



Planning and Development Department
Land Use Planning Division

A D M I N I S T R A T I V E U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code, Title 23

AUP #13-20000004

Property Address: **987 EUCLID AVENUE**

Permittee Name: **KRISTEN SIDELL**

Use and/or Construction Permitted: to enlarge an existing 2,326 sq. ft. single family dwelling by excavating 217 sq. ft. for lower level garage storage, constructing a 467 sq. ft. basement storage area over the garage, constructing a 199 sq. ft. addition to the main floor for a new dining room and front entryway for a total 883 sq. ft. addition, resulting in a new 3,209 sq. ft. residence, and to vertically extend non-conforming 6" and 2'3" side yards where 4' is required pursuant to:

- Section 23D.16.030 to allow a major residential addition exceeding 600 sq. ft.;
- Section 23D.16.070.C to construct a residential addition exceeding 14' in height;
- Section 23E.96.070.B to construct a residential addition exceeding 20' in height; and
- Section 23C.04.070.B to vertically extend non-conforming side yard setbacks of 6" and 2'3" where 4' is required.

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

Following the expiration of the mandatory appeal period set forth in Section 23B.28.040 of the Berkeley Municipal Code, with no timely appeal being filed, the Administrative Use Permit described herein has been duly granted by the Zoning Officer on March 21, 2013.

Attest: Terry Blount
Terry Blount, AICP, Principal Planner
For Debbie Sanderson, Zoning Officer

March 21, 2013
Effective Date

FINDINGS AND CONDITIONS

FEBRUARY 28, 2013

987 Euclid Avenue

Administrative Use Permit #13-20000004

To enlarge an existing 2,326 sq. ft. single family dwelling by excavating 217 sq. ft. for lower level garage storage, constructing a 467 sq. ft. basement storage area over the garage, constructing a 199 sq. ft. addition to the main floor for a new dining room and front entryway for a total 883 sq. ft. addition, resulting in a new 3,209 sq. ft. residence, and to vertically extend non-conforming 6" and 2'3" side yards where 4' is required.

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 15301 of the CEQA Guidelines ("Existing Facilities"). 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, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

FINDINGS FOR APPROVAL

2. As required by Section 23B.28.050.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - As required under Section 23D.16.030 (Uses Permitted), 23D.16.090 (Findings), Section 23E.96.070.B (Development Standards), and 23E.96.090.B (Findings), the proposed addition may exceed 14' in average height and 20' in maximum height, and the addition may exceed 600 sq. ft. because the addition and the building's height is found to be non-detrimental. The height of the proposed addition does not create significant impacts to sunlight, air, or views, and is consistent with the purposes of the Hillside District for the following reasons:

1. Sunlight – The existing and proposed average height remains the same at 29', the addition will cast shadows towards Cragmont Park to the east of the subject site and not on existing neighboring properties.
 2. Air – The subject lot is a landlocked lot situated to the rear of and between the lots at 985 and 1001 Cragmont. Because the proposal satisfies the District standards for minimum front and rear setbacks and the distances to neighboring properties exceeds the District requirement for building separation, the addition is expected to provide adequate spatial separations between developments on abutting properties, thereby allowing for adequate air circulation;
 3. Views – The proposed addition would not significantly block the adjacent neighbor's views of any significant features. The proposed addition will not extend to the full height limit in the R-1H District and the addition will not exceed the maximum number of stories allowed; and
 4. Privacy – The proposed addition includes a new deck on the footprint of existing garage, and new windows at west and north elevations, however these features are not expected to create privacy impacts to the immediate neighbors because the deck and windows are separated from the adjacent dwelling at 985 Cragmont by approximately 26' and from 1001 Euclid by approximately 43'
- As required under Section 23E.96.020.D (Purposes), the modification in the maximum 20' height requirement is justified because the subject lot steeps steeply towards the eastern edge of the property where large boulders existing and it is irregular in that is landlocked between Cragmont Parking, 985 and 1001 Cragmont Avenue.
 - As required by Section 23D.16.070 (Development Standards), this project is permissible because the subject property satisfies the development standards for lot coverage, maximum residential density, and maximum building height.
 - As required under Section 23C.04.070.B.1 (Expansions of Non-conforming Buildings and Structures), the vertical extension of the non-conforming east and west facades which have an existing and proposed 6" and 2' side yard setback (where 4' is required), does not further encroach into the setback.
 - All abutting and confronting neighbors have signed the plan set with no objections.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Zoning 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 Use Permit, under the title 'Use 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. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

5. Plans and Representations Become Conditions (Section 23B.56.030)

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.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. 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.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

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

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

- 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.
- C. 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.

9. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS IMPOSED BY THE ZONING OFFICER

Pursuant to BMC 23B.28.050.D, the Zoning Officer attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

- 10. The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Individual Responsible for Noise Management:**

Name: _____ Phone: _____

- 11. The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:

- Alterations, closures, or blockages to sidewalks or pedestrian paths
- Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
- Storage of building materials, dumpsters, debris anywhere in the public ROW
- Provision of exclusive contractor parking on-street
- Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

Prior to Issuance of Any Building Permit:

12. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

During Construction:

13. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
14. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.
15. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
16. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter in thickness and secured to the ground.
17. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
18. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
19. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
20. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
21. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

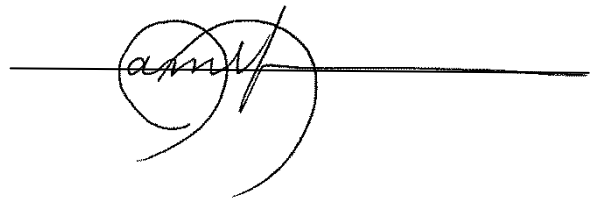
22. Any construction during the wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

Prior to Issuance of Occupancy Permit or Final Inspection:

23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **JANUARY 8, 2013 AND FEBRUARY 4, 2013.**

At All Times (Operation):

25. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
26. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
27. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.

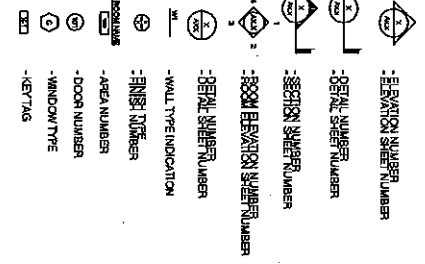
A handwritten signature in black ink, appearing to read 'amj', is written over a horizontal line. The signature is enclosed within a circular scribble.

Pamela Johnson, Associate Planner for
Debra Sanderson, Zoning Officer

abbreviations

AC	ACCESSORY BUILDING	AD	ADULT USE
ADU	ADULT DETACHED UNIT	AE	ARTIST ESTABLISHMENT
AG	AGRICULTURE	AL	ALCOHOL BEVERAGE
AGS	AGRICULTURAL SERVICES	AM	AMUSEMENT
AGU	AGRICULTURAL USE	AN	ANIMAL NEGLECT
AGW	AGRICULTURAL WAREHOUSE	AO	ARTIST OFFICE
AH	ARTIST HOME	AP	ARTIST PROFESSION
AI	ARTIST INDEPENDENT	APC	ARTIST PROFESSIONAL CENTER
AL	ALCOHOL BEVERAGE	APD	ARTIST PROFESSIONAL DEVELOPMENT
ALB	ALCOHOL BEVERAGE	APM	ARTIST PROFESSIONAL MEDIUM
ALC	ALCOHOL BEVERAGE	APN	ARTIST PROFESSIONAL NEIGHBORHOOD
ALD	ALCOHOL BEVERAGE	APQ	ARTIST PROFESSIONAL QUARTERS
ALF	ALCOHOL BEVERAGE	APR	ARTIST PROFESSIONAL RESIDENCE
ALG	ALCOHOL BEVERAGE	APS	ARTIST PROFESSIONAL SERVICES
ALH	ALCOHOL BEVERAGE	APT	ARTIST PROFESSIONAL TRADING
ALI	ALCOHOL BEVERAGE	APU	ARTIST PROFESSIONAL USE
ALJ	ALCOHOL BEVERAGE	APV	ARTIST PROFESSIONAL VEHICLE
ALK	ALCOHOL BEVERAGE	APW	ARTIST PROFESSIONAL WORKSPACE
ALL	ALCOHOL BEVERAGE	APX	ARTIST PROFESSIONAL X-USE
ALM	ALCOHOL BEVERAGE	APY	ARTIST PROFESSIONAL Y-USE
ALN	ALCOHOL BEVERAGE	APZ	ARTIST PROFESSIONAL Z-USE

symbols



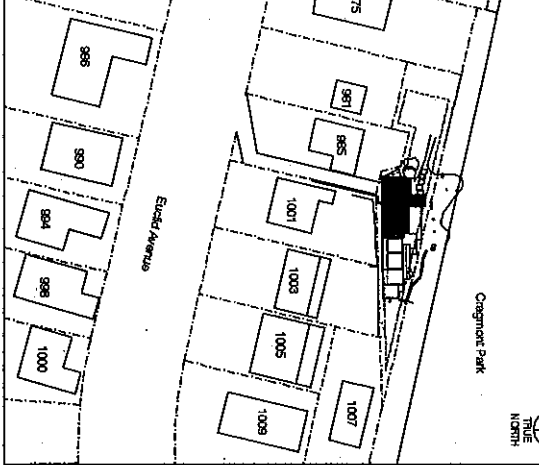
applicant statement

The residential remodel & addition upgrade on existing single family home. The proposal includes the following:

1. The existing structurally sound garage will be repaired.
2. A new entry will be created, providing protection from weather & a water path on interior stairs, rather than irregular landscape stairs. The new entry will include covered outdoor steps at the west side, adjacent to the garage. Interior stairs will run from the new entry up to the Main Floor.
3. At the Lower Floor, additional storage & living space will be created above the existing garage. At the Main Floor, a large kitchen & dining room will be provided by extending existing deck space. At the Upper Floor, there will be two proposed modifications:
4. The Main Floor deck is increased by extending it above the existing garage. Existing dog-eating deck will be repaired.
5. The existing Main Floor bathroom will be upgraded to bring laundry to main living level.
6. All proposed construction is within required setbacks & below the height of the existing house.
7. The addition shall stand on part, patio, yard, & driveway. No new shadows are cast on existing neighboring homes. The site is currently significantly shaded by tall trees & trees to the east. The shadows cast by landscape & topography are roughly equal to existing shadows cast by the house with proposed addition. The existing shadows are cast onto open space on the lot. The afternoon shadows are cast onto the face of the landscape & slope topography to the east of the property.

APPROVED PLAN 2.27.13
 DATE
 D.M.M.
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

vicinity map



neighborhood map



sheet index

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project directory

Project & code data

BUILDING ADDRESS: 987 Euclid Avenue, Berkeley, CA 94702

APN: 051 0705022

BUILDING DESCRIPTION: Single Family Residence

ZONING: R-1H

FRONT SETBACK: 20'-0"

REAR SETBACK: 20'-0"

SIDE SETBACK: 4'-0"

HEIGHT: 3 STORIES, 35'-0" WITH A/P

APPLICABLE CODES: 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code, 2010 California Building Code

LOT AREA: 7028 sq ft

ALLOWED COVERAGE: 40%, 2000 sq ft

BUILDING FOOTPRINT: 1528 sq ft @ 1504 sq ft @ 1944 sq ft @ 2040 sq ft @

LOT COVERAGE: 21.5% @ 22.6% @ 28.0% @ 30.4% @

Coverage includes: footprints + shade not over footprint

CWELLING AREA, E1: Garage: 273 sq ft, Interior: 310 sq ft, 1st Floor: 1728 sq ft, 2nd Floor: 1728 sq ft, Total: 2039 sq ft

CWELLING AREA, F1: Garage: 460 sq ft, 1st Floor: 777 sq ft, 2nd Floor: 1223 sq ft, Total: 2039 sq ft

BUILDING HEIGHT: 3 stories, no change

NUMBER OF FLOORS: 3 floors, no change

COCCUPANCY: R

TYPE OF CONSTRUCTION: TREV

FINISHING STAGES: 1, no change

RENTAL PROHIBIT: NO

**987 euclid
berkeley, california**



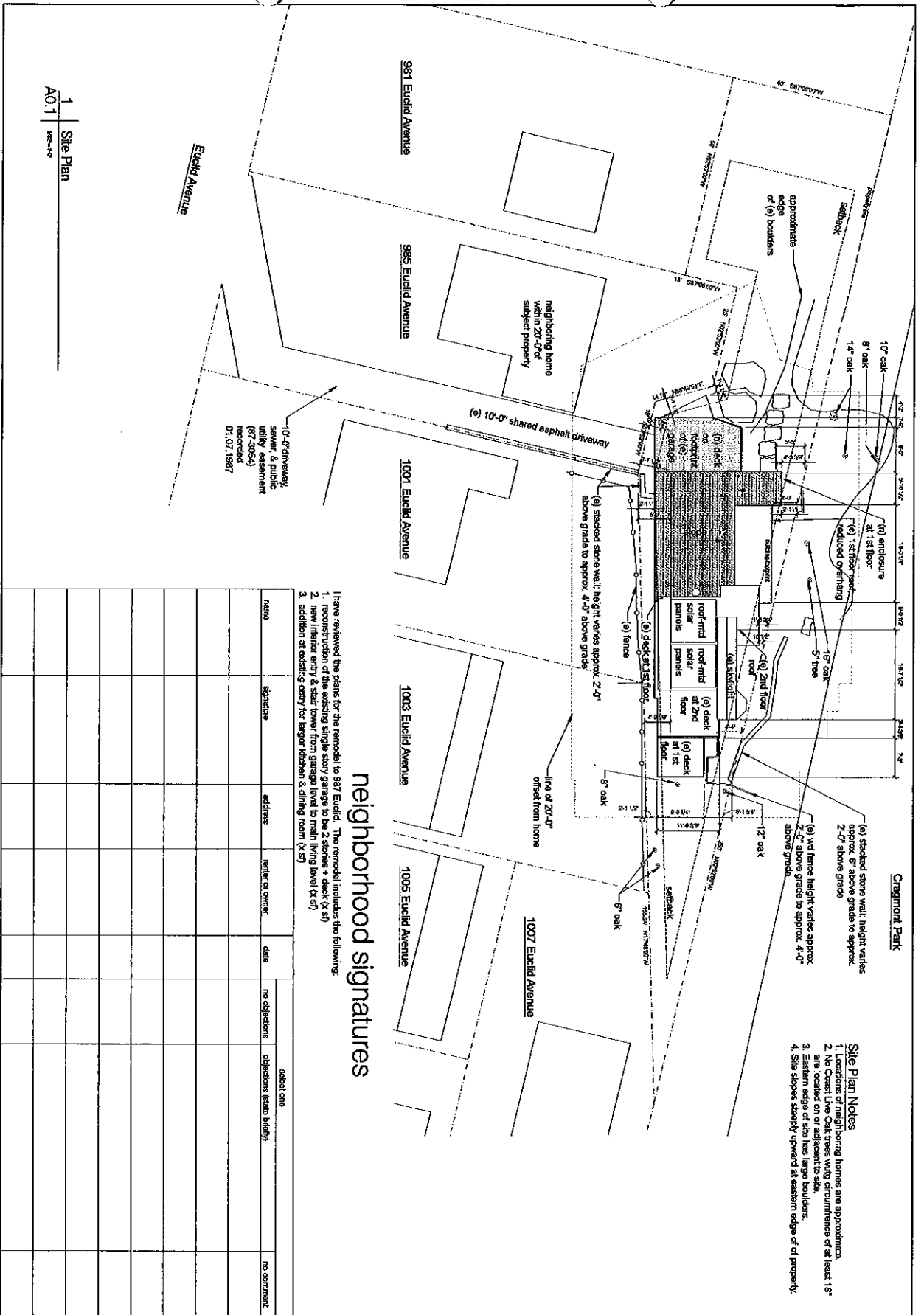
califa residence

1800 North Main Street
 Berkeley, CA 94702
 947-861-1111
 califa@califa.com

AO.1

DATE: 2/27/13
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

APPROVED PLAN 2.27.13
 DM DATE
 PLANNING
 D/R Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



neighborhood signatures

I have reviewed the plans for the remodel to 987 Euclid. The remodel includes the following:

1. reconstruction of the existing single story garage to be 2 stories + deck (X S)
2. new interior entry & stair tower from garage level to main living level (X S)
3. addition at existing entry for larger kitchen & dining room (X S)

name	signature	address	neighbor or owner	date	select one	
					no objections	objections (state briefly)
						no comment

- #### Site Plan Notes
1. Locations of neighboring homes are approximate.
 2. No Coast Line Oak trees with circumference of at least 18" are located on or adjacent to site.
 3. Eastern edge of site has large boulders.
 4. Site slopes steeply upward at eastern edge of property.

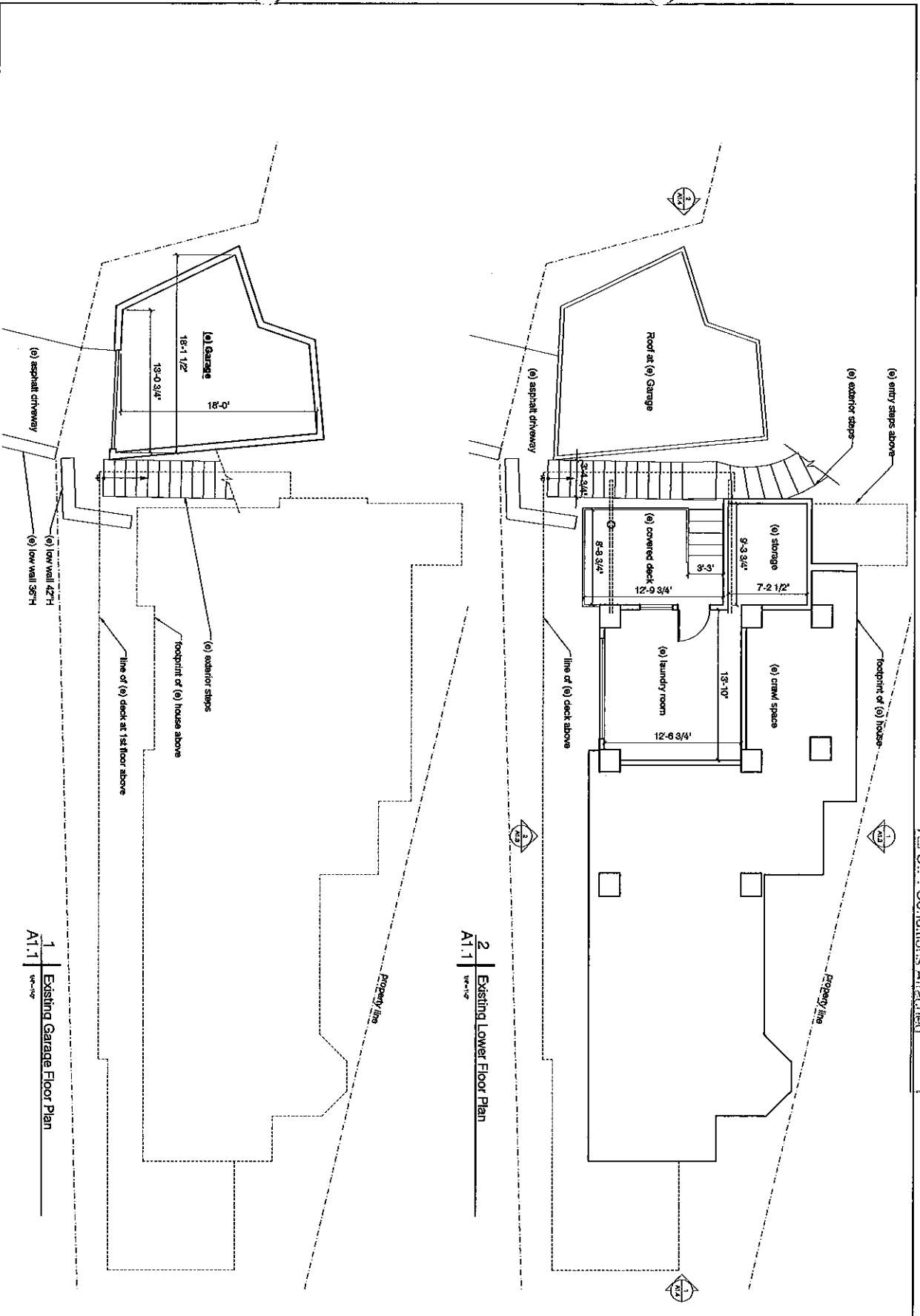
magnet
 residential
 euclid
 987 euclid
 berkeley, ca 94709

DATE: 08.13.13
 SHEET: 1 OF 1
 PROJECT: 131321

10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20

AO.2

APPROVED PLAN
 PLAN NUMBER: **DMJ**
 DATE: **2-27-13**
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

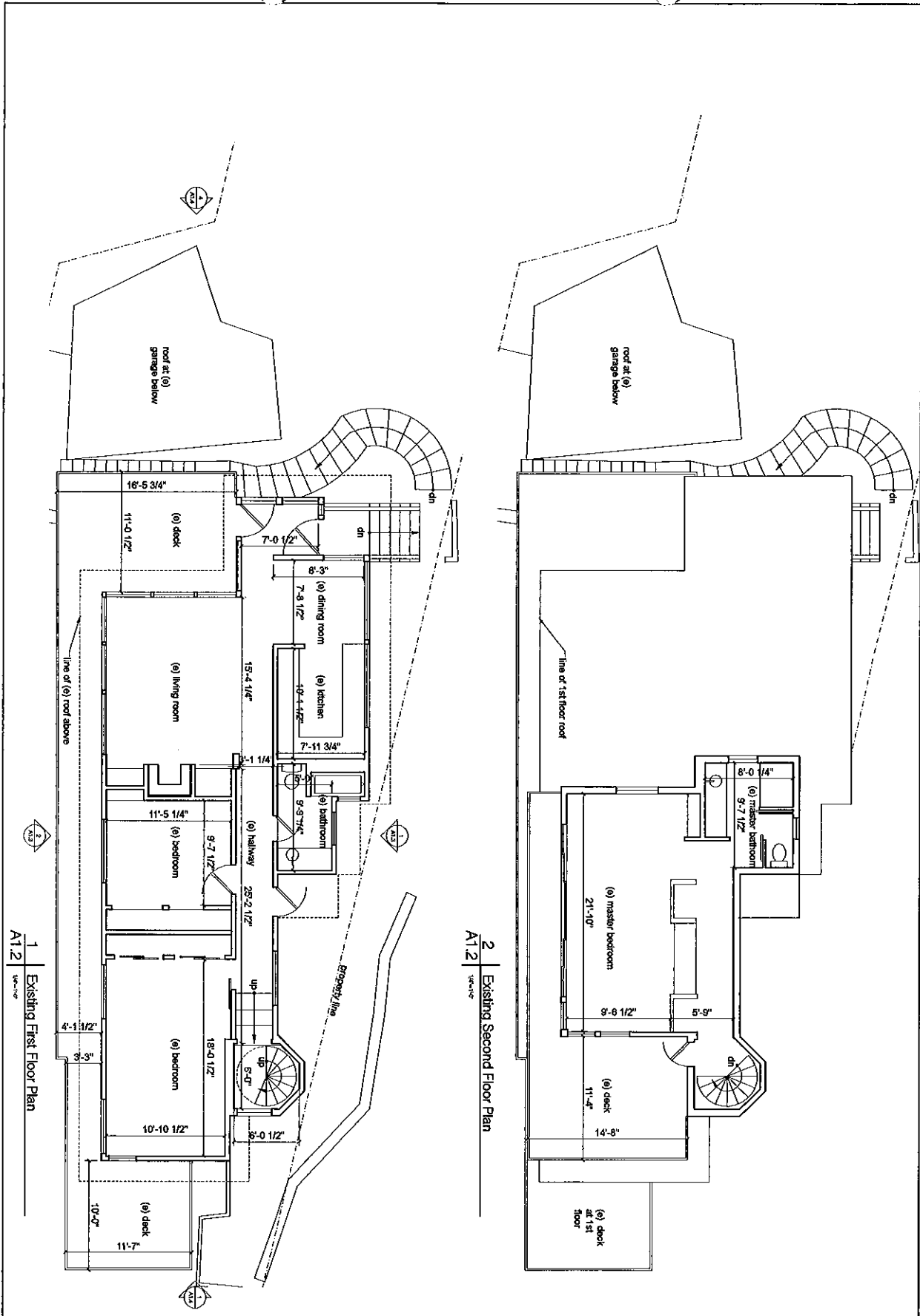


987 euclid
 berkeley, california



euclid
 residence

DATE: 02/27/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 987 Euclid
 SHEET: A1.1
 SCALE: 1/8" = 1'-0"



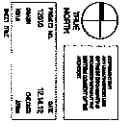
APPROVED PLAN
 PLANNING
 DATE 2.27.13
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

987 euclid
 berkeley, california

magnet

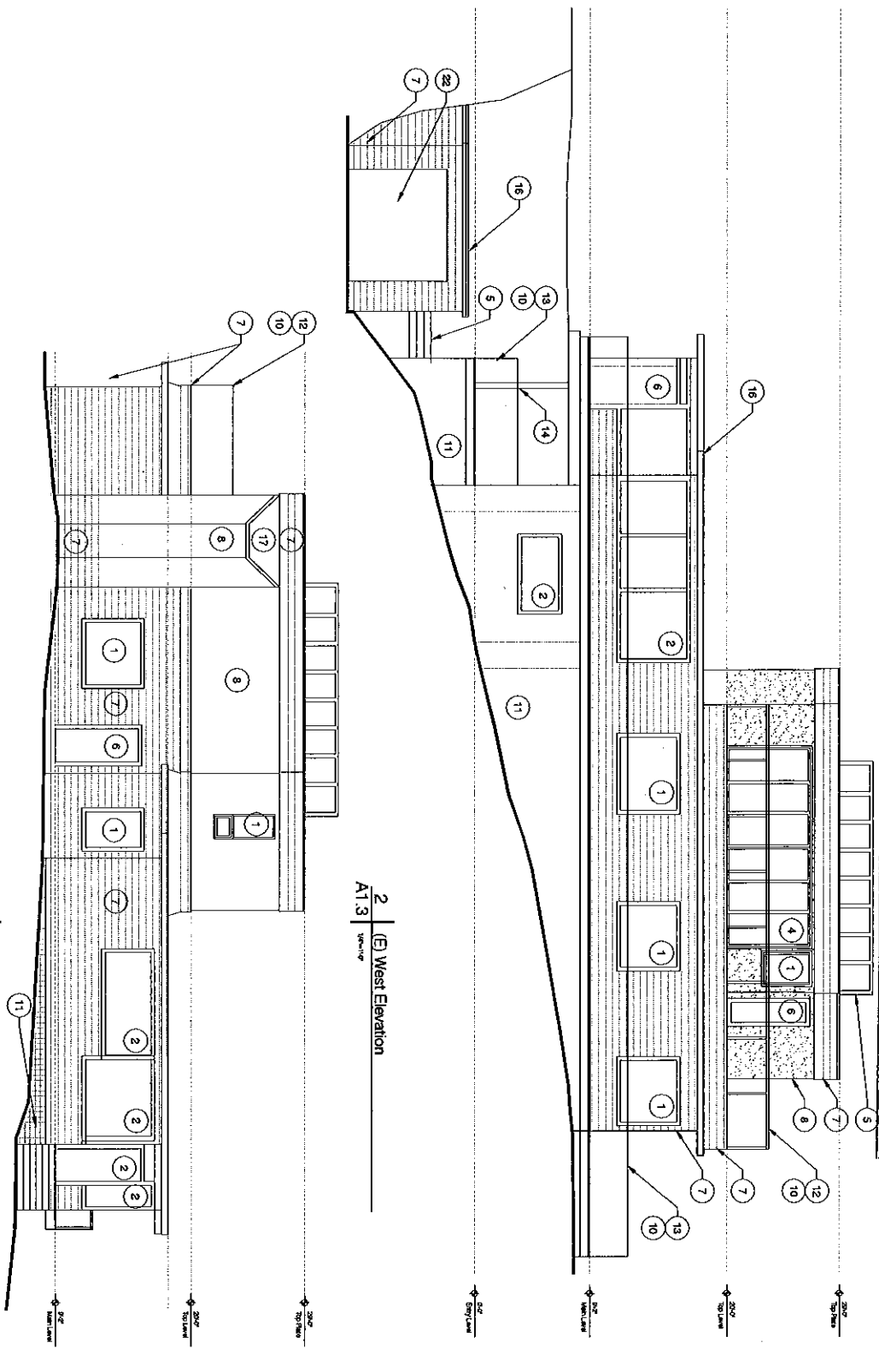
euclid
 residence

A1.2



DATE: 02/27/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]

APPROVED PLAN
 PLANNING 2MM
 DATE 7-27-18
 D.P. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



- Legend
- 1 (E) windows to remain
 - 2 (E) windows to be removed
 - 3 (E) glass block
 - 4 (E) sliding glass door
 - 5 (E) skylight
 - 6 (E) door
 - 7 (E) wood siding
 - 8 (E) stucco
 - 9 (E) ornamental post
 - 10 (E) deck, w/d or w/d composite
 - 11 (E) w/d screen at crawl space
 - 12 (E) glass railing
 - 13 (E) metal railing
 - 14 (E) metal post
 - 15 (E) w/d stairs
 - 16 (E) tar & gravel roof
 - 17 (E) shingle roof
 - 18 (E) electrical service
 - 19 (E) mechanical equipment
 - 20 (E) garage door
 - 21 (N) windows/doors with metal frame
 - 22 (N) stucco, steel tower finish
 - 23 (N) w/d siding
 - 24 (N) metal railing
 - 25 (N) deck, w/d or w/d composite
 - 26 (N) low slope roof
 - 27 (E) garage door
 - 28 (E) garage door
 - 29 (E) garage door

1 (E) East Elevation
 A1.3

2 (E) West Elevation
 A1.3

987 euclid
 berkeley, california

magnet
 Residential Design Group
 1000 14th Street, Suite 200
 Berkeley, CA 94710
 Tel: 415.863.1234
 Fax: 415.863.1235

euclid residence

DATE: 08/14/18
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: 18-010
 SHEET NO: A1.3
 TOTAL SHEETS: 10
 SCALE: AS SHOWN
 PROJECT: 987 EUCLID
 CITY: BERKELEY, CA
 COUNTY: ALAMEDA
 STATE: CA
 ZIP: 94702

APPROVED PLAN **DM** 2-27-13
 PLANNING DATE
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

euclid
residence

987 euclid
berkeley, california

magnet

1000 17th Ave, Berkeley, CA 94703
 (415) 863-1000

DATE: 02/27/13
 DRAWN BY: RMP/SLP

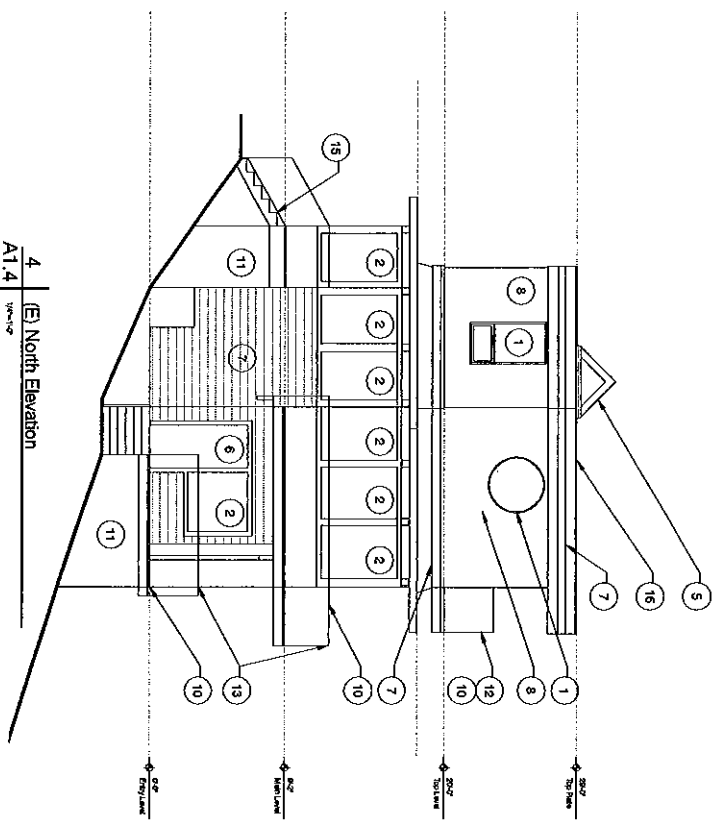
euclid residence

PROJECT NO: 12510
 DATE: 12/14/12
 SHEET NO: 001

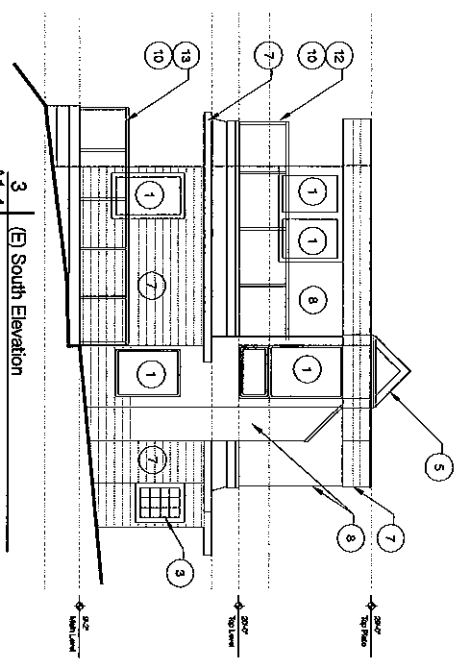
DATE: 02/27/13
 DRAWN BY: RMP/SLP

A1.4

4 (E) North Elevation
A1.4

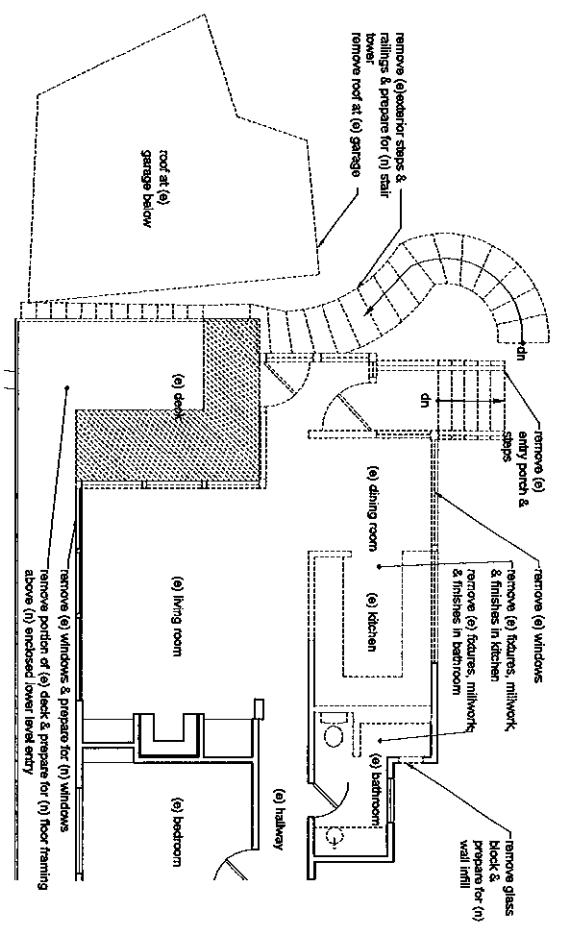


3 (E) South Elevation
A1.4

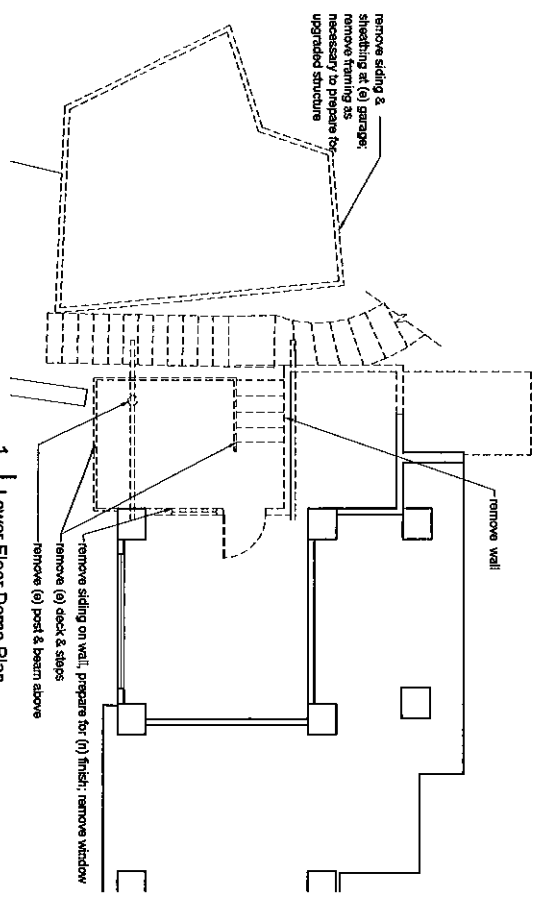


- Legend
- 1 (E) windows to remain
 - 2 (E) window to be removed
 - 3 (E) glass block
 - 4 (E) sliding glass door
 - 5 (E) skylight
 - 6 (E) door
 - 7 (E) wood siding
 - 8 (E) stucco
 - 9 (E) ornu wallpost
 - 10 (E) deck, w/d or w/d composite
 - 11 (E) w/d screen at crawl space
 - 12 (E) glass railing
 - 13 (E) metal railing
 - 14 (E) metal post
 - 15 (E) w/d stairs
 - 16 (E) bar & gravel roof
 - 17 (E) shingle roof
 - 18 (E) electrical service
 - 19 (E) mechanical equipment
 - 20 (E) garage door
 - 21 (E) window/doors w/di metal frame
 - 22 (N) stucco, steel tower finish
 - 23 (N) w/d siding
 - 24 (N) low slope roof
 - 25 (N) metal railing
 - 26 (N) deck, w/d or w/d composite
 - 27 (E) garage door

APPROVED PLAN
 DMJ 2.27.13
 DATE
 D.F. Conditions Attached
 A.U.P. Conditions Attached
 C.U.P. Conditions Attached



2 | First Floor Demo Plan
 A1.5 | REVISED



1 | Lower Floor Demo Plan
 A1.5 | REVISED

NORTH
 DATE: 02/27/13
 NAME: DMJ
 TITLE: ARCHITECT
 PROJECT: 987 EUCLID
 SHEET: A1.5
 OF: 10

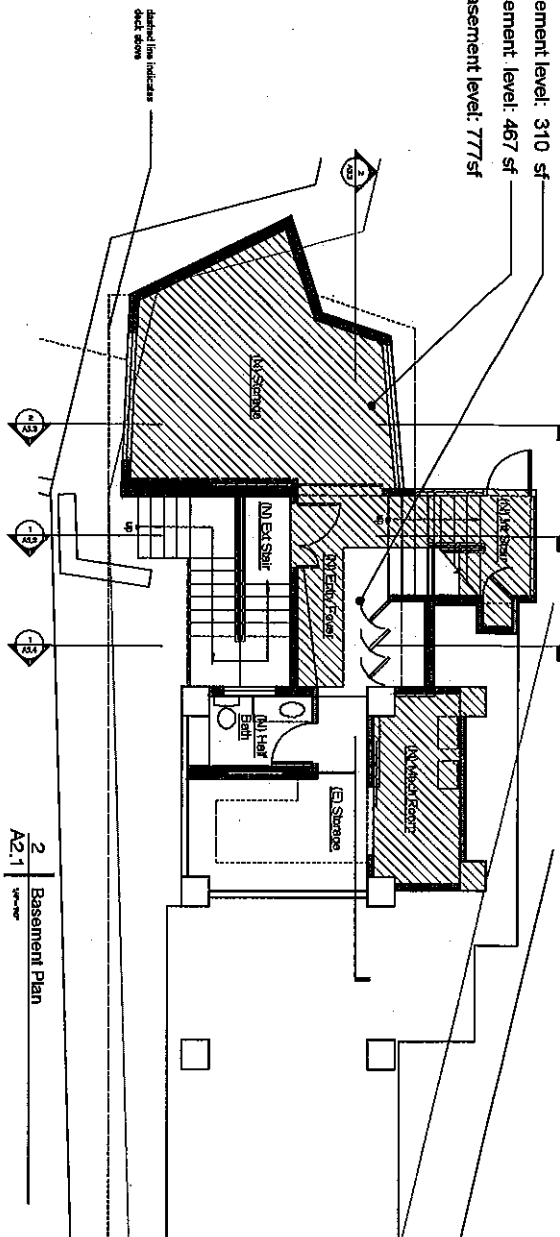
987 euclid
 berkeley, california

magnet
 3000 Lakeside Drive, Suite 400
 Berkeley, CA 94702
 Tel: 415.863.9200
 Fax: 415.863.9201
 www.magnet.com

entire
 residence

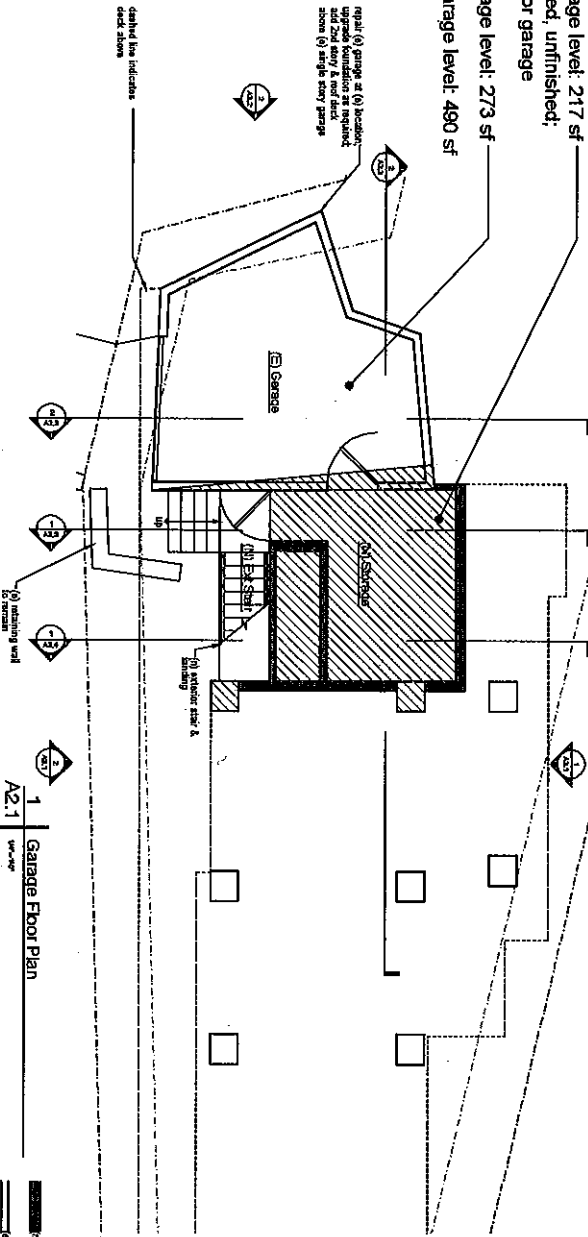
APPROVED PLAN	<i>pmj</i>	DATE	2-27-13
PLANNER			
<input type="checkbox"/> D.R. Conditions Attached			
<input type="checkbox"/> A.U.P. Conditions Attached			
<input type="checkbox"/> U.P. Conditions Attached			

(e) area at basement level: 310 sf
 (n) area at basement level: 467 sf
 total area at basement level: 777sf



2 Basement Plan
A2.1

(n) area at garage level: 217 sf
 all unconditioned, unfinished;
 all for storage or garage
 (e) area at garage level: 273 sf
 total area at garage level: 490 sf



1 Garage Floor Plan
A2.1

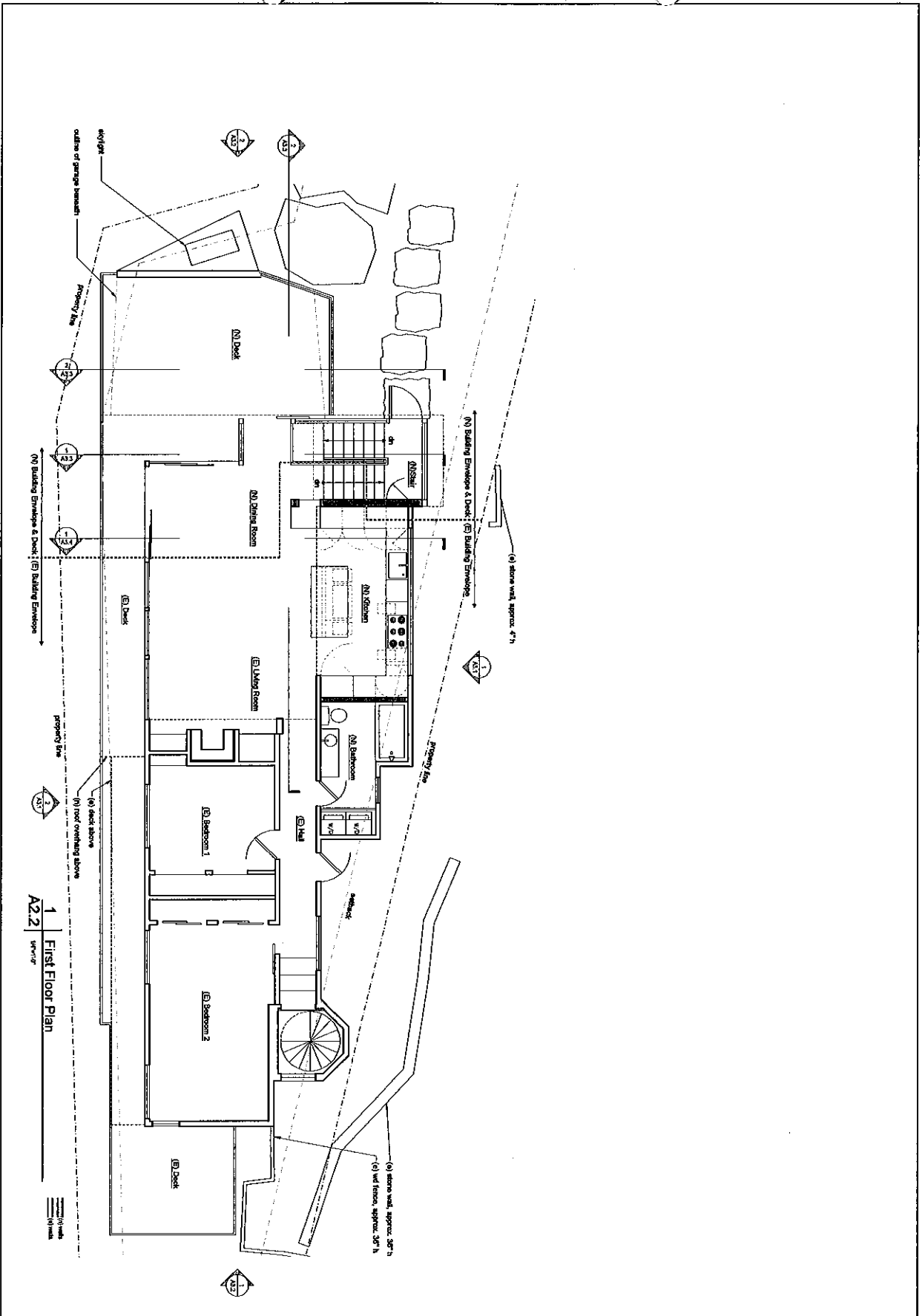
987 euclid
berkeley, california

magnet
 Engineering, Inc., 2000 4th St
 Berkeley, CA 94704
 Tel: 415.863.1100
 Fax: 415.863.1101

euclid
residence

DATE	2/27/13
SCALE	1/8" = 1'-0"
DRAWN BY	pmj
CHECKED BY	
PROJECT NO.	987 Euclid
DATE PLOTTED	2/27/13
PLOTTED BY	pmj
SCALE	1/8" = 1'-0"
PROJECT NO.	987 Euclid
DATE PLOTTED	2/27/13
PLOTTED BY	pmj

APPROVED PLAN
 PLANNING **DMJ** DATE **2-27-13**
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



1 First Floor Plan
 A2.2

PROPOSED WORK

DATE: 12/12/12
 SHEET: A2.2
 PROJECT: 987 Euclid, Berkeley, CA

DATE: 12/12/12
 SHEET: A2.2
 PROJECT: 987 Euclid, Berkeley, CA

987 euclid
 berkeley, california



euclid
 residence

APPROVED PLAN
 PLANING *pmf*
 DATE 7.27.13
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

euclid
 residence

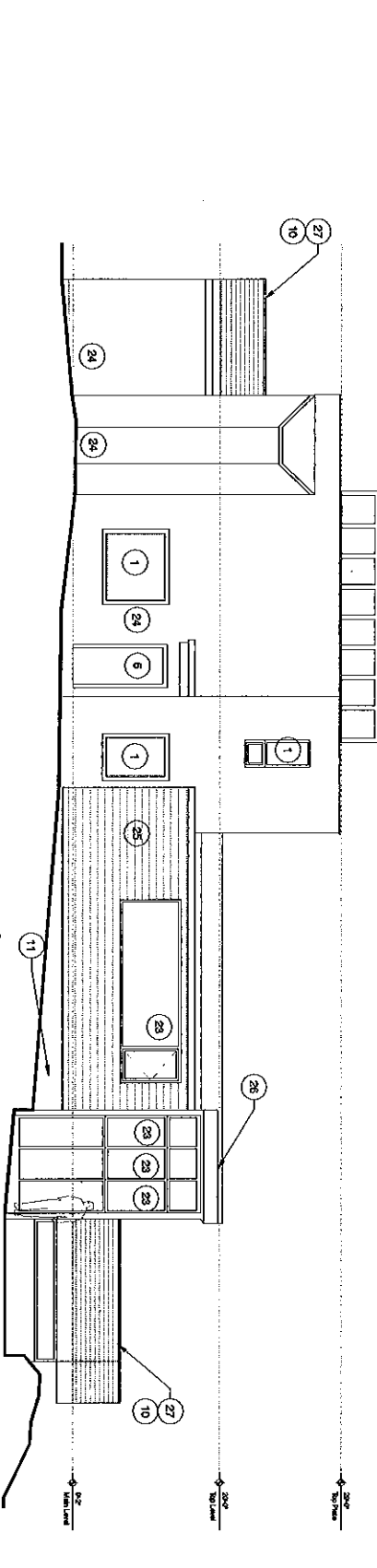
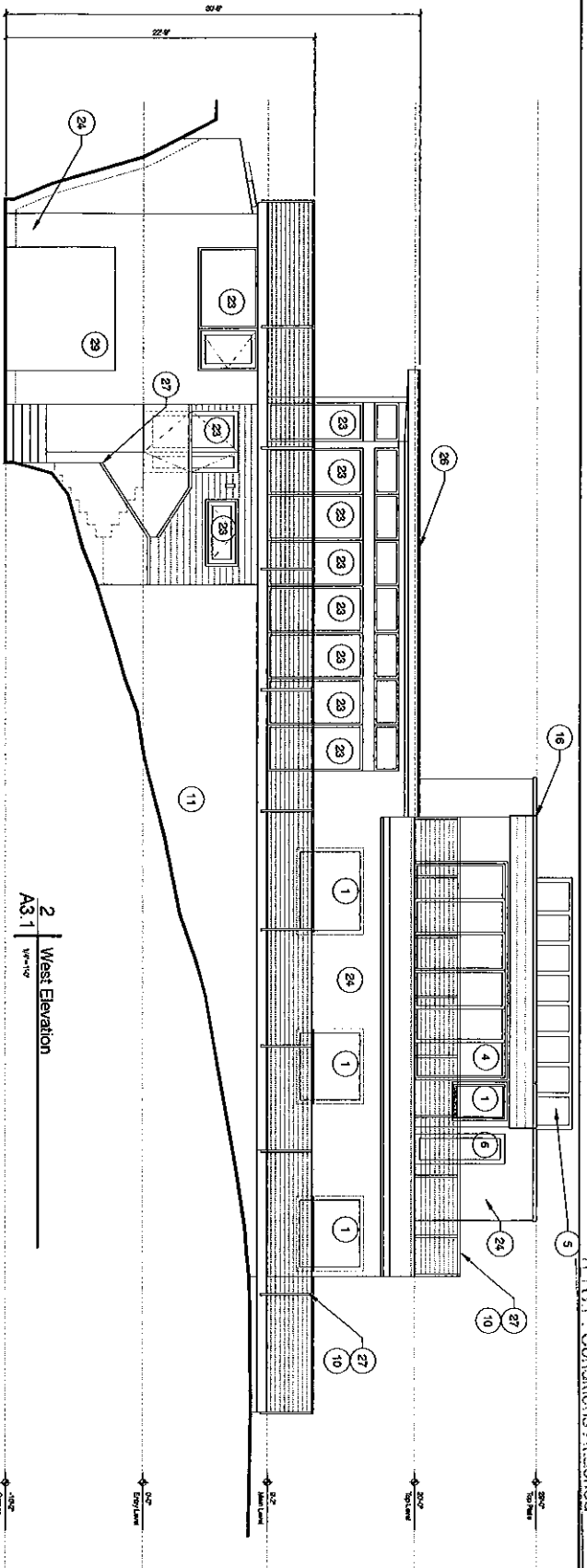
1000
 1000
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magnet
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987 euclid
 berkeley, california

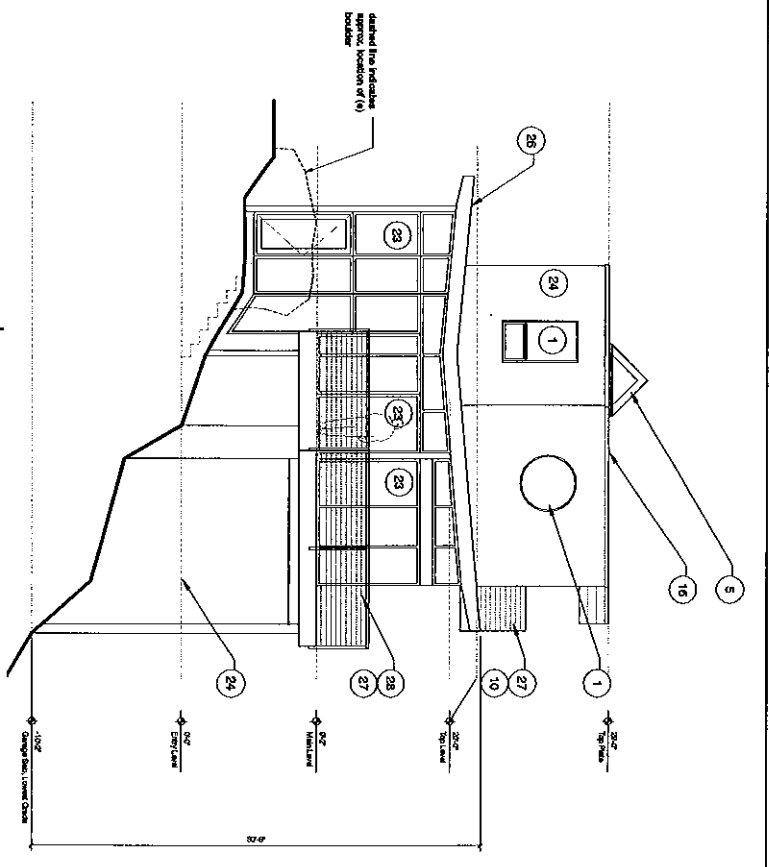
DATE: 08/14/13
 DESIGNED BY: [Name]
 DRAWN BY: [Name]

A3.1
 1000
 1000
 1000

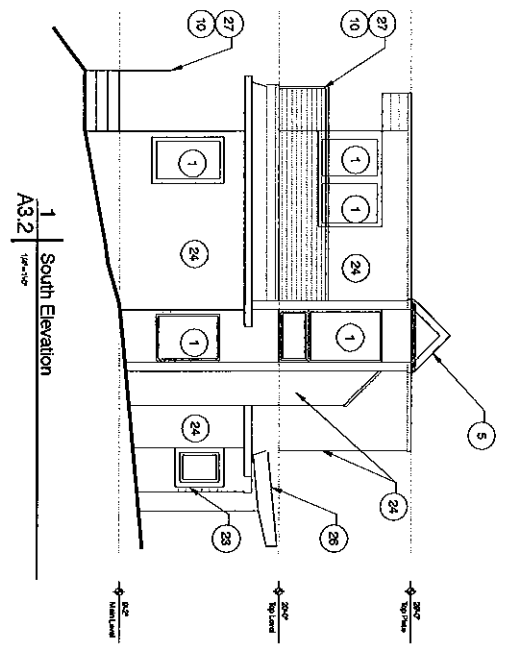


- Legend**
- 1 (E) windows to remain
 - 2 (E) window to be removed
 - 3 (E) glass block
 - 4 (E) sliding glass door
 - 5 (E) skylight
 - 6 (E) door
 - 7 (E) wood siding
 - 8 (E) stucco
 - 9 (E) cmu wall/porch
 - 10 (E) deck w/d or wd composite
 - 11 (E) wd screen at crawl space
 - 12 (E) glass railing
 - 13 (E) metal railing
 - 14 (E) metal post
 - 15 (E) wd stairs
 - 16 (E) tar & gravel roof
 - 17 (E) shingle roof
 - 18 (E) electrical service
 - 19 (E) mechanical equipment
 - 20 (E) garage door
 - 21 (E) mechanical equipment
 - 22 (N) stucco, steel towel finish
 - 23 (N) wd siding
 - 24 (N) low slope roof
 - 25 (N) metal railing
 - 26 (N) deck w/d or wd composite
 - 27 (E) garage door
 - 28 (E) garage door

APPROVED PLAN
 PLANNING **DMJ** DATE **2.27.13**
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



2 | North Elevation
 A3.2



1 | South Elevation
 A3.2

- legend**
- 1 (N) windows to remain
 - 2 (N) window to be removed
 - 3 (N) glass block
 - 4 (N) sliding glass door
 - 5 (N) skylight
 - 6 (N) door
 - 7 (N) wood siding
 - 8 (N) stucco
 - 9 (N) cmu wallpost
 - 10 (N) deck, w/d or w/d composite
 - 11 (N) w/d screen at crawl space
 - 12 (N) glass railing
 - 13 (N) metal railing
 - 14 (N) metal post
 - 15 (N) w/d stairs
 - 16 (N) bar & gravel roof
 - 17 (N) shingle roof
 - 18 (N) electrical service
 - 19 (N) mechanical equipment
 - 20 (N) garage door
 - 21 (N) windows/doors with metal frame
 - 22 (N) stucco, steel
 - 23 (N) wood finish
 - 24 (N) low slope roof
 - 25 (N) metal railing
 - 26 (N) deck, w/d or w/d composite
 - 27 (N) garage door
 - 28 (N) garage door
 - 29 (N) garage door

PROJECT INFORMATION

PROJECT NO: 2010
 DATE: 02.14.13
 SHEET NO: A3.2

DESIGNER
 magnet

CLIENT
 987 euclid residence

987 euclid
 berkeley, california

magnet

euclid residence

APPROVED PLAN
 PLANNING *pmj* DATE *2.27.13*
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 I.D. Conditions Attached

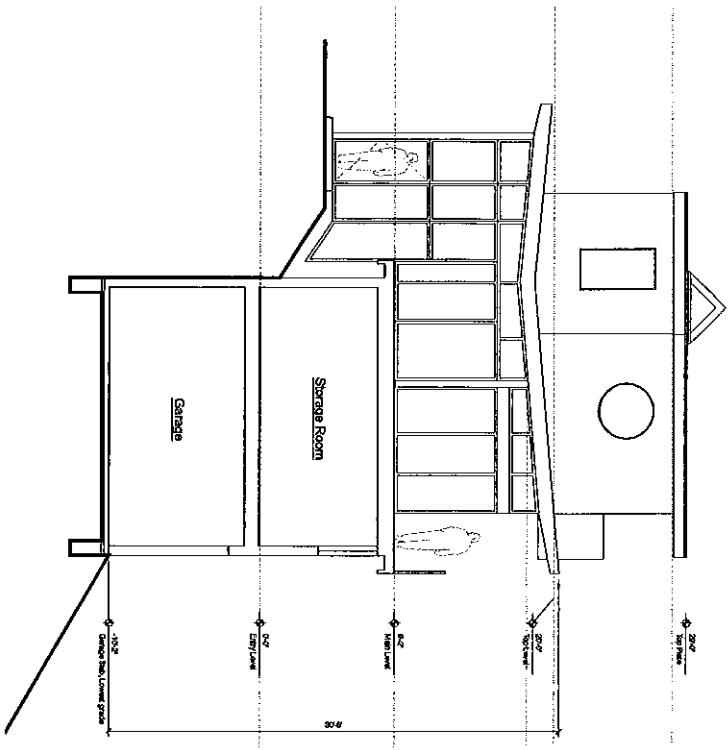
euclid
residence

DATE: 2/27/13

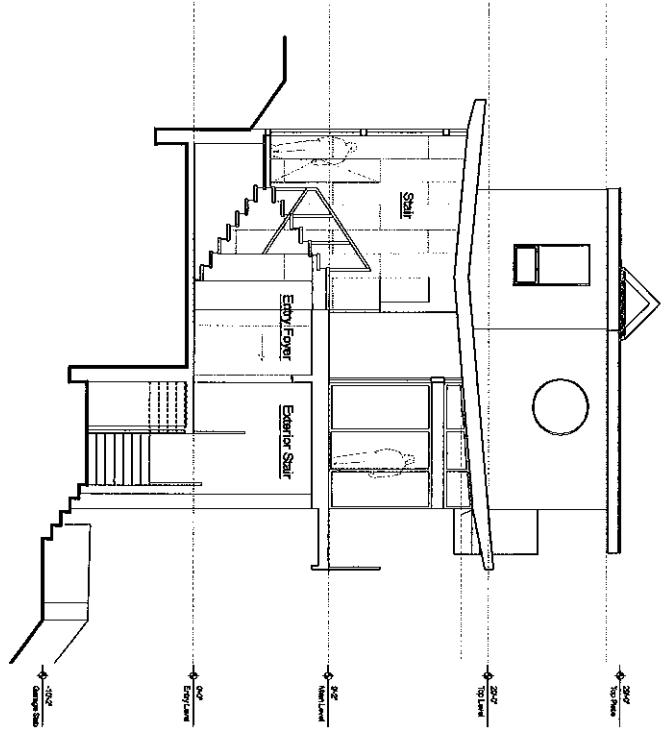
magnet
 1000 Lakeside Drive, Berkeley, CA 94710
 Tel: 415.863.1200
 Fax: 415.863.1201

987 euclid
berkeley, california

DATE: 2/27/13
 12312 Parkway, CA



2 Building Section
 A3.3



1 Building Section
 A3.3

DATE: 2/27/13
 12312 Parkway, CA

A3.3

APPROVED PLAN
 2-27-13
 DATE
 PLANNING
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

euclid
 residence

magnet

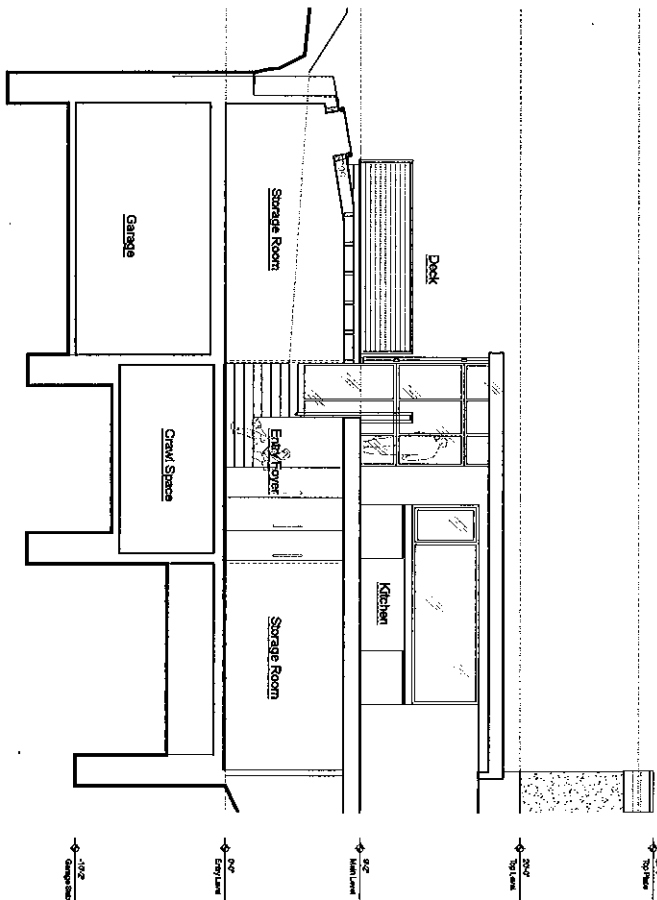
City of Berkeley
 Department of Planning & Economic Development
 1200 Shattuck Avenue, 12th Floor
 Berkeley, CA 94704
 (415) 862-2300

987 euclid
 berkeley, california

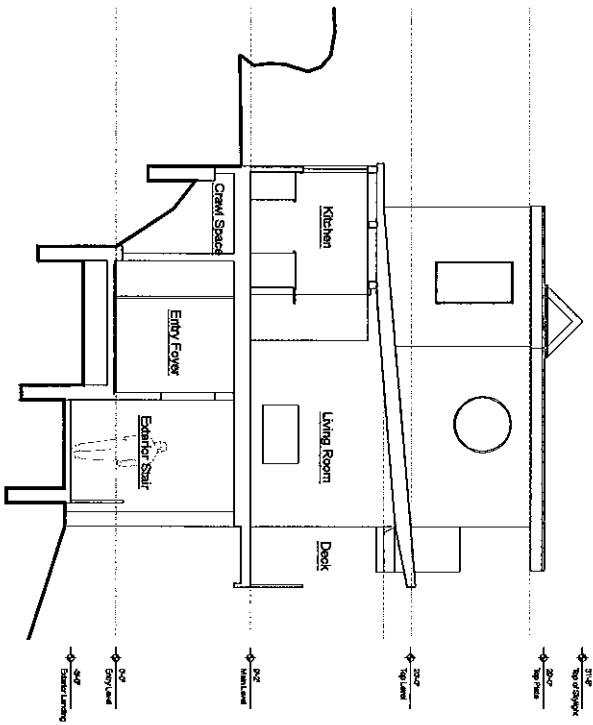
DATE: 12/13/12
 12/13/12 Berkeley, CA



PROJECT NO.: 12413
 DATE: 12/13/12
 NAME: Euclid
 SHEET NO.: A3.4



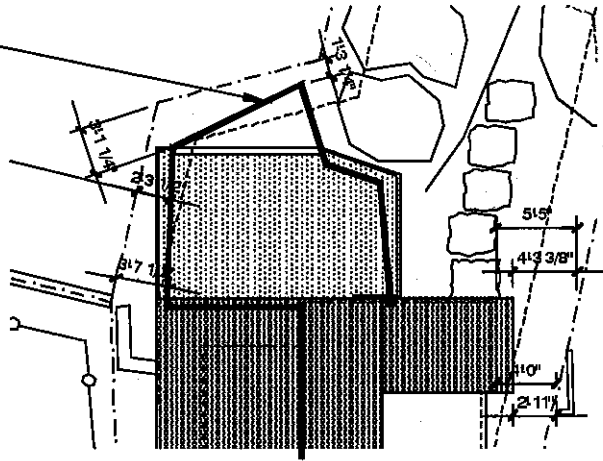
2 Building Section
 A3.4



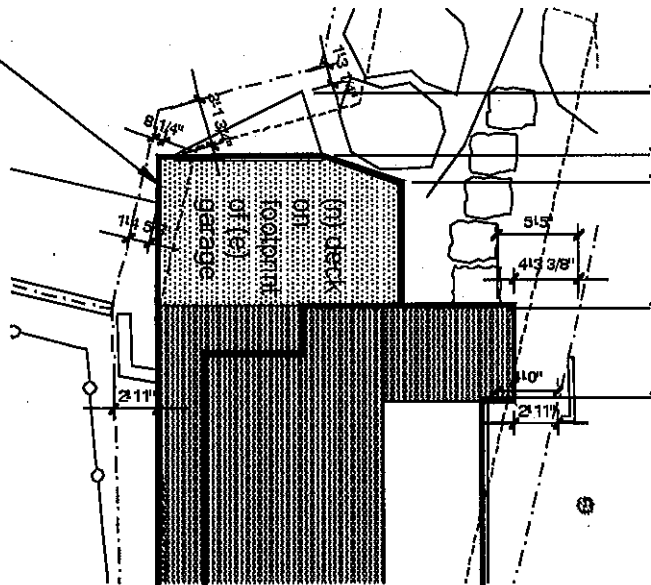
1 Building Section
 A3.4

A3.4

outline of garage & (n) enclosure
above; to match footprint of (e)
garage



outline of deck at main level;
maintain western edge to align
with (e) deck



APPROVED PLAN	DATE
<i>DMY</i>	2.27.13
PLANNING	
<input type="checkbox"/> D.R. Conditions Attached	
<input type="checkbox"/> A.U.P. Conditions Attached	
<input type="checkbox"/> U.P. Conditions Attached	