



Office of the City Manager

INFORMATION CALENDAR
November 15, 2022

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: LPO NOD: 1325 Arch Street/#LMSAP2022-0007

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on November 1, 2022.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 15, 2022. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – LMSAP2022-0007/1325 Arch Street



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

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: August 4, 2022
DATE NOTICE MAILED: October 31, 2022
APPEAL PERIOD EXPIRATION: November 15, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal): November 16, 2022¹

1325 Arch Street

Structural Alteration Permit (#LMSAP2022-0007) to remove two, existing casement windows on a City Landmarks residential building, and to replace them with new doors – Schneider/Kroeber House.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permit:

PERMITS REQUIRED:

- Structural Alteration Permit

APPLICANT: Sidell Pakravan Architects, 2445 6th Street, Berkeley, CA

ZONING DISTRICT: Single Family Residential, Hillside Overlay (R-1/H)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines (Historical Resource Restoration and Rehabilitation).

The Application materials for this project are available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may “certify” any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2022-0007
1325 Arch Street
October 31, 2022
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COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, LEUSCHNER, LINVILL, MONTGOMERY,
SCHWARTZ, TWU
NO: [NONE]
ABSTAIN: [NONE]
ABSENT: FINACOM

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code)

An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.

Such appeal shall be taken by filing a written notice of appeal with the City Clerk within fifteen days after the mailing of the notice of the decision of the commission. The notice of appeal shall clearly and concisely set forth the grounds upon which the appeal is based. If the appeal is taken by an owner of the property affected, or an authorized agent, the notice of appeal shall be filed in duplicate and the City Clerk shall immediately forward one copy to the secretary of the commission. If the appeal is taken by someone other than an owner of affected property or an authorized agent, the notice of appeal shall be filed in triplicate and the City Clerk shall immediately forward one copy to the owner or authorized agent of the affected property and one copy to the secretary of the commission. Within ten days after the filing of a notice of appeal, the secretary of the commission shall transmit to the City Council a copy of the application, a copy of the notice of appeal and a written statement setting forth the reasons for the commission's decision, and shall make available to the council, at the time the matter is considered by the council, all other papers constituting the record upon which the action appealed from was taken.

The City Clerk is located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's facsimile number is (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.

An appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

The required fee is as follows (checks and money orders must be payable to "City of Berkeley"):

- a. The basic fee for persons other than the applicant is \$500. This fee may be

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reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.

- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$2,500.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration Permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:

<http://www.ci.berkeley.ca.us/permitservicecenter/>.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised in a public hearing and/or written correspondence during the proceedings related to this permit.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must include the following information:
 - A. That this belief is a basis of your appeal.

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- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7413 or fcrane@cityofberkeley.edu. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, between 8 a.m. and 4 p.m., Monday through Thursday.

ATTACHMENTS:

-
- 1. Findings and Conditions
 - 2. Project Plans, revised **OCTOBER 29, 2021**

ATTEST: 
Fatema Crane, Principal Planner
Secretary to the Landmarks Preservation Commission

cc: City Clerk
Applicant: Kristen Sidell, Sidell Pakravan Architects, 2445 6th Street, Berkeley, CA 94710
Property Owner: Golden Bear, LLC #166, 1400 Shattuck Avenue, Suite 12, Berkeley, CA 94709

FINDINGS AND CONDITIONS

1325 Arch Street – The Schneider/Kroeber House

Structural Alteration Permit #LMSAP2022-0007

To remove two, existing casement windows on a City Landmarks residential building, and to replace them with new doors.

CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 153331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

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

1. The subject property features a single-family residence designed by Bernard Maybeck. The use of the property will continue, unchanged, with this project.
2. The historic character of the property will be retained and preserved where the proposed alterations are limited in scope so as to avoid changes to its overall design character.
3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development.
4. No changes to this property that have acquired historic significance in their own right will be undertaken in a manner that would impair their significance.
5. This project will not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property. Specifically, the proposed changes to the 1933 addition would replace exterior building

materials (e.g.: wood siding) with matching materials and finishes, thereby adhering to this Standard.

6. No deteriorated historic features of this property will be affected by this proposal.
7. Chemical or physical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site will be unaffected by the proposed work which includes no excavation.
9. Exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property in a significant or detrimental way. The doors, though not differentiated, will be appropriate for this case where a seamless modification will better protect the quality of the historic design and avoid the introduction of disparate building features.
10. The proposed work could be removed and the new door openings could be infilled with matching materials in the future, thereby retaining the essential form and integrity of the historic building design.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property, because:
 - A. The proposed set of building alterations is limited in scope, and will result in modest and seamless changes that will preserve and not impair the overall character of the building's historic design and features.
 - B. The proposed changes will not adversely affect the special character of this Maybeck-design residence, or its special aesthetic value as viewed from within the site and from its setting.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

4. Exercise and Lapse of Permits (Section 23B.56.100)

- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- A. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has:
 - (1) applied for a building permit; or,
 - (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

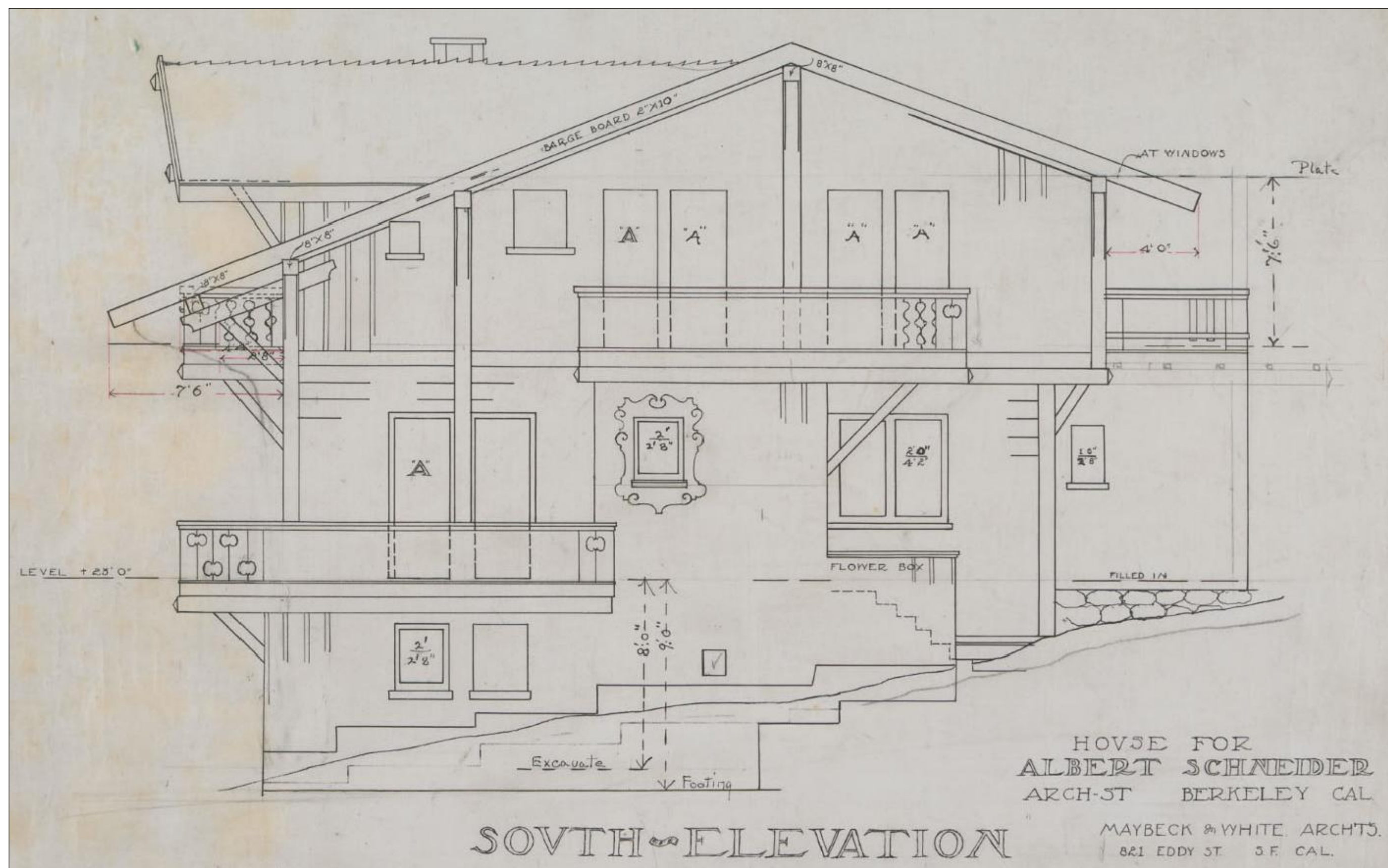
The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any

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

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. **City Council Certification.** This Structural Alteration Permit approval is contingent upon City Council Certification of the City Landmark designation for this property, in accordance with BMC Section 3.24.190.
7. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
8. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
9. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
10. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.



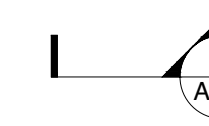
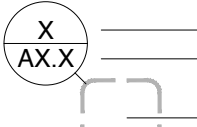
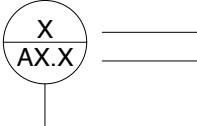
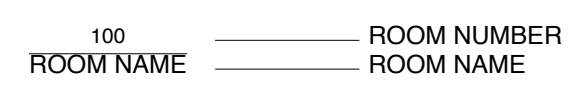
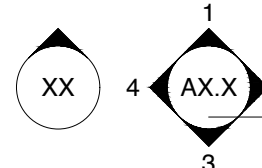
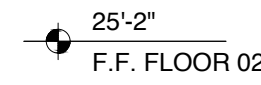
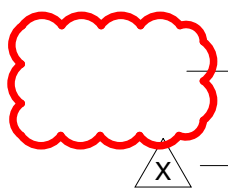






ABBREVIATIONS

ADJ. ADJUSTABLE	MFG. MANUFACTURING	(N) NEW
A.F.F. ABOVE FINISHED FLOOR	MFR. MANUFACTURER	N.I.C. NOT IN CONTRACT
ALT. ALTERNATE	MIN. MINIMUM	N.T.S. NOT TO SCALE
APPROX. APPROXIMATE	MISC. MISCELLANEOUS	
ARCH. ARCHITECTURAL	MTD. MOUNTED	
	MTL. METAL	
BLDG. BUILDING	(N) NEW	
BLDG. STD. BUILDING STANDARD	N.I.C. NOT IN CONTRACT	
B.O. BOTTOM OF	N.T.S. NOT TO SCALE	
BTM. BOTTOM		
BTWN. BETWEEN		
CLG. CEILING	O.A. OVERALL	
CLG. HT. CEILING HEIGHT	O.C. ON CENTER	
CLR. CLEAR	OPNG. OPENING	
COL. COLUMN	OPP. OPPOSITE	
CONC. CONCRETE		
CONST. CONSTRUCTION	PART. PARTITION	
CONT. CONTINUOUS	PLYWD. PLYWOOD	
	POL. POLISHED	
	P.P. POWER POLE	
	PTD. PAINTED	
DET. DETAIL	R. RADIUS	
DIA. DIAMETER	RD. ROUND	
DIAG. DIAGONAL	RECT. RECTANGULAR	
DIM. DIMENSION	REF. REFERENCE	
DWG. DRAWING	REINF. REINFORCED	
(E) EXISTING	RELOC. RELOCATE OR RELOCATED	
EA. EACH	REQ. REQUIRED	
ELEV. ELEVATION	REV. REVISION	
ELEC. ELECTRICAL	R.O. ROUGH OPENING	
ENGR. ENGINEER		
EQ. EQUAL	SECT. SECTION	
EXT. EXTERIOR	SIM. SIMILAR	
	SPECS. SPECIFICATIONS	
FIN. FINISH	S.S. STAINLESS STEEL	
FLR. FLOOR	S.S.D. SEE STRUCTURAL DRAWINGS	
F.O. FIELD OPENING	STD. STANDARD	
F.V. FIELD VERIFY	STL. STEEL	
	STRUC. STRUCTURAL	
GA. GAUGE	SUSP. SUSPENDED	
H.B. HOSE BIBB		
HDW. HARDWARE	T.&G. TONGUE & GROOVE	
HP. HIGH POINT	T.O. TOP OF	
HORIZ. HORIZONTAL	TYP. TYPICAL	
HR. HOUR		
HT. HEIGHT	U.N.O. UNLESS NOTED OTHERWISE	
INSUL. INSULATION	VERT. VERTICAL	
INT. INTERIOR	V.I.F. VERIFY IN FIELD	
J.B. JUNCTION BOX	WD. WOOD	
	W.P. WATERPROOF	
MATL. MATERIAL		
MAX. MAXIMUM		
MECH. MECHANICAL		

VICINITY MAP



SYMBOLS

	BUILDING / WALL SECTION
	VIEW DIRECTION
	DRAWING NUMBER
	SHEET NUMBER
	PLAN DETAIL
	DRAWING NUMBER
	SHEET NUMBER
	AREA OF DETAIL
	SECTION DETAIL
	DRAWING NUMBER
	SHEET NUMBER
	LINE SHOWS AREA OF CUT, VIEW DIRECTION
	ROOM TAGS
	ROOM NUMBER
	ROOM NAME
	INTERIOR ELEVATIONS
	DRAWING NUMBER
	SHEET NUMBER
	CONTROL POINT
	HIEGHT
	LEVEL NAME
	REVISION CLOUDS
	AREA OF REVISION
	REVISION MARKER
	MISC TAGS
	WALL FINISH TYPE
	FLOOR FINISH TYPE
	WINDOW TAG
	DOOR TAG
	FIXTURE & FINISH TAG
	WALL TYPE TAG

PROJECT DIRECTORY

OWNER
Golden Bear LLC
1325 Arch St
Berkeley, CA 94708

ARCHITECT
Kridell Sidell
Sidell Pakravan Architects
2445 Sixth Street
Berkeley, CA 94710
510 984 0904
info@sidellpakravan.com

INTERIOR DESIGNER
Laura Martin Bovard
LMB Interiors
339 15th Street, Suite 301
Oakland, CA 94612
510 531 8438

CONTRACTOR
Jetton Construction
Contact: Kevin Wuertz
kevin@jettonconstruction.com

STRUCTURAL ENGINEER
-

ENERGY CONSULTANT
-

PROJECT DATA

BUILDING ADDRESS	1325 ARCH ST BERKELEY, CA 94708
PROJECT DESCRIPTION	REMOVE EXISTING CASEMENT WINDOWS AT EAST END OF SOUTH ELEVATION AND REPLACE WITH DOORS. DOORS SHALL BE WOOD FRAME WITH GLAZED PANEL TO MATCH OTHER EXTERIOR EXISTING DOORS
PARCEL NUMBER	060 246502700
ZONING	R-1H
SETBACKS	FRONT: 20'-0" REAR: 20'-0"
SIDES:	4'-0"
LOT AREA	6600 SF
BLDG FOOTPRINT	(E) PRIMARY: 1580 SF (E) GARAGE: 185 SF (NO CHANGE)
FLOOR AREA	(E) ATTIC (NOT DRAWN): 395 SF (E) SECOND LEVEL: 1579 SF (E) FIRST LEVEL: 1463 SF (E) BASEMENT LEVEL: 1566 SF (E) TOTAL: 5003 SF (NO CHANGE)
LOT COVERAGE	MAX ALLOWABLE: 40% EXISTING: 37.3% (NO CHANGE)
MAX HEIGHT	MAX ALLOWABLE: 35'-0" EXISTING: 31'-4" (NO CHANGE)
OCCUPANCY	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	V-B, UNSPRINKLERED
FIRE ZONE	2, VERY HIGH

DRAWING INDEX

ARCHITECTURAL	
A0.01	COVER SHEET AND PROJECT INFORMATION
A0.02	TABULATION SHEET
A1.00	(E) SITE + ROOF PLAN
A1.01	(E) + DEMO BASEMENT PLAN
A1.02	(E) + DEMO FIRST LEVEL PLAN
A1.03	(E) + DEMO FIRST LEVEL PLAN
A1.04	PROPOSED BASEMENT LEVEL PLAN
A1.05	PROPOSED FIRST LEVEL PLAN
A1.06	PROPOSED SECOND LEVEL PLAN
A2.00	(E) ELEVATIONS
A2.01	(E) ELEVATIONS
A2.02	(E) ELEVATIONS
A2.03	PROPOSED ELEVATIONS
A5.00	SITE PHOTOS
A5.00	SITE PHOTOS

SIDELL PAKRAVAN ARCHITECTS

sidellpakravan.com
info@sidellpakravan.com

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DATE	ISSUE
08.09.2021	LPC
10.29.2021	LPC REVISION
05.03.2022	LPC 02

PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

ARCH ST

1325 ARCH STREET
BERKELEY, CA, 94708

SHEET TITLE COVER SHEET AND PROJECT INFORMATION

A0.01

SHEET NO.

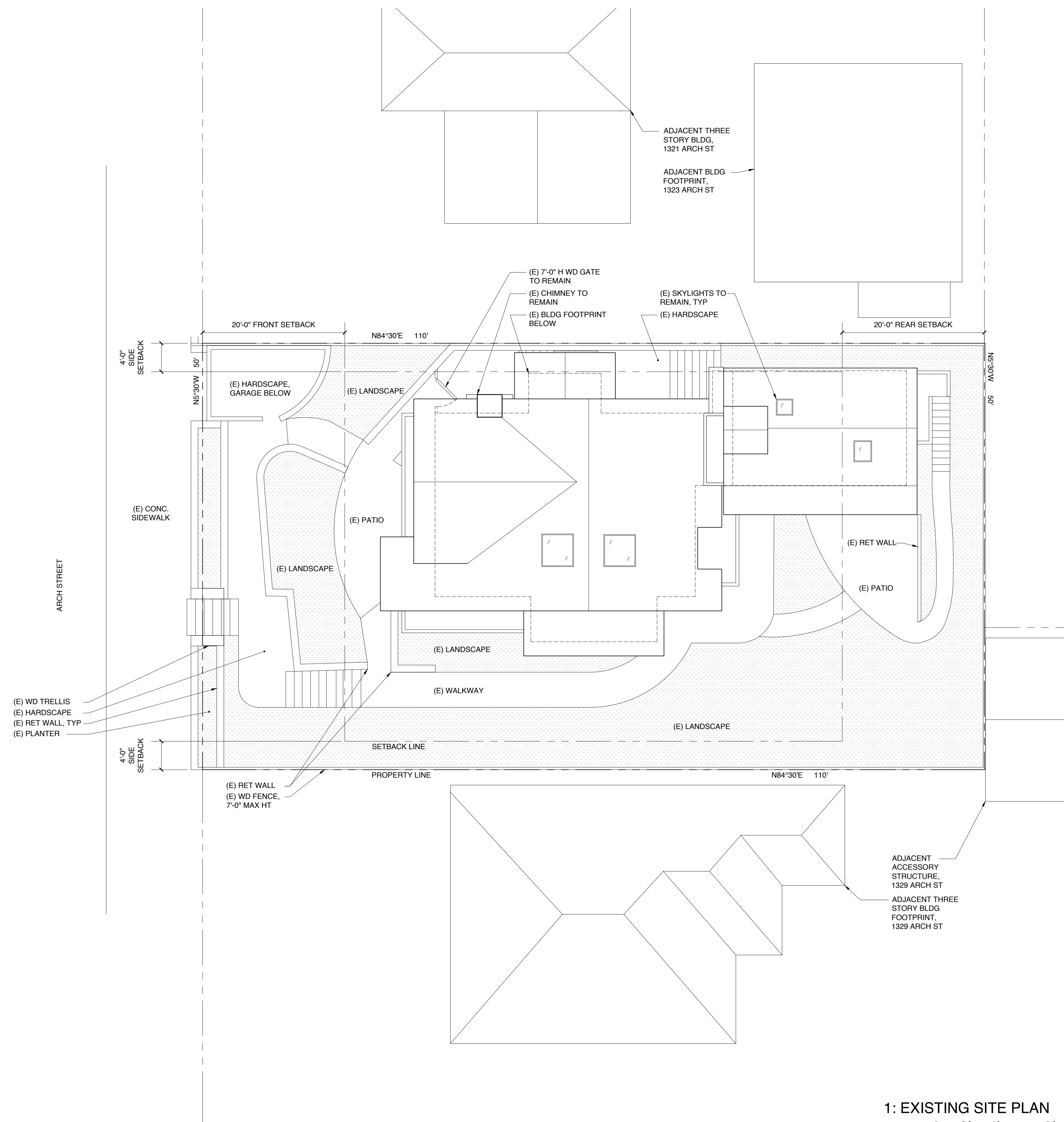
SITE PLAN NOTES

- 1. NO SITE WORK IN SCOPE

SIDELL PAKRAVAN ARCHITECTS

sidellpakravan.com
info@sidellpakravan.com

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DATE	ISSUE
08.09.2021	LPC
10.29.2021	LPC REVISION
05.03.2022	LPC 02

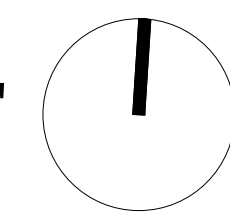
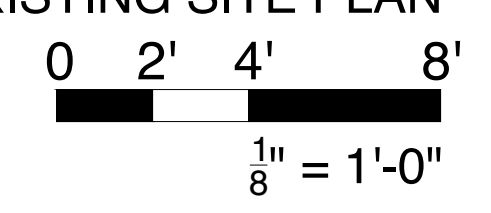
PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

ARCH ST

1325 ARCH STREET
BERKELEY, CA, 94708

SHEET TITLE
**EXISTING SITE AND
LANDSCAPE PLAN**

1: EXISTING SITE PLAN



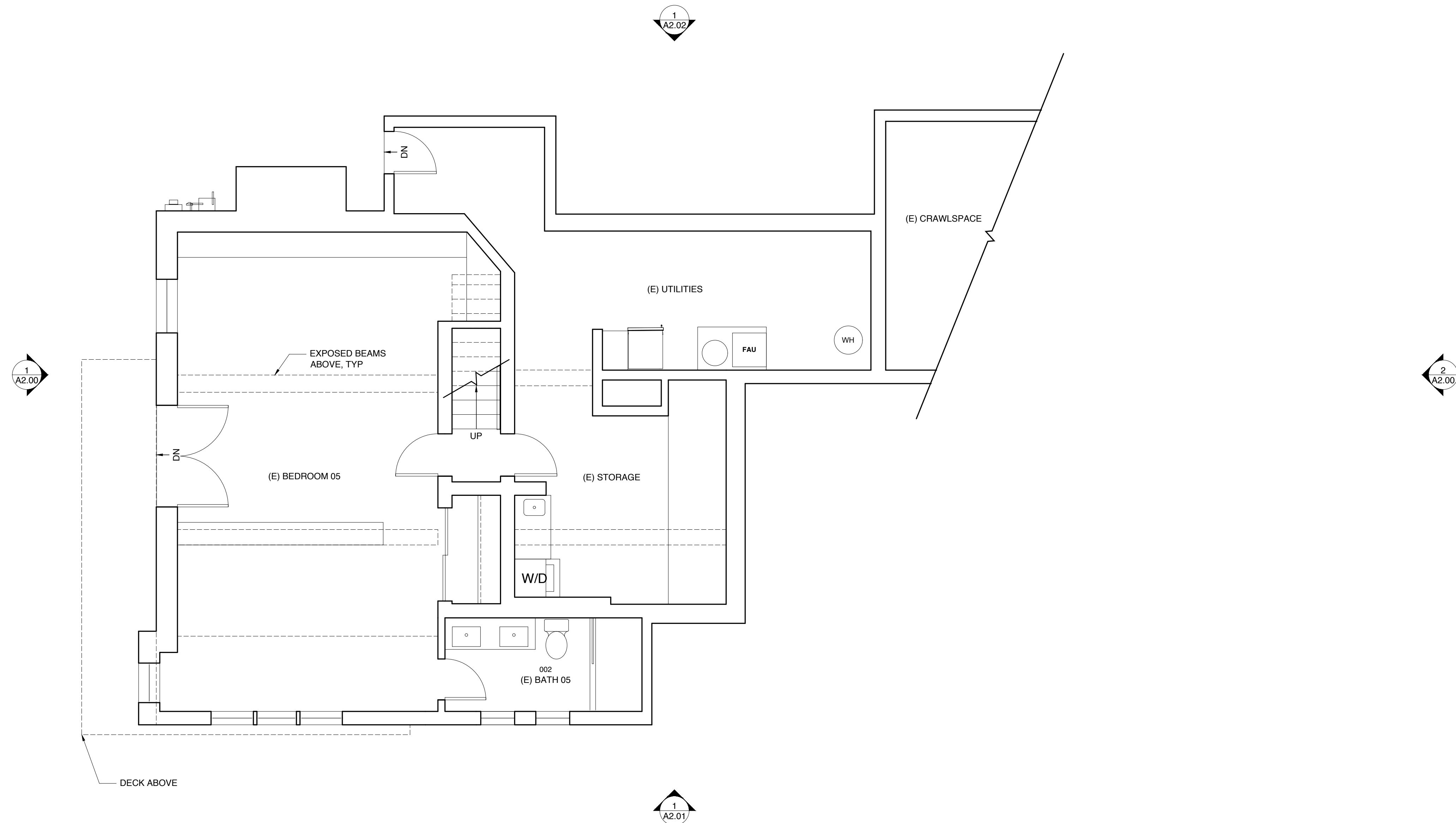
A1.00

SHEET NO.

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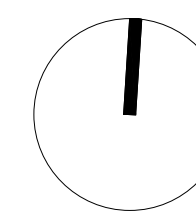
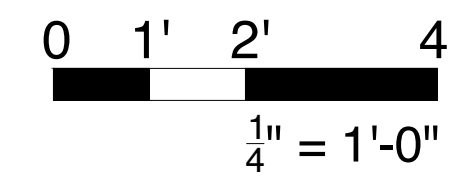
ARCH ST

1325 ARCH STREET
BERKELEY, CA, 94708

SHEET TITLE
**BASEMENT FLOOR
EXISTING + DEMO
PLANS**

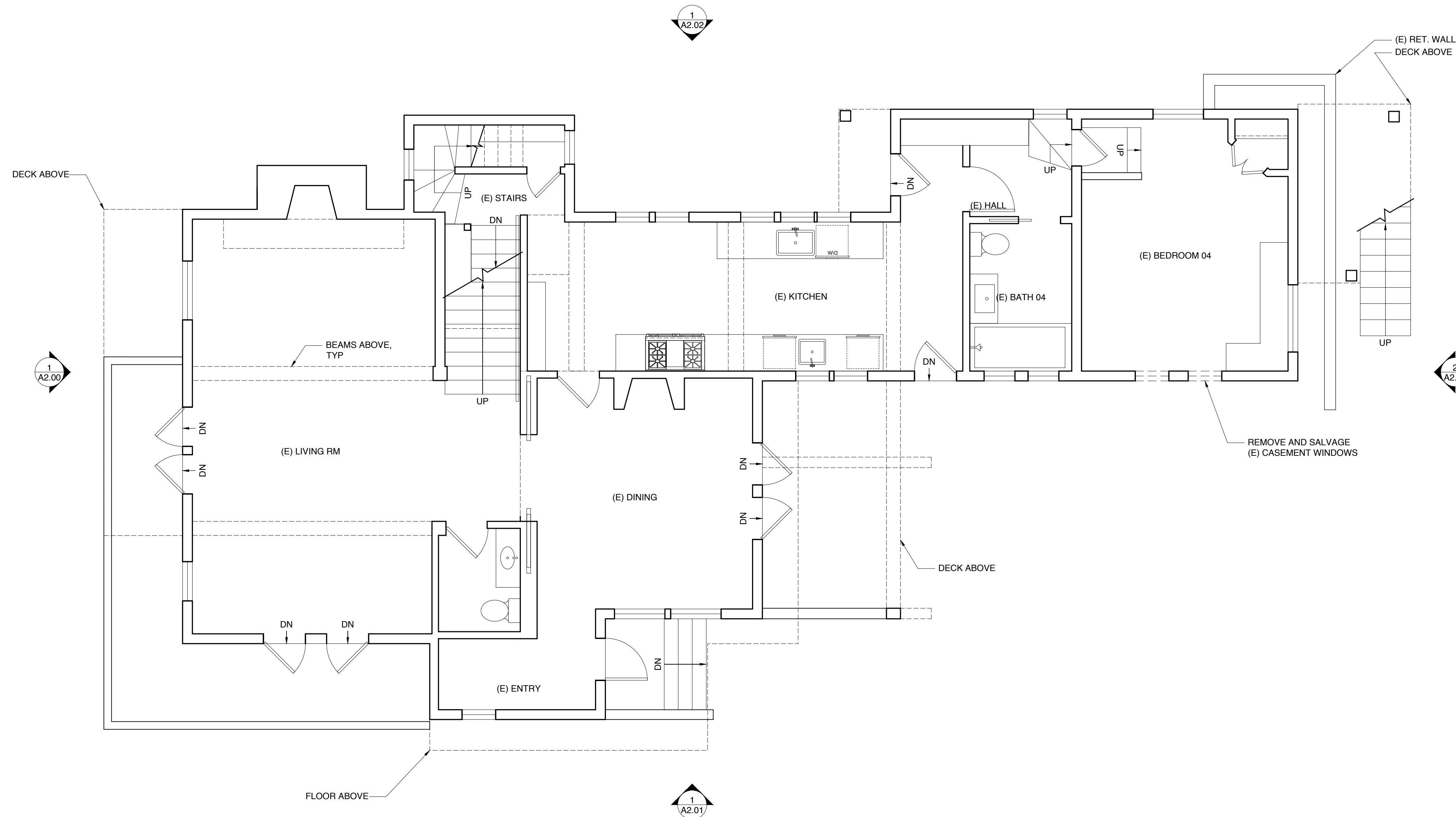
A1.01
SHEET NO.

1: (E) BASEMENT FLOOR PLAN

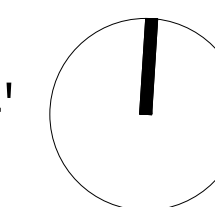
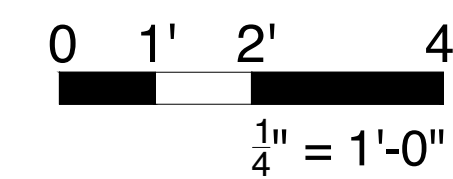


LEGEND

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS



1: (E) FIRST FLOOR PLAN



LEGEND

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS

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SHEET TITLE
**FIRST FLOOR
EXISTING + DEMO
PLANS**

A1.02
SHEET NO.

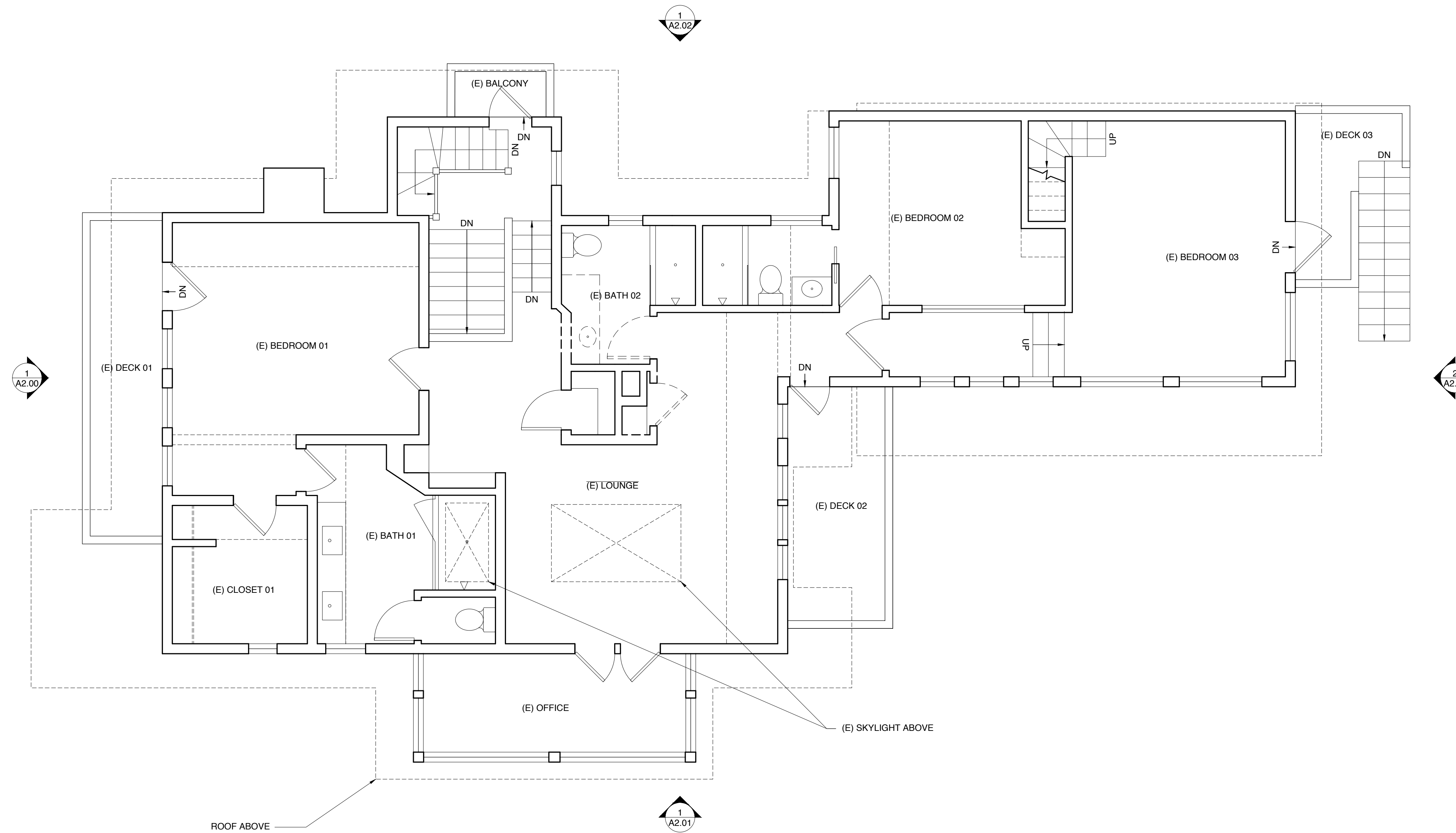
NOTES

1. NO EXTERIOR SCOPE
2. SEE INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.

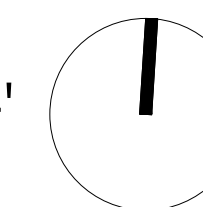
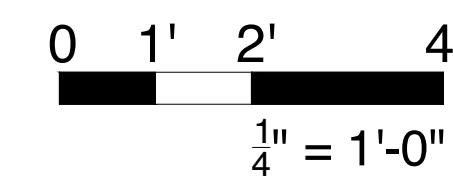
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1: SECOND FLOOR PLAN



LEGEND

SYMBOL	TYPE
	(E) TO DEMO
	(E) WALLS

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SHEET TITLE
**SECOND FLOOR
EXISTING + DEMO
PLANS**

A1.03
SHEET NO.

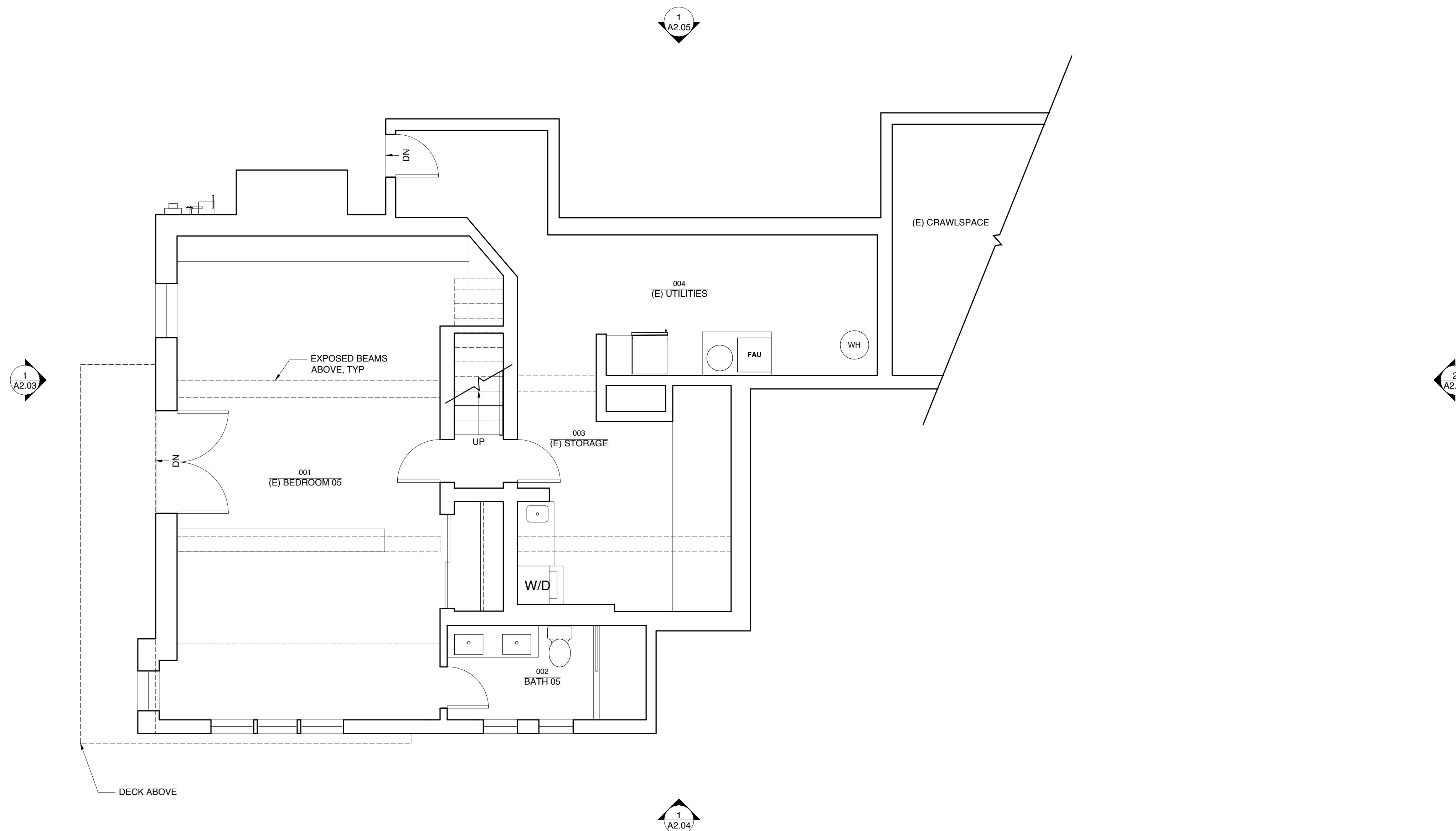
NOTES

1. SEE INTERIOR DESIGN DRAWINGS FOR ALL FINISHES.
2. SEE INTERIOR DESIGN DRAWINGS FOR DIMENSIONS OF FIXTURE LOCATIONS.
3. AT LOCATIONS OF EXTERIOR SIDING PATCHING OR REPAIR, USE FULL-LENGTH BOARDS
4. AT LOCATIONS OF INTERIOR PATCHING, USE FULL LENGTH BOARDS. REVIEW ON SITE WITH DESIGN TEAM.

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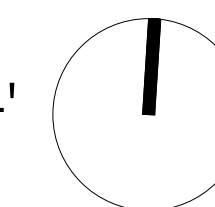
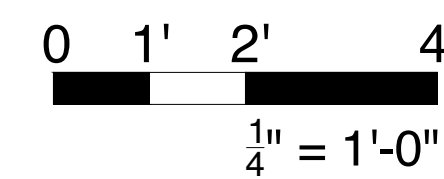
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SHEET TITLE
(N) BASEMENT PLAN

1: BASEMENT FLOOR PLAN



LEGEND

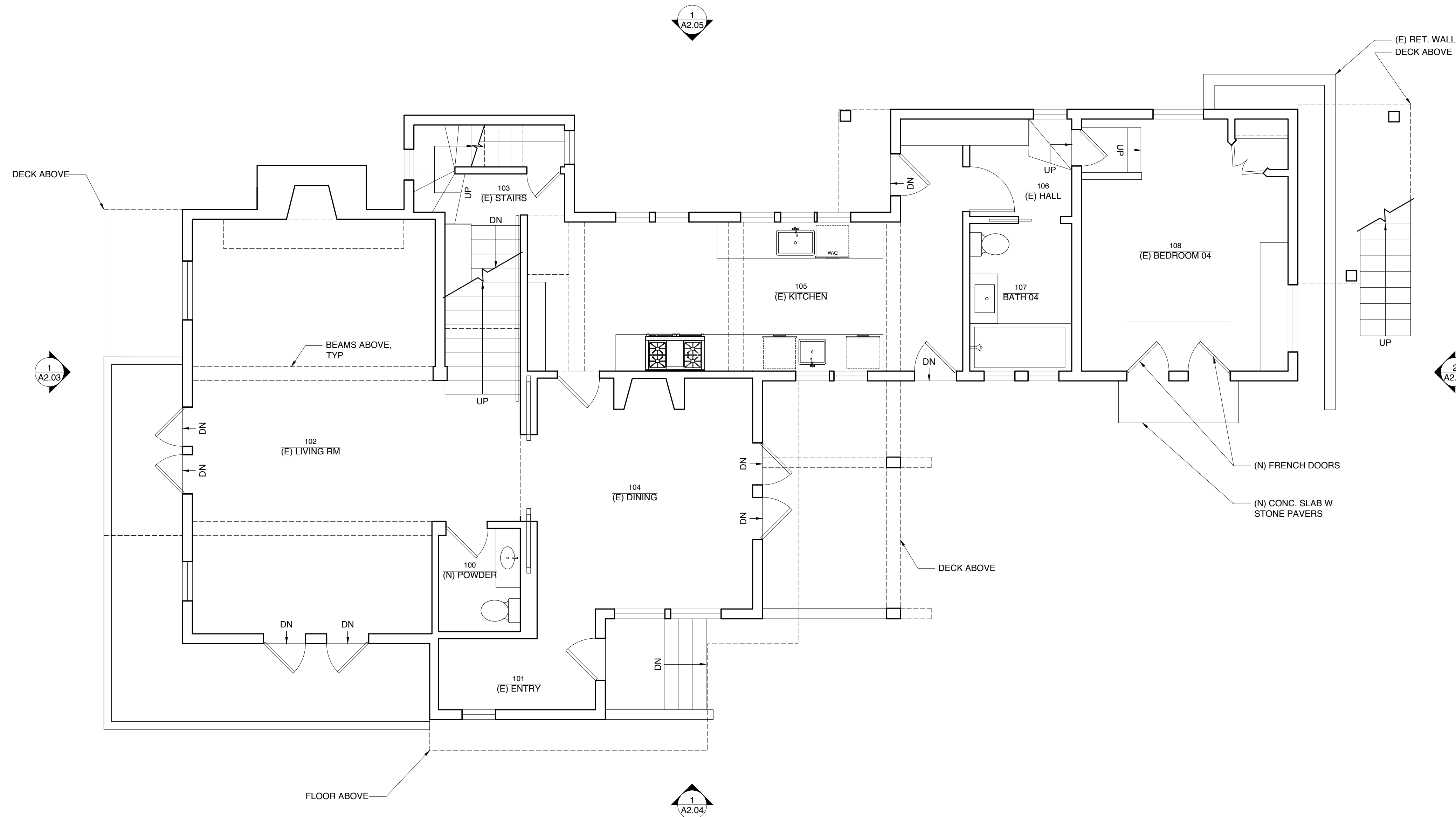
SYMBOL	TYPE
[White Box]	(E) WALLS
[Grey Box]	(N) WALLS W/ FULL BATT INSUL.

A1.04

SHEET NO.

NOTES

1. ALL (N) INT. WALLS SHALL MATCH (E) WD. PANELING
2. BATHROOMS SHALL HAVE TILE FINISH AT AREAS EXPOSED TO WATER



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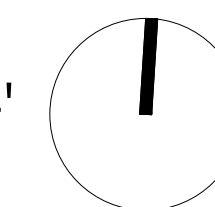
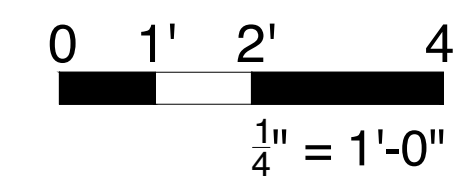
PROJECT NO.	DRAWN	CHECKED
21020	EVK	KMS

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SHEET TITLE
**(N) FIRST FLOOR
PLAN**

1: FIRST FLOOR PLAN



LEGEND

SYMBOL	TYPE
	(E) WALLS
	(N) WALLS

A1.04

SHEET NO.

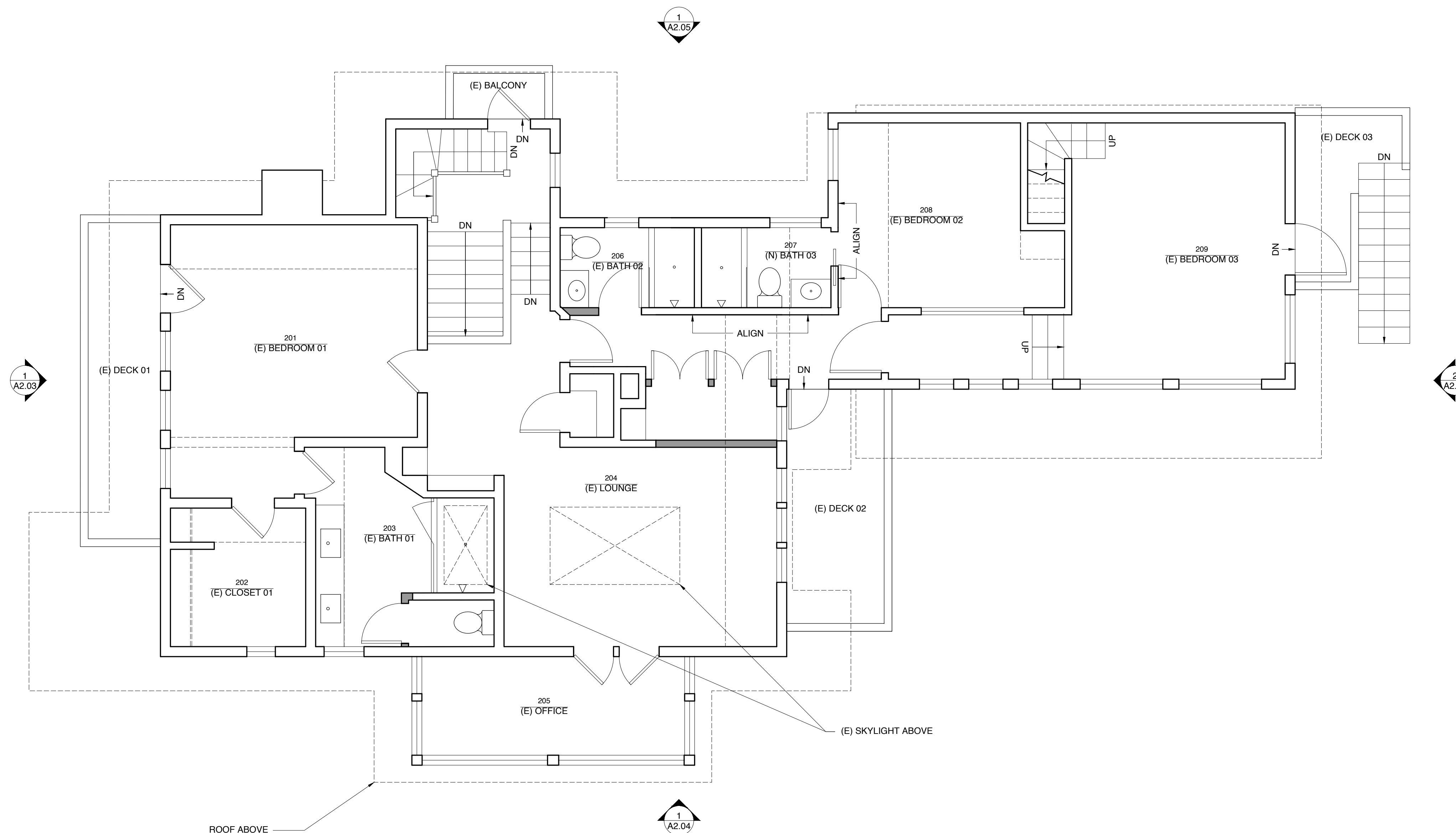
NOTES

1. ALL (N) INT. WALLS SHALL MATCH (E) WD. PANELING
2. BATHROOMS SHALL HAVE TILE FINISH AT AREAS EXPOSED TO WATER

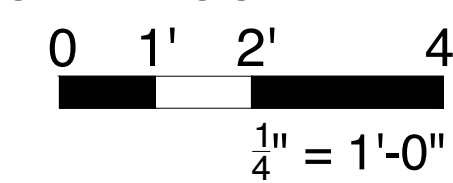
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1: SECOND FLOOR PLAN



LEGEND

SYMBOL	TYPE
	(E) WALLS
	(N) WALLS

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SHEET TITLE
(N) SECOND FLOOR
PLAN

A1.05
SHEET NO.

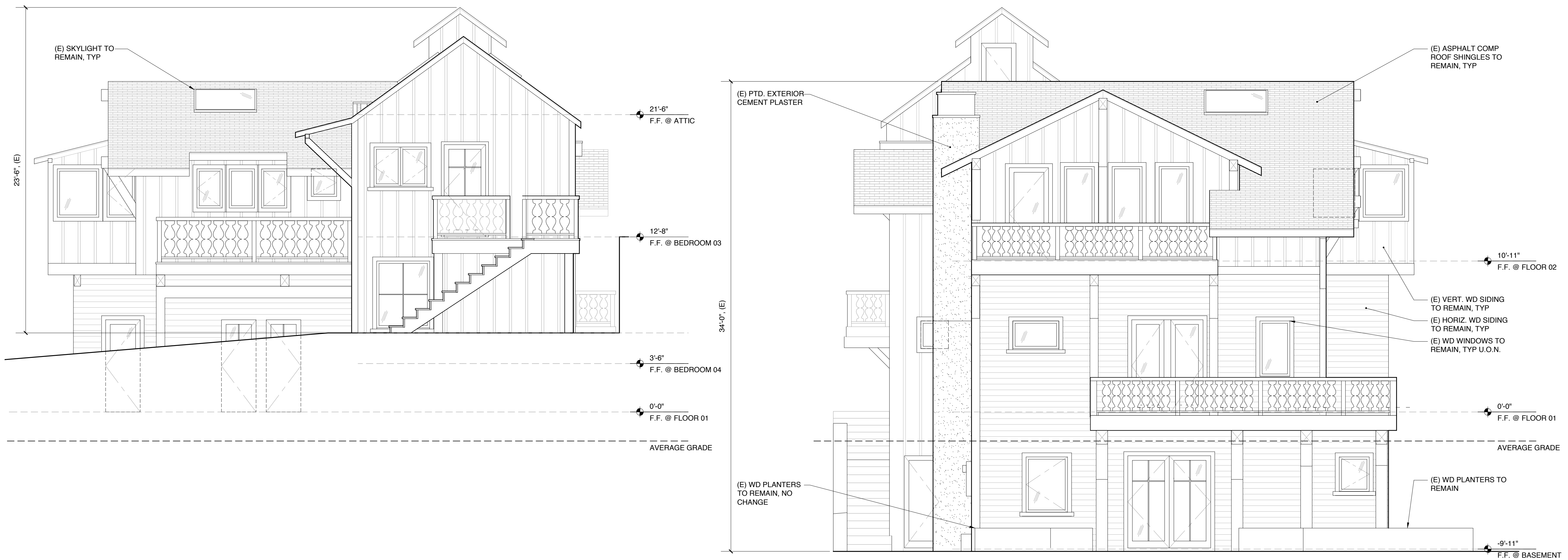
NOTES

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2: (E) EAST ELEVATION
0 1' 2' 4'
1/4" = 1'-0"

1: (E) WEST ELEVATION
0 1' 2' 4'
1/4" = 1'-0"

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SHEET TITLE
(E) ELEVATIONS

A2.00
SHEET NO.

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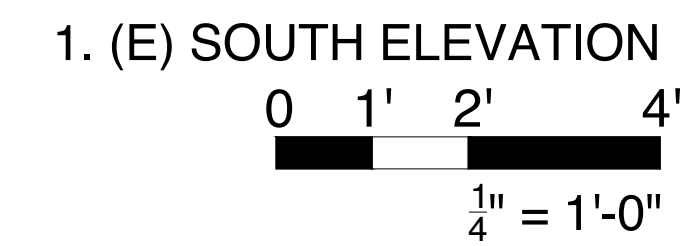
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SHEET TITLE
(E) ELEVATIONS



A2.01
SHEET NO.

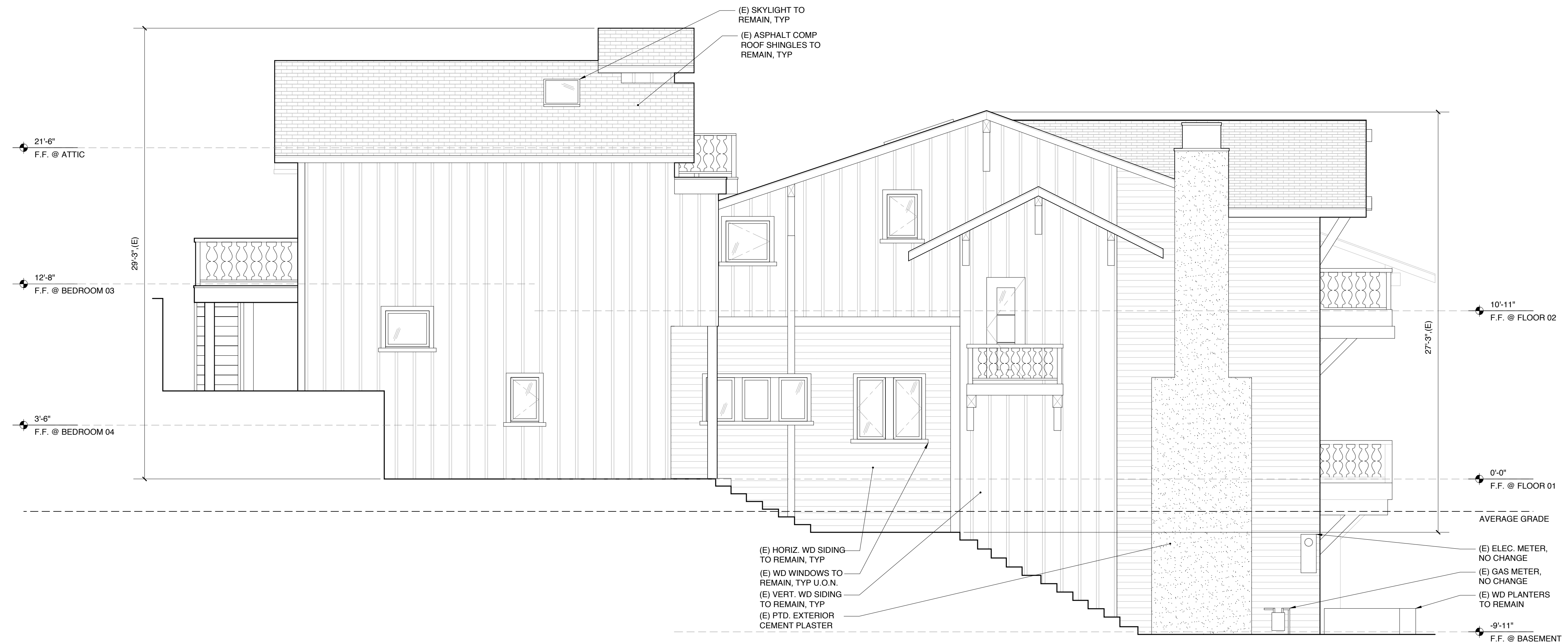
NOTES

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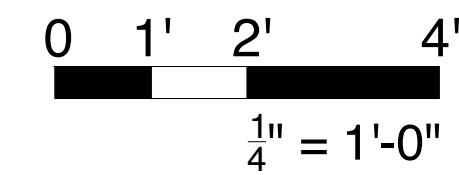
PROJECT NO. 21020 DRAWN EVK CHECKED KMS

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SHEET TITLE
(E) ELEVATIONS

1. (E) NORTH ELEVATION



A2.02

SHEET NO.

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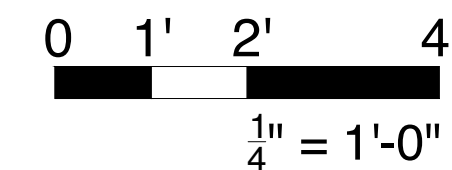
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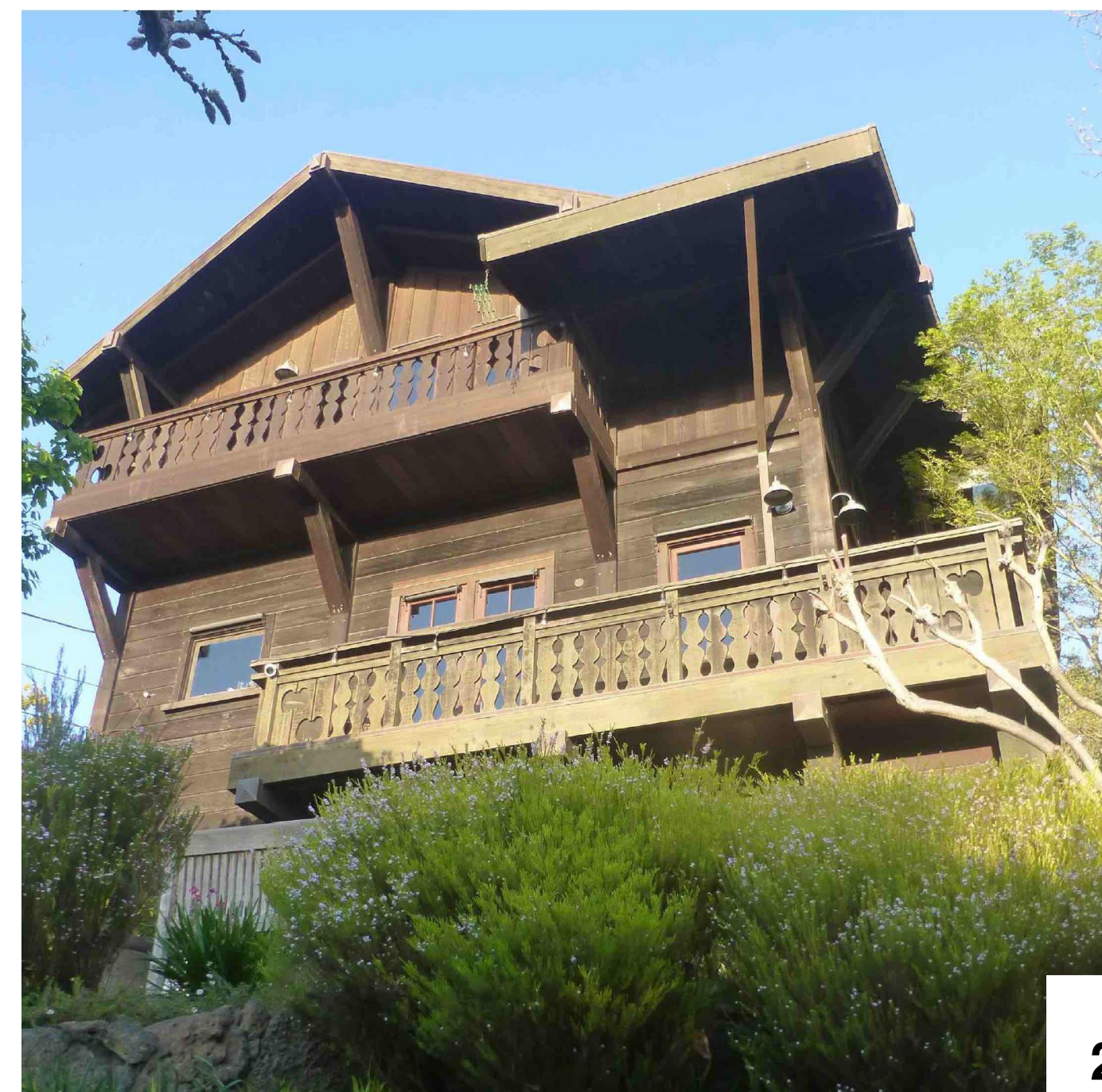
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SHEET TITLE
(N) ELEVATIONS

1. (N) SOUTH ELEVATION



A2.03
SHEET NO.



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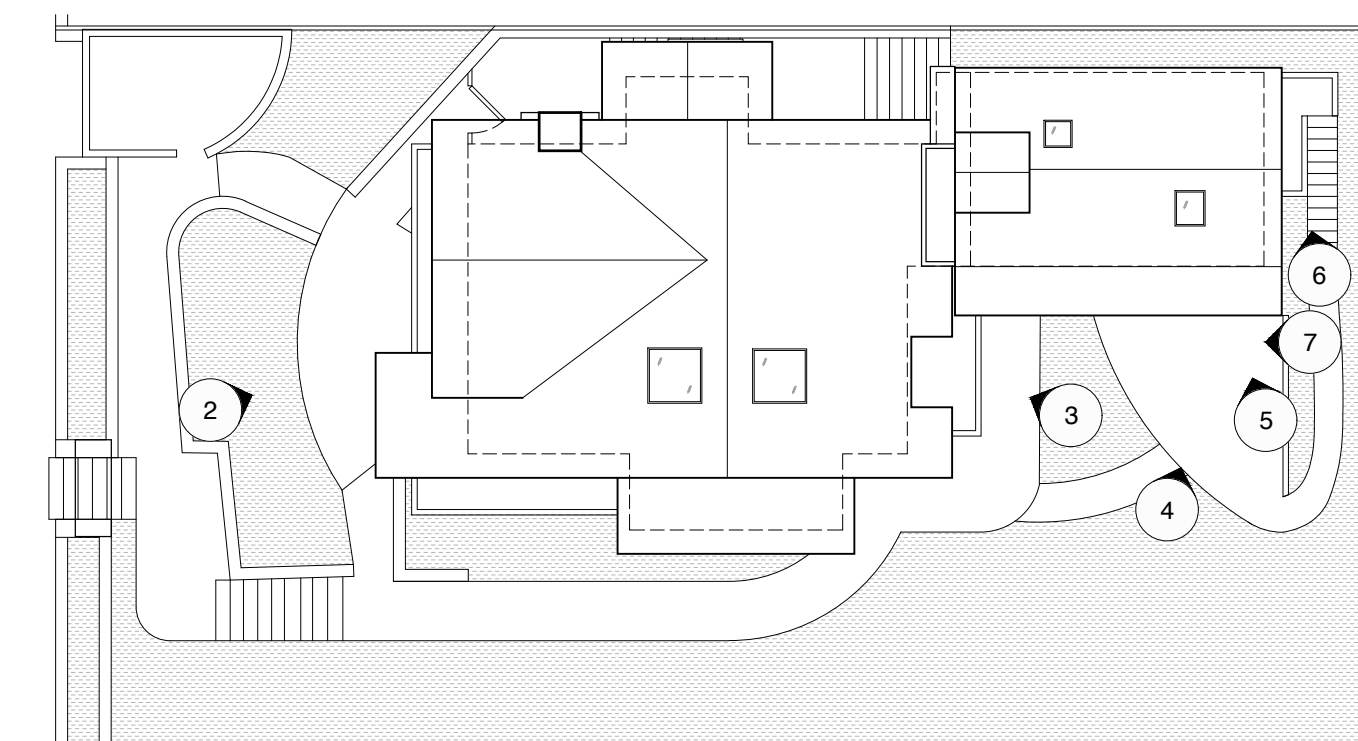
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SHEET TITLE
EXISTING SITE
PHOTOS



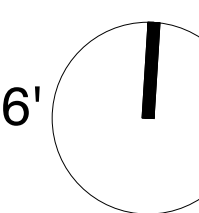
SITE PLAN PHOTO NOTES

1. PHOTOS TAKEN DURING SUMMER 2021

1: SITE PHOTO KEY

0 4' 8' 16'

1/16" = 1'-0"



A5.00

SHEET NO.

