

Z O N I N G
A D J U S T M E N T S
B O A R D
S T A F F R E P O R T

FOR BOARD ACTION
DECEMBER 14, 2023

2800 Martin Luther King Jr. Way

Use Permit #ZP2023-0098 to convert a single-family home into a duplex and increase the number of bedrooms from five to nine.

I. Background

A. Land Use Designations:

- General Plan: Medium Density Residential
- Zoning: Restricted Multiple-Family Residential (R-2A)

B. Zoning Permits Required:

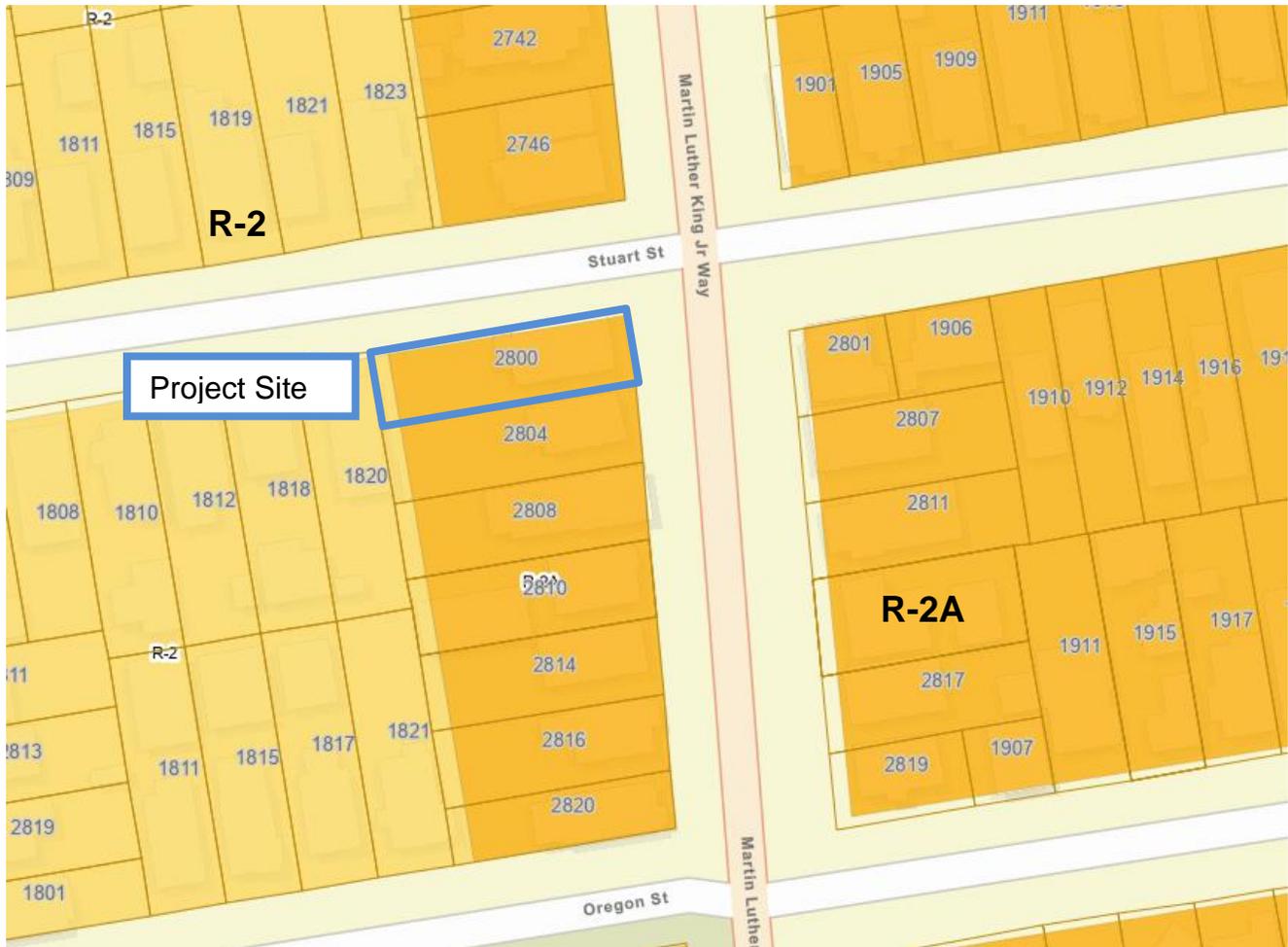
- **Use Permit** to establish a Two-Family Dwelling Unit, under Berkeley Municipal Code (BMC) Section 23.202.090(A)
- **Use Permit** to establish a bedroom beyond the fifth, under BMC Section 23.202.030(B)

C. CEQA Recommendation: It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to CEQA Guidelines Section 15303 of the ("New Construction or Conversion of Small Structures"). The determination is made by ZAB.

A. Parties Involved:

- Applicant: Evren Vural, Larson Shores Architecture, Oakland, CA
- Property Owner: Allison Lingane and Gabriel Kobba

Figure 1: Vicinity Map



Map Key

R-2A : Restricted Multiple-Family Residential District
R-2 : Restricted Two-Family Residential



Figure 2: Site Plan

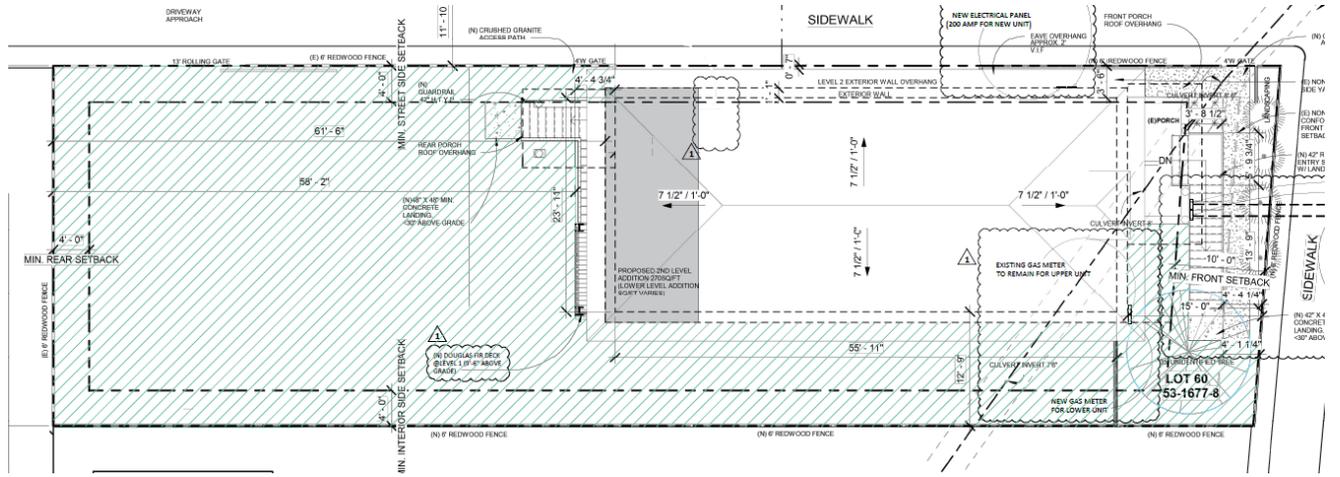
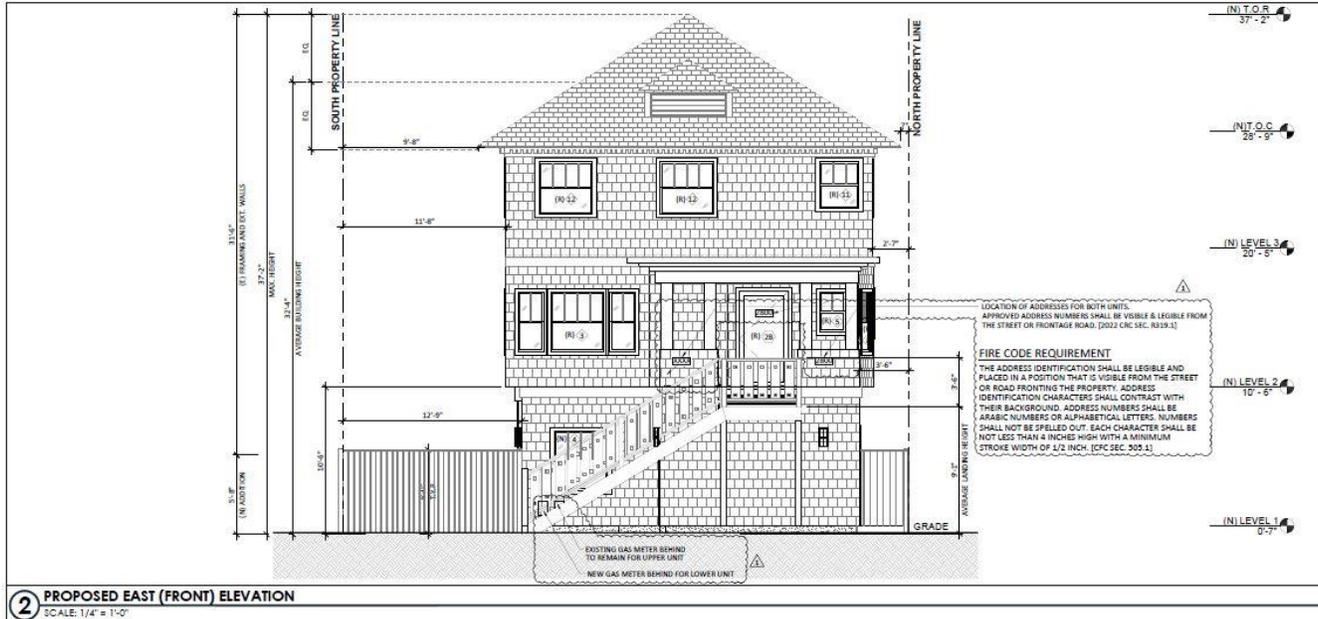


Figure 3: Proposed Front (top) and Side (bottom) Elevations

East (Front) Elevation



South (Side) Elevation



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan
Subject Property		Single-Family Dwelling	R-2A	MDR
Surrounding Properties	North	Single-Family Dwelling	R-2A	MDR
	South	Duplex	R-2A	MDR
	East	Single-Family Dwelling	R-2A	MDR
	West	Single-Family Dwelling	R-2	LMDR

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	This fee applies to net newly constructed nonresidential gross floor area over 7,500 square feet. The project is a residential project; therefore, the fee does not apply.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC 23.328)	No	The project does not propose new construction and is therefore exempt from the inclusionary housing provisions.
Alcohol Sales/Service	No	No alcohol sales or service is proposed on site.
Creeks	Yes	There is a culverted creek that runs through the property. Creek Permit #P2019-00243 was issued February 7, 2020. Applicant must follow conditions of approval.
Density Bonus	No	The project is not a Density Bonus project.
Natural Gas Prohibition (Per BMC 12.80.020)	Yes	This project does not include construction of a new building and is therefore not subject to the Natural Gas Prohibition.
Historic Resources	No	The project site is not designated as a Landmark by the City, nor is the application proposing to demolish the existing structure.
Housing Accountability Act (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ¹ because a second unit is being added to the site. The project and complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies. See Section V.B of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB330)		The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ² . See Section V.A of this

¹ Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.

² See footnote 2

		report for additional discussion on the sections of SB330 that apply to the project.
Oak Trees	No	There are no oak trees on site.
Rent Controlled Units	No	There are no rent-controlled units at the site.
Residential Preferred Parking (RPP)	No	The site is located in an RPP zone. The new dwelling unit is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The site is not located within an area susceptible to liquefaction, Fault Rupture, or Landslides as shown on the State Seismic Hazard Zones map.
Soil/Groundwater Contamination	No	The project site is not listed on the Cortese List (an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5), nor is it within the City's Environmental Management Area. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is on Martin Luther King Jr Way which is served by The Alameda-Contra Costa Transit District (AC) Transit line 12, and is located about 0.3 miles away from the Ashby Berkeley BART Station. There are several designated bikeways within a half mile of the site.

Table 3: Project Chronology

Date	Action
July 12, 2023	Application submitted
August 11, 2023	Application deemed incomplete
August 18, 2023	Application resubmitted
September 14, 2023	Application deemed complete
November 30, 2023	Public hearing notices mailed/posted
December 14, 2023	ZAB hearing

Table 4: Development Standards

Standard	Existing (Approved per ZP2017-0183)	Proposed Total	Permitted/Required
BMC Sections 23.202.090 (R-2A) and 23.322 (Parking)			
Lot Area (sq. ft.)	5,400	No Change	5,000 min
Gross Floor Area (sq. ft.)	4,313	No change	n/a
Dwelling Units	1	2	3 max

Building Height (proposed structure)	Average (ft.)	26'-8" (32'-4")	No change	28' max (35' with AUP)
	Stories	2 (3)	No change	3 max
Building Setbacks (ft.)	Front	15'	No change	20' min
	Rear	62'-6 ¾"	61'-6"	20' min
	Left Side	12'-9"	No change	4' min
	Right Side	3'-6"	No change	4' min
Lot Coverage (%)		25.9 (32.4)	28.2	35 max
Usable Open Space (sq. ft.)		3,575	3,272	400 min
Parking (BMC 23.322)	Automobile	0	1	1 max

II. Project Setting

- A. **Neighborhood/Area Description:** The area is primary residential with a mix of one- and two- single family dwellings, and multiple-family lots with areas of open space in excess of that required, and mature vegetation.
- B. **Site Conditions:** The project site is located on the corner of Martin Luther King Jr. Way and Stuart Street. The flat and rectangularly shaped lot is approximately 137 feet along Stuart Street and by 40 feet along Martin Luther King Jr. Way. The site is developed with a two-story single-family dwelling, however, there is an approved Administrative Use Permit (ZP2017-0183) for an addition that authorizes a three-story building³. The western portion of lot is paved and is used for uncovered storage. There is an existing curb cut along Stuart Street in the rear of the lot that leads to the paved area.

III. Project Description

The proposed project would convert the single-family dwelling into a duplex by creating a second unit in the previously-approved ground floor. The proposed first level floor plan includes a new kitchen, three bedrooms, three bathrooms, and a living and dining area. The second unit is on floors two and three and contains five bedrooms, an office⁴, and three bathrooms. The additional bedrooms will bring the total to nine on the lot. The

³ Administrative Use Permit ZP2017-0183 was approved in 2020 to raise the house and convert the basement to habitable floor area, creating a three-story building. While the previous approval remains valid, the work has not yet been authorized by a building permit and has not been constructed at this time.

⁴ The proposed office meets the definition of a bedroom in BMC 23.502.020(B)(8).

scope of the work of this project is the following:

- Establish two dwelling units (Unit 1 – first floor, Unit 2 – second and third floors).
 - Unit 1 contains three bedrooms and three bathrooms.
 - Unit 2 contains five bedrooms (including an office) and three bathrooms.
- Reconfigure exterior stairs.
- Window and door reconfiguration and locations.

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting this application to the city, a pre-application poster was installed by the applicant in August 2023. On November 30th, the City mailed public hearing notices to property owners and occupants, and to interested neighborhood organizations and the City posted notices within the neighborhood in three locations. At the time of this writing, staff has not received any communications regarding the project.

B. Landmarks Preservation Commission/ Design Review Committee: This project is not subject to review by the Design Review Committee or the Landmarks Preservation Commission because it is not located in a residential district subject to design review, commercial or manufacturing district, and does not involve the demolition of a nonresidential building, respectively.

V. Issues and Analysis

A. SB 330 – Housing Crisis Act of 2019: The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A “housing development project” can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with §65920)).

The December 14, 2023 ZAB hearing represents the first public hearing for the proposed project since the project was deemed complete. The City can hold up to

four additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

2. Government Code §65913.10(a) requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

The project site is not designated as a Landmark by the City. No historic resource evaluation was prepared for the property since the application is not proposing substantial changes to the exterior or the demolition of the existing structure on site. Standard conditions of approval have been included to halt work in case of any unanticipated discovery of archeological, paleontological, or tribal cultural resources.

3. Government Code §65950(a)(5) requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the California Environmental Quality Act. The project was deemed complete on September 14, 2023. Should ZAB determine the application is categorically exempt from CEQA at the December 14, 2023 public hearing, the application must be approved or disapproved by February 12, 2024.

B. Housing Accountability Act Analysis: The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is consistent with the applicable, objective general plan and zoning standards. Staff is aware of no specific adverse impacts that could occur with the construction of the project.

As described in Table 4 above, the project complies with the applicable general plan and zoning standards. While the project may include Use Permits or Administrative Use Permits to modify standards, there are no objective criteria in the findings. The ZAB still has the discretion to approve, deny or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

VI. Other Considerations (Zoning and Land Use Considerations)

The following analyses of conformance with district purposes, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context, because the proposed project is HAA-compliant. See section V.B for discussion of the HAA. All permits are subject to the R-2A District permit findings and General Non-Detriment findings discussed in sections VI.A.

A. General Non-Detriment: As required by BMC Section 23.406.040(E), the ZAB must find that the proposed 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.

1. Views: The project site is located on Martin Luther King Jr. Way on a relatively flat lot. The project does not obstruct any significant view corridors as defined in BMC Section 23.502.020(V)(12)⁵.
2. Shadows: This project does not include additional square footage or height increase therefore no new shadow impacts.
3. Privacy: The project proposes to change window sizes on the first floor and add two new windows on the north and south elevations on the third floor. The dwelling meets the R-2A Zoning District development standards for building height and setbacks therefore privacy impacts would be non-detrimental.
4. While the project increases the number of bedrooms on this parcel, as defined in BMC Section 23.502.020 (Glossary), from five to eight, the addition of the bedrooms would provide more room for the residents within one of the duplex units and would not result in an increase in density. or exacerbate existing site nonconformities.
5. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would 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.

⁵ View Corridor - A significant view of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the Campanile, Golden Gate Bridge, and Alcatraz Island or any other significant vista that substantially enhances the value and enjoyment of real property.

B. R-2A District Purposes: The proposed project would meet the following purposes of the Restricted Two-Family Residential District:

1. Implement the General Plan by encouraging the development of medium-density residential areas characterized by small multiple-family and garden-type apartment structures with a maximum of open space consistent with this type of development;
2. Make available housing for persons who desire apartment-type accommodations with a maximum of open space;
3. Protect adjacent properties from unreasonable obstruction of light and air; and
4. Permit only land use intensity which is compatible with existing low-density residential structures and is not detrimental to the immediate neighborhood.

Staff Analysis: Pursuant to BMC Section 23.202.090(B), a new dwelling is allowed in the R-2A zoning district with a Use Permit, provided that its siting meets applicable development standards and subject to the non-detriment finding. As shown in Table 4, the proposed project would meet or exceed all development standards for the additional dwelling. The project includes converting an existing single-family dwelling into a duplex for a total of nine bedrooms on the lot. The project recognizes and protects the existing pattern of development in the medium density single-family residential areas of the city and is consistent with the general plan, and adds a housing unit.

B. General Plan Consistency: The project is consistent with the following policies in the 2002 General Plan:

1. Policy LU-3 – Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. Policy H-33 – Regional Housing Needs: Encourage housing production adequate to meet City needs and the City’s share of regional housing needs.
3. Policy LU-7 – Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
4. Policy H-12 – Transit-Oriented New Construction: Encourage construction of new medium- and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
5. Policy T-16-Access by Proximity: Improve access by increasing proximity of residents to services, goods, and employment centers.

Staff Analysis: The proposed project is a conversion of a single-family dwelling to a duplex in a primarily residential neighborhood. The massing, proportions, design, and use of the buildings would be compatible with the surrounding neighborhood. The

project meets all development standards in the R-2A district. The project would be constructed to comply with current green building standards that are required by the Building Code.

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board: **APPROVE** ZP2023-0098 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received December 1, 2023
3. Notice of Public Hearing

Staff Planner: Brian Garvey, bgarvey@berkeleyca.gov, (510) 981-7424

ATTACHMENT 1

FINDINGS AND CONDITIONS

DECEMBER 14, 2023

2800 Martin Luther King Jr. Way

Use Permit #ZP2023-0098 to convert a single-family home into a duplex and increase the number of bedrooms from five to nine.

ZONING PERMITS REQUIRED

- **Use Permit** to establish a Two-Family Dwelling Unit, under Berkeley Municipal Code (BMC) Section 23.202.090(A)
- **Use Permit** to establish a bedroom beyond the fifth, under BMC Section 23.202.030(B)

I. 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 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures.”)
2. 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.

II. HOUSING ACCOUNTABILITY ACT FINDINGS

- A. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.
- B. The project includes converting a single-family home into a duplex by creating an additional unit on the first floor. Because the project complies with applicable, objective general plan and zoning standards, §65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

III. FINDINGS FOR APPROVAL

1. As required by Section 23.406.040(E) of the BMC, 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:
 - A. The project will convert an existing single-family dwelling into a duplex;
 - B. The project is consistent with all R-2A objective development standards;
 - C. New windows are proposed on the side and rear of the duplex, however the building meets the setback requirements of the R-2A District minimizing privacy impacts to neighboring properties.
 - D. The proposal will be consistent with the existing development and building-to-building separation pattern. The proposed duplex unit exceeds all setback requirements in the R-2A Zoning District.
 - E. The proposed project will not result in additional obstruction of significant views (BMC Section 23.502.020 (Defined Terms) in the neighborhood because there are no proposed height changes to the existing building.
 - F. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental.
 - G. The proposed bottom unit includes the addition of three bedrooms while the existing residence contains five for a total of nine on the lot. The bedrooms will provide additional living area for the new unit.

IV. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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. Compliance Required (BMC Section 23.102.050)

All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.

3. Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060.B.1 and 2)

- A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
- B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060.B.4)

All work performed under an approved permit shall be in compliance with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination

that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).

- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060.D)

Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080)

The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

9. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

V. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. Project Liaison. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related 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. **Please designate the name of this individual below:**

Project Liaison _____

Name

Phone #

11. Address Assignment. The applicant shall file an “Address Assignment Request Application” with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned and entered into the City’s database prior to the applicant’s submittal of a building permit application.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

12. Construction and Demolition Diversion. Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.

13. Toxics. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

A. Environmental Site Assessments:

1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 2 years old*) shall be submitted to TMD for developments for:

- All new commercial, industrial and mixed-use developments and all large improvement projects.
- All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
- EMA is available online at:
http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf

- 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third-party toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.
- 3) If the Phase I is over 2 years old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:

- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
- 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
- 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:

- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Issuance of Any Building (Construction) Permit

14. HVAC Noise Reduction. Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
15. Electric Vehicle (EV) Charging. Each dwelling unit shall install a listed raceway, wiring, and load capacity to allow for future Level 2 (40 amp) plug-in electric vehicle (EV) charging system installation, or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Readiness for EV charging and EV charging station installations shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
16. Water Efficient Landscaping. Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). MWELo-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
17. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).
18. Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

During Construction:

19. Construction Hours. Construction activity shall be limited to between the hours of 8:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and Noon on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

- 24. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District 's phone number shall also be visible to ensure compliance with applicable regulations.
- 25. Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the second page of the original [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.
- 26. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25%. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff.
- 27. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center 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.

-
- 28. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
- 29. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:
 - A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
 - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
 - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
 - D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future

revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

- E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
 - F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
 - G. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
 - H. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - I. All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
 - J. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
 - K. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 30. Public Works.** 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 thick and secured to the ground.

31. Public Works. 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.
32. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
33. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
34. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
35. Public Works. 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

36. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
37. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 1, 2023, except as modified by conditions of approval.

At All Times:

38. Exterior Lighting. 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.
39. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
40. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
41. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.

LARSON SHORES

ARCHITECTURE AND INTERIORS

ARCHITECT:
LARSON SHORES ARCHITECTURE + INTERIORS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
ALISON LINGANE & GABRIEL KOBBAN
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800



DESCRIPTION OF WORK:
CONVERTING EXISTING SINGLE FAMILY HOUSE INTO A DUPLEX AFTER RAISING THE BUILDING 5'-8" TO INCREASE BASEMENT HEIGHT & ADDING TOTAL 442 SQ FT UNDER ZONING PERMIT # ZP2017-0183. NO MAJOR EXTERIOR CHANGES COMPARING TO PREVIOUSLY APPROVED PLAN SET BY ZONING.

REVISION TO ZONING PERMIT ZP2017-0183 INCLUDE DELETION OF REAR DECK & RECONFIGURATION OF APPROVED EGRESS STAIR. MINOR CHANGES ON EXTERIOR ISOLATED TO WINDOW & DOOR RECONFIGURATION & LOCATION. EXISTING EXTERIOR MATERIALS TO REMAIN. INTERIOR MODIFICATIONS INCLUDE FLOOR PLAN RECONFIGURATION ON ALL LEVELS, STRUCTURAL UPGRADES, NEW ELECTRICAL, PLUMBING & MECHANICAL PER EACH UNIT. UPDATES TO ALL INTERIOR FINISH MATERIALS, NEW WINDOWS & DOORS.

ADDRESS: 2800 MARTIN LUTHER KING JR. WAY, BERKELEY CA 94703
ZONING DISTRICT: R2-A
APN: 053 167700800
ACTUAL SITE AREA: 5,400 SQ FT
EXISTING FLOOR AREA (SQ FT): 3,871 SQ FT (SEE A1.1)
PROPOSED FLOOR AREA (SQ FT): 4,313 SQ FT (SEE A1.2)
EXISTING BUILDING LOT COVERAGE: 1,397 SQ FT / 5,400 SQ FT= 25.9%
PROPOSED BUILDING LOT COVERAGE: 1,521 SQ FT / 5,400 SQ FT= 28.2%
MAX LOT COVERAGE: 50% (1-2 UNITS)
EXISTING FLOOR AREA RATIO (FAR): 3,871 SQ FT / 5,400 SQ FT= 0.72
PROPOSED FLOOR AREA RATIO (FAR): 4,313 SQ FT / 5,400 SQ FT= 0.80
MAX FLOOR AREA RATIO (FAR): 1.0 (1-2 UNITS)
NUMBER OF STORIES: 3 (PER 2022 CRC CHAPTER 2 STORY ABOVE GRADE PLANE)
MINIMUM FRONT SETBACK: 10'-0" (NON-CONFORMING SETBACK: 4'-3 1/2")
MINIMUM REAR SETBACK: 4'-0"
MINIMUM INTERIOR SIDE SETBACK: 4'-0" (NON-CONFORMING SETBACK: 3'-6")
MINIMUM STREET-SIDE SETBACK: 4'-0"
BUILDING HEIGHT: 37'-2" (PREVIOUSLY PERMITTED UNDER ZP2017-0183)
MAXIMUM AVERAGE HEIGHT: 28'-0"
MAXIMUM HEIGHT: 35'-0"
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: R-3
FIRE SPRINKLERS: NOT REQUIRED (NO CHANGE TO EXISTING R3 OCCUPANCY PER JESUS DEL TORO, FIRE & LIFE SAFETY EXAMINER ON 03/15/2023)
NUMBER OF BEDROOMS: UNIT #1: 3 BEDROOMS, UNIT #2: 4 BEDROOMS
NUMBER OF BATHROOMS: UNIT #1: 3 BATHROOMS, UNIT #2: 3 BATHROOMS

6 PROJECT DATA

OWNER: ALISON LINGANE & GABRIEL KOBBAN
2800 MARTIN LUTHER KING JR WAY
BERKELEY CA 94703
TEL: 510.684.6665
EMAIL: alingane@yahoo.com, gortizon@yahoo.com

STRUCTURAL ENGINEER: KENT FERRE, SE
KSF STRUCTURAL
1805 LEIMERT BLVD, OAKLAND, CA 94602
TEL: 510.570.0750
EMAIL: ksfsstructural@gmail.com

ARCHITECT: CARRIE SHORES DILLER
LARSON SHORES ARCHITECTURE + INTERIORS
1940 UNION STREET #22 OAKLAND, CA 94607
TEL: 510.444.9788
EMAIL: carrie@larsonshores.com; carrie@inspiredadus.com

TITLE 24: ROY ASI
DELTA T ENERGY CONSULTING
4775 SONOMA HWY #12, SANTA ROSA, CA 95409
TEL: 707.827.0233, CELL: 925.413.5215
EMAIL: roy@deltatenergyconsulting.com

5 PROJECT TEAM

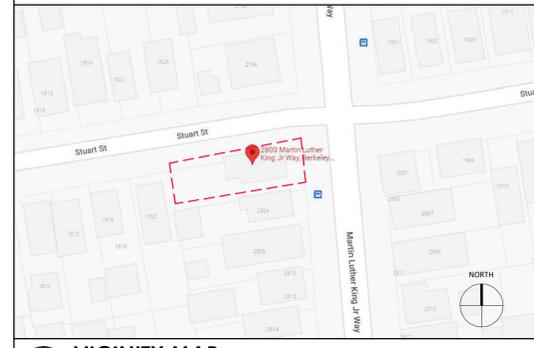
THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING CALGREEN MANDATORY MEASURES:

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD (GBC SECTION 4.406.1)
- NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE IN COMPLIANCE WITH AT LEAST A 65 PERCENT REDUCTION. (GBC SECTION 4.408.1)
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. (GBC SEC. 4.410.1)
- DUCT & VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (GBC SEC. 4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. (CGC SECTION 4.504.2.1)
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. (GBC SECTION 4.504.2.2)
- AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES. (GBC SECTION 4.504.2.3)
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (GBC SECTION 4.504.2.4)
- PARTICLEBOARD, MEDIUM-DENSITY FIBERBOARD (MDF) AND HARDWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (GBC SECTION 4.504.5)
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. (GBC SEC. 4.505.3)
- PLUMBING FIXTURE REQUIREMENTS:
A. WATER CLOSETS: <1.28 GAL/FLUSH.
B. SINGLE SHOWERHEADS: <1.8 GPM @ 80 PSI.
C. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
D. RESIDENTIAL LAVATORY FAUCETS: <1.2 GPM @ 60 PSI AND >0.8 GPM @ 20 PSI.
E. KITCHEN FAUCETS: <1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM @ 60 PSI.
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PER CGC 4.408.1.
- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3. CARPET CUSHION AND ADHESIVE ALSO MUST COMPLY.
- HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
A. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT;
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2014 OR EQUIVALENT;
C. SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2014 OR EQUIVALENT;
D. HVAC SYSTEM INSTALLER SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.
- COMPLY WITH CALGREEN 4.304.1: NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH THE SONOMA COUNTY EFFICIENT LANDSCAPE ORDINANCE.
- COMPLY WITH CALGREEN 4.106.4: PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN ONE- AND TWO-FAMILY DWELLINGS AND IN TOWNHOUSES WITH ATTACHED PRIVATE GARAGES; AND 3 PERCENT OF ALL PARKING SPACES, AS SPECIFIED, FOR MULTI-FAMILY DWELLINGS.
- UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE PER CGC 703.

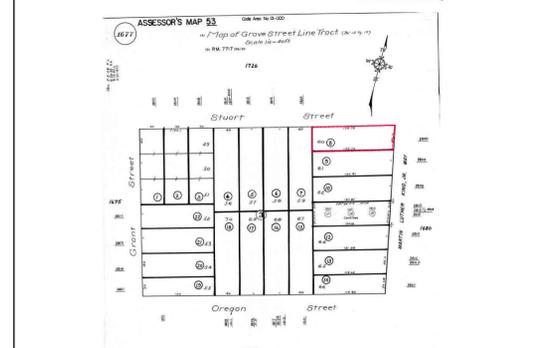
10 AERIAL PHOTO NOT TO SCALE

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES & THE CODES LISTED BELOW:
1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA ELECTRICAL CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 GREEN BUILDING CODE
6. 2022 CALIFORNIA ENERGY CODE
7. 2022 CALIFORNIA RESIDENTIAL CODE

9 APPLICABLE CODES



8 VICINITY MAP NOT TO SCALE



ARCHITECTURAL	
A0.0	PROJECT INFORMATION
A0.8	SHADOW STUDY
A1.0	EXISTING SITE PLAN
A1.1	PREVIOUSLY PERMITTED SITE PLAN (BY PLANNING DEPARTMENT)
A1.2	PROPOSED SITE PLAN (W/ LANDSCAPE & OPEN PLAN)
A2.0	EXISTING/ DEMOLITION BASEMENT PLAN
A2.1	PREVIOUSLY PERMITTED BASEMENT PLAN (BY PLANNING DEPARTMENT) & PROPOSED LEVEL 1 PLAN (UNIT #1)
A2.2	EXISTING/ DEMOLITION LEVEL 1 PLAN
A2.3	PREVIOUSLY PERMITTED LEVEL 1 PLAN (BY PLANNING DEPARTMENT) & PROPOSED LEVEL 2 PLAN, (UNIT #2- FIRST FLOOR)
A2.4	EXISTING/ DEMOLITION LEVEL 2 PLAN (BY PLANNING DEPARTMENT) & PROPOSED LEVEL 3 PLAN, (UNIT #2- SECOND FLOOR)
A2.6	EXISTING/ DEMOLITION ROOF PLAN
A2.7	PREVIOUSLY PERMITTED ROOF PLAN (BY PLANNING DEPARTMENT) & PROPOSED ROOF PLAN
A3.0	EXISTING/ DEMO EAST (FRONT) EXTERIOR ELEVATION
A3.1	PREVIOUSLY PERMITTED & PROPOSED EAST (FRONT) EXTERIOR ELEVATIONS
A3.2	EXISTING/ DEMO NORTH EXTERIOR ELEVATION
A3.3	PREVIOUSLY PERMITTED & PROPOSED NORTH EXTERIOR ELEVATIONS
A3.4	EXISTING/ DEMO WEST (REAR) EXTERIOR ELEVATION
A3.5	PREVIOUSLY PERMITTED & PROPOSED WEST (REAR) EXTERIOR ELEVATIONS
A3.6	EXISTING/ DEMO SOUTH EXTERIOR ELEVATION
A3.7	PREVIOUSLY PERMITTED & PROPOSED SOUTH EXTERIOR ELEVATIONS
A4.0	PROPOSED SECTIONS

SUBMITTAL:
PERMIT SET
APRIL, 2023

REVISIONS:	DATE	DESCRIPTION
▲	06/16/2023	CORRECTIONS FIRST
▲	08/14/2023	CORRECTIONS SECOND

These drawings, specifications, ideas, designs, and arrangements presented hereby are and shall remain the property of Larson Shores Architecture + Interiors. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Larson Shores Architecture + Interiors. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

A0.0

ABBREVIATIONS	GENERAL NOTES
& AND > ANGLE, LESS THAN < ANGLE, GREATER THAN @ AT # POUND OR NUMBER AB ANCHOR BOLT ABV ABOVE A/C AIR CONDITIONING AD AREA DRAIN ADI ADJUSTABLE AFF ABOVE FINISHED FLOOR AIA AMERICAN INSTITUTE OF ARCHITECTS ALT ALTERNATE ALUM ALUMINUM APPROX APPROXIMATELY ARCH ARCHITECTURAL ASPH ASPHALT AWG AMERICAN WIRE GAGE BD BOARD BETW BETWEEN BLDG BUILDING BLKG BLOCKING BM BEAM BOF BOTTOM OF FOOTING BOT BOTTOM BUR BUILT-UP ROOF C CENTERLINE CAB CABINET CAR COLD AIR RETURN CB CATCH BASIN CC CEMENT COATED CEC CALIFORNIA ENERGY COMMISSION CF CAST IRON CJ CEILING JOIST CLO CLOSET CLG CEILING CMU CONCRETE MASONRY UNIT C.O. CLEANOUT COAX COAXIAL CABLE COL COLUMN COMM COMMUNICATION CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR CPTR COMPUTER CU CUBIC DBL DOUBLE DF DOUGLAS FIR DET DETAIL DIA DIAMETER DIM DIMENSION DISP DISPOSAL DIST DISTRIBUTION DIV DIVIDED OR DIVISION DN DOWN DR DOOR DSP DOWNSPOUT DW DISHWASHER DWR DRAWING EA EACH EB EXPANSION BOLT EF EACH FACE EJ EXPANSION JOINT ELEV ELECTRIC EN EDGE NAIL ENGR ENGINEER EQ EQUAL ES EACH SIDE EW EACH WAY (E) EXIST EXISTING EXP EXPANSION EXT EXTERIOR FB FLAT BAR FD FLOOR DRAIN FDN FOUNDATION FIN FINISH FJ FLOOR JOIST FL, FLR FLOOR FOC FACE OF CONCRETE FOF FACE OF FINISH FOS FACE OF STUD FR FIREPLACE OR FULL PENETRATION FR FLOOR REGISTER FS FAR SIDE FT FOOT OR FEET FTG FOOTING FURR FURRING FUT FUTURE G GAS GA GAUGE GALV GALVANIZED GB GRADE BEAM GEN GENERAL GFI GROUND FAULT INTERRUPTOR GI GALVANIZED IRON GL GLAZING OR GLASS GR GRADE GSM GALVANIZED SHEET METAL GYP GYPSUM HB HOSE BIBB HC HOLLOW CORE HDG HOT DIP GALVANIZED HDR HEADER HORIZ HORIZONTAL HT HEIGHT HTR HEATER HW HOT WATER HWH HOT WATER HEATER ID INSIDE DIAMETER IF INSIDE FACE IN INCH INCL INCLUDE INSUL INSULATION INT INTERIOR JST JOIST JT JOINT KD KILN-DRIED LAV LAVATORY LB POUND LH LEFT HAND LP LOW POINT LT LIGHT MAX MAXIMUM MB MACHINE BOLT MED MEDIUM MEMB MEMBRANE MEZZ MEZZANINE MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MSRY MASONRY MTD MOUNTED	<p>GENERAL</p> <p>CENTERLINE OF ELEMENT FACE OF STUD (F.O.S.) TYP. FACE OF FINISH (F.O.F.)</p> <p>DRAWING & SHEET NUMBER</p> <p>DRAWING & SHEET NUMBER</p> <p>DRAWING & SHEET NUMBER</p> <p>ARROW SHOWS ELEVATION</p> <p>DRAWING NUMBER</p> <p>SHEET NUMBER</p> <p>+104.0</p> <p>+9'-6" A.F.F.</p> <p>NAME ROOM NAME ROOM NUMBER</p> <p>DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)</p> <p>SCHEDULES</p> <p>DOOR MARK</p> <p>WINDOW MARK</p> <p>DRAWING SYMBOLS</p> <p>1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELEVANT REGULATORY BODIES.</p> <p>2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. FOLLOW NUMERICAL DIMENSIONS: DO NOT SCALE.</p> <p>3. FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FINISH AT NEW CONSTRUCTION.</p> <p>4. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE AND THROUGHOUT THE COURSE OF WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING THE WORK RELATED TO THAT BEING INSPECTED.</p> <p>5. BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF THE EXISTING FINISHES, SPECIALTIES, AND OTHER ITEMS WHICH MUST BE REMOVED AND INSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. COORDINATE AND MAKE THIS INSPECTION WITH THE OWNER.</p> <p>6. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPLE AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH WORK IS ALSO PART OF THIS CONTRACT.</p> <p>7. DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.</p> <p>8. WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH TO THE SATISFACTION OF THE ARCHITECT.</p> <p>9. CONSTRUCTION AND DEMOLITION DEBRIS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL ORDINANCE.</p> <p>10. INDOOR PLUMBING: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CALGREEN, REPLACE ALL NON-COMPLIANT FIXTURES IN THE PROJECT AREA.</p> <p>11. PEST PROTECTION: ANNULAR SPACE AROUND PIPES, ELECTRICAL CABLES, CONDUITS, AND OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD FOR PROTECTION AGAINST RODENTS.</p> <p>12. CONTRACTOR TO VERIFY THAT WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE IN COMPLIANCE WITH CALGREEN 4.505.3.</p> <p>13. HVAC SYSTEM TO BE DESIGNED AND INSTALLED TO ACCA MANUAL J, D, AND S.</p> <p>14. HVAC INSTALLER TO BE TRAINED AND CERTIFIED VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM, OR OTHER PROGRAM ACCEPTABLE TO THE BUILDING SERVICES DIVISION.</p> <p>15. DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.</p> <p>16. ALL MATERIALS TO MEET MANDATORY REQUIREMENTS OF CALGREEN CHAPTER 4.</p> <p>17. SINCE THE VALUATION FOR THE WORK EXCEEDS \$50,000, AN AUTOMATIC GAS SHUT-OFF VALVE SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE GAS UTILITY METER. [2022 CPC 1209.2 AND BMC 19.34.040]</p> <p>18. THE RE-SUBMITTED PLANS MAY GENERATE ADDITIONAL COMMENTS NOT ADDRESSED IN THE ORIGINAL PAM REVIEW DUE TO THE INCOMPLETE NATURE OF THE PLANS.</p> <p>19. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL LISTED APPLIANCES AND MATERIALS SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS. [2022 CRC SEC. R.106.1.2]</p>

1 ABBREVIATIONS

2 GENERAL NOTES

4 CALGREEN COMPLIANCE NOTES

7 ASSESSOR'S MAP

11 SHEET INDEX



RESIDENTIAL REMODEL & ADDITION
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703
 APN: 053 167700800

SUBMITTAL:
 PERMIT SET
 APRIL, 2023

REVISIONS:

#	DATE	DESCRIPTION
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2	08/14/2023	CORRECTIONS SECOND

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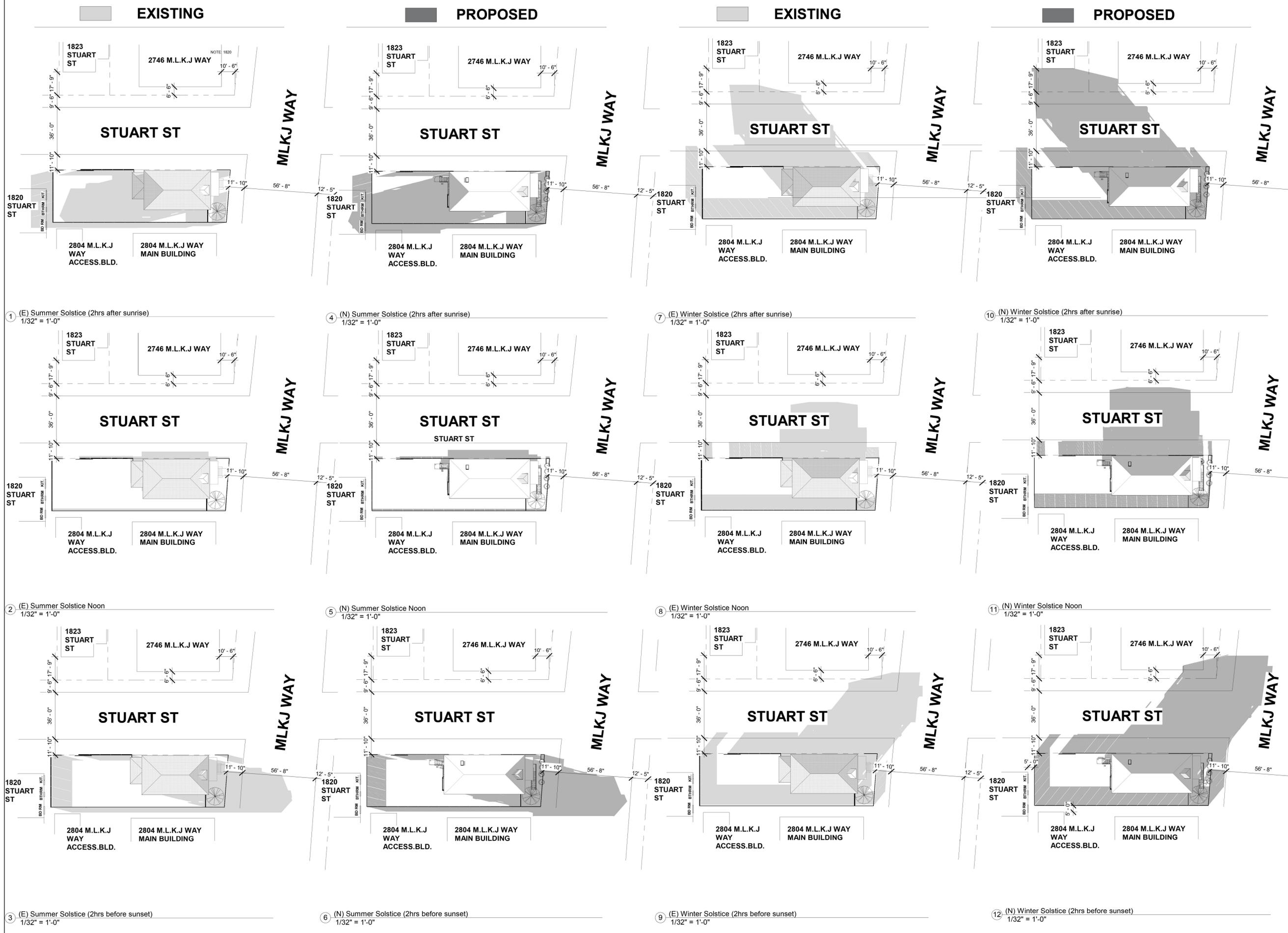
SHADOW STUDY

SHEET NUMBER:

A0.8

SHADOW STUDY SUMMER SOLSTICE - JUN 21ST

SHADOW STUDY WINTER SOLSTICE - DEC 21ST

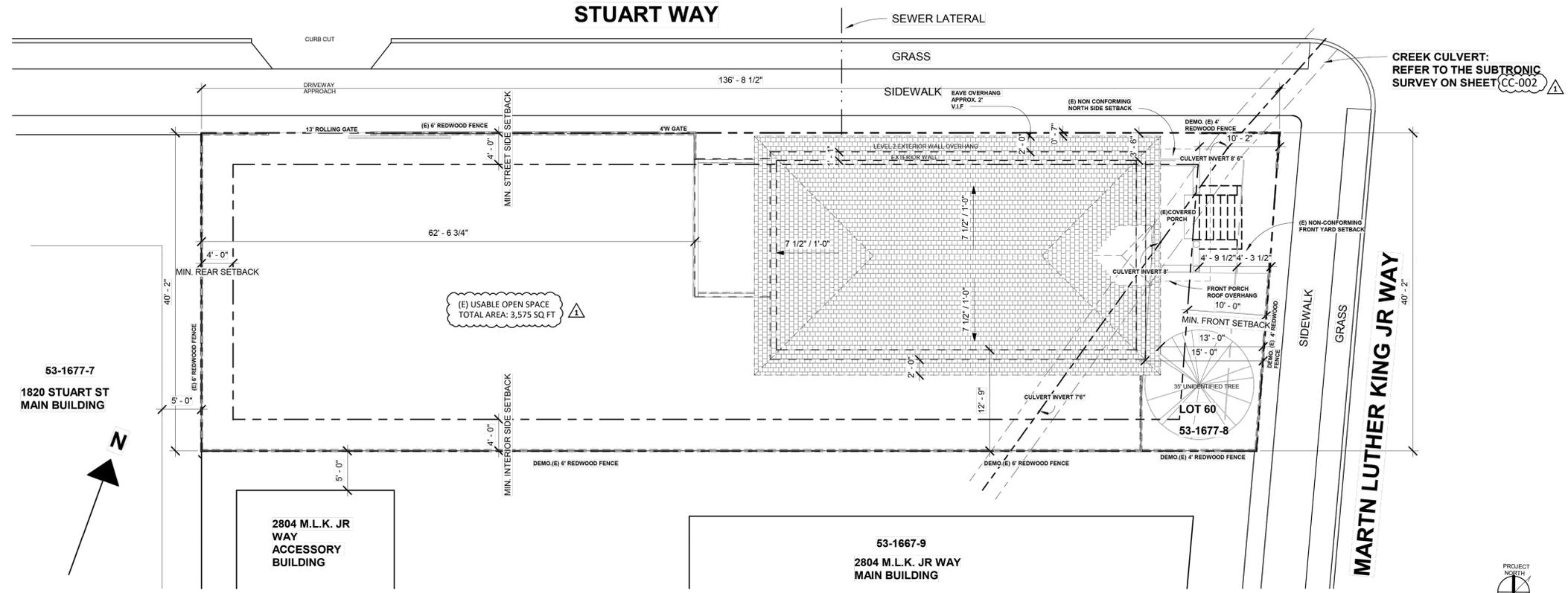


ARCHITECT:
 LARSON SHORES ARCHITECTURE + INTERIORS
 1940 UNION STREET #22
 OAKLAND, CA 94607
 PHONE/FAX: 510-444-9788
 PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
 ALISON LINGANE & GABRIEL KOBBAN
 2800 MARTIN LUTHER KING JR WAY
 BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703
 APN: 053 167700800



1 (E) Site Plan
 1/8" = 1'-0"



LOCATION OF H40 X W48 STORM DRAIN AT 2800 MLK, BERKELEY CA
 BY ADRIAN GUERRERO SUBTRONIC CORP
 1" = 20'-0 Subtronics Survey:
 Completed using a confined space entry team and subtronic locator to positively identify the location of the 'Culvert Creek' beneath the site. The survey was performed by : Subtronic Corporation, 5013 Blum Rd #2, Martinez, CA, 94553 Phone (925)-228-8771



2800 Martin Luther King Jr - Block Vicinity Map
 1" = 100'

SUBMITTAL:
PERMIT SET
APRIL, 2023

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SHEET TITLE:
EXISTING SITE PLAN

SHEET NUMBER:
A1.0

LARSON SHORES

ARCHITECTURE AND INTERIORS

ARCHITECT:
LARSON SHORES ARCHITECTURE + INTERIORS
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PHONE/FAX: 510-444-9788
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BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800

SUBMITTAL:
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APRIL, 2023**

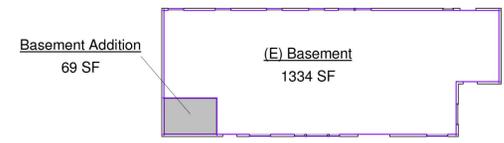
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SHEET TITLE:
**PREVIOUSLY PERMITTED
SITE PLAN**

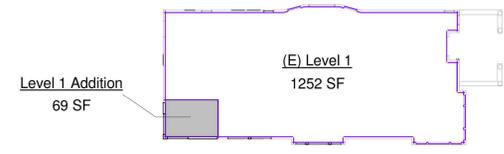
SHEET NUMBER:
A1.1



Existing Gross Floor Area:

(E) Basement	1334 sq/ft
(E) Level 1	1252 sq/ft
(E) Level 2	1188 sq/ft
(E) Attic Storage >6'H	97 sq/ft
Total	3871 sq/ft

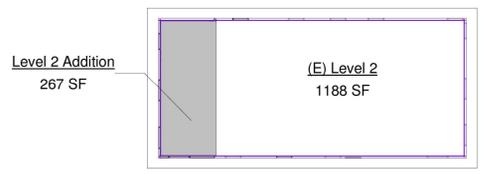
2 Basement Level
1/16" = 1'-0"



Proposed Gross Floor Area:

(E) Basement	1334 sq/ft
(N) Basement Addition	69 sq/ft
(E) Level 1	1252 sq/ft
(N) Level 1 Addition	69 sq/ft
(E) Level 2	1188 sq/ft
(N) Level 2 Addition	267 sq/ft
(E) Attic Storage >6'H	97 sq/ft
(N) Attic Storage >6'H	37 sq/ft
Total	4313 sq/ft

3 Level 1
1/16" = 1'-0"



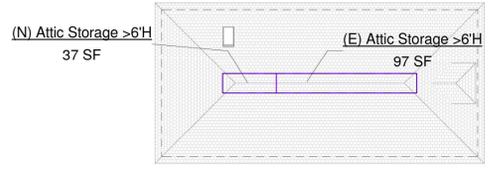
Existing Lot Coverage:

(E) Primary Footprint	1279sq/ft
(E) Covered Porch	118 sq/ft
Total:	1397sq/ft

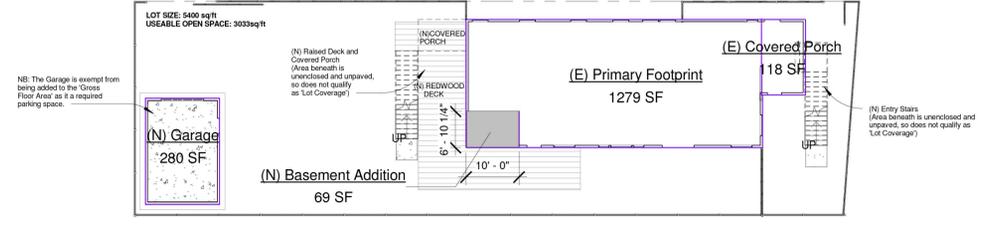
Proposed Lot Coverage:

(E) Primary Footprint	1279 sq/ft
(E) Covered Porch	118 sq/ft
(N) Basement Addition	69 sq/ft
(N) Garage	280 sq/ft
Total:	1746 sq/ft

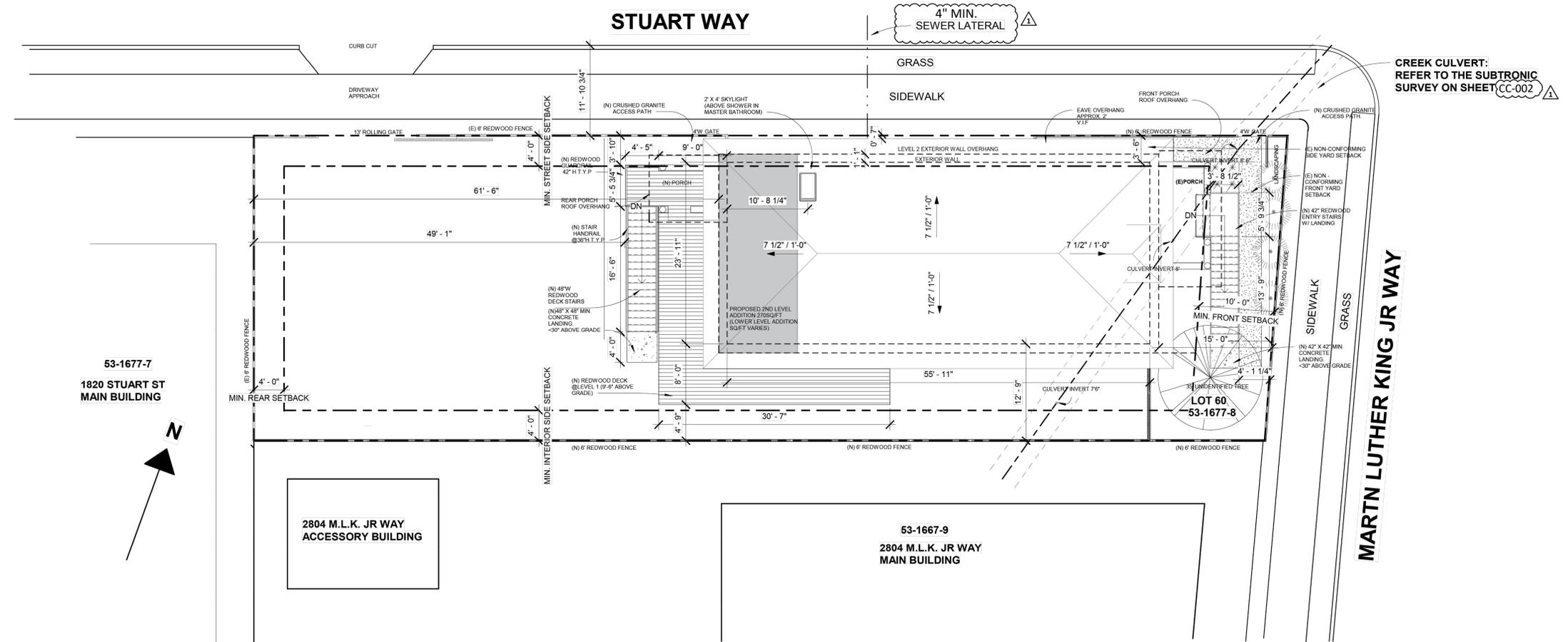
4 Level 2
1/16" = 1'-0"



5 Attic Storage Space
1/16" = 1'-0"



6 Site Lot Coverage
1/16" = 1'-0"



1 PREVIOUSLY PERMITTED SITE PLAN BY PLANNING DEPARTMENT (ZP2017-0183) (REFERENCE ONLY)
SCALE: 1/8" = 1'-0"

ARCHITECT:
 LARSON SHORES ARCHITECTURE + INTERIORS
 1940 UNION STREET #22
 OAKLAND, CA 94607
 PHONE/FAX: 510-444-9788
 PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
 ALISON LINGANE & GABRIEL KOBBAN
 2800 MARTIN LUTHER KING JR WAY
 BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION
2800 MARTIN LUTHER KING JR WAY
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 APN: 053 167700800

SUBMITTAL:
 PERMIT SET
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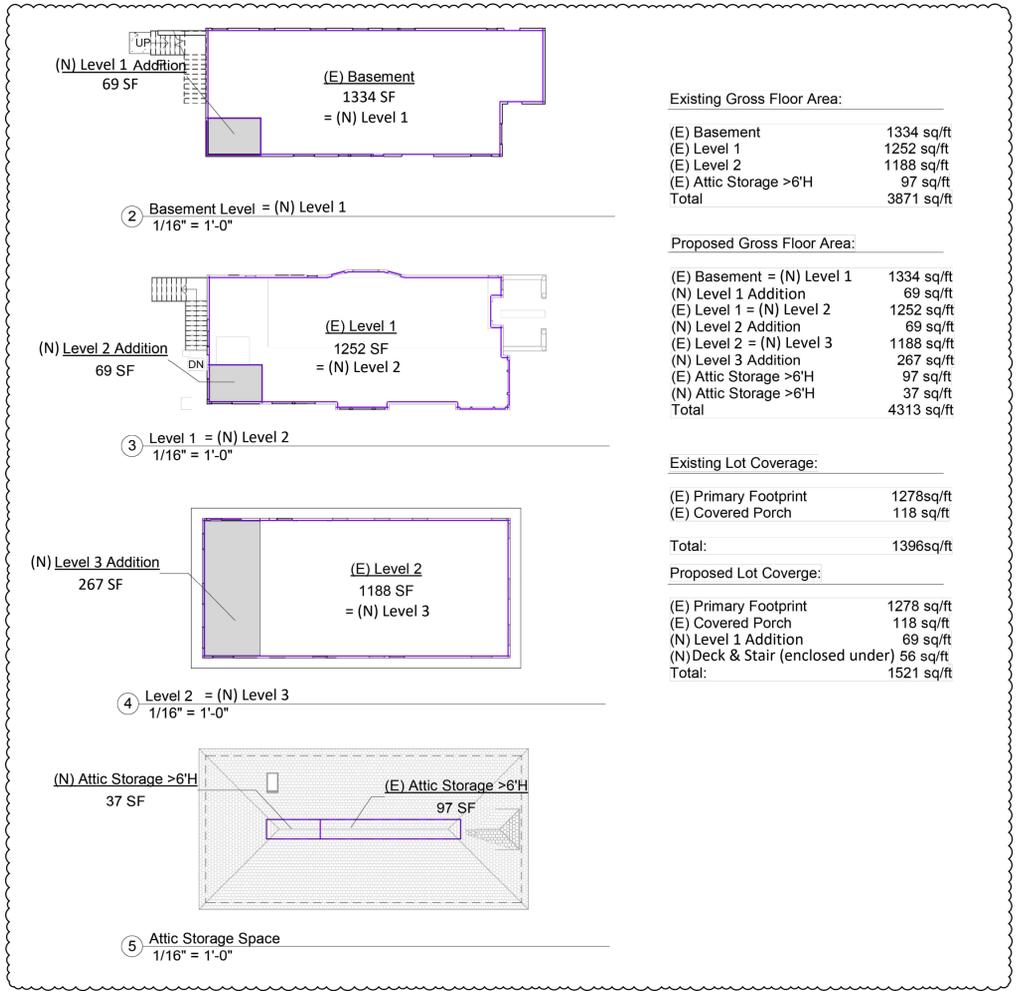
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SHEET TITLE:
PROPOSED SITE PLAN (W/ LANDSCAPE & OPEN PLAN)

SHEET NUMBER:
A1.2



6 Site Lot Coverage
 1/16" = 1'-0"

GENERAL NOTES

Effective October 1, 2006, the City of Berkeley implemented requirements for the testing, repair and replacement of privately-owned sewer laterals. BMC 17.24.090 requires verification testing of the sanitary sewer lateral(s) on the parcel whenever a building or plumbing permit valuation exceeds \$60,000. Prior to issuance of a building or plumbing permit, a Sewer Lateral Certificate is required.

a. The lateral must be inspected. A PSL (private sewer lateral) permit must be obtained by your sewer contractor for verification testing, repair or replacement of the sewer. Public Works Engineering will inspect the work when your contractor schedules the inspection. If the sewer lateral passes the verification testing, submit an "Application for Sewer Lateral Certificate" to the City of Berkeley Private Sewer Lateral Program. Submit a copy of the Sewer Lateral Certificate in your response to these comments so that Public Works can approve this Building Permit. Detailed information regarding the PSL Program may be found online at <https://berkeleyca.gov/city-services/streets-sidewalks-sewers-and-utilities/private-sewer-lateral>.

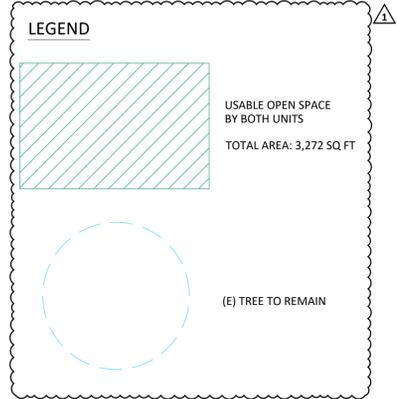
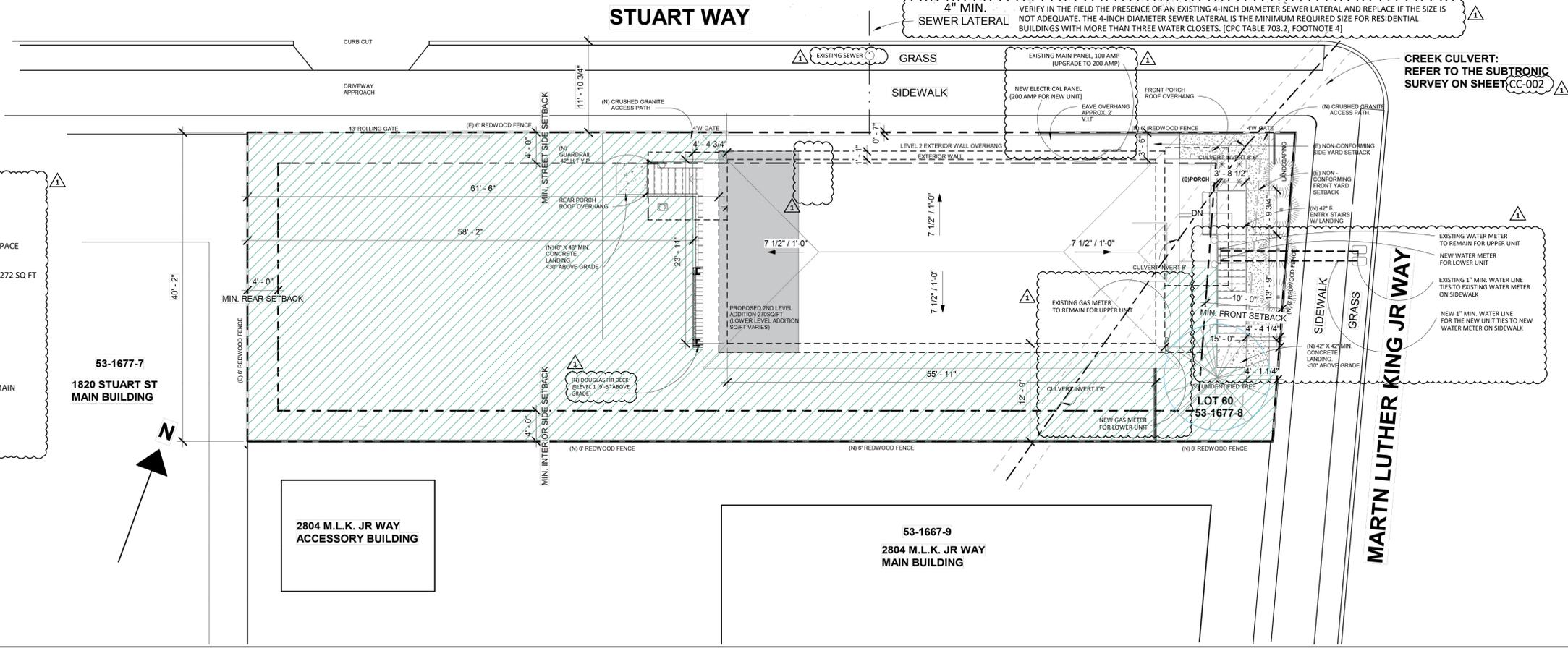
b. If the sewer lateral does not pass verification testing and the lateral is going to be repaired as part of this work, you must show lateral repair/replacement on the plans. Your plumbing contractor must obtain a PSL (Private Sewer Lateral) permit prior to or at issuance of this building permit. If this option is chosen, you may request a deferral of the Sewer Lateral Certificate until before building final inspection. The request is made in response to this comment. Public Works can conditionally approve this building permit with the condition the PSL permit is obtained prior to or at building permit issuance and the PSL certificate is obtained prior to final inspection of the building permit.

c. The City Engineer may extend the time to conduct repairs if justification can be made that compliance is infeasible at this time. In such cases, Owner will be required to record a Notice of Limitation on the affected parcel, stating a deadline by which repairs, or work shall be completed. If it is infeasible to perform required sewer repairs, the Owner may apply for the Exception. The "Application for Exception" form is available online at <https://berkeleyca.gov/city-services/streets-sidewalks-sewers-and-utilities/private-sewer-lateral>. Public Works can approve the Agency step for this Building Permit once a copy of the approved Application for Exception is submitted to the Permit Service Center.

STATEMENT AND NEIGHBORHOOD SIGNATURES

I have reviewed the plans for converting the existing single family house into a duplex by raising the building 5' 8" to increase basement height and adding 442 sq ft at 2800 Martin Luther King

NAME (PRINTED)	SIGNATURE	ADDRESS	RENTER OR OWNER	DATE	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)	HAVE NO COMMENTS
Elaine Forrester	<i>[Signature]</i>	2804 Martin Luther King	Owner	6/26/23	✓		
Y. Johnson	<i>[Signature]</i>	2746 Martin Luther King	Owner	6/29/23	✓		
Ashley Quila	<i>[Signature]</i>	1820 Stuart ST.	Rentor	6/26/23	✓		
Jeanne King	<i>[Signature]</i>	1823 Stuart ST.	Owner	6/26/23	✓		
	Notified	2805 Martin Luther King					✓
	Notified	2801 Martin Luther King					✓
	Vacant	1901 Stuart ST.					✓



1 PROPOSED SITE PLAN (W/ LANDSCAPE & OPEN PLAN)
 SCALE: 1/8" = 1'-0"

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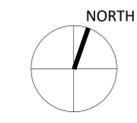
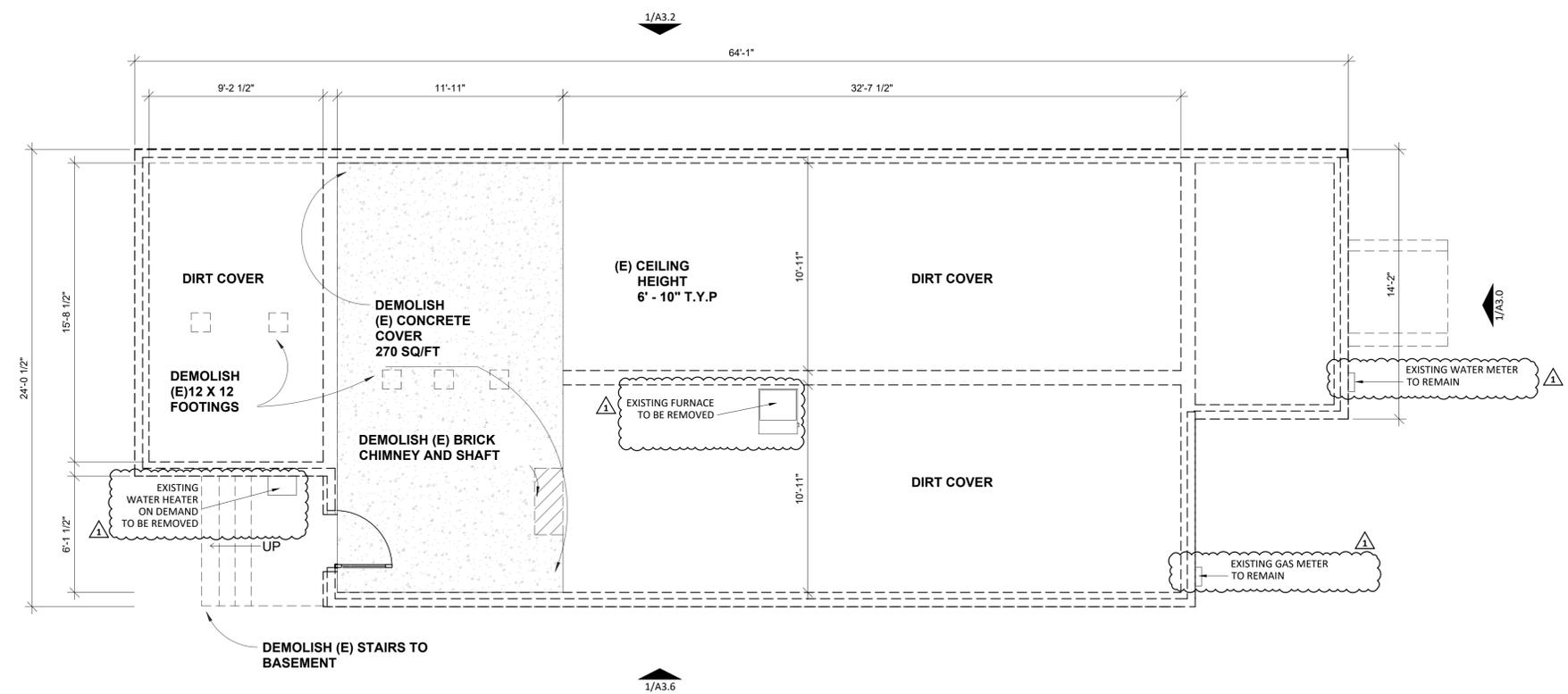
REVISIONS:

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SHEET TITLE:
EXISTING/ DEMO BASEMENT PLAN

SHEET NUMBER:
A2.0



1 EXISTING/ DEMO BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ARCHITECT:
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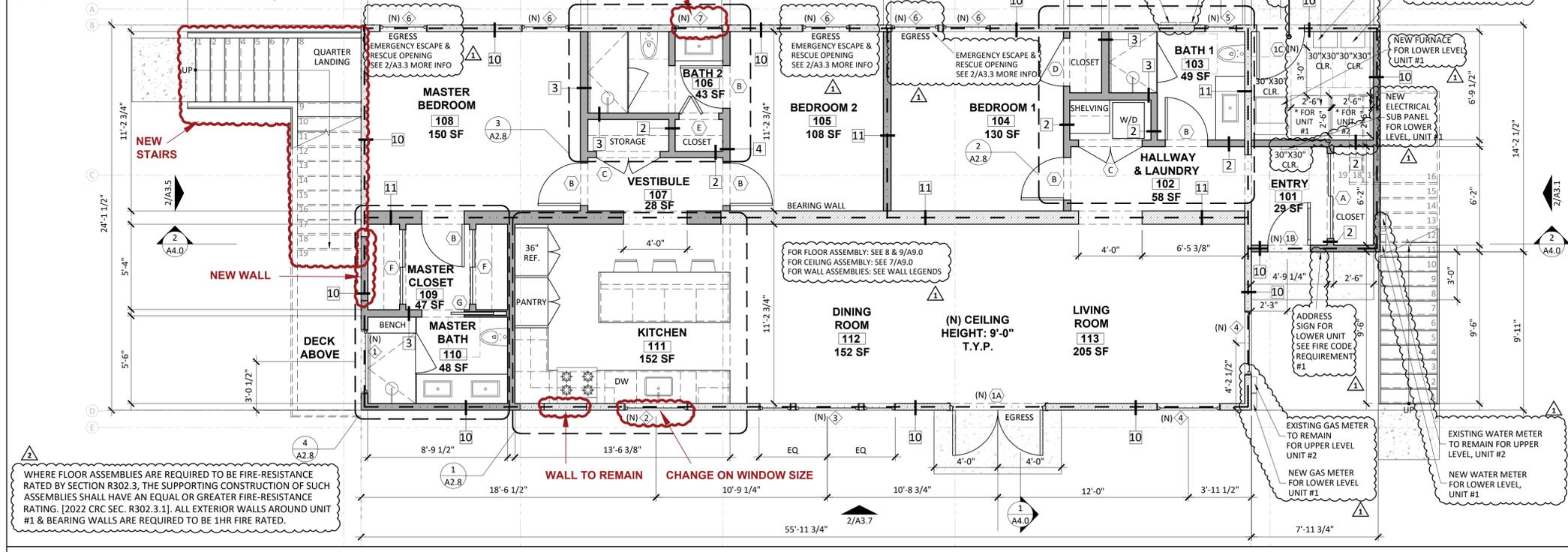
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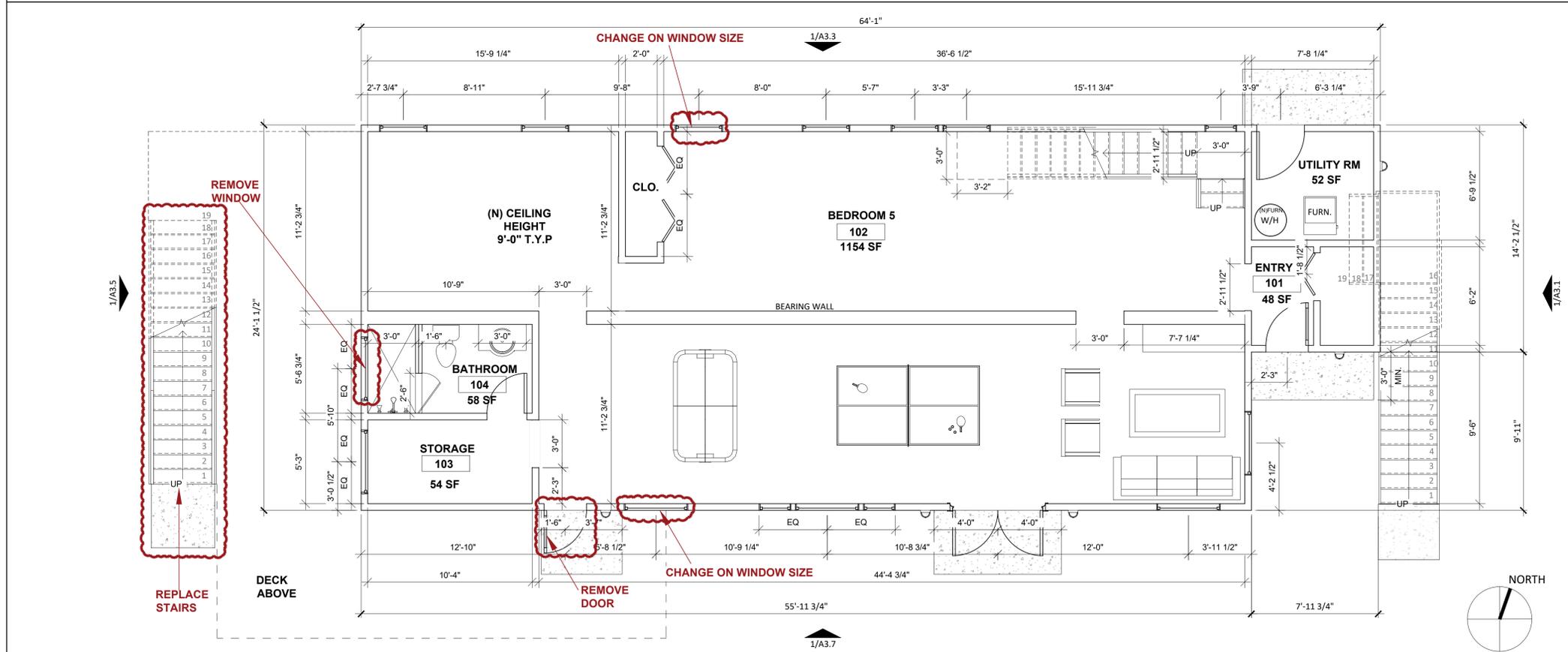
SHEET TITLE:
PREVIOUSLY PERMITTED BASEMENT PLAN & PROPOSED LEVEL 1 PLAN (UNIT #1)

SHEET NUMBER:
A2.1

ABOUT THE FUTURE INSTALLATION OF A HEAT PUMP HEATER:
 PER CALIFORNIA ELECTRICAL CODE, THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:
 i. A DEDICATED 125-VOLT, 20-AMP ELECTRICAL RECEPTACLE CONNECTED WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS WHERE:
 ii. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABEL WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED;
 iii. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT (N (A) ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE";
 iv. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.



2 PROPOSED LEVEL 1 FLOOR PLAN (UNIT #1)
 SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED BASEMENT PLAN BY PLANNING DEPARTMENT (ZP2017-0183)
 SCALE: 1/4" = 1'-0"

- LEGEND**
- [Hatched Box] EXISTING WALL
 - [Solid Box] NEW WALL
 - [X] DOOR TAG
 - [Diamond] WINDOW TAG
 - [Dashed Line] 1 HR FIRE RATED WALL
 - (R) REPLACED WINDOW OR DOOR
 - (N) NEW WINDOW OR DOOR
 - [Red Outline] EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

FLOOR PLAN NOTES

- CONCRETE SLABS BELOW CONDITIONED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6".

PLUMBING NOTES

- PLUMBING FIXTURE FLOW-RATE REQUIREMENTS:
 A. WATER CLOSETS: <1.28 GAL/FLUSH.
 B. SINGLE SHOWERHEADS: <1.8 GPM @ 80 PSI.
 C. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
 D. RESIDENTIAL LAVATORY FAUCETS: <1.2 GPM @ 60 PSI AND >0.8 GPM @ 20 PSI.
 E. KITCHEN FAUCETS: <1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM @ 60 PSI.
 F. SHOWER & TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC OR COMBINATION MIXING VALVE TYPE PER CEC 408.2.
- VERIFY IN THE FIELD THE PRESENCE OF AN EXISTING 4-INCH DIAMETER SEWER LATERAL AND REPLACE IF THE SIZE IS NOT ADEQUATE. THE 4-INCH DIAMETER SEWER LATERAL IS THE MINIMUM REQUIRED SIZE FOR RESIDENTIAL BUILDINGS WITH MORE THAN THREE WATER CLOSETS. [CFC TABLE 703.2, FOOTNOTE 4]

MECHANICAL NOTES

- ALL ENVIRONMENTAL AIR DUCT EXHAUSTS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES OR OPENINGS INTO BUILDINGS.
- AUTOMATIC GAS SHUT-OFF VALVE REQUIRED.
- CLOTHES DRYER EXHAUST DUCTS ARE NOT TO EXCEED A TOTAL COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14 FEET.
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 D. LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS.
 E. TRUSS CHORDS AND CEILING JOISTS/RAFTERS ARE TO BE DESIGNED FOR THE ADDITIONAL DEAD LOAD OF THE EQUIPMENT. ATTACHMENTS FOR EQUIPMENT SUSPENDED FROM TRUSSES OR RAFTERS ON THE ROOF ARE TO BE MADE TO BLOCKING NAILED TO OR BETWEEN TRUSS CHORDS.
 F. SUPPORTED ON SOLID CONCRETE SLAB 3" ABOVE ADJOINING GRADE OR SUSPENDED 6" ABOVE ADJOINING GROUND LEVEL FOR UNDER-FLOOR UNITS.
 5. DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT FROM, AND READILY ACCESSIBLE FROM THE AIR-CONDITIONING OR REFRIGERATING EQUIPMENT. THE DISCONNECTING MEANS SHALL BE PERMITTED TO BE INSTALLED ON OR WITHIN THE AIR-CONDITIONING OR REFRIGERATING EQUIPMENT. THE DISCONNECTING MEANS SHALL NOT BE LOCATED ON PANELS THAT ARE DESIGNED TO ALLOW ACCESS TO THE AIR-CONDITIONING OR REFRIGERATION EQUIPMENT OR TO OBSCURE THE EQUIPMENT NAMEPLATE(S). [CEC ART. 440.14]
 6. PER CEC ART. 440.52, (A) PROTECTION OF MOTOR-COMPRESSOR EACH MOTOR-COMPRESSOR SHALL BE PROTECTED AGAINST OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS:
 (1) A SEPARATE OVERLOAD RELAY THAT IS RESPONSIVE TO MOTOR-COMPRESSOR CURRENT. THIS DEVICE SHALL BE SELECTED TO TRIP AT NOT MORE THAN 140 PERCENT OF THE MOTOR-COMPRESSOR RATED-LOAD CURRENT.
 (2) A THERMAL PROTECTOR INTEGRAL WITH THE MOTOR-COMPRESSOR, APPROVED FOR USE WITH THE MOTOR-COMPRESSOR THAT IT PROTECTS ON THE BASIS THAT IT WILL PREVENT DANGEROUS OVERHEATING OF THE MOTOR-COMPRESSOR DUE TO OVERLOAD AND FAILURE TO START. IF THE CURRENT-INTERRUPTING DEVICE IS SEPARATE FROM THE MOTOR-COMPRESSOR AND ITS CONTROL CIRCUIT IS OPERATED BY A PROTECTIVE DEVICE INTEGRAL WITH THE MOTOR-COMPRESSOR, IT SHALL BE ARRANGED SO THAT THE OPENING OF THE CONTROL CIRCUIT WILL RESULT IN INTERRUPTION OF CURRENT TO THE MOTOR-COMPRESSOR.
 (3) A FUSE OR INVERSE TIME CIRCUIT BREAKER RESPONSIVE TO MOTOR CURRENT, WHICH SHALL ALSO BE PERMITTED TO SERVE AS THE BRANCH-CIRCUIT SHORT-CIRCUIT AND GROUND-FAULT PROTECTIVE DEVICE. THIS DEVICE SHALL BE RATED AT NOT MORE THAN 125 PERCENT OF THE MOTOR-COMPRESSOR RATED-LOAD CURRENT. IT SHALL HAVE SUFFICIENT TIME DELAY TO PERMIT THE MOTOR-COMPRESSOR TO START AND ACCELERATE ITS LOAD. THE EQUIPMENT OR THE MOTOR-COMPRESSOR SHALL BE MARKED WITH THIS MAXIMUM BRANCH-CIRCUIT FUSE OR INVERSE TIME CIRCUIT BREAKER RATING.
 (4) A PROTECTIVE SYSTEM, FURNISHED OR SPECIFIED AND APPROVED FOR USE WITH THE MOTOR-COMPRESSOR THAT IT PROTECTS ON THE BASIS THAT IT WILL PREVENT DANGEROUS OVERHEATING OF THE MOTOR-COMPRESSOR DUE TO OVERLOAD AND FAILURE TO START. IF THE CURRENT-INTERRUPTING DEVICE IS SEPARATE FROM THE MOTOR-COMPRESSOR AND ITS CONTROL CIRCUIT IS OPERATED BY A PROTECTIVE DEVICE THAT IS NOT INTEGRAL WITH THE CURRENT-INTERRUPTING DEVICE, IT SHALL BE ARRANGED SO THAT THE OPENING OF THE CONTROL CIRCUIT WILL RESULT IN INTERRUPTION OF CURRENT TO THE MOTOR-COMPRESSOR.
 (B) PROTECTION OF MOTOR-COMPRESSOR CONTROL APPARATUS AND BRANCH-CIRCUIT CONDUCTORS
 THE MOTOR-COMPRESSOR CONTROLLER(S), THE DISCONNECTING MEANS, AND THE BRANCH-CIRCUIT CONDUCTORS SHALL BE PROTECTED AGAINST OVERCURRENT DUE TO MOTOR OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS, WHICH SHALL BE PERMITTED TO BE THE SAME DEVICE OR SYSTEM PROTECTING THE MOTOR-COMPRESSOR IN ACCORDANCE WITH 440.52(A).

FIRE CODE REQUIREMENTS

- THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. [CFC SEC. 505.1]
- EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. (THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQ.FT.) [CFC SEC. 1031.3.1]
- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. [CFC SEC. 1031.3.2]
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. [CFC SEC. 1031.3.3]

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BERKELEY, CA 94703
APN: 053 167700800

SUBMITTAL:
PERMIT SET
APRIL, 2023

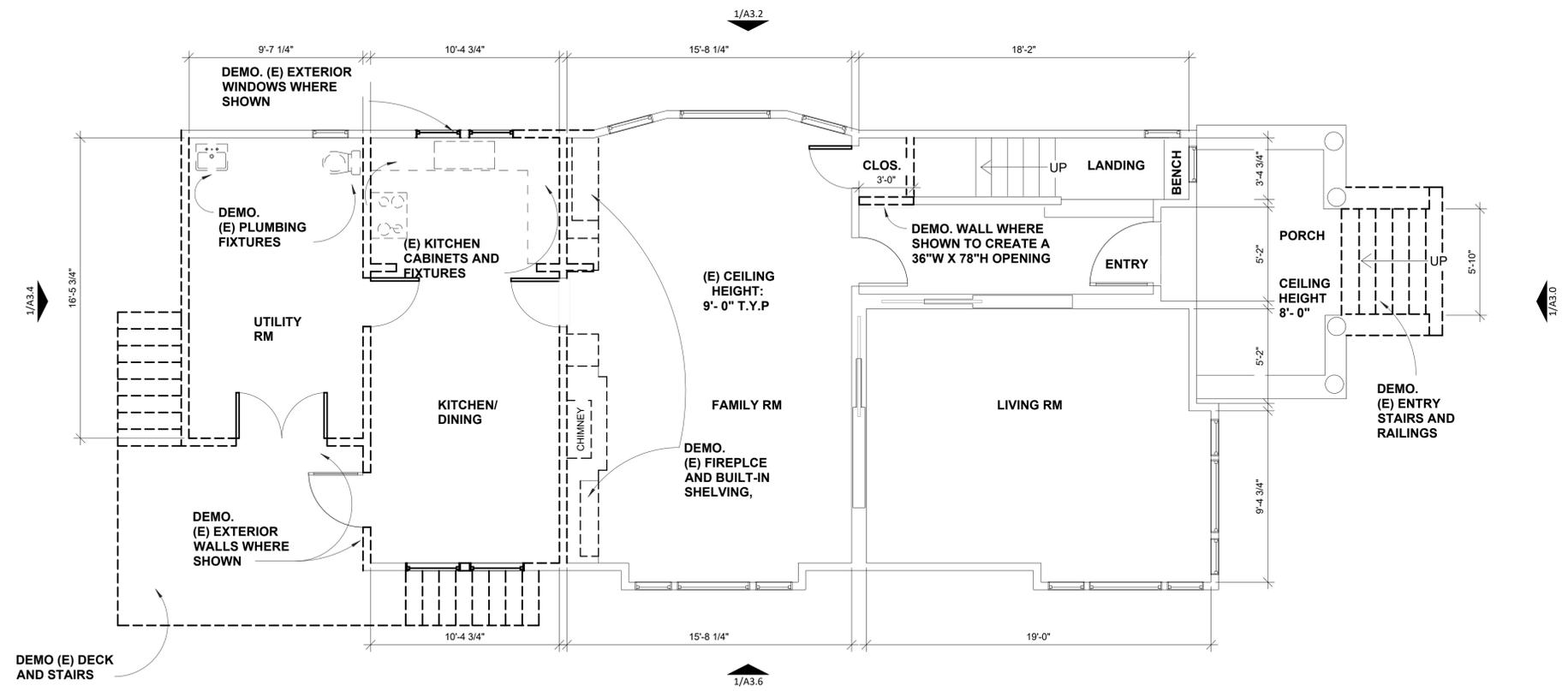
REVISIONS:

NO.	DATE	DESCRIPTION
1	06/16/2023	CORRECTIONS FIRST
2	08/14/2023	CORRECTIONS SECOND

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SHEET TITLE:
EXISTING/ DEMO LEVEL 1 PLAN

SHEET NUMBER:
A2.2



1 EXISTING/ DEMO LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



RESIDENTIAL REMODEL & ADDITION
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703
APN: 053 167700800

SUBMITTAL:

PERMIT SET
 APRIL, 2023

REVISIONS:

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SHEET TITLE:

PREVIOUSLY PERMITTED LEVEL 1 PLAN & PROPOSED LEVEL 2 PLAN (UNIT #2- FIRST FLOOR)

SHEET NUMBER:

A2.3

LEGEND

- EXISTING WALL
- NEW WALL
- DOOR TAG
- WINDOW TAG
- 1 HR FIRE RATED WALL
- REPLACED WINDOW OR DOOR
- NEW WINDOW OR DOOR
- EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

FLOOR PLAN NOTES

- CONCRETE SLABS BELOW CONDITIONED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6".

PLUMBING NOTES

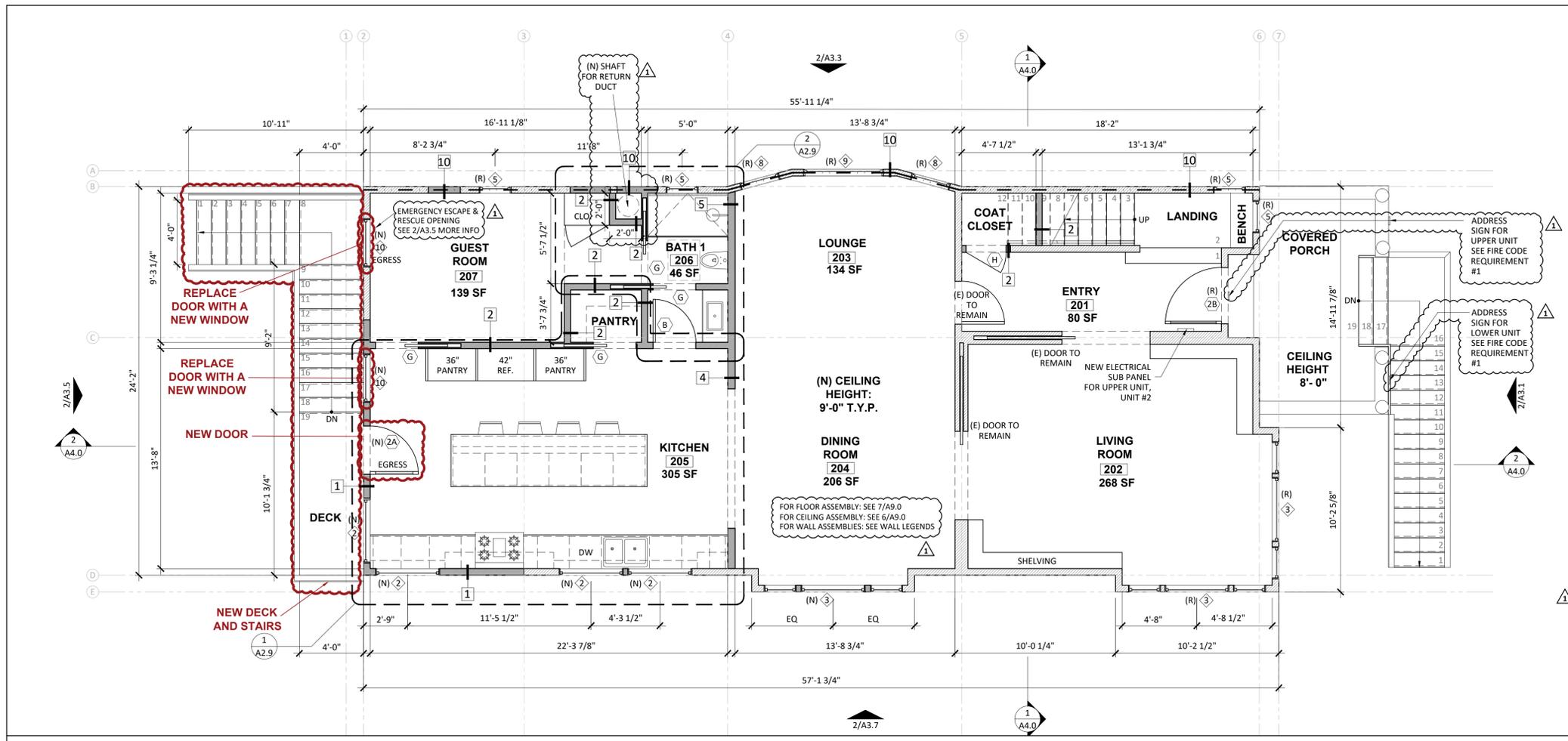
- PLUMBING FIXTURE FLOW-RATE REQUIREMENTS:
 - A. WATER CLOSETS: <1.28 GAL/FLUSH.
 - B. SINGLE SHOWERHEADS: <1.8 GPM @ 80 PSI.
 - C. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
 - D. RESIDENTIAL LAVATORY FAUCETS: <1.2 GPM @ 60 PSI AND >0.8 GPM @ 20 PSI.
 - E. KITCHEN FAUCETS: <1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM @ 60 PSI.
- SHOWER & TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC OR COMBINATION MIXING VALVE TYPE PER CPC 408.2.
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MECHANICAL NOTES

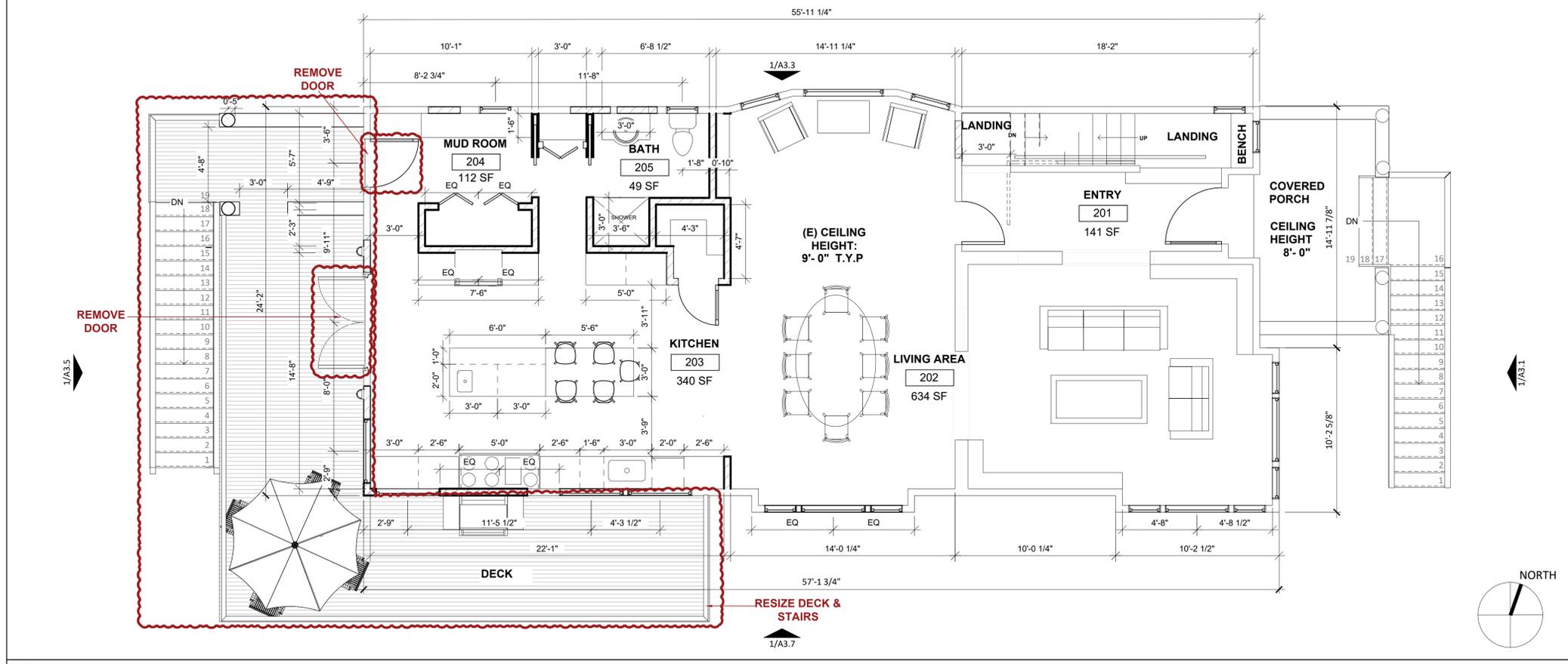
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 - (B) PROTECTION OF MOTOR-COMPRESSOR CONTROL APPARATUS AND BRANCH-CIRCUIT CONDUCTORS THE MOTOR-COMPRESSOR CONTROLLER(S), THE DISCONNECTING MEANS, AND THE BRANCH-CIRCUIT CONDUCTORS SHALL BE PROTECTED AGAINST OVERCURRENT DUE TO MOTOR OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS, WHICH SHALL BE PERMITTED TO BE THE SAME DEVICE OR SYSTEM PROTECTING THE MOTOR-COMPRESSOR IN ACCORDANCE WITH 440.52(A).

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2 PROPOSED LEVEL 2 FLOOR PLAN (UNIT #2- FIRST FLOOR)
 SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED LEVEL 1 PLAN BY PLANNING DEPARTMENT (ZP2017-0183)
 SCALE: 1/4" = 1'-0"

ARCHITECT:
LARSON SHORES ARCHITECTURE + INTERIORS
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OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
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BERKELEY, CA 94703



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SUBMITTAL:
PERMIT SET
APRIL, 2023

REVISIONS:

NO.	DATE	DESCRIPTION
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2	08/14/2023	CORRECTIONS SECOND

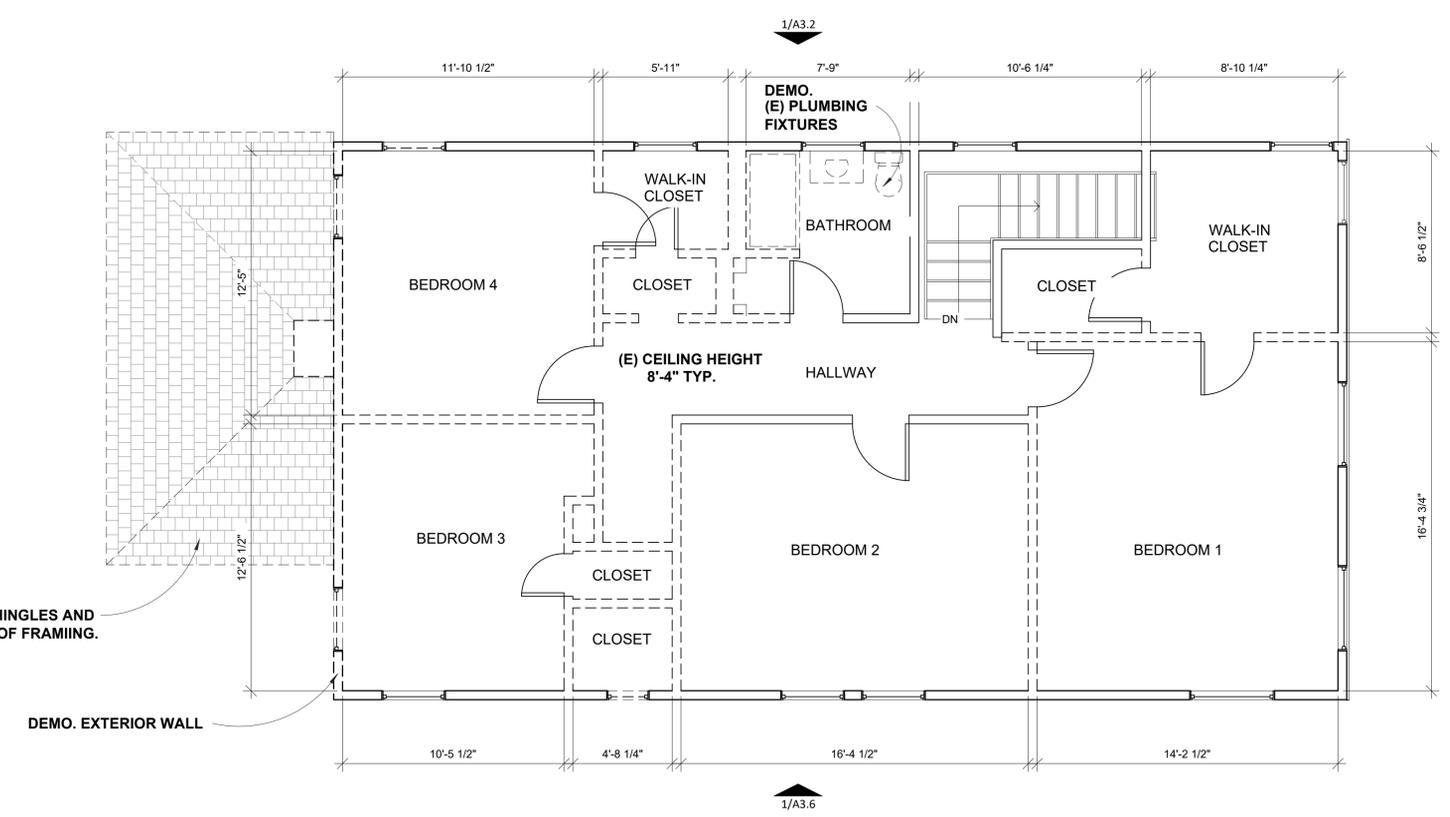
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SHEET TITLE:

EXISTING/ DEMO
LEVEL 2 PLAN

SHEET NUMBER:

A2.4



1 EXISTING/ DEMO LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



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SHEET TITLE:
PREVIOUSLY PERMITTED
LEVEL 2 PLAN &
PROPOSED LEVEL 3 PLAN
(UNIT #2- SECOND FLOOR)

SHEET NUMBER:
A2.5

LEGEND

- EXISTING WALL
- NEW WALL
- DOOR TAG
- WINDOW TAG
- 1 HR FIRE RATED WALL
- REPLACED WINDOW OR DOOR
- NEW WINDOW OR DOOR
- EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

FLOOR PLAN NOTES

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PLUMBING NOTES

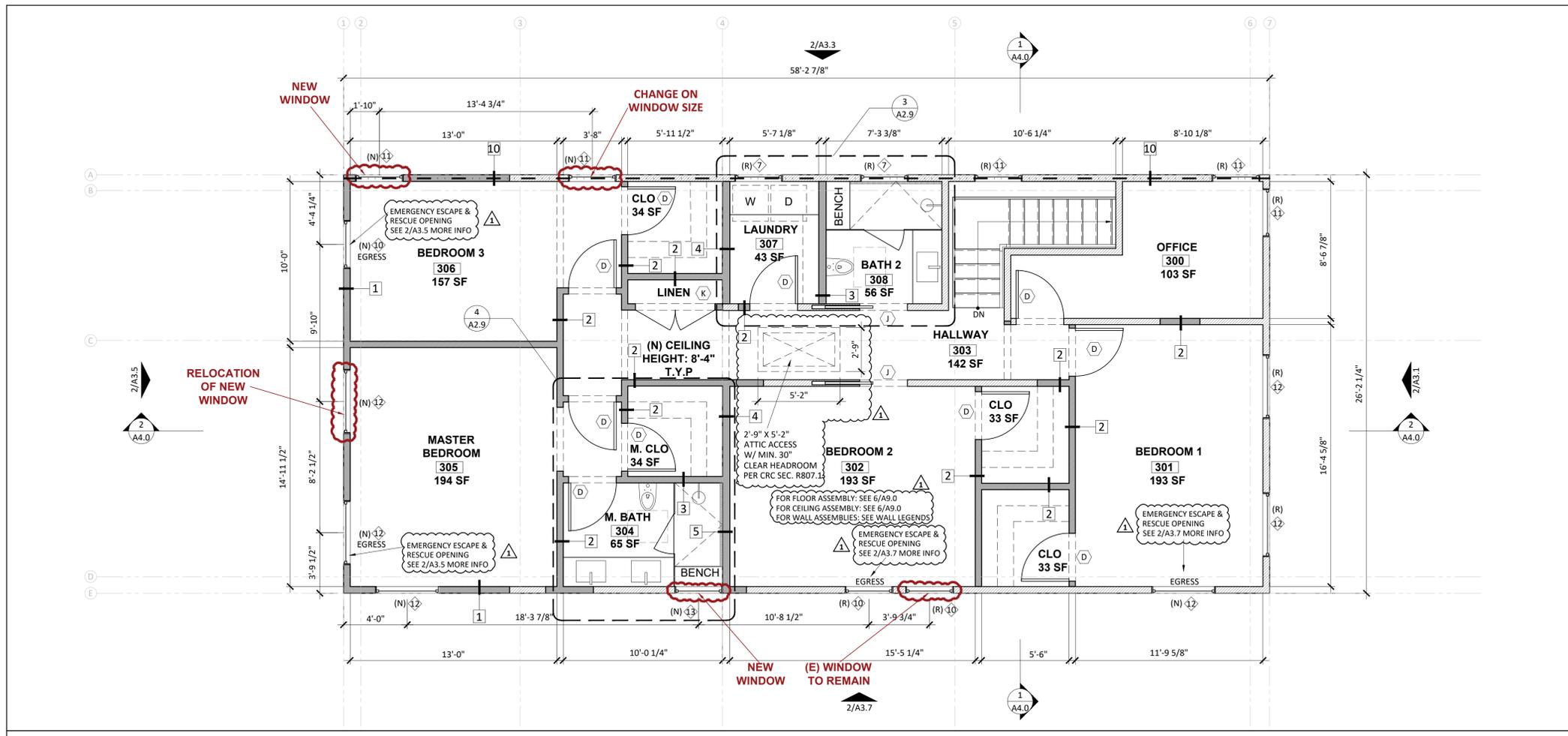
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MECHANICAL NOTES

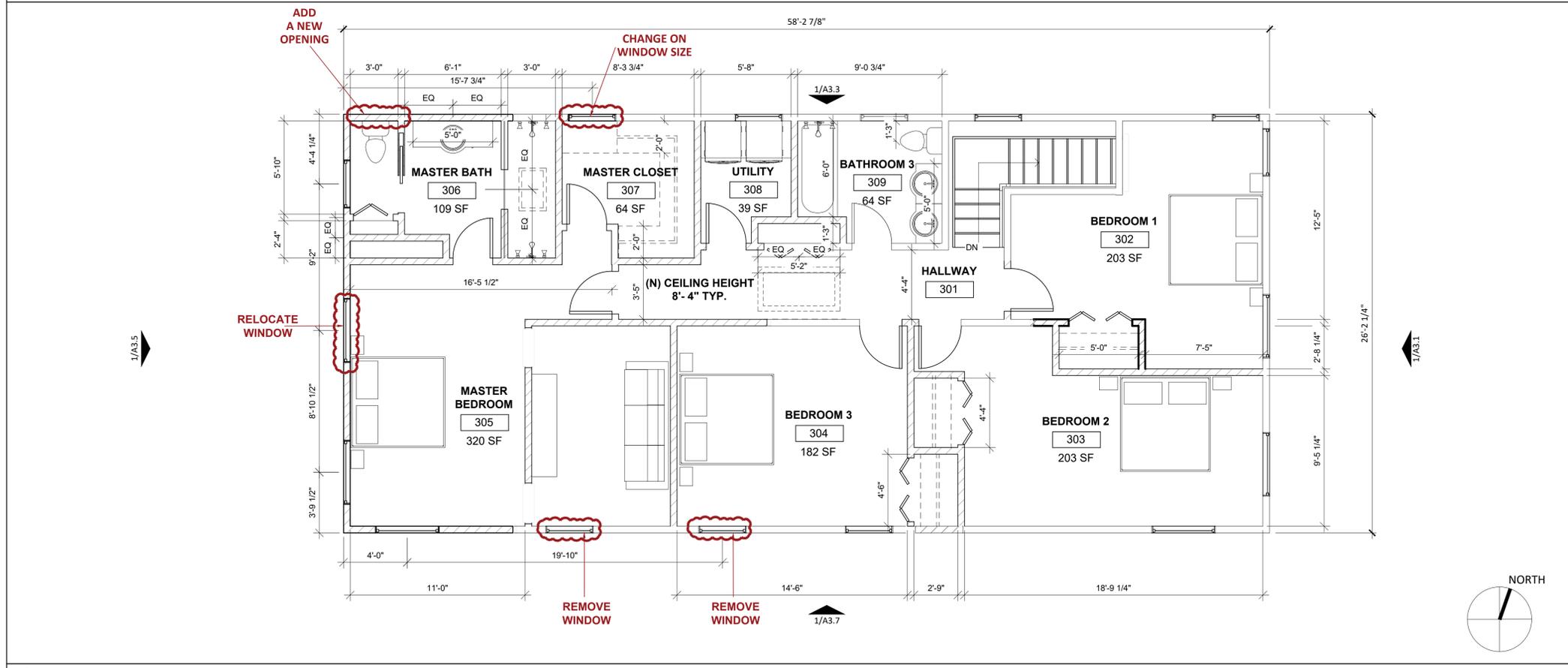
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 THE MOTOR-COMPRESSOR CONTROLLER(S), THE DISCONNECTING MEANS, AND THE BRANCH-CIRCUIT CONDUCTORS SHALL BE PROTECTED AGAINST OVERCURRENT DUE TO MOTOR OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS, WHICH SHALL BE PERMITTED TO BE THE SAME DEVICE OR SYSTEM PROTECTING THE MOTOR-COMPRESSOR IN ACCORDANCE WITH 440.52(A).

FIRE CODE REQUIREMENTS

- THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. [CFC SEC. 505.1]
- EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQ. FT.) [CFC SEC. 1031.3.1]
- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. [CFC SEC. 1031.3.2]
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. [CFC SEC. 1031.3.3]



2 PROPOSED LEVEL 3 FLOOR PLAN (UNIT #2- SECOND FLOOR)
 SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED LEVEL 2 PLAN BY PLANNING DEPARTMENT (ZP2017-0183)
 SCALE: 1/4" = 1'-0"

LARSON SHORES

ARCHITECTURE AND INTERIORS

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OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
ALISON LINGANE & GABRIEL KOBBAN
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800

SUBMITTAL:
PERMIT SET
APRIL, 2023

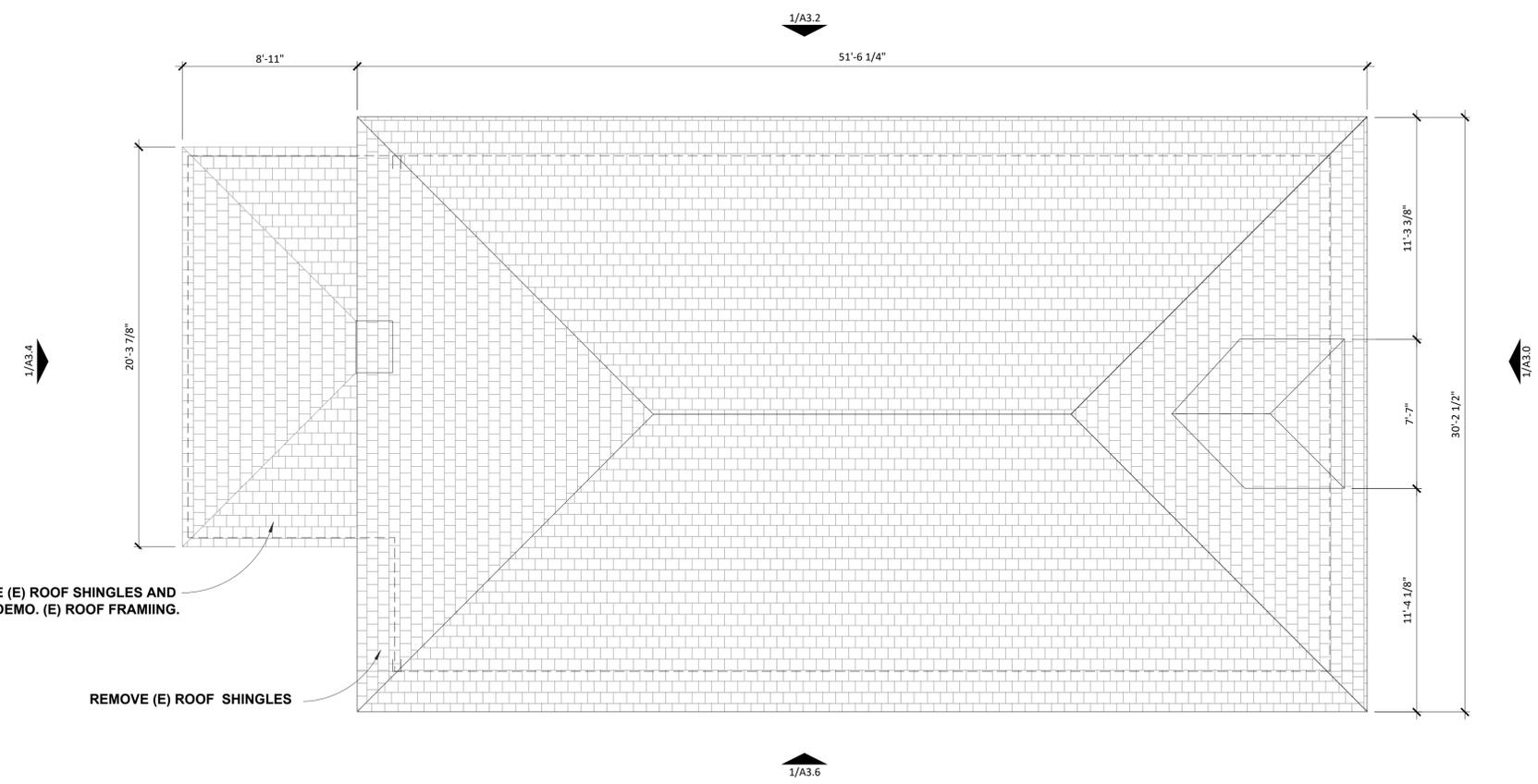
REVISIONS:

NO.	DATE	DESCRIPTION
1	06/16/2023	CORRECTIONS FIRST
2	08/14/2023	CORRECTIONS SECOND

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SHEET TITLE:
**EXISTING/ DEMO
ROOF PLAN**

SHEET NUMBER:
A2.6



1 EXISTING/ DEMO ROOF PLAN
SCALE: 1/4" = 1'-0"

LARSON SHORES ARCHITECTURE AND INTERIORS

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 OAKLAND, CA 94607
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 BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800

SUBMITTAL:
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 APRIL, 2023

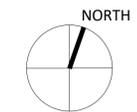
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SHEET TITLE:
 PREVIOUSLY PERMITTED
 ROOF PLAN &
 PROPOSED ROOF PLAN

SHEET NUMBER:
A2.7



LEGEND

 EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

ATTIC SPACE VENT CALCULATIONS

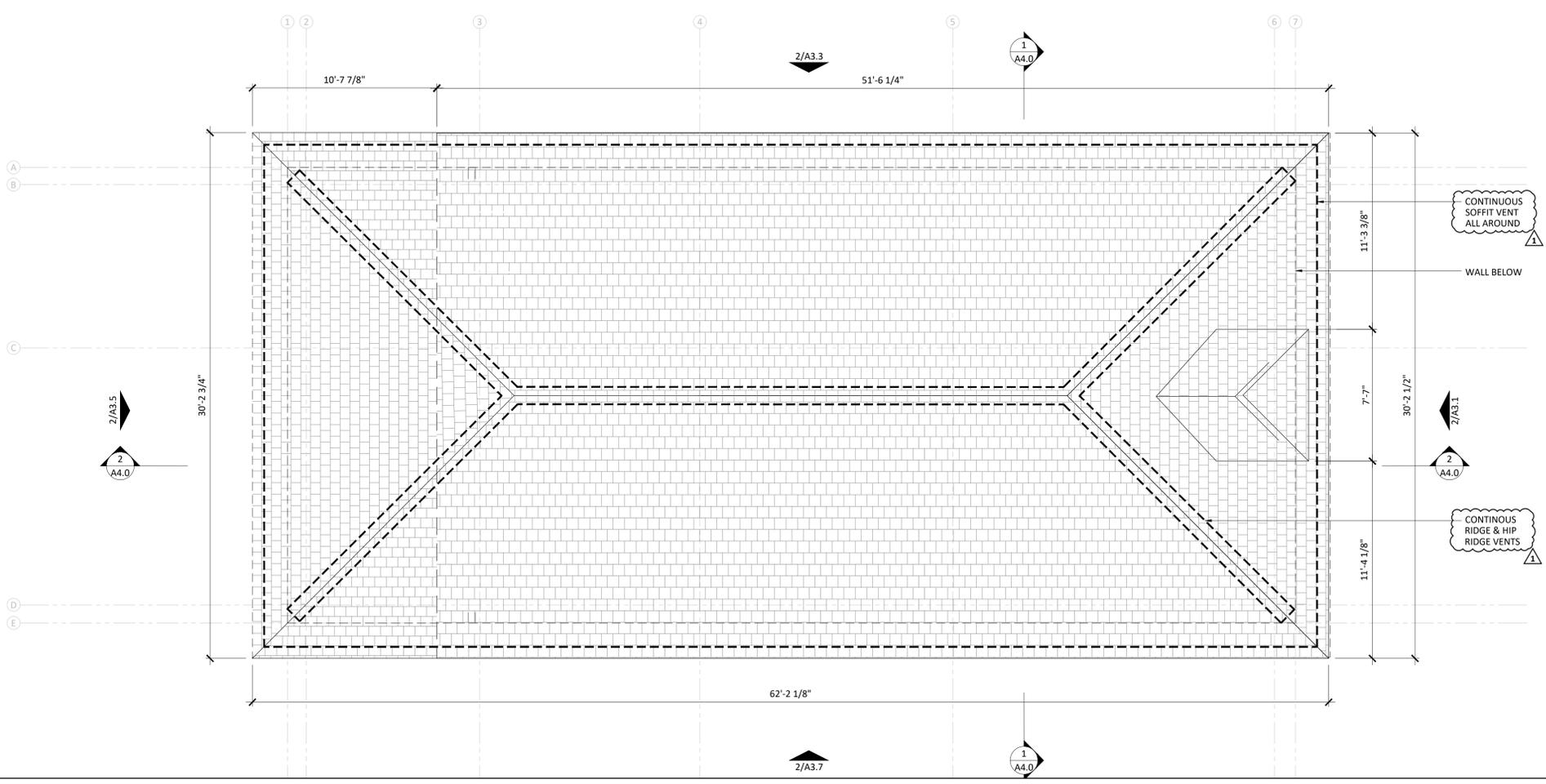
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE PER 2022 CRC SEC. R806.2.

ATTIC AREA: 1,526 SQ FT X 1/150 = 10.17 SQ FT X 144 = 1,465 SQ IN OF TOTAL NET FREE AREA FOR VENTILATION REQUIRED.

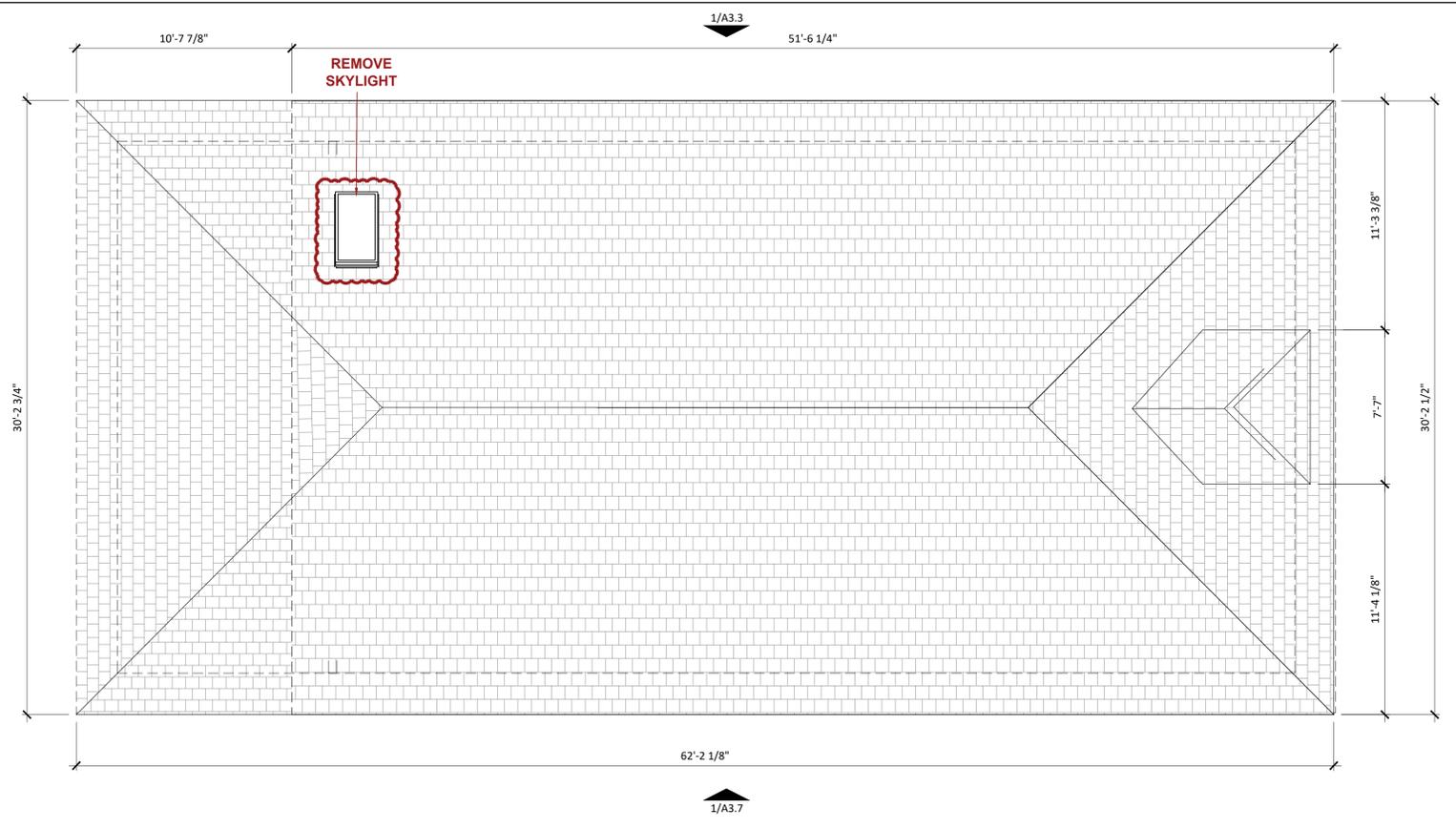
1,465 SQ IN / 2 = 732.5 SQ IN OF INTAKE NET FREE AREA & 732.5 SQ IN OF EXHAUST NET FREE AREA

SOFFIT VENT: 179 FT X 8 SQ IN PER FT = 1,432 SQ IN > 732.5 SQ IN (CONTINUOUS SOFFIT VENT)

RIDGE VENT: 117.5 FT (INCLUDING HIP RIDGES) X 18 SQ IN PER FT = 2,115 SQ IN > 732.5 SQ IN (CONTINUOUS RIDGE & HIP RIDGE VENTS)



2 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED ROOF PLAN BY PLANNING DEPARTMENT (ZP2017-0183)
 SCALE: 1/4" = 1'-0"

LARSON SHORES

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PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
ALISON LINGANE & GABRIEL KOBBAN
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800

SUBMITTAL:
PERMIT SET
APRIL, 2023

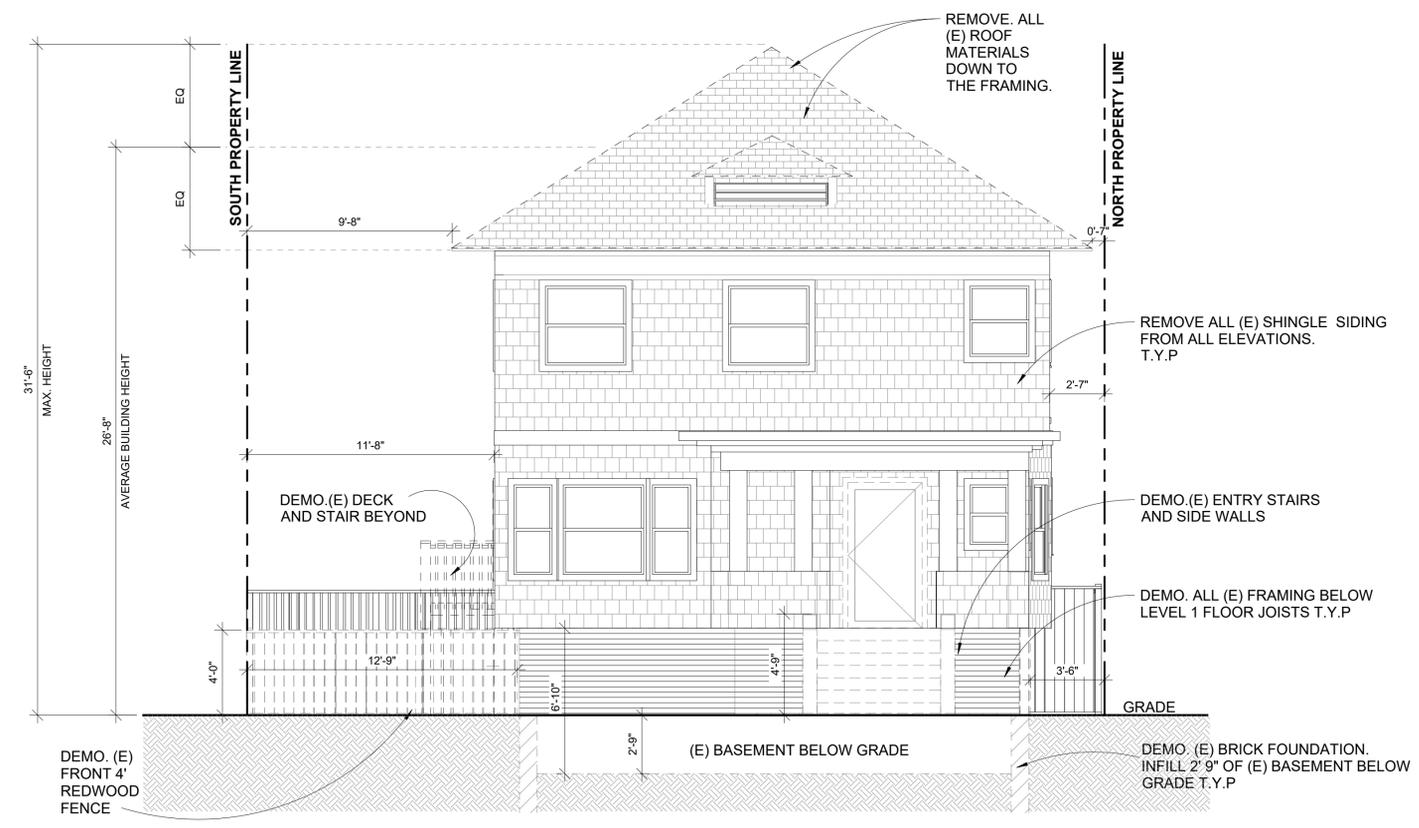
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SHEET TITLE:
EXISTING/ DEMO
EAST (FRONT)
ELEVATION

SHEET NUMBER:
A3.0



1 EXISTING/ DEMO EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:
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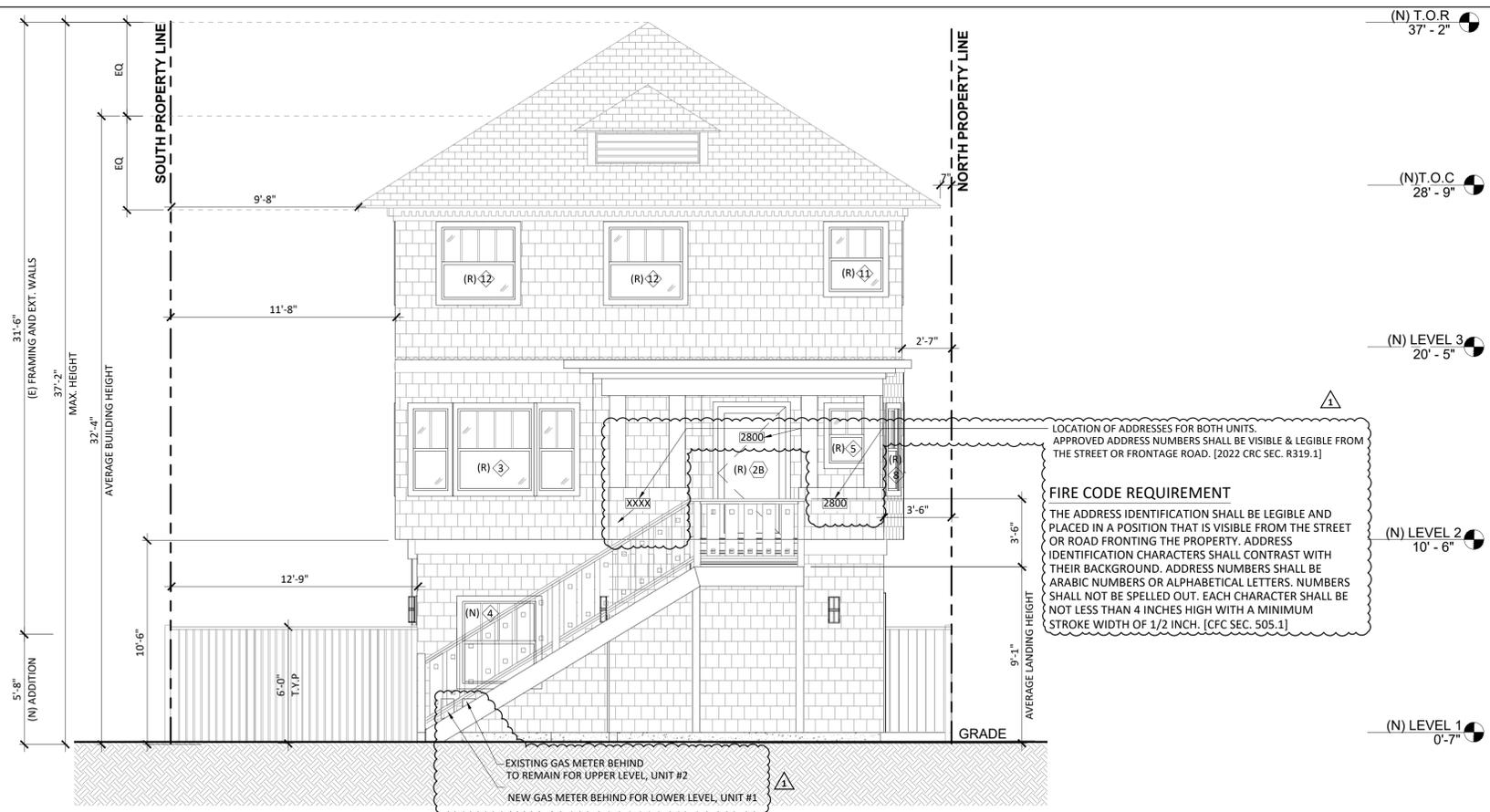
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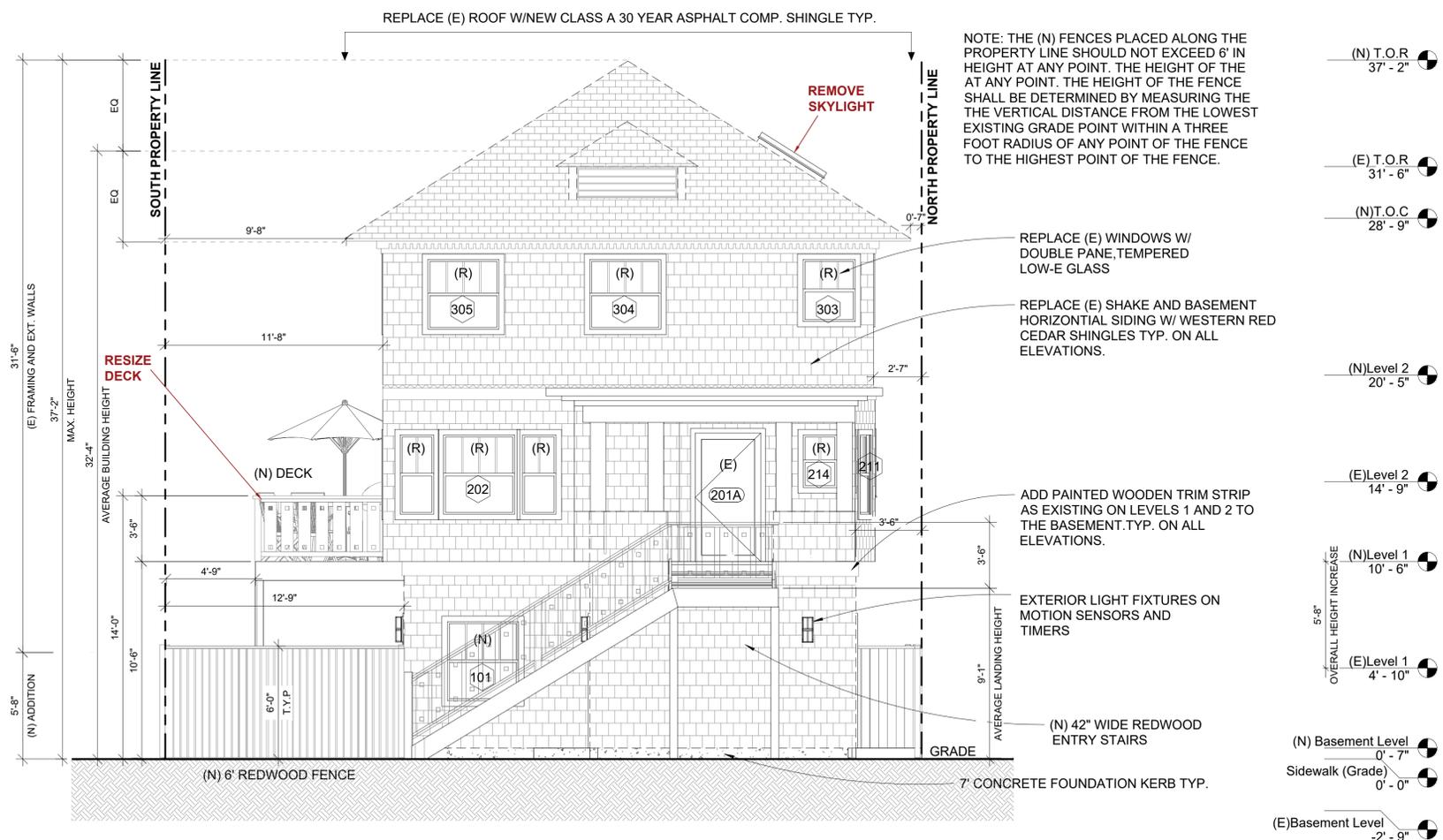
SHEET TITLE:
PREVIOUSLY PERMITTED & PROPOSED EAST (FRONT) ELEVATIONS

SHEET NUMBER:

A3.1



2 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED EAST (FRONT) ELEVATION BY PLANNING DEPARTMENT (ZP2017-0183)
SCALE: 1/4" = 1'-0"

LARSON SHORES

ARCHITECTURE AND INTERIORS

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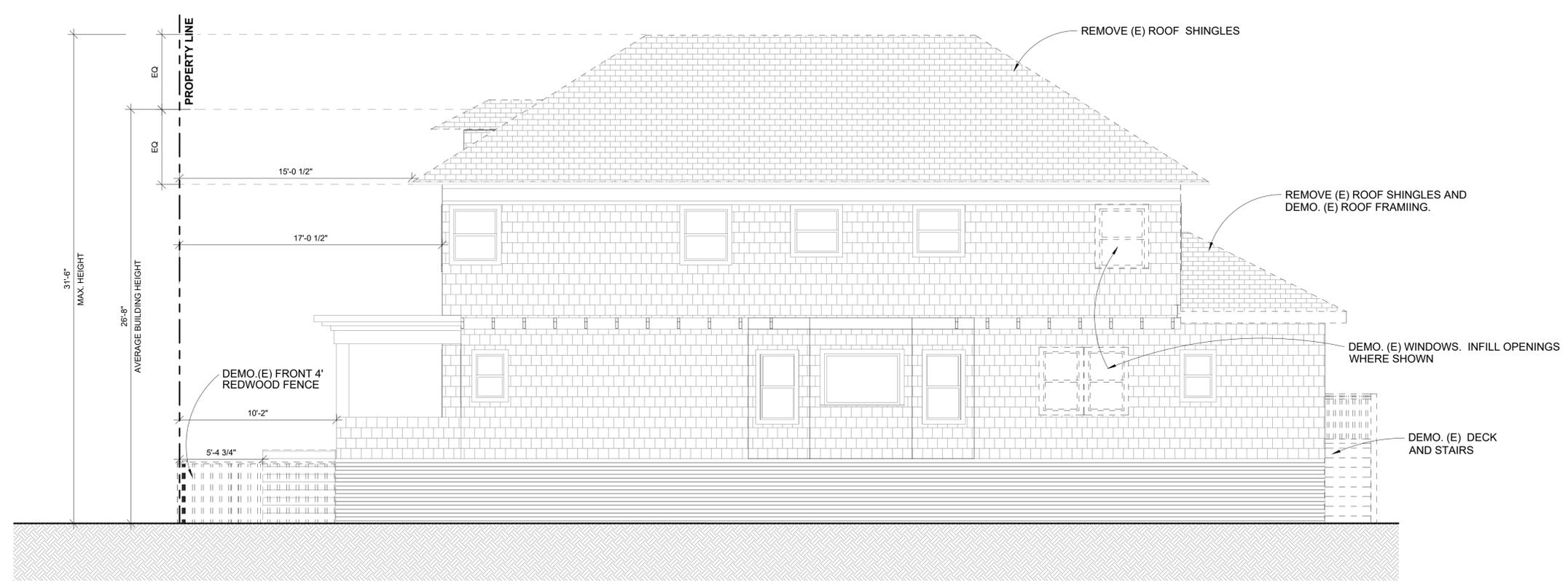
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SHEET TITLE:
EXISTING/ DEMO
NORTH ELEVATION

SHEET NUMBER:
A3.2



1 EXISTING/ DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



RESIDENTIAL REMODEL & ADDITION
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BERKELEY, CA 94703
APN: 053 167700800

SUBMITTAL:
PERMIT SET
APRIL, 2023

REVISIONS:

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SHEET TITLE:
PREVIOUSLY PERMITTED & PROPOSED NORTH ELEVATIONS

SHEET NUMBER:
A3.3

LEGEND

- (X) DOOR TAG
- (W) WINDOW TAG
- (R) REPLACED WINDOW OR DOOR
- (N) NEW WINDOW OR DOOR

— EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

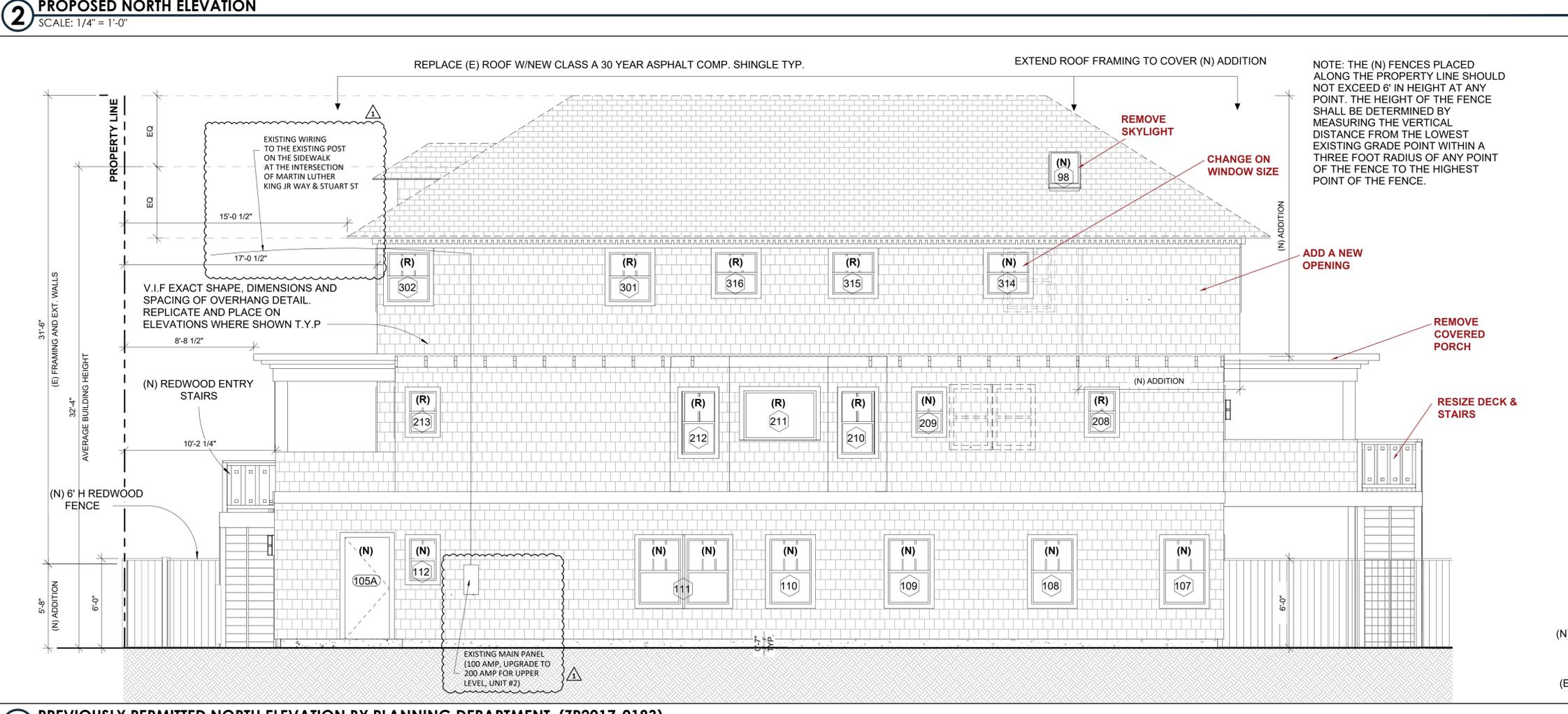
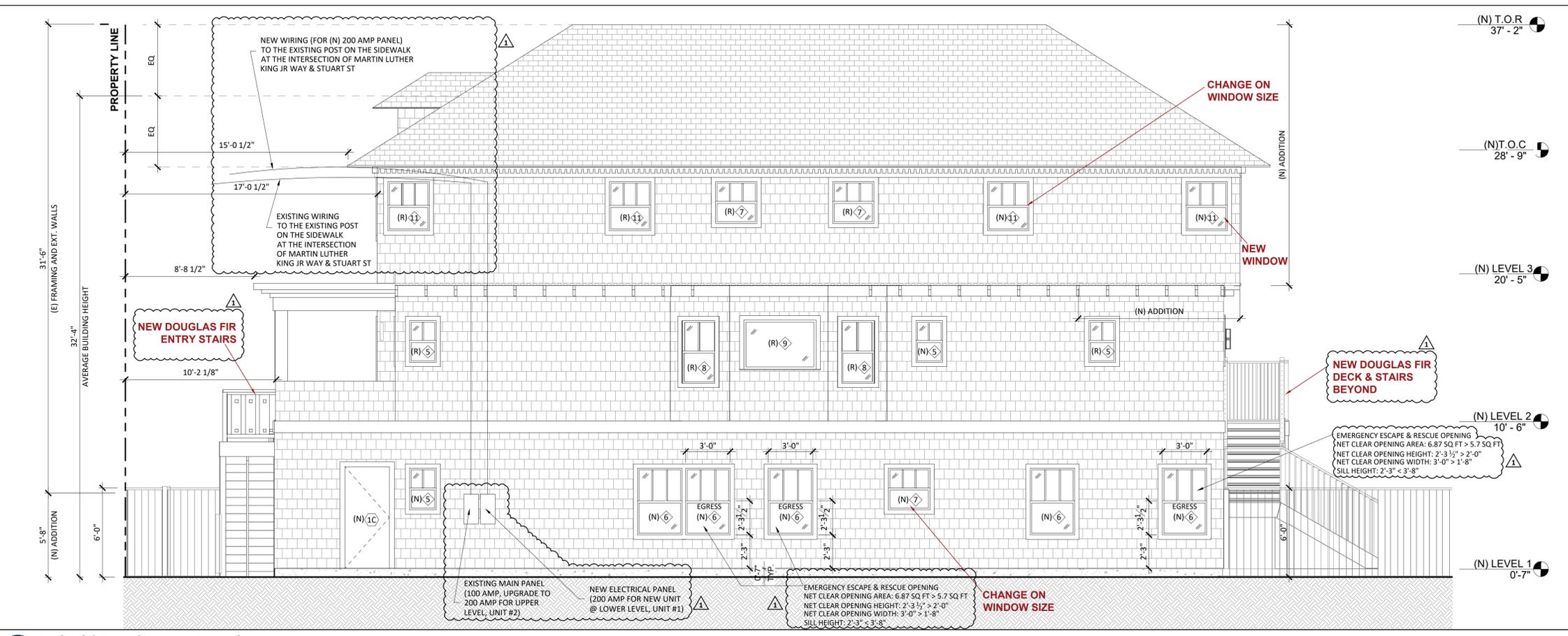
FIRE CODE REQUIREMENTS

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- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. [CFC SEC. 1031.3.3]

OPENING CALCULATIONS

- (1) (N) 1C = 1 x 20.5 SQ FT = 20.5 SQ FT
- (4) (N) 5 = 4 x 5 SQ FT = 20 SQ FT
- (5) (N) 6 = 5 x 13.4 SQ FT = 67 SQ FT
- (3) (N) 7 = 3 x 7.8 SQ FT = 23.4 SQ FT
- (2) (N) 8 = 2 x 10.8 SQ FT = 21.6 SQ FT
- (1) (N) 9 = 1 x 15.8 SQ FT = 15.8 SQ FT
- (4) (N) 11 = 4 x 9.2 SQ FT = 36.8 SQ FT

TOTAL OPENING AREA = 205.1 SQ FT
TOTAL WALL AREA = 1674.9 SQ FT
OPENING PERCENTAGE = 12.25% < 25% (BETWEEN 3'-0" TO 5'-0" OF THE PROPERTY LINE)



LARSON SHORES

ARCHITECTURE AND INTERIORS

ARCHITECT:
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OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: CARRIE SHORES DILLER

OWNER:
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BERKELEY, CA 94703



RESIDENTIAL REMODEL & ADDITION 2800 MARTIN LUTHER KING JR WAY BERKELEY, CA 94703 APN: 053 167700800

SUBMITTAL:
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APRIL, 2023

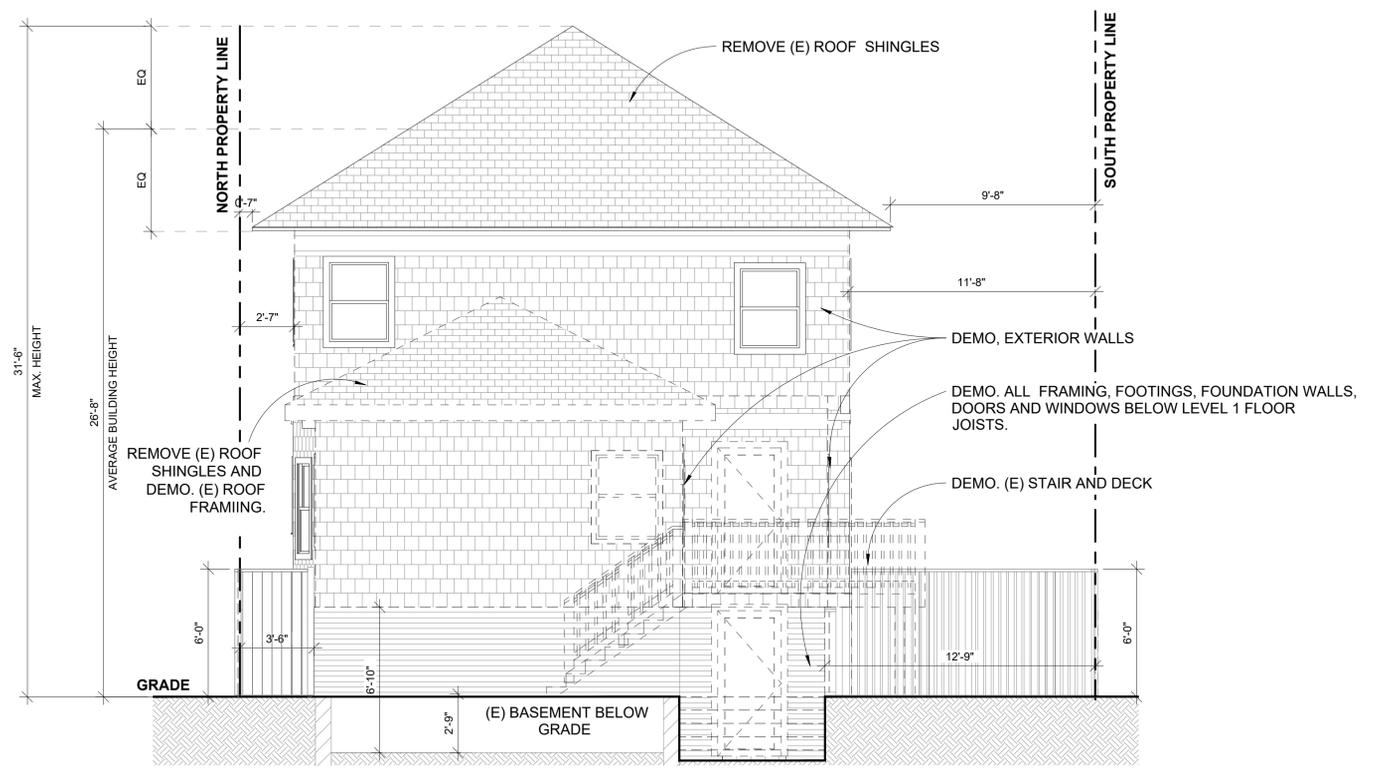
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SHEET TITLE:
EXISTING/ DEMO
WEST (REAR)
ELEVATION

SHEET NUMBER:
A3.4



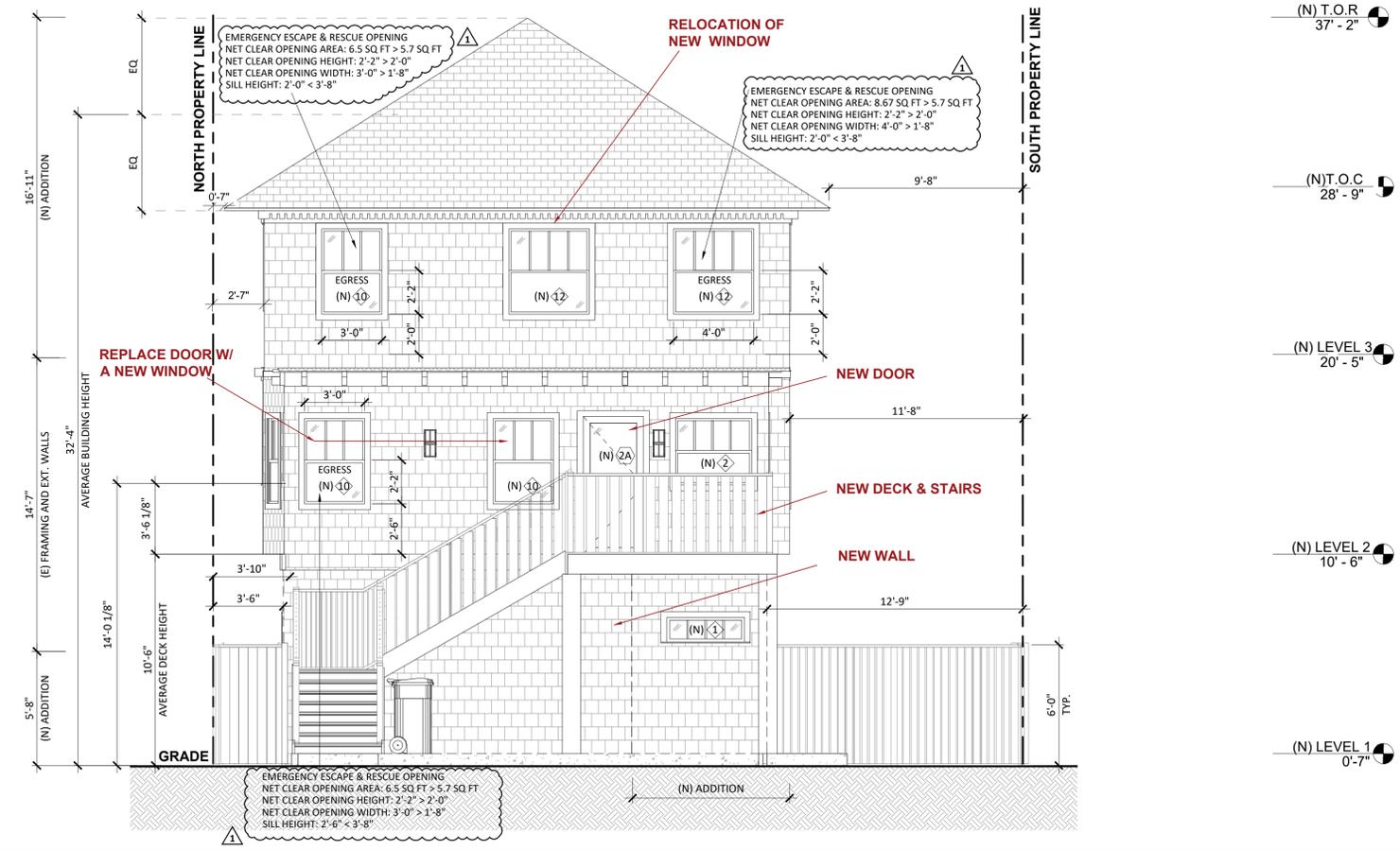
1 EXISTING/ DEMO WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



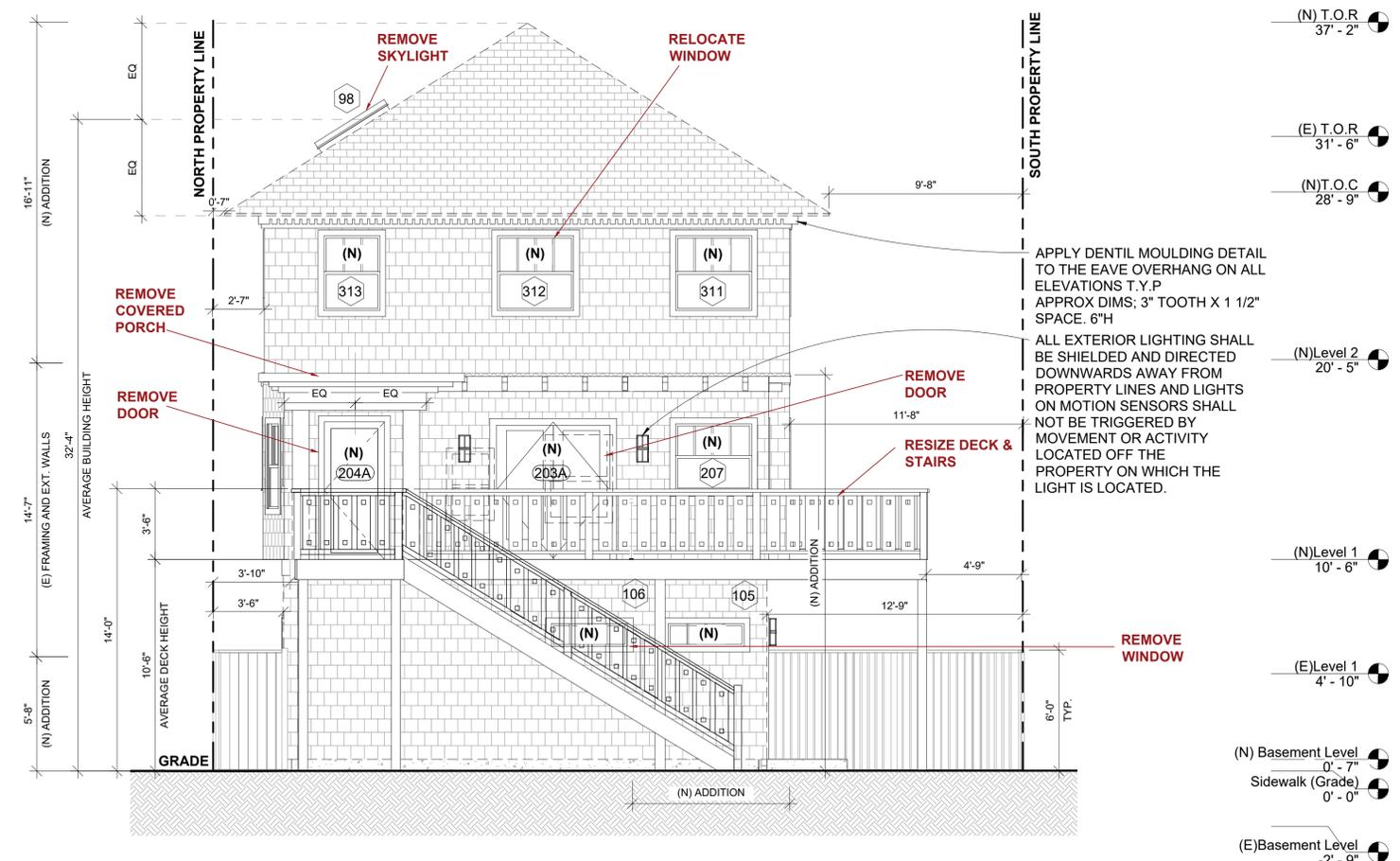
- LEGEND**
- (X) DOOR TAG
 - (◇) WINDOW TAG
 - (R) REPLACED WINDOW OR DOOR
 - (N) NEW WINDOW OR DOOR
- EXTERIOR CHANGES AFTER RECEIVING ZONING APPROVAL, ZP2017-0183

FIRE CODE REQUIREMENTS

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2 PROPOSED WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED WEST (REAR) ELEVATION BY PLANNING DEPARTMENT (ZP2017-0183)
SCALE: 1/4" = 1'-0"

RESIDENTIAL REMODEL & ADDITION
2800 MARTIN LUTHER KING JR WAY
BERKELEY, CA 94703
APN: 053 167700800

SUBMITAL:
PERMIT SET
APRIL, 2023

REVISIONS:

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SHEET TITLE:
PREVIOUSLY PERMITTED & PROPOSED WEST (REAR) ELEVATIONS

SHEET NUMBER:
A3.5

ARCHITECT:
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OWNER:
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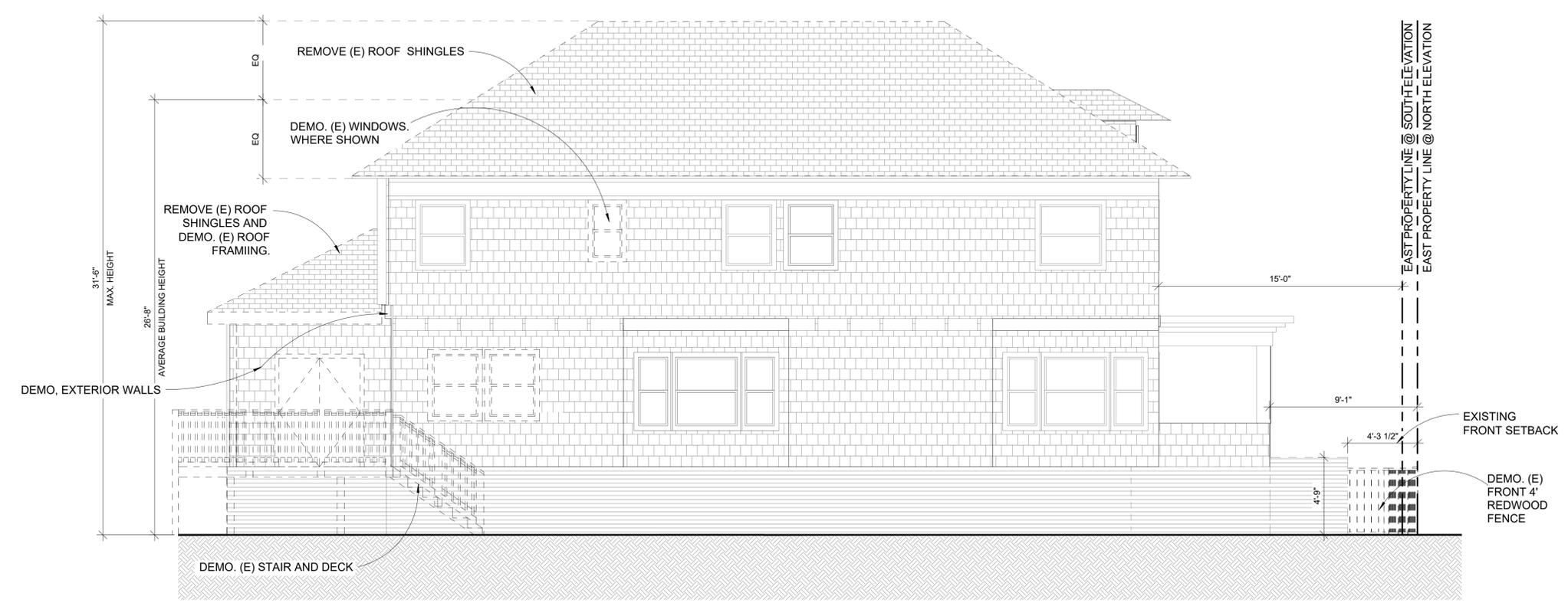
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SHEET TITLE:
EXISTING/ DEMO SOUTH ELEVATION

SHEET NUMBER:
A3.6



1 EXISTING/ DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:
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OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
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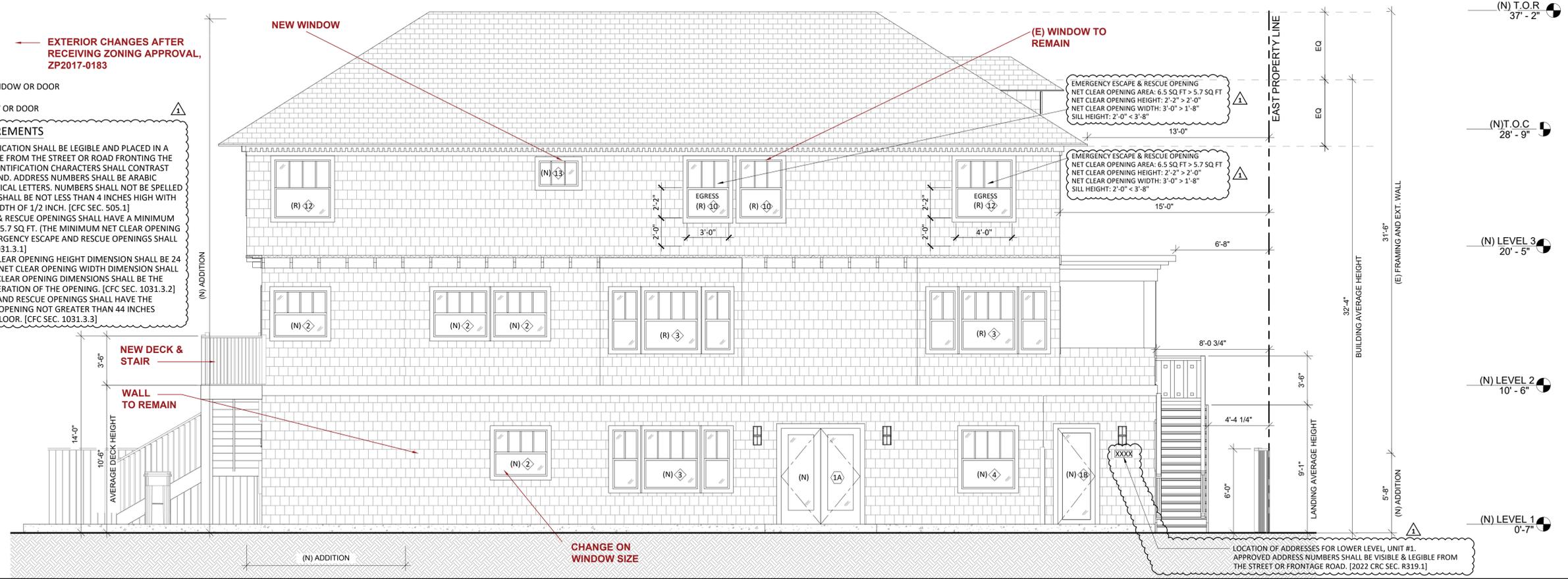
PREVIOUSLY PERMITTED & PROPOSED SOUTH ELEVATIONS

SHEET NUMBER:
A3.7

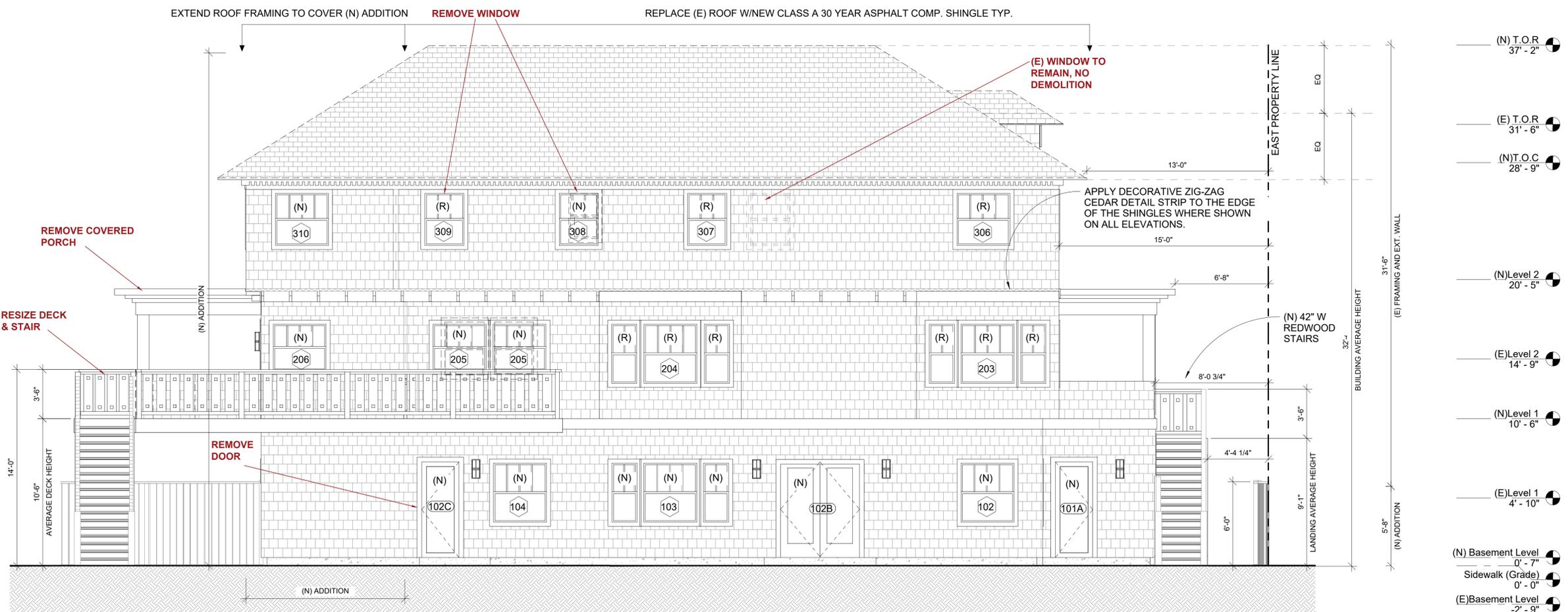
- LEGEND**
- (X) DOOR TAG
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2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PREVIOUSLY PERMITTED SOUTH ELEVATION BY PLANNING DEPARTMENT (ZP2017-0183)
SCALE: 1/4" = 1'-0"

ARCHITECT:
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08/14/2023	CORRECTIONS SECOND

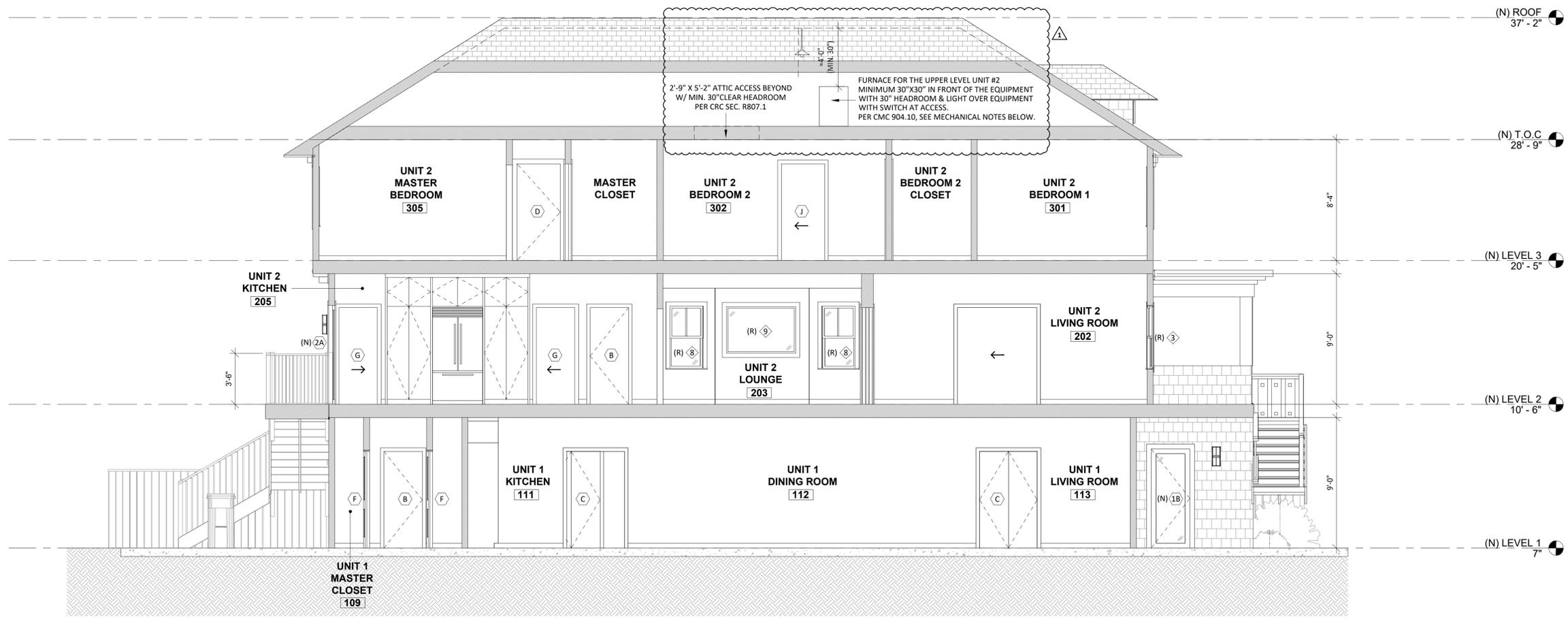
These drawings, specifications, ideas, designs, and arrangements presented hereby are and shall remain the property of Larson Shores Architecture + Interiors. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Larson Shores Architecture + Interiors. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:

PROPOSED SECTIONS

SHEET NUMBER:

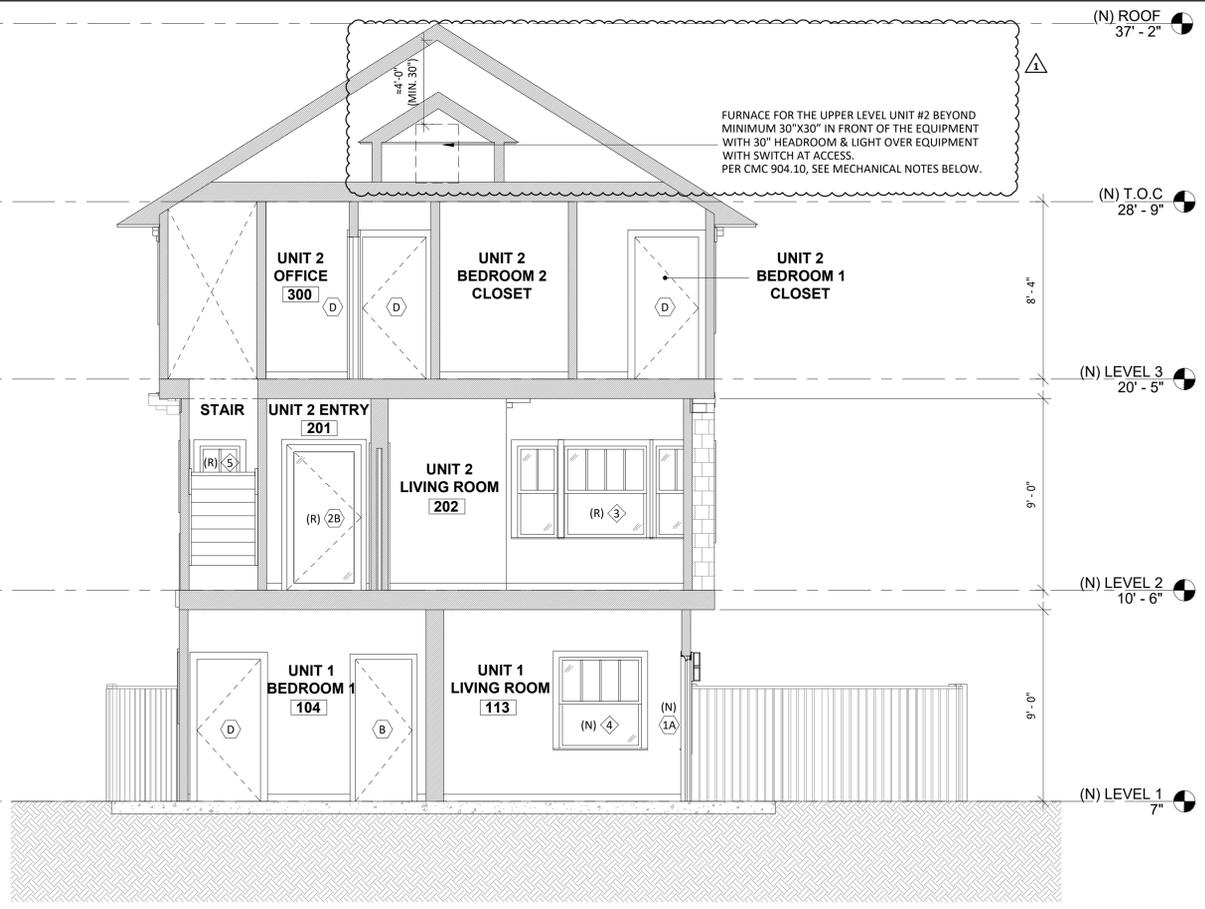
A4.0



2 PROPOSED LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

MECHANICAL NOTES

- FOR ATTIC/BASEMENT FURNACE OR COOLING EQUIPMENT: [CMC 904.10]
 - ATTIC ACCESS OPENING WITH A ROUGH-FRAMED DIMENSION OF 22"x30" OR LARGER TO ACCOMMODATE THE REMOVAL OF THE LARGEST EQUIPMENT AND LOCATED NOT OVER 20' FROM EQUIPMENT.
 - UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/CONTROL PANEL.
 - A LEVEL, UNOBSTRUCTED WORK PLATFORM, MINIMUM 30"x30" IN FRONT OF THE EQUIPMENT WITH 30" HEADROOM.
 - LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS.
 - TRUSS CHORDS AND CEILING JOISTS/RAFTERS ARE TO BE DESIGNED FOR THE ADDITIONAL DEAD LOAD OF THE EQUIPMENT. ATTACHMENTS FOR EQUIPMENT SUSPENDED FROM TRUSSES OR MOUNTED ON THE ROOF ARE TO BE MADE TO BLOCKING NAILED TO OR BETWEEN TRUSS CHORDS.
 - SUPPORTED ON SOLID CONCRETE SLAB 3" ABOVE ADJOINING GRADE OR SUSPENDED 6" ABOVE ADJOINING GROUND LEVEL FOR UNDER-FLOOR UNITS.
- DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT FROM, AND READILY ACCESSIBLE FROM THE AIR-CONDITIONING OR REFRIGERATING EQUIPMENT. THE DISCONNECTING MEANS SHALL BE PERMITTED TO BE INSTALLED ON OR WITHIN THE AIR-CONDITIONING OR REFRIGERATING EQUIPMENT. THE DISCONNECTING MEANS SHALL NOT BE LOCATED ON PANELS THAT ARE DESIGNED TO ALLOW ACCESS TO THE AIR-CONDITIONING OR REFRIGERATION EQUIPMENT OR TO OBSCURE THE EQUIPMENT NAMEPLATE(S). [CEC ART. 440.14]
- PER CEC ART. 440.52, (A) PROTECTION OF MOTOR-COMPRESSOR
 - EACH MOTOR-COMPRESSOR SHALL BE PROTECTED AGAINST OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS:
 - A SEPARATE OVERLOAD RELAY THAT IS RESPONSIVE TO MOTOR-COMPRESSOR CURRENT. THIS DEVICE SHALL BE SELECTED TO TRIP AT NOT MORE THAN 140 PERCENT OF THE MOTOR-COMPRESSOR RATED-LOAD CURRENT.
 - A THERMAL PROTECTOR INTEGRAL WITH THE MOTOR-COMPRESSOR, APPROVED FOR USE WITH THE MOTOR-COMPRESSOR THAT IT PROTECTS ON THE BASIS THAT IT WILL PREVENT DANGEROUS OVERHEATING OF THE MOTOR-COMPRESSOR DUE TO OVERLOAD AND FAILURE TO START. IF THE CURRENT-INTERRUPTING DEVICE IS SEPARATE FROM THE MOTOR-COMPRESSOR AND ITS CONTROL CIRCUIT IS OPERATED BY A PROTECTIVE DEVICE INTEGRAL WITH THE MOTOR-COMPRESSOR, IT SHALL BE ARRANGED SO THAT THE OPENING OF THE CONTROL CIRCUIT WILL RESULT IN INTERRUPTION OF CURRENT TO THE MOTOR-COMPRESSOR.
 - A FUSE OR INVERSE TIME CIRCUIT BREAKER RESPONSIVE TO MOTOR CURRENT, WHICH SHALL ALSO BE PERMITTED TO SERVE AS THE BRANCH-CIRCUIT SHORT-CIRCUIT AND GROUND-FAULT PROTECTIVE DEVICE. THIS DEVICE SHALL BE RATED AT NOT MORE THAN 125 PERCENT OF THE MOTOR-COMPRESSOR RATED-LOAD CURRENT. IT SHALL HAVE SUFFICIENT TIME DELAY TO PERMIT THE MOTOR-COMPRESSOR TO START AND ACCELERATE ITS LOAD. THE EQUIPMENT OR THE MOTOR-COMPRESSOR SHALL BE MARKED WITH THIS MAXIMUM BRANCH-CIRCUIT FUSE OR INVERSE TIME CIRCUIT BREAKER RATING.
 - A PROTECTIVE SYSTEM, FURNISHED OR SPECIFIED AND APPROVED FOR USE WITH THE MOTOR-COMPRESSOR THAT IT PROTECTS ON THE BASIS THAT IT WILL PREVENT DANGEROUS OVERHEATING OF THE MOTOR-COMPRESSOR DUE TO OVERLOAD AND FAILURE TO START. IF THE CURRENT-INTERRUPTING DEVICE IS SEPARATE FROM THE MOTOR-COMPRESSOR AND ITS CONTROL CIRCUIT IS OPERATED BY A PROTECTIVE DEVICE THAT IS NOT INTEGRAL WITH THE CURRENT-INTERRUPTING DEVICE, IT SHALL BE ARRANGED SO THAT THE OPENING OF THE CONTROL CIRCUIT WILL RESULT IN INTERRUPTION OF CURRENT TO THE MOTOR-COMPRESSOR.
 - PROTECTION OF MOTOR-COMPRESSOR CONTROL APPARATUS AND BRANCH-CIRCUIT CONDUCTORS
 - THE MOTOR-COMPRESSOR CONTROLLER(S), THE DISCONNECTING MEANS, AND THE BRANCH-CIRCUIT CONDUCTORS SHALL BE PROTECTED AGAINST OVERCURRENT DUE TO MOTOR OVERLOAD AND FAILURE TO START BY ONE OF THE FOLLOWING MEANS, WHICH SHALL BE PERMITTED TO BE THE SAME DEVICE OR SYSTEM PROTECTING THE MOTOR-COMPRESSOR IN ACCORDANCE WITH 440.52(A).



1 PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0"



Z O N I N G
A D J U S T M E N T S
B O A R D

NOTICE OF PUBLIC HEARING

2800 Martin Luther King Jr. Way

Use Permit #ZP2023-0098 to convert a single-family home into a duplex and increase the number of bedrooms from five to nine and a modification to ZP2017-0183 that includes the deletion of the rear deck and reconfiguration of approved egress stairs.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section [23.404.050 \(Public Hearings and Decisions\)](#)

When: Thursday, December 14, 2023, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board> and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: Medium Density Residential
- Zoning: Restricted Multiple-Family Residential (R-2A)

B. Zoning Permits Required:

- **Use Permit** to establish a Two-Family Dwelling Unit, under Berkeley Municipal Code (BMC) Section 23.202.090(A)
- **Use Permit** to establish a bedroom beyond the fifth, under BMC Section 23.202.030(B)
- **Administrative Use Permit (Modification)** to modify an approved discretionary permit, under BMC Section 23.404.070(B)

C. CEQA Recommendation: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) pursuant to Article 7 of the CEQA Guidelines.

D. Parties Involved:

- Applicant Evren Vural, Larson Shores Architecture, Oakland, CA
- Property Owner Allison Lingane and Gabriel Kobban

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Brian Garvey, at (510) 981-7424 or bgarvey@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:

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.

Written Comments, Communications, and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing; or
- **Correspondence received after 5:00 PM two days before** this public hearing will be saved in the project administrative record.



Accessibility Information / ADA Disclaimer:

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board 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 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 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, the following requirements apply:
 - 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.