



Office of the City Manager

INFORMATION CALENDAR  
January 30, 2024

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: 2119 Marin Avenue, #LMSAP2023-0003

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) approved a Structural Alteration Permit (SAP) to make alterations to the subject City Structure of Merit property. This action is subject to a 15-day appeal period, which began on January 16, 2024.

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. For Council to review the decision on its merits, Council must appeal the NOD. 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 January 30, 2024. 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 certify or appeal the decision, setting the matter for 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/LPC Secretary; Planning and Development Department, 510-981-7410  
Reina Kapadia, AICP, Senior Planner; Planning and Development Department, 510-981-7485

Attachments:

1: Notice of Decision – 2119 Marin Avenue, #LMSAP2023-0003



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

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Notice of Decision

**DATE OF BOARD DECISION: November 2, 2023**  
**DATE NOTICE MAILED: January 15, 2024**  
**APPEAL PERIOD EXPIRATION: January 30, 2024**  
**EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): January 31, 2024<sup>1</sup>**

## 2119 Marin Avenue – The Laflin House

**Structural Alteration Permit (#LMSAP2023-0003) to complete exterior façade and roof alterations to a City Structure of Merit property.**

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Property Owner:** Michael and Anne Ray  
2119 Marin Avenue  
Berkeley, CA 94707
- **Project Applicant & Architect:** Kerstin Fischer  
Fischer Architects  
2984 San Pablo Avenue  
Berkeley, CA 94702

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

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<sup>1</sup> Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

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**ENVIRONMENTAL REVIEW STATUS:** The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

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**The application materials for this project is available online at:**

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or  
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

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**FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

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**COMMISSION VOTE: 8-0-0-0** *(note: one vacancy)*

**YES:** CRANDALL, ENCHILL, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU, FINACOM, LINVILL

**NO:** NONE

**ABSTAIN:** NONE

**ABSENT:** NONE

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

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1<sup>st</sup> Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
  - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
  - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

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- 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 \$5,520.
3. The 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).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

**NOTICE CONCERNING YOUR LEGAL RIGHTS:**

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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 at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
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. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 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.
  - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.

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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, Reina Kapadia, at (510) 981-7485 or [rkapadia@berkeleyca.gov](mailto:rkapadia@berkeleyca.gov). All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3<sup>rd</sup> Fl., during regular business hours.

**ATTACHMENTS:**

1. Findings and Conditions
2. Project Plans and Materials Information



ATTEST: \_\_\_\_\_

Fatema Crane, Secretary  
Landmarks Preservation Commission

cc: City Clerk  
Applicant: Kerstin Fischer, Fischer Architects, 2984 San Pablo Avenue, Berkeley, CA 94702  
Property Owner: Michael and Anne Ray, 2119 Marin Avenue, Berkeley, CA 94707  
Interested Party: Daniel Fisher and Kirsten Tranter, 2125 Marin Avenue, Berkeley, CA 94707

# Attachment 1, Part 2

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## Findings and Conditions

### **2119 Marin Avenue – The Laflin House**

**Structural Alteration Permit #LMSAP2023-0003 to complete exterior façade and roof alterations to a City Structure of Merit property.**

#### **CEQA FINDINGS**

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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**

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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 Walter H. Ratcliff, Jr. The use of the property would continue, unchanged, with this project.
2. As conditioned, the project will retain the historic character of the property and will avoid extensive removal of distinctive materials and the alteration of features that characterize the property.
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, would be impacted by this project. The majority of alterations are located on the rear elevation at the area of the 1978 addition, which is not considered to have acquired historic significance.



5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as the exterior wood shingles and lap siding of the main building, will be preserved and refurbished where possible with this project, and only replaced in-kind where preservation is not physically feasible.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
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. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required
9. Since the proposed new work does not involve a new addition and relates to changes to the facades of the existing structure, the work has been designed in a manner to increase compatibility with the historic structure. The project utilizes complementary, high-quality materials employing colors and finishes that harmonize with the historic design elements of the building. New siding at the area of the 1978 (non-historic) addition will be sufficiently differentiated from the historic siding design.
10. If the proposed façade alterations, re-roofing, or painting were to be removed or reversed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **LANDMARK PRESERVATION ORDINANCE FINDINGS**

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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 project will not adversely affect the architectural design of the City Structure of Merit Laflin House because the scope of work is limited to minor alteration such as enlargement of windows that are similar to and compatible with the Shingle style of the residence. The placement and spatial arrangements of the property will be retained as the proposed façade and roofing material alterations do not impact the footprint and volume of the historic structure. As conditioned, the removal of historic materials, such as original windows and exterior cladding materials, will be minimized to the greatest extent possible.
  - B. The special character and historic value of this City Structure of Merit property lay in its direct associations with the notable architect Walter H. Ratcliff, Jr., Shingle-style architecture, and as a contemporary of nearby City Landmarks (Elmer Buckman House, 1910, and Northbrae Public Improvements, 1907). The proposed work would not impair these associations.

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**STANDARD CONDITIONS**

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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**

- 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 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.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
7. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
  - A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
  - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
  - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.
8. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
9. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995, 1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

### **ADDITIONAL CONDITIONS**

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The following additional conditions are attached to this Permit:

10. **CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permits for the project scope.
11. **PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the SAP project plans dated/received December 21, 2022
12. **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.

13. **PROJECT PLANS – REVISIONS REQUIRED.** Prior to submittal of any building permit for this project, the applicant shall revise the proposed awning design on the rear (north) elevation to avoid diminishing of San Francisco from the residence to the east (2125 Marin Avenue) to the extent possible, for final approval by the Landmarks plan checker. The applicant may submit a letter from the owner of the residence at 2125 Marin Avenue indicating that improvements were made to the proposed awning design.
14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
15. **COLORS AND MATERIALS.** Prior to submittal of any building permit for this project, the applicant shall submit a final color and materials board for review and approval by Landmarks staff, in coordination with the LPC Chair as needed. Approved colors and materials shall be denoted on the building permit set of drawings.
16. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.
17. **ROOF EQUIPMENT.** Any roof equipment shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.
18. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
19. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.
20. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
21. **CURB CUTS** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

- 22.** 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.
- 23.** The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
- 24.** All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
- 25.** 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.

**2119 MARIN AVE**  
BERKELEY, CA 94707  
OCTOBER 5, 2023  
STRUCTURAL ALTERATIONS

—  
**FISCHER  
ARCHITECTURE**  
tel 510.204.9260 | fischerarchitecture.com  
2884 San Pablo Ave, Berkeley, CA 94702



# GENERAL NOTES

1. **EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.**

2. **ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.**

3. **WHERE REFERENCED IN NOTES, ARCHITECT SHALL BE FISCHER ARCHITECTURE, OWNER SHALL BE ANNE AND MICHAEL RAY.**

4. **CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.**

5. **CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND / OR OWNER PRIOR TO COMMENCEMENT OF WORK.**

6. **ALL CONSTRUCTION WORK IS TO COMPLY WITH THE 2019 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, HISTORICAL, EXISTING AND GREEN BUILDING STANDARDS CODE AS AMENDED BY THE CITY OF SAN FRANCISCO, AND AS APPLICABLE. (CAC 1-2019(a)) ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.**

7. **ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.**

8. **THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.**

9. **THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE DRAWN.**

10. **THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.**

11. **THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED.**

12. **DETAILS SHOWN ARE TYPICAL U.O.N. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.**

13. **ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY OFFICE, OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCE. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.**

14. **INSTALL BATT INSULATION PER T24 AND CAL ENERGY CODE BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS WHERE EXPOSED.**

15. **ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH UNLESS NOTED AS BEING TO FACE OF FRAMING. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN INTERIOR ELEVATIONS UNLESS OTHERWISE NOTED.**

16. **ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.**

17. **WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.**

18. NOT USED.

19. NOT USED.

20. **SEALANT, CAULKING, AND FLASHING, ETC., LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.**

21. **PROVIDE SOLID WOOD BACKING FOR ALL SURFACE MOUNTED ACCESSORIES.**

22. **ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.**

23. **ALL MATERIALS FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.**

24. **CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.**

25. **ALL QUESTIONS REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO THE ARCHITECT IN WRITING BY EMAIL: kerstin@fischerarchitecture.com**

26. **DEMOLITION: THE CONTRACTOR SHALL ENTIRELY DEMOLISH AND REMOVE FROM SITE ANY STRUCTURE OR PORTION THEREOF, OR SITE FEATURE INDICATED TO BE REMOVED.**

27. **SALVAGE & RECYCLING: ALL ITEMS DEEMED SALVAGEABLE OR RECYCLABLE BY THE OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE DIRECTED BY THE OWNER TO BE STORED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS TO BE RELOCATED WILL HAVE BEEN INDICATED ON THE DRAWINGS. REFER TO CITY RECYCLING AND SALVAGING REQUIREMENTS ON FOLLOWING PAGES.**

28. **DESIGN BUILD: ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE DESIGN BUILD BASED ON THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS.**

29. **THE CONTRACTOR SHALL SUBMIT A LIST OF PAINTS, PRIMERS, SEALANTS, CAULKING, AND ADHESIVES INSTALLED WITHIN THE INTERIOR OF THE BUILDING. LIST TO INCLUDE MATERIAL TYPE (PER CALGREEN TABLES 4.504.1 AND 4.504.2) MANUFACTURER NAME, MODEL NAME/NUMBER, VOC AMOUNT, AND CALGREEN VOC NOT TO EXCEED LIMIT PER PRODUCT.**

### 30. PROJECT CLOSEOUT:


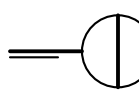

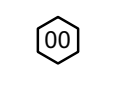
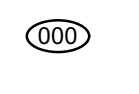
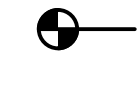
**A. CONTRACTOR SHALL REVIEW PROJECT WITH ARCHITECT AND/OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.**

**B. CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.**

**C. ALL WORK PERFORMED SHALL BE CLEAN AND READY FOR USE.**

**D. UPON SUBSTANTIAL COMPLETION, THE ARCHITECT SHALL, AT THE CONTRACTOR'S WRITTEN REQUEST, COMPILE A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECT'S ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.**

# SYMBOLS / ABBREVIATIONS

-  Exterior Elevation / Section Cut
-  Detail Key
-  Room Name / Number
-  Door Number
-  Window Number
-  Elevation Marker
- adj** adjustable
- af.f.** above finished floor
- blkg** blocking
- CL** center line
- clng** ceiling
- clr** clear
- dim** dimension
- DN** down
- dtl** detail
- dwg** drawing(s)
- ea** each
- el** elevation (height)
- elect** electrical
- elevs** elevation (drawings)
- eq** equal
- (e)** existing
- ext** exterior
- f.b.o.** furnished by owner
- f.f.** finished floor
- flour** fluorescent
- ga** gauge
- galv** galvanized
- gyp. bd.** gypsum board
- hr** hour
- ht** height
- max** maximum
- mech** mechanical
- manuf** manufacturer
- min** minimum
- mtl** metal
- min** minimum
- mtl** metal
- NIC** not in contract
- NTS** not to scale
- (n)** new
- o.c.** on center
- opp** opposite
- o/** over
- PL** property line
- ply** plywood
- ptd** painted
- r** radius
- req'd** required
- r.o.** rough opening
- s.s.d.** see structural drawings
- s.c.d.** see civil drawings
- s.l.d.** see landscape drawings
- sim** similar
- st. stl.** stainless steel
- st.** steel
- std** standard
- (t)** tempered glass
- t.b.d.** to be determined
- thru** through
- t.o.** top of
- typ.** typical
- ver** verify
- v.i.f.** verify in field
- w.o.** where occurs
- u.o.n.** unless otherwise noted
- UP** up

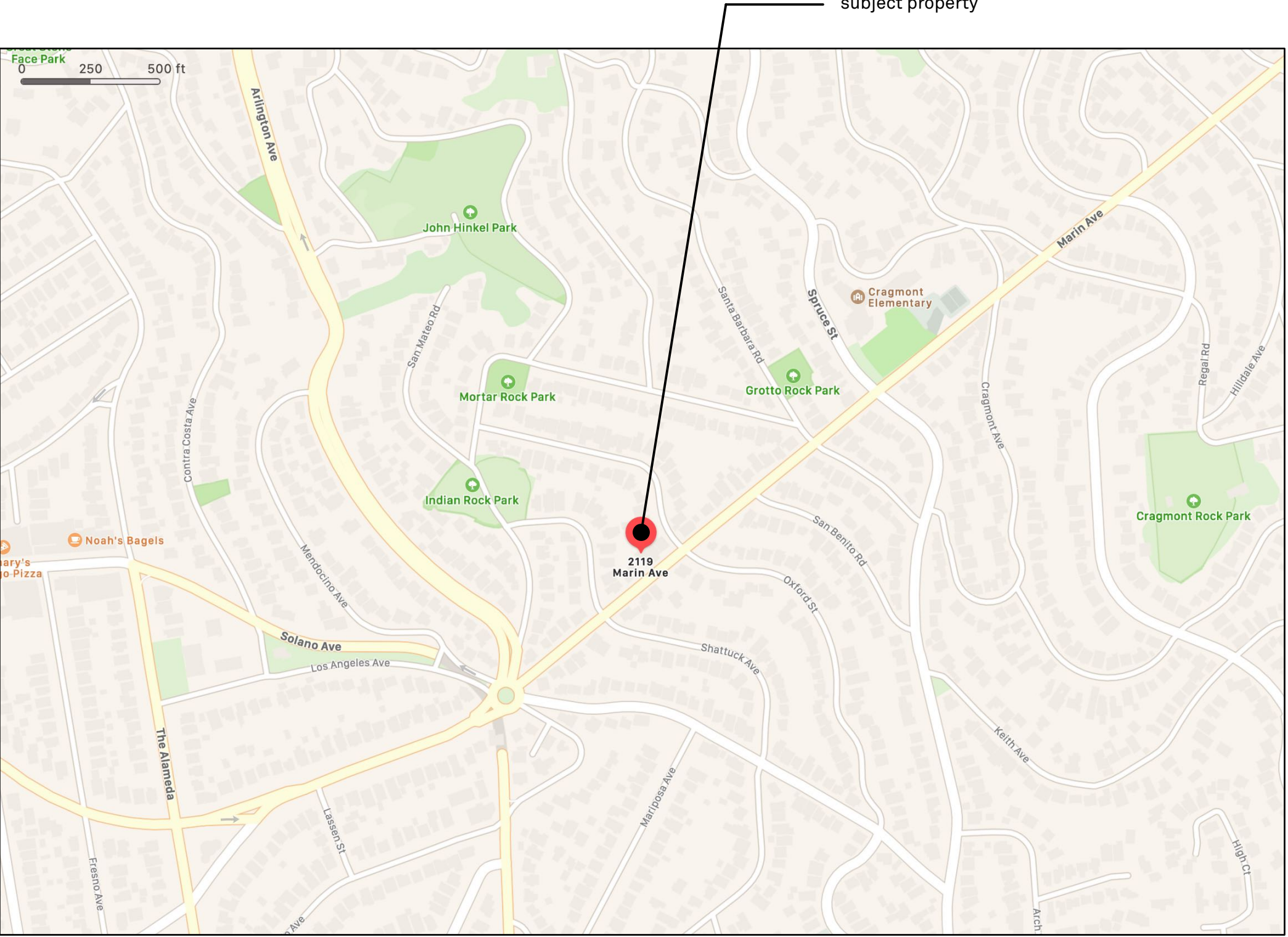
# PROJECT INFORMATION

Project Address:	2119 Marin Ave, Berkley, CA 94707
APN:	057 205602300
Zoning District:	R-1H
Construction Type:	V-B
Occupancy Type:	R-3
Parking Spaces:	2 (garage)
Front Yard Setback:	20'-0"
Side Yard Setback:	4'-0"
Rear Yard Setback:	20'-0"
Number of Stories:	2
Basement:	1
Average Building Height:	26'-4" (no change)
Maxium Building Height:	32'-6" (no change)
Lot Area:	10,553 sq ft
Gross Building Area-existing (residence and garage):	3,369 sq ft
Gross Building Area-proposed (residence and garage):	3,400 sq ft
Applicable Codes:	2022 CBC, CRC, CEC, CPC, CMC, CFC, Calif Green Building Code, Calif Energy Code, BMC
Sprinkler System:	No
Fire Alarm System:	Yes

# PROJECT TEAM

<b>OWNER</b> Anne and Michael Ray 2119 Marin Ave Berkeley, CA 94707	<b>GENERAL CONTRACTOR</b> Oliver Builders Inc. 1031 Pardee St, Berkeley, CA 94710 tel. 510.527.5171 Severin Oliver, Contractor
<b>ARCHITECT</b> Fischer Architecture 2984 San Pablo Avenue Berkeley, CA 94702 tel. 510.204.9250 Kerstin Fischer, Principal Andrew Fischer, Principal	<b>STRUCTURAL ENGINEER</b> Berkeley Structural Design 1411 Glendale Ave Berkeley, CA 94708 Bill Lynch, Engineer

# VICINITY MAP



# PROJECT DESCRIPTION

Interior remodel of the kitchen, breakfast area, office nook, powder room, primary bed/bath suite, and secondary bathroom. Exterior work comprises a reconfiguration of window locations on north elevation on the main and upper levels; the addition of a window and the relocation of a window at the basement level on the north elevation; the addition of two skylights on the roof; and the replacement of a bedroom window on the east elevation. Exterior changes to historic characteristic features are limited to two windows on the west elevation, which will be enlarged but retain the same center post, and one window on the south elevation, which will be moved to be centered on the dormer ridgeline and reduced by 4" in height by raising the sill to coordinate with the adjacent roof. Exterior finishes will be replaced in-kind where damage has occurred.

# SHEET INDEX

Architectural Drawings

A0.0	Cover
A0.1	Project Info
A0.2	BMP
A0.3	Site/Roof Plan and Photos
A1.0	Existing/Demo Plans
A1.1	Existing/Demo Elevations
A2.0	Proposed Floor Plans
A3.0	Proposed Elevations
A3.1	Proposed Elevations - Illustrative

NOTES:

# FISCHER ARCHITECTURE

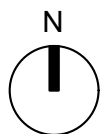
tel 510.204.9250 | fischerarchitecture.com  
2984 San Pablo Ave, Berkeley, CA 94702

**RAY RESIDENCE**  
2119 Marin Ave  
Berkeley, CA 94707  
APN: 061 258400300

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10.5.2023		Structural Alterations	KF/AJ

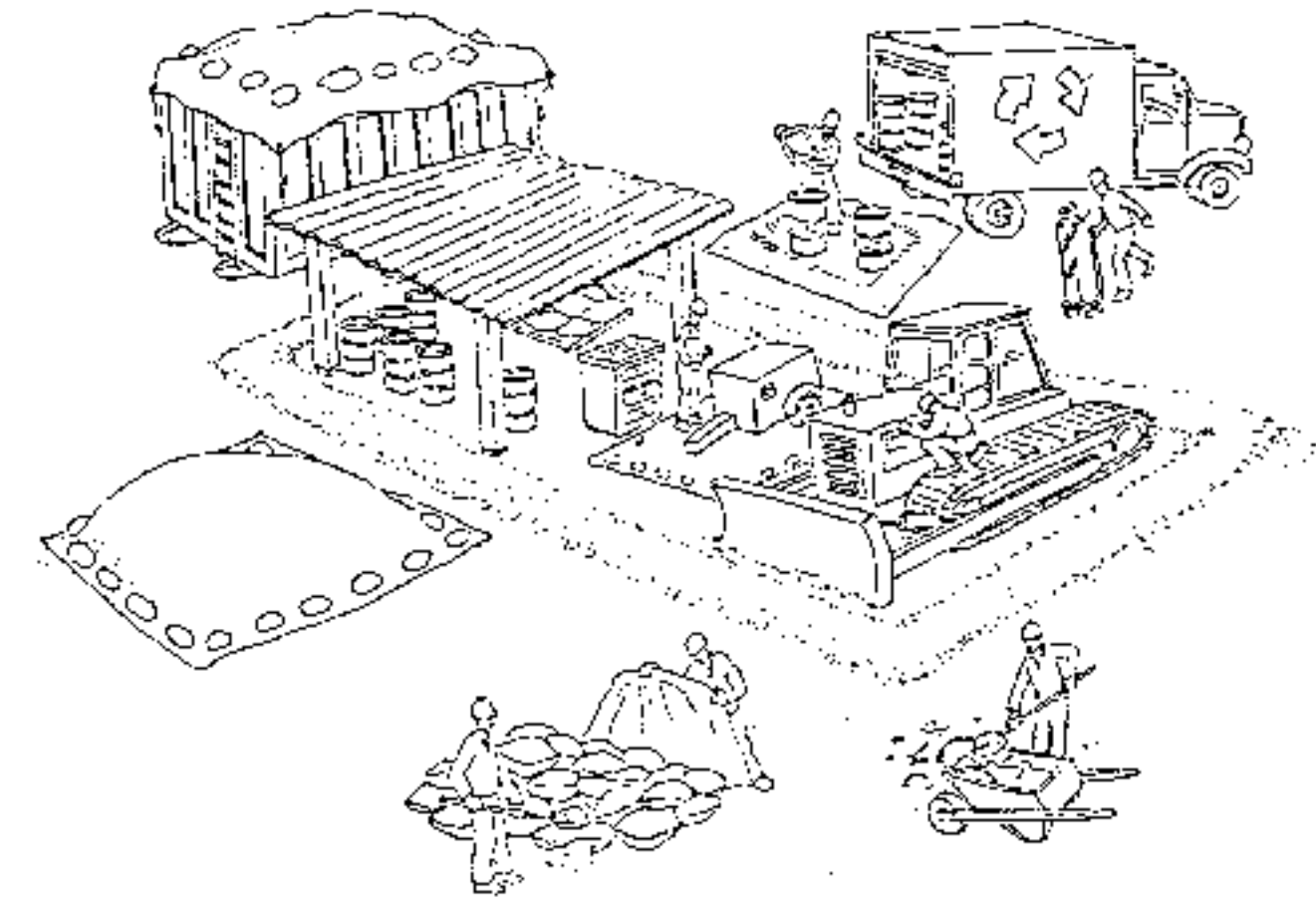
DESCRIPTION  
SITE PLAN AND INFO

SHEET



# A0.1

# Pollution Prevention — It's Part of the Plan



## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

### Materials storage & spill cleanup

#### Non-hazardous materials management

Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.

Use (but don't overuse) reclaimed water for dust control as needed.

Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!

Recycle all asphalt, concrete, and aggregate base material from demolition activities.

Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

#### Hazardous materials management

Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.

Store hazardous materials and wastes in secondary containment and cover them during wet weather.

Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!

Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

### Vehicle and equipment maintenance & cleaning

Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.

Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.

If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.

Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Dewatering operations

Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Concrete, grout, and mortar storage & waste disposal

Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.

Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.

If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



### Earthwork & contaminated soils

Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.

Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.

Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.

If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.



### Saw cutting

Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.

Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).

If saw cut slurry enters a catch basin, clean it up immediately.

### Paving/asphalt work

Do not pave during wet weather or when rain is forecast.

Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.

Place drip pans or absorbent material under paving equipment when not in use.

Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.

Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.

Do not use water to wash down fresh asphalt concrete pavement.



### Painting

Never rinse paint brushes or materials in a gutter or street!

Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.

Paint out excess oil-based paint before cleaning brushes in thinner.

Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

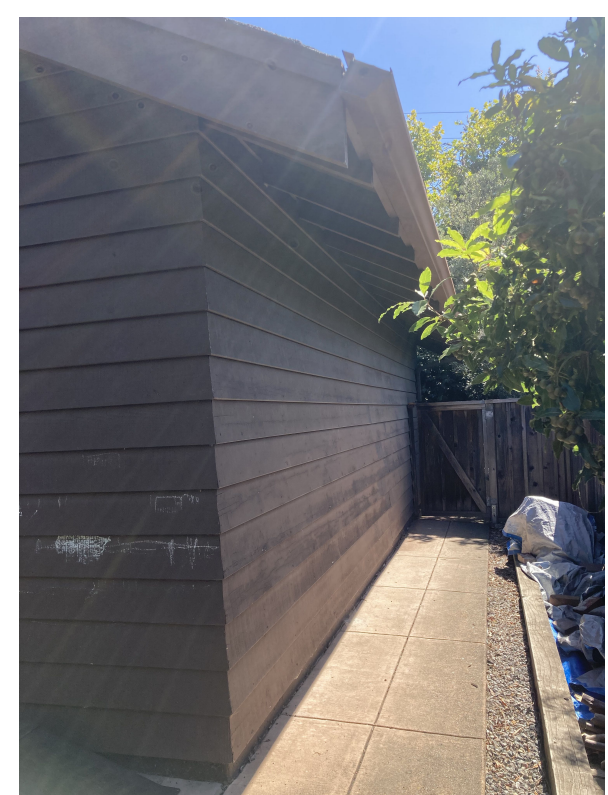




9. EAST ELEVATION



8. NORTH ELEVATION



7. WEST ELEVATION



6. EXISTING GARAGE PHOTO - SOUTH ELEVATION



5B. EAST ELEVATION FROM SOUTH SIDE



5A. EAST ELEVATION FROM NORTH SIDE



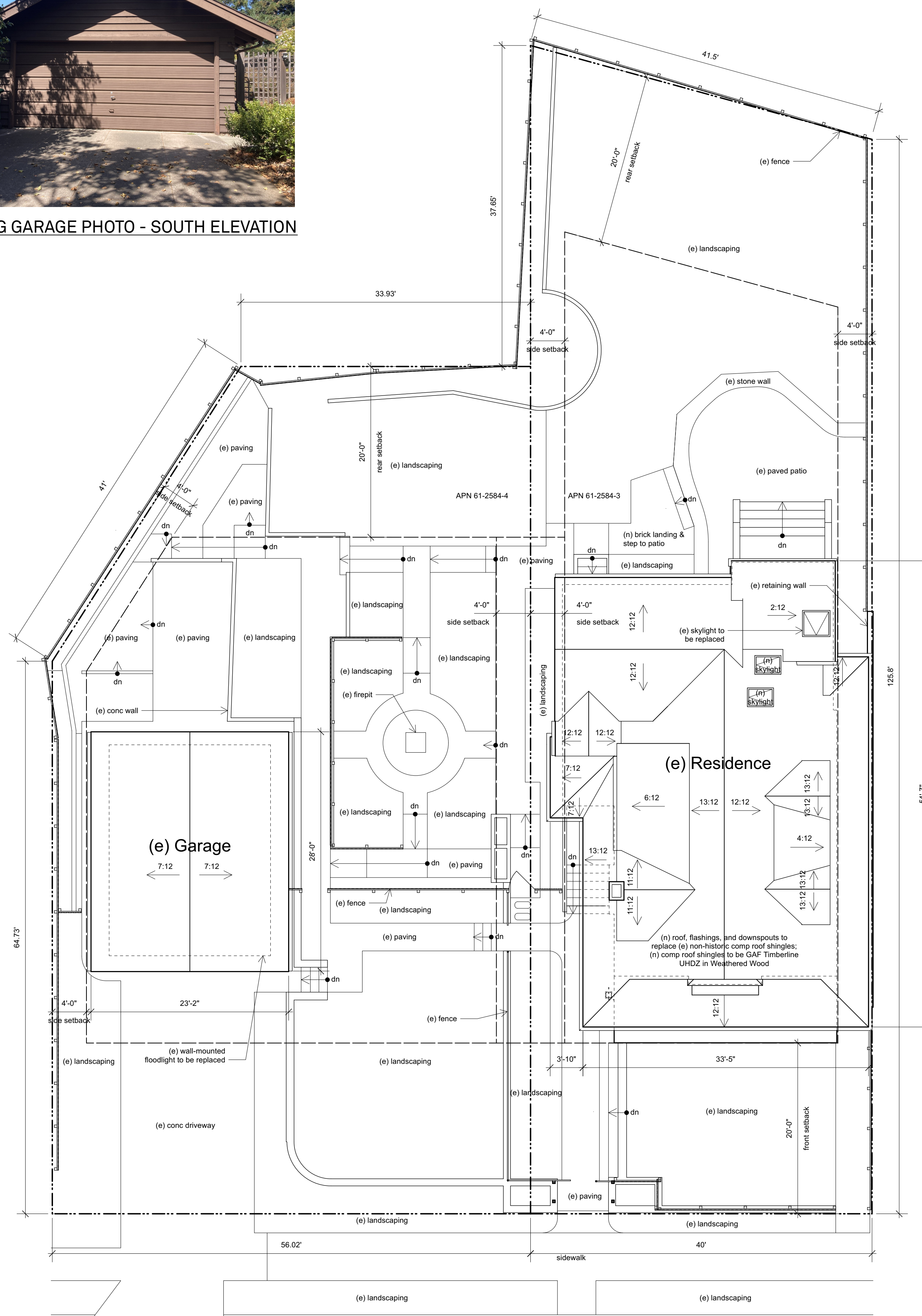
4. EXISTING HOUSE PHOTO - NORTH ELEVATION



3. WEST ELEVATION



2. EXISTING HOUSE PHOTO - SOUTH ELEVATION



Marin Ave

1. PROPOSED SITE/ROOF PLAN  
SCALE: 1/8" = 1'-0"

# FISCHER ARCHITECTURE

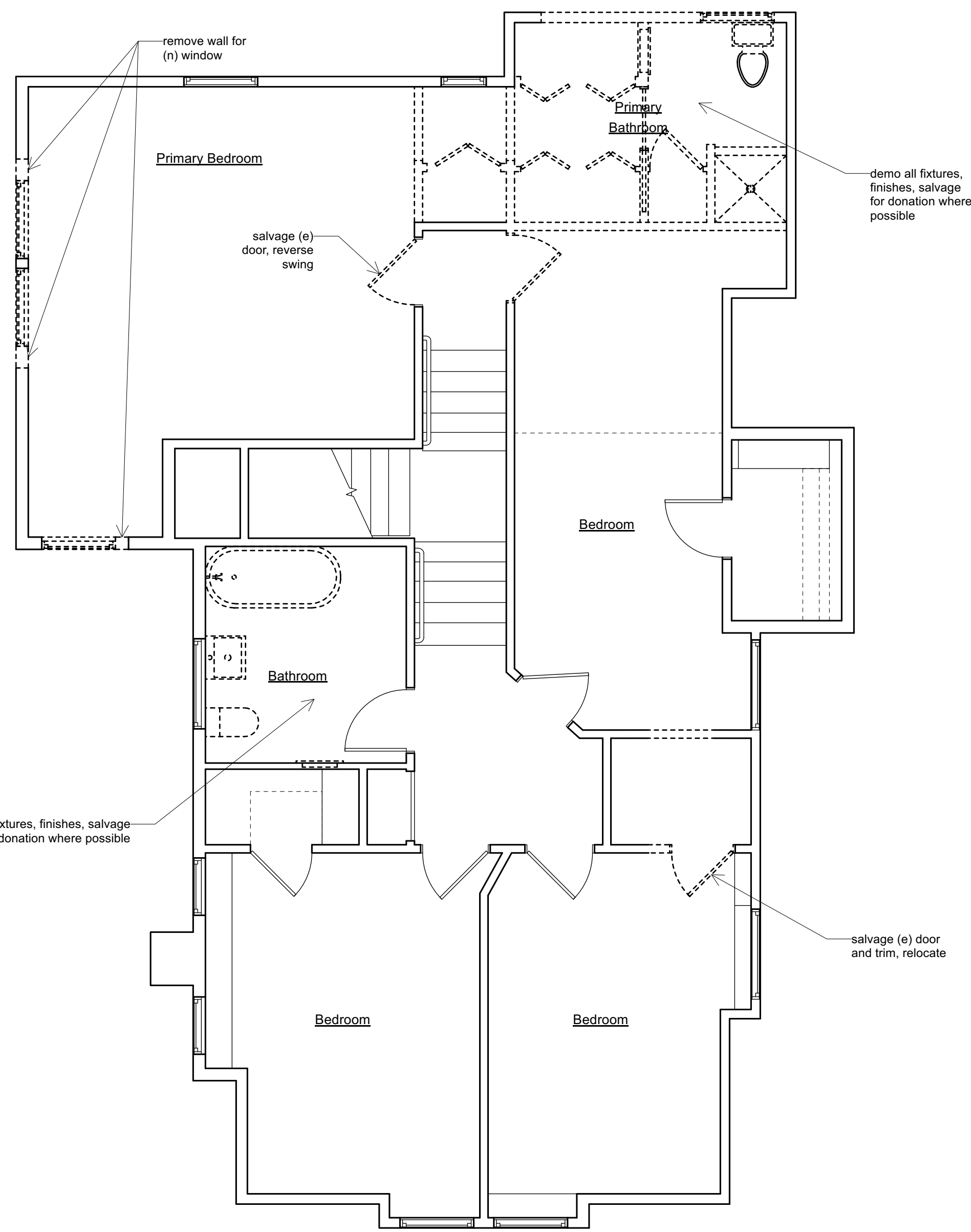
tel 510.204.9250 | fischerarchitecture.com  
2984 San Pablo Ave, Berkeley, CA 94702

**RAY RESIDENCE**  
2119 Marin Ave  
Berkeley, CA 94707  
APN: 061 258400300

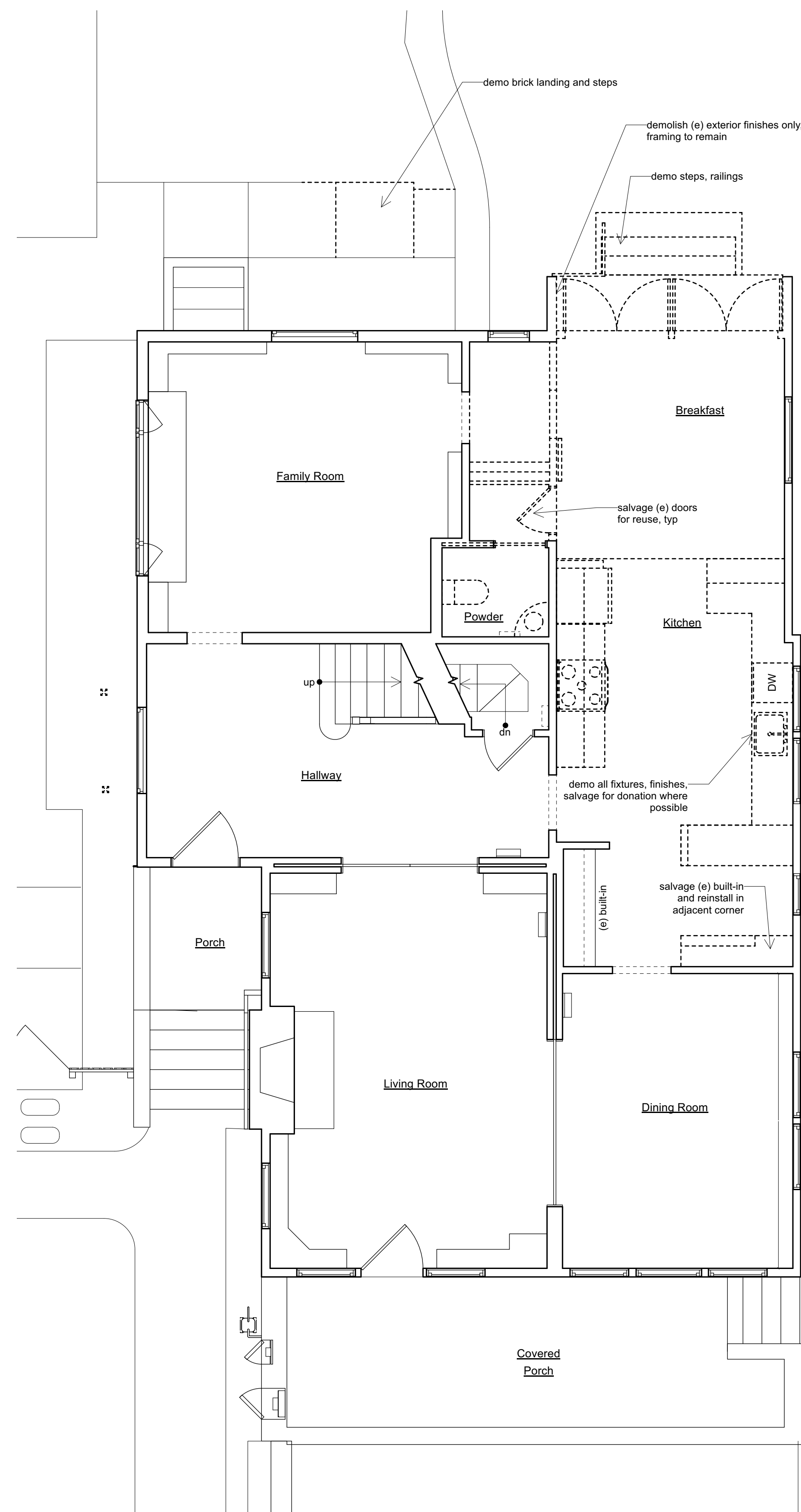
REV.	DATE	ISSUE	DRWN.
10.5.2023		Structural Alterations	KF/AJ

DESCRIPTION  
SITE/ROOF PLANS AND PHOTOS

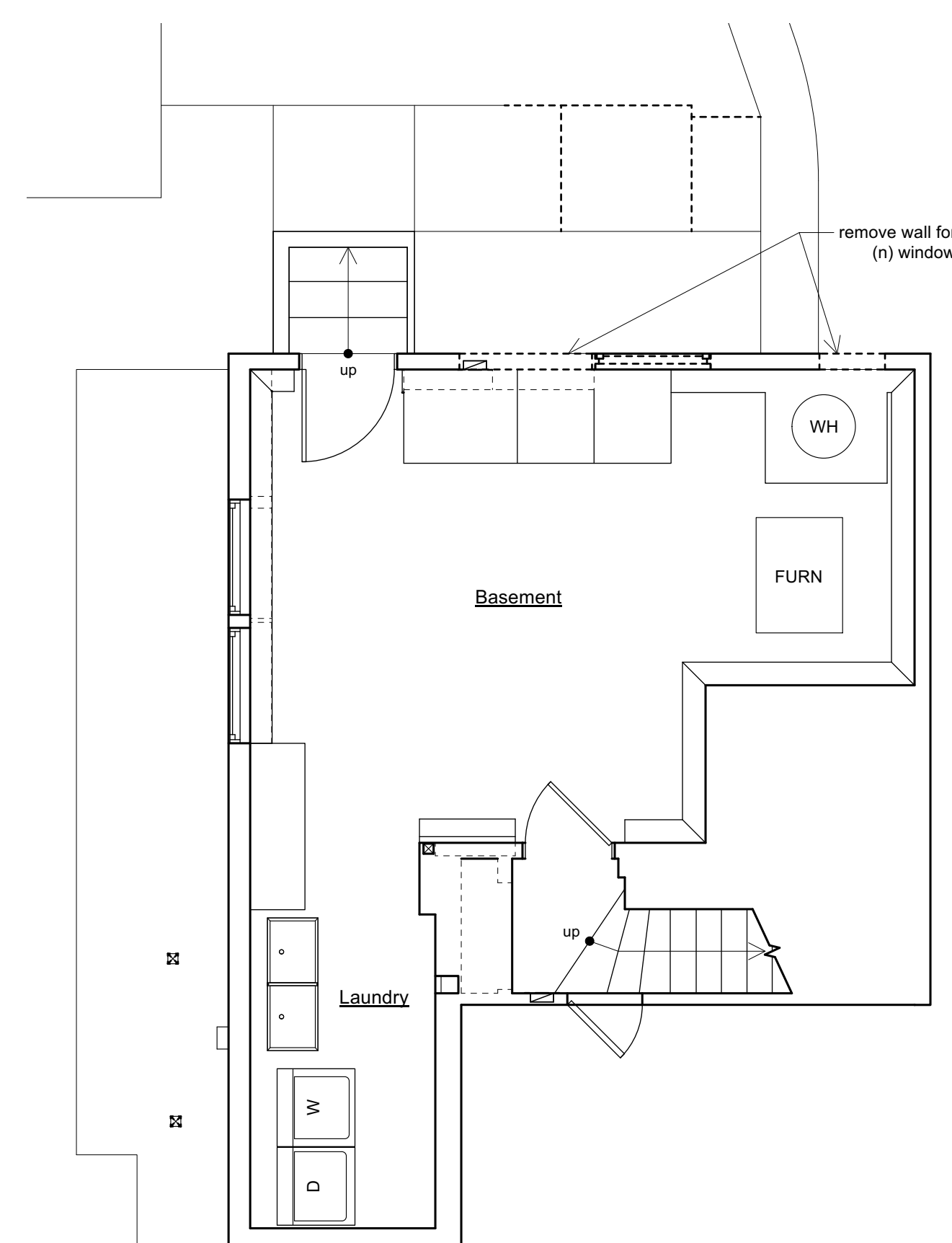




3. EXISTING/DEMO UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"



2. EXISTING/DEMO MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"



1. EXISTING/DEMO BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

# FISCHER ARCHITECTURE

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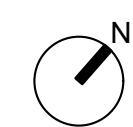
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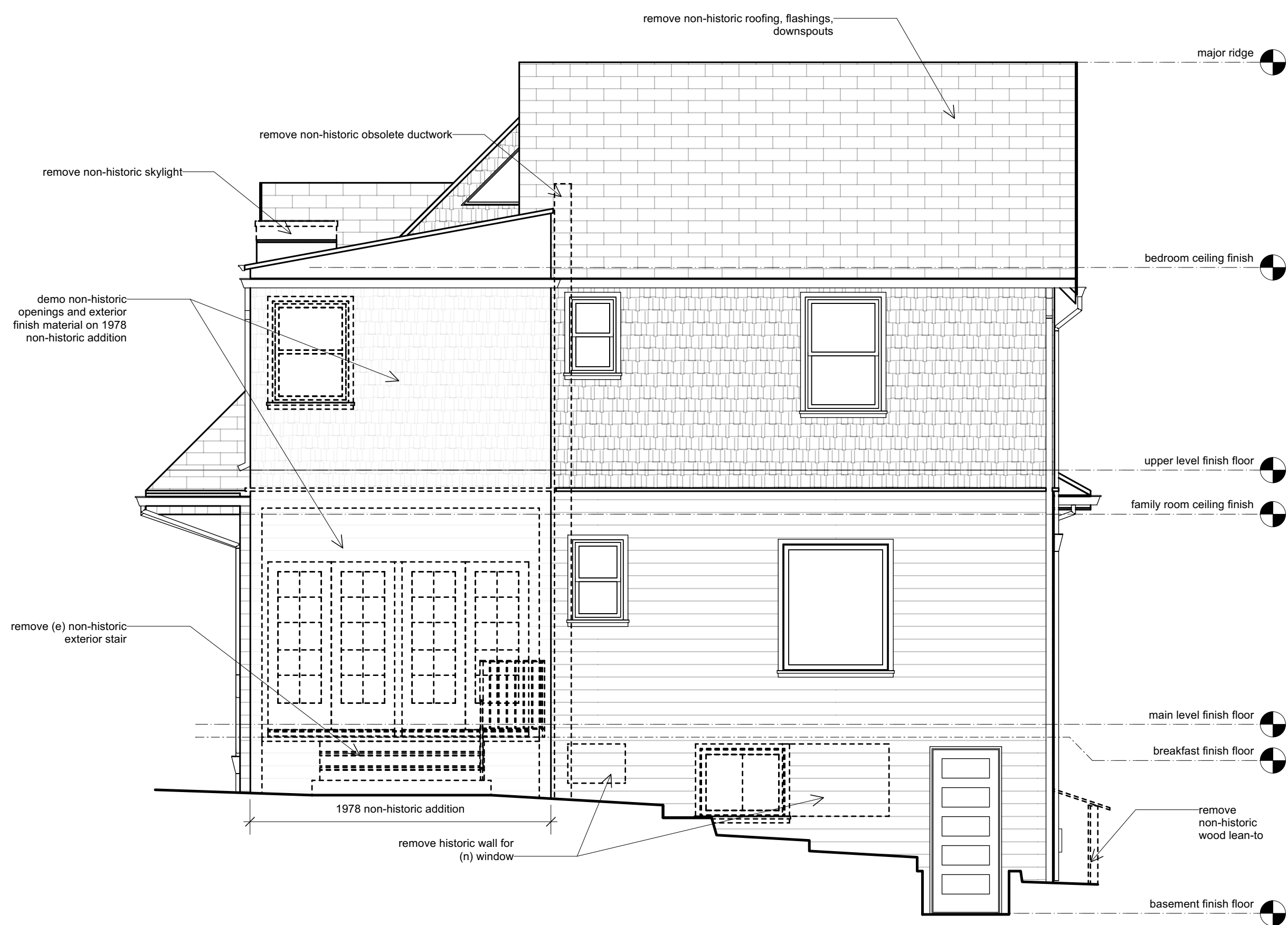
DESCRIPTION  
EXISTING/ DEMO FLOOR PLANS

SCALE: 1/4" = 1'-0"

SHEET



A1.0



4. DEMO/EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3. DEMO/EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2. DEMO/EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1. DEMO/EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

# FISCHER ARCHITECTURE

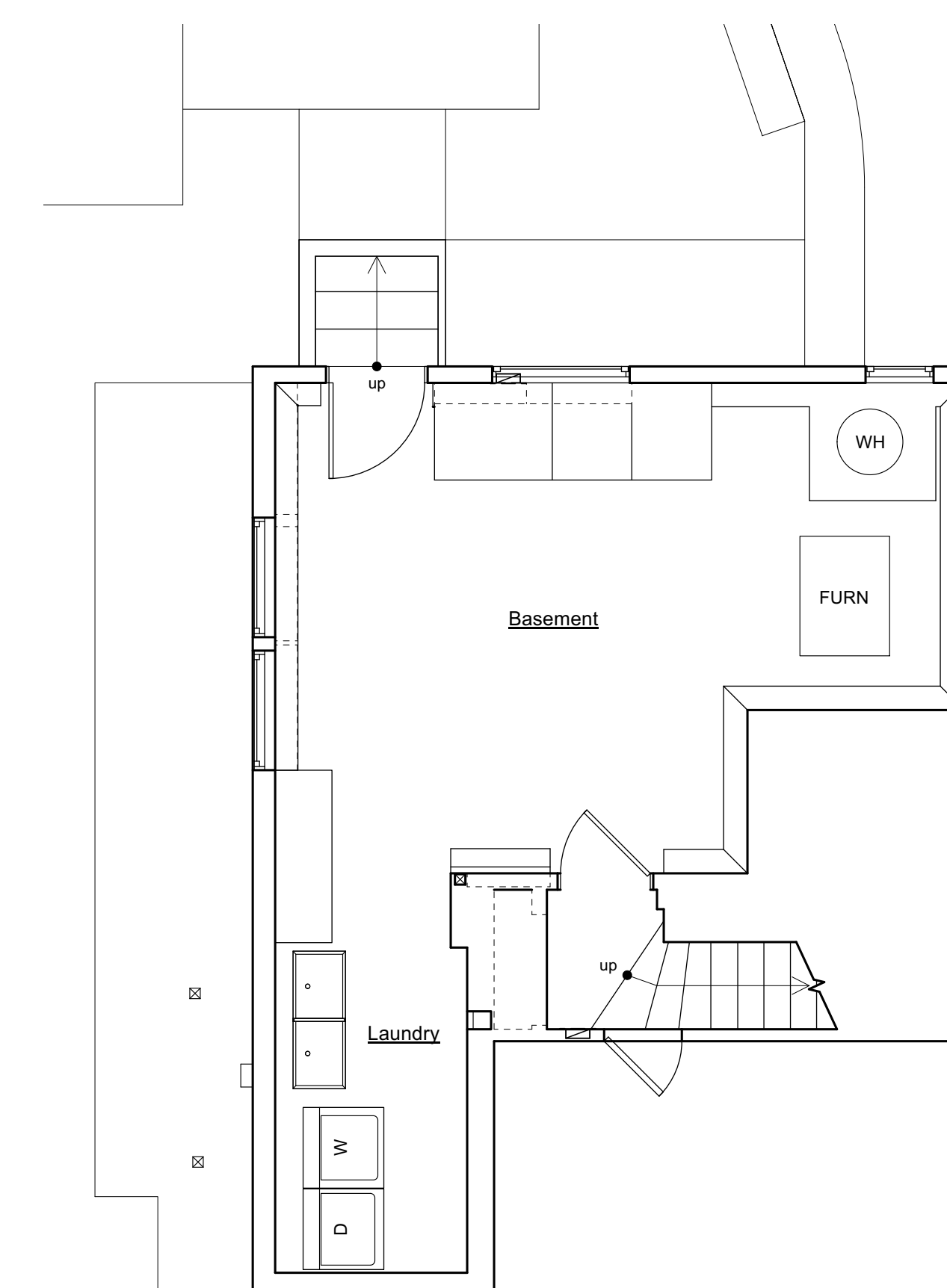
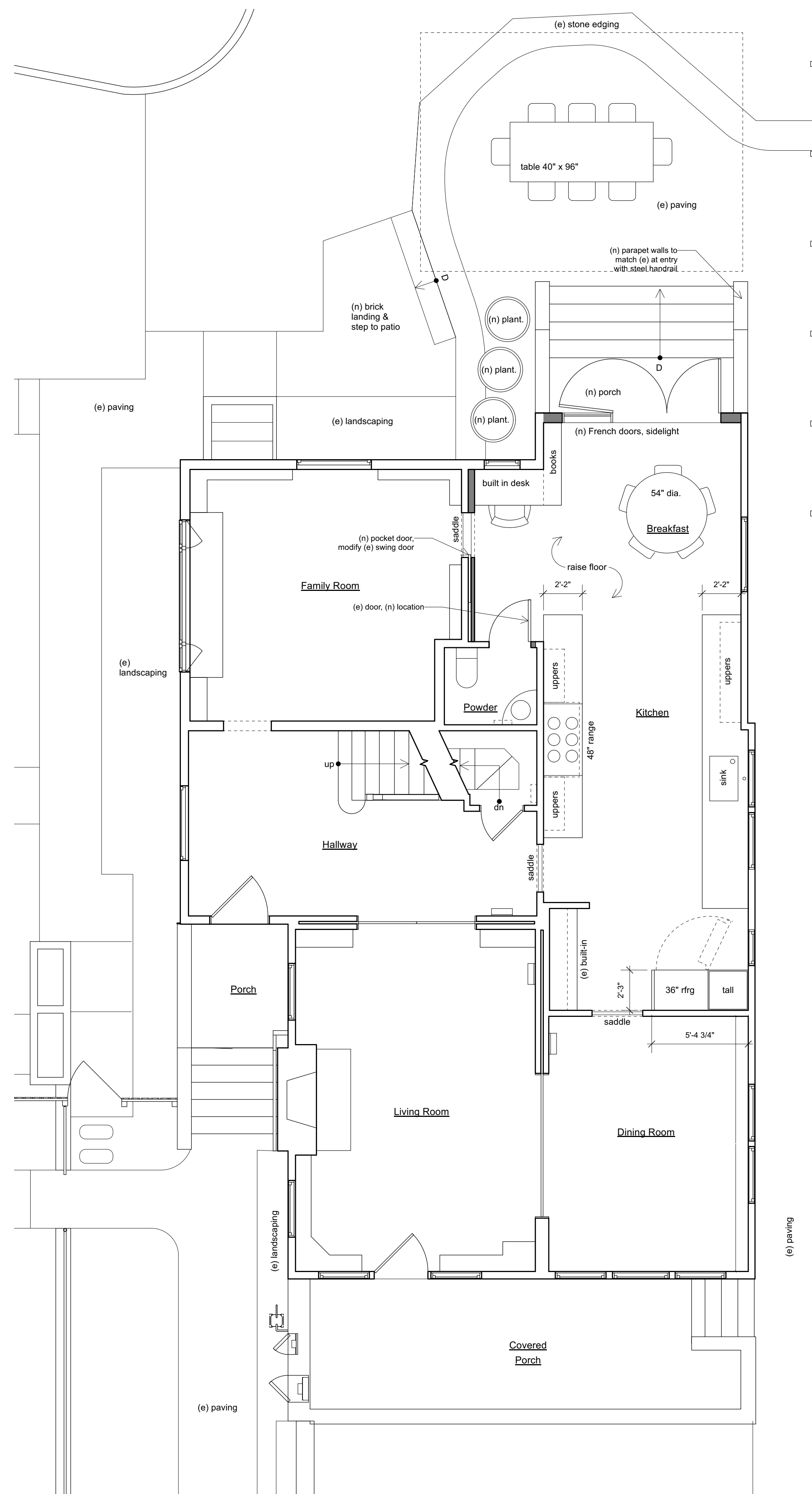
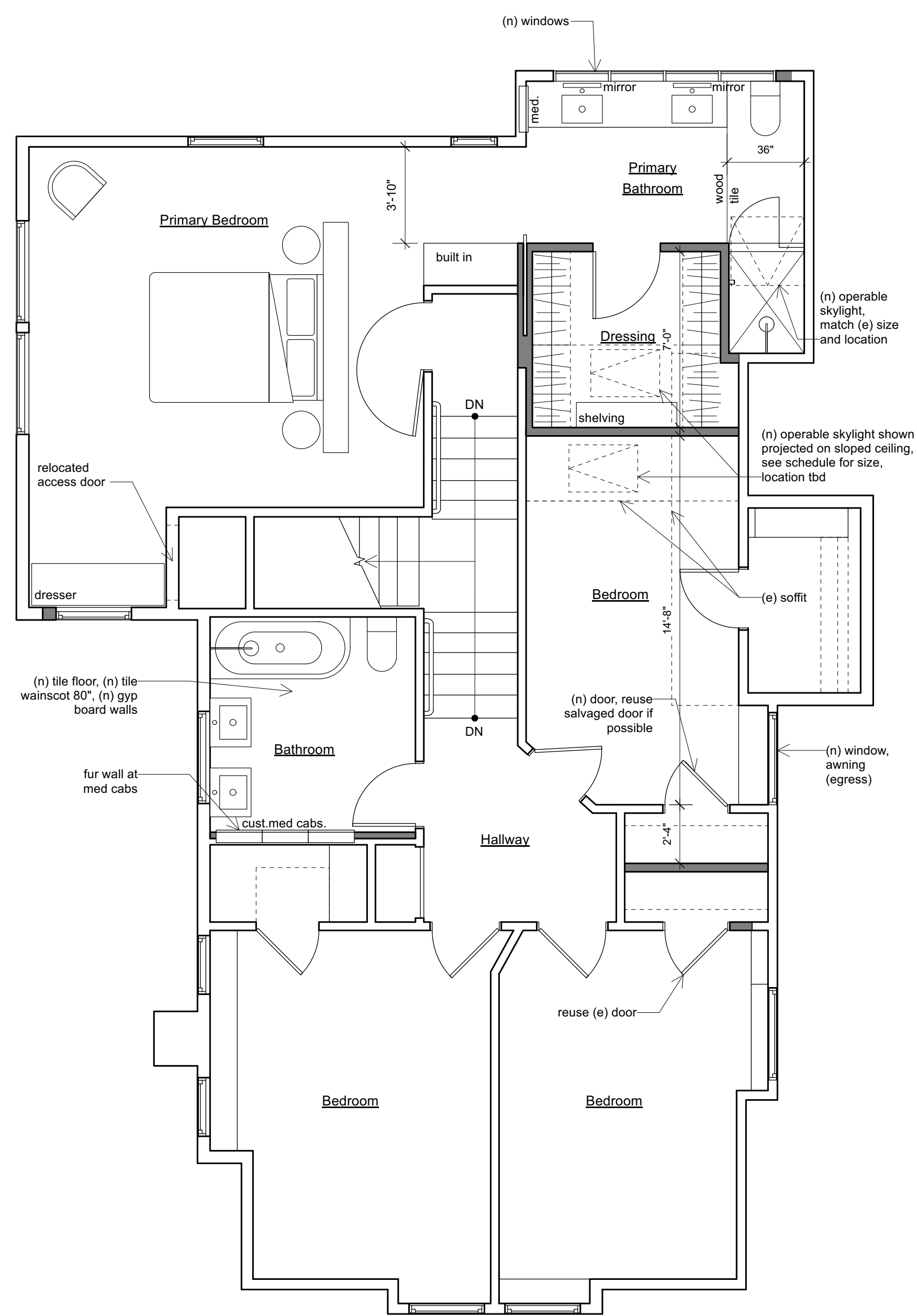
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DESCRIPTION  
DEMO/EXISTING ELEVATIONS

0 2 4 8  
SCALE: 1/4" = 1'-0"  
SHEET



# FISCHER ARCHITECTURE

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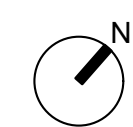
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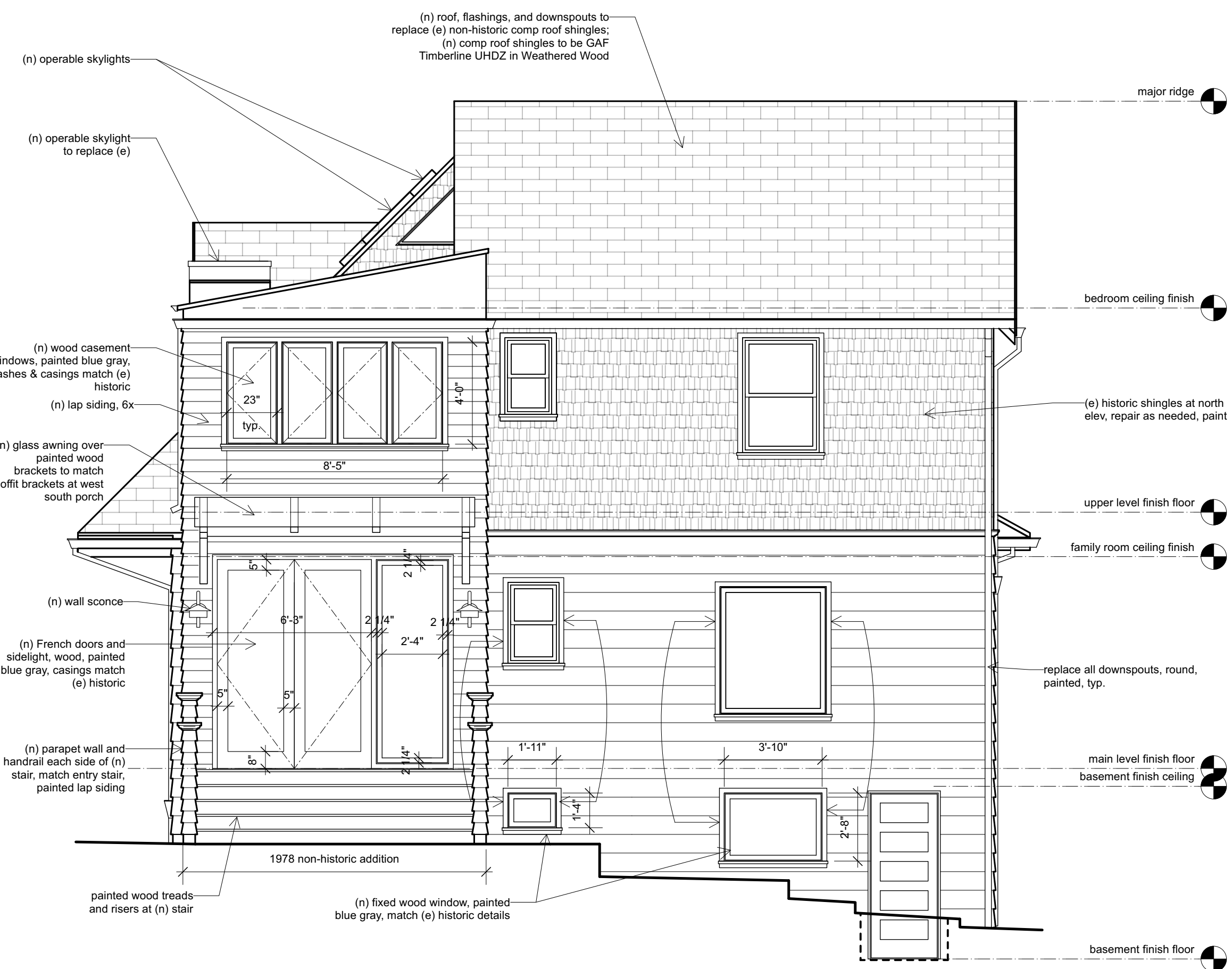
DESCRIPTION  
PROPOSED FLOOR PLANS

0 2 4 8  
SCALE: 1/4" = 1'-0"

SHEET



A2.0



4. PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**WINDOW NOTE:**  
Repair existing wood windows or, where irreparable, selectively replace with new wood windows to match existing including upper sash drops/ears at double hung windows. Paint (n) and (e) frames and sashes blue gray, similarly to color commonly seen in First Bay Tradition architecture

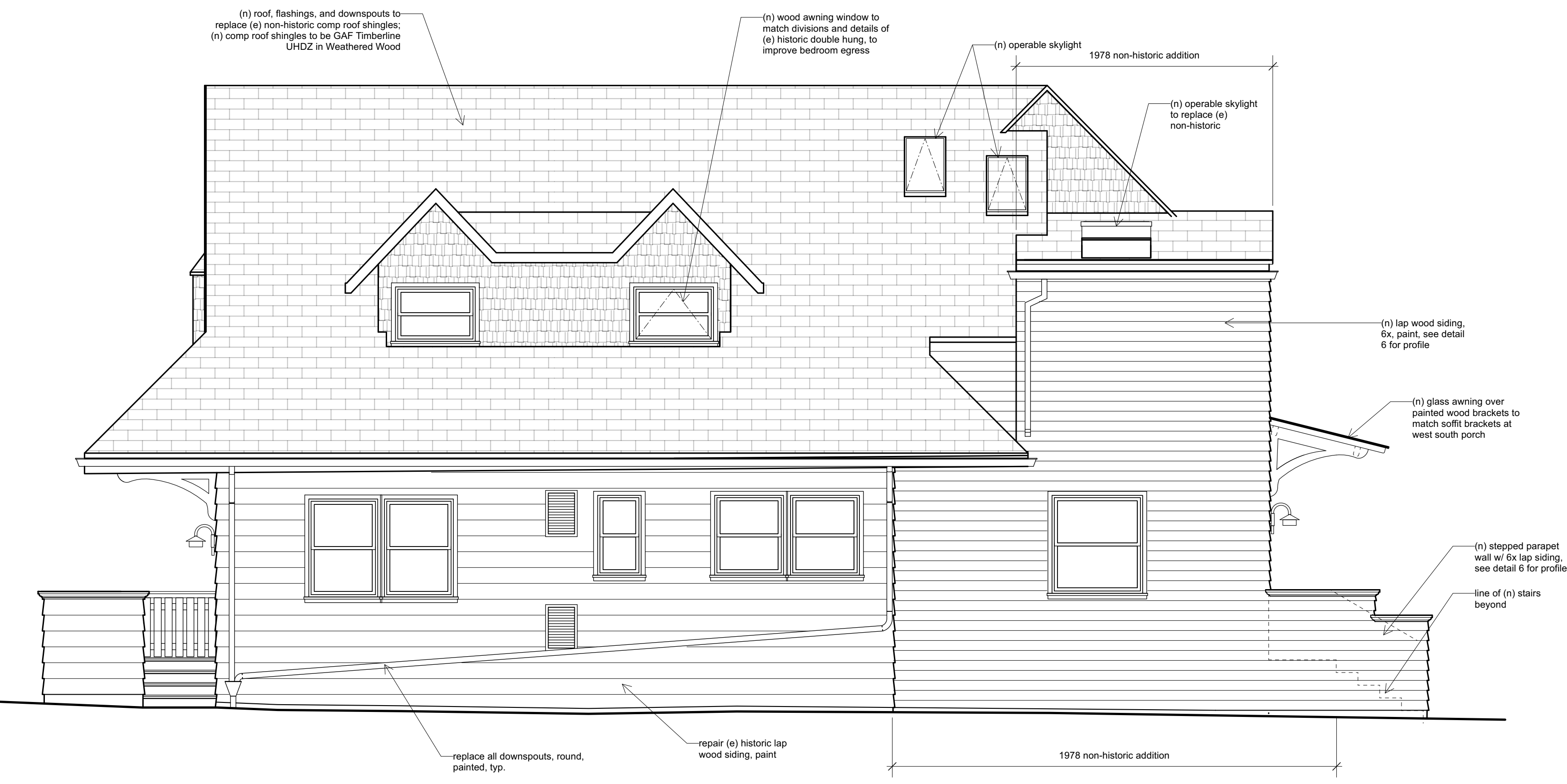
**LAP SIDING & WOOD TRIMS NOTE:**  
Repair existing where feasible, replace to match existing where irreparable, paint all weathered brown gray



3. PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2. PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

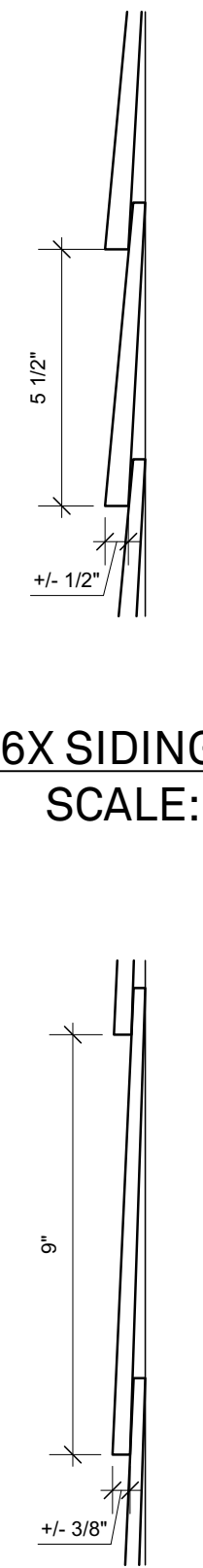


1. PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTES:**

- Additional information regarding composition shingle selection: in order to address the Mills Act work plan to provide new "composition roof shingles visually similar to original/early wood roof shingles, including ridgeline and hipline shingles," the selected comp. shingle product was chosen to provide for the serrated roof ridge and hip profile associated with wood shingle. Based on historic photos, the original roof was straight-cut wood shingles, not shakes, and which were first replaced with comp. shingles in 1958.
- Additional information regarding windows: all new double hung windows will be detailed to match the historic windows. They will have the same sash member dimensions, same casing detail, with lugs at the double hung condition. The new windows at the 1978 addition will be detailed similarly, but without lugs, as those are not double hung (see elevation 4). See elevations for dimensions for each opening.

6. PROPOSED 6X SIDING PROFILE  
SCALE: 3" = 1'-0"



5. EXISTING SIDING PROFILE  
SCALE: 3" = 1'-0"

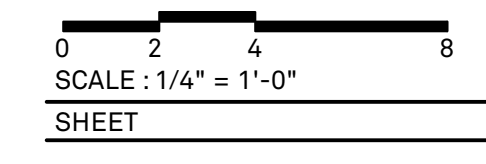
**FISCHER ARCHITECTURE**

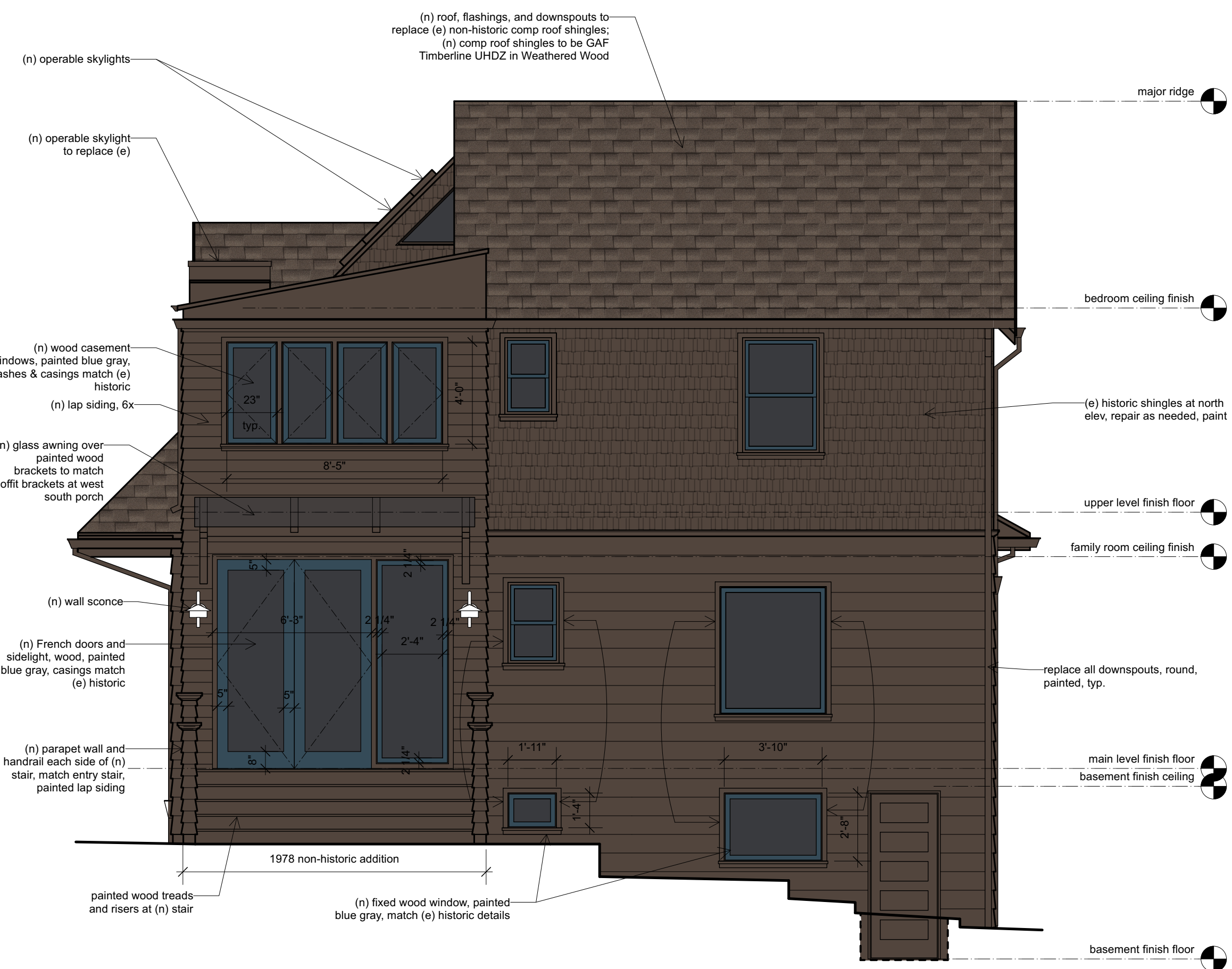
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DESCRIPTION  
PROPOSED ELEVATIONS





4. PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**WINDOW NOTE:**  
Repair existing wood windows or, where irreparable, selectively replace with new wood windows to match existing including upper sash drops/ears at double hung windows. Paint (n) and (e) frames and sashes blue gray, similarly to color commonly seen in First Bay Tradition architecture

**LAP SIDING & WOOD TRIMS NOTE:**  
Repair existing where feasible, replace to match existing where irreparable, paint all weathered brown gray

(n) double hung windows to align with (e) windows below, painted blue gray, window sashes & casings to match (e) historic details  
(n) glass awning over painted wood brackets to match soffits brackets at west south porch  
(n) lap siding where irreparable, match (e) historic, painted  
(n) stepped parapet wall w/ fix lap siding  
line of (n) stairs beyond  
(e) conc. patio  
(n) conc. step

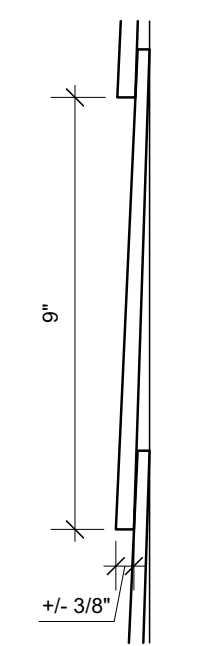
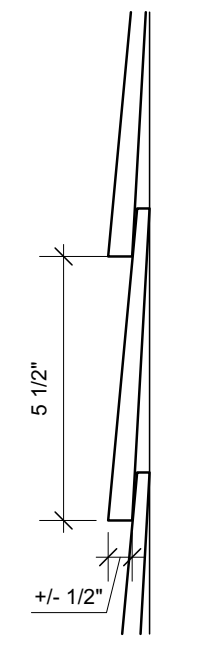
1978 non-historic addition



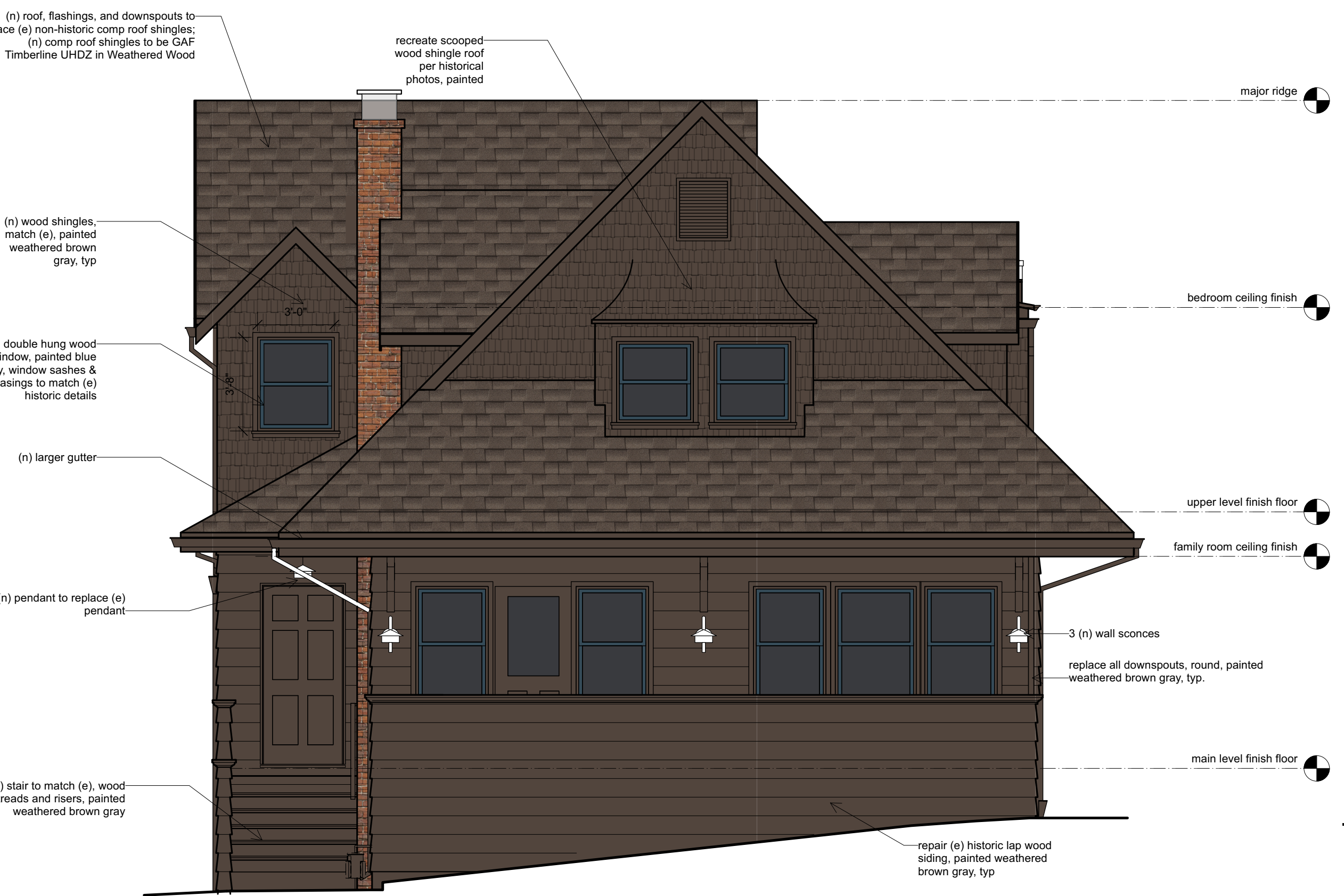
3. PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTES:**  
1. Additional information regarding composition shingle selection: in order to address the Mills Act work plan to provide new "composition roof shingles visually similar to original/early wood roof shingles, including ridgeline and hipline shingles," the selected comp. shingle product was chosen to provide for the serrated roof ridge and hip profile associated with wood shingle. Based on historic photos, the original roof was straight-cut wood shingles, not shakes, and which were first replaced with comp. shingles in 1958.  
2. Additional information regarding windows: all new double hung windows will be detailed to match the historic windows. They will have the same sash member dimensions, same casing detail, with lugs at the double hung condition. The new windows at the 1978 addition will be detailed similarly, but without lugs, as those are not double hung (see elevation 4). See elevations for dimensions for each opening.

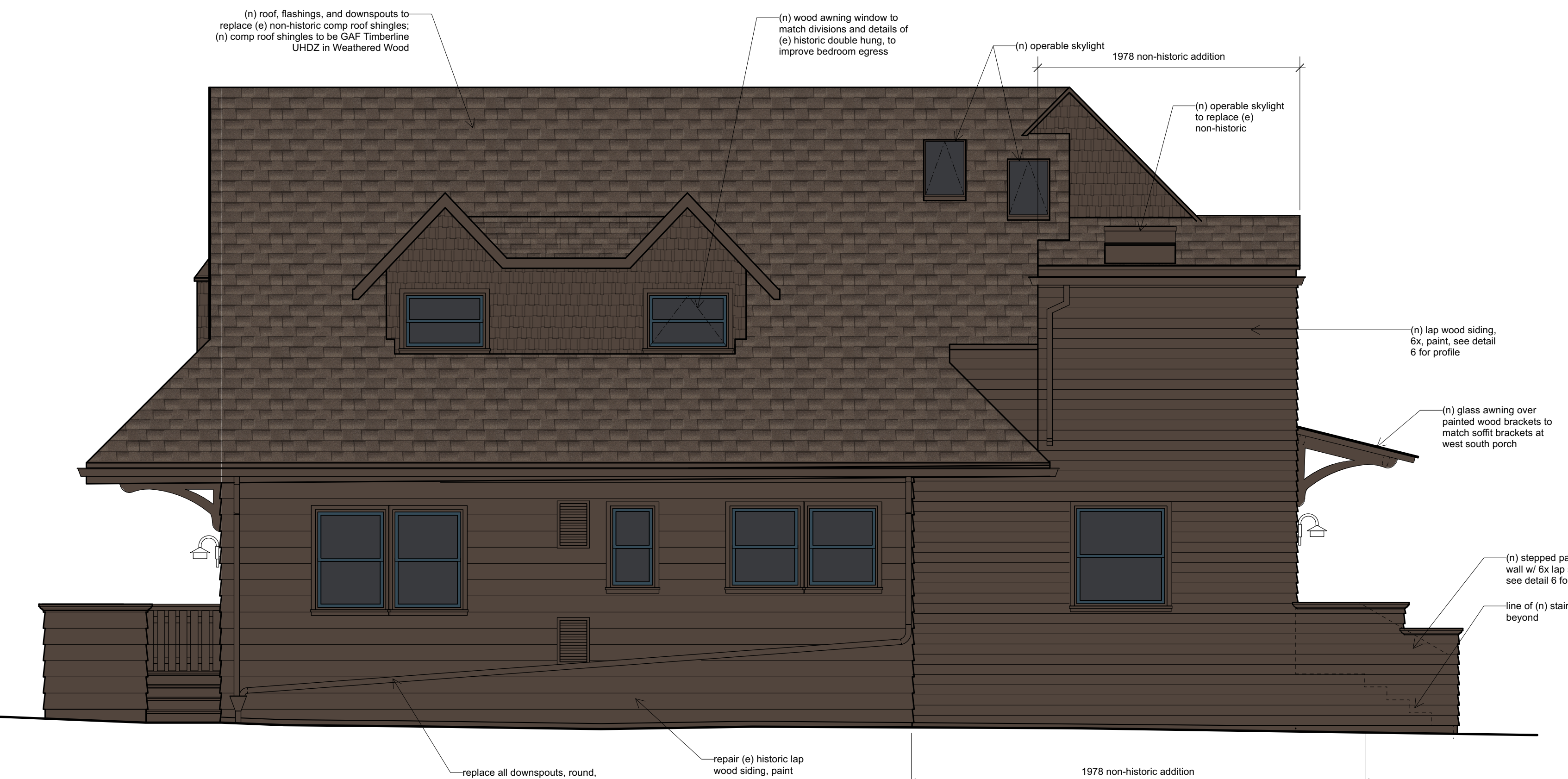
6. PROPOSED 6X SIDING PROFILE  
SCALE: 3" = 1'-0"



5. EXISTING SIDING PROFILE  
SCALE: 3" = 1'-0"



2. PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1. PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**FISCHER ARCHITECTURE**

tel 510.204.9250 | fischerarchitecture.com  
2984 San Pablo Ave, Berkeley, CA 94702

**RAY RESIDENCE**  
2119 Marin Ave  
Berkeley, CA 94707  
APN: 061 258400300

REV.	DATE	ISSUE	DRWN.
10.5.2023		Structural Alterations	KF/AJ

DESCRIPTION  
PROPOSED ELEVATIONS - ILLUSTRATIVE

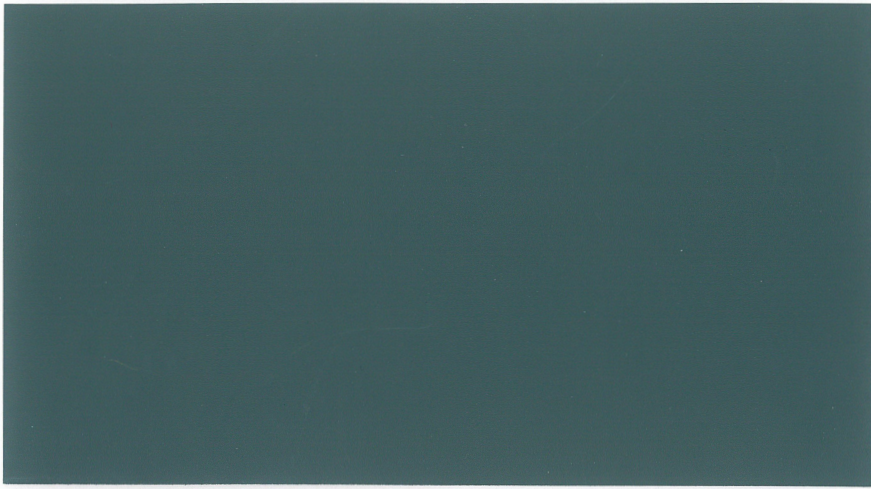
0 2 4 8  
SCALE: 1/4" = 1'-0"  
SHEET



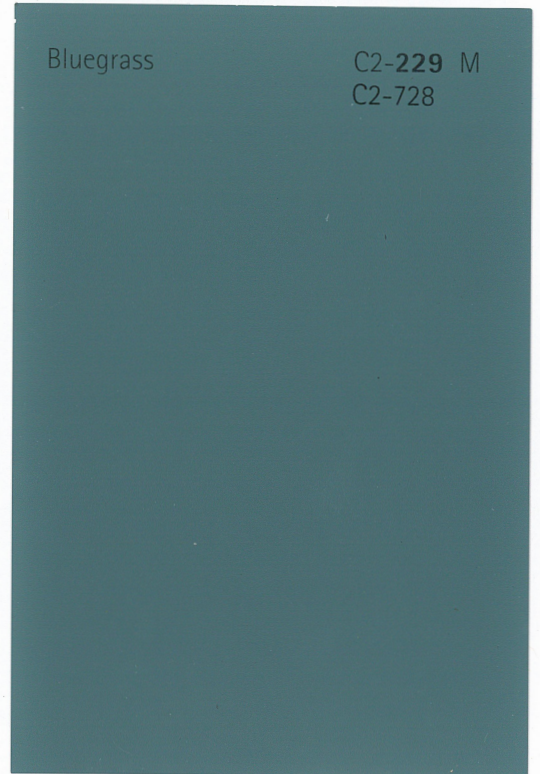
# 2119 Marin Ave - Paint Options

10/5/23

## Window sashes + casings

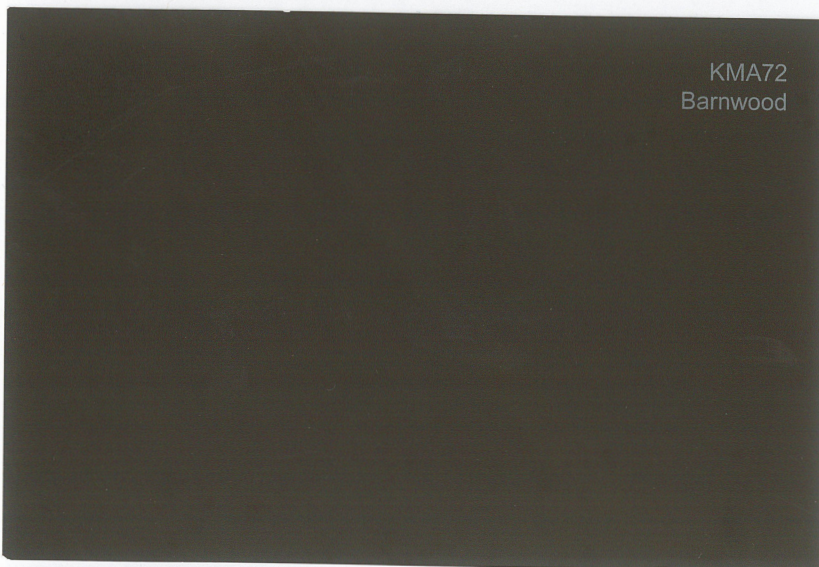


Option 1



Option 2

## Wood siding



Option 1

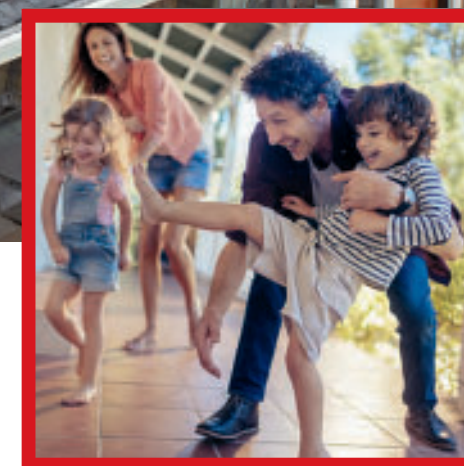


Option 2



Timberline® UHDZ™  
Ultra High Definition® Shingles

Exhibit A



Millions of families have found shelter under a beautiful, durable, Timberline® roof. Now, Timberline® UHDZ™ shingles offer a combination of beauty and benefits that goes beyond any Timberline® shingles available before.





# Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



The GAF Lifetime<sup>†</sup> Roofing System



**Ridge Cap Shingles**  
The finishing touch that helps defend against leaks at the hips and ridges



**Cobra<sup>®</sup> Attic Ventilation**  
Helps reduce attic moisture and heat



**Lifetime Shingles<sup>†</sup>**  
Beautify and protect for years to come



**Starter Strip Shingles**  
Helps guard against shingle blow-offs



**Roof Deck Protection**  
Helps shield the roof deck from moisture infiltration



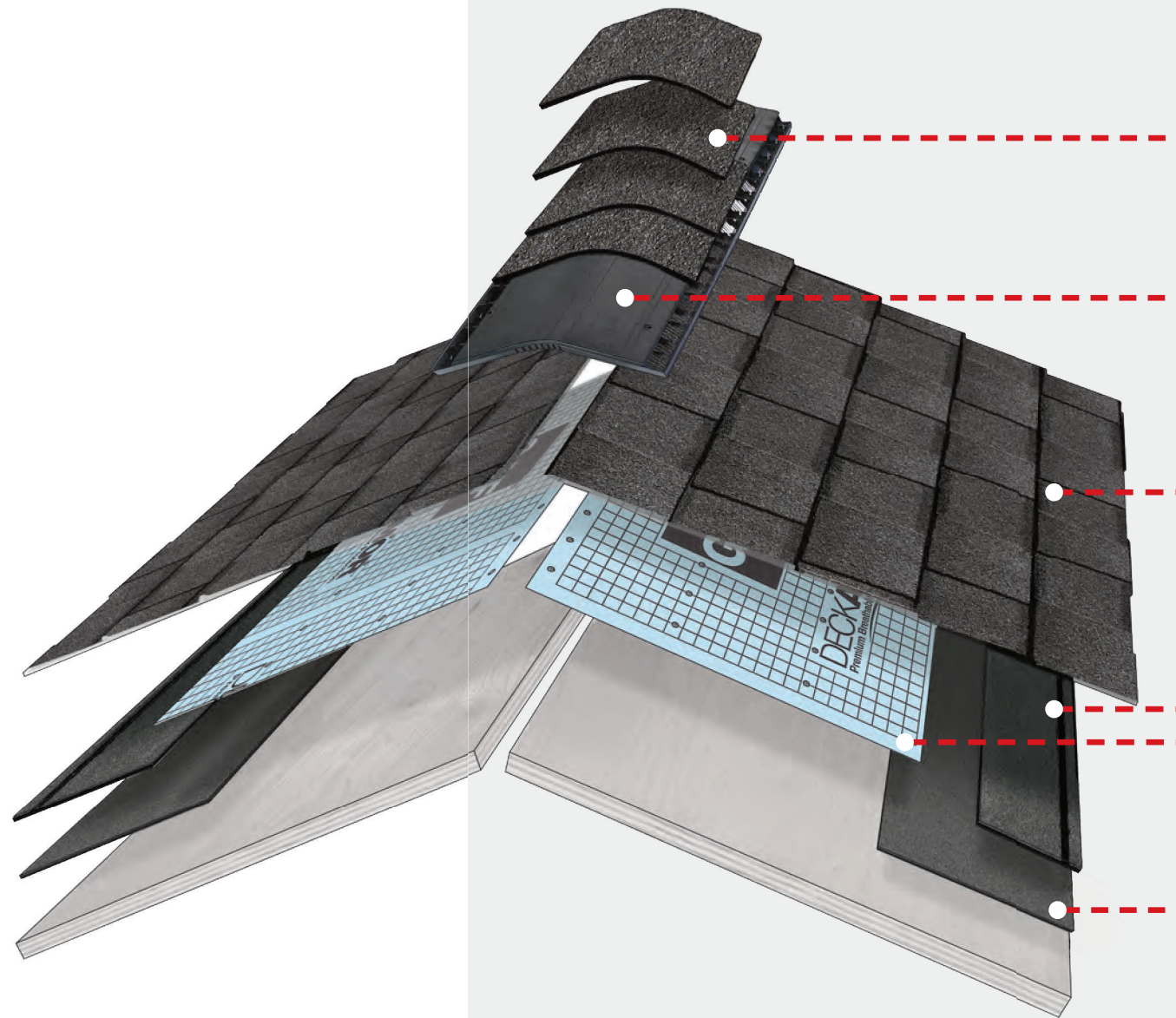
**Leak Barrier**  
Helps prevent leaks caused by wind-driven rain and ice dams

# It's a system, built to protect

A Timberline<sup>®</sup> UHDZ<sup>™</sup> roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline<sup>®</sup> UHDZ<sup>™</sup> Shingles eligible for the WindProven<sup>™</sup> limited wind warranty.<sup>1</sup>

Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.



Install any GAF Lifetime<sup>†</sup> Shingle and at least 3 qualifying GAF Accessories and get a Lifetime<sup>†</sup> limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor<sup>2</sup> about enhanced GAF warranties.



<sup>1</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>2</sup> Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

<sup>1</sup> 15-year WindProven<sup>™</sup> limited wind warranty on Timberline<sup>®</sup> UHDZ<sup>™</sup> Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the WindProven<sup>™</sup> limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



Outdoor lighting for gardens, walkways, and driveways

Home Products About

# Hanging Lamp

Model #HL-GL, HL-EN, HL-ES, HL-PL  
UL Damp-Location Approved

The Hanging Lamps come in three sizes and are designed to hang under the eaves of a house, from an arbor, or in other overhead settings (even interior). A bronze escutcheon plate covers the ceiling junction box. The HL-ES and HL-EN have a standard porcelain socket with screw base while the HL-GL and HL-PL has a bayonet socket.

- 16" of hand-made chain of 1/4-inch bronze rod provided; additional chain available
- LED bulb supplied
- UL Damp-Location approved

Model #HL-GL: 110/120-volt OR 12-volt current

Model #HL-EN: 110/120-volt OR 12-volt current

Model #HL-ES: 110/120-volt OR 12-volt current

Model #HL-PL: 12-volt current

## Specifications: Solid Bronze Hanging Lamp

**Model #HL-GL**

**Dimensions:** H 4-1/2" x W 8" x D 8"

**Weight:** 5 lbs.

**Model #HL-EN**

**Dimensions:** H 7" x W 12" x D 12"

**Weight:** 16-1/4 lbs.

**Model #HL-ES**

**Dimensions:** H 8" x W 18" x D 18"

**Weight:** 28 lbs.

**Model #HL-PL**

**Dimensions:** H 4-5/8" x W 4-1/2" x D 4-1/2"

**Weight:** 2-1/2 lbs.

[Full Products List](#)

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Outdoor lighting for gardens, walkways, and driveways

## Sea Ranch Sconce

Model #SR-GL and Model #SR-EN

This handsome wall sconce provides good downlight and side light for entryways. For the SR-GL, our supplied 15w-120v or 12-volt LED bulbs provide good light for an 8-foot radius. For the SR-EN, our supplied 60-w 120v or 12-volt LED bulbs provides light for a 50-foot radius. These fixtures also accept low-voltage bulbs for low voltage installations. All mounting fasteners are provided.



### Specifications: Sea Ranch Sconce

**Model #SR-GL:**

**Dimensions:** H 13" x " W 8" x D 11 1/2"

**Weight:** 8 lbs

**Model #SR-EN:**

**Dimension:** H 17" x W 12" x D 15 1/2"

**Weight:** 15 lbs.

**Canopy (wallplate) diameter:** H 5.25" x D 1"

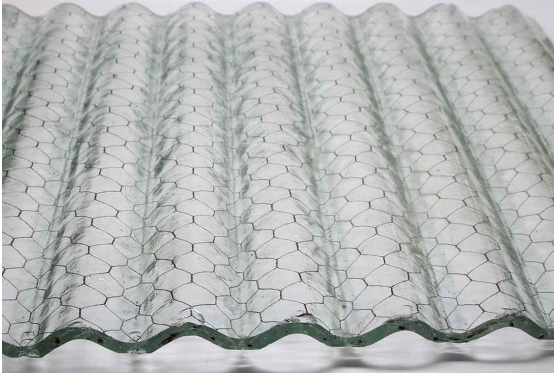
### Full Products List

Like Share

**2119 Marin Ave**

Material Swatches Board

October 5, 2023



Reclaimed corrugated glass awning



GAF Timberline UHDZ composition asphalt shingle in Weathered Wood

