

Planning & Development
Land Use Planning Division

MEMORANDUM

July 23, 2025

To: The Zoning Adjustments Board

From: Cecelia Mariscal, Associate Planner

Subject: Supplemental Communication: Withdrawal of Appeal of Zoning Officer Decision –
Administrative Use Permit # ZP2024-0032, 920 Oxford

BACKGROUND

On April 24, 2025, Administrative Use Permit ZP2024-0032, for 920 Oxford was approved by the Zoning Officer. The scope included a major residential addition that would exceed 14 feet in average height and 20 feet in maximum height, and a horizontal extension of a non-conforming wall on the west side of the dwelling and roof deck above the ground-floor addition approximately 18 inches from the side property line. The subject site is located in the R-1 Single-Family Zoning District within the Hillside Overlay.

On May 14, 2025, an appeal of the Zoning Officer's decision was filed, citing concerns about privacy impacts, the expansion of a non-conforming wall and the lack of sufficient evidence to support the non-detriment findings listed under Berkeley Municipal Code (BMC) 23.406.030 (F) (1-5) "Findings for Approval".

A modified design which responds to the concerns raised by the appellant, and that does not extend non-conforming wall was submitted on June 23, 2025. The revised design supersedes the previous iteration. On July 21, 2025, the appellant submitted correspondence indicating their wish to withdraw the appeal.

ANALYSIS

The design with the project submitted on the November 7, 2024 included a major residential addition, which would extend horizontally on the western side of the dwelling within a nonconforming setback to accommodate an addition and deck on top of the addition, which would be approximately 18 inches from the side property line.

The revised design reduces the 464 square-foot ground-floor addition to a 65 square-foot addition on the west side, which provides the required 4-foot setback in the R-1 Single-Family Zoning District within the Hillside Overlay (R-1H), in BMC Section 23.202.050 (D) "Development Standards". The revised design also provides the required 3-foot setback from the interior side lot line for the deck, pursuant to BMC 23.304.030(B)(3) "Allowed Building Projections". The revised design eliminates the need for the permit to extend a nonconforming wall, brings the roof

deck into compliance with the building projection limits, and adequately addresses the appellant's concerns.

RECOMMENDATION

Accept the appeal withdrawal, remove the item from the meeting agenda, and direct the Zoning Officer to issue the Notice of Decision approving the project with the attached Findings, Conditions, and revised project plans received on June 23, 2025.

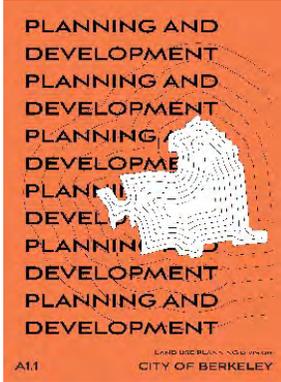
ATTACHMENTS

1. Notice of Administrative Decision with Attachments

Notice of Administrative Decision

App # ZP2024-0032
920 Oxford Street

July 24, 2025



Quick Facts	Project Description:
<p>Applicant: Mark Smedley</p> <p>Property Owner: Mark Smedley</p> <p>Project Address: 920 Oxford Street</p> <p>GP Land Use: Low-Density Residential</p> <p>Zoning: Single-Family Residential District within the Hillside Overlay</p>	<p>The applicant is seeking approval to construct a major residential addition that includes the conversion of 616 square feet of existing crawl space, the construction of a 65-square-foot addition on the west side of the dwelling, a 260-square-foot balcony, and a 78-square-foot enclosed sunroom on the southern elevation at the second level. The proposal also includes a 325-square-foot deck and a 220-square-foot addition on the third floor, which exceeds the average height of 14 feet and a maximum height of 20 feet.</p>
<p>CEQA: Class 32 Exemption Infill Development Projects</p> <p>Submittal Date: March 7, 2024</p> <p>Date Deemed Complete: March 27, 2024</p> <p>Project Planner: Cecelia Mariscal</p>	<p style="text-align: center;">Permits Requested:</p> <ol style="list-style-type: none"> 1. Major Residential Addition. BMC Section 23.202.030(A)(1) (C) (ii) “Additional Permit Requirements” construction of a major residential addition. 2. Addition. BMC Section 23.202.050(D) (1) “Basic Standards” construct an addition over 14 feet in average height. 3. Height Exception. BMC Section 23.210.020(C)(2)(b) “Main Building Height” to construct an addition that exceeds 20 feet in maximum height within the Hillside Overlay. 4. Fifth Bedroom. BMC Section 23.202.030(B)(1) (c) “Adding Bedrooms” to add a fifth bedroom.

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920 Oxford ZP2024-0032 Findings & Conditions of Approval

FINDINGS FOR APPROVAL

As required by BMC Section 23.406.030 (F) (1-3), the following findings shall be made:

To approve an AUP, the Zoning Officer shall find that the proposed project or use:

1. Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working 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 proposed use is an expansion of an existing established residential use in the R-1H Zoning District. The project has been redesigned to propose a 65 square-foot addition to be 4 feet from the side property line, outside of an existing nonconforming setback, to comply with BMC Section 23.202.050(D)(1) "Development Standards" and a deck to be 3 feet from the side property line to comply with BMC Section 23.304.030(B)(3) "Allowed Building Projections." The project is subject to standards of approval related to construction noise, air quality, waste diversion, toxics, and stormwater in place to promote safety and health and minimize potential construction-related risks to the environment and persons residing or working in the area or neighborhood of the proposed use.

2. 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 not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or the general welfare of the City because the project complies with the minimum setback standards, lot coverage, and usable open space requirements for the R-1H zoning district.

The project is designed to primarily utilize the existing building envelope with a modest 65-square-foot expansion on the ground floor and a 325-square-foot expansion on the third floor from the existing building footprint. This is achieved through the conversion of existing space, including a 616 square foot basement conversion, 260 square feet on the second floor, a 78 square foot, 220 square feet on the third floor, and a 325 square foot deck. This will maintain the existing 28-foot average height and 31-foot maximum height unchanged and below the limits for the district.

The proposed first floor addition, located on the west side of the dwelling will maintain the required 4-foot distance from the nonconforming side (west) setback. The proposed deck above the new first-floor addition will maintain a 3-foot distance from the existing nonconforming side setbacks. The site slopes downward toward the southeast and is shielded by mature vegetation, which obscures views from neighboring properties already shielded by mature vegetation. The project will comply with setback standards and minimize impacts on privacy.

Sunlight: The applicant submitted sunlight and shadow studies that recorded angles and lengths two hours before sunrise, at noon, and two hours after sunset during the summer and winter solstices. The analysis for the Summer Solstice indicates a minimal increase in shadows cast to the east, impacting a neighboring property approximately 50 feet away. There were slight increases in shadows observed on neighboring properties to the west and north at noon, as well as two hours before and two hours after sunset. During the Winter Solstice, a slight increase in sunlight was recorded at the southeast corner of 916 Oxford. Due to the dense vegetation and the existing shading from a neighboring wall, the project is not expected to obstruct sunlight. The neighboring property to the west is protected by mature vegetation, while the right-of-way separates the property to the north.

Air: The additions on the south and east sides are positioned 4.5 feet from the neighboring property to the west (916 Oxford Street) and over 15 feet from the neighboring property to the west. The proposed deck on the second level would maintain 3 feet of separation, compliant for building projections, pursuant to BMC Section 23.304.030(B)(3) between the structure and the side property line (west), which will maintain a greater distance between 920 Oxford and the neighboring structure at 916 Oxford due to the existing exterior wall, which has been built up to the side property line, will improve conditions related to air at the portion of the structures. Additionally, the project would be over 60 feet away from the closest property to the rear and outside of the side setbacks (east and west), and as a result, will not be detrimental to air.

Views: The proposed addition complies with height requirements and will not create view obstructions. The downward slope of the lot additionally helps to prevent the overshadowing of nearby properties. Due to site topography, project's orientation on a down sloping lot, the project would not be detrimental to views of the San Francisco Bay, Mt. Tamalpais, the Golden Gate Bridge, and other designated view corridors.

3. When taking action on an AUP, the Zoning Officer shall consider the following when making findings:

(a) The proposed land use; and

Evidence: The land use is supported by the purpose of the Hillside District, which supports the proposed land use because the district is designed for low-density development which allows construction and expansion of single-family homes. The project will improve an existing single-family dwelling within the Hillside Overlay, which is consistent with the allowed uses for the district. The project will implement General Plan policies for Hillside Development by improving the existing foundation of the dwelling, which will aid in minimizing the vulnerability of the subject property and neighboring properties to potential natural hazards, such as earthquakes or landslides.

b) the structure or addition that accommodates that use

Evidence: The proposed addition accommodates the use because the project will include foundation replacement, additions of gross floor area, and interior remodeling and reconfiguration to a single-family dwelling to accommodate existing residents,

while keeping its ample amount of Usable Open Space (5,547 square feet) and preserve its longevity, maintaining the existing low-density residential pattern of the Hillside Overlay because the project would not result in an intensification of use.

Findings of Consistency in the Hillside (H) Overlay Zone

Pursuant to BMC 23.210.020 (C) (2) (b) the Zoning Officer may approve an AUP to increase the allowed average and maximum main building height upon finding the project is consistent with the purpose of the H overlay zone as stated in [23.210.020.A](#) (Purpose):

Purpose. The purpose of the Hillside (H) overlay zone is to:

1. Implement General Plan policies for hillside development;

Evidence: The project will implement General policy LU-3 “infill development,” LU-6 “Safe and Attractive Neighborhoods” applicable to hillside development, and LU-7 “Quality of Life” because it proposes improvements to an existing structure that would not allow continued use of the existing project site in a developed urban environment site that doesn’t exceed 5 acres, or have values as habitat for threatened or endangered species;

The project will be consistent with policy LU-7, as it has been designed to primarily utilize the existing footprint but construct a 65-square-foot addition on the ground floor and a 325-square-foot deck to the third floor, which will conform to height and setback standards for the Hillside Overlay, thereby minimizing negative impacts on adjacent residential uses in the area. Additionally, since the project complies with height standards, it is unlikely to impact solar access to adjacent properties.

2. Protect the safety and health of residents where steep topography, unusual street conditions and proximity to the wildland-urban interface create severe risk from wildfire;

Evidence: The project would protect the safety and health of residents where steep topography, unusual street conditions and proximity to the wildland-urban interface create severe risk from wildfire because the project is outside of the high fire severity zone, Improvements to reinforce the foundation, as part of the proposed scope, would improve the structures’ resiliency to hazards, potentially minimize risk to neighbors in an area prone to earthquake-induced landslides, and be subject to the standard conditions of which would prevent creek erosion, bank destabilization, increase stormwater runoff, or degrade water quality due to location within the open and culverted creek setback, the project would be consistent with district purposes aim to protect the health and safety of residents.

3. Protect the character of Berkeley’s hillside areas and their immediate environs;

Evidence: The project will protect the character of the Berkeley’s hillside areas and immediate environs because the project will renovate an existing dwelling through an interior conversion of a basement, a proposed balcony, and enclosed sunroom on the second floor to be within the existing footprint, and the addition of a deck, and a 165 square-foot addition on the third floor which will remain below the 28-foot average height maximum and the 35-foot maximum height

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Findings and Conditions
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limit for the Hillside District which complies with the development standards as outlined in BMC Section 23.210.020(C)(2) for the Hillside Overlay which will be compatible with the existing character of the hillside, and will therefore protect the Berkeley's hillside areas and their immediate environs.

4. Give reasonable protection to views yet allow appropriate development of all property;

Evidence: The project would give reasonable protection to views yet allow appropriate development of the property because the leveling of the existing grade to accommodate conversion of the basement level, located on the south side of the dwelling on a southward down-sloping lot, and the third-floor addition would result in an unchanged average height of 28 feet and a maximum height of 35 feet, which are within allowed limits for this district, and would not result in new detrimental impacts to views. Because the basement addition, conversion occur within the existing footprint, and the proposed 65 square-foot on the west side of the ground floor, would not cause the building to deviate from the existing development pattern of 3-story single-family homes, comparable scale, and height on this block and would be in conformance with development standards for the R-1H, the project will be consistent with the District Purpose by allowing the development of the property while providing reasonable protection to views.

5. Allow modifications in standard setback and height requirements when justified because of steep topography, irregular lot pattern, unusual street conditions, or other special aspects of the hillside areas.

Evidence: The project will give reasonable protection to views yet allow appropriate development of the property because the leveling of the existing grade to accommodate conversion of the basement level, located on the south side of the dwelling on a southward down-sloping lot, and the third-floor addition would result in an unchanged average height of 28 feet and a maximum height of 35 feet, which are within allowed limits for this district and will not result in new detrimental impacts to views. Because the project consists primarily of a basement conversion, second and third-level reconfigurations to be within the existing footprint, and additions of 65 square feet on the ground floor, a 347 square-foot deck on the second-level, and a 325 square-foot, third-level deck, which will result in an expansion of envelope, but stay within the 3-story limit. As a result, the project would not cause the building to deviate from the existing development pattern of 3-story single-family homes, remain comparable in scale and height to other homes on this block, and will be in conformance with development standards for the R-1H. The project will be consistent with the District Purpose by allowing the development of the property while providing reasonable protection to views.

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Compliance with Development Standards

The proposed project maintains conformance to the to the Single-Family Residential District within the Hillside Overlay (R1-H) district and parking standards (BMC Section 23.202.050 and 23.210.020) and 23.322) as described in Table 1:

Table 1: Development Standards

Single Family Zoning District within the Hillside Overlay (R-1H) and Parking Standards: <u>BMC Sections 23.322.080</u>		Existing	Proposed	Permitted/Required
Lot Area (sq. ft.)		8,640	No change	5,000 min.
Gross Floor Area (sq. ft.)		2,370	(+1,143)	n/a
Number of Dwelling Units		1	No change	1 max.
Number of Bedrooms		4	+1	(5 with an AUP, > 5 with UPPH)
Building Height	Average	27'-0"	no change	28' (35' with AUP) max
	Maximum	27'-6"	30'-0"	35' max
	Stories	3	No change	3 max.
Building Setbacks	Front (Oxford) (North)	20'-0"	No change	20'-0" min.
	Rear (South)	<20'-0"	No change	20'-0" min.
	Right Side (West)	<4'-0"	No change	4'-0" min.
	Left Side (East)	0'4"	(+4'-0" at area of addition)	4'-0" min.
Lot Coverage (%)		21%	(+5%) 26%	40 max.
Usable Open Space (sq. ft.)		5,547	No change	400 min.
Parking	Automobile	1	No change	1 max.
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")				

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Conditions of Approval

I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	<p>Project Approval. This Administrative Use Permit approval is for 920 Oxford Street, as substantially shown and described on the project plans dated June 12, 2025 except as required to be modified by conditions herein and plans as presented to the Zoning Officer on July 10, 2025 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.</p>	City of Berkeley	On-Going	Land Use Planning
2.	<p>Approval Limited to Proposed Project and Replacement of Existing Uses. 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.</p> <p>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 reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)</p>	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	<p>Compliance Required. 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.</p>	City of Berkeley	On-Going	Land Use Planning
4.	<p>Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.</p>	City of Berkeley BMC Section 23.404.060. B.4	On-Going	Land Use Planning

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I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
5.	Permit Modifications. No change in the use or structure for which this Use 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.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
6.	Permit Revocation. 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.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
7.	Permit Remains Effective for Vacant Property. 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.	City of Berkeley BMC Section 23.404.060.D	On-Going	Land Use Planning
8.	Exercise and Expiration of Permits 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. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning

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I. General Administrative Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
	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.			
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.	City of Berkeley	On-Going	Land Use Planning
11.	Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.	City of Berkeley	On-Going	Building & Safety/ Land Use Planning

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II. Conditions Imposed by the Zoning Officer		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	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.	City of Berkeley	On-Going	Land Use Planning
2.	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.	City of Berkeley	On-Going	Land Use Planning
3.	Hydrology Report & Implementation. The applicant must implement all channel and slope stability measure water quality protection measures identified in the Hydrology report dated March 8, 2023.	City of Berkeley	On-Going	Land Use Planning

III. At Building Permit Submittal		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Conditions of Approval on Building Permit Plan Submittal Administrative Use Permit. The Conditions of Approval for this Administrative Use Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Administrative Use Permit, under the title 'Administrative Use Permit Conditions.'	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> 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: <input type="checkbox"/> Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

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3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
4.	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.	City of Berkeley	At Building Permit Submittal	Public Works
5.	Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. The applicant shall submit drainage plans for approval by the Building & Safety Division and Public Works Department, if required.	City of Berkeley	At Building Permit Submittal	Public Works
IV. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/Monitoring</u>
1.	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.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 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	City of Berkeley	During Construction	Building & Safety

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	<p>convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u></p>			
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<p>IV. During Construction B. Land Use Planning</p>		<p><u>Regulation Source</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/Monitoring</u></p>
<p>1.</p>	<p><u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> 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.</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Land Use Planning</p>

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2.	<p><u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> 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.</p>	City of Berkeley	During Construction	Land Use Planning
3.	<p><u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	City of Berkeley	During Construction	Land Use Planning

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	<p>E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.</p>			
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<p>IV. During Construction C. During Construction: Public Works</p>		<p><u>Regulation Source</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/Monitoring</u></p>
<p>1.</p>	<p>Site Debris. 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.</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Public Works</p>
<p>2.</p>	<p>Excavation. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Public Works</p>
<p>3.</p>	<p>Site Watering & Street Sweeping. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Public Works</p>
<p>4.</p>	<p>Street & Sidewalk Damages. 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.</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Public Works</p>
<p>5.</p>	<p>Underground Utilities. 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</p>	<p>City of Berkeley</p>	<p>During Construction</p>	<p>Public Works</p>

Public

Administrative Use Permit #ZP2024-0032

Conditions of Approval

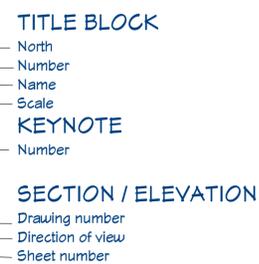
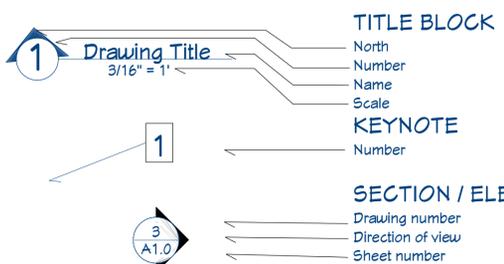
920 Oxford Street

Page 9 of 9

6.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works
7.	On-Site Drainage. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
8.	Construction During the Rainy Season. Any construction during the rainy season (October 15-April 15) wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	During Construction	Public Works

ABBREVIATIONS LEGEND

- @ At
- # Found or number
- A.B. Anchor Bolt
- A.F.F. Above finish floor
- A.F.G. Above finish grade
- BLKG. Blocking
- BM. Beam
- B.O. Bottom of
- C.I. Contractor installed
- C.F. Contractor furnished
- CLR. Clear
- C.L. Center line
- CLNG. Ceiling
- CONT. Continuous
- COL. Column
- DIA. Diameter
- DET. Detail
- D.F. Douglas fir
- DBL. Double
- (E) Existing
- EA. Each
- EQ. Equal
- E.W. Each way
- FIN. Finish
- F.O. Face of
- FT. Foot or feet
- HDR. Header
- HT. Height
- JST. Joist
- MAX. Maximum
- M.B. Machine bolt
- MIN. Minimum
- MTD. Mounted
- N.I.C. Not in contact
- (N) New
- NOM. Nominal
- N.T.S. Not to scale
- O. Over
- O/A Overall
- O.F. Outside face
- O.F. Owner furnished
- O.I. On center
- OPP. Opposite
- PL. Plate
- PROPERTY LINE
- PLY. Plywood
- FTD. Painted
- F.T. Pressure treated
- REINF. Reinforced
- RET. Retaining
- R.O. Rough opening
- RWD. Redwood
- S.F. Square feet
- S.S.D. See structural drawings
- SHTG. Sheathing
- SHT. Sheet
- SIM. Similar
- SQ. Square
- STD. Standard
- STR. Structural
- T.B.D. To be determined
- T.O. Top of
- TYP. Typical
- V.I.F. Verify in field
- W. With
- W.O. Where occurs
- W/O Without
- U.O.N. Unless otherwise noted

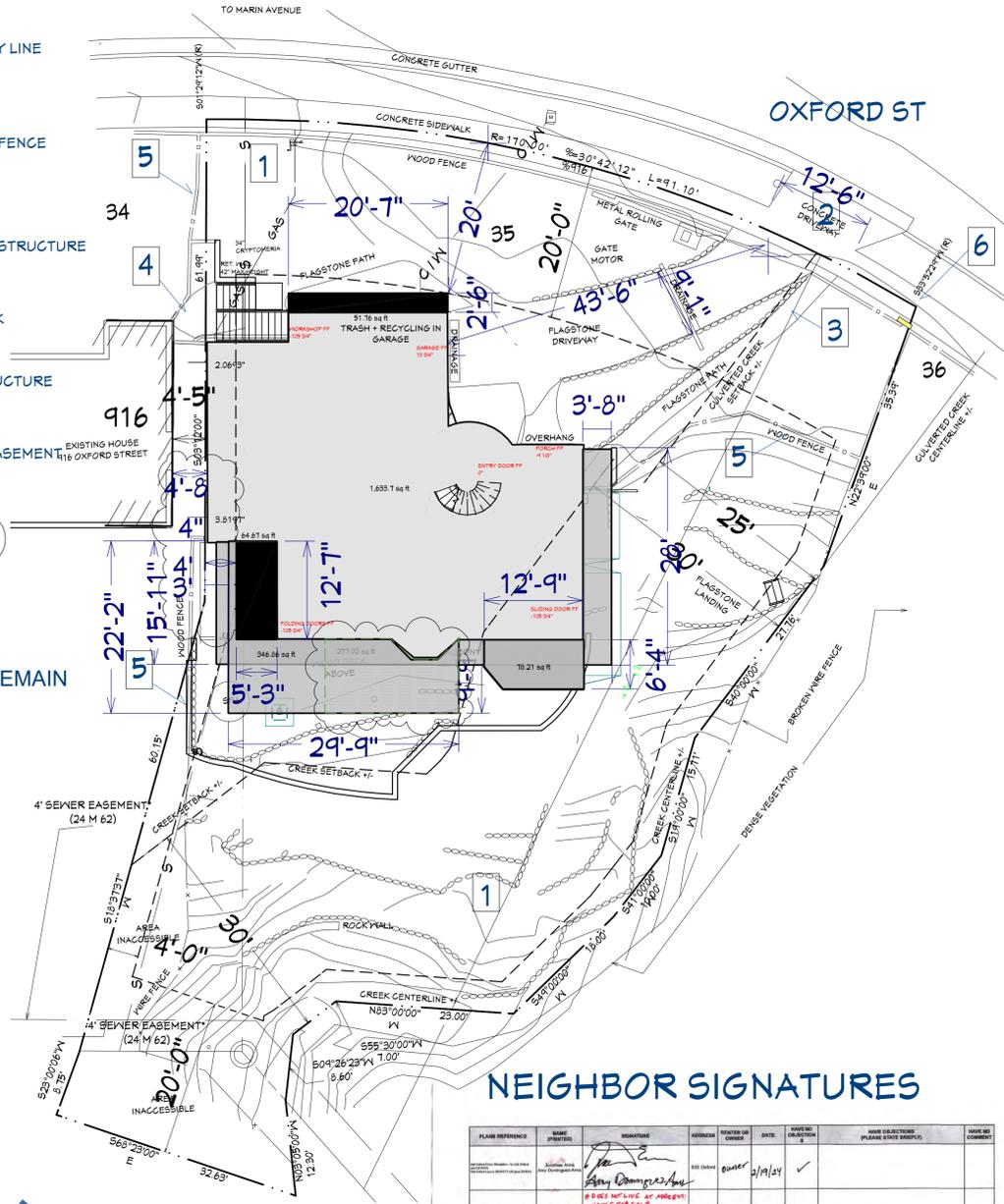


KEYNOTES

- 1** EXISTING LANDSCAPE AREA TO REMAIN
- 2** EXISTING DRIVEWAY TO REMAIN
- 3** EXISTING WALKWAY TO REMAIN
- 4** EXISTING LANDING TO REMAIN
- 5** EXISTING FENCE TO REMAIN
- 6** PROJECT NOTICE SIGN

RENOVATIONS FOR: SMEDLEY / LUK RESIDENCE 920 OXFORD ST BERKELEY, CA 94707

AS-BUILT 3D MODEL
 PROPOSED 3D MODEL



NEIGHBOR SIGNATURES

PLANNING REFERENCE	NAME	SIGNATURE	ADDRESS	PHONE NO. OR EMAIL	DATE	PROPOSED OR EXISTING	ADJACENT PROPERTY PLANNING STATE SHEET NO.	DATE COMMENT
	Ann Dominguez	<i>[Signature]</i>	500 Oxford	925 219-1234	2/19/24	✓		
	John Park	<i>[Signature]</i>	500 Oxford	925 219-1234	3/6/24	✓		
	Cathy Park	<i>[Signature]</i>	500 Oxford	925 219-1234	2/19/24	✓		The remodel sticks our view
	John Park	<i>[Signature]</i>	500 Oxford	925 219-1234	3/6/24	✓		Remodel sticks view and also impacts privacy.
	Lois Williams	<i>[Signature]</i>	510 Oxford	925 219-1234	2/19/24	✓		
	Lois Williams	<i>[Signature]</i>	510 Oxford	925 219-1234	3/6/24	✓		
	Lois Williams	<i>[Signature]</i>	510 Oxford	925 219-1234	3/6/24	✓		
	Lois Williams	<i>[Signature]</i>	510 Oxford	925 219-1234	3/6/24	✓		
	Lois Williams	<i>[Signature]</i>	510 Oxford	925 219-1234	3/6/24	✓		

SUMMARY OF WORK

REPLACE FOUNDATION WITH MAT SLAB. EXPAND LOWER LEVEL TOWARD WEST OF LOT WITH DECK ON TOP. ADD CANTILEVERED DECKING. EXPAND NON-CONFORMING UPPER LEVEL TO CREATE A ROOFTOP DECK AND BEDROOM.

ALL PROPOSED WORK TO CONFORM WITH CURRENT APPLICABLE CODES AND BUILDING STANDARDS

PROJECT DATA

APN: 061 258701003
 ZONING DISTRICT: R-1H
 CLIMATE ZONE: 3
 OCCUPANCY: R3
 CONSTRUCTION TYPE: V-B

LOT AREA SUMMARY

LOT AREA: 8,640 SQ FT
 CURRENT BUILDING AREA: 1,631 SQ FT
 EXPANSION: 117 SQ FT
 DECK ADDITION: 485 SQ FT
 TOTAL FOOTPRINT (INCL. DECK & GARAGE): 2,223 SQ FT
 LOT COVERAGE: 25.8% See lot coverage map detail

EXPANSION AREA SUMMARY

GARAGE: 52 SQ FT
 SW BASEMENT: 65 SQ FT
 CRAWLSPACE CONVERSION: 730 SQ FT
 ATTIC CONVERSION: 100 SQ FT
 CANTILEVERED WALKWAY: 277 SQ FT
 SECOND LEVEL DECKS: 425 SQ FT
 THIRD LEVEL DECK: 325 SQ FT

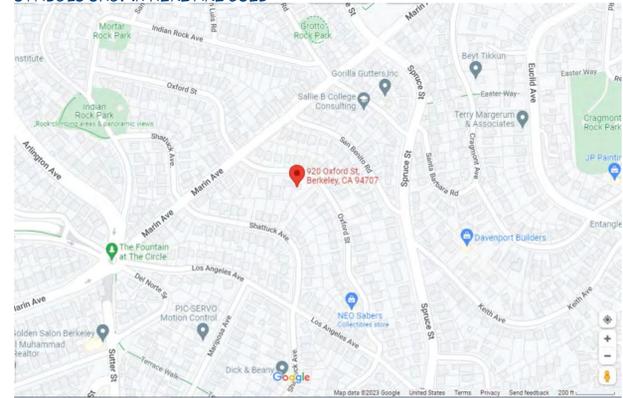
CODES APPLICABLE:

- ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES + THE FOLLOWING:
- 2022 CALIFORNIA BUILDING CODE
 - 2022 GREEN BUILDING STANDARD CODE (CGBSC)
 - CALIFORNIA MECHANICAL CODE (CMC)
 - CALIFORNIA PLUMBING CODE (CPC)
 - CALIFORNIA ELECTRICAL CODE (CEC)

SHEET INDEX

- A0.0: COVER SHEET, PROJECT SUMMARY, CODE SUMMARY, GENERAL NOTES, VICINITY MAP, ABBREVIATIONS / LEGEND, PLOT PLAN, SIGNATURES
- A1.0 ZONING SITE PLAN AS-IS AND PROPOSED
- A2.0 LANDSCAPE, USABLE OPEN SPACE & LOT COVERAGE
- A3.0 EXISTING FIRST FLOOR PLAN
- A4.0 PROPOSED FIRST FLOOR PLAN
- A5.0 EXISTING SECOND FLOOR PLAN
- A6.0 PROPOSED SECOND FLOOR PLAN
- A7.0 EXISTING THIRD FLOOR + ROOF PLAN
- A8.0 PROPOSED THIRD FLOOR PLAN
- A9.0 PROPOSED ROOF PLAN
- A10.0 SOUTH ELEVATION EXISTING AND PROPOSED
- A11.0 EAST ELEVATION EXISTING AND PROPOSED
- A12.0 NORTH ELEVATION EXISTING AND PROPOSED
- A13.0 WEST ELEVATION EXISTING AND PROPOSED
- A14.0 SOUTH SECTION EXISTING AND PROPOSED
- A15.0 EAST SECTION EXISTING AND PROPOSED
- A16.0 NORTH SECTION EXISTING AND PROPOSED
- A17.0 WEST SECTION EXISTING AND PROPOSED
- A18.0 TOPOGRAPHIC SURVEY
- [...]
- A31.0 DEMOLITION DIAGRAM
- A32.0 - A35.0 WINDOW AND DOOR PLANS & SCHEDULE
- A36.0 - A39.0 VENTILATION PLANS & SCHEDULE
- A40.0 - A43.0 ELECTRICAL PLANS & SCHEDULE
- A44.0 - A47.0 HEATING PLANS & SCHEDULE
- A48.0 - A50.0 COOLING PLANS & SCHEDULE
- A51.0 STAIR DETAILS
- A52.0 PLAN CHECK RESPONSES
- A53.0 RETAINING WALL ELEVATIONS
- C3.0 CONCEPTUAL GRADING PLAN

NOTE: NOT ALL LEGENDS AND SYMBOLS SHOWN HERE ARE USED



2 VICINITY MAP
 N.T.S.

1 SITE PLAN
 3/32" = 1"

REVISION TABLE	NUMBER	DATE	REVISION	DESCRIPTION
	1	3/25/24	MS	INCOMPLETE
	2	5/15/2024	MS	STATUS 1
	3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

COVER SHEET AND SITE
 PLAN

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

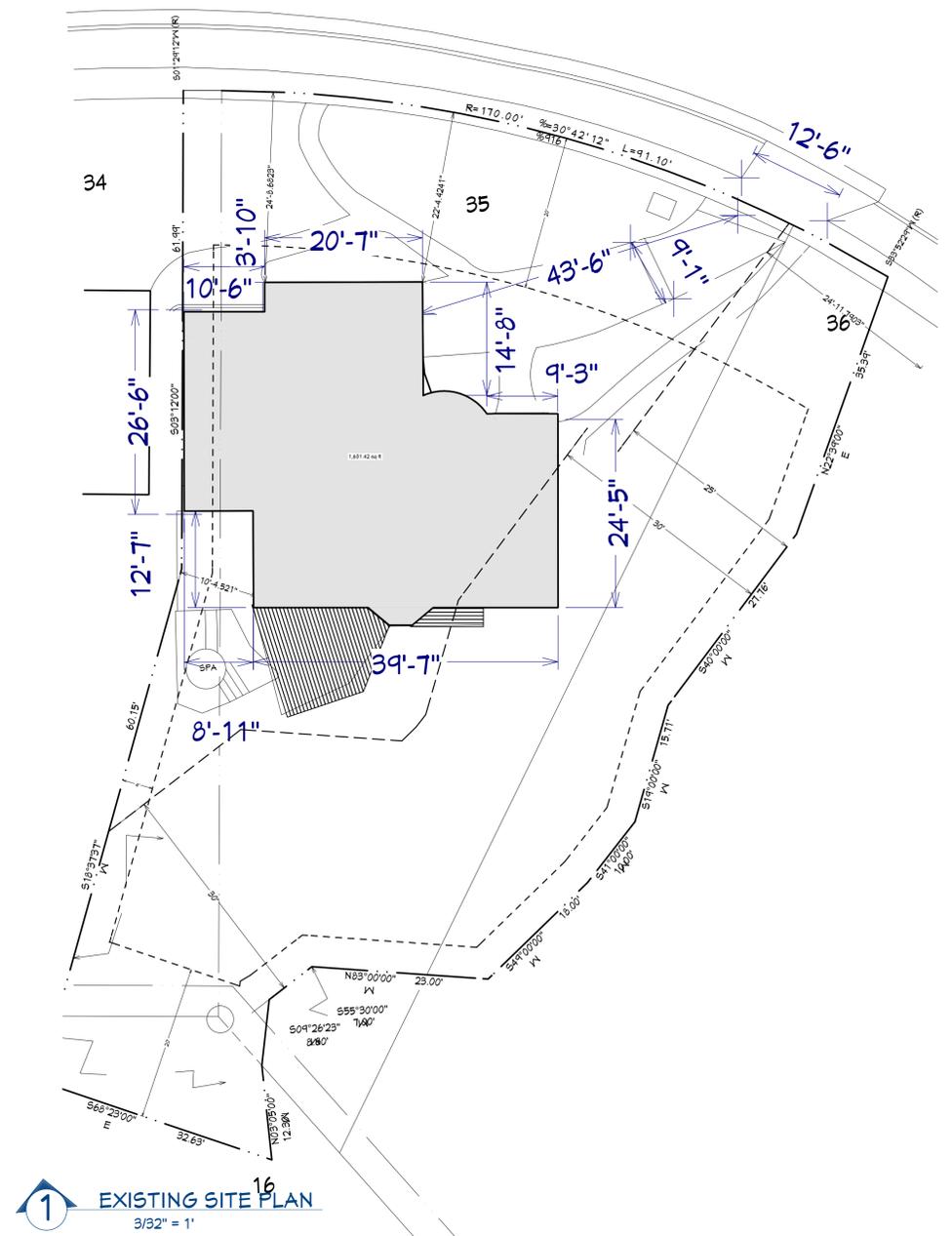
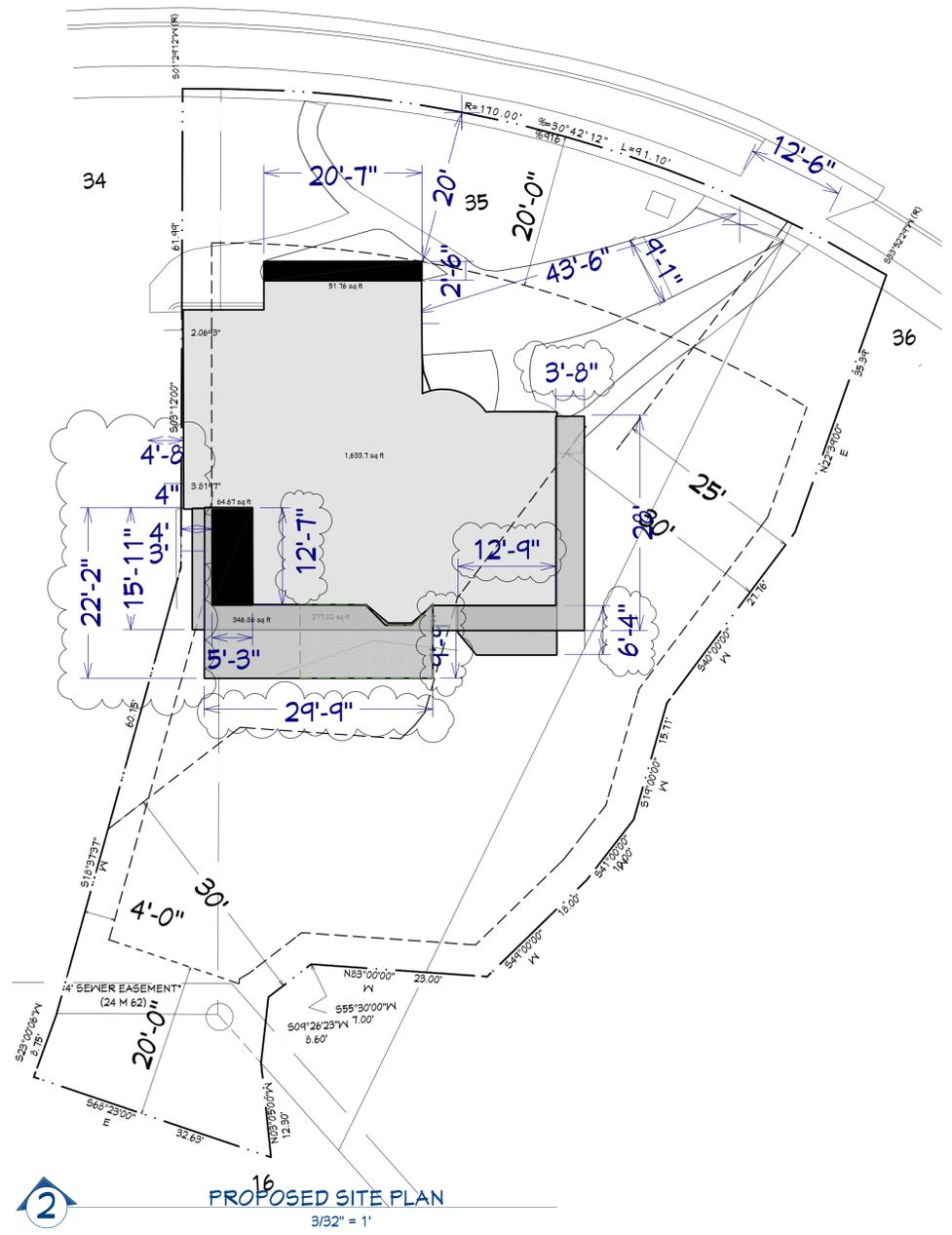
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SHEET:

A-0.0



LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING FENCE
- EXISTING STRUCTURE
- EXISTING DECK
- NEW DECK
- NEW STRUCTURE
- SEWER EASEMENT
- PERGOLA

NUMBER	DATE	REVISION BY	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/15/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

**LANDSCAPE & USABLE
 OPEN SPACE, LOT
 COVERAGE**

**2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3**

DATE:
 6/20/2025

DRAWN BY:
 MS

SHEET:
 A-1



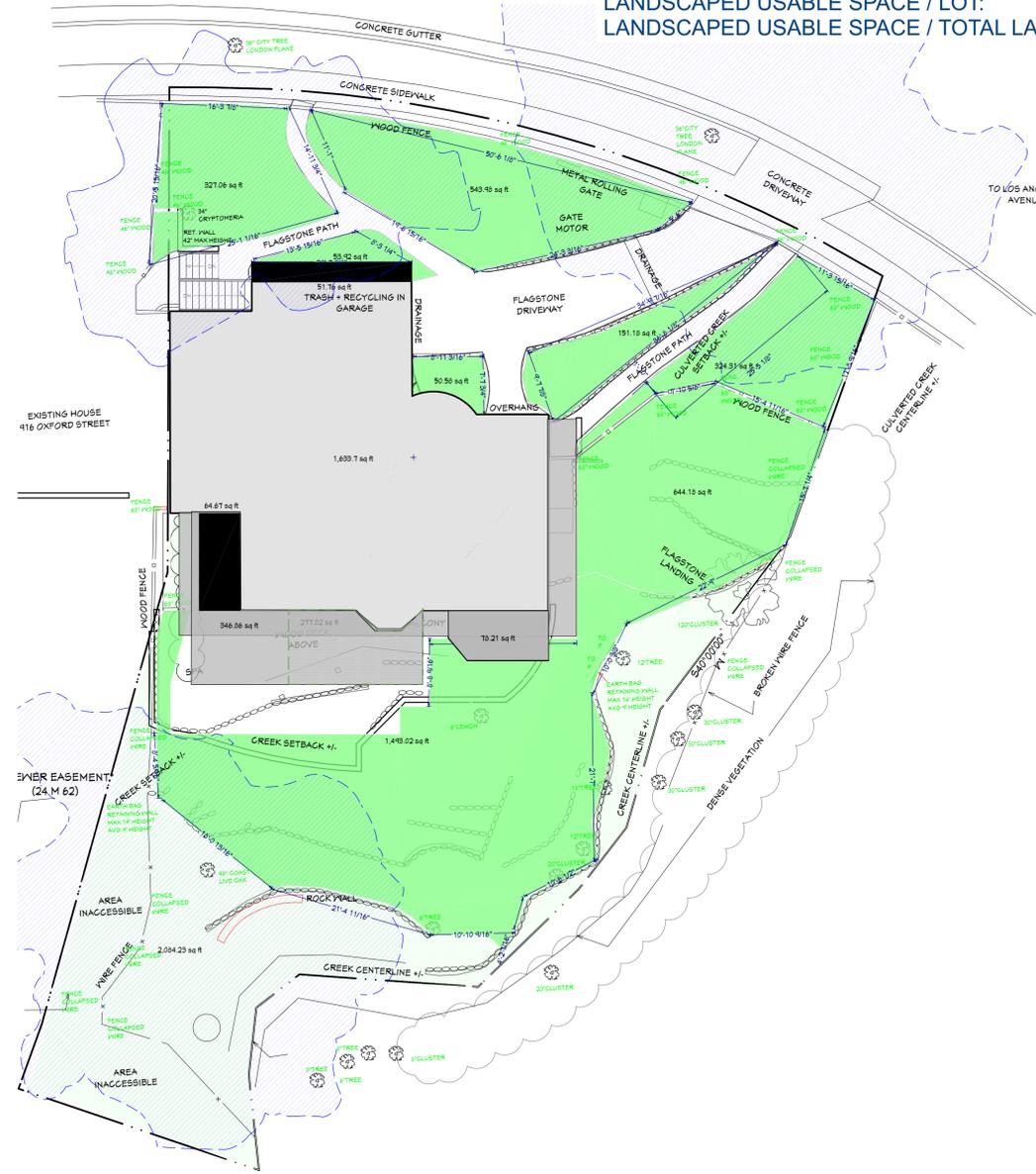
USABLE OPEN SPACE

LOT AREA: 8,640 SQ FT
 EXISTING LANDSCAPED USABLE SPACE: 3,514 SQ FT
 EXISTING LANDSCAPED NON-USABLE SPACE: 2,033 SQ FT
 NEW LANDSCAPED SPACE: 0 SQ FT
 TOTAL LANDSCAPED SPACE: 5,547 SQ FT

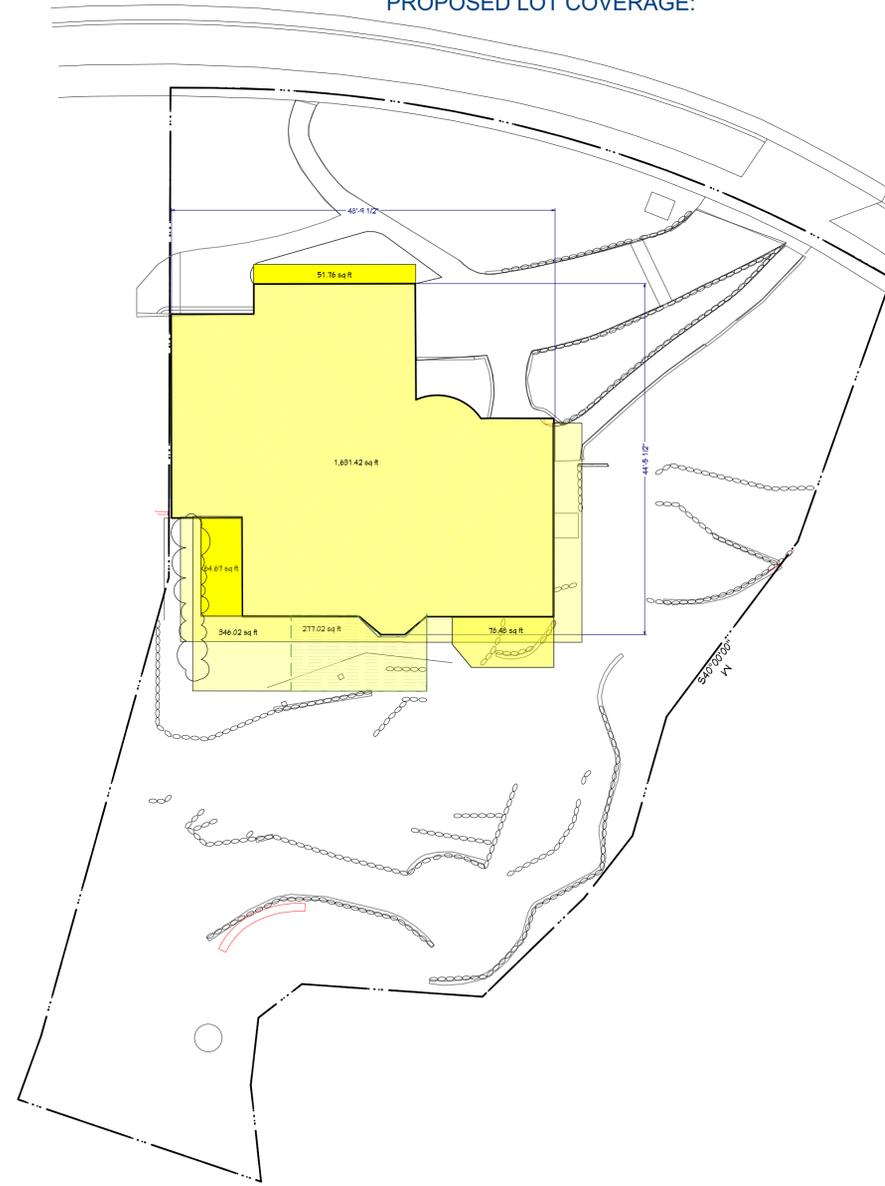
LANDSCAPED USABLE SPACE / LOT: 40.67%
 LANDSCAPED USABLE SPACE / TOTAL LANDSCAPED SPACE 63.35%

LOT COVERAGE

LOT AREA: 8,640 SQ FT
 EXISTING BUILDING AREA: 1,631 SQ FT
 EXPANSION: 117 SQ FT
 DECK ADDITION (EXCL. OVERLAP): 485 SQ FT
 TOTAL FOOTPRINT (INCL. DECK & GARAGE): 2,233 SQ FT
 EXISTING LOT COVERAGE: 18.9%
 PROPOSED LOT COVERAGE: 25.8%



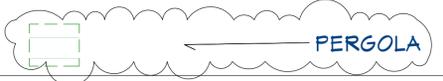
2 LANDSCAPE & USABLE OPEN SPACE PLAN
 3/32" = 1'



1 LOT COVERAGE PLAN
 3/32" = 1'

LEGEND

- DRIP LINE (TRACED FROM SATELLITE IMAGERY)
- PROPERTY LINE
- EXISTING IRRIGATED LANDSCAPED USABLE SPACE
- EXISTING LANDSCAPED NON-USABLE SPACE
- NEW DECK
- NEW STRUCTURE



LEGEND

- PROPERTY LINE
- EXISTING STRUCTURE
- NEW DECK
- NEW STRUCTURE



REVISION NUMBER	DATE	REVISION BY	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

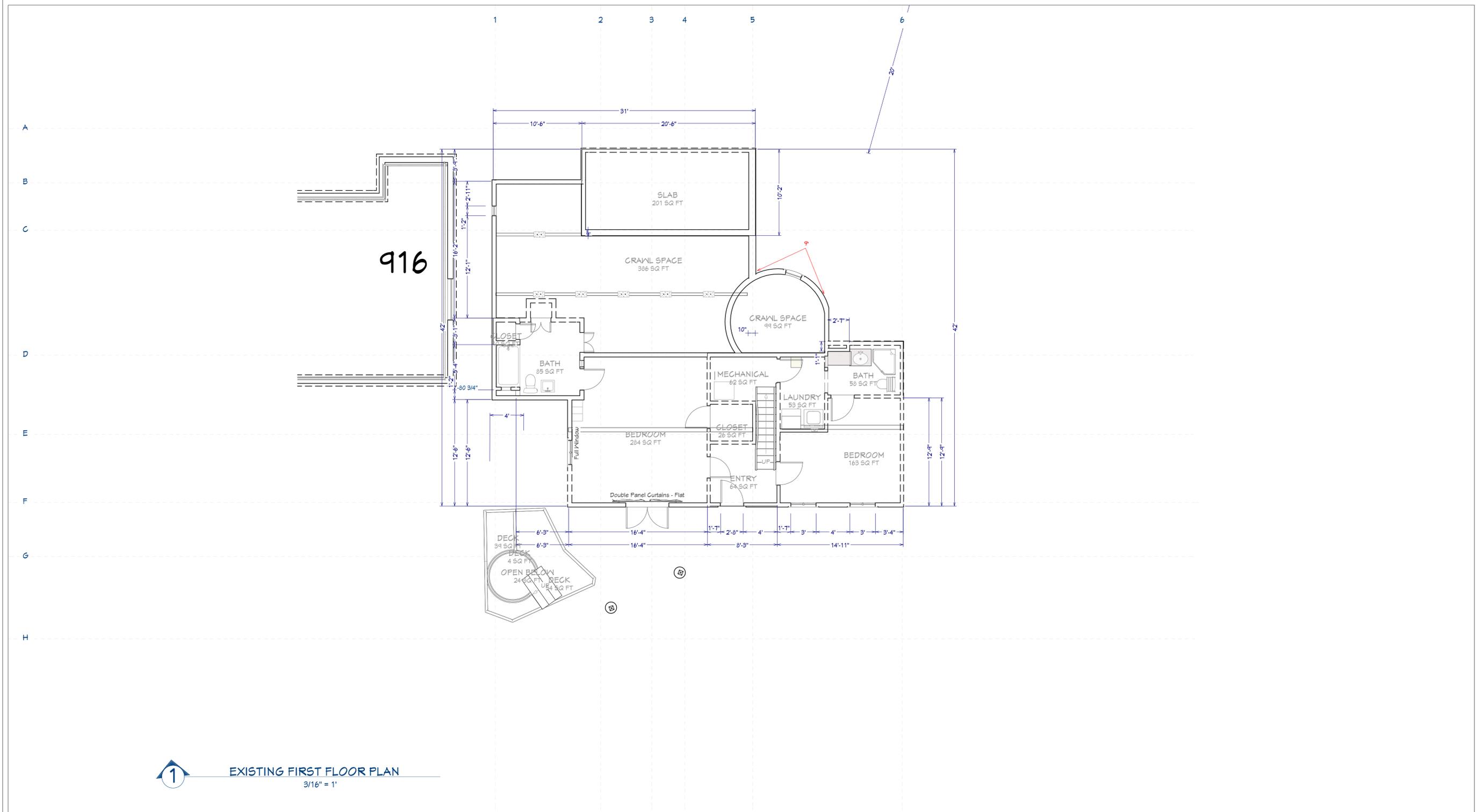
LANDSCAPE & USABLE OPEN SPACE, LOT COVERAGE

2022 CALIFORNIA BUILDING CODE OCCUPANCY R3

DATE:
 6/20/2025
 DRAWN BY:
 MS
 SHEET:

A-2





1 EXISTING FIRST FLOOR PLAN
 3/16" = 1'

LEGEND

- ← EXISTING WALL
- - - - - ← EXISTING WALL - TO BE REMOVED
- ← EXISTING WALL - TO BE EXTENDED VERTICALLY
- ← EXISTING WALL - TO BE REPAIRED (DRY ROT)
- ← NEW WALL

KEYNOTES



NUMBER	DATE	REVISION	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/15/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

EXISTING FIRST FLOOR
 PLAN

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

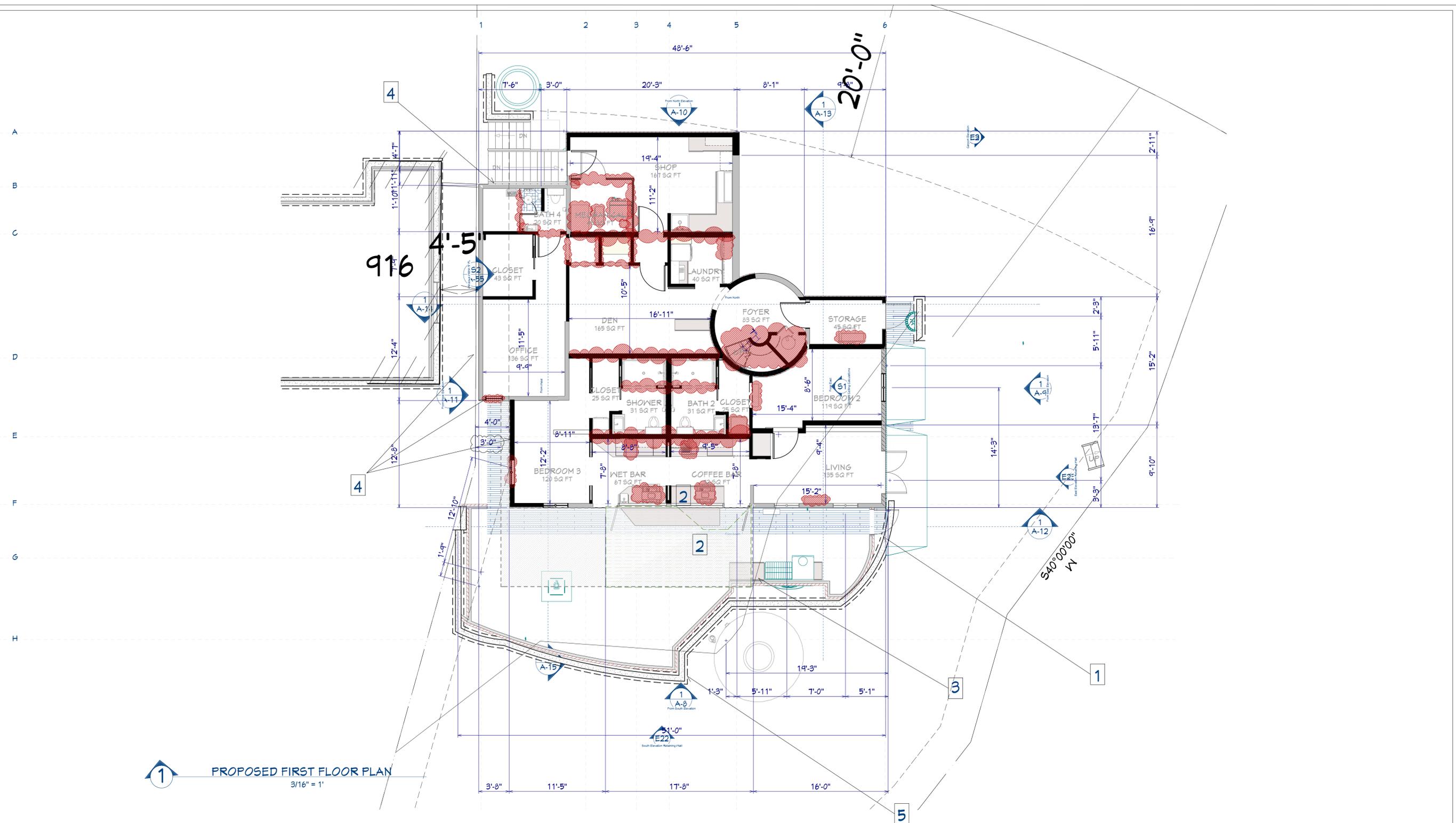
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SHEET:

A-3



1 PROPOSED FIRST FLOOR PLAN
 3/16" = 1'

LEGEND

- SETBACK
- EXISTING WALL
- EXISTING WALL - TO BE REMOVED
- EXISTING WALL - TO BE EXTENDED VERTICALLY
- EXISTING WALL - TO BE REPAIRED (DRY ROT)
- NEW WALL

KEYNOTES

- 1** CANTILEVERED WALKING PATH CLASS A FIRE RATED DECKING (ENTIRE PATH)
- 2** TOP HUNG FOLDING DOOR
- 3** CREEK SETBACK
- 4** EXTERIOR WALLS WILL BE FIRE-RESISTANCE RATED FOR 1-HOUR TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR CBC 703.2 FOR EXPOSURE FROM BOTH SIDES [CRC R302.1] DETAILS A-52
- 5** SITE RETAINING WALL <= 6' MAX HEIGHT



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION
	1	3/25/24	MS	INCOMPLETE
	2	5/5/2024	MS	STATUS 1
	3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94701

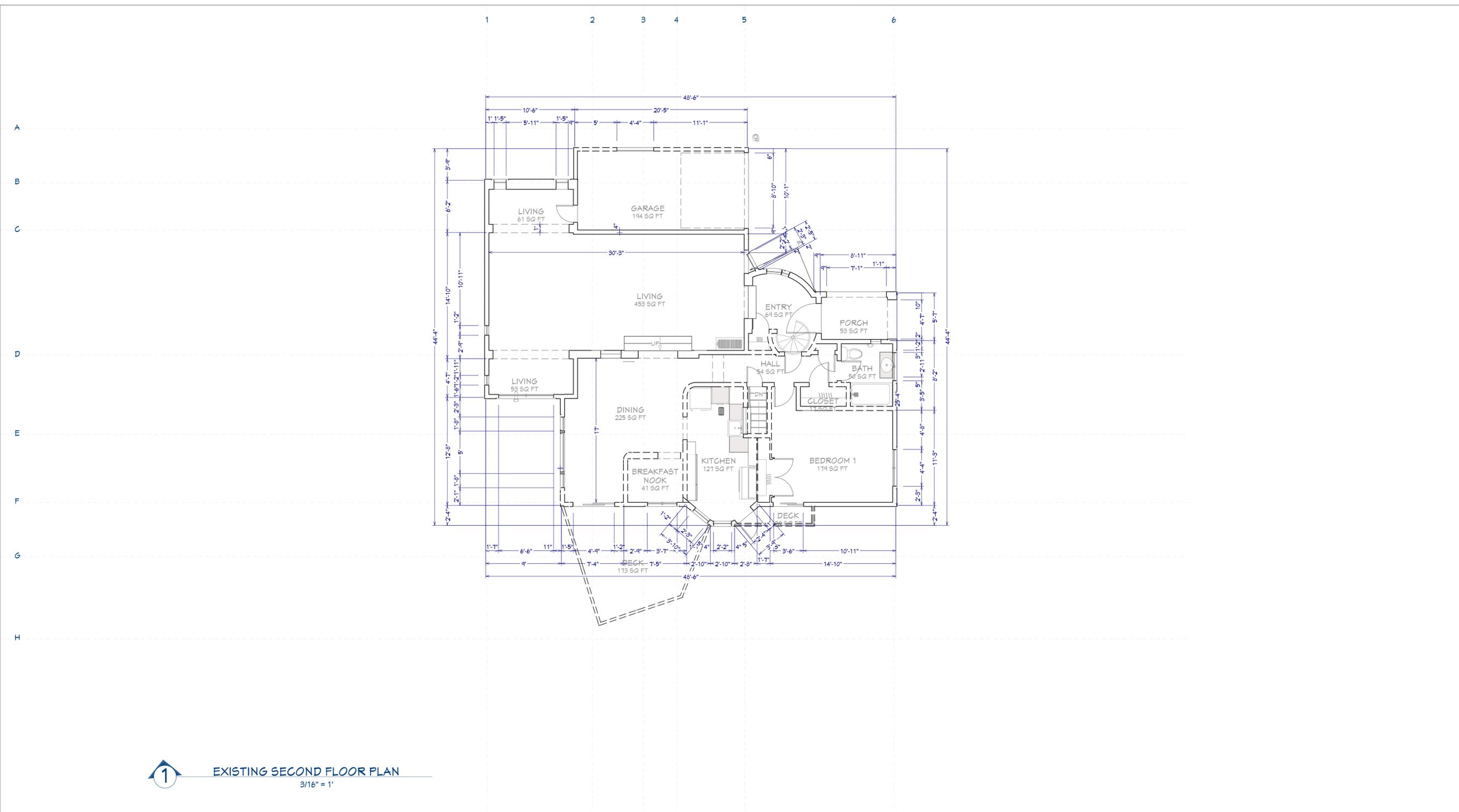
PROPOSED FIRST FLOOR PLAN

2022 CALIFORNIA BUILDING CODE OCCUPANCY R3

DATE:
6/20/2025

DRAWN BY:
MS

SHEET:
A-4



1 EXISTING SECOND FLOOR PLAN
 3/16" = 1'

LEGEND

-  ← EXISTING WALL
-  ← EXISTING WALL - TO BE REMOVED
-  ← EXISTING WALL - TO BE EXTENDED VERTICALLY
-  ← EXISTING WALL - TO BE REPAIRED (DRY ROT)
-  ← NEW WALL

KEYNOTES



NUMBER	DATE	REVISION TABLE	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

EXISTING SECOND FLOOR PLAN

2022 CALIFORNIA BUILDING CODE OCCUPANCY R3

DATE:

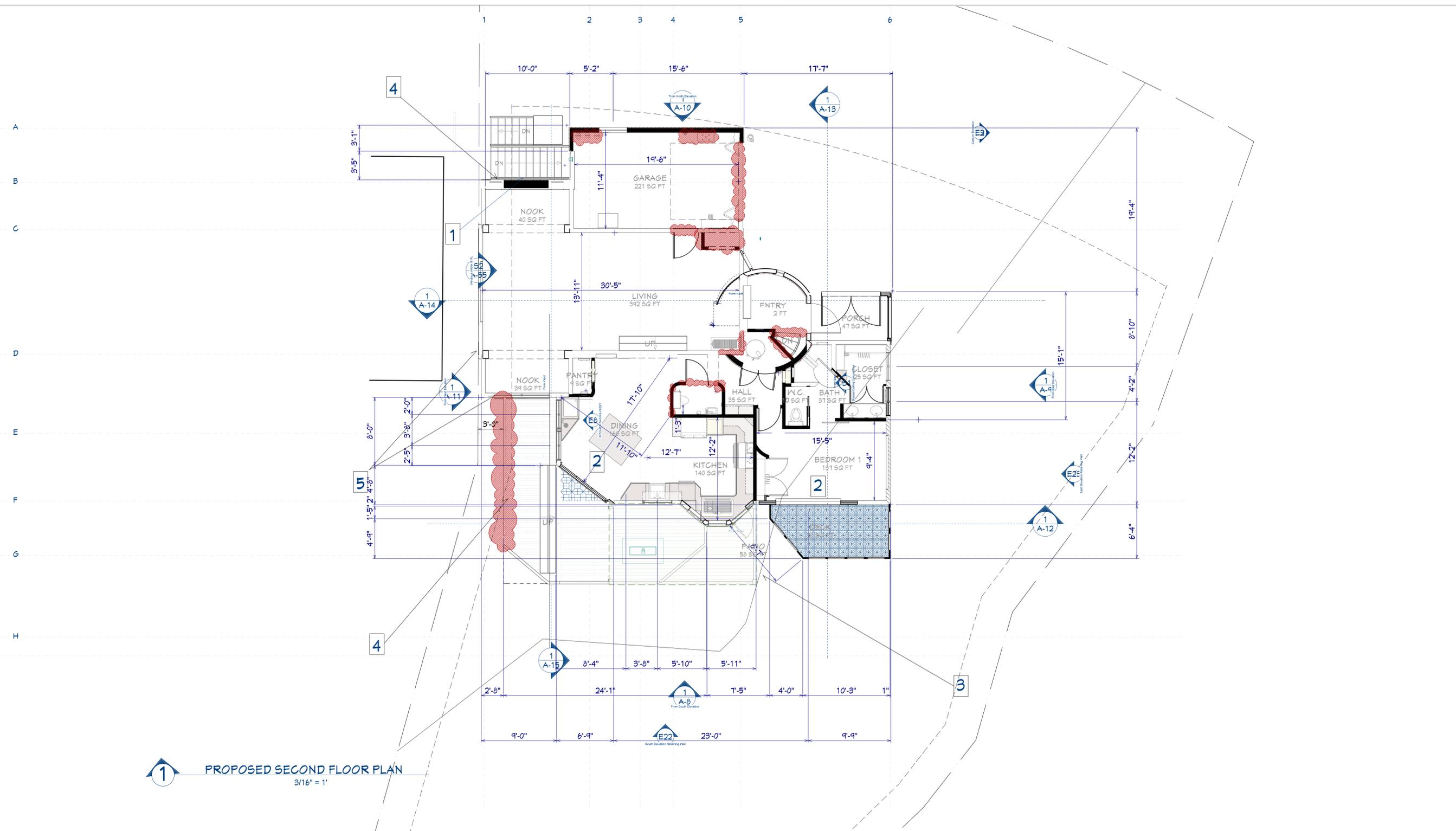
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MS

SHEET:

A-5



1 PROPOSED SECOND FLOOR PLAN
 3/16" = 1'

LEGEND

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL - TO BE REMOVED
- EXISTING WALL - TO BE EXTENDED VERTICALLY
- EXISTING WALL - TO BE REPAIRED (DRY ROT)
- NEW WALL

KEYNOTES

- 1** REMOVE FIREPLACE AND INSTALL NEW WALL
- 2** TOP HUNG DOOR
- 3** CREEK SETBACK
- 4** CLASS A WATERTIGHT ALUMINUM DECKING WITH ALUMINUM FRAMING WITH FIRE RETARDANT JOISTS
- 5** EXTERIOR WALLS WILL BE FIRE-RESISTANCE RATED FOR 1-HOUR TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR CBC 703.2 FOR EXPOSURE FROM BOTH SIDES [CRC R302.1] DETAILS A-52



REVISION TABLE		
NUMBER	DATE	DESCRIPTION
1	3/25/24	INCOMPLETE 1
2	5/5/2024	STATUS 1
3	4/15/2025	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

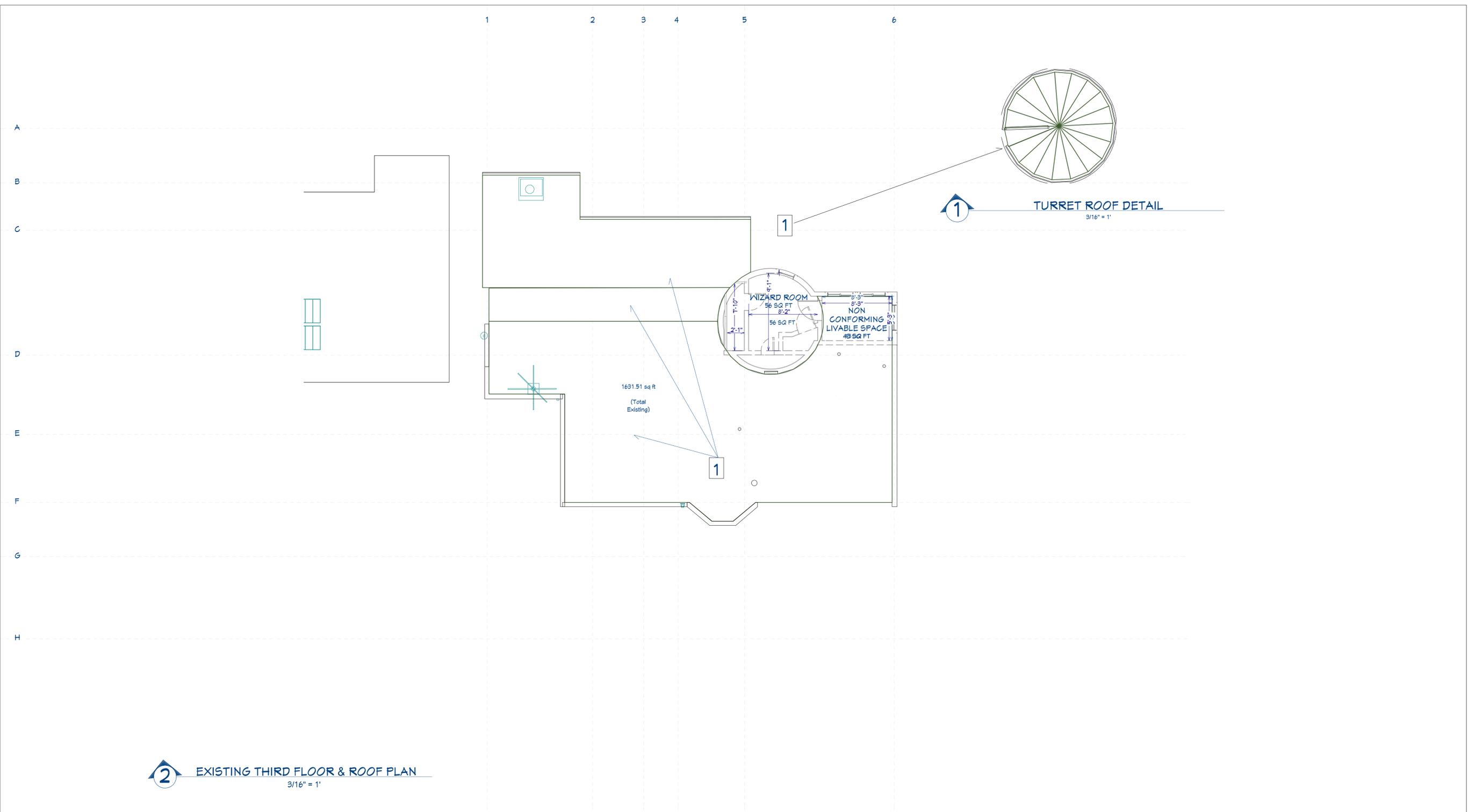
PROPOSED SECOND FLOOR PLAN

2022 CALIFORNIA BUILDING CODE OCCUPANCY R3

DATE:
 6/20/2025

DRAWN BY:
 MS

SHEET:
A-6



2 EXISTING THIRD FLOOR & ROOF PLAN
 3/16" = 1"

LEGEND

- EXISTING WALL
- EXISTING WALL - TO BE REMOVED
- EXISTING WALL - TO BE EXTENDED VERTICALLY
- EXISTING WALL - TO BE REPAIRED (DRY ROT)
- NEW WALL

KEYNOTES

- 1** Existing roof to remain



NUMBER	DATE	REVISED BY	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/15/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

**EXISTING THIRD FLOOR
 AND ROOF PLAN**

**2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3**

DATE:

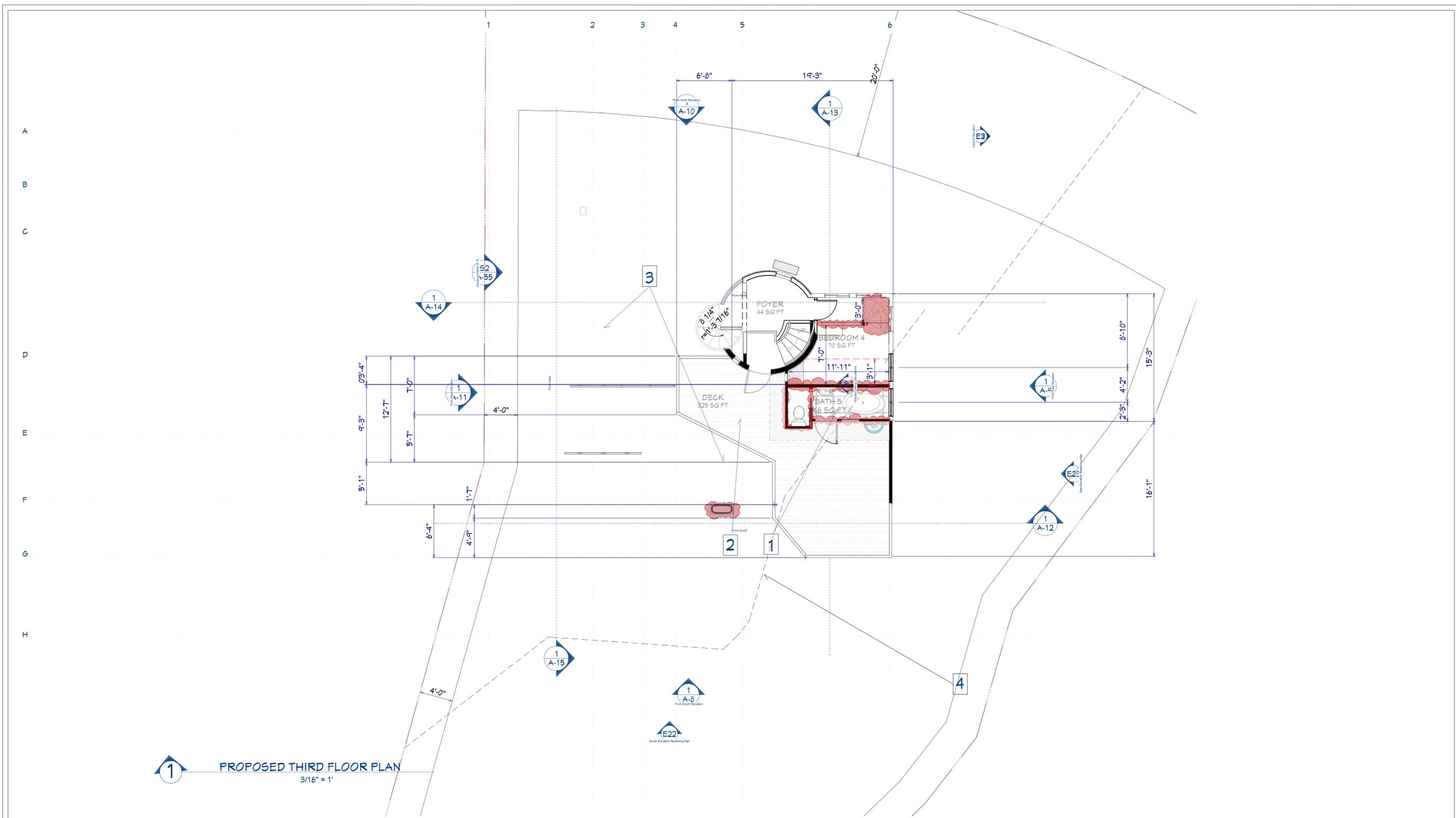
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A-7



1 PROPOSED THIRD FLOOR PLAN
 3/16" = 1"

LEGEND

- EXISTING WALL
- EXISTING WALL - TO BE REMOVED
- EXISTING WALL - TO BE EXTENDED VERTICALLY
- EXISTING WALL - TO BE REPAIRED (DRY ROT)
- NEW WALL

KEYNOTES

- 1 65 GAL STONE SOAKING TUB (485 LB EMPTY)
- 2 NO ROOF PENETRATION FOR DECK + EXTRA SOUND PROOFING
- 3 SKYLIGHT
- 4 CREEK SETBACK



NUMBER	DATE	REVISION	DESCRIPTION
1	3/25/24	M5	INCOMPLETE
2	5/5/2024	M5	STATUS 1
3	4/15/2025	M5	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

PROPOSED THIRD FLOOR
 PLAN

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

6/20/2025

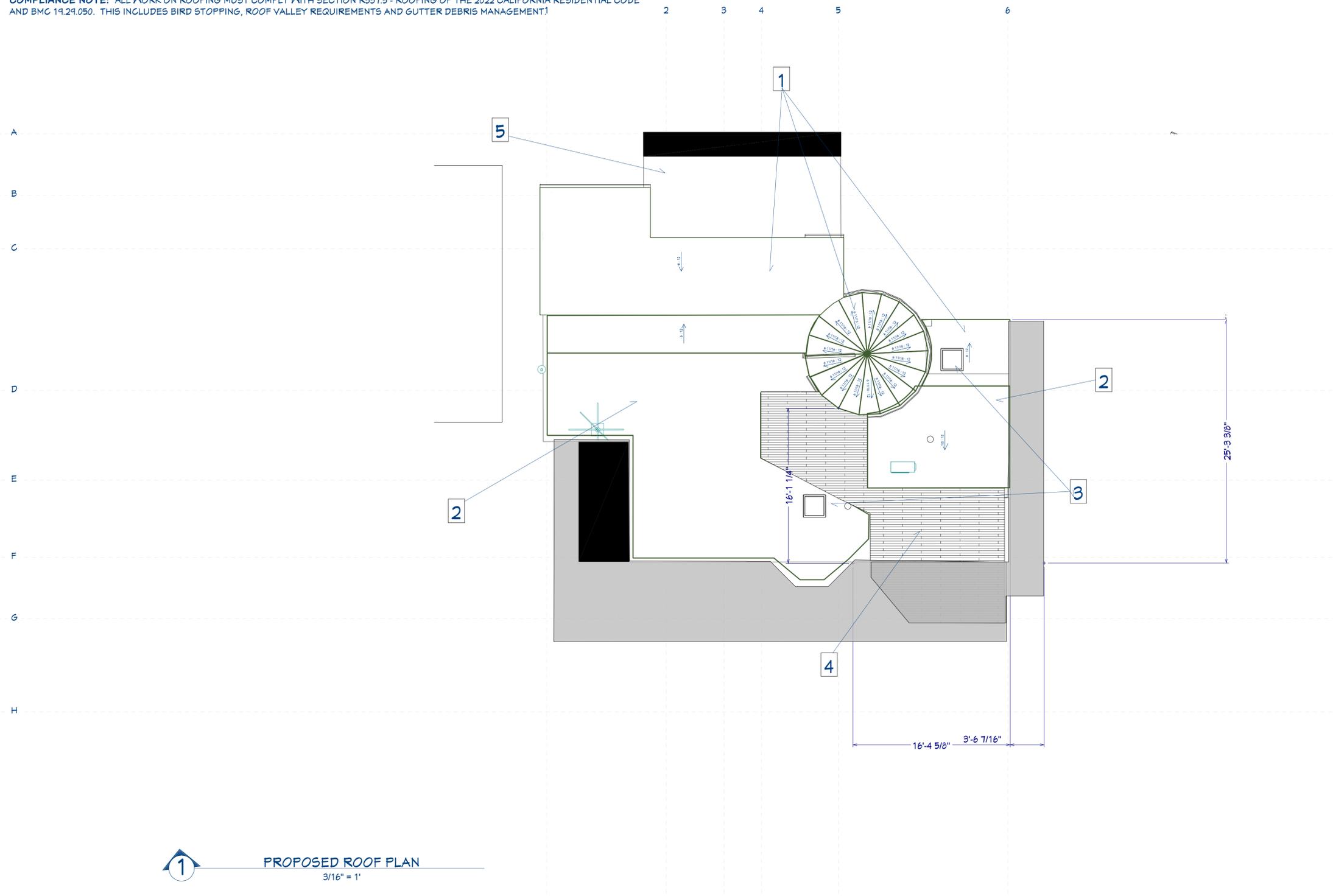
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A-8

COMPLIANCE NOTE: ALL WORK ON ROOFING MUST COMPLY WITH SECTION R337.5 - ROOFING OF THE 2022 CALIFORNIA RESIDENTIAL CODE AND BMC 19.29.050. THIS INCLUDES BIRD STOPPING, ROOF VALLEY REQUIREMENTS AND GUTTER DEBRIS MANAGEMENT



1 PROPOSED ROOF PLAN
 3/16" = 1'

LEGEND

- EXISTING WALL
- EXISTING WALL - TO BE REMOVED
- EXISTING WALL - TO BE EXTENDED VERTICALLY
- EXISTING WALL - TO BE REPAIRED (DRY ROT)
- NEW WALL

KEYNOTES

- 1** Refurbished (bird stopped, grouted) existing Spanish tile
- 2** New roof Class A Fire Rated aluminum Western MS2 @ <1:12, Else Western Lock
- 3** Skylight
- 4** New aluminum decking with aluminum joists
- 5** New roof Class A Fire Rated Sarnafil PVC

6 Class A Fire Rated Roof Deck



NUMBER	DATE	REVISION TABLE	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

PROPOSED ROOF PLAN

2022 CALIFORNIA BUILDING CODE OCCUPANCY R3

DATE:

6/20/2025

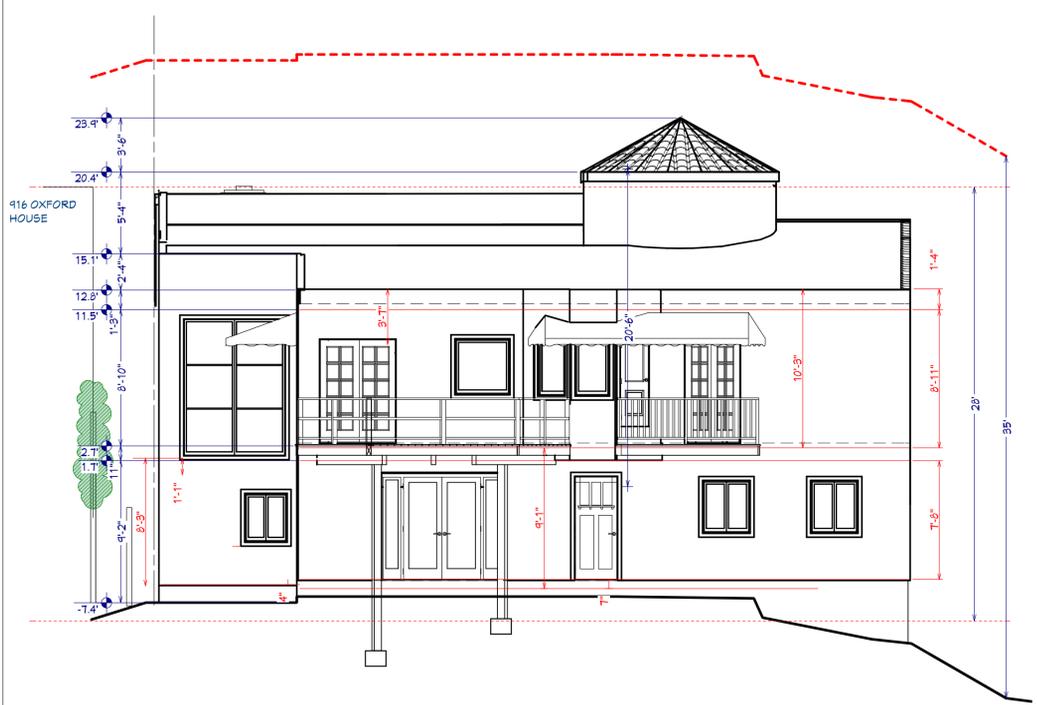
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SHEET:

A-9

COMPLIANCE NOTE: ALL SIDING WILL MEET 1 HOUR FIRE RATING AS DETAILED IN A-52 (1). ALL OTHER EXTERIOR COVERINGS TO MEET R337.7 REQUIREMENTS IN THE 2022 CALIFORNIA RESIDENTIAL CODE AND BMC 19.29.050.



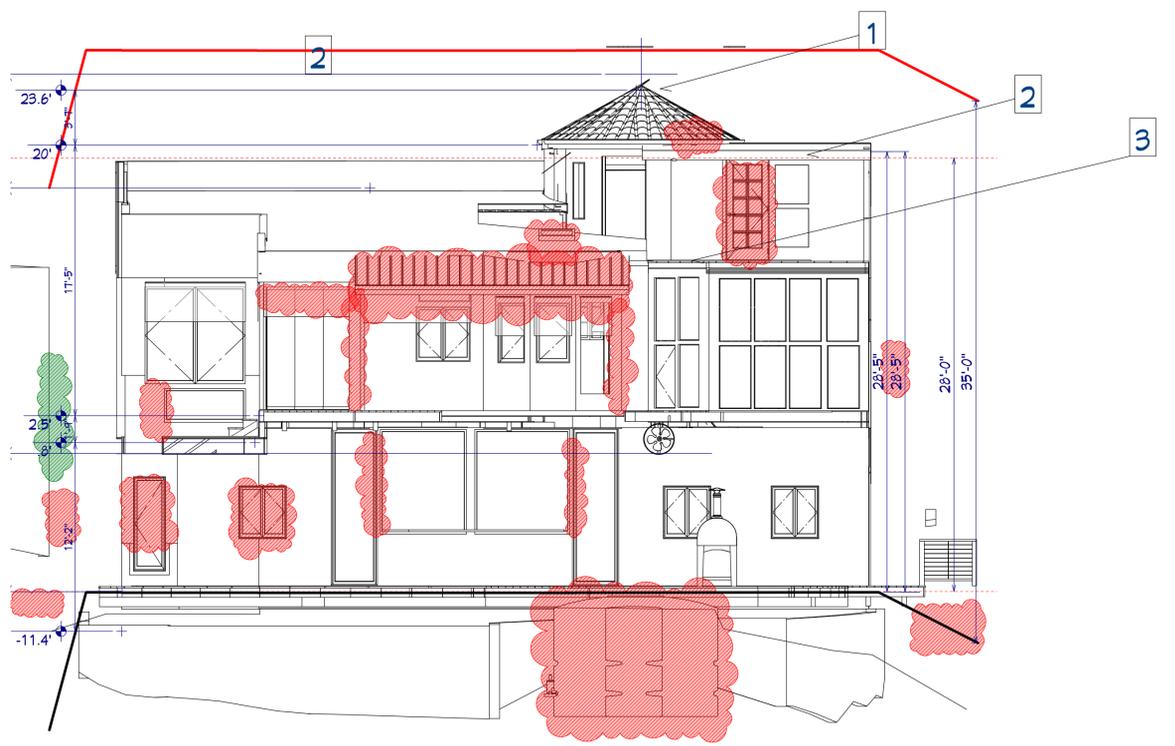
2 EXISTING SOUTH ELEVATION
 3/16" = 1'

LEGEND

- - - - - ← MAX BUILDING HEIGHT
- - - - - ← AVERAGE BUILDING HEIGHT
- - - - - ← PROPERTY LINE

KEYNOTES

- 1 BUILDING TO BE LIFTED APPROX. 12" FOR FOUNDATION LEVELING
- 2 AREA TO BE UTILIZED FOR SOLAR PANELS (SEE SOLAR PERMIT)
- 3 SOLARIUM ENCLOSURE



1 PROPOSED SOUTH ELEVATION
 3/16" = 1'



NUMBER	DATE	REVISION	DESCRIPTION
1	3/25/24	M5	INCOMPLETE
2	5/5/2024	M5	STATUS 1
3	4/15/2025	M5	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

SOUTH ELEVATION -
 EXISTING AND
 PROPOSED

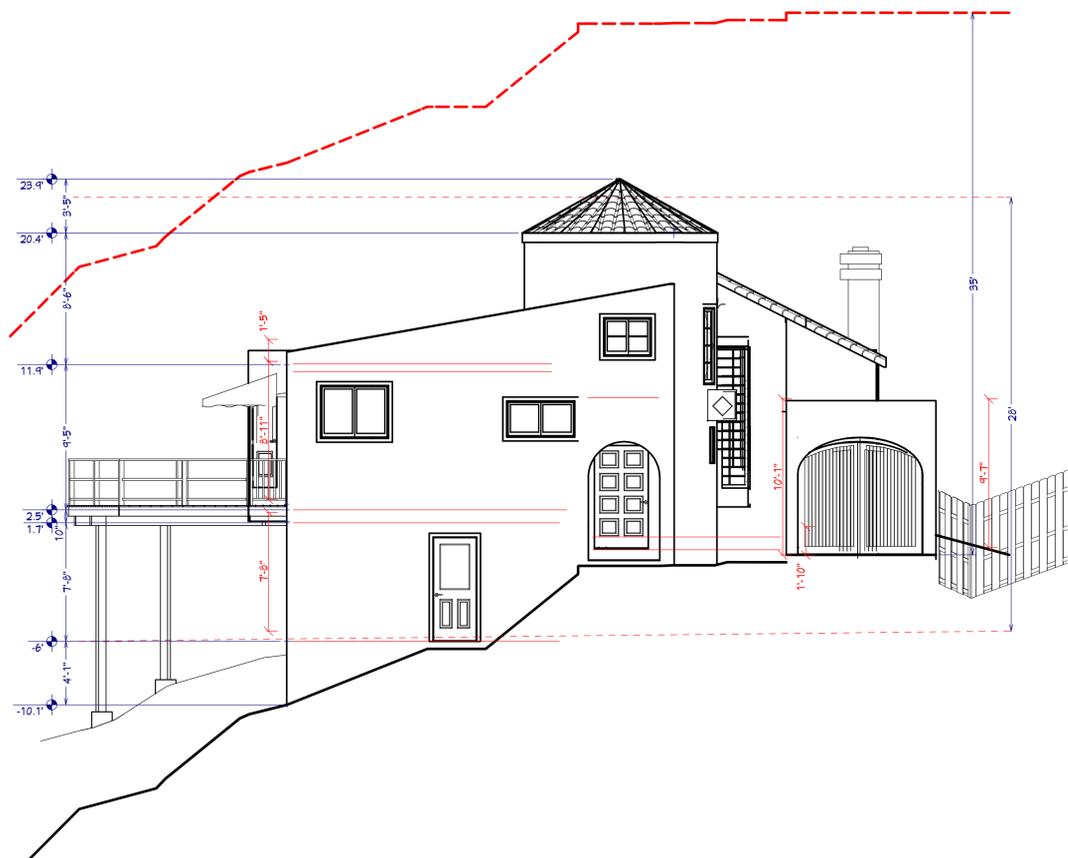
2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:
 6/20/2025

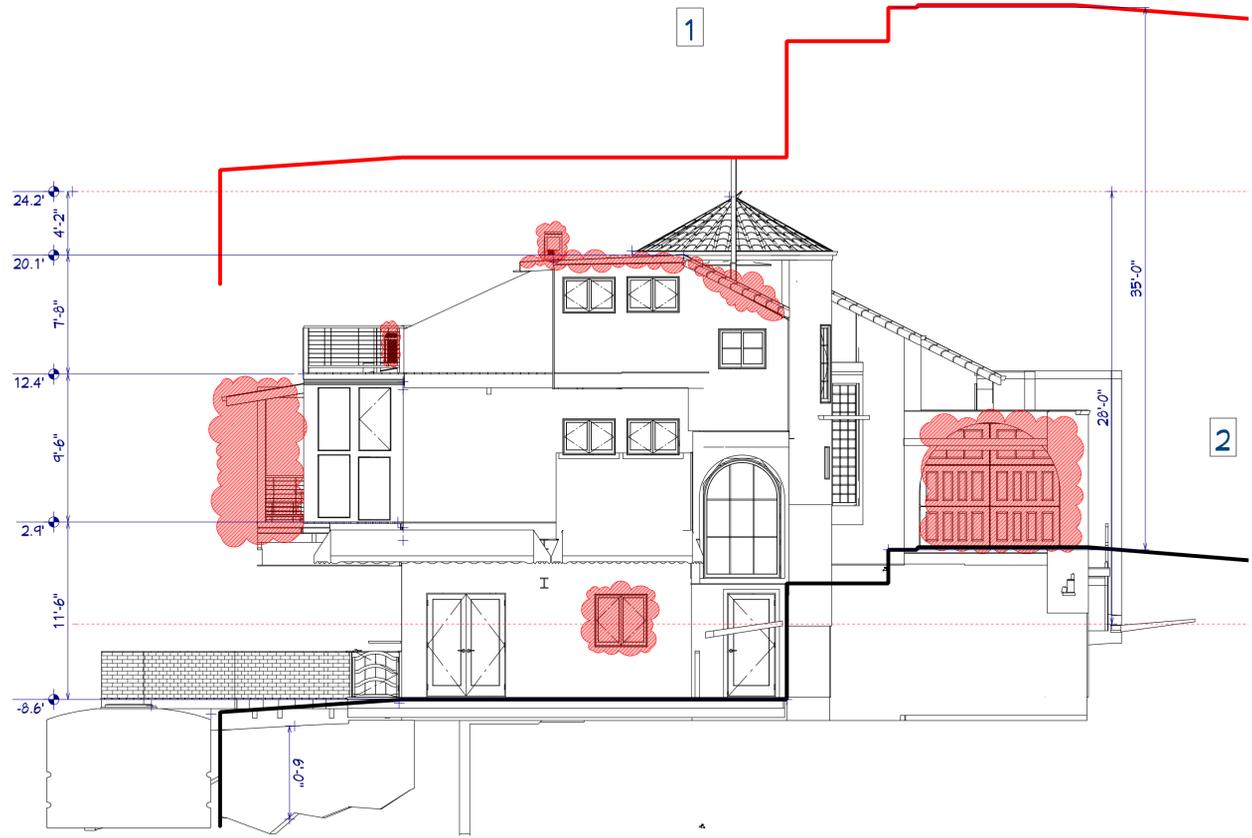
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 MS

SHEET:
 A-10

COMPLIANCE NOTE: ALL SIDING WILL MEET 1 HOUR FIRE RATING AS DETAILED IN A-52 (1). ALL OTHER EXTERIOR COVERINGS TO MEET R337.1 REQUIREMENTS IN THE 2022 CALIFORNIA RESIDENTIAL CODE AND BMC 19.29.050.



② EXISTING EAST ELEVATION
 3/16" = 1'



① PROPOSED EAST ELEVATION
 3/16" = 1'

LEGEND

- - - - - ← MAX BUILDING HEIGHT
- · - · - ← AVERAGE BUILDING HEIGHT
- · - · - ← PROPERTY LINE

KEYNOTES

- ① BUILDING TO BE LIFTED APPROX. 12" FOR FOUNDATION LEVELING
- ② GARAGE NORTH WALL AND SLAB TO BE DEMO'D AND FRONT YARD FENCE / PLANTS TO BE REMOVED FOR EASIER RIG ACCESS



NUMBER	DATE	REVISION TABLE	DESCRIPTION
1	5/25/24	M5	INCOMPLETE
2	5/5/2024	M5	STATUS 1
3	4/15/2025	M5	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

EAST ELEVATION -
 EXISTING AND
 PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:
 6/20/2025

DRAWN BY:
 MS

SHEET:
 A-11

COMPLIANCE NOTE: ALL SIDING WILL MEET 1 HOUR FIRE RATING AS DETAILED IN A-52 (1). ALL OTHER EXTERIOR COVERINGS TO MEET R337.7 REQUIREMENTS IN THE 2022 CALIFORNIA RESIDENTIAL CODE AND BMC 19.29.050.

NUMBER	DATE	REVISED BY	DESCRIPTION
1	3/25/24	M2	INCOMPLETE
2	5/15/2024	M2	STATUS 1
3	4/15/2025	M5	PLAN CHECK

SMEDLEY RESIDENCE
920 OXFORD ST
BERKELEY, CA 94707

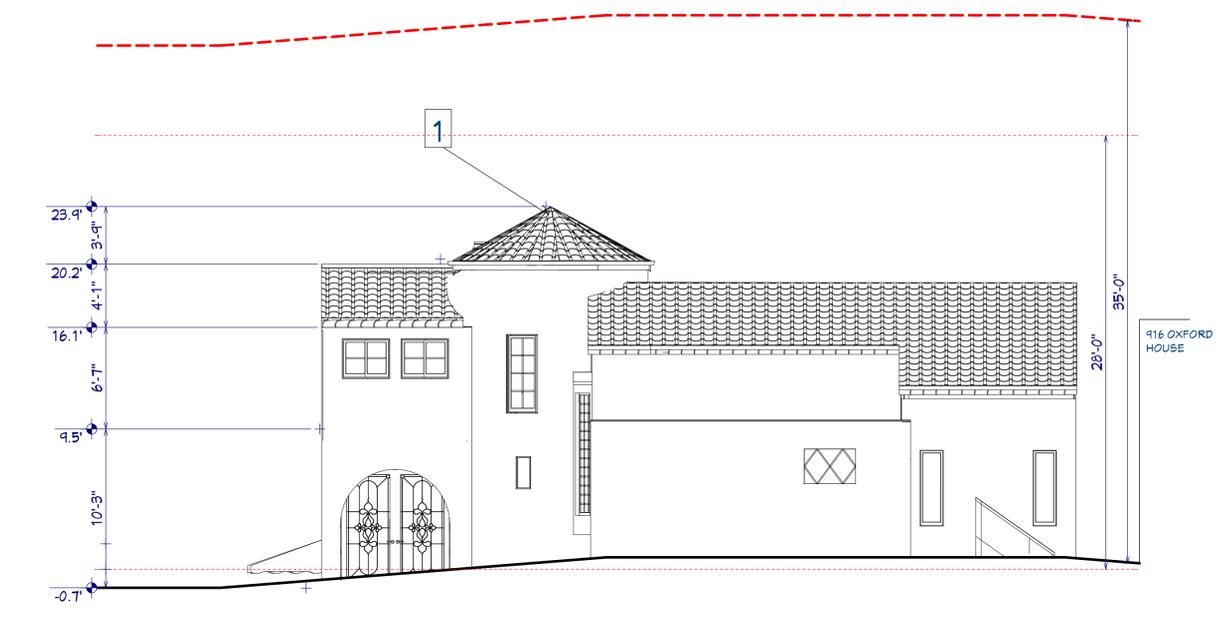
NORTH ELEVATION -
EXISTING AND
PROPOSED

2022 CALIFORNIA
BUILDING CODE
OCCUPANCY R3

DATE:
 6/20/2025

DRAWN BY:
 MS

SHEET:
A-12



2 EXISTING NORTH ELEVATION
 3/16" = 1'

1 PROPOSED NORTH ELEVATION
 3/16" = 1'

LEGEND

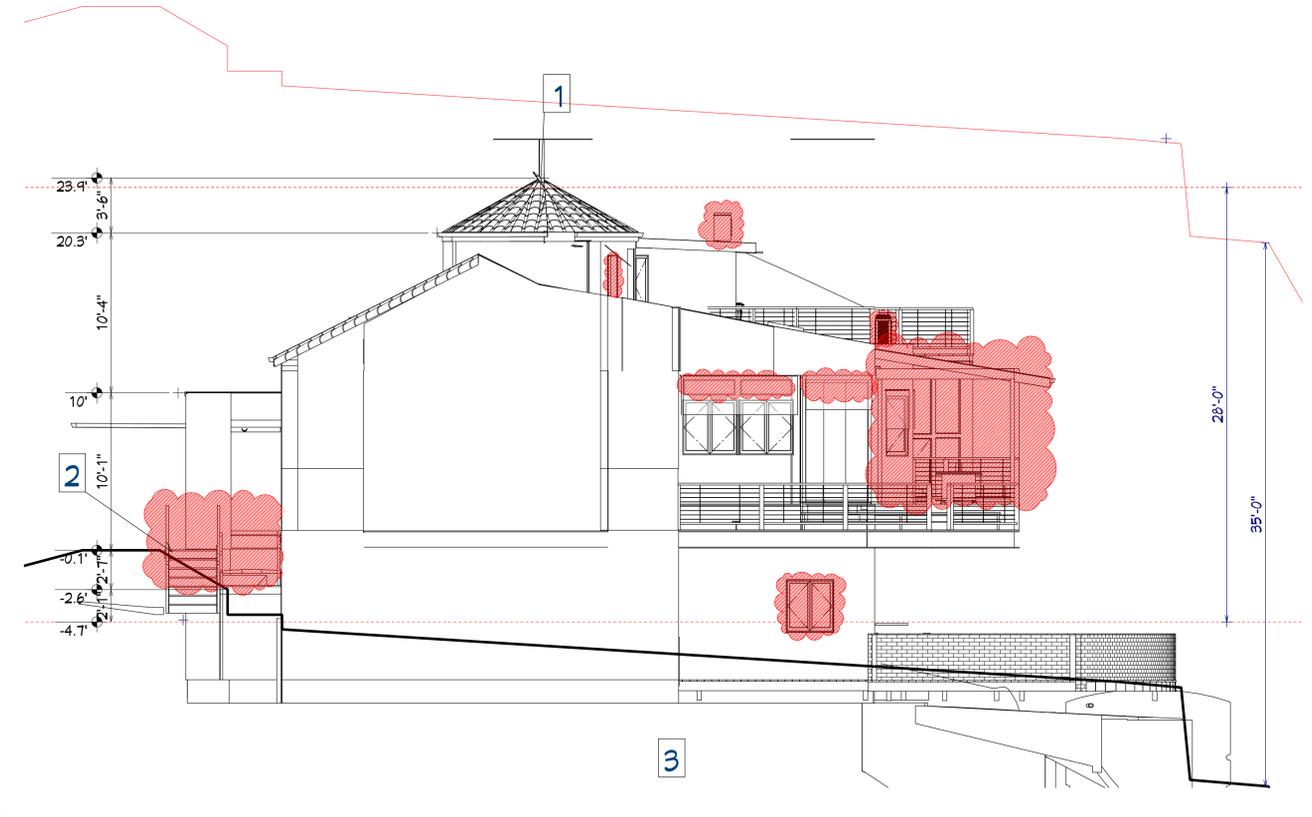
- MAX BUILDING HEIGHT
- AVERAGE BUILDING HEIGHT
- PROPERTY LINE

KEYNOTES

- 1** BUILDING TO BE LIFTED APPROX. 12" FOR FOUNDATION LEVELING



COMPLIANCE NOTE: ALL SIDING WILL MEET 1 HOUR FIRE RATING AS DETAILED IN A-52 (1). ALL OTHER EXTERIOR COVERINGS TO MEET R337.7 REQUIREMENTS IN THE 2022 CALIFORNIA RESIDENTIAL CODE AND BMC 19.29.050.



2 EXISTING WEST ELEVATION
 3/16" = 1'

1 PROPOSED WEST ELEVATION
 3/16" = 1'

LEGEND

- - - - - MAX BUILDING HEIGHT
- AVERAGE BUILDING HEIGHT

KEYNOTES

- 1 BUILDING TO BE LIFTED APPROX. 12" FOR FOUNDATION LEVELING
- 2 STAIRWELL TO BASEMENT DOOR
- 3 WINDOW <5' FROM PL IS <25% WALL AREA AS PER CRC R302.1 SEE A-53 (2) FOR DETAILS

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION
1	3/25/24	MS	INCOMPLETE PLAN CHECK 1
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

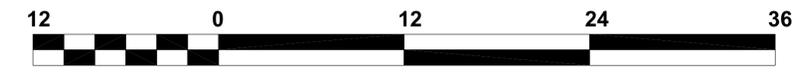
WEST ELEVATION -
 EXISTING AND
 PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

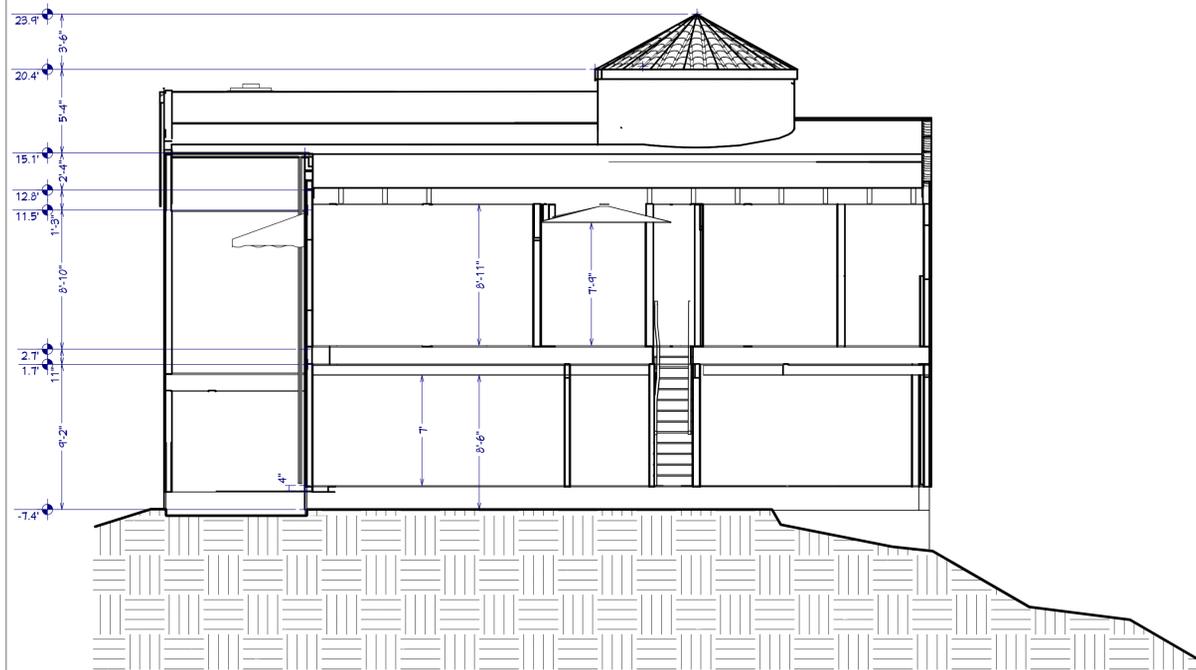
DATE:
 6/20/2025

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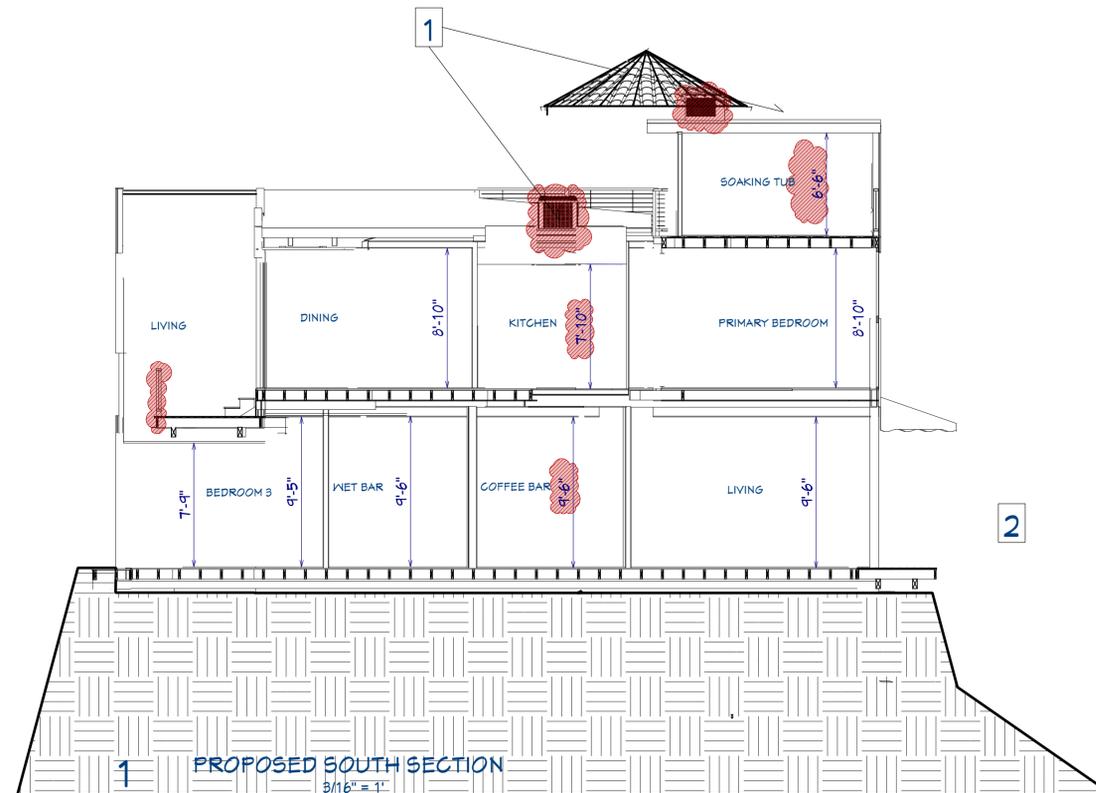
SHEET:
 A-13



PRESERVATION NOTE: EXTERIOR FINISHES ARE PLANNED TO BE MAINTAINED. EXTERIOR STUCCO WILL BE REPAIRED / REPLACED WITH NEW STUCCO. EXISTING SPANISH TILE WILL BE REPAIRED / REPLACED WITH NEW SPANISH TILE. EXISTING WINDOWS WILL BE REPAIRED / REPLACED WITH CUSTOM WINDOWS TO MATCH (ASSUMING FIRE CODE EGRESS IS MET).



2 EXISTING SOUTH SECTION
 3/16" = 1'



1 PROPOSED SOUTH SECTION
 3/16" = 1'

KEYNOTES

- 1** SKYLIGHTS
- 2** WALKWAY CANTILEVERED OFF STRUCTURE

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION
1	3/25/24	MS	MS	INCOMPLETE
2	5/5/2024	MS	MS	STATUS 1
3	4/15/2025	MS	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

SOUTH SECTION -
 EXISTING AND
 PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

6/20/2025

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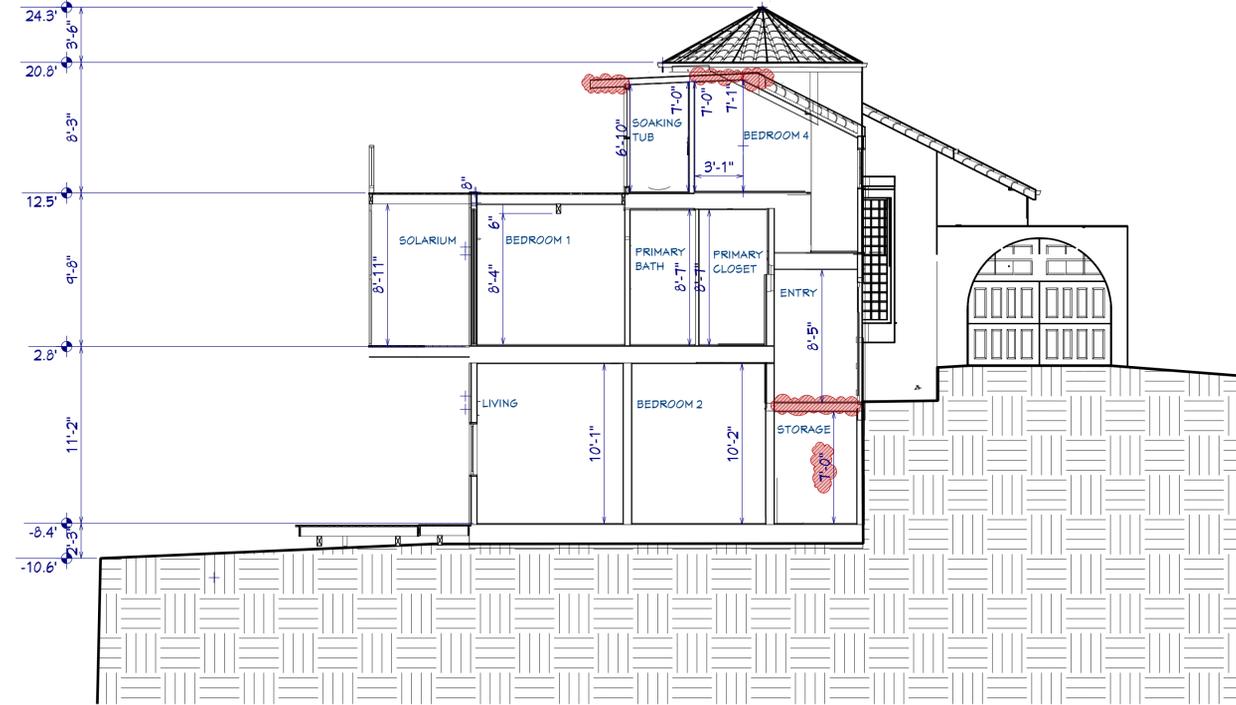
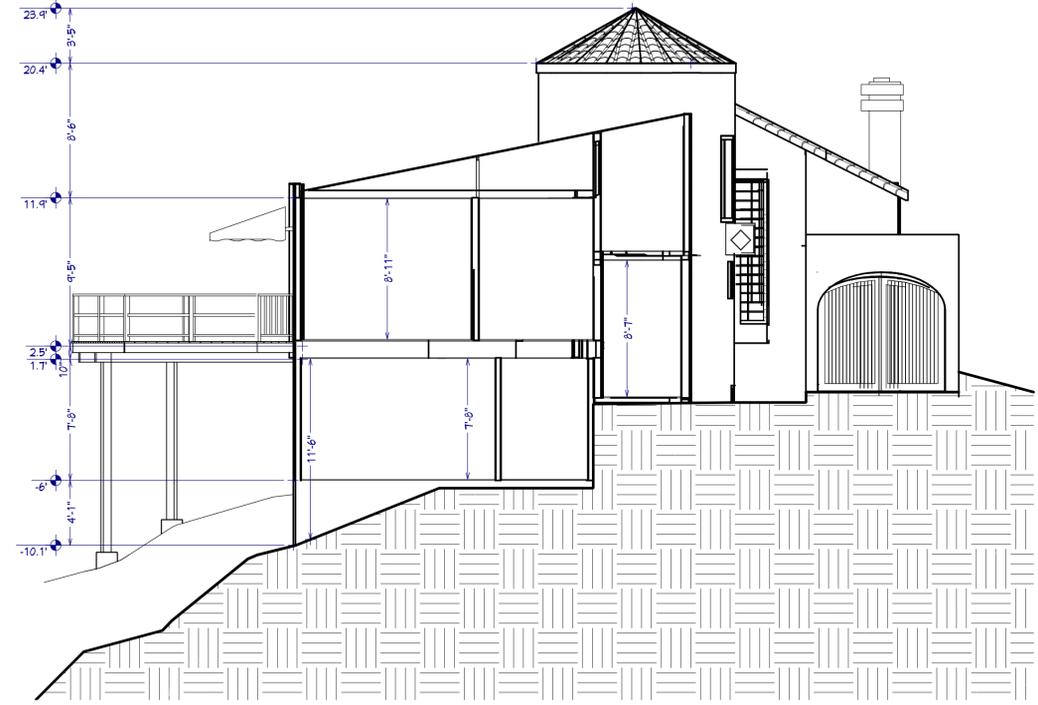
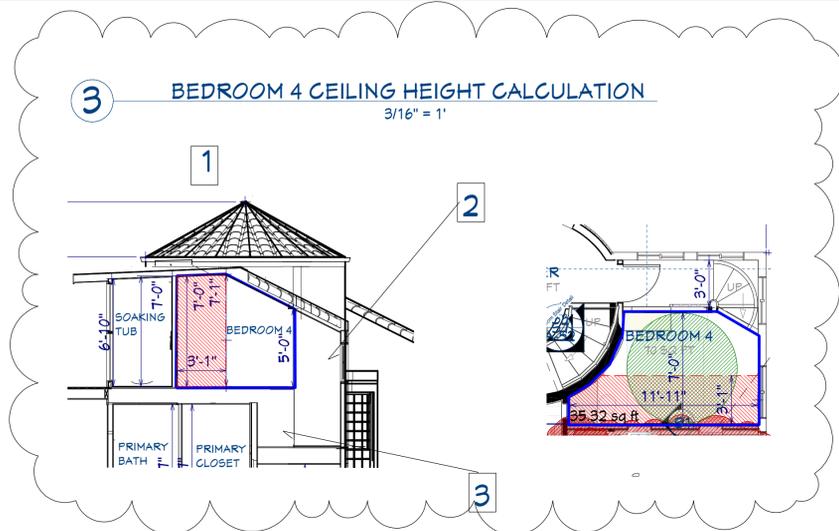
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SHEET:

A-14



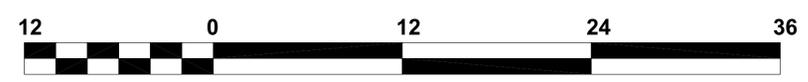
PRESERVATION NOTE: EXTERIOR FINISHES ARE PLANNED TO BE MAINTAINED. EXTERIOR STUCCO WILL BE REPAIRED / REPLACED WITH NEW STUCCO. EXISTING SPANISH TILE WILL BE REPAIRED / REPLACED WITH NEW SPANISH TILE. EXISTING WINDOWS WILL BE REPAIRED / REPLACED WITH CUSTOM WINDOWS TO MATCH (ASSUMING FIRE CODE EGRESS IS MET).



2

KEYNOTES

- 1** SLOPED CEILING WITH >50% ABOVE MINIMUM BATHROOM CEILING HEIGHT
- 2** BEDROOM HALL NOT COUNTED IN FLOOR AREA
- 3** LOCATION OF CIRCULAR STAIR TO REACH SLEEPING AREA



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION
1	3/25/24	MS		INCOMPLETE
2	5/15/2024	MS		STATUS 1
3	4/15/2025	MS		PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

EAST SECTION - EXISTING
 AND PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

6/20/2025

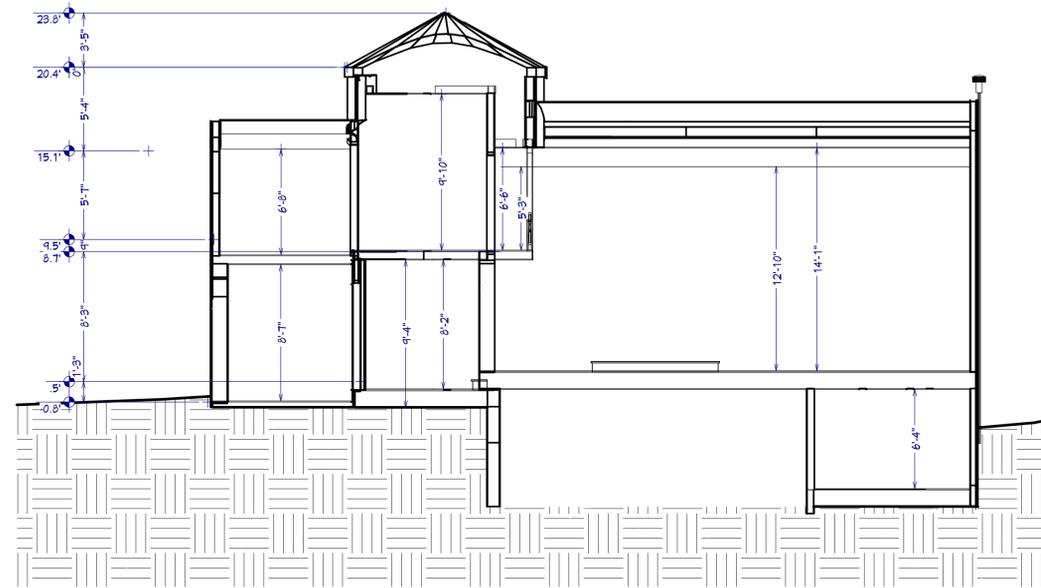
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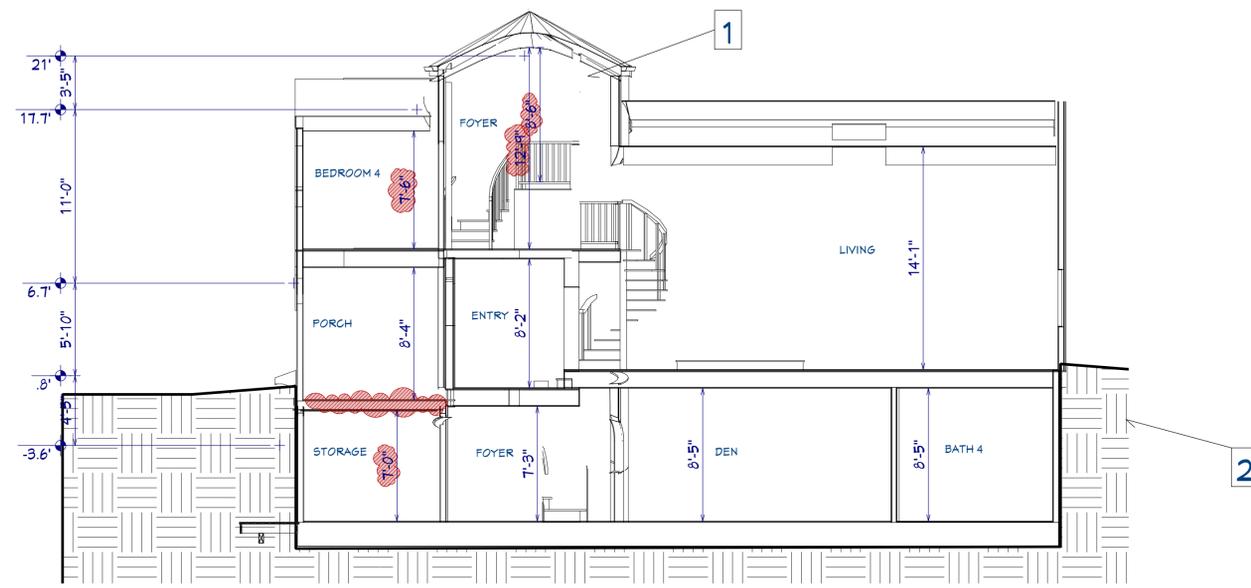
SHEET:

A-15

PRESERVATION NOTE: EXTERIOR FINISHES ARE PLANNED TO BE MAINTAINED. EXTERIOR STUCCO WILL BE REPAIRED / REPLACED WITH NEW STUCCO. EXISTING SPANISH TILE WILL BE REPAIRED / REPLACED WITH NEW SPANISH TILE. EXISTING WINDOWS WILL BE REPAIRED / REPLACED WITH CUSTOM WINDOWS TO MATCH (ASSUMING FIRE CODE EGRESS IS MET).



2 EXISTING NORTH SECTION
 3/16" = 1"



1 PROPOSED NORTH SECTION
 3/16" = 1"

KEYNOTES

- 1 CURRENT CEILING TO BE REMOVED
- 2 EXCAVATED FILL TO BE DEPOSITED IN THE FRONT YARD TO BUILD UP GRADE TO OPTIMAL SLOPE AWAY FROM FOUNDATION

NUMBER	DATE	REVISION TABLE	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

NORTH SECTION -
 EXISTING AND
 PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

6/20/2025

DRAWN BY:

MS

SHEET:

A-16



PRESERVATION NOTE: EXTERIOR FINISHES ARE PLANNED TO BE MAINTAINED. EXTERIOR STUCCO WILL BE REPAIRED / REPLACED WITH NEW STUCCO. EXISTING SPANISH TILE WILL BE REPAIRED / REPLACED WITH NEW SPANISH TILE. EXISTING WINDOWS WILL BE REPAIRED / REPLACED WITH CUSTOM WINDOWS TO MATCH (ASSUMING FIRE CODE EGRESS IS MET).

NUMBER	DATE	REVISION TABLE	DESCRIPTION
1	3/25/24	MS	INCOMPLETE
2	5/5/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
 920 OXFORD ST
 BERKELEY, CA 94707

WEST SECTION -
 EXISTING AND
 PROPOSED

2022 CALIFORNIA
 BUILDING CODE
 OCCUPANCY R3

DATE:

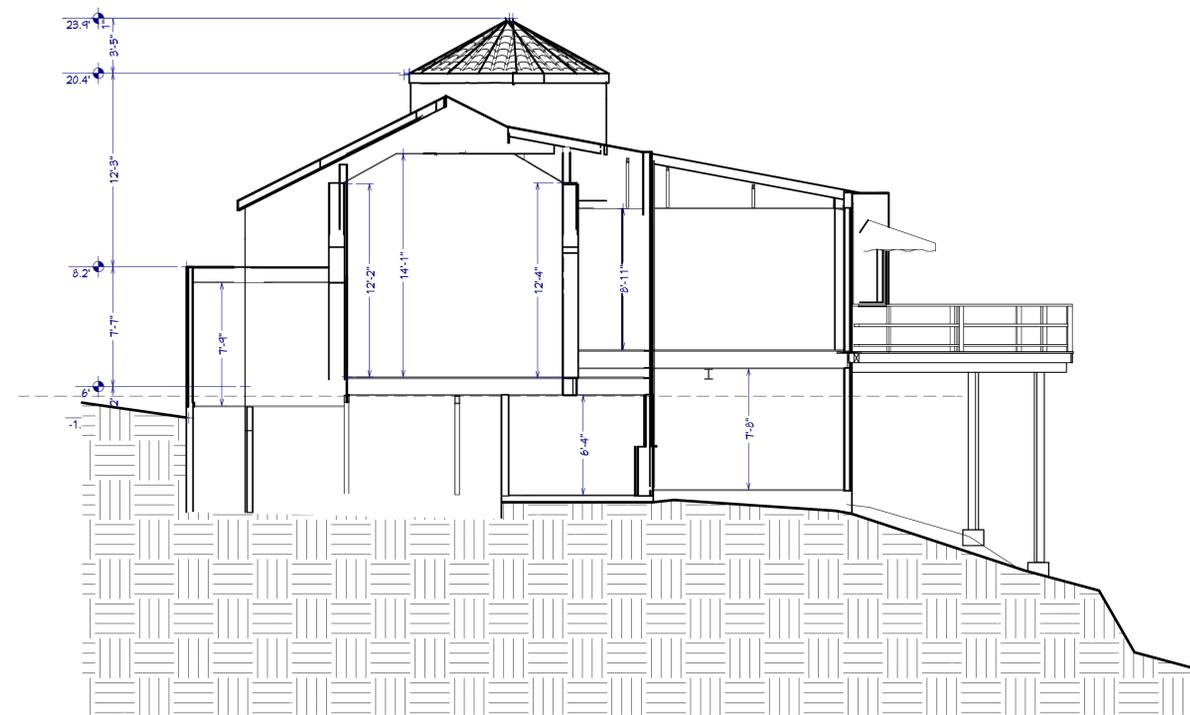
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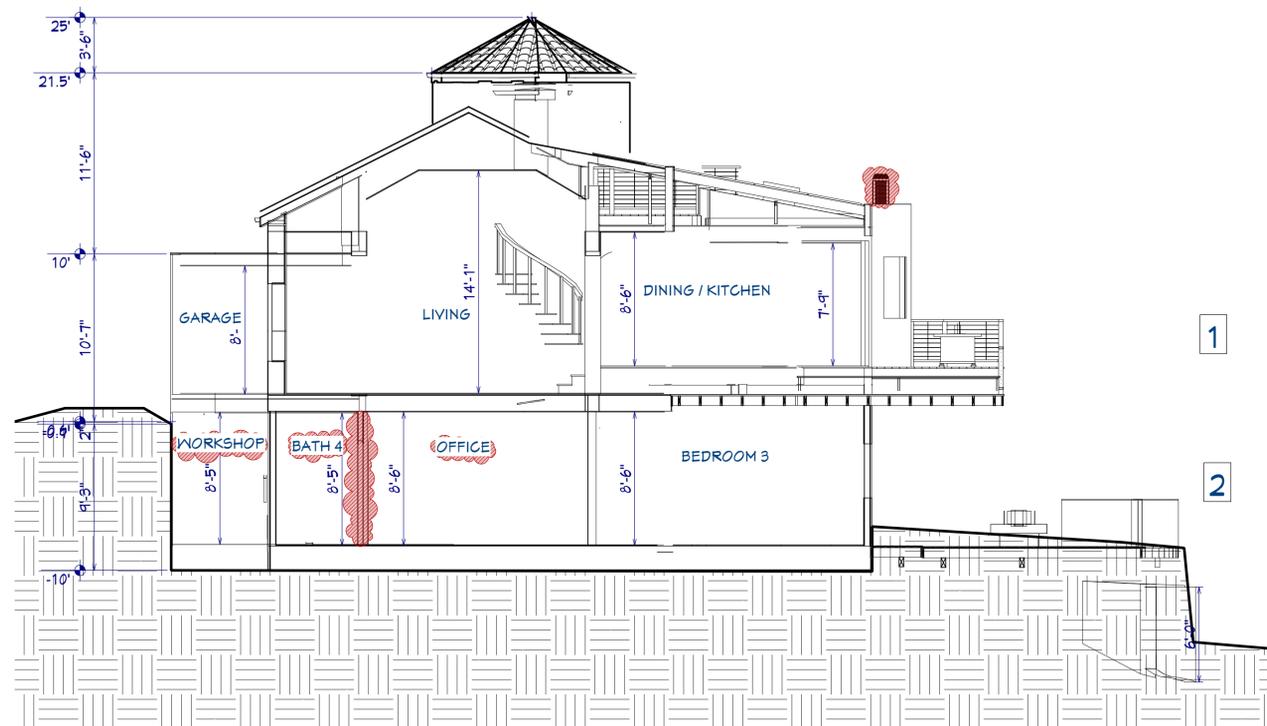
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SHEET:

A-17



2 EXISTING WEST SECTION
 3/16" = 1"

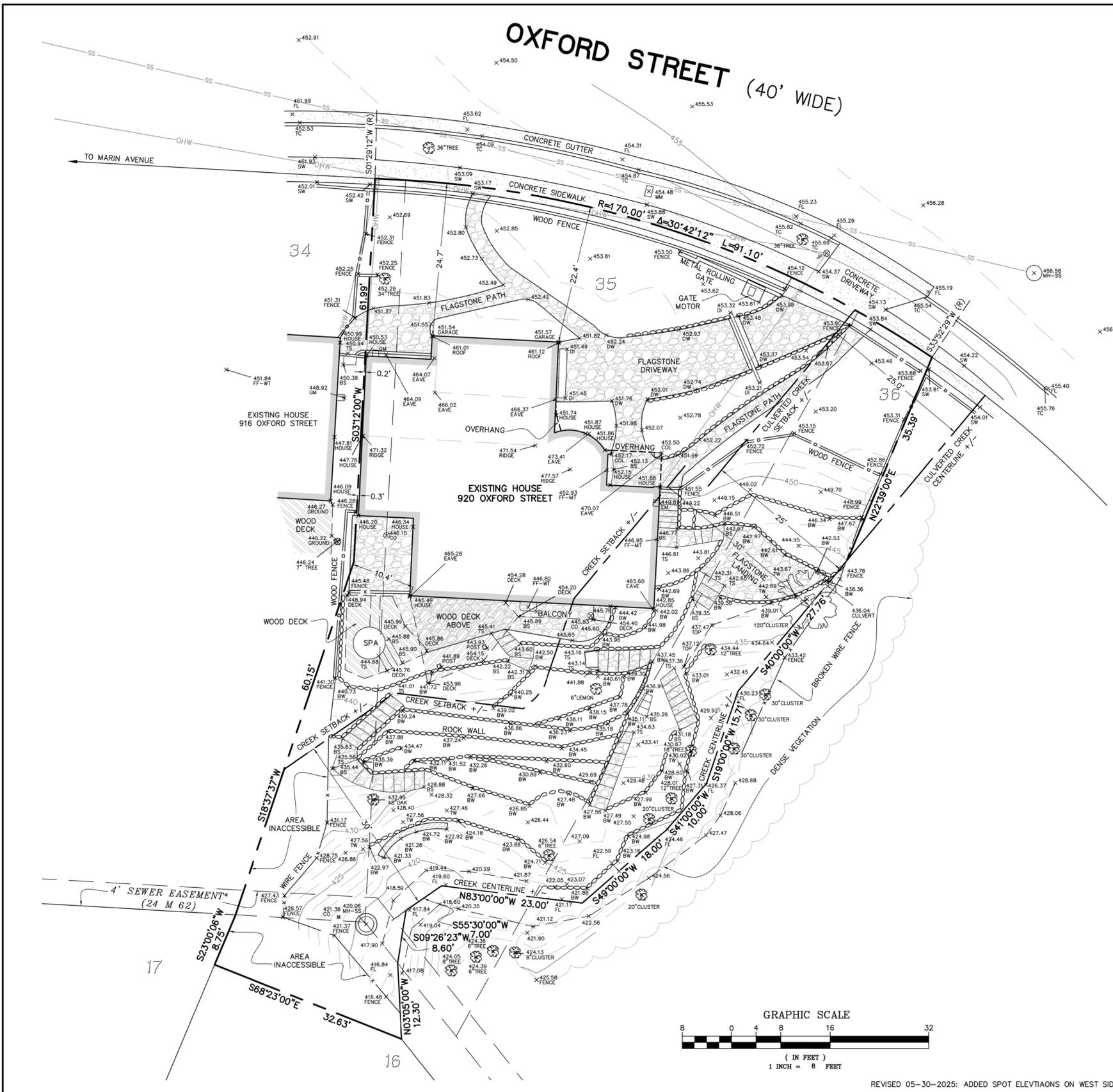


1 PROPOSED WEST SECTION
 3/16" = 1"

KEYNOTES

- 1** DECK ABOVE ROOM; FRAMING AND ROOM HEIGHT MAY NOT BE CORRECT AS DISPLAYED
- 2** RAINWATER CISTERN





LEGEND

BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEANOUT
COL	COLUMN
DI	DRAIN INLET
DW	DRIVEWAY
EM	ELECTRIC METER
FF	FINISHED FLOOR
FL	FLOWLINE
GM	GAS METER
JP	JOINT POLE
MH	MANHOLE
MT	METAL THRESHOLD
OHW	OVERHEAD WIRES
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STEPS
TW	TOP OF WALL
TOP	TOP OF SLOPE
WM	WATER METER
WT	WOOD THRESHOLD
BUILDING LINE	
CONCRETE SURFACE	
FLAGSTONE SURFACE	
WOOD SURFACE	
ROCK WALL	
x	WIRE FENCE
o	WOOD FENCE
x	WOOD AND WIRE FENCE

GENERAL NOTES:
 DIMENSIONS ARE IN FEET AND DECIMAL FEET.
 DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 1112035686-LE, DATED JULY 12, 2021, DOES NOT REFERENCE ANY ADDITIONAL EASEMENTS RELATED TO THIS PROPERTY.
 *EXCEPTION 6 OF SAID PRELIMINARY REPORT REFERENCES A 5 FOOT SEWER EASEMENT AFFECTING THE REAR 5 FEET OF LOTS 34 AND 35 PER BERKELEY HEIGHTS (24 M 62). THIS EASEMENT IS SHOWN AS 4 FEET PER SAID MAP.
 THE SOUTHWESTERN BOUNDARY OF THE PROPERTY IS DEFINED BY THE LOCATION OF THE CENTERLINE OF THE CREEK PER DEED 2021-356967.
 SETBACK FOR CULVERTED CREEK APPROXIMATED BASED ON THE LOCATION OF THE SOUTH END OF THE CULVERT. ESTABLISHING THE LOCATION OF THIS UNDERGROUND CULVERT WOULD REQUIRE AN UNDERGROUND UTILITY LOCATOR AND ADDITIONAL WORK.
BASIS OF BEARINGS:
 THE CALCULATED MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 37°46'43" WEST AS SHOWN ON RECORD OF SURVEY 1303 (19 RS 2).
BENCHMARK:
 ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM.
 THE 3/8" IRON PIN AT THE INTERSECTION OF LOS ANGELES AVENUE AND OXFORD STREET, DESIGNATED "1503" WAS TAKEN AS ELEVATION = 418.82 FEET PER CORNER RECORD 8298 (79 CR 63).
LAND MOTION NOTE:
 DUE TO SIGNIFICANT LAND MOTION IN THIS AREA, IT IS NOT POSSIBLE TO ESTABLISH THE PROPERTY BOUNDARY WITH CERTAINTY. THE BOUNDARY SHOWN HEREON COULD VARY BASED ON THE CONSIDERATION OF ALTERNATE SURVEY REFERENCE POINTS. THE VARIANCE MAY WELL BE IN THE GENERAL 2.0'-3.0' RANGE.

BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 35 AND PORTIONS OF LOTS 34, 36, AND 16, BLOCK 2 BERKELEY HEIGHTS (24 M 62)
 LOCATED AT 920 OXFORD STREET
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA



JULY 5, 2022 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
 CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION
1	5/25/24	MS	INCOMPLETE
2	5/15/2024	MS	STATUS 1
3	4/15/2025	MS	PLAN CHECK 1

SMEDLEY RESIDENCE
920 OXFORD ST
BERKELEY, CA 94707

TOPOGRAPHIC SURVEY

2022 CALIFORNIA
BUILDING CODE
OCCUPANCY R3

DATE:

6/20/2025

DRAWN BY:

MS

SHEET:

A-18