



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 #2014-0013**

Property Address: **1713 CAPISTRANO AVENUE**

Permittee Name: **STEVEN CROOK & MIRA LIAO**

Use and/or Construction Permitted: To enlarge an existing 1,834 sq. ft. single family residence by constructing a 116 sq. ft. second story addition for a new bedroom, resulting in a new 1,950 sq. ft. residence, increasing the average height from 17'6" to 21' pursuant to:

- Section 23D.16.070.C to construct a residential addition exceeding 14' in height; and
- Section 23D.16.050 to allow a fifth bedroom to a parcel.

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 28, 2014.

Attest: Aaron Sage  
Aaron Sage, Senior Planner  
For Eric Angstadt, Zoning Officer

March 28, 2014  
Effective Date

# ATTACHMENT 1

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## FINDINGS AND CONDITIONS

MARCH 6, 2014

### 1713 Capistrano Avenue

#### Administrative Use Permit #2014-0013

**To enlarge an existing 1,834 sq. ft. single-family residence by constructing a 116 sq. ft. second story addition for a new bedroom, expanding the residence to 1,950 sq. ft. and by increasing the average height from 17'6" to 21'.**

#### 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 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

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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) and 090 (Findings), the proposed addition may exceed 14' in average height when the addition does not create significant impacts to sunlight, air, or views, and is found to be non-detrimental and permissible for the following reasons:

1. Sunlight – The proposed addition is a half-story addition, marginally increasing the average height from 17'6" to 21', and would be located at the northeast (side and rear) corner of the existing single-story structure. New shadows may occur at a portion of a bedroom and rear yard at the adjacent property to the east at 1719 Capistrano, however this loss is found to be non-detrimental as it will occur for a portion of the day, in the morning, during the winter months;
2. Air – Because the proposed addition exceeds the district standards for minimum front, rear, and side yard setbacks, the addition would retain the spatial separations

that exists between developments on abutting properties, thereby allowing for adequate air circulation;

3. Views – The proposed addition is not expected to significantly block the adjacent neighbors' views of any significant features. The proposed addition will not exceed the full height limit allowed in the R-1 District, and will not exceed the number of stories allowed; and
  4. Privacy – The proposed addition includes a new door and new windows at the north (rear) and new windows at the east (side) elevations, however, the new door and windows are not expected to create privacy impacts to the immediate neighbors given that:
    - a) At the north elevation, the proposed door and window are oriented at the rear of the property where the distance to the abutting property to the north at 1722 San Lorenzo is approximately 57' and is found to be adequate; and
    - b) At the east elevation, the relatively small bedroom window, 1' in width and 2'6" in length, is unlikely to create significant privacy impacts.
- As required under Section 23D.16.050, the addition of a fifth bedroom on the subject parcel is not expected to be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of the proposal or to 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 the existing single family residence will remain the same and the applicant has stated that the proposed bedroom is not intended for rental and is for use by the existing residents.

## **STANDARD CONDITIONS**

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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.
13. Prior to issuance of any building permit, contact the Public Works Engineering Department to obtain verification of the location of the culverted creek centerline or a Culverted Creek Permit.

**During Construction:**

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
20. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
21. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.


22. 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.
23. 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:**

24. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
25. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **JANUARY 30, 2014**.

**At All Times (Operation):**

26. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
27. 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.
28. Noise and exterior lighting shall be controlled so as to prevent verified complaints from the surrounding neighborhood.

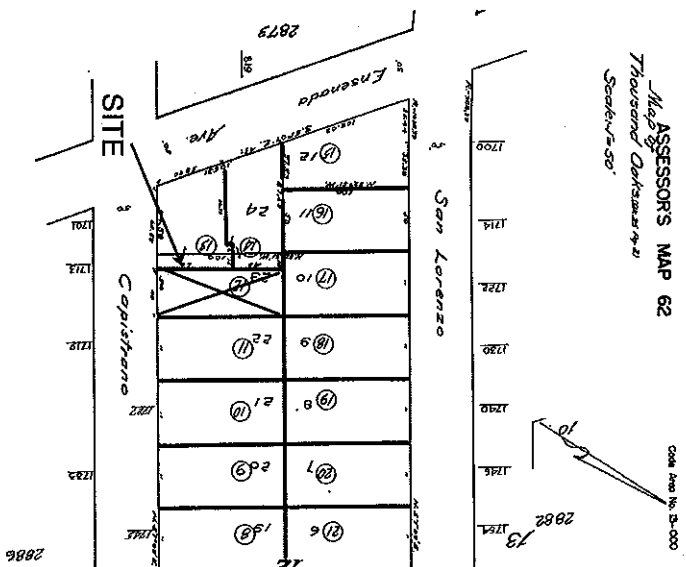


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Pamela Johnson, Assistant Planner for  
Eric Angstadt, Director of Planning

**SHEET INDEX**

- 1 SCOPE OF WORK, TABULAR DATA, ASSESSOR'S MAP
- 2 SITE MAP AND CREEK IMPACT
- 3 EXISTING/DEMO MAIN FLOOR PLAN
- 4 EXISTING/DEMO GARAGE PLAN
- 5 UPPER BEDROOM FLOOR PLAN (PROPOSED)
- 6 LOWER BEDROOM FLOOR PLAN (PROPOSED)
- 7 MAIN FLOOR PLAN (PROPOSED)
- 8 FRONT ELEVATIONS
- 9 REAR ELEVATIONS
- 10 EAST ELEVATIONS
- 11 WEST ELEVATIONS
- 12 CUTAWAY STAIRCASE



**SCOPE OF WORK**

1. BEDROOM ADDITION: PROPOSED ADDITION IS ON SAME FOOTPRINT AS EXISTING. THE N BEDROOM WILL BE LOWERED TO THE LEVEL OF FOUNDATION. A SECOND BEDROOM WILL BE ABOVE. 2 NEW STAIRCASES (TO LOWER BEDROOM/BACK YARD AND TO UPPER BEDROOM) WILL BE BUILT IN THE SPACE CURRENTLY OCCUPIED BY STAIRS TO BASEMENT AND (PART OF) THE EXISTING BEDROOM.
2. KITCHEN REMODEL: ONE WINDOW ON THE NE EXTERIOR WILL BE REPLACED BY 2 SMALLER WINDOWS.
3. ADDITION OF HALF BATH TO EXISTING CLOSET SPACE IN MASTER BEDROOM. NO CHANGE TO EXTERIOR.

APPROVED PLAN 2.27.14  
DATE  
LAND USE PLANNING  
D.R. Conditions Attached  
A.U.P. Conditions Attached  
U.P. Conditions Attached

RECEIVED

JAN 30 2014

**TABULAR DATA**

**LAND USE PLANNING**

	EXISTING	PROPOSED	PERMITTED/REQUIRED
# OF DWELLING UNITS	1	1	
# OF PARKING SPACES	N/A	N/A	
FRONT YARD SETBACK	15.5'	15.5'	
L SIDE SETBACK	4	4	
R SIDE SETBACK	3	3	
REAR YARD SETBACK	35.5'	35.5'	
BUILDING HEIGHT	1 STORY	1.5 STORIES	
AVERAGE HEIGHT	17' 6"	21'	
MAX HEIGHT	20' 9"	21'	
LOT AREA	4000	4000	
GROSS FLOOR AREA	1834	1950	
BUILDING FOOTPRINT	1711	1711	
LOT COVERAGE	1470	1470	
USEABLE OPEN SPACE	2530	2560	

<b>1</b>	Split-Level Bedroom Addition and Kitchen Remodel for Steve Crook and Mira Liao 1713 Capistrano Avenue, Berkeley, CA 94707 510-559-9251	Steven Crook & Mira Liao, Homeowners 1713 Capistrano Avenue Berkeley, CA 94707 510-559-9251
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APPROVED PLAN 2.22.14  
 DATE  
 PLANNING  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

**SITE PLAN AND CREEK IMPACT**  
 AP NO 62-3993-012

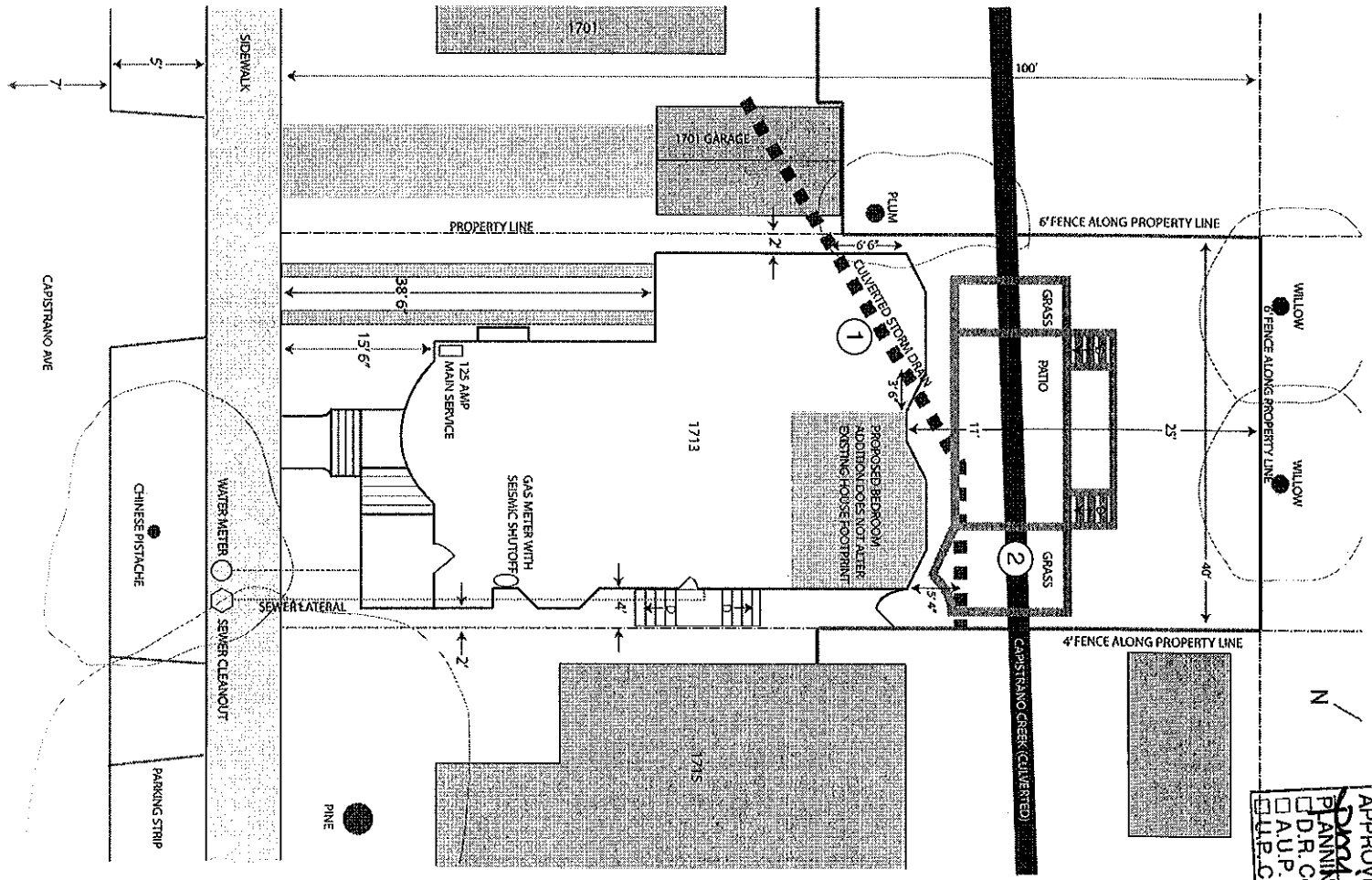
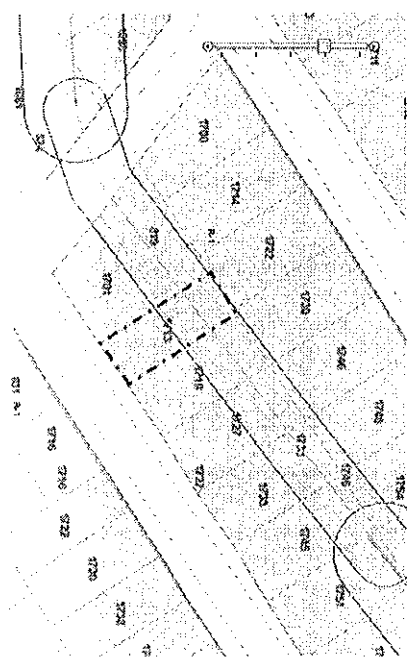
1/8" = 1'-0"

CAPISTRANO CREEK IS CULVERTED UNDER THE PROPERTY. CITY OF BERKELEY MAPS SHOW THE CREEK TO RUN ROUGHLY PARALLEL TO BACK PROPERTY LINE ABOUT 25' FROM BACK PROPERTY LINE. WE WERE UNABLE TO CONFIRM THIS LOCATION. A SURVEYOR, A SOIL ENGINEER, AND COMPANIES SUGGESTED BY THESE TWO PROFESSIONALS WERE UNABLE TO ATTEMPT THE JOB. THE NEAREST ACCESS POINT TO THE CREEK IS OVER 100' (4 PROPERTIES) AWAY.

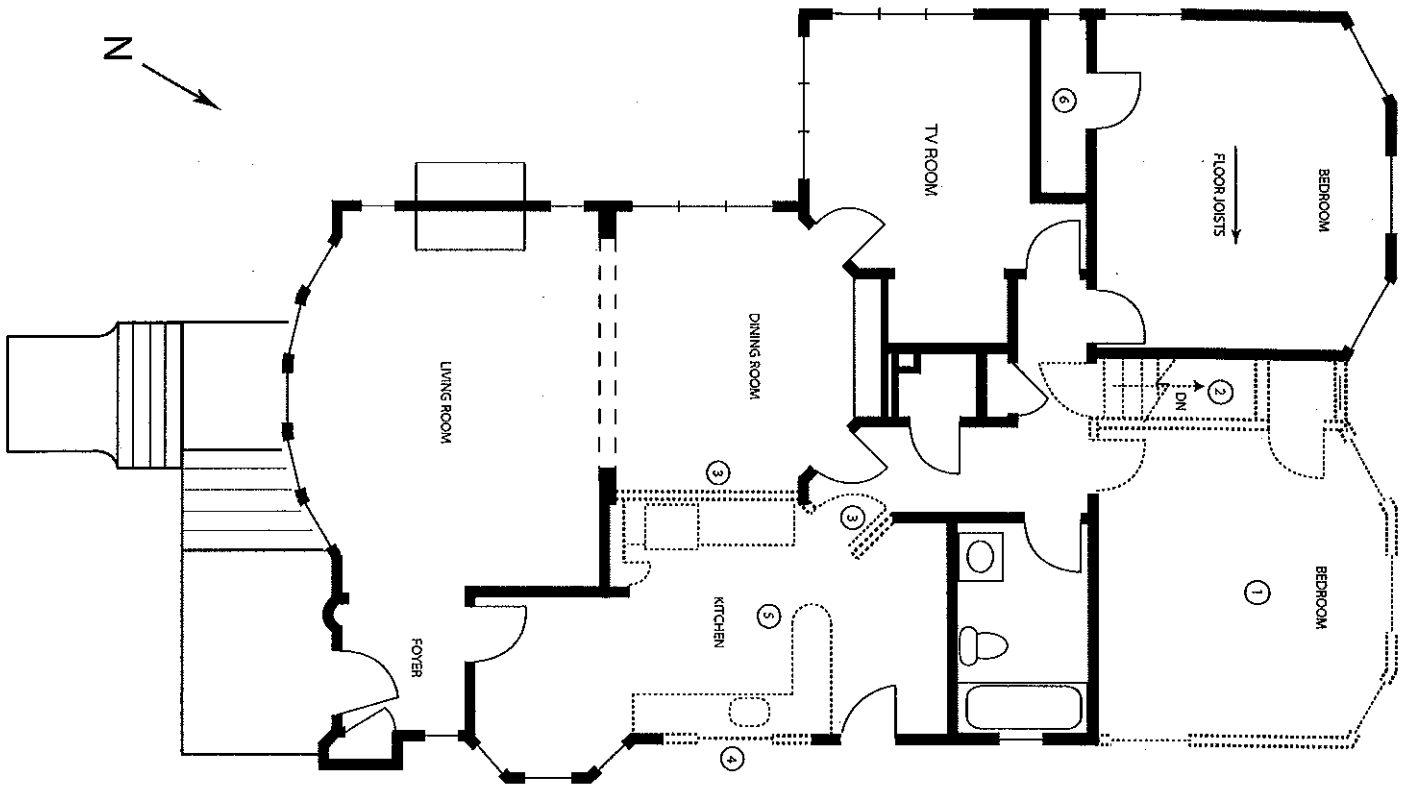
DURING CONSTRUCTION OF THE FOUNDATION IN 2006: A ~24" DIAMETER 2-3 INCH THICK TERRA COTTA PIPE LOCATED ROUGHLY 4' BELOW GRADE WAS DISCOVERED. THIS PIPE IS CONNECTED TO AN ORIGINAL STORM DRAIN IN THE FRONT DRIVEWAY AND AN ORIGINAL DOWNSPOUT IN THE REAR OF THE HOUSE. USING DOWNSPOUT CLEAN-OUTS AS ACCESS POINTS A PIPE CAMERA WAS USED TO VISUALIZE AND ACCURATELY MAP THE STORM DRAIN PIPE (MAP SITE #1). THIS STORM DRAIN RUNS UNDER THE GARAGE SLAB SEPARATED BY A MEMBRANE CONSTRUCTED AND PERMITTED IN 2006-7 #06-5326. IT DOES NOT CROSS UNDER THE PROPOSED BEDROOM ADDITION. OUR STRUCTURAL ENGINEER CALCULATED LOADS FROM THE PROPOSED ADDITION AND DETERMINED IT WOULD NOT IMPACT THE STORM DRAIN PIPE.

GROUND PENETRATING RADAR WAS ALSO USED IN AN ATTEMPT TO CONFIRM THE CREEK. RADAR WAS LIMITED BY THE VARIED TERRAIN OF THE YARD. ONE PIPE STRUCTURE WAS IDENTIFIED (MAP SITE #2), WHICH CLOSELY MATCHES THE POSITION OF CAPISTRANO CREEK ON THE CITY OF BERKELEY CREEK MAP.

**CITY OF BERKELEY CREEK MAP**



<b>2</b>	Split-Level Bedroom Addition and Kitchen Remodel for Steve Crook and Mira Liao 1713 Capistrano Avenue, Berkeley, CA 94707 510-559-9251	Steven Crook & Mira Liao, Homeowners 1713 Capistrano Avenue Berkeley, CA 94707 510-559-9251



**EXISTING/DEMO MAIN FLOOR**

~~1/4" = 1' 0"~~

1. REMOVE N BEDROOM FLOOR TO ROOF. REPLACE WITH 2 BEDROOMS WITHIN EXISTING FOOTPRINT BELOW AND ABOVE MAIN FLOOR. LOWER BEDROOM FLOOR IS 12" ABOVE GRADE. MAXIMUM HEIGHT OF NEW ROOF ATOP UPPER BEDROOM IS 42" ABOVE EXISTING.
2. REMOVE EXISTING STAIRS TO BASEMENT. ADDITION OF 2 STAIRCASES TO ACCESS BOTH BEDROOMS.
3. REMOVE EXISTING WALL BETWEEN KITCHEN AND DINING ROOM. NEW WALL IN LINE WITH HALLOWAY HAS AN ARCH AND ENTRY WAY WITHOUT DOOR. REMOVE DOOR EXISTING DOOR BETWEEN HALL AND KITCHEN.
4. NE EXTERIOR WALL TO REMOVE SINGLE KITCHEN WINDOW AND REPLACE WITH 2 WINDOWS FLANKING STOVE
5. REMOVE AND REPLACE KITCHEN CABINETS
6. CONVERT EXISTING CLOSET IN MASTER BEDROOM TO HALF BATH AND BUILT IN CLOSET SPACE.

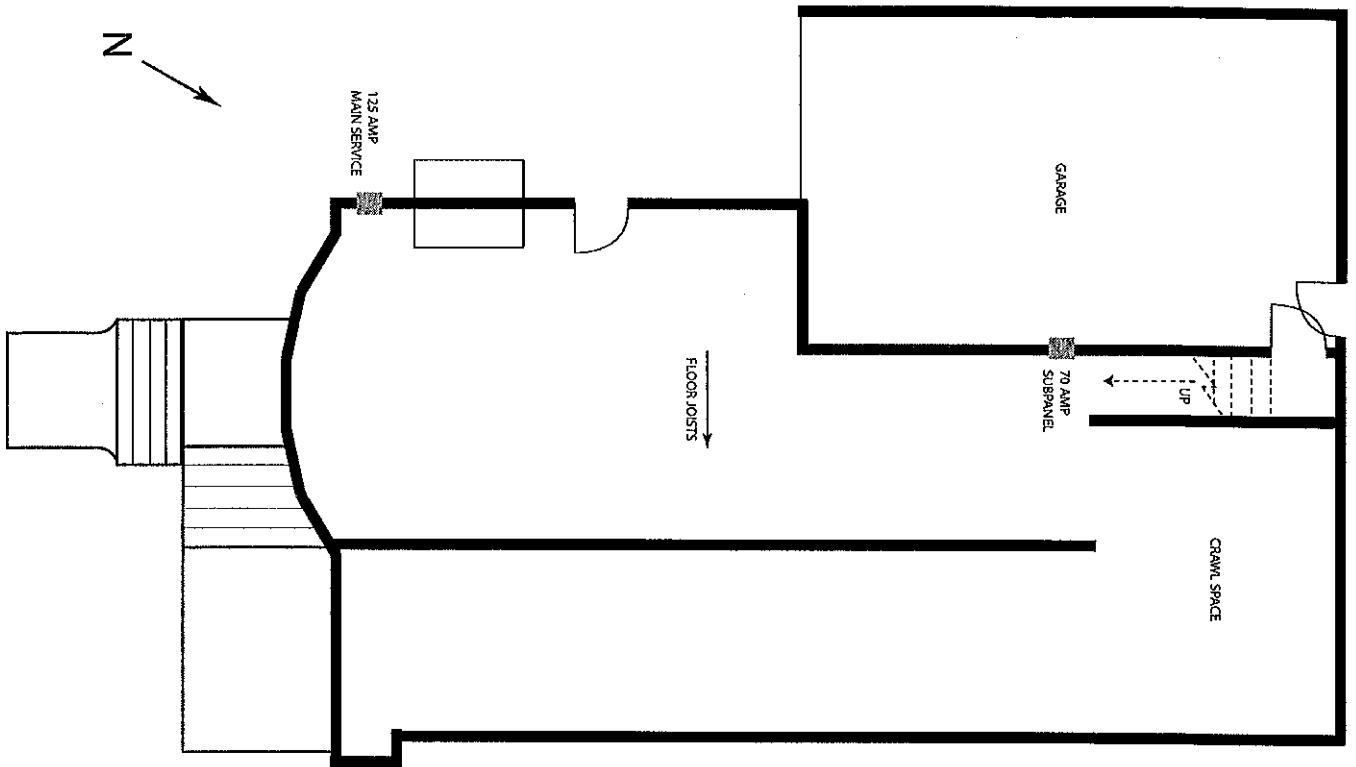
APPROVED PLAN  
 DM 2-27-14 DATE  
 PLANNING  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

**BUILDING CODE, CONSTRUCTION AND OCCUPANCY TYPE**

ALL BUILDING WILL COMPLY WITH 2013 CALIFORNIA BUILDING CODES

CONSTRUCTION TYPE IS STANDARD FRAMING, STUCCO EXTERIOR MATCHING EXISTING. FOUNDATION REBUILT IN 2006 WAS DESIGNED FOR 3 STORY LOAD. WILL NEED A FEW ADDITIONAL PIERS UNDER BEDROOM CRAWL SPACE  
 OCCUPANCY IS SINGLE FAMILY. 3 BEDROOM 1.5 BATHES.

3	Split-Level Bedroom Addition and Kitchen Remodel for Steve Crook and Mira Liao 1713 Capistrano Avenue, Berkeley, CA 94707 510-559-9251	Steven Crook & Mira Liao, Homeowners 1713 Capistrano Avenue Berkeley, CA 94707 510-559-9251
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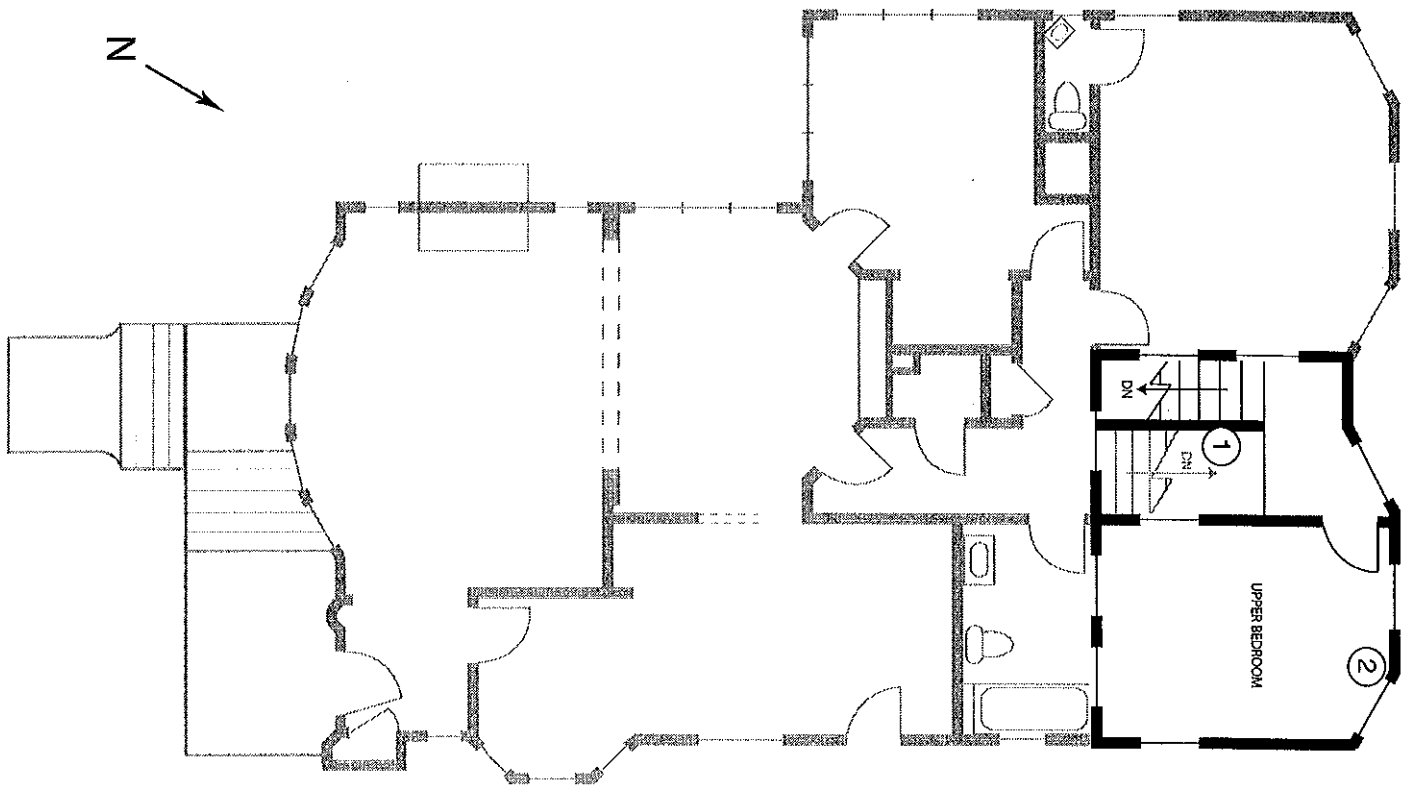


EXISTING/DEMO GARAGE LEVEL

~~1/8" = 1' 0"~~

APPROVED PLAN  
 DATE 2-27-14  
 P.L.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

<p>4</p>	<p>Split-Level Bedroom Addition and Kitchen Remodel for          Steve Crook and Mira Liao          1713 Capistrano Avenue, Berkeley, CA 94707          510-559-9251</p>		<p>Steven Crook &amp; Mira Liao, Homeowners          1713 Capistrano Avenue          Berkeley, CA 94707 510-559-9251</p>
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**UPPER BEDROOM LEVEL (PROPOSED)**

~~14' x 17' 0"~~

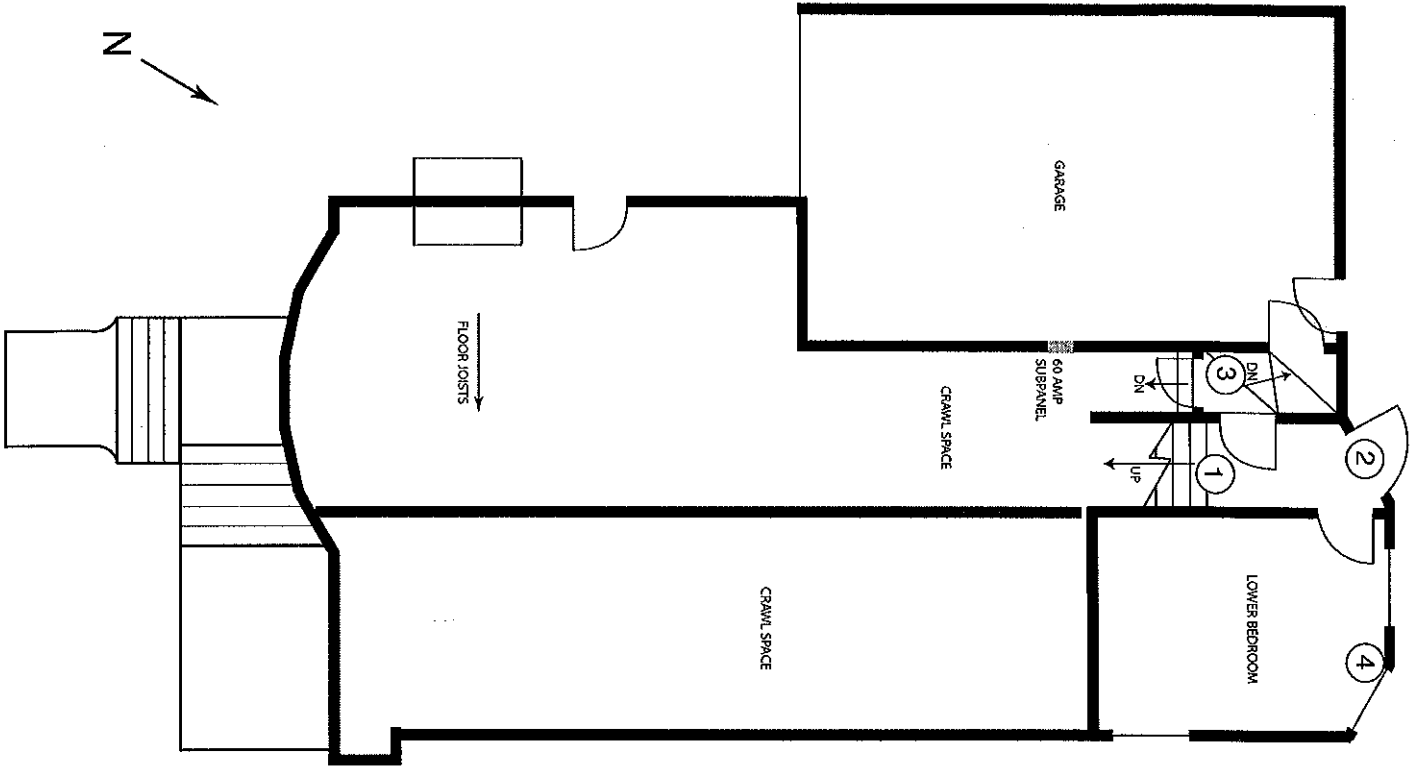
1. NEW OPEN STAIRCASE WITH STEPS UP TO LANDING FOR UPPER BEDROOM LEVEL AND STEPS DOWN TO LOWER BEDROOM LEVEL.
2. THREE WINDOWS IN BACK OF BEDROOM AND LANDING (BAY) WILL BE EGRESS COMPLIANT. ALL OTHER WINDOWS WILL BE FIXED.

APPROVED PLAN **2.27.14** DATE  
 PLANNING *DM*  
 D.F. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

**5**

Split-Level Bedroom Addition and Kitchen Remodel for  
 Steve Crook and Mira Liao  
 1713 Capistrano Avenue, Berkeley, CA 94707  
 510-559-9251

Steven Crook & Mira Liao, Homeowners  
 1713 Capistrano Avenue  
 Berkeley, CA 94707 510-559-9251



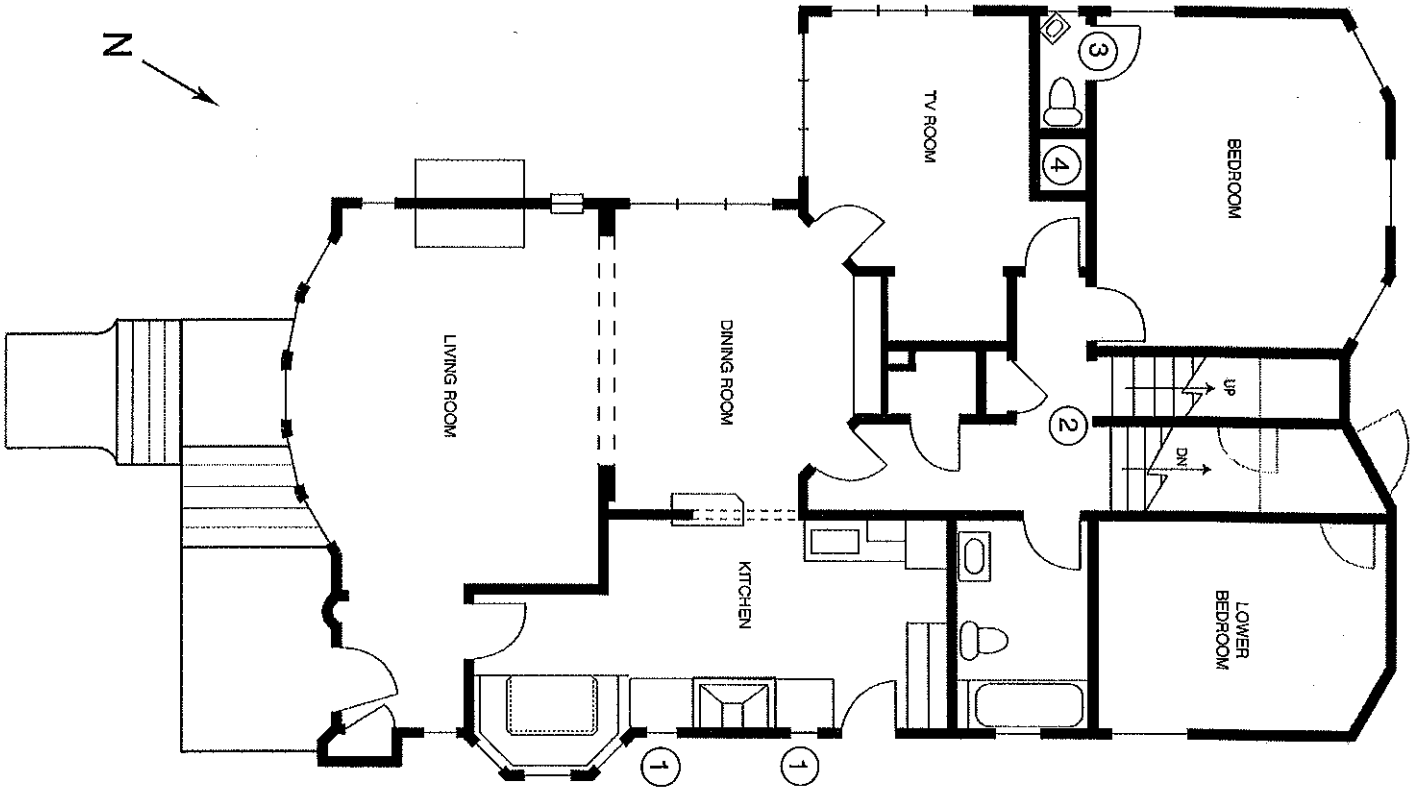
**LOWER BEDROOM LEVEL (PROPOSED)**

~~1/4" = 1'-0"~~

1. STEPS UP TO LANDING.
2. NEW DOOR TO BACKYARD. ONE STEP DOWN TO GRADE
3. NEW STAIRS TO GARAGE AND ALSO DOORWAY TO CRAWL SPACE.
4. TWO WINDOWS IN BACK OF BEDROOM (BAY) WILL BE EGRESS COMPLIANT. THE EAST WINDOW WILL BE FIXED.

APPROVED PLAN  
 PLANNING *Dmy* 2.27.14 DATE  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

<b>6</b>	Split-Level Bedroom Addition and Kitchen Remodel for Steve Crook and Mira Liao 1713 Capistrano Avenue, Berkeley, CA 94707 510-559-9251	Steven Crook & Mira Liao, Homeowners 1713 Capistrano Avenue Berkeley, CA 94707      510-559-9251
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**MAIN LEVEL (PROPOSED)**

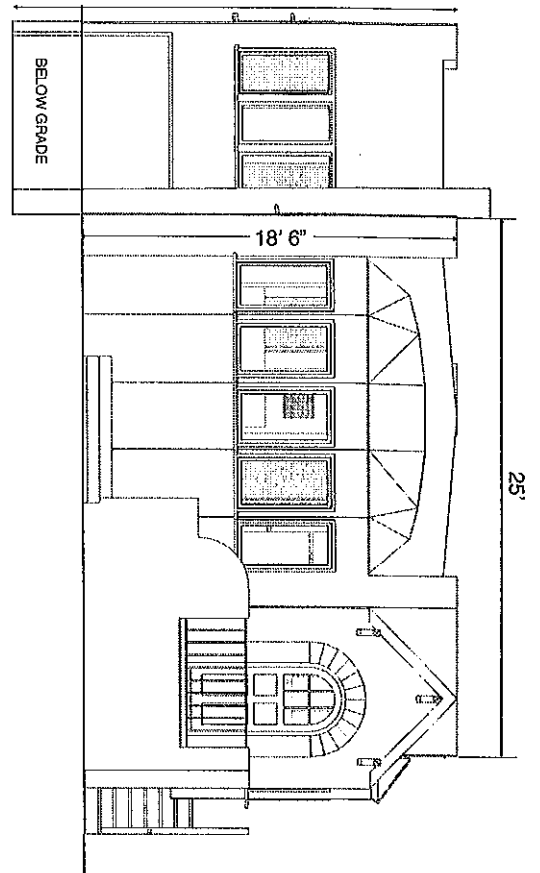
1/4" = 1'-0"

1. REMOVAL OF ONE WINDOW AND ADDITION OF TWO SMALLER WINDOWS ADJACENT RANGE.
2. OPEN STAIRWAY FROM REAR HALL WITH STAIRS BOTH UP TO NEW LANDING AND DOWN TO LOWER BEDROOM LEVEL.
3. NEW HALF BATHROOM IN FORMER CLOSET
4. BUILT IN CLOSET

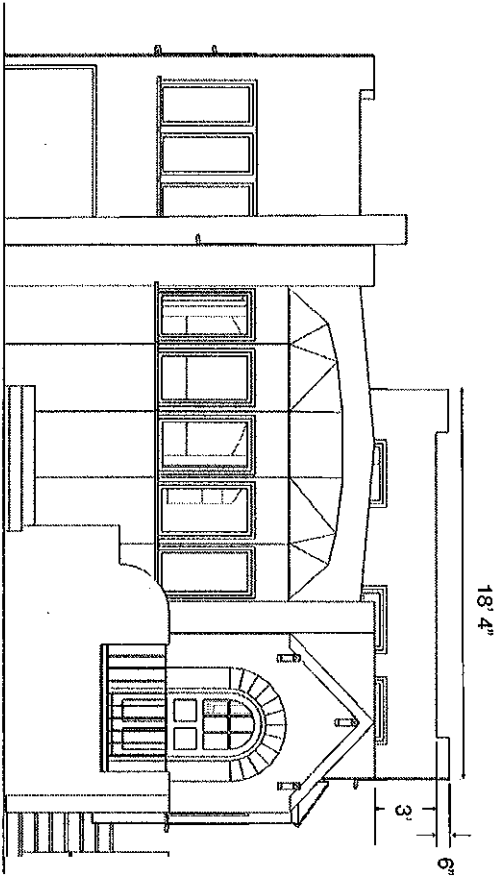
APPROVED PLAN  
 DRAWN BY: *DMG*  
 DATE: 2-27-14  
 P.L. Conditions Attached  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

<b>7</b>	Split-Level Bedroom Addition and Kitchen Remodel for Steve Crook and Mira Liao 1713 Capistrano Avenue, Berkeley, CA 94707 510-559-9251	Steven Crook & Mira Liao, Homeowners 1713 Capistrano Avenue Berkeley, CA 94707      510-559-9251
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MAXIMUM HEIGHT 20' 9"



FRONT ELEVATION - EXISTING



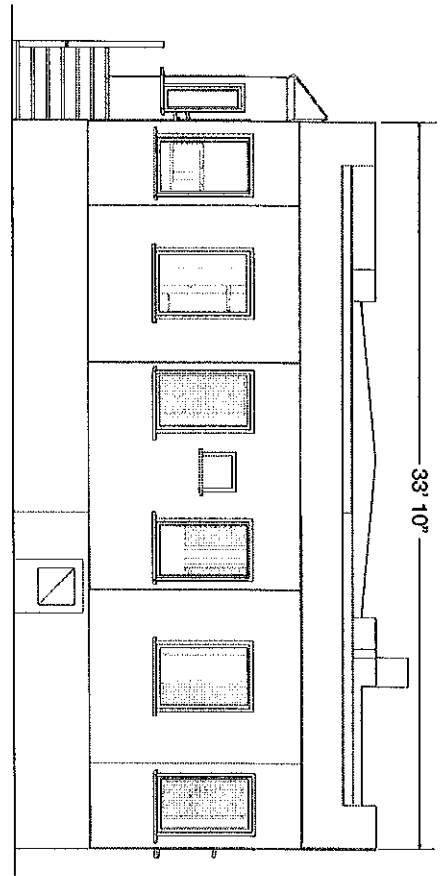
FRONT ELEVATION - PROPOSED

APPROVED PLAN  
 DATE 2.27.14  
 PLANNING  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached



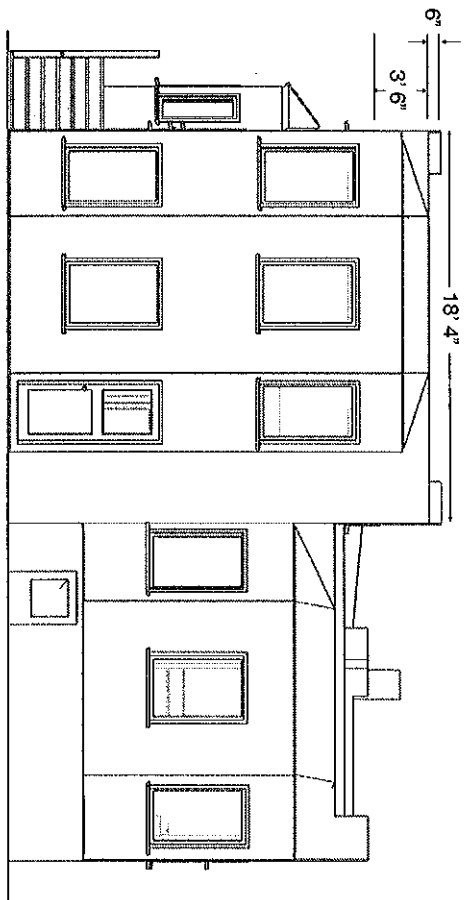
Split-Level Bedroom Addition and Kitchen Remodel for  
 Steve Crook and Mira Liao  
 1713 Capistrano Avenue, Berkeley, CA 94707  
 510-559-9251

Steven Crook & Mira Liao, Homeowners  
 1713 Capistrano Avenue  
 Berkeley, CA 94707 510-559-9251



REAR ELEVATION - EXISTING

1/4" = 1'-0"



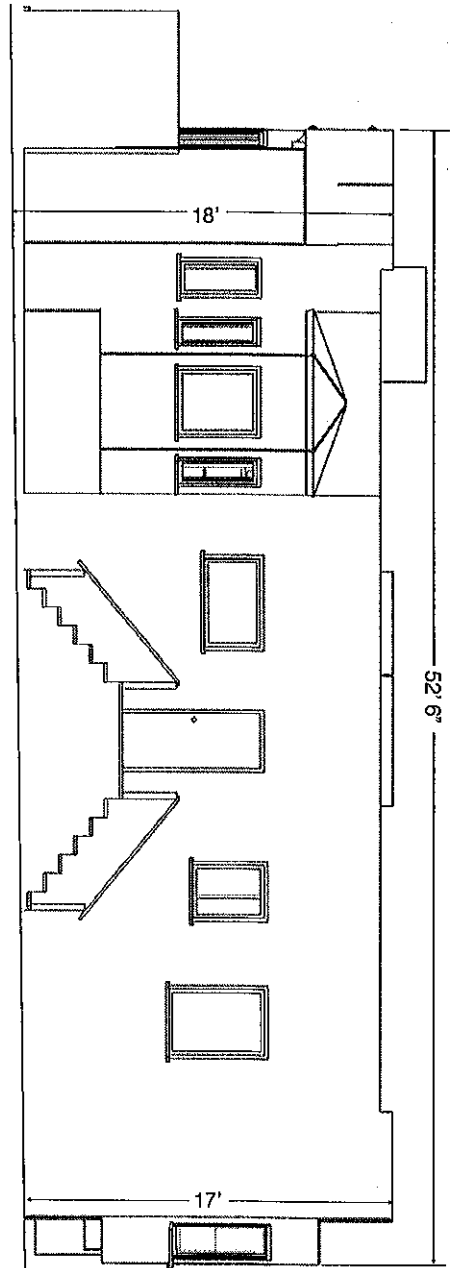
REAR ELEVATION - PROPOSED

1/4" = 1'-0"

APPROVED PLAN  
 PLANNING *copy* DATE *2-27-14*  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

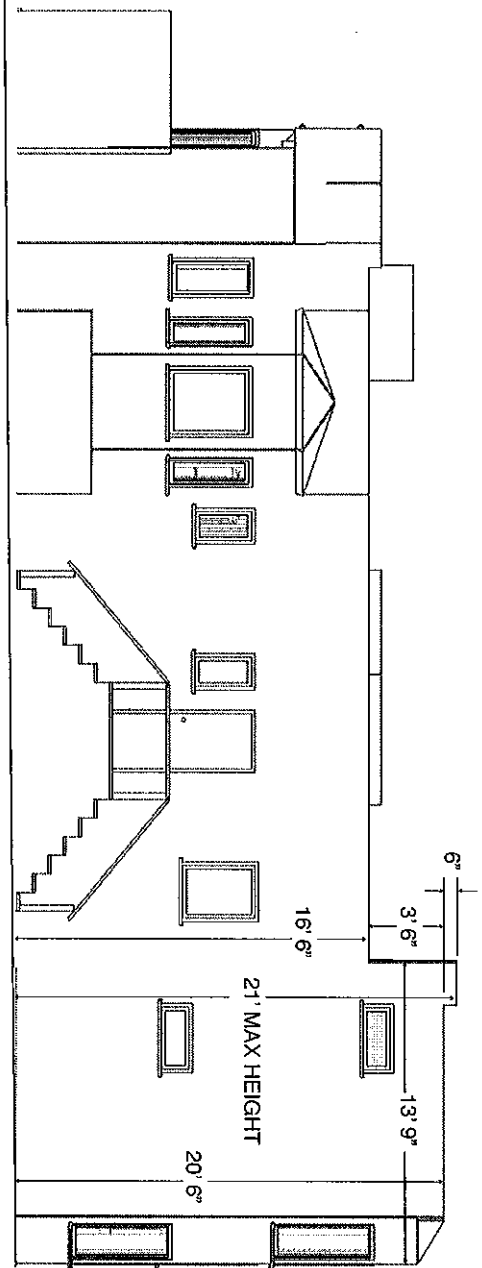
<h1>9</h1>	<p>Split-Level Bedroom Addition and Kitchen Remodel for          Steve Crook and Mira Liao          1713 Capistrano Avenue, Berkeley, CA 94707          510-559-9251</p>		<p>Steven Crook &amp; Mira Liao, Homeowners          1713 Capistrano Avenue          Berkeley, CA 94707      510-559-9251</p>
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EAST ELEVATION - EXISTING

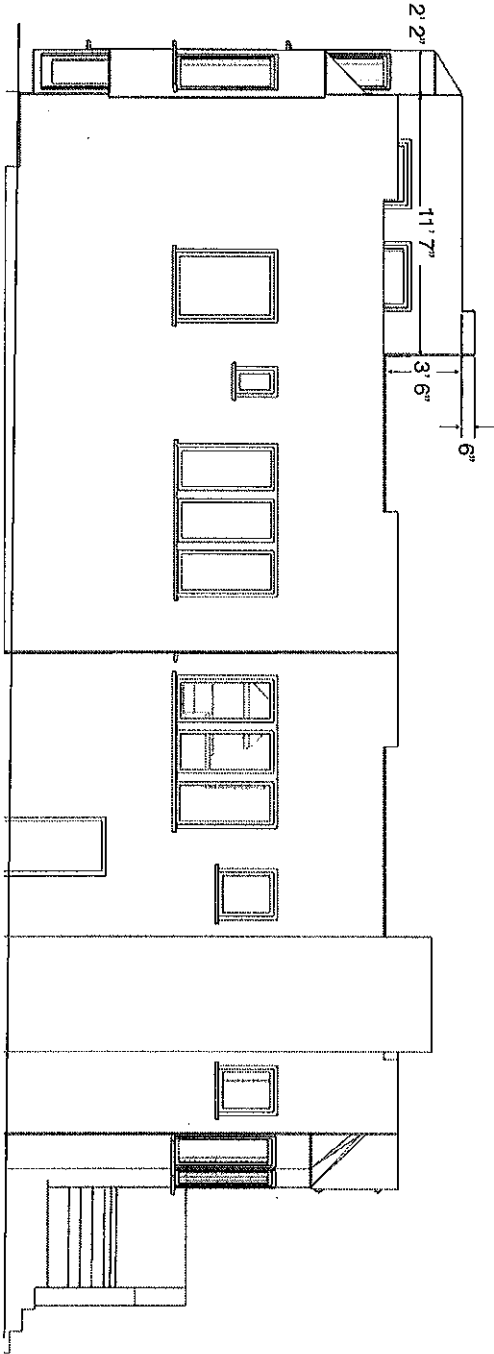
APPROVED PLAN  
 PLANING *DM*  
 DATE 2-27-14  
 D.R.I. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached



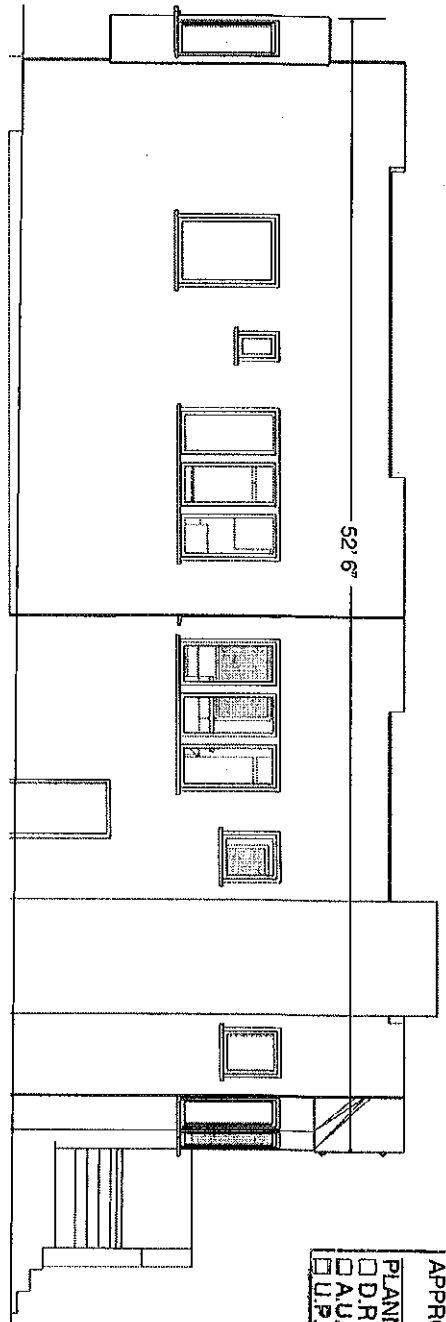
EAST ELEVATION - PROPOSED

GRADE -1'  
 21' MAX HEIGHT  
 20' 6"  
 13' 9"  
 3' 6"  
 6"  
 16' 6"  
 17'  
 18'

WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING



APPROVED PLAN  
 PLANNING *DMJ* DATE *2.27.14*  
 D.R. Conditions Attached  
 A.U.P. Conditions Attached  
 U.P. Conditions Attached

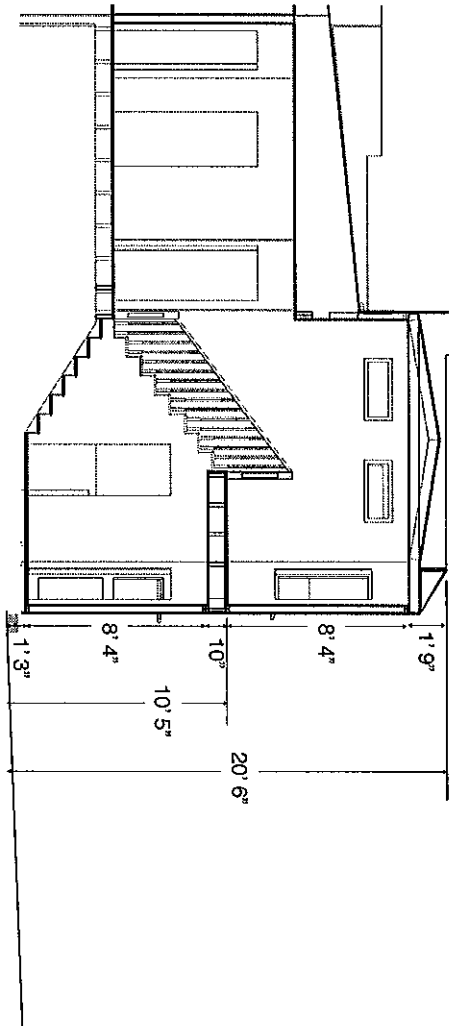
11

Split-Level Bedroom Addition and Kitchen Remodel for  
 Steve Crook and Mira Liao  
 1713 Capistrano Avenue, Berkeley, CA 94707  
 510-559-9251

Steven Crook & Mira Liao, Homeowners  
 1713 Capistrano Avenue  
 Berkeley, CA 94707 510-559-9251

NEW INTERIOR STAIRWAY CUTAWAY SIDE

~~1/4" = 1'-0"~~



APPROVED PLAN	DATE
PLANNING	2.27.14
<input type="checkbox"/> D.R.I. Conditions Attached	
<input type="checkbox"/> A.U.P. Conditions Attached	
<input type="checkbox"/> U.P. Conditions Attached	