

Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT MODIFICATION # 2014-0004

Property Address: **1517 HARMON STREET**

Permittee Name: **TOMMY CASEY
REO Homes LLC**

Use and/or Construction Permitted:

to add a wood privacy screen approximately 20 feet in height to the south (front) wall of an existing, recently constructed, two-story, single-family dwelling at the rear of the property.

- Use Permit Modification, under BMC Section 23B.56.020.A

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on May 30, 2014.

ATTACHMENT 1

FINDINGS AND CONDITIONS

MAY 8, 2014

1517 Harmon Street

Use Permit Modification #2014-0004 (modifies Use Permit #12-10000001) to add a wood privacy screen approximately 20 feet in height to the south (front) wall of an existing, recently constructed, two-story, single-family dwelling at the rear of the property

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.

GENERAL NON-DETRIMENT FINDING

2. Pursuant to Berkeley Municipal Code Section 23B.32.040, the Zoning Adjustments Board finds that the proposed dwelling unit, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or 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, for the following reasons:
 - A. The screen complies with all applicable zoning standards and polices of the General Plan and South Berkeley Area Plan.
 - B. The proposed screen would be slightly lower than the building’s eave line and would extend 10 feet out from the building’s main volume. Therefore, it would not be perceived as a substantial increase in the current massing and volume of the building, and would not cause any substantial new impacts in terms of shadows or views.
 - C. The intent of the screen is to provide improved privacy for the occupants of the new dwelling and the adjacent apartment building. According to the applicant, one of the neighbors in the adjacent building has expressed support for the screen. It therefore appears that the screen would indeed reduce potential detrimental impacts to privacy.

MODIFIED CONDITION OF APPROVAL

Pursuant to BMC Section 23B.32.040.D, the Zoning Adjustments Board modifies Condition 26 of Use Permit #12-10000001 as follows (all other conditions of Use Permit #12-10000001 shall remain in effect):

All landscape, site and architectural improvements shall be completed per the attached approved drawings dated ~~April 18, 2012~~ April 15, 2014, except as modified by these conditions.

& @ C ACOUS. ADJ. A.F.F. A.F.G. AL. APPROX. ARCH. BD. BLDG. BK. BLKG. BM. B.O. C.B. CEM. CER. CL. CLR. CLG. COL. CONC. CONN. CONST. CONT. CONTR. CNTR. CTR. D.F. DBL. DEPT. DET. DIA. DIM. DISP. DN. D.S. DWG. (E) EA. E.C. EL. ELEC. ELEV. EMER. ENCL. EQ. EQP. EXT. F.A. F.D. F.F. F.R.P. F.T. FDN. FIN. FL. FLUOR. FPRF. FT. FTG. GA. GALV. G.B. G.C. GL. GND. GYP.	AND AT CENTERLINE ACOUSTICAL ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ALUMINUM APPROXIMATE ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF CATCH BASIN CEMENT CERAMIC CLOSET CLEAR CEILING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COUNTER CENTER DOUGLAS FIR DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOWN SPOUT DRAWING EXISTING EACH ELECTRICAL CONTRACTOR ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FINISH FACE FIBER REINFORCED PANEL FIRE TREATED FOUNDATION FINISH FLOOR FLUORESCENT FIRE PROOF FOOT/ FEET FOOTING GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GYPSUM	HOR. HT. HM. I.D. I.G. INSUL. INT. LAM. LAV. LT. K.E.C. MAX. MECH. MFR. MGR. MIN. MISC. MTD. MTL. N.I.C. N.I.K.E.C. N.T.S. O.C. O.D. OPP. P.C. PL. PLAM PLAS. PLYWD. PR. P.T. PTD. R. R.D. REF. RM. RWD. R.W.L. S.A. S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. S&R S.S. STD. STL. STR. SUSP. T.V. T.O. TRAN. TYP. U.O.N. V.I.F. VERT. W/ W.C. WD. W/O W.R. WT. WWM	HORIZONTAL HEIGHT HOLLOW METAL INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT KITCHEN EQUIPMENT CONTRACTOR MAXIMUM MECHANICAL CONTRACTOR MECHANICAL MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOUNTED METAL NOT IN CONTRACT NOT IN KITCHEN EQUIP. CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE PLUMBING CONTRACTOR PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAINTED RADIUS ROOF DRAIN REFRIGERATOR ROOM REDWOOD RAINWATER LEADER SMOKE ALARM SOLID CORE SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SHELF AND ROD STAINLESS STEEL STANDARD STEEL STRUCTURE SUSPENDED TELEVISION TOP OF TRANSOM TYPICAL UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL WITH WATER CLOSET WOOD WITHOUT WATER RESISTANT WEIGHT WELDED WIRE MESH
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1. SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.

2. THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED, AND SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. SEE ALSO NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SYMBOLS, STRUCTURAL, ELECTRICAL, MECHANICAL, AND DRAWINGS.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT.

4. THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.

5. RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE DRAWINGS OR OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION METHODS INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT / OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.

6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.

7. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

8. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.

9. ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

10. STORAGE & DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH THE UNIFORM FIRE CODE REGULATIONS.

11. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORK DEPARTMENT.

12. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

13. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH THE REQUIRED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERCEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS IN WHOLE OR IN PART.

14. DIMENSIONS:
A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
B. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF COLUMNS AND BEAMS, FACE OF CONCRETE / CONC. BLOCK WALLS, EDGE OF SLAB, FACE OF FINISH UNLESS OTHERWISE NOTED.
C. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING.
D. DIMENSIONS AND ELEVATIONS ARE TO THE TOP OF CONCRETE, BLOCK OR OTHER HARD SURFACE MATERIALS, NOT TO THE TOP OF FLOOR COVERINGS OR ROOFING U.O.N.
E. DO NOT SCALE DRAWINGS: FOLLOW DIMENSIONS

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES

16. THE BUILDING INSPECTOR SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

17. FLOOR ELEVATIONS INDICATED ARE TO THE TOP OF STRUCTURAL TOPPING SLAB OR GRADE SLAB UNLESS OTHERWISE NOTED.

18. IDENTIFICATION OR POSTING OF REQUIRED FIRE ACCESS SHALL BE PROVIDED AS DIRECTED BY THE FIRE DEPARTMENT.

19. THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

20. PROVIDE SIGNAGE AS INDICATED ON DRAWINGS AND/OR REQUIRED BY CODE.

21. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR.

22. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A-20B:C SHALL BE PROVIDED OUTSIDE OF EACH MECHANICAL, ELECTRICAL OR BOILER ROOM.

LOCATION: 1519/1521 Harmon St. Berkeley, CA 94703
LOT DIMENSIONS: 50 FT. x 135.02 FT.
LOT AREA: 6751 S.F.
CONSTRUCTION: TYPE-V
OVERALL EIGHT: 29'-2"

APN: 052 153601000
USNG: 10SEG 63582 89327
ZONING DISTRICT: R-2A
BLDG. INSPECTOR AREA: 5
GENERAL PLAN AREA: MDR
CONSTRUCTION: TYPE V-B
OCCUPANCY TYPE: R-1

OWNER: REO HOMES, LLC
210 3RD STREET
OAKLAND, CA 94608

ARCHITECT: MATTHEW BARAN
3840 SAN PABLO AVE.
OAKLAND, CA 94608

A_0.0 COVER
A_0.1 CONDITIONS OF APPROVAL
A_0.2 CONDITIONS OF APPROVAL
A_0.3 CONDITIONS OF APPROVAL
A_1.0 SITE & LANDSCAPE PLANS
A_1.1 POLLUTION PREVENTION
A_2.0 FLOORPLANS
A_3.0 ELEVATIONS
A_4.0 SECTIONS
A_5.0 ELECTRICAL PLANS
A_6.0 PARKING DETAILS
A_6.1 RADIANT FLOOR PLAN
A_7.0 GREEN BUILDING STANDARDS
A_7.1 INT. ELEVATIONS / ENLARGED PLANS

T24 Title 24

S-1 STRUCTURAL
S-2 STRUCTURAL
S-3 STRUCTURAL
SD-1 STRUCTURAL DETAILS



PROJECT INFORMATION

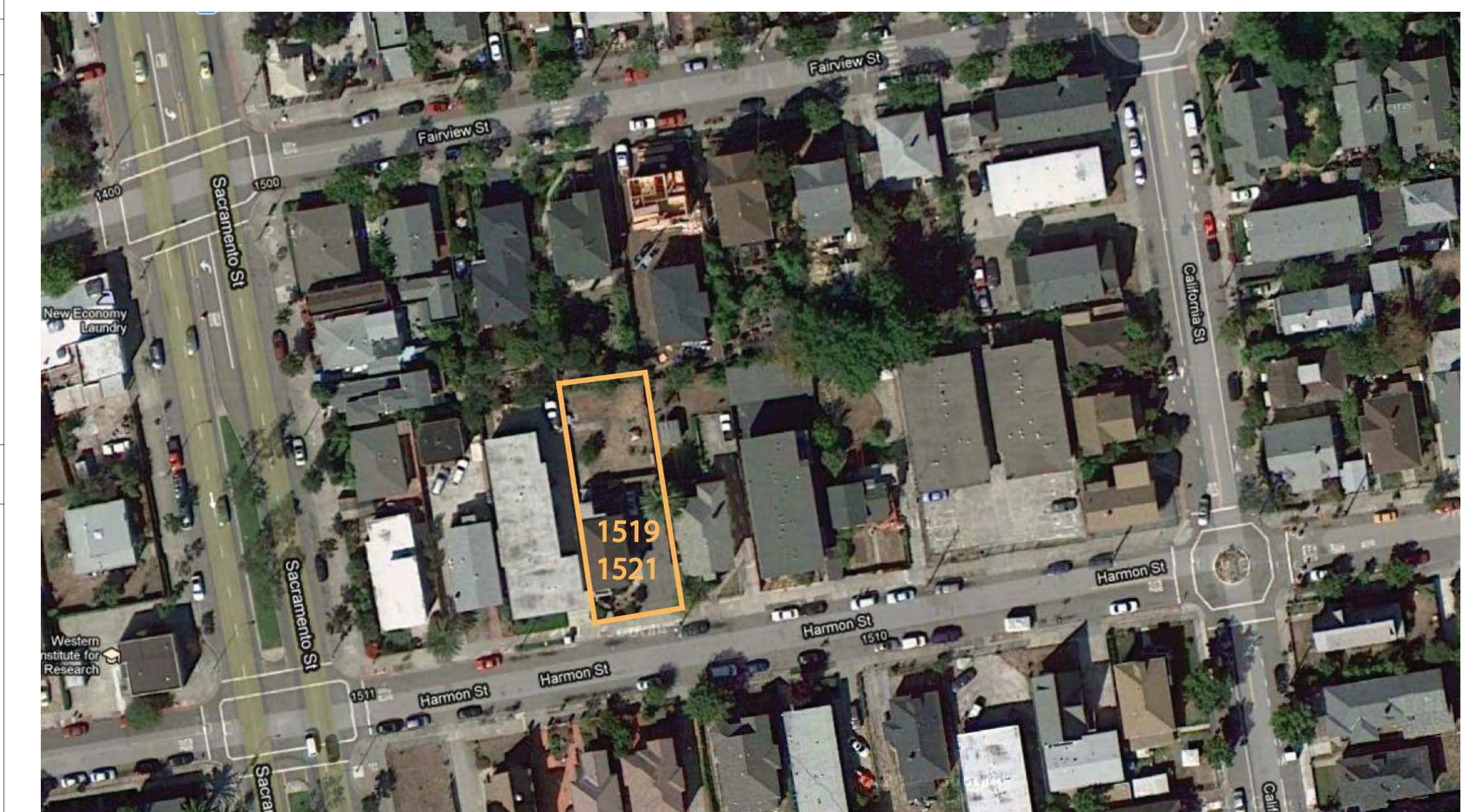
Area	
Level 2	926 SF
Level 1	840 SF
	1766 SF

BUILDING AREA



DRAWING INDEX

STREET VIEW



VICINITY MAP

ABBREVIATIONS

	COLUMN GRID LINE
	DATUM POINT
	GRADE POINT
	NORTH ARROW
	DETAIL
	SECTION / ELEVATION
	ROOM IDENTIFICATION
	DOOR SYMBOL
	DRAWING REVISION

SYMBOLS

GENERAL NOTES

- 2010 CALIFORNIA RESIDENTIAL CODE WITH BERKELEY AMENDMENTS
- 2010 CALIFORNIA BUILDING CODE WITH BERKELEY AMENDMENTS
- 2010 CALIFORNIA MECHANICAL CODE WITH BERKELEY AMENDMENTS
- 2010 CALIFORNIA PLUMBING CODE WITH SAN BERKELEY AMENDMENTS
- 2010 CALIFORNIA ELECTRICAL CODE WITH BERKELEY AMENDMENTS
- 2010 CALIFORNIA ENERGY CODE WITH BERKELEY AMENDMENTS
- 2010 CALIFORNIA FIRE CODE WITH BERKELEY AMENDMENTS

APPLICABLE CODES

- NEW CONSTRUCTION OF A 2 - STORY SINGLE-FAMILY RESIDENCE ON A LOT WITH 2 EXISTING UNITS.
- FIRE SPRINKLER SYSTEM IS DEFERRED SUBMITTAL TO BE SUBMITTED TO THE BERKELEY FIRE DEPARTMENT FOR REVIEW.
- ROOF TRUSSES ARE A DEFERRED SUBMITTAL ITEM
- NEW LANDSCAPE DESIGN AND CONSTRUCTION OF 42" HIGH WOOD FENCE IN FRONT YARD, ALONG WITH A 6' HIGH WOOD FENCE SURROUNDING THE REMAINING PROPERTY

SCOPE OF WORK

No.	Description	Date
2	Revision 2	04/03/2013
4	Revision 4	10/17/2013

COVER

Project number: 1519
Date: 20140313
Drawn by: TS
Checked by: MB

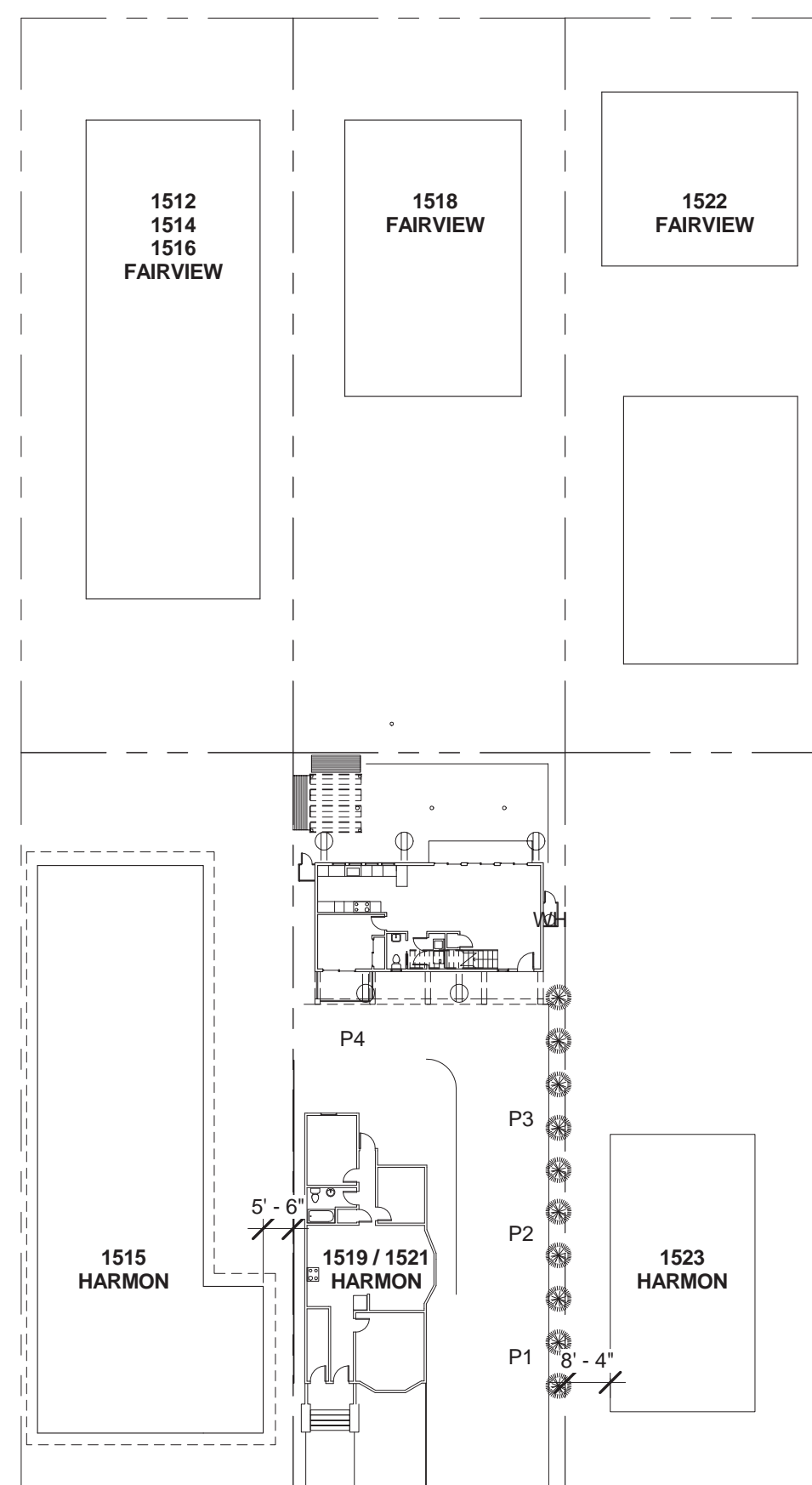
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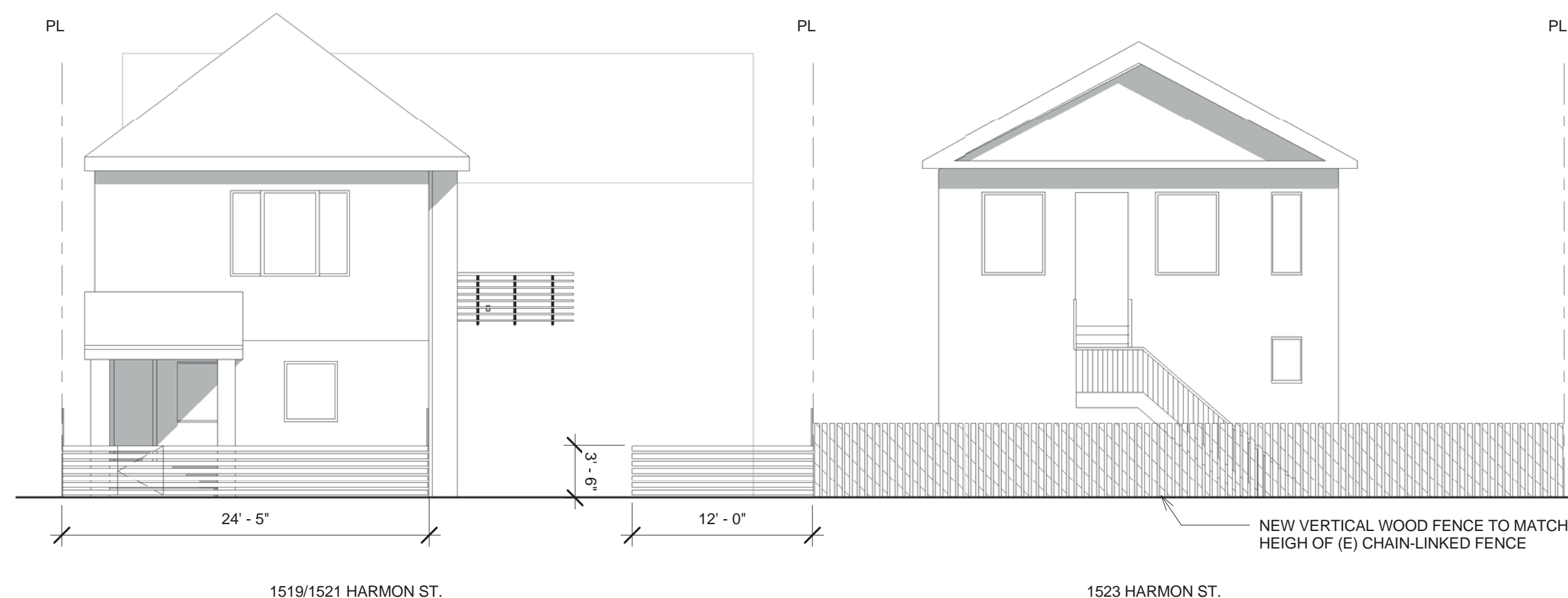
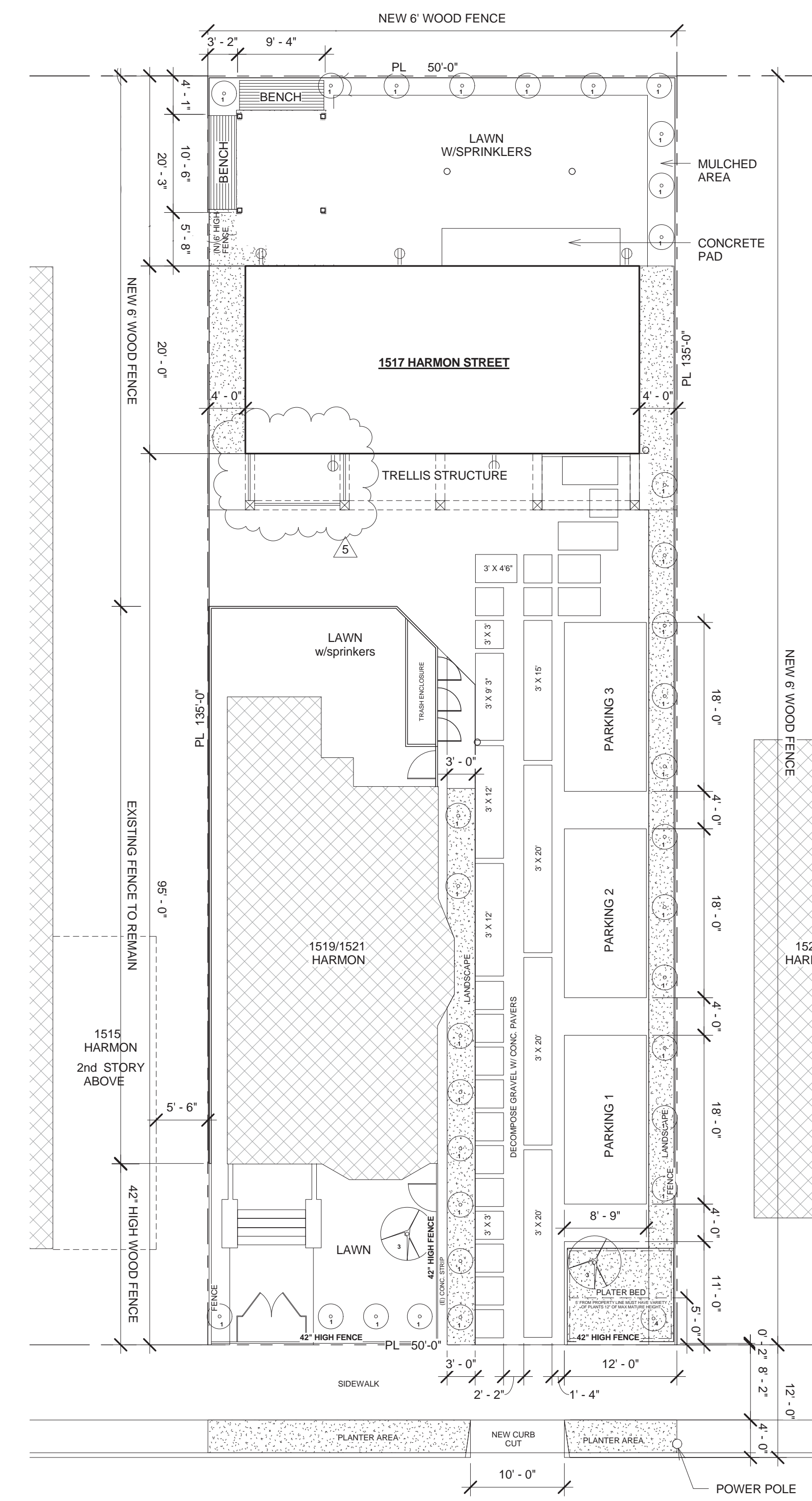
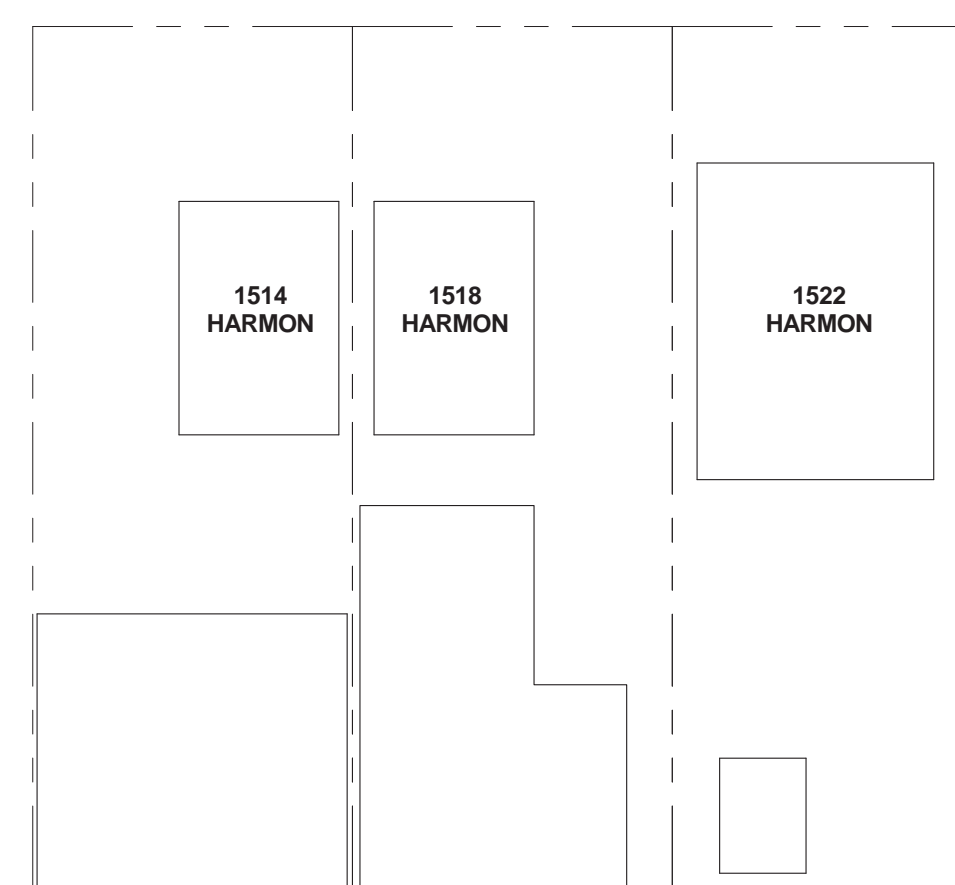
1519 / 1521 HARMON ST.
 BERKELEY, CA 94703

PLANS APPROVED by
ZONING ADJUSTMENTS BOARD
Arnon Sage
MAY 8, 2014

FAIRVIEW STREET



HARMON STREET



3 FRONT FENCE ELEVATION
1/8" = 1'-0"

2 VICINITY MAP (FS)
1" = 30'-0"

4 SITE AND LANDSCAPE PROPOSED
1" = 10'-0"

PLANT LEGEND	TYPE	HEIGHT	GAL
1. FESTUCA RUBRA	-	-	5 gal.
2. BAMBOO	-	-	1 gal.
3. ALNUS RHAMBLIFOLIA	-	-	5 gal.
4. QUERCUS AGRIFOLIA	-	12" mature max.	1 gal.
5. ACER MACROPHYLLUM	-	-	15 gal.

NEW SIDE WALK MUST BE
INSTALLED AT 2% CROSS
SLOPE MEETING
ACCESSIBILITY
STANDARDS

PLANTER BED WILL HAVE A
12" MIN HIGH WALL AROUND
IT PERIMETER.
TYPE OF LANDSCAPING
WITHIN 5' FROM PROPERTY
LINE MUST BE A PLANT
VARIETY THAT HAS A MAX.
MATURE HEIGHT OF 12"

1519 / 1521 HARMON ST.
BERKELEY, CA 94703

No.	Description	Date
2	Revision 2	04/03/2013
4	Revision 4	10/17/2013
5	Revision 5	02/24/2014

SITE & LANDSCAPE /
VICINITY PLAN

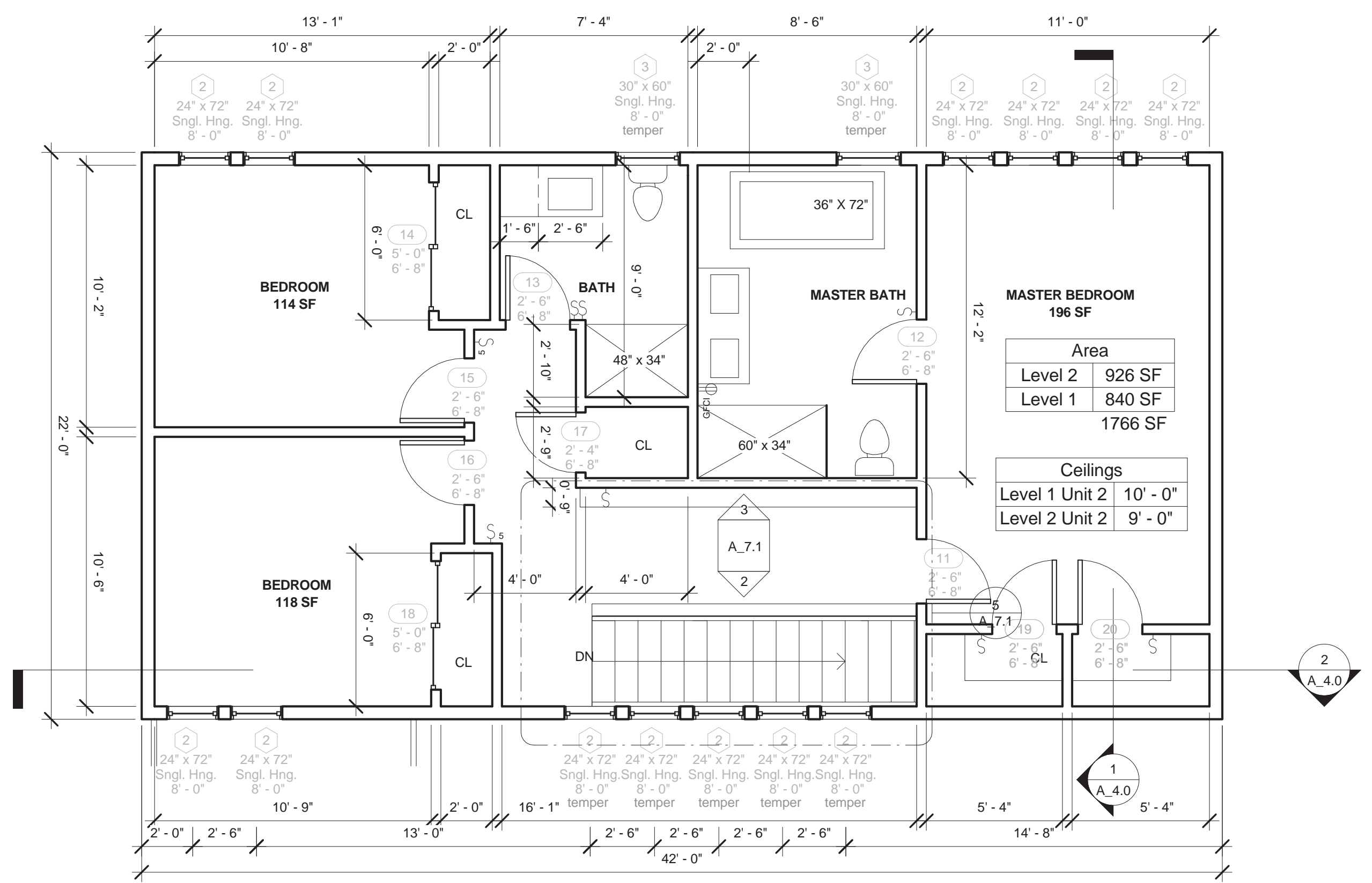
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Date	20140313
Drawn by	SCN
Checked by	KK

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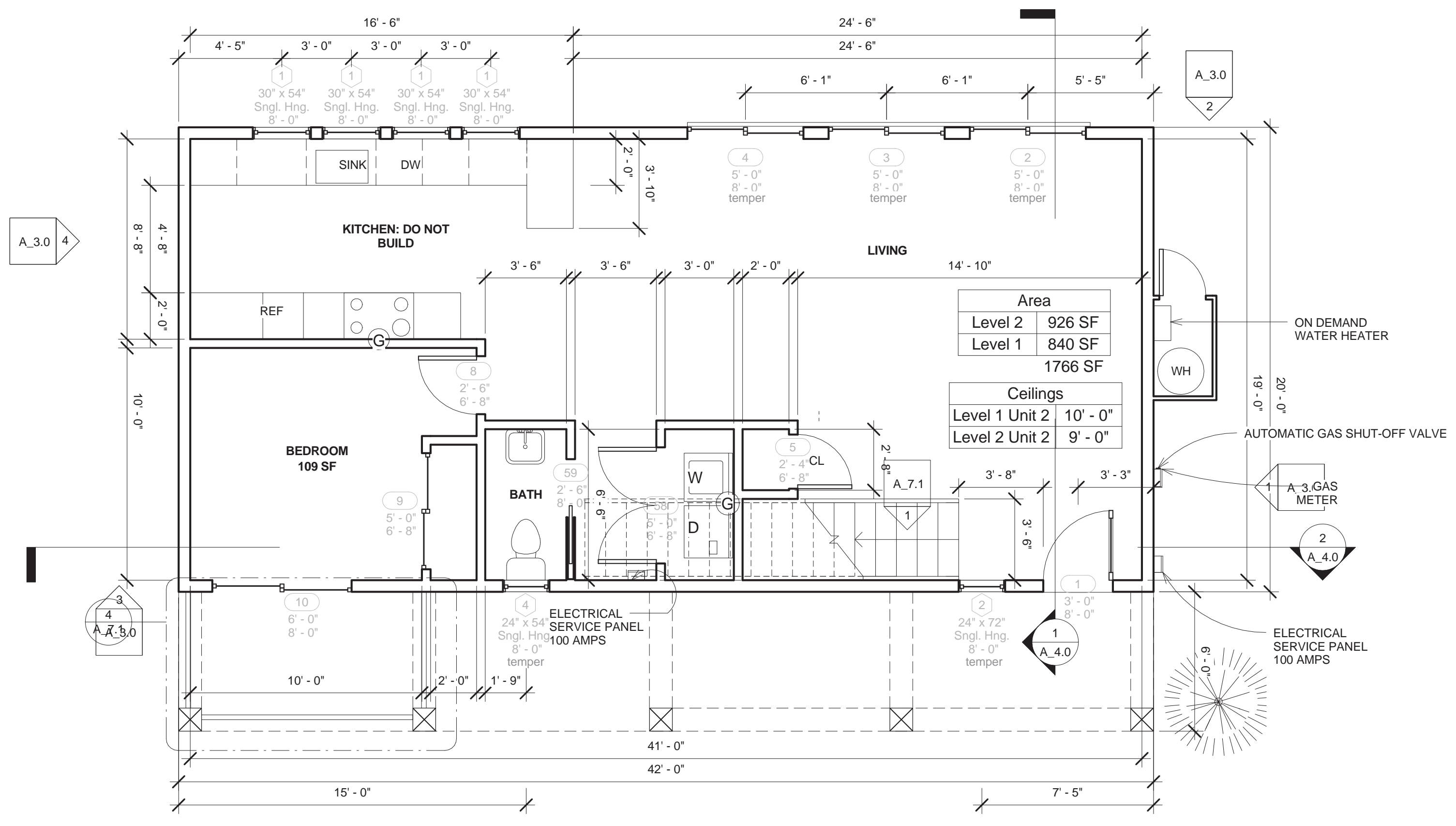
Scale As indicated

PLANS APPROVED by
ZONING ADJUSTMENTS BOARD

Caron Sage
MAY 8, 2014



② LEVEL 2 UNITS 2 (FS)
1/4" = 1'-0"



① LEVEL 1 UNIT 2 (FS)
1/4" = 1'-0"

NOTE:

- SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

- SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACITVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (CBC Sec.907.2.10.3)

NOTE:
AUTOMATIC GAS SHUT-OFF VALVE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

SEISMIC ANCHORAGE FOR THE WATER HEATER WILL BE PROVIDED AS REQUIRED PER, (CPC, SEC. 508/2)

NOTES:

1. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM AND OUTSIDE THE IMMEDIATE AREA OF SLEEPING AREAS
2. SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED
3. INSTALL CARBON MONOXIDE ALARMS OUTSIDE THE IMMEDIATE AREA OF SLEEPING AREAS AND ON EACH LEVEL
4. CARBON ALARMS SHALL BE HARDWIRED AND INTERCONNECTED
5. ALL EXTERIOR WALL/FLOOR/ROOF FRAMING SPACES OPENED IN THE COURSE OF REMODEL WILL BE INSULATED WITH A MIN. OF R-13 (WALL), R 19 (FLOOR) AND R.30 (ROOF) INSULATION
6. AT LEAST 1 WINDOW FROM EACH BEDROOM SHALL HAVE A MIN. 5.7 S.F. OF OPENING AREA, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20"
7. ALL NEW AND REPLACEMENT WINDOWS SHALL HAVE A U FACTOR OF LESS THAN .40

- WH WATER HEATER
- GM GAS METER
- G GAS LINE

SCHEDULE

1519 / 1521 HARMON ST.
BERKELEY, CA 94703

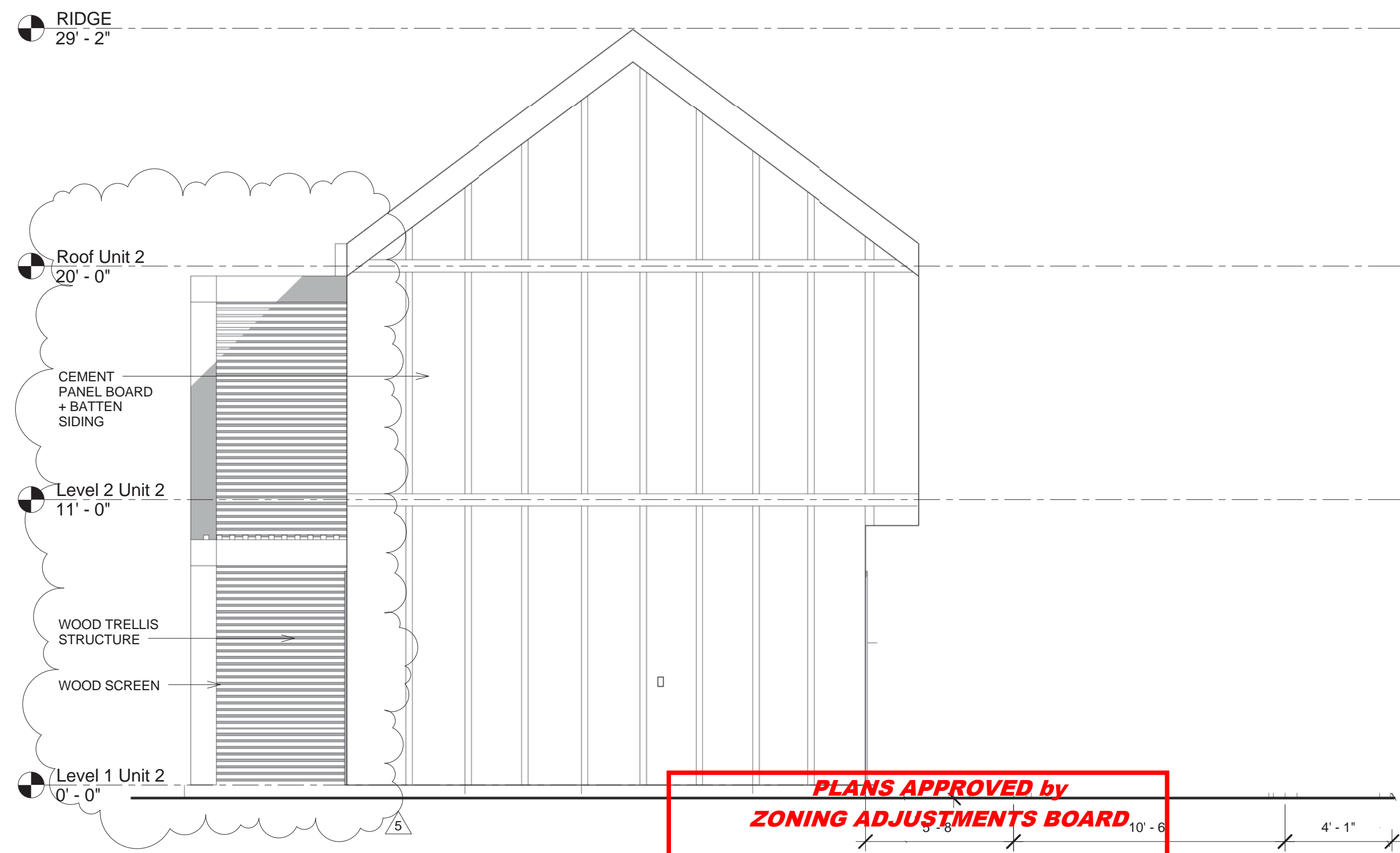
No.	Description	Date
2	Revision 2	04/03/2013
3	Addendum 1	05/24/2013
4	Revision 4	10/17/2013

FLOOR PLAN

Project number	1519
Date	20140313
Drawn by	SCN
Checked by	KK

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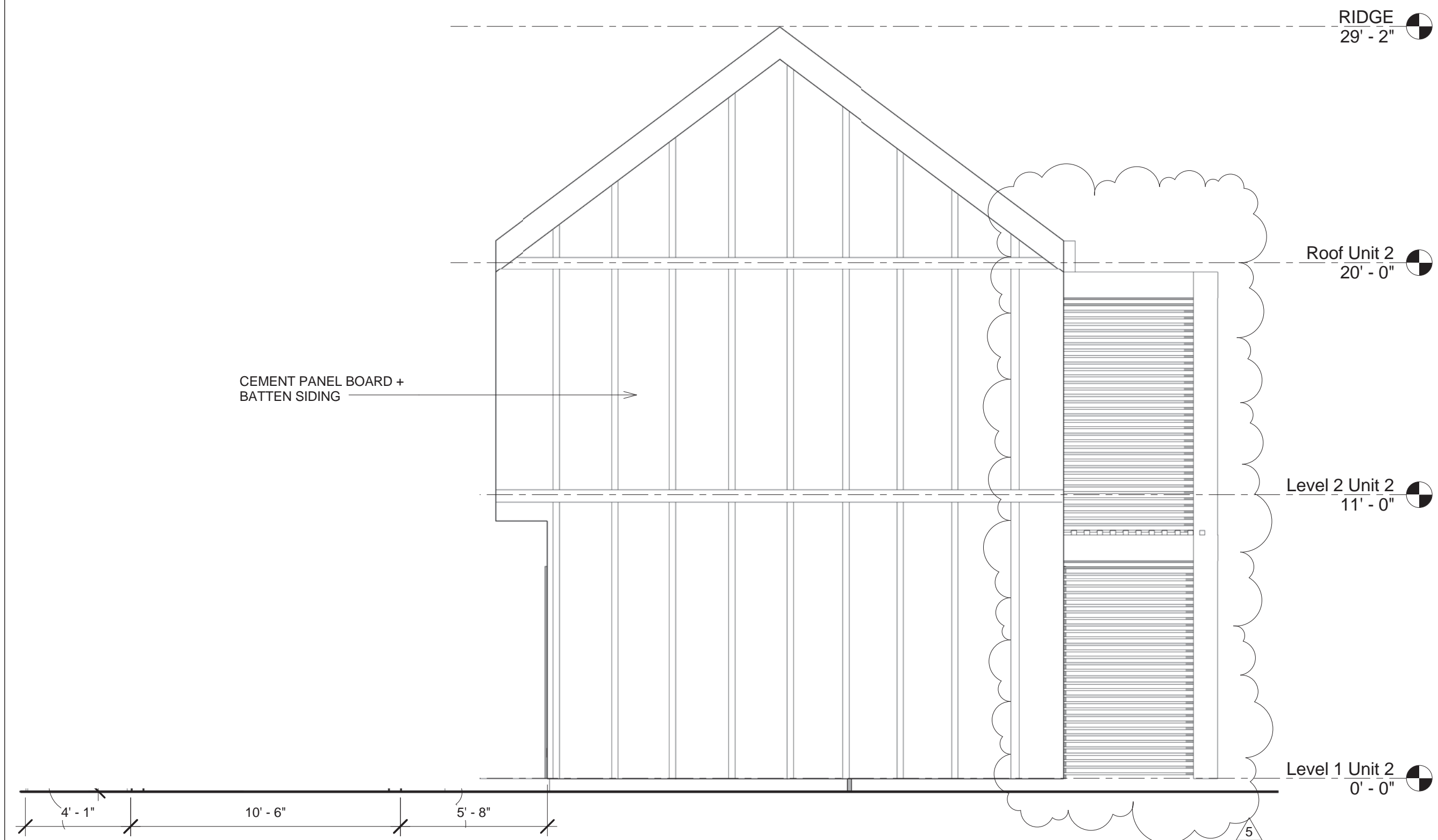
Scale 1/4" = 1'-0"



① EAST UNITS 2 (FS)
 1/4" = 1'-0"



② NORTH UNITS 2 (FS)
 1/4" = 1'-0"



④ WEST UNITS 2 (FS)
 1/4" = 1'-0"



③ SOUTH UNITS 2 (FS)
 1/4" = 1'-0"

1519 / 1521 HARMON ST.
 BERKELEY, CA 94703

No.	Description	Date
4	Revision 4	10/17/2013
5	Revision 5	02/24/2014

ELEVATIONS

Project number 1519
 Date 20140313
 Drawn by TS
 Checked by MB

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Scale 1/4" = 1'-0"