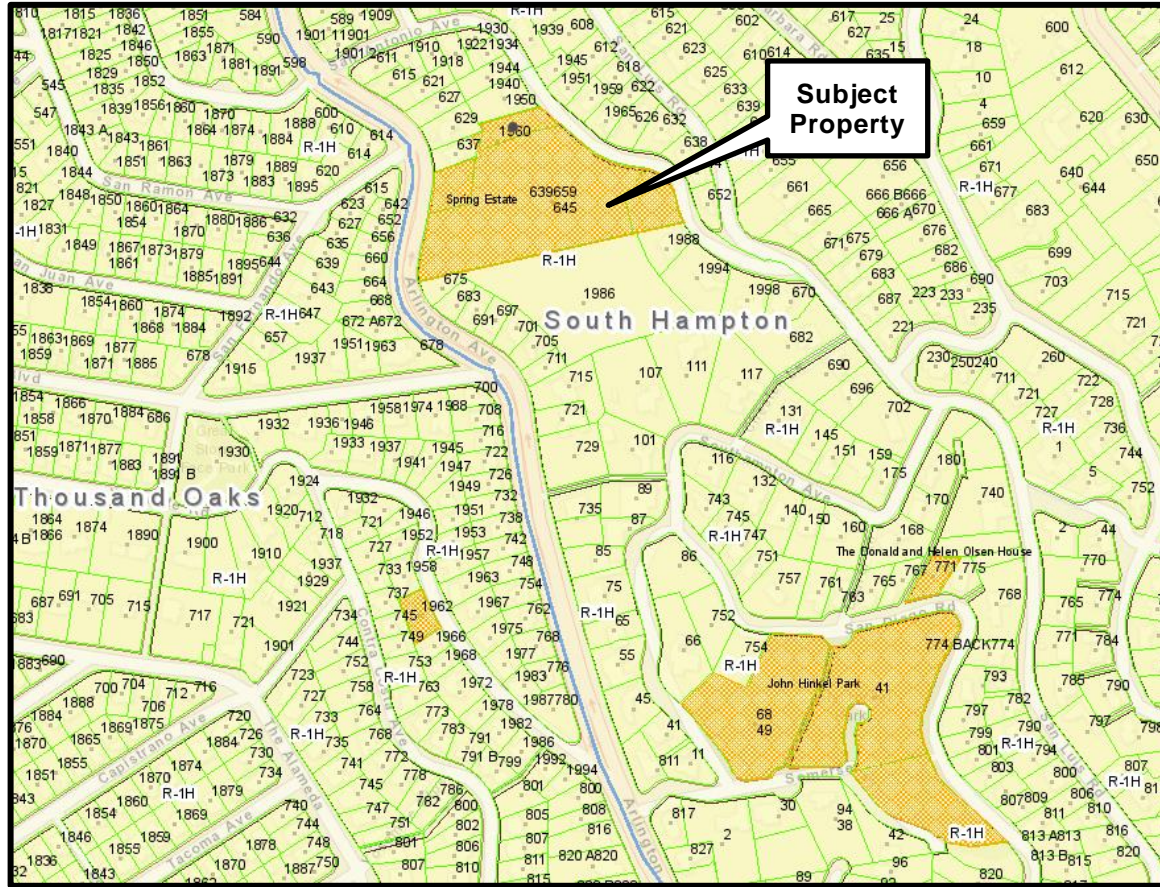
B. CEQA Determination: pending.







C. Parties Involved:

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

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

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished




Figure 2: Proposed site plan

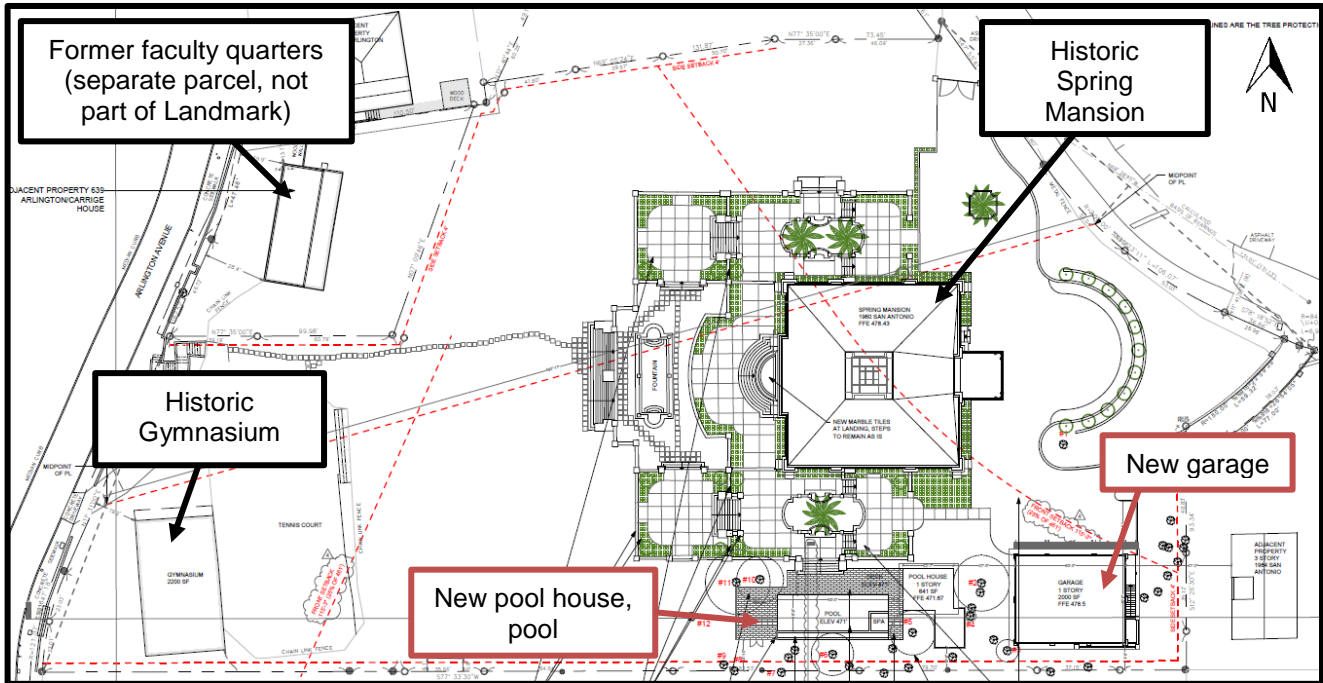


Figure 3: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design).



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



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



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



Figure 9: Proposed east elevation

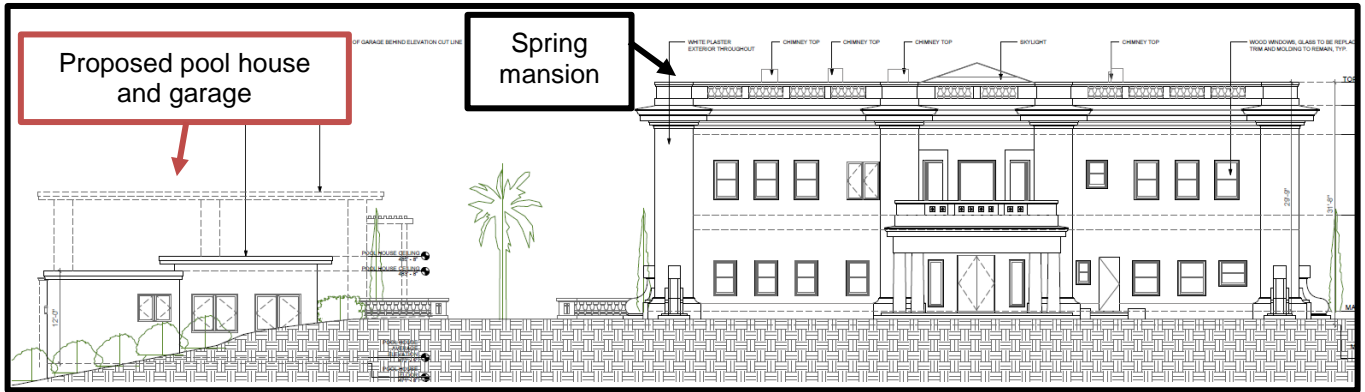


Figure 10: North-south section

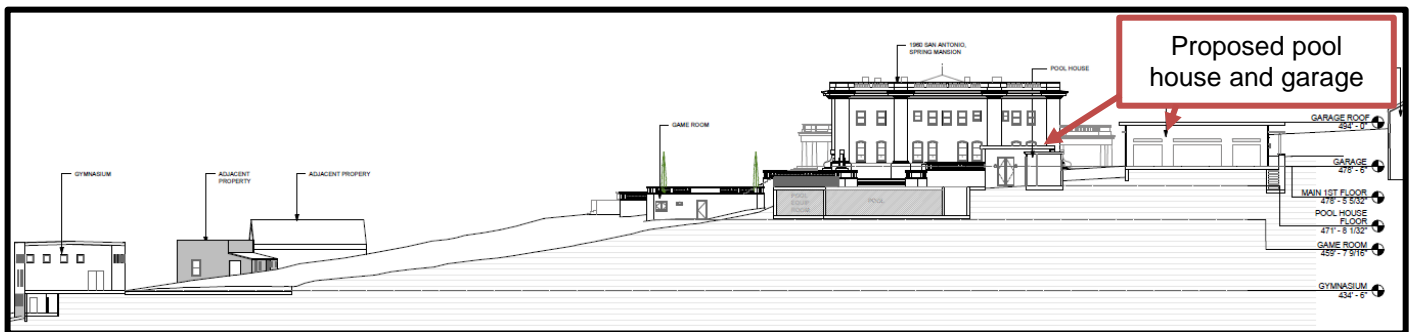
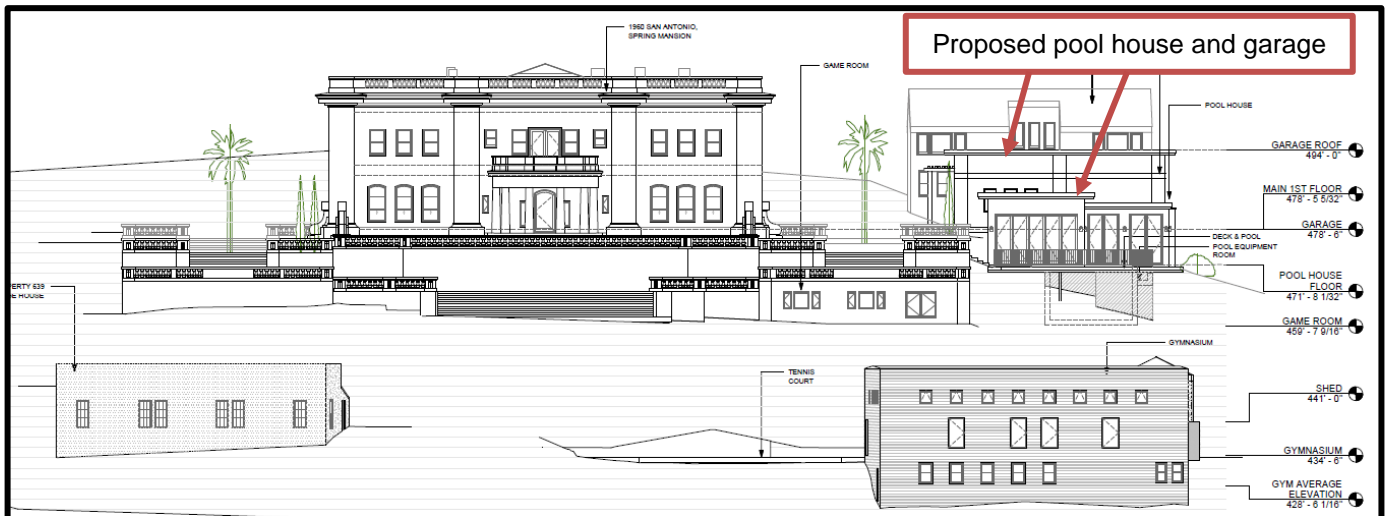


Figure 11: Section from Arlington Avenue



II. Background

Brief History & Site Conditions

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

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

Historically Significant Features:

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

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

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

Application Chronology

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

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

Community Discussion

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

III. Project Description

The applicant proposes to demolish the detached garage, the auditorium building on top of the southwest terrace, and concrete walls, concrete steps, and the fountain near the San Antonio Avenue entrance; repair concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion; rehabilitate the room below the auditorium; modify the driveway area off of San Antonio Avenue; and add a pool, pool house, and new garage. Table 1, below, summarizes the scope of work. The proposed project would comply with many of the ministerial development standards for the R-1 zoning district, but would require approval from the Zoning Officer to add the pool house, add a garage more than 24 feet in length, and add an unenclosed spa.

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

Location	Feature to be Preserved?	Scope of Proposed Work	Project Plans Sheets
Main Building Spring Mansion	Yes	<ul style="list-style-type: none"> ▪ Restore terrace, remove non-historic “cafeteria” addition 	A050, A100-A101B, A108, A201, A301-A302
		<ul style="list-style-type: none"> ▪ Renovate existing recreation room below southwest terrace 	A050, A107, A301-A302
		<ul style="list-style-type: none"> ▪ Repair & replace walkways, retaining walls, railings and balusters 	A100-A101, A301-A302
San Antonio Site Entrance Features (east)	No	<ul style="list-style-type: none"> ▪ Demolish driveway, and replace with new, expanded driveway ▪ Remove existing retaining walls, stairs and fountain, and add replacement retaining walls 	A050, A100-A101
Detached Garage	No	<ul style="list-style-type: none"> ▪ Demolish 2-car garage ▪ Construct new 10-car garage 	A050, A100-A101B, A105, A201-A203, A205, A301-A302
South Yard Area	No	<ul style="list-style-type: none"> ▪ Construct 641 sq. ft, single-story pool house ▪ Excavate and install below-grade swimming pool with decking and equipment enclosure 	A050, A100-A101B, A105, A109, A201-A202, A204, A301-A302
Landscape throughout site	No	<ul style="list-style-type: none"> ▪ New plantings ▪ Preserve oak trees 	L1-L6

IV. Issues and Analysis

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

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

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

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

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

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

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

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

SOI Standard 6

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

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

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

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

SOI Standard 9

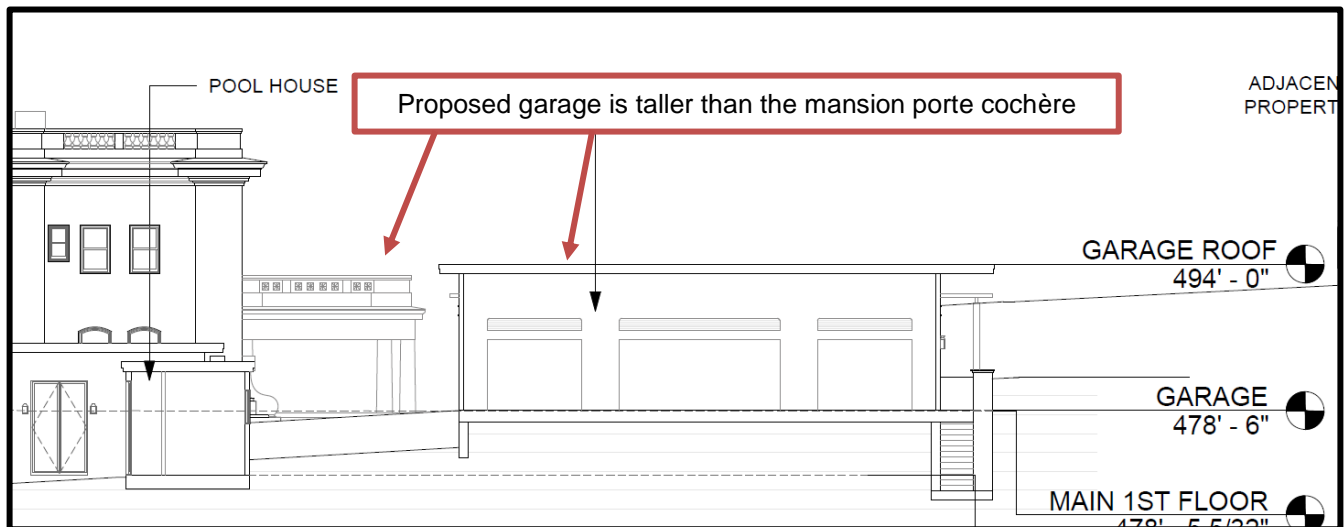
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new

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

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

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

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



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

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

BMC Section 3.24.260, Paragraph C.1

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

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

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

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

V. Rationale for Recommendation

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

- Garage massing and visibility. The height of the garage could be lowered, which would reduce the visual impact of the garage. The applicant has attempted to address the blank walls of the garage, but it is not clear why particular design choices were made. There are some inconsistencies between the floor plan, elevations, and renderings. Congruence between the floor plan, elevations, and renderings could be a condition of approval. The height, size, and details of the garage could be addressed with conditions of approval.
- Pool House. Staff believes revisions to the pool house design successfully addressed to the Commissioners' comments. However, if further refinements are needed, then the Commission can direct staff to include Conditions of approval as needed.
- New expanded driveway. Commissioners' concerns about the amount of proposed asphalt have not been addressed. The driveway design and material could be discussed tonight.

VI. Recommendation

Staff recommends that the Commission:

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

Attachments

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

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

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@cityofberkeley.info (510) 981-7410

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

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

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

CEQA FINDINGS

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

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

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

1. The proposal to rehabilitate the property and add additional residential accessory structures would retain and continue the historic residential use of the property.
2. The historic character of the Spring Estate will be retained and preserved with proposed repairs and replacement of distinctive features, such as the concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion. The proposed new buildings and structures would generally be located south of the mansion and, would not be readily visible from the public right-of-way.
3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development. The proposed garage, pool house, and

pool will have a contemporary design, and will be distinguished from the historic components of the estate.

4. No changes to this property that have acquired historical significance in their own right, have been identified, or are of concern for this project.
5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.
6. Deteriorated historic features of this property will be repaired where feasible, and replaced when repair is not feasible. The historic gymnasium will be rehabilitated (see Condition of Approval 13).
7. Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site would be protected and/or preserved in place per the City's standard conditions and procedures for new construction and excavation.
9. Overall, the new construction would be differentiated and yet compatible with the Spring Estate. The proposed project would retain and would not destroy the historic materials and features of the Spring Estate. The new structures have been designed in a contemporary style with selected materials and finishes that are different than -- and also compatible with -- the Beaux-Arts mansion and features.
10. The proposed new buildings would be constructed south of the mansion, near the side property line; if the new buildings were removed in the future, the essential form and integrity of the Spring Estate would be unimpaired.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:
 - A. The proposal includes rehabilitation of the concrete features around the mansion, and would not adversely affect the historic exterior features.
 - B. The new work would not be readily visible from the public right-of-way, and would be subordinate to the mansion. Therefore, the proposed changes would not adversely affect the special character of this estate designed by John Hudson Thomas.
 - C. As conditioned herein, the historic gymnasium building will be rehabilitated and the property brought into compliance with the Ordinance requirement to maintain designated sites in good repair; BMC Section 3.24.290.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

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

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

5. Indemnification Agreement

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

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

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

7. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
 - A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
 - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of

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

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

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

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. This Structural Alteration Permit is contingent upon Use Permit approval for the project.
11. **Historic Preservation Treatment Plan.** Prior to submittal of any building permit for this project, the applicant shall provide a site-specific historic preservation treatment plan for rehabilitation of the historic gymnasium building, main building terrace and concrete features throughout the site. The plan shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements, and procedures to be implemented during restoration of the gymnasium, terrace, and concrete features, shall confirm structural conditions, and recommend preservation activities, protection measures, and procedures to be implemented. The building permit plan set shall demonstrate compliance with the treatment plan.
12. **Rehabilitation of Historic Gymnasium.** Submittal of a building permit application to rehabilitate the gym is required prior to Landmarks plan check approval of any building permits for new buildings or structures.
13. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
14. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
15. **Details and Materials.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit building details, color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
16. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
17. All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

- 18.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.
- 19.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
- 20.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

GENERAL NOTES

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

BUILDING CODE

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

PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED

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

EXISTING LOT COVERAGE

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

EXISTING LOT COVERAGE %

PROPOSED LOT COVERAGE

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

TOTAL LOT COVERAGE SQ.FT.
PROPOSED LOT COVERAGE %

SCOPE OF WORK

SCOPE OF WORK INVOLVES :

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

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

SPRING MANSION 1960 SAN ANTONIO AVENUE BERKELEY, CA 94707



PROJECT DIRECTORY

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

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

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

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

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

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

SHEET INDEX

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A020	GENERAL INFORMATION
L1	IRRIGATION PLAN
L2	IRRIGATION DETAIL
L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
A050	LOT COVERAGE - EXISTING & PROPOSED
A060	PHOTOS
A070	PHOTOS (MAIN HOUSE)
A080	PHOTOS (OUTDOOR)
A100 4	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A101C	SITE PLAN - SIMPLIFIED
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
A103	MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED
A104 4	MAIN ROOF PLAN - EXISTING & PROPOSED
A105	POOL HOUSE PLANS - PROPOSED
A105A	GARAGE PLANS - PROPOSED
A106	GYMNASIUM PLANS - EXISTING
A107	GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED
A108 4	CAFETERIA - DEMOLITION
A109	POOL EQUIPMENT ROOM PLAN, ELEVATION & SECTION
A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
A202	MAIN ELEVATIONS EAST - EXISTING & PROPOSED
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204 4	POOL HOUSE ELEVATION - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS
A901 4	SHADOW STUDY
A902	GARAGE AND POOL HOUSE RENDERING

PAYMUN

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

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING &
DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

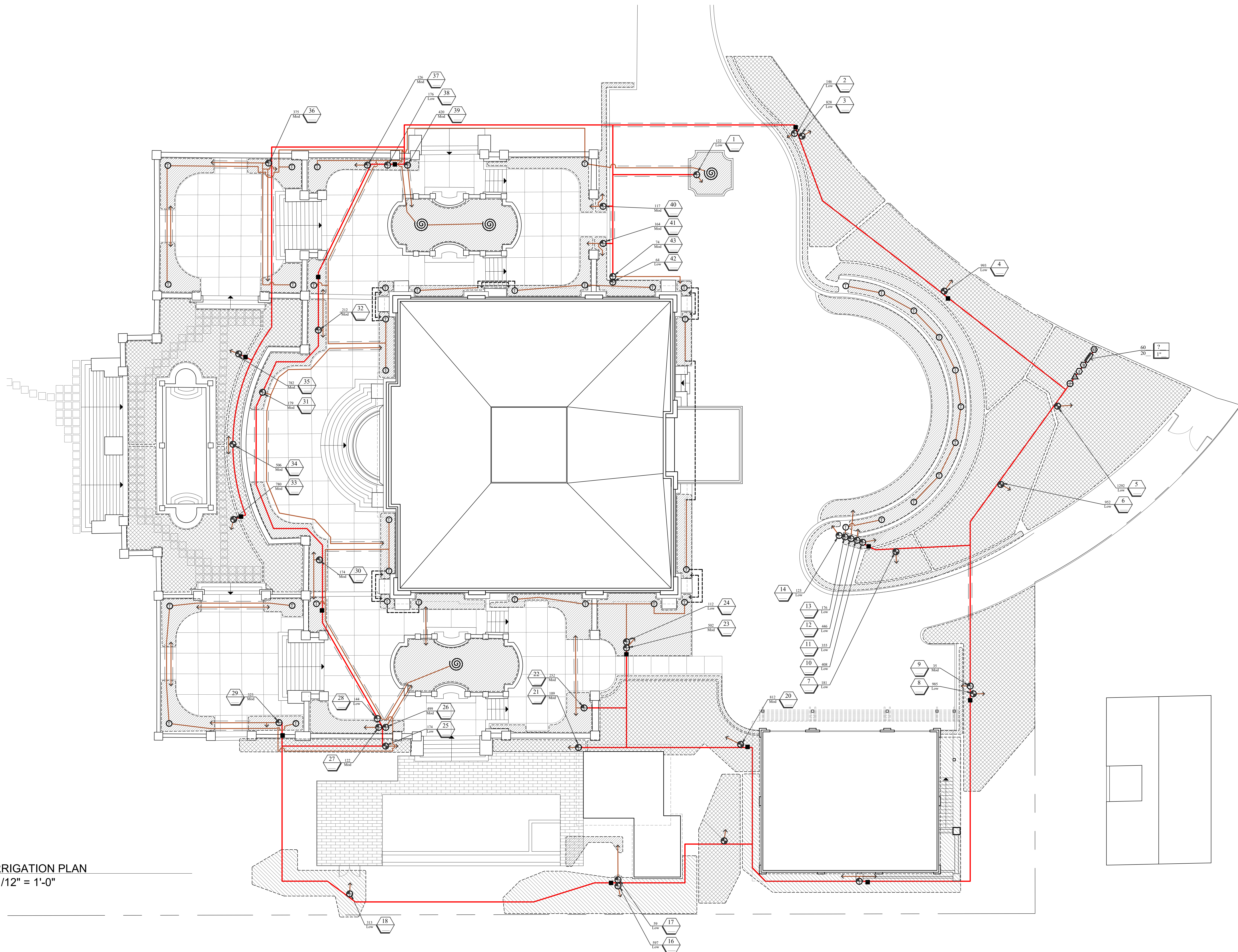
PROJECT DATA

SCALE

AS INDICATED

SHEET NUMBER

A010

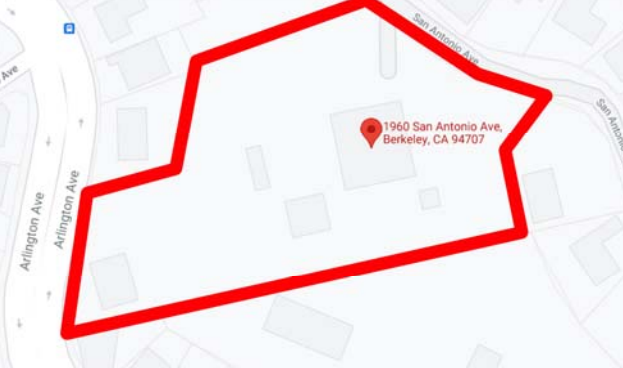


1 IRRIGATION PLAN
1/12" = 1'-0"

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

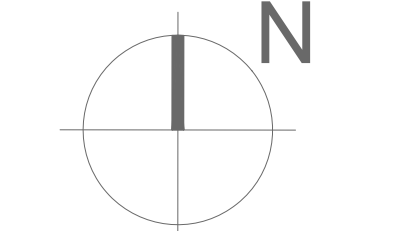


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

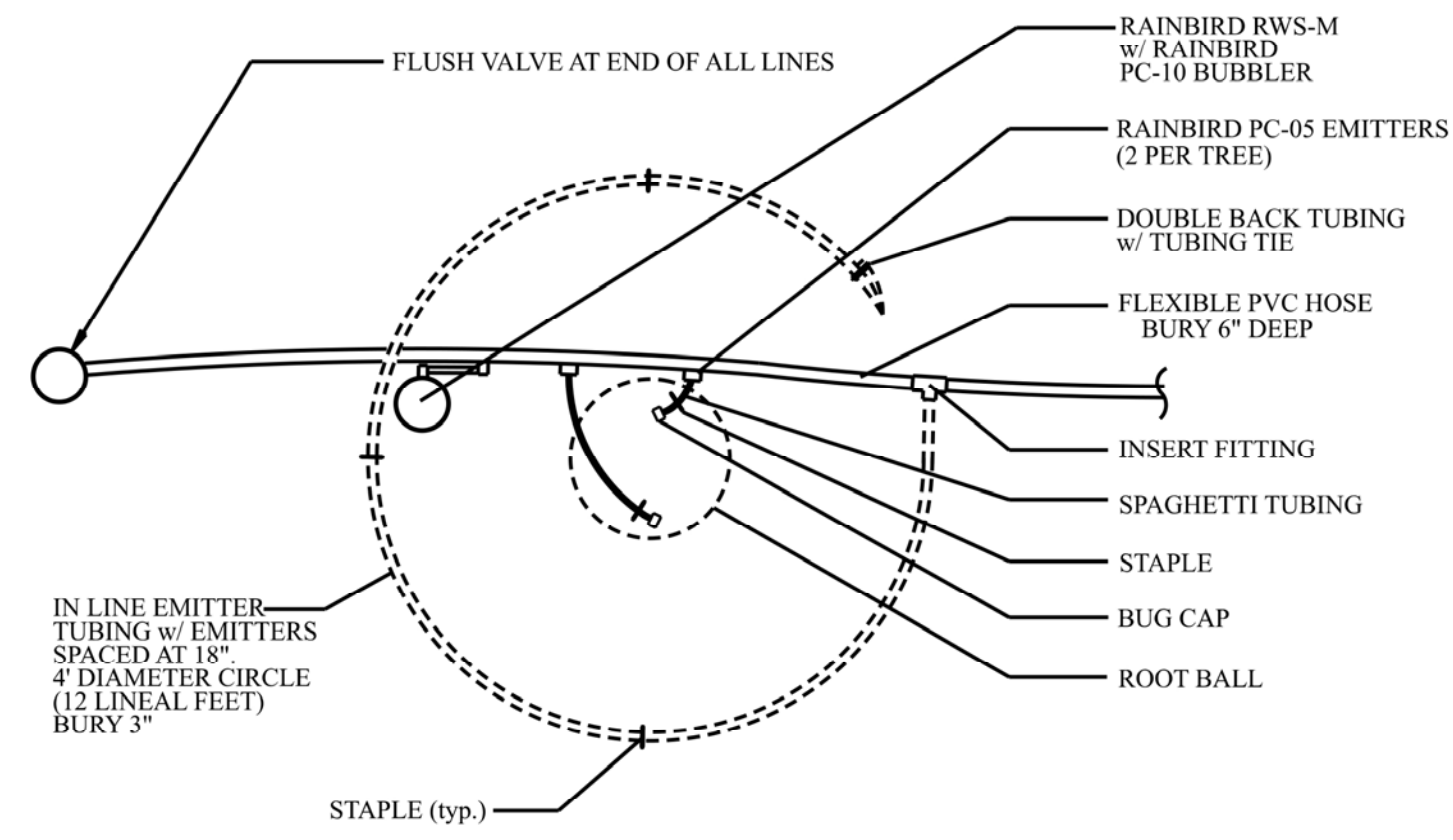
IRRIGATION PLAN

SCALE

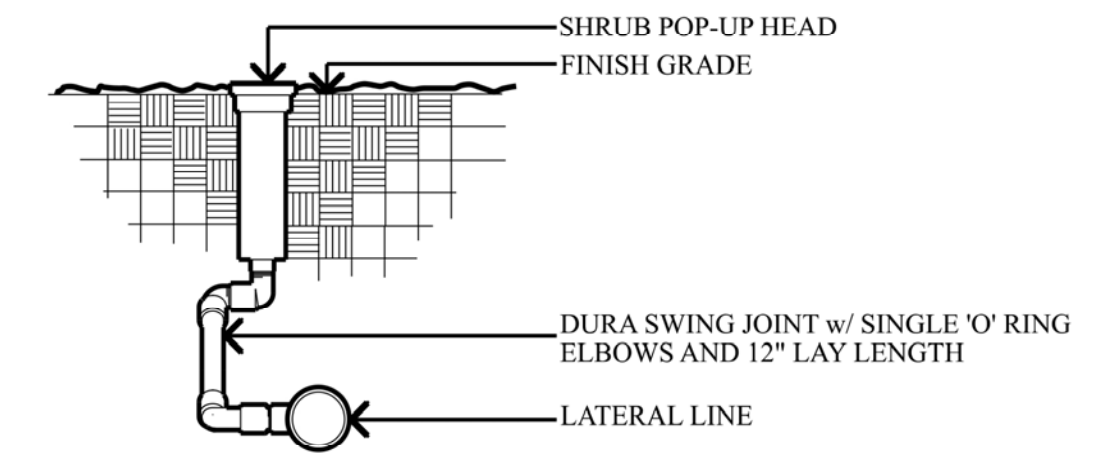
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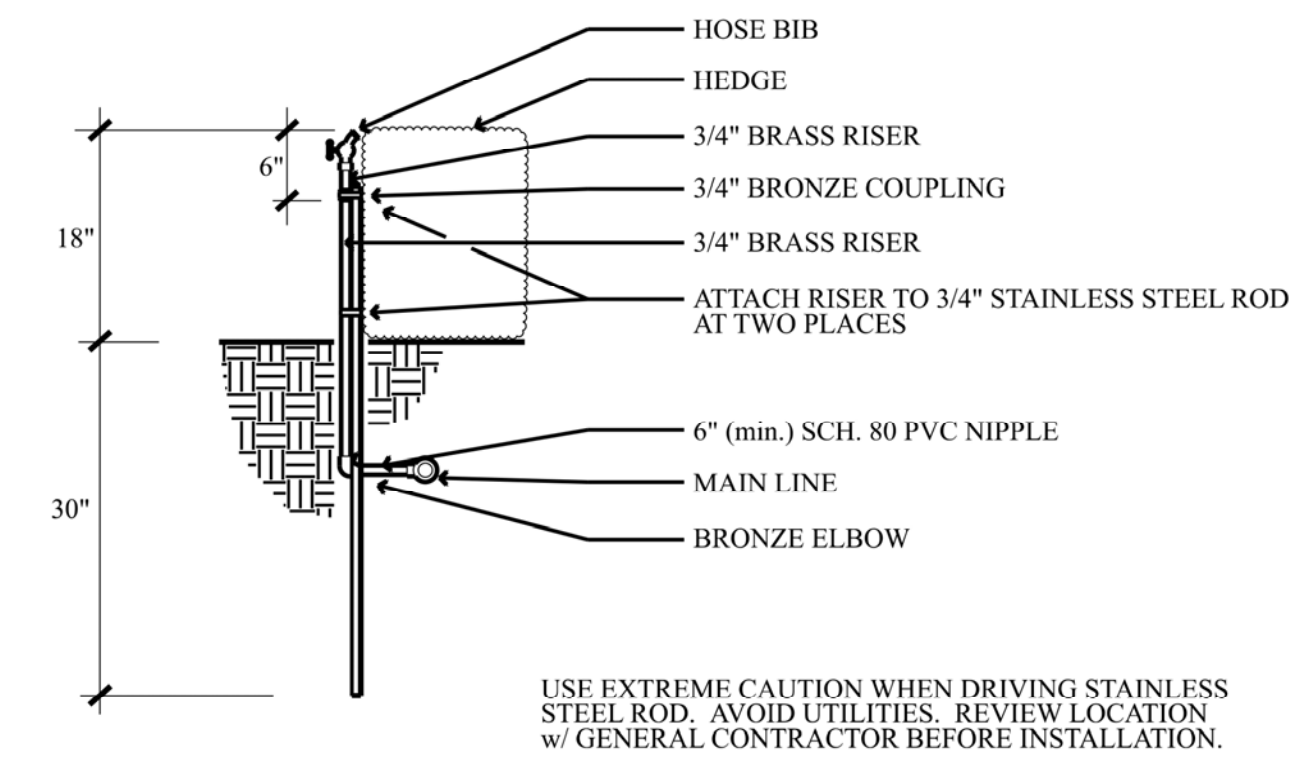
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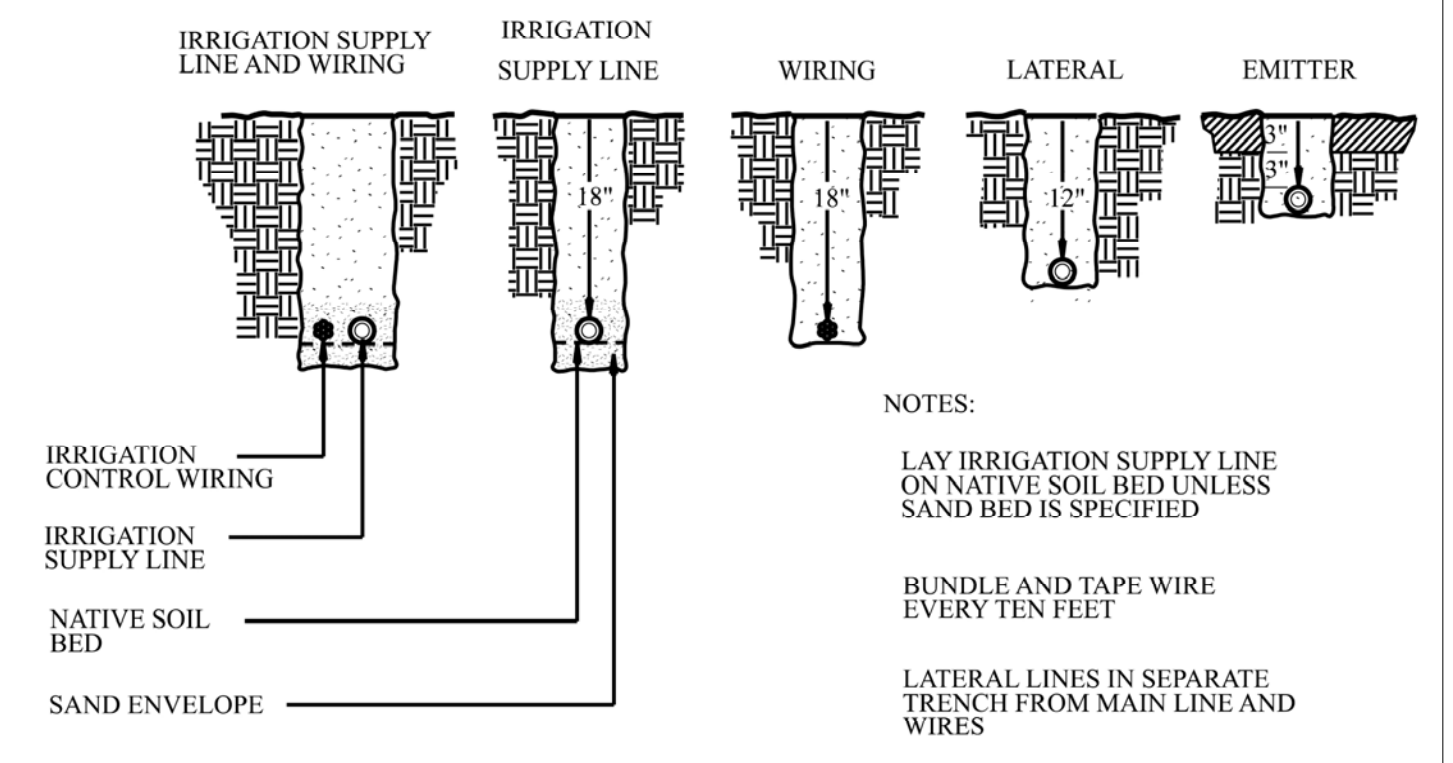
TREE EMITTER LAYOUT (36 gph)



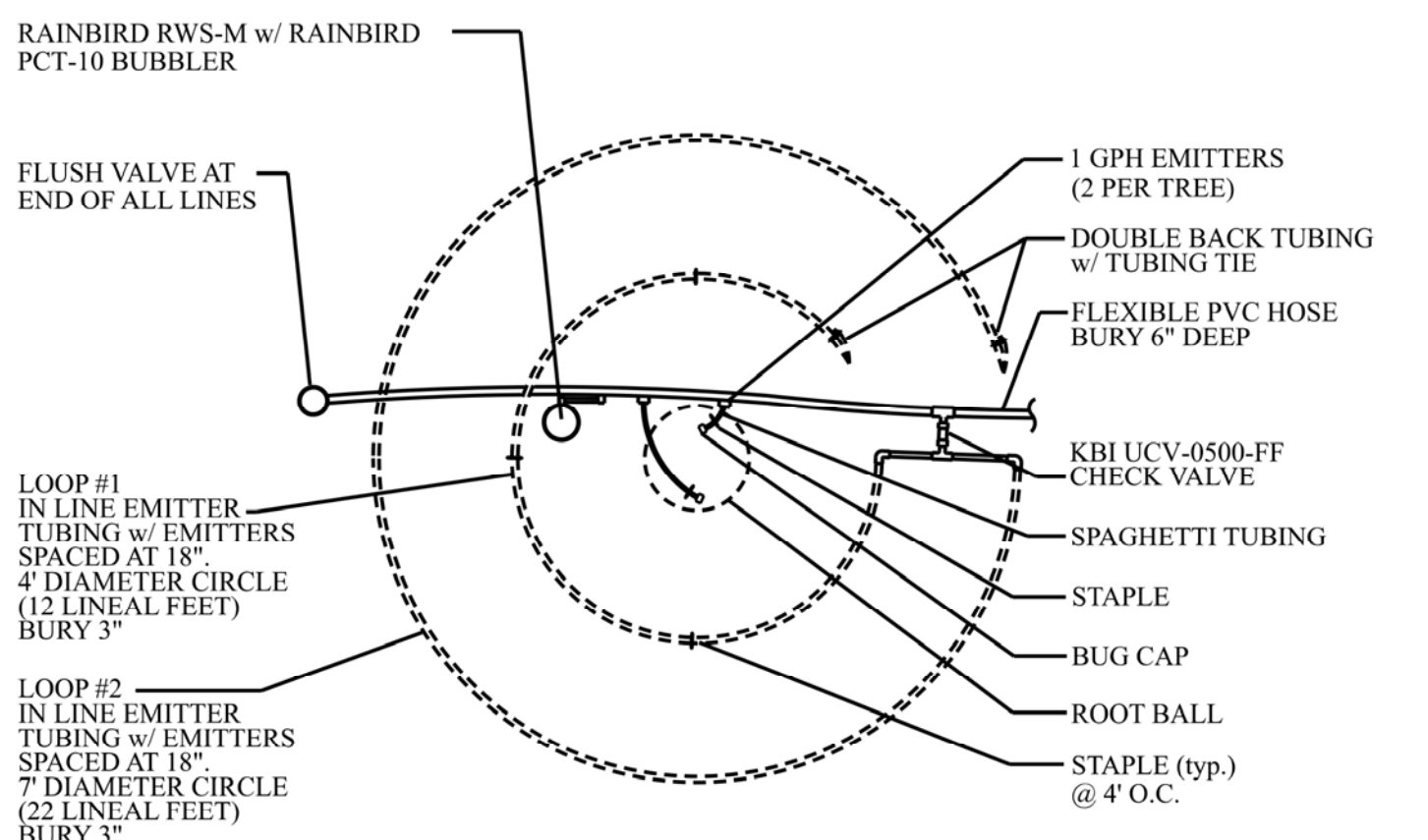
SHRUB POP-UP SPRAY HEAD



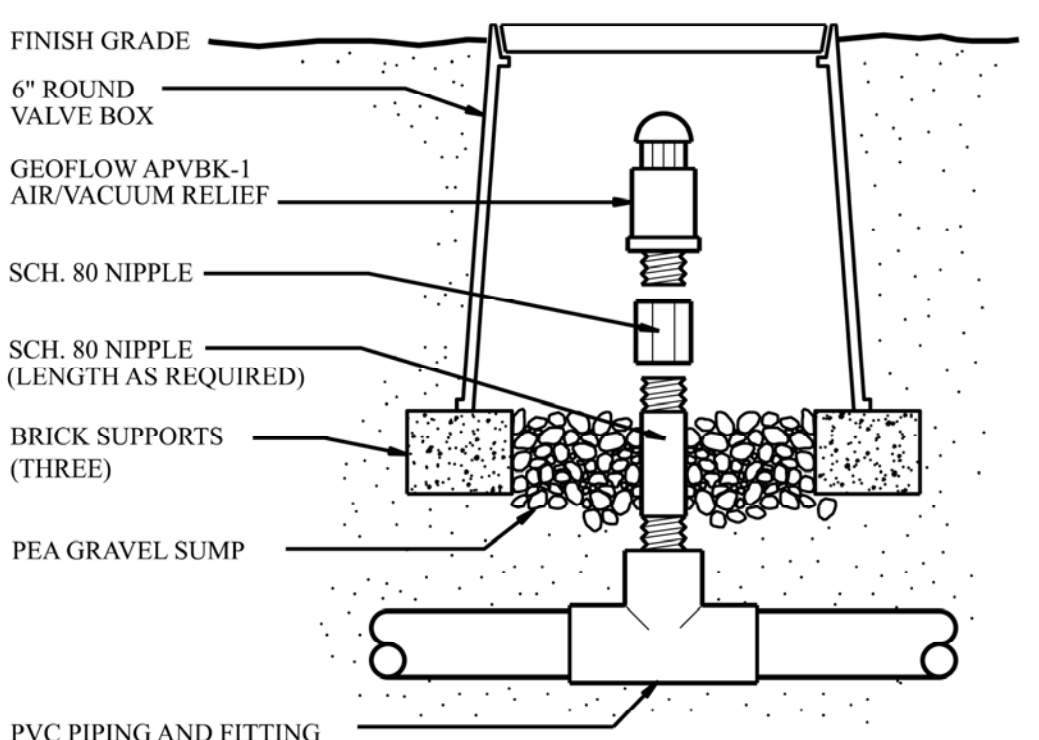
HOSE BIB



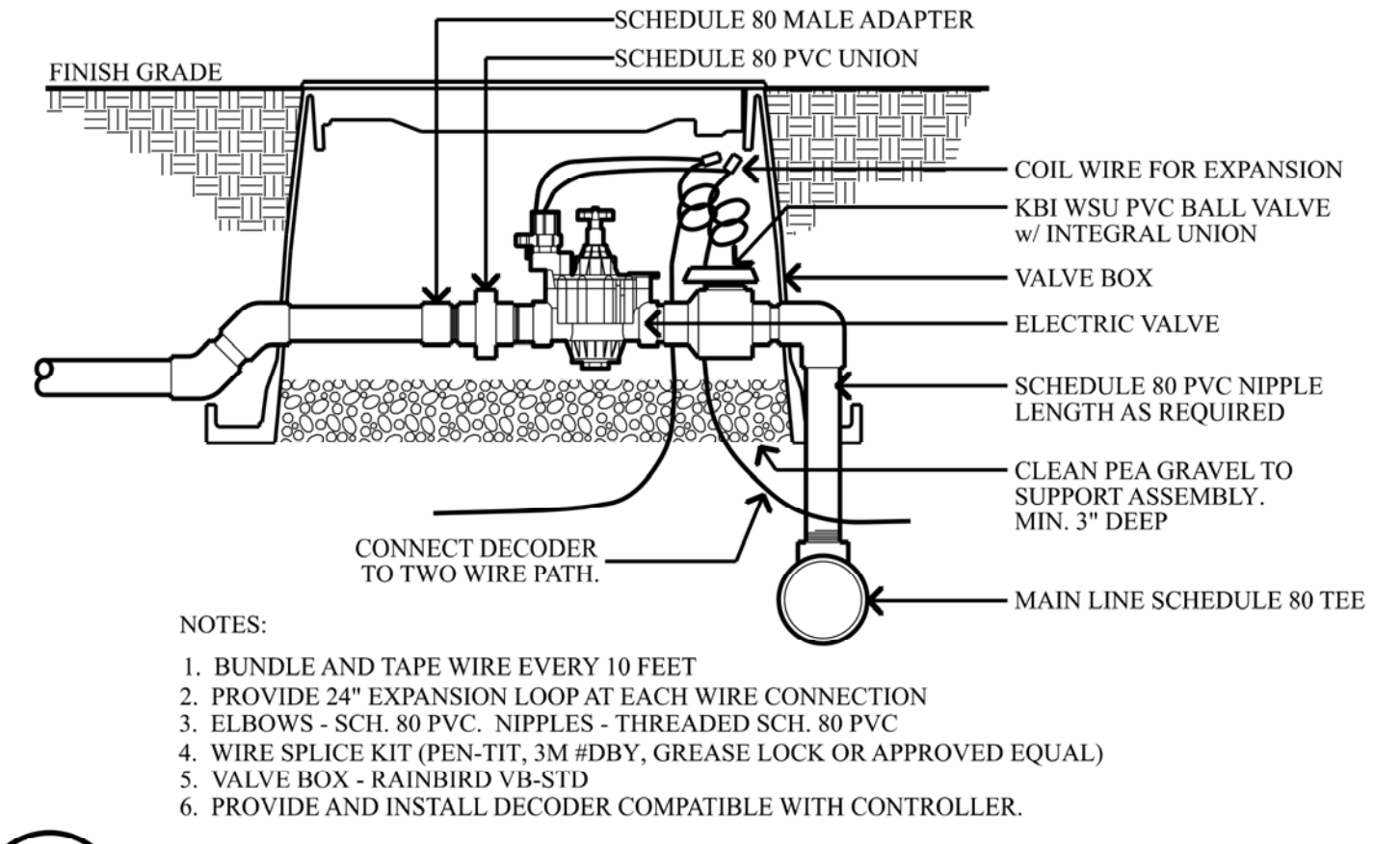
TRENCHING AND INSTALLATION



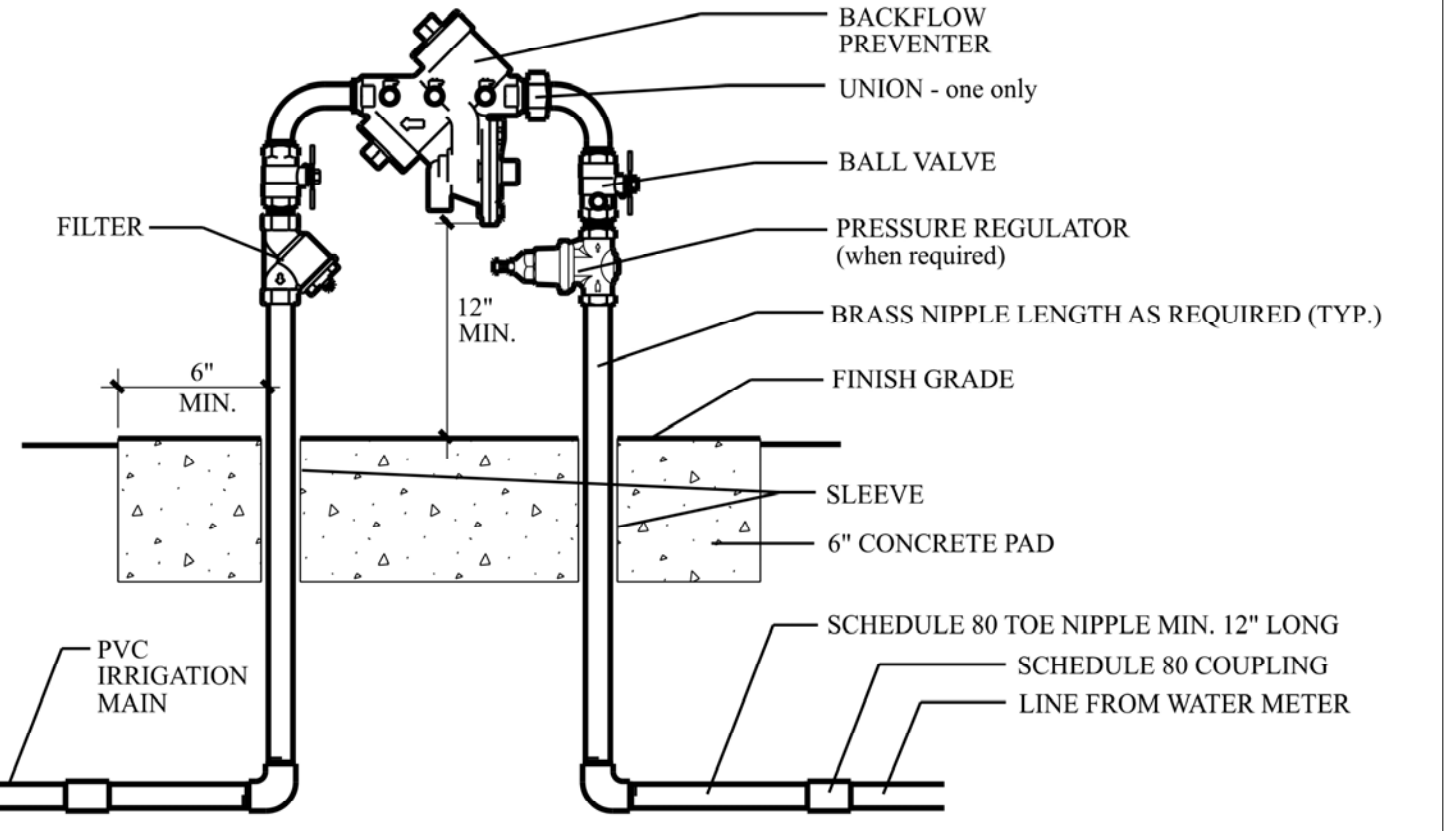
TREE EMITTER LAYOUT - LARGE (33 gph)



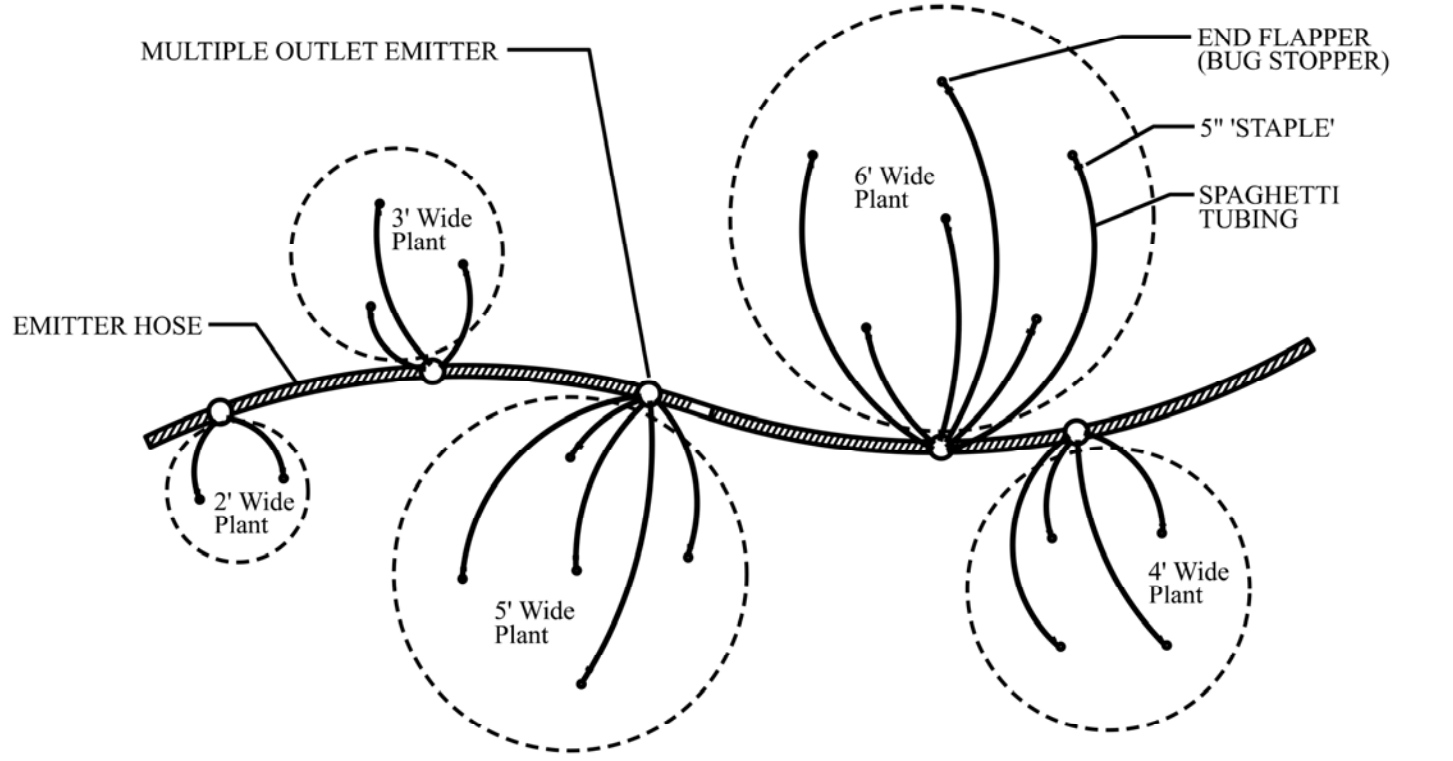
1" AIR/VACUUM RELIEF



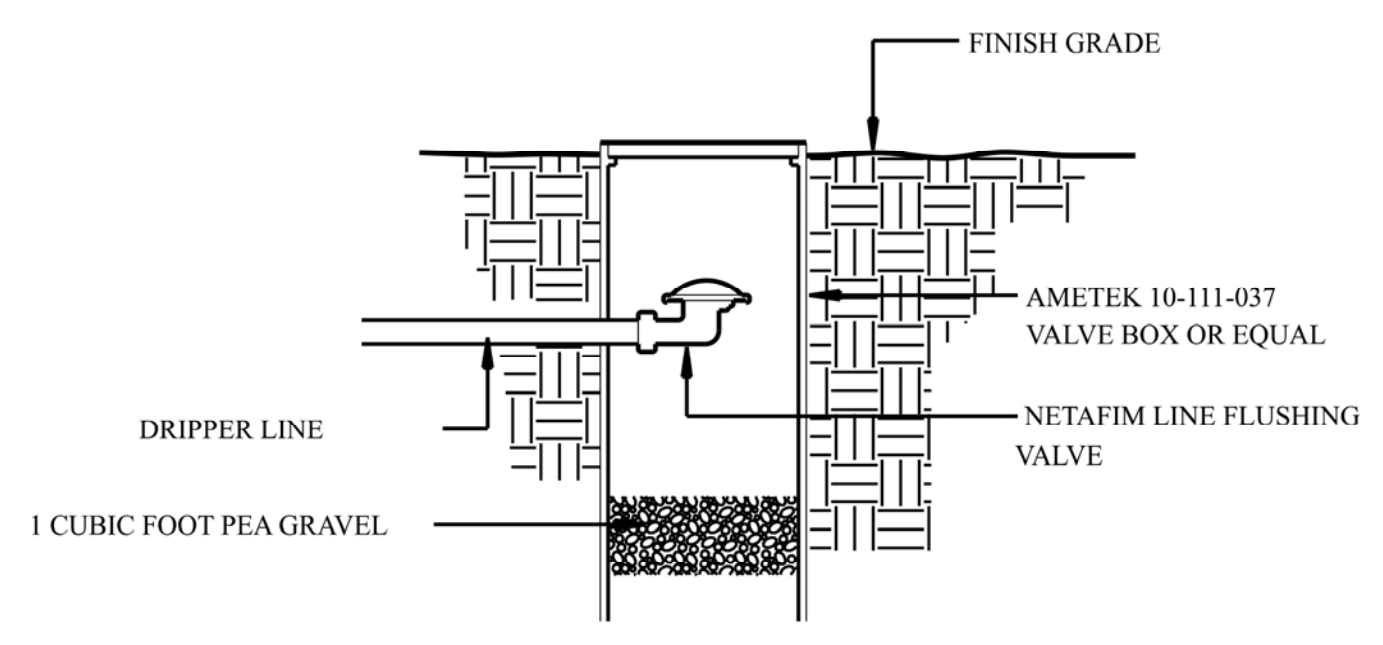
REMOTE CONTROL VALVE - TWO WIRE



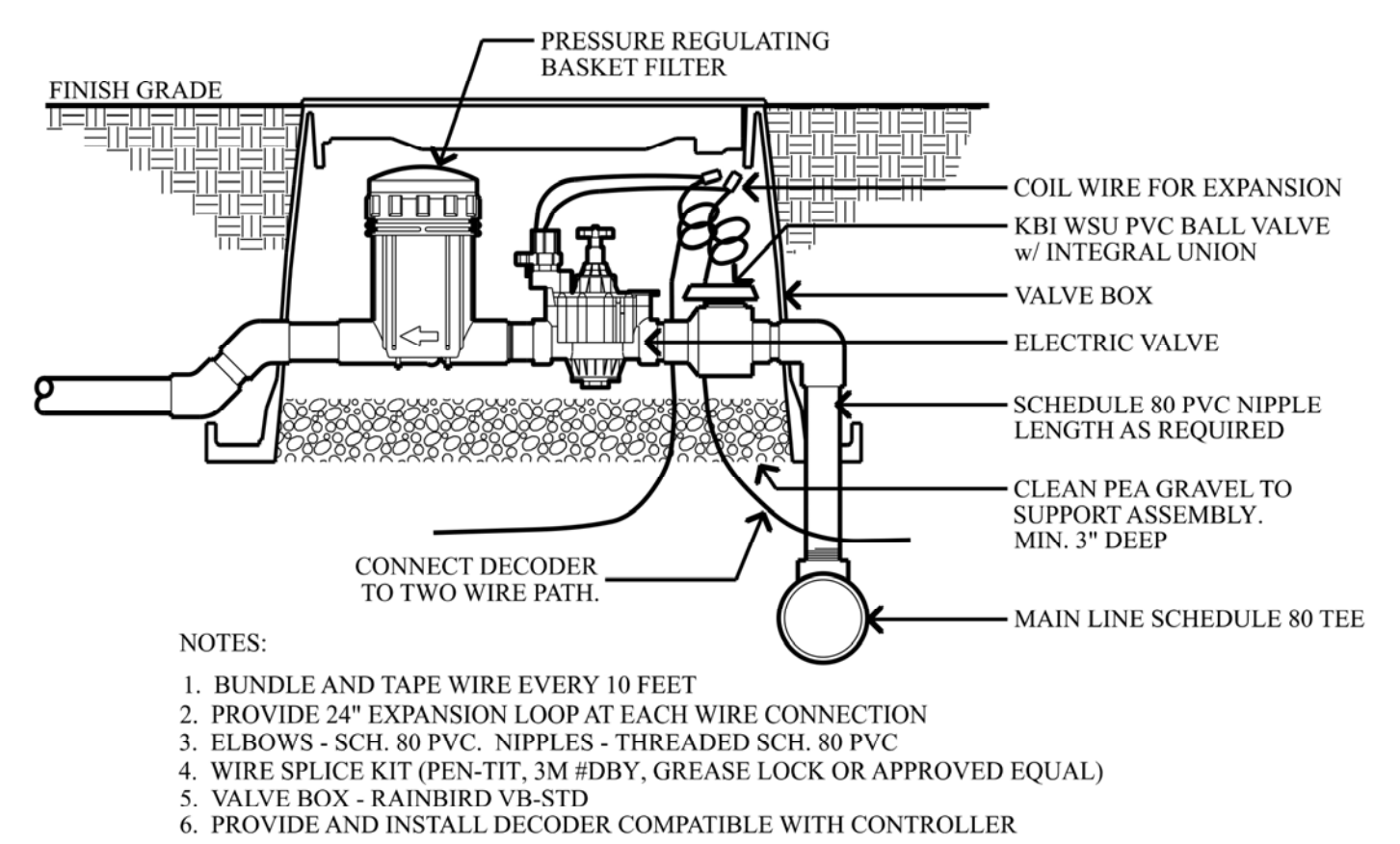
REDUCED PRESSURE BACKFLOW PREVENTER



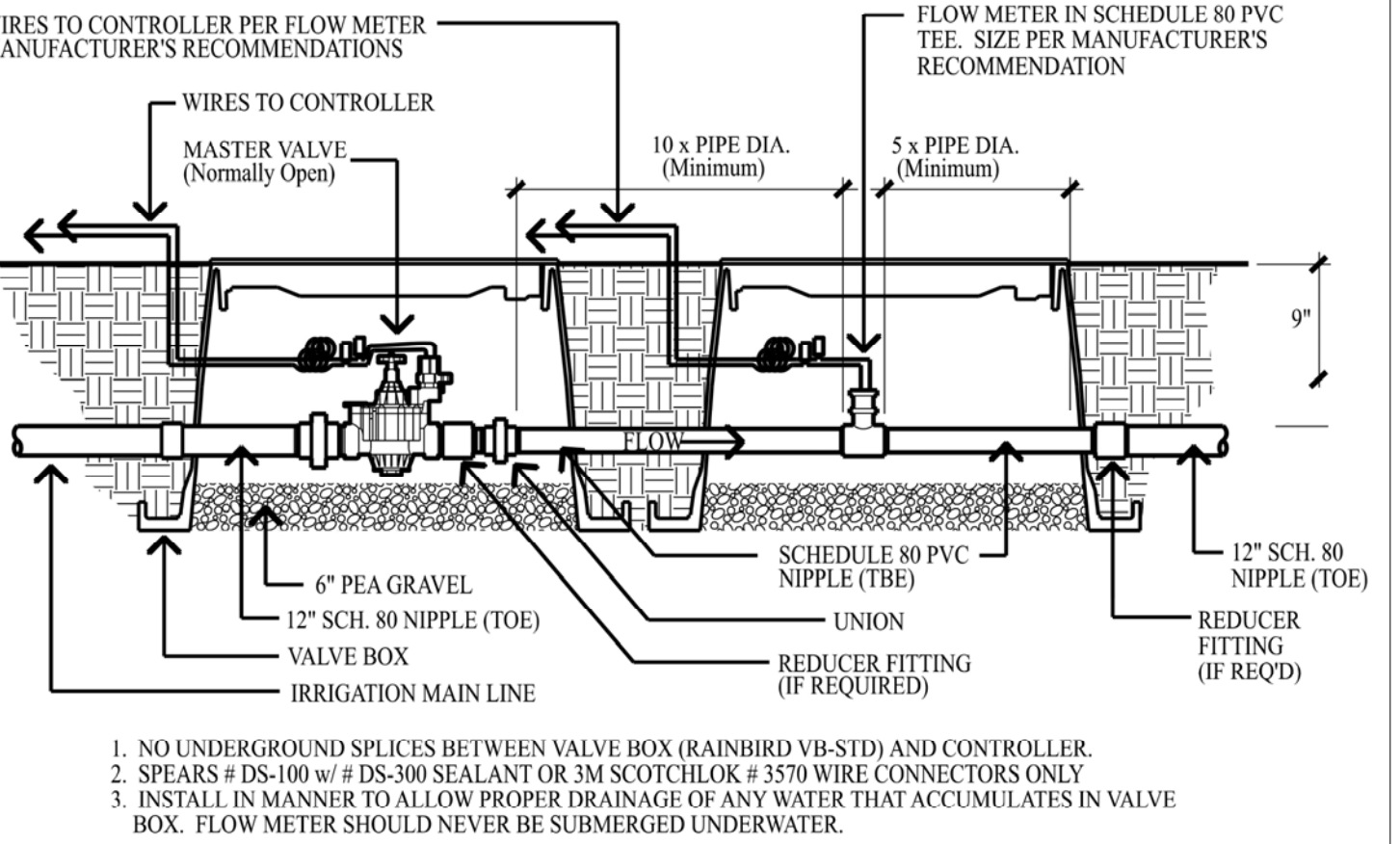
MULTIPLE OUTLET EMITTER



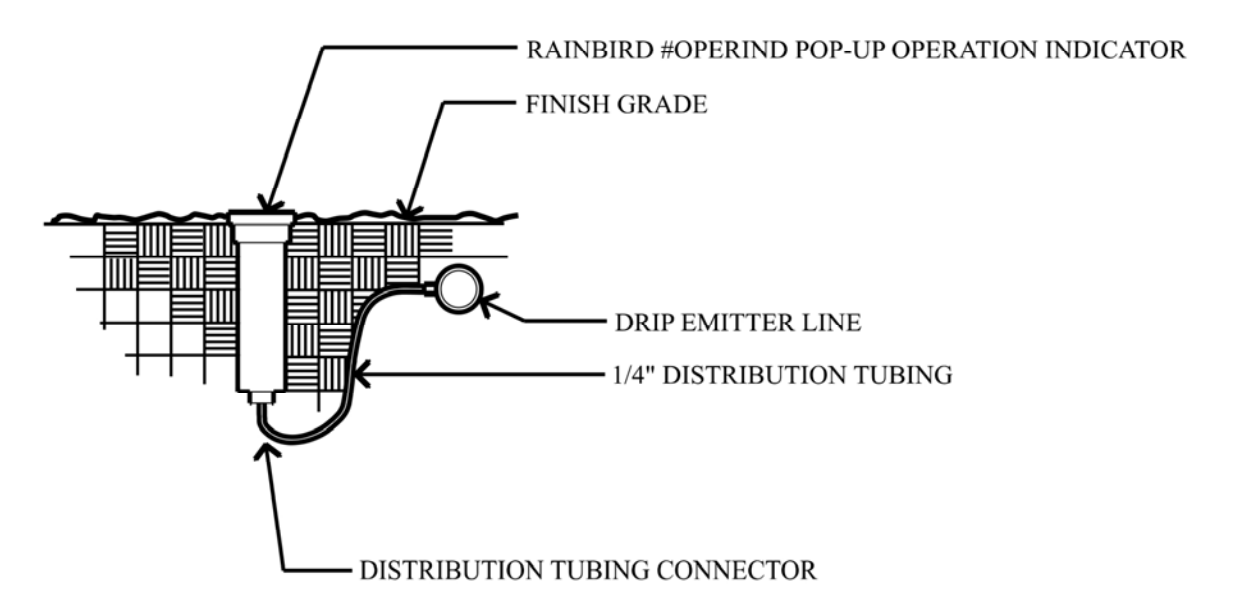
LINE FLUSHING VALVE



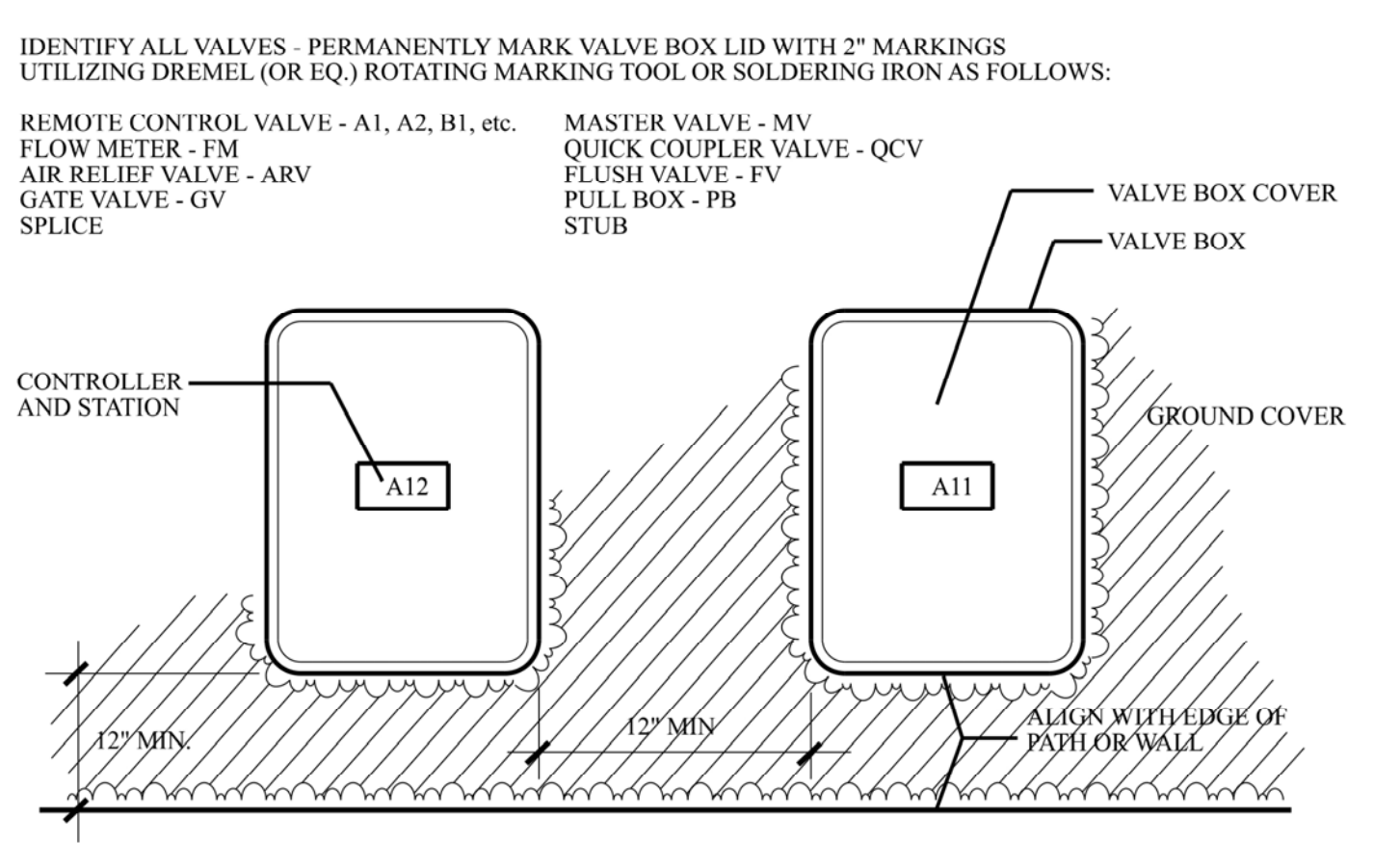
EMITTER REMOTE CONTROL VALVE - TWO WIRE



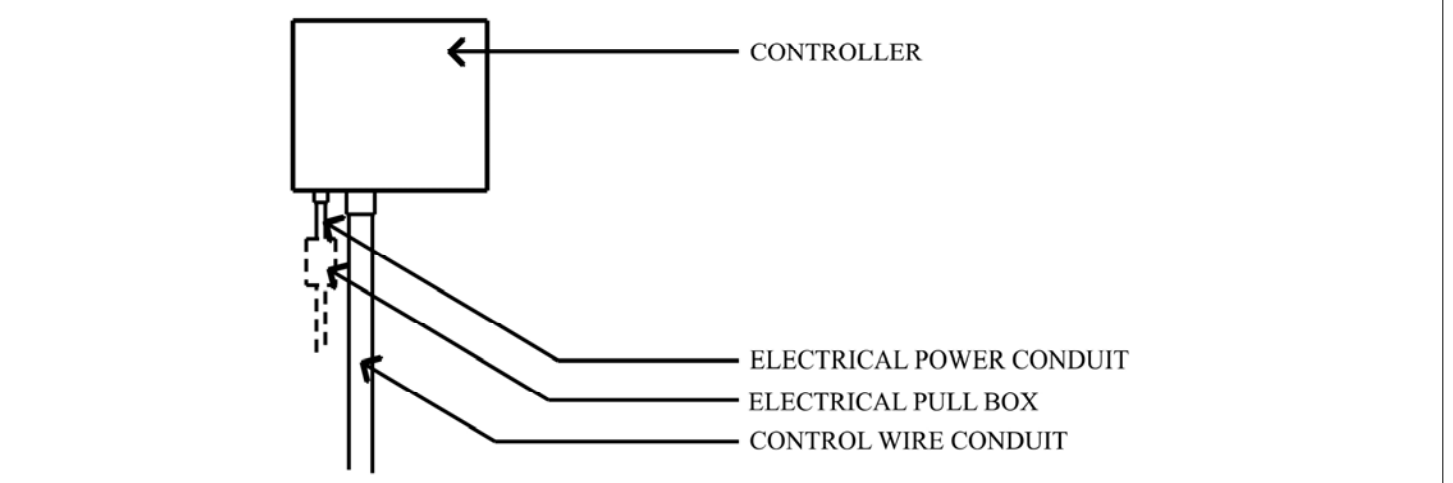
MASTER VALVE & FLOWMETER RUN



EMITTER LINE POP-UP OPERATION INDICATOR



VALVE BOXES



WALL MOUNT CONTROLLER

PAYMUN
 25 Orinda way, Suite#200
 Orinda, CA 94563
 Tel: (925) 587-2140
 Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
 SADAF DAYLAMI

PROJECT
 SPRING MANSION

OWNER(S)
 ABBAS MASH

NOTES

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LOCATION

ADDRESS
 1960 SAN ANTONIO AVENUE
 BERKELEY, CA 94707

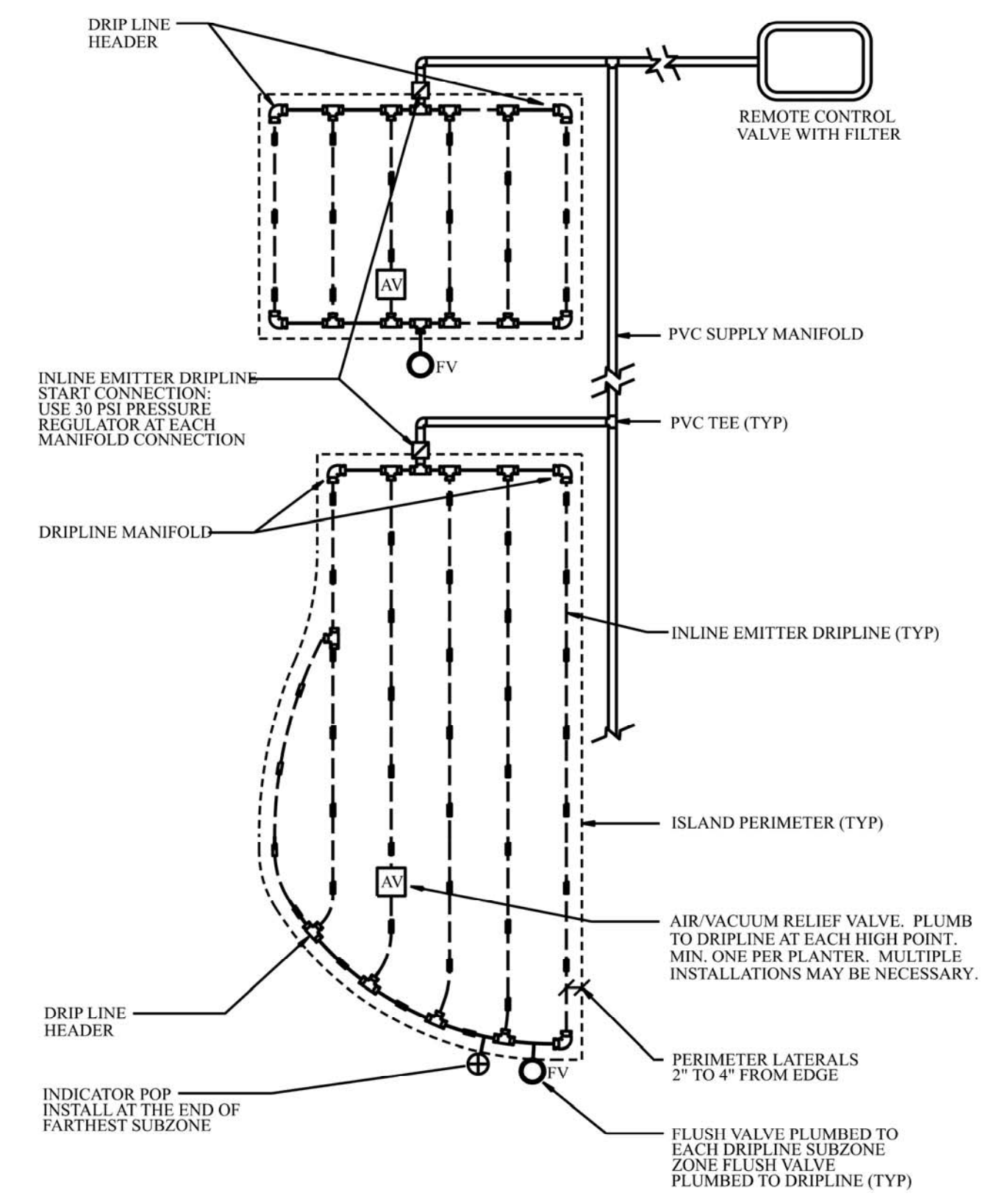
AREA

ORIENTATION

SHEET TITLE
 IRRIGATION DETAILS

SCALE
 AS INDICATED

SHEET NUMBER
 L.2



○ INLINE EMITTER ISLAND LAYOUT

IRRIGATION LEGEND

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

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

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

Hydrexzone Type	Value	Irrigals	Plant	Hydrexzone	Percent of	Plant	Special	Irrigation	FF x HA	ETWU	MAWA	Overs/	Application	Operating
		Number	Use	Area	Landscape	Factor	Landscape	Efficiency				Under	Rate	Pressure
			Method	(HA)		(PF)	Area	(%)				MAWA	(In./Hr.)	(PSI)
Shrubs	1	drip	Low	122	0.5%	0.3	0	0.80	37	3,106	6,622	510	1.5	30
Shrubs	2	drip	Low	146	0.5%	0.3	0	0.80	44	3,324	3,952	618	1.70	30
Shrubs	3	MP Rotator	Low	838	3.3%	0.3	0	0.75	248	8,008	11,012	3,003	1.5	40
Shrubs	4	MP Rotator	Low	993	3.3%	0.3	0	0.75	288	9,604	13,206	3,602	1.5	40
Shrubs	5	MP Rotator	Low	1,200	4.0%	0.3	0	0.75	338	12,056	17,183	4,656	1.5	40
Low Water Grass	6	MP Rotator	Low	952	3.5%	0.3	0	0.75	286	9,208	12,661	3,453	1.5	40
Shrubs	7	MP Rotator	Low	181	1.3%	0.3	0	0.75	54	1,753	2,407	656	1.5	40
Shrubs	8	MP Rotator	Low	965	3.1%	0.3	0	0.75	296	9,527	11,100	3,573	1.5	40
Shrubs	9	drip	Mod	33	0.2%	0.5	0	0.80	18	1,229	492	61	1.70	30
Shrubs	10	drip	Low	408	2.5%	0.3	0	0.80	122	3,700	5,426	1,726	1.5	30
Shrubs	11	drip	Low	355	2.2%	0.3	0	0.80	107	3,219	4,721	1,502	1.5	30
Shrubs	12	drip	Low	446	2.7%	0.3	0	0.80	134	4,044	5,931	1,887	0.45	30
Trees	13	drip	Low	176	1.1%	0.3	0	0.80	53	2,256	2,341	745	1.5	30
Shrubs	14	drip	Low	123	0.8%	0.3	0	0.80	37	1,115	1,636	520	1.5	30
Shrubs	15	drip	Low	668	4.1%	0.3	0	0.80	200	6,657	8,884	2,827	0.45	30
Shrubs	16	drip	Low	597	3.7%	0.3	0	0.80	179	5,413	7,940	2,526	0.45	30
Shrubs	17	drip	Low	39	0.4%	0.3	0	0.80	18	1,335	393	250	1.70	30
Shrubs	18	drip	Low	313	1.9%	0.3	0	0.80	94	2,838	4,163	1,524	0.45	30
Low Water Grass	19	MP Rotator	Low	356	2.2%	0.3	0	0.75	107	3,443	4,734	1,291	1.5	40
Shrubs	20	MP Rotator	Mod	812	5.0%	0.5	0	0.75	406	13,089	15,799	2,711	0.45	40
Shrubs	21	spray	Mod	109	0.7%	0.5	0	0.75	55	1,751	2,450	807	1.70	30
Shrubs	22	drip	Mod	252	1.6%	0.6	0	0.80	151	4,570	3,351	1,219	1.5	30
Shrubs	23	drip	Mod	502	3.1%	0.6	0	0.80	301	9,104	6,676	2,438	1.5	30
Trees	24	drip	Low	112	0.7%	0.3	0	0.80	34	1,035	1,489	474	1.70	30
Shrubs	25	spray	Low	154	1.1%	0.3	0	0.75	52	1,685	2,314	631	1.70	30
Shrubs	26	drip	Mod	499	3.1%	0.6	0	0.80	299	9,049	6,636	2,413	1.70	30
Shrubs	27	drip	Mod	122	0.8%	0.5	0	0.80	61	1,844	1,622	221	1.70	30
Trees	28	drip	Low	144	0.9%	0.3	0	0.80	43	1,308	1,915	499	1.5	30
Shrubs	29	drip	Mod	323	2.0%	0.6	0	0.80	194	5,858	4,296	1,562	1.70	30
Shrubs	30	drip	Mod	174	1.1%	0.6	0	0.80	104	3,155	2,314	841	1.5	30
Shrubs	31	drip	Mod	179	1.1%	0.6	0	0.80	107	3,246	2,381	866	1.5	30
Shrubs	32	drip	Mod	212	1.3%	0.6	0	0.80	127	3,843	2,819	1,015	1.5	30
Shrubs	33	MP Rotator	Mod	780	4.8%	0.6	0	0.75	408	13,088	15,373	4,715	1.5	40
Shrubs	34	spray	Mod	506	3.1%	0.6	0	0.75	304	9,788	6,729	3,059	1.70	30
Shrubs	35	MP Rotator	Mod	782	4.8%	0.6	0	0.75	409	13,127	15,400	4,727	0.45	40
Shrubs	36	drip	Mod	325	2.0%	0.6	0	0.80	202	6,051	4,467	1,614	1.5	30
Shrubs	37	drip	Mod	126	0.8%	0.6	0	0.80	76	2,285	1,626	609	1.5	30
Shrubs	38	drip	Low	176	1.1%	0.3	0	0.80	53	1,596	2,341	745	0.45	30
Shrubs	39	drip	Mod	420	2.6%	0.6	0	0.80	252	7,817	5,586	2,011	0.45	30
Shrubs	40	drip	Mod	117	0.7%	0.6	0	0.80	70	2,123	1,556	568	1.5	30
Shrubs	41	drip	Mod	164	1.0%	0.6	0	0.80	98	2,974	2,181	793	1.5	30
Trees	42	drip	Low	64	0.4%	0.3	0	0.80	23	580	851	271	1.5	30
Shrubs	43	drip	Mod	74	0.5%	0.6	0	0.80	44	1,342	984	538	1.5	30
				16,233						210,355	215,883	5,538		

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

No and Low water area = 92.0%

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DESIGNER & DRAFTER:
 SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
 BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

IRRIGATION
 DETAILS & LEGEND

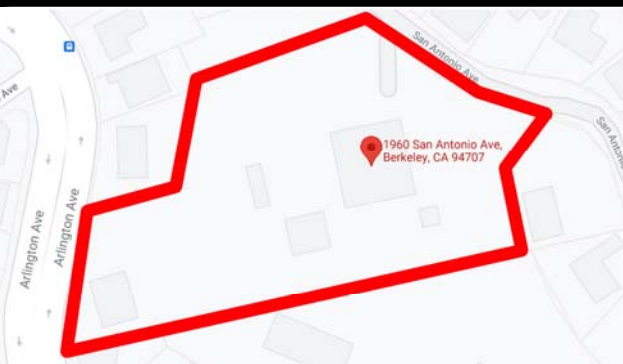
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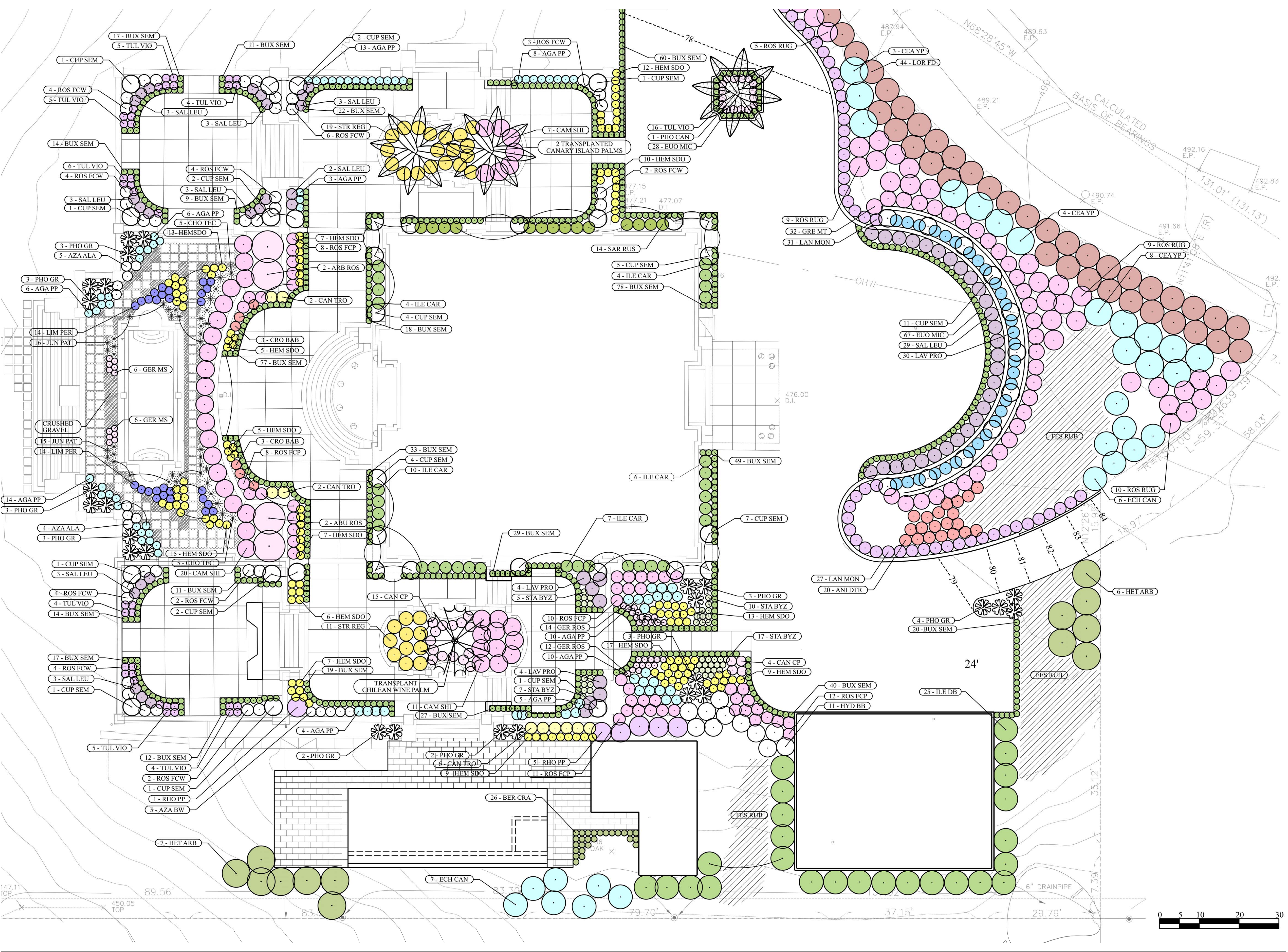
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L.3

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



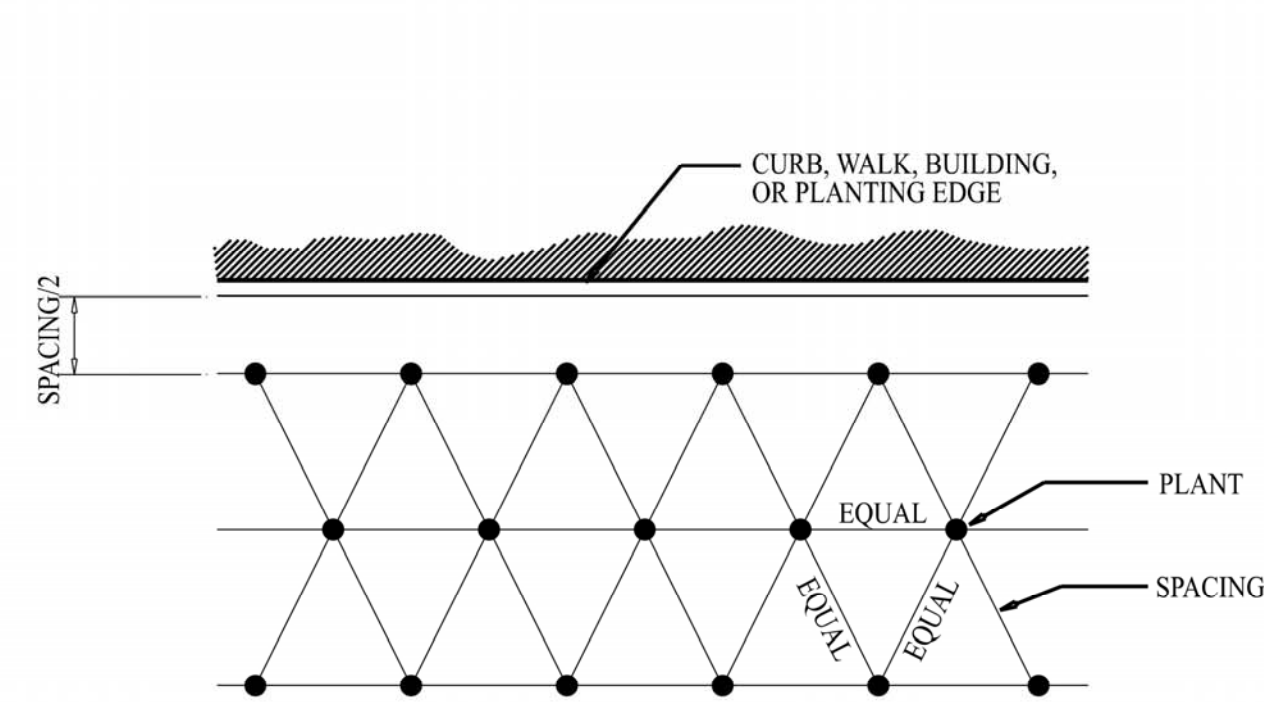
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



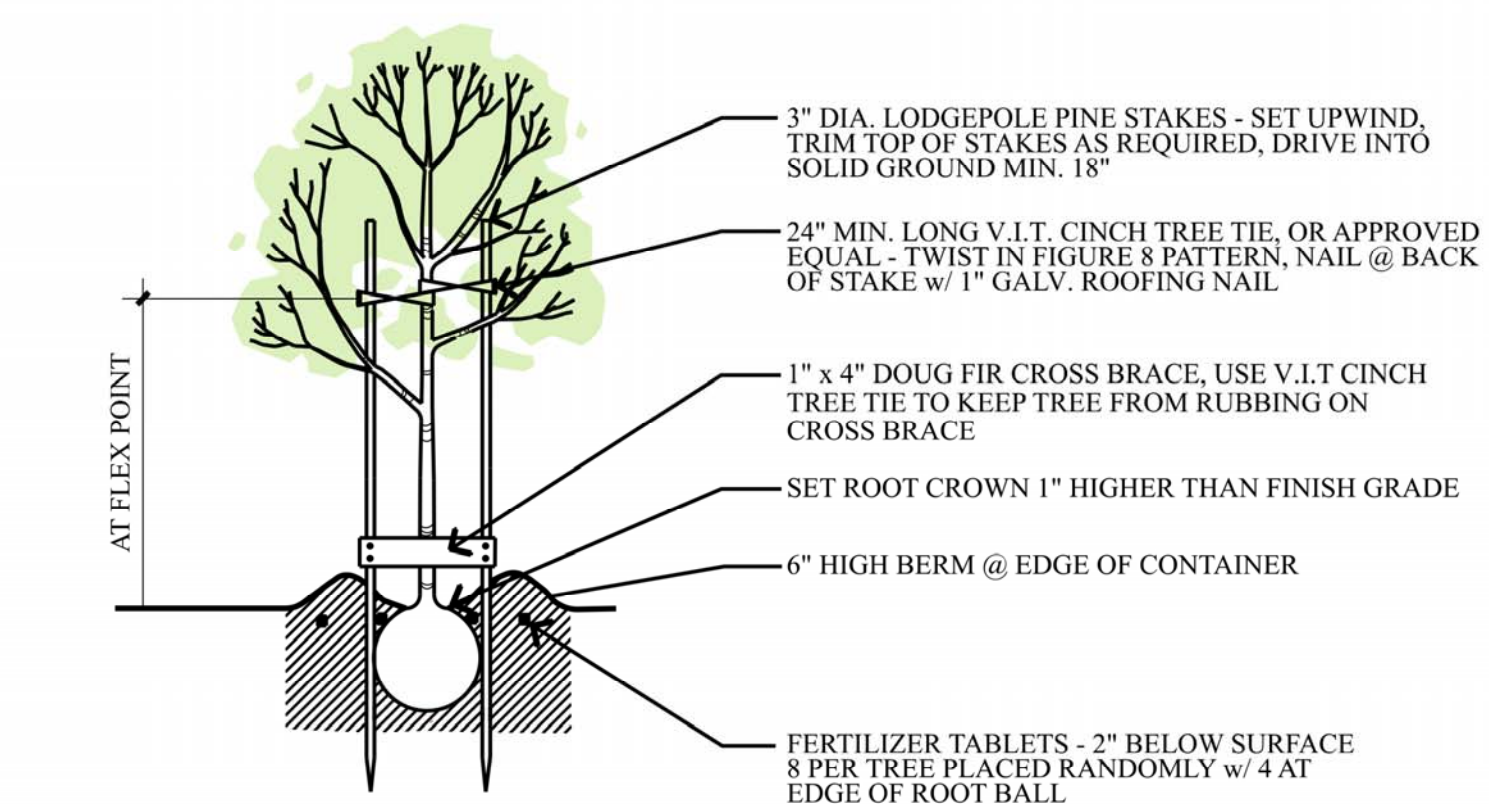
PLANTING NOTES

- LANDSCAPING CONTRACT TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:
 - PROVISION AND INSTALLATION OF SOIL AMENDMENT
 - PLANTING OF TREES, SHRUBS, AND GROUND COVERS
 - FERTILIZING MULCHING
 - IRRIGATION IRRIGATION
 - PREPARATION OF SUBSOIL
- DURING AMENDMENT PROCEDURES OR PLACING OF TOPSOIL, REMOVE:
 - STONES ROOTS GRASS WEEDS DEBRIS
 - FOREIGN MATERIAL DELETERIOUS TO PLANT GROWTH
- PLANTING BEDS:
 - ROTTIL AMENDMENT INTO SOIL 12" DEEP PRIOR TO PLANTING
 - TILL AMENDMENT BY HAND 6" DEEP UNDER DRIPLINE OF EXISTING TREES
 - CONTRACT WITH ENVIRONMENTAL TECHNICAL SERVICES FOR SOILS REPORT. AMEND WITH MATERIALS RECOMMENDED IN REPORT. MIN. 10 CY ORGANIC MATERIAL/1000 SF.
- PLANT MATERIALS:
 - FREE OF DISEASE OF HAZARDOUS INSECTS
 - PLACE AGRI-FORM PLANT TABS IN PLANT PITS AT THE FOLLOWING RATES:
 - 1 GALLON PLANT - 1 TABLET
 - 5 GALLON PLANT - 2 TABLETS
 - 15 GALLON PLANT - 3 TABLETS
 - 24" BOX - 4 TABLETS
 - GIVE 48 HOUR NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE OF ALL PLANT MATERIALS
 - PLACE ON SITE IN THE LOCATIONS SHOWN FOR REVIEW BY THE LANDSCAPE ARCHITECT BEFORE ANY PLANTING HOLES ARE DUG
- MULCH ALL AREAS OF NEW PLANTING 3" DEEP WITH BARK. PROVIDE SAMPLE FOR APPROVAL.
- REMOVE AND REPLACE ANY TREE DAMAGED BEYOND REPAIR WITH A TREE OF SIMILAR CHARACTER AND SIZE AS SPECIFIED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE
- GIVE 48 HOUR NOTICE TO LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION OF ALL PLANT MATERIALS.
- WARRANTY PERIOD:
 - ONE YEAR FOR PLANTING AND IRRIGATION
 - COMMENCE ON DATE OF ACCEPTANCE OF PLANTING AFTER FINAL INSPECTION.
- SCHEDULE PRECONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT. DO NOT BEGIN CONSTRUCTION BEFORE CONFERENCE. IF CONSTRUCTION BEGINS BEFORE CONFERENCE, CONTRACTOR MAY BE ASKED BY LANDSCAPE ARCHITECT TO UNDO SOME OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- AREA UNDER DRIP LINE OF EXISTING ON-SITE AND OFF-SITE TREES:
 - FENCE ENTIRE DRIPLINE
 - DO NOT STOCKPILE MATERIALS
 - NO VEHICULAR TRAFFIC
 - DO NOT CUT ROOTS LARGER THAN 2" DIAMETER

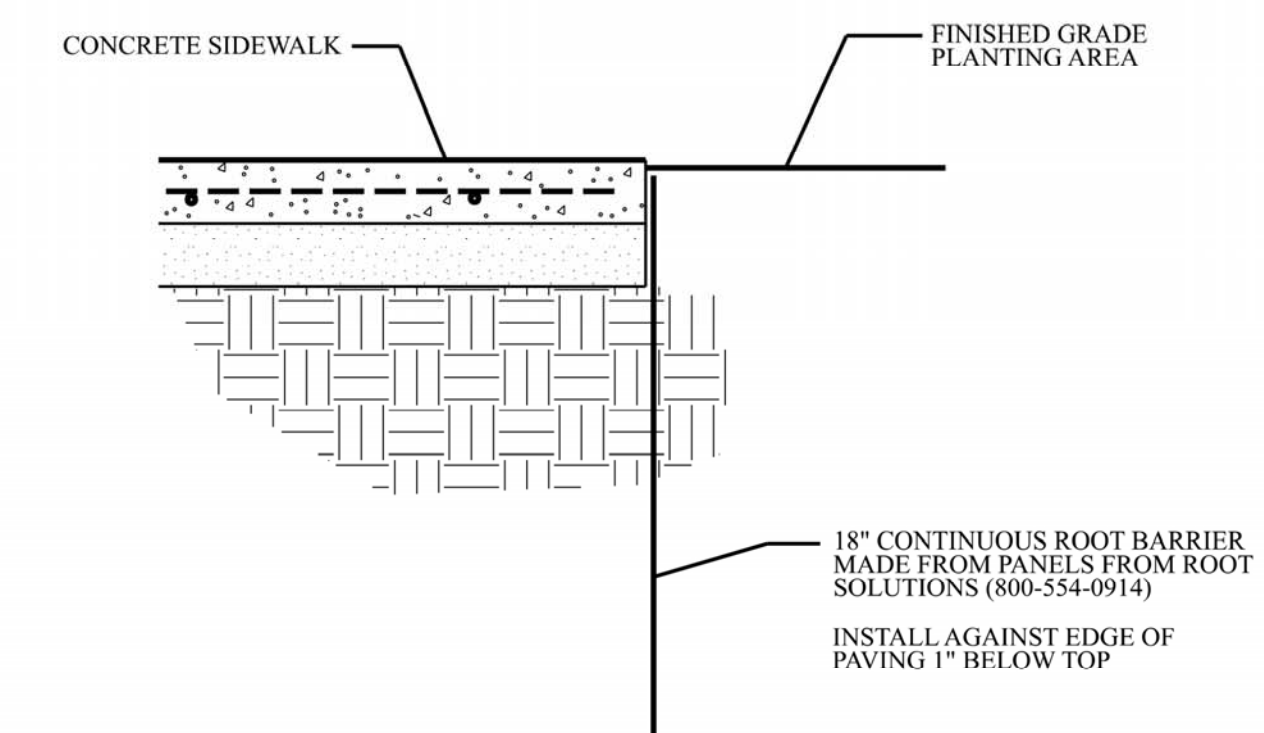
Abbrev.	Botanical Name	Common Name	Size	Comments	Height	Spread	Water
ABU ROS	ABUTILON h.'Roseus'	Pink Flowering Maple	5 gal		9.00	9.00	M
AGA PP	AGAPANTHUS 'Peter Pan'	Peter Pan Agapanthus	1 gal		1.50	2.25	M
ANI BP	ANIGOZANTHOS 'Bush Pearl'	Bush Pearl Kangaroo Paw	1 gal		1.50	1.50	L
ANI DTR	ANIGOZANTHOS 'Dwarf Tall Red'	Dwarf Tall Red Kangaroo Paw	5 gal		3.00	3.00	L
AZA ALA	AZALEA 'Alaska'	Alaska Azalea	5 gal		2.50	3.00	M
AZA CRA	AZALEA 'Bloomathon White'	Bloomathon White Azalea	5 gal		2.50	2.50	M
BER CRA	BERGENIA crassifolia	Heartleaf Bergenia	1 gal		1.25	1.25	L
BUX SEM	BUXUS sempervirens 'Suffruticosa'	Boxwood BALLS	15 gal		2.00	2.00	M
CAM SHI	CAMELLIA h. 'Shishi-Gashira'	Shishi-Gashira Camellia	15 gal		3.00	6.00	M
CAN CP	CANNA 'China Pink'	China Pink Cannas	5 gal		3.00	2.50	M
CAN TRO	CANNA 'Tropicanna'	Tropicanna Cannas	1 gal		5.00	3.00	M
CEA YP	CEANOTHUS griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal		2.50	7.00	L
CHO TEC	CHONDROPETALUM tectorum	Small Cape Rush	5 gal		3.00	4.00	L
CRO BAB	CROCOSMIA 'Babylon'	Babylon Crocosmia	1 gal		2.50	1.50	L
CUP SEM	CUPRESSUS sempervirens 'Stricta'	Italian Cypress		field grown; 3' dia foliage		tree	L
ECH CAN	ECHIUM candicans	Pride of Madeira	5 gal		5.00	6.00	L
EUO MIC	EUONYMUS japonicus 'Microphyllus'	Box-Leaf Euonymus	1 gal		1.50	1.50	L
FES RUB	FESTUCA rubra	Red Fescue	sod		0.00		L
GER MS	GERANIUM r. 'Mavis Simpson'	Mavis Simpson Geranium	1 gal		1.00	1.00	M
GRE MT	GREVILLEA lanigera 'Mt. Tamboritha'	Mt. Tambor Grevillea	1 gal		2.00	4.00	L
HEM SDO	HEMEROCALLIS 'Stella De Oro'	Stella De Oro Daylily	1 gal		2.00	2.00	M
HET ARB	HETEROMELES arbutifolia	Toyon	5 gal		7.00	7.00	L
HYD BB	HYDRANGEA m. 'Blushing Bride'	Blushing Bride Hydrangea	5 gal		4.00	4.00	M
IIE CAR	ILEX cornuta 'Carissa'	Carissa Chinese Holly	5 gal		3.50	5.00	L
IIE DB	ILEX cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal		6.00	6.00	L
JUN PAT	JUNCUS patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal		2.00	2.00	L
LAN MON	LANTANA montevidensis	Trailing Lantana	5 gal		1.50	3.00	L
LAV PRO	LAVANDULA i. 'Provence'	Provence Lavender	1 gal		2.00	3.00	L
LIM PER	LIMONIUM perezii	Statice, Sea Lavendar	1 gal		2.00	2.00	L
LOR FD	LOROPETALUM chinense 'Flame Dance'	Flame Dance Loropetalum	5 gal		6.00	6.00	L
PHO GR	PHORMIUM 'Golden Ray'	Golden Ray Flax	5 gal		4.00	4.00	L
RHO PP	RHODODENDRON 'Purple Passion'	Purple Passion Rhododendron	5 gal		6.00	5.00	M
ROS FCP	ROSA 'Flower Carpet Pink'	Flower Carpet Pink Rose	5 gal		2.00		M
ROS FCW	ROSA 'Flower Carpet White'	Flower Carpet White Rose	5 gal		2.00		M
ROS RUG	ROSA rugosa	Ramanas Rose	5 gal		3.50	5.00	L
SAL LEU	SALVIA leucantha	Mexican Bush Sage	5 gal		3.50	4.00	L
SAR RUS	SARCOCOCCA rusifolia	Fragrant Sarcococca	5 gal		4.00	3.00	L
STA BYZ	STACHYS byzantina	Lamb's Ear	1 gal		1.50	1.50	L
STR REG	STRELITZIA reginae	Bird of Paradise	5 gal		4.00	4.00	M
TUL VIO	TULBAGHIA violacea	Society Garlic	1 gal		1.50	2.50	L



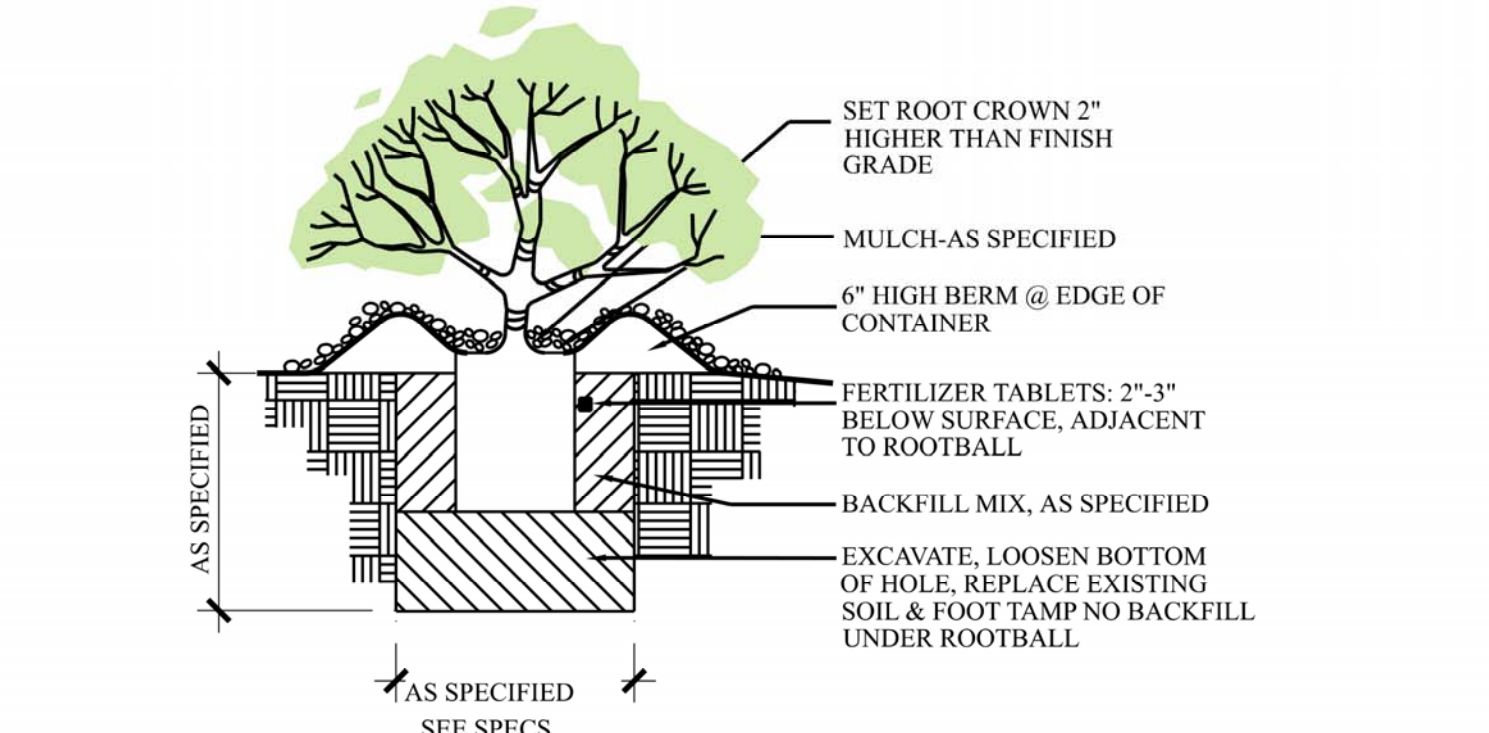
GROUND COVER PLANTING



TREE PLANTING



ROOT BARRIER ALONG PAVING



SHRUB PLANTING

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PROJECT

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OWNER(S)

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BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

PLANTING
DETAILS & LEGEND

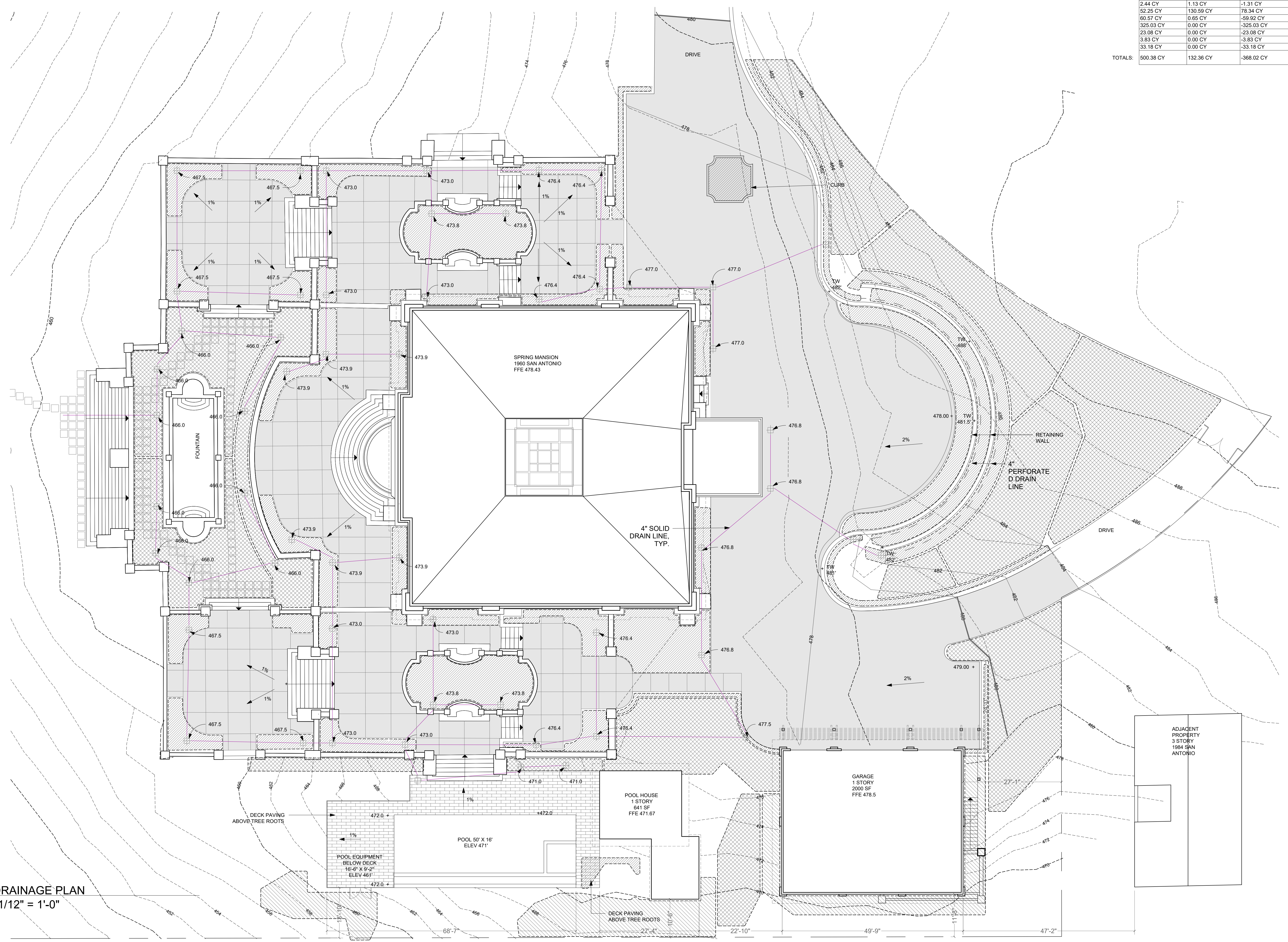
SCALE

AS INDICATED

SHEET NUMBER

L.5

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



① DRAINAGE PLAN
1/12" = 1'-0"

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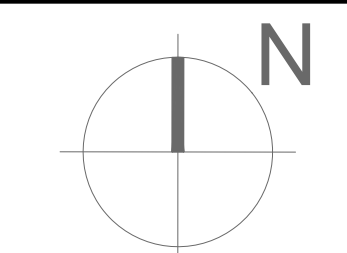


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AREA

ORIENTATION



SHEET TITLE

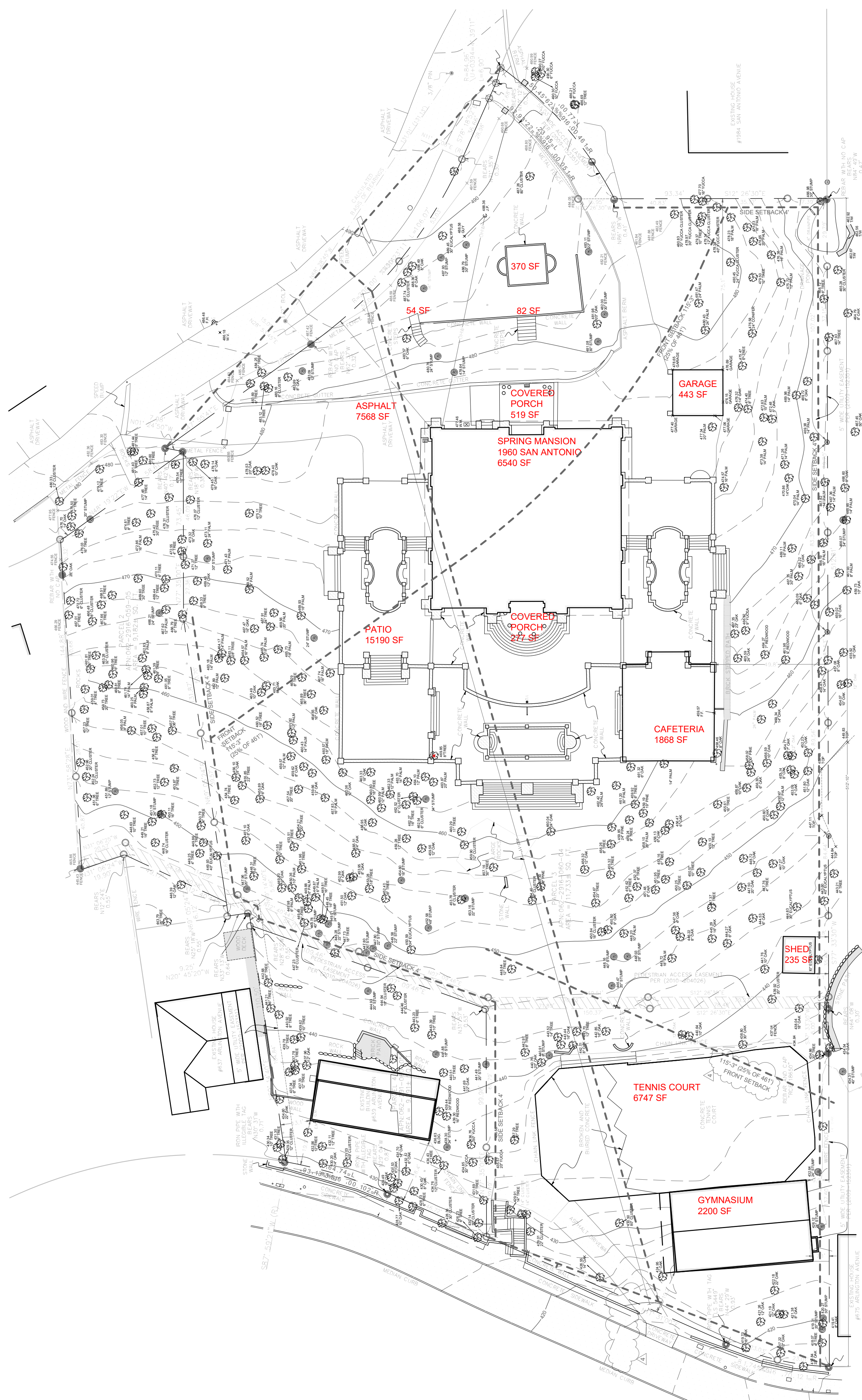
GRADING & DRAINAGE

SCALE

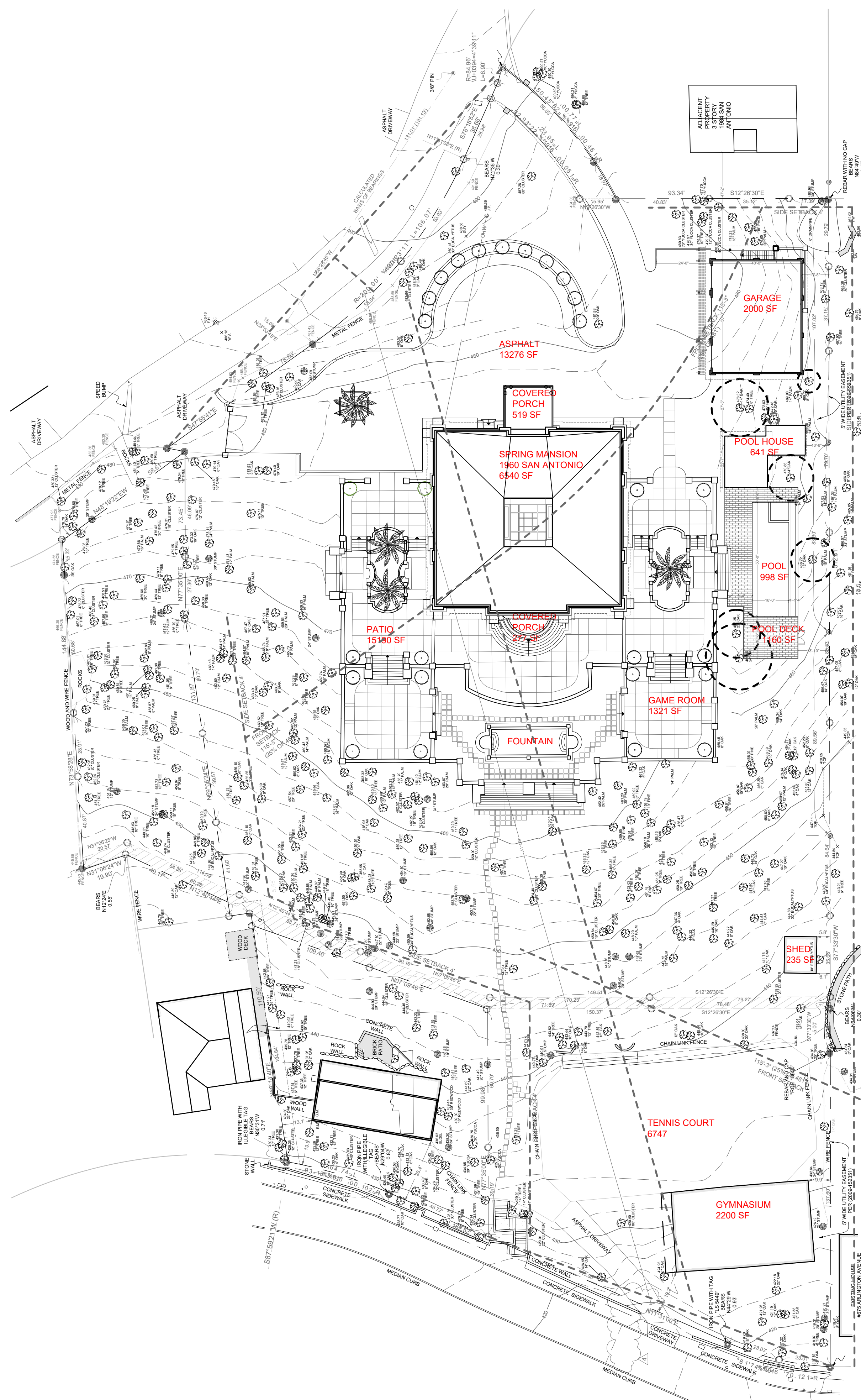
AS INDICATED

SHEET NUMBER

L.6



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



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

BUILDING FOOTPRINT & LOT COVERAGE AND GROSS FLOOR AREA:

EXISTING LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
TOTAL EXISTING	12,082 SF

% OF LOT COVERAGE EXISTING 10%

PROPOSED LOT COVERAGE	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
TOTAL PROPOSED	13,733 SF

LOT SIZE 120,873 SF
TOTAL LOT COVERAGE 12,969 SF
% OF LOT COVERAGE PROPOSED 11.4%

IMPERVIOUS SURFACES (OTHER THAN BUILDINGS)

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

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

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

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

LEAD DESIGN CONSULTANT

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PROJECT

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ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

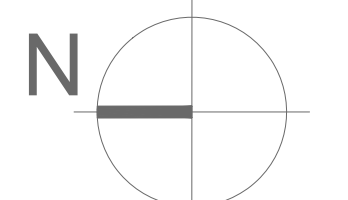


ADDRESS

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AREA

ORIENTATION



SHEET TITLE

LOT COVERAGE
EXISTING AND PROPOSED

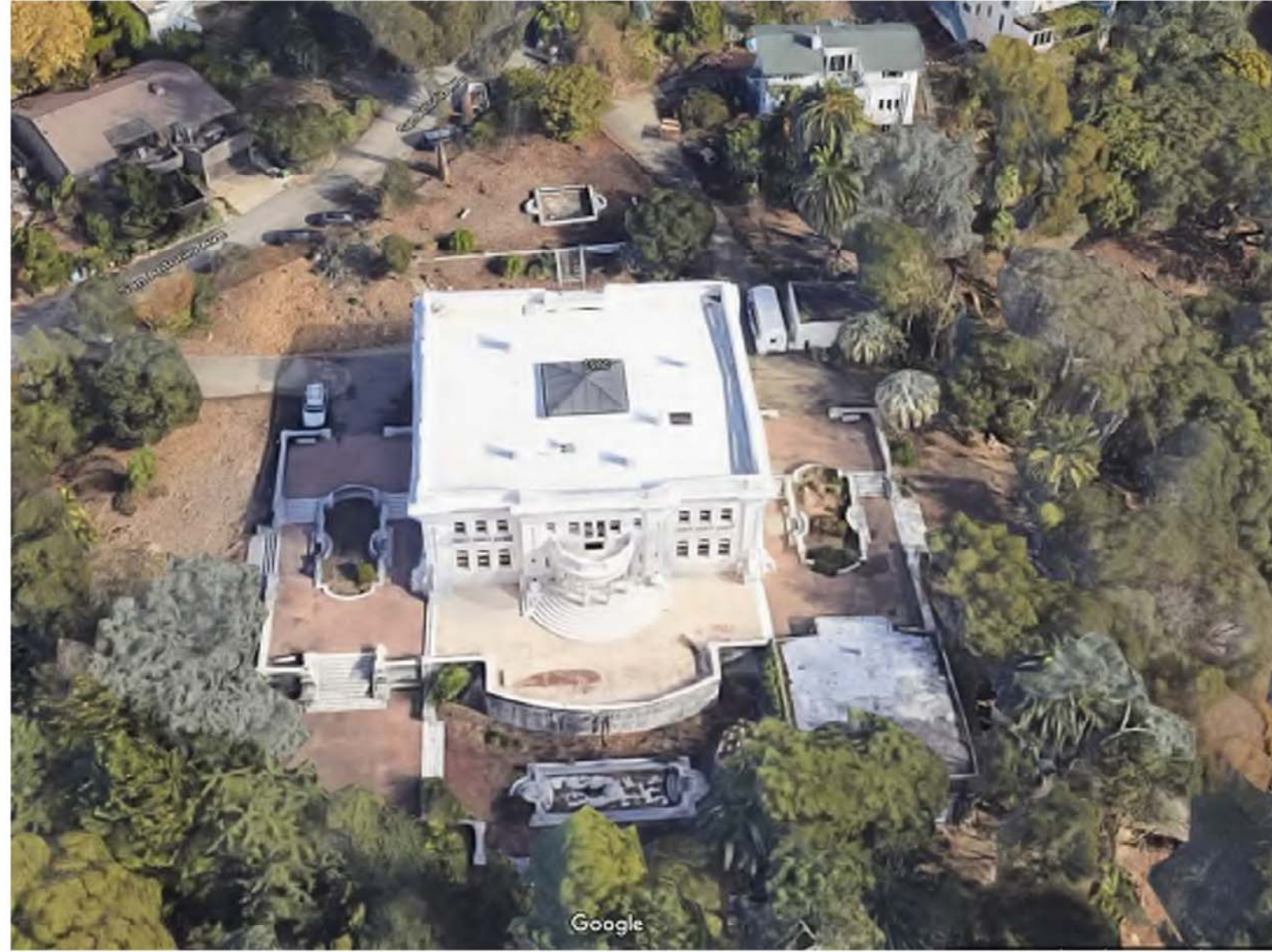
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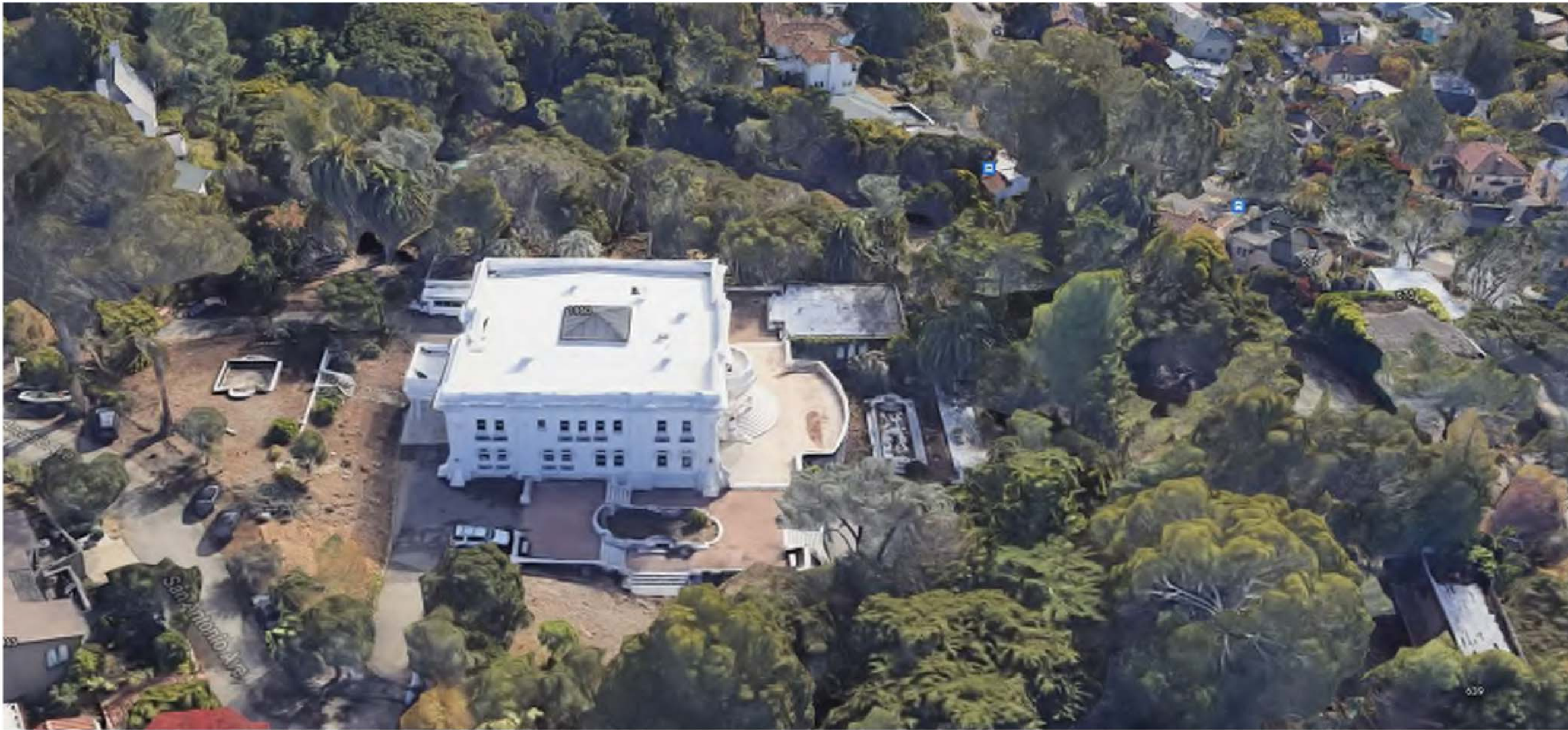
FRONT VIEW



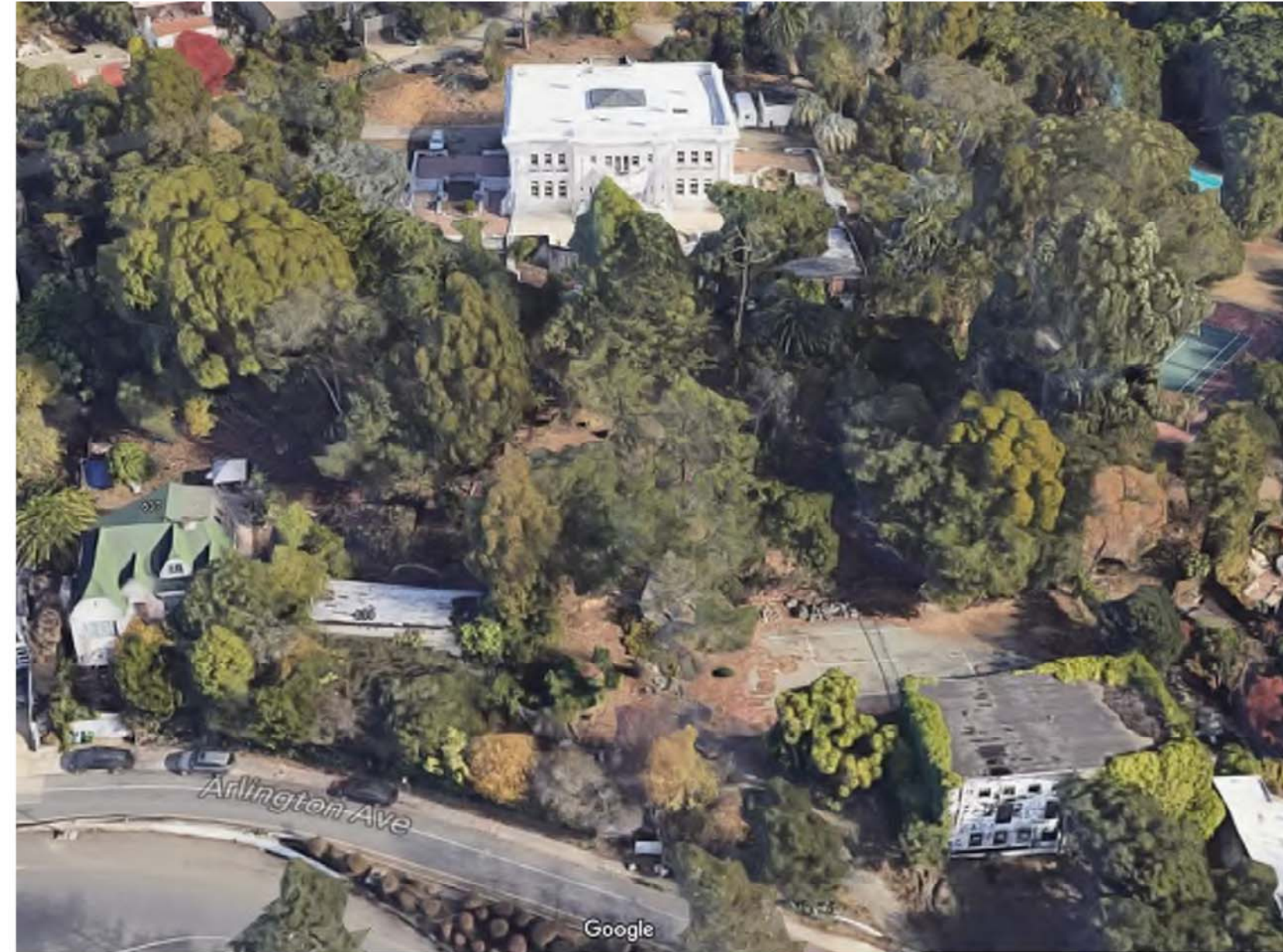
FRONT VIEW



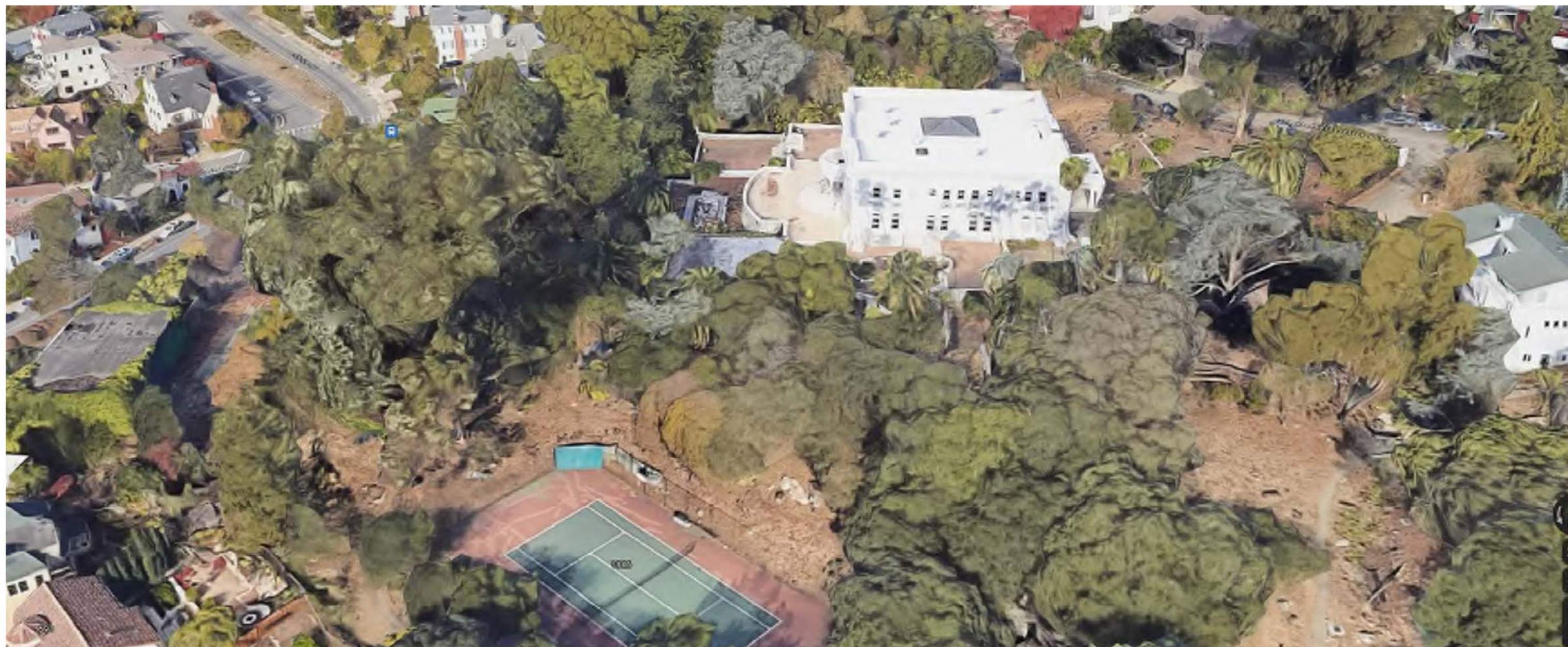
NORTH VIEW



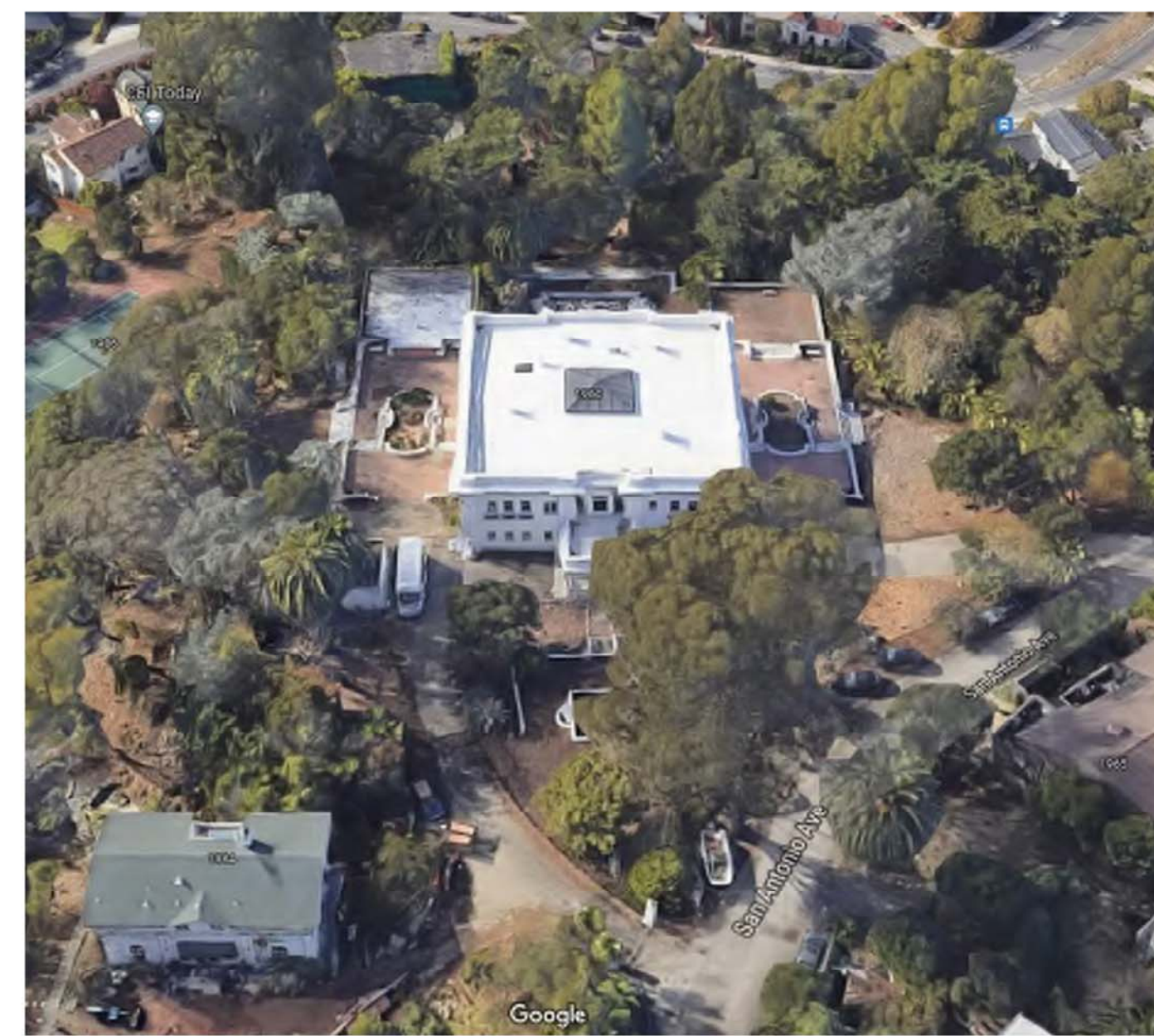
WEST VIEW



SOUTH VIEW



EAST VIEW



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ADDRESS

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AREA

ORIENTATION

SHEET TITLE

PHOTOS

SCALE

AS INDICATED

SHEET NUMBER

A060



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NOTES

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LOCATION



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1960 SAN ANTONIO AVENUE
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AREA

ORIENTATION

SHEET TITLE

PHOTOS
(MAIN HOUSE)

SCALE

AS INDICATED

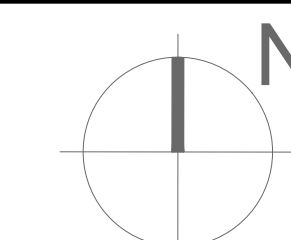
SHEET NUMBER

A070

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



1960 SAN ANTONIO AVENUE
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AS INDICATED
SHEET NUMBER

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

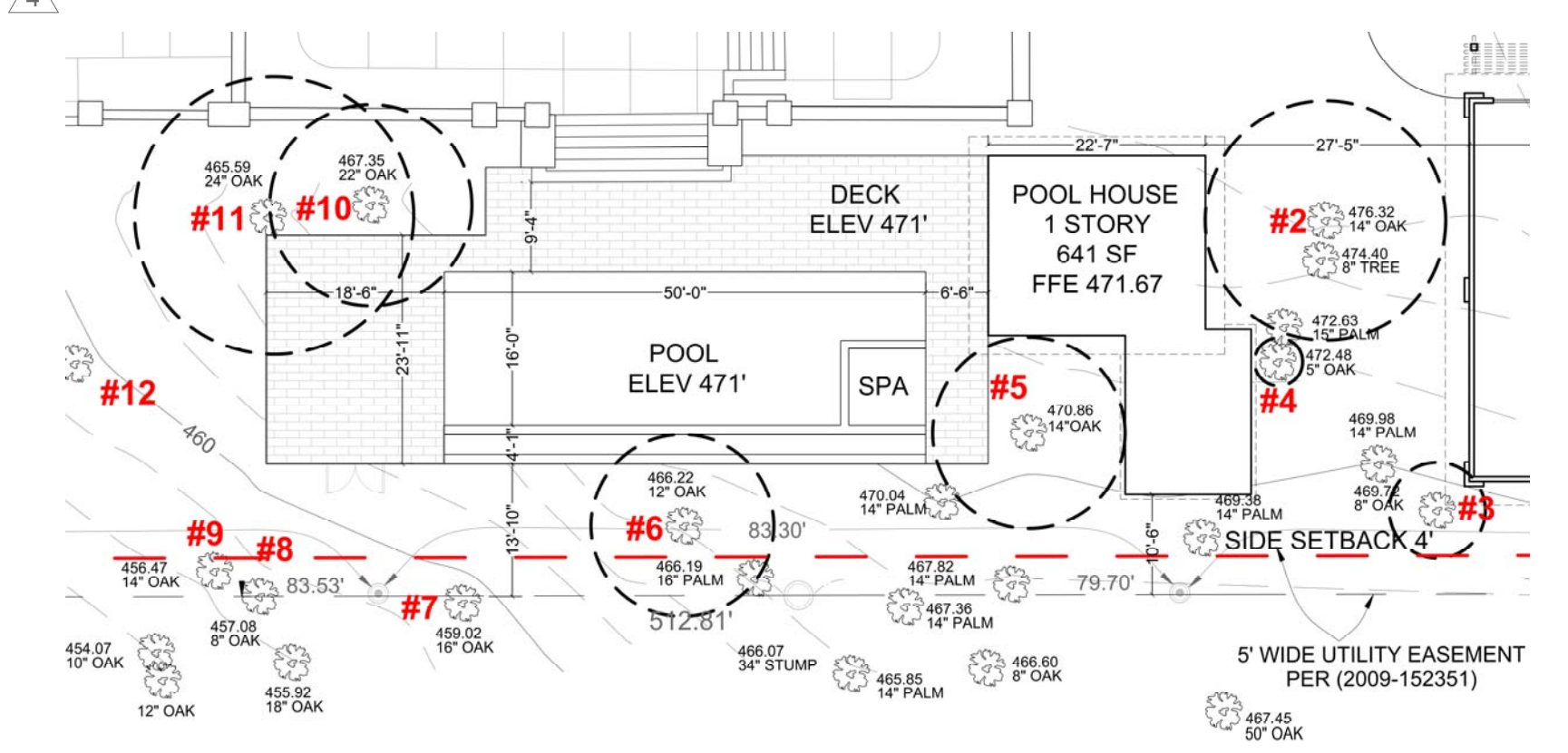
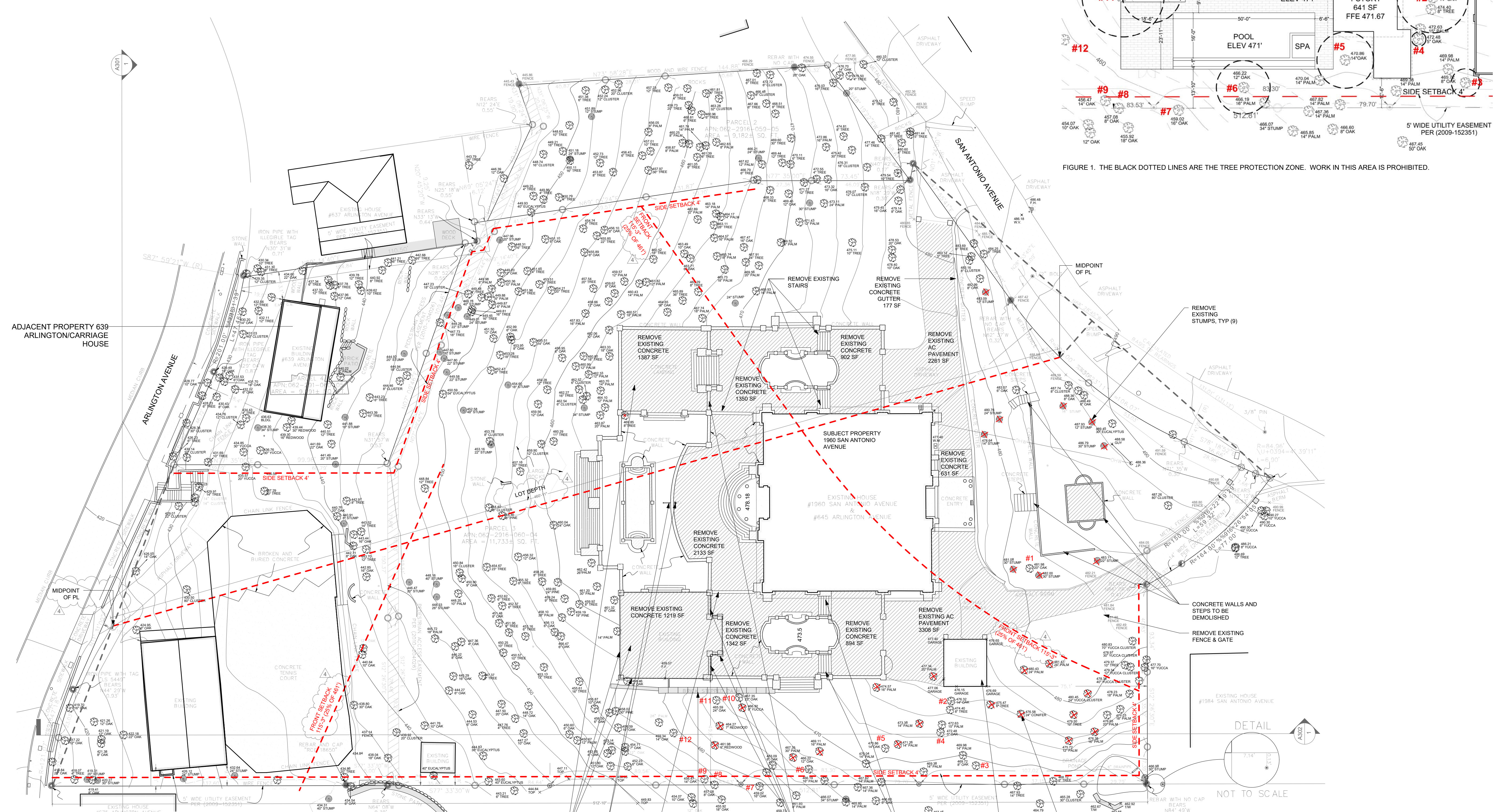


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



ADJACENT PROPERTY 639
ARLINGTON CARRIAGE
HOUSE

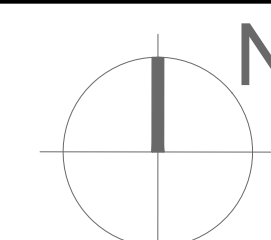
- EXISTING BRICK BUILDING TO BE DEMOLISHED BALUSTRADES TO BE REPAIRED IN KIND AND TERRACE TO RETURN TO ORIGINAL CONDITION AND MIRROR TERRACE AREA TO NORTH
- REMOVE EXISTING DRAIN PIPE AND DRAIN INLET
- REMOVE EXISTING STAIRS
- REMOVE EXISTING BRICK PATH 1855 SF
- WALL AND BALUSTRADE TO RETURN TO ORIGINAL CONSTRUCTION AND MIRROR SAME AREA TO NORTH
- REMOVE EXISTING STAIRS
- EXISTING GARAGE TO BE DEMOLISHED
- REMOVE EXISTING TREES, TYP (17)

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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



SITE PLAN - PROPOSED

AS INDICATED
SHEET NUMBER

A101

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2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
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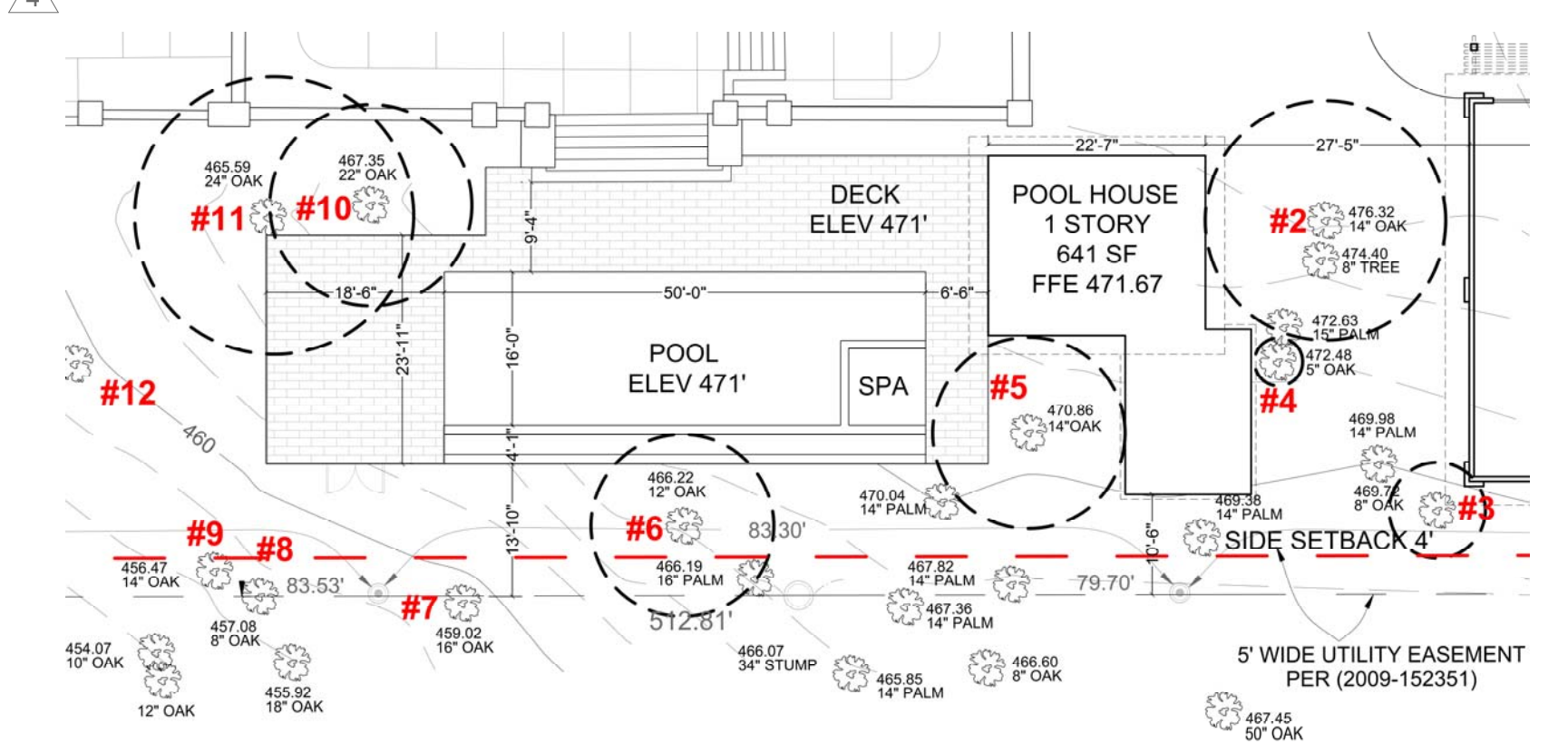
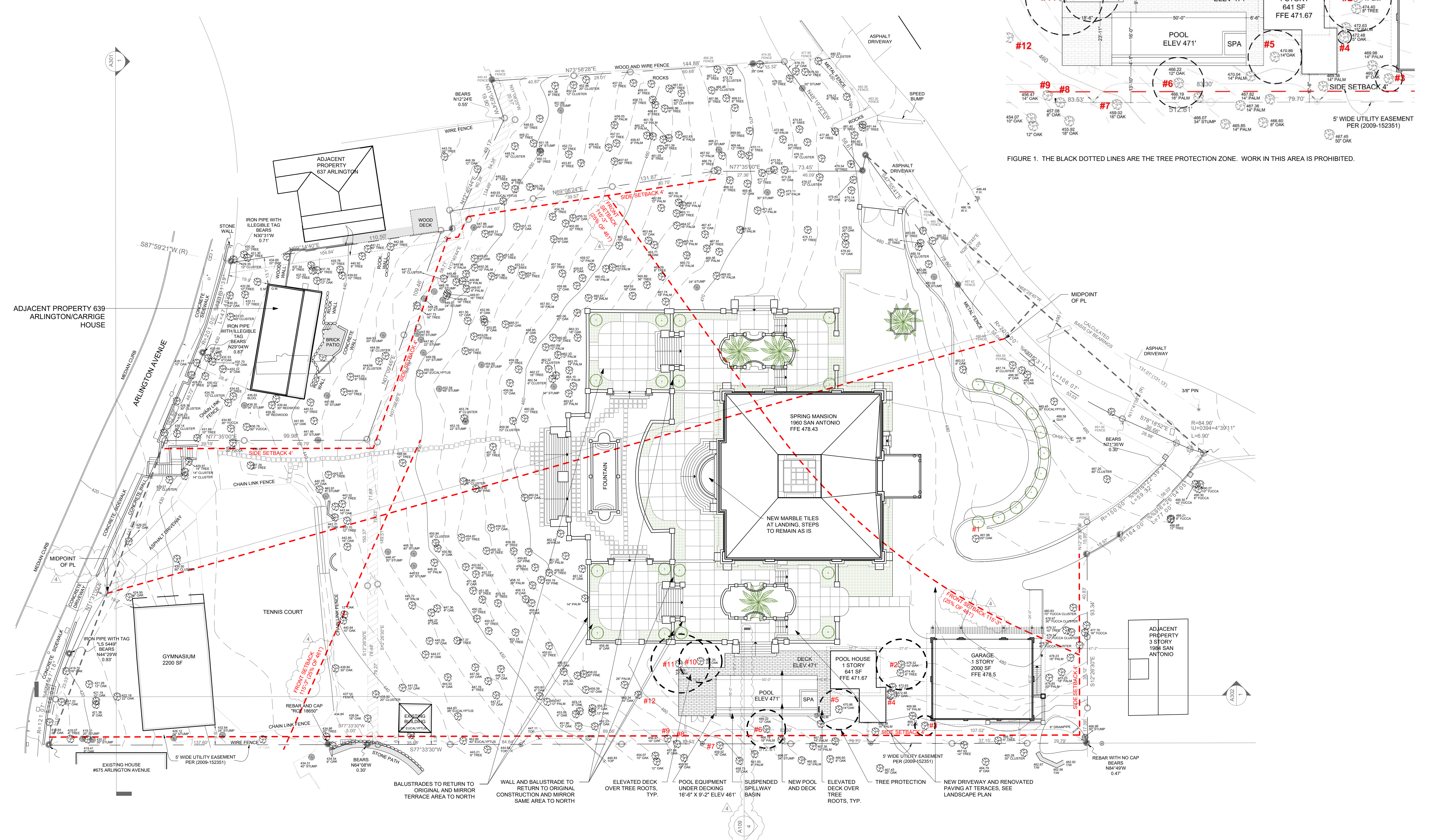


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



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

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

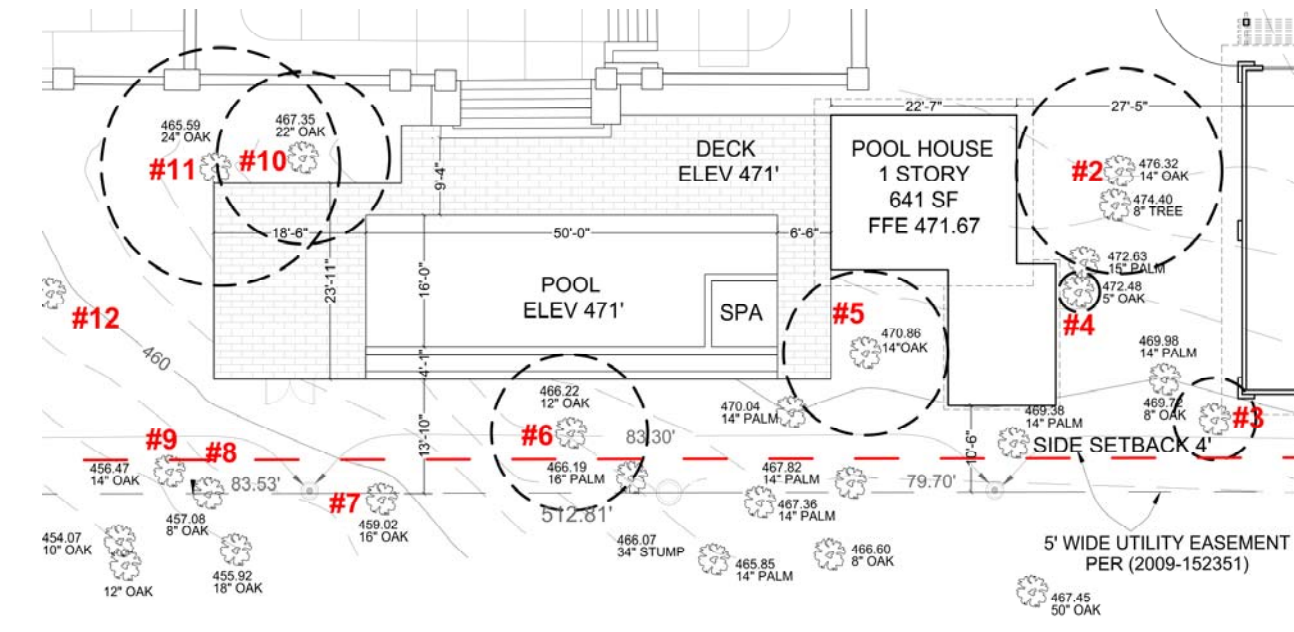
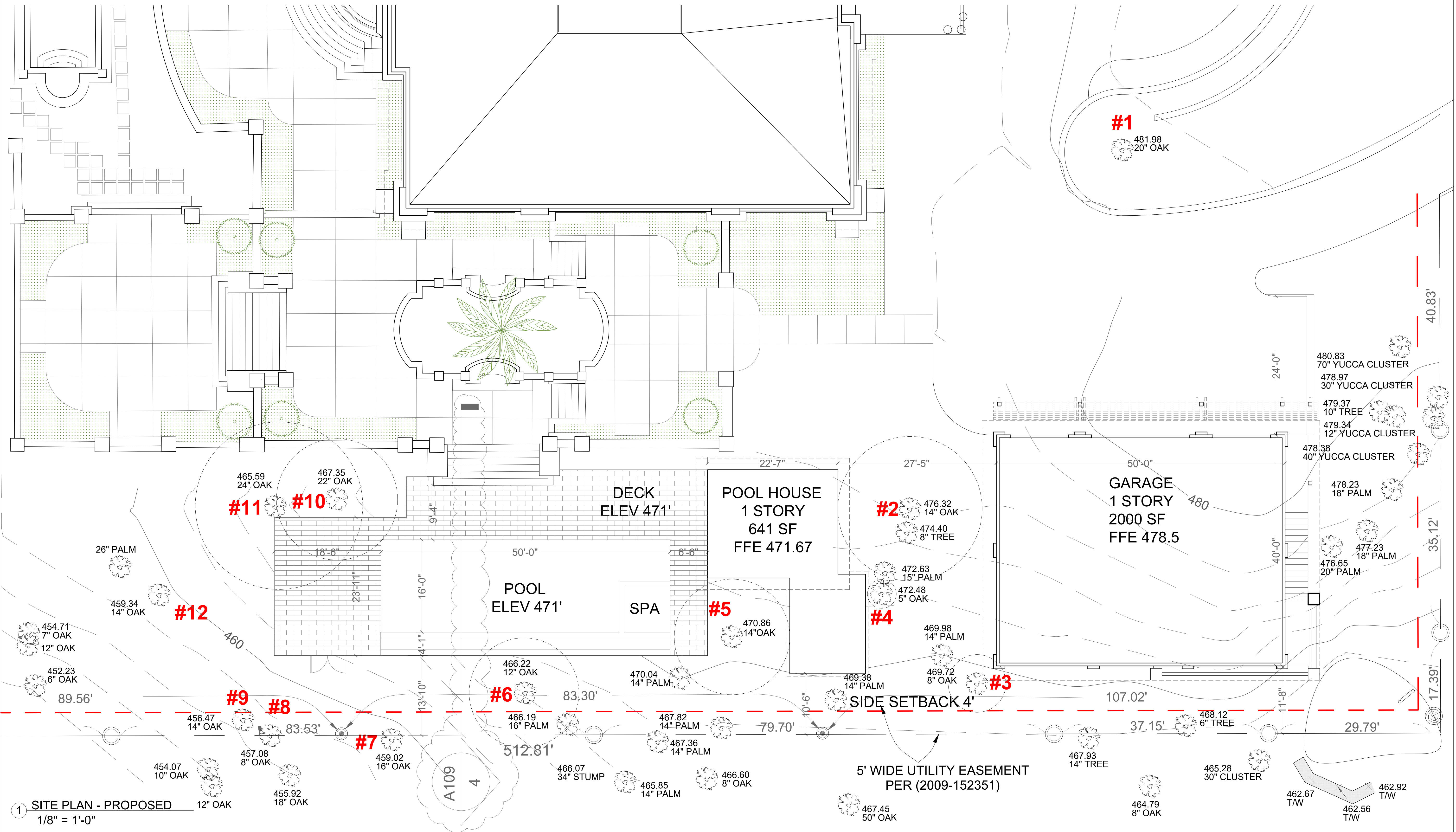
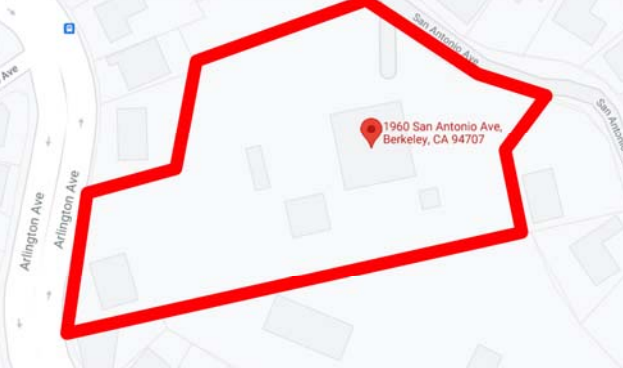


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

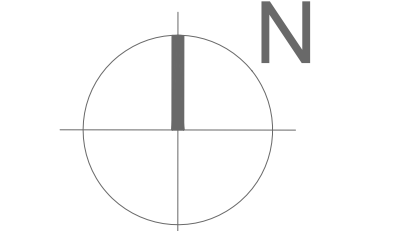


1 SITE PLAN - PROPOSED
1/8" = 1'-0"

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



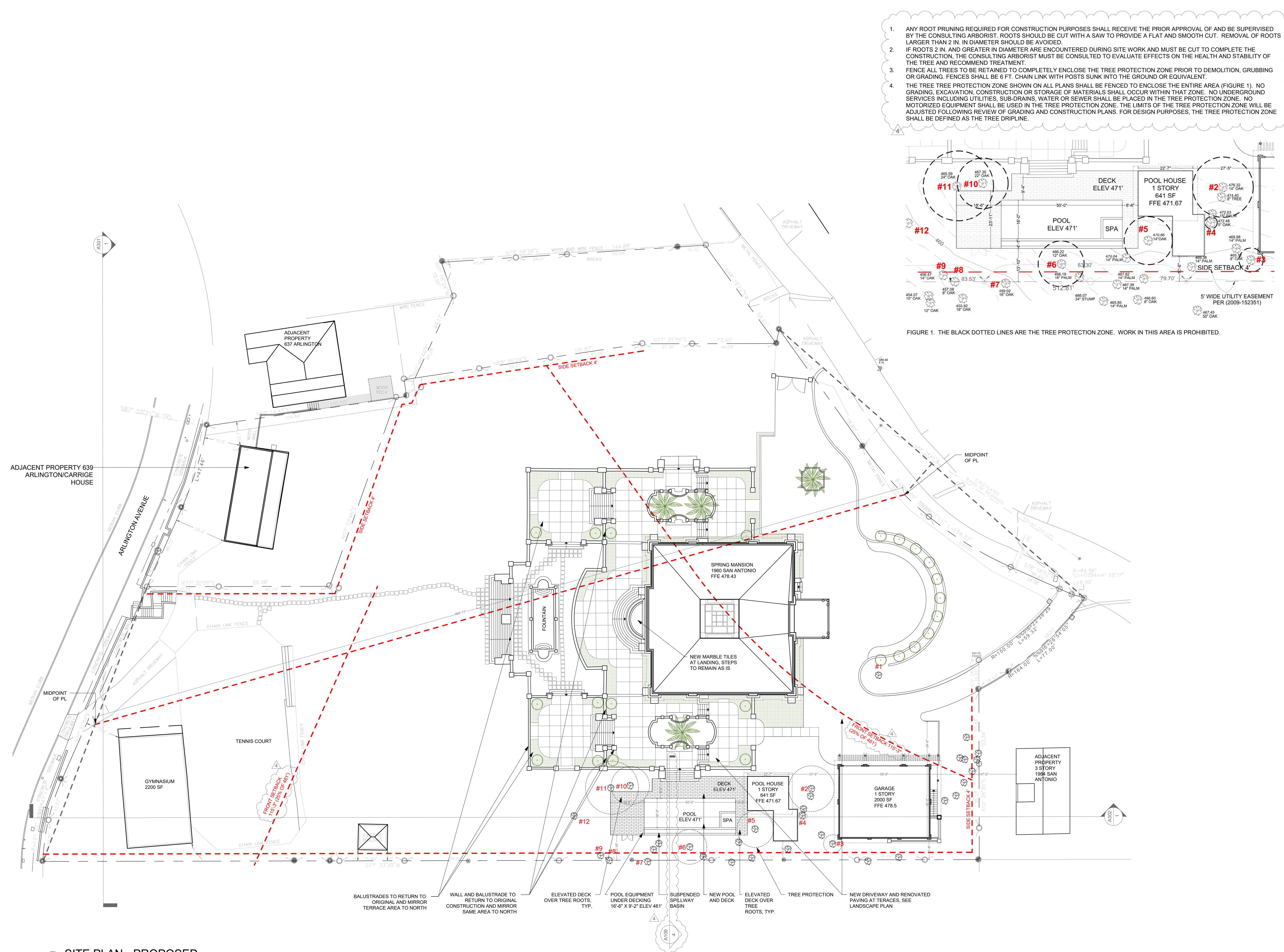
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



ENLARGED SITE PLAN

AS INDICATED

A101B



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

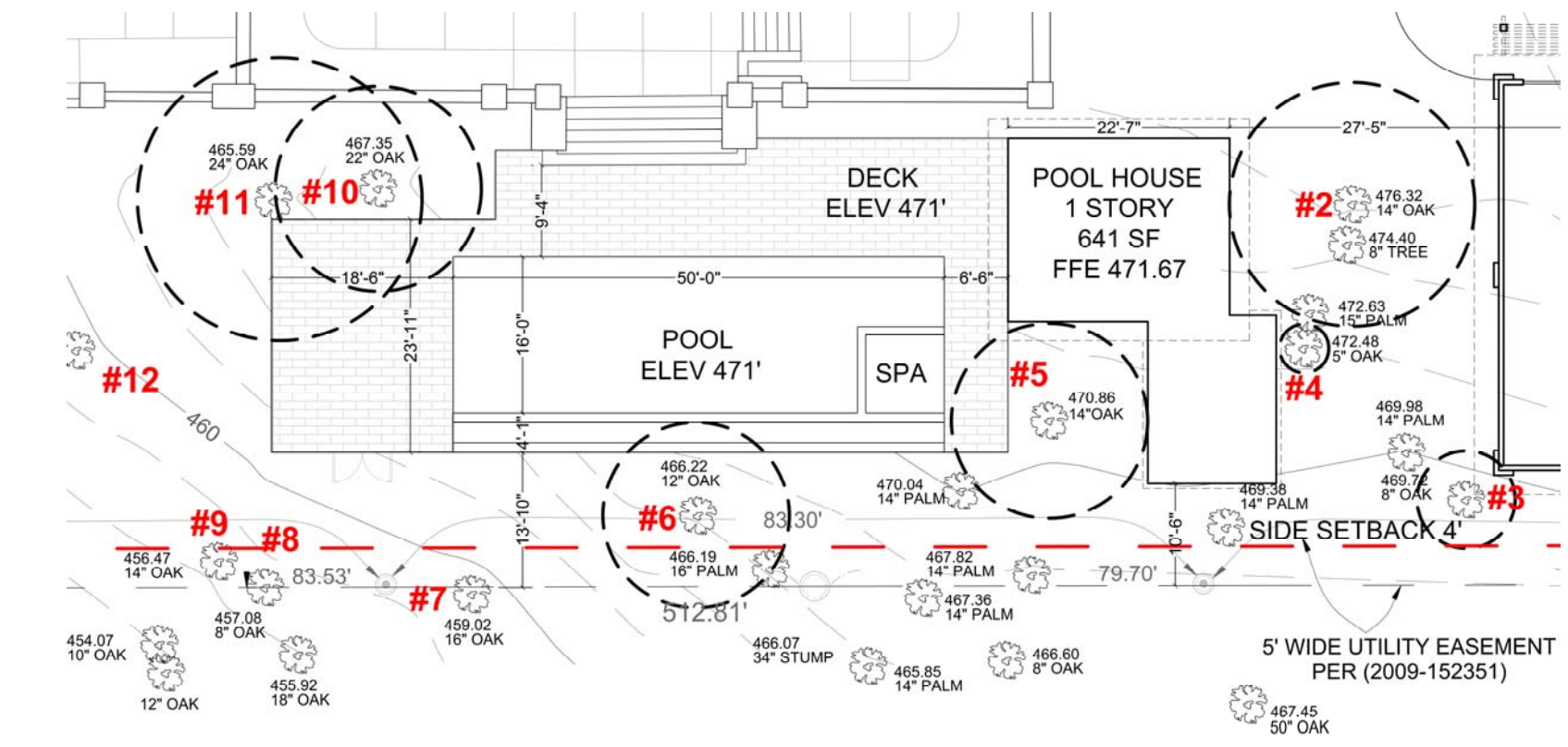


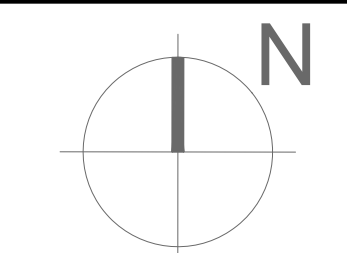
FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



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BERKELEY, CA 94707

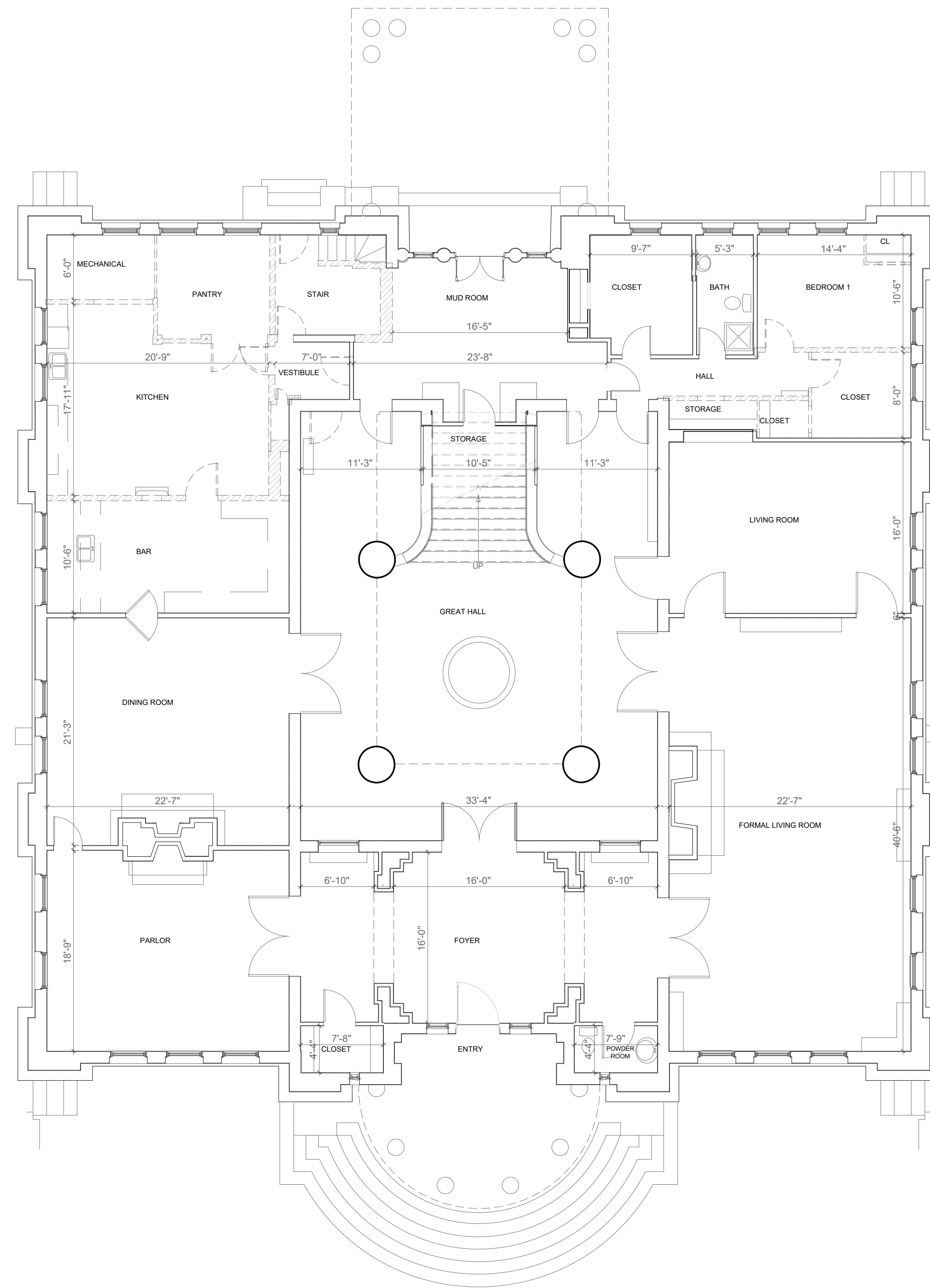


SITE PLAN - SIMPLIFIED

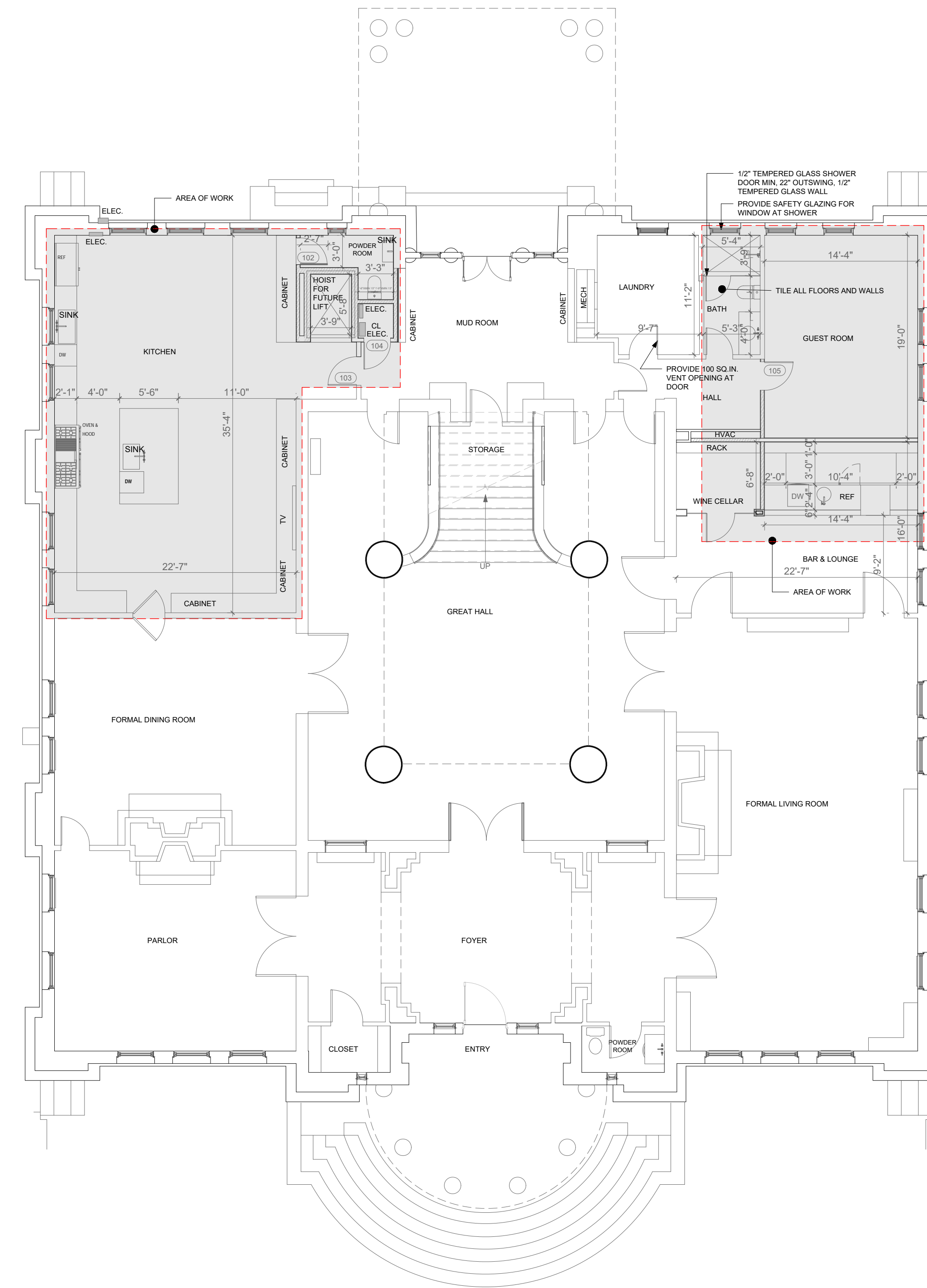
AS INDICATED

WALL LEGEND	
DEMOLISHED WALL	
NEW WALL	
1 HOUR RATED WALL	

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



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



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

PAYMUN

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

Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING &
DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

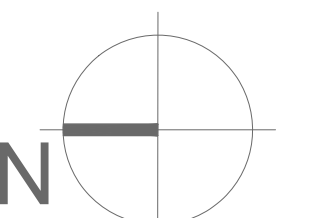


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

MAIN 1ST FLOOR PLANS
EXISTING & PROPOSED

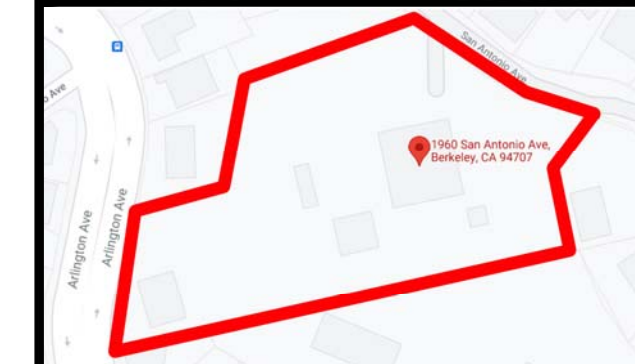
SCALE

AS INDICATED

SHEET NUMBER

A102

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



MAIN 2ND FLOOR PLANS
EXISTING & PROPOSED

AS INDICATED

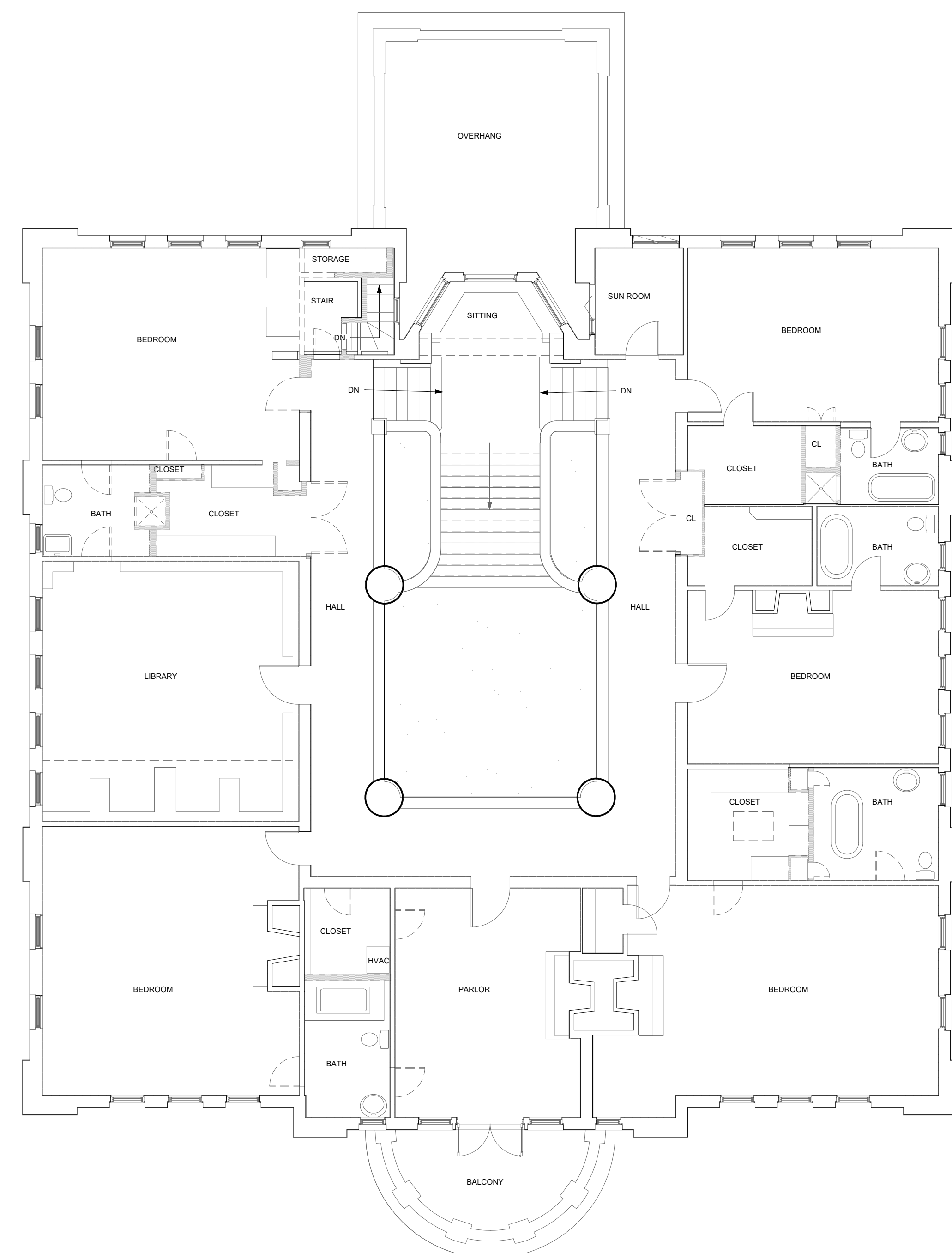
A103

WALL LEGEND

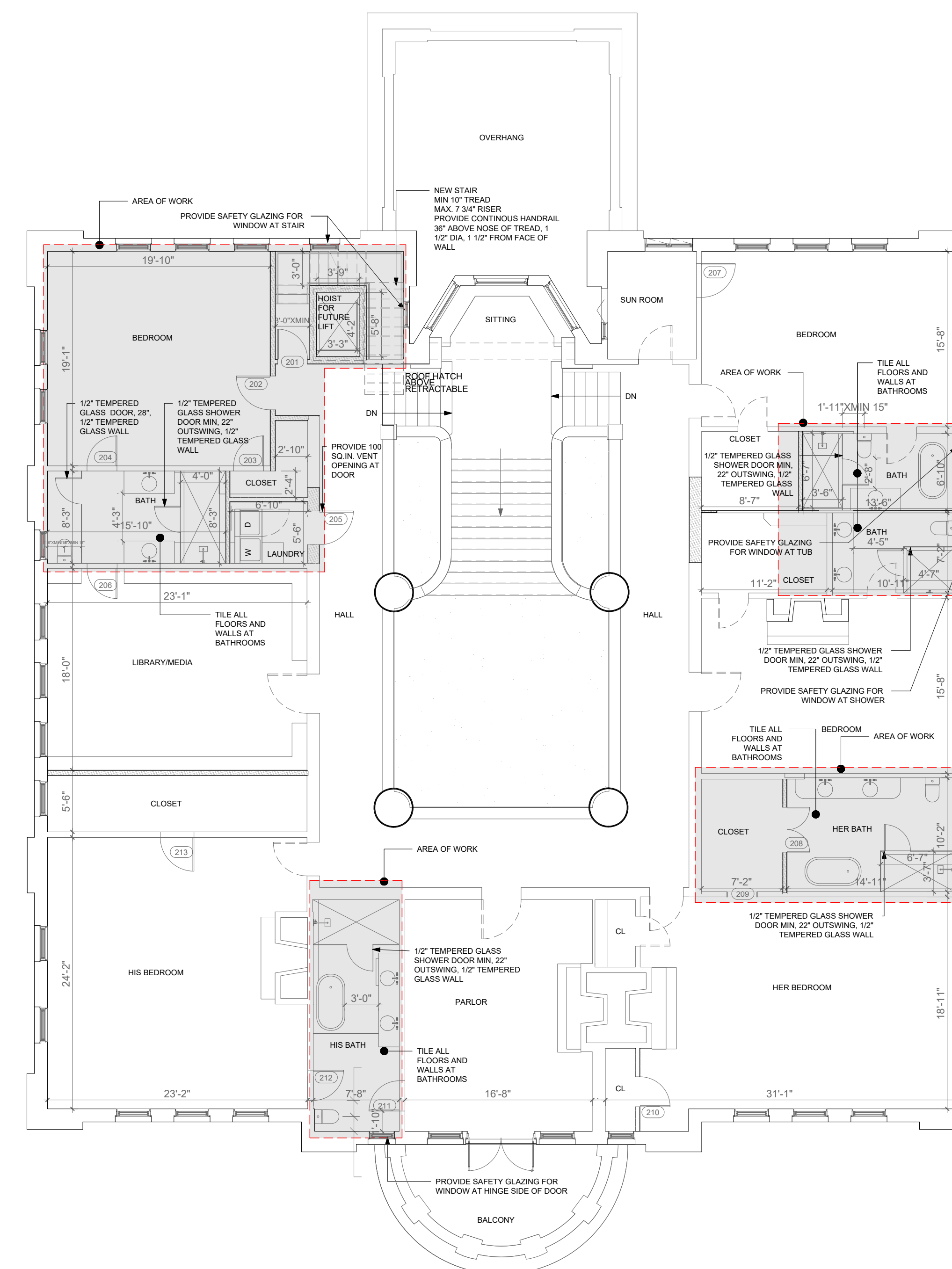
- DEMOLISHED WALL
- NEW WALL
- 1 HOUR RATED WALL

NOTES:

ALL NEW WALLS TO MATCH EXISTING FINISH,
BASEBOARD AND MOLDING



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



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

REVISION	DATE
PLANNING SUBMITTAL 1	05/13/2023



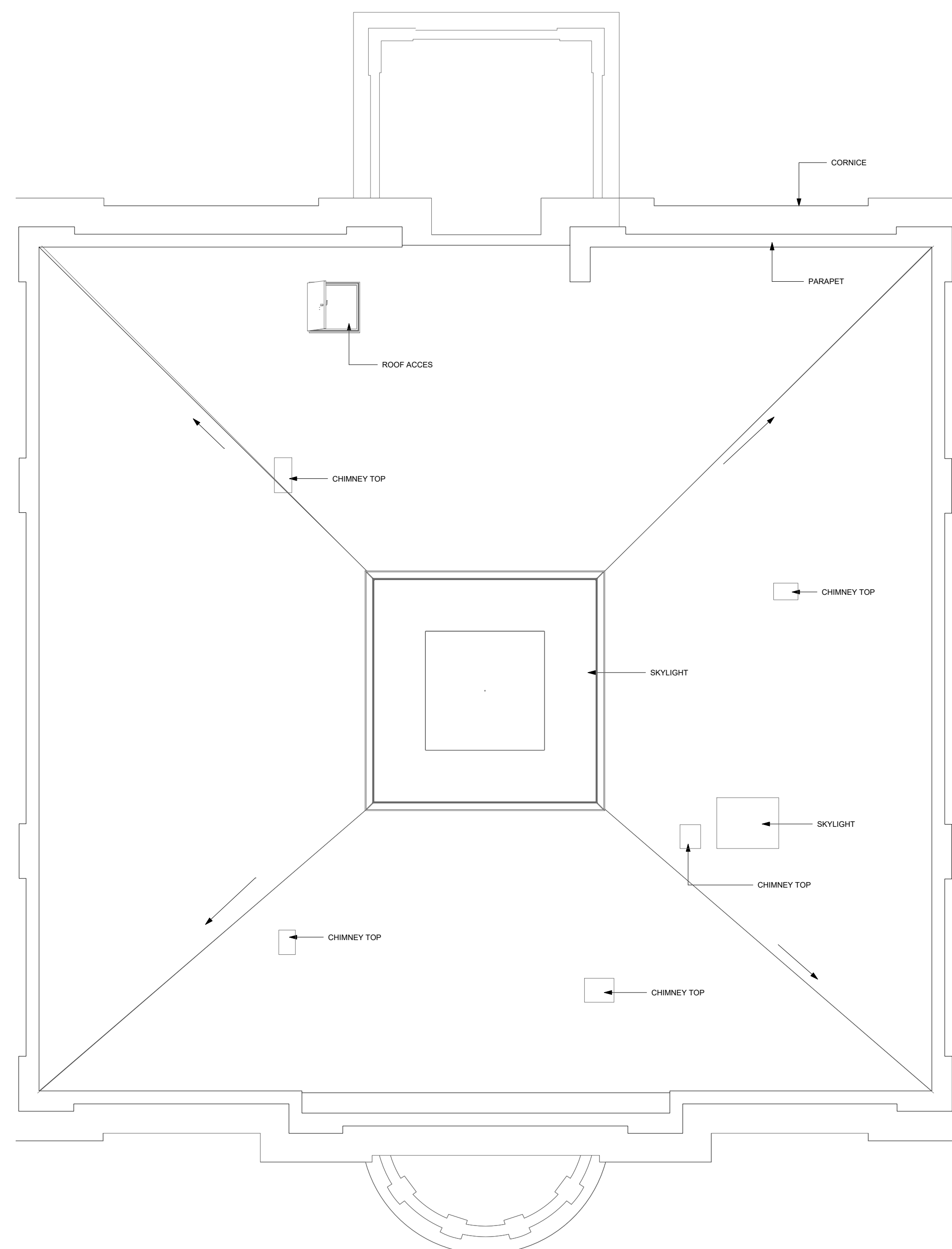
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



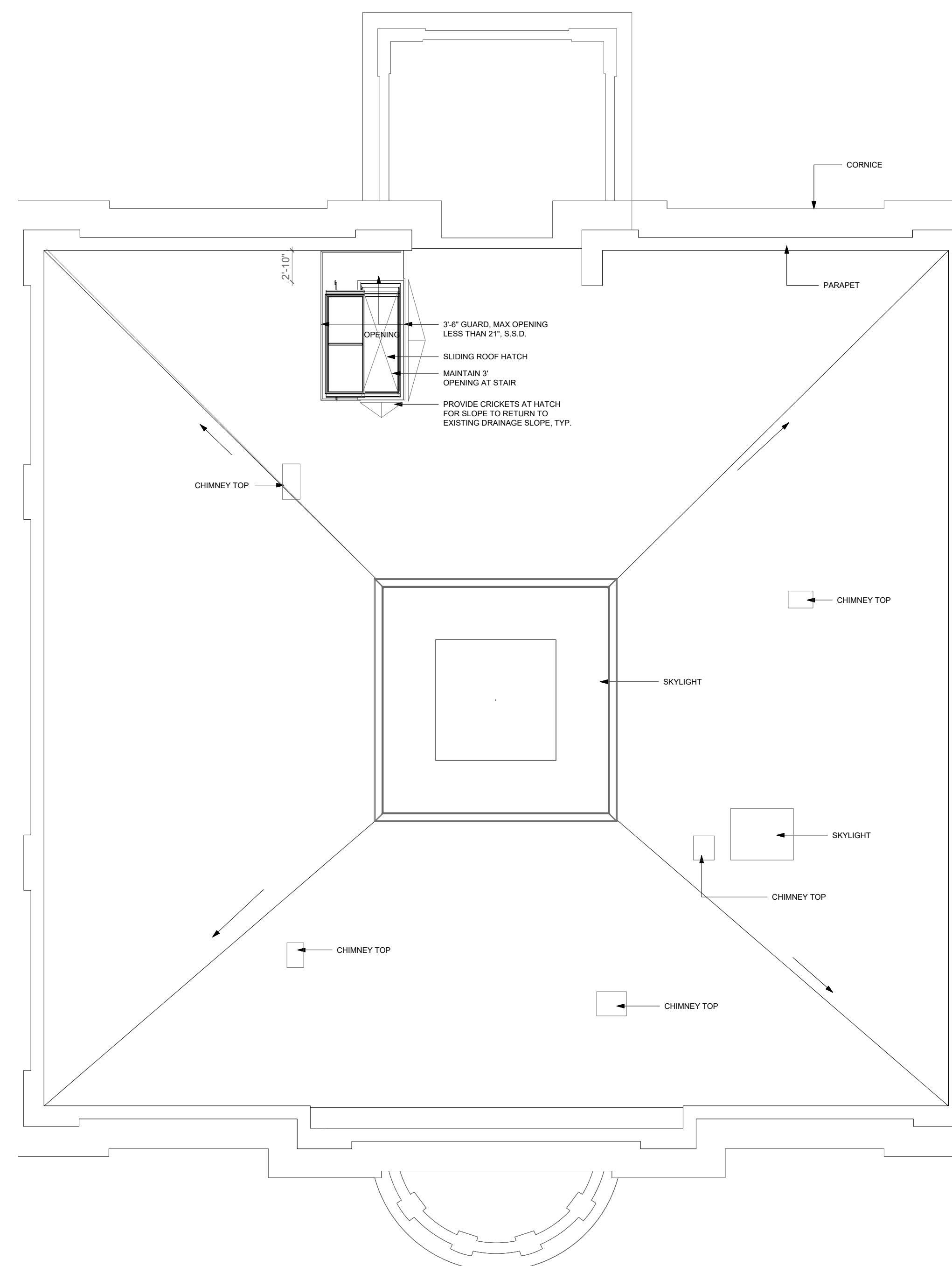
MAIN ROOF PLANS
EXISTING & PROPOSED

AS INDICATED

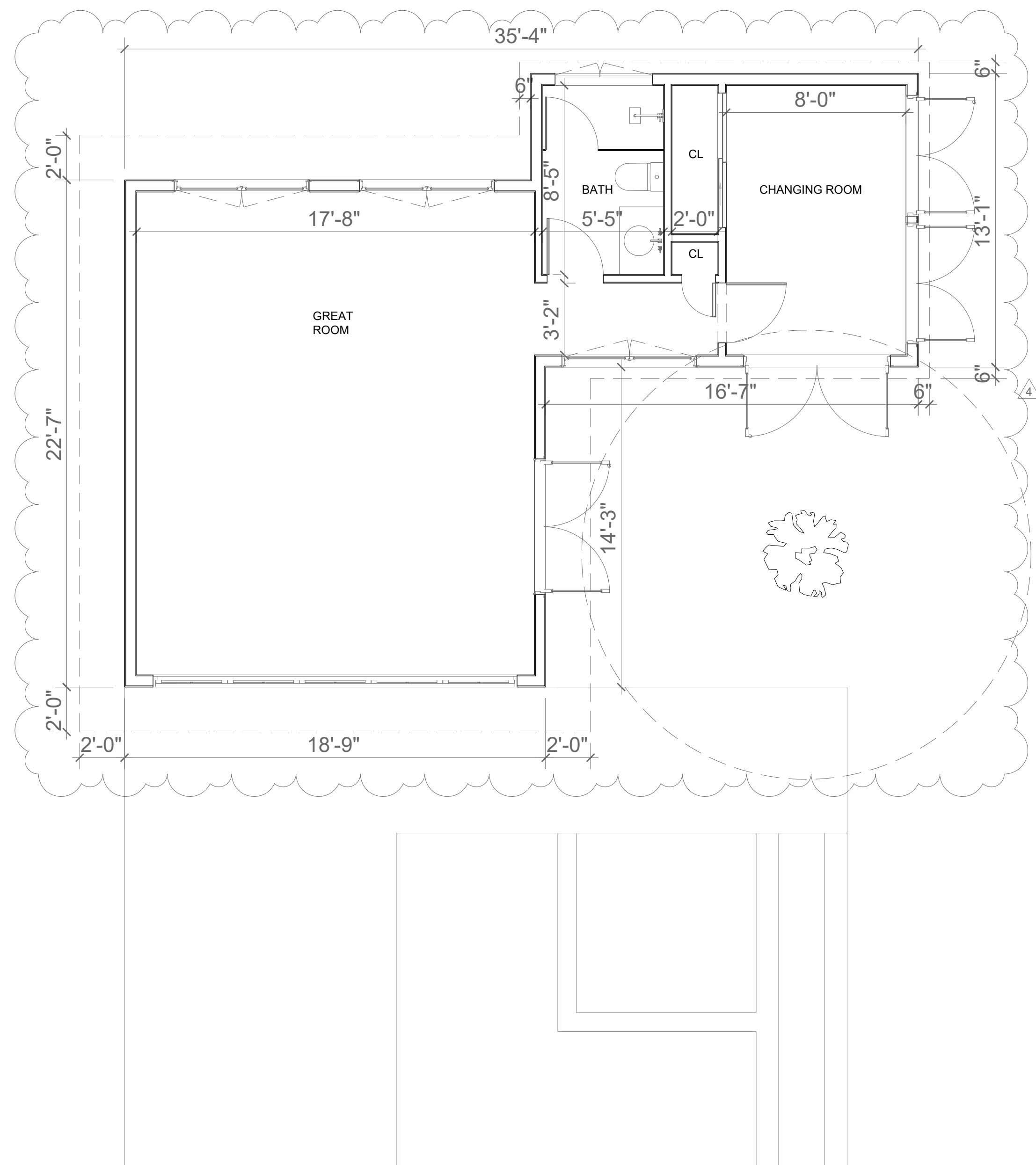
A104



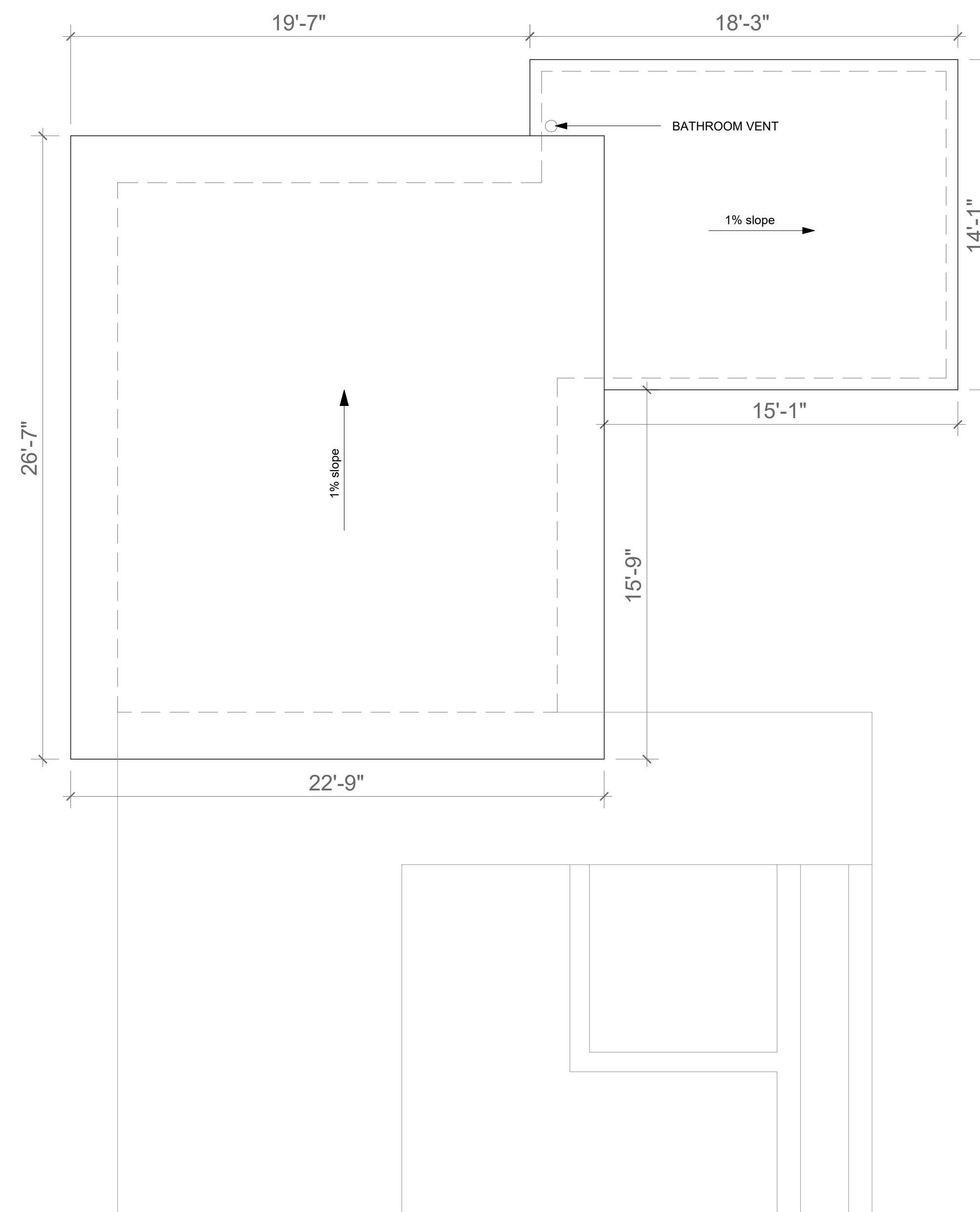
① ROOF PLAN EXISTING
1/8" = 1'-0"



② ROOF PLAN PROPOSED
1/8" = 1'-0"



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



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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



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BERKELEY, CA 94707



POOL HOUSE PLANS
PROPOSED

AS INDICATED

A105

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



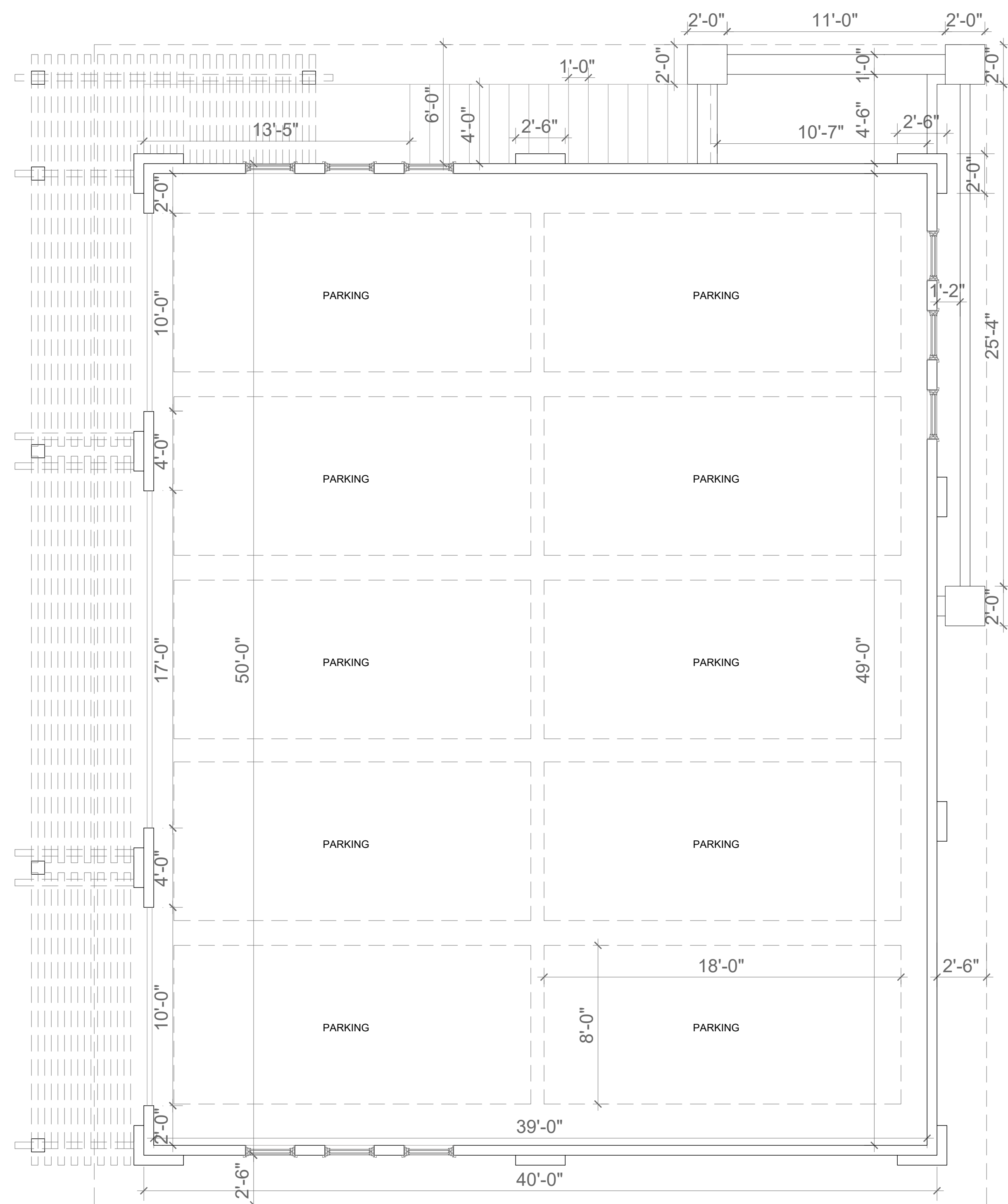
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



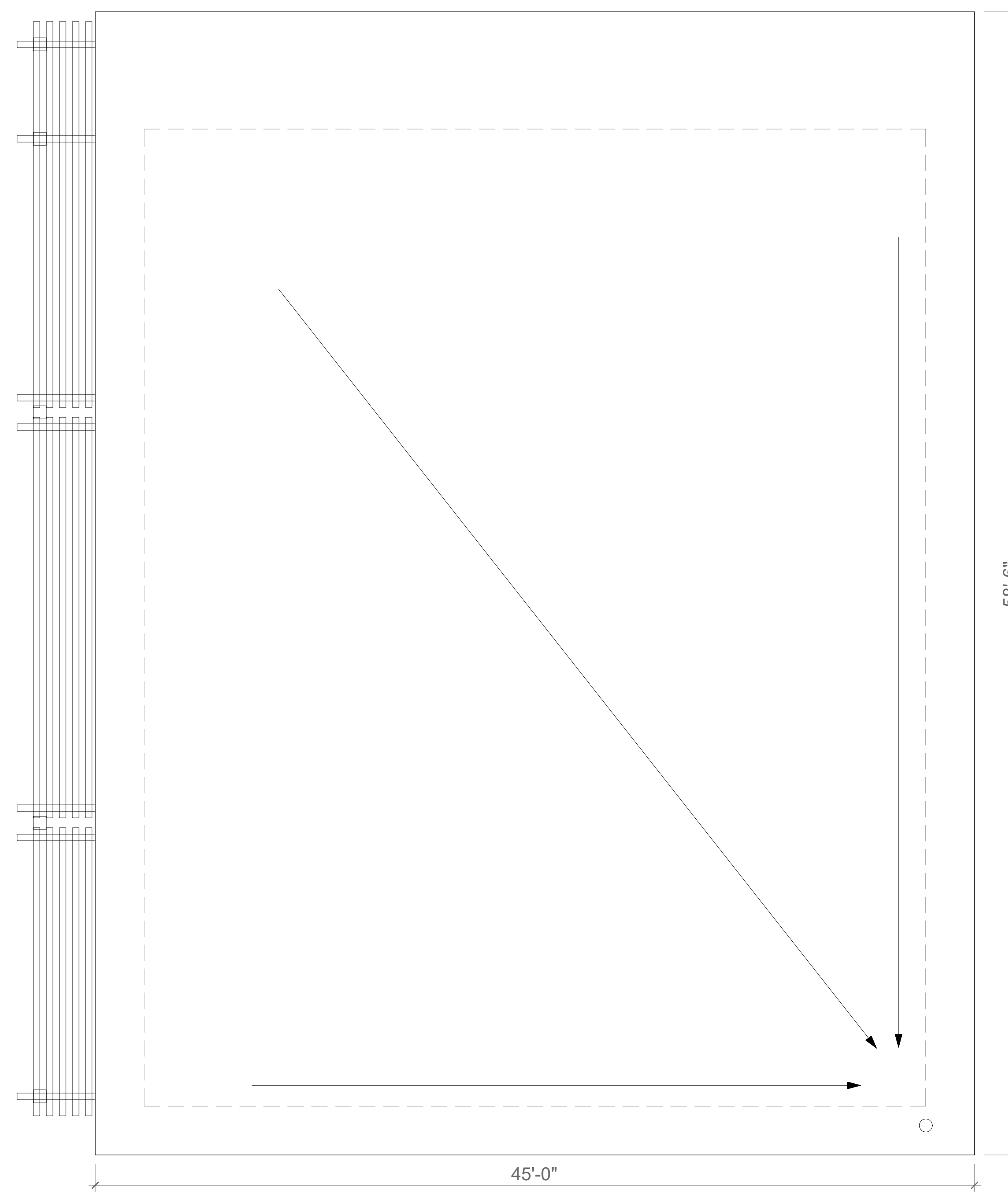
**GARAGE PLANS
PROPOSED**

AS INDICATED

A105A



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



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

LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER:
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION

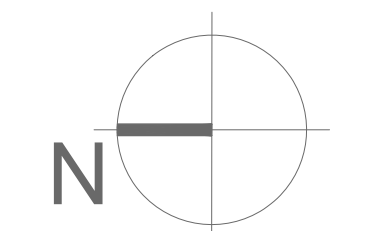


ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION



SHEET TITLE

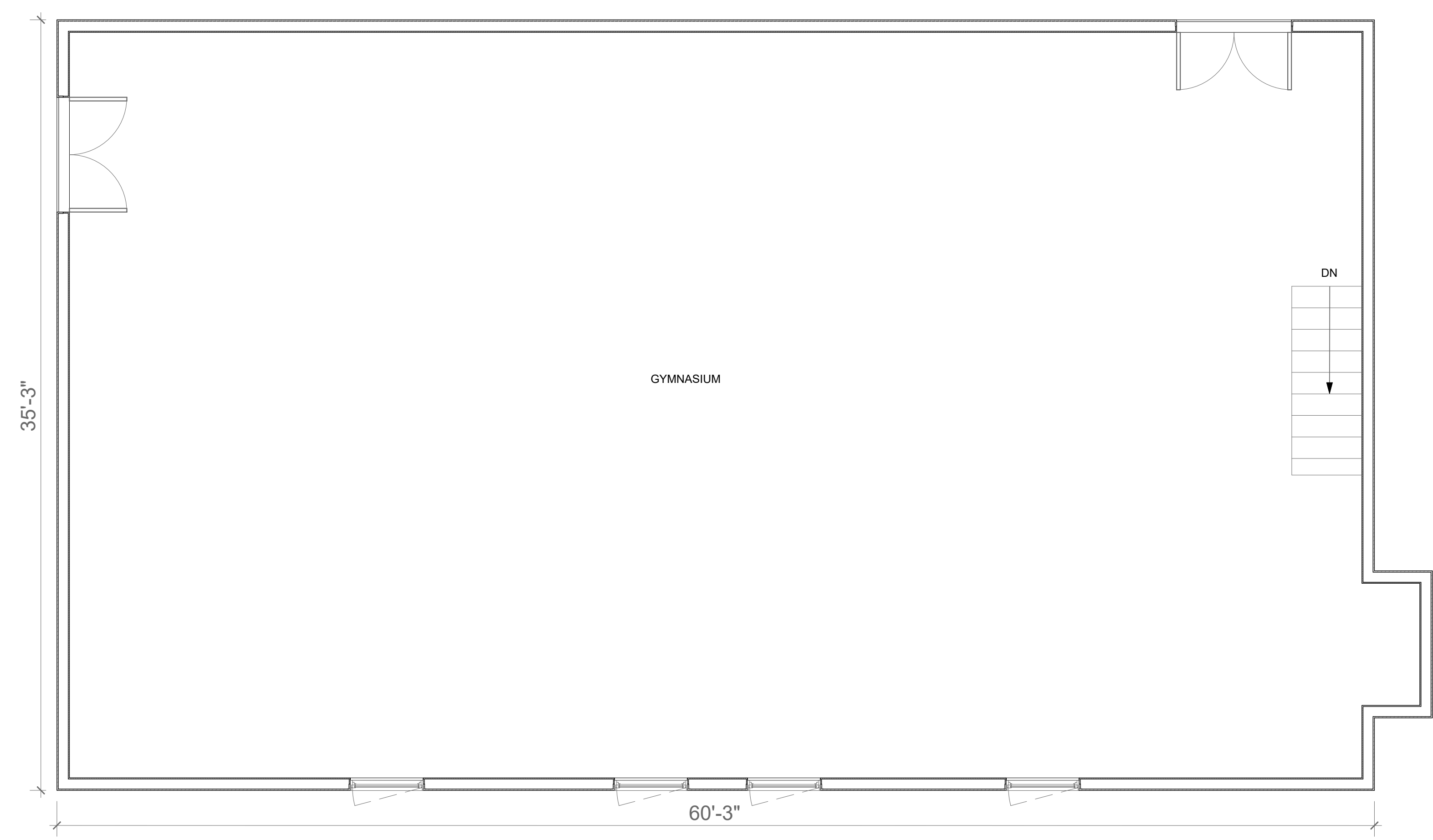
GYMNASIUM PLANS
EXISTING

SCALE

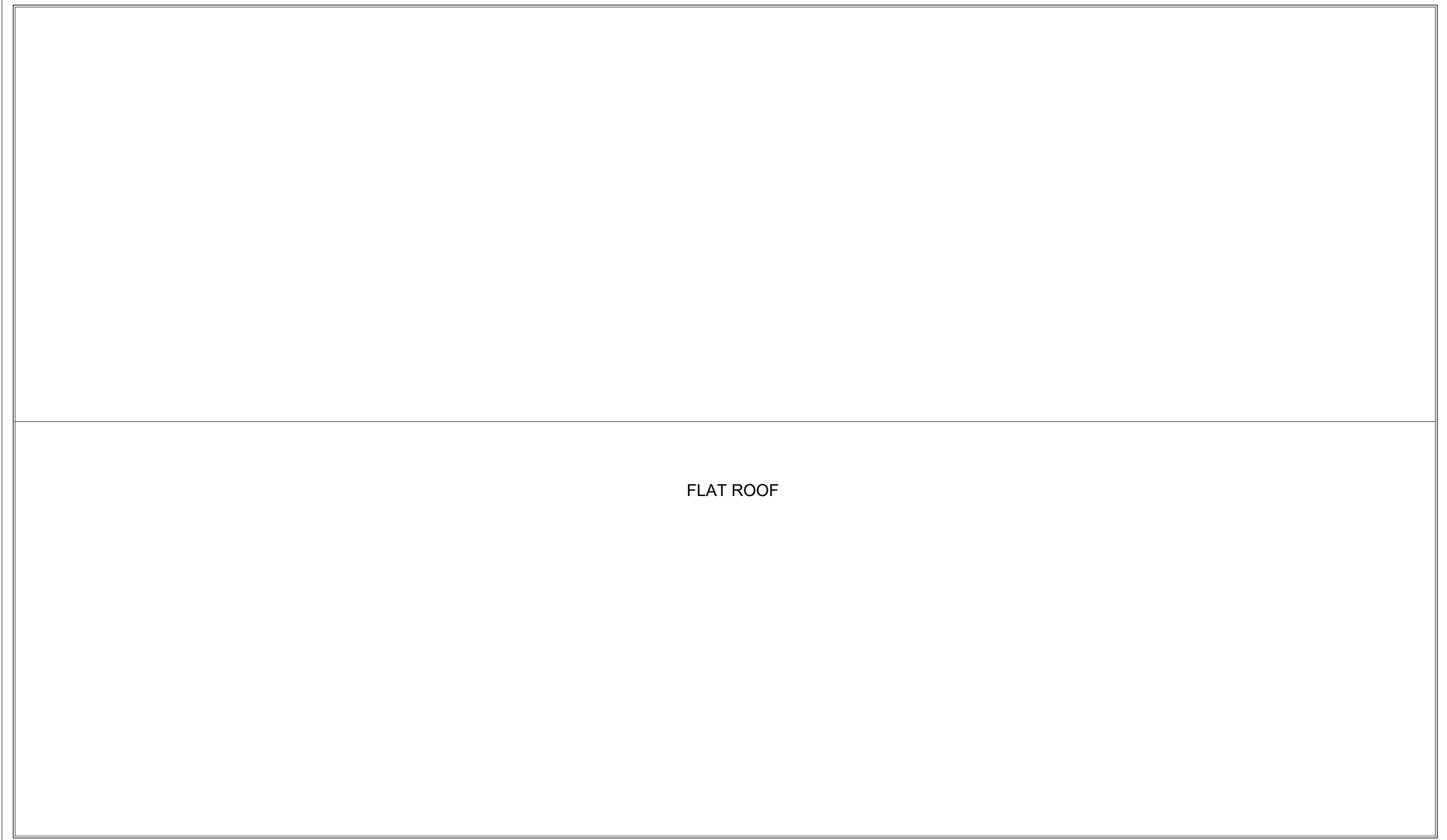
AS INDICATED

SHEET NUMBER

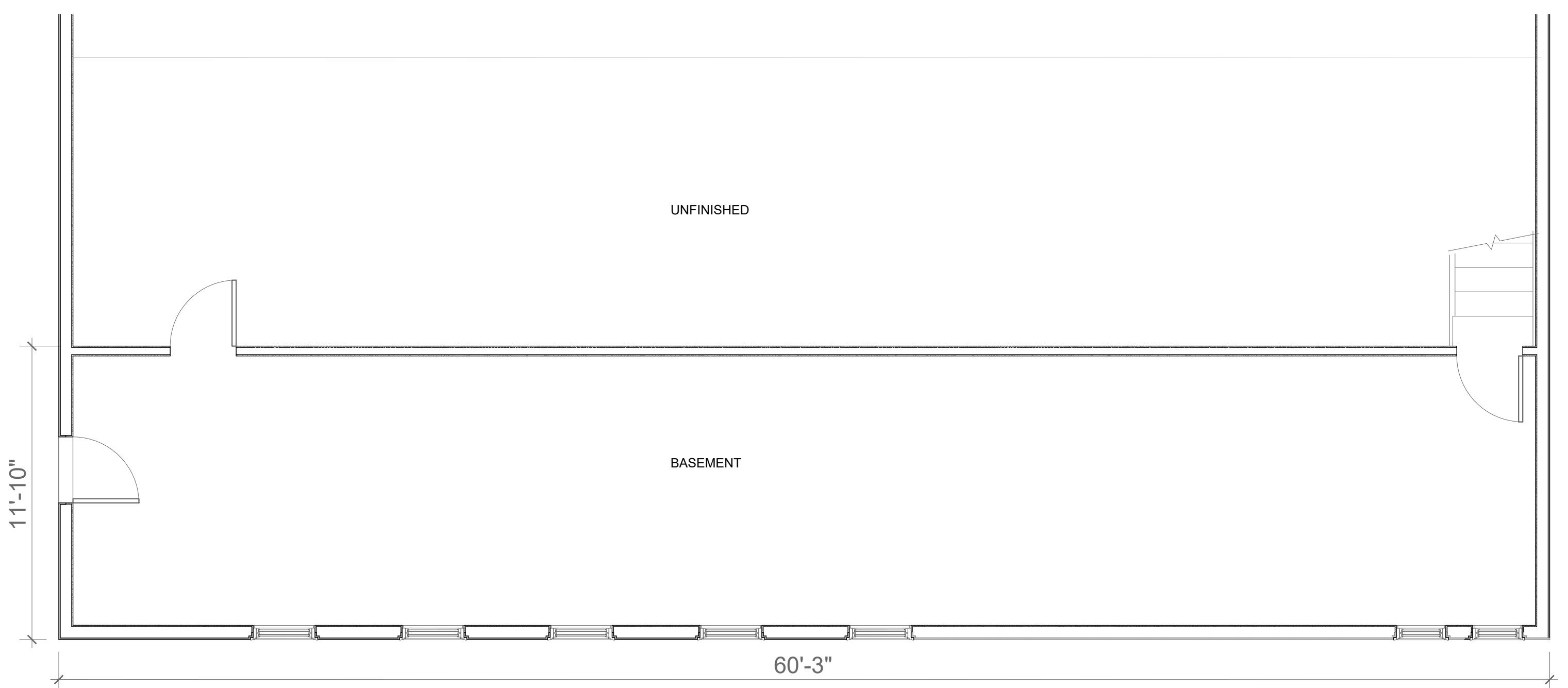
A106



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

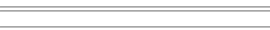


③ GYMNASIUM ROOF PLAN - EXISTING
1/4" = 1'-0"

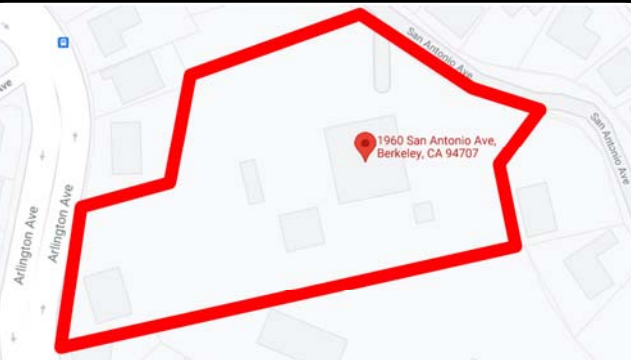


② GYMNASIUM BASEMENT PLAN - EXISTING
1/4" = 1'-0"

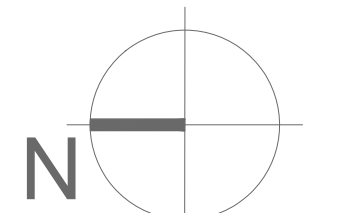
WALL LEGEND

DEMOLISHED WALL	
EXISTING WALL	

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



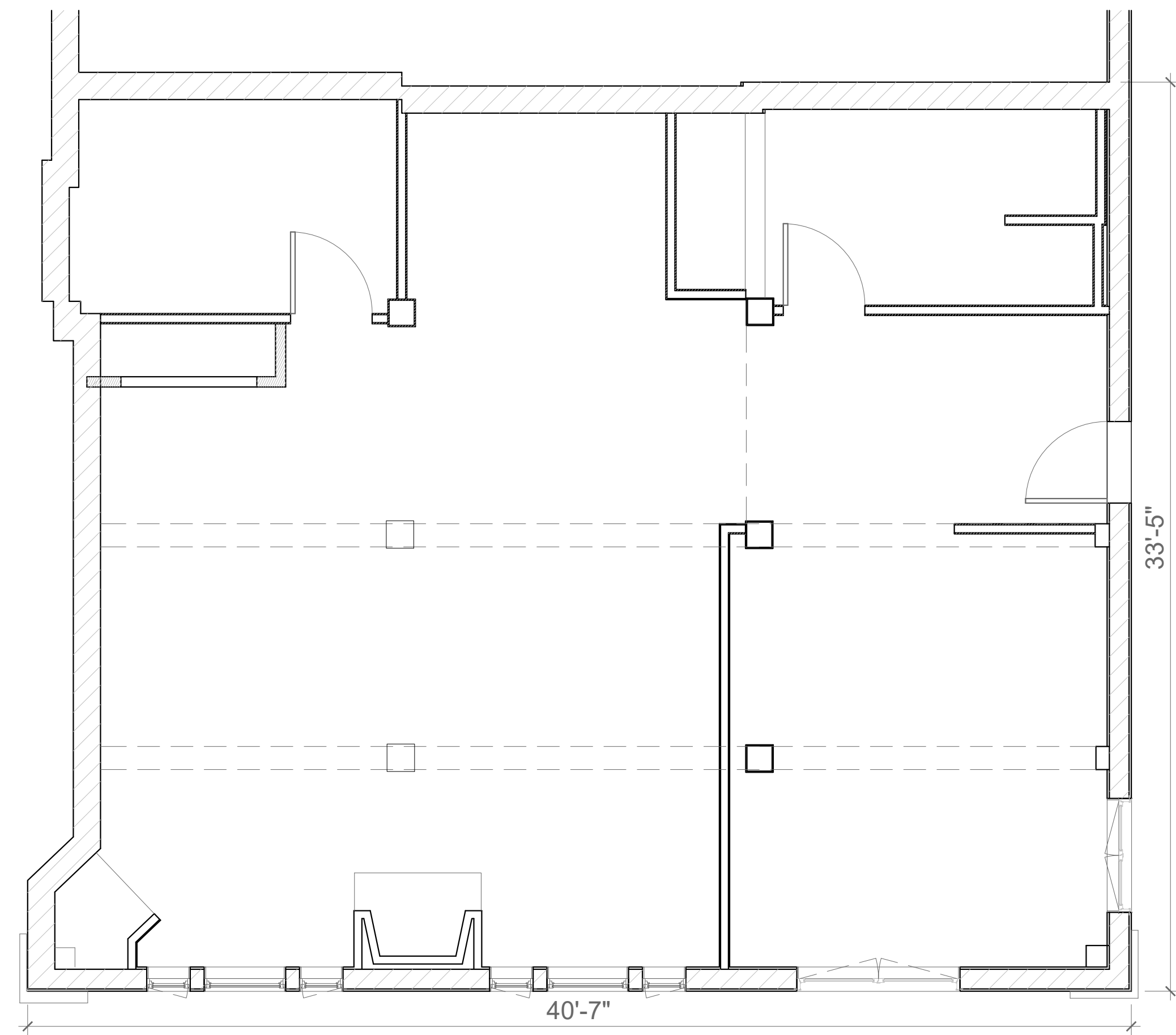
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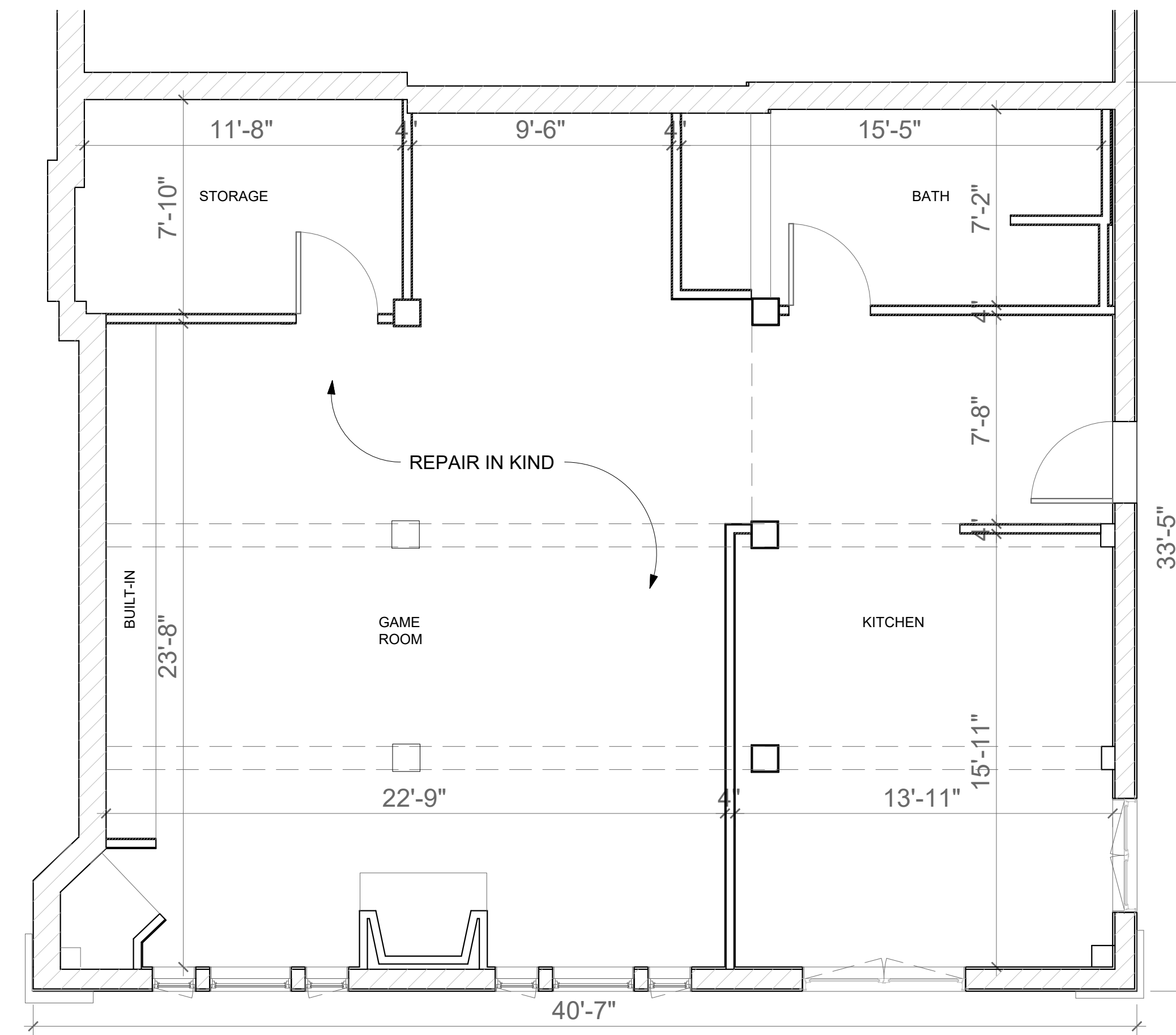
SHEET TITLE
GAMEROOM
PLANS & ELEVATIONS
EXISTING & PROPOSED

AS INDICATED

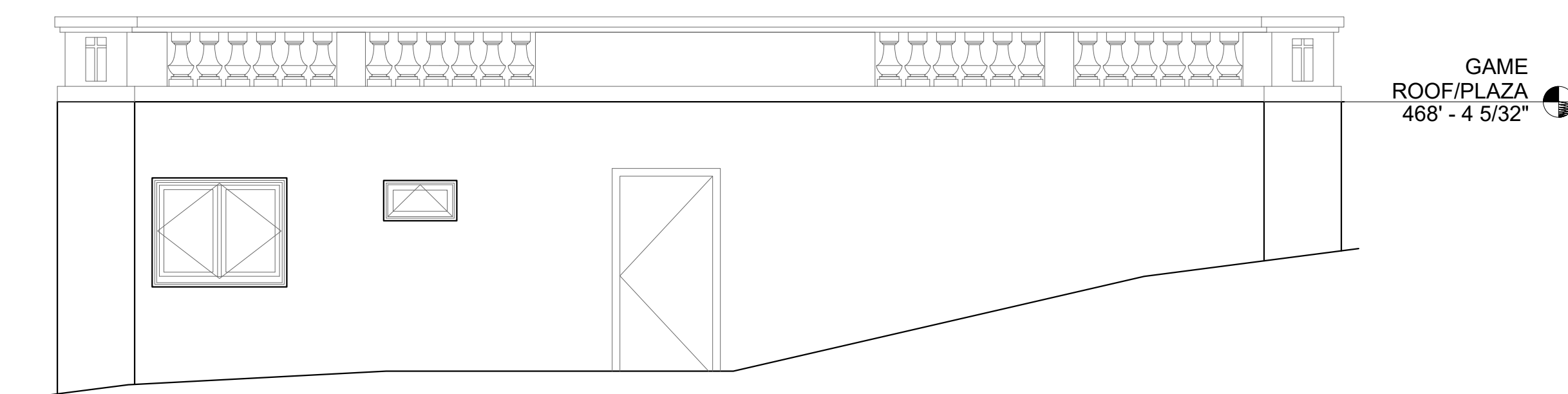
A107



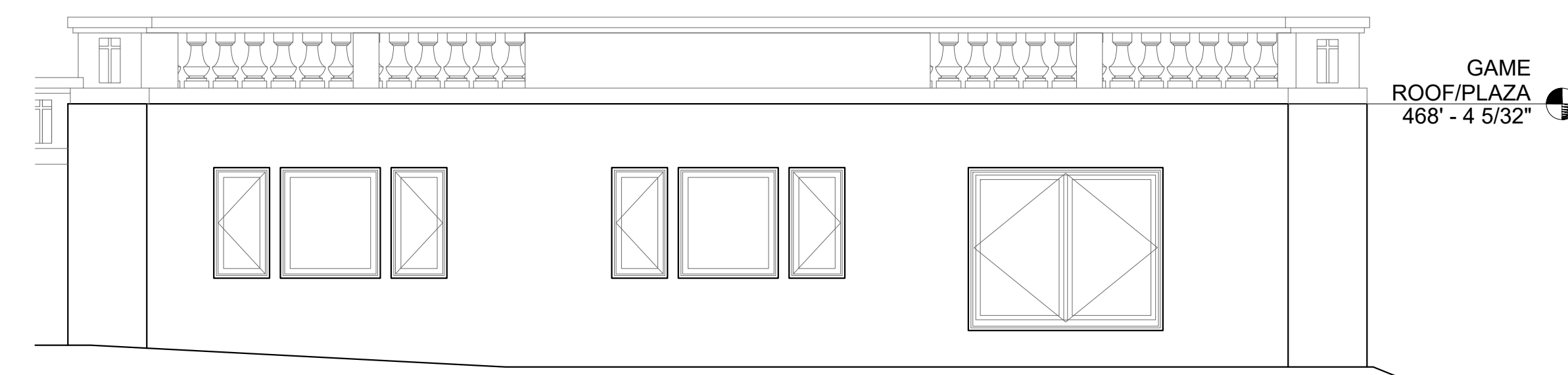
1 GAME ROOM - EXISTING & DEMOLITION
1/4" = 1'-0"



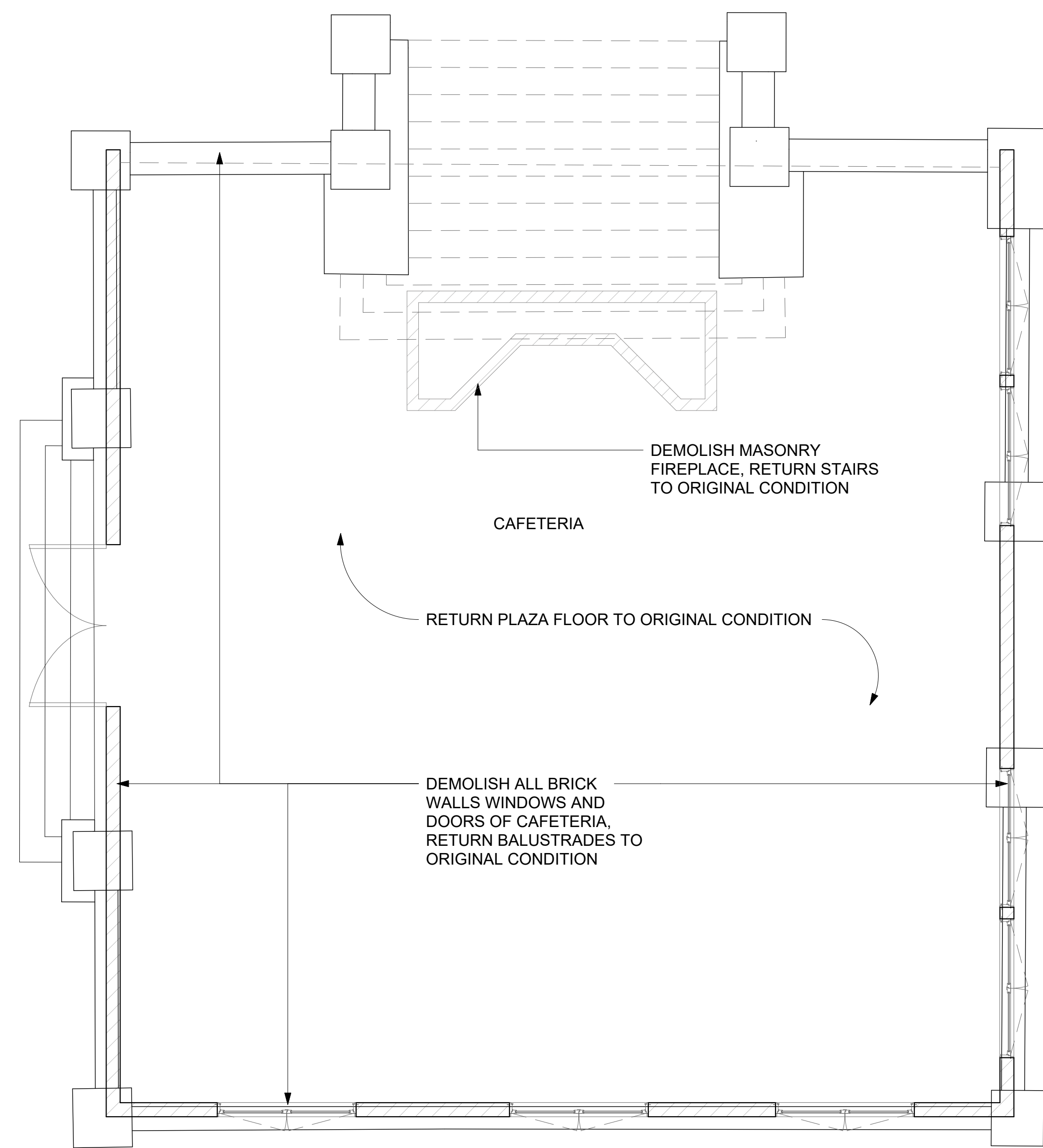
2 GAME ROOM - PROPOSED
1/4" = 1'-0"



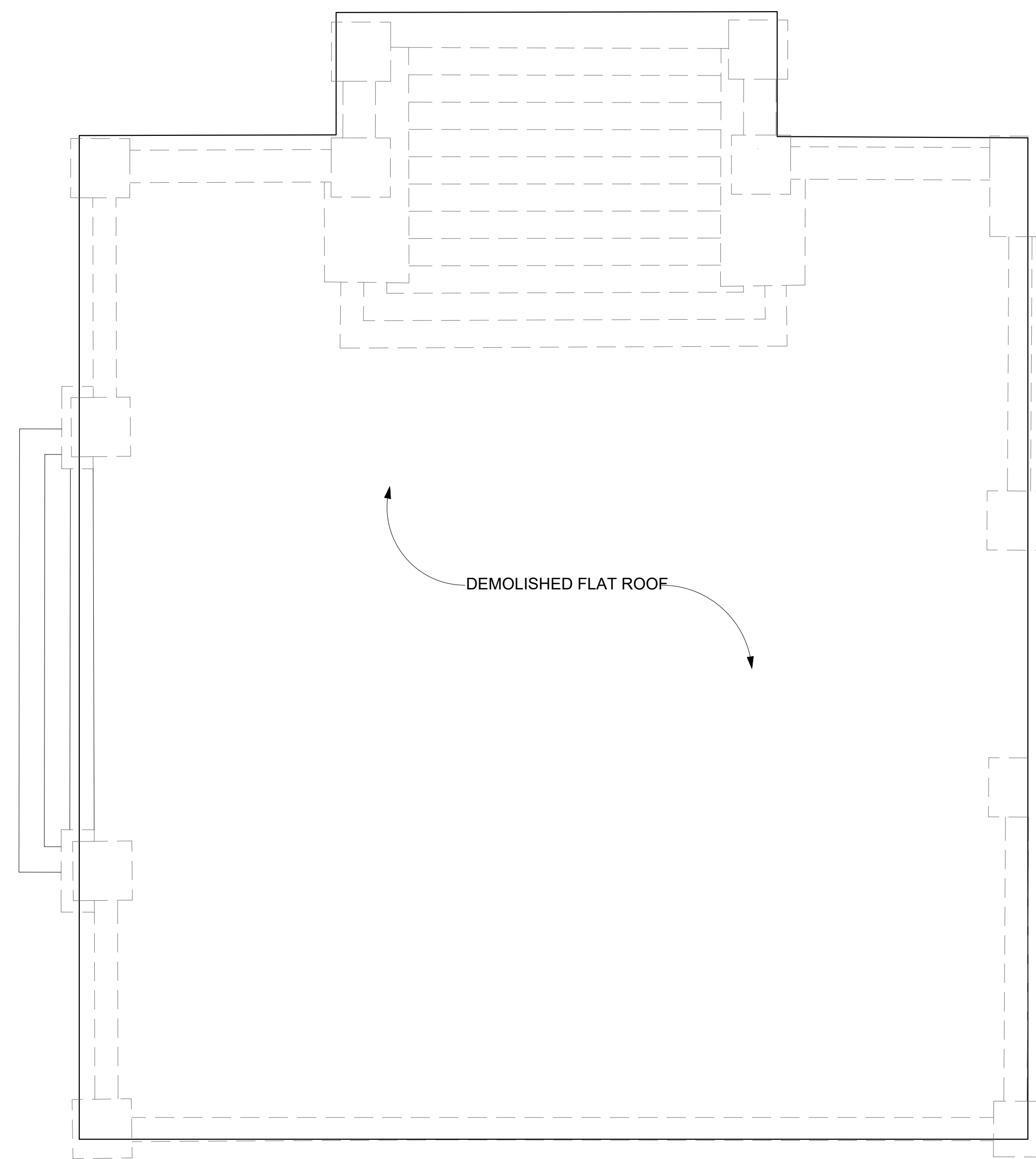
3 GAME ROOM - SOUTH ELEVATION
1/4" = 1'-0"



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

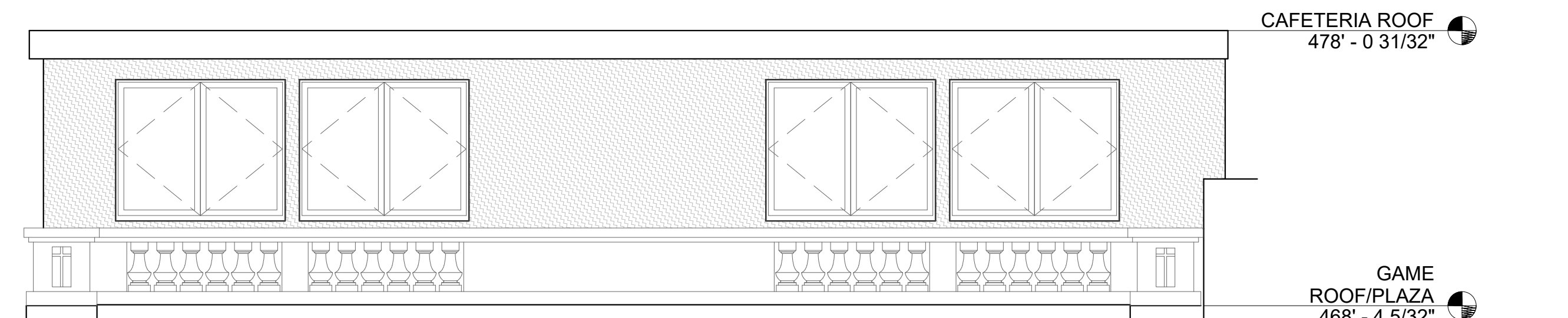
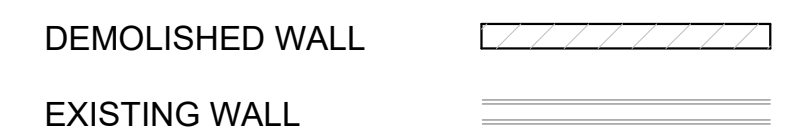


1 CAFETERIA - DEMOLITION
1/4" = 1'-0"

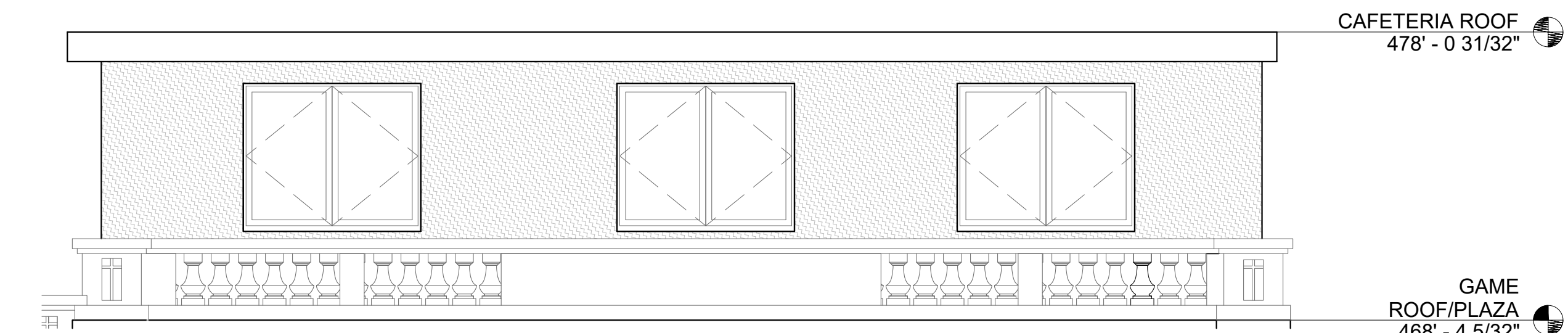


2 CAFETERIA ROOF - DEMOLITION
1/4" = 1'-0"

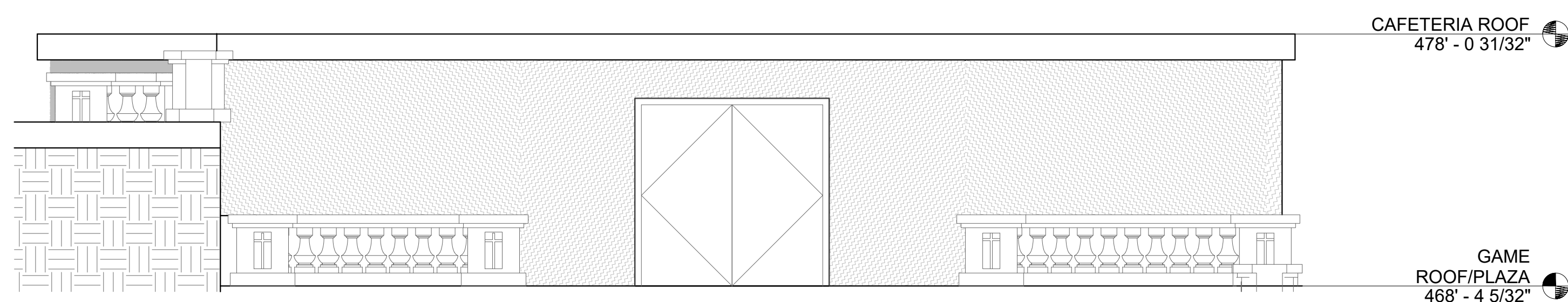
WALL LEGEND



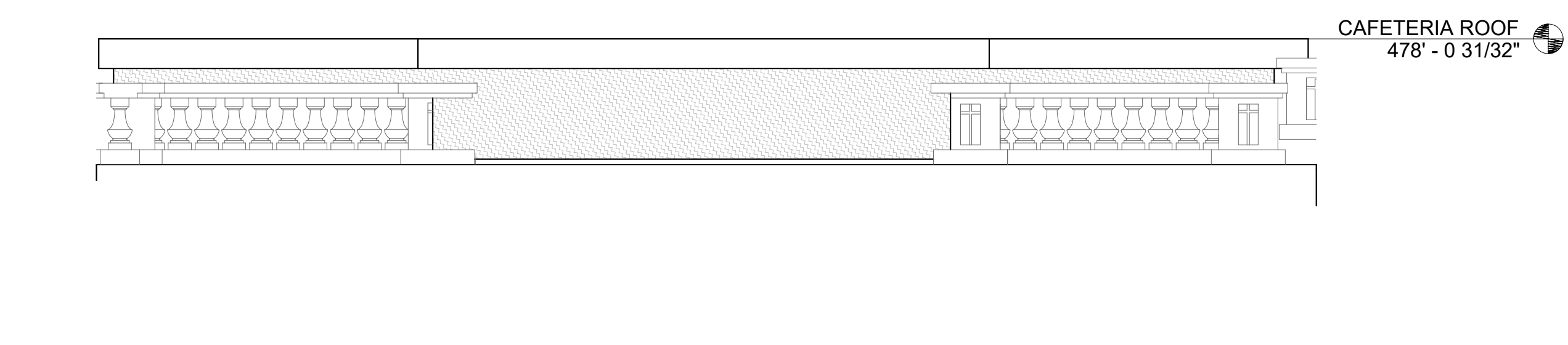
3 CAFETERIA - SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

REVISION	DATE
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REVISION	DATE
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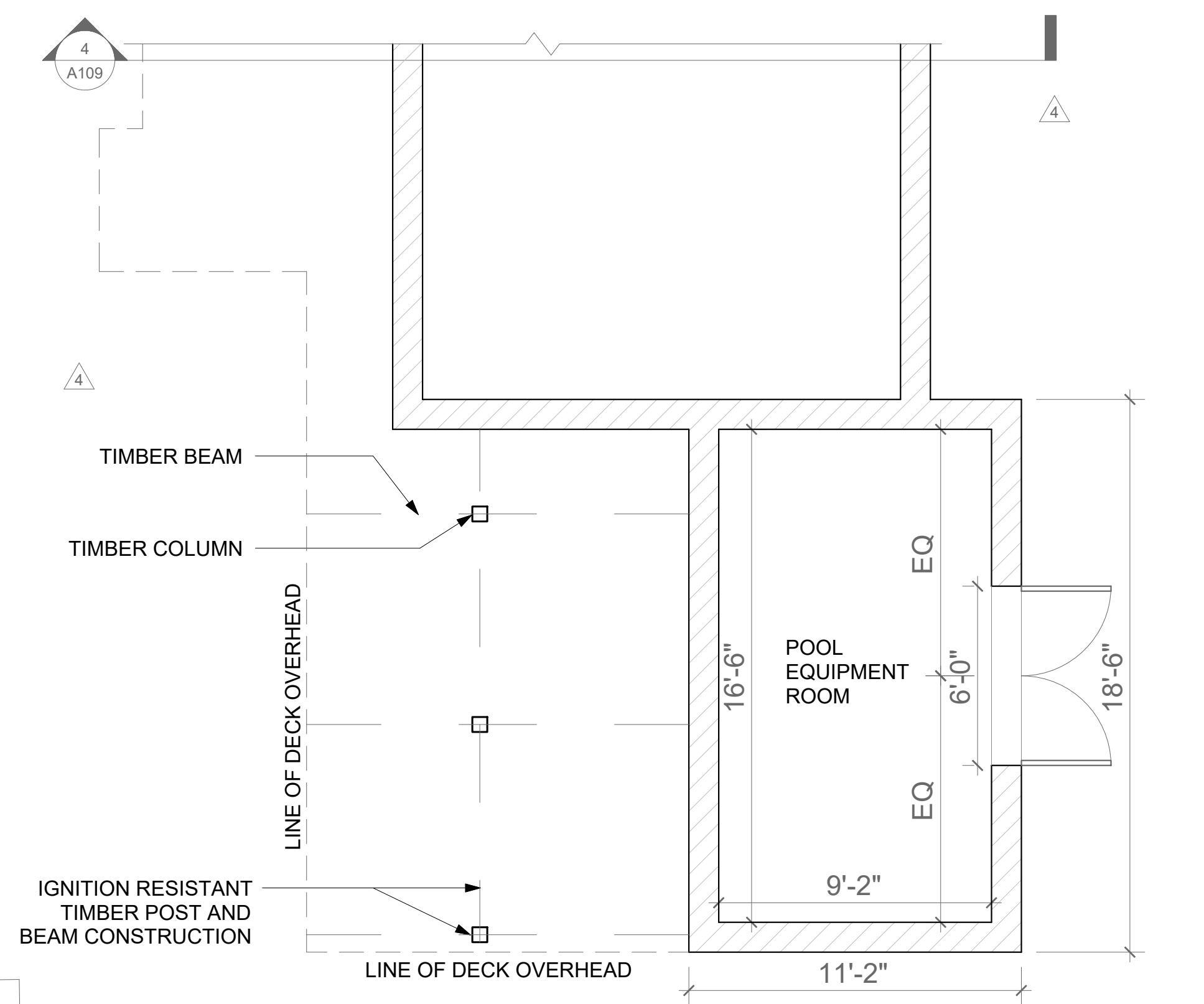
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BERKELEY, CA 94707



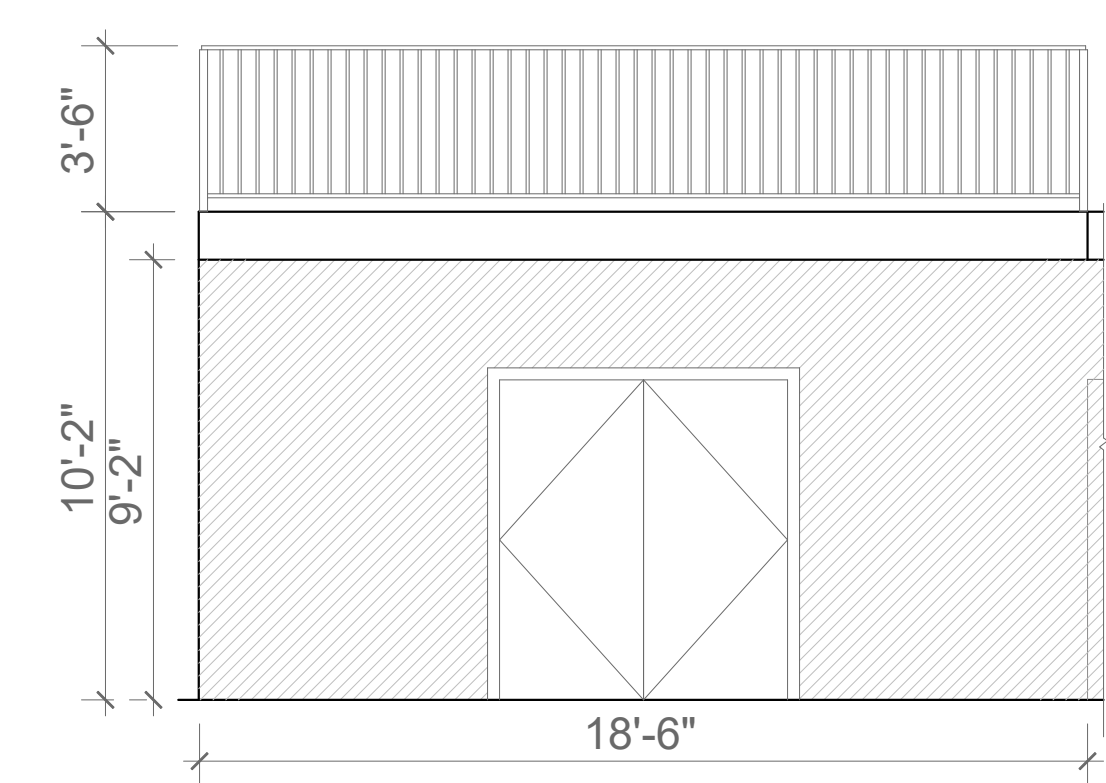
**POOL EQUIPMENT ROOM
PLAN, ELEVATION & SECTION**

AS INDICATED

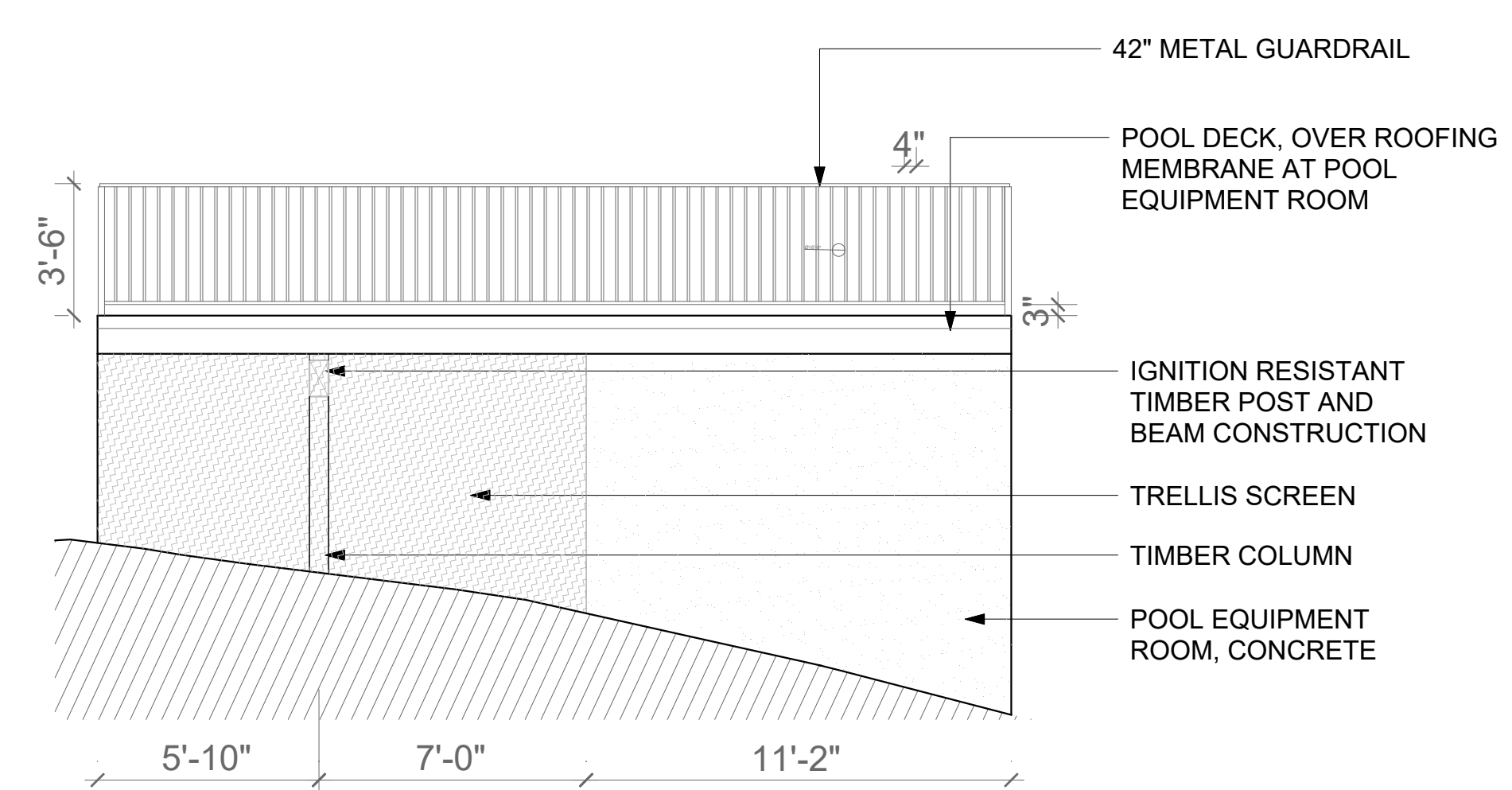
A109



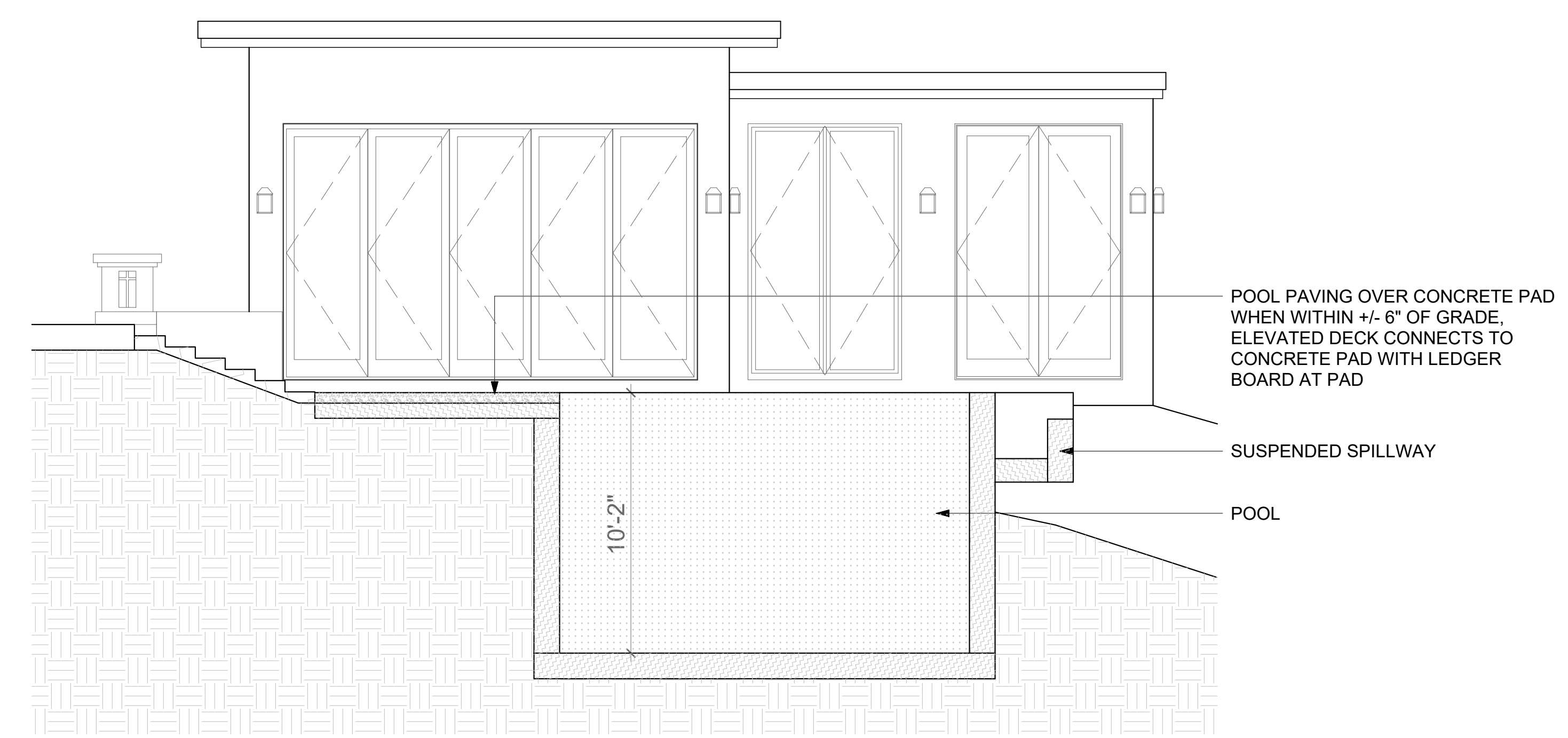
1 POOL EQUIPMENT ROOM
1/4" = 1'-0"



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



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



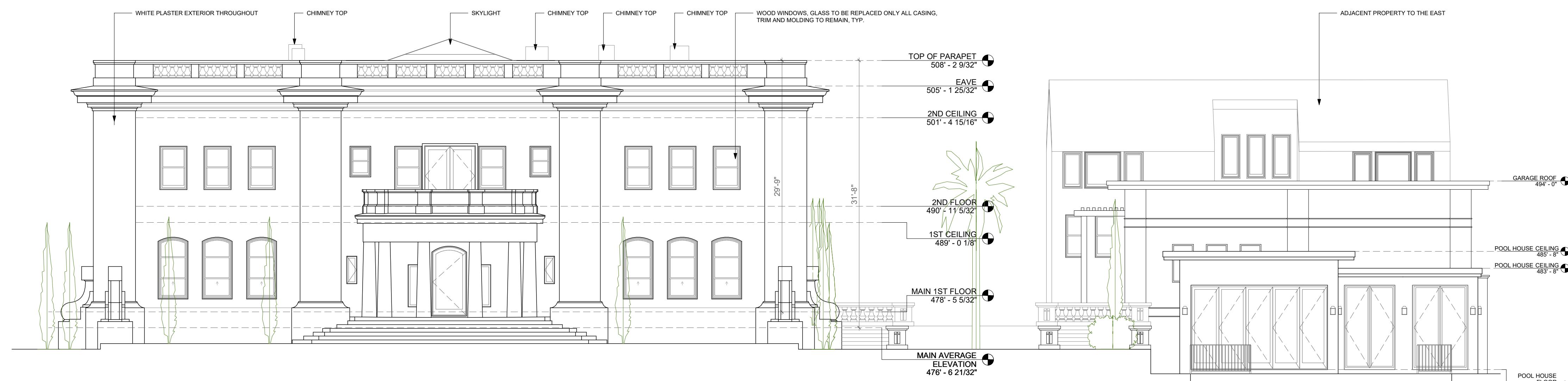
4 SECTION AT TERRACE STAIRS TO POOL DECK
1/4" = 1'-0"

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

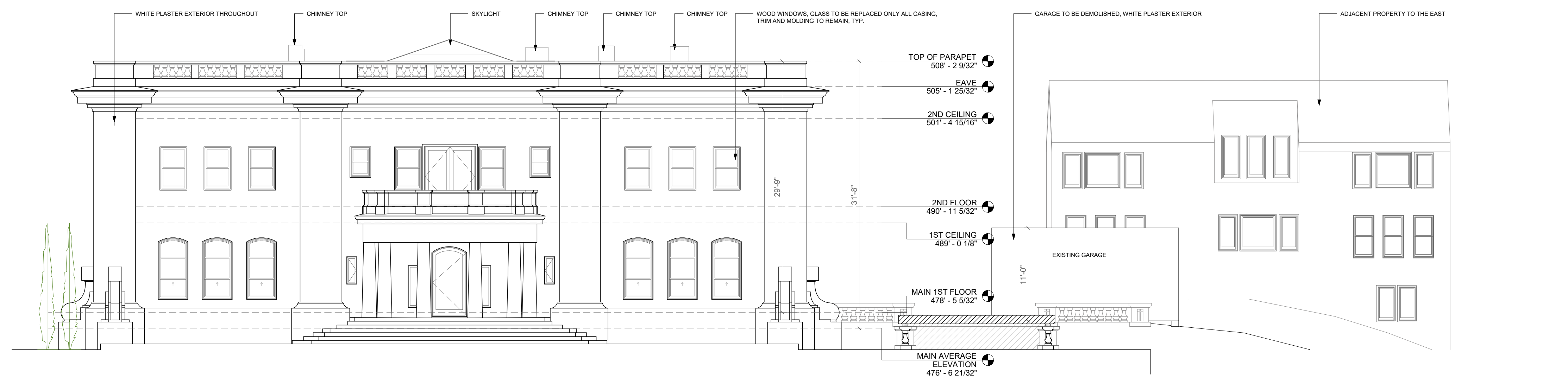


1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

MAIN ELEVATIONS WEST
EXISTING & PROPOSED



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



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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

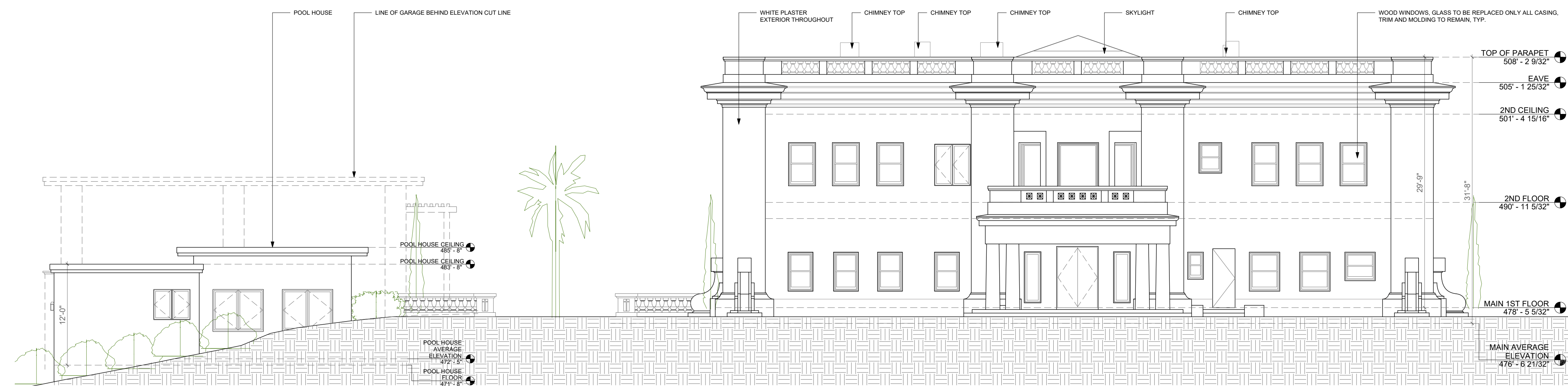


1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

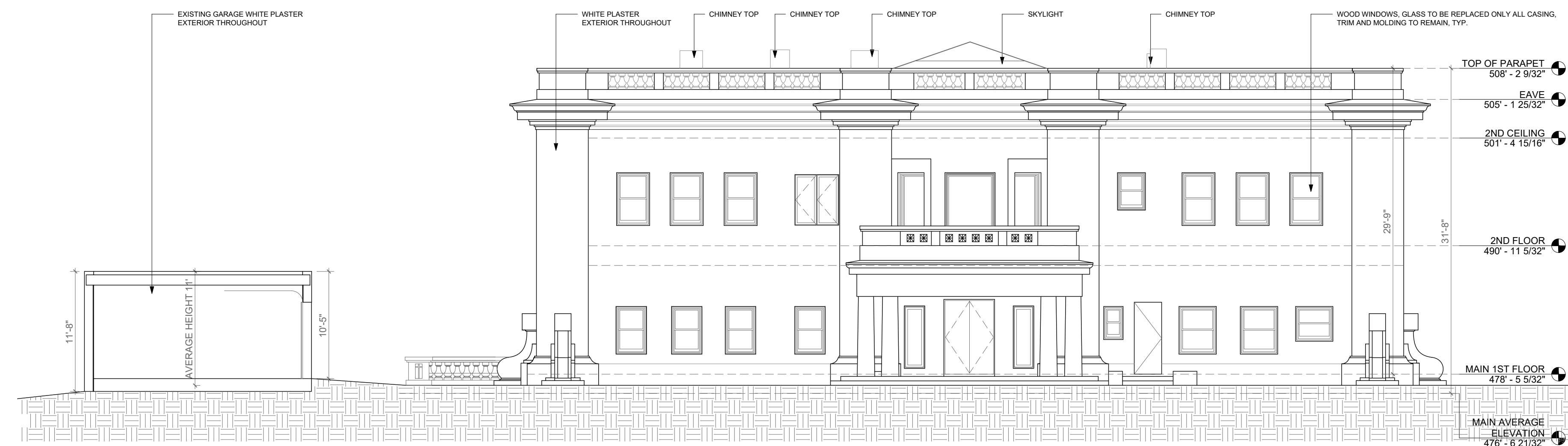
MAIN ELEVATIONS EAST
EXISTING & PROPOSED

AS INDICATED

A202



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



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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

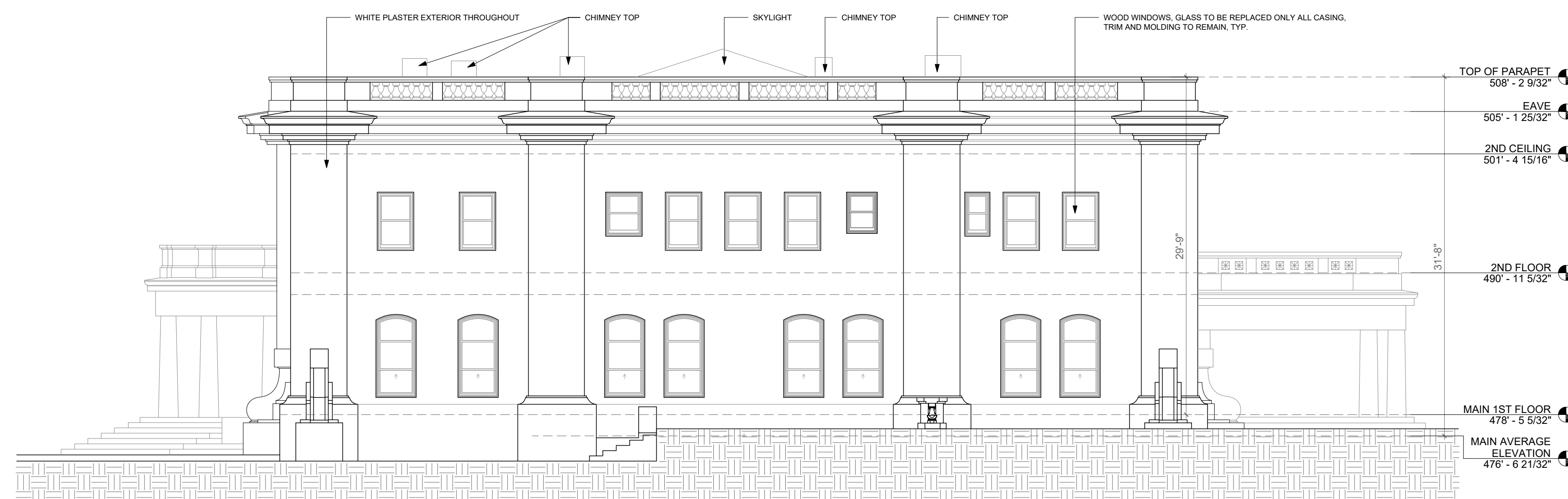


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BERKELEY, CA 94707

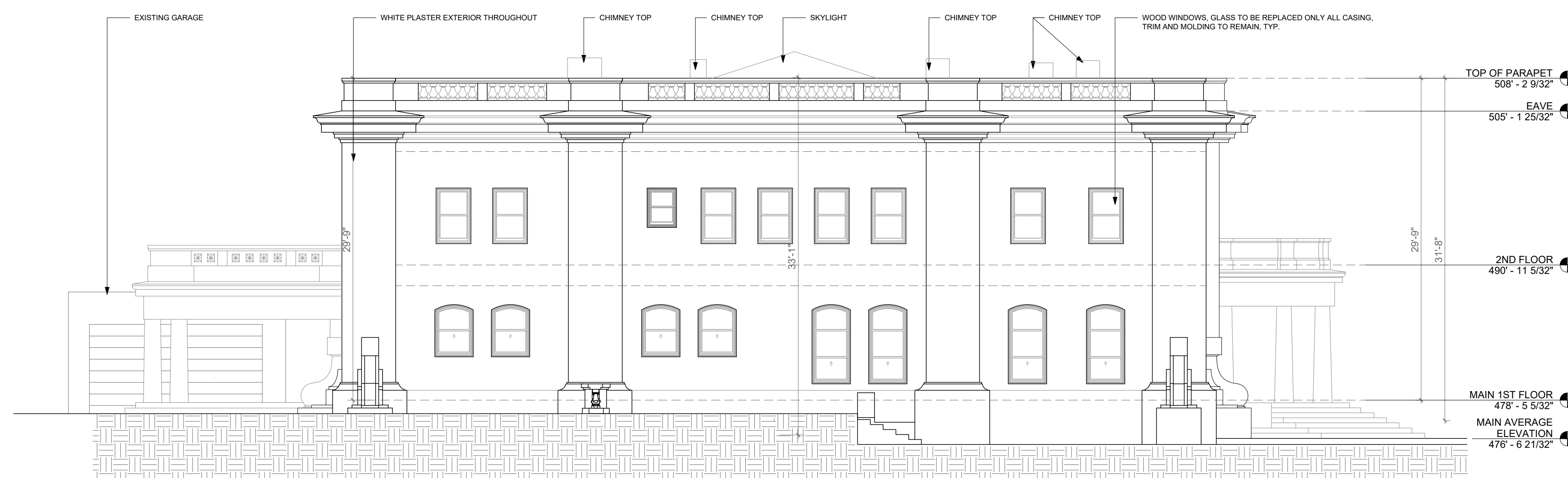
MAIN ELEVATIONS
NORTH & SOUTH - EXISTING

AS INDICATED

A203



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



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

REVISION	DATE
PLANNING SUBMITTAL 1	05/13/2023

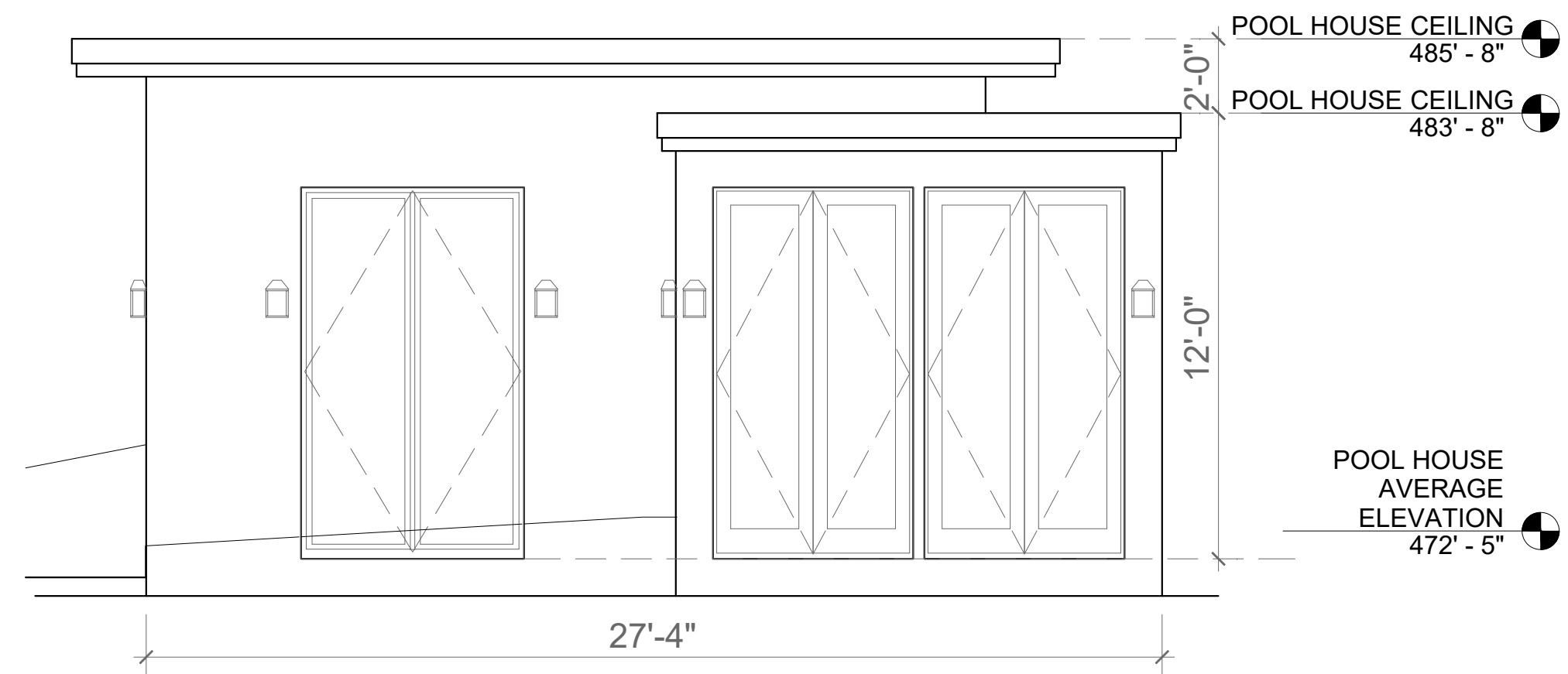


1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

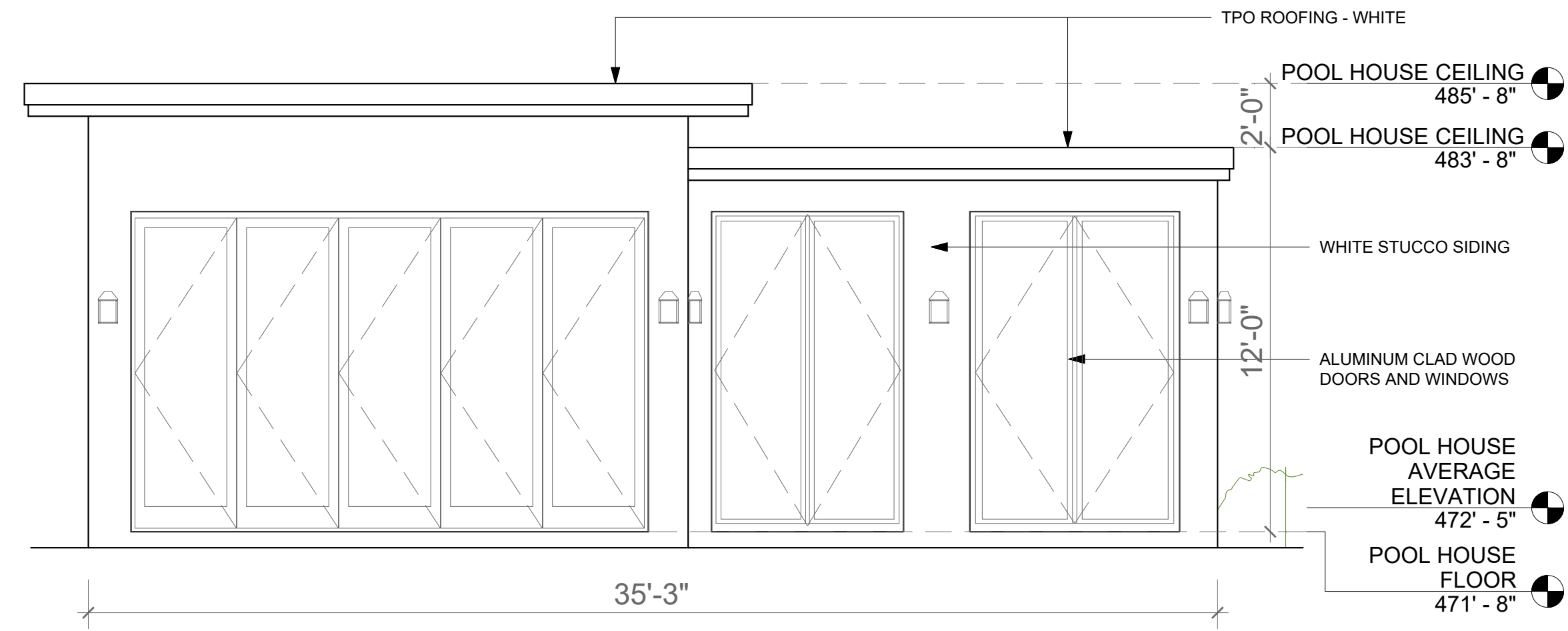
POOL HOUSE
ELEVATION

AS INDICATED

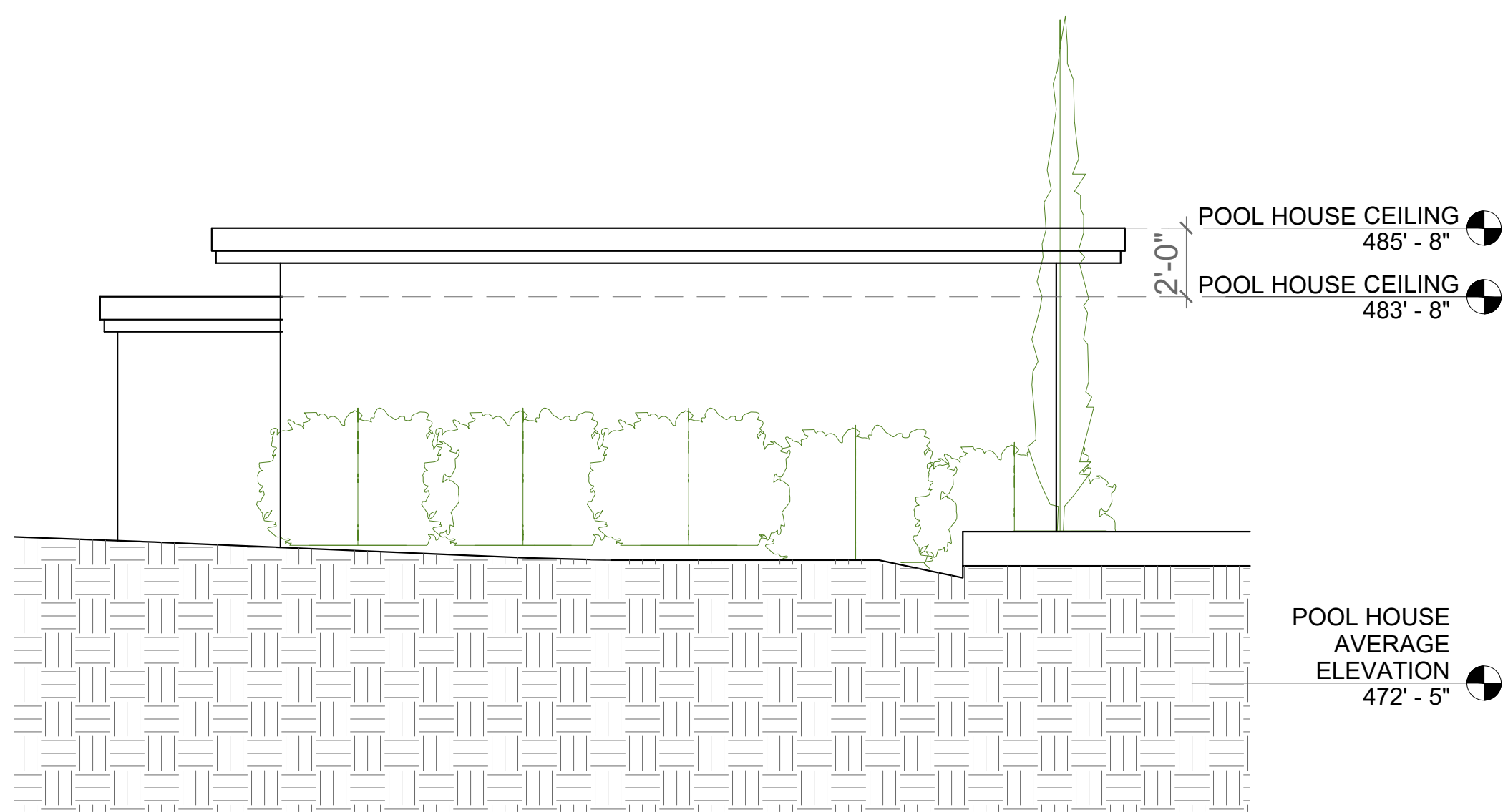
A204



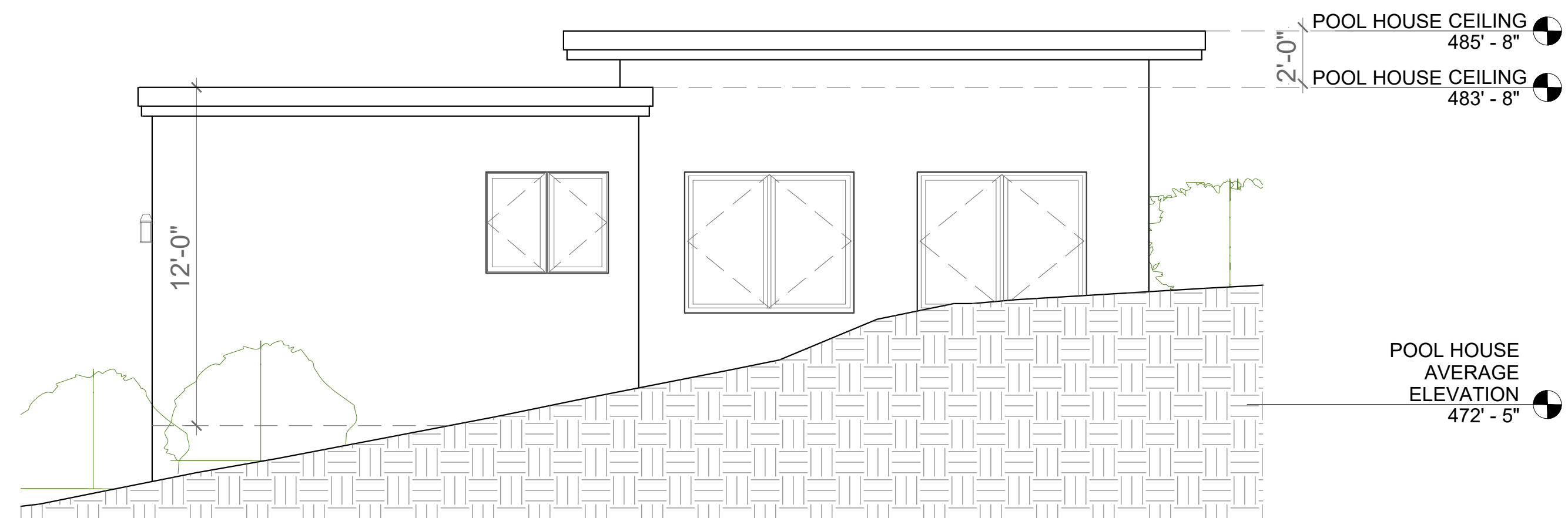
1 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



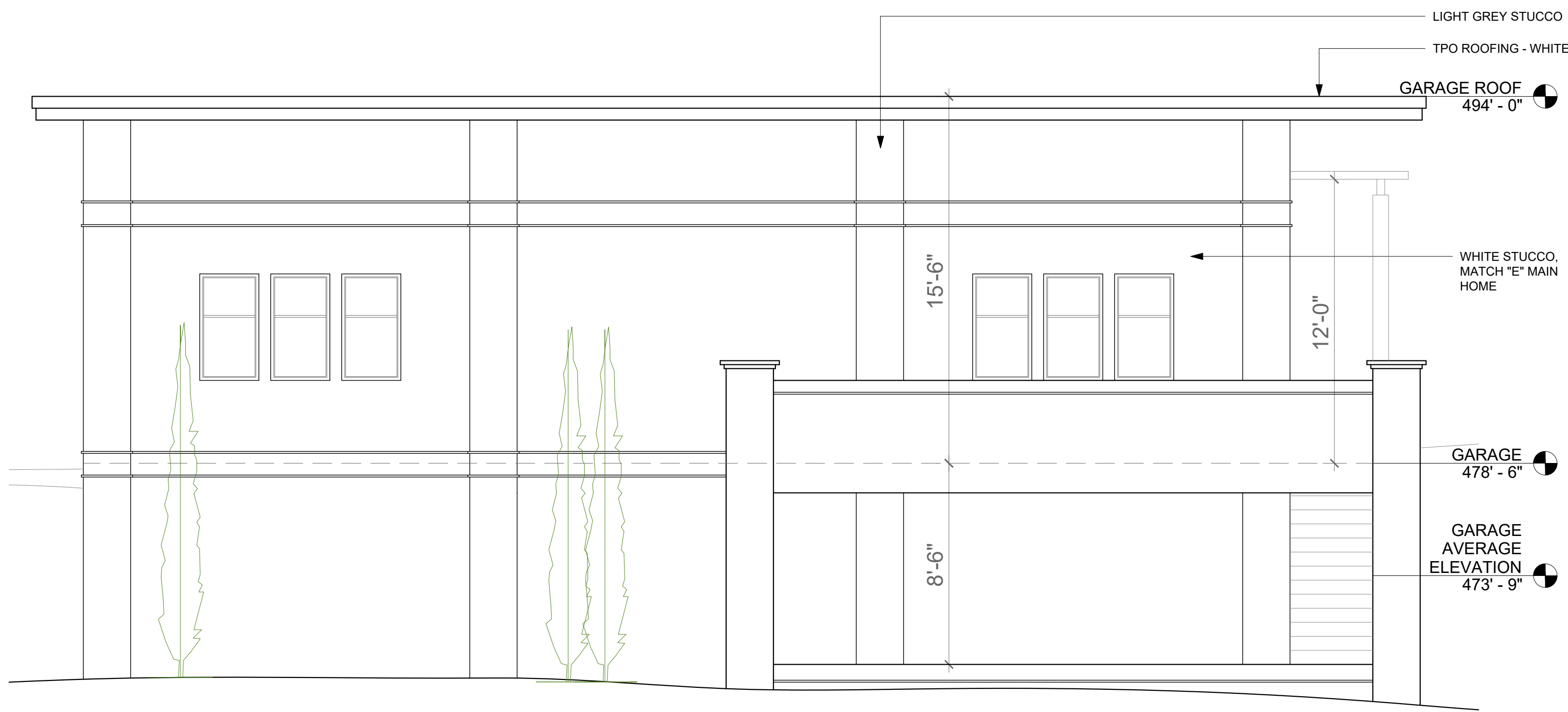
2 POOL HOUSE - WEST ELEVATION
1/4" = 1'-0"



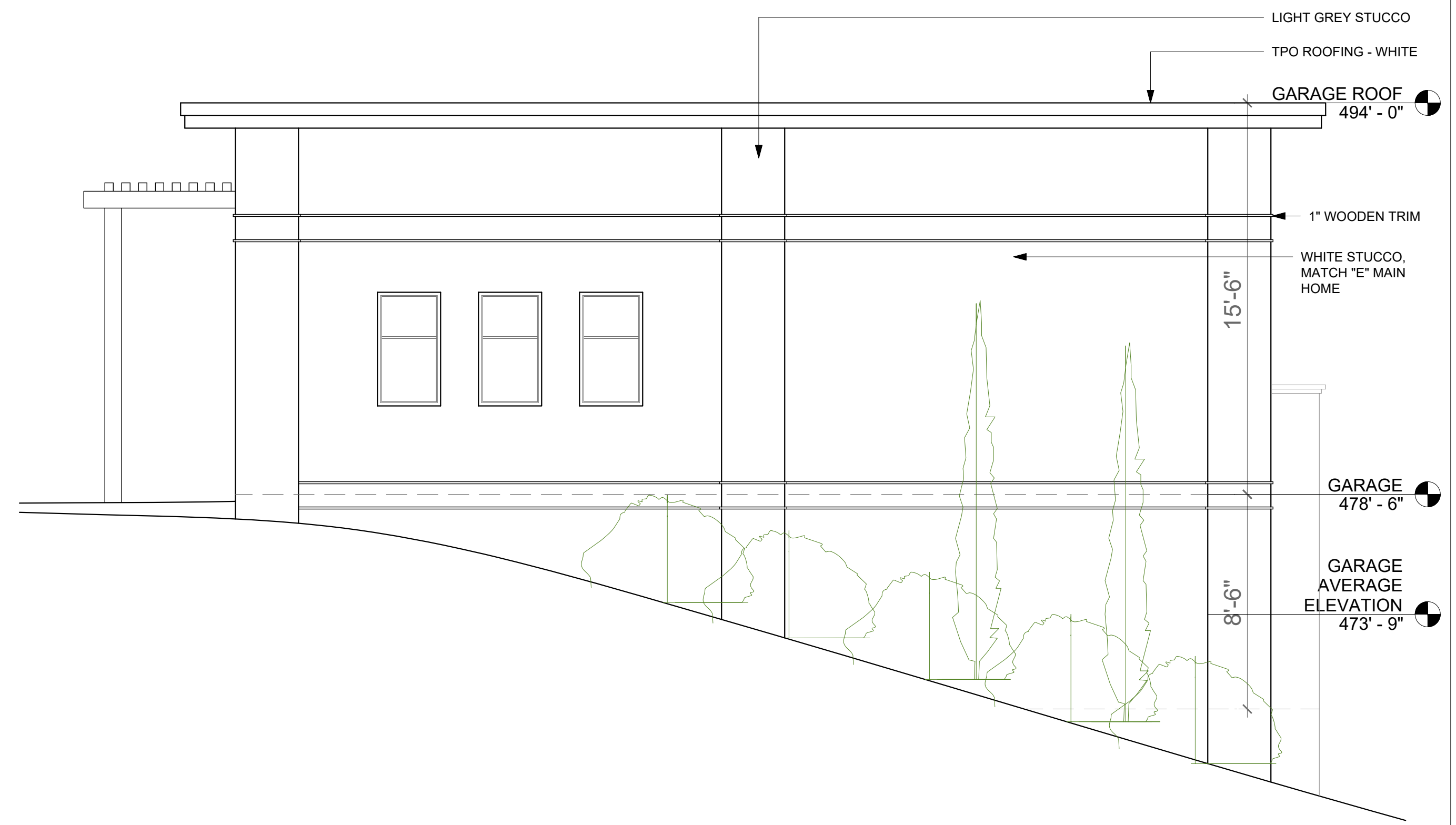
3 POOL HOUSE - NORTH ELEVATION
1/4" = 1'-0"



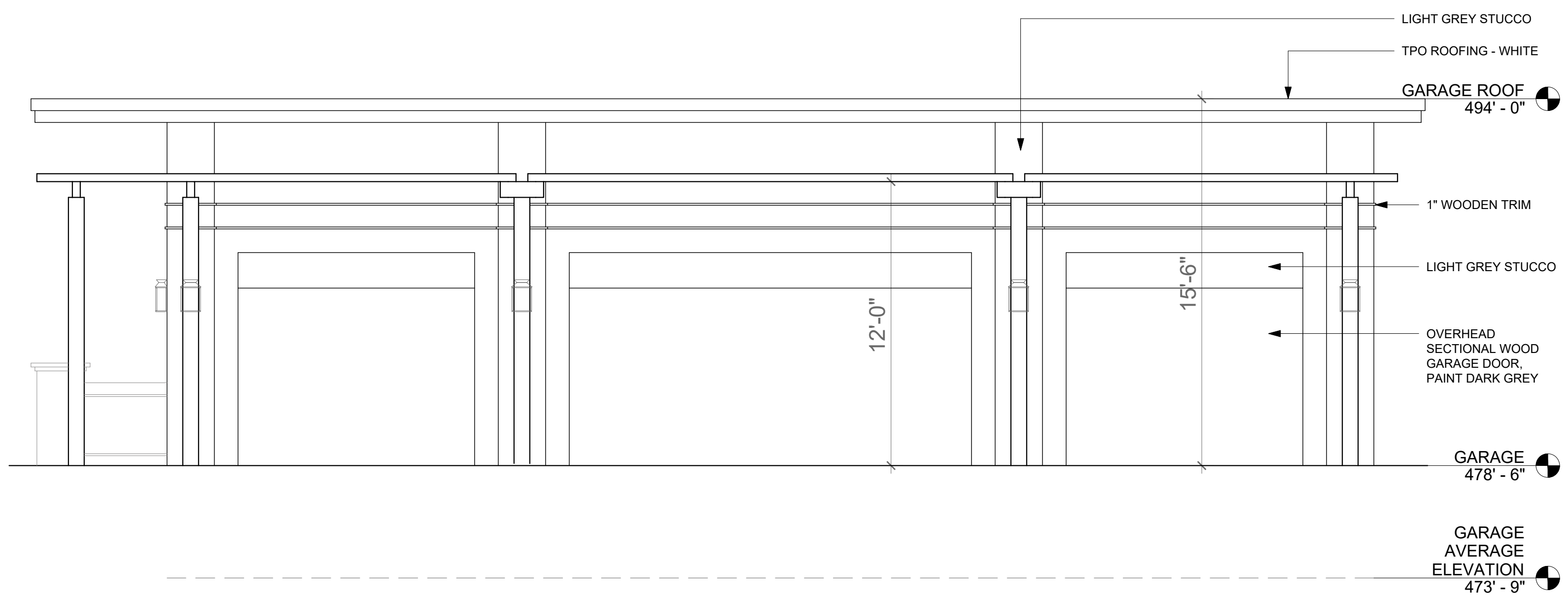
4 POOL HOUSE - EAST ELEVATION
1/4" = 1'-0"



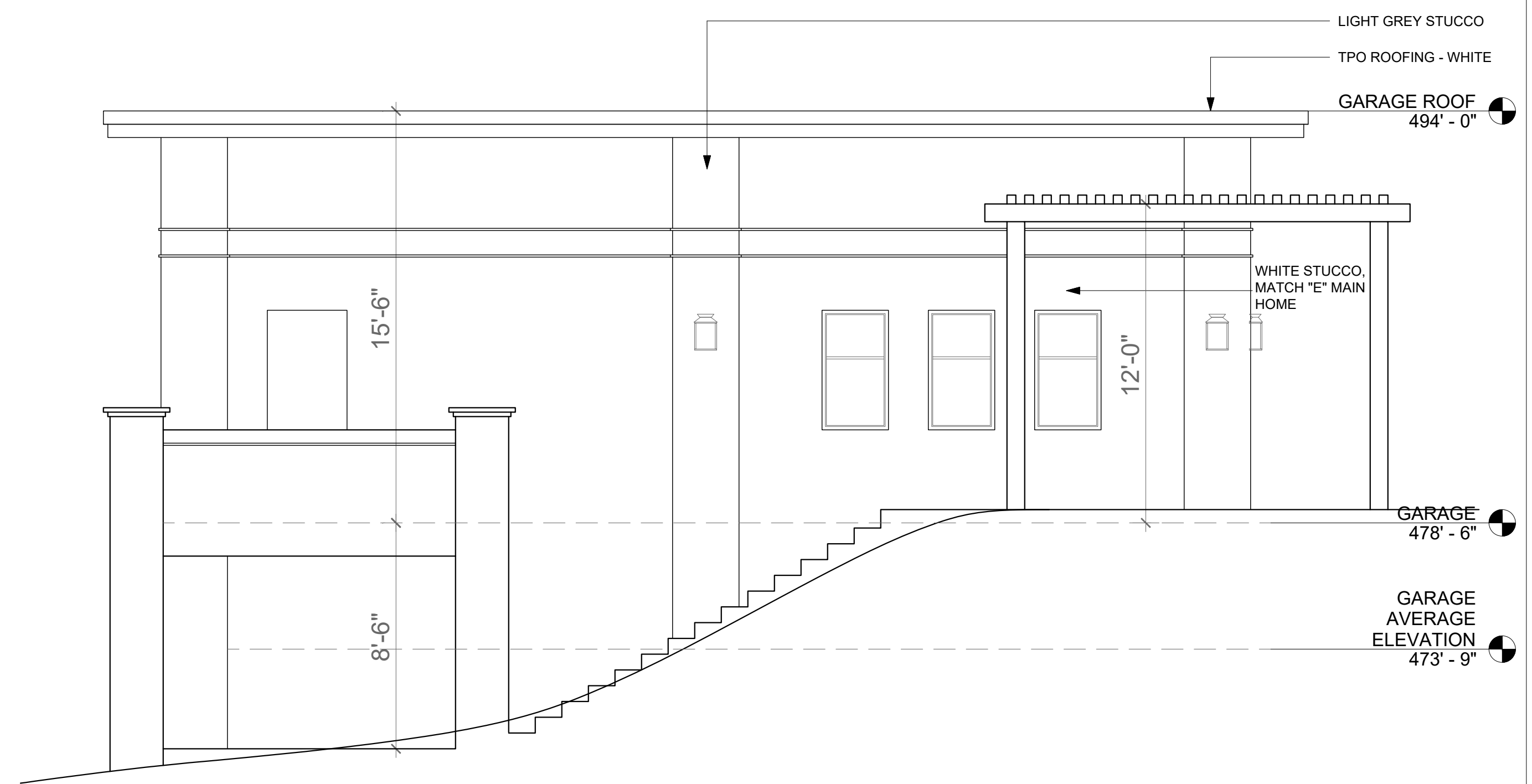
① GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



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

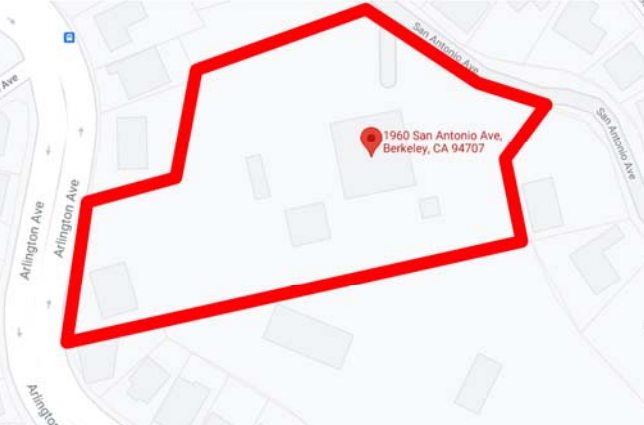


③ GARAGE - NORTH ELEVATION
1/4" = 1'-0"



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

REVISION	DATE
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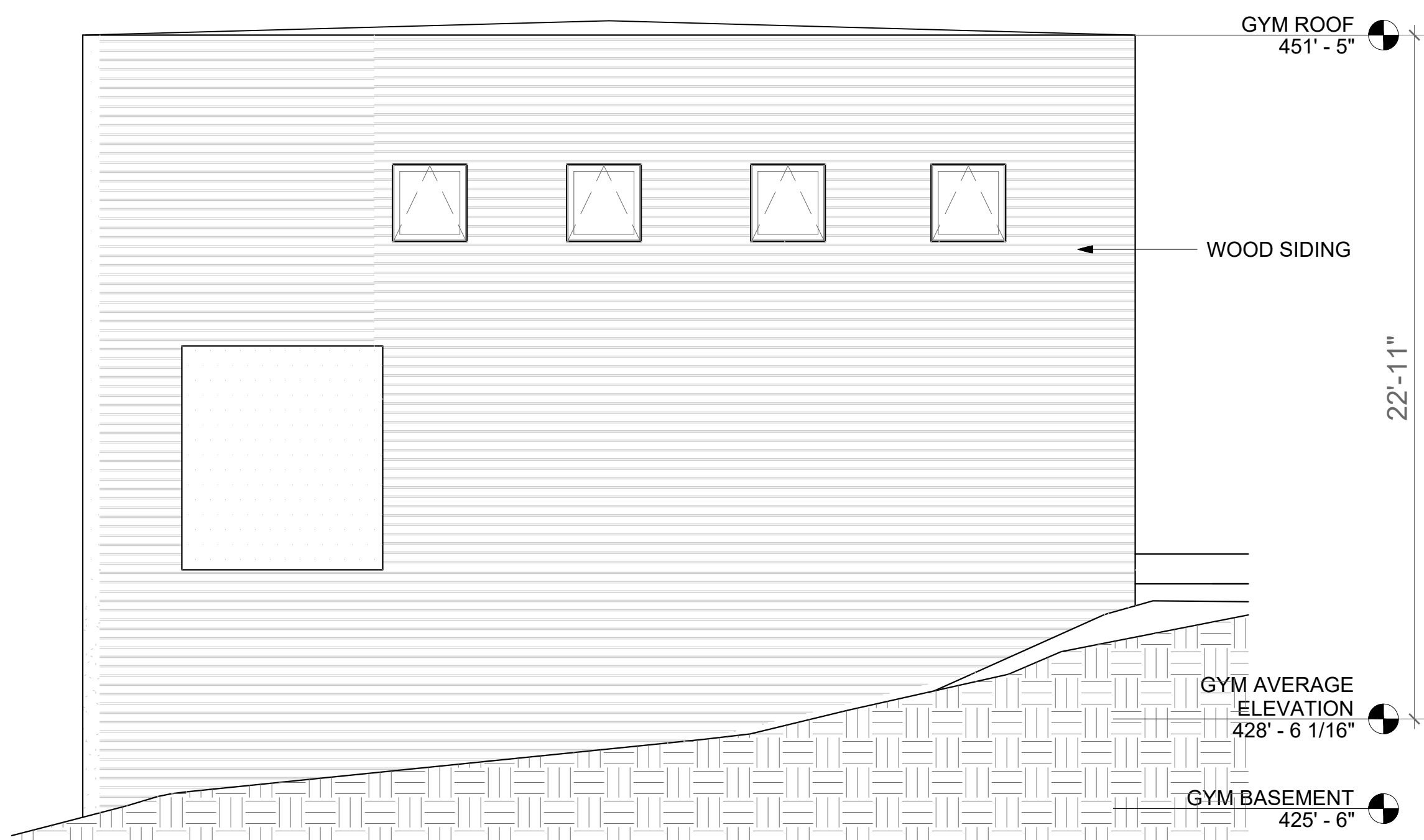


1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

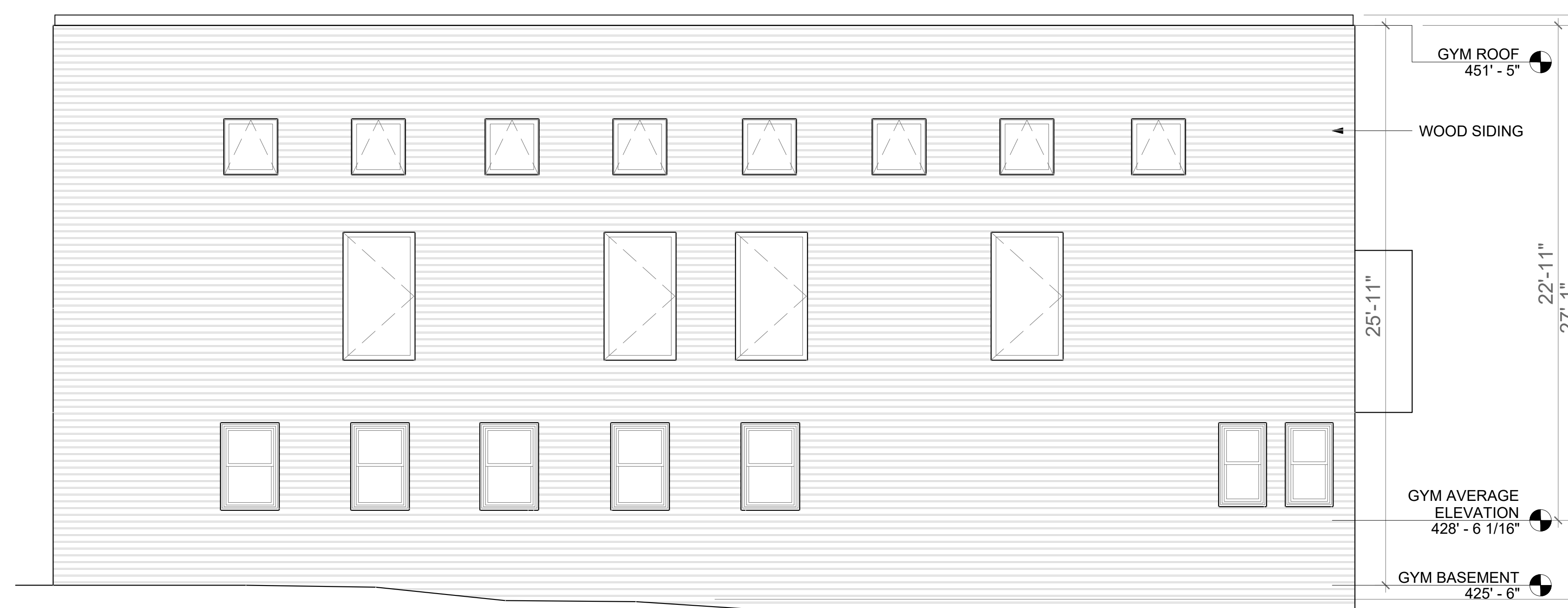
GARAGE ELEVATION

AS INDICATED

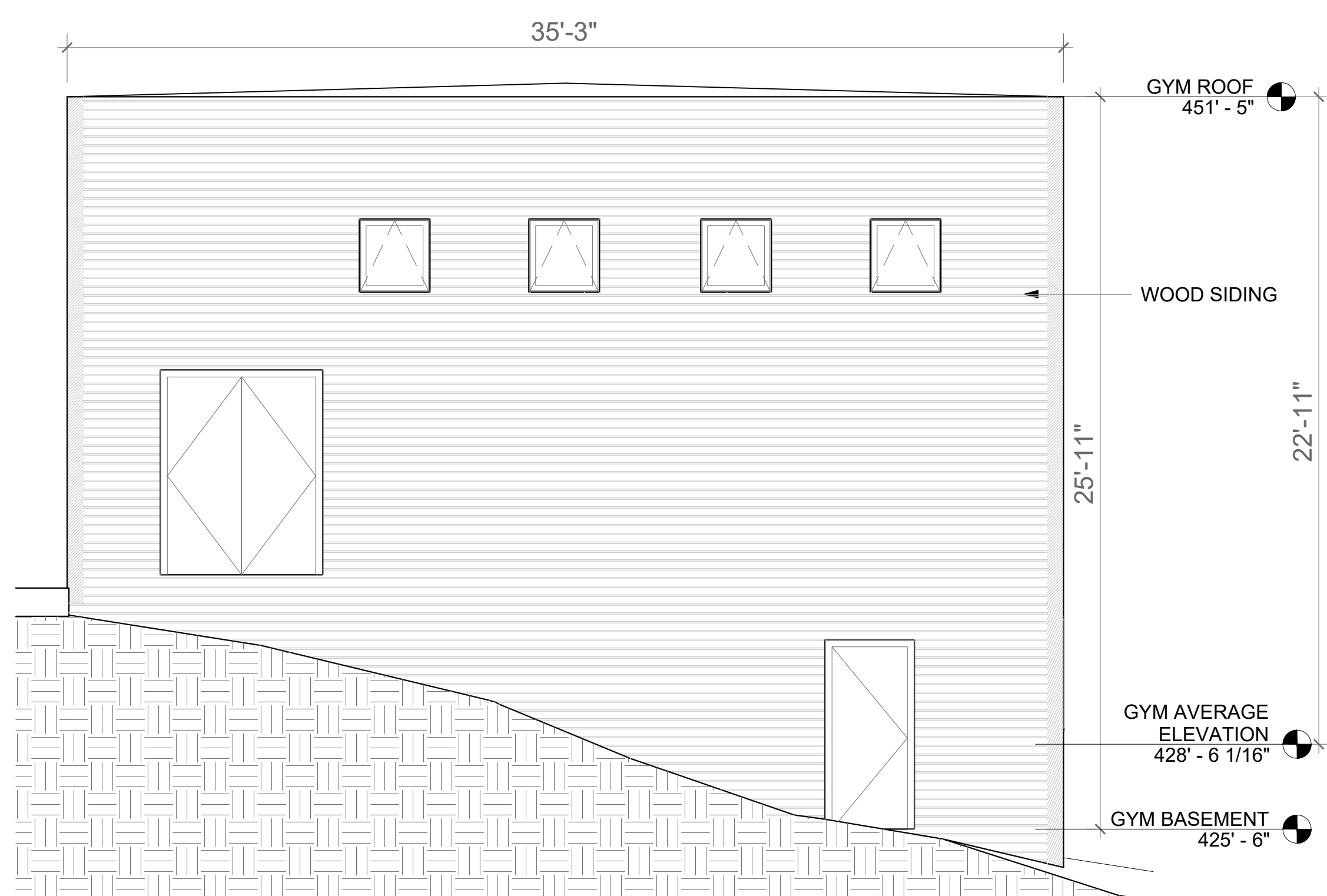
A205



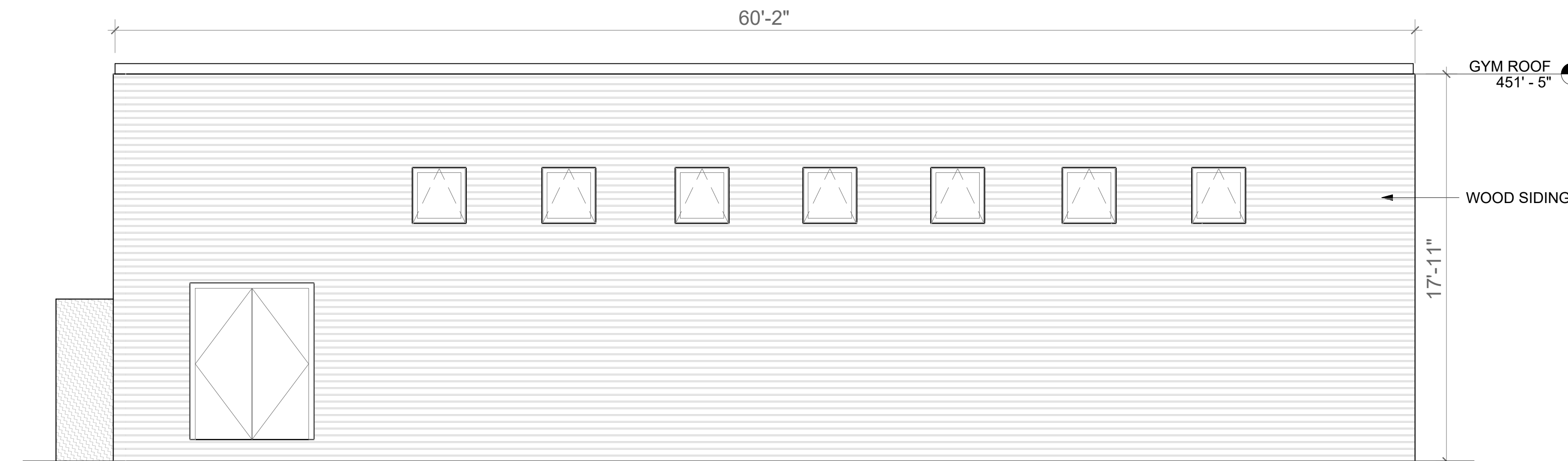
① GYMNASIUM - SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

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1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

GYMNASIUM ELEVATION
EXISTING

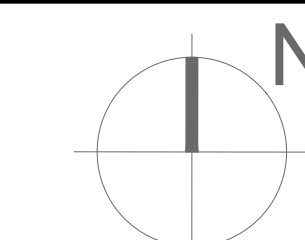
AS INDICATED

A206

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



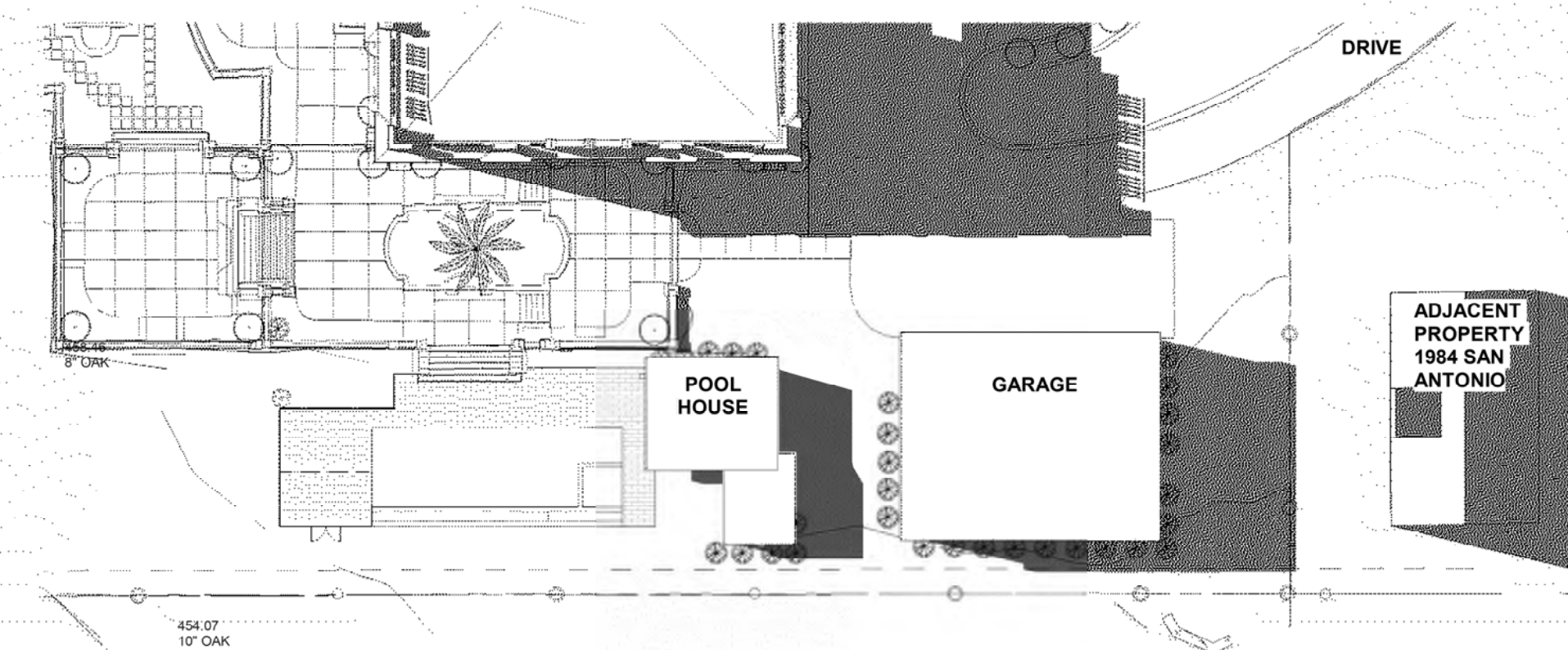
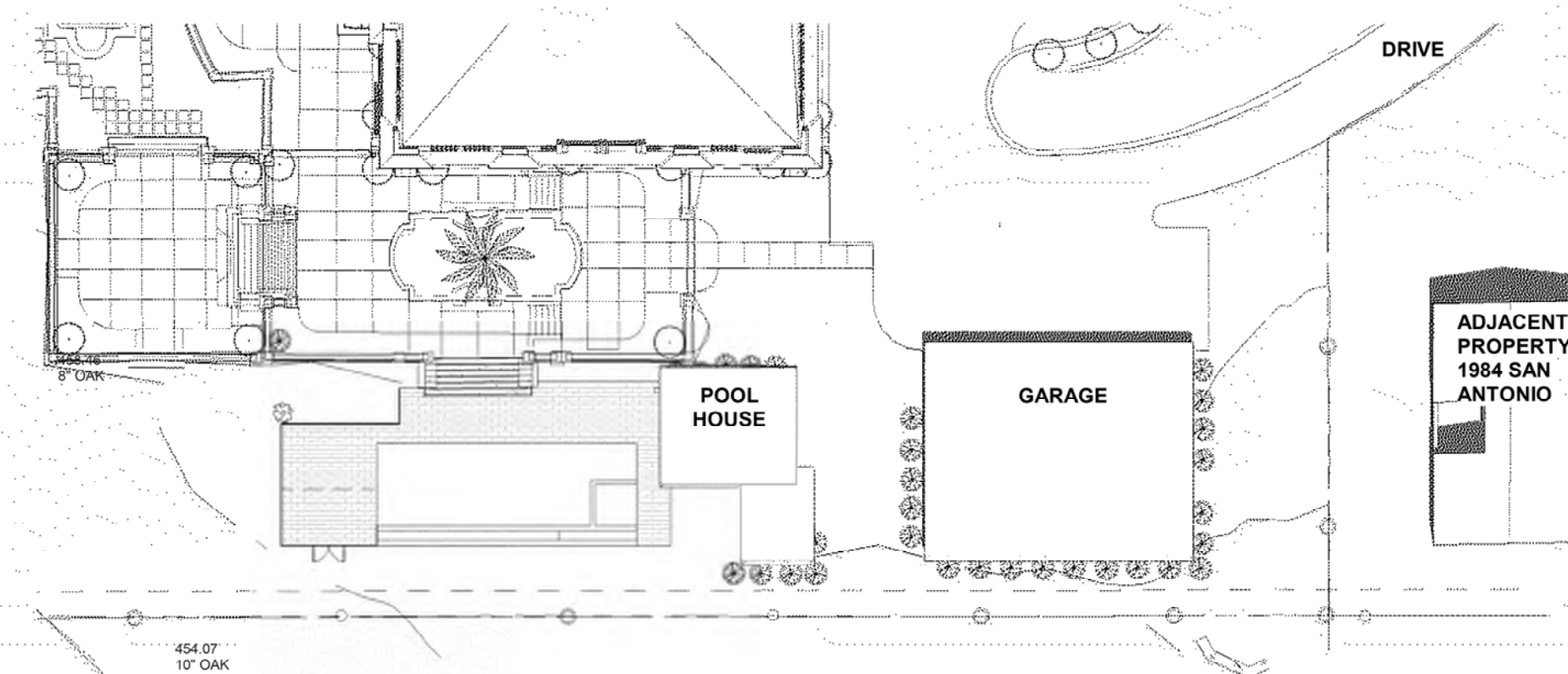
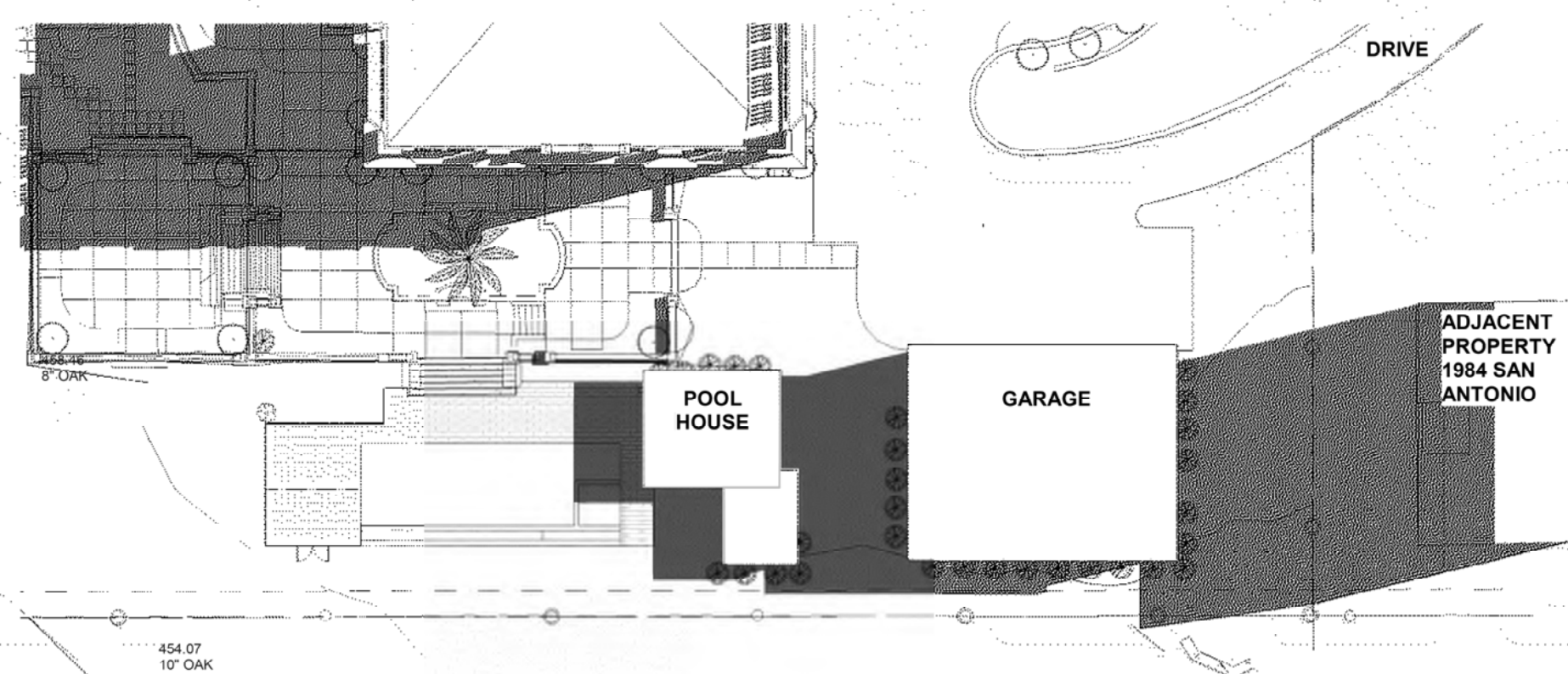
1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



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



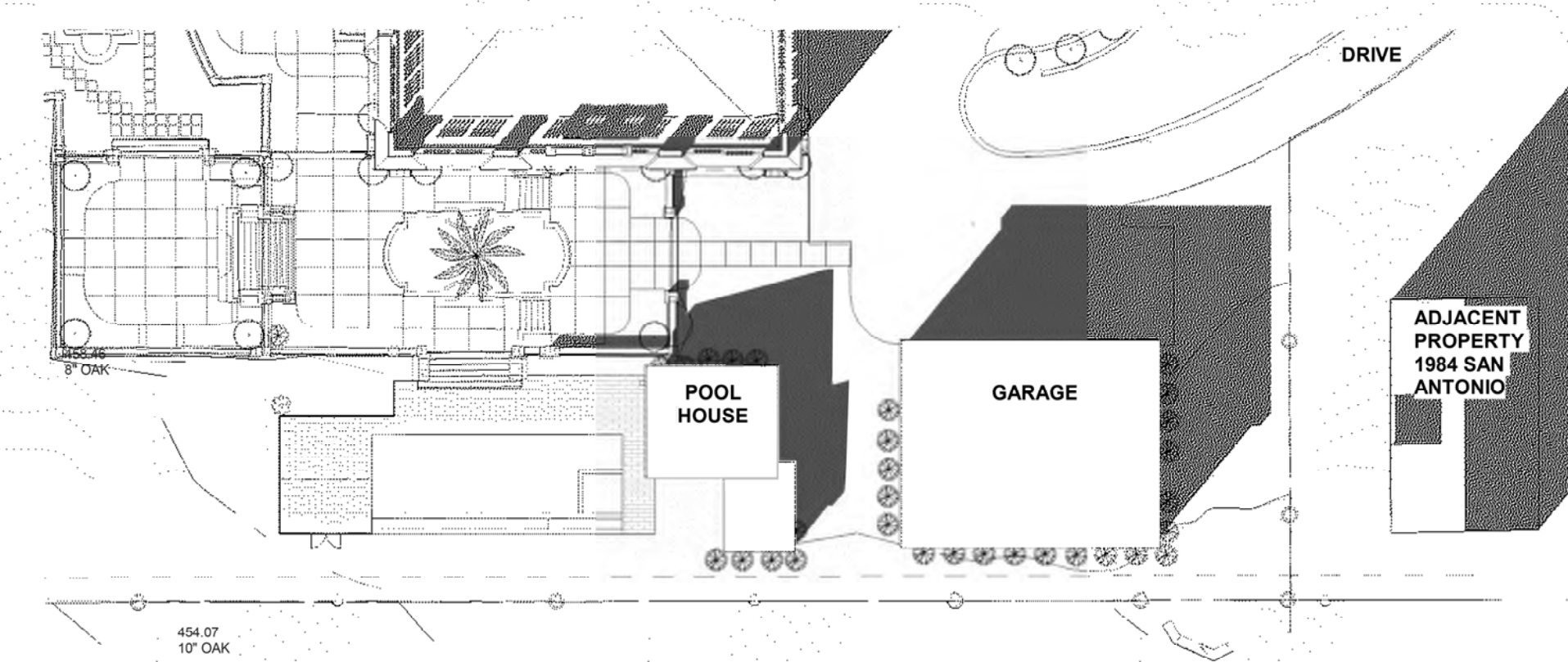
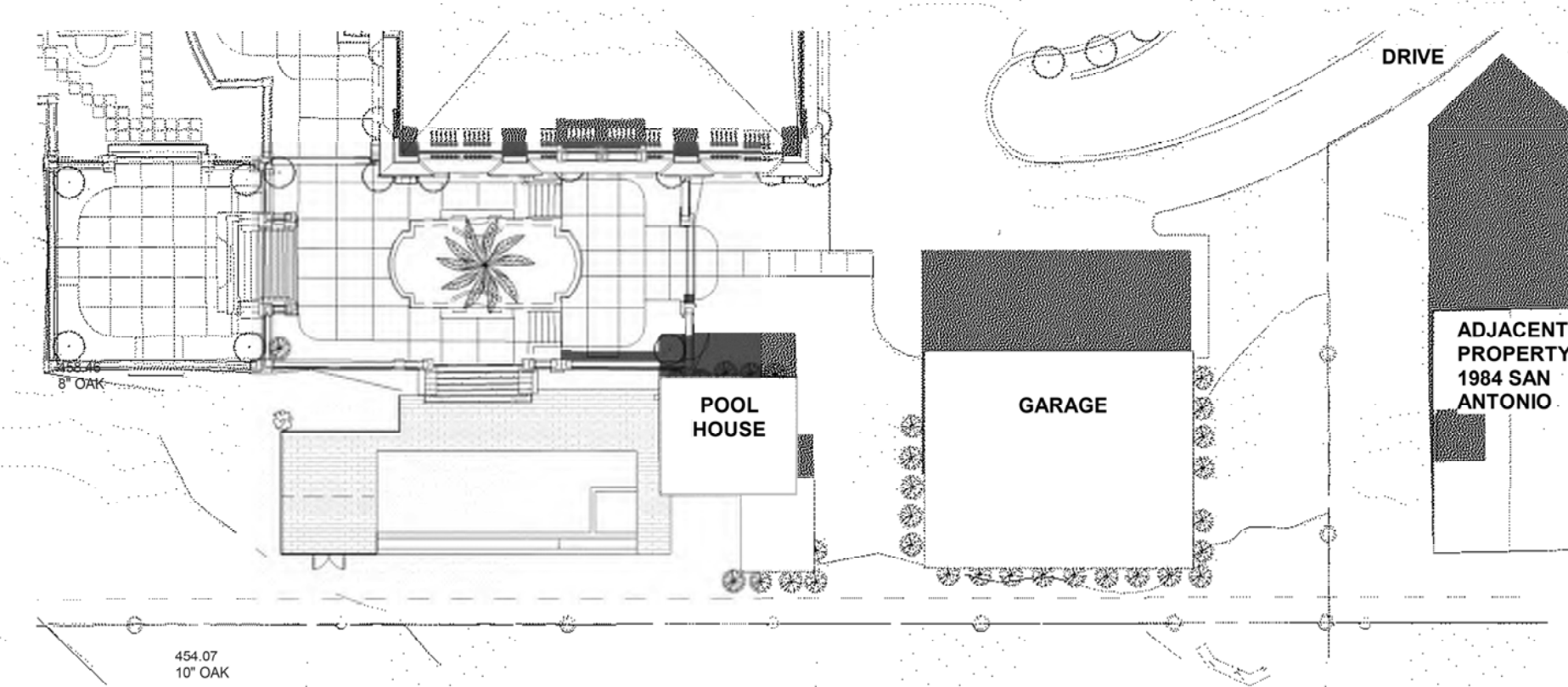
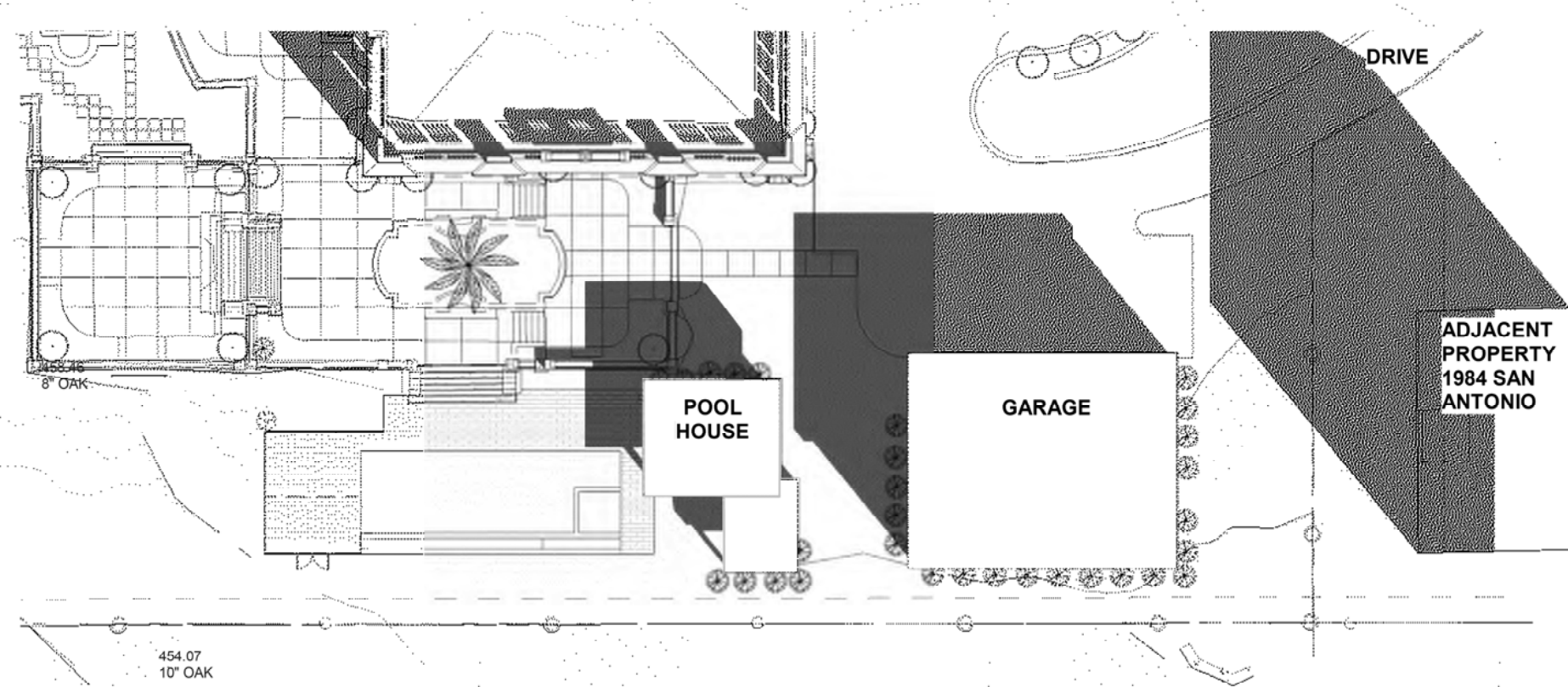
② SITE SECTION FROM ARLINGTON AVE - PROPOSED
1/12" = 1'-0"



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

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

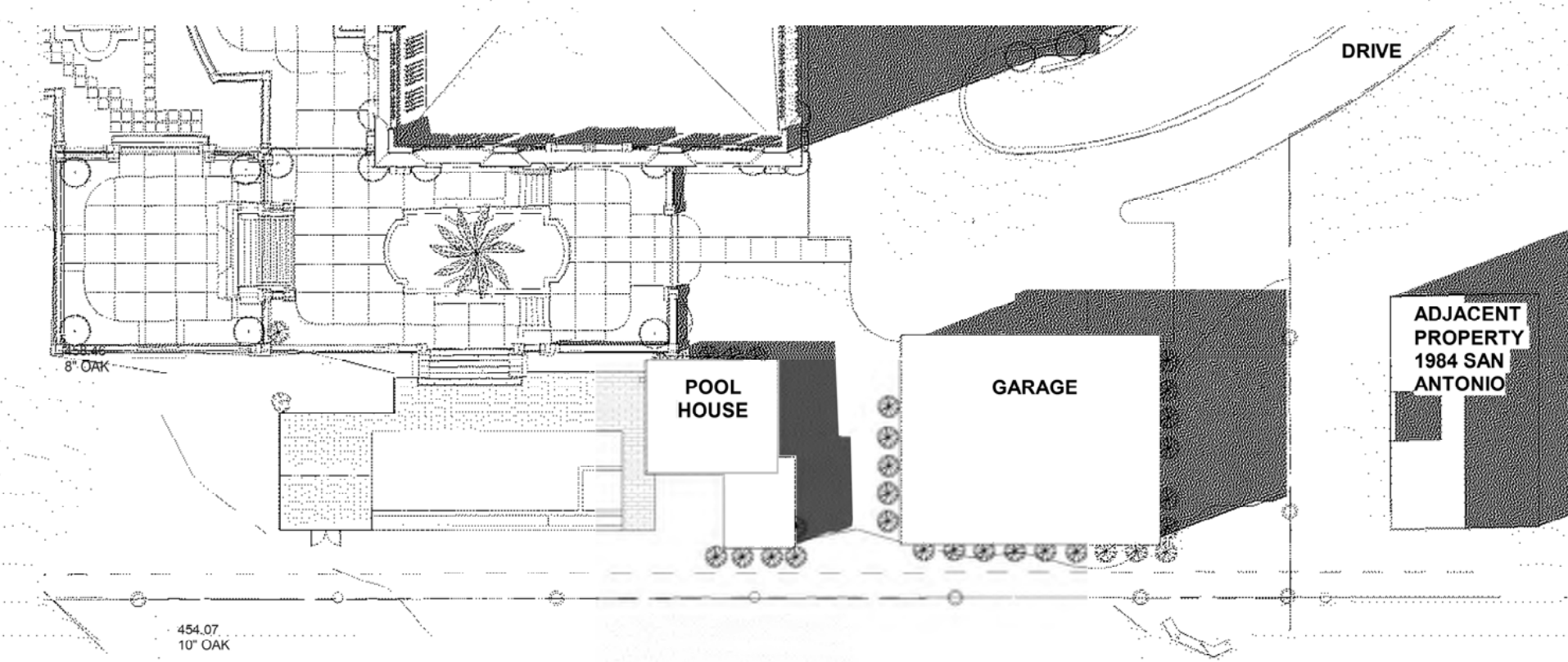
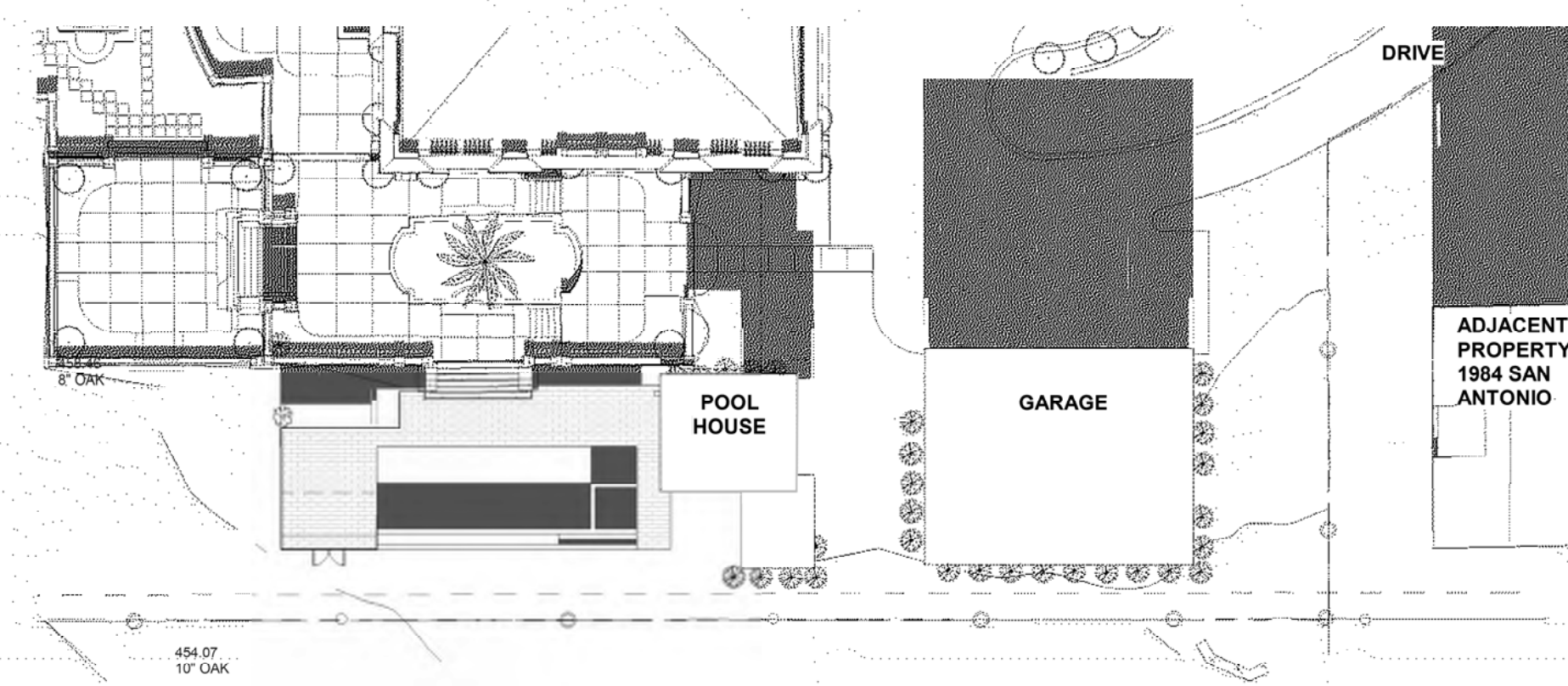
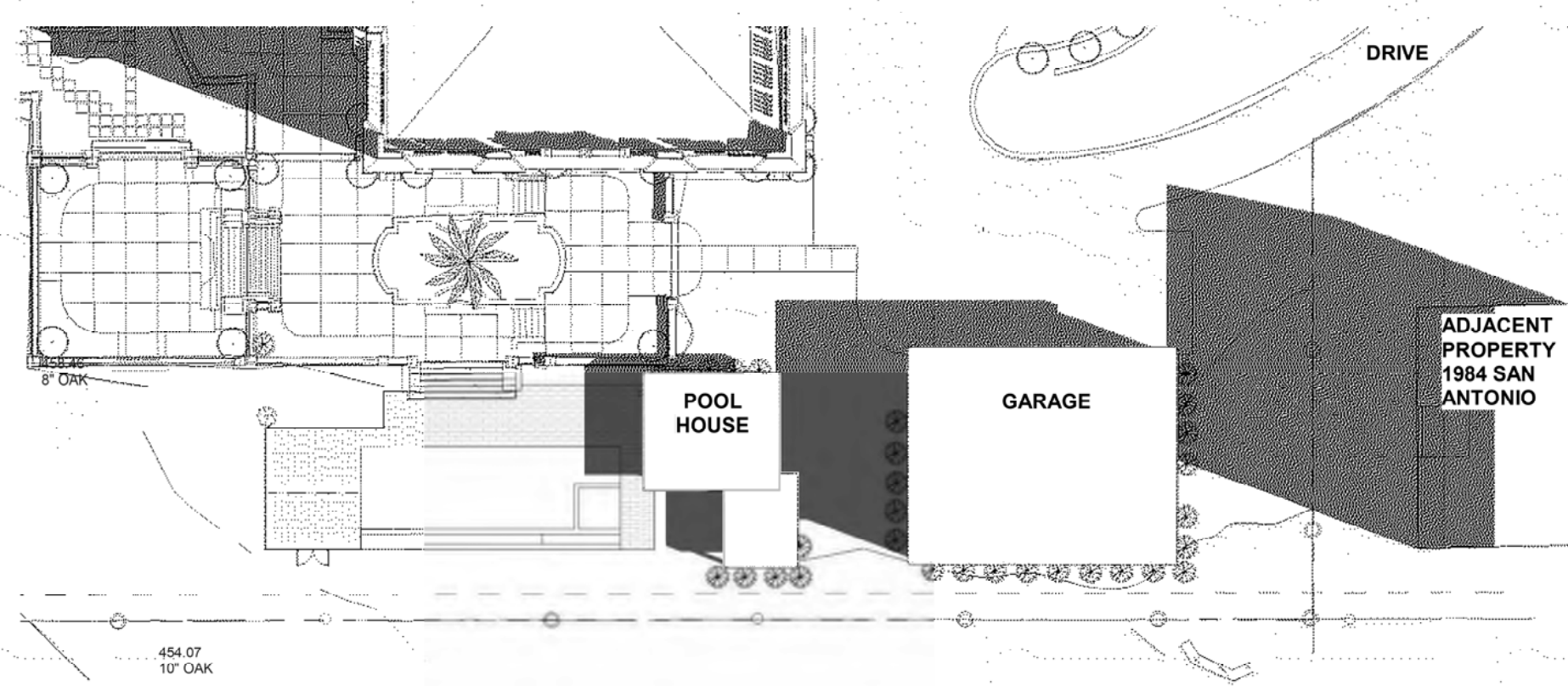
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET
1" = 30'-0"



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

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

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



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

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

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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707



PAYMUN™

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

LEAD DESIGN CONSULTANT

PAYMUN BUILDING &
DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

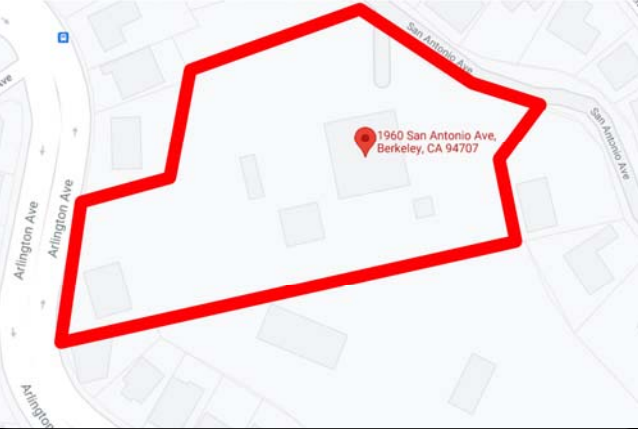
OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

GARAGE AND POOL HOUSE
RENDERING

SCALE

AS INDICATED

SHEET NUMBER

A902



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DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

MATERIAL BOARD
(MAIN HOUSE)

SCALE

AS INDICATED

SHEET NUMBER

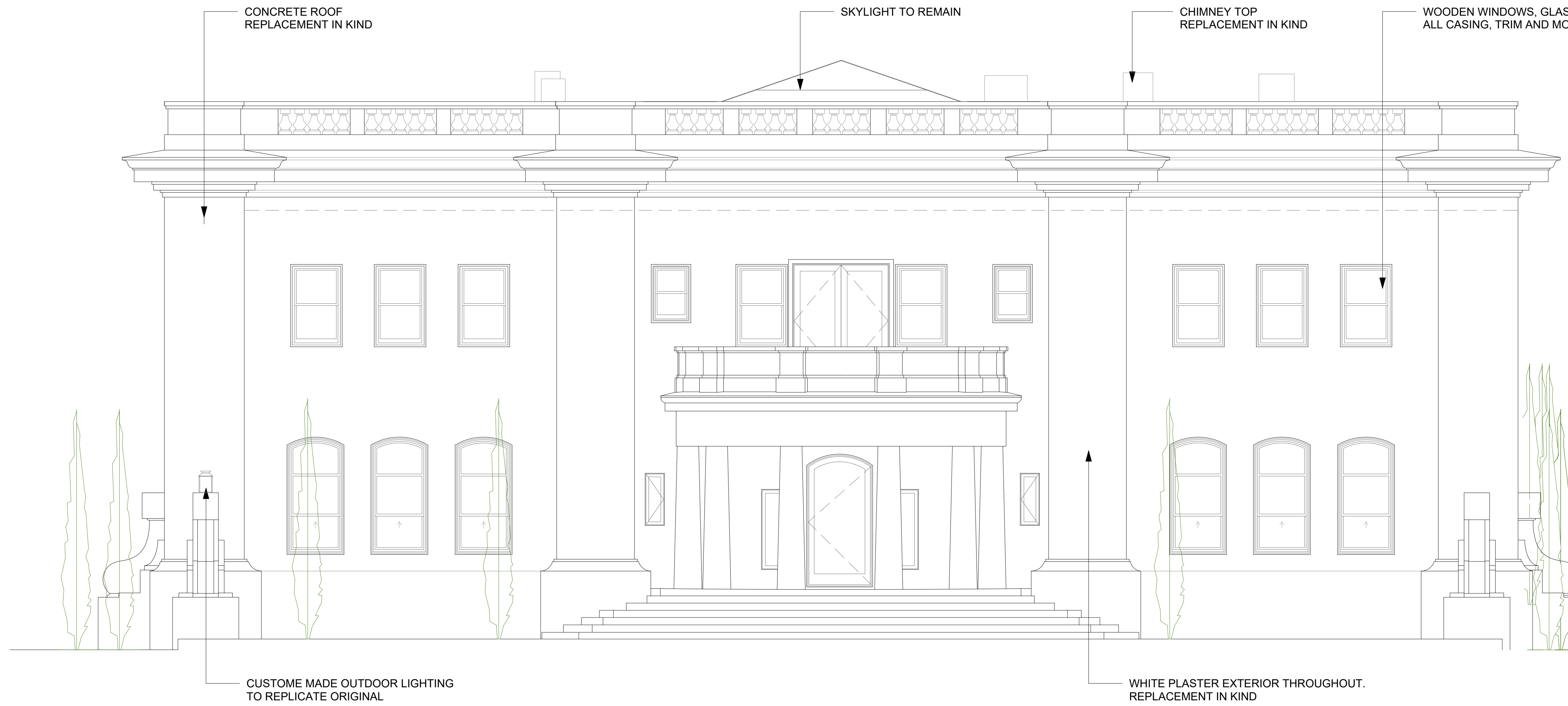
M01

CONCRETE ROOF
REPLACEMENT IN KIND

SKYLIGHT TO REMAIN

CHIMNEY TOP
REPLACEMENT IN KIND

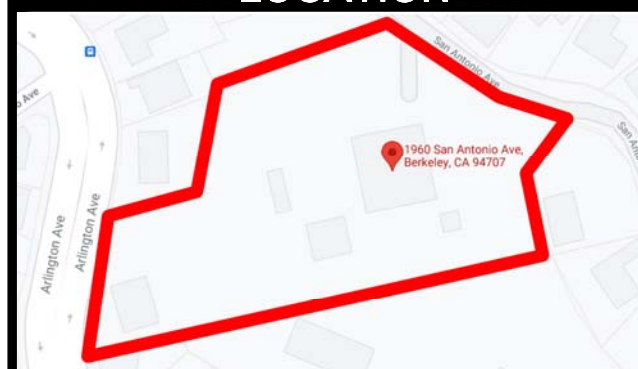
WOODEN WINDOWS, GLASS TO BE REPLACED ONLY.
ALL CASING, TRIM AND MOLDING TO REMAIN, TYP.



NOTE :

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

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

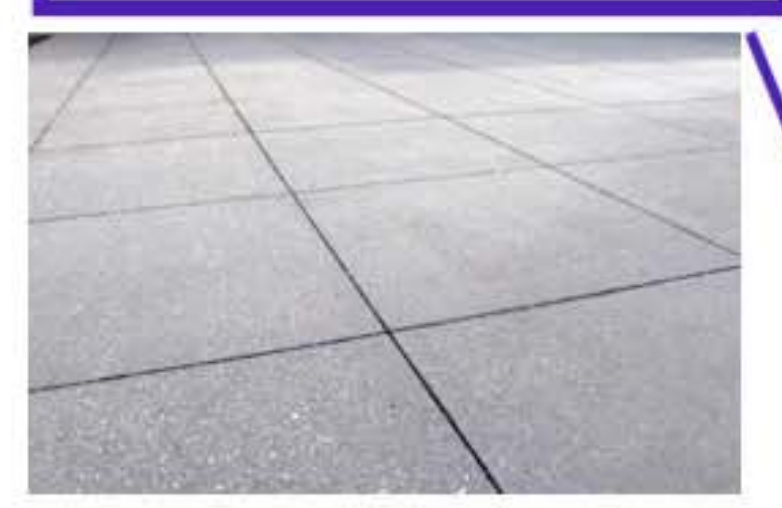


1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

MATERIAL BOARD
(OUTDOOR)

AS INDICATED

Sand Blasted concrete paving



Asphalt Paving

Sand Blasted concrete paving



Steps stay as is

Landing Marble tiles



24"x24" light gray stepping stone



light gray stone paving



Pool area lighting



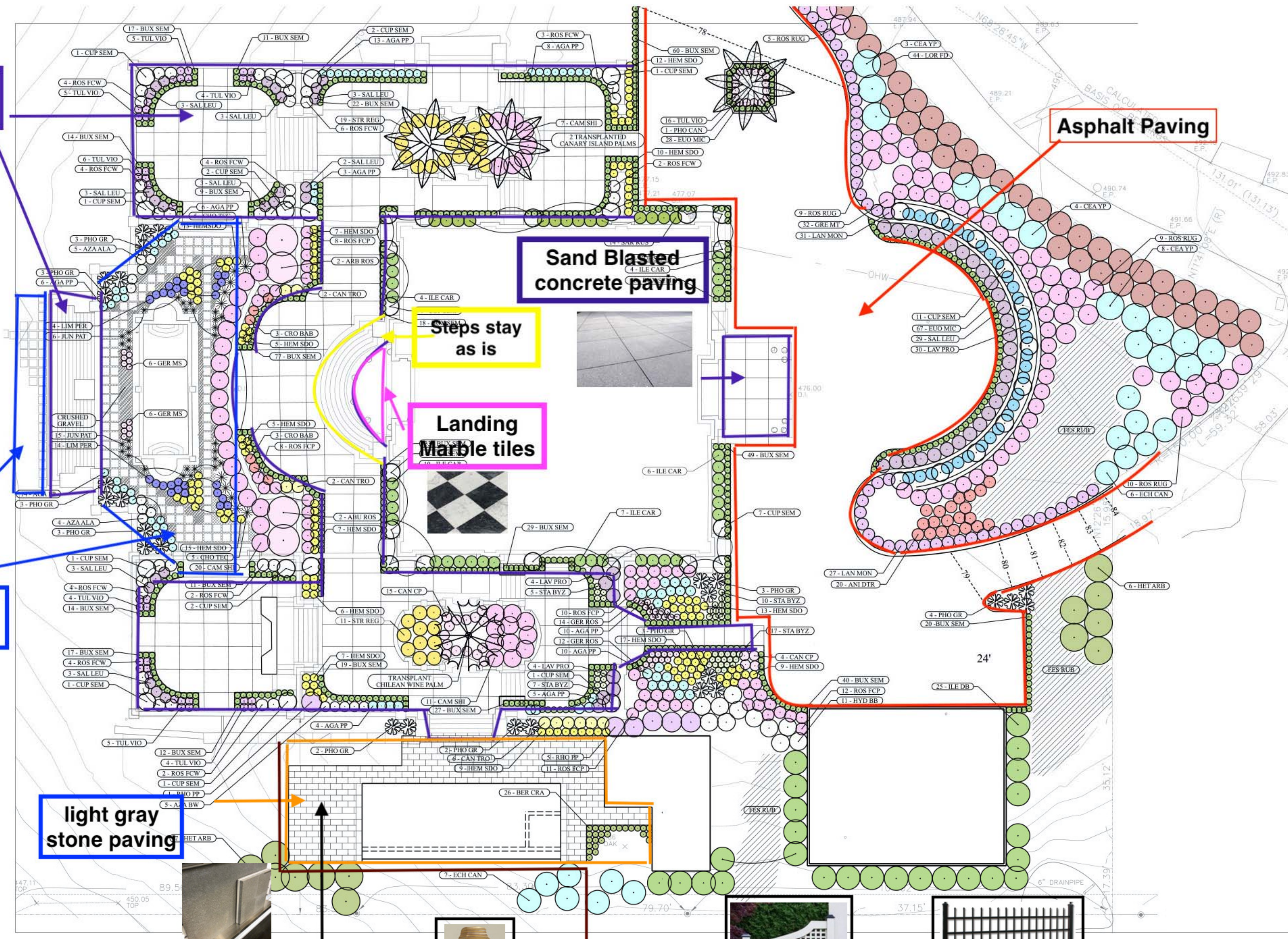
Railing 42" H

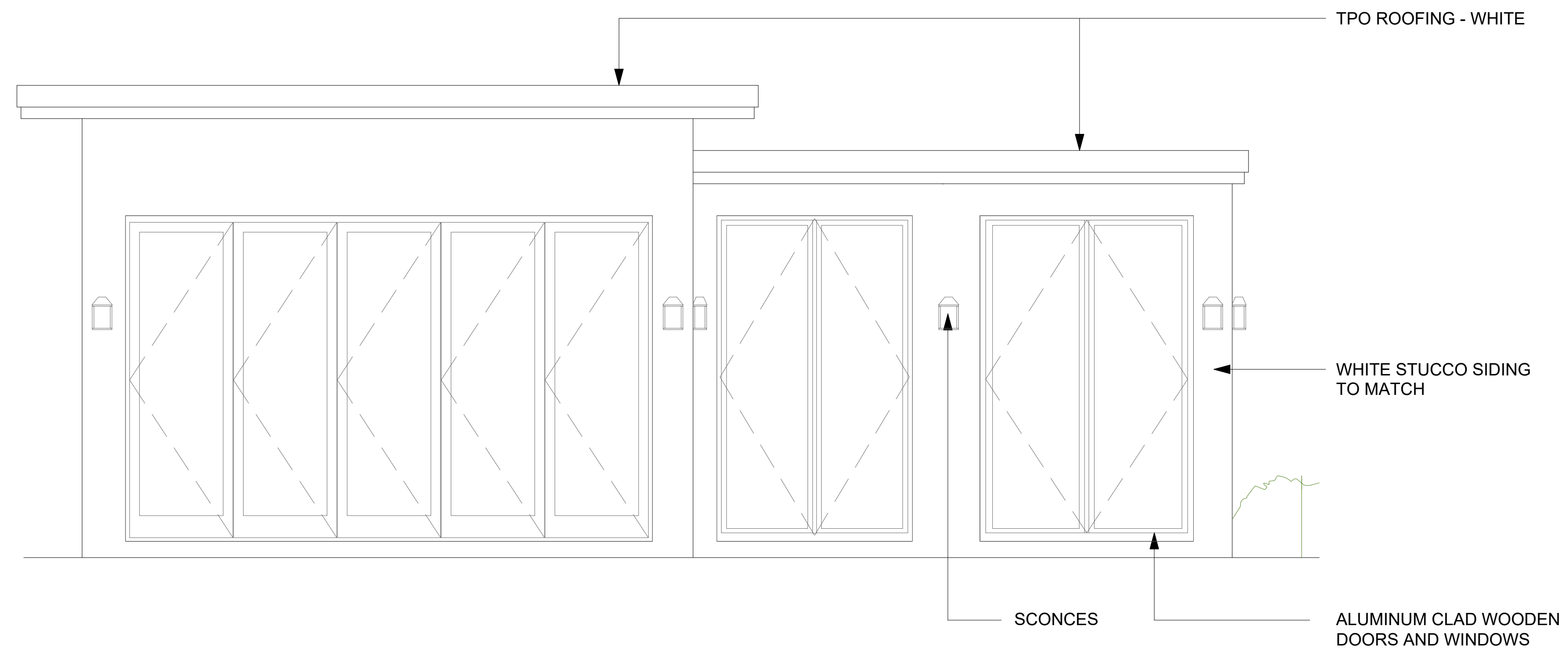


OR



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





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 Ben@paymun.com

LEAD DESIGN CONSULTANT

PAYMUN BUILDING &
 DEVELOPMENT, Inc.

DESIGNER & DRAFTER :
 SADAF DAYLAMI

PROJECT
 SPRING MANSION

OWNER(S)
 ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
 BERKELEY, CA 94707

AREA

ORIENTATION

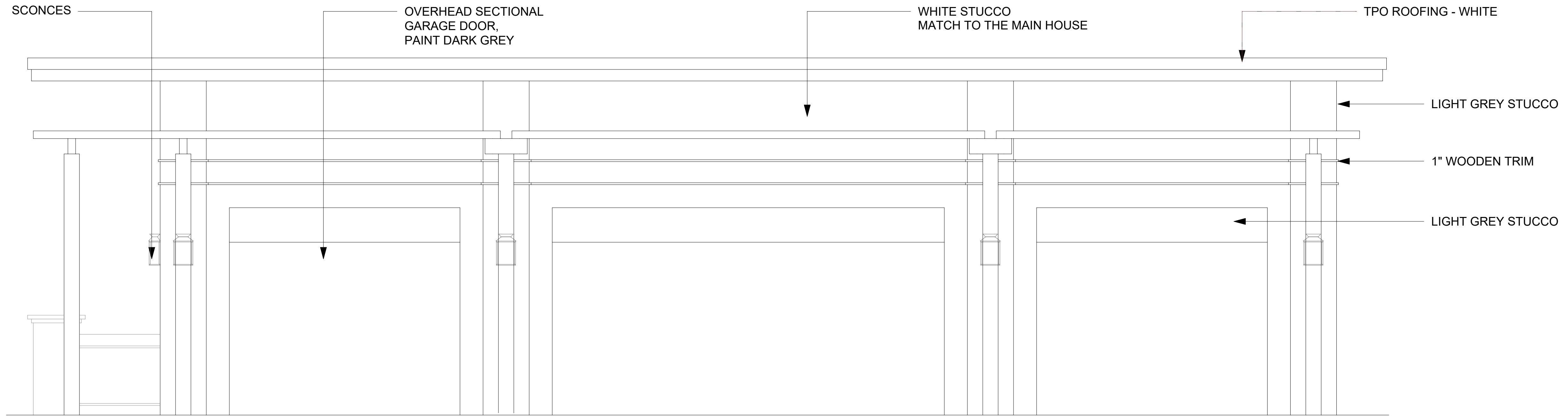
SHEET TITLE

MATERIAL BOARD
 (POOL HOUSE)

SCALE

AS INDICATED
 SHEET NUMBER

M03



NOTE :

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DESIGNER & DRAFTER :
SADAF DAYLAMI

PROJECT

SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE
BERKELEY, CA 94707

AREA

ORIENTATION

SHEET TITLE

MATERIAL BOARD
(GARAGE)

SCALE

AS INDICATED

SHEET NUMBER

M04

Riemer, Allison

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

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

Dear Commissioners,

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

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

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

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

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

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







