



Office of the City Manager

35

INFORMATION CALENDAR

December 3, 2019

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Timothy Burroughs, Director, Planning and Development Department
Subject: LPO NOD: 1581 Le Roy/#LMSAP2019-0004

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk, and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on November 18, 2019.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by December 3, 2019. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must rule on the application within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMSAP2019-0004 for 1581 Le Roy Avenue



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: August 1, 2019
DATE NOTICE MAILED: November 18, 2019
APPEAL PERIOD EXPIRATION: December 3, 2019
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): December 4, 2019¹

1581 Le Roy Avenue The Hillside School

Structural Alteration Permit #LMSAP2019-0004 to make exterior alterations to a City Landmark school building and site in order to convert the property to residential use; changes include installation of a vehicle door, new windows, a rooftop swimming pool and hot tub, a surface parking lot, five new storage sheds, perimeter fences and landscape improvements.

The Landmarks Preservation Commission of the City of Berkeley, **APPROVED** the Structural Alteration Permit for this project.

APPLICANT: Brad Gunkel, Gunkel Architecture, 2295 San Pablo Avenue, Berkeley, CA 94702

ZONING DISTRICT: C-DMU Core, Downtown Mixed-Use Core

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from environmental review pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

The Application materials for this project are available online at:

<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may "certify" any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
LMSAP2019-0004
1581 Le Roy Avenue
November 18, 2019
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COMMISSION VOTE: 5-3-0-0 (one vacancy)

YES: ABRANCHES DA SILVA, ALLEN, CHAGNON, CRANDALL, OLSON

NO: FINACOM, O'MALLEY, SCHWARTZ

ABSTAIN: NONE

ABSENT: NONE

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

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

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the landmark designation will be final on the first business day following expiration of the appeal period.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:

LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

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<http://www.ci.berkeley.ca.us/permitservicecenter/>.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:

1. Approved Findings and Conditions
2. Project Plans, received **JULY 24, 2019**

ATTEST: 
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant: Jerri Holan, AIA
Holan & Associates
1323 Solano Avenue, #204
Albany, CA 94706

Owner: Samuli Seppälä
1581 Le Roy Avenue
Berkeley, CA 94708

Interested Party: Rebecca L. Davis
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

FINDINGS AND CONDITIONS

1581 Le Roy Avenue – The Hillside School

Structural Alteration Permit #LMSAP2019-0004

To make exterior alterations to a City Landmark school building and site in order to convert them to residential use; changes include installation of a vehicle door, new windows, a rooftop swimming pool and hot tub, a surface parking lot, five storage sheds, perimeter fences and landscape improvements.

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 153331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (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.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The property and subject portion of the building be given a new residential use and proposed exterior changes will result in limited alterations to the historic building and overall site.
2. Because the proposed exterior changes to this site are limited and expected to have a limited overall effect on the character of the site, as described above, this property will retain its historic character as perceived through its building and site design.
3. The Hillside School will continue to be recognized as a physical record of Berkeley’s primary school and neighborhood development, where this site is the focal point of the immediate area. The building will retain its appearance, Tudor Revival style, location and relation to its surroundings.
4. No changes to a property that have acquired historic significance in their own right are the subject of this request.

5. The distinctive materials and features of this Tudor Revival building – such as its half-timber details and decorative architectural details – will not be affected by this request for exterior alterations and, therefore, will be preserved.
6. As conditioned herein, all repair and replacement work related to character-defining features of this building and site shall be designed to match the historic style, color, texture and, where possible, materials.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Because limited excavation will be required for the proposed alterations of this building and site, any existing archeological resources at this site will be unaffected by this proposal. Subsequent Use Permit approval of this project would include the City's standards conditions upon the discovery of any subsurface resources.
9. The proposed project is not expected to result in the destruction of historic fabric, materials, features or spatial relationships at this Landmark site. Certain new work – such as installation of a roof deck, swimming pool and hot tub – would occur on a portion of the building that is not historically significant, in and of itself. All other new work is limited in size and scale and, the thereby, will be compatible with the current conditions of this Landmark site.
10. The work proposed with this project will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

LANDMARK PRESERVATION ORDINANCE FINDINGS

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property. Specifically:
 - The proposed building alterations are designed to either restore character-defining features, such as windows and doors, or replicate and compliment these details with new windows and doors, including a new garage door on the rear of the building. The Art Park and parking lot will be effectively screened by the existing chain link fence as well as with new, organic vegetative plantings to ensure continuity with the residential surroundings and the maintenance of the open character of the former school playground.
 - The proposal to legalize installation of the existing chain link fence is reasonable because the approximate height of 10 feet is effective for securing the site, and the design and materials maintain a visually open interface with the public-of-way. As conditioned herein, new plantings will screen the fence as well as the proposed parking lot and Art Park activities.
 - The new elevator penthouse will be located at the rear of the building, not readily visible from the right-of-way, and could be removed without significant impact to the historic

building and its character-defining features.

- The new, sloped driveway will be located on the rear of the building, the historic service area, and will not be readily visible from the public right-of-way.
- The new swimming pool and hot tub will be installed on the roof of the 1963 building addition, thereby avoiding impacts to the historically significant portions of the building.
- The proposed storage sheds will be limited by Condition #14 herein to a total of five and, therefore, will not result in the proliferations of accessory structures of inferior quality and design in the front yard area.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved 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.

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

- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- A. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has:
 - (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

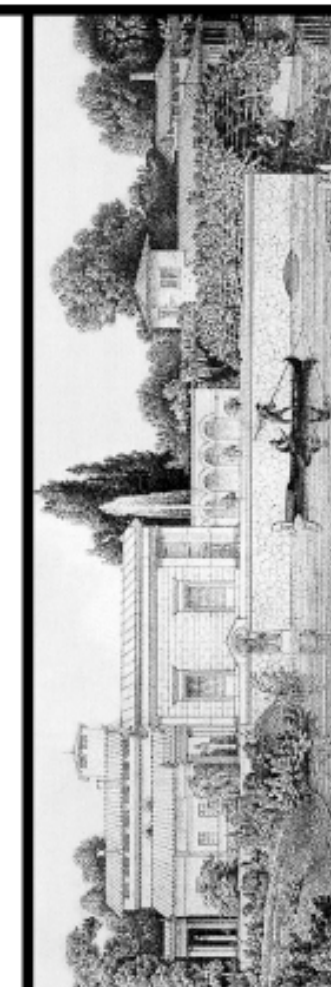
The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. **Use Permit approval.** This Structural Alteration Permit is contingent upon Use Permit approval for this project.
7. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
8. **Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
9. **Roof equipment.** Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and design review may be required.
10. **Clear glass.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass shall be indicated on all drawings, and shall be reviewed for approval by historic preservation staff, prior to approval of any building permit for this project.
11. **Exterior Lighting.** Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
12. **Landscape Plan.** Prior to approval of any building permit for this project, the proposed landscape improvements shall be revised to include new plantings to screen – or to supplement existing plantings – on both the north *and* south sides of the former playground area. Further, the landscape plan may be modified as needed to ensure compliance with zoning criterion for open space pavement.
13. **Irrigated, water efficient landscape.** New areas of landscape shall provide irrigation. This shall be called out on Landscape building permit drawings. The property owner shall maintain automatic irrigation and drainage facilities adequate to assure healthy growing conditions for all required planting and landscape. The landscape shall be drought-tolerant and achieve maximum water efficiency.
14. **Storage sheds within the front yard area.** The storage sheds shall be limited to not more than five total and to their proposed height, floor area and locations. Prior to issuance of any building permit for this project, the Commission shall appoint a Subcommittee to approval the final design of the storage sheds.
15. **Curb cuts.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

16. **Woodland maintenance.** The property owner shall establish and maintain a plan for maintenance and enhancement of the rustic woodland, which shall include a dripline protection zone wherein no structures has been place or items shall be stored.
17. **New surface parking lot.** Prior to issuance of any building permit for this project, the applicant shall re-design new parking area to further reduce visual impact to the playground area.
18. **Woodland maintenance.** The property owner shall establish and maintain a plan for maintenance and enhancement of the rustic woodland, which shall include a dripline protection zone wherein no structures has been place or items shall be stored.
19. At all times, the property owner shall preserve the existing pathways.



EXISTING WEST ELEVATIONS, 2019

PARCEL CONDITIONS:

- 1) Building is on the National Register of Historic Places and is a City Landmark;
- 2) Building is in the Fault Zone;
- 3) Building is in the Landslide Zone;
- 4) Building is not in a Creek Zone.

SCOPE OF ALTERATION WORK (NO SQUARE FOOTAGE BEING ADDED):

- 1) CHANGE OF OCCUPANCY FROM EDUCATIONAL TO SINGLE-FAMILY RESIDENTIAL WITH ADU;
- 2) REPLACE & RESTORE MISCELLANEOUS DOORS, WINDOWS & SIDELIGHTS;
- 3) RESTORE DAMAGED 3-STORY SOUTH WALL & REPLACE FOUNDATION;
- 4) RESTORE SOUTH TERRACE, ADD WING WALLS AND BRICK STAIRS SIMILAR TO ORIGINAL TERRACE.
- 5) CONVERT KITCHEN TO GARAGE AND ADD NEW CONCRETE DRIVEWAY AND RETAINING WALLS;
- 6) ADD ELEVATOR;
- 7) ADD BATHROOMS TO SECOND FLOOR;
- 8) REMODEL THIRD FLOOR AND ADD REAR DECK WITH STUCCO GUARD RAILS, POOL AND HOT TUB;
- 9) REPLACE ELECTRICAL AND MECHANICAL SYSTEMS;
- 10) ADD SOLAR PANELS;
- 11) ADD NEW FENCING;
- 12) ADD NEW PARKING AREA 2.

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATING HISTORIC BUILDINGS:

As a property on the National Register of Historic Properties, the following Standards shall be followed:

- Standard 1** - A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard 2** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard 3** - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
- Standard 4** - Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Standard 5** - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard 6** - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard 7** - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard 8** - Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Standard 9** - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.
- Standard 10** - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) NOTES:

As a qualified historic building, the application of the following provisions of the CHBC apply:

SECTION 8-102.1.6 - Qualified buildings shall not be subject to additional work required by the regular code beyond that required to complete the work undertaken.

SECTION 8-901.5 - Qualified buildings are exempted from compliance with energy conservation standards.

PLANNING, ZONING, & BUILDING INFORMATION:

APN: 058-2245-009-03 Fire Zone 2

Zoning: R-1H Existing Educational Building Occupancy (E) is converting to Single-family Residential Occupancy (R-3)

Three-story, Type VB Construction, Fully Sprinklered

Lot Size: 117,546 sf Footprint Size: 25,695 sf

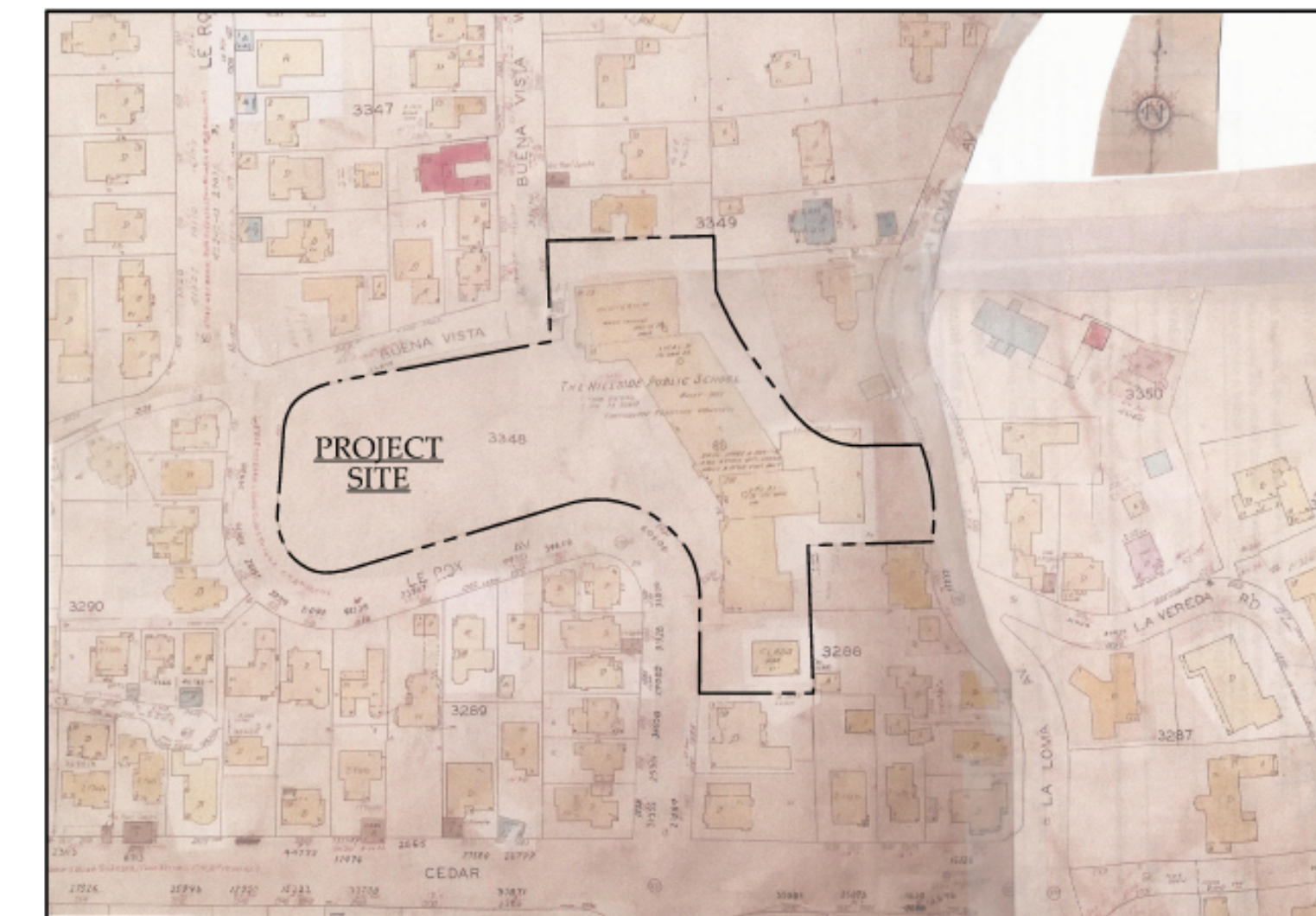
First Floor Size: 25,695 sf
Second Floor Size: 21,562 sf
Third Floor Size: 3,045 sf

TOTAL SIZE 50,302 SF



TABULATION FORM			
Project Address:	1581 Le Roy Avenue	Date:	Feb. 20, 2019
Applicant's Name:	Jeri Holan & Associates		
Zoning District:	R-1H		
Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:			
	Existing	Proposed	Permitted/Required
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	0	2	2
Number of Parking Spaces (#)	9	27	1
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0	5	0
Yards and Height			
Front Yard Setback (Feet)	10-20	10-20	20
Side Yard Setbacks (facing property)			
Left: (Feet)	25	25	4
Right: (Feet)	25	25	4
Rear Yard Setback (Feet)	15-40	15-40	20
Building Height* (# Stories)	3	3	3
Average* (Feet)	35	35	35
Maximum* (Feet)	50	50	35
Areas			
Lot Area (Square-Foot)	117,546	117,546	5,000
Gross Floor Area* (Square-Foot)	50,302	50,302	N/A
Total Area Covered by All Floors (Square-Foot)	25,695	25,695	N/A
Lot Coverage* (Footprint/Lot Area) (%)	22	22	40
Useable Open Space* (Square-Foot)	91,851	91,851	800
Floor Area Ratio Non-Residential only (Except ES-R)			

*See Definitions - Zoning Ordinance Title 23F. Revised: 05/15



VICINITY MAP

APPROX. SCALE: 1" = 100'

DRAWING INDEX

- T-1 TITLE SHEET
- A-1 SITE & ROOF PLAN
- SY-1 SURVEY
- A-2 FIRST & SECOND FLOOR PLANS
- A-3 THIRD FLOOR PLANS & BUILDING SECTION
- A-4 PARTIAL ELEVATIONS & DETAILS
- A-5 ENERGY FORMS & FLASHING DETAILS

TITLE SHEET

SHEET

T-1

of 6

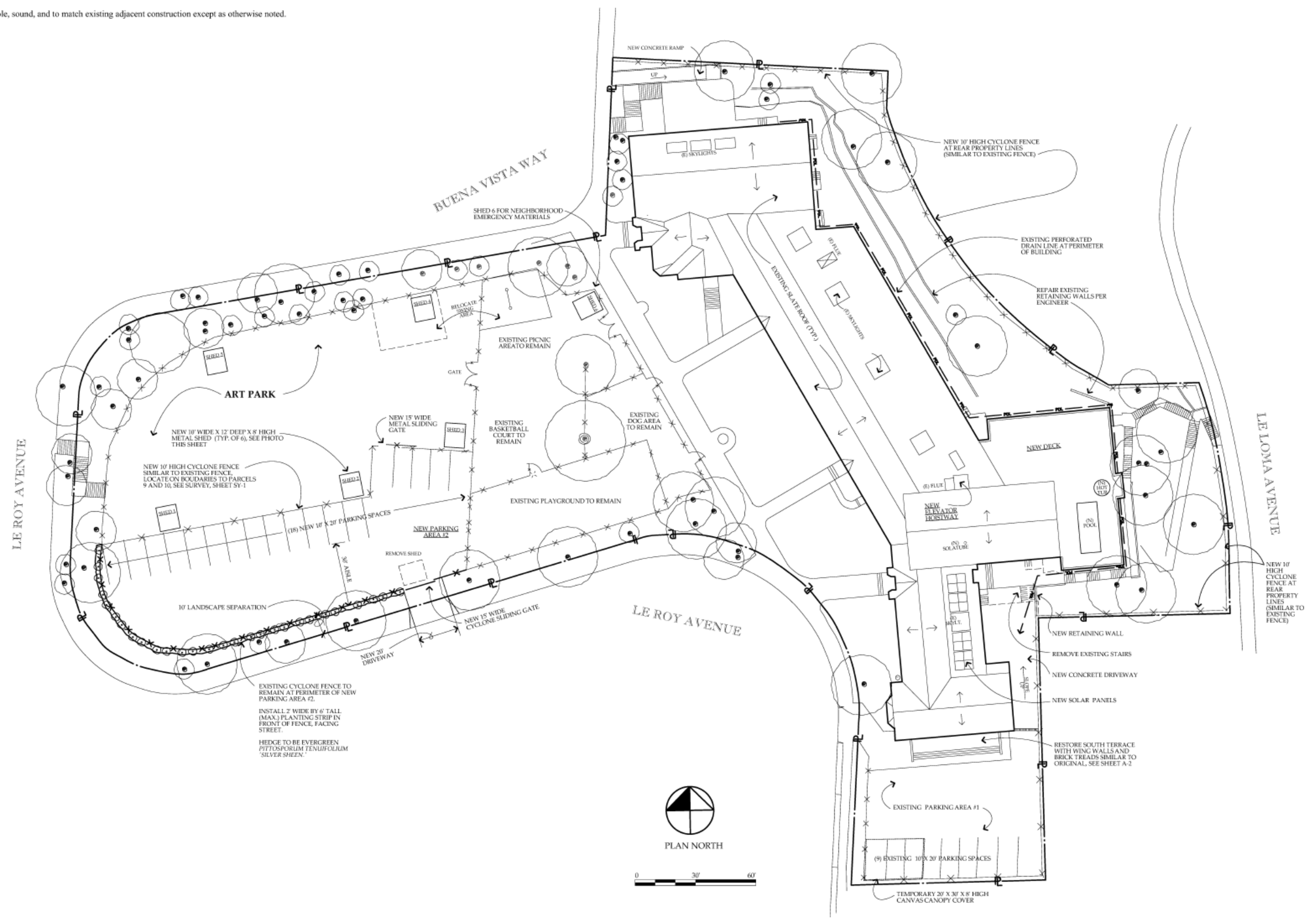
JERRI HOLAN & ASSOCIATES
ARCHITECT • ENGINEERS • PLANNERS
1323 Solano Avenue, Suite 204, Albany, CA 94706
www.holanarchitects.com 510.528.1079

Rehabilitation & Remodel of
Hillside School
for
SAMULI SEPPÄLÄ
1581 Le Roy Avenue
Berkeley, CA



GENERAL AND SITE PLAN NOTES:

1. These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the Architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
2. Use of these drawings constitutes acceptance.
3. Drawings and Specifications, as instruments of service, are and shall remain the property of the architect whether the project is executed or not. The owner may be permitted to retain copies for information and reference in connection with the use and occupancy of the project. The Drawings and Specifications shall not be used by the owner or anyone else without permission from the architect.
4. The architect will not be responsible for any changes in, or divergence from, the plans, specifications, or details unless such are specifically allowed in writing by the architect.
5. The architect does not accept responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, fabricators, and other persons utilizing these plans are advised to verify any and all aspects of these plans and any inconsistencies between them and actual conditions or requirements of equipment, materials, local codes or ordinances. Any such inconsistencies shall be brought to the attention of the architect in a timely fashion so that they may be resolved or clarified.
6. All work shall conform to the 2016 California Building Code (CBC), the 2016 California Residential Code (CRC), the 2016 California Historical Building Code (CHBC), The Secretary of the Interior's Standards for the Treatment of Historic Properties 1995 and any other applicable local codes, regulations, and ordinances.
7. By executing the Work, the contractor represents that he has visited the site, familiarized himself with the local conditions under which the work is to be performed, and correlated his observations with the requirements of the Drawings and Specifications. The Site Plan does not constitute a survey and its accuracy should be verified in the field.
8. The Contractor shall be responsible for coordinating the work of all trades. All subcontractors shall coordinate work with each other.
9. The contractor shall be responsible for protection of all trees and other conditions to remain with the construction area.
10. The site shall be kept clean at all times. Materials indicated to be reinstalled shall be stored and protected onsite unless otherwise noted. THE BASEMENT AREA WILL BE AVAILABLE FOR STORAGE OF NEW WINDOW UNITS DURING CONSTRUCTION. Upon completion of the work and prior to acceptance by Owner, contractor shall conduct a final, thorough cleanup of site and building.
11. Any work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
12. All items not noted as new (N) are existing.
13. All existing walls, floors, and ceilings at removed, new or modified construction shall be patched as required to make surfaces whole, sound, and to match existing adjacent construction except as otherwise noted.



PROPOSED NEW SHED

1 SITE & ROOF PLAN
A-1



JERRI HOLAN & ASSOCIATES
ARCHITECT • ENGINEERS • PLANNERS
1323 Solano Avenue, Suite 204, Albany, CA 94706
www.holanarchitects.com 510.528.1079

Rehabilitation & Remodel of
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1581 Le Roy Avenue
Berkeley, CA

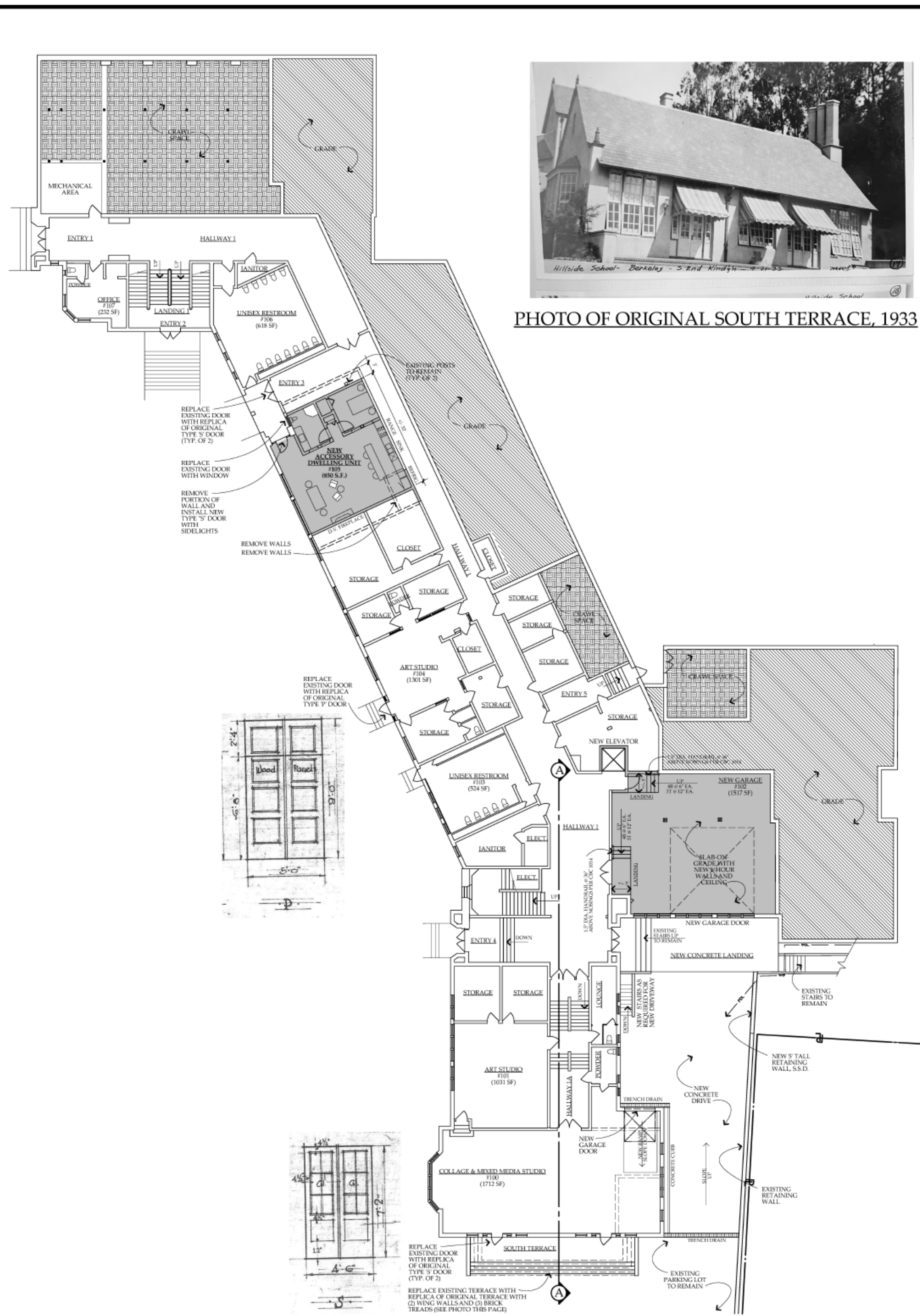
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SITE & ROOF PLAN
SHEET
A-1



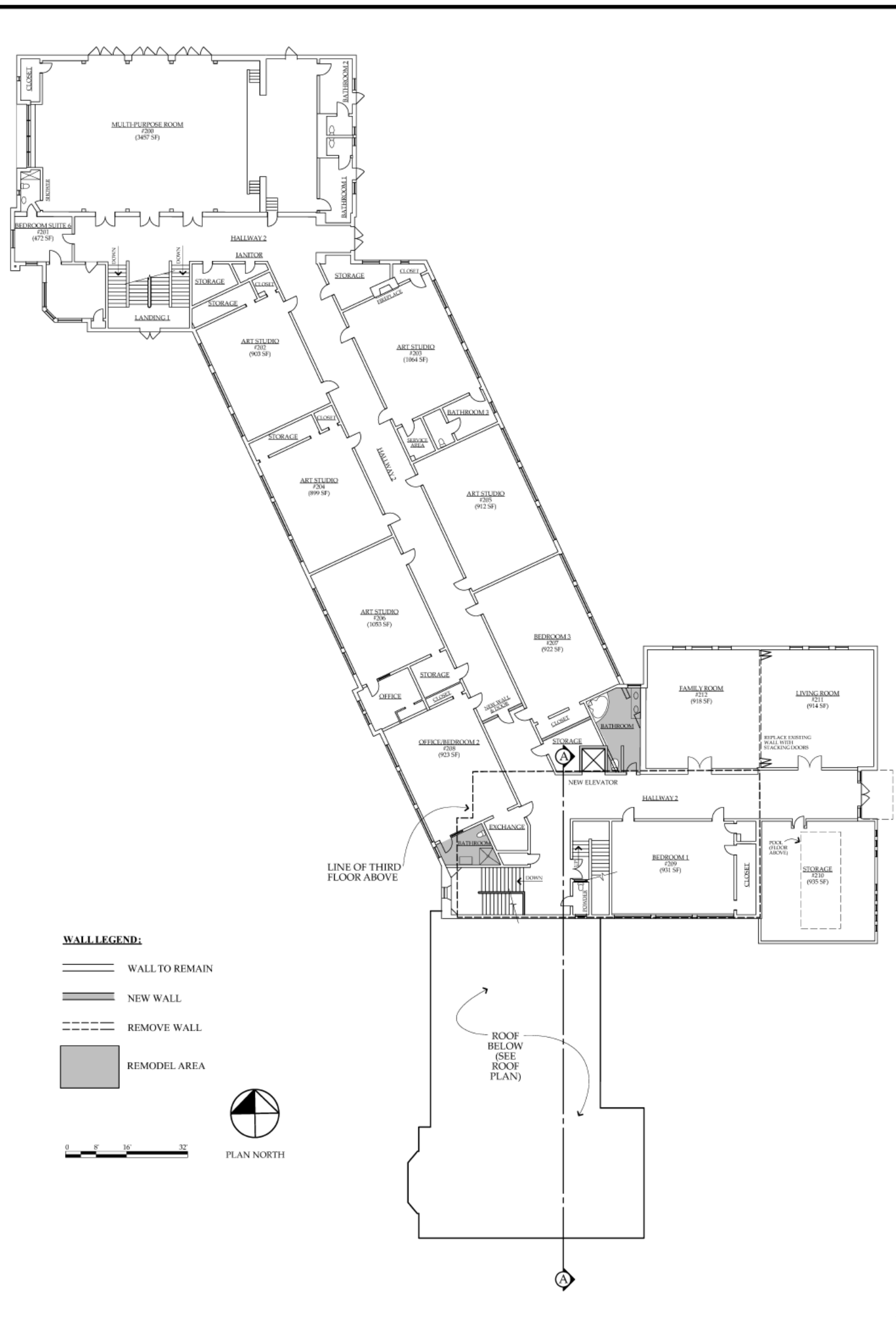
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1 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 SECOND FLOOR PLAN

MARCH 15, 2019 - PROGRESS SET FOR NEIGHBORS
FEB. 25, 2019 - PROGRESS SET FOR NEIGHBORS
SCALE: 1/16" = 1'-0"

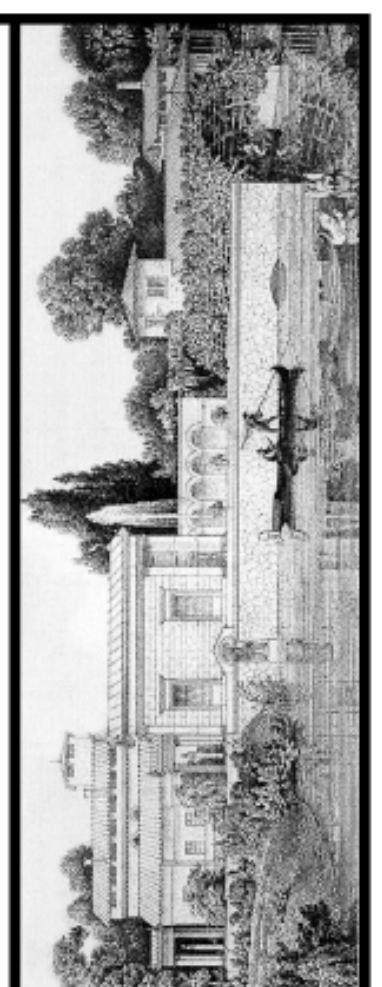


PHOTO OF ORIGINAL SOUTH TERRACE, 1933

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Rehabilitation & Remodel of
Hillside School
for
SAMULI SEPPÄLÄ
1581 Le Roy Avenue
Berkeley, CA

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FIRST & SECOND FLOOR PLANS

SHEET

A-2

of 6

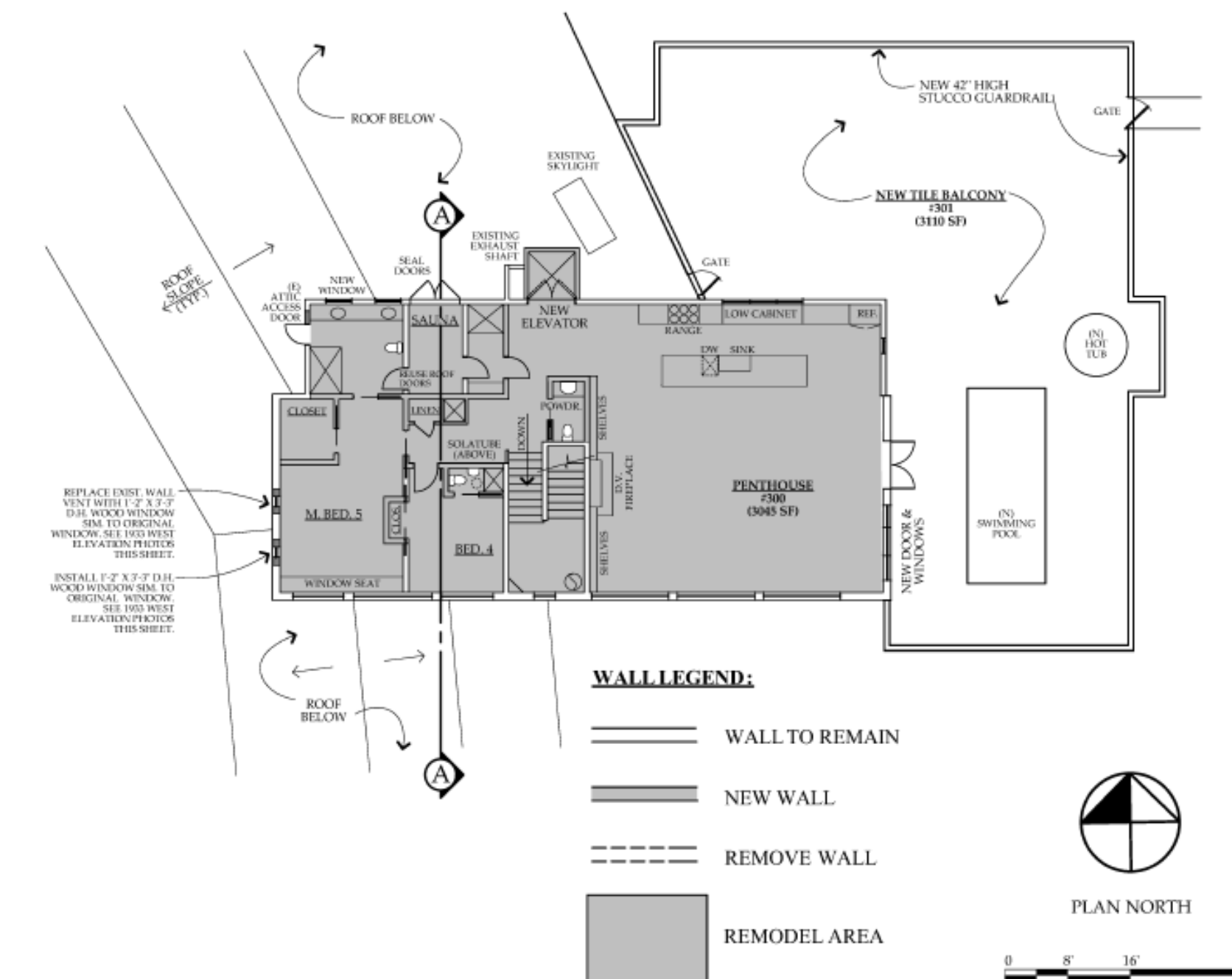




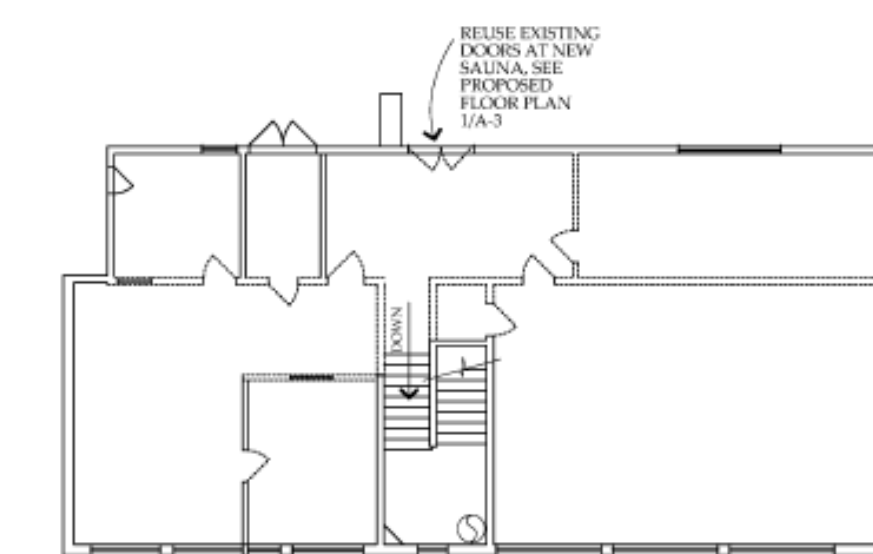
2019 WEST ELEVATION



1933 WEST ELEVATIONS



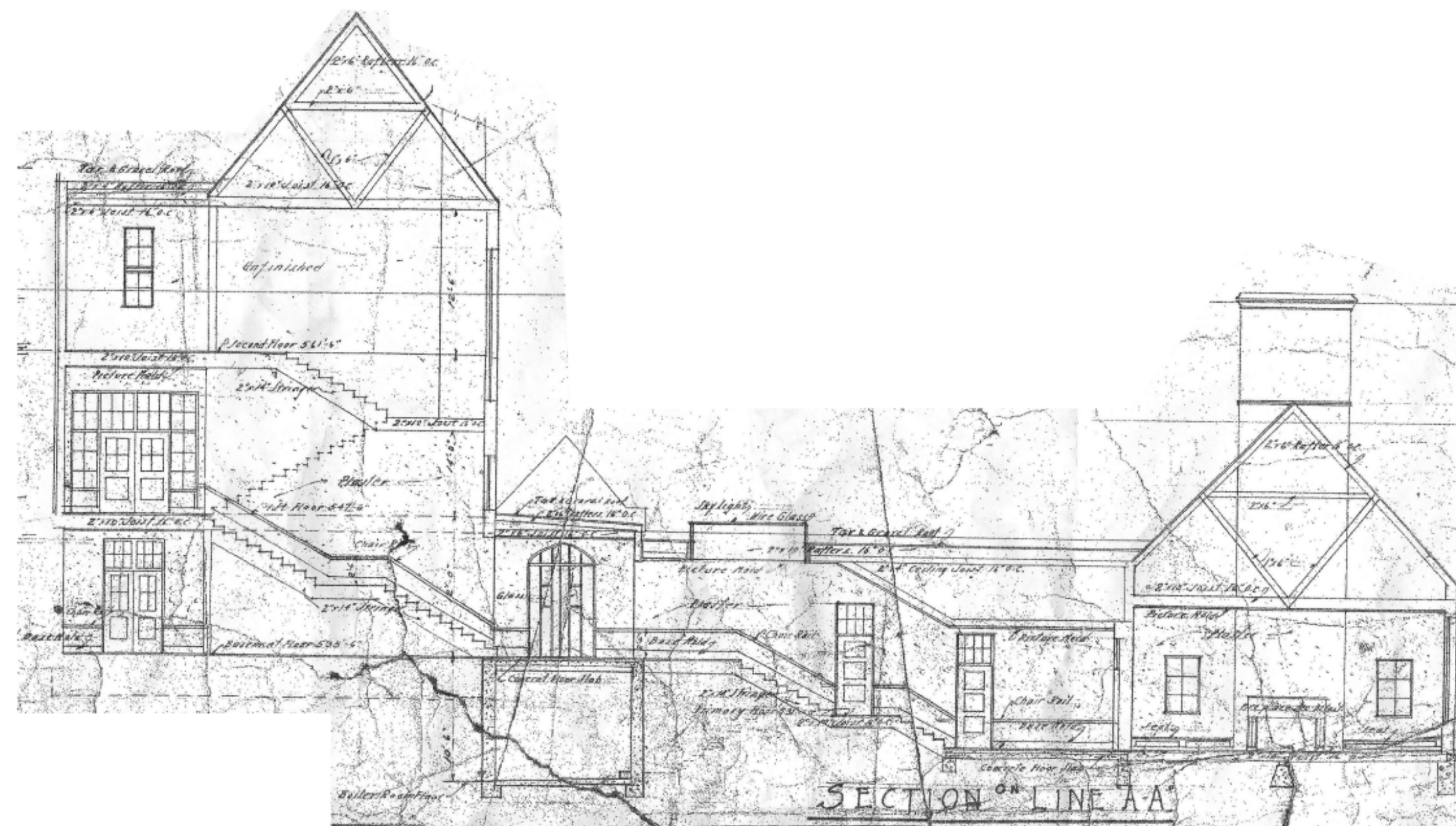
1 THIRD FLOOR PLAN



2 THIRD FLOOR DEMOLITION PLAN

FACADE RESTORATION & WOOD TREATMENT NOTES:

- 1) ALL WORK SHALL CONFORM TO THE 1995 SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS.
- 2) PRIOR TO DEMOLITION, THE CONTRACTOR WILL MEET WITH THE PRESERVATION ARCHITECT ON SITE TO REVIEW HISTORIC MATERIALS AND TREATMENTS.
- 3) RETAIN ALL ORIGINAL WOOD MEMBERS ON THE FRONT AND SIDES. MEMBERS SHALL BE PROTECTED AND PRESERVED DURING CONSTRUCTION.
- 4) SURFACE PREPARATION: REMOVE DAMAGED AND DETERIORATED PAINT FROM ALL WOOD SURFACES TO THE NEXT SOUND LAYER USING THE GENTLEST MEANS POSSIBLE (HANDSCRAPING AND HANDSANDING). USE CHEMICAL STRIPPERS PRIMARILY TO SUPPLEMENT HAND METHODS. IF APPROPRIATE, DETACHABLE WOOD ELEMENTS MAY BE CHEMICALLY DIP-STRIPPED. USE ELECTRIC HOT-AIR GUNS WITH CARE ON DECORATIVE WOOD FEATURES.
- 5) INSPECT WOOD MEMBERS FOR DAMAGE. ORIGINAL WOOD MEMBERS THAT ARE DAMAGED OR DETERIORATED, SHALL BE REPAIRED OR STABILIZED. IF REPLACEMENT IS NECESSARY, APPROVAL FROM PRESERVATION ARCHITECT IS REQUIRED. REPLACEMENT MATERIALS SHALL MATCH ORIGINALS IN MATERIAL, DESIGN, AND TEXTURE.
- 6) REPAIR, STABILIZE, AND CONSERVE FRAGILE WOOD USING WELL-TESTED CONSOLIDANTS WHEN APPROPRIATE. REPAIR WOOD FEATURES BY PATCHING, PIECING, OR REINFORCING THE WOOD USING RECOGNIZED PRESERVATION METHODS. THE NEW WORK SHALL BE PHYSICALLY AND VISUALLY COMPATIBLE AND BE IDENTIFIABLE UPON CLOSE INSPECTION.
- 7) PROTECT WOOD MEMBERS BY PROVIDING PROPER DRAINAGE AND AVOID WATER ACCUMULATION ON FLAT OF HORIZONTAL SURFACES.
- 8) NO HARSH TREATMENT OR CHEMICALS SHALL BE USED ON ORIGINAL WOOD MEMBERS. TREATMENTS THAT CAUSE DAMAGE TO ORIGINAL WOOD MEMBERS SHALL NOT BE USED.
- 9) PATCH AND REPAIR ANY DAMAGED STUCCO AND MATCH EXISTING STUCCO TEXTURE.
- 10) APPLY COMPATIBLE PAINT OR FINISH COAT SYSTEM FOLLOWING PROPER SURFACE PREPARATION ON STUCCO AND WOOD SURFACES. MATCH EXISTING INTERIOR AND EXTERIOR COLORS.
- 11) IF ANY SIGNIFICANT ARCHEOLOGICAL RESOURCES ARE FOUND, CONTACT THE CITY OF BERKELEY FOR APPROPRIATE MEASURES.



3 NORTH/SOUTH BUILDING SECTION A-A LOOKING EAST, 1925

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



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THIRD FLOOR
PLANS AND BLDG.
SECTION

SHEET
A-3

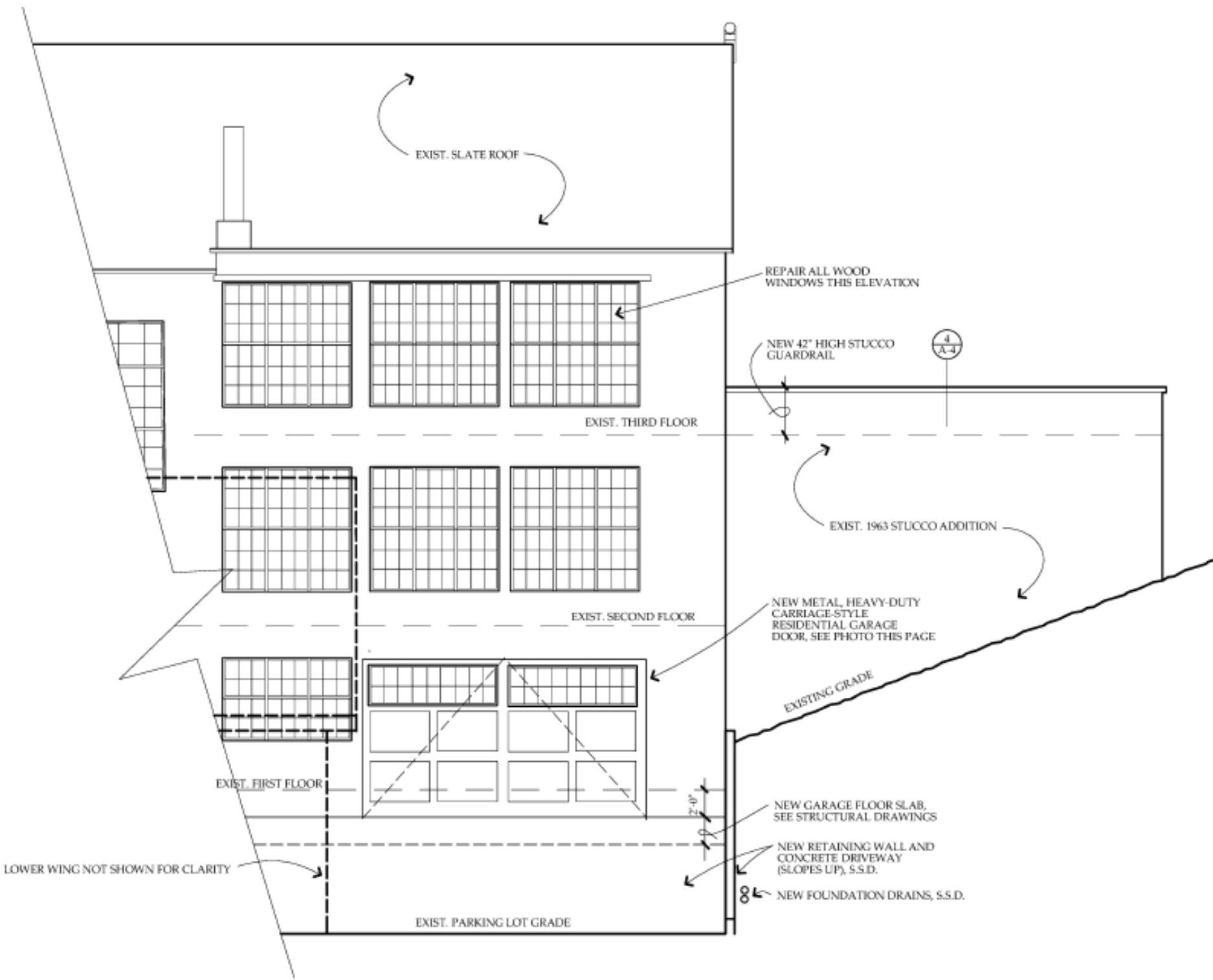




SOUTH ELEVATION PHOTO

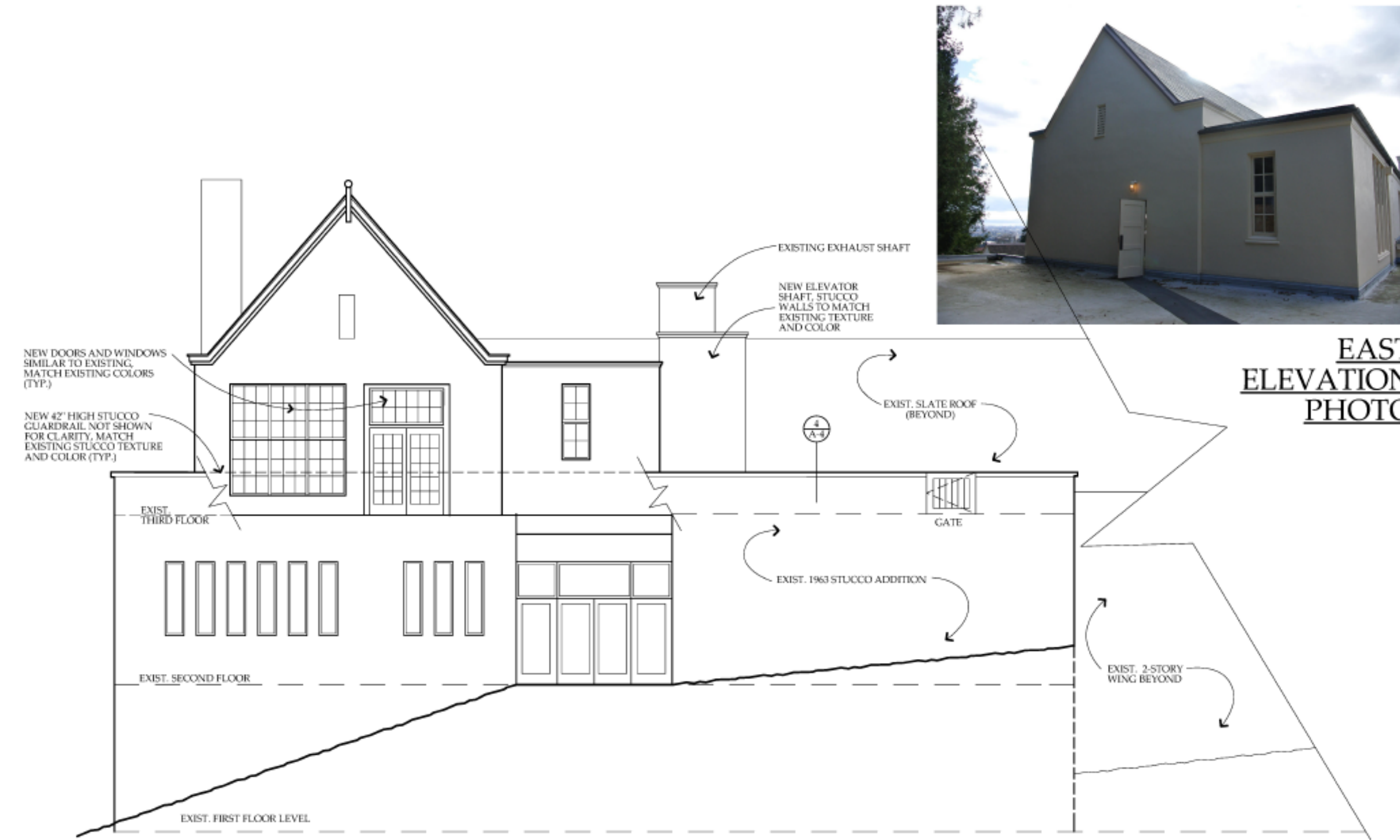


PROPOSED GARAGE DOORS



1 SOUTH ELEVATION DETAIL

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

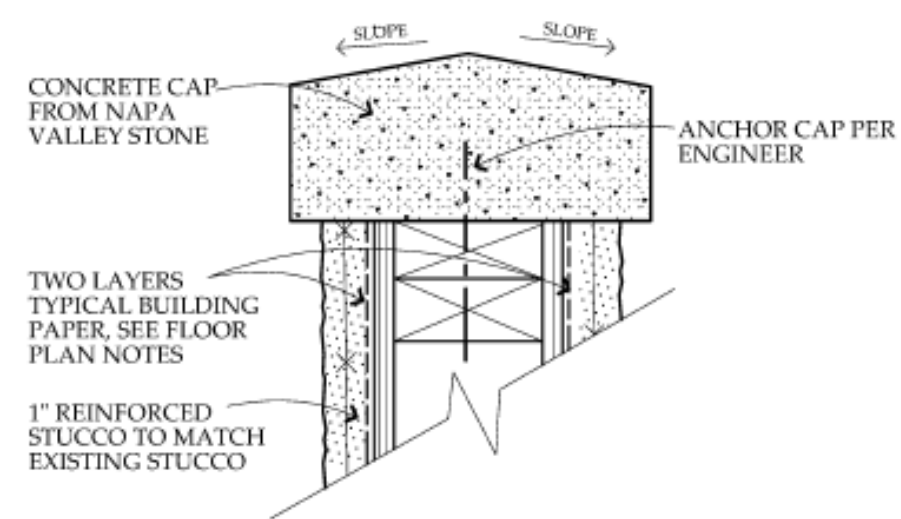


2 EAST ELEVATION DETAIL

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



EAST ELEVATION PHOTO

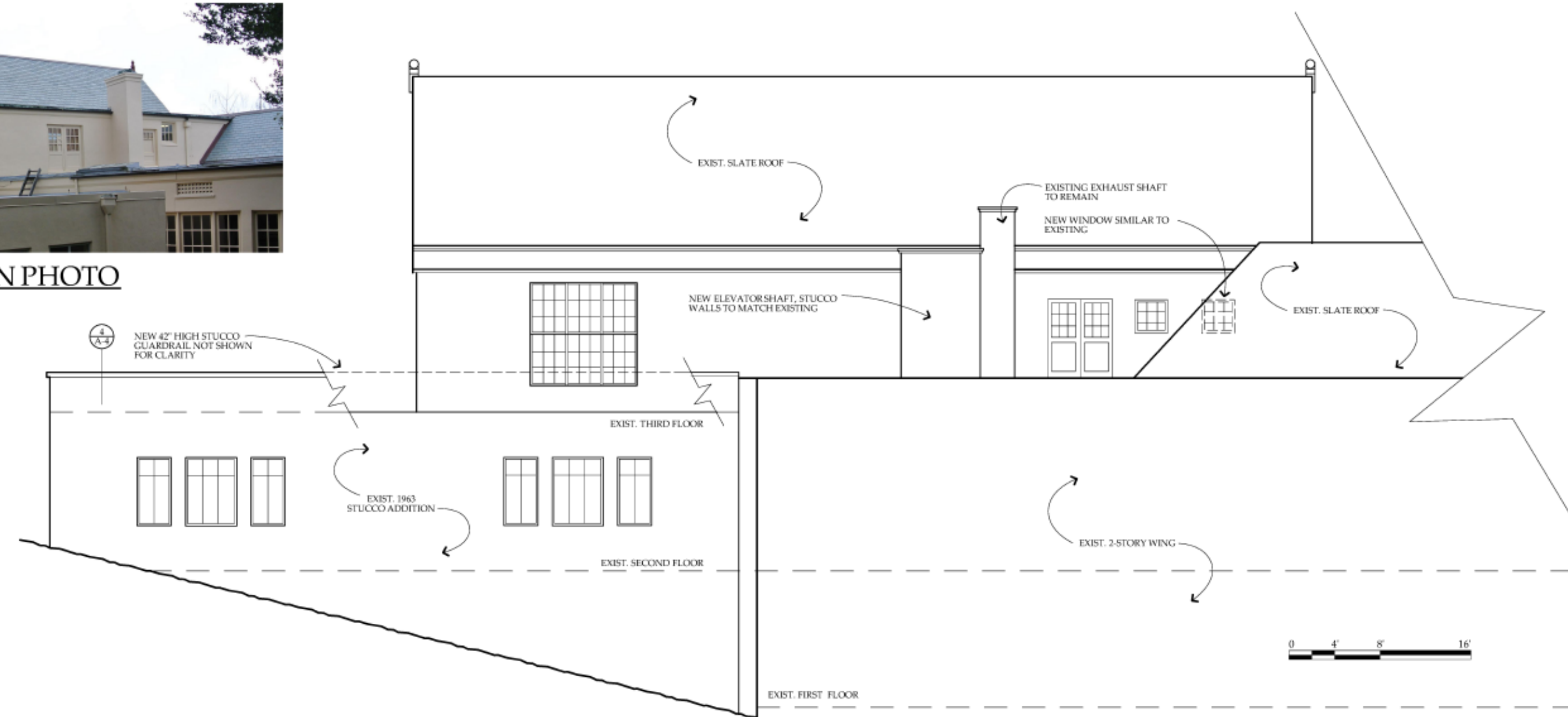


4 STUCCO GUARDRAIL DETAIL

SCALE: 3/4" = 1'-0"

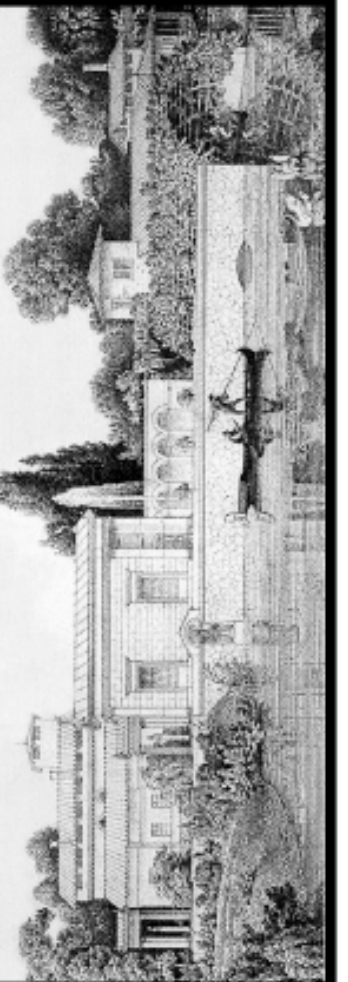


NORTH ELEVATION PHOTO



3 NORTH ELEVATION DETAIL

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



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PARTIAL
ELEVATIONS &
DETAILS

SHEET
A-4



