

1258 OCEAN PROPOSED MODIFICATIONS



DRAWING LIST

- A0.0 COVER SHEET
- A1.0 1ST FLOOR PLAN - OCEAN UNIT
- A1.1 2ND FLOOR PLAN - OCEAN UNIT
- A1.2 ROOF PLAN - OCEAN UNIT
- A1.3 SOUTH ELEVATION - OCEAN UNIT
- A1.4 EAST ELEVATION - OCEAN UNIT
- A1.5 WEST ELEVATION - OCEAN UNIT
- A1.6 NORTH ELEVATION - OCEAN UNIT
- A2.0 1ST FLOOR PLAN - PEABODY UNIT
- A2.1 2ND FLOOR PLAN - PEABODY UNIT
- A2.2 ROOF PLAN - PEABODY UNIT
- A2.3 NORTH ELEVATION - PEABODY UNIT
- A2.4 EAST ELEVATION - PEABODY UNIT
- A2.5 WEST ELEVATION - PEABODY UNIT
- A2.6 SOUTH ELEVATION - PEABODY UNIT
- A3.0 GREEN WALL DETAILS
- A4.0 SITE ELEVATION
- A4.1 SITE SECTION - OCEAN UNIT
- A4.2 RENDERS - OCEAN UNIT
- A4.3 RENDERS - PEABODY UNIT
- A4.4 BIRD'S EYE VIEWS - BOTH UNITS
- A4.5 BIRD'S EYE VIEWS - BOTH UNITS

SITE MAP



DATE OF ISSUE
01-17-18
DRAWING SUBMITTALS
FINAL DESIGN 03-14-07
REVIEW
BUILDING PERMIT 01-18-11

DRAWING REVISIONS

OWNER / APPLICANT
ALI ESLAMI
PO BOX 4623
BERKELEY, CA 94704

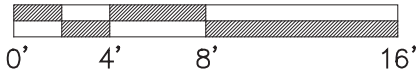
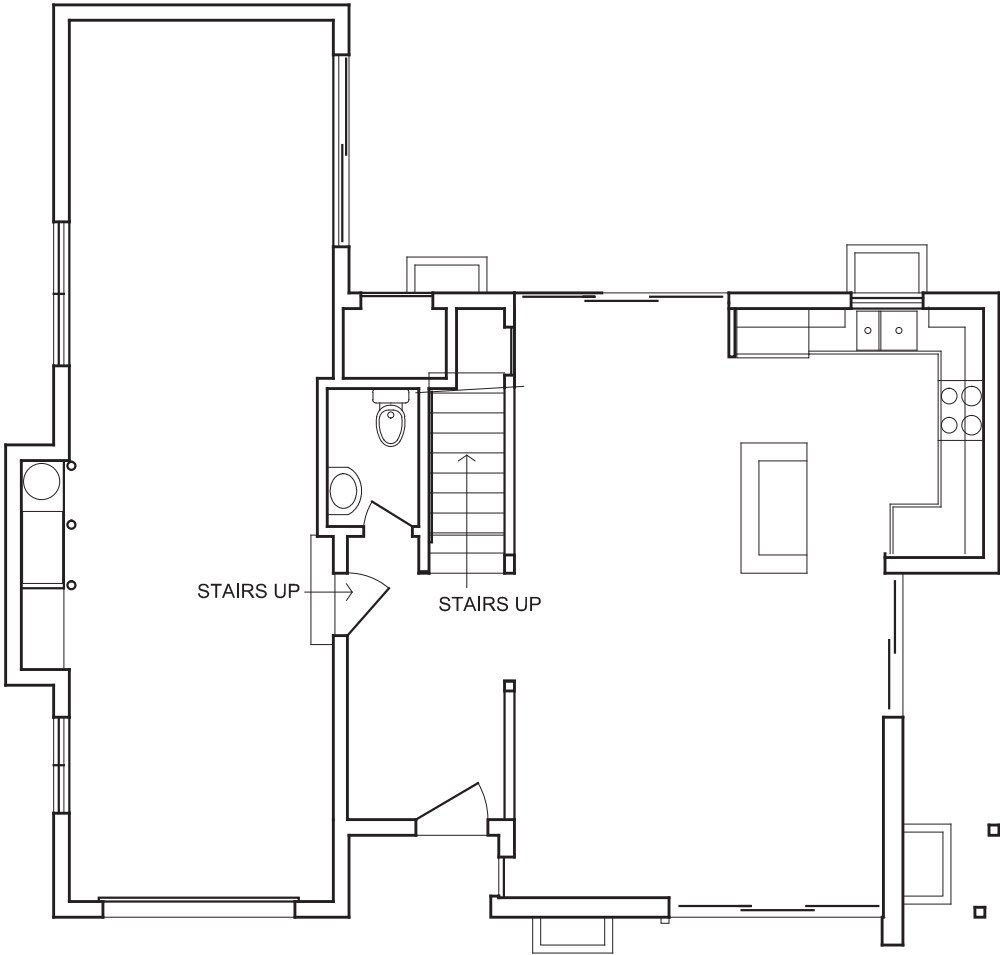
PROJECT TITLE
OCEAN AVENUE UNITS
1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
COVER SHEET

SHEET
A 0.0

OCEAN UNIT - FIRST FLOOR PLAN

TO REMAIN UNMODIFIED FROM APPROVED DESIGN



1/8" = 1'-0"

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PROJECT TITLE
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EMERYVILLE, CA 94608

DRAWING TITLE
FIRST FLOOR PLAN
OCEAN AVE UNIT

SHEET
A 1.0

OCEAN UNIT - SECOND FLOOR PLAN

NEW BATH LAYOUT AND STAIRS TO ROOF DECK

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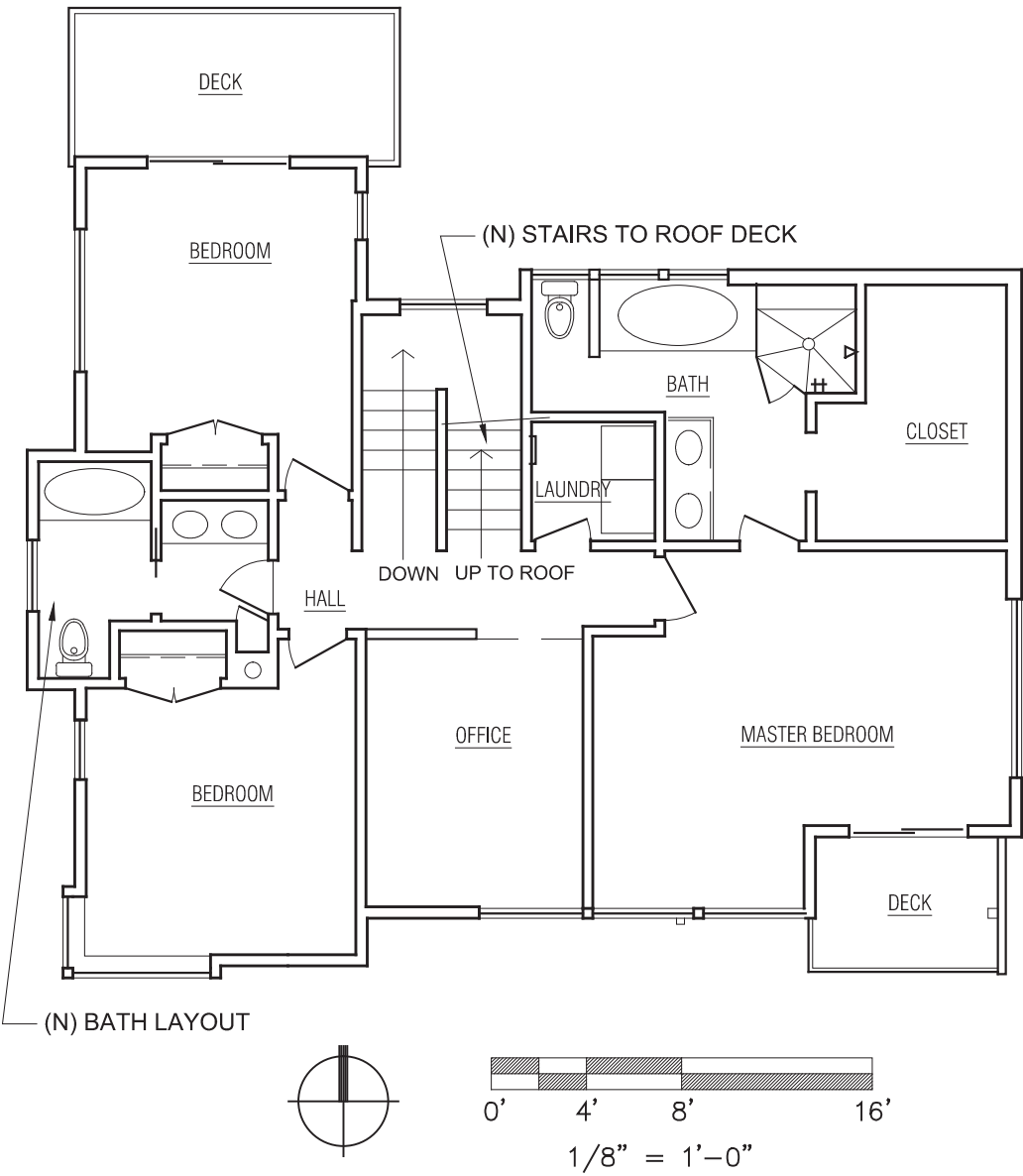
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ALI ESLAMI
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PROJECT TITLE
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1258 OCEAN AVENUE
EMERYVILLE, CA 94608

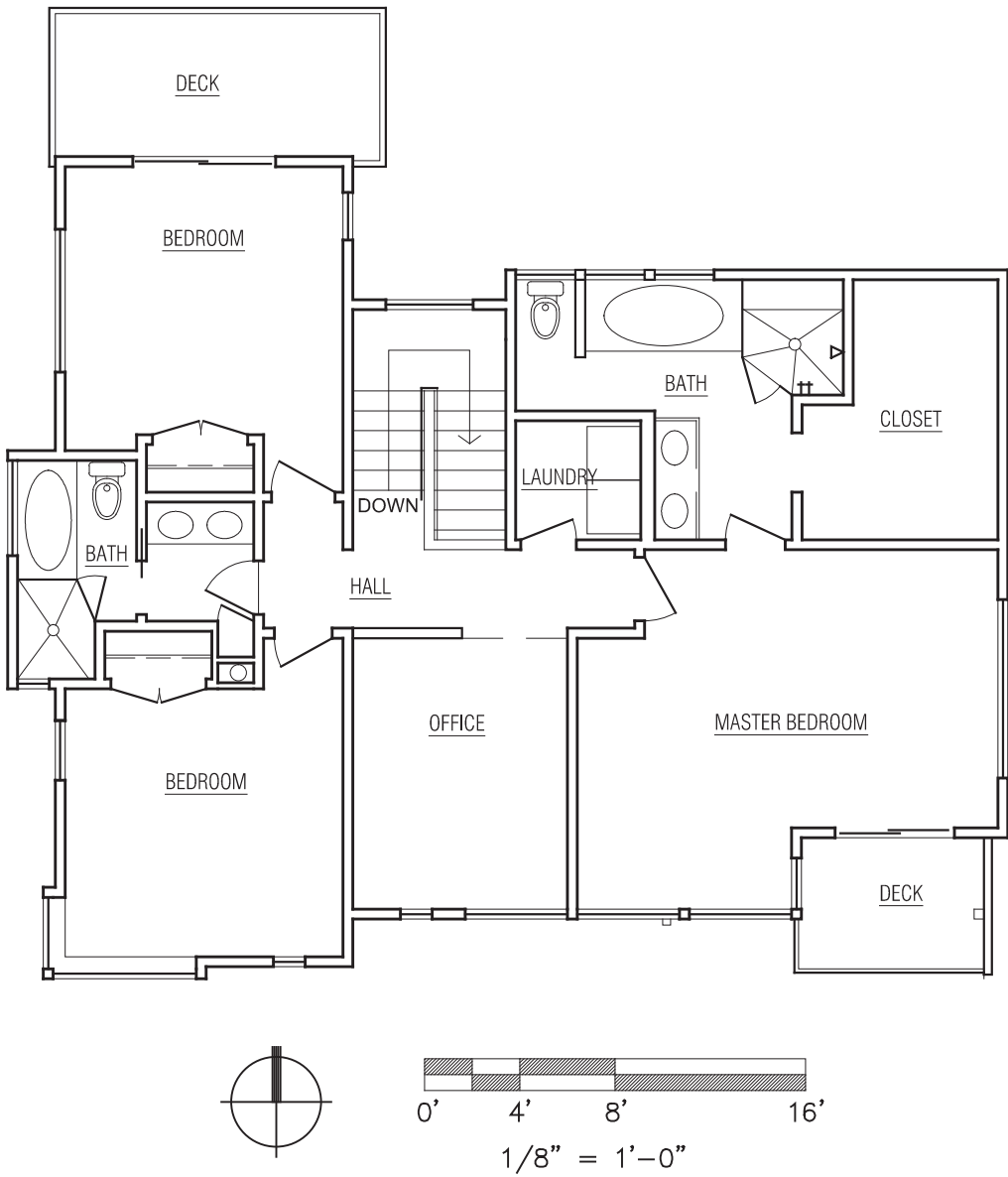
DRAWING TITLE
SECOND FLOOR PLAN
OCEAN AVE UNIT

SHEET
A 1.1

PROPOSED



AS PREVIOUSLY APPROVED



OCEAN UNIT - ROOF DECK PLAN

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

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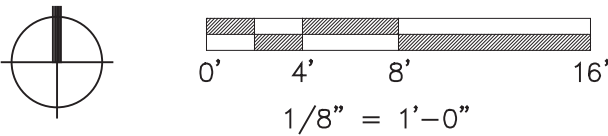
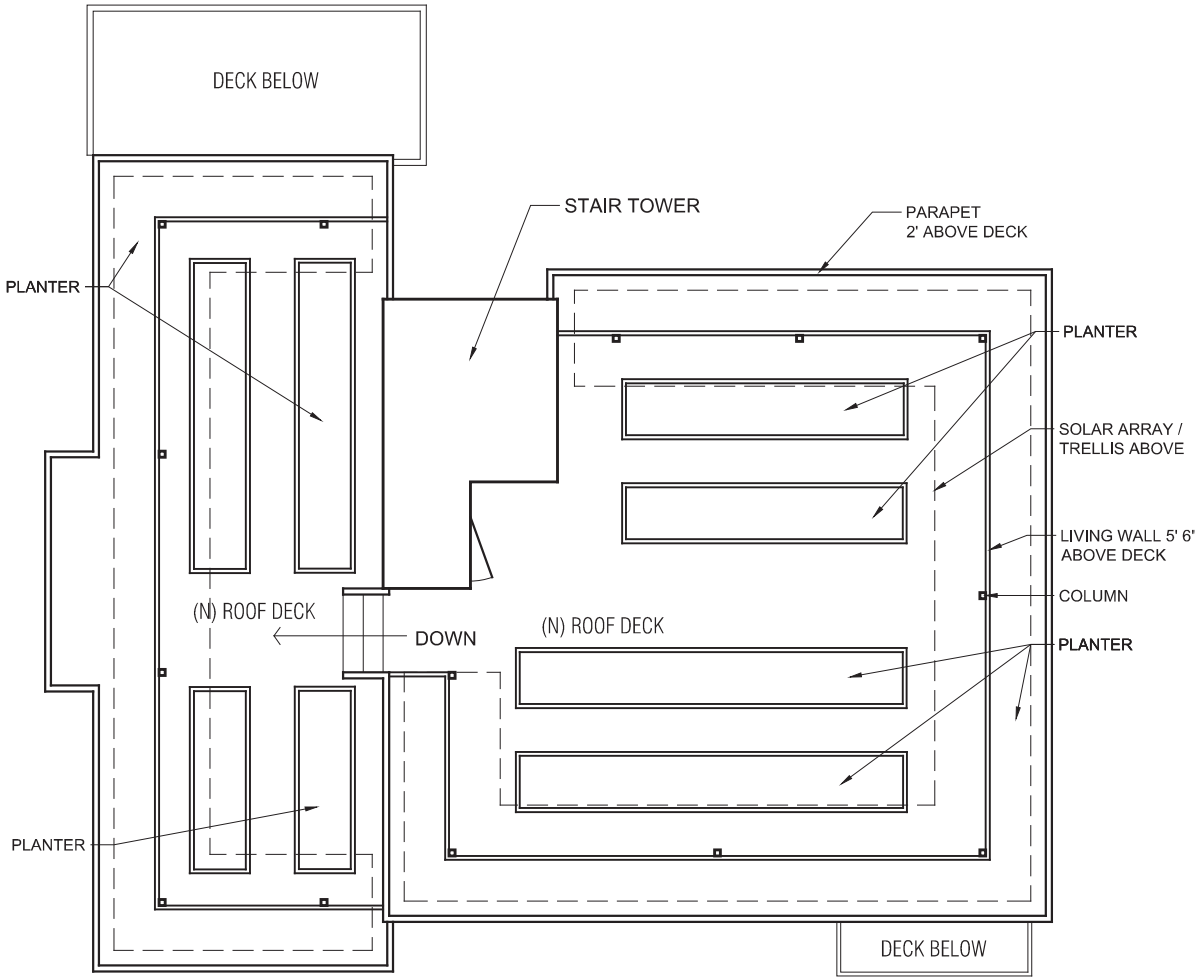
OWNER / APPLICANT
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OCEAN AVENUE UNITS
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EMERYVILLE, CA 94608

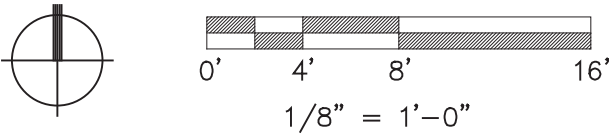
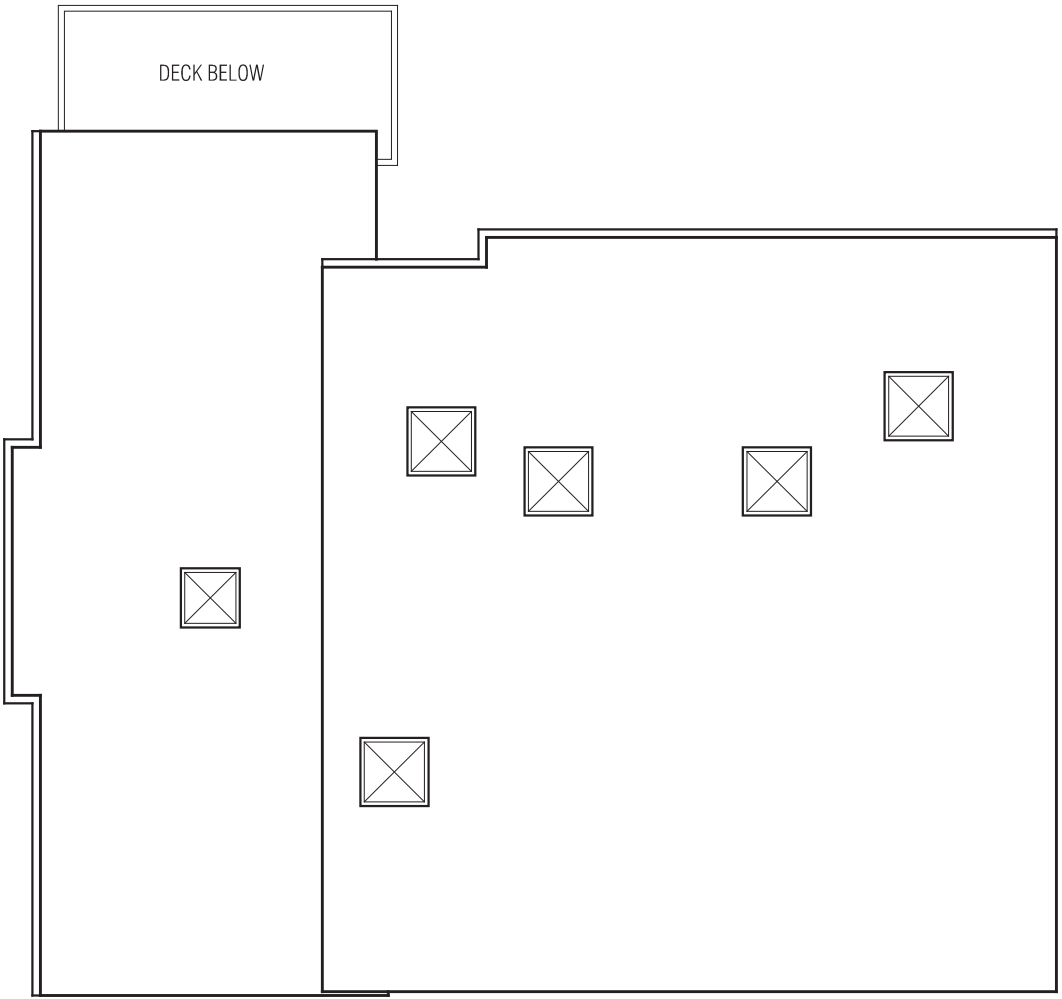
DRAWING TITLE
ROOF PLAN
OCEAN AVE UNIT

SHEET
A 1.2

PROPOSED

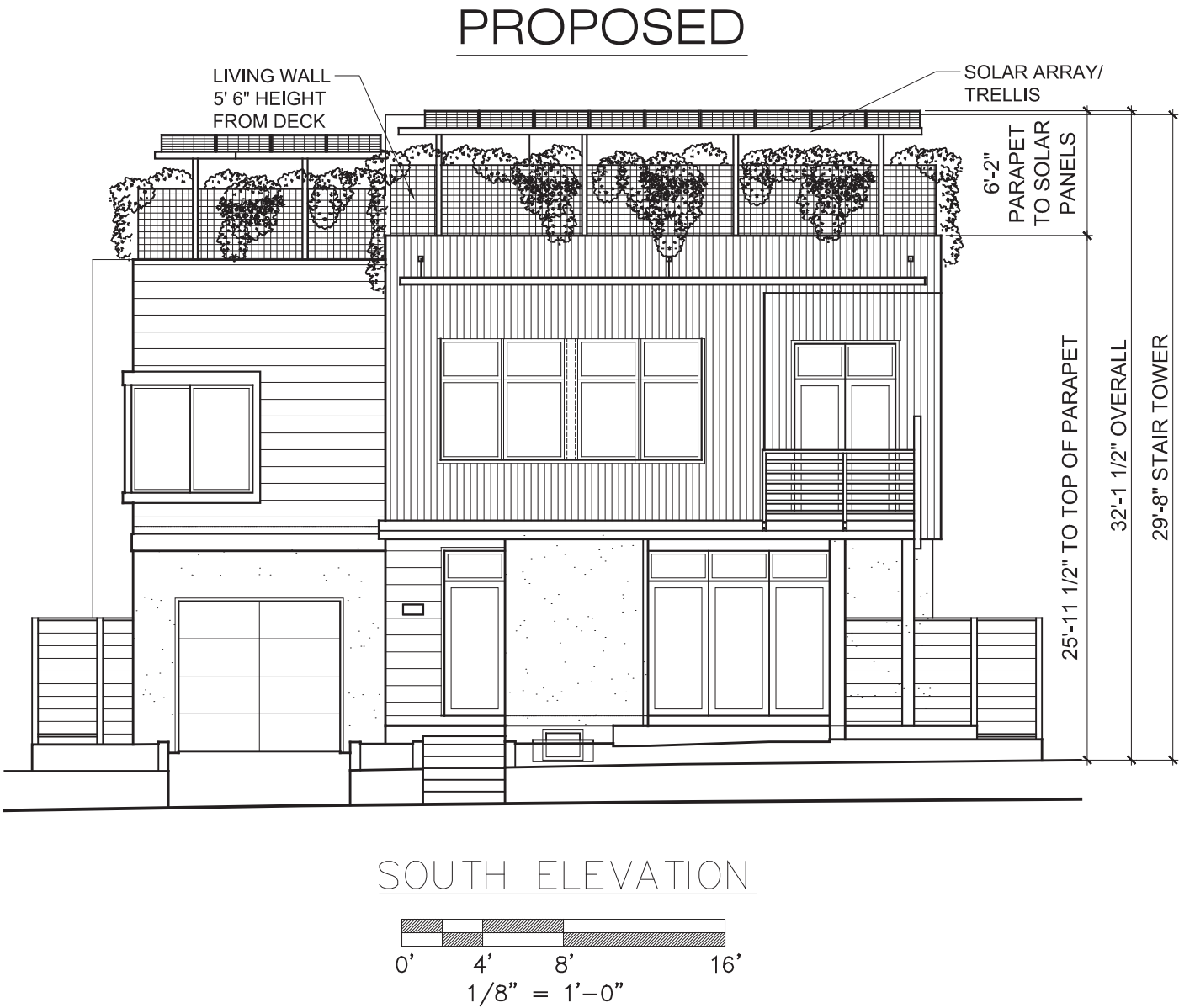


AS PREVIOUSLY APPROVED



OCEAN UNIT - SOUTH ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY



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EMERYVILLE, CA 94608

DRAWING TITLE
SOUTH ELEVATION
OCEAN AVE UNIT

SHEET
A 1.3

OCEAN UNIT - EAST ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

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DRAWING REVISIONS

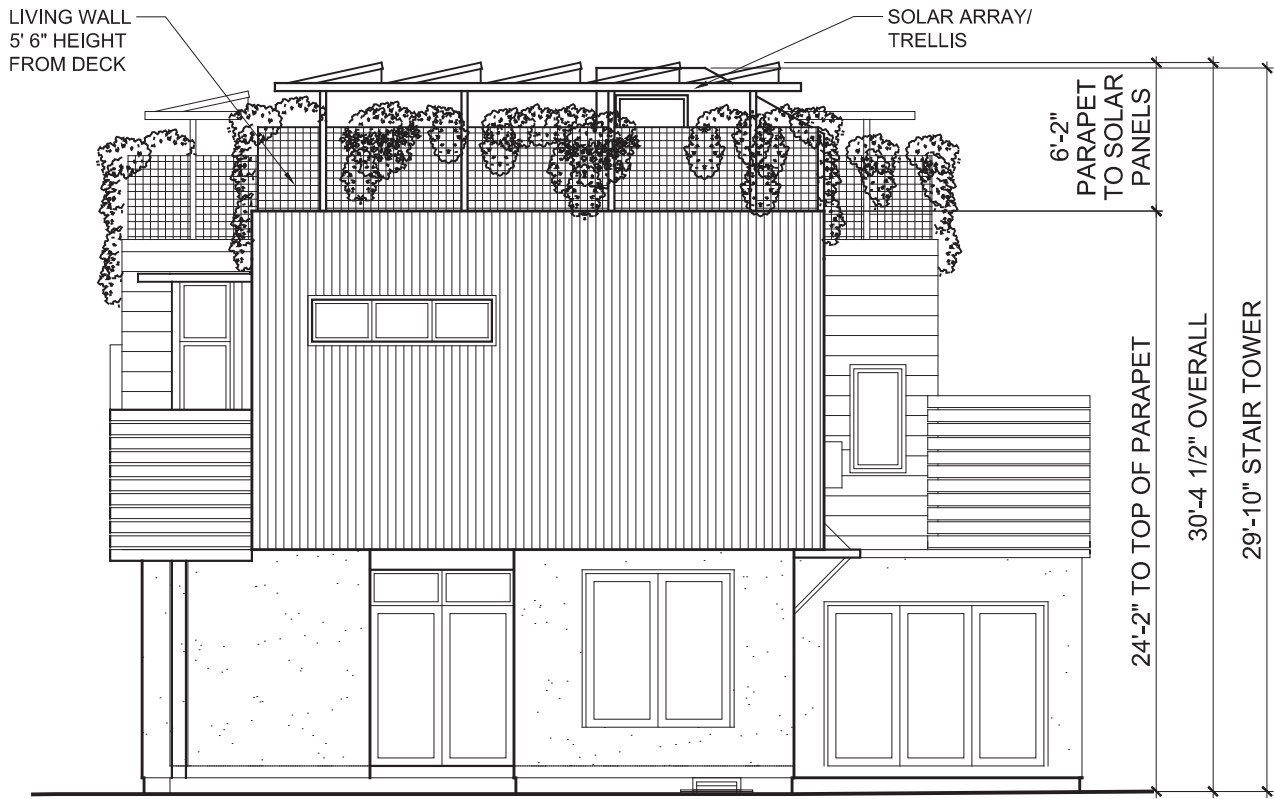
OWNER / APPLICANT
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PROJECT TITLE
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1258 OCEAN AVENUE
EMERYVILLE, CA 94608

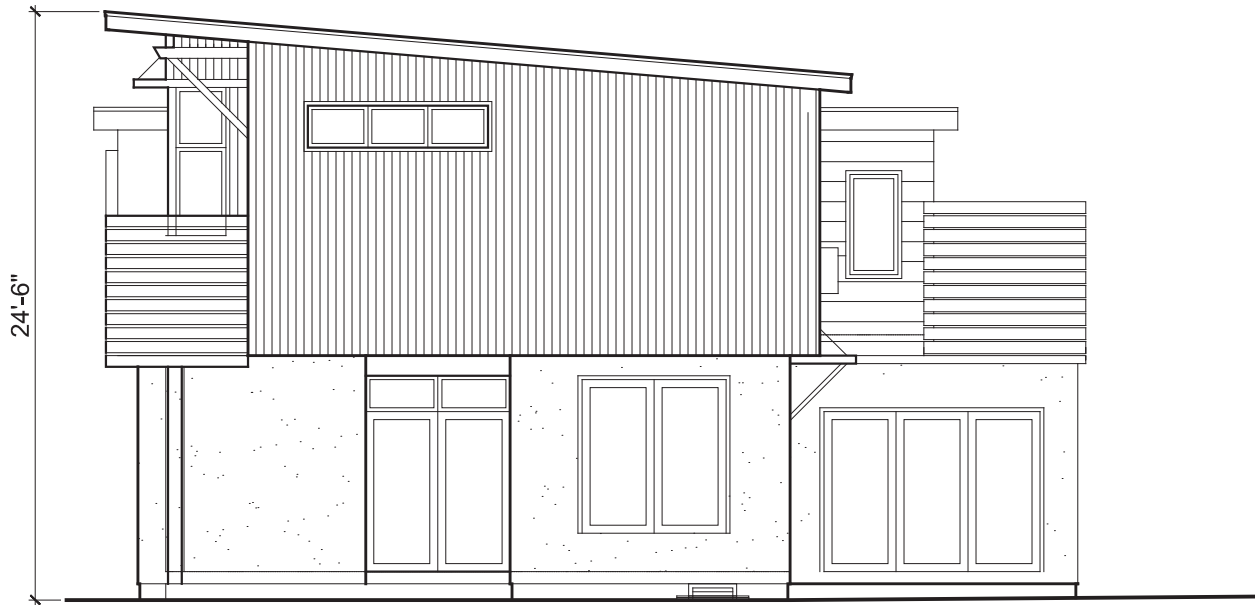
DRAWING TITLE
EAST ELEVATION
OCEAN AVE UNIT

SHEET
A 1.4

PROPOSED



AS PREVIOUSLY APPROVED



OCEAN UNIT - WEST ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

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1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
WEST ELEVATION
OCEAN AVE UNIT

SHEET
A 1.5

PROPOSED



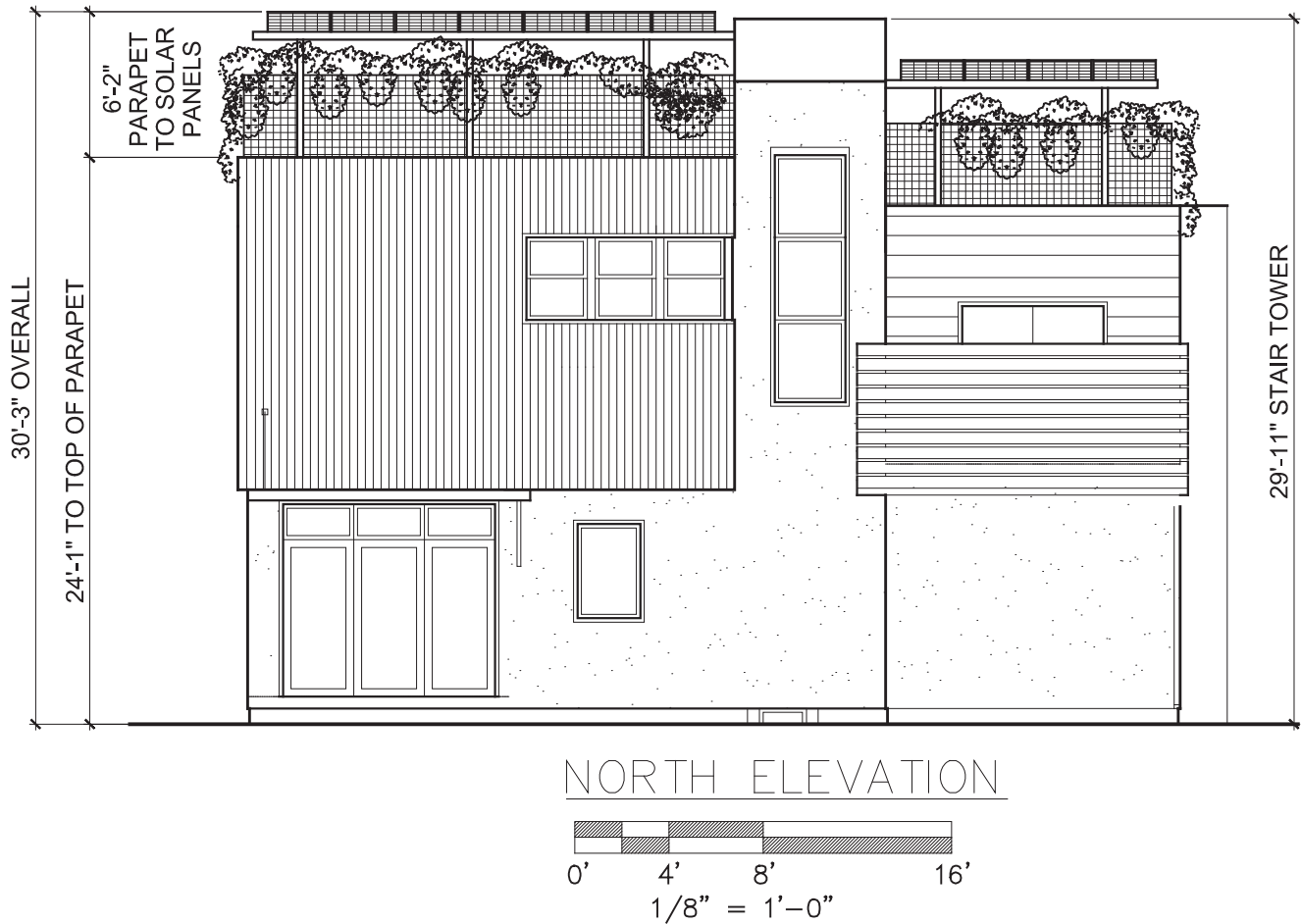
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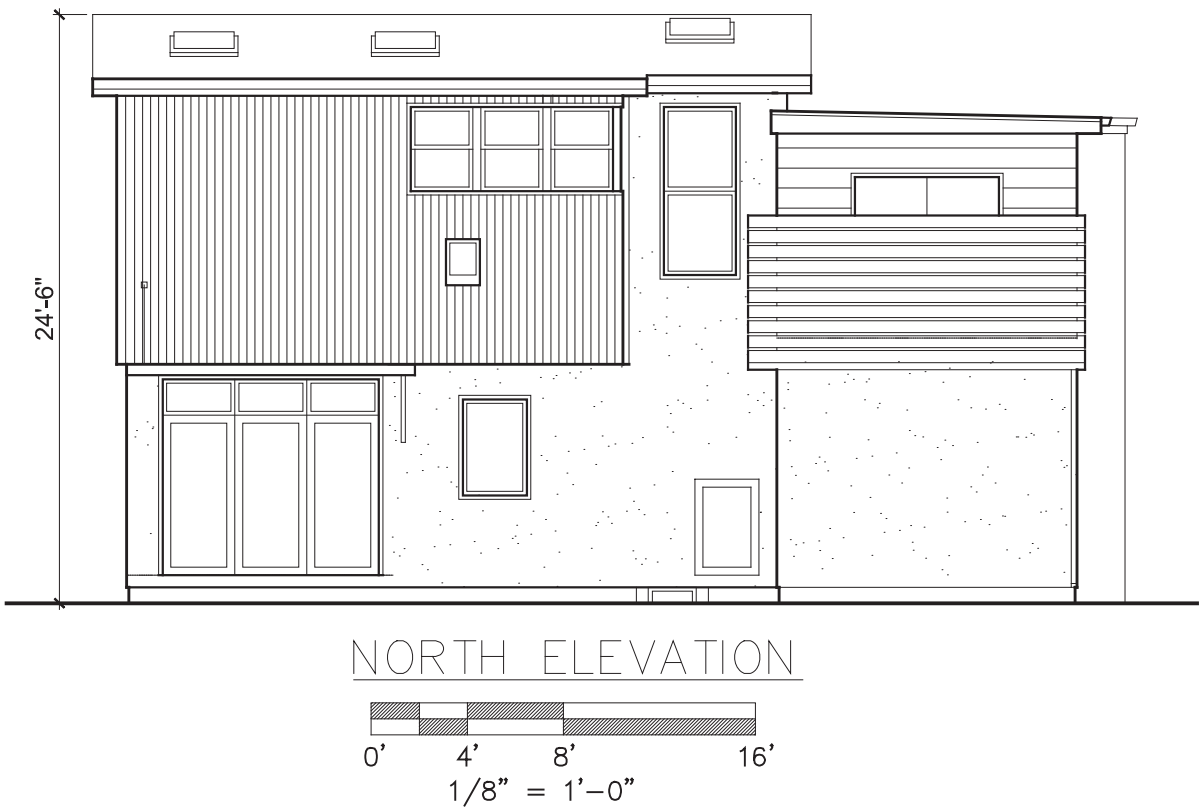
OCEAN UNIT - NORTH ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

PROPOSED



AS PREVIOUSLY APPROVED



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PROJECT TITLE
OCEAN AVENUE UNITS
1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
WEST ELEVATION
OCEAN AVE UNIT

SHEET
A 1.6

PEABODY UNIT - FIRST FLOOR PLAN

NEW KITCHEN LAYOUT WITH NEW WINDOW

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DRAWING REVISIONS

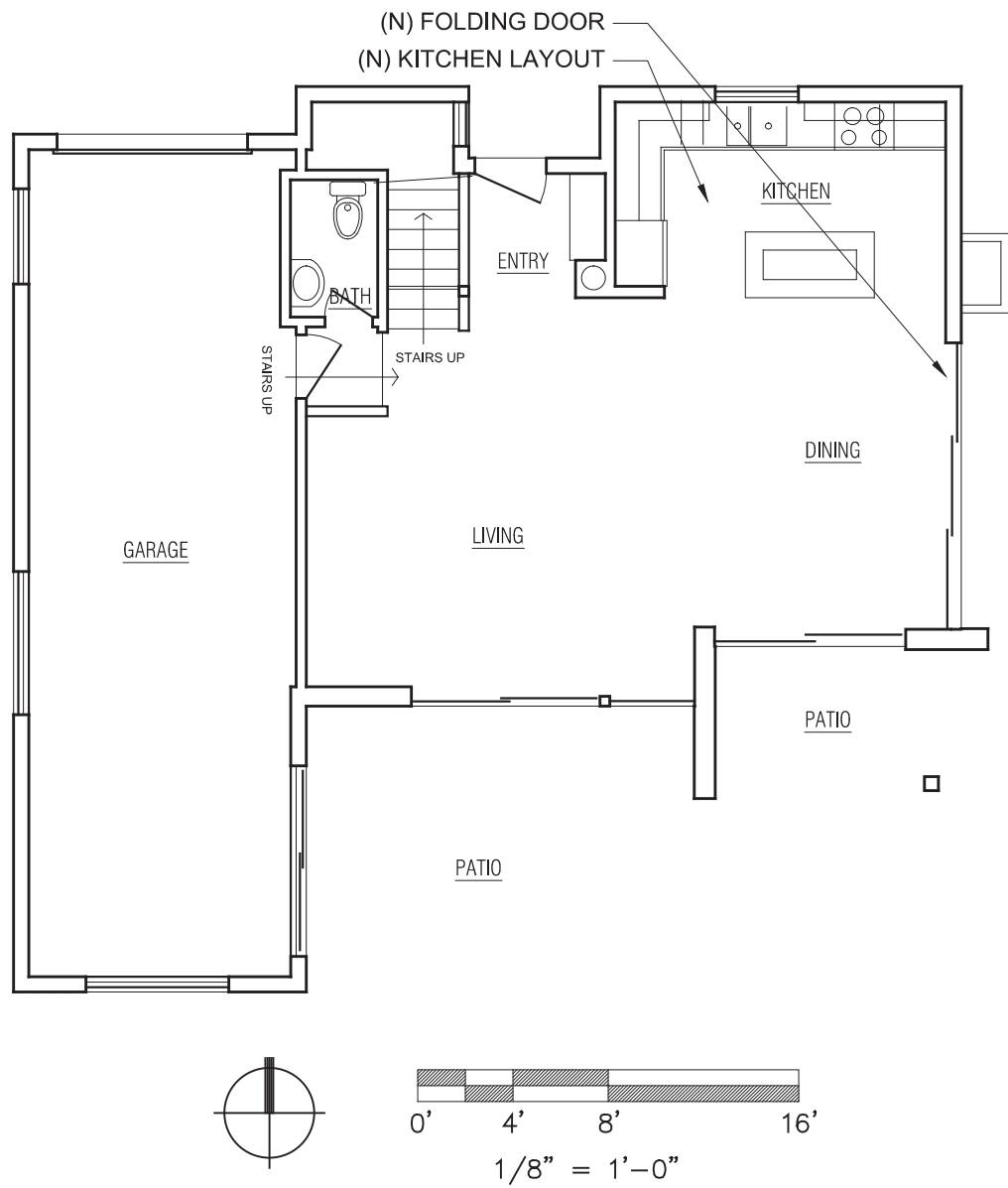
OWNER / APPLICANT
ALI ESLAMI
PO BOX 4623
BERKELEY, CA 94704

PROJECT TITLE
OCEAN AVENUE UNITS
1258 OCEAN AVENUE
EMERYVILLE, CA 94608

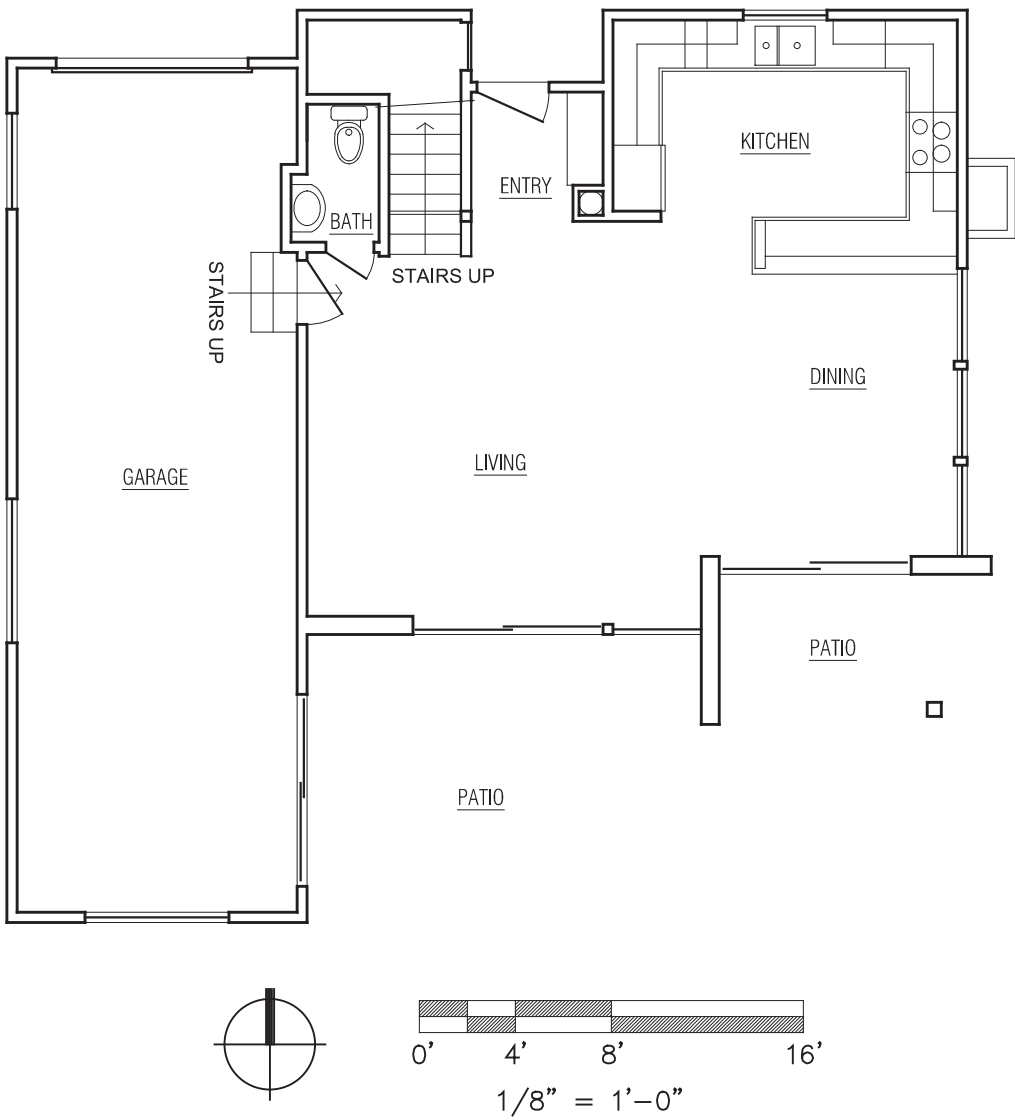
DRAWING TITLE
FIRST FLOOR PLAN
PEABODY LANE UNIT

SHEET
A 2.0

PROPOSED



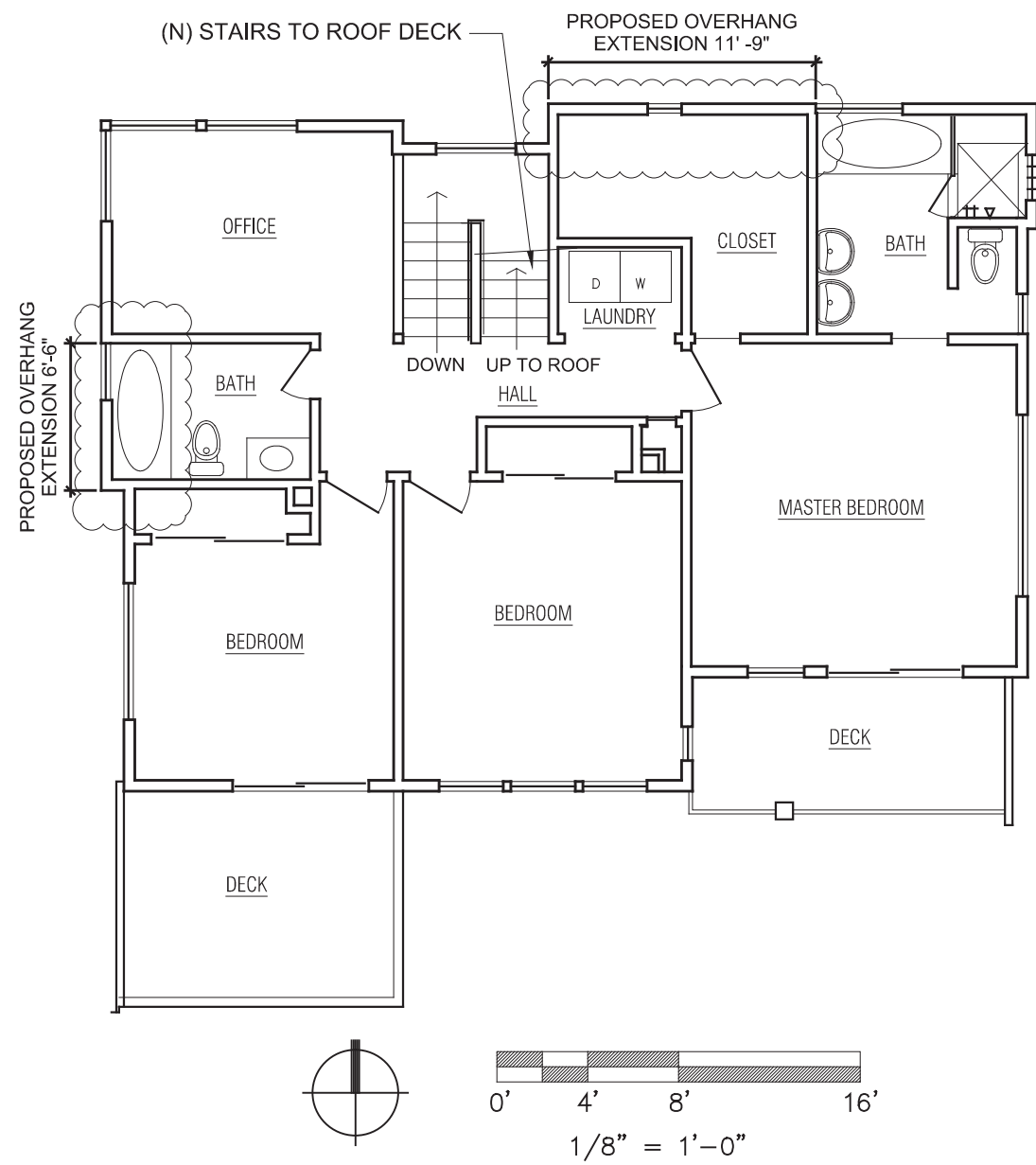
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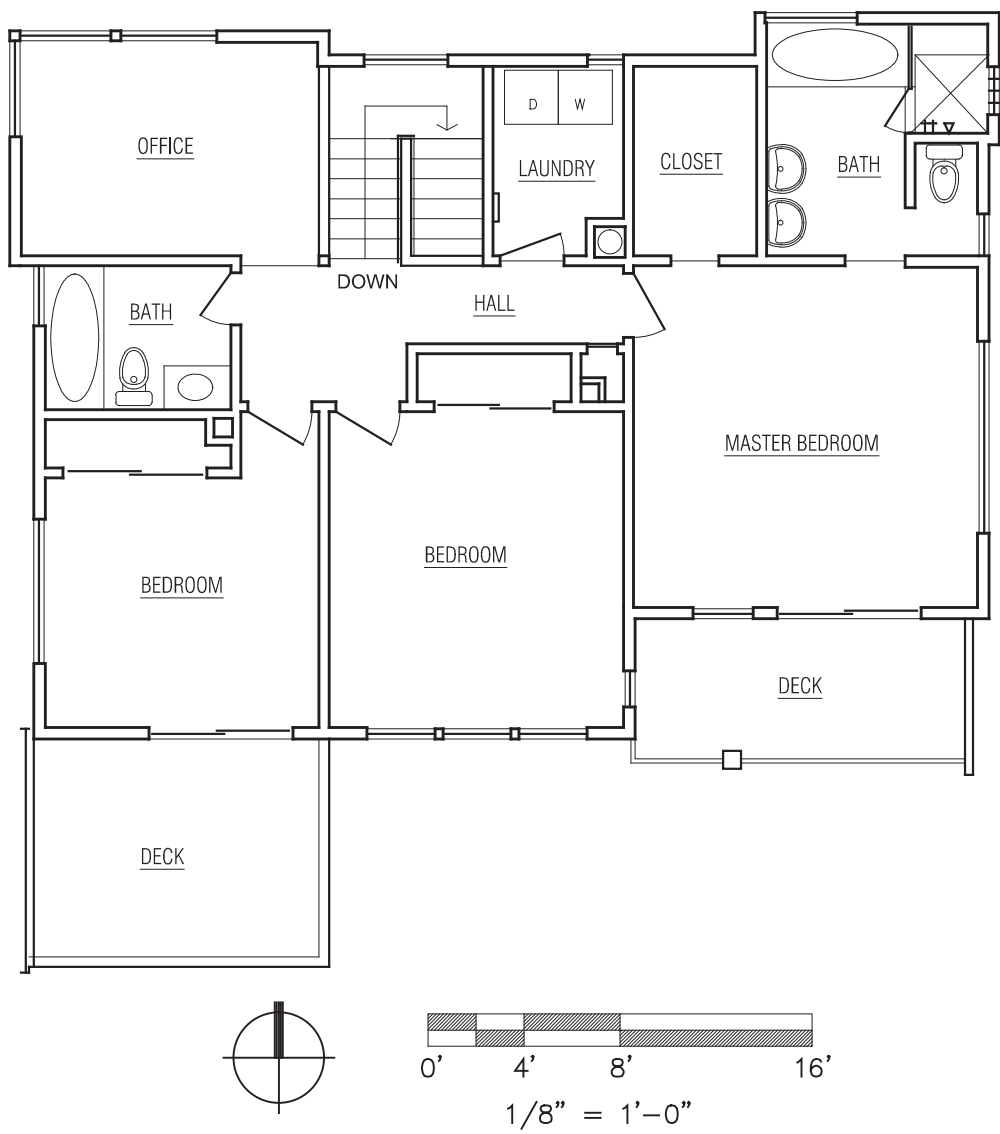
PEABODY UNIT - SECOND FLOOR PLAN

NEW STAIRS TO ROOF DECK AND EXTENDED OVERHANGS

PROPOSED



AS PREVIOUSLY APPROVED



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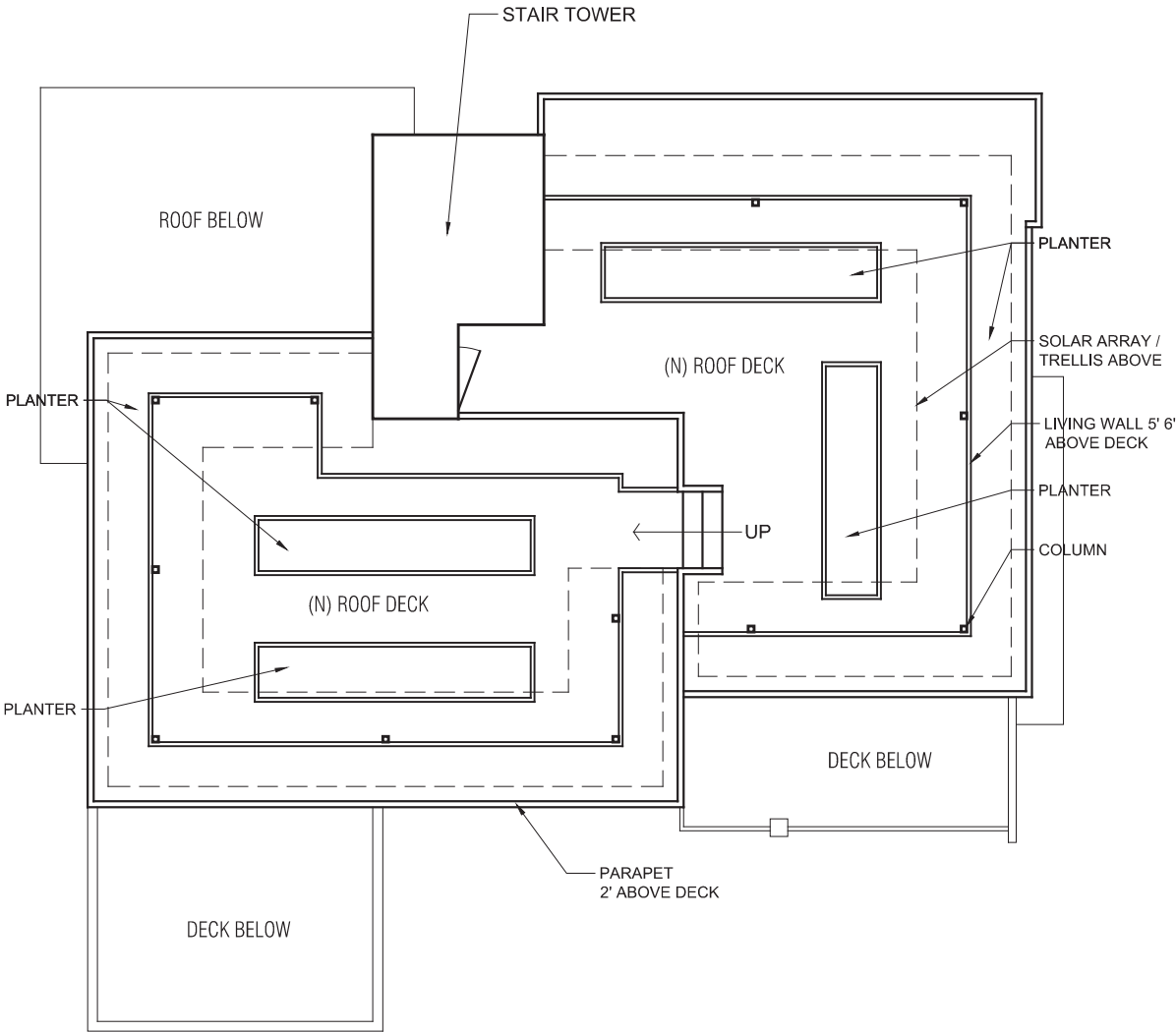
DRAWING TITLE
SECOND FLOOR PLAN
PEABODY LANE UNIT

SHEET
A 2.1

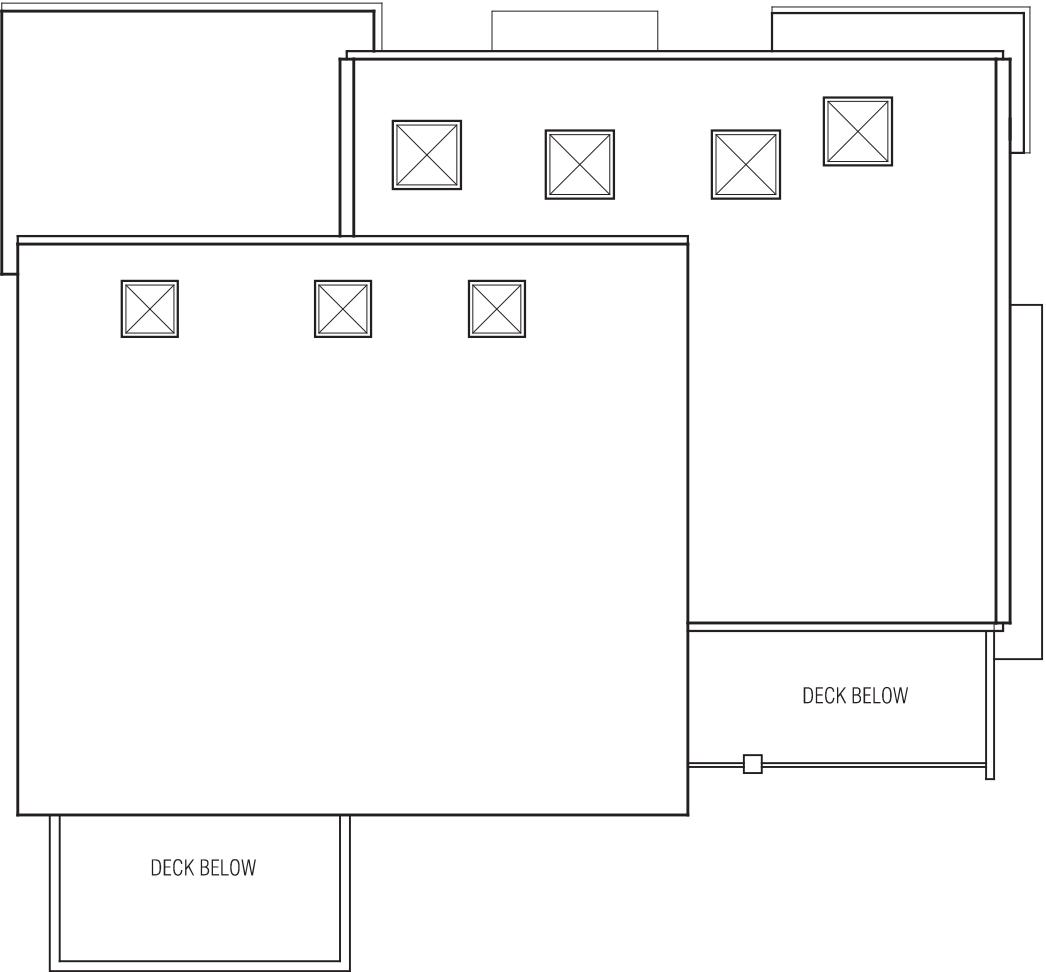
PEABODY UNIT - ROOF DECK PLAN

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

PROPOSED



AS PREVIOUSLY APPROVED



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1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
ROOF DECK PLAN
PEABODY LANE UNIT

SHEET
A 2.2

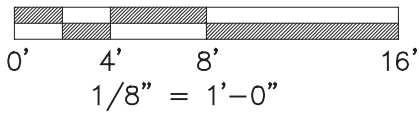
PEABODY UNIT - NORTH ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

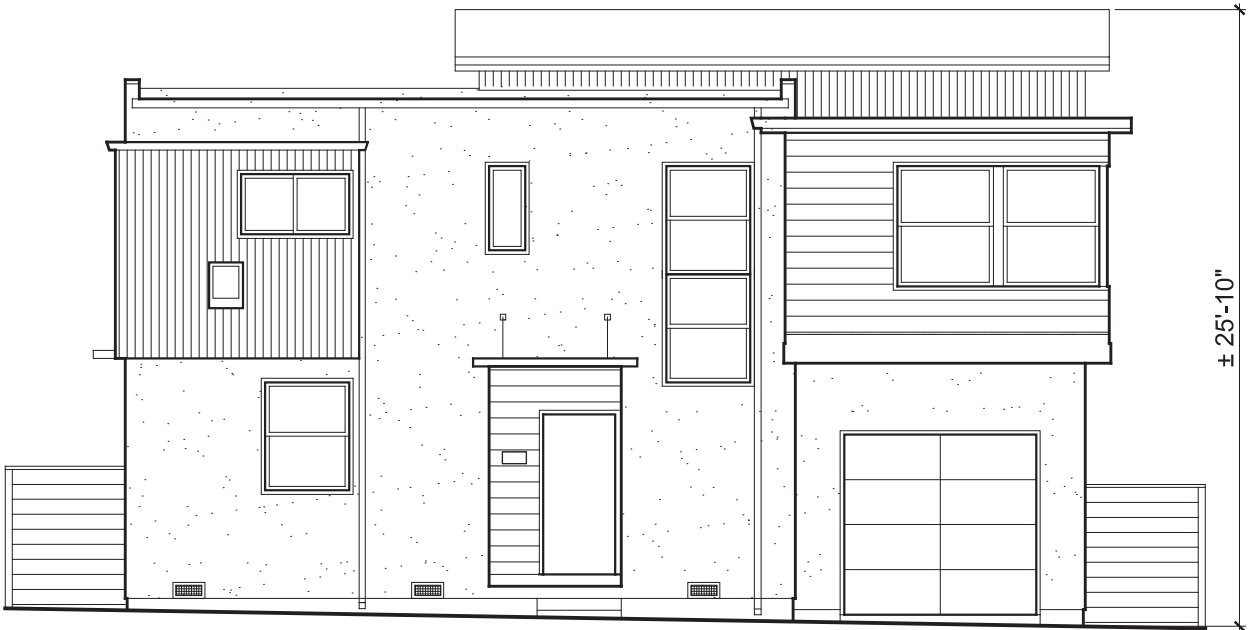
PROPOSED



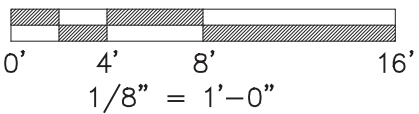
NORTH ELEVATION



AS PREVIOUSLY APPROVED



NORTH ELEVATION



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REVIEW
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1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
NORTH ELEVATION
PEABODY LANE UNIT

SHEET
A 2.3

PEABODY UNIT - EAST ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

DATE OF ISSUE
01-17-18
DRAWING SUBMITTALS
FINAL DESIGN 03-14-07
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DRAWING REVISIONS

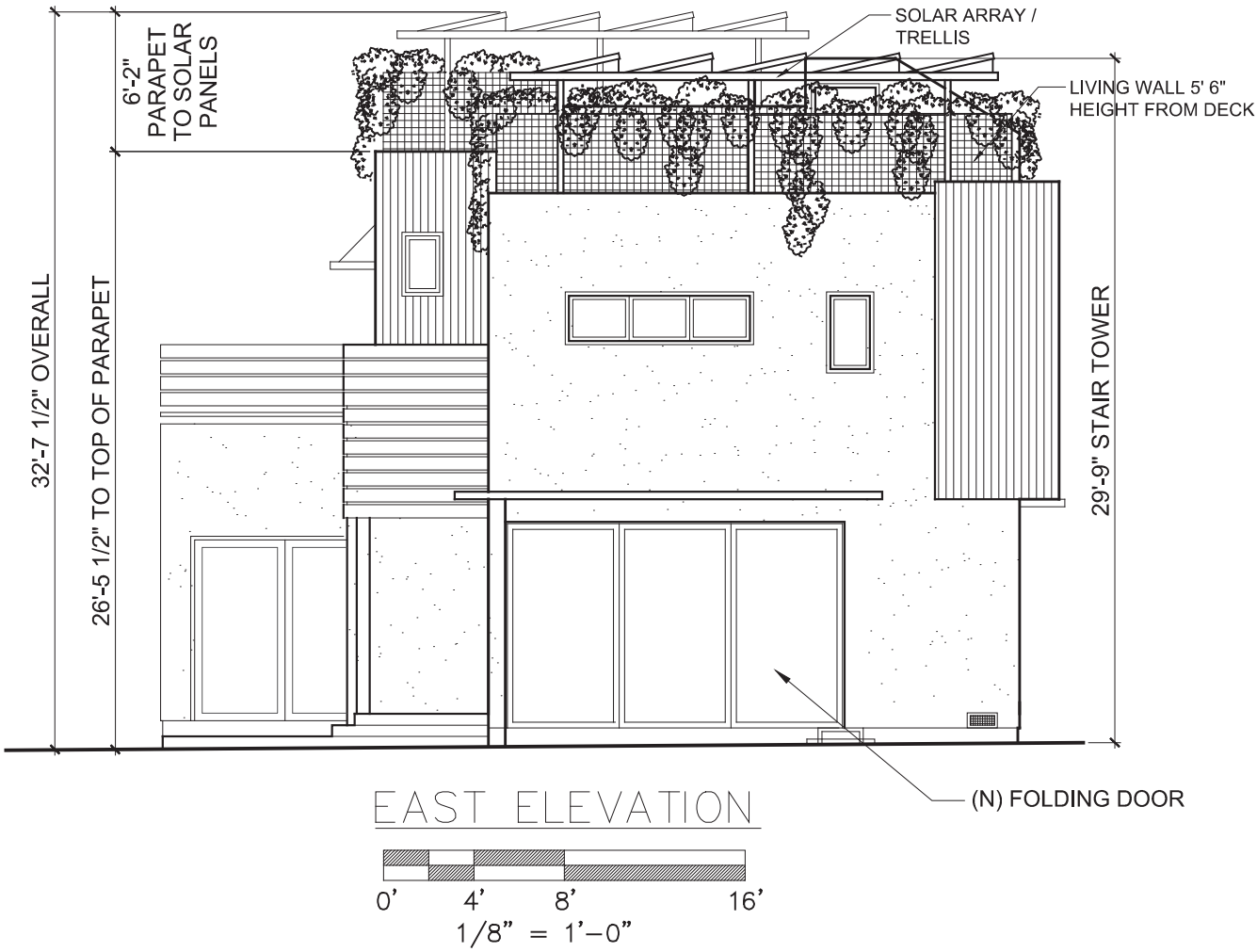
OWNER / APPLICANT
ALI ESLAMI
PO BOX 4623
BERKELEY, CA 94704

PROJECT TITLE
OCEAN AVENUE UNITS
1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
EAST ELEVATION
PEABODY LANE UNIT

SHEET
A 2.4

PROPOSED



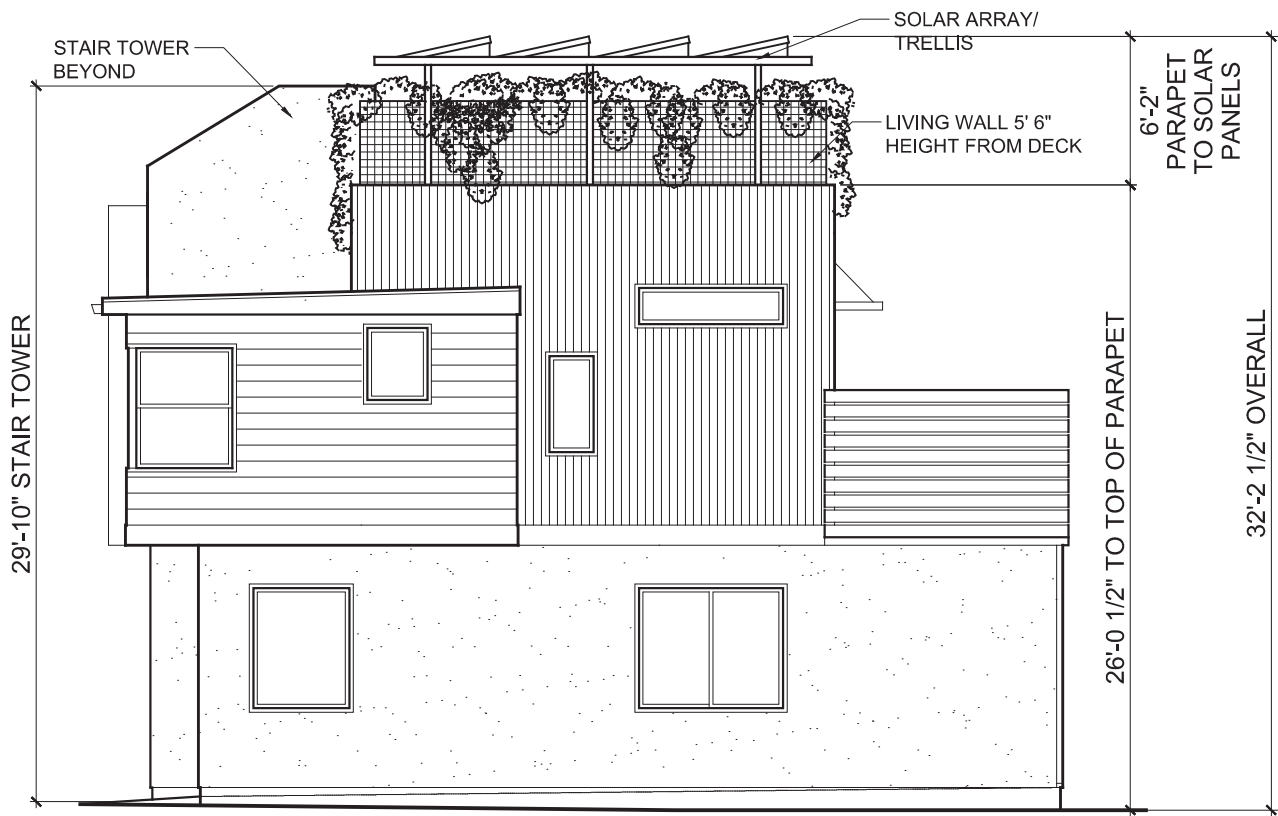
AS PREVIOUSLY APPROVED



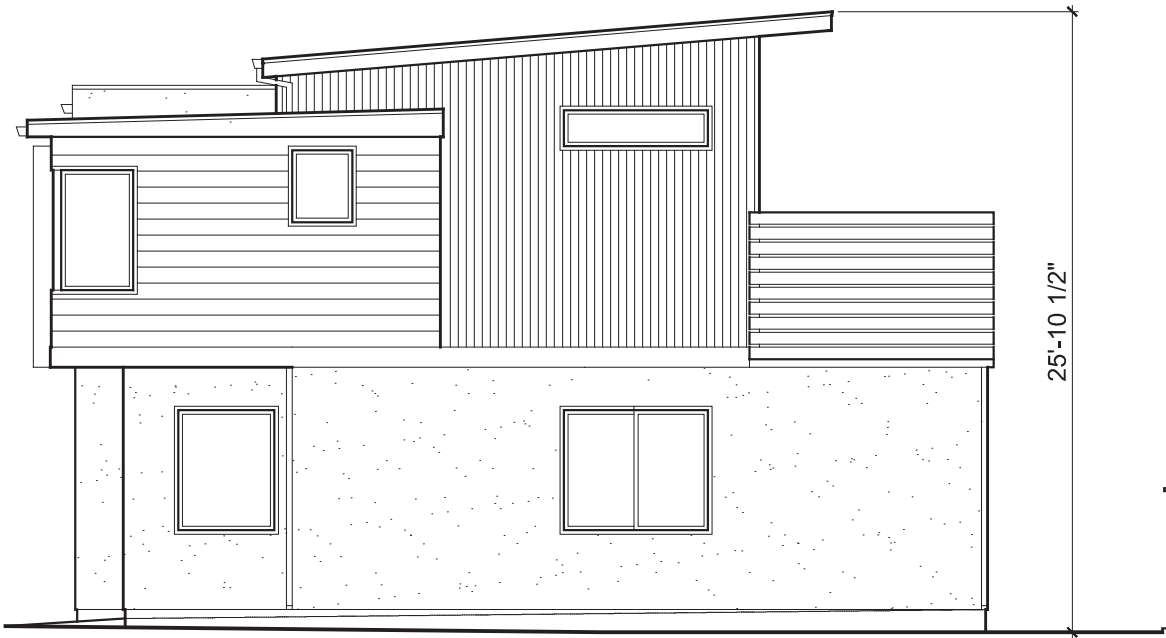
PEABODY UNIT - WEST ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

PROPOSED



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DRAWING TITLE
WEST ELEVATION
PEABODY LANE UNIT

SHEET
A 2.5

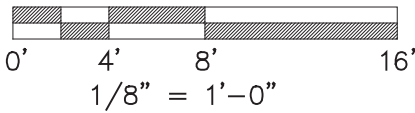
PEABODY UNIT - SOUTH ELEVATION

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

PROPOSED



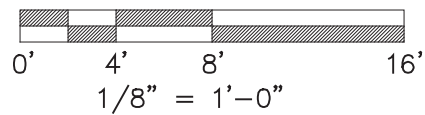
SOUTH ELEVATION



AS PREVIOUSLY APPROVED



SOUTH ELEVATION



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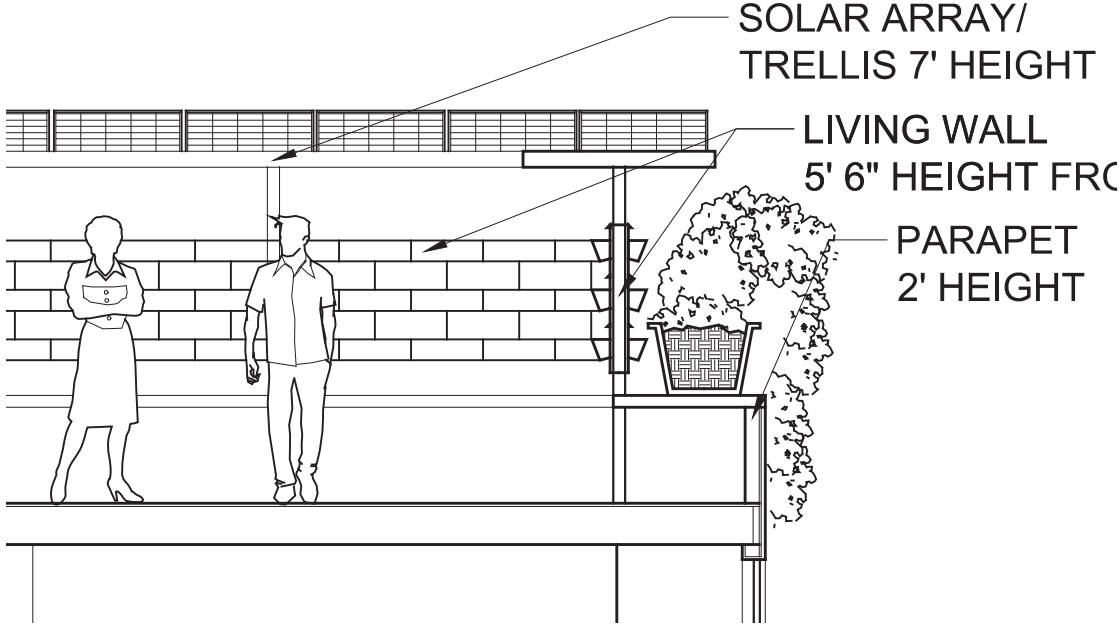
PROJECT TITLE
OCEAN AVENUE UNITS
1258 OCEAN AVENUE
EMERYVILLE, CA 94608

DRAWING TITLE
WEST ELEVATION
PEABODY LANE UNIT

SHEET
A 2.6

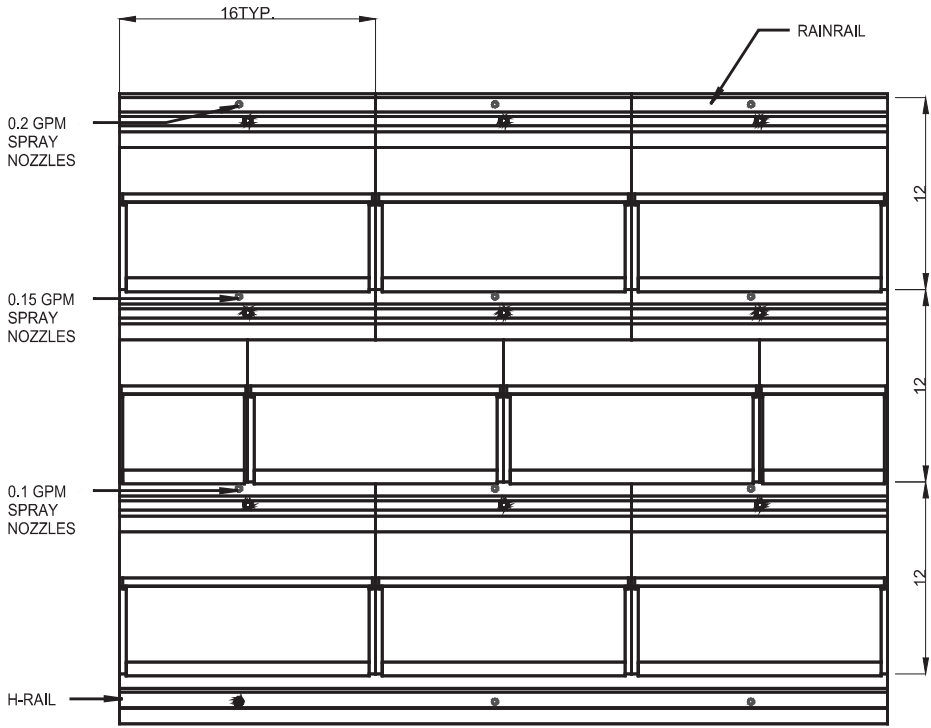
ROOF DECK GREEN WALL

DETAILS



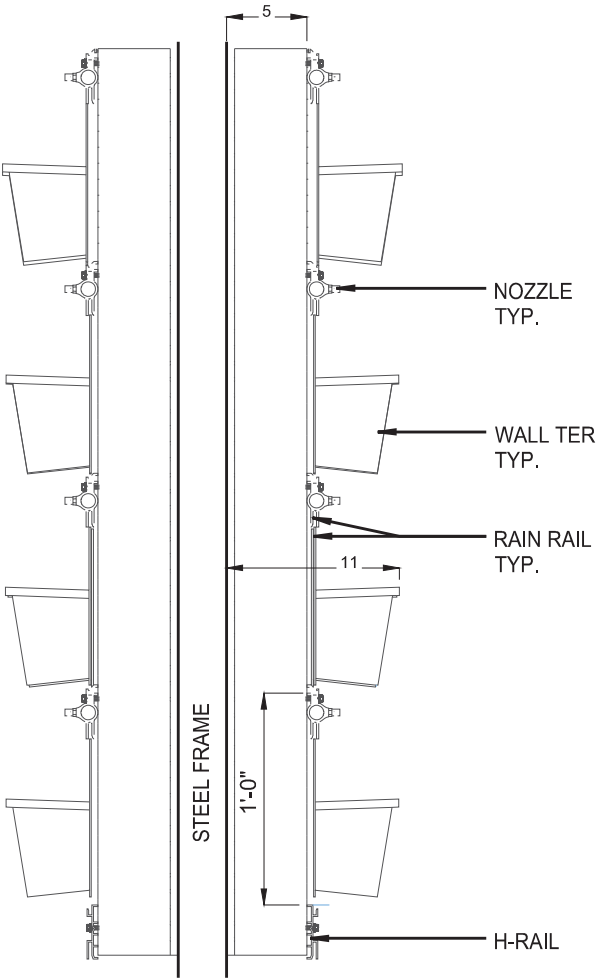
ROOF DECK SECTION TYP.

1/4" = 1'-0"



LIVEWALL LIVING WALL FRONT ELEVATION

1" = 1'-0"



LIVEWALL LIVING WALL SECTION

1" = 1'-0"

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DRAWING TITLE
GREEN WALL
DETAILS

SHEET
A 3.0

SITE ELEVATION

BOTH UNITS



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DRAWING TITLE

SITE ELEVATION

SHEET

A 4.0

SITE SECTION

OCEAN UNIT



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DRAWING TITLE
SITE SECTION
OCEAN UNIT

SHEET
A 4.1

OCEAN UNIT RENDERS

AS APPROVED AND PROPOSED



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DRAWING TITLE
RENDERS
OCEAN UNIT

A 4.2

PEABODY UNIT RENDERS

AS APPROVED AND PROPOSED



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DRAWING TITLE

RENDERS
PEABODY UNIT

SHEET

A 4.3

BIRD’S EYE VIEWS

BOTH UNITS - PROPOSED VS AS APPROVED



SHEET	DRAWING TITLE	PROJECT TITLE	DATE OF ISSUE	
			01-17-18	
			DRAWING SUBMITTALS	
			FINAL DESIGN REVIEW	03-14-07
SHEET	DRAWING TITLE	PROJECT TITLE	DRAWING REVISIONS	
			OWNER / APPLICANT	
			ALIESLAMI	
			PO BOX 4623	
SHEET	DRAWING TITLE	PROJECT TITLE	BERKELEY, CA 94704	
			OCEAN AVENUE UNITS	
			1258 OCEAN AVENUE	
			EMERYVILLE, CA 94608	
SHEET	DRAWING TITLE	PROJECT TITLE	BIRDS EYE VIEWS	
			BOTH UNITS	
			A 4.4	

BIRD’S EYE VIEWS

BOTH UNITS - PROPOSED VS AS APPROVED



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FINAL DESIGN REVIEW	03-14-07
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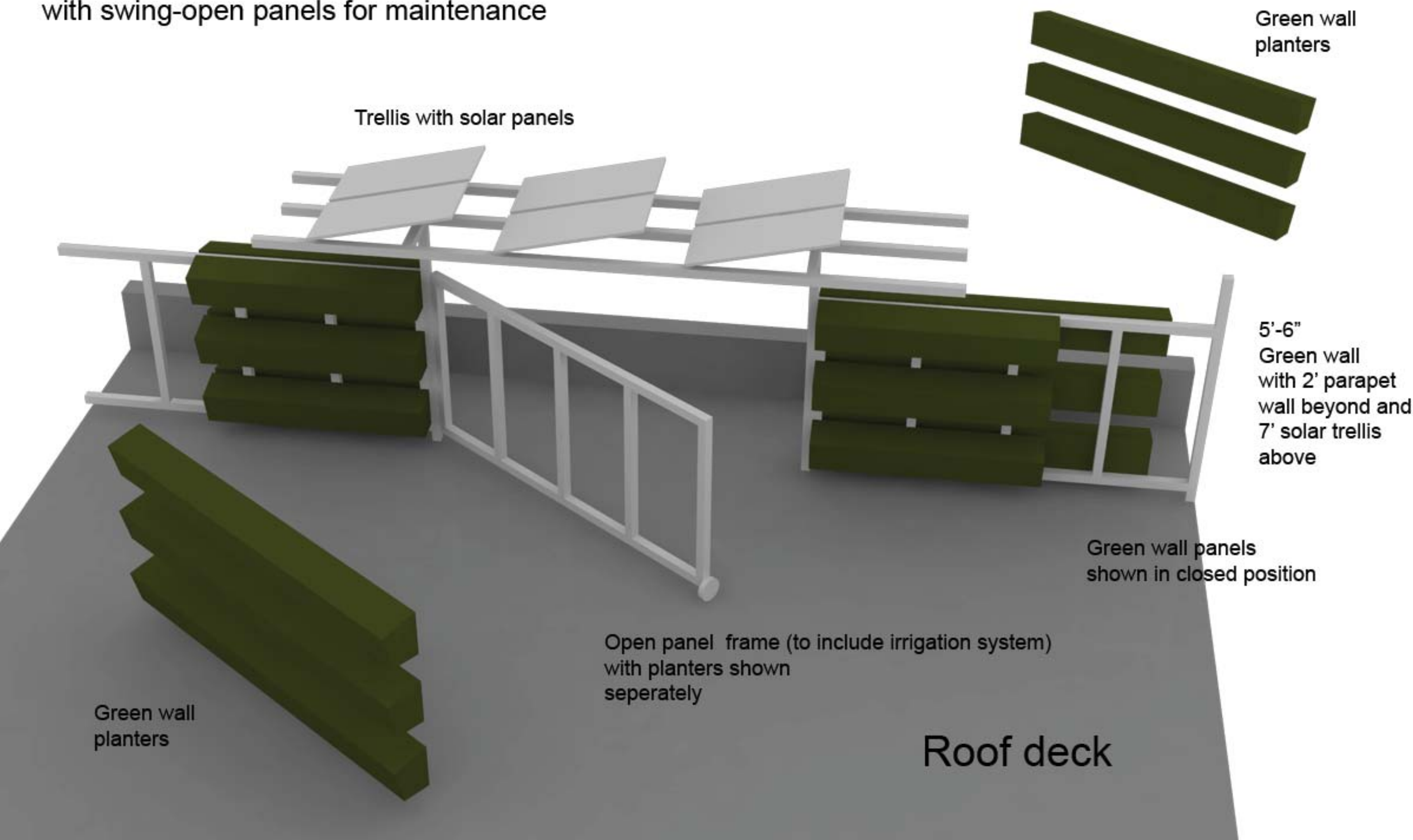
OWNER / APPLICANT	
ALIESLAMI PO BOX 4623 BERKELEY, CA 94704	

PROJECT TITLE	
OCEAN AVENUE UNITS 1258 OCEAN AVENUE EMERYVILLE, CA 94608	

DRAWING TITLE	
BIRDS EYE VIEWS BOTH UNITS	
SHEET	
A 4.5	

Green wall and trellis system

with swing-open panels for maintenance



Trellis with solar panels

Green wall
planters

5'-6"
Green wall
with 2' parapet
wall beyond and
7' solar trellis
above

Green wall panels
shown in closed position

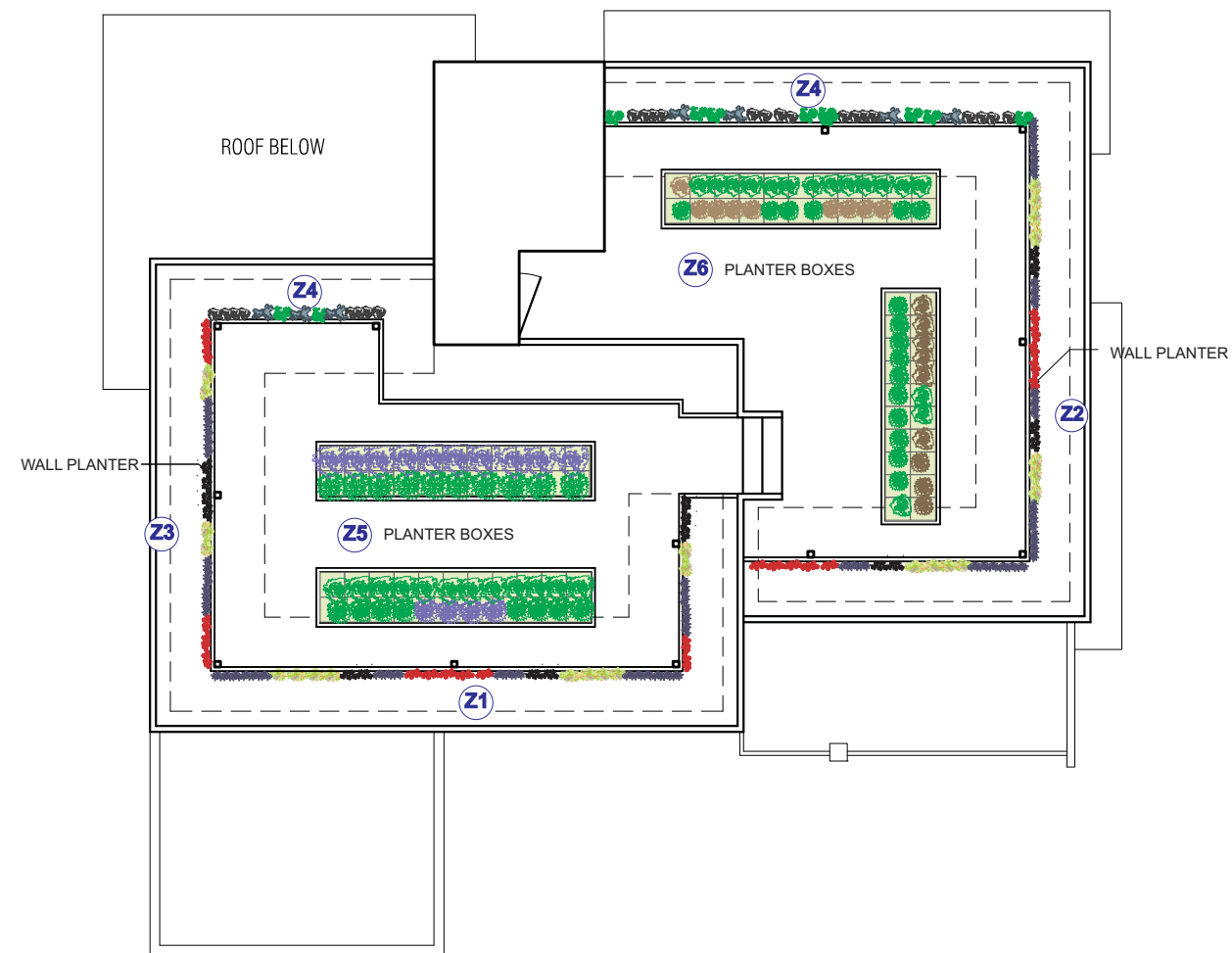
Open panel frame (to include irrigation system)
with planters shown
seperately

Green wall
planters

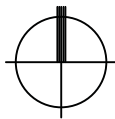
Roof deck

PEABODY UNIT - ROOF GARDEN LANDSCAPE PLAN

PROPOSED



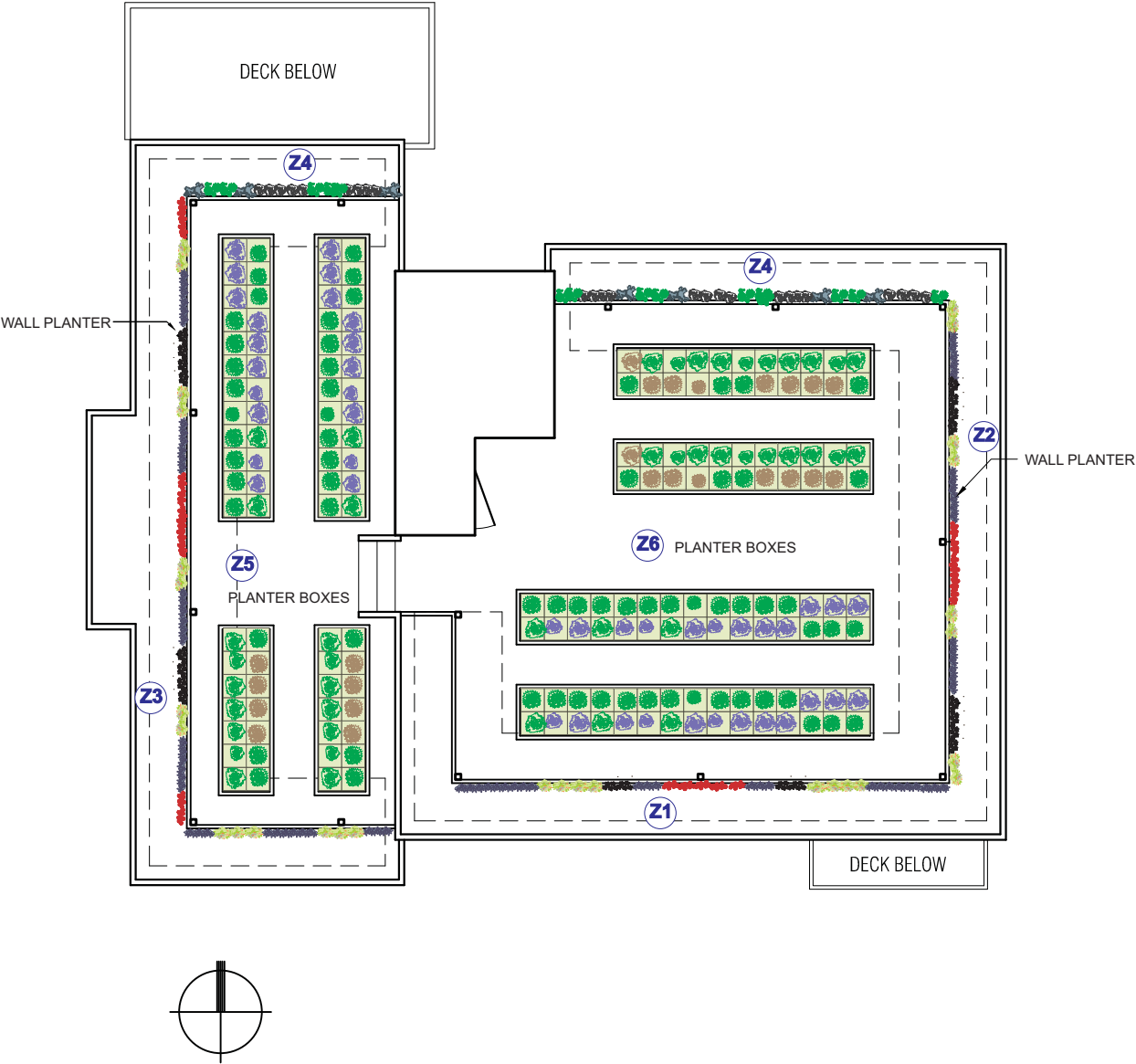
PLANT LEGEND					
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ZONE
	240	Angelina	Sedum rupestres	4 in	1,2,3
	240	mandris 'Blue'	Senecio talinoides	4 in	1,2,3
	240	Senecio talinoides	blue chalk	4 in	1,2,3
	240	Pinwheel	Aeoneum	4 in	1,2,3
	240	Portulaca afra	Elephant bush	4 in	1,2,3
	240	Lampranthus	Trailing ice plant	4 in	1,2,3
	240	Drosanthemum	Dewflower	4 in	1,2,3
	220	Hens and chicks	Sempervivum tectorum	4 in	4
	220	Wild stonecrop	Sedum ternatum	4 in	4
	220	Autumn joy	Sedum telephium	4 in	4
		Vegetable mix			5
		Herb Mix			6



OCEAN UNIT - ROOF DECK PLAN

NEW ROOF DECK, GARDENS, GREEN WALL AND SOLAR ARRAY

PROPOSED



PLANT LEGEND					
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ZONE
	272	Angelina	Sedum rupestres	4 in	1,2,3
	272	mandris 'Blue'	Senecio talinoides	4 in	1,2,3
	272	Senecio talinoides	blue chalk	4 in	1,2,3
	272	Pinwheel	Aeoneum	4 in	1,2,3
	272	Portulaca afra	Elephant bush	4 in	1,2,3
	272	Lampranthus	Trailing ice plant	4 in	1,2,3
	272	Drosanthemum	Dewflower	4 in	1,2,3
	220	Hens and chicks	Sempervivum tectorum	4 in	4
	220	Wild stonecrop	Sedum ternatum	4 in	4
	220	Autumn joy	Sedum telephium	4 in	4
		Vegetable mix			5
		Herb Mix			6