



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

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## 1712 Jaynes Street

### Administrative Use Permit #ZP2016-0126

**Project Description:** To construct the following additions at the rear of an existing three-story, 1,803 square foot, single-family dwelling: 1) 271 square foot first story residential addition, and 2) 328 square foot second story residential addition 24-feet 3-inches in average height.

- Section 23D.28.070 to construct an addition greater than 14 feet in average height.

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 2, 2017.

Attest: Steven Buckley \_\_\_\_\_ March 2, 2017 \_\_\_\_\_  
Steven Buckley, Land Use Planning Manger Effective Date

# ATTACHMENT 1

## FINDINGS AND CONDITIONS

FEBRUARY 7, 2017

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#### PERMITS REQUIRED

- Administrative Use Permit under Section 23D.28.070 to permit a residential addition exceeding 14-feet in average height, up to the district limit

#### 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 would 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, would 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:
  - The proposed addition will result in an enlarged building that would continue to conform to all development standards of the R-2 District. The project will result in 26% lot coverage where a maximum of 40% is allowed. Approximately 2,000 square feet of Usable Open Space will be provided, to exceed the district standard of 400 square feet, the rear yard setback will be 63-feet 3-inches where 20-feet is required, and the side yard setbacks will remain unchanged. Due to these reasons, the project will allow for adequate air circulation.
  - The project is not expected to result in significant privacy impacts for the nearest abutting residences at 1710 (west) and 1716 (east) Jaynes. New openings on the west elevation will be less than three square feet in size and will be high enough above the floor to limit views from the addition, but will allow access for light and ventilation. Openings on the

south elevation will face the rear yard of the subject dwelling. Line of site will be created by one new opening toward the bedroom window at 1716 Jaynes Street, but the 18 foot separation between this opening and the limited size of the proposed window, approximately 3 square feet, will limit any new privacy impact. The new second story door on the east elevation will serve a roof deck that is 13-feet-9 inches to top of railing, which conforms to setback requirements, and may be permitted by-right. Eight feet of separation will be between the deck railing and bedroom window opening and create a line of site to the bedroom window at 1716 Jaynes Street. The privacy impact resulting from the new line of site will not be detrimental because the deck will 1) primarily serve as a view to the rear yard, 2) is not habitable space to be occupied throughout the day or year and 3) privacy impacts can be mitigated to the bedroom by curtains at 1716 Jaynes.

- Shadows to 1710 Jaynes during fall mornings will shade a kitchen, basement, and bathroom window, and partially shade a bedroom and kitchen window. Shadows during summer mornings will shade one bathroom and bedroom window and partially shade an additional bedroom window, during winter mornings shading will occur to two kitchen windows, one basement window, and partially shade a bathroom window and additional basement window. Shadows to 1716 Jaynes during fall evenings will partially shade the second story bedroom window. One bathroom at 1710 Jaynes Street will be shaded throughout the year, but the new shadows will not be detrimental because most openings on the adjacent properties will have access to light at different times of year and the additions are well within the district standards.
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## **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 attorney’s 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. Project Liaison.** The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis.

**Project Liaison**

\_\_\_\_\_ Name

\_\_\_\_\_ Phone #

**During Construction:**

**11. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- 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 relevant
- Significant truck activity.

The applicant shall secure the City Traffic Engineer’s approval of a TCP. Please contact the Office of Transportation at 981-7010, or 1947 Center Street, 3rd floor, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this

plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be consistent with any other requirements of the construction phase.

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). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
18. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
19. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
20. 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.

**Prior to Issuance of Occupancy Permit or Final Inspection:**

21. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.

22. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **January 18, 2017**.

**At All Times (Operation):**

23. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.



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Prepared by: Charles Enchill  
For City of Berkeley Zoning Officer

**GENERAL NOTES**

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CMC, 2013 CPC, 2013 CFC & 2013 CEC AS AMENDED BY THE CITY OF BERKELEY AND 2010 TITLE 24 ENERGY STANDARDS. THE CBC IS BASED ON THE 2012 IBC, 2012 UMC, 2012 UPC, 2012 IFC & 2012 NEC. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE-SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNERS' PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE CBC & CRC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON-OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS, CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

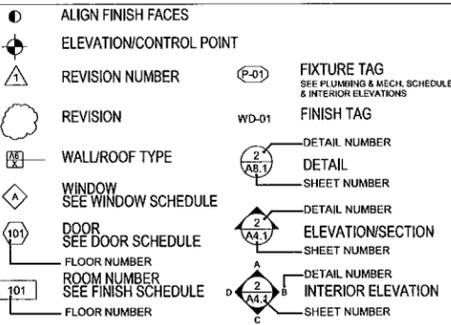
21. CONTRACTOR WILL BE RESPONSIBLE FOR PERMITS REQUIRED FOR CONSTRUCTION STAGING, PARKING, SIDEWALK, DRAINAGE AND/OR SEWER WORK IN THE PUBLIC RIGHT-OF-WAY.

22. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

**ABBREVIATIONS**

& L	AND	JT.	JOINT
@	ANGLE	LAM.	LAMINATE
CL	AT	LT.	LIGHT
#	CENTER LINE	M.B.	MACHINE BOLT
d	POUND OR NUMBER	MAX.	MAXIMUM
	PENNY	MECH.	MECHANICAL
ACOUS.	ACOUSTIC	MEMB.	MEMBRANE
ADJ.	ADJUSTABLE	MET.MTL.	METAL
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
ALT.	ALTERNATE	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	(N)	NEW
BITUM.	BITUMINOUS	N	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLK.	BLOCK	NO.	NUMBER
BLK'G.	BLOCKING	N.T.S.	NOT TO SCALE
B.O.T.	BOTTOM OF TRUSS		
CLG.	CEILING	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLK'G.	CAULKING		
CLR.	CLEAR	P. LAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONN.	CONNECTION	P.T.	PRESSURE-TREATED
CONSTR.	CONSTRUCTION	PTD.	PAINTED
C.J.	CONTROL JOINT	PTN.	PARTITION
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CTSK.	COUNTERSUNK		
CMU	CONCRETE MASONRY UNIT	R.	RISER
		RAD.	RADIUS
D	DEPTH	REF.	REFRIGERATOR
DBL.	DOUBLE	REINF.	REINFORCED
DET./DTL.	DETAIL	REQ.	REQUIRED
D.F.	DOUGLAS FIR	RESIL.	RESILIENT
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	RWD.	REDWOOD
DWG.	DRAWING	RWL.	RAINWATER LEADER
		SASM.	SELF ADHERED SHEET MEMB.
EA.	EACH	SQ. FT.	SQUARE FEET
ELEC.	ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SQ. IN.	SQUARE INCH
E.P.	ELECTRICAL PANEL	SIM.	SIMILAR
EQ.	EQUAL	S.L.D.	SEE LANDSCAPE DRAWING
(E)	EXISTING	S.M.D.	SEE MECHANICAL DRAWING
EXP./T.	EXPANSION JOINT	SPEC.	SPECIFICATIONS
EXT.	EXTERIOR	SQ.	SQUARE
		S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.F.	FINISH FLOOR	STOR.	STORAGE
F.F.E.	FINISH FLOOR ELEVATION	S.S.D.	SEE STRUCTURAL DRAWING
FIN.	FINISH	TEL.	TELEPHONE
FL.	FLOOR	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	T.	TREAD
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	T.O.	TOP OF
F.O.SH.	FACE OF SHEATHING	T.O.C.	TOP OF CONCRETE
FT.	FOOT	T.O.O.	TOP OF OUTRIGGER
FTG.	FOOTING	T.O.P.	TOP OF PLATE
FURR.	FURRING	T.O.S.	TOP OF SLAB
		T.O.T.	TOP OF TRUSS
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
G.C.	GENERAL CONTRACTOR	VERT.	VERTICAL
GL.	GLASS	V.L.F.	VERIFY IN FIELD
GSM.	GALVANIZED SHEET METAL	V.G.	VERTICAL GRAIN
GYP. BD/	GYPSUM WALL BOARD	W	WIDTH
GWB.		W	WITH
		WD.	WOOD
H	HEIGHT	WDW	WINDOW
H.B.	HOSE BIB	W/O	WITHOUT
H.C.	HOLLOW CORE	WP	WATERPROOF
HOWD.	HARDWOOD	WRC	WESTERN RED CEDAR
HWDR.	HARDWARE		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HW	HARDWOOD		
IN.	INCH		
INTM.	INTERMEDIATE		
INSUL.	INSULATION		
INT.	INTERIOR		

**SYMBOL LEGEND**



**PROJECT DESCRIPTION**

PROJECT ADDRESS: 1712 JAYNES STREET, BERKELEY, CA 94702  
 ASSESSOR'S PARCEL NO.: 059 227600400  
 DESCRIPTION OF WORK: REMODEL & ADDITION

OCCUPANCY: RESIDENTIAL  
 CONSTRUCTION: TYPE VB - NON SPRINKLERED

ZONING DISTRICT: R-2, RESTRICTED 2-FAMILY

FIRE ZONE: 1

GENERAL PLAN AREA: LMDR

**PROJECT FEATURES**

	EXISTING	PROPOSED	PERMITTED/REQ.
DWELLING UNITS	1	1	2-RESTRIC.
PARKING SPACES	1	1	1/UNIT

**SETBACKS**

	EXISTING	PROPOSED	PERMITTED/REQ.
FRONT YARD	12'-6 1/2"	12'-6 1/2"	20'
SIDE YARD LEFT	2'-8"	2'-8"	4'
SIDE YARD RIGHT	8'-10"	8'-10"	4'
REAR YARD	7'-4"	6'-3 1/2"	20'

**BUILDING HEIGHT**

	EXISTING	PROPOSED	PERMITTED/REQ.
AVERAGE	24'-3"	24'-3"	28'
MAXIMUM	29'-8 1/2"	29'-8 1/2"	35'

**BUILDING HT. - ADDITION**

	EXISTING	PROPOSED	PERMITTED/REQ.
AVERAGE - ADDITION	-	22'-2 3/4"	28'
MAXIMUM - ADDITION	-	24'-7 1/4"	35'

**AREAS**

	EXISTING	PROPOSED	PERMITTED/REQ.
LOT AREA	5,200 SF	5,200 SF	5000 SF MIN
GROSS FL AREA			
FIRST FLOOR	946 SF	1217 SF	
SECOND FLOOR	857 SF	1185 SF	
TTL GROSS FL AREA	1803 SF	2402 SF	
FRONT PORCH AREA	102 SF	102 SF	
CONC. PATIO AREA	217 SF	0 SF	
BUILDING FOOTPRINT:			
FIRST FLOOR AREA	946 SF	1217 SF	
FRONT PORCH AREA	102 SF	102 SF	
CONC. PATIO AREA	217 SF	0 SF	
GARAGE AREA	206 SF	0 SF	
TTL FOOTPRINT:	1471 SF	1319 SF	

**LOT COVERAGE %:**

	EXISTING	PROPOSED	PERMITTED/REQ.
TTL FOOTPRINT= LOT AREA	28.3 %	25.4 %	40% MAX

**USABLE OPEN SPACE:**

	EXISTING	PROPOSED	PERMITTED/REQ.
LOT AREA	5200 SF	5200 SF	
FIRST FLOOR AREA	-946 SF	-1217 SF	
ROOF DECK AREA	0 SF	+106 SF	
GARAGE AREA	-206 SF	0 SF	
DRIVEWAY/PAVED/ WALKWAY AREAS	-843 SF	-1181 SF	
TTL USABLE OPEN SPACE:	3205 SF	2908 SF	

**TOTAL AREA OF ADDITION:** 599 SF

**SCOPE OF WORK**

FIRST FLOOR  
 1. (N) FAMILY ROOM

SECOND FLOOR  
 2. (N) MASTER BEDROOM SUITE INCLUDING FULL MASTER BATH  
 3. (N) LAUNDRY CLOSET

**GREEN BUILDING NOTES**

**MOISTURE CONTENT OF BUILDING MATERIALS.** BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE CITY OF BERKELEY AND SHALL SATISFY REQUIREMENTS FOUND IN CALGREEN SECTION 101.8.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY OF BERKELEY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

**INSULATION PRODUCTS.** INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

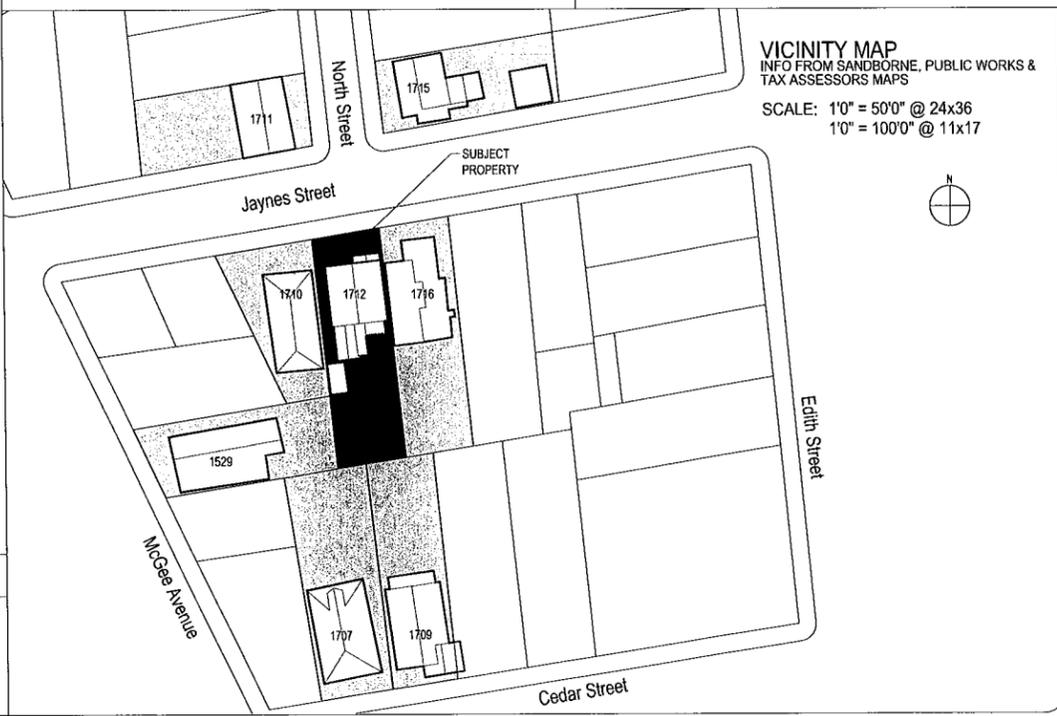
**PLANS APPROVED by**

*Charles Pettill*

February 7, 2017

SIGNATURE

\*AUP Findings and Conditions Attached



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PROJECT

**Alper-Todd Residence**

1712 Jaynes Street,  
Berkeley, CA 94703

**DIRECTORY**

**OWNERS**  
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DATE: 2017 JAN. 18  
 SCALE: AS NOTED

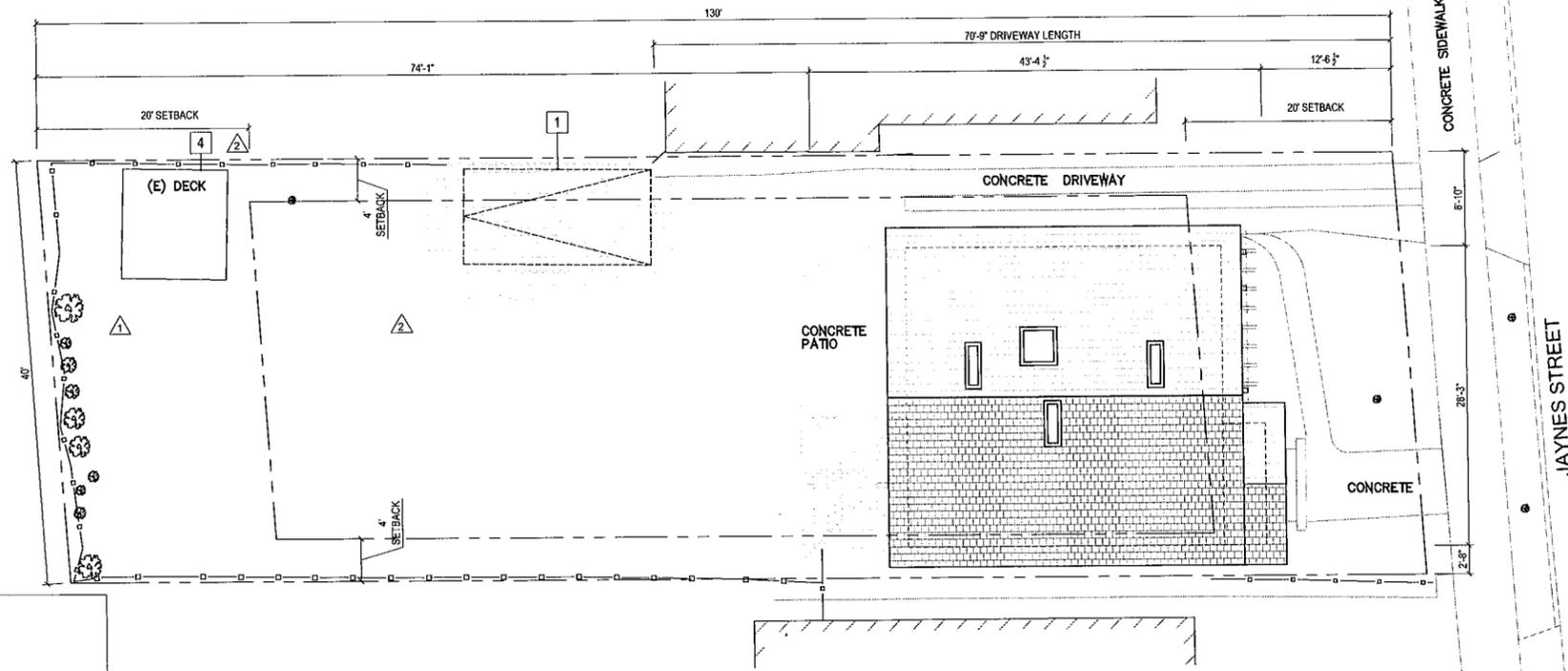
JOB: 16001  
 DRAWN BY: dhm/ dca

SHEET

**GENERAL INFORMATION**

**A0.0**

**PLANS APPROVED by**  
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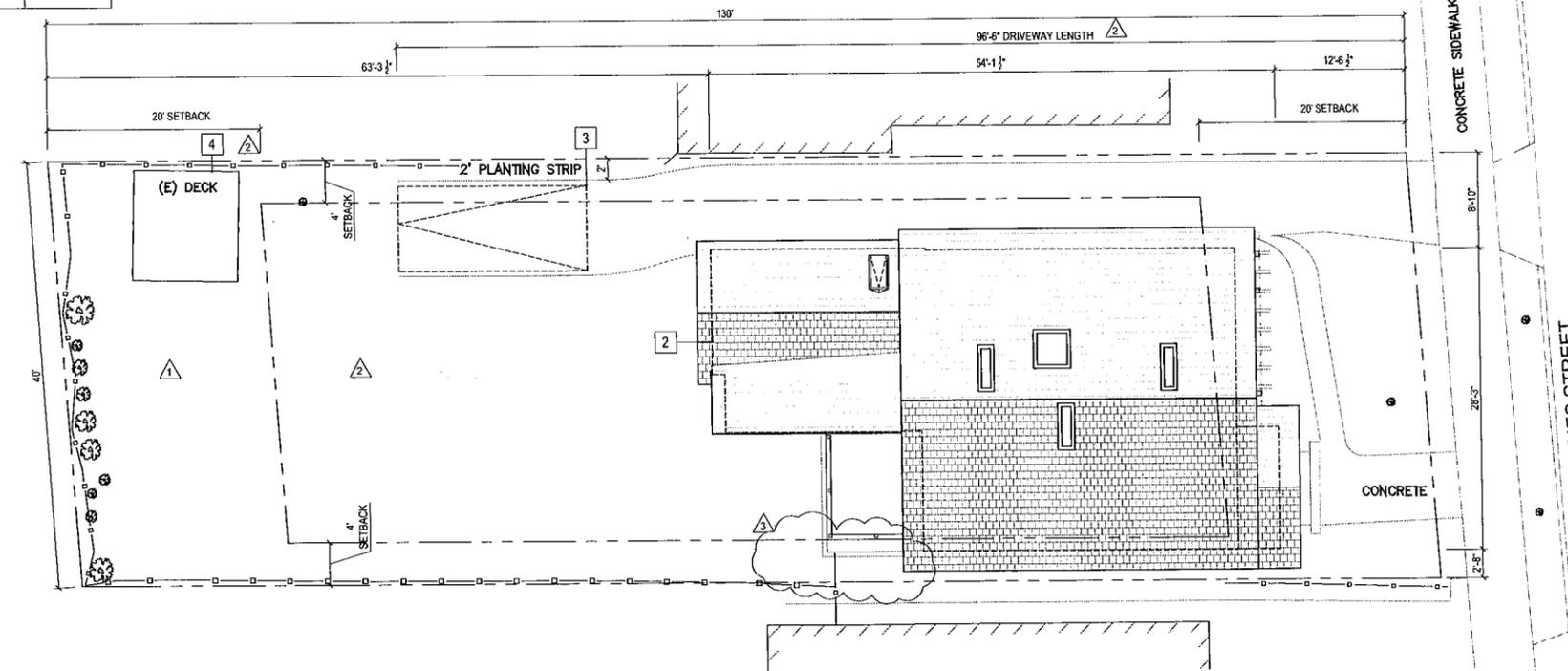


**2 SITE PLAN EXISTING/ DEMO**  
 1/8" = 1'-0" @36x24, 1/16" = 1'-0" @17x11

NEIGHBORHOOD REVIEW AND SIGN-OFF

I am a neighbor of Residence at 1712 Jaynes Street. I have reviewed their proposed remodel & addition plans.

Name	Signature	Address	Rent/Own	Date	Objection	No Comment
1		1710 Jaynes St. Berkeley, CA 94703				
2		1711 Jaynes St. Berkeley, CA 94703				
3		1715 Jaynes St. Berkeley, CA 94703				
4		1716 Jaynes St. Berkeley, CA 94703				
5		1529 McGee Ave. Berkeley, CA 94703				
6		1707 Cedar St. Berkeley, CA 94703				
7		1709 Cedar St. Berkeley, CA 94703				



**1 SITE PLAN PROPOSED**  
 1/8" = 1'-0" @36x24, 1/16" = 1'-0" @17x11

- SHEET NOTES**
- 1 (E) PARKING SPACE WITHIN (E) GARAGE TO BE DEMOLISHED
  - 2 BUILDING OUTLINE OF MAIN BUILDING SHOWS EXTENT OF SECOND FLOOR CANTILEVER
  - 3 (N) PARKING SPACE AND EXTENSION OF DRIVEWAY
  - 4 (E) DECK WITH AN ELEVATION LESS THAN 30" ABOVE GRADE.

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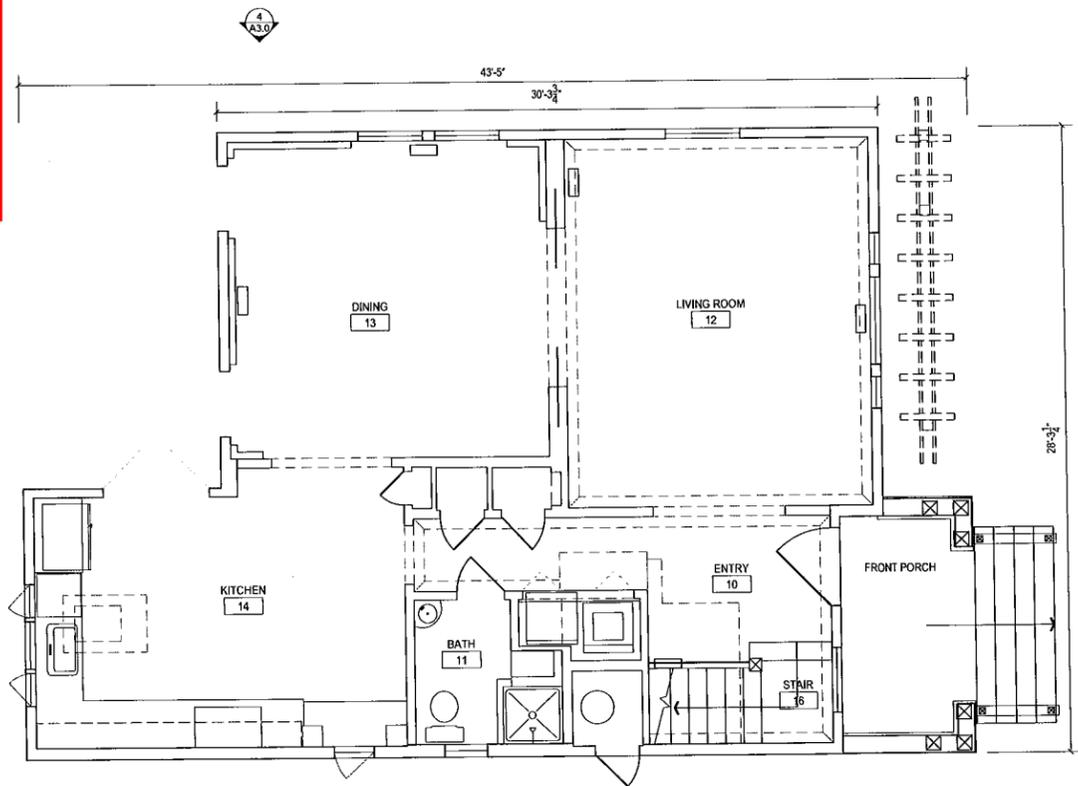
**SITE  
 PLANS  
 EXIST / DEMO &  
 PROPOSED**

**A1.0**

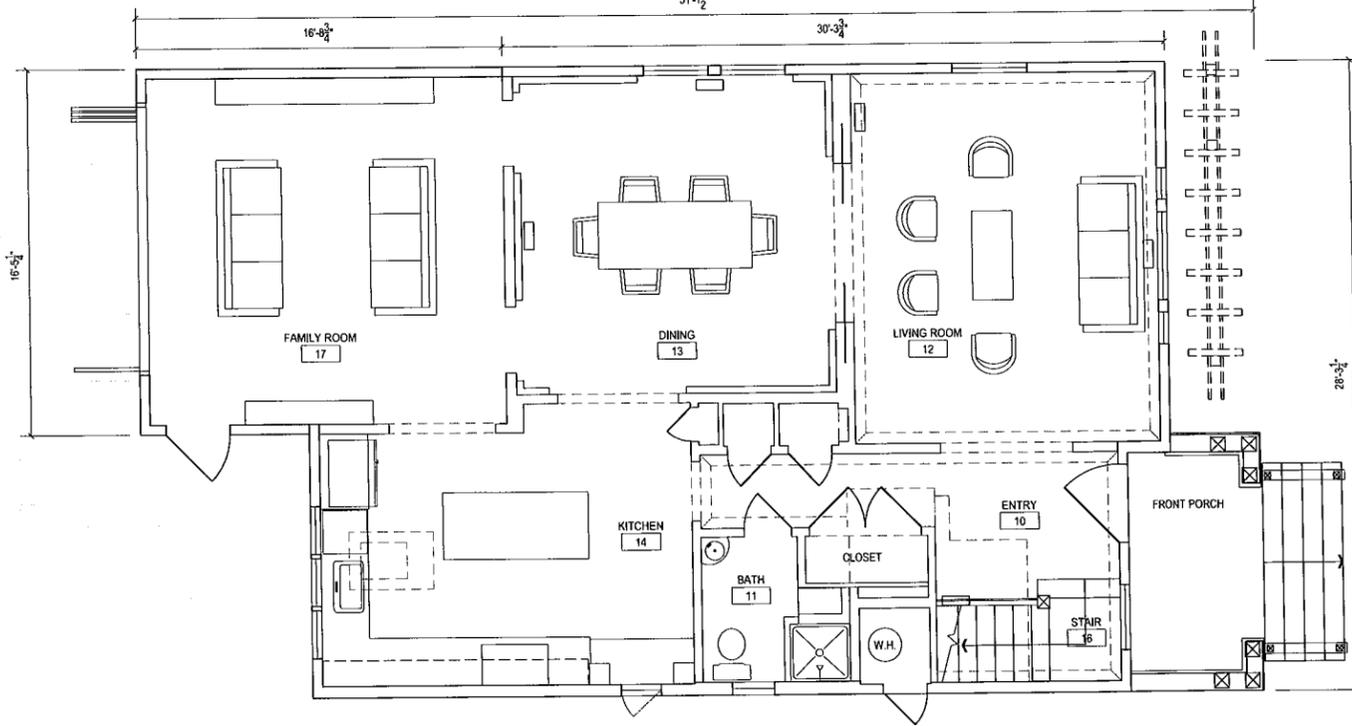
**GENERAL PLAN NOTES**

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3. INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
4. INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILINGS U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
5. INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
6. FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. PROVIDE BATT INSULATION UNDER FLOOR AT MAIN LEVEL OF EXISTING HOUSE.

**PLANS APPROVED by**  
*Charles Pettill*  
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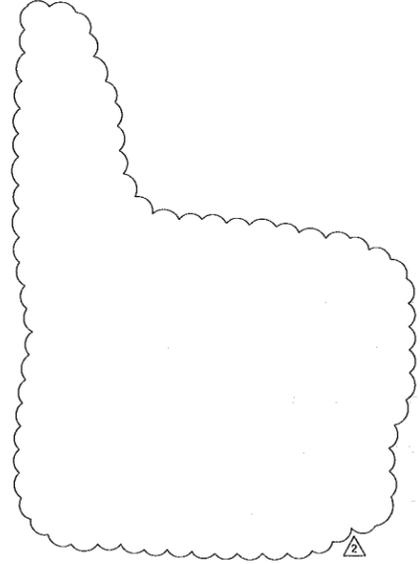


**2 FIRST FLOOR PLAN EXISTING / DEMO**  
 1/4" = 1'-0" @36x24, 1/8" = 1'-0" @17x11



**1 FIRST FLOOR PLAN PROPOSED**  
 1/4" = 1'-0" @36x24, 1/8" = 1'-0" @17x11

**SHEET NOTES**



**KEY**

- WALLS / COMPONENTS TO BE REMOVED
- WALLS TO REMAIN
- (N) WALL TO CEILING
- /// (N) WALL (PARTIAL HEIGHT, SEE INT ELEVS)
- - - BUILDING ELEMENT ABOVE

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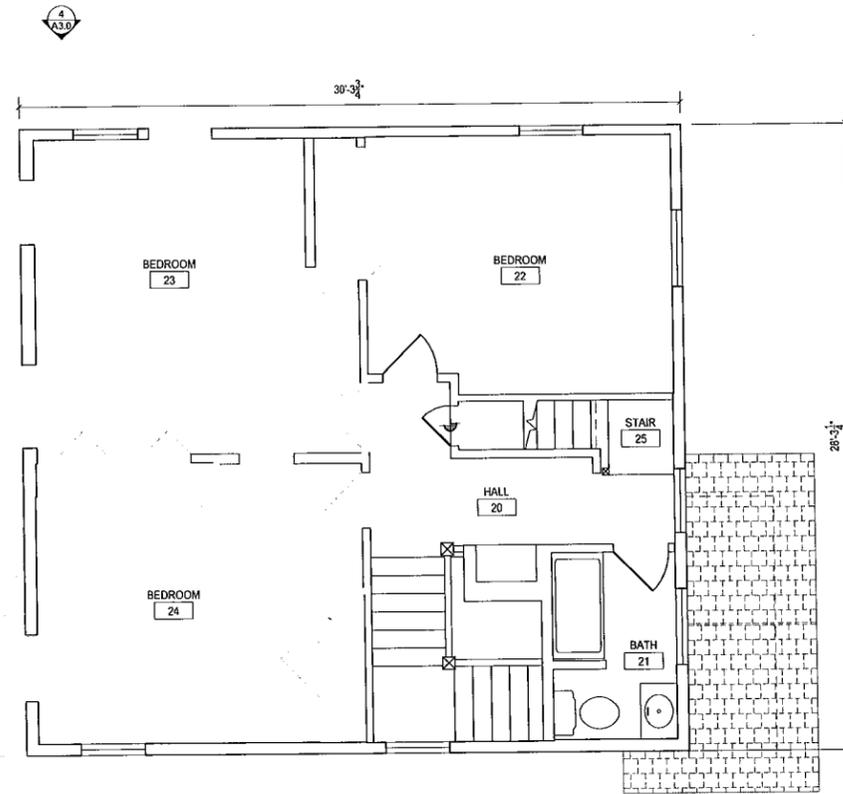
DATE: 2016.OCT.28 SCALE: AS NOTED  
 JOB: 16001 DRAWN BY: dhm/dca

SHEET  
**FIRST FLOOR PLANS**  
**EXIST / DEMO & PROPOSED**  
**A2.0**

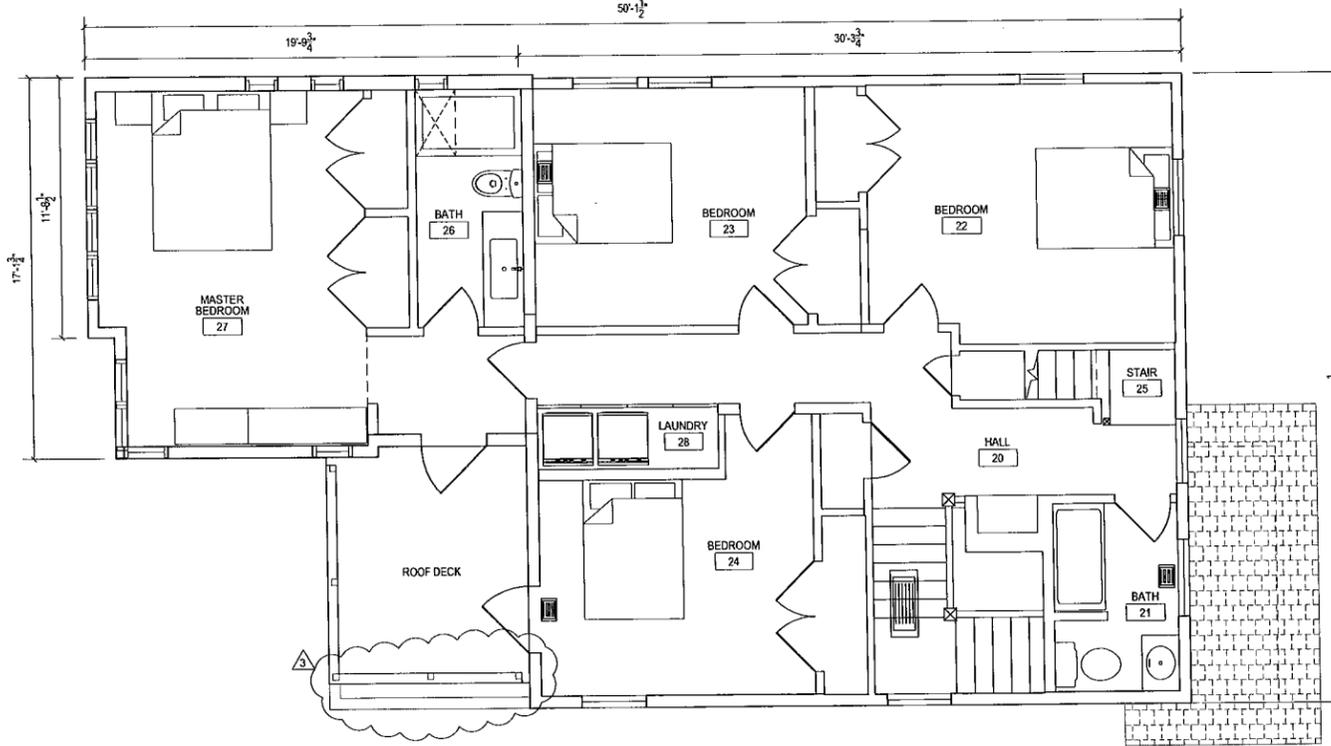
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**2 SECOND FLOOR PLAN EXISTING / DEMO**  
 1/4" = 1'-0" @36x24, 1/8" = 1'-0" @17x11



**1 SECOND FLOOR PLAN PROPOSED**  
 1/4" = 1'-0" @36x24, 1/8" = 1'-0" @17x11

**SHEET NOTES**

- KEY**
- WALLS / COMPONENTS TO BE REMOVED
  - WALLS TO REMAIN
  - (N) WALL TO CEILING
  - /// (N) WALL (PARTIAL HEIGHT, SEE INT ELEVS)
  - - - BUILDING ELEMENT ABOVE

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SHEET  
**SECOND FLOOR PLANS**  
**EXIST / DEMO & PROPOSED**

**A2.1**

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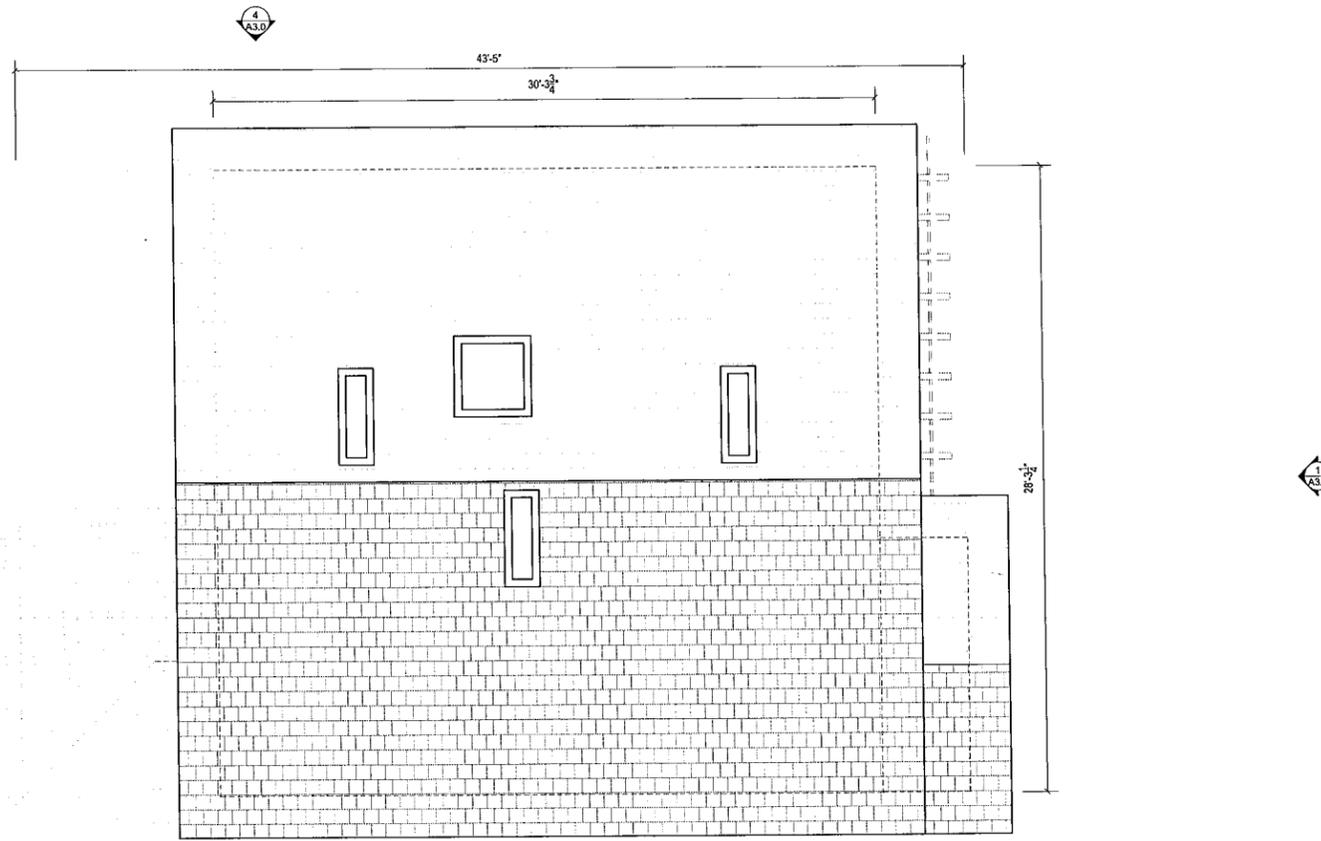
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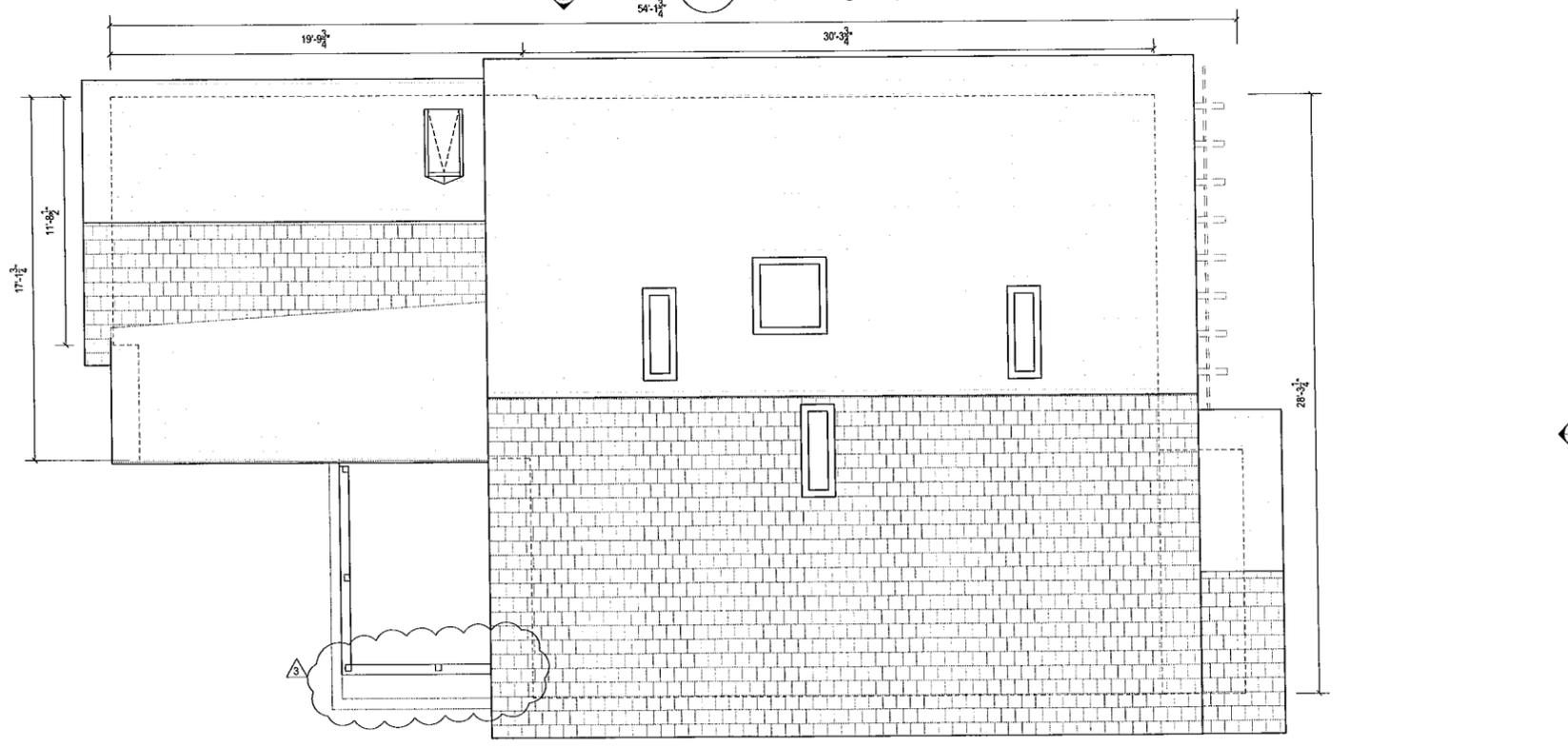


**2 ROOF PLAN EXISTING / DEMO**  
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**SHEET NOTES**

**KEY**

- WALLS / COMPONENTS TO BE REMOVED
- ==== WALLS TO REMAIN
- (N) WALL TO CEILING
- //// (N) WALL (PARTIAL HEIGHT. SEE INT ELVS)
- - - BUILDING ELEMENT ABOVE



**1 ROOF PLAN PROPOSED**  
 1/4" = 1'-0" @36x24, 1/8" = 1'-0" @17x11

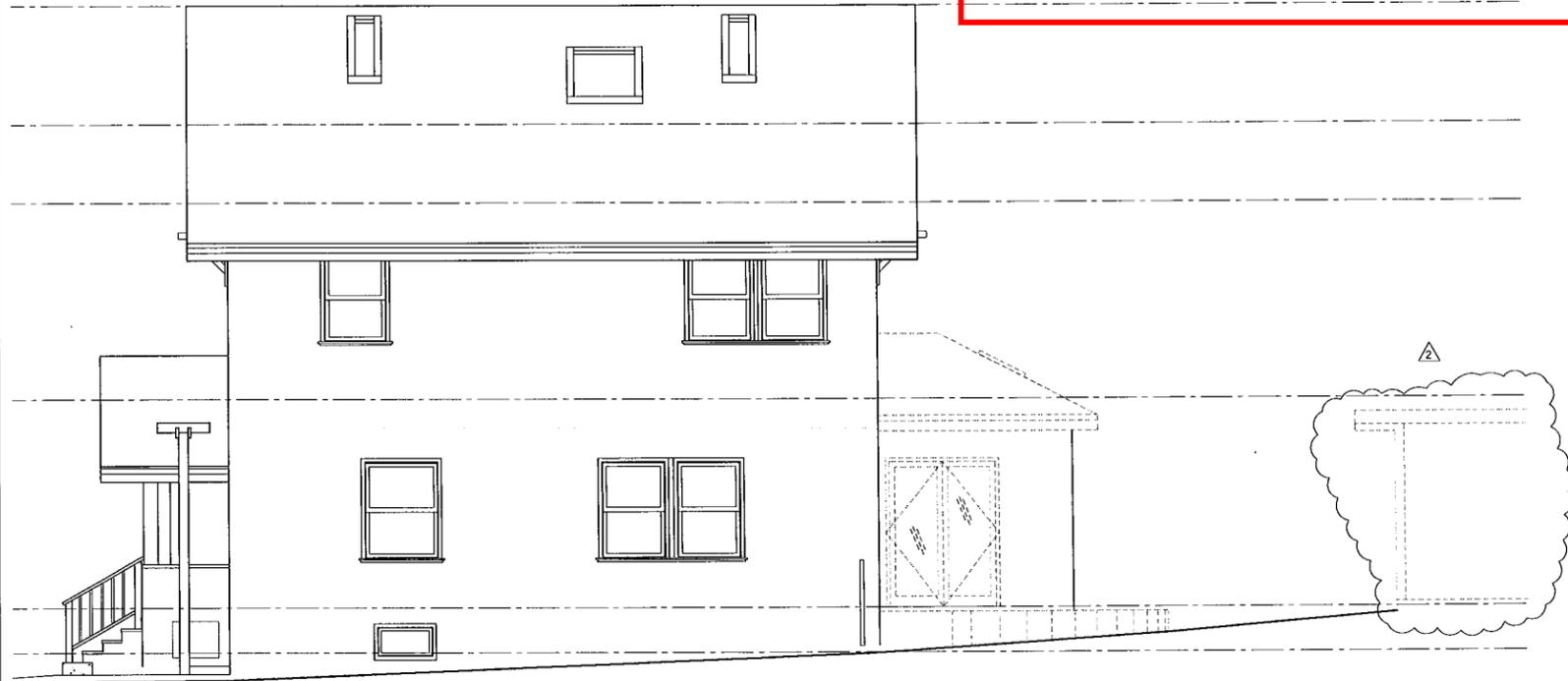
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SHEET  
**ROOF PLANS EXIST / DEMO & PROPOSED**  
**A2.2**

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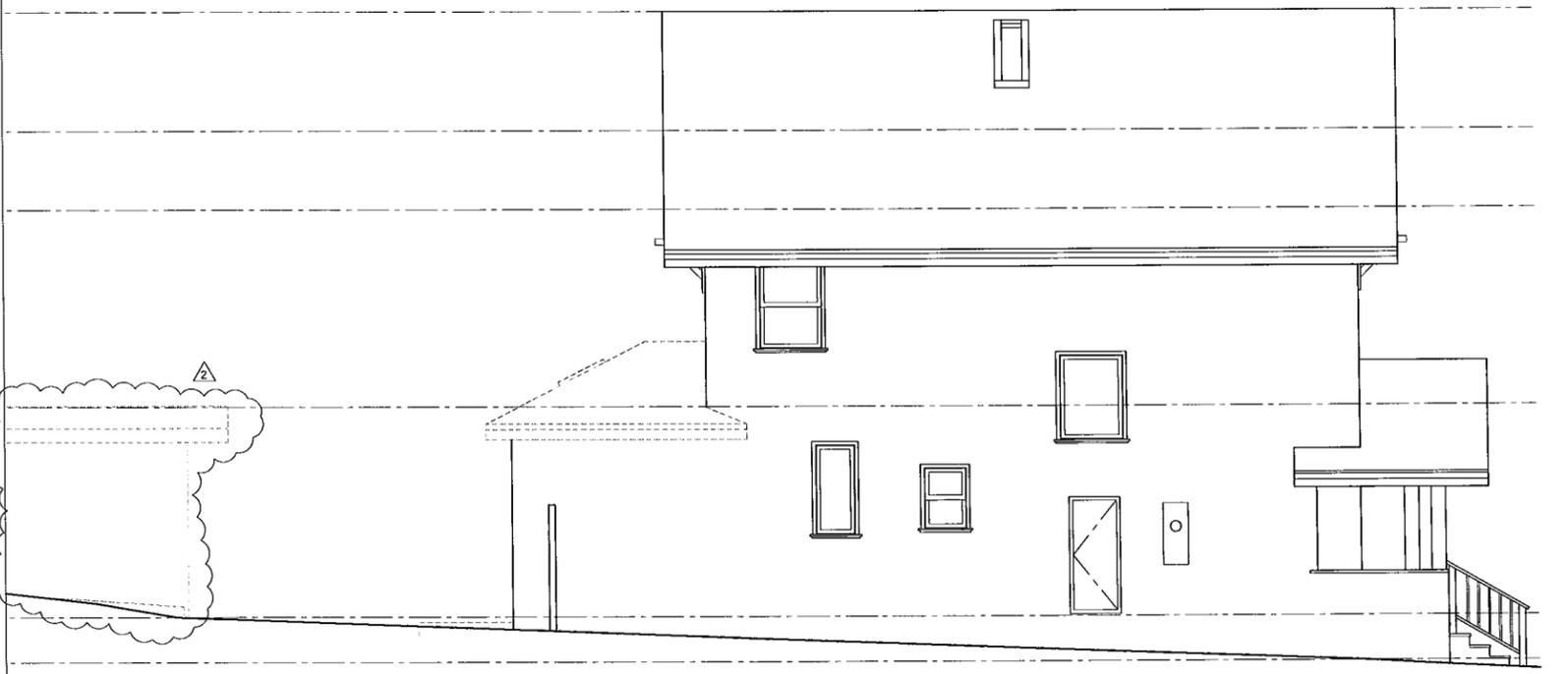
**KEY**  
 - - - - - WALLS / COMPONENTS TO BE REMOVED  
 \_\_\_\_\_ WALLS TO REMAIN



4 **WEST (SIDE) ELEV - EXISTING**  
 1/4" = 1'-0" @ 36x24, 1/8" = 17x11



2 **SOUTH (REAR) ELEV - EXISTING**  
 1/4" = 1'-0" @ 36x24, 1/8" = 1'-0" @ 17x11



3 **EAST (SIDE) ELEV - EXISTING**  
 1/4" = 1'-0" @ 36x24, 1/8" = 1'-0" @ 17x11



1 **NORTH (FRONT) ELEV - EXISTING**  
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SHEET

**EXTERIOR  
 ELEVATIONS  
 EXISTING**  
**A3.0**

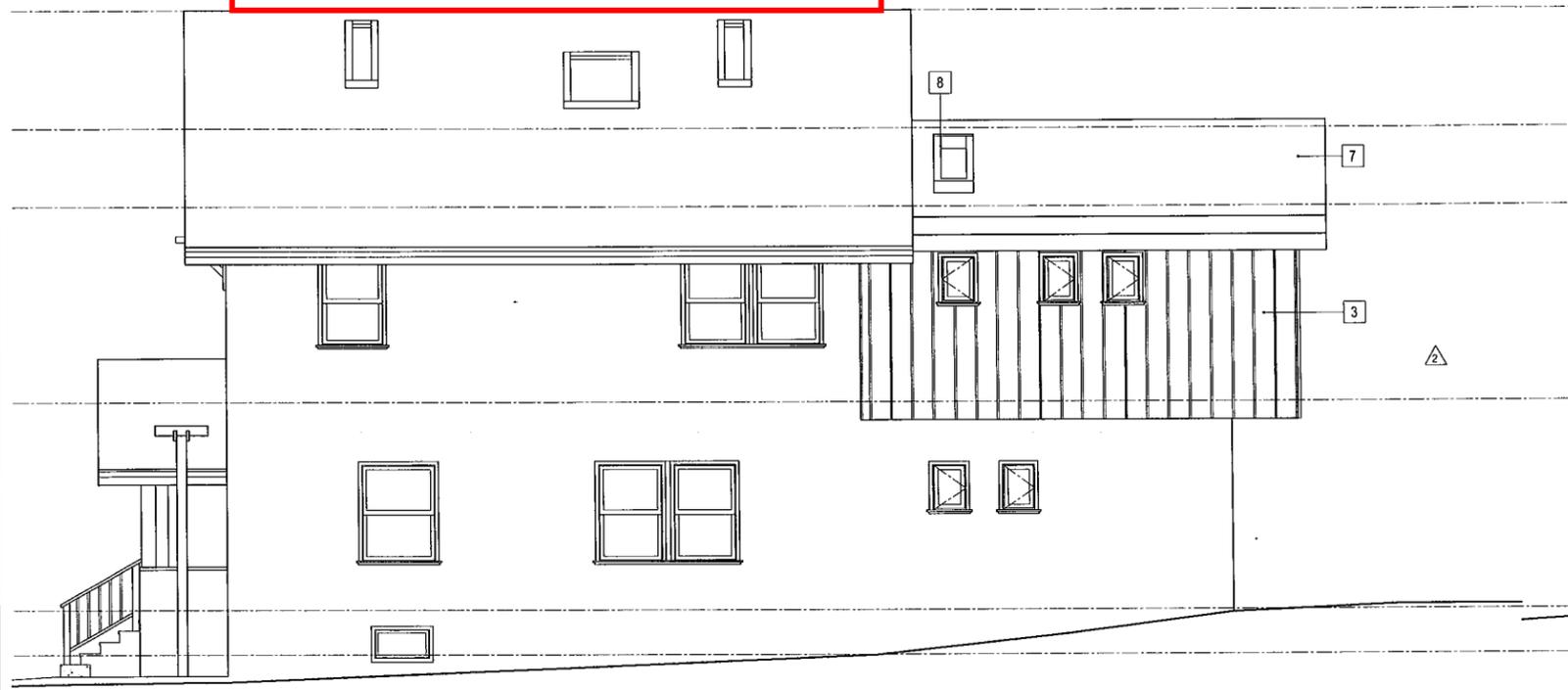
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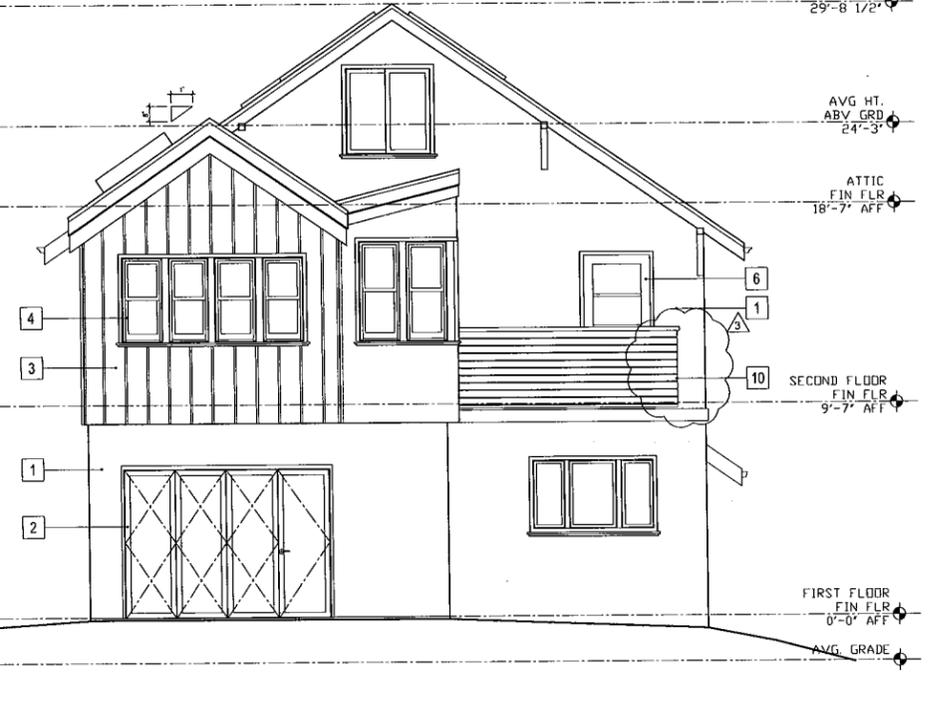
- 1 CEDAR SHINGLE SIDING TO MATCH (E)
- 2 METAL CLAD BI-FOLD DOORS
- 3 PAINTED CEMENT BOARD & BATTEN SIDING
- 4 METAL CLAD DOUBLE HUNG WINDOWS
- 5 CEMENT BOARD LAP SIDING
- 6 METAL CLAD, DIVIDED LITE DOOR
- 7 CLASS A COMPOSITION ROOF
- 8 SKYLIGHT
- 9 METAL CLAD CASEMENT WINDOW
- 10 WOOD GUARDRAIL

**KEY**

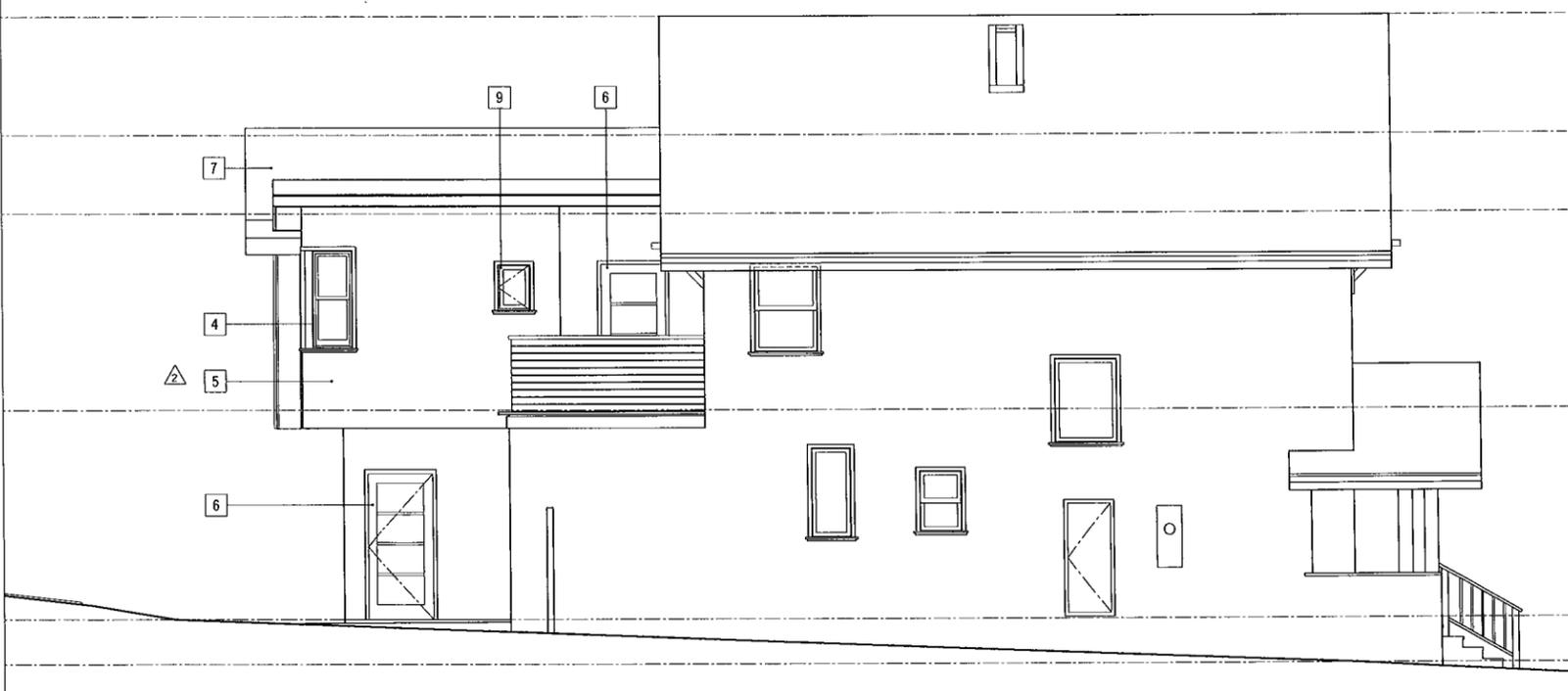
- WALLS / COMPONENTS TO BE REMOVED
- WALLS TO REMAIN



4 WEST (SIDE) ELEV - PROPOSED  
 1/4" = 1'-0" @ 36x24, 1/8" = 17x11



2 SOUTH (REAR) ELEV - PROPOSED  
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3 EAST (SIDE) ELEV - PROPOSED  
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SHEET  
**EXTERIOR  
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**A3.1**