

Project Title:
**CITY OF BERKELEY
PARKS, RECREATION & WATERFRONT DEPARTMENT
MLK JR YOUTH SERVICES CENTER / YAP
SEISMIC RETROFIT AND RENOVATION**
1730 Oregon Street, Berkeley, CA 94703
APN#: 053-1676-001-02

Design Firm:
SIEGEL & STRAIN Architects
6201 Doyle Street, Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:
CSW ST2
2001 Addison Street
Berkeley, CA 94704
415.883.9850
CSWST2.com

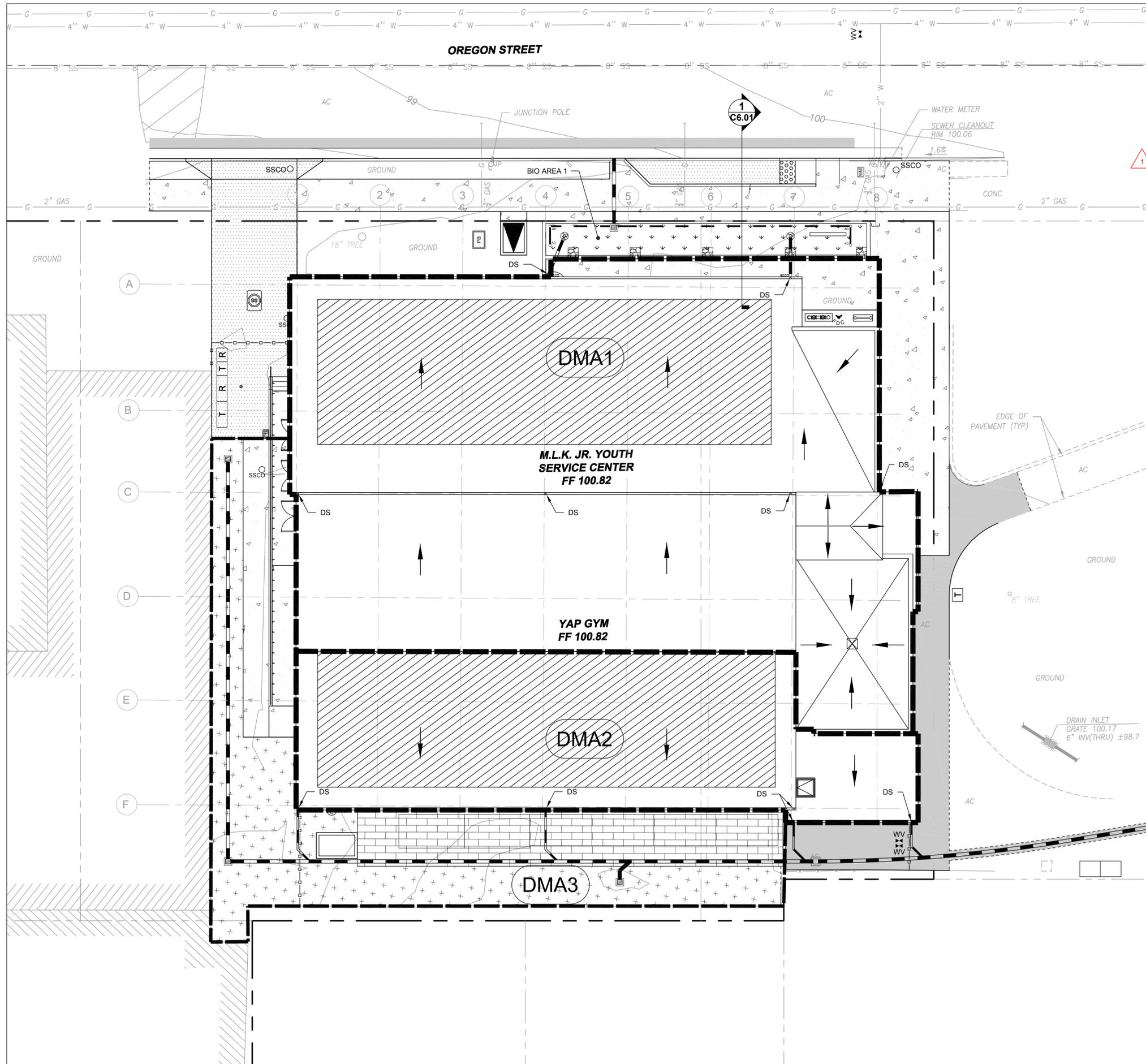


No.	Description	Date
1	PLAN CHECK #1	02/28/25
4	BID ADD #2	04/16/25

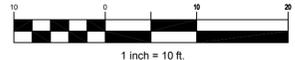
Issue Note:
**BID SET
02/28/25**

City Plan No.: 8286
City File No.: 402-145
Specification No.: #25-11695-C
Project ID: YAP
Drawn by: JD
Checked by: RS
Plot Date:
Scale: 1" = 10'
Sheet Title:

UTILITY PLAN
Sheet No.:
C5.00



Graphic Scale (in feet)



LEGEND

- FLOW DIRECTION
- DRAINAGE MANAGEMENT AREA (DMA)
- FLOW THROUGH PLANTER
- PERVIOUS PAVERS
- GRAVEL (SELF-TREATING AREA)

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 1		
DMA 1	8645	ROOF	1.0	8645			
	250	PAVEMENT	1.0	250	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	115	LANDSCAPE	0.1	12			
TOTAL >				8907	0.04	356	375

SELF-TREATING AREAS

DMA NAME	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
DMA 3	600	2,665

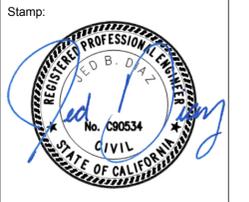
NOTE:
1. NO MODIFICATIONS TO EXISTING ROOF (3,365 SF) WITHIN DMA2. ROOF DRAINAGE PIPED TO GRANT STREET.

TOTAL LOT SIZE: 103,240 SQFT
EXISTING IMPERVIOUS: ~90,800 SQFT
EXISTING IMPERVIOUS TO BE MODIFIED OR REPLACED: ~3,530 SQFT

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STORMWATER CONTROL PLAN
 Sheet No.:
C6.00

OREGON STREET

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LEGEND

- (E) STUD WALL WITH (N) FINISH
- (N) WALL
- PROTECTIVE WALL PADDING
- (E) GYMNASIUM FLOORING TO REMAIN REFINISHED WITH NEW STRIPING
- (N) BUILT-UP LIGHTWEIGHT CONCRETE FLOOR OVER (E) SLAB, MATCH FFE OF GYM
- (N) SLAB AND FLOORING

KEYNOTE LEGEND

Key Value	Keynote Text
05.30	ADD ALT 3: FIXED LADDER WITH LADDER SAFETY SYSTEM, SAFETY CAGE AND SECURITY PANEL
07.07	6 IN. SCH 40 COLLECTOR HEAD AND DOWNSPOUT, SPD, PTD
07.08	4 IN. GSM DOWNSPOUT, PTD
07.17	3 IN. GSM DOWNSPOUT, PTD
07.19	6 IN. GSM DOWNSPOUT, PTD
07.20	3 IN. SCH 44 DOWNSPOUT, PTD
11.08	WALL-MOUNTED UP-FOLDING BASKETBALL HOOP
11.09	WALL-MOUNTED SIDE-FOLDING BASKETBALL HOOP
11.11	RETRACTABLE HEAVY BAG BOXING MOUNTS
11.12	RETRACTABLE SPEED BAG BOXING MOUNTS
11.13	ADD ALT 2: WALL-MOUNTED TELESCOPIC BLEACHERS
11.14	GYM DIVIDER CURTAIN
11.16	ADD ALT 1: WALL-MOUNTED SIDE-FOLDING BASKETBALL HOOP
12.20	WASTE / RECYCLING RECEPTACLE, OFOI
22.15	HOSE BIBB, SPD

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No.	Description	Date
	PLANNING SET	01/09/23
	PLANNING RESUBMITTAL	4/28/23
	PERMIT SET	12/04/24
1	PLAN CHECK #1	03/07/25
2	COORDINATION	02/28/25
3	BID ADD #1	04/04/25
4	BID ADD #2	04/16/25

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BID ADD #2
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City Plan No.: 8286
City File No.: 402-145
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Project ID: YAP
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Scale: 1/8" = 1'-0"

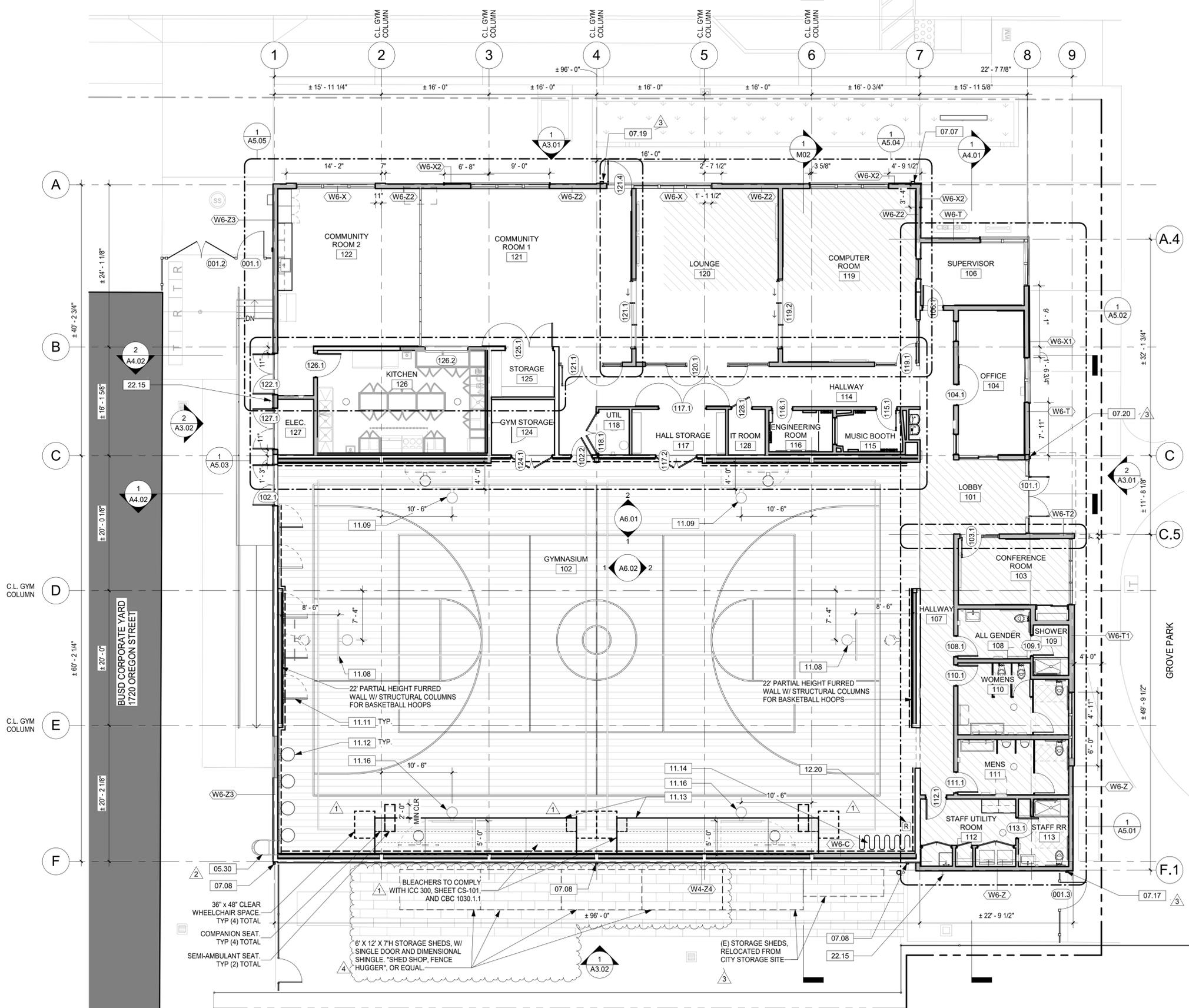
Sheet Title:

FLOOR PLAN

Sheet No.:

A2.01

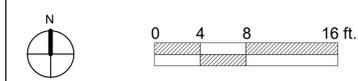
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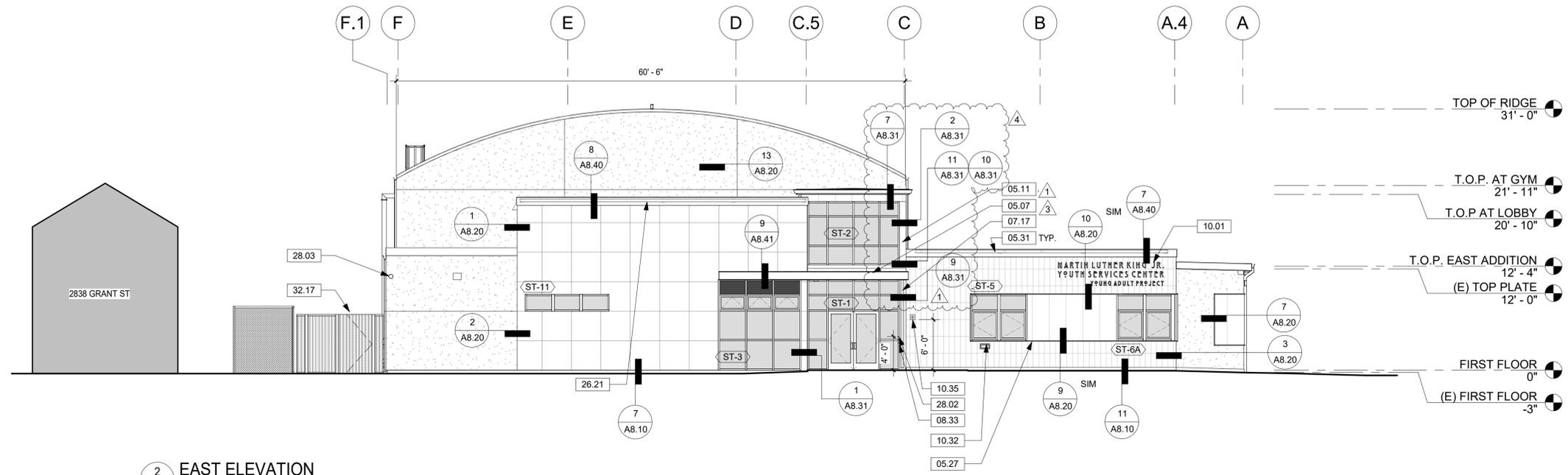


1 FIRST FLOOR PLAN
A2.01 1/8" = 1'-0" @ 22' x 34" 1/16" = 1'-0" @ 11' x 17"

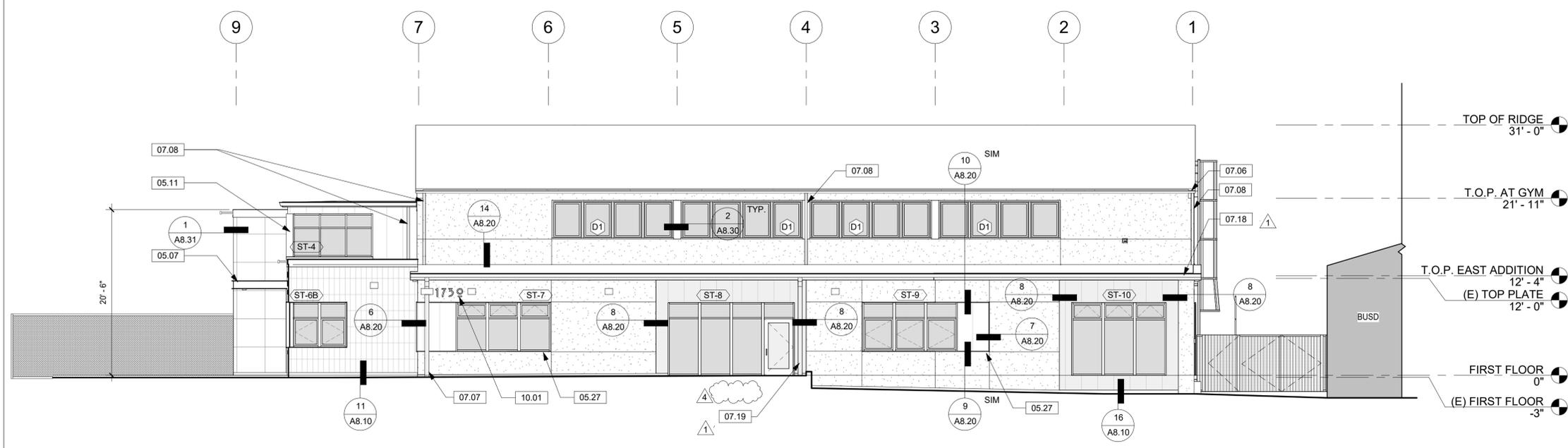
SHEET NOTES

- GRID LINES LOCATED AT FACE OF STUD, TYP UON.
- ALL DIMENSIONS ARE TO FACE OF STUD, TYP UON.
- DIMENSIONS NOTED AS CLEAR, MINIMUM, OR ALIGN ARE TO FACE OF FINISH, TYP UON.
- ALL DOORS ARE LOCATED PER JAMB DETAILS ON SHEET A7.01, TYP UON.
- SEE SHEETS G1.01 & G1.02 FOR TYPICAL CLEARANCES, MOUNTING HEIGHTS, & ACCESSIBILITY REQUIREMENTS.
- SEE SHEET A8.01 FOR TYPICAL WALL ASSEMBLIES.
- PATCH ALL AREAS WHERE EXISTING CONSTRUCTION WAS REMOVED FOR INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
- PROVIDE BLOCKING AT WALLS & CEILING FOR SURFACE MOUNTED EQUIPMENT, TYP.





2 EAST ELEVATION
 A3.01 1/8" = 1'-0" @ 22" x 34" 1/16" = 1'-0" @ 11" x 17"



1 NORTH ELEVATION
 A3.01 1/8" = 1'-0" @ 22" x 34" 1/16" = 1'-0" @ 11" x 17"

LEGEND

	PAINTED PLASTER CEMENT FINISH
	TL-1: MURAL TILE FINISH - MATERIAL AND INSTALLATION OF TILES BY OTHERS. GC TO PREP SUBSTRATE AND EDGE TRIM
	TL-2: EXTERIOR TILE FINISH
	MP-1: METAL PANEL FINISH
	MP-2: METAL PANEL FINISH OVER Z-GIRT

KEYNOTE LEGEND

Key Value	Keynote Text
05.07	STEEL FRAMED CANOPY, SSD
05.11	SHEET METAL
05.27	METAL ANGLE SURROUND
05.31	RECESSED WALL MOUNT D-RING
07.06	4 IN. GSM GUTTER, PTD
07.07	6 IN. SCH 40 COLLECTOR HEAD AND DOWNSPOUT, SPD, PTD
07.08	4 IN. GSM DOWNSPOUT, PTD
07.17	3 IN. GSM DOWNSPOUT, PTD
07.18	6 IN. GSM GUTTER, PTD
07.19	6 IN. GSM DOWNSPOUT, PTD
08.33	DOOR AUTO-OPERATOR
10.01	SIGNAGE
10.32	EXTERIOR MAIL SLOT WITH RECEPTACLE
10.35	FIRE DEPARTMENT KNOX BOX PER CFC §506.1
26.21	LINEAR WALL WASHERS
28.02	CARD READER / KEYPAD, SEE SECURITY DWGS
28.03	ADD ALT 4: SECURITY CAMERA, SEE SECURITY DWGS
32.17	STEEL PICKET FENCE W/ PEDESTRIAN GATE

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 Sheet Title:

ELEVATIONS

Sheet No.:
A3.01

- SHEET NOTES**
- ALL EXTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODES AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
 - REFER TO WINDOW SCHEDULE SHEET A7.02 FOR DETAILS ON WINDOW TYPES AND PLACEMENTS.
 - REFER TO STOREFRONT SCHEDULE SHEET A7.03 FOR DETAILS ON STOREFRONT TYPES.



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City File No.: 402-145

Specification No.: #25-11695-C

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Drawn by: HL

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Plot Date:

Scale: As indicated

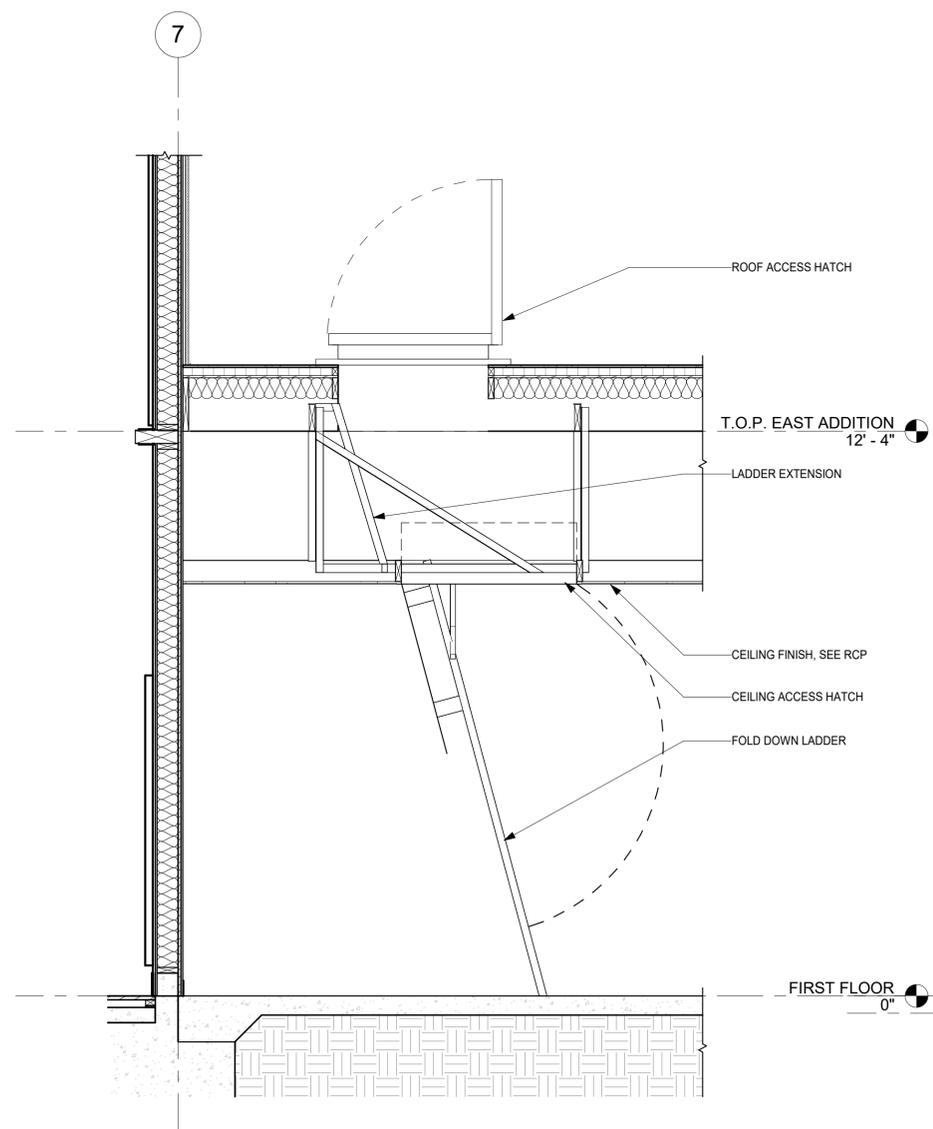
Sheet Title:

ENLARGED SECTIONS

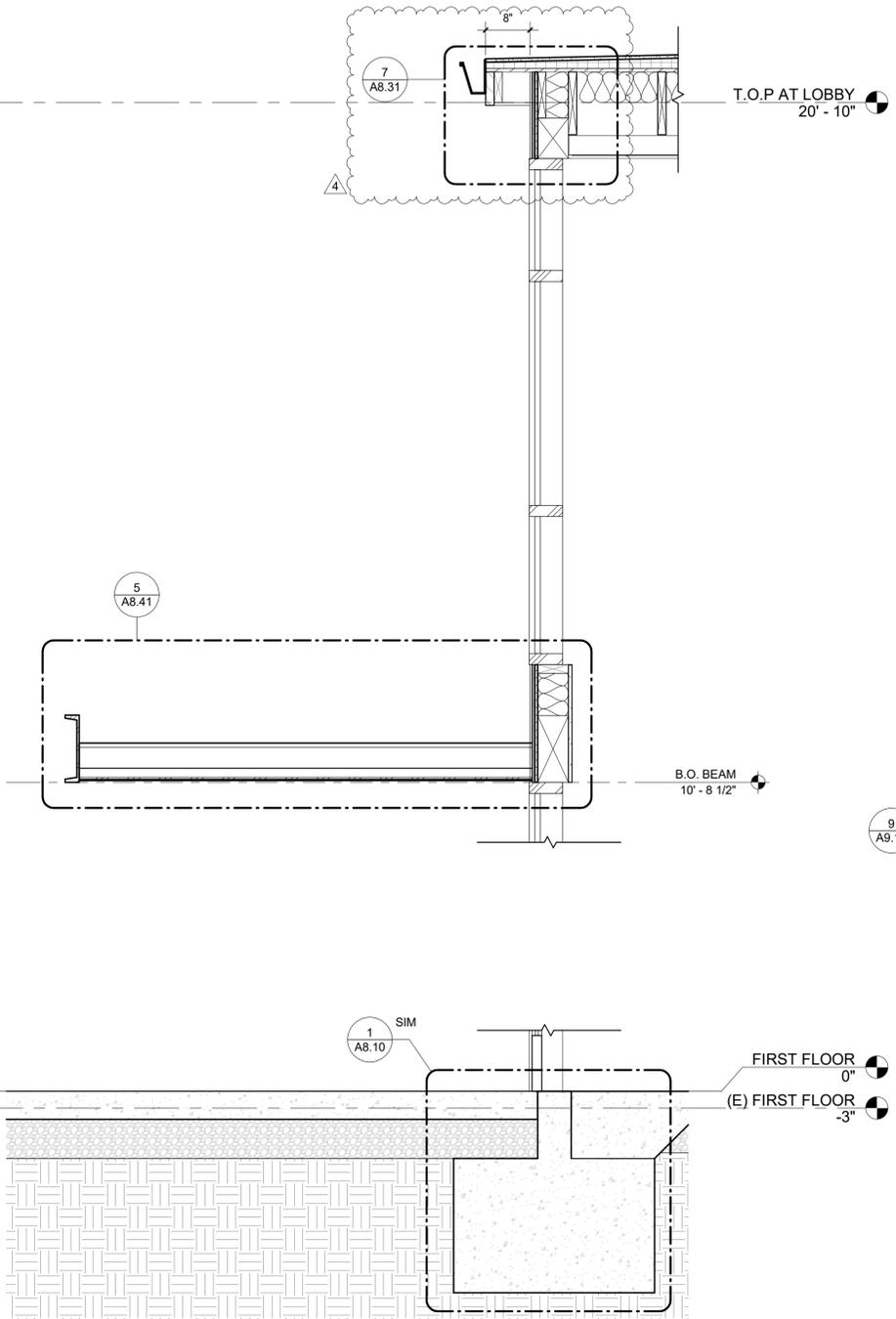
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A4.04

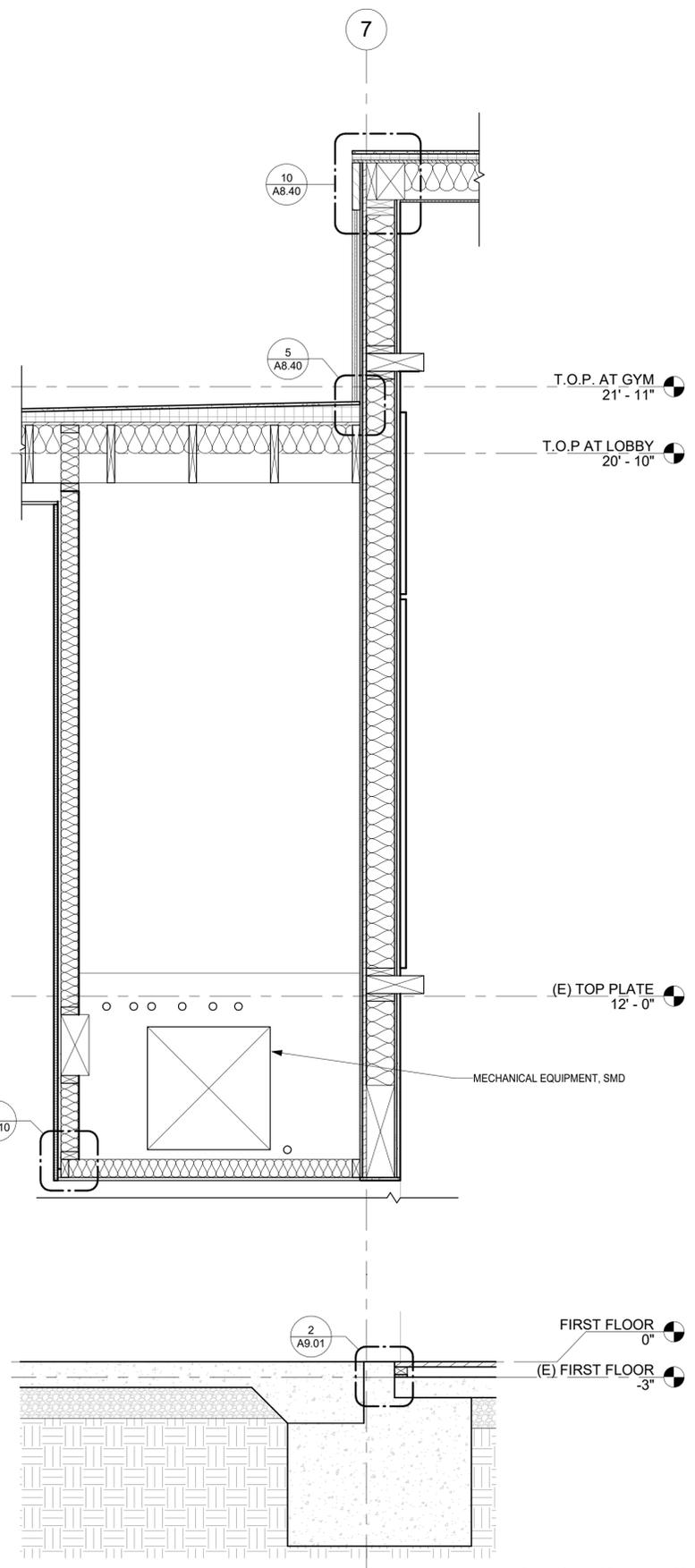
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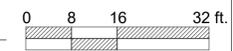
3 ROOF ACCESS LADDER
 A4.04 1/2" = 1'-0"



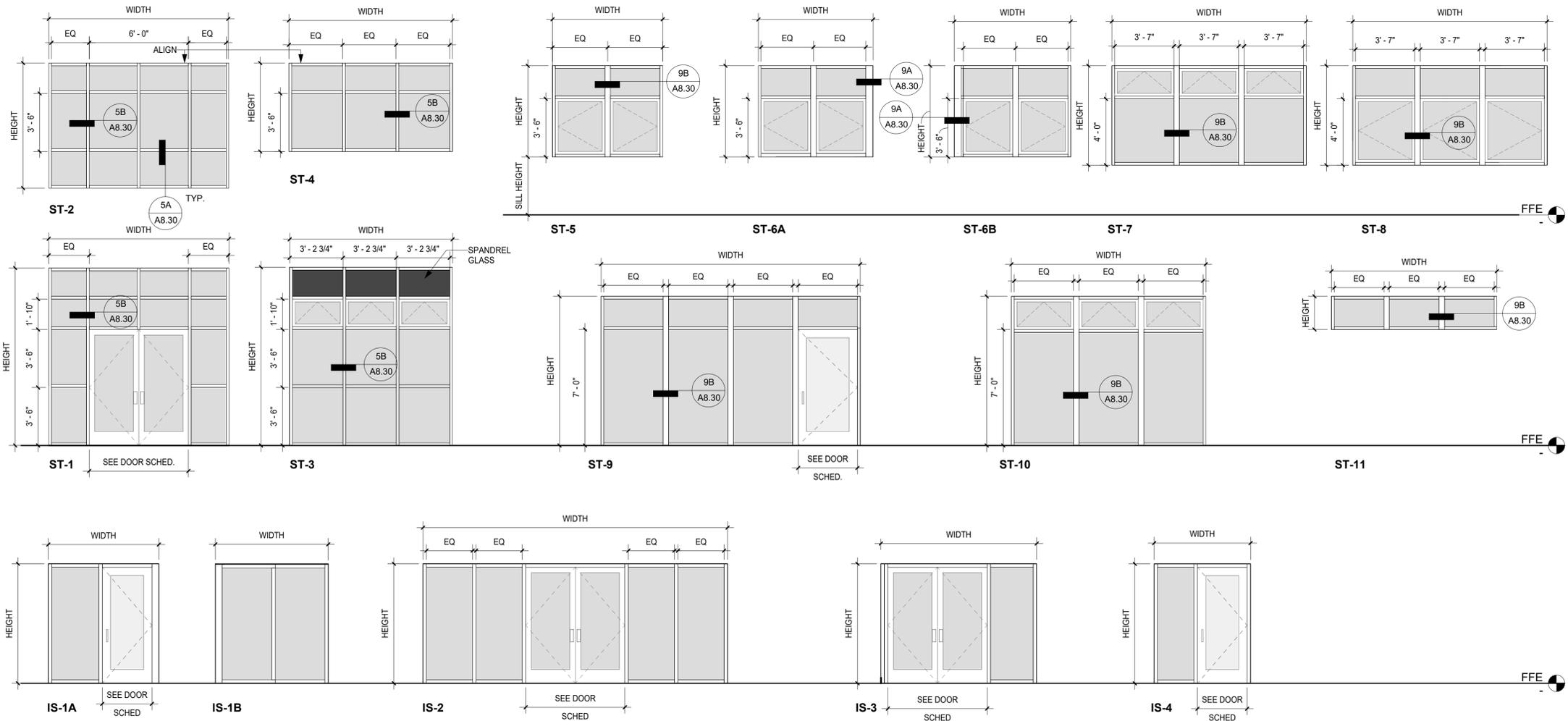
2 WALL SECTION - ENTRY STOREFRONT & CANOPY
 A4.04 3/4" = 1'-0"



1 WALL SECTION - GYM EAST WALL
 A4.04 3/4" = 1'-0"



STOREFRONT WALL SCHEDULE													
TYPE	DIMENSIONS			DETAILS				WINDOW COVERING	GLAZING	MAX U-FACTOR	MAX SHGC	MIN VT	REMARKS
	WIDTH	HEIGHT	SILL HEIGHT	HEAD	JAMB	SILL	MULLION						
Exterior													
ST-1	10' - 10 3/4"	10' - 8 1/2"	0"	5/A8.41	9, 13/A8.31	13/A8.30	5A, 5B/A8.30		GL-2	0.41	0.26	0.46	
ST-2	11' - 3 1/2"	7' - 6 1/2"	12' - 5 1/2"	7/A8.31	2, 11, 13/A8.31	5/A8.41	5A, 5B/A8.30		GL-3	0.41	0.26	0.46	
ST-3	9' - 10 1/4"	10' - 9"	0"	9/A8.41	11/A8.30, 1/A8.41	13/A8.30	5A, 5B/A8.30	SS-M	GL-3 / GL-4	0.41	0.26	0.46	
ST-4	9' - 10 3/4"	5' - 4"	14' - 8"	16/A8.30	15/A8.30	6/A8.40	5A, 5B/A8.30		GL-3	0.41	0.26	0.46	
ST-5	6' - 8"	5' - 6"	3' - 6"	8/A8.30	7/A8.30, 15/A8.30	6/A8.30	5A, 9B/A8.30	SS-M	GL-3	0.41	0.26	0.46	
ST-6A	6' - 11"	5' - 6"	3' - 6"	8/A8.30	15/A8.30	6/A8.30	5A, 9A, 9B/A8.30	SS-M	GL-3	0.41	0.26	0.46	
ST-6B	6' - 10"	5' - 6"	3' - 6"	8/A8.30	7/A8.30	6/A8.30	5A, 9A, 9B/A8.30	SS-M	GL-3	0.41	0.26	0.46	
ST-7	11' - 9"	6' - 0"	3' - 0"	8/A8.30	7/A8.30, 15/A8.30	6/A8.30	5A, 9B/A8.30	SS-M	GL-3	0.41	0.26	0.46	
ST-8	15' - 8"	9' - 0"	0"	4/A8.31	2/A8.31, 3/A8.31	13/A8.30	5A, 9B/A8.30	SS-M	GL-3	0.41	0.26	0.46	
ST-9	11' - 9"	6' - 0"	3' - 0"	8/A8.30	7/A8.30, 15/A8.30	6/A8.30	5A, 9B/A8.30	SS-M	GL-2	0.41	0.26	0.46	
ST-10	11' - 9"	9' - 0"	0"	4/A8.31	2/A8.31	11/A8.10	5A, 9B/A8.30	SS-M	GL-2	0.41	0.26	0.46	
ST-11	10' - 0"	2' - 0"	7' - 0"	12/A8.30	11/A8.30	10/A8.30	5A, 9B/A8.30		GL-5	0.41	0.26	0.46	
Interior													
IS-1A	6' - 8 1/4"	7' - 2 1/2"	0"	3/A9.20, 8/A9.20	8/A9.20	5/A9.20, 7/A9.20		ADD ALT 5: SS-M. ADD ALT 6: SS-E	GL-1				
IS-1B	6' - 5"	7' - 2"	0"	8/A9.20	8/A9.20	7/A9.20		ADD ALT 5: SS-M. ADD ALT 6: SS-E	GL-1				
IS-2	18' - 5"	7' - 2 1/2"	0"	3/A9.20, 8/A9.20	8/A9.20	5/A9.20, 7/A9.20		ADD ALT 5: SS-M. ADD ALT 6: SS-E	GL-1				
IS-3	9' - 9 1/2"	7' - 2 1/2"	0"	3/A9.20, 8/A9.20	8/A9.20	5/A9.20, 7/A9.20		ADD ALT 5: SS-M. ADD ALT 6: SS-E	GL-1				
IS-4	5' - 10"	7' - 2 1/2"	0"	3/A9.20, 8/A9.20	8/A9.20	5/A9.20, 7/A9.20		ADD ALT 5: SS-M. ADD ALT 6: SS-E	GL-1				



SHEET NOTES:

- SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING BUT NOT LIMITED TO GLAZING WITHIN 24" OF DOOR EDGES AND GLAZING GREATER THAN 9 SF WITH A SILL LESS THAN 18" ABOVE THE WALKING SURFACE.
- WINDOWS IDENTIFIED AS EMERGENCY EGRESS FOR SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENING OF 5.7 SF. A MINIMUM CLEAR OPENING HEIGHT OF 24". A MINIMUM CLEAR OPENING WIDTH OF 20" AND HAVE THE CLEAR OPENING NOT MORE THAN 44" AFF AS REQ BY CBC 1031.3.
- PROVIDE 4" LIMITER TO AWNING AND CASEMENT WINDOWS O/ WALKWAYS W/ SILL HEIGHT FROM 27"-80" ABOVE THE WALKING SURFACE PER CBC 11B-307.2.4.
- PROVIDE METAL INSECT SCREENS AT ALL OPERABLE WINDOWS.
- SEE SHEETS A8 SHEETS FOR TYPICAL FLASHING DETAILS.
- VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDER.
- SEE ELEVATIONS FOR OPERABLE SASH LOCATIONS AND SWING DIRECTION.
- SEE RCPs AND INTERIOR ELEVATIONS FOR FURTHER INFORMATION ON MOUNTING WINDOW COVERINGS.
- SEE M9.1 FOR U-FACTOR, SOLAR HEAT GAIN COEFFICIENT, AND VISIBLE TRANSMITTANCE OF GLAZINGS PER TITLE 24 REQUIREMENTS.

LEGEND

ABBREVIATIONS	
ALUM	ALUMINUM
BS	BLACKOUT SHADE
CLR	CLEAR
CTN	CURTAINS
DS	DUAL SOLAR AND BLACKOUT SHADE
GL	GLASS
PS	PRIVACY SHADE
PTD	PAINTED
SCD	SUNSHADE DEVICE
SS	SOLAR SHADE
STL	STEEL
WD	WOOD
-M	MANUALLY OPERATED
-E	ELECTRONICALLY OPERATED
-R	REMOVABLE

GLAZING SCHEDULE

GL-1	CLEAR GLASS, SINGLE PANE, TEMPERED
GL-2	BIRD SAFE & CLEAR GLASS, DOUBLE PANE, TEMPERED
GL-3	BIRD SAFE & CLEAR GLASS, DOUBLE PANE
GL-4	BIRD SAFE & SPANDREL GLASS, DOUBLE PANE
GL-5	BIRD SAFE & FROSTED GLASS, DOUBLE PANE
GL-6	CLEAR GLASS, ACOUSTIC

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STOREFRONT SCHEDULE

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A7.02



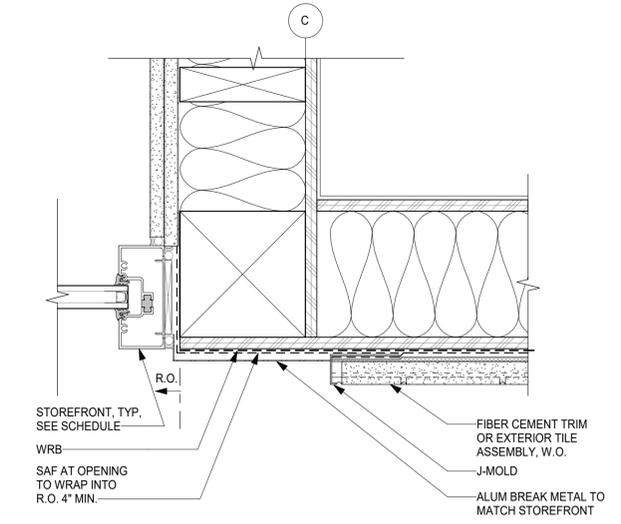
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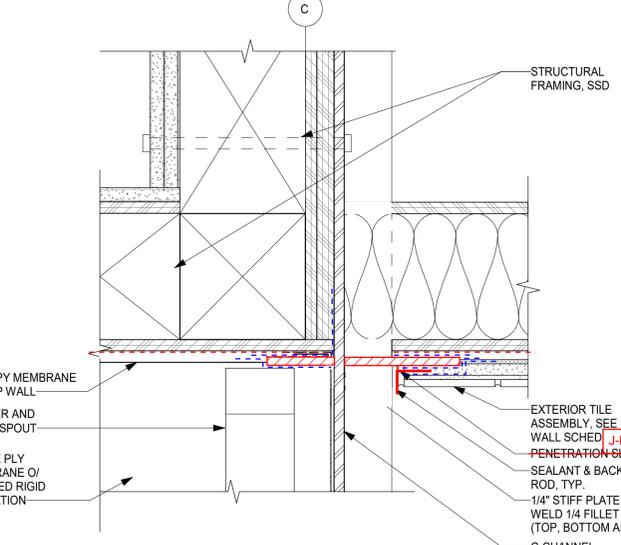
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EXTERIOR STOREFRONT & WINDOW DTLS

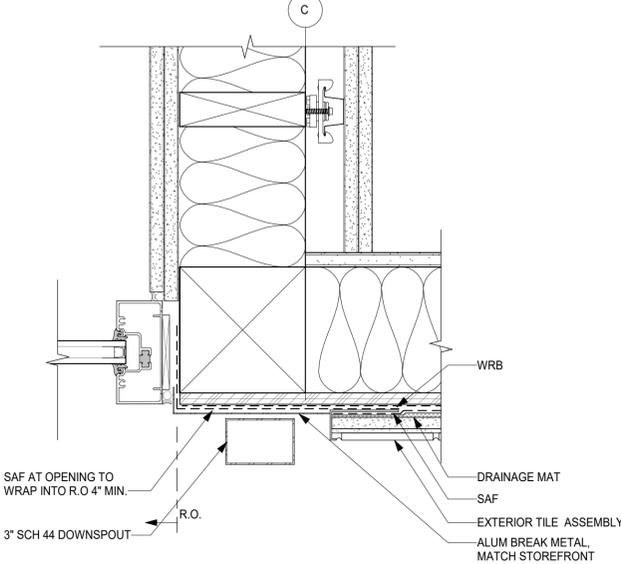
A8.31



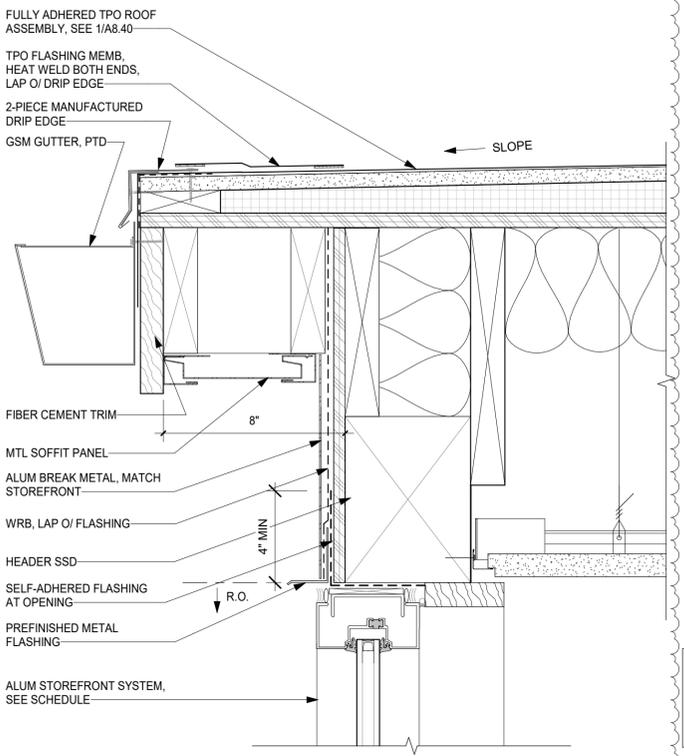
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 A8.31 3" = 1'-0"



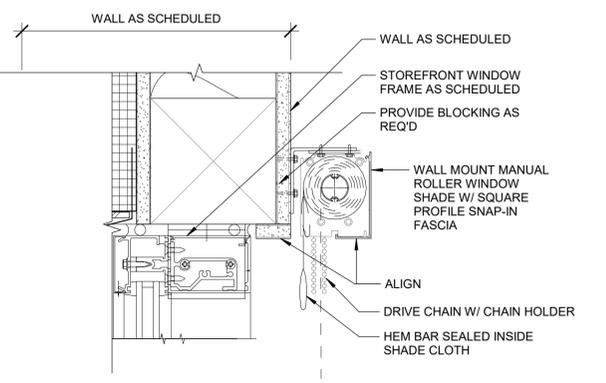
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 A8.31 3" = 1'-0"



9
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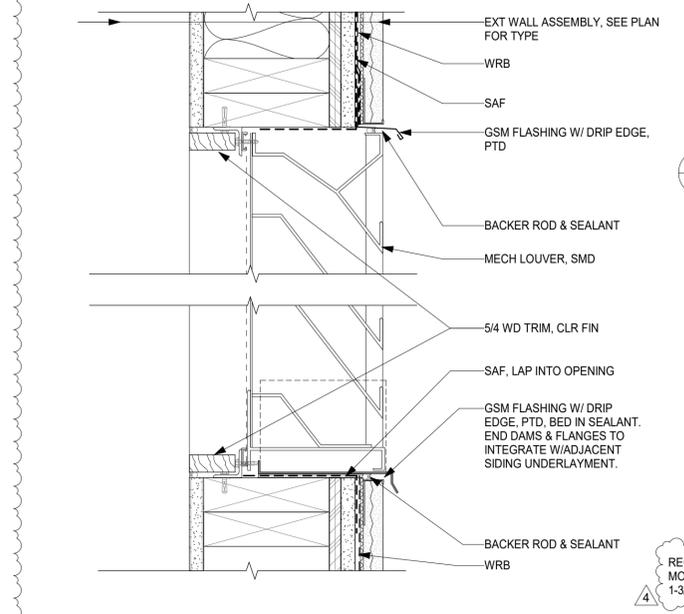


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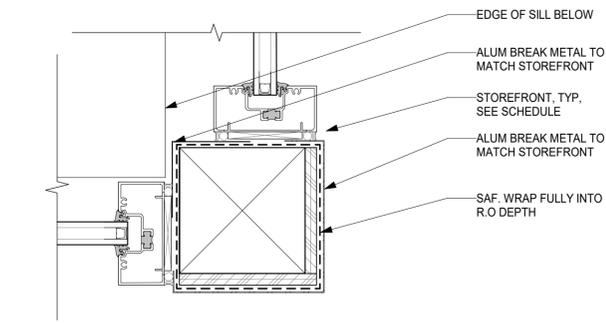


1. FOR EXTERIOR ASSEMBLY & FLASHING, SEE EXTERIOR DETAILS
2. POCKET MUST BE LEVEL & PARALLEL TO STOREFRONT
3. POCKET FASTENERS MUST NOT INTERFERE WITH BRACKET LOCATIONS

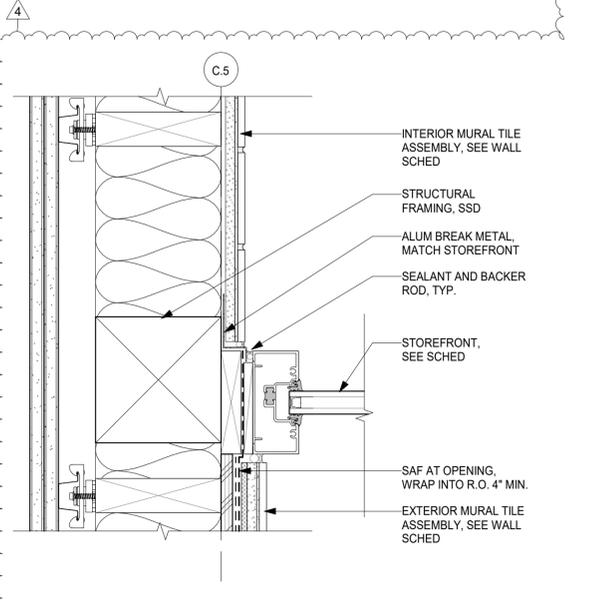
3
 A8.31 3" = 1'-0"



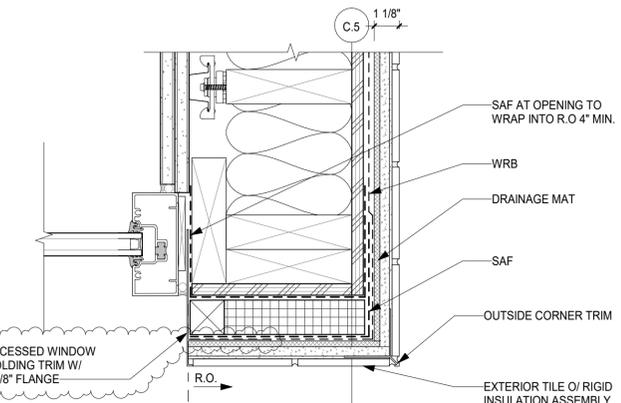
5
 A8.31 3" = 1'-0"



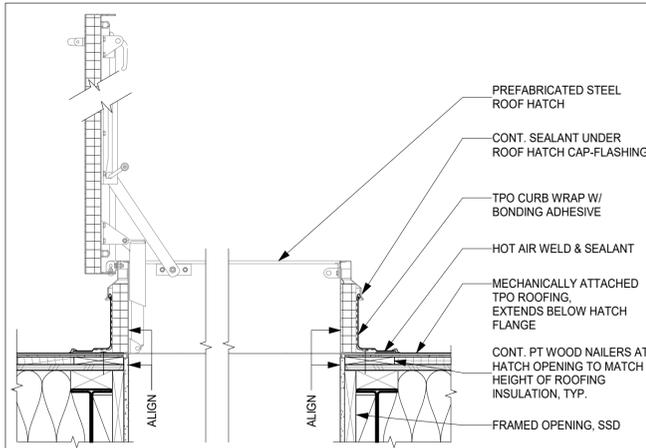
2
 A8.31 3" = 1'-0"



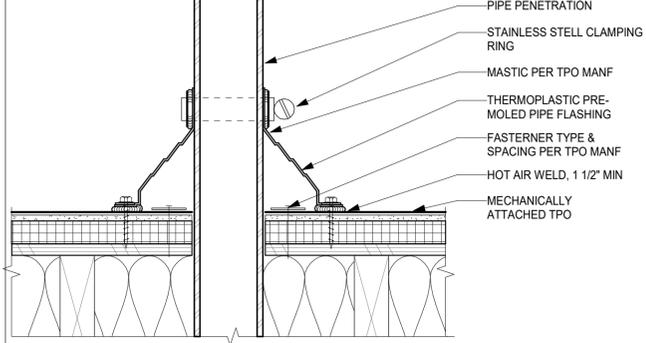
13
 A8.31 3" = 1'-0"



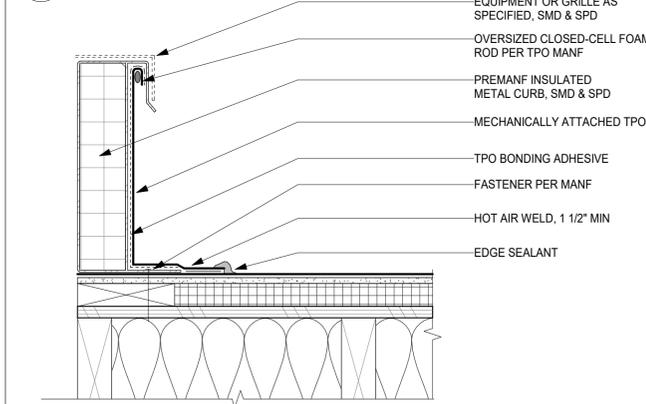
1
 A8.31 3" = 1'-0"



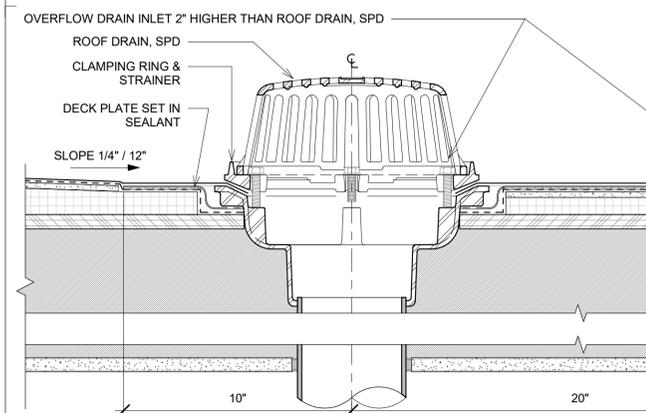
16 ROOF ACCESS HATCH
A8.40 1" = 1'-0"



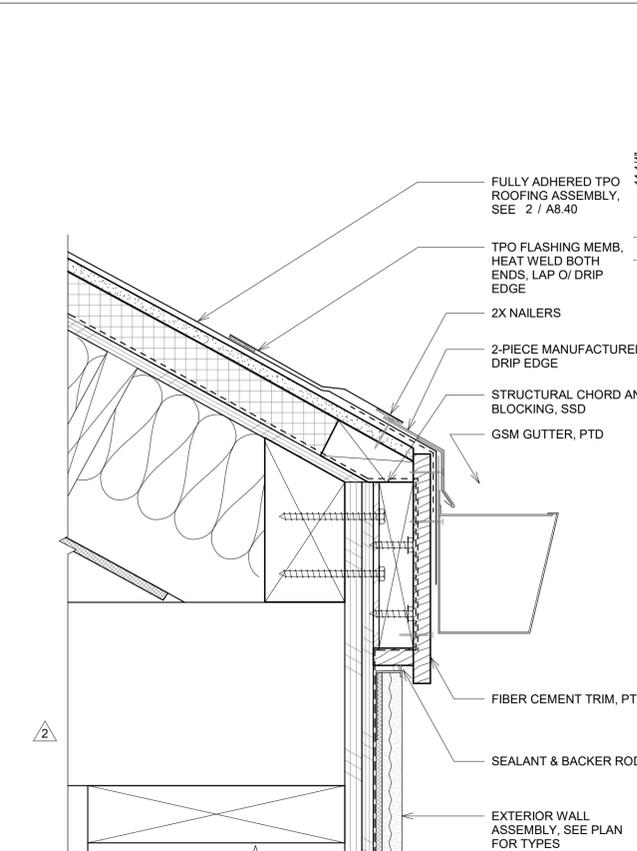
15 TPO ROOF PIPE PENETRATION
A8.40 3" = 1'-0"



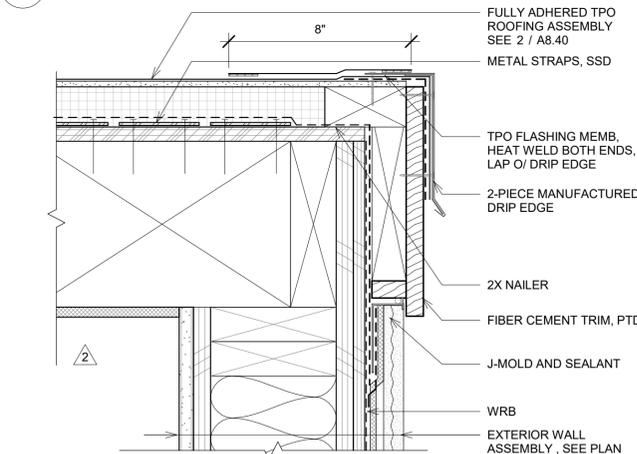
14 TPO ROOF W/ PREMANUFACTURED MTL CURB
A8.40 3" = 1'-0"



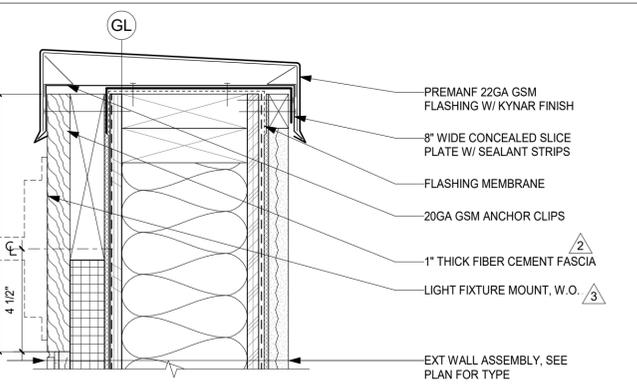
13 ROOF DRAIN & OVERFLOW
A8.40 3" = 1'-0"



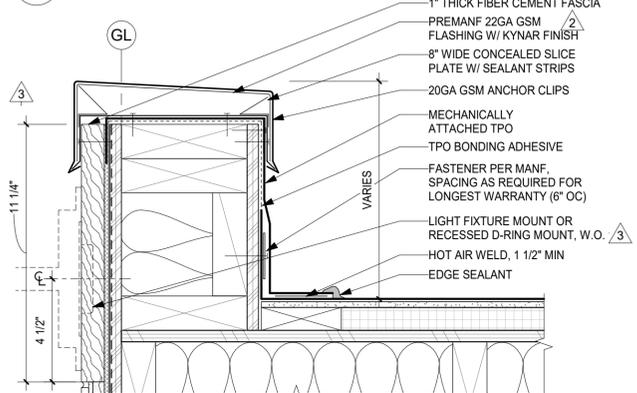
11 ROOF EDGE @ GYM GUTTER
A8.40 3" = 1'-0"



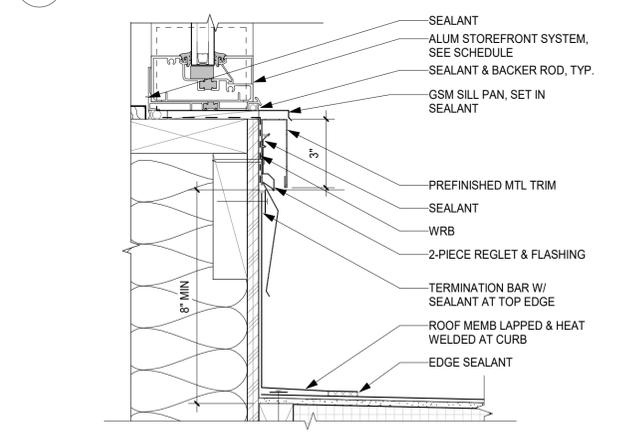
10 ROOF EDGE @ GYM FASCIA
A8.40 3" = 1'-0"



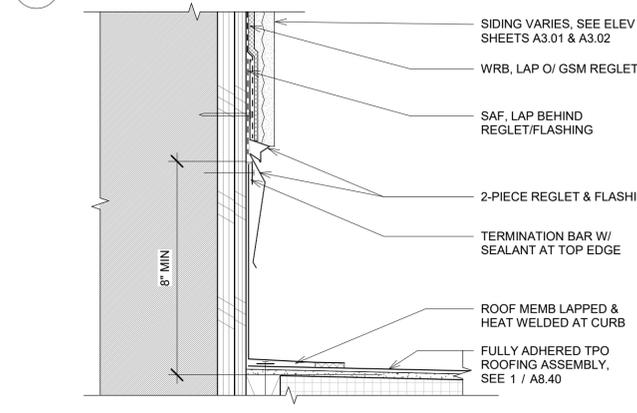
8 PARAPET @ MECHANICAL WALL
A8.40 3" = 1'-0"



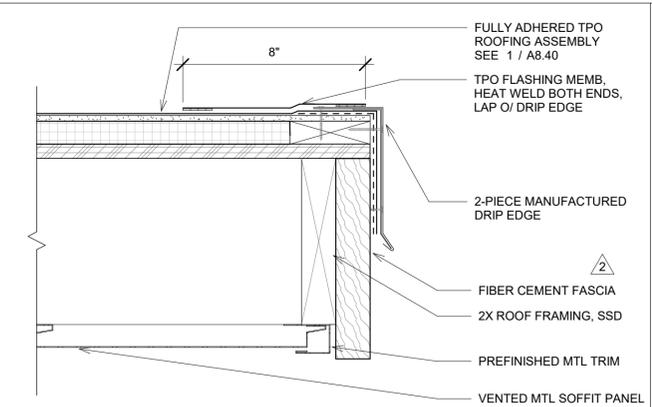
7 ROOF EDGE TO TPO ROOF DECK TRANSITION
A8.40 3" = 1'-0"



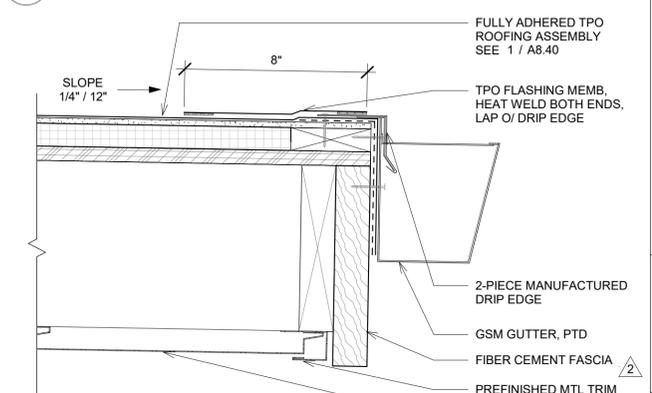
6 ROOF @ MTL SIDING AND STOREFRONT
A8.40 3" = 1'-0"



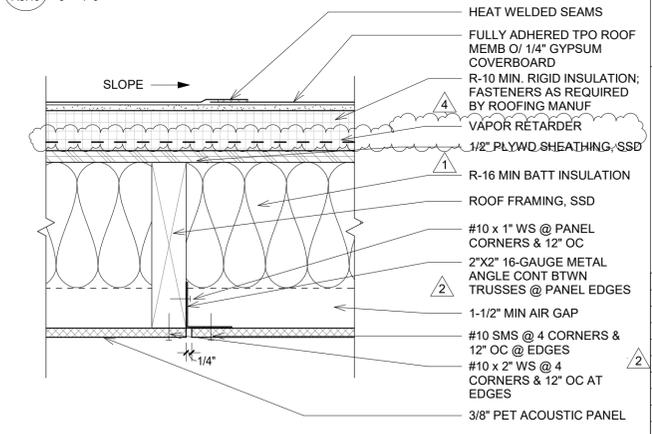
5 ROOF @ STUCCO WALL FLASHING
A8.40 3" = 1'-0"



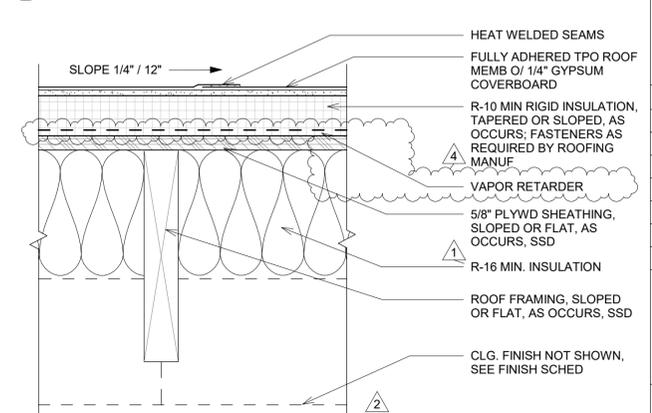
4 ROOF EDGE @ EAVE FASCIA
A8.40 3" = 1'-0"



3 ROOF EDGE @ EAVE GUTTER
A8.40 3" = 1'-0"



2 TYPICAL GYM TPO ROOF ASSEMBLY
A8.40 3" = 1'-0"



1 TYPICAL TPO ROOF ASSEMBLY
A8.40 3" = 1'-0"

Project Title:
**CITY OF BERKELEY
 PARKS, RECREATION & WATERFRONT DEPARTMENT
 MLK JR. YOUTH SERVICES CENTER / YAP
 SEISMIC RETROFIT AND RENOVATION**
 1730 Oregon Street, Berkeley, CA 94703
 APN#: 053-1676-001-02

Design Firm:
SIEGEL & STRAIN Architects
 6201 Doyle Street, Suite B
 Emeryville, CA 94608
 TEL 510 / 547-8092
 info@siegelstrain.com

Consultant:
 Stamp:

No.	Description	Date
1	PERMIT SET	12/04/24
1	PLAN CHECK #1	03/07/25
2	COORDINATION	02/28/25
3	BID ADD #1	04/04/25
4	BID ADD #2	04/16/25

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4	BID ADD #2	04/16/25

Issue Note:
**BID ADD #2
 04/16/25**

City Plan No.: 8286
 City File No.: 402-145
 Specification No.: #25-11695-C
 Project ID: YAP
 Drawn by: HL
 Checked by: KR
 Plot Date:
 Scale: As indicated
 Sheet Title:

ROOF DETAILS
 Sheet No.:
A8.40