



Zoning Adjustments Board Staff Report

ZP2025-0020 Use Permit for a Project at 1917 Tenth Street September 25, 2025



(Image not to scale)

Quick Facts	Project Description:
Applicant: Robert Nebolon Property Owner: Wells Fargo Bank Project Address: 1917 Tenth St Site Size: 9,789 sq. ft. GP Land Use: Medium Density Residential Zoning: R-3 Multiple-Family Residential CEQA: Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines Date Submitted: March 5, 2025 Date Deemed Complete: March 21, 2025 Project Planner: Joshua Muller	The applicant is seeking approval to construct three 3-story detached single-family homes on an existing parking lot with 2-car garages for each residence.
	Zoning Permits Requested:
	A Use Permit Public Hearing is required for the following permits: 1. New Construction. BMC Section 23.202.020 (A) “Allowed Land Uses” to construct three single-family residences within the R-3 zoning district.
	Administrative Use Permit are required for the following: 2. Rear Setback Reduction. BMC Section 23.304.030(B)(2) “Residential Districts – Setback Reductions” to reduce the minimum rear setback within the R-3 zoning district. 3. Building Separation Reduction. BMC Section 23.304.040 “Building Separation in Residential Districts” to reduce the required building separation distance for the second and third stories within the R-3 zoning district.
	Staff Recommendation:
	Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) and approve ZP2025-0020 pursuant to Section 23.406.040 (E) (1-5) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.

ZONING MAP (not to scale)

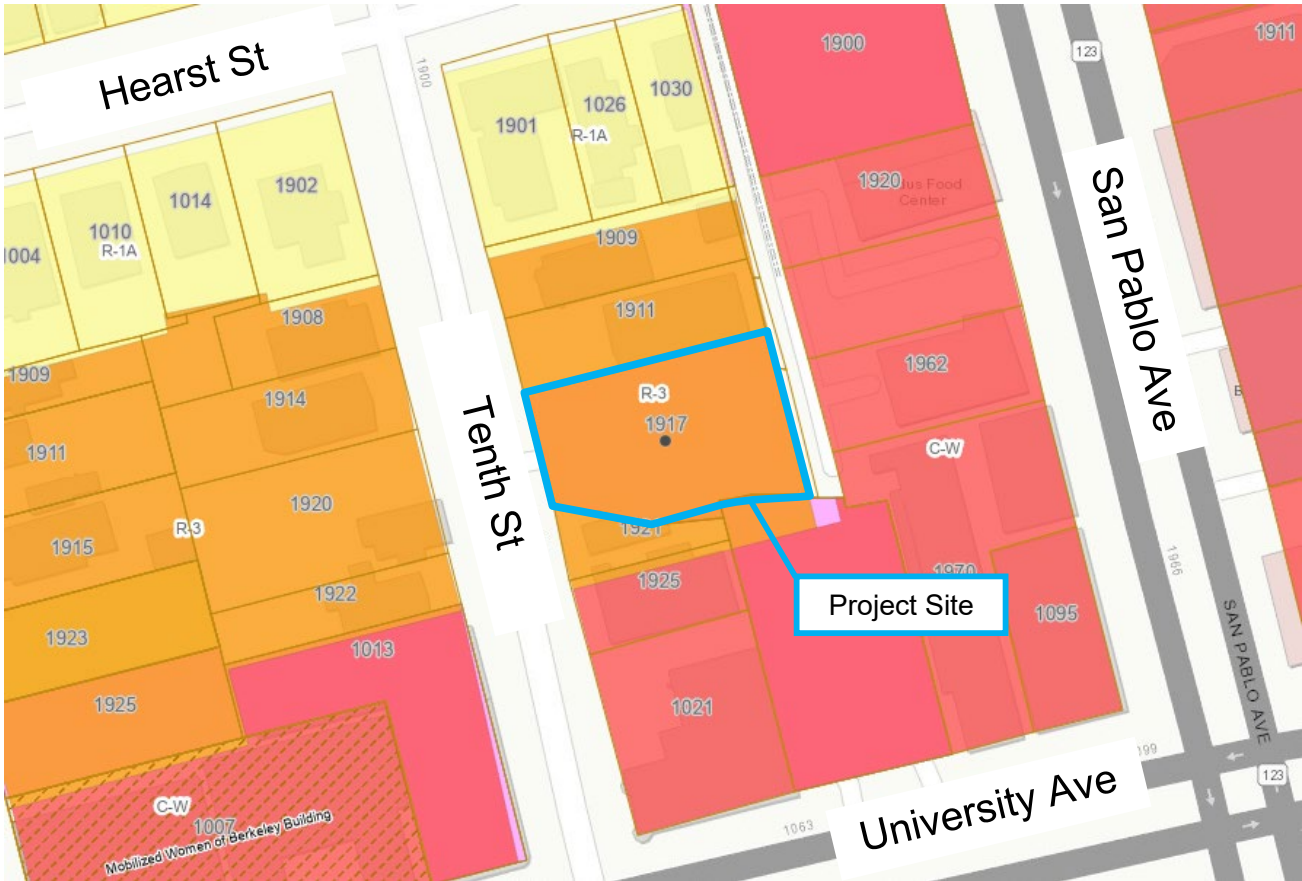


Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Medium Density Residential	R-3	Multi-family Residential
South	Medium Density Residential and Avenue Commercial	R-3 and C-W	Single-family Residential, Parking Lot
East	Avenue Commercial	C-W	Mixed-use Residential
West	Medium Density Residential	R-3	Single-family Residential

AERIAL (not to scale)



STREET ELEVATION (not to scale)



BACKGROUND

Subject Site

The subject site is located on Tenth Street near the intersection of Tenth Street and University Avenue. The site is located within the Multiple-Family Residential (R-3) District. Additionally, the property is identified as an Opportunity Site in the 2023 Housing Element. The property site is adjacent to residential and mixed-use buildings to the North, West and South, and mixed-use residential buildings to the East. The adjacent structures range in height from two stories (1911, 1920 and 1921 Tenth Street) to three stories (1962 and 1970 San Pablo Avenue). The project site is located in an area where multiple modes of public transportation are available, including local and Transbay AC Transit bus lines.

Site History

The project site is 1917 Tenth Street (Assessor's Parcel Number 57-2088-15). 1917 Tenth Street is a flat irregularly shaped lot which is 9,789 square feet large and developed with a parking lot. The lot contains 16 parking spaces and has one entrance on Tenth and one on a private alley. There are also multiple patches of landscaping along the edges of the lot.

ANALYSIS

Project Scope

The proposed project would construct three 3-story detached single-family homes on a parking lot with 2-car garages for each residence. All three residences would be 2,257 square feet with 3 bedrooms and an average height of 34 feet 9 inches at the highest roof point. The homes would share a common driveway from Tenth Street, requiring modification to the existing curb cut. House 1 would have a main pedestrian entrance from Tenth Street and Houses 2 and 3 would have one from the driveway. Landscaping would be installed to provide yard space for each residence as well as perimeter plantings along the North property line.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Environmental Review

It is staff's recommendation that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 ("New Construction or Conversion of Small Structures"). Specifically, the City of Berkeley is an urbanized area, and the project proposes three single-family residences.

Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project. The project is not located in an environmentally sensitive area; the cumulative impact of successive projects of the same type in the same place, over time would not be significant; there are no "unusual circumstances" at the project site that would result in significant environmental effects; there are no designated scenic highways in the City of Berkeley; therefore, the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

The final determination is made by ZAB.

POLICY CONSISTENCY

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. **Policy LU-7 Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. **Policy LU-9 Non-Residential Traffic:** Minimize or eliminate traffic impacts on residential areas from institutional and commercial uses through careful land use decisions.

Analysis: The project would eliminate an existing parking to accommodate the construction of new housing, thereby minimizing traffic impacts on residential areas. The proposed buildings would be consistent with the R-3 District development standards and would align with the building scale of the area and the district at large.

4. **Policy UD-16 Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
5. **Policy UD-17 Design Elements:** In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.
6. **Policy UD-18 Contrast and Cohesiveness:** The overall urban experience should contain variety and stimulating contrasts achieved largely through contrast between different areas each of which is visually cohesive
7. **Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

Analysis: Although there is not an established architectural language in the vicinity, the proposed single-family residences would be a comparable scale and density to the adjacent residential parcels and other residential development within the R-3 District, and would provide massing, material and fenestration diversity to the residential buildings on Tenth Street and within the surrounding area of western Berkeley.

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the project is categorically exempt from the provisions of the CEQA pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversion of Small Structures"); and
2. **APPROVE** ZP2025-0020 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 1 and 2).

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Housing Element Mitigation, Monitoring, and Reporting Program
5. Project Plans, received **August 27, 2025**
6. Notice of Public Hearing

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
March 4, 2025	Application Submitted
March 5, 2025	Application deemed incomplete
March 17, 2025	Application resubmitted
March 21, 2025	Application deemed complete
September 11, 2025	Public hearing notices mailed/posted
September 25, 2025	ZAB hearing
Notes: a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.	

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The project includes no new net commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The project is a housing development project, as defined in BMC 23.328.020 ^a , and would pay an in-lieu fee based on the residential unit floor area of the project.
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	Yes	The project was received after the July 27, 2023 effective date of the ordinance, and therefore these provisions apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 after the January 1, 2024 effective date of the ordinance, but the project does not propose 50,000 square feet or more of floor area. Therefore, these provisions do not apply.
Historic Resources	No	The parcel is a parking lot with no existing structures, and therefore no historic resources.

Characteristic	Applicability	Explanation
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project proposes three single-family residential buildings, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . The project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section V.A of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . See Section V.B of this report for additional discussion on the sections of SB 330 that apply to the project.
Rent Controlled Units	No	The project would not involve the demolition of non-residential structures; no rent-controlled units would be demolished
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination	No	The project site not located within the City's Environmental Management Area and is not on the Cortese List ^d . Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is served by multiple AC Transit bus lines (local and Transbay) that operate within ¼ mile of the site.
Notes: a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects. b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologic Hazards/ d. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.		

**Table 3: R-3 Zoning District Development Standards BMC Sections 23.204.130 and 23.322
Parking and Loading**

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		9,789 sq. ft.	0	9,789 sq. ft.	No min.
Residential Density		n/a	n/a	14 du/ac.	No min. or max.
Floor Area Ratio		0.0	+0.69	0.69	No max.
Dwelling Units	Total	0	+3	3	n/a
	Bedrooms	0	+9 (3/unit)	9 (3/unit)	n/a
Building Height (ft. - in.)	Maximum	n/a	+35'	35'	35' max
Building Setbacks (ft. - in.)	Front (West) (Tenth St)	n/a	n/a	16'-6"	15' min
	North Interior Side	n/a	n/a	15'-0"	1-2 stories: 4' min 3 rd story: 6' min
	South Interior Side	n/a	n/a	8'-4"	1-2 stories: 4' min 3 rd story: 6' min
	Rear (East)	n/a	n/a	4'-0"	15' min
Building Separation		n/a	n/a	All stories: 8'	1 st story: 8' min 2 nd Story: 12' min 3 rd story: 16' min
Usable Open Space (sq. ft.)		n/a	+1,427 sq. ft. (Unit 1: 505 sq. ft.; Unit 2: 535 sq. ft.; Unit 3: 648 sq. ft.)	1,427 sq. ft. (Unit 1: 505 sq. ft.; Unit 2: 535 sq. ft.; Unit 3: 648 sq. ft.)	200 sq. ft. per unit min
Automobile Parking		16 spaces	-10 spaces	6 spaces (2/unit)	None required
Bicycle Parking	Long Term	0 spaces	No change	0 spaces	None required
	Short Term	0 spaces	No change	0 spaces	None required
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches ("), du = dwelling units, ac. = acre					



Zoning Adjustments Board Findings

ZP2025-0020 Use Permit for a Project at 1917 Tenth Street September 25, 2025

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CEQA

Categorical Exemption

The project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”)

Evidence: The City of Berkeley is an urbanized area and the project site is within the city limits. The project will construct three single family residences, which is within the threshold of the exemption category.

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, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

FINDINGS FOR APPROVAL

As required by Berkeley Municipal Code (BMC) Section 23.406.040 (E) (1-4) “Findings for Approval,” the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

- (a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of persons residing or visiting in the area because the project is consistent with all applicable R-3 District use standards.

Additionally, the proposed residential buildings will contain uses that are allowed land uses within the R-3 district and will augment the existing dense residential character of the surrounding area within the district. The residential use is consistent with the intents of the R-3 District, which includes creating housing in convenient locations with reasonable amounts of open space. Additionally, the proposed scope and scale of the development is appropriate for parcels designed as opportunity sites in the City’s Housing Element, and therefore will not create circumstances detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the City

- (b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will construct three single-family residences which is consistent with the development pattern of the surrounding residential parcels. The proposed height of the residences meets the 35-foot height standard for the R-3

District and is consistent with the heights of adjacent buildings. The development will meet the required front and side setbacks, and the rear yard setback and building separation reductions are allowed with an Administrative Use Permit. Additionally, the rear yard abuts an alley and non-residential uses, mitigating any potential impact of the reduced setback. The building separation reduction is appropriate due to the construction of more than two main buildings with a dwelling unit on the parcel. The extent of the new shadow impacts from the project on the site's adjacent areas will be limited to a few hours of the day, during certain times of the year, and will not be unreasonable for multi-family development in the R-3 District that allows building heights up to 35 feet with 4-foot (6-foot for the third story) interior side setbacks.

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance and State law for the proposed project.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project scope involves the construction of single-family residences that are consistent with the City's applicable objective general plan and zoning standards. Because the project complies with these standards, Section 65589.5(j) does apply to this project. Additionally, due to the project's compliance, no significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, policies, or conditions, have been identified.

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

- (a) The proposed land use; and

Evidence: The project will convert an existing parking lot to multi-family residential by constructing three single-family residences on a single parcel. The proposed land use is allowed within the R-3 District and is consistent with the district purpose to permit the construction of residential structures.

- (b) The structure or addition that accommodates the use.

Evidence: The project will construct three single-family residential buildings which are appropriate for accommodating residential uses and are consistent with development patterns in the R-3 District.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The Zoning Adjustments Board takes action on this application after reviewing a staff report prepared for this project, building and landscape plans, and other relevant application and informational materials. The proposed project reflects current conditions on the site and complies with the applicable zoning regulations in effect at the time of review.



USE PERMIT ZP2025-0020

CONDITIONS OF APPROVAL

September 25, 2025

Ocean View Condominium Housing

1917 Tenth Street

Use Permit #ZP2025-0020 to construct three 3-story detached single-family homes on a parking lot with 2-car garages for each residence

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and Mitigation Monitoring and Reporting Program 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 Use Permit, under the title 'Use 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.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.
4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval.

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USE PERMIT CONDITIONS

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5. 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 BMC 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.
- 6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.
- 7. Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
- 8. Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

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USE PERMIT CONDITIONS

September 25, 2025

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9. **Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. **Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

☐ **Project Liaison** _____

Name

Phone #

11. **Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC Section 16.28.030 Assignment and Installation of Numbers, and, except for new buildings on vacant lots, entered into the City's database after the building permit is issued but prior to final inspection.
12. **Bird Safe Buildings.** Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

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USE PERMIT CONDITIONS

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Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

13. Construction and Demolition Diversion. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.

14. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527). A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](#)

B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

C. Environmental Site Clearance. The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

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- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

- 15. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 16. Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.
- 17. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
- 18. Electric Vehicle (EV) Charging.** Each dwelling unit shall install a listed raceway, wiring, and load capacity to allow for future Level 2 (40 amp) plug-in electric vehicle (EV) charging system installation, or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Readiness for EV charging and EV charging station installations shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)

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- 19. Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
- 20. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.
- 21. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

- 22. Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.
- 23. Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$72,254.50, subject to proration to reflect any affordable units provided. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.

Prior to Demolition or Start of Construction:

- 24. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

- 25. Construction Hours.** Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

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26. Public Works - Implement Bay Area Air District (BAAD). Recommended Measures

during Construction. For all proposed projects, BAAD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

27. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
 - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

- ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

28. Construction and Demolition Diversion. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

29. Low-Carbon Concrete. The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

30. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

31. 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.

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- 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.
- 32. 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 Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, 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.
- 33. 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.

- 34. 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.
- 35. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
 - D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
 - E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
 - F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

- G. All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)
 - H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
 - I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - J. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
 - K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 36. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 37. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 38. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

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- 39. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 40. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 41. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
- 42. Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

- 43. Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.
- 44.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **August 27, 2025**.

At All Times:

- 45. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 46. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 47. Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
- 48. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 49. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 50. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

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51. Residential Electric Vehicle (EV) Charging. Required Level 2 charging stations and low power Level 2 EV charging receptacles, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in good working condition and made available for building resident use. (Project required to meet applicable code at time of building permit application, if different from above.)

Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the City of Berkeley 2023-2031 Housing Element Update Project. The California Environmental Quality Act (CEQA) and State CEQA Guidelines require a public agency to adopt a monitoring and reporting program for ensuring compliance during project implementation with mitigation measures identified in the EIR and adopted at the time of project approval. As stated in section 21081.6(a)(1) of the Public Resources Code:

...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 and CEQA Guidelines Section 15097 provide general guidance for implementing mitigation monitoring programs, and indicate that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined by the agency.

To ensure that the mitigation measures are properly implemented, this MMRP identifies the timing and responsibility for implementing and monitoring each measure. Applicants for future projects will have the responsibility for implementing the measures that apply to the proposed development activity, and the identified City of Berkeley departments will have the primary responsibility for monitoring and reporting on the implementation of the mitigation measures.

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Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
Air Quality					
AQ-1: Construction Emissions Reduction Measures					
Projects shall comply with the current Bay Area Air Quality Management District's basic control measures for reducing construction emissions of PM₁₀ (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 BAAQMD CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and	Project applicants shall comply with BAAQMD control measures for reducing construction emissions.	As part of any grading / building permit, ensure control measures are implemented during construction.	During construction.	City of Berkeley Department of Planning & Development, Building & Safety Division	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.					
AQ-2: Construction Health Risk Assessment					
For projects (excluding ADUs, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize Tier 4 and/or alternative fuel construction equipment, the project applicant shall prepare a construction health risk assessment (HRA) and implement necessary measures to reduce risk below the following BAAQMD thresholds: - Increased cancer risk of > 10.0 in a million; - Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or - Ambient PM_{2.5} increase of > 0.3 µg/m³ annual average	Project applicants shall prepare a construction health risk assessment (HRA) where required by the measure and implement measures as necessary to reduce construction health risk.	Verify HRA completed. Verify measures are implemented during construction as needed.	Prior to issuance of building permit. During construction as needed.	City of Berkeley Department of Planning & Development City of Berkeley Department of Planning & Development, Building & Safety Division	
AQ-3: TAC Exposure Reduction Building Measures					
The following design features shall be incorporated for residential development located within 1,000 feet of I-580/80 or on a lot that fronts on a section of roadway with 10,000 vehicles per day or more in order to reduce exposure of proposed residences to	Project applicants shall incorporate design features to reduce exposure of proposed residences to TACs	Verify design features to reduce TACs have been incorporated into plans as appropriate.	Prior to issuance of building permit.	City of Berkeley Department of Planning & Development	

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Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
TACs from vehicles and stationary combustion engines (i.e., generators): 1. If the proposed buildings would use operable windows or other sources of infiltration of ambient air, the development shall install a central HVAC system that includes high efficiency particulate filters (HEPA). These types of filters are capable of removing approximately 99.97 percent of the DPM emissions from air introduced into the HVAC system (U.S. EPA 2022). The system may also include a carbon filter to remove other chemical matter. Filtration systems must operate to maintain positive pressure within the building interior to prevent entrainment of outdoor air indoors. 2. If the development limits infiltration through non-operable windows, a suitable ventilation system shall include a ventilation system with filtration specifications equivalent to or better than the following: (1) American Society of Heating, Refrigerating and Air- Conditioning Engineers MERV-13 supply air filters, (2) greater than or equal to one air exchanges per hour of fresh outside filtered air, (3) greater than or equal to four air exchanges per hour recirculation, and (4) less than or equal to 0.25 air exchanges per hour in unfiltered infiltration. These types of filtration methods are capable of removing approximately 90 percent of the DPM emissions from air introduced into the HVAC system. 3. Windows and doors shall be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. Weatherproof should be maintained and replaced by the property owner, as necessary, to ensure functionality for the lifetime of the project. 4. Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).	where required by the measure.	Inspect at project site to confirm that required design features are properly installed	During construction	City of Berkeley Department of Planning & Development	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
5. Prepare an ongoing maintenance plan for the HVAC and filtration systems, consistent with manufacturers' recommendations.					
6. The applicant shall inform occupants regarding the proper use of any installed air filtration system.					
Cultural Resources					
CUL-1: Historic Context Statement, Cultural Resources Survey and Designations					
During the period of this Housing Element, the City should conduct a citywide historic context statement and a cultural resource survey to identify historic resources, with priority given to sites in the EIR Site Inventory, to determine if there are designed built environment features which are over 40 years of age proposed to be altered or demolished. Designation of historic or cultural resources should be conducted by the Landmarks Preservation Commission pursuant to 3.24.260 of the Berkeley Municipal Code.	The City shall conduct a citywide historic context statement and a cultural resource survey.	Verify that survey has been completed, designate resources that are discovered.	During the housing element period.	City of Berkeley Department of Planning & Development Landmarks Preservation Commission to make necessary designations	
CUL-2: Historical Resources Discretionary Review					
For projects that are subject to discretionary review that occur during the Housing Element period where a historical-age building or structure that has not been previously evaluated is present, a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior Professional Qualification Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level survey in accordance with the California Office of Historic Preservation guidelines to determine if the property qualifies for federal, state, or local historical resources designation. All age eligible properties shall be evaluated within their historic context and	Project applicants shall retain a qualified architectural historian to perform a historical resources assessment for any historical-aged building or structure that has not been previously evaluated.	Review and approve the historical resources assessment.	During project review.	City of Berkeley Department of Planning & Development	

City of Berkeley
City of Berkeley 2023-2031 Housing Element Update

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
documented in a technical memorandum with Department of Parks and Recreation Series 523 Forms. If a property is found to be a qualifying historical resource, then the project shall be subject to the City's regulations for permit review, including by the Preservation Landmarks Commission pursuant to Chapter 3.24.260, and/or by the Zoning Adjustments Board pursuant to Chapter 23.326 of the City of Berkeley Municipal Code. Efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with a development application that may affect the historical resource, the historical resources built environment assessment shall also identify and specify the treatment of character-defining features and construction activities. Efforts shall be made to the greatest extent feasible to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence. As applicable, the report shall demonstrate how the project complies with the Standards and be submitted to the City for review and approval prior to the issuance of permits.	If significant historical resources are identified, develop and implement site-specific mitigation measures.	Verify site-specific mitigation measures have been implemented as needed.	During and at completion of construction.	Landmarks Preservation Commission	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These may include documentation of the resource in a manner consistent with the standards of the Historic American Building Survey (HABS). Documentation should include full descriptive and historical narrative, measured drawings, and medium format photographs, all in archivally stable format.					
Geology and Soils					
GEO-1: Protection of Paleontological Resources					
If ground disturbance below the level of prior disturbance and into native soils is proposed to occur in areas mapped as Pleistocene alluvial fan and fluvial deposits (Qpaf), Orinda Formation (Tor), or Knoxville Formation (Kjk), then the City shall require the following to be implemented: Retention of Qualified Professional Paleontologist. Prior to initial ground disturbance, the project applicant shall retain a Qualified Professional Paleontologist, as defined by Society of Vertebrate Paleontology (SVP) (2010), to determine the project's potential to significantly impact paleontological resources according to SVP (2010) standards. If underlying formations are found to have a high potential for paleontological resources, the Qualified Professional Paleontologist shall create a Paleontological Mitigation and Monitoring Program, which will be approved by the City and contain the following elements: If underlying formations are found to have a high potential for paleontological resources, the Qualified Paleontologist shall create a Paleontological Mitigation and Monitoring Program, which will be approved by the City and contain the following elements:	On the identified soil types: Project applicants shall retain a qualified paleontologist.	Verify that qualified paleontologist has been retained and measures have been implemented.	Prior to issuance of grading / building permit, periodically during construction.	City of Berkeley Department of Planning & Development	

City of Berkeley
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Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
Paleontological Worker Environmental Awareness Program (WEAP). Prior to the start of construction, the Qualified Professional Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and procedures for notifying paleontological staff should fossils be discovered by construction staff. Paleontological Monitoring. Full-time paleontological monitoring shall be conducted during ground disturbing construction activities (i.e., grading, trenching, foundation work) in sediments assigned a high paleontological sensitivity. Paleontological monitoring shall be conducted by a qualified Paleontological Resources Monitor, as defined by the SVP (2010). The duration and timing of the monitoring will be determined by the Qualified Professional Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City. If the Qualified Professional Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Professional Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Professional Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Professional Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Professional Paleontologist shall prepare a final report describing the results of the paleontological	Project applicants shall implement a Worker Environmental Awareness Training (WEAP) on paleontological resources. Project applicants shall hire a paleontological resources monitor, and if fossils are discovered, follow procedures for managing resources. Project applicants shall prepare final Paleontological Monitoring report and shall obtain review and approval of the report from the City of Berkeley.	Verify that WEAP has been completed. Verify that qualified paleontological resources monitor has been retained. Review final Paleontological Monitoring report.	Prior to issuance of grading / building permit Prior to issuance of grading / building permit. Upon completion of ground disturbing activity.	City of Berkeley Department of Planning & Development. City of Berkeley Department of Planning & Development. City of Berkeley Department of Planning & Development.	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.					
Tribal Cultural Resources					
TCR-1: Tribal Cultural Monitoring					
For projects that are determined through tribal consultation to potentially affect tribal cultural resources, in order to mitigate potential adverse impacts to Native American cultural objects and human remains discovered during construction, tribal cultural monitors will be retained to monitor work done in areas of Tribal concern, as determined through tribal consultation. If Native American cultural objects and/or human remains are discovered during construction, work shall be halted within 100 feet of the discovery until the objects have been inspected and evaluated by tribal cultural monitors and a qualified archaeologist meeting the Professional Qualifications Standards of the Secretary of the Interior (36 CFR Part 61). The archaeologist shall, in accordance with the appropriate Guidelines, identify and evaluate the significance of the discovery and develop recommendations for treatment in consultation with the affected Tribe to ensure any impacts to the cultural resource are less than significant. The preferred mitigation is avoidance. If avoidance is not feasible, Project impacts shall be mitigated in consultation with the affected Tribe consistent with the CEQA Guidelines for Determining the Significance of and Impacts to Cultural Resource, Archaeological Historic and Tribal Cultural Resources. Such mitigation may include, but is not limited to, additional archaeological testing, archaeological monitoring and/or an	Project applicants shall retain tribal cultural monitors to monitor work done in areas of tribal concern.	Verify that a tribal cultural monitor and qualified archaeologist have been retained.	Prior to issuance of grading / building permit and during construction as needed.	City of Berkeley Department of Planning & Development.	
	Project applicants shall retain a qualified archaeologist to identify and evaluate the significance of a discovery and develop recommendations for treatment in consultation with the affected Tribe.	Verify that resources are mitigated as appropriate.	Prior to issuance of grading / building permit and during construction as needed.	City of Berkeley Department of Planning & Development.	

City of Berkeley
City of Berkeley 2023-2031 Housing Element Update

Mitigation Measure	Implementation Procedures	Monitoring and Reporting Action	Monitoring Timing	Monitoring Responsibility	Compliance Verification (Initial, Date, Comments)
archaeological data recovery program. A Native American monitor shall be retained to monitor the ground disturbance when it is suspected that a TCR might be encountered.					
Wildfire					
W-1: Undergrounding of Power Drops in the VHFHSZs					
The City shall require that new or upgraded power drops located in the very high fire hazard severity zone be installed underground. Prior to the issuance of a building permit, the applicant shall submit plans for undergrounding of power drops	Project applicants shall submit plans for undergrounding of power drops.	Verify that plans for undergrounding of power drops have been submitted and that power drops are properly undergrounded.	Prior to issuance of a building permit; verification after construction.	City of Berkeley Department of Planning & Development	

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Preliminary Set	
Design Review Set	X
Plan Check Set	
Permit Set	
Construction Set	

Date:	JUNE 2, 2025
Scale:	AS-NOTED
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Job:	1917-10TH-LLC
Sheet:	A001
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BUILDING DATA

ENLARGED PLAN/DETAIL
 PLAN/DETAIL IDENTIFICATION
 SHEET WHERE PLAN/DETAIL IS LOCATED

ELEVATION
 ELEVATION IDENTIFICATION
 SHEET WHERE ELEVATION IS LOCATED
 NOTE: ARROW/CARROT INDICATES ELEVATION DRAWN

INTERIOR ELEVATION
 ELEVATION IDENTIFICATION
 SHEET WHERE ELEVATION IS LOCATED
 NOTE: ARROW/CARROT INDICATES ELEVATION DRAWN

SECTION
 SECTION IDENTIFICATION
 SHEET WHERE SECTION IS LOCATED

REVISIONS
 REVISION NUMBER

ROOM IDENTIFICATION NUMBER
 ROOM NAME
 ROOM NUMBER

SHEET KEY NOTE

DOOR TAG

WINDOW TAG

LOT SIZE:	9789 SQ. FT.
OCCUPANCY CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	TYPE V-B -FIRE SPRINKLERS
ZONING:	R-3
NUMBER OF FLOORS:	3
PROPOSED LIVING AREA:	6771 SF (CONDITIONED SPACE) 2257 SF PER HOUSE
BUILDING FOOTPRINT:	2936 SF
MAX. ALLOWABLE LOT COVERAGE:	0.30
PROPOSED LOT COVERAGE:	0.30 SEE SHT. A002 FOR ANALYSIS
MAX. BUILDING HT ALLOWABLE:	35'-0"
PROPOSED MAX BLDG. HT.:	35'-0"
REQUIRED FRONT SETBACK:	15'-0"
PROPOSED FRONT SETBACK:	16'-6"
REQUIRED SIDE SETBACK:	4'-0"
PROPOSED SIDE SETBACK:	4'-2" (SOUTH); 15'-0" (NORTH) SEE SITE PLAN FOR SETBACKS AT EACH HOUSE.
REQUIRED REAR SETBACK:	15'-0"
PROPOSED REAR SETBACK:	4'-0" MINIMUM-ALLOWABLE FOR R-3 ZONING. SEE SITE PLAN FOR SETBACKS AT EACH HOUSE.
REQUIRED USEABLE OUTDOOR SPACE:	200SF PER HOUSE
PROPOSED USEABLE OUTDOOR SPACE:	505 SF (HOUSE #1) 535 SF (HOUSE #2) 648 SF (HOUSE #3) SEE LANDSCAPE PLAN

SCOPE OF WORK

APPLICABLE CODES

ANY WORK INSTALLED BY THE CONTRACTOR THAT DOESN'T COMPLY WITH ALL CURRENT CODES, INDUSTRY STANDARDS, OR MANUFACTURERS' RECOMMENDATIONS SHALL BE REMOVED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT. THE CORRECTIVE WORK SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

1. NEW HOLD-DOWNS INTO EXISTING CONCRETE FOUNDATIONS. SEE FOUNDATION PLANS.

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10th. STREET VIEW



ALLEY WAY LOOKING NORTH



AT ALLEY: VIEW LOOKING WEST



LOOKING NORTH



RENDERING OF WEST UNIT AT 10TH STREET: ALL HOUSES ARE IDENTICAL



1 STREET ELEVATION
SCALE: 1/8" = 1' - 0"

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ROBERT NEBOLON
C-19063
March 2027
RENEWAL
DATE
STATE OF CALIFORNIA

Revisions:

Date:

Preliminary Set	
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Plan Check Set	
Permit Set	
Construction Set	

OCEAN VIEW CONDOMINIUM HOUSING
1917 Tenth STREET
BERKELEY, CA 94710 APN: 57-2088-15

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Scale: AS-NOTED

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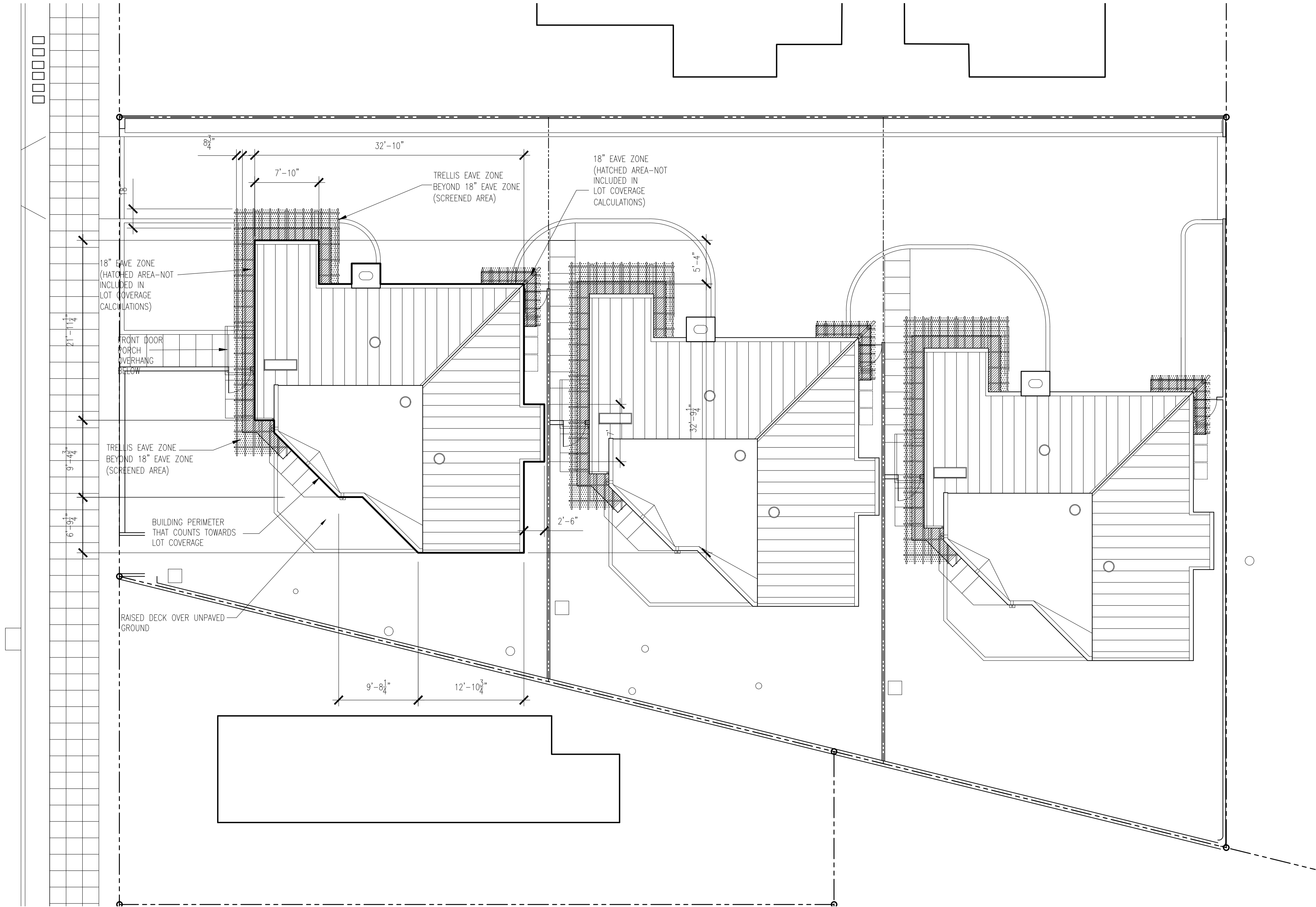
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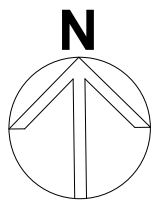


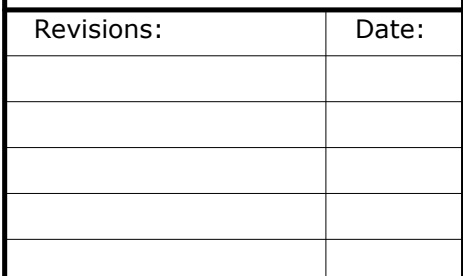
2

LOT COVERAGE

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

LOT COVERAGE:	
EA. HOUSE, PORCHES, EAVES>18", TRELLIS:	978 SF
ALL THREE HOUSES	2936 SF
LOT AREA:	9789 SF
LOT COVERAGE:	30 %





OCEAN VIEW CONDOMINIUM HOUSING

1917 Tenth STREET
BERKELEY, CA 94710

BERKELEY, CA 94710 APN: 57-2088-15

Sheet:

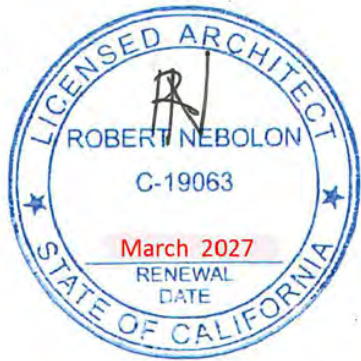
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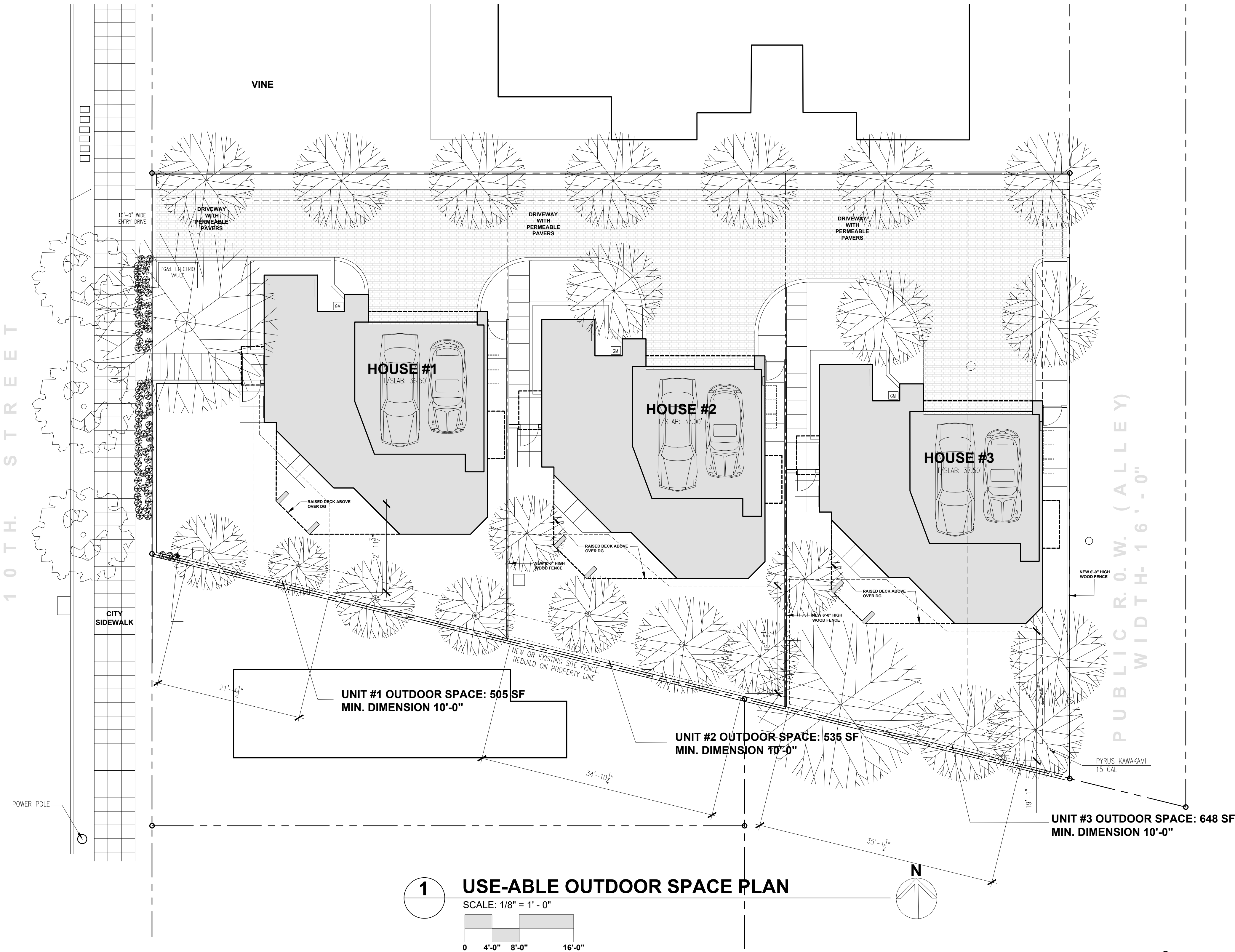
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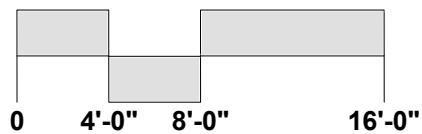
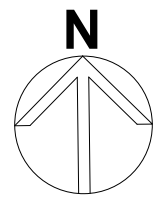
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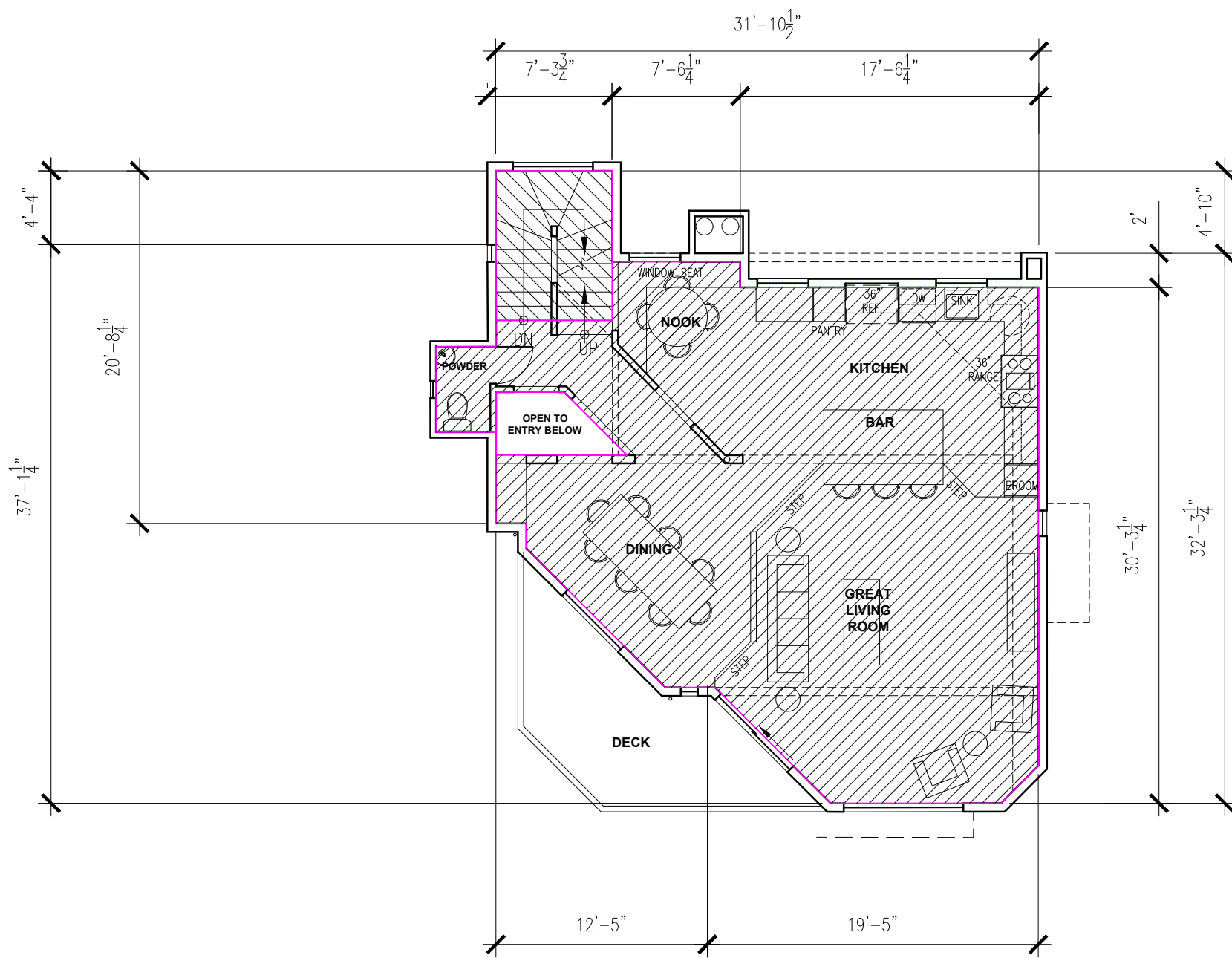
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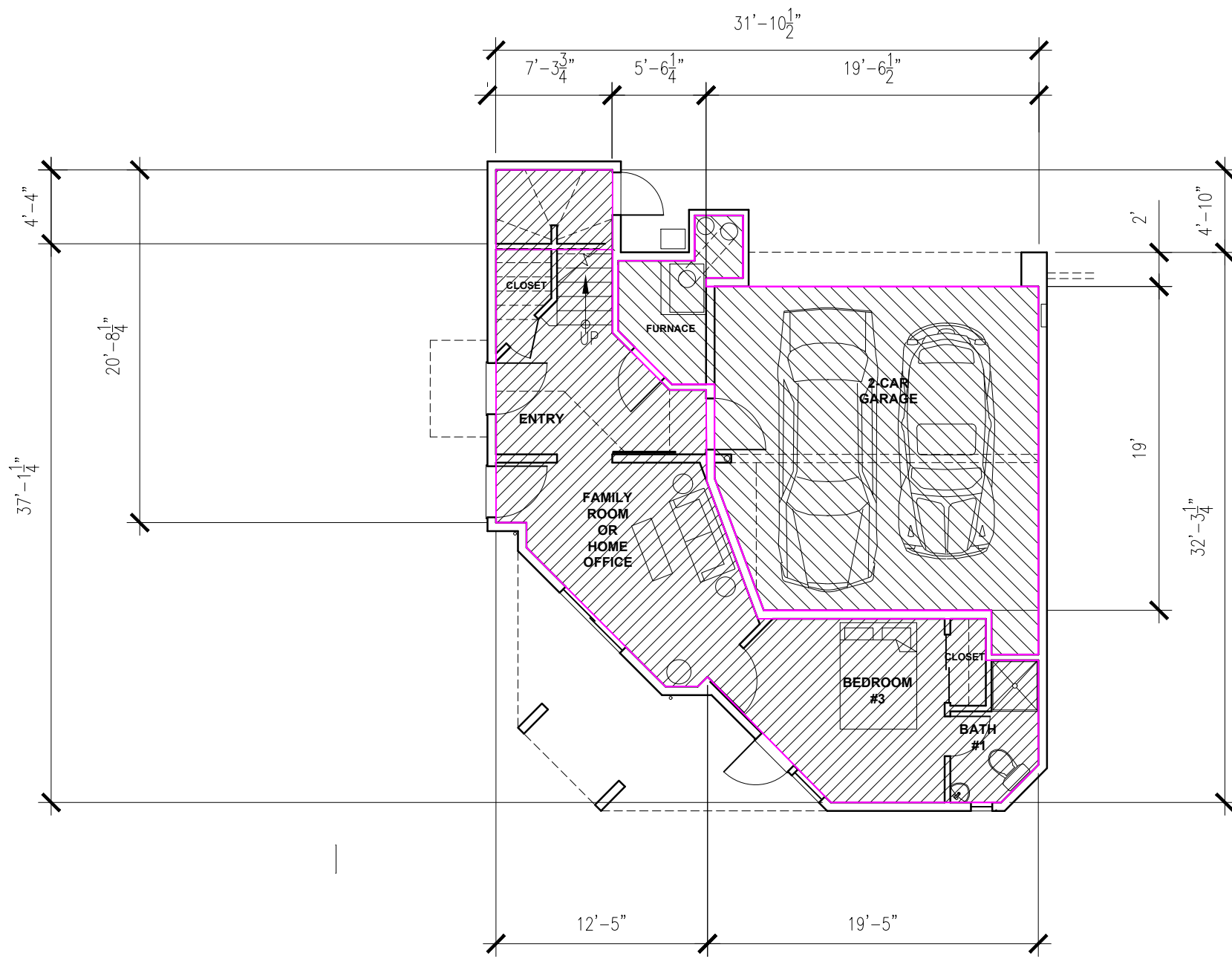
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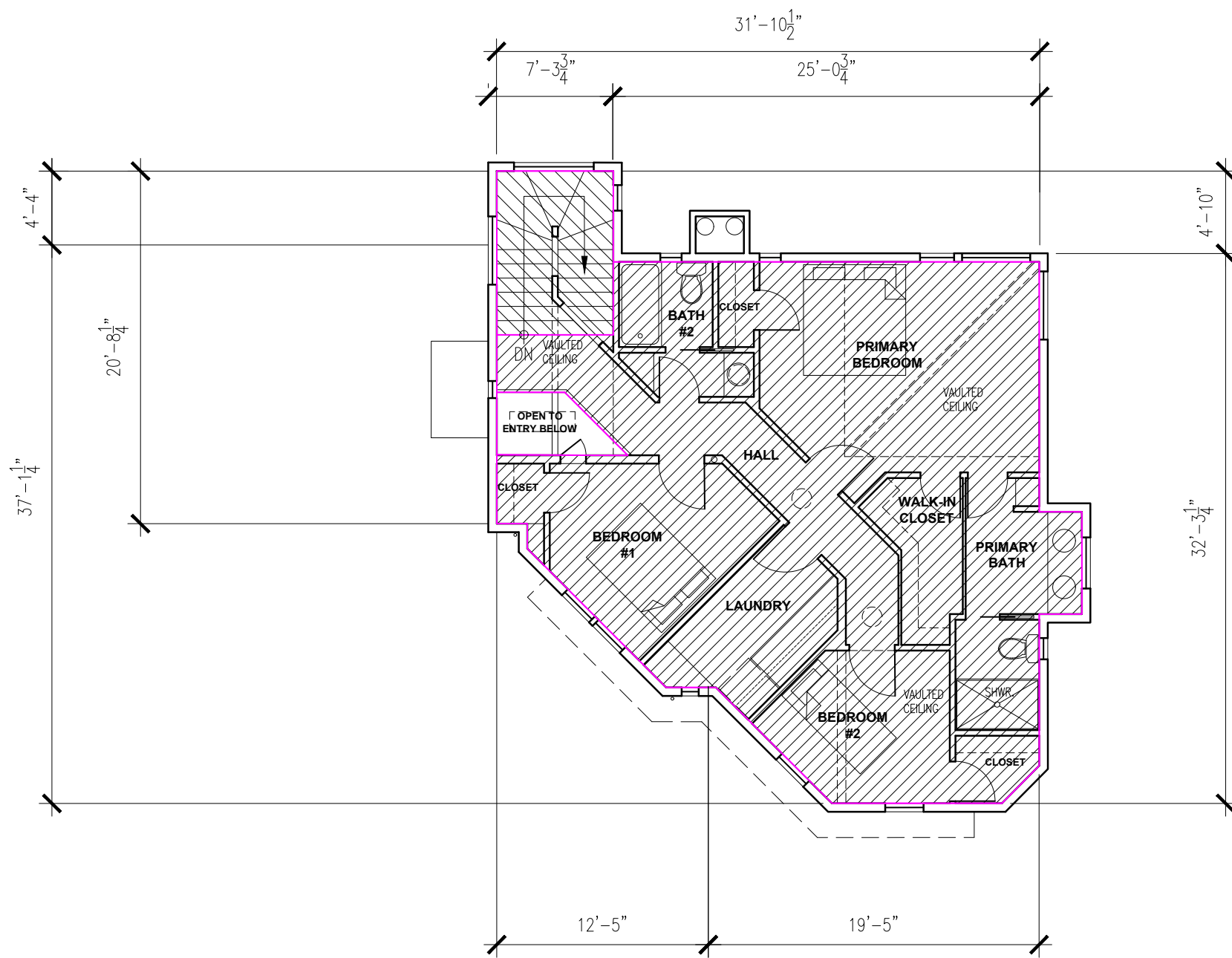
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2 SECOND FLOOR PLAN
SCALE: 1/8" = 1' - 0"

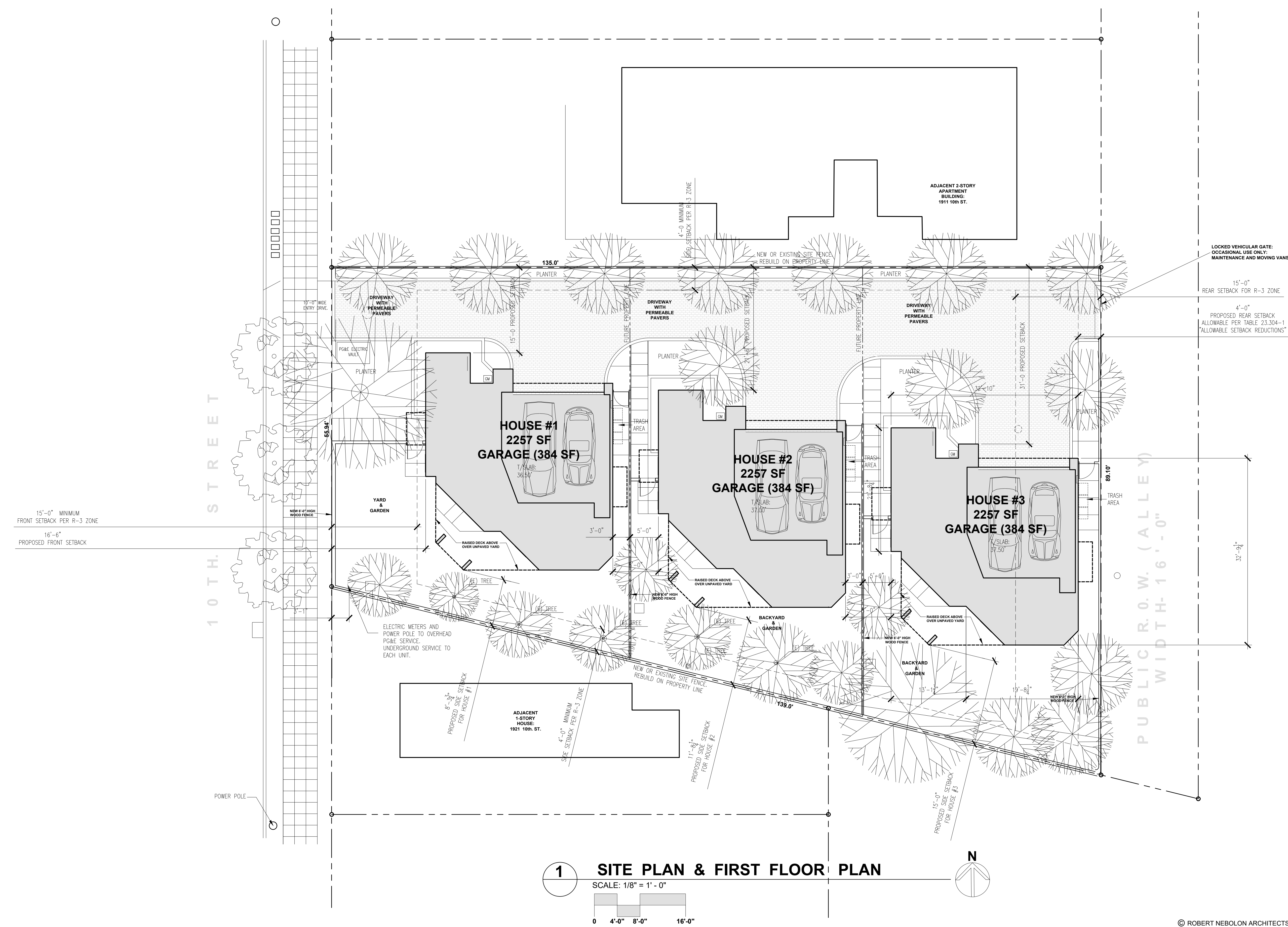


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"



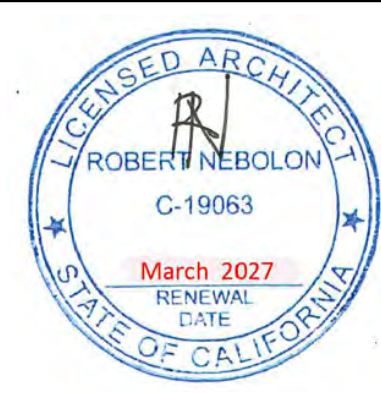
3 THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"

	RESIDENTIAL UNIT FLOOR AREA (RUFA)
	PARKING AND MECHANICAL AND STORAGE
TOTAL RUFA FOR ALL THREE UNITS:	
GROUND FLOOR:	1329 SF
SECOND FLOOR:	2385 SF
THIRD FLOOR:	2436 SF
SUBTOTAL:	6150 SF
LESS 5000 SF	-5000 SF
RUFA	1150 SF TO BE USED IN CALCULATING THE IN-LIEU FEE
1150 SF x \$62.83/SF =	\$72,254.50 TOTAL IN-LIEU AFFORDABLE HOUSING FEE



1 SITE PLAN & FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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C-19063

March 2027

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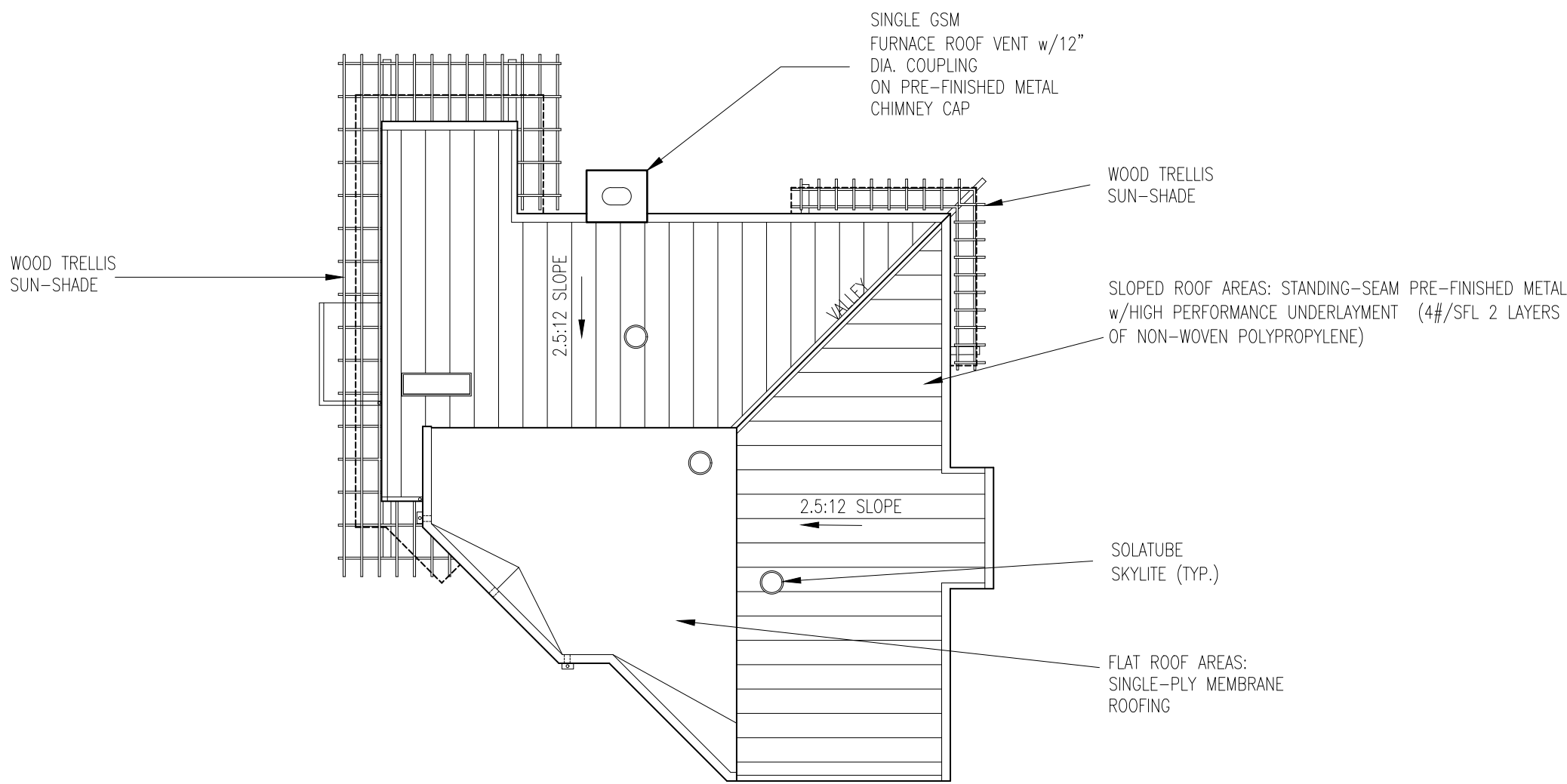
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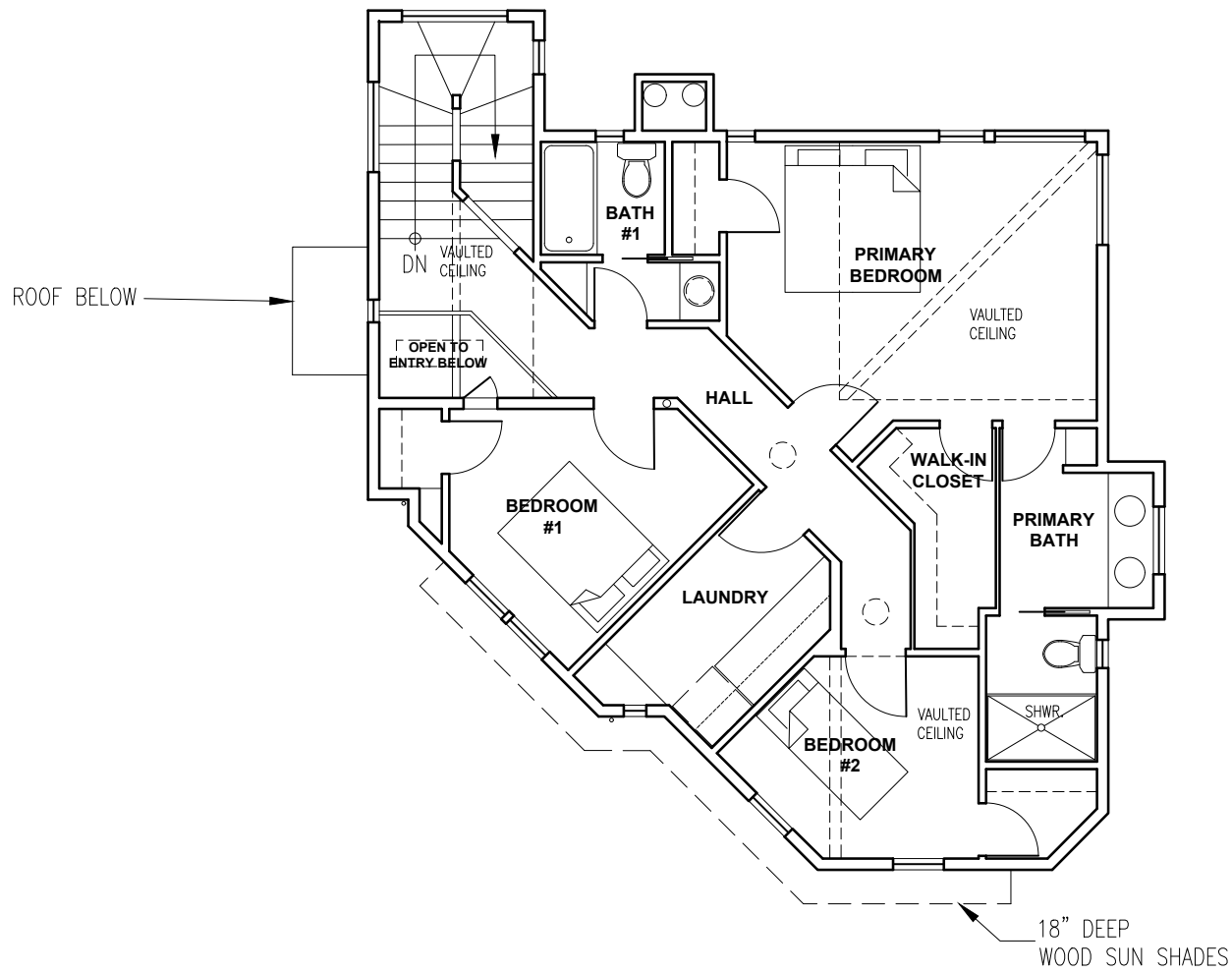
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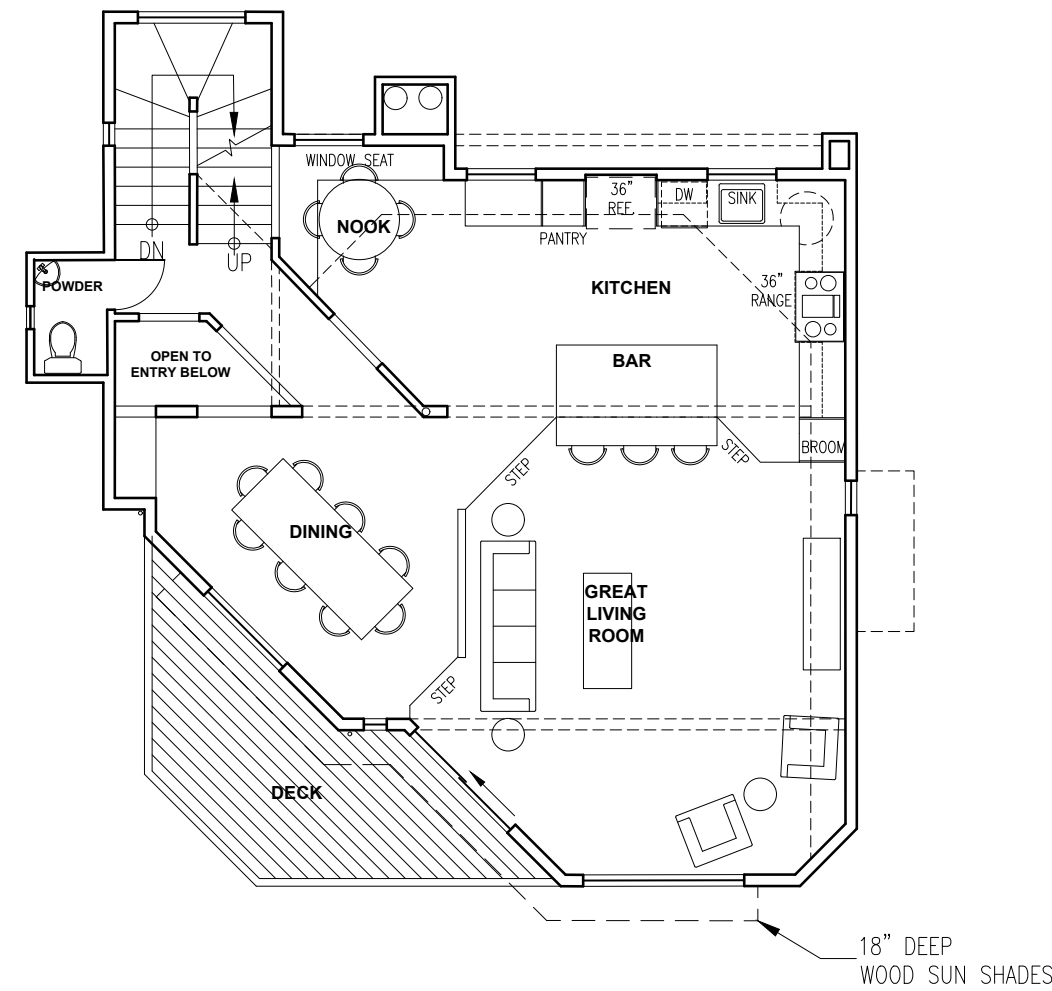
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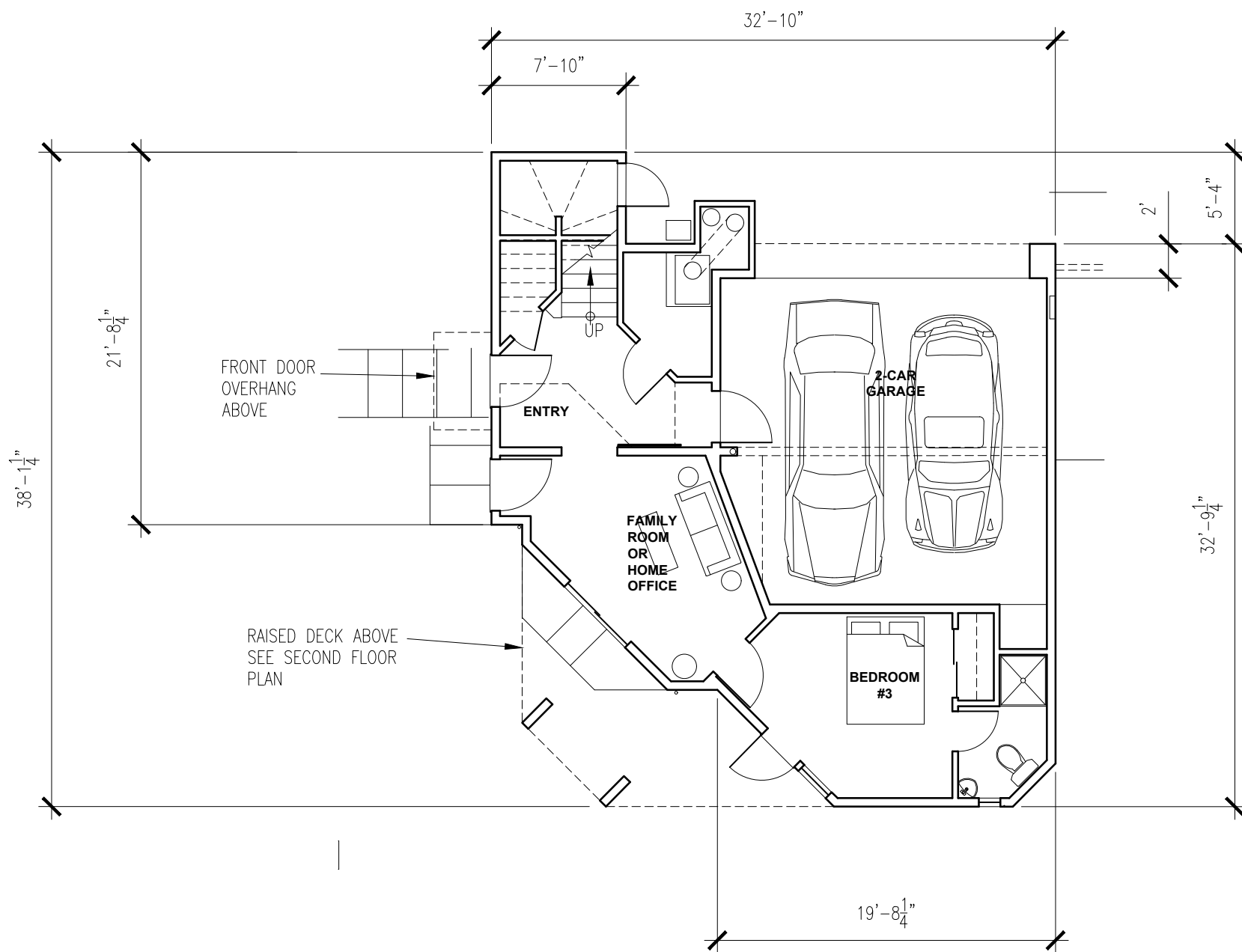
4 ROOF PLAN
SCALE: 1/8" = 1' - 0"



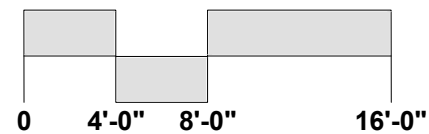
3 THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1' - 0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"



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1917 Tenth STREET
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Section 5: A cross-section of the building showing the interior layout. The top floor includes a Primary Bedroom, Hall, and Bedroom. The middle floor consists of a Kitchen & Living Room and a Family Room. The bottom floor is a Garage with two cars and a person standing. The vaulted ceiling features a visible painted wood truss. Vertical dimensions on the right indicate heights of 8'-1", 10'-1", and 9'-1" for different levels, with a total height of 34'-9" marked as the average height limit. The ground level is labeled T/HOUSE SLAB.

North Elevation 2: A view of the building's north side. It features dark bronze window frames, 1x6 vertical fiber cement siding, and 7/8" thick exterior cement plaster over a ZIP plywood system. A 15" high raised planter is shown at the base. The ground level is marked with 8" thick stained plywood garage doors.

West Elevation & Street Elevation 1: A view of the building's west and street sides. It shows a 35'-0" maximum height limit, 1x6 vertical fiber cement siding, and 7/8" thick exterior cement plaster over a ZIP plywood system. An electric meter is located on the street side. The ground level is marked with 15" high raised planters.

5 SECTION
SCALE: 1/8" = 1' - 0"

2 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

1 WEST ELEVATION & STREET ELEVATION
SCALE: 1/8" = 1' - 0"

South Elevation 4: A view of the building's south side. It features a 45-degree angled wall, 1x6 vertical fiber cement siding, and 7/8" thick exterior cement plaster over a ZIP plywood system. A privacy screen is located at the deck level. The ground level is marked with 15" high raised planters.

East Elevation 3: A view of the building's east side. It shows 1x6 vertical fiber cement siding and 7/8" thick exterior cement plaster over a ZIP plywood system. An electric meter is located on the side. The ground level is marked with 15" high raised planters.

4 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

3 EAST ELEVATION
SCALE: 1/8" = 1' - 0"

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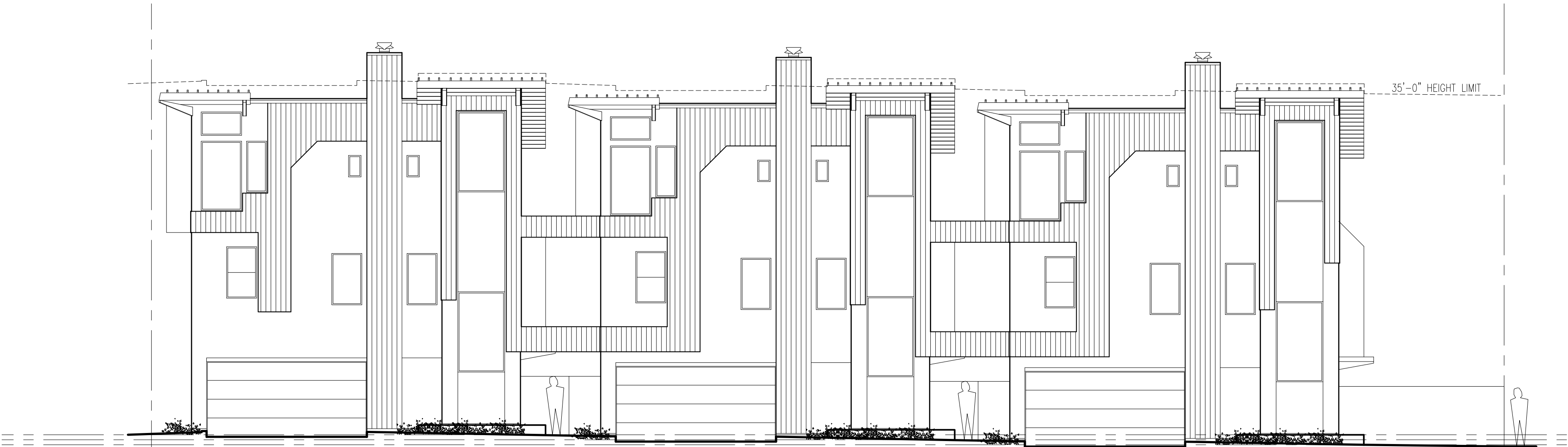
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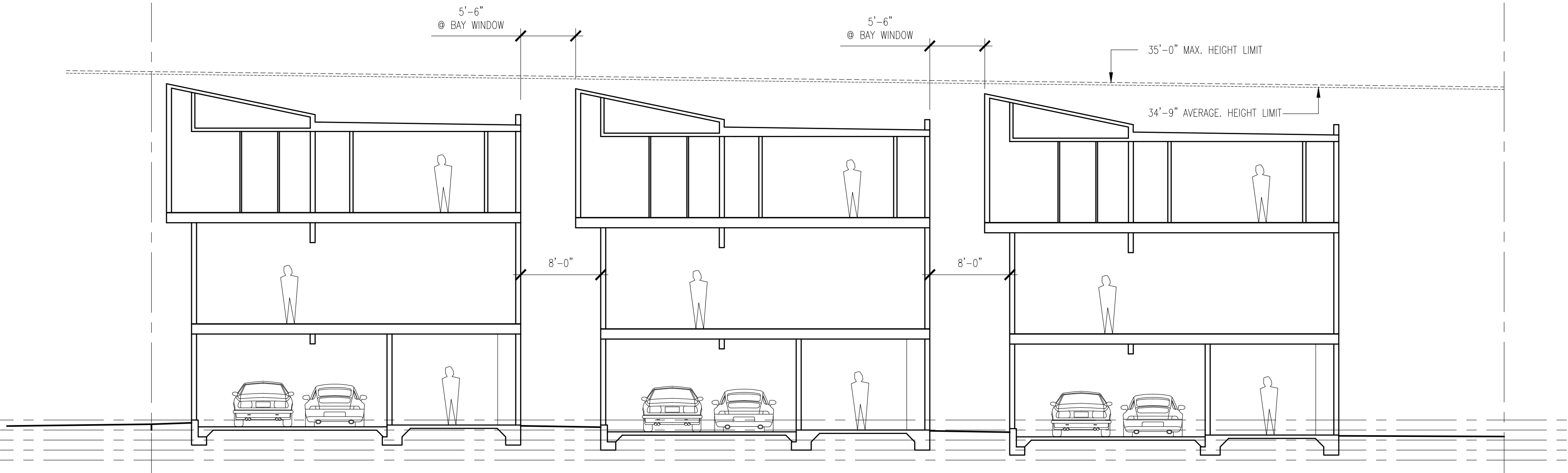
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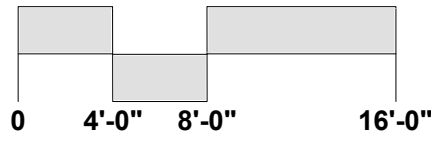
1 SITE ELEVATION: SOUTH
SCALE: 1/8" = 1' - 0"



2 SITE ELEVATION: NORTH
SCALE: 1/8" = 1' - 0"



3 SITE SECTION LOOKING SOUTH
SCALE: 1/8" = 1' - 0"

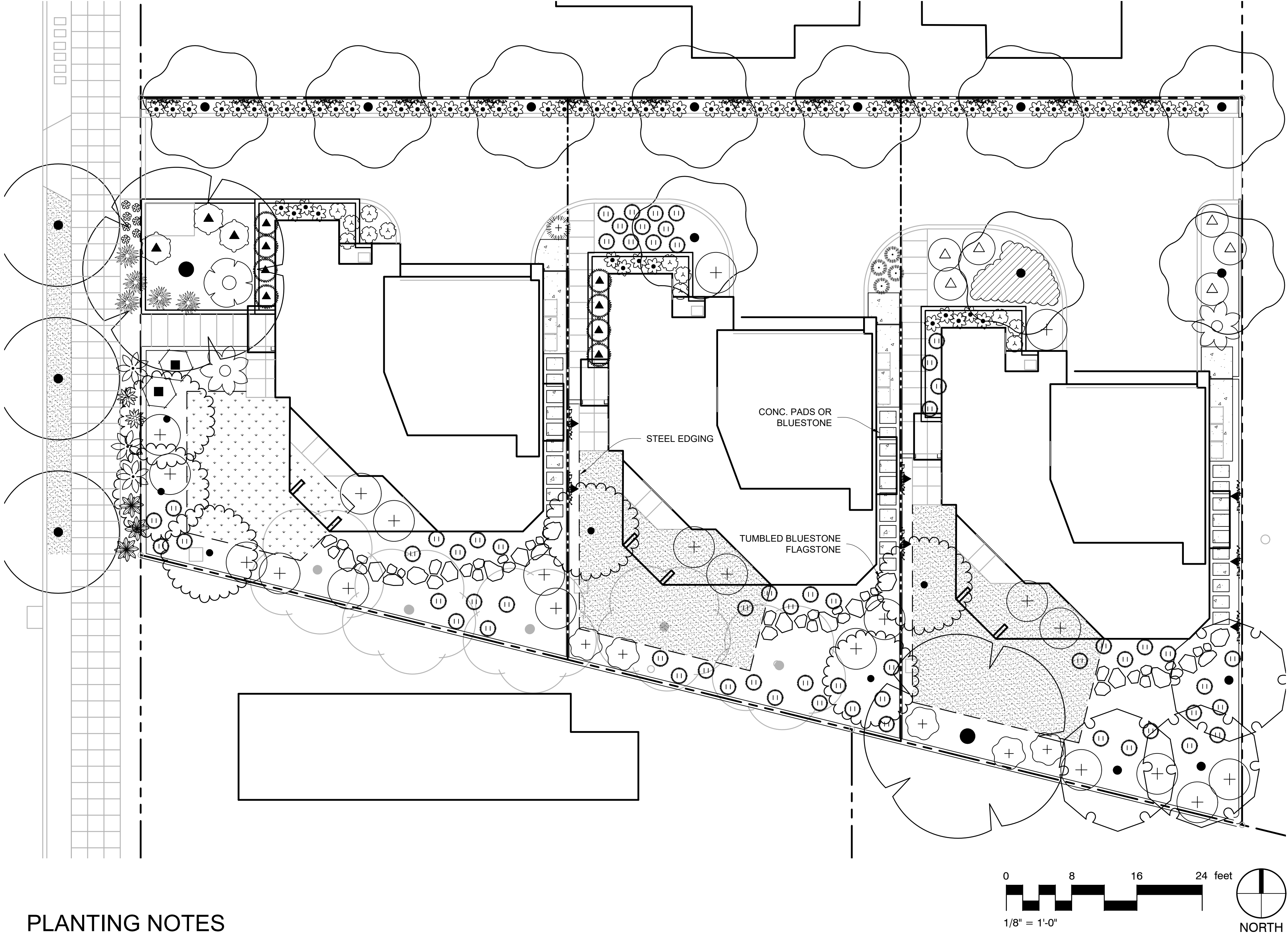


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Preliminary Set	
Design Review Set	X
Plan Check Set	
Permit Set	
Construction Set	

OCEAN VIEW CONDOMINIUM HOUSING
1917 Tenth STREET
BERKELEY, CA 94710 APN: 57-2088-15

Date:	JUNE 2, 2025
Scale:	AS-NOTED
Drawn by:	RN/MHN
Job:	1917-10TH-LLC
Sheet:	A202
of:	



PLANTING NOTES

1. ALL SOIL PREPARATION AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS, DETAILS AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. ALL TREES WITHIN 5' OF PAVEMENT, SEWER AND WATER LINES SHALL HAVE ROOT BARRIERS 24" DEEP. VERIFY COMPLIANCE AND NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
3. ROOT BARRIERS SHALL BE LINEAR TYPE ONLY - NO ENCIRCLING BARRIERS ARE PERMITTED.
4. ALL TREES REQUIRE DRAIN CHIMNEYS.
5. UNLESS OTHERWISE NOTED, WHEN PLANTED, THE TOP OF TREE ROOT BALL SHALL BE 4" ABOVE ADJACENT GRADE AND DIRT SHALL BE MOUNDED ACCORDINGLY. TREES IN PLANTER POTS EXCEPTED.
6. ALL PLANTING AREAS AND UNPLANTED (DIRT) AREAS SHALL HAVE A 3" LAYER OF COMPOSTED MULCH (SUCH AS "FOREST FLOOR BARK" FROM AMERICAN SOIL). SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY. KEEP MULCH 4" MIN. AWAY FROM PLANT STEMS.
7. ALL PLANTER AREAS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM PAVED AREAS OR STRUCTURES.
8. CONTRACTOR SHALL MAINTAIN & FERTILIZE PLANTING PER SOIL HORTICULTURAL SUITABILITY REPORT.
9. AT THE END OF THE 90-DAY MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL ANALYSIS FOR HORTICULTURAL SUITABILITY WITH FERTILIZER RECOMMENDATIONS FOR TWO SEPARATE REPRESENTATIVE SOIL SAMPLES AND SUBMIT RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL APPROVAL.
10. SUBMIT PHOTOS AND SPECIFICATIONS OF ALL TREES 36" BOX OR LARGER FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE

SOIL PREP NOTES

1. ALL SOIL PREPARATION AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS, DETAILS AND AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. REMOVE MATERIAL IN PLANTING AREAS TO A MINIMUM DEPTH OF 12" BELOW ROUGH GRADE AND REMOVE ALL UNSUITABLE MATERIAL, WHICHEVER IS DEEPER. BACKFILL WITH TOPSOIL, COMPACT TO 85% RC AT ROUGH GRADE, THEN FOLLOW AMENDMENT PROCEDURES. ALTERNATIVELY, BACKFILL WITH APPROVED AMENDED PLANTING MIX. SUBMIT ANALYSIS FOR APPROVAL.
3. THE FOLLOWING AMENDMENT PROCEDURES ARE A MINIMUM REQUIREMENT. AT LANDSCAPE ARCHITECTS DISCRETION, IF SOIL IS SIGNIFICANTLY CONTAMINATED WITH CONSTRUCTION DEBRIS (GRAVEL, CONC, ETC), SOIL SHALL BE REPLACED TO A DEPTH OF 12" WITH IMPORTED TOPSOIL. APPLY AMENDMENTS TO ALL PLANTING AREAS AT THE FOLLOWING RATES PER 1,000 SQ. FT.:
 - 12 CUBIC YARDS NITROGEN/IRON STABILIZED ORGANIC AMENDMENT
 - 3 CUBIC YARDS 3/4" MINUS CRUSHED LAVA ROCK
 - 25 POUNDS 6-20-20 COMMERCIAL FERTILIZER
 - 5 POUNDS IRON SULFATE(31%FE)
4. INCORPORATE THOROUGHLY WITH TOP 8 IN. SOIL LAYER AND REMOVE STONES OVER 1 IN. IN DIAMETER, ROOTS, CLODS, WEEDS, AND OTHER EXTRANEIOUS MATERIAL. BRING AMENDED SOIL TO FINISH GRADES AND ELEVATIONS. DO NOT WORK SOILS UNDER FROZEN OR MUDDY CONDITIONS.
5. APPLY RONSTAR OR EQUAL PRE-EMERGENT WEED CONTROL PER MANUFACTURER DIRECTIONS.
6. FINISH GRADE IN PLANTING AREAS SHALL BE 2 INCHES BELOW SURROUNDING CONCRETE OR ASPHALT.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT		QTY	REMARKS	WATER USE
TREES						
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal		6	STD	Medium
	Acer rubrum 'Bowhall' / Bowhall Red Maple	15 gal		10	STD	Medium
	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	15 gal		3	STD	Medium
	Pyrus kawakamii / Evergreen Pear	15 gal		3	STD	Medium
	Quercus agrifolia / Coast Live Oak	36" box		2	natural	Very low

SHRUBS						
	Anigozanthos x 'Bush Pearl' / Bush Pearl Kangaroo Paw	5 gal		4		Low
	Anigozanthos x 'Landscape Bicolour Purple' / Landscape Purple Kangaroo Paw	5 gal		1		Low
	Carpentaria californica / Bush Anemone	5 gal		5		Low
	Cistus x skanbergii / Coral Rockrose	5 gal		6		Low
	Clivia miniata 'San Marcos Yellow' / San Marcos Yellow Bush Lily	5 gal		12		Low
	Feijoa sellowiana 'Lynn's Wonder' / Variegated Pineapple Guava	15 gal		2		Low
	Kniphofia uvaria 'Echo Duo' / Echo Duo Red Hot Poker	5 gal		5		Low
	Leucospermum x 'Sunrise' / Sunrise Salmon Pincushion	5 gal		1		Low
	Ribes aureum / Golden Currant	5 gal		2		Low
	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal		3		Very low
	Sarcococca ruscifolia / Fragrant Sweetbox	5 gal		21		Low

GRASSES						
	Carex divulsa / European Grey Sedge	5 gal		72		Low
	Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush	5 gal		8		Low
	Lomandra x 'Lomlon' / Lime Tuff™ Dwarf Mat Rush	5 gal		61		Low

SUCCULENTS						
	Agave attenuata 'Huntington Blue' / Huntington Blue Foxtail Agave	5 gal		3		Low
	Aloe distans / Jeweled Aloe	5 gal		2		Low
	Aloe striatula 'Burly' / Burly Hardy Aloe	5 gal		3		Low
	Echeveria x 'Imbricata' / Hen and Chicks	1 gal		7		Low

VINE/ESPALIER						
	Clematis armandii 'Apple Blossom' / Evergreen Clematis	5 gal		28	train to wire	Medium

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS	Low
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GROUND COVERS						
	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal	36" o.c.	7		

GROUND COVERS						
	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal	36" o.c.	7		Low

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PAVING			
	CONCRETE: DAVIS COLOR 'GREEN SLATE,' MEDIUM ACID ETCH, SAWCUT JOINTS.	218 sf	/
	ARTIFICIAL TURF: TURF TBS, W/SAND BALLAST.	296 sf	/
	CRUSHED STONE: 3/8" CRUSHED STONE, COLOR: TBS	935 sf	/

PAUL HARRIS
Landscape Architect

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MULTI-FAMILY HOUSING

1917 10TH STREET
BERKELEY, CALIFORNIA



SCALE 1/8"=1'-0"
DRAWN PH
CHECKED PH
DATE 2025.05.28

REV BY NO.

PLANTING PLAN &
NOTES

L1.1

PERMIT
SUBMITTAL

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MULTI-FAMILY HOUSING

1917 10TH STREET
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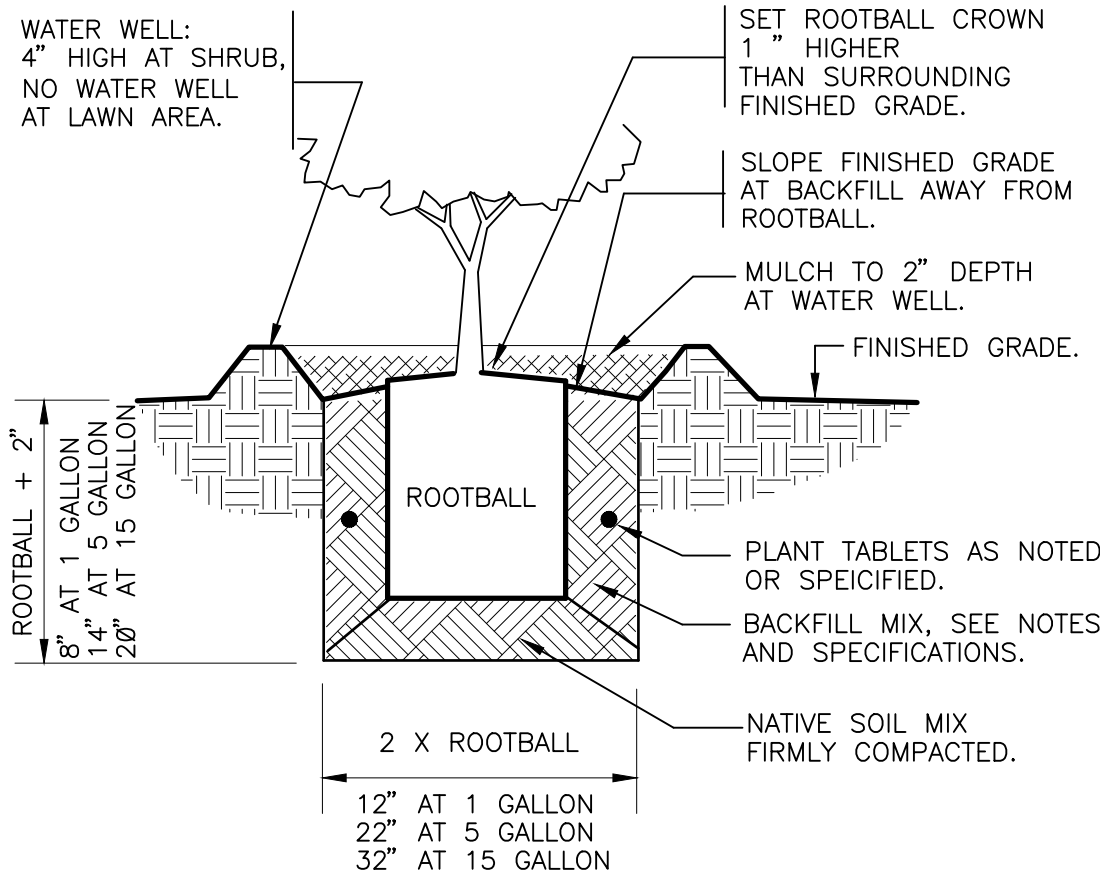
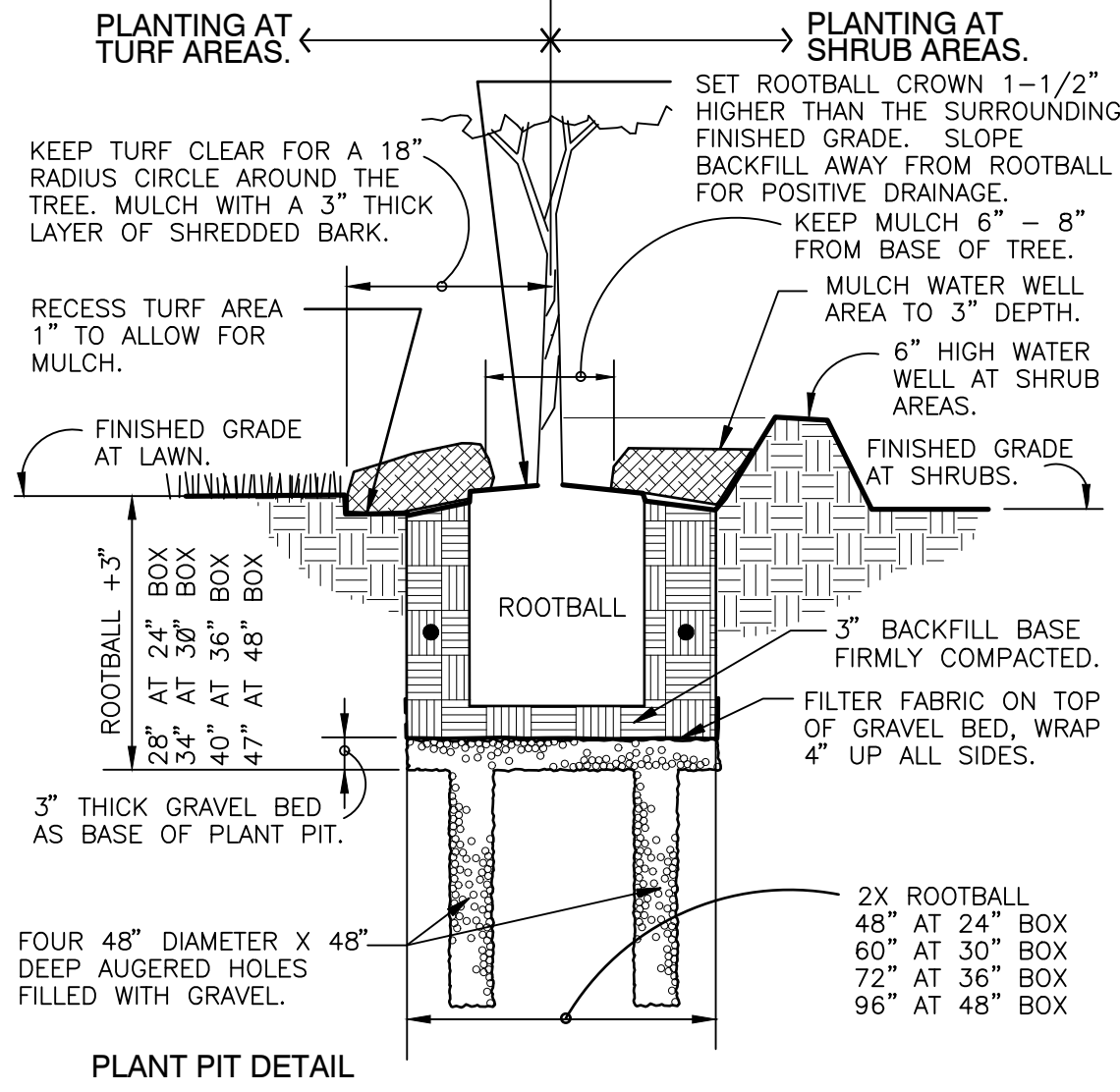
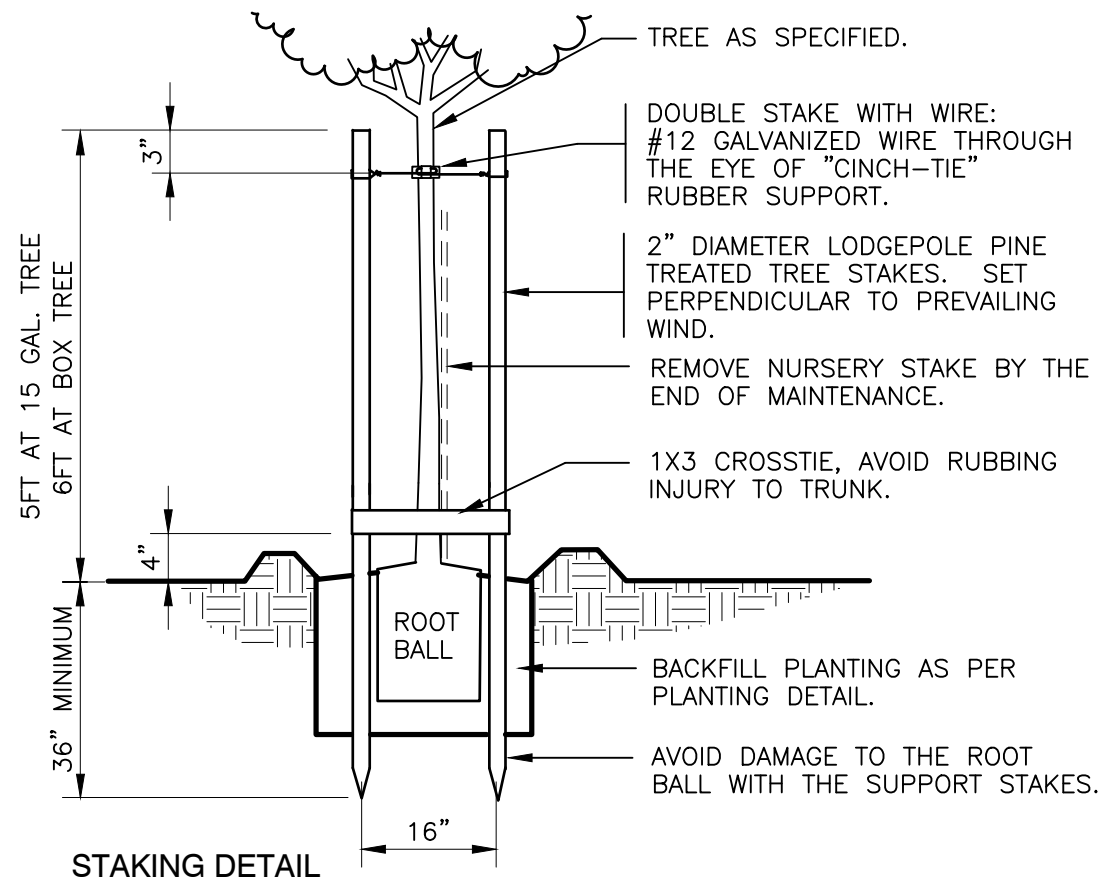


SCALE 1/8"=1'-0"
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DATE 2025.05.28
REV BY NO.

PLANTING
DETAILS

L1.2

PERMIT
SUBMITTAL



1 SPECIMEN TREE PLANTING

1" = 1'-0"

FX-PL-FX-TREE-14

2 SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-07

SECTION 02950
PLANTING
1 PART - GENERAL
1.01 SCOPE
A. Work Included: Perform all work necessary and required for the construction of the Project as indicated. Such work includes but is not limited to the following:
1. Site preparation including weed and rubble removal.
2. Laboratory soil analysis.
3. Soil amendment.
4. Finish grading of planted areas.
5. Planting.
B. Related Sections: The completion of the work described in this Section may require work in or coordination with other sections of these specifications. The Contractor and the sub-contractor shall be responsible for identifying and including all related work in other Sections of these specifications and/or drawings necessary for a complete installation of the work described in this Section. These related Sections include but are not limited to the following:
1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
2. Section 02810 - Irrigation.
1.02 REQUIREMENTS OF REGULATORY AGENCIES
A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by federal, state, and local authorities in furnishing, transporting and installing materials.
B. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with Landscape Architect after acceptance of material. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.
1.03 SELECTION, TAGGING AND ORDERING OF PLANT MATERIAL
A. Submit documentation to Landscape Architect at least 7 days prior to start of work under this section that all plant material has been ordered. Arrange procedure for observation with Landscape Architect at time of submission.
B. Plants shall be subject to observation and approval by Landscape Architect at place of growth or upon delivery for conformity to specifications. Such approval shall not impair the right of observation and rejection during progress of the work. Submit written request for observation of plant material at place of growth to Landscape Architect. Written request shall state the place of growth and the quantity and variety of plants to be observed. Landscape Architect reserves the right to refuse observation at this time if, in his judgment, a sufficient number of plants are not available for observation or not in the Landscape Architect's contract.
C. Substitution of plant material will not be permitted unless authorized in writing by Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
1.04 COORDINATION
A. Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
1.05 INSPECTION OF SITE
A. Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work.
1.06 INTENT OF DRAWINGS AND SPECIFICATIONS
A. It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work. Written dimensions take precedence over scale dimensions.
1.07 APPROVAL
A. Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of Landscape Architect in writing.
1.08 PRODUCT HANDLING
A. Furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.
B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.
1.09 PROTECTION OF EXISTING PLANTS TO REMAIN
A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.
B. Notify Landscape Architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by Landscape Architect.
C. If existing plants are damaged during construction, Contractor shall replace such plants of the same species and size as those damaged at no cost to Owner. Determination of extent of damage and value of damaged plant shall rest solely with Landscape Architect.
1.10 GRADING
A. Prior to planting, grading will be brought to within .10 + foot of finish grade with soil suitable for planting by others. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.
B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. Finish

grade to be examined by the Landscape Architect, Owner, or the Owner's representative.
1.11 CLEAN-UP
A. Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting and maintenance operations. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of Landscape Architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any prior work done by another party or obstructions on the site which the Contractor feels precludes establishing proper drainage shall be brought to the attention of the Landscape Architect, Owner or his representative for correction or the relief of responsibility.
1.12 SAMPLES, TESTS AND SUBMITTALS
A. Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the Landscape Architect. Rejected materials shall be immediately removed from the site at Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor. The landscape contractor shall provide soil analysis for horticultural suitability with fertilizer recommendations for two separate representative soil samples at the end of the 90-day maintenance period and submit results to the landscape architect prior to final approval.
1.13 PROJECT SCHEDULE
A. Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.
1.14 OBSERVATION SCHEDULE
A. Schedule a job start meeting with the Landscape Architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.
B. Job Start Meeting: The purpose of this conference is to review questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.
C. Planting - Fine Grading and Soil Preparation: The fine grading and soil preparation of all planting areas must be observed prior to installation of plant material.
D. Plant Material: Landscape Architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and condition of ball and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.
E. Plant Layout: Layout plants (in containers) in locations shown on drawings. Landscape Architect will check location of plants in the field and adjust to exact position before planting begins. Landscape Architect reserves the right to refuse inspection if, in his opinion, an insufficient quantity of plants is available for layout check.
F. Pre-maintenance: When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.
G. Final Observation: Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice
1.15 MAINTENANCE
A. All landscape areas shall be substantially weed free at beginning of maintenance period and at final acceptance.
B. Begin maintenance after each plant and each portion of ground cover is installed and continue until Final Acceptance.
C. Maintenance Period shall begin upon inspection and approval by Landscape Architect and shall be for 90 calendar days.
D. Maintenance of new planting shall consist of mowing lawns, watering, cultivating, weeding, fertilizing, mulching, restaking, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of the plant saucer, and furnishing and applying such sprays and fertilizers as are necessary to keep the plants free of insects and disease and in thriving condition.
E. Protect planting areas and plants at all times against damage of all kinds for duration of maintenance period. Maintenance includes temporary protection fences, barriers and signs as required for protection. If any plants become damaged or injured, treat or replace as directed by Landscape Architect at no additional cost to Owner.
1.16 FINAL ACCEPTANCE
A. Work under this Section will be accepted by Landscape Architect upon satisfactory completion of all work, including maintenance, but exclusive of replacement of plant materials under the Warranty Period. Upon Final Acceptance, the Owner will assume responsibility for maintenance of the work.
1.17 WARRANTY PERIOD AND REPLACEMENTS
A. Contractor shall warrant that all plant material except annual color planted under this contract will be healthy and in flourishing condition of active growth one year from date of Final Acceptance.
B. Any delay in completion of planting operations which extends the planting period shall extend the Maintenance and Warranty Periods correspondingly.
C. Replace, without cost to Owner, and as soon as weather conditions permit, all dead plants and all plants not in vigorous, thriving condition, as determined by Landscape Architect during and at the end of Warranty Period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of a normal density, size and color. Replacements shall closely match adjacent specimens of the same species and shall be subject to all requirements of this specification.
D. Contractor shall not be held responsible for failures due to neglect by Owner, vandalism, or acts of god, etc., during Warranty Period. Report such conditions to the Landscape Architect or Owner's representative in writing.
2 PART - MATERIALS
2.01 PLANTS
A. Plant Quality: Plants shall be fresh, well established, vigorous, of normal habit of growth, free of disease, insects, insect eggs and larvae. Roots shall be healthy and extend to the bottom and sides of the container, and rooting shall be extensive enough to hold the root ball together during planting, but not so dense as to discourage root establishment into surrounding soils. Roots shall not show any signs of restriction due to kinked, circular, or distorted growth. No trees will be accepted that will not stand on their own trunks after the nursery stakes have been removed. All plants will be

inspected prior to planting and may be rejected if noted quality standards are not met.
B. Plant Quantity: Plant materials shall be furnished in size, quantities, species and in the spacing as indicated or noted on the plans. Ground cover material shall be provided in quantity adequate to fill the entire ground cover areas at the spacing shown.
C. Plant Spacing: No planting, except for ground covers, espaliers and vines shall be placed closer than two feet to pavement, structures or otheMr landscape edges. Ground covers adjacent to pavement, structures or landscape edges shall be no closer to these than 75% of their spacing. No plants that would obstruct the sprinkler coverage shall be placed closer than 30% of the radius of the sprinkler throw as specified by the sprinkler manufacturer at the optimum operating pressure unless approved by the Landscape Architect.
2.02 TOPSOIL AND RAISED PLANTER SOIL IMPORT
A. General Qualifications: All planting soil shall be equal to the on-site top-soil in texture. This may be obtained through stockpiling of existing top-soil or imported soil of equal quality as determined by approved soil laboratory analysis. It shall be free from stones larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, weeds, sticks, or other extraneous material. It shall be capable of sustaining healthy plant life.
B. Soil Chemistry Characteristics:
1. Reaction-pH of saturated paste = 5.5 to 7.5
2. Salinity (Electrical conductivity in mmho/cm) = 4.0
3. Sodium Adsorption Ratio (SAR) = <6.0
4. Sodium = <5.0 milliequivalents per liter
5. Chloride = <5.0 milliequivalents per liter
6. Boron (Parts Per Million in extract) = 1.0
C. Soil Fertility Characteristics: Adequate amounts of nitrogen, potassium, phosphorus, calcium, and magnesium should be available to support healthy plant growth. Deficiencies are generally treatable with inorganic fertilizer amendments following importation, and fertility deficiency need not be a reason for rejection.
D. Soil Physical Properties: Import soil shall be a sandy loam or loam. Very fine textured soils (sandy clay, silty clay, and clay) and very coarse textured soils (sands, loamy sands) will considered unacceptable.
E. Submittal: Submit USDA sieve analysis to determine textural characteristics of import soil for the individual site conditions. Submit sieve analysis at least 30 days prior to placement on-site. Import soil containing a sand fraction susceptible to compaction will be considered unacceptable and rejected.
2.03 COMMERCIAL FERTILIZER
A. Pre-plant fertilizer for soil incorporation shall consist of the following percent by weight
6% Nitrogen
20% Phosphoric Acid
20% Potash
B. Soil preparation requirements are subject to change based on soil testing for horticultural suitability.
2.04 SOIL AMENDMENTS
A. Organic Amendment: Shall be nitrolized and derived from wood residuals.
B. Physical Properties: ½" minus, nitrolized fortified or entranced.
2.05 STAKING MATERIALS
A. See details.
2.06 ROOT BARRIERS
A. "Root Solutions" control planter, or equal. Install 24" deep according to local code and manufacturer's instructions. Use in all areas where tree is less than 5 feet from any walkway, wall, building or other structural edge. Linear barriers shall be installed a minimum of 5 feet to either side of tree's relative position to sidewalk or structural edge (min. 10 feet total length).
2.07 WATER
A. Furnished by Owner. Transport as required.
2.08 MULCH
A. Composted mulch (such as "Forest Floor Bark" available from American Soil), free of sticks, dirt, dust and other debris, as approved, to a depth of 3" to be placed in all landscaped areas.
2.09 PRE-EMERGENT WEED CONTROL
A. Apply Ronstar or equal pre-emergent weed control per manufacturer directions.
B. All herbicides used to control weeds shall comply with all governmental regulations and shall be appropriate to weed species. Contact the local county agricultural agent or pest control advisor for proper herbicide recommendations. Follow manufacturers instructions carefully.
3 PART - EXECUTION
3.01 HANDLING OF PLANT MATERIAL
A. Canned stock shall be removed carefully after cans have been cut on two sides. Do not use spade to cut cans. Do not lift or handle container plants by tops, stems, or trunks at any time.
3.02 PREPARATION OF SUBGRADE AND/OR EXISTING SOILS
A. Prior to any work in planting areas by landscape contractor, the general contractor shall clear all construction debris from planting areas.
B. Soil shall be ripped in two directions to a depth of 12". In areas not accessible by large equipment, ripping shall be accomplished by small backhoe or manually.
3.03 SPREADING OF TOPSOIL

A. After subgrade has been prepared, the contractor shall be responsible for furnishing and installing topsoil to within (1) inches of finish grade.
B. Topsoil should be spread evenly over the site. Minimum depth to be 12 inches within five feet of all structures and 24 inches deep in all other areas. If this condition does not exist on the site, the balance of topsoil shall be imported to meet this requirement. Import soil shall be compacted to 85% relative compaction. Never apply the topsoil when the site or the topsoil is wet.
3.04 AMENDMENT OF SOIL
A. The following amendment procedures are a minimum requirement. A soils fertility report with amendment recommendations will be provided by landscape architect after rough grading operations are complete. Landscape Contractor shall follow all report recommendations and revise bid if required.
B. Apply amendments to all planting areas at the following rates per 1,000 sq. ft.:
6 cubic yards Nitrogen/Iron stabilized organic amendment
3 cubic yards ¾" minus crushed lava rock
25 pounds 6-20-20 commercial fertilizer
5 pounds Iron sulfate(31%Fe)
C. Incorporate thoroughly with top 6 in. soil layer and remove stones over 1 in. in diameter, roots, clods, weeds, and other extraneous material. Bring amended soil to finish grades and elevations. Do not work soils under frozen or muddy conditions.
3.05 SURFACE DRAINAGE OF PLANTED AREAS
A. Landscape Contractor shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings or specifications, obstructions on the site, or prior work done by another party, which Contractor feels precludes establishing proper drainage shall be bought to the attention of Landscape Architect in writing for correction or relief of said responsibility.
3.06 EXCAVATION OF PLANTING AREAS
A. Excavate container grown tree, shrub, and vine pits to the following dimensions:
1. Three times as large in diameter as the original growing container for all plants.
2. The depth should be equal to the root ball height.
B. Scarify all sides of planting hole. Auger through structural fill, compacted soil or hardpan if encountered or as directed by Landscape Architect.
3.07 DRAINAGE, DETRIMENTAL SOIL AND OBSTRUCTIONS
A. Notify Landscape Architect in writing of all soil or drainage conditions Contractor considers detrimental to growth of plant material. State condition and submit proposal and cost estimate for correcting condition.
3.08 PLANTING OPERATIONS
A. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and shall be kept well watered.
B. Planting Soil:
3/4 Existing Soil
1/4 Organic Amendments
C. Prior to planting, test hole for drainage by filling with water, if hole does not drain within four hours, do not plant. Contact Landscape Architect.
D. Use planting soil to backfill plant pits. Crown of root ball shall be 1" above finished grade. Set plant plumb and brace rigidly in position until planting soil has been tamped solidly around the ball and roots. When plant pits have been backfilled approximately 2/3 full, water thoroughly, saturating rootball, before installing remainder of the planting soil to top of pit, eliminating all air pockets.
E. Smooth planting areas to conform to specified grades after full settlement has occurred.
F. Form saucer with 4 in. high berm around tree and shrub pits 12 inches wider that the root ball diameter.
G. Water all plants immediately after planting.
3.09 STAKING
A. Staking shall be completed immediately after planting. Plants shall stand plumb after staking.
B. Locate stakes in position relative to the prevailing wind as shown on detail.
C. Attach tree straps as per details.
D. Need for auxiliary stake shall be determined in the field by the Landscape Architect and shall only be used when trees are exceptionally spindly. If necessary, place auxiliary stake adjacent to tree leader and tie with polyethylene nursery tape at 10 inch intervals. Auxiliary stake to be bamboo or equal.
3.10 PRUNING
A. Prune plants only at the time of planting and according to standard horticultural practices to preserve the natural character of the plant. Trees shall be pruned at the direction of the Landscape Architect in accordance with current I.S.A. Standards. Remove all dead wood, suckers and broken or badly bruised branches. Use only clean sharp tools. Do not prune to compensate for root loss. Landscape contractor is responsible for replacement of all improperly pruned plant material.
3.11 GROUND COVER PLANTING
A. Plant ground cover plant at optimum depth for proper growth. Do not bury deeper than the original soil level which was established in the nursery can. Avoid air pockets.
END OF SECTION
1.015 MAINTENANCE

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MULTI-FAMILY HOUSING

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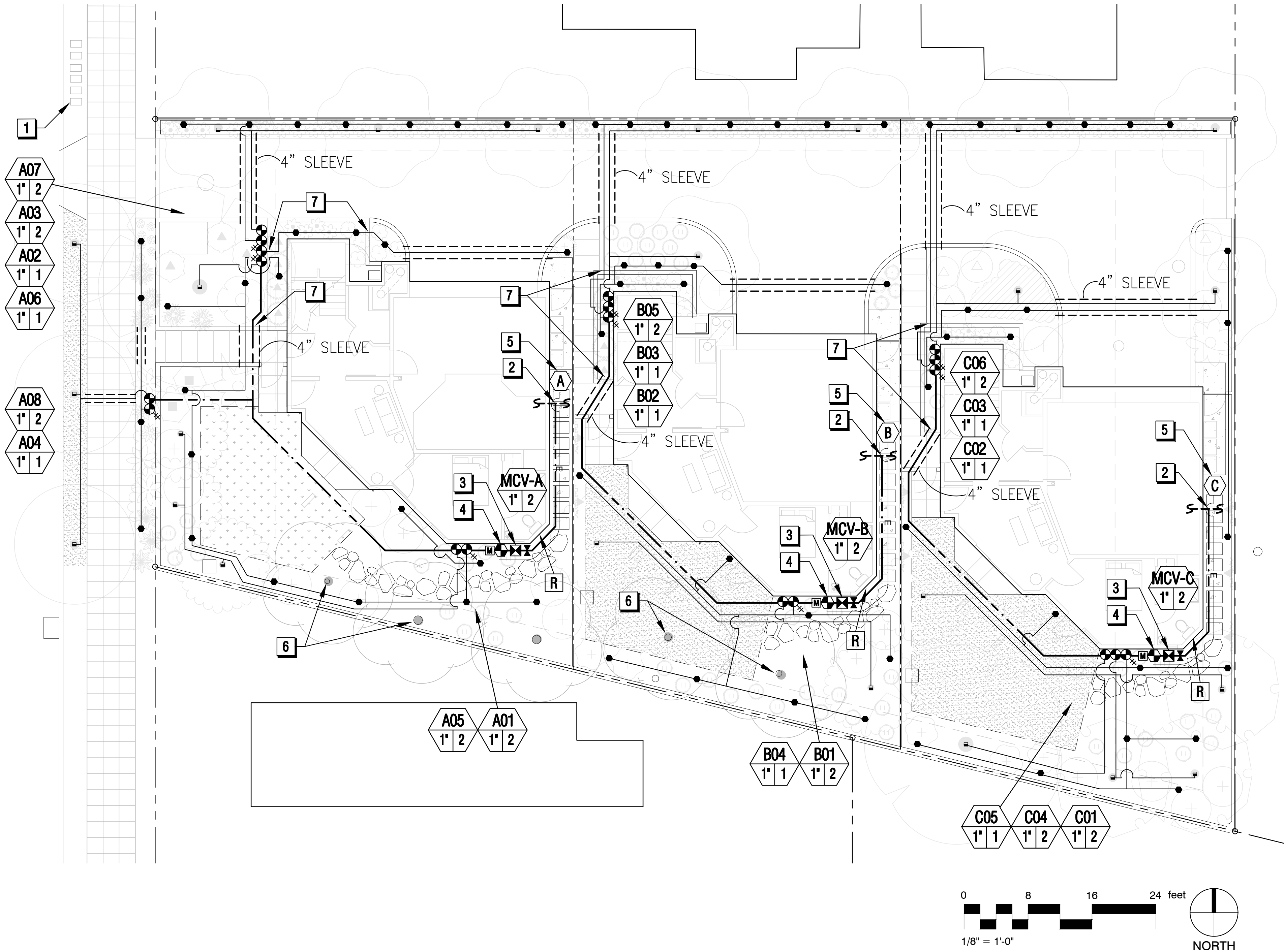
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PLANTING
SPECIFICATIONS

L1.3

PERMIT
SUBMITTAL



- SHEET NOTES**
- 5/8" OR LARGER POTABLE WATER METER FOR RESIDENCE. STATIC PSI: MINIMUM 65 PSI. CHECK PRESSURE IN THE FIELD. SEE CIVIL PLANS FOR WATER METER SIZE.
 - CONNECT IRR MAIN LINE PIPE TO (E) 1" OR LARGER POTABLE WATER SERVICE LINE TO RESIDENCE. IRRIGATION DEMAND: 2 GPM (MAXIMUM) AT 65 PSI MINIMUM STATIC PRESSURE. CONFIRM STATIC PSI IN THE FIELD AND REFER TO THE BACKFLOW ASSEMBLY DETAIL FOR INSTRUCTIONS. REFER TO CIVIL DRAWINGS FOR SIZE AND EXACT LOCATION OF WATER METER AND SERVICE CONNECTION.
 - IRR REDUCED PRESSURE BACKFLOW ASSEMBLY WITH PRESSURE REGULATOR IF NEEDED. IF PSI IS GREATER THAN 85 PSI, INSTALL REGULATOR AND SET REGULATOR TO DISCHARGE PSI AT 65 PSI.
 - IRR MAIN CONTROL VALVE (NORMALLY CLOSED), SUB-WATER METER, AND FLOW SENSOR (INTEGRAL)
 - IRRIGATION CONTROLLER (WALL MOUNT ON OUTSIDE OF BUILDING WALL):
IRRIGATION CONTRACTOR IS TO PROVIDE AND INSTALL:
1. THE CONTROLLER, WALL MOUNTED AT SITE LOCATION AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
2. THE 120 VAC ELECTRICAL CONNECTIONS TO THE CONTROLLER TERMINALS
3. THE RAIN SHUT-OFF DEVICE
4. LAMINATED IRRIGATION PLANS AND SCHEDULES AS THE SPECIFICATIONS INDICATE.
5. GROUNDING OF CONTROLLER
6. 1" DIA. FLOW SENSOR CONDUIT AND WIRE
ELECTRICAL CONTRACTOR IS TO PROVIDE AND INSTALL:
1. THE 120 VAC/15 AMP SERVICE (15 AMP BREAKER) ELECTRICAL SERVICE TO CONTROLLER LOCATION AT OUTSIDE WALL.
2. THE RIGID STEEL ELECTRICAL CONDUIT, PULL BOXES AND SWEEP ELLS FROM ELECTRICAL SOURCE TO CONTROLLER LOCATION. WIRE TYPE IN BUILDING STRUCTURE OR CONDUIT TO MATCH THE BUILDING ELECTRICAL SPECIFICATIONS.
 - BE AWARE OF (E) TREES AND ROOT SYSTEMS WHEN TRENCHING (TYP). USE HAND TRENCHING (AS REQUIRED) IN ORDER TO ELIMINATE THE CHANCE FOR DAMAGE TO TREE ROOT SYSTEMS. ALL (E) TREES ARE TO BE PROTECTED FROM DAMAGE DUE TO MACHINERY AND/OR HAND TRENCHING. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO (E) TREES, AVOID INJURY TO TREES AND THE TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND DIGGING. PAINT ROOTS ONE (1) INCH AND LARGER IN DIAMETER WITH TWO COATS OF TREE SEAL, OR EQUAL. CLOSE TRENCHES ADJACENT TO (E) TREE WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS. WHEN IN DOUBT CONFER WITH PROJECT ARBORIST OR LANDSCAPE ARCHITECT. EXISTING TREES INSIDE THE CONTRACT WORK AREA ARE NOT TO RECEIVE NEW IRRIGATION.
 - COORDINATE PIPE THROUGH WALL AT TIME OF WALL CONSTRUCTION. INSTALL A VERTICAL PIPE INSIDE LANDSCAPE AREA AS NEEDED TO RAISE OR LOWER PIPING TO PROPER ELEVATION. DO NOT EXPOSE PVC PIPE TO SUNLIGHT. IF THIS OCCURS, USE COPPER PIPE WITH WROT COPPER SOLDERED FITTINGS OR UV RESISTANT PVC PIPE AND FITTINGS.



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JDE PROJECT NO: 25003

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1917 10TH STREET
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SCALE	1/8"=1'-0"
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IRRIGATION PLAN

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IRRIGATION INSTALLATION NOTES

1. PROVIDE INSTALLATION BY PERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
2. OBTAIN THE PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS.
3. LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION.
4. DO NOT DAMAGE EXISTING UTILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS AT NO ADDITIONAL COST TO THE CONTRACT.
5. REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER.
6. MAINTAIN SITE FOR SPECIFIED CALENDAR DAYS FOLLOWING ACCEPTANCE OF THE WORK BY THE OWNER’S REPRESENTATIVE AND MAKE CORRECTIONS OR REPAIRS TO THE IRRIGATION AS DIRECTED BY THE OWNER’S REPRESENTATIVE AT THE COMPLETION OF THE MAINTENANCE PERIOD. REFER TO LANDSCAPE SPECIFICATION FOR CALENDAR DAYS OF MAINTENANCE PERIOD.
7. THE DRAWING IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY – INSTALL IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS GRADE DIFFERENCES OR AREA DIFFERENCES WHICH MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD CHANGES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER’S AUTHORIZED REPRESENTATIVE AS PER THE CONTRACT SPECIFICATIONS. COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC. BEFORE CONSTRUCTION. ASSUME FULL RESPONSIBILITY FOR REQUIRED REVISIONS IF THESE NOTIFICATIONS ARE NOT PERFORMED.
8. THE INTENT OF THIS IRRIGATION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
9. PROGRAM THE CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. MAKE ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.
10. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL OUTLET TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER’S INSTRUCTIONS.
11. INSTALL NEW BATTERIES IN CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE, AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER’S INSTRUCTIONS. NOTE: SOME CONTROLLERS WILL NOT REQUIRE ANY ALKALINE BATTERY BACKUP.
12. IRRIGATION CONTROL WIRES: SOLID STRAND COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE AWG-UF #14-1. COMMON GROUND WIRE: WHITE INSULATING JACKET. CONTROL WIRE: INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES: MADE WITH 3M-DBY SEAL PACKS. DO NOT USE MULTI-STRAND WIRE.
13. INSTALL TWO SPARE WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36” EXCESS WIRE INTO EACH SINGLE VALVE BOX. WEATHERPROOF UNUSED WIRE ENDS.
14. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36” LONG, 1” DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36” LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING OF WIRES IS NOT REQUIRED INSIDE SLEEVES.
15. PLASTIC VALVE BOXES ARE TO BE GREEN OR TAN IN COLOR (OWNER’S CHOICE) WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. DO NOT SAWCUT FOR ANY REASON.
16. INSTALL REMOTE CONTROL VALVE BOXES 12” FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC., SEE BOX INSTALLATION DETAIL.
17. VALVE LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
18. FLUSH AND ADJUST EMITTER AND BUBBLER HEADS FOR EFFICIENT PERFORMANCE. PREVENT WATER ON THE BUILDING, WALKS, AND PAVEMENT. DO NOT ALLOW POOLING OF WATER ON SITE.
19. IRRIGATION HEAD LAYOUT AND PIPING AS SHOWN ON THE DRAWINGS IS INDICATIVE OF THE WORK TO BE INSTALLED. IRRIGATION HEADS, AND PIPING AT CERTAIN LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO PREVENT HARM TO TREE ROOTS AND INTERFERENCE OF TREES TO THE CONSTRUCTION.
20. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE DRAWING. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWING AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER’S AUTHORIZED REPRESENTATIVE.
21. IRRIGATION DEMAND: 2 MAXIMUM GPM (INTERMITTENT FLOW) AT A MINIMUM OF 65 MINIMUM STATIC PRESSURE. CONTRACTOR SHALL VERIFY THE STATIC PRESSURE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY VARIANCE TO THE STATED STATIC PRESSURE. DESIGN ADJUSTMENTS MAY BE REQUIRED TO PROVIDE THE PROPER WORKING PRESSURE.
22. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL AND FOR REFERENCE ONLY. AS FIELD CHANGES IN THE LAYOUT OCCUR DURING STAKING AND CONSTRUCTION ADJUST THE SIZE ACCORDINGLY. DO NOT EXCEED 5 FPS.
23. PIPE THREAD SEALANT COMPOUND: PERMATEX 51 OR RECTOR SEAL T+2.
24. PREVENT LOW HEAD DRAINAGE. FIELD INSTALL CHECK VALVES UNDER EMITTERS AND BUBBLERS WHERE REQUIRED TO ELIMINATE LOW HEAD DRAINAGE.
25. DRAINING OR FILLING THE POTABLE WATER MAIN LINE: TO EXHAUST AIR FROM THE PVC MAIN LINE AS FOLLOWS:
 - FILLING OF MAIN LINE: OPEN HIGHEST ELEVATION RCV ZONE UNTIL AIR IS EXHAUSTED.
 - DRAINING OF MAIN LINE: OPEN LOWEST AND HIGHEST ELEVATION RCV ZONES TO ALLOW AIR INTO THE MAIN LINE WHILE DRAINING.
26. INSTALL PIPES, CONDUIT, AND CONTROL WIRE IN COMMON TRENCH WITH ADEQUATE PIPE SPACING, WHEREVER POSSIBLE.
27. PROTECT EXISTING TREES FROM DAMAGE DUE TO MACHINERY AND/OR HAND TRENCHING. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, AVOID INJURY TO TREES AND THE TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND DIGGING. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREE SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS. CONFER WITH THE LANDSCAPE ARCHITECT AS NEEDED.
28. SYSTEM OPERATION FOR NON-IRRIGATION HOURS WITH NORMALLY-CLOSED MAIN CONTROL VALVE: MANUALLY OPEN THE NORMALLY-CLOSED MAIN CONTROL VALVE BY MANUALLY OPERATING AN UNASSIGNED STATION AT THE CONTROLLER OR MANUAL WATERING A SELECTED STATION FOR A SET AMOUNT OF TIME.

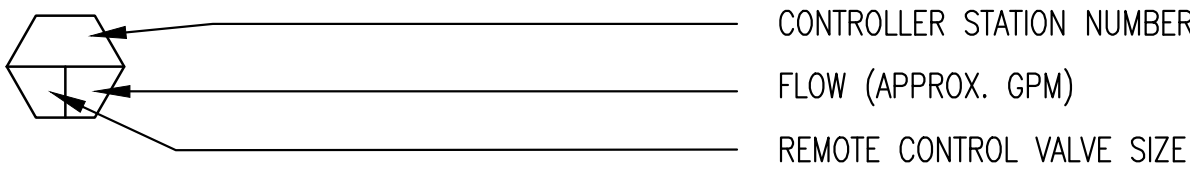
IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	MFR./DESCRIPTION	PSI	GPM	RADIUS MIN.-MAX. (FEET)	PRECIP. RATE (IN/HR)
EMITTERS TO SHRUBS						
•	XBD-81	RAIN BIRD MULTI-OUTLET EMITTER WITH CHECK VALVE AS NEEDED.	30	1 GPH/OUTLET	DRIP	1 GPH
TREE ROOT ZONE WATERING SYSTEM WITH CHECK VALVE AND FILTER FABRIC (2 PER TREE - 180 DEGREES APART)						
▪	[RZWS-18-25-CV]+[RZWS-SLEEVE]	HUNTER ROOT ZONE WATERING BUBBLER WITH CHECK VALVE AND SLEEVE	30	0.25	N/A	0.5 GPM
VALVES						
✕	[375XL-1"]+[600L-1"]	WILKINS 1" BRASS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH BALL VALVES AND WILKINS 1" PRESSURE REGULATING VALVE. REFER TO BACKFLOW ASSEMBLY DETAIL FOR INSTRUCTIONS ON PRV. PROVIDE A PRESSURE REDUCING VALVE IF NEEDED TO REDUCE PRESSURE. PROVIDE A BACKFLOW BLANKET OVER ENTIRE UNIT FOR FROST PROTECTION.				
Ⓜ	[ICV-101G-FS]+[HC-100-FLOW-B]	HUNTER 1" MAIN CONTROL VALVE, NORMALLY CLOSED AND HUNTER 1" FLOW METER (SUB-METER)/SENSOR. GPM RATING = 0.3-30 GPM; DESIGN FLOW = 1-2 GPM.				
Ⓢ	ICV-101G-FS	HUNTER 1" REMOTE CONTROL VALVE FOR BUBBLER ZONES. GPM RATING = 0.2-40 GPM				
Ⓢ*	ICZ-101-25-LF	HUNTER 1" REMOTE CONTROL VALVE FOR EMITTER ZONES WITH FILTER, AND PRESSURE REGULATION. GPM RATING = 0.5-15 GPM; 30-900 GPH.				
⌘	78-136-01 (1.25") 78-137-01 (1.5")	APOLLO BALL VALVE WITH SQ. HEAD NUT (PLACE IN THE OPEN POSITION). SIZE EQUAL TO MAIN LINE PIPE SIZE.				

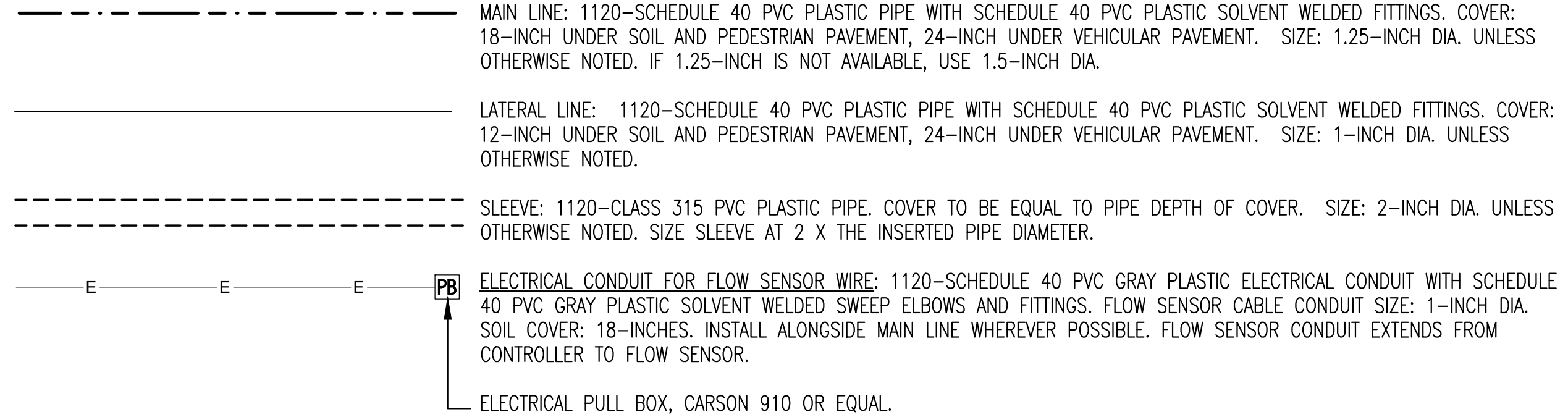
CONTROLLER

A B HCC-800-M
C

R [WRF-CLIK]



PIPE & SLEEVES



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ABBREVIATIONS:

- AV AIR VALVE
- CI CAST IRON
- CU COPPER
- DEG DEGREES
- DI DUCTILE IRON
- DIA DIAMETER
- ECV EMITTER CONTROL VALVE
- EFF EFFICIENCY
- ETWU ESTIMATED TOTAL WATER USE
- ETO EVAPOTRANSPIRATION
- (E) EXISTING
- FT FEET
- FIPT FEMALE IRON PIPE THREAD
- FPS FEET PER SECOND
- (F) FUTURE
- FS FLOW SENSOR
- FV FLUSH VALVE
- GI GALVANIZED IRON
- GV GATE VALVE
- GPH GALLONS PER HOUR
- GPM GALLONS PER MINUTE
- ID INTERNAL DIAMETER
- IN INCHES
- IRR IRRIGATION
- MAWA MAXIMUM APPLIED WATER ALLOWANCE
- MAX MAXIMUM
- MCV MAIN CONTROL VALVE
- MV MAIN VALVE
- MIN MINIMUM
- MIPT MALE IRON PIPE THREAD
- MPR MATCHED PRECIPITATION RATE
- MWEL0 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
- (N) NEW
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OD OUTSIDE DIAMETER
- PE POLYETHYLENE
- POC POINT OF CONNECTION
- PRECIP PRECIPITATION
- PRV PRESSURE REDUCING VALVE
- PVBA PRESSURE VACUUM BREAKER ASSEMBLY
- PSI POUNDS PER SQUARE INCH
- PVC POLYVINYLCHLORIDE
- PW POTABLE WATER
- QTY QUANTITY
- QCV QUICK COUPLING VALVE
- RCV REMOTE CONTROL VALVE
- RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
- RW RECLAIMED WATER
- SCH SCHEDULE
- SF SQUARE FOOT OR FEET
- SQ SQUARE
- SS STAINLESS STEEL
- STD STANDARD
- TBD TO BE DETERMINED
- TBE THREADED BOTH ENDS
- TOE THREADED ONE END
- TYP TYPICAL
- UON UNLESS OTHERWISE NOTED
- UPC UNIFORM PLUMBING CODE
- UV ULTRAVIOLET
- UVR ULTRAVIOLET RESISTANT
- VAC VOLTS-ALTERNATING CURRENT
- WM WATER METER

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LICENSED LANDSCAPE ARCHITECT
PAUL HARRIS
No. 4441
DATE: 08-03-2025
STATE OF CALIFORNIA

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IRRIGATION
LEGEND & NOTES

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PERMIT
SUBMITTAL



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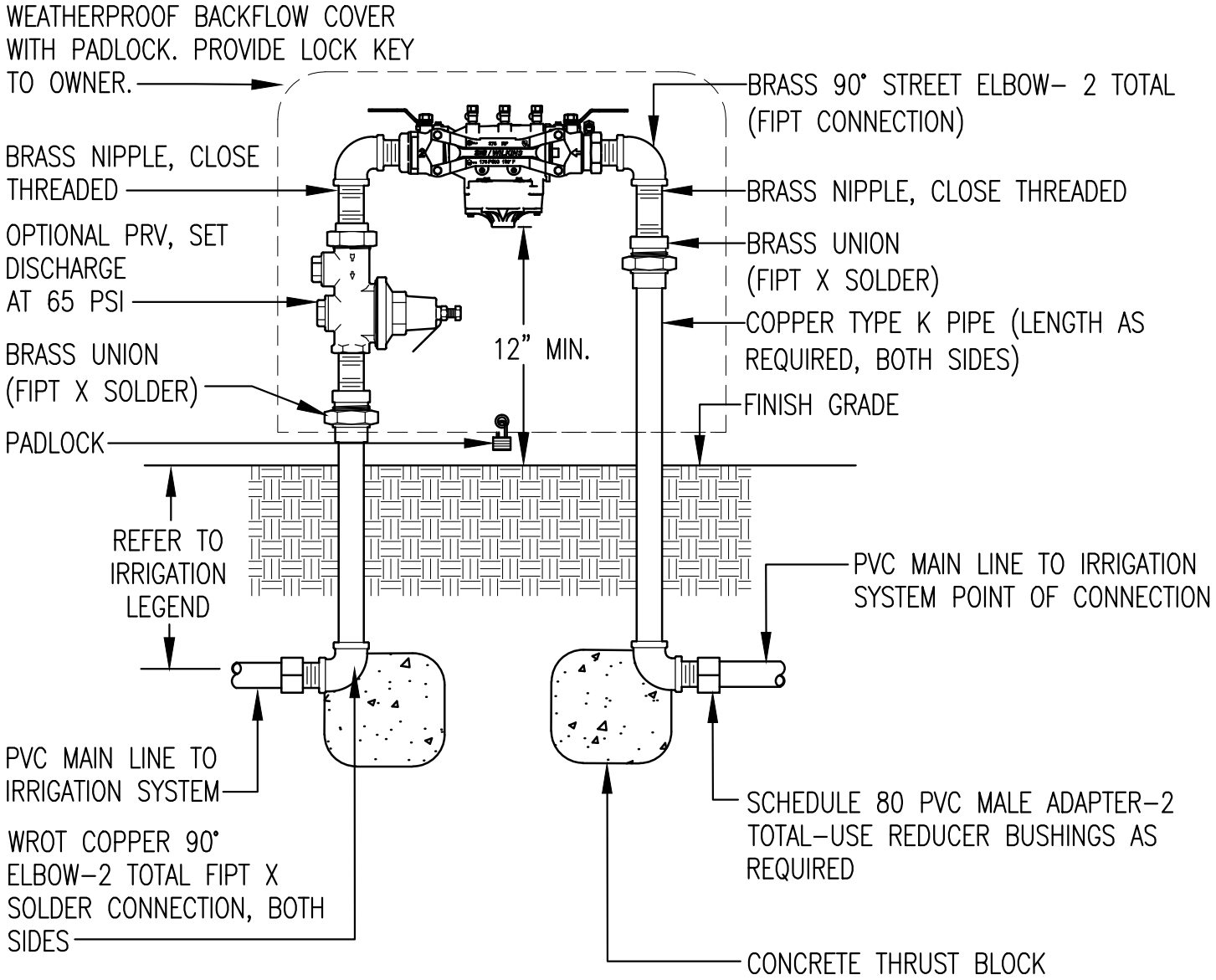
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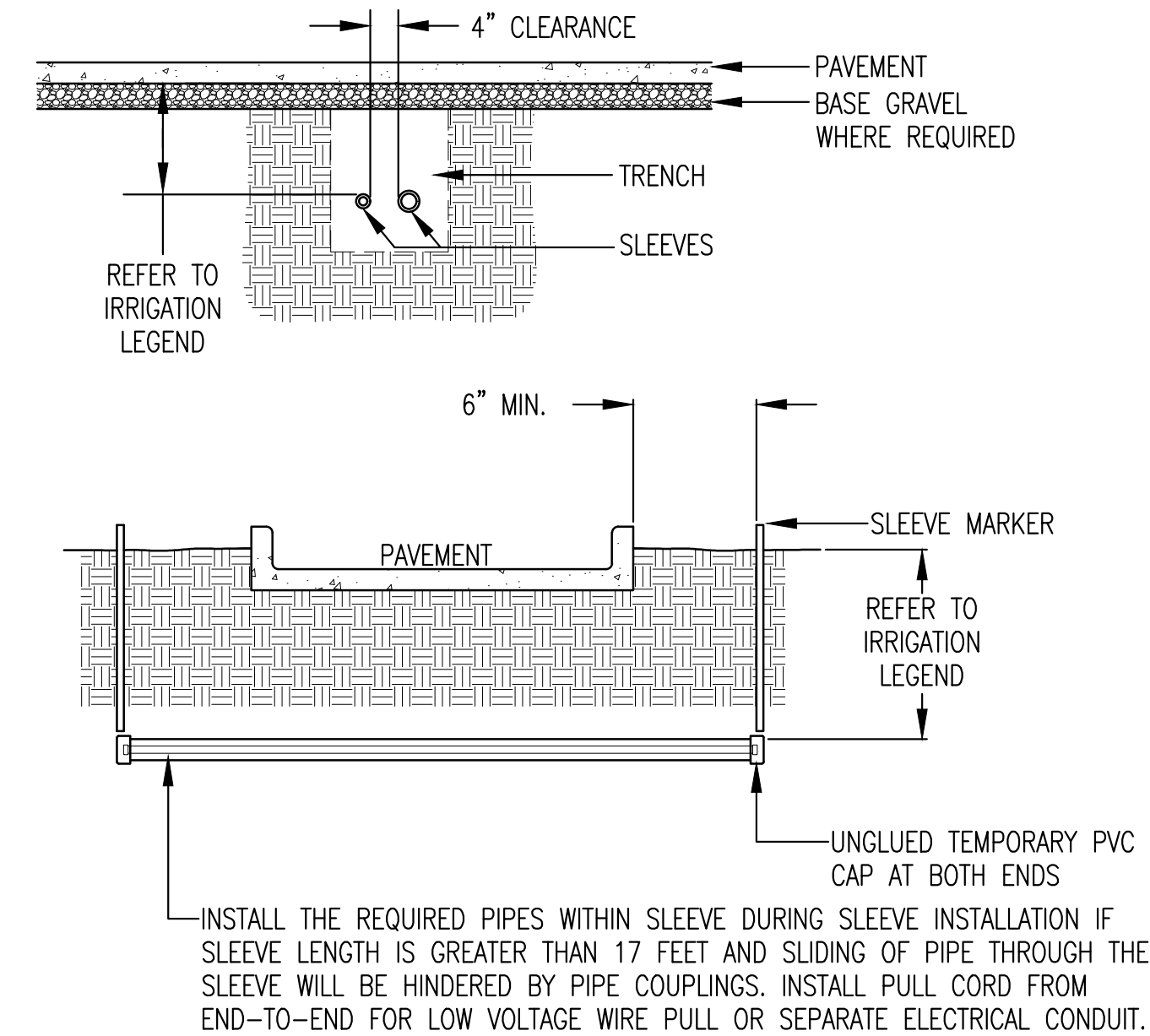
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NOTES:

1. EVENLY COAT COPPER FITTINGS EXPOSED TO SOIL WITH SCOTCHWRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHWRAP NO. 51 BLACK PVC TAPE (3/4" OVERLAP)
2. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
3. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY, DAMAGE MAY OCCUR.
4. INSTALL A FREEZE PREVENTATIVE BLANKET OVER BACKFLOW ASSEMBLY. COLOR TO BE GREEN (POLAR PARKA OR EQUAL).
5. DETERMINE THE STATIC PRESSURE AT THE SITE. IF THE STATIC PSI IS LESS THAN 70 PSI, INSTALL THE BACKFLOW WITHOUT PRV AS DETAILED. IF THE STATIC PSI IS GREATER THAN 80 PSI: INSTALL A WILKINS 600L PRESSURE REDUCING VALVE (SIZE=BACKFLOW SIZE) ON THE DOWNSTREAM VERTICAL LEG OF THE ASSEMBLY. ADJUST PSI TO DISCHARGE AT 60-65 PSI. MAKE SURE THAT THE HOUSE WATER LINE TO THE HOUSE DOES NOT ALREADY HAVE A PRESSURE REDUCING VALVE UPSTREAM OF THE IRRIGATION POINT OF CONNECTION.



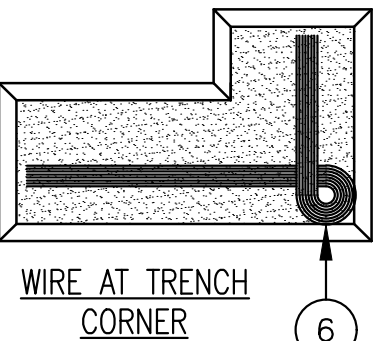
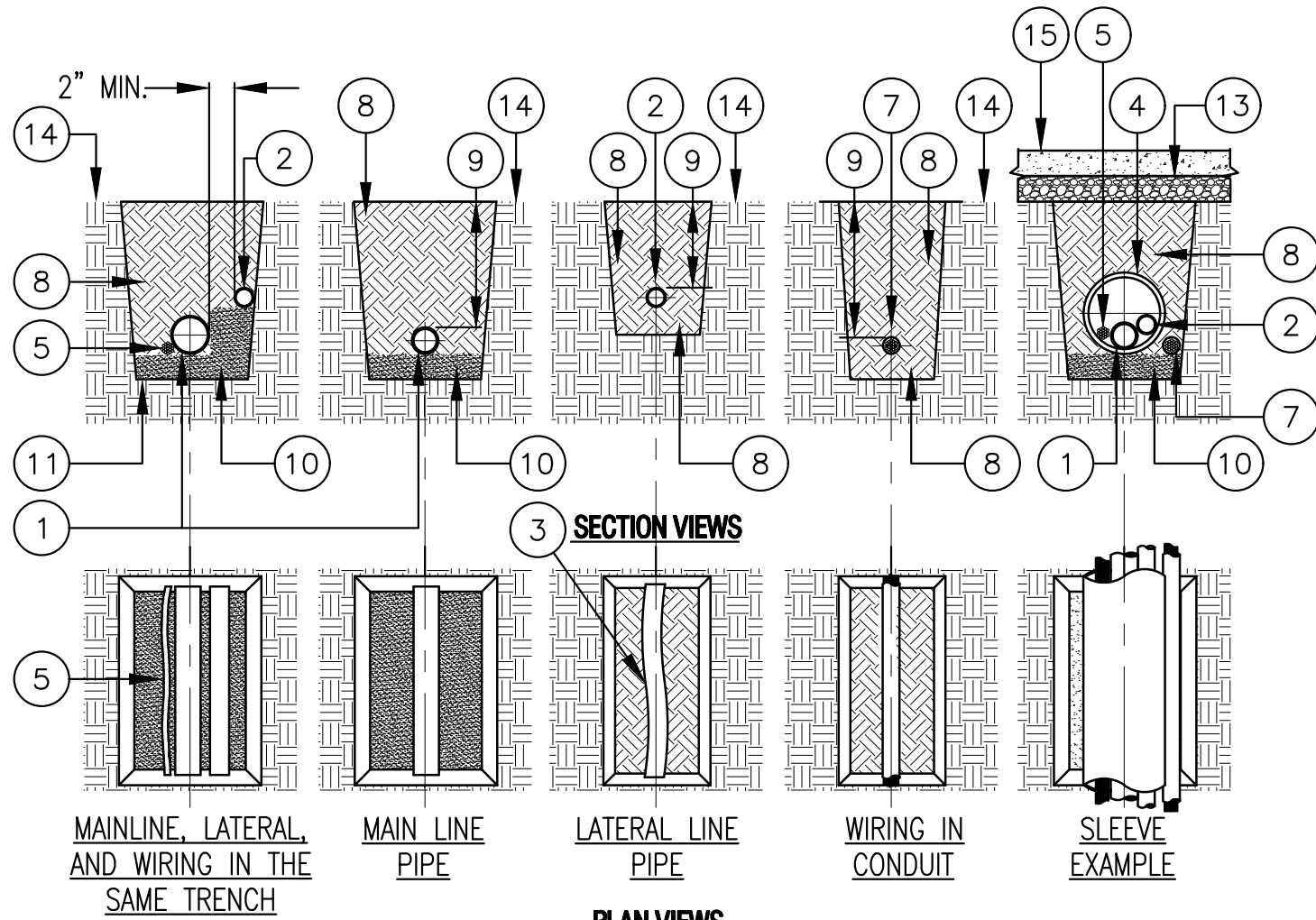
1 REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY WITH P.R.V.
NOT TO SCALE



NOTES:

1. IRRIGATION SLEEVES SHALL BE PVC CLASS 315 PIPE. JOINTS SHALL BE SOLVENT WELDED AND WATERTIGHT.
2. IF PIPING IS TO BE INSTALLED AFTER SLEEVING IS BACKFILLED, MARK SLEEVE LOCATION WITH A T. CHRISTY ENTERPRISES FIBERGLASS COMPOSITE MARKING POST, LABELED "IRRIGATION", EXPOSED AT GRADE, MODEL #ID-SF66-IRR.
3. MECHANICALLY TAMP BACKFILL TO 95% COMPACTION.
4. INSTALL SLEEVES LEVEL AND IN A STRAIGHT LINE.
5. AFTER PIPE INSTALLATION, SEAL ENDS OF PIPE WITH GROUT OR PVC 20 MIL TAPE TO PREVENT SOIL AND ROOT INTRUSION INTO THE SLEEVE.

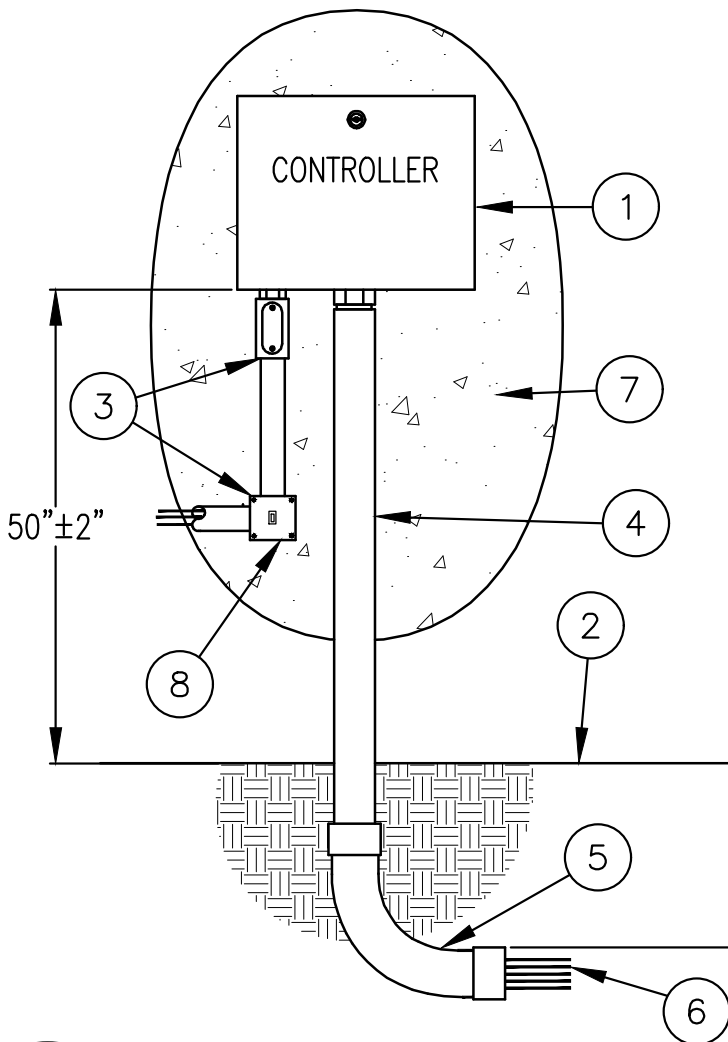
2 SLEEVE INSTALLATION
NOT TO SCALE



ITEM LIST AND INSTALLATION NOTES:

1. MAIN LINE PIPE; PROVIDE A MINIMUM OF 2" BETWEEN ALL PIPES.
2. LATERAL LINE PIPE; PROVIDE A MINIMUM OF 2" BETWEEN ALL PIPES.
3. SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN.
4. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SLEEVING TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
5. WIRE BUNDLE: INSTALL WIRING BENEATH AND BESIDE MAIN LINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
6. TIE A 24-INCH LOOP IN WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
7. LOW VOLTAGE WIRE CONDUIT (WHERE SPECIFIED).
8. CLEAN BACKFILL PER THE SPECIFICATIONS, TYPICAL.
9. FOR PIPE, SLEEVE AND WIRE BURIAL DEPTHS, REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.
10. PROVIDE A ROCK-FREE AMENDED NATIVE SOIL BED FOR PIPE.
11. TRENCH BOTTOM OF UNDISTURBED SOIL, TYPICAL.
12. WHERE BORING UNDER EXISTING PAVEMENT IS REQUIRED - REFER TO DRAWINGS FOR SPECIFIC INFORMATION.
13. PAVEMENT AND SUBGRADE
14. FINISH GRADE
15. PAVED OR CONCRETE SURFACE

3 TRENCH
NOT TO SCALE



4 WALL MOUNTED CONTROLLER
NOT TO SCALE

LEGEND

1. CONTROLLER - WALL MOUNT
2. FINISH GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120 VAC
4. PVC SCH. 40 ELECTRICAL CONDUIT (SIZE AS REQUIRED). PROVIDE A SEPARATE 1" DIA CONDUIT FOR FLOW SENSOR CABLE. DO NOT MIX CONTROL WIRE AND FLOW SENSOR WIRE IN THE SAME CONDUIT.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)--EXTEND TO EXTERIOR PLANTER AND TERMINATE
6. 14 AWG-UF CONTROL WIRE TO REMOTE CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF CONTROLLER
8. PROVIDE LOCKABLE ON/OFF SWITCH FOR CONTROLLER SERVICE

NOTE: ELECTRICAL WORK MUST CONFORM TO ELECTRICAL CODES. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR FURTHER REQUIREMENTS.



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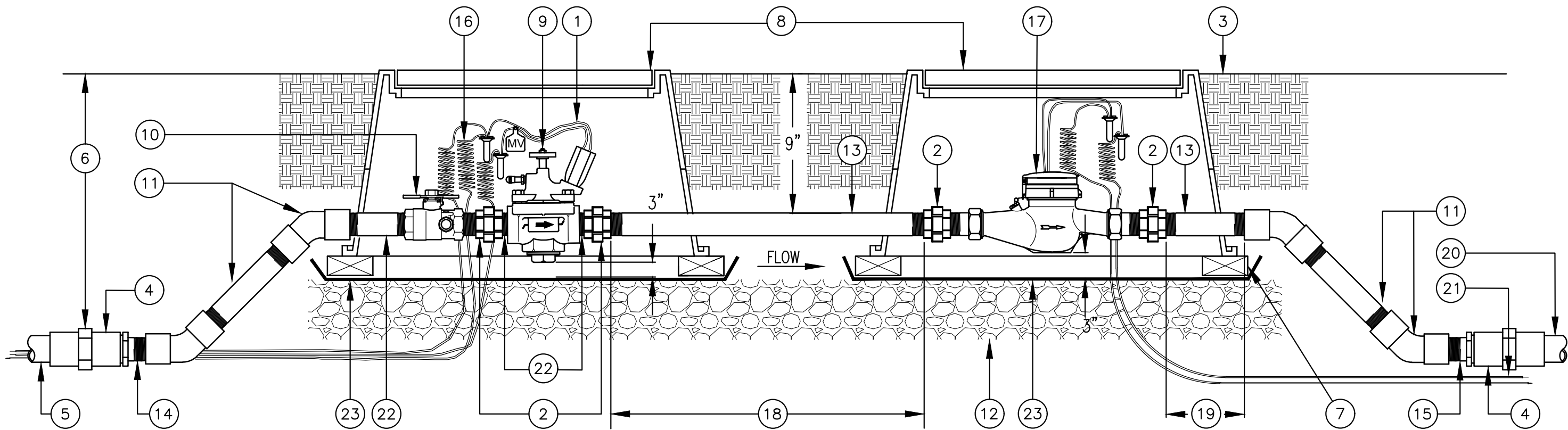


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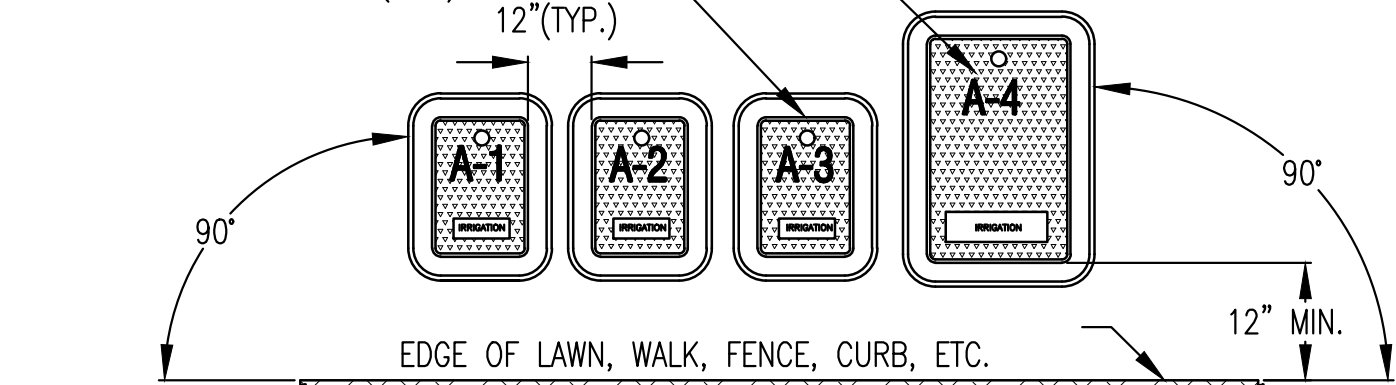
ITEM LIST AND INSTALLATION NOTES:

1. VALVE CONTROL WIRE: PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL, AND VALVE ID TAG
2. UNION, PVC SCH 80, THREADED, 4 TOTAL
3. FINISH GRADE
4. FEMALE ADAPTER, PVC SCH 80 WITH REDUCING BUSHING AS REQUIRED
5. PVC MAIN LINE FROM DISCHARGE SIDE OF BACKFLOW PREVENTION ASSEMBLY OR POC REFER TO IRRIGATION LEGEND OR SPECIFICATIONS FOR SOIL COVER, TYP BOTH SIDES
6. COMMON BRICK, 8 TOTAL, INSTALL AT EACH CORNER OF EACH VALVE BOX
7. VALVE BOX, PLASTIC, RECTANGULAR WITH BOLT-DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION 11-3/4" X 17" X 12" DEEP. COLOR: TAN
8. MAIN CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (SIZE AS SPECIFIED IN IRRIGATION LEGEND OR SPECIFICATIONS)
9. BALL VALVE, BRASS, FULL PORT, THREADED
10. ELBOWS (45 DEG), NIPPLES (TBE), PVC SCH 80, THREADED, AS REQUIRED
11. PEA GRAVEL - 6" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
12. NIPPLE, PVC SCH 80, TBE (BETWEEN MAIN CONTROL VALVE & FLOW SENSOR; AT DISCHARGE FROM FLOW METER/SENSOR)
13. NIPPLE, BRASS, TBE, STRAIGHT TO POC OR DISCHARGE SIDE OF BACKFLOW. OPTION: USE #4, #5, AND #15 AS NEEDED.
14. NIPPLE, PVC SCH 80, TOE
15. VALVE CONTROL WIRE: MIN. #14 AWG WIRE. PROVIDE 3M DBY SEAL PACKS AT SPLICES, 36" OF EXCESS WIRE IN A 1" DIAMETER COIL, AND CONTROLLER I.D. TAG
16. HUNTER FLOW METER/SENSOR, SIZE AS SPECIFIED IN LEGEND. INSTALL FLOW SENSOR TO ALLOW STRAIGHT-FLOW OF A MINIMUM OF TEN TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE INLET SIDE AND FIVE TIMES THE DIAMETER OF THE MAIN LINE PIPE ON THE OUTLET SIDE OF THE SENSOR. WIRE TO CONTROLLER AS DIRECTED BY HUNTER INDUSTRIES.
17. PROVIDE TEN (10) X THE PIPE DIAMETER; EX: 10 X 1" PIPE = 10" MINIMUM
18. PROVIDE FIVE (5) X THE PIPE DIAMETER; EX: 5 X 1" = 5" MINIMUM
19. PVC MAIN LINE TO IRRIGATION SYSTEM
20. FLOW SENSOR CABLE: #18 AWG P7171D-REV 8 PAGE ELECTRIC FLOW SENSOR CONTROL CABLE FROM FLOW SENSOR TO CONTROLLER INSIDE 1" DIA. ELECTRICAL CONDUIT. DO NOT SPLICE SENSOR CABLE BETWEEN CONTROLLER AND FLOW SENSOR OR EXCEED 1000 FEET OF WIRE.
21. SHORT NIPPLE, PVC SCH 80, TBE, LENGTH AS REQUIRED
22. METAL WIRE MESH TO PREVENT GOPHER INTRUSION, 1/2" MESH, 19 GAUGE, GALVANIZED
23. NOTE: PROVIDE THREADED COMPONENTS EQUAL IN SIZE TO THE SPECIFIED MAIN CONTROL VALVE UNLESS THE SPECIFIED FLOW SENSOR IS SMALLER IN SIZE. USE THREADED PVC SCH 80 REDUCER FITTINGS AS REQUIRED.

1 MAIN CONTROL VALVE & FLOW SENSOR
NOT TO SCALE

STAMP VALVE ID NUMBER ON LID OF BOX USING A STD. IRRIGATION HEAT STAMP WITH METAL NUMBERS/LETTERS.

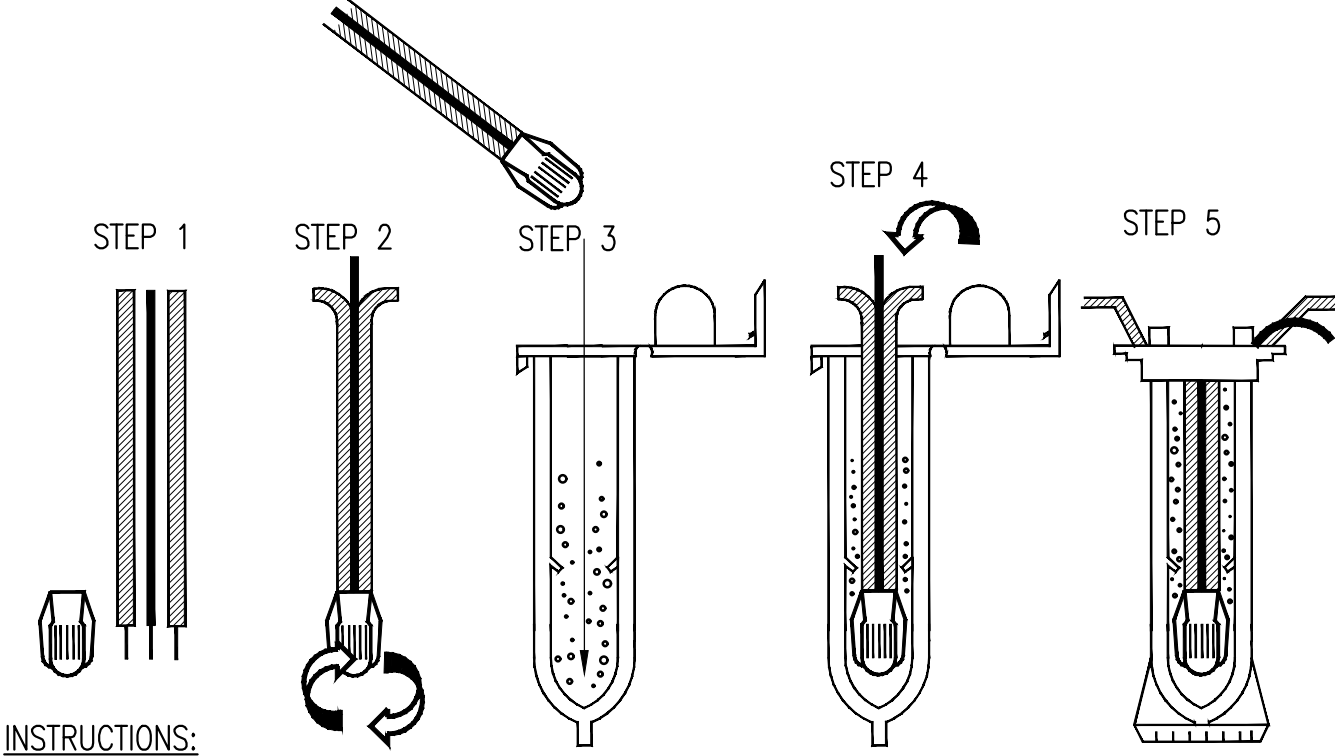
RECTANGULAR VALVE BOX (TYP.)



INSTALLATION NOTES:

1. INSTALL VALVE BOXES AS SHOWN IN THE DETAIL ABOVE.
2. INSTALL VALVE BOX ASSEMBLIES IN SHRUB OR GROUND COVER ZONES. VALVE ASSEMBLIES INSTALLED IN A TURF ZONE IS PERMITTED ONLY IF A SHRUB OR GROUND COVER AREA DOES NOT EXIST IN THE PROXIMITY OF THE IRRIGATION ZONE.
3. PLACE THE CENTER OF THE VALVE BOX OVER THE CENTER OF THE REMOTE CONTROL VALVE. INSTALL VALVE BOX IN A WAY TO ENABLE EASY SERVICING OR REMOVAL OF VALVE.
4. INSTALL TOP OF BOX 1" ABOVE FINISHED GRADE IN SHRUB OR GROUND COVER AREAS OR EQUAL TO THE DEPTH OF THE MULCH AND FLUSH WITH GRADE IN TURF ZONES. INSTALL THE TOP OF BOX AT THE SAME ANGLE AS THE FINISHED GRADE.
5. PREVENT THE COLLAPSE AND DEFORMATION OF VALVE BOX SIDES. DO NOT HEAVILY COMPACT SOIL AGAINST THE SIDES OF THE VALVE BOX.
6. INSTALL EXTENSION RISERS TO VALVE BOX AS REQUIRED TO COMPLETELY ENCLOSE VALVE ASSEMBLY. PROVIDE EXTENSION RISER MANUFACTURED BY THE SAME MANUFACTURER OF THE VALVE BOX.
7. PREVENT SOIL INTRUSION INTO THE BOX. USE POLYETHYLENE TAPE AROUND PIPE CUTOUTS AS NEEDED.
8. SAWCUTTING OR MODIFYING THE VALVE BOXES BEYOND WHAT THE MANUFACTURER ALLOWS IS NOT PERMITTED.
9. WHEN ASSEMBLY IS COMPLETE INSTALL THE GRAVEL BELOW THE VALVE. FINISHED GRAVEL IS TO BE CLEAN WITHOUT DEBRIS IN THE VALVE BOX.
10. USE THE MANUFACTURER PROVIDED BOLT AND BOLT DOWN THE BOX LIDS TO PREVENT TAMPERING OR VANDALISM.

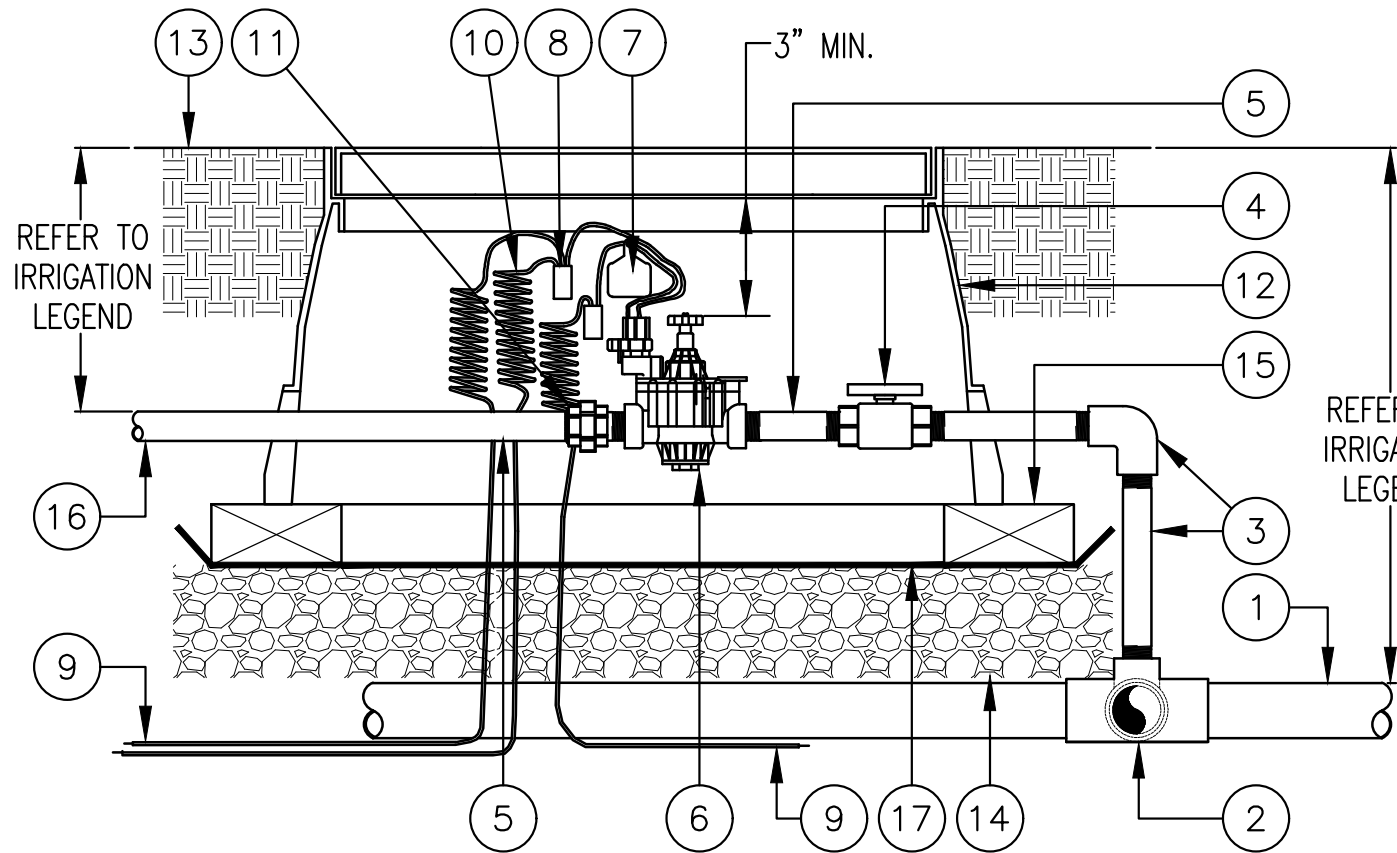
2 BOX INSTALLATION
NOT TO SCALE



INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

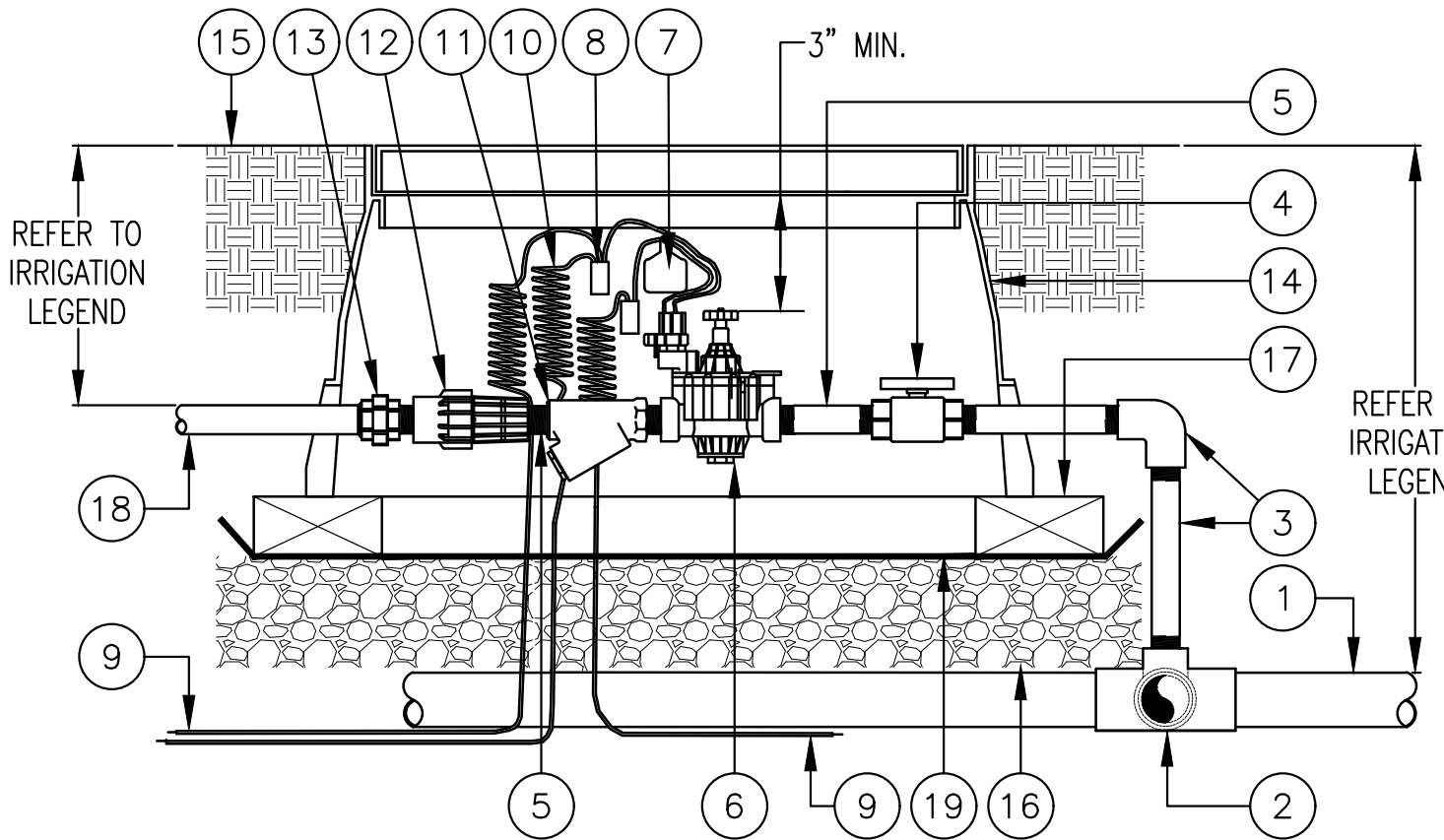
3 WIRE SPLICE
NOT TO SCALE



NOTES: (REFER TO BUBBLED NUMBERS)

1. PVC MAIN LINE PIPE
2. TEE OR ELL, PVC SCH 40, SxT
3. NIPPLES (2), TBE, LENGTH AS REQUIRED AND ELL, PVC SCH 80, TxT
4. BALL VALVE, PVC SCH 80, FIPT THREADED
5. NIPPLES, TBE, PVC SCH 80, TxT (TYPICAL, LENGTHS AS REQUIRED)
6. REMOTE CONTROL VALVE
7. ID TAG
8. WATER PROOF CONNECTION (1 OF 2)
9. LOW VOLTAGE WIRE FROM CONTROLLER AND ON TO NEXT RCV, CONTROL AND COMMON 30-INCH LINEAR LENGTH OF WIRE, COILED
10. UNION, PVC SCH 80, SOCKET X FIPT WITH PVC SCH 80 SHORT NIPPLE, TBE
11. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. 12"x17"x12" DEEP. OLD CASTLE (CARSON) 1419 OR EQUAL. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. COLOR: TAN
12. FINISH GRADE/ TOP OF MULCH
13. PEA GRAVEL BASE, 6" DEEP, NO SOIL IN VALVE BOX.
14. COMMON BRICK, 1 AT EACH CORNER OF BOX
15. PVC LATERAL LINE PIPE
16. GALVANIZED WIRE CLOTH, 1/2" MESH, 19 GA

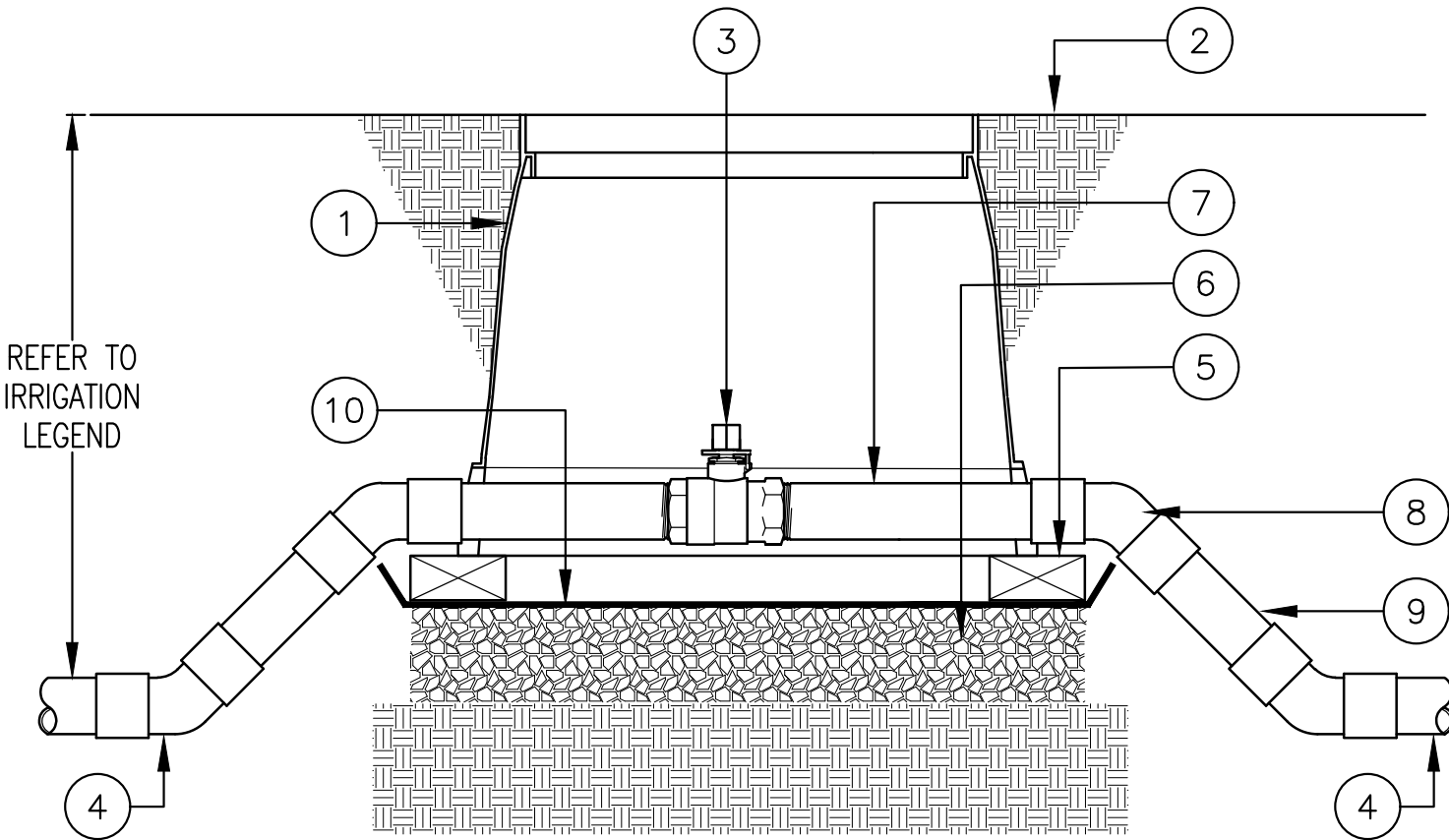
4 REMOTE CONTROL VALVE
NOT TO SCALE



NOTES: (REFER TO BUBBLED NUMBERS)

1. PVC MAIN LINE PIPE
2. TEE OR ELL, PVC SCH 40, SxT
3. NIPPLES (2), TBE, LENGTH AS REQUIRED AND ELL, PVC SCH 80, TxT
4. BALL VALVE, PVC SCH 80, FIPT THREADED
5. NIPPLES, TBE, PVC SCH 80, TxT (TYPICAL, LENGTHS AS REQUIRED)
6. EMITTER CONTROL VALVE
7. ID TAG
8. WATER PROOF CONNECTION (1 OF 2)
9. LOW VOLTAGE WIRE FROM CONTROLLER AND ON TO NEXT RCV, CONTROL AND COMMON 30-INCH LINEAR LENGTH OF WIRE, COILED
10. PLASTIC WYE STRAINER WITH FLUSH VALVE
11. PRESSURE REDUCING VALVE TO PROVIDE 30-40 PSI AT ALL EMITTERS.
12. UNION, PVC SCH 80, SOCKET X FIPT WITH PVC SCH 80 SHORT NIPPLE, TBE
13. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. 15-3/4"x25-1/4"x12" DEEP. OLD CASTLE (CARSON) 1324 OR EQUAL. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. COLOR: TAN
14. FINISH GRADE/ TOP OF MULCH
15. PEA GRAVEL BASE, 6" DEEP, NO SOIL IN VALVE BOX.
16. COMMON BRICK, 1 AT EACH CORNER OF BOX
17. PVC LATERAL LINE PIPE
18. GALVANIZED WIRE CLOTH, 1/2" MESH, 19 GAUGE

5 EMITTER CONTROL VALVE
NOT TO SCALE



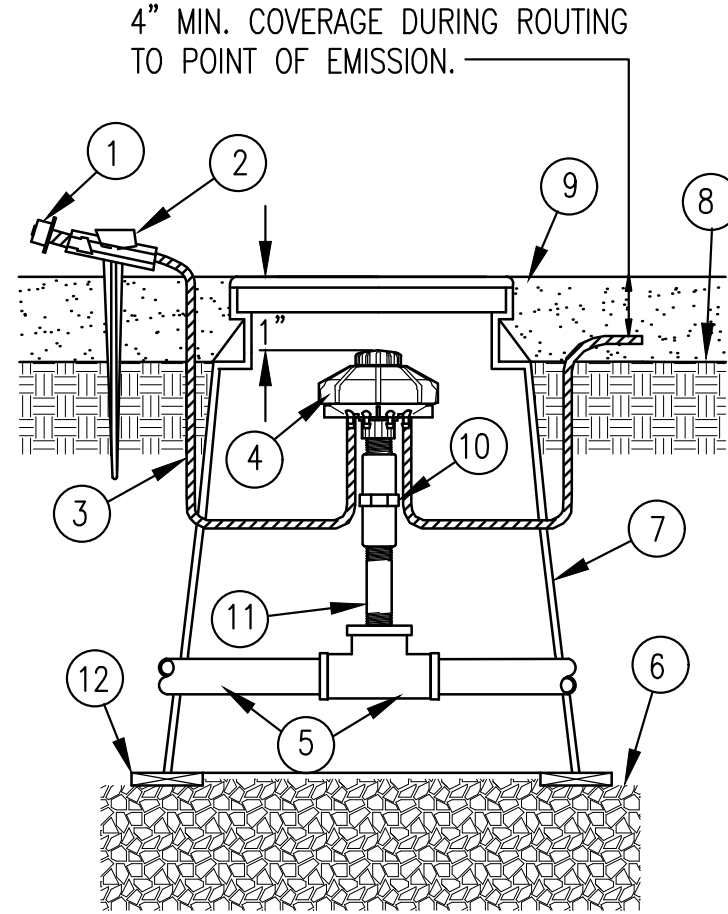
ITEM LIST AND INSTALLATION NOTES:

1. 14 X 19 RECTANGULAR PLASTIC VALVE BOX WITH PLASTIC BOLT-DOWN LID. INSTALL VALVE BOX FLUSH WITH FINISH GRADE IN TURF AND 1" ABOVE FINISH GRADE IN SHRUB AREAS. COLOR: TAN.
2. FINISH GRADE
3. BALL VALVE
4. PVC MAIN LINE (SIZE AND TYPE PER SPECIFICATIONS)
5. COMMON BRICK (4 TOTAL-ONE AT EACH CORNER)-KEEP BRICKS AWAY FROM PIPE
6. PEA GRAVEL BASE (4" DEEP)
7. PVC SCH 80 TOE NIPPLE, 2 TOTAL, SIZE EQUAL TO BALL VALVE
8. PVC SCH 80 45 DEGREE ELL (4 TOTAL-SxS)-REDUCING ELL AS NEEDED
9. PVC MAIN LINE PIPE NIPPLE (2 TOTAL)
10. WIRE MESH TO PREVENT GOPHER INTRUSION, GALVANIZED STEEL, 1/2" MESH, 19 GAUGE

6 F.I.P.T. BALL VALVE
NOT TO SCALE

NOTES:

1. INSTALL A PORT PLUG ON UNUSED PORTS.
2. PLACE POINT OF WATER EMISSION FROM DISTRIBUTION TUBE TO EMIT WATER DIRECTLY ON THE CONTAINER ROOTBALL OF PLANT OR TREE AS FOLLOWS:
1 GAL SIZE - 1 TUBE 24" BOX - 4 TUBES
5 GAL SIZE - 2 TUBES 36" BOX - 6 TUBES
15 GAL SIZE - 3 TUBES 48" BOX - 8 TUBES
3. EQUAL EQUIPMENT MANUFACTURED BY THE SAME MANUFACTURER MAY BE SUBSTITUTED FOR ITEMS 1, 2, 3, 4, 7, AND 10.

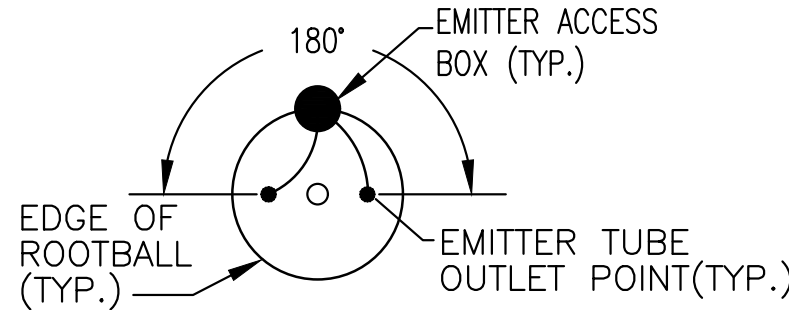


1 MULTI-OUTLET EMITTER WITH BOX
NOT TO SCALE

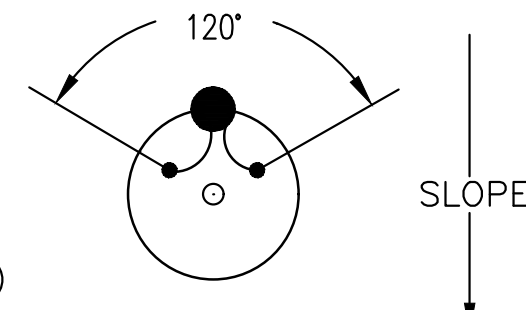
LEGEND

(REFER TO BUBBLED NUMBERS)

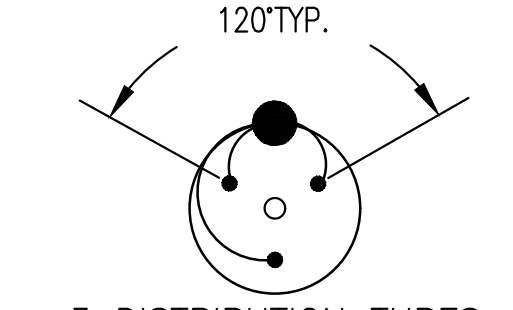
1. RAIN BIRD MODEL NO. DBC-0-025 DIFFUSER BUG CAP. INSTALL UNDER THE MULCH.
2. RAIN BIRD MODEL NO. TS-025 1/4" TUBING STAKE
3. RAIN BIRD MODEL NO. DT-025 1/4" DISTRIBUTION TUBING (MAX. LENGTH: 10 FEET)
4. RAIN BIRD XERI-BIRD-8 (SEE IRRIGATION EQUIPMENT LEGEND FOR GPH/PORT)
5. PVC LATERAL PIPE AND FITTINGS (DEPTH PER SPECIFICATIONS)
6. PEA GRAVEL
7. RAIN BIRD MODEL NO. SEB-6 OR CARSON 610 EMITTER BOX WITH BLACK OR TAN COLOR LID.
8. FINISH GRADE
9. MULCH BED-SEE LANDSCAPE PLANS
10. 1/2" HUNTER OR KBI SPRING LOADED CHECK VALVE (MxV). INSTALL WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
11. 1/2" PVC SCH 80 RISER (TBE-LENGTH AS REQUIRED)
12. COMMON HALF BRICK (2 TOTAL)



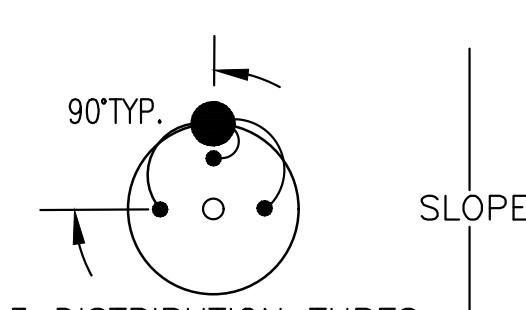
2 DISTRIBUTION TUBES
(5 GALLON SHRUB)



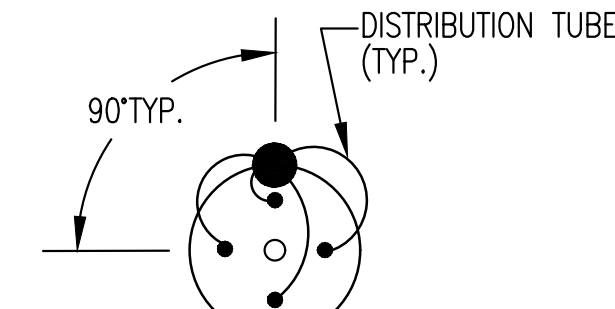
2 DISTRIBUTION TUBES
(5 GALLON SHRUB)



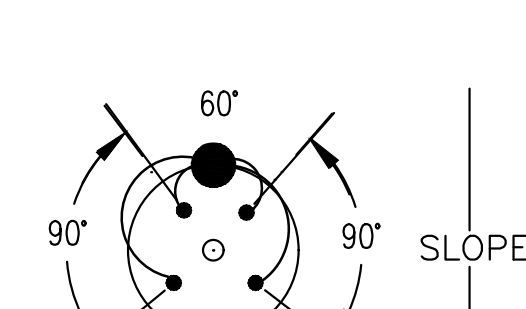
3 DISTRIBUTION TUBES
(15 GALLON TREE/SHRUB)



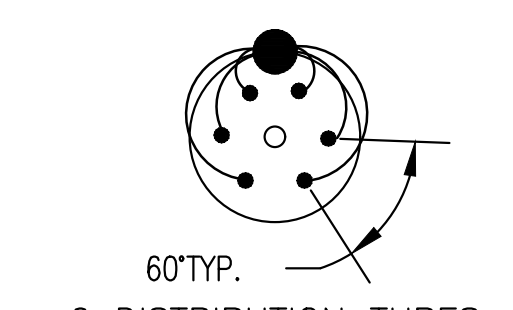
3 DISTRIBUTION TUBES
(15 GALLON TREE/SHRUB)



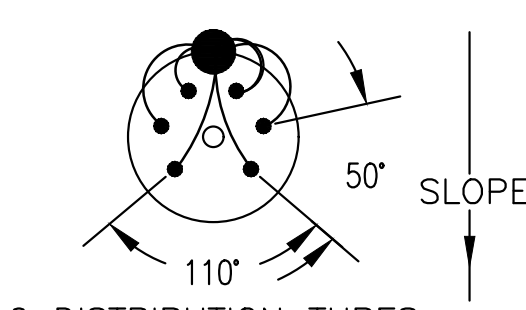
4 DISTRIBUTION TUBES
(24" BOX TREE)



4 DISTRIBUTION TUBES
(24" BOX TREE)

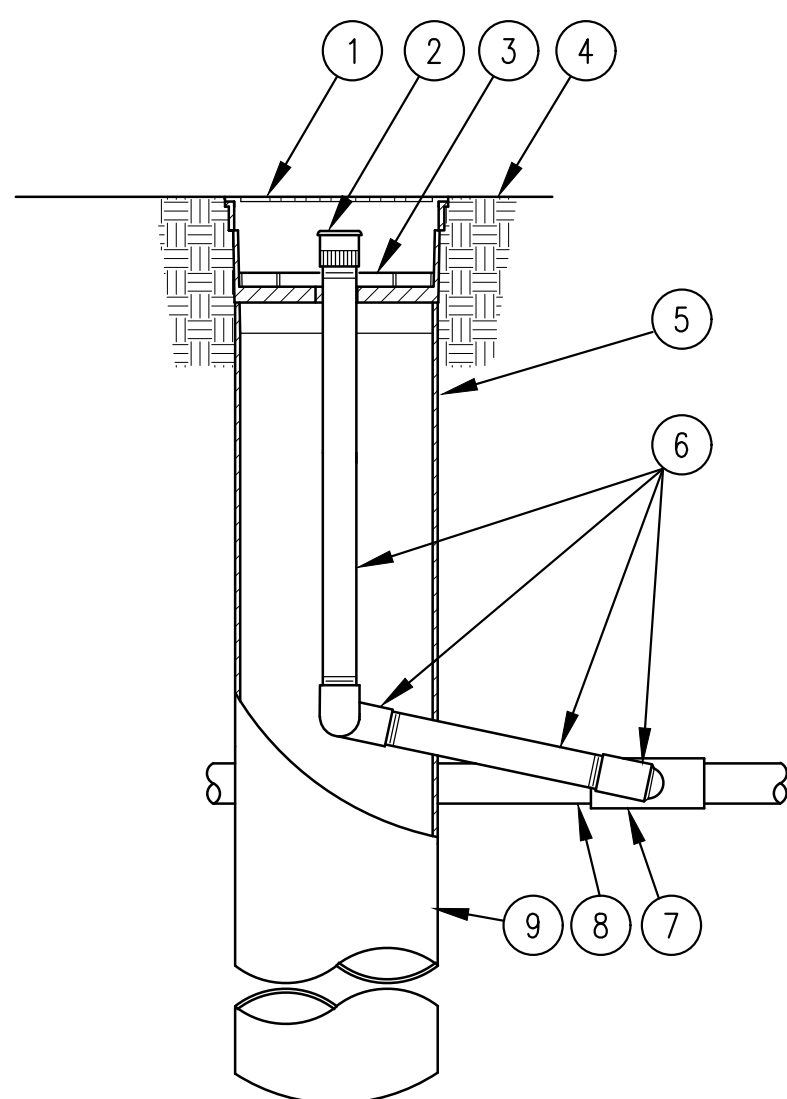


6 DISTRIBUTION TUBES
(60" AND 72" BOX TREE)



6 DISTRIBUTION TUBES
(60" AND 72" BOX TREE)

2 EMITTER TUBING PLACEMENT DETAIL
NOT TO SCALE

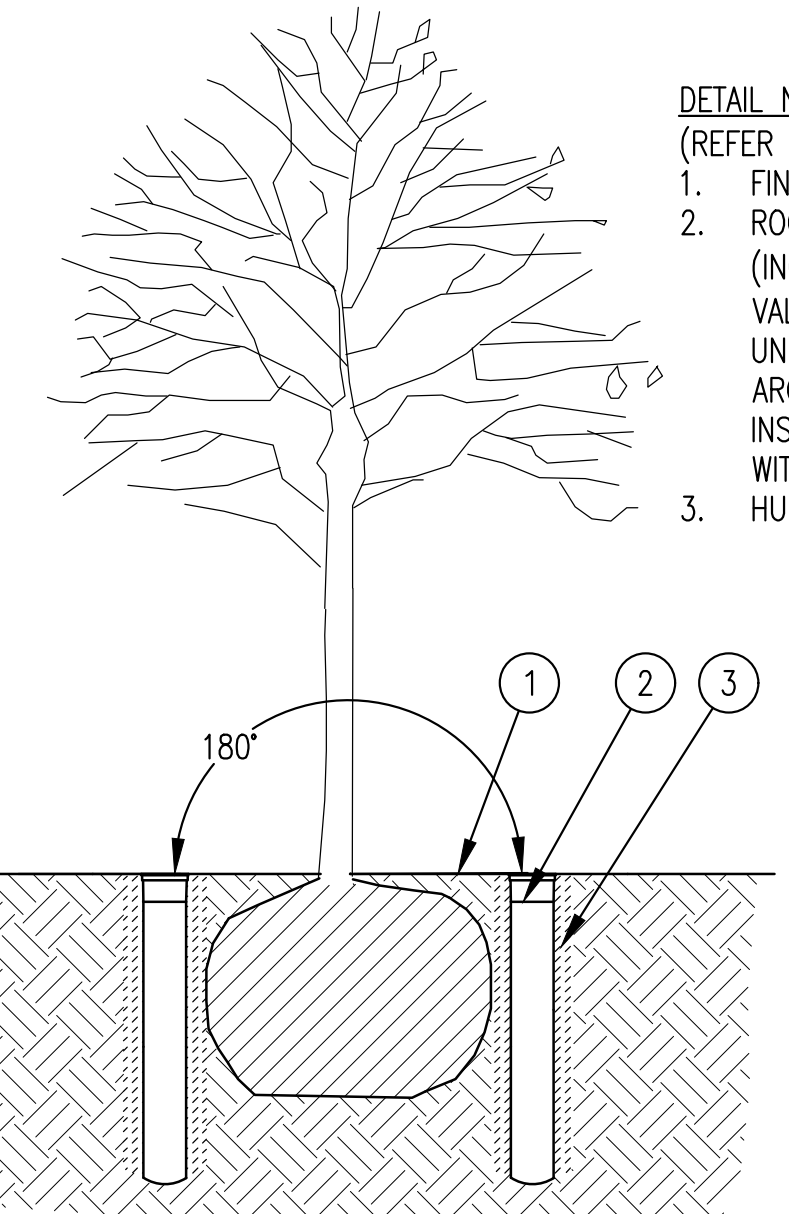


3 TREE ROOT WATERING SYSTEM
NOT TO SCALE

NOTES:

1. BLACK COLOR GRATE*
2. BUBBLER*
3. ROOT WATERING SYSTEM: INCLUDES CANISTER, BUBBLER WITH SWING JOINT RISER AND GRATE.
4. FINISH GRADE
5. SLEEVE*
6. SWING JOINT RISER ASSEMBLY*
7. PVC SCH 40 TEE OR ELL
8. LATERAL PIPE
9. 4-INCH BASKET WEAVE CANISTER* -PLACE AGAINST TREE OR SHRUB ROOTBALL

* ROOT WATERING SYSTEM INCLUDES CANISTER, BUBBLER, SWING JOINT RISER, SOCK, AND GRATE



4 TREE ROOT WATERING SYSTEM
NOT TO SCALE

DETAIL NOTES:

(REFER TO BUBBLED NUMBERS)

1. FINISH GRADE
2. ROOT WATERING SYSTEM: HUNTER (INCLUDES BUBBLER, CHECK VALVE AND GRATE). POSITION UNITS SPACED AT 180 DEGREES AROUND ROOT BALL, 2 TOTAL. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. HUNTER SLEEVE



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IRRIGATION DESIGN
JDE PROJECT NO: 25003

IRRIGATION DESIGNER:
James D. Eddy
JAMES D. EDDY ASSOCIATES, DANVILLE, CALIFORNIA
A NOTE: NO LICENSE FOR THE LANDSCAPE IRRIGATION
SYSTEM DESIGN PROFESSION IS AVAILABLE IN THE STATE
OF CALIFORNIA
MEMBER: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS

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MULTI-FAMILY HOUSING

1917 10TH STREET
BERKELEY, CALIFORNIA



SCALE AS NOTED
DRAWN ST
CHECKED JE
DATE 2025.05.28
REV BY NO.

IRRIGATION
DETAILS

L2.5

PERMIT
SUBMITTAL



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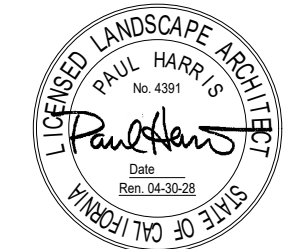
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1917 10TH STREET
BERKELEY, CALIFORNIA

MULTI-FAMILY HOUSING



SCALE AS NOTED
DRAWN ST
CHECKED JE
DATE 2025.05.28
REV BY NO.

IRRIGATION
WATER USE &
SCHEDULES

L2.7

PERMIT
SUBMITTAL

Residential Maximum Applied Water Allowance (MAWA) – Residence A

Formula: MAWA = (Eto)/(.62)[(.55 x LA)+(1-0.55) x SLA]									
Reference Annual Eto (in./year) = 41.8									
MAWA = 41.8 X 0.62 X [(0.55 X LA) + ((1-0.55) X SLA)]									
MAWA = 41.8 X 0.62 X 474 + 0									
MAWA = 12,273 Gallons									

Controller "A"

Zone/Valve Number or Hydrozone (a)	Plant Water Use Type (b)	Irrigation Method (c)	Plant Factor (PF) (d)	Irrigation Efficiency (IE) (e)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) (f)
A01	LW	D-SHRUB	0.3	0.81	0.37	599	221.9	5,750
A02	LW	D-SHRUB	0.3	0.81	0.37	53	19.6	509
A03	MW	D-SHRUB	0.5	0.81	0.62	89	54.9	1,424
A04	LW	D-SHRUB	0.3	0.81	0.37	110	40.7	1,056
A05	MW	B-TREE	0.5	0.81	0.62	3	1.9	48
A06	LW	B-TREE	0.3	0.81	0.37	1	0.4	10
A07	MW	B-TREE	0.5	0.81	0.62	3	1.9	48
A08	MW	B-TREE	0.5	0.81	0.62	3	1.9	48

Total Landscape Area Sum						861	343	
Regular Landscape Sum						(A) 861	(B) 343	
SLA Sum						(C) 0	(D) 0	
ETWU Total								8,891
Maximum Allowed Water Allowance (MAWA) (g)								12,273
ETWU<=MAWA (ETWU Water use data passes)								

NOTE(S):

(a) Station number at controller

(c) Irrigation Method

(d) Plant Factor

(e) Irrigation Efficiency

MS = Micro-spray

S = Spray

R = Rotor

B = Moderate Water Use Plants

LW = Low Water Use Plants

SLA = Special Landscape Area

VLW= 0.1

LW = 0.3

MW = 0.5

HW = 0.7

SLA = 1.0

0.75 for spray head

0.81 for drip

(f) ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

(g) MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	343
Total Area	(A)	861
Average ETAF	B÷A	0.40

ETAF is under 0.55

All Landscape Areas

Total ETAF x Area	(B+D)	343
Total Area	(A+C)	861
Sitewide ETAF	(B+D)÷(A+C)	0.40

ETAF is under 0.55

Summary Hydrozone Information Table

Hydrozone (b)	Area (Sq. Ft.)
High Water Use	0
Moderate Water Use	98
Low Water Use	763
Very Low Water Use	0
SLA	0
Total =	861

MULTI-OUTLET EMITTER IRRIGATION – SHRUB – LOW WATER USE

MANUFACTURER: RAIN BIRD					TOTAL NUMBER OF EMITTER OUTLETS AT PLANT: 1									
MODEL: XBD-81					TOTAL GPM OF EMITTER(S): 0.02									
PSI: 30					MICROCLIMATE FACTOR(Kmc): 1									
GPH PER OUTLET: 1					DENSITY FACTOR(Kd): 1									
PLANT CANOPY(FT.): 2.5					IRRIGATION EFFICIENCY: 0.81									
PLANT CANOPY(SQ.FT.): 4.9					SOIL INFILTRATION RATE(INCHES): 0.2									
SPECIES FACTOR(Kc): 0.3					YEAR 2 REDUCTION AMOUNT(%): 10									
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADJUSTED ETO/MONTH(INCHES)	1.5	1.5	2.8	3.9	5.1	5.3	6.0	5.5	4.8	3.1	1.4	0.9	41.8
	ADJUSTED ETO/WEEK(INCHES)	0.3	0.3	0.6	0.9	1.2	1.2	1.4	1.2	1.1	0.7	0.3	0.2	
MINUTES PER WEEK	YEAR 1	24	24	44	60	79	82	93	85	74	48	22	14	
	YEAR 2	22	22	40	54	72	74	84	77	67	44	20	13	
DAYS PER WEEK	YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1	
	YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1	
MINUTES OF WATER PER DAY	YEAR 1	24	24	22	30	20	21	24	22	19	16	11	14	
	YEAR 2	22	22	20	27	18	19	22	20	18	15	10	13	
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	YEAR 1	2	2	2	3	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	3	2	2	2	2	2	2	1	2	
MAX. RUN TIME (MINUTES) PER CYCLE	YEAR 1	12	12	11	10	10	11	12	11	10	8	11	7	
	YEAR 2	11	11	10	9	9	10	11	10	9	8	10	7	

MULTI-OUTLET EMITTER IRRIGATION – SHRUB – MEDIUM WATER USE

MANUFACTURER: RAIN BIRD					TOTAL NUMBER OF EMITTER OUTLETS AT PLANT: 1									
MODEL: XBD-81					TOTAL GPM OF EMITTER(S): 0.02									
PSI: 30					MICROCLIMATE FACTOR(Kmc): 1									
GPH PER OUTLET: 1					DENSITY FACTOR(Kd): 1									
PLANT CANOPY(FT.): 2.5					IRRIGATION EFFICIENCY: 0.81									
PLANT CANOPY(SQ.FT.): 4.9					SOIL INFILTRATION RATE(INCHES): 0.2									
SPECIES FACTOR(Kc): 0.5					YEAR 2 REDUCTION AMOUNT(%): 10									
	MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
ADJUSTED ETO/MONTH(INCHES)	1.5	1.5	2.8	3.9	5.1	5.3	6.0	5.5	4.8	3.1	1.4	0.9		41.8
ADJUSTED ETO/WEEK(INCHES)	0.3	0.3	0.6	0.9	1.2	1.2	1.4	1.2	1.1	0.7	0.3	0.2		
MINUTES PER WEEK	YEAR 1	39	39	72	100	131	136	154	141	124	80	36	24	
	YEAR 2	36	36	65	90	118	123	139	127	112	72	33	22	
DAYS PER WEEK	YEAR 1	1	1	2	2	4	4	4	4	4	3	2	1	
	YEAR 2	1	1	2	2	4	4	4	4	4	3	2	1	
MINUTES OF WATER PER DAY	YEAR 1	39	39	36	50	33	34	39	36	31	27	18	24	
	YEAR 2	36	36	33	45	30	31	36	33	28	25	17	22	
CYCLES PER DAY TO MEET SOIL INFILTRATION RATE	YEAR 1	2	2	2	3	2	2	2	2	2	2	1	2	
	YEAR 2	2	2	2	3	2	2	2	2	2	2	1	2	
MAX. RUN TIME (MINUTES) PER CYCLE	YEAR 1	20	20	18	17	17	17	20	18	16	14	18	12	
	YEAR 2	18	18	17	15	15	16	18	17	14	13	17	11	

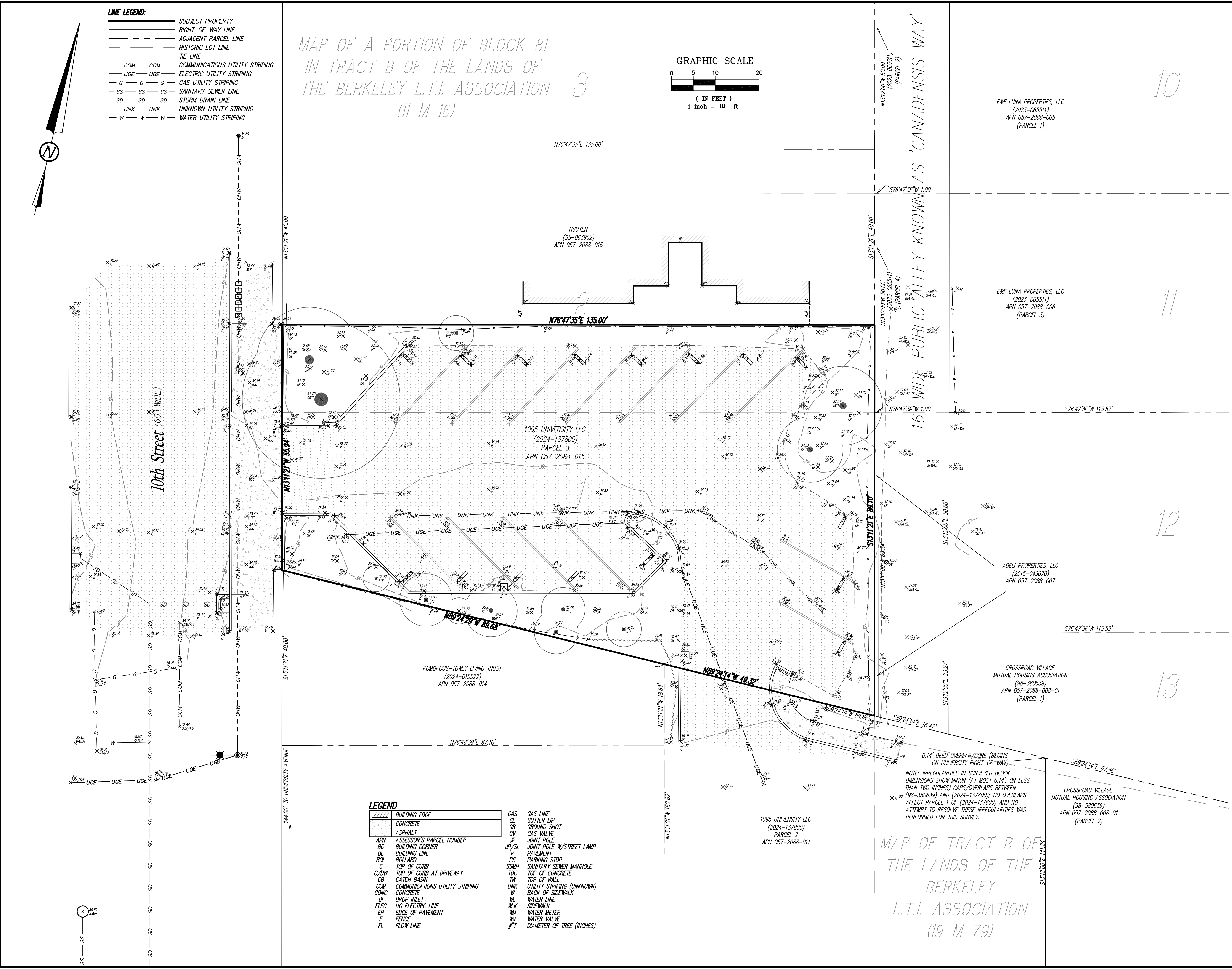
Residential Maximum Applied Water Allowance (MAWA) – Residence B

Formula: MAWA = (Eto)/(.62)[(.55 x LA)+(1-0.55) x SLA]									
Reference Annual Eto (in./year) = 41.8									
MAWA = 41.8 X 0.62 X [(0.55 X LA) + ((1-0.55) X SLA)]									
MAWA = 41.8 X 0.62 X 343 + 0									
MAWA = 8,894 Gallons									

Controller "B"

Zone/Valve Number or Hydrozone (a)	Plant Water Use Type (b)	Irrigation Method (c)	Plant Factor (PF) (d)	Irrigation Efficiency (IE) (e)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) (f)
B01	LW	D-SHRUB	0.3	0.81	0.37	363	134.4	3,484
B02	LW	D-SHRUB	0.3	0.81	0.37	186	68.9	1,785
B03	MW	D-SHRUB	0.5	0.81	0.62	70	43.2	1,120
B04	MW	B-TREE	0.5	0.81	0.62	2	1.2	32
B05	MW	B-TREE	0.5	0.81	0.62	3	1.9	48

Total Landscape Area Sum			624	250	
Regular Landscape Sum		(A)	624	(B)	250
SLA Sum		(C)	0	(D)	0
				ETWU Total	6,469
				Maximum Allowed Water Allowance (MAWA) (g)	8,894
ETWU<=MAWA (ETWU Water use data passes)					



OWNER:
1095 UNIVERSITY LLC
1117 VIRGINIA STREET, SUITE D
BERKELEY, CA 94702

BASIS OF BEARINGS:
MONUMENT LINE IN SAN PABLO AVENUE TAKEN AS N131°32'20"W AS SHOWN ON RECORD OF SURVEY 2002 (21 RS 12).

BENCHMARK:
BM 620N/20: CUT SQUARE ON SOUTH END OF ISLAND AT N'y SAN PABLO & UNIVERSITY AVENUES; EL. = 47.25 (CITY OF BERKELEY DATUM)

THERE ARE NO PROTECTED TREES ON THE PROPERTY

BASIS OF SURVEY:
PARCEL LOCATION WAS BASED UPON THE DEED RECORDED NOVEMBER 7, 2024 AS (2024-137800) OFFICIAL RECORDS OF ALAMEDA COUNTY, "MAP OF TRACT B OF THE BERKELEY L.T.I. ASSOCIATION (19 M 79)", "MAP OF A PORTION OF BLOCK 81 OF THE LAND OF THE B.L.T.I. ASSOCIATION" (11 M 16) AND THE MONUMENTS ESTABLISHING THE RIGHT-OF-WAY(S) OF SAN PABLO AVENUE, UNIVERSITY AVENUE, HEARST AVENUE AND 10TH STREET.

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF KATHY TRUONG WONG ON NOVEMBER 14, 2024.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF BERKELEY DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN MAP ENTITLED, "MAP OF A PORTION OF BLOCK 81 IN TRACT B" OF THE B.L.T.I. ASSOCIATION, FILED ON NOVEMBER 10, 1985, IN BOOK 11 OF MAPS, AT PAGE 16, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL No. 057-2088-015.

I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

BOUNDARY & TOPOGRAPHIC SURVEY

KEITH S. BUSH
No. 8494
DATE: JANUARY 24, 2025

BOUNDARY & TOPOGRAPHIC SURVEY

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED NOVEMBER 7, 2024, AS 2024-137800, PARCEL 3 OFFICIAL RECORDS OF ALAMEDA COUNTY, BEING LOT 1 AND A PORTION OF LOT 2, "MAP OF A PORTION OF BLOCK 81 IN TRACT B OF THE B.L.T.I. ASSOCIATION" (11 M 16) CITY OF THIS, COUNTY OF THAT, CALIFORNIA JANUARY, 2025 SCALE: 1" = 10'

BAL BAY AREA LAND SURVEYING INC
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167



Z O N I N G A D J U S T M E N T S B O A R D

NOTICE OF PUBLIC HEARING

1917 Tenth Street

Use Permit #ZP2025-0020 to construct three 3-story detached single-family homes on a parking lot with 2-car garages for each residence.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section [23.404.050 \(Public Hearings and Decisions\)](#)

When: Thursday, September 25, 2025, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board> and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

1917 TENTH STREET
Page 2 of 4

NOTICE OF PUBLIC HEARING
Posted SEPTEMBER 11, 2025

A. Land Use Designations:

- General Plan: Medium Density Residential
- Zoning: R-3 – Multiple-Family Residential

B. Zoning Permits Required:

- Use Permit under BMC Section 23.204.020(A) “Allowed Land Uses” to construct three single-family residences.
- Administrative Use Permit under BMC Section 23.304.030(B)(2) “Residential Districts – Setback Reductions” to reduce the minimum rear setback.
- Administrative Use Permit under BMC Section 23.304.040 “Building Separation in Residential Districts” to reduce the required building separation distance for the second and third stories.

C. CEQA Exemption Determination: Pursuant to Government Code Section 65589.5, it is staff's determination that the project is categorically exempt under Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.

D. Project Recommendation: Find the project is categorically exempt from CEQA and approve Use Permit #ZP2025-0020, pursuant to BMC Section 23.406.040(D)

E. Parties Involved:

- Applicant Robert Nebolon, AIA, 801 Camelia St. Ste E, Berkeley, CA 94710
- Property Owner Wells Fargo Bank, PO Box 2609, Carlsbad, CA 92018

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Joshua Muller, at (510) 981-7488 or jmuller@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:

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

Written Comments, Communications, and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

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

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.



Accessibility Information / ADA Disclaimer:

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - a. That this belief is a basis of your appeal.
 - b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - c. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.