



ZONING ADJUSTMENTS BOARD – STAFF REPORT

FOR BOARD ACTION

MARCH 13, 2025

1520 Grant Street

Use Permit #ZP2024-0055 for a major residential addition, including the conversion of three garage spaces on the ground floor of a rear dwelling into habitable space, and the construction of an interior stair within the nonconforming side and rear setback, on a lot that is nonconforming for lot coverage and density.

I. Background

A. Land Use Designations:

- General Plan: LMDR – Low Medium-Density Residential
- Zoning District: R-2 – Restricted Two-Family District

B. Zoning Permits Required:

- Use Permit, pursuant to Berkeley Municipal Code (BMC) [23.324.050\(D\)\(3\)](#) to construct an addition to a building on a property that exceeds the maximum allowed lot coverage and density.
- Administrative Use Permit, pursuant to [BMC 23.202.030](#) to construct a major residential addition.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)](#) to construct an addition within a nonconforming setback.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)\(2\)](#) to make an alteration within a nonconforming setback.

C. CEQA Recommendation:

It is staff's recommendation to the Zoning Adjustments Board 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 15301 ("Existing Facilities").

D. Project Recommendation:

Approval. The project is, on balance, consistent with the Zoning Ordinance and General Plan.

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E. Parties Involved:

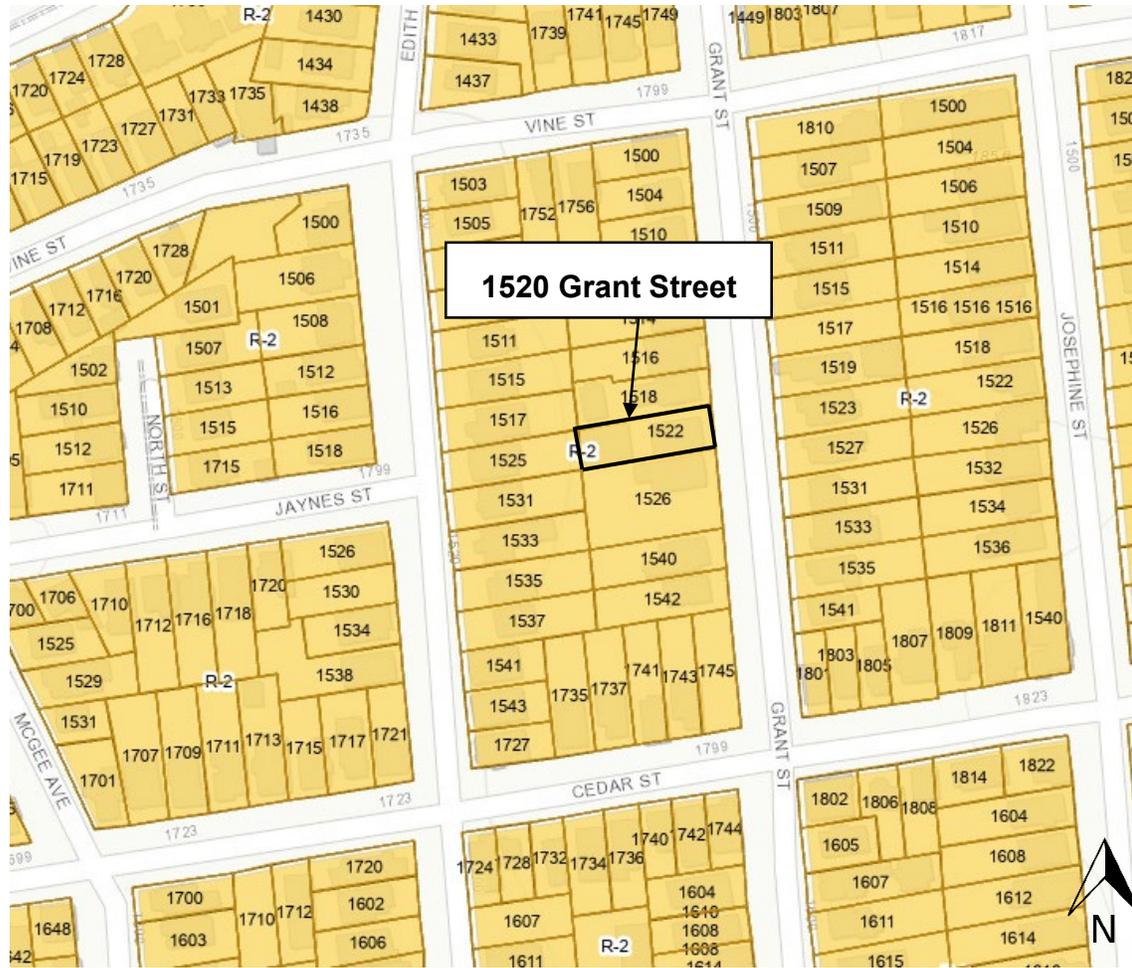
- Applicant: Marguerite Lonegran, Urban Building Workshop, 775 East Blithedale Avenue, Mill Valley, CA
- Property Owner: Jody Sanford Shrank, 1520 Grant Street, Berkeley, CA 94703

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Figure 1: Vicinity and Zoning Districts Map



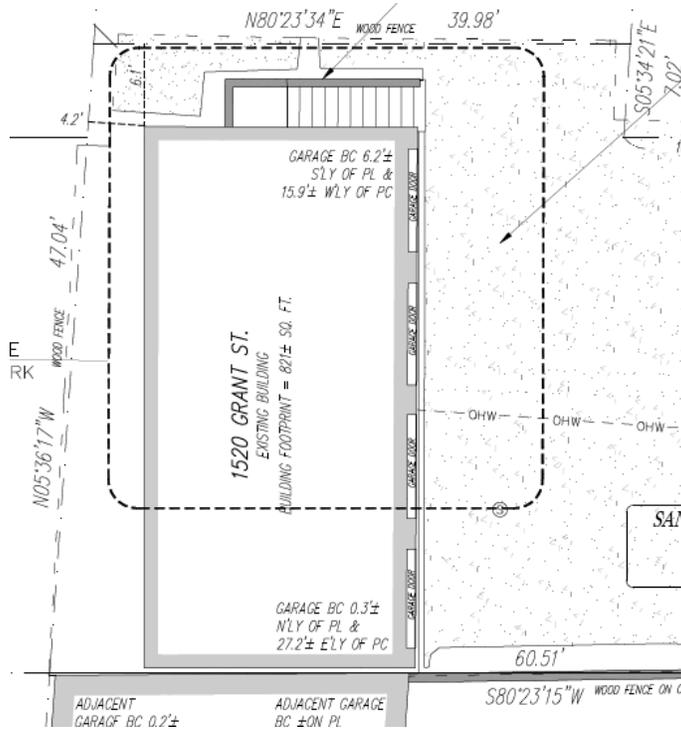
R-2: Restricted Two-Family Zoning District

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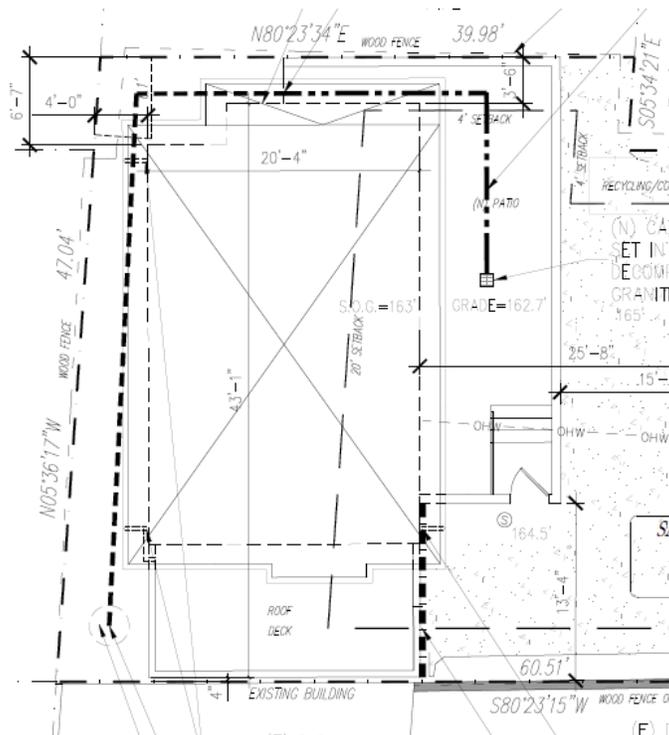
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Figure 2: Site Plan (not to scale)



Existing



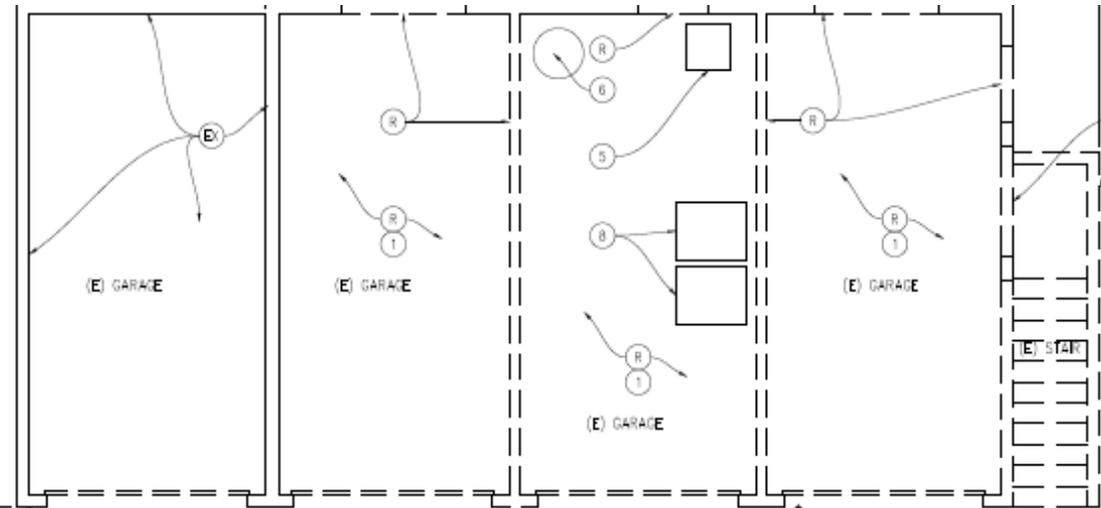
Proposed

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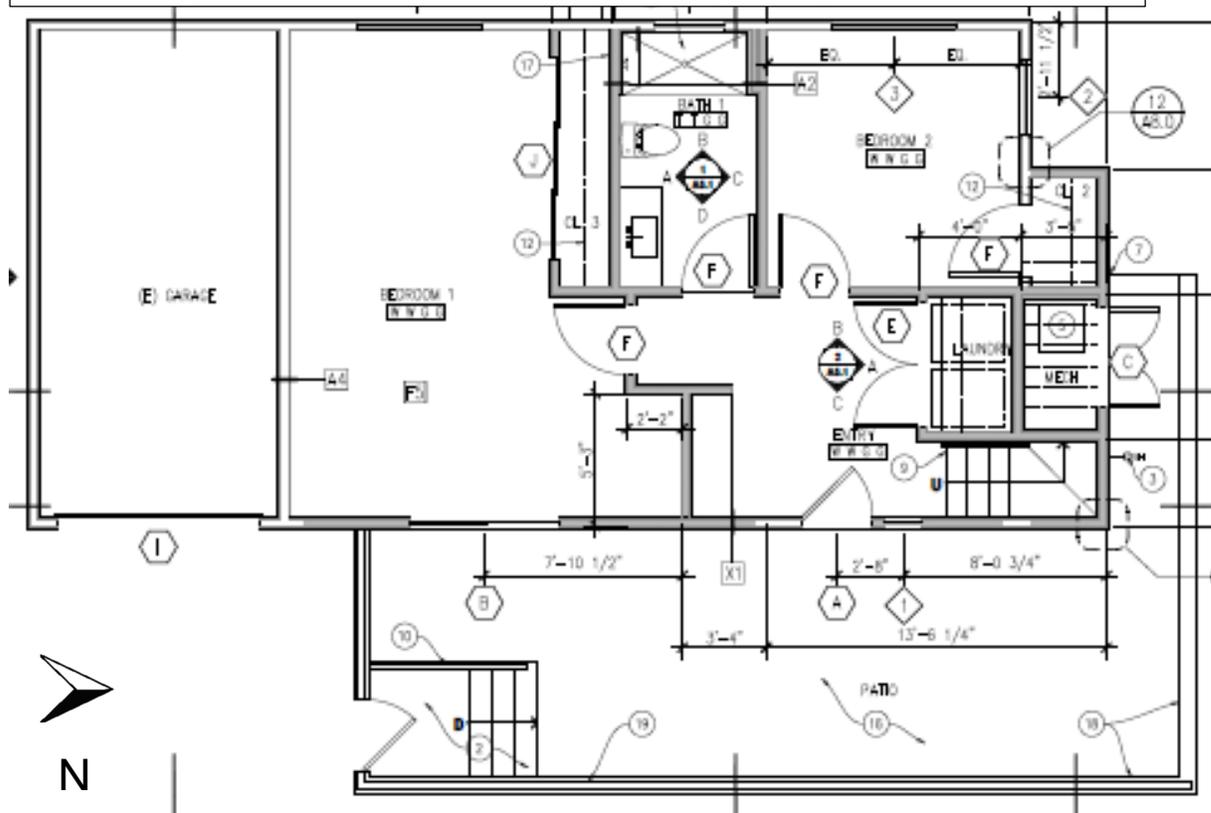
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Figure 3: Floor Plans (not to scale)



Existing First Floor Plan

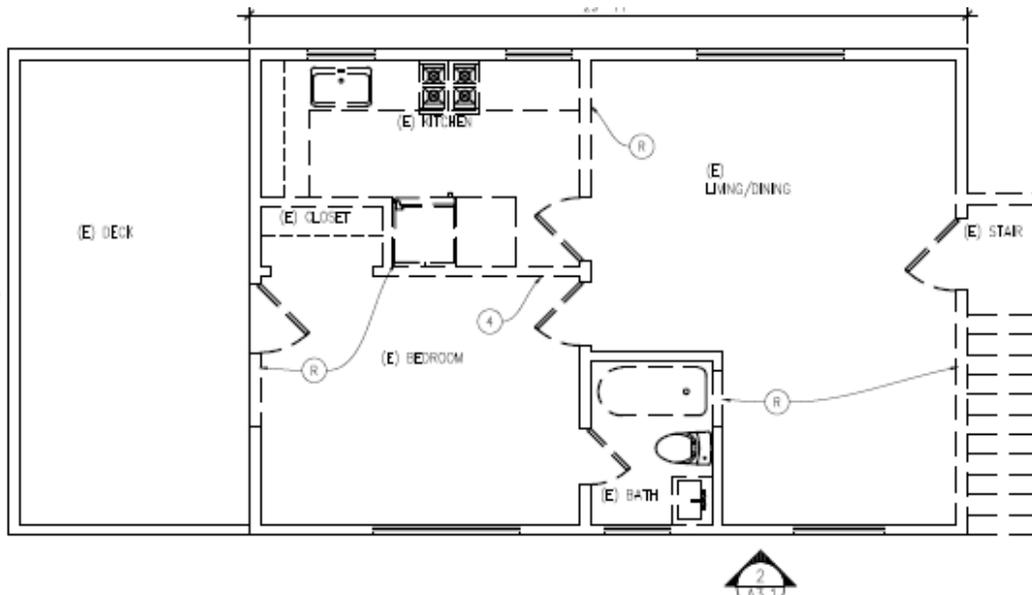


Proposed First Floor Plan

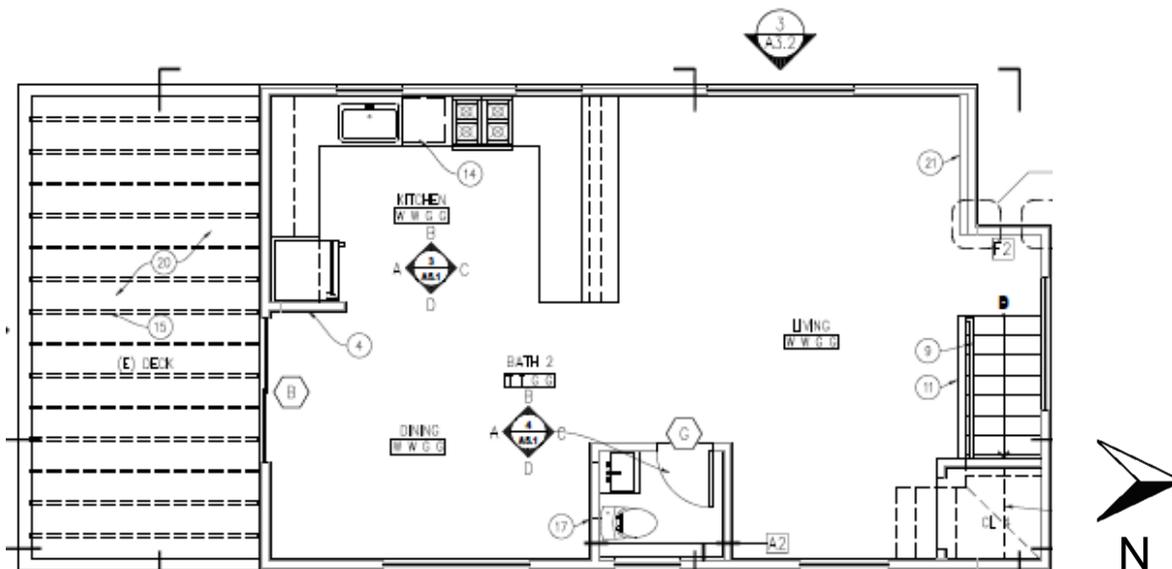
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Existing Second Floor Plan



Proposed Second Floor Plan

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Table 1: Land Use Information

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

Table 2: Special Characteristics

Characteristic	Applicability	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 would expand an existing residential use and therefore the fee does not apply.
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project is a housing development project, as defined in BMC 23.328.020 ^a , and involves a residential unit existing as of April 1, 2023 that is being expanded, renovated, or rehabilitated, and is exempt from the provisions of BMC 23.328.
Bird Safe Buildings (BMC Section 23.304.150)	No	The project is exempt from these provisions because the proposed addition would not exceed 10,000 square feet or exceed 35 feet in height and does not include "high-risk features" as described in BMC Section 23.104.150(B)(2) ^b .
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	No	The project would not provide Density Bonus units.
Hard Hats (BMC Chapter 13.107)	No	These provisions do not apply to this project because the project would proposed addition is less than 50,000 square feet of floor area.
Historic Resources	No	The Historic Resource Evaluation prepared by Mike Hulbert of Preservation Architecture (July 5, 2025) concluded that the structure does not have potential historical significance under the Landmarks Preservation Ordinance and does not meet the eligibility criteria for the California Register of Historical Resources. See Section IV.B for discussion.

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Characteristic	Applicability	Explanation
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	No	The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^a . The project is an addition to a single-family dwelling and does not include any new dwelling units, therefore, it is not a "housing development project" and the Housing Accountability Act does not apply. ^a
Housing Crisis Act of 2019 (SB 330)	No	The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). ^a See Section V.B of this report for additional discussion on the sections of SB 330 that apply to the project.
Prevailing Wages in the Southside Plan Area BMC Chapter 13.108)	No	The project is exempt from these provisions because it is not located in the Southside Plan Area.
Rent Controlled Units	No	All four units on the lot are protected residential units. However, 1520 Grant Street which is registered as owner-occupied.
Residential Preferred Parking (RPP)	No	The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1).
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^d The applicant submitted a geotechnical investigation for the project ([insert firm name, month, year]). The City's peer reviewer recommended specific geotechnical conditions of approval that are included with the permit.
Soil/Groundwater Contamination	No	The project site is located within the City's Environmental Management Area and is not on the Cortese List. ^e Standard Conditions of Approval related to hazardous materials would apply. A Phase I report was prepared which concluded that no environmental conditions were found for the subject property. The Toxics Management Division will refer this project during building permit review for sign off from the Regional Water Quality Control Board, Department of Toxic Substances Control, or the Alameda County Department of Environmental Health. Also, standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is within one mile of the North Berkeley Bay Area Rapid Transit (BART) and Alameda County (AC) Transit lines
<p>Notes:</p> <p>a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit.</p>		

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Characteristic	Applicability	Explanation
<p>Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.</p> <p>b. BMC 23.304.150(B)(2) defines a “high-risk feature” as a transparent or reflective building component that are particularly susceptible to bird-glass collisions: Railings; Awnings; Windbreak/windscreen panels; Acoustic barriers; Skywalks; Greenhouses; Glass walls; Rooftop appurtenances; Balconies and Exterior decorative panels or signage.</p> <p>d. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/</p> <p>e. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.</p>		

Table 3: Project Chronology

Date	Action
May 13, 2024	Use Permit Application submitted
May 22, 2024	Application deemed incomplete
July 10, 2024	Application resubmitted
July 24, 2024	Application deemed complete
August 23, 2024	Application processing ^a
February 27, 2025	Public hearing notices mailed/posted
March 13, 2025	ZAB hearing
<p>Notes:</p> <p>a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.</p>	

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Table 4: (R-2) Development Standards BMC Sections 23.202.080(A) and 23.322 Parking and Loading

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		5,570	No change	No change	5,000 min
Gross Floor Area (sq. ft.)		3,392	+641	4,033	n/a
Dwelling Units	Total	4	No change	No change	2 max
Building Height (ft. - in.)	Average	25'-0"	No change	No change	28 max
	Stories	2	No change	No change	max
Building Setbacks (ft. - in.)	Front (Grant Street)	15'-2"	No change	No change	20' min
	Rear	4'-2"	No change	No change	20' min
	Left Side	0'-0"	No change	No change	4' min
	Right Side	3'-0"	0'-6"	3'-6"	4' min
Lot Coverage (%)		42%	No change	No change	40 % max
Usable Open Space (sq. ft.)		1,616	No change	1,600	400 sq. ft. per dwelling unit
Parking		4	-3	1	0 min ^a
<p>Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ("), in. = inches (")</p>					
<p>Notes:</p> <p>a. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.</p>					

II. Project Setting

A. Neighborhood/Area Description:

The neighborhood is developed with one- and two- story, single-family dwellings and duplexes. Many lots in the neighborhood have non-conforming front setbacks where parking and garages are located.

B. Site Conditions:

The project site is a 5,570-square-foot, rectangular, east-west oriented, interior lot developed with a two-story triplex at the front of the lot and a 2-story apartment dwelling on top of a four-car garage in the rear.

III. Project Description

A. Proposed Project Details:

The proposed project would include the following primary components:

- Convert approximately 600 square feet of uninhabitable space (three parking spaces) into two bedrooms and a bathroom on the ground floor of the rear apartment dwelling
- Demolish an exterior stair on the north side of the rear apartment dwelling and extend the western exterior wall by approximately 3 feet to create an addition of 45 square feet of floor space for a mechanical room and internal stairway.
- Add openings on the North, East, and West elevations
- Expand an opening on the South elevation
- Construct a four-foot wood fence on top of a two-foot concrete retaining wall to create a front entry patio on the east side of the building

IV. Community Discussion

A. Neighbor/Community Concerns:

Prior to submitting this application, the applicant installed a pre-application poster on site on May 13, 2024. On February 27, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations. At the time of writing this report, staff had not received any communications regarding the project

B. Historic Resource:

A Historic Resource Evaluation (HRE) was prepared by Preservation Architecture dated July 5, 2024. The HRE concluded that due to lack of design/construction importance or association with person or events of historical importance, the structure does not meet the eligibility criteria of a Berkeley City Landmark or the California National Register of Historical Resources.

V. Issues and Analysis

A. CEQA Approach and Recommendation

It is staff's recommendation that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"). The project is proposing expand an apartment by converting three garages on the ground floor (approximately 600 square-feet of non-habitable space) into habitable space. The project area does not exceed the threshold of 50 percent of the total floor area in the existing building required to qualify for this exemption. In addition, none of the exceptions to eligibility for a categorical exemption (CEQA Guidelines Section 15300.2) apply to the project:

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- The project is currently developed/characterized as developed by the California Natural Diversity Database;¹ therefore, it is not located in an environmentally sensitive area;
- The cumulative impact of successive projects of the same type in the same place, over time would not be significant;
- There are no “unusual circumstances” at the project site that would result in significant environmental effects;
- There are no eligible or designated scenic highways within the City of Berkeley;² therefore, the project site is not in view of a state scenic highway;
- The site is not included on a list compiled pursuant to Government Code Section 65962.5;³ and
- The project would not result in a substantial adverse change in the significance of a historical resource.

The CEQA determination is made by ZAB, as the decision-making body.

B. General Non-Detriment Finding:

BMC Section 23.406.040(E) states that before the ZAB approves an application for a Use Permit, it must find that 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.

C. Addition to a lot nonconforming for Density and Lot Coverage Finding:

BMC Section 23.324.050(D)(3)(a) allows additions and/or enlargements of lawful non-conforming structures that are non-conforming by reason of violation of the maximum allowable density or lot coverage to be permitted with a Use Permit if the existing use on the lot is conforming, and the addition does not increase or exacerbate the nonconformity, or exceed the district height limit.

The project proposes a conversion of approximately 600 square feet of non-habitable space into conditioned living space on the ground floor and would create 45 square feet of new gross floor area within the existing footprint. Current lot coverage is at 42% where 40% is allowed on a lot with a two-story structure within the R-2. Because, the addition would be within the existing footprint, the nonconforming lot coverage would not increase or be exacerbated.

¹ California Department of Fish and Wildlife. California Natural Diversity Database. Available: <https://apps.wildlife.ca.gov/bios6/?tool=cnddbqy>

² California Department of Transportation. California Scenic Highway Program’s Scenic Highway System List. Available: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

³ California Environmental Protection Agency. Cortese List Data Resources. Available: <https://calepa.ca.gov/sitecleanup/corteselist/>

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Additionally, the proposed conversion would contribute to an existing residential use within the existing footprint, so while gross floor area of the dwelling would increase, it would not result in an increase in density or height, and a result, would meet the required findings in BMC Section 23.324.050(D)(3).

D. Major Residential Addition Finding:

As required by BMC Section 23.202.030(A)(2), the review authority must find that the proposed residential addition would not unreasonably sunlight, air, or views. Staff finds the following:

Sunlight: Shadow studies were submitted by the applicant documenting sun angles three times throughout the day, 2 hours before sunrise, noon, and 2 hours after sunset, on the Summer and Winter Solstices. show a slight increase on the rear of the subject lot at noon and 2 hours before sunrise and would result in a slight increase on the southwestern corner of the dwelling on the neighboring property to the south 2 hours after sunset.

During the Winter Solstice, studies show a slight increase to shadows that would cast on an accessory structure on the abutting property to the north 2 hours before sunrise. Otherwise, the studies show a minimal increase in shadows on the lot itself but would not create new significant impacts to abutting neighbor properties. As a result, the project would not unreasonably obstruct sunlight to neighboring properties.

Air: The project would convert two garages on the ground floor, within the existing footprint, into additional living space and replace an external stairway with an enclosed stairway. The external stairway extends approximately 14 feet parallel to the north property line and 6 inches into the side (north) setback.

The exterior rear wall (west) would be approximately 3 feet, 6 inches from the side (north) property line and extend the side wall 15 feet along the side (north) property line. This would create approximately 45 square feet of gross floor area to enclose a new internal stairway and mechanical room. Though the project would bring an exterior wall closer to the property line, it would not extend beyond the footprint of the current stairway and would not result in a reduction in separation between dwellings on the subject lot and neighboring properties. For these reasons, the project would not create new detrimental impacts to air.

Views: The proposed project would convert non-habitable space into additional habitable space for an existing residence. The project does not propose an increase in height to the structure which is within allowable height limits for the district. Additionally, the area is generally flat, developed with one- to two-story buildings, and includes some mature vegetation which provides visual screening. For these reasons, there are limited significant views as defined in BMC Section 23.502.020 (Glossary) available to residences in the area. Due to lack of available views in the neighborhood and no changes to the height, the project would not create new detrimental impacts to views in the neighborhood.

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,

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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.

E. Expansion within a nonconforming setback

As required by BMC Section 23.324.050(D)(2), the review authority must find that the addition does not increase or exacerbate any nonconforming setbacks. The project would replace an exterior stairway with approximately 45 square feet of gross floor area (interior) within a nonconforming rear (west) setback of 4 feet, 2 inches and a nonconforming side (north) setback of 3 feet, 6 inches, within the same footprint. The addition would not further encroach into either setback or result in an increase in height. As a result, the project would not exacerbate the existing nonconformity or exceed the structure's calculated height limits which are in conformance with the R-2 development standards and as a result would comply with this section.

F. Alteration within a nonconforming setback

As required by BMC Section 23.324.050(D)(2), the review authority must find that the alteration does not increase or exacerbate any nonconforming setbacks. The project would demolish an external stairway and remove one door from the north façade and add 1 opening to the second level and 2 new openings to the first level. The western elevation would increase from 3 openings to 6. The windows and door would be inset and not contribute to further encroachment into the property line by either wall. As a result, the proposed alteration would not exacerbate nonconformities and would comply with this section.

VI. Other Considerations (Zoning and Land Use Considerations)

The following analyses of conformance with district purposes, and the 2002 General Plan goals and policies. All permits are subject to the R-2 District permit findings and General Non-Detriment findings discussed in sections V.A and V.D.

A. District Purpose:

The purpose of the Two-Family Residential (R-2) is to:

1. Implement the General Plan by encouraging the development of low medium-density residential areas characterized by a reasonably open and spacious type of development with a pattern of housing types ranging from single-family to duplexes and small apartment structures;
2. Make available housing for persons who desire a range of housing choice with a relatively large amount of open space; and
3. Protect adjacent properties from unreasonable obstruction of light and air.

The proposed addition would contribute to a range of housing choices and the low-medium-density residential concentration by ensuring the continuance of existing multi-family housing that could meet the needs of current and future tenants. Additionally, the proposed project would not increase in height or encroach further into existing setbacks.

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As a result, the proposed addition would not unreasonably obstruct light or air on adjacent properties. For these reasons, the project would be consistent with the district's purpose.

B. General Plan Consistency:

The 2002 General Plan contains several policies applicable to the project, including the following:

- 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 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.
- 3. Policy UD-16 Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
- 4. Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.
- 5. Policy UD-32 Shadows:** New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

Staff Analysis: The proposed addition is minimal relative to the size of the building and would be compatible in scale and design characteristics with the surrounding neighborhood. The proposed improvements to the structure would also allow for the retention of existing housing, which will increase the longevity of the building and continue to contribute to the local and regional housing supply.

VII. 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:

- 1. FIND** that the project is categorically exempt from the provisions of the CEQA pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"); and
- 2. APPROVE** Use Permit #ZP2024-0055 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

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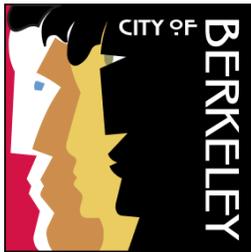
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Attachments:

1. Findings
2. Conditions
3. Project Plans, September 27, 2024
4. Notice of Public Hearing

Staff Planner: Cecelia Mariscal, cmariscal@berkeleyca.gov, (510) 981-7439



PLANNING AND
DEVELOPMENT

ZONING ADJUSTMENTS BOARD – FINDINGS

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Use Permit #ZP2024-0055 to construct a major residential addition, including the conversion of three garage spaces on the ground floor of a rear dwelling into habitable space, and the construction of an interior stair within the nonconforming side and rear setback, on a lot that is nonconforming for lot coverage and density.

ZONING PERMITS REQUIRED

- Use Permit, pursuant to Berkeley Municipal Code (BMC) [23.324.050\(D\)\(3\)](#) to construct an addition to a building on a property that exceeds the maximum allowed lot coverage and density.
- Administrative Use Permit, pursuant to [BMC 23.202.030](#) to construct a major residential addition.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)](#) to construct an addition within a nonconforming setback.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)\(2\)](#) to make an alteration within a nonconforming setback.

I. CEQA FINDINGS

- A.** 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 Section 15301 of the CEQA Guidelines (“Existing Facilities”).

II. FINDINGS FOR APPROVAL

- A.** As required by BMC Section 23.406.040(E), Findings for Approval, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental

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ZAB FINDINGS & CONDITIONS
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or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

1. The project is consistent with all applicable R-2 District standards.
2. The proposed 600 square-foot conversion of three garage spaces on the ground floor within the existing footprint will not contribute to an increase in height beyond the existing 25 feet in average height, below the 28-foot average height maximum allowed in the R-2. Additionally, the new openings on the north and west sides of the dwelling will not result in further encroachment of the side and rear walls into the setback. The additional 45 square-foot addition is minimal in size, within the same footprint as the pre-existing stair, and will not intensify the use or exacerbate existing nonconformities; and
3. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, which will ensure that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

III. OTHER FINDINGS FOR APPROVAL

A. As required by BMC Section **23.324.050(D)(3)(a)**, (**Nonconforming Coverage and Density**), the Zoning Adjustments Board finds:

1. The project is converting 3 non-habitable garages on the ground floor (600 square feet) to 2 bedrooms and one bathroom, will add 45 square feet of floor area on the north side of the dwelling within the footprint. While, the gross floor area would increase, it will be within the existing footprint and will neither exacerbate existing nonconformities nor result in the creation of an additional residential unit. As a result, the project will not exacerbate existing nonconformities or intensify the use;

B. As required by **BMC Section 23.202.030(A)(2)**, (**Major Residential Addition**), the Zoning Adjustments Board finds:

1. Sunlight- Shadow studies submitted by the applicant documenting sunlight angles 2 hours before sunrise, 12 noon, and 2 hours after sunset during the Summer and Winter Solstice were submitted by the applicant. The studies show an increase in existing shadows cast on the subject lot itself. While there is a slight increase in shadows on a dwelling to the south 2 hours after sunset during the Summer Solstice and a slight increase in shadows cast on an accessory structure to the north during the Winter Solstice, it will not create new significant impacts on neighboring dwelling units. As a result, the project will not unreasonably obstruct sunlight.

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2. Air-The project will convert 600 square feet of non-habitable space to conditioned space on the ground floor and extend the exterior wall (north) to the edge of the existing external stairway. Because the expansion of gross floor will be within the existing footprint, the project would not further decrease building separation and will not exacerbate existing nonconformities and will not unreasonably obstruct air.
3. Views-The project will not increase the existing average height which is within the height limits of the district. Additionally, the project site is located on a generally flat lot and developed with 1-2 story residences that limit availability to views as defined in BMC Section 23.502.020. Due to limited available views and no changes to height, the project will not unreasonably obstruct views.

C. As required by BMC Section 23.324.050(D), (Expansion within a nonconforming setback)

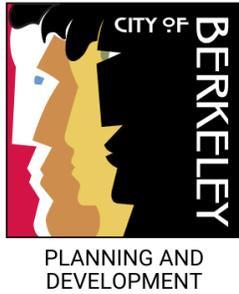
1. The 600 square-foot ground floor conversion of three garages to habitable space will be within the existing footprint and the extension of the rear (west) wall will not encroach further into the nonconforming rear setback. The exterior side (north) wall will be extended within the footprint of current exterior stairway which will reduce the nonconforming setback by 6 inches. Because the proposed project will not further encroach into the rear setback and slightly improve the side setback, the project will not exacerbate the existing nonconforming setbacks.

D. As required by BMC Section 23.324.030(D)(2), (Alteration within a nonconforming setback) the Zoning Adjustments Board finds:

1. Openings on the side exterior wall (north) within a nonconforming setback will increase from 1 to 2 and from 3 to 6 on the rear wall (west). The windows will not encroach into the nonconforming setbacks and as a result will not exacerbate existing nonconformities.

E. As required by BMC Section 23.202.080(A), (District Purpose), the Zoning Adjustments Board finds:

1. The project will be consistent with the District Purpose because it will improve an existing multi-family property by constructing additional living space which may better accommodate current and future residents contributing to a low medium-density residential area and a range of housing types in the area; and
2. The project will convert non-habitable space on the ground floor to habitable space within the existing footprint and will not cause the building to exceed allowable height limits or exacerbate existing nonconformities. Therefore, the project will not unreasonably obstruct light and air.



USE PERMIT ZP2024-0055

CONDITIONS OF APPROVAL

March 13, 2025

1520 Grant Street

Use Permit #ZP2024-0055 to c major residential addition, including the conversion of two garage spaces on the ground floor of a rear dwelling into habitable space, and the construction of an interior stair within the nonconforming side and rear setback, on a lot that is nonconforming for lot coverage and density.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and 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.
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 re-establish 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 comply with the approved plans and any conditions of approval.

1520 GRANT STREET- USE PERMIT #ZP2024-0055

USE PERMIT CONDITIONS

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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 BMC 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. Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, 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 #

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

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

12. 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. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](https://arcgis.com)
- B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.
- C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.
- D. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. 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. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. 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.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

13. Recycling and Organics Collection. Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.

14. 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.

Prior to Demolition or Start of Construction:

15. 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.

During Construction:

16. 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.

17. Public Works - Implement Bay Area Air Quality Management District (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.

18. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
 - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
 - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

- 19. 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 [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.
- 20. 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 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)
- 21. 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.
- 22. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:
- A.** In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

23. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

24. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

- 25. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
- 26. 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 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.

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- 27. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 28. 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.
- 29. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 30. 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.
- 31. 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.
- 32. 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.
- 33. Public Works / Building and Safety.** 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.

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Prior to Final Inspection or Issuance of Occupancy Permit:

- 34. 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.
- 35.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated September 27, 2024.

At All Times:

- 36. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 37. 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.
- 38. 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.
- 39. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

GENERAL NOTES

- "NOT IN CONTRACT" OR "N.I.C." INDICATES EXISTING STRUCTURES OR IMPROVEMENTS THAT ARE NOT INCLUDED IN THE WORK PROPOSED FOR THIS PERMIT.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE, U.O.N. DIMENSIONS MARKED "CLR" OR "CLEAR" ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH CURRENT ADOPTED AND APPLICABLE CODES, ORDINANCES AND THE HIGHEST STANDARDS OF THE TRADE.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- METHODS AND MEANS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NEITHER INSTRUCTED OR IMPLIED BY THESE DRAWINGS
- EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED DURING THE PERIOD OF OCTOBER 15 TO APRIL 15. A COPY OF THE APPROVED EROSION CONTROL PLAN SHALL BE AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONSTRUCTION HOURS ARE MON. - FRI. 7:00 AM TO 5:00 PM AND 10:00 AM - 5:00 PM SAT. & SUN.
- ALL MATERIAL STORED ON SITE MUST BE PROPERLY STACKED, PROTECTED FROM WEATHER AS APPLICABLE AND PROTECTED FROM DAMAGE. MATERIALS DAMAGED OR DETERIORATED DURING CONSTRUCTION MAY BE REJECTED BY ARCHITECT.
- HERS VERIFICATION FOR QUALITY INSULATION INSTALLATION IS REQUIRED PER ENERGY COMPLIANCE DOCUMENTATION (CRC R106).
- A PLAN WILL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DURING CONSTRUCTION.
- DISPLACED TOP SOIL IS STOCKPILED FOR REUSE AND IS COVERED AND PROTECTED FROM EROSION.
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
- ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- G.C. TO SUBMIT A WASTE MANAGEMENT PLAN PER THE ENFORCING AGENCY.
- G.C. TO PROVIDE BUILDING OCCUPANT OR OWNER WITH OPERATION AND MAINTENANCE MANUAL.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPONENTS
- DOCUMENTS SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS SHALL BE USED.
- 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS SHALL COMPLY WITH THE VOC EMISSION LIMITS ESTABLISHED IN SECTION 4.504.4.
- PARTICLE BOARD, MDF, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
WHEN SPRAY FOAM INSULATION IS USED, PROVIDE MANUFACTURER'S CUT SHEET TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION OF THE INSULATION

PLUMBING NOTES

GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.

ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:

- WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF H2O PER FLUSH
- LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI
- KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM @ 60 PSI
- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI
- STANDARD DISHWASHERS SHALL NOT EXCEED 4.25 GALLONS PER CYCLE.

ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. PER MANUF., VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).

SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).

SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).

WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).

SINKS LOCATED AT KITCHEN ISLANDS SHALL HAVE SPECIAL VENTING (909.0 CPC).

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING IN ACCORDANCE WITH CRC R302.11:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

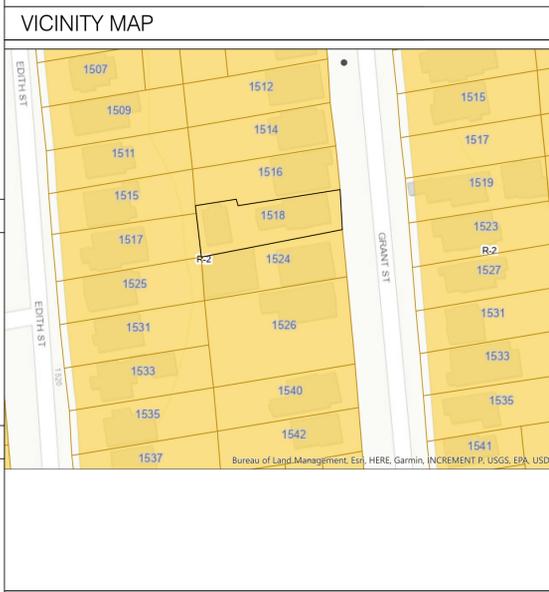
APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH:

- 2022 CA. BUILDING CODE (CBC)
- 2022 CA. RESIDENTIAL CODE (CRBC)
- 2022 CA. FIRE CODE (CFC)
- 2022 CA. MECHANICAL CODE (CMC)
- 2022CA. ELECTRICAL CODE (CEC)
- 2022 CA. PLUMBING CODE (CPC)
- 2022 CA. GREEN BUILDING STANDARDS
- 2022 CA. ENERGY CODE
- AND LOCAL MUNICIPAL CODES

ALTERATION

1520 Grant St.
Berkeley, CA
94703



DRAWING INDEX

ARCHITECTURAL	
SHEET	TITLE
A0.0	TITLE SHEET
A0.1	SHADOW STUDY
A1.0	EXISTING/DEMO SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	LANDSCAPE AND OPEN SPACE PLAN
A2.1	1ST FLOOR DEMO & PROPOSED PLANS & WINDOW SCHEDULE
A2.2	2ND FLOOR DEMO & PROPOSED PLANS & DOOR SCHEDULE
A2.3	ROOF DEMO AND PROPOSED PLANS
A3.0	SITE PHOTOS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A3.3	PROPOSED SECTIONS
A6-3	REFLECTED CEILING, LIGHTING, AND ELECTRICAL PLAN
A8-0	ASSEMBLIES
A8-3	DOOR AND WINDOW DETAILS
A8-2	EXTERIOR DETAILS
A9-3	INTERIOR DETAILS
STRUCTURAL	
S1	STRUCTURAL NOTES AND GENERAL DETAILS
S2	ROOF & SECOND FLOOR FRAMING PLANS & FOUNDATION PLAN
S3	STRUCTURAL DETAILS
S4	STRUCUTRAL DETAILS

PROPERTY OWNER:
SANFORD/SCHRANK

APN: 59-2275-10-1

DEFERRED SUBMITTALS

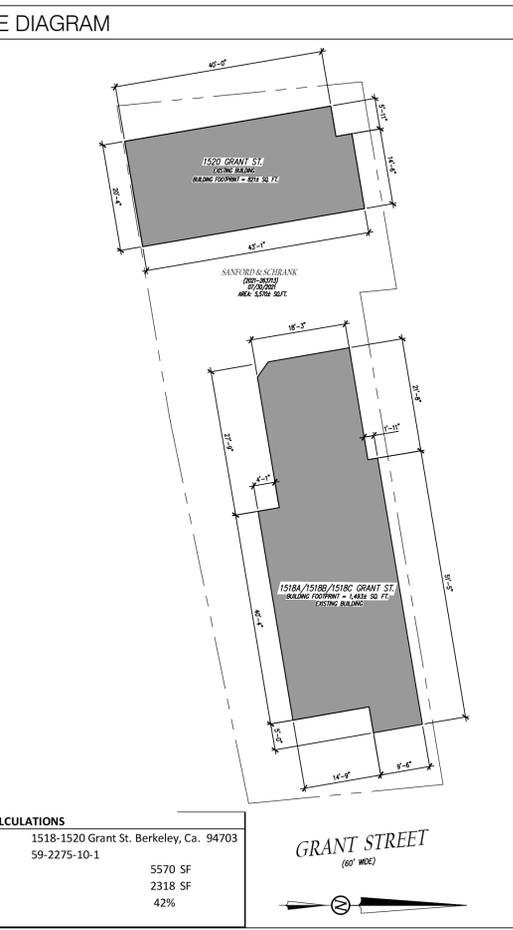
- HVAC Duct System Layout
- PV System
- Gas capacity calculations
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK OCCUPYING THE PUBLIC RIGHT OF WAY INCLUDING DEMOLITION, PARKING, LOADING, DEBRIS BIN, EQUIPMENT OPERATION ETC.

PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING EXTERIOR STAIR, CONSTRUCTION OF A 45 SF TWO STORY INTERIOR STAIR ADDITION, CONVERSION OF EXISTING GARAGE BAYS INTO 2 BEDROOMS, 1 BATH, AND A LAUNDRY ROOM

ABBREVIATIONS

ABBREVIATIONS	DIM.	DIMENSION	GYP.	GYPSUM	O.D.	OUTSIDE DIAMETER
&	AND		H.B.	HOSE BIBB	OPNG.	OPENING
<	ANGLE	DN.	HBD.	HARDBOARD	OPP.	OPPOSITE
@	AT	DR.	HDR.	HEADER		
O	DIAMETER OR ROUND	DW.	HDW.	HARDWARE	PERIM.	PERIMETER
#	POUND OR NUMBER	DWG.	HDWD.	HARDWOOD	PL.	PLATE
		DWR.	HGR.	HANGER	P.LAM.	PLASTIC LAMINATE
			HGT.	HEIGHT	PLAS.	PLASTER
A.C.	AIR CONDITIONING OR ASPHALTIC CONCRETE	EA.	H.M.	HOLLOW METAL	PLWD.	PLYWOOD
ACOUS.	ACOUSTICAL	(E)	HORIZ.	HORIZONTAL	PNL.	PANEL
A.D.	AREA DRAIN	E.I.F.S.	HR.	HOUR	PNT.	PAINT
ADJ.	ADJUSTABLE	E.J.	H.R.	HANDRAIL	P.S.I.	PER SQUARE INCH
ADJAC.	ADJACENT	EL.	H.W.H.	HOT WATR HEATER	PL.	POINT
AGGR.	AGGREGATE	ELEC.	I.D.	INSIDE DIAMETER	P.T.	PRESSURE TREATED
ALT.	ALTERNATE	EMER.	IN.	INCH	P.TD.	PAINTED
ALUM.	ALUMINUM	ENCL.	INSUL.	INSULATION	P.T.D.	PAPER TOWEL DISPENSER
APPROX.	APPROXIMATE	E.P.B.	INT.	INTERIOR	PTN.	PARTITION
ARCH.	ARCHITECTURAL	EQ.	INTER.	INTERMEDIATE	P.T.R.	PAPER TOWEL RECEPTACLE
ASPH.	ASPHALT	EQUIP.	JAN.	JANITOR	Q.T.	QUARRY TILE
		EXIST.	JST.	JOIST	R.	RISER
BD.	BOARD	EX.	JT.	JOINT	R.A.	RETURN AIR
BITUM.	BITUMINOUS	EXP.	KIT.	KITCHEN	RAD.	RADIUS
BLDG.	BUILDING	EXT.			REC.	RECESSED
BLK.	BLOCK	F.A.	LAM.	LAMINATE	REF.	REFERENCE
BLKG.	BLOCKING	F.A.U.	LAV.	LAVATORY	REFL.	REFLECTED
BM.	BEAM	F.B.	LB.	POUND	REFR.	REFRIGERATOR
B.O.	BOTTOM OF	F.D.	LIN.	LINEAR	REG.	REGISTER
BOT.	BOTTOM	F.E.C.	LN.	LINE	REINF.	REINFORCED
B.P.	BUILDING PAPER	F.H.M.S.	LT.	LIGHT	REQ.	REQUIRED
BTWN.	BETWEEN	F.H.W.S.			RESIL.	RESILIENT
		FIN	MACH.	MACHINE	RET.	RETAINING
C.B.	CATCH BASIN	FIXT.	FLR.	FLOOR	REV.	REVISION OR REVERSE
CEM.	CEMENT	FLR.	MAT.	MATERIAL	RM.	ROOM
CER.	CERAMIC	FLASH.	MAX.	MAXIMUM	REMOV.	REMOVABLE
C.J.	CONTROL JOINT	FLUOR.	M.B.	MACHINE BOLT	R.O.	ROUGH OPENING
CLG.	CEILING	F.O.C.	M.C.	MEDICINE CABINET	RWD.	REDWOOD
CLKG.	CAULKING	F.O.F.	M.D.O.	MEDIUM DENSITY OVERLAY	S	SOUTH
CLR.	CLEAR	F.O.F.	MECH.	MECHANICAL	S.C.	SOLID CORE
C.M.U.	CONCRETE MASONRY UNIT	F.O.F.	MEMB.	MEMBRANE	S.C.D.	SEE CIVIL DRAWINGS
CNTR.	COUNTER	F.O.S.	MTL.	METAL	S.D.	STORM DRAIN
C.O.	CLEAN-OUT	F.P.R.F.	MFR.	MANUFACTURER	SCHED.	SCHEDULE
COL.	COLUMN	FR.	MIN.	MINIMUM	SECT.	SECTION
CONC.	CONCRETE	FT.	MISC.	MISCELLANEOUS	S.E.D.	SEE ELECTRICAL DRAWINGS
COND.	CONDITION	FTG.	MTD.	MOUNTED	SEP.	SEPARATION
CONN.	CONNECTION	FURR.	MUL.	MULLION	S.H.	SPRINKLER HEAD
CONSTR.	CONSTRUCTION	FUT.			SHR.	SHOWER
CONT.	CONTINUOUS	G.	(N)	NEW	SHT.	SHEET
CLOS.	CLOSET	GA.	N.	NORTH	SHTG.	SHEATHING
C.T.	CERAMIC TILE	GALV.	N.I.C.	NOT IN CONTRACT	SIM.	SIMILAR
CTR.	CENTER	G.D.	NO.	NUMBER	S.	SIDING
C.W.	COLD WATER	G.D.	N.T.S.	NOT TO SCALE	S.K.D.	SEE KITCHEN DRAWINGS
		GEN.	NOM.	NOMINAL	S.L.D.	SEE LANDSCAPE DRAWINGS
		GFI	NOM.	NOMINAL	S.M.D.	SEE MECHANICAL DRAWINGS
DBL.	DOUBLE	GL.	N.T.S.	NOT TO SCALE	S.P.D.	SEE PLUMBING DRAWINGS
DET.	DETAIL	GND.				
DTL.	DETAIL	GR.				
D.F.	DRINKING FOUNTAIN	G.S.M.				
DIA.	DIAMETER					



LOT COVERAGE DIAGRAM CCALCULATIONS

SITE ADDRESS	1518-1520 Grant St. Berkeley, Ca. 94703
APN NUMBER	59-2275-10-1
LOT AREA	5570 SF
FOOT PRINT OF ALL UNITS	2318 SF
LOT COVERAGE	42%

PROJECT INFORMATION

PROJECT DATA	EXISTING	PROPOSED
SITE ADDRESS	1520 Grant St. Berkeley, Ca. 94703	
APN NUMBER	59-2275-10-1	
UNITS	1	1
YEAR BUILT		
FIRE ZONE	1	
CLIMATE ZONE	3	
OCCUPANCY	R3/U	
CONSTRUCTION TYPE	VB	
NUMBER OF STORIES	2	2
SPRINKLER	NO	NO
SETBACKS		
FRONT		FT
SIDE		FT
REAR		FT
MAXIMUM STRUCTURE HEIGHT		FT
LOT INFORMATION		
ZONING	R-2	
LOT AREA	5570 SF	
SQUARE FOOTAGES		
FOOT PRINT	858 SF	853 SF
CONDITIONED FLOOR AREA	606 SF	1490 SF
GARAGE	808 SF	202 SF
OPEN DECKS > 3' HIGH	202 SF	202 SF
OUTSIDE STAIRS > 3' HIGH	50 SF	0 SF

PROJECT DIRECTORY

OWNER
JODY SANFORD AND SHARON SHRANK
1520 GRANTS ST
BERKELEY, CA. 94703
415-533-25-62

ARCHITECT
URBAN BUILDING WORKSHOP, INC.
775 EAST BLITHEDALE #348
MILL VALLEY, CA. 94941
415-806-7618

STRUCTURAL ENGINEER
DOUBLE D ENGINEERING
72 OTIS STREET
SAN FRANCISCO, CA. 94103
415-551-5150

SURVEYOR
BAY AREA LAND SURVEYING, INC.
3065 RICHMOND PARKWAY, STE. 101
RICHMOND, CA.

ISSUES

USE PERMIT 04/29/2024

UP - ADDITIONAL INFORMATION 09/26/2024

SCALE:	DATE:
DRAWN BY: AS	CHECKED BY: ML

TITLE SHEET & SITE PLAN

A0.0

PLOTTED: 2024-02-07

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941

1520 Grant St.
Berkeley, CA
94703

PROPERTY OWNER:
SANFORD/SCHRANK
APN: 59-2275-10-1

PROJECT DIRECTORY

ISSUES

USE PERMIT 04/29/2024

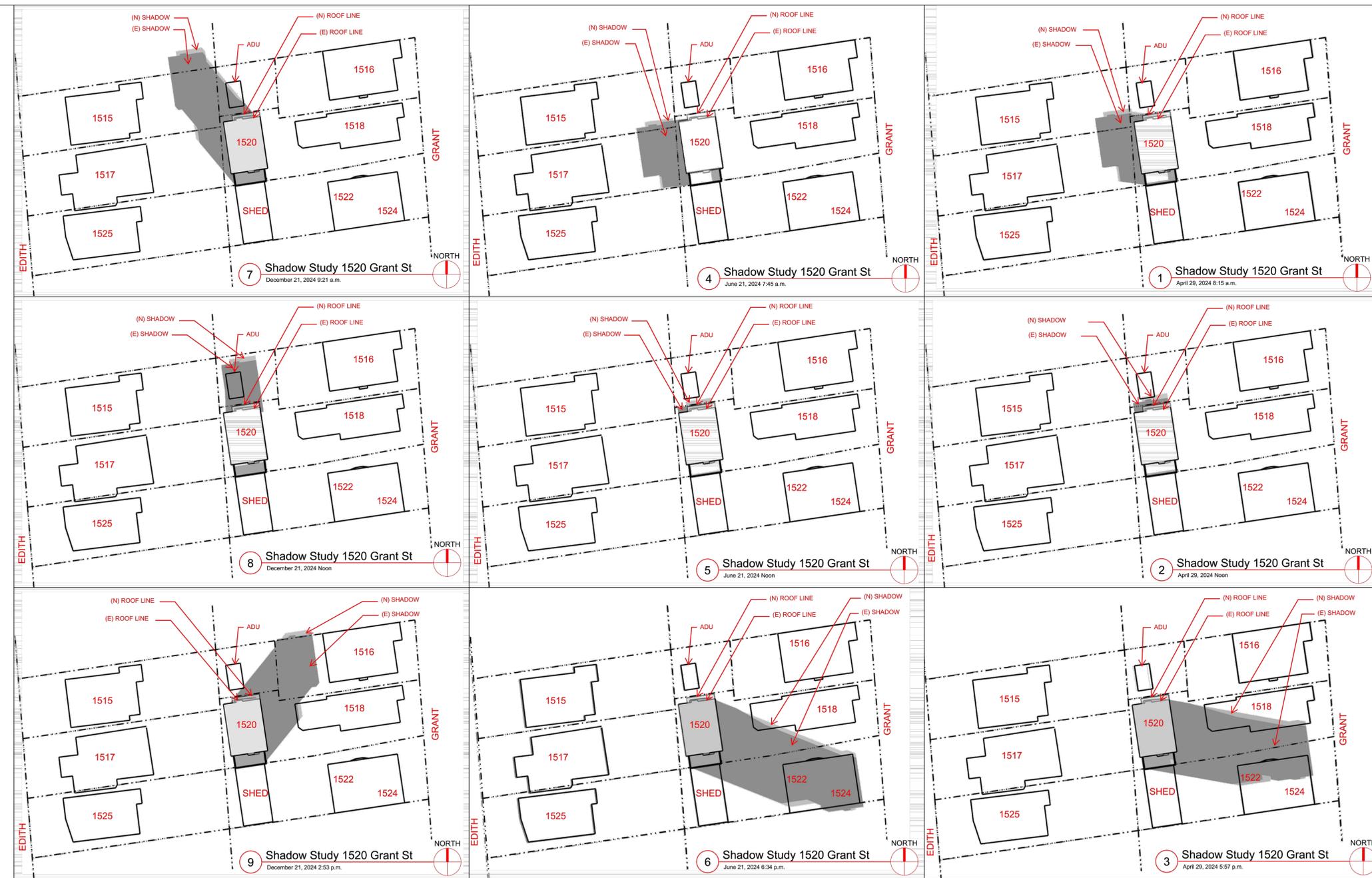


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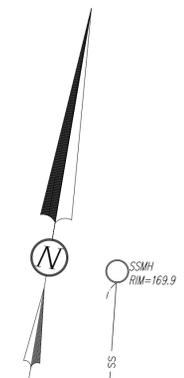
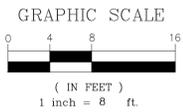
SHADOW STUDY

A0.1

PLOTTED: 2024-02-07

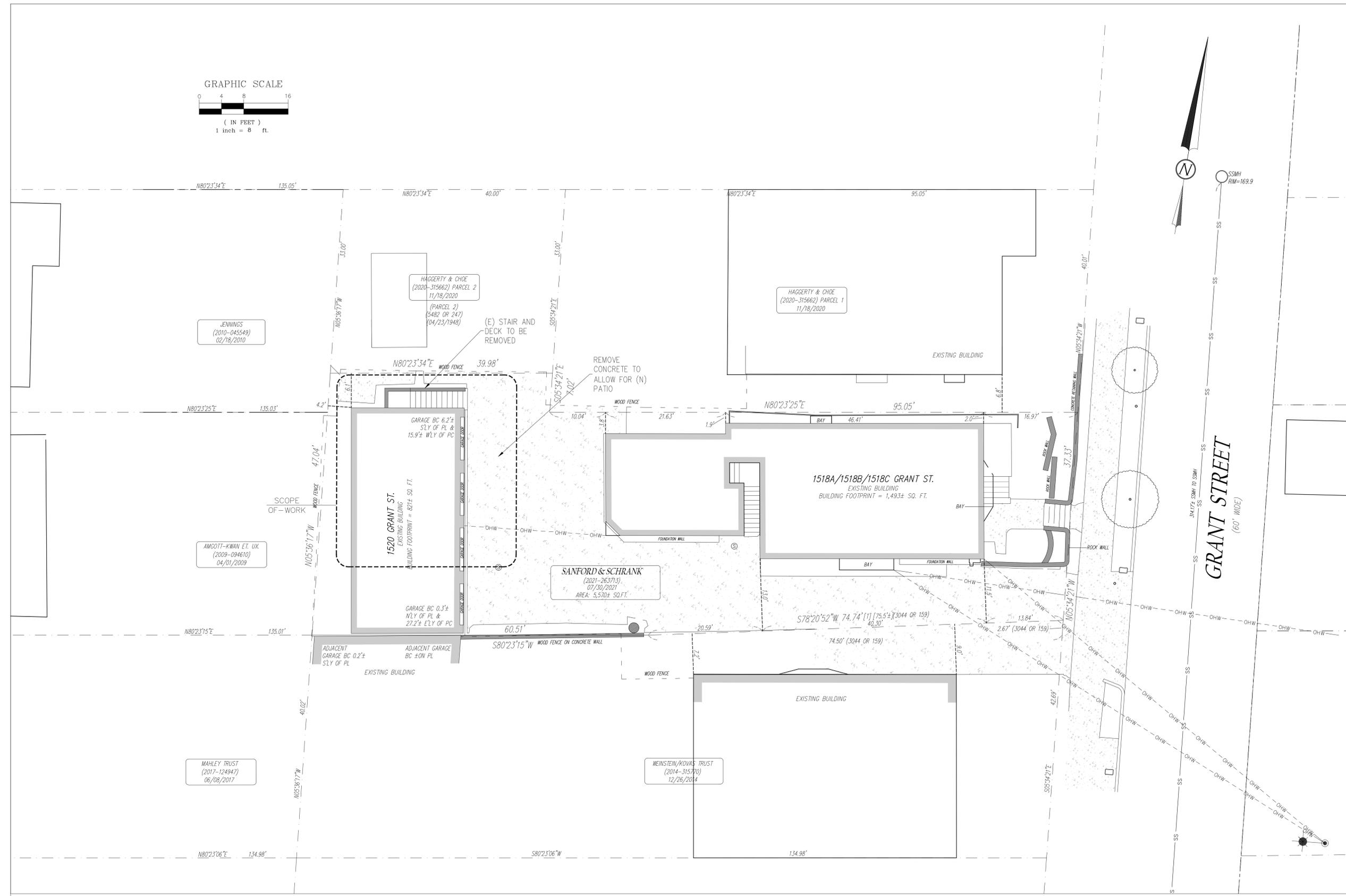


URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941



1520 Grant St.
Berkeley, CA
94703

PROPERTY OWNER:
SANFORD/SCHRANK
APN: 59-2275-10-1



ISSUES
USE PERMIT 04/29/2024



SCALE: 1/8"=1'-0" DATE: 02/07/2024
DRAWN BY: AS CHECKED BY: ML

EXISTING/DEMO
SITE PLAN

A1.0

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941

1520 Grant St.
Berkeley, CA
94703

PROPERTY OWNER:
SANFORD/SCHRANK
APN: 59-2275-10-1

ISSUES

USE PERMIT 04/29/2024
UP - ADDITIONAL INFORMATION 09/26/2024



SCALE: 1/8"=1'-0" DATE: 02/07/2024
DRAWN BY: AS CHECKED BY: ML

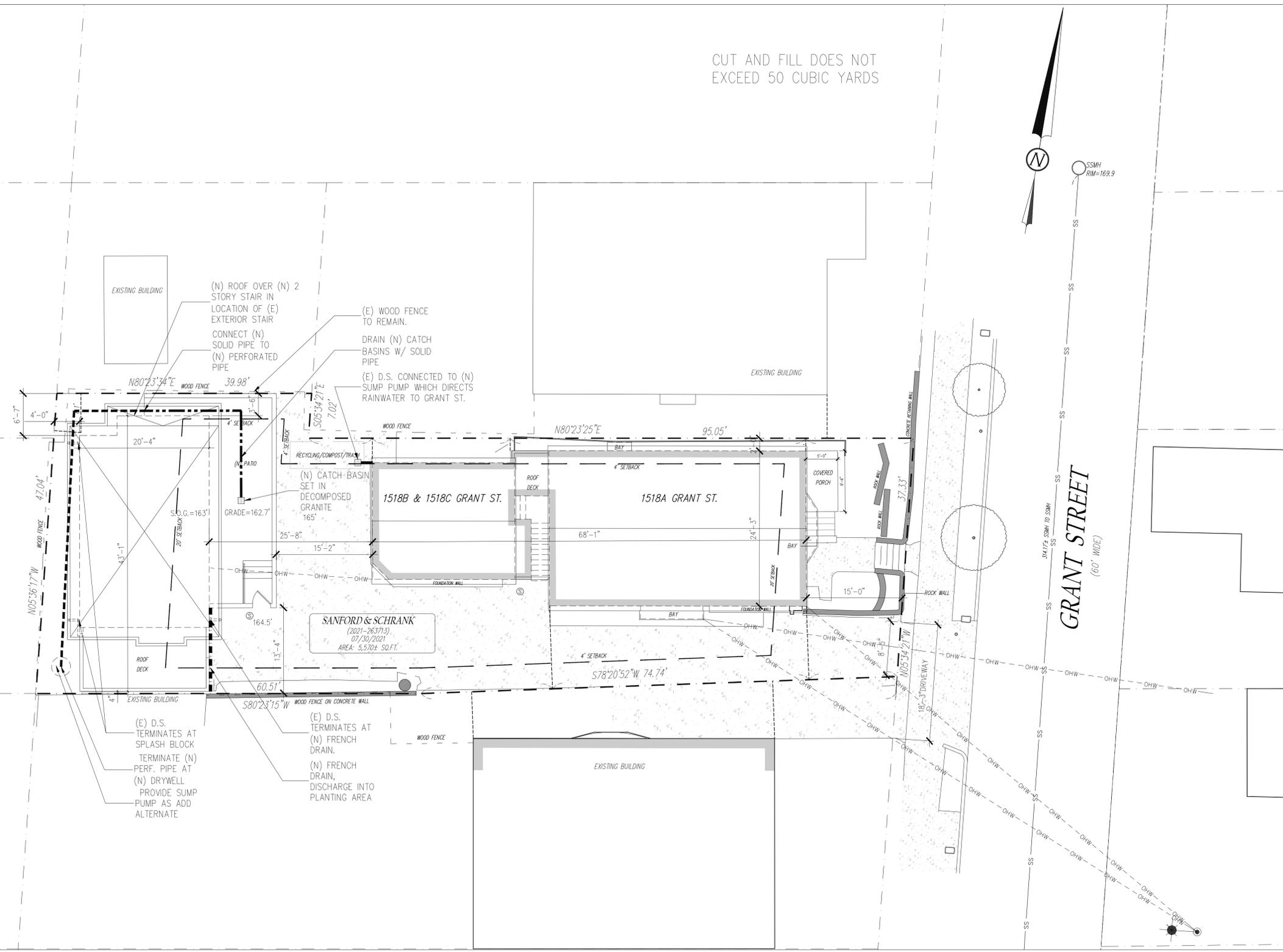
PROPOSED
SITE PLAN

A1.1

PLOTTED: 2024-02-07

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941

CUT AND FILL DOES NOT
EXCEED 50 CUBIC YARDS



1 SITE PLAN

SCALE 1/8"=1'-0"

1520 Grant St.
Berkeley, CA
94703

PROPERTY OWNER:
SANFORD/SCHRANK
APN: 59-2275-10-1

ISSUES
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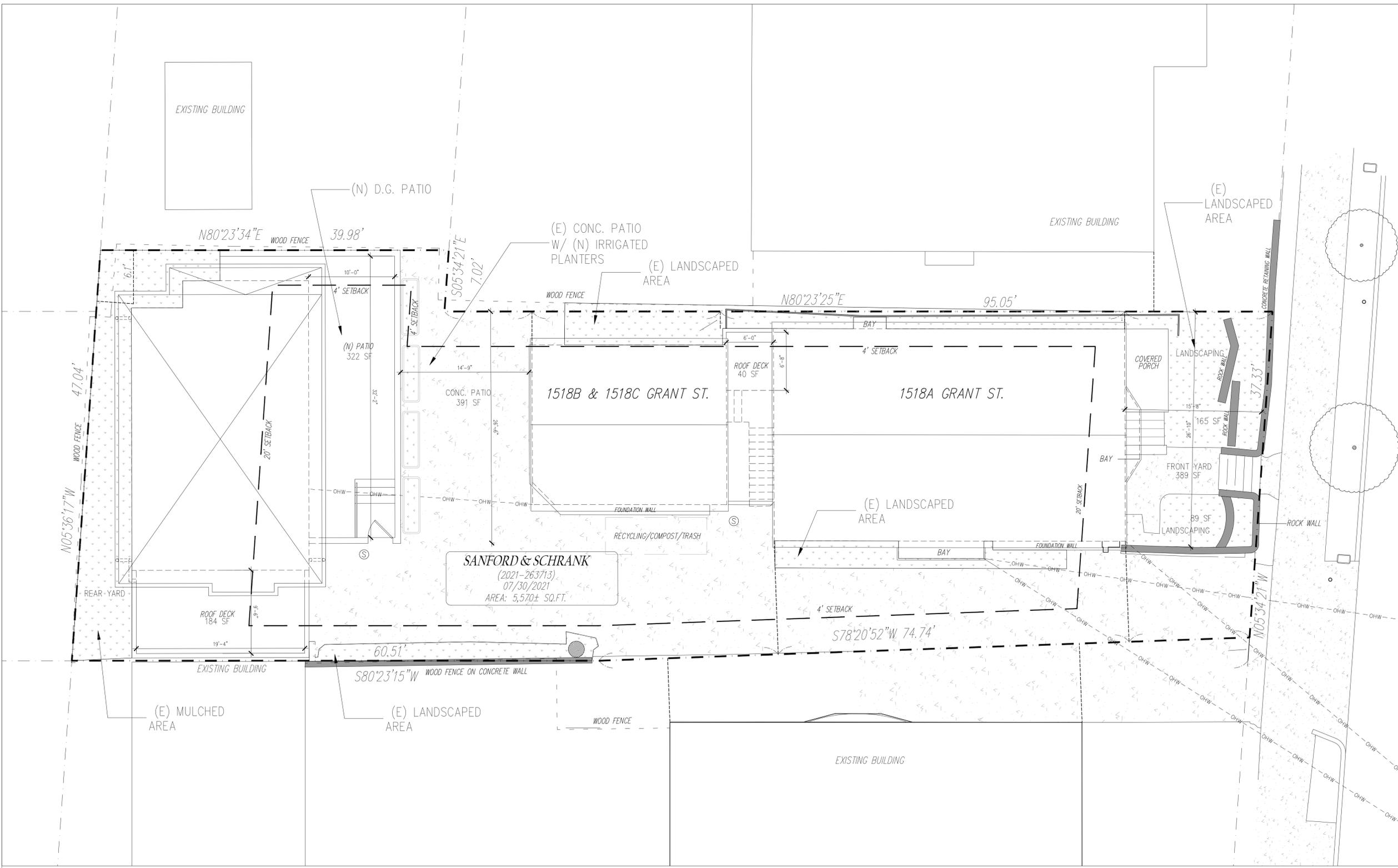
SCALE: 1/8"=1'-0" DATE: 02/07/2024
DRAWN BY: AS CHECKED BY: ML

LANDSCAPE
& USABLE
OPEN SPACE
PLAN

A1.2

PLOTTED: 2024-02-07

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941



1 LANDSCAPE AND USABLE OPEN SPACE PLAN SCALE 3/16"=1'-0"

PROJECT DATA		
SITE ADDRESS	1518-1520 Grant St. Berkeley, Ca. 94703	
APN NUMBER	59-2275-10-1	
NUMBER OF UNITS	4	
USABLE OPEN SPACE PER UNIT (400 SF REQ'D PER UNIT)	REQ'D	PROVIDED
	1600 SF	1616 SF

USABLE OPEN SPACE PROPOSAL			
	REQ'D	EXISTING	PROPOSED
4 UNITS @ 40SF			
EA.	1600 SF	418	1326

1520 Grant St.
Berkeley, CA
94703

PROPERTY OWNER:
SANFORD/SCHRANK
APN: 59-2275-10-1

ISSUES
USE PERMIT 04/29/2024
UP - ADDITIONAL INFORMATION 09/26/2024

SCALE: 1/4"=1'-0" DATE: 02/07/2024
DRAWN BY: AS CHECKED BY: ML

EXISTING/DEMO
AND
PROPOSED
FIRST FLOOR
PLANS

A2.1

PLOTTED: 2024-02-07

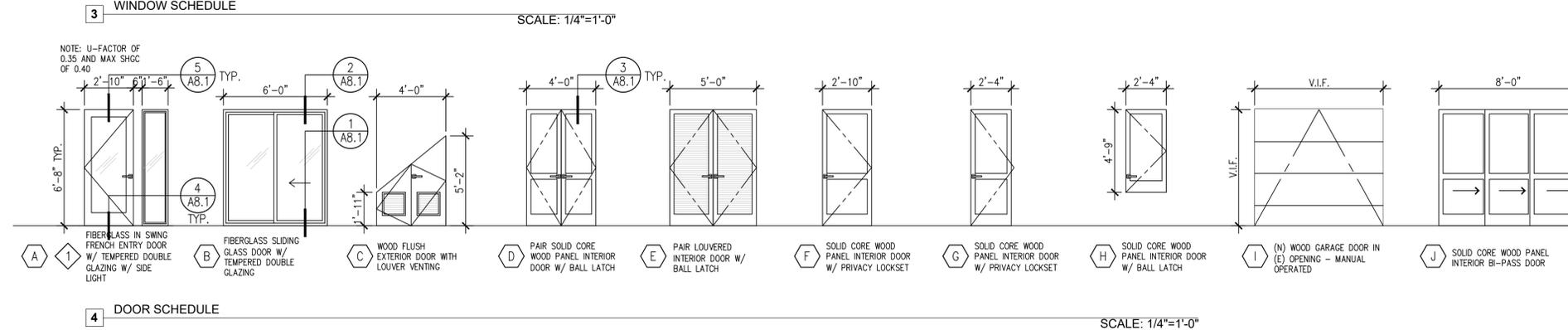
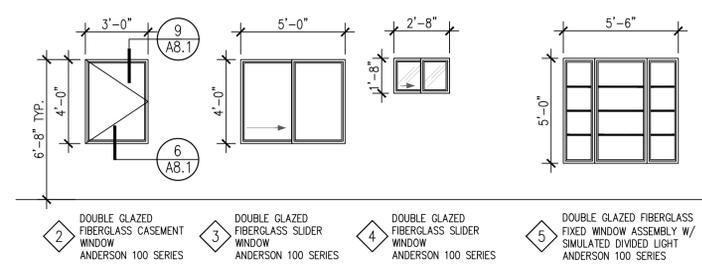
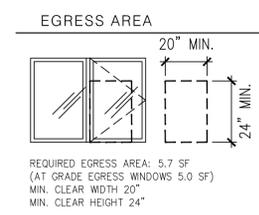
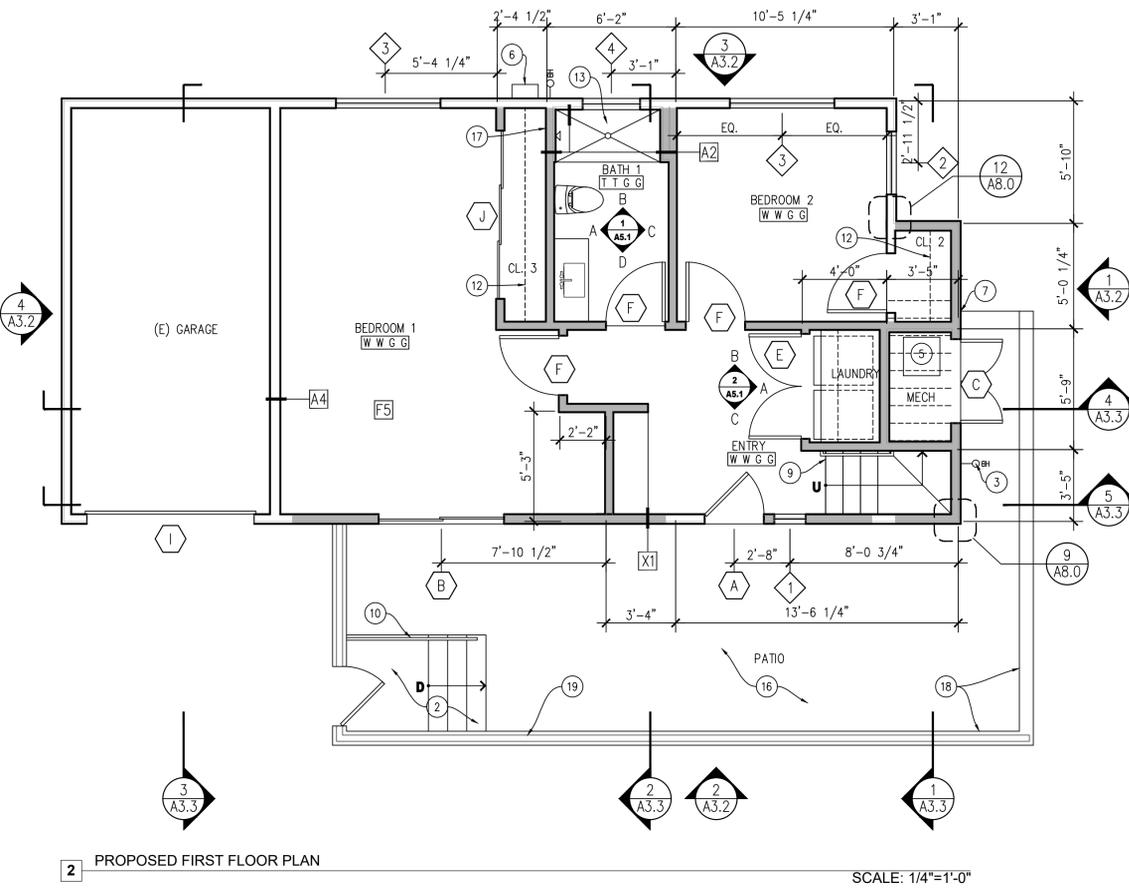
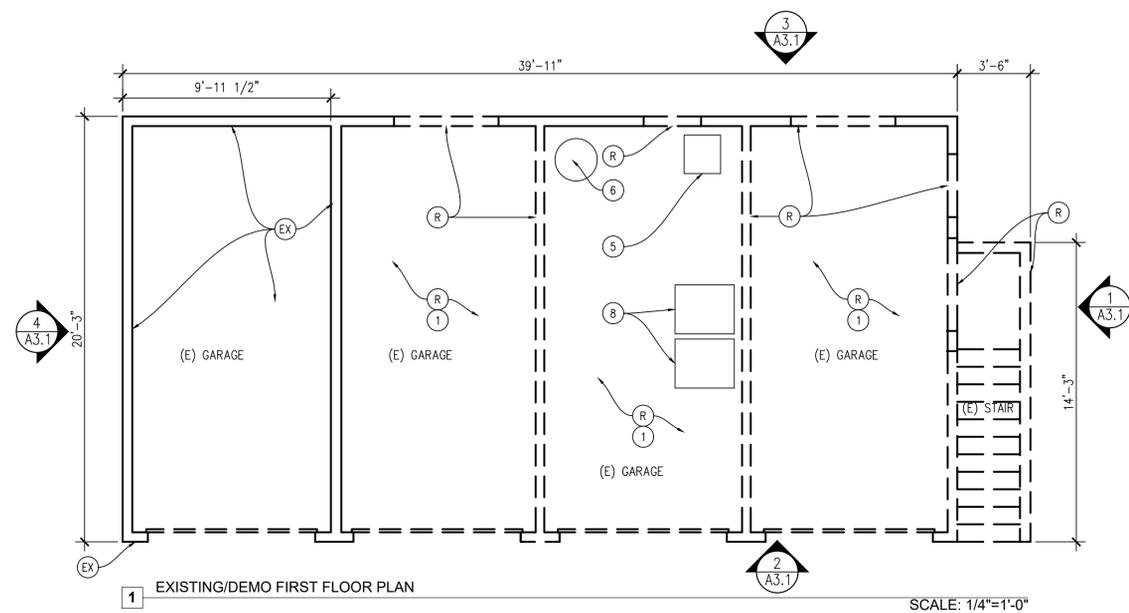
URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941

LEGEND

- DEMO WALL
- (E) WALL
- (N) WALL
- RATED WALL, SEE A4/A8.0
- SOFFIT/BEAM ABV
- A1 WALL ASSEMBLY TAG, SEE SHEET A8.0
- HOSE BIB, FIT W/ PERM. BACK-FLOW DEVICE
- DOWNSPOUT FROM ROOF ABV
- DOWNSPOUT AT EXTERIOR FINISH GRADE
- THRESHOLD ELEVATION CHANGE
- A DOOR TAG, SEE A2.1
- 1 WINDOW TAG, SEE A2.1
- FLOOR FINISH
- WALL BASES
- CEILING FINISH
- WALL FINISH
- C CARPET
- G GYPSUM BOARD, PTD.
- S SEALED CONCRETE
- W ENGINEERED WOOD
- T TILE
- V LINOLEUM TILE

- SHEET NOTES**
- REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK DEPICTED ON THE DRAWINGS INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES.
 - MAKE ALL NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. PATCH AS REQUIRED.
 - WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.
 - ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS MARKED CLR. OR CLEAR ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
 - SEE STRUCTURAL DRAWINGS FOR STUD SIZING, LOCATION OF PLYWOOD AND SHEAR WALLS.
 - ALL INTERIOR WALL ASSEMBLIES TO BE TYPE "A1" U.O.N.
 - ALL EXTERIOR WALL ASSEMBLIES TO BE TYPE "X1", U.O.N.
 - SEE SHEET A8.0 FOR WALL, FLOOR & CEILING ASSEMBLIES.
 - SEE SHEET A2.1 FOR WINDOW & DOOR SCHEDULE.
 - GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.
 - ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI, KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM @ 60 PSI, AND SHOWER HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI (2022 CALGreen).
 - ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING PER MANUF. VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).
 - SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).
 - SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).
 - WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).

- FLOOR PLAN KEYNOTES**
- (E) EXISTING TO REMAIN
 - (R) REMOVE (E) WALL, DOOR, WINDOW, STAIR, APPLIANCE ETC. AS REQ'D. DEMO (E) CONC SLAB AND FOUNDATION AS REQ'D, S.S.D.
 - (1) REMOVE (E) SLAB AND FOUNDATION. EXCAVATE AS REQ'D TO ACHIEVE 8'-0" FINISHED FLOOR AT FIRST LEVEL.
 - (2) (N) CONCRETE STEPS, SLOPED TO DRAIN 1" PER FOOT. FOUR RISERS, THREE 12" TREADS.
 - (3) HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE
 - (4) RELOCATE (E) ELECTRICAL SUBPANEL
 - (5) RELOCATE (E) GAS FORCED AIR FURNACE ADJUST SUPPLY AND RETURN DUCTS AS REQ'D
 - (6) (N) TANKLESS WATER HEATER.
 - (7) LOCATION OF DRYER VENT
 - (8) RELOCATE (E) WASHER AND DRYER. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN TO OUTSIDE.
 - (9) INTERIOR HANDRAIL AT STAIR, 36" A.F.F., SEE DETAIL 6/A9.1
 - (10) EXTERIOR STEEL HANDRAIL AT STAIR, 36" A.F.F.
 - (11) INTERIOR 42" HIGH PONYWALL, SEE DETAIL 3/A9.1
 - (12) CLOSET SHELF W/ HANGER ROD, SEE DETAIL 2/A9.1
 - (13) SHOWER FLOOR SLOPED TO DRAIN 1/4" TO 1/2" PER FOOT, WP MEMBRANE BEHIND TILE TO EXTEND 3" ABV TOP OF FINISH DAMAT BACK AND SIDE
 - (14) DISHWASHER. ENERGY STAR UNIT PER CALGreen
 - (15) (N) TRELIS FOR SHADE STRUCTURE
 - (16) DECOMPOSED GRANITE AT PATIO SEE SITE PLAN FOR DRAINAGE
 - (17) ACCESS PANEL FOR SHOWER SHUT OFF
 - (18) CONCRETE GARDEN WALL, MAX HT 2'
 - (19) WOOD PRIVACY WALL SET INTO CONCRETE GARDEN WALL, MAX HT. 4'. PROVIDE WOODEN GATE AS SHOWN.
 - (20) (N) BISON DECK PEDESTAL SYSTEM OVER (E) ROOF DECK
 - (21) (N) RECESSED DECORATIVE FIREPLACE



1520 Grant St.
 Berkeley, CA
 94703

PROPERTY OWNER:
 SANFORD/SCHRANK
 APN: 59-2275-10-1

ISSUES
 USE PERMIT 04/29/2024
 UP - ADDITIONAL INFORMATION 09/26/2024

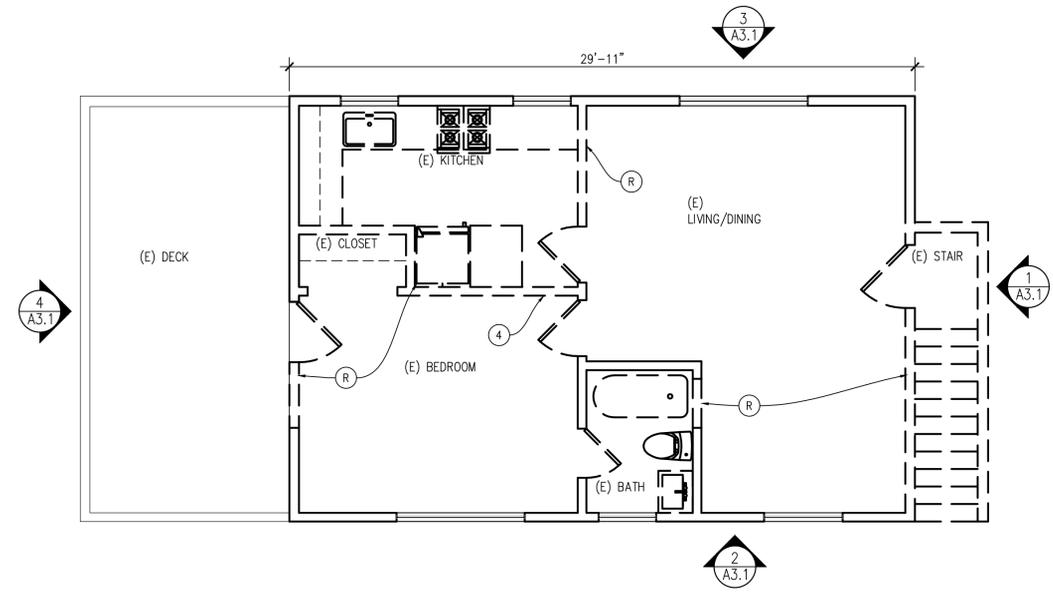


SCALE: 1/4"=1'-0" DATE: 02/07/2024
 DRAWN BY: AS CHECKED BY: ML

EXISTING/DEMO AND PROPOSED SECOND FLOOR PLANS

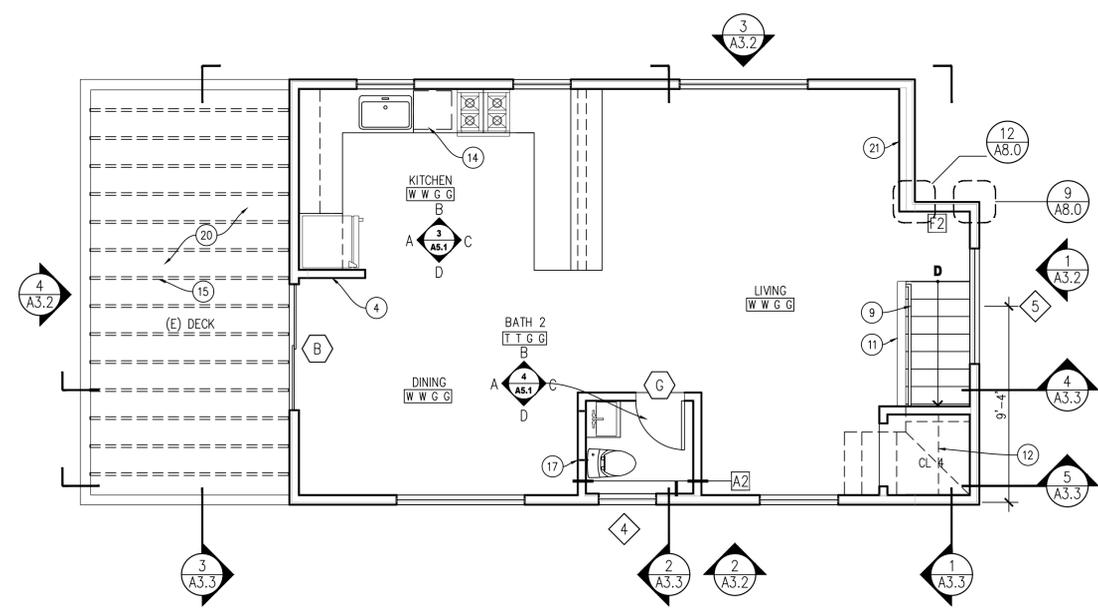
A2.2

PLOTTED: 2024-02-07



1 EXISTING/DEMO SECOND FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

- LEGEND**
- DEMO WALL
 - (E) WALL
 - (N) WALL
 - RATED WALL, SEE A4/A8.0
 - SOFFIT/BEAM ABV
 - [A1] WALL ASSEMBLY TAG, SEE SHEET A8.0
 - HOSE BIB, FIT W/ PERM. BACK-FLOW DEVICE
 - DOWNSPOUT FROM ROOF ABV
 - DOWNSPOUT AT EXTERIOR FINISH GRADE
 - THRESHOLD ELEVATION CHANGE
 - △ DOOR TAG, SEE A2.1
 - ◇ WINDOW TAG, SEE A2.1
 - FLOOR FINISH: C CARPET, G GYPSUM BOARD, PTD.
 - WALL BASES: S SEALED CONCRETE
 - CEILING FINISH: W ENGINEERED WOOD
 - WALL FINISH: T TILE, V LINOLEUM TILE

- SHEET NOTES**
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES.
 2. MAKE ALL NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. PATCH AS REQUIRED.
 3. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.
 4. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N. DIMENSIONS MARKED CLR. OR CLEAR ARE TO FACE OF FINISH AND SHALL NOT BE ADJUSTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
 5. SEE STRUCTURAL DRAWINGS FOR STUD SIZING, LOCATION OF PLYWOOD AND SHEAR WALLS.
 6. ALL INTERIOR WALL ASSEMBLIES TO BE TYPE 'A1' U.O.N.
 7. ALL EXTERIOR WALL ASSEMBLIES TO BE TYPE 'X1' U.O.N.
 8. SEE SHEET A8.0 FOR WALL, FLOOR & CEILING ASSEMBLIES.
 9. SEE SHEET A2.1 FOR WINDOW & DOOR SCHEDULE.
 10. GENERAL CONTRACTOR TO PROVIDE DOCUMENTATION FOR COMPLIANCE WITH CALGREEN STANDARDS. SEE MANDATORY & VOLUNTARY MEASURES.
 11. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM @ 60 PSI, AND SHOWER HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI (2022 CALGreen).
 12. ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING PER MANUF. VALVES SHALL BE ADJUSTED TO DELIVER A MAX. OF 120°F (CPC 408.3).
 13. SHOWER DOORS SHALL BE 22" MINIMUM AND MAINTAIN UNOBSTRUCTED OPENING FOR EGRESS (CPC 408.5).
 14. SHOWER STALLS SHALL BE MINIMUM 1024 SQUARE INCHES WITH CLEARANCE FOR A 30" DIAMETER CIRCLE (CPC 411.7).
 15. WATER CLOSETS SHALL HAVE A 15" MINIMUM CLEARANCE FROM THE CENTERLINE TO ADJACENT WALL, SHOWER DOOR, OR CABINETS (CPC 402.5).

- FLOOR PLAN KEYNOTES**
- (X) EXISTING TO REMAIN
 - (R) REMOVE (E) WALL, DOOR, WINDOW, STAIR, APPLIANCE ETC. AS REQ'D. DEMO (E) CONC SLAB AND FOUNDATION AS REQ'D, S.S.D.
 - (1) REMOVE (E) SLAB AND FOUNDATION. EXCAVATE AS REQ'D TO ACHIEVE 8'-0" FINISHED FLOOR AT FIRST LEVEL.
 - (2) (N) CONCRETE STEPS, SLOPED TO DRAIN 1" PER FOOT. FOUR 6" RISERS, THREE 12" TREADS
 - (3) HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE
 - (4) RELOCATE (E) ELECTRICAL SUBPANEL
 - (5) RELOCATE (E) GAS FORCED AIR FURNACE ADJUST SUPPLY AND RETURN DUCTS AS REQ'D
 - (6) (N) TANKLESS WATER HEATER.
 - (7) LOCATION OF DRYER VENT
 - (8) RELOCATE (E) WASHER AND DRYER. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN TO OUTSIDE
 - (9) INTERIOR HANDRAIL AT STAIR, 36" A.F.F., SEE DETAIL 6/A9.1
 - (10) EXTERIOR STEEL HANDRAIL AT STAIR, 36" A.F.F.
 - (11) INTERIOR 42" HIGH PONYWALL, SEE DETAIL 3/A9.1
 - (12) CLOSET SHELF W/ HANGER ROD, SEE DETAIL 2/A9.1
 - (13) SHOWER FLOOR SLOPED TO DRAIN 1/4" TO 1/2" PER FOOT. WP MEMBRANE BEHIND TILE TO EXTEND 3" ABV TOP OF FINISH DAMAT BACK AND SIDE
 - (14) DISHWASHER. ENERGY STAR UNIT PER CALGreen
 - (15) (N) TRELIS FOR SHADE STRUCTURE
 - (16) DECOMPOSED GRANITE AT PATIO SEE SITE PLAN FOR DRAINAGE
 - (17) ACCESS PANEL FOR SHOWER SHUT OFF
 - (18) CONCRETE GARDEN WALL, MAX HT 2'
 - (19) WOOD PRIVACY WALL SET INTO CONCRETE GARDEN WALL, MAX HT 4'. PROVIDE WOODEN GATE AS SHOWN.
 - (20) (N) BISON DECK PEDESTAL SYSTEM OVER (E) ROOF DECK
 - (21) (N) RECESSED DECORATIVE FIREPLACE

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1520 Grant St.
 Berkeley, CA
 94703

PROPERTY OWNER:
 SANFORD/SCHRANK
 APN: 59-2275-10-1

ISSUES
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SCALE: 1/4"=1'-0" DATE: 02/07/2024
 DRAWN BY: AS CHECKED BY: ML

EXISTING/DEMO AND
 PROPOSED
 ROOF PLANS

A2.3

PLOTTED: 2024-02-07

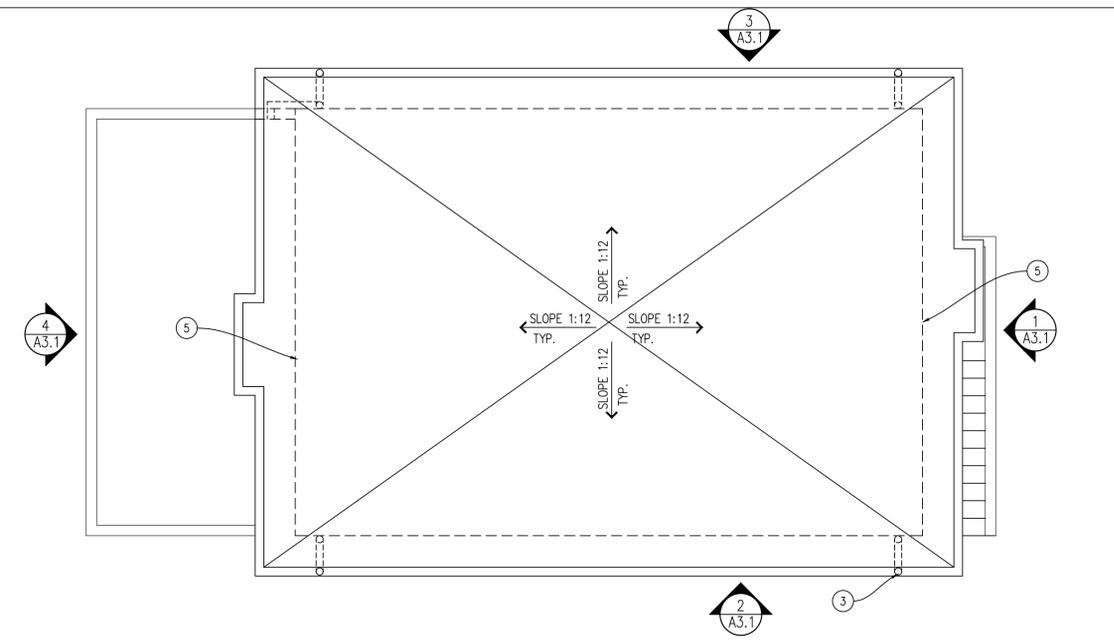
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LEGEND

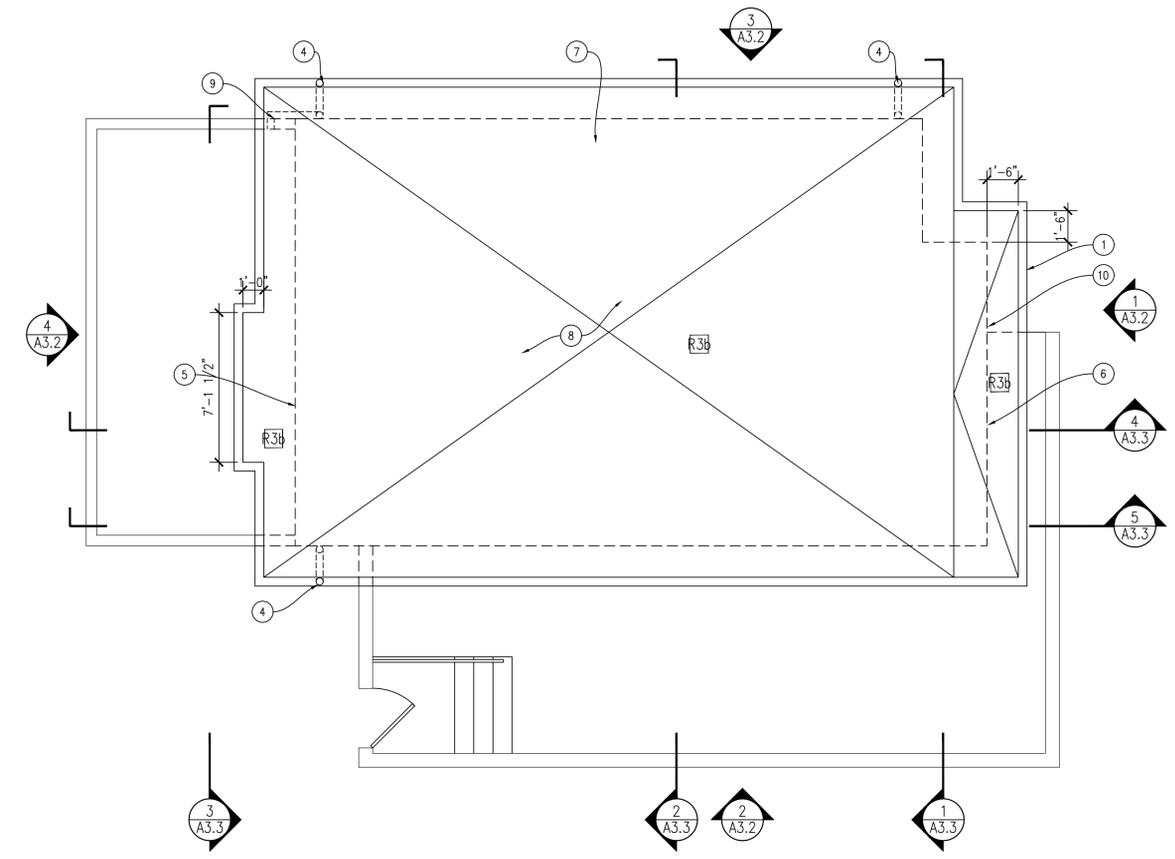
	EAVE VENT
	RIDGE VENT
	BUILDING OUTLINE BELOW
	DOWNSPOUT AT GUTTER TO BELOW
	DOWNSPOUT AT ROOF

- ROOF PLAN KEYNOTES**
- ① (N) PTD. 5" STYLE ALUMINUM GUTTER. SEE SHEET AB.3
 - ② NOT USED
 - ③ REMOVE (E) DOWNSPOUT
 - ④ (E) GUTTER AND DOWNSPOUT
 - ⑤ (E) GABLE VENT
 - ⑥ (N) GABLE VENT.
 - ⑦ LOCATION OF (N) PLUMBING VENTS
 - ⑧ (N) SINGLE PLY ROOF MEMBRANE ON (E) ROOF FRAMING SEE R3/AB.0
 - ⑨ (E) PTD. GSM SCUPPER CONNECTED TO (E) D.S.
 - ⑩ LINE OF BUILDING BELOW

- SHEET NOTES**
1. MINIMUM 1" CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE VENTS ARE INSTALLED (R806.3 CRC).
 2. ATTIC VENTILATION ABOVE CONDITIONED SPACES IS REQUIRED PER R806 CRC AND THE CALIFORNIA ENERGY STANDARDS COMMISSION.



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



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

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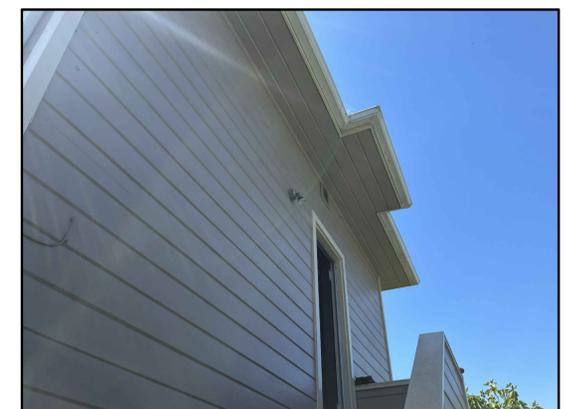
1 1520 GRANT ST. FRONT ELEVATION NTS



3 1520 GRANT ST. FRONT ELEVATION NTS



3 1520 GRANT ST. FRONT ELEVATION NTS



3 1520 GRANT ST. SIDE ELEVATION NTS



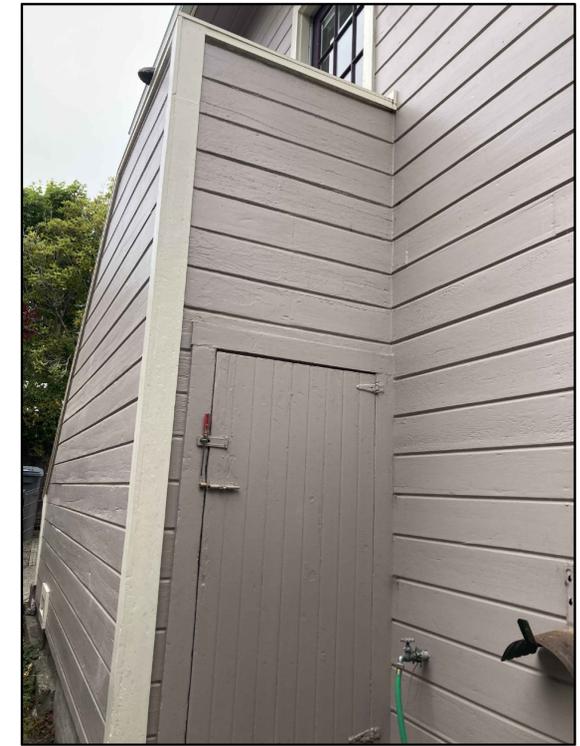
3 1520 GRANT ST. - REAR ELEVATION NTS



4 1520 GRANT ST. SIDE ELEVATION NTS



4 1520 GRANT ST. STAIR NTS



4 1520 GRANT ST. STAIR NTS

ISSUES

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SITE PHOTOS

A3.0

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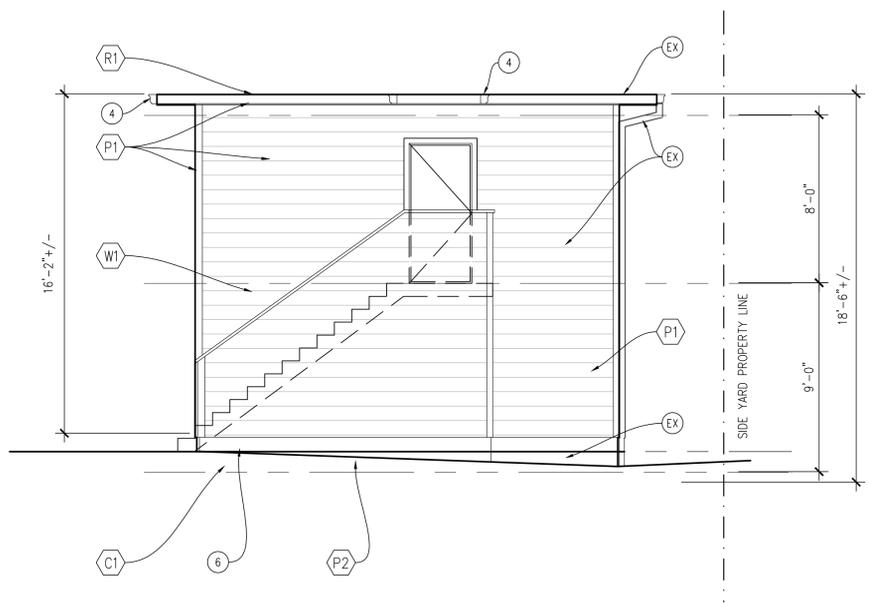


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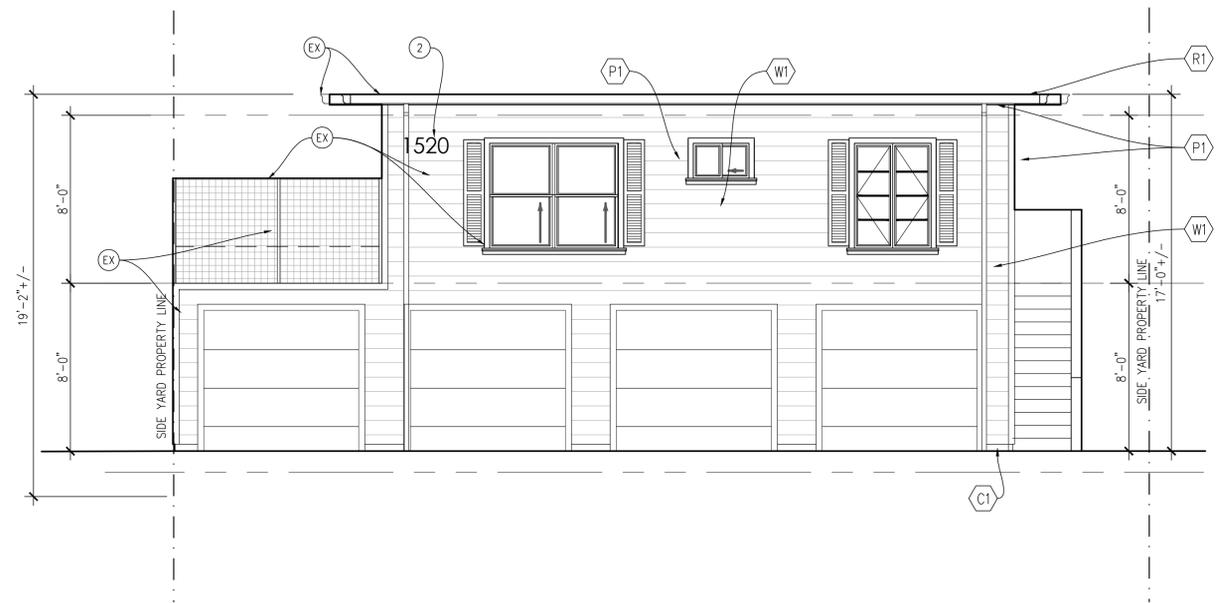
EXISTING
 ELEVATIONS

A3.1

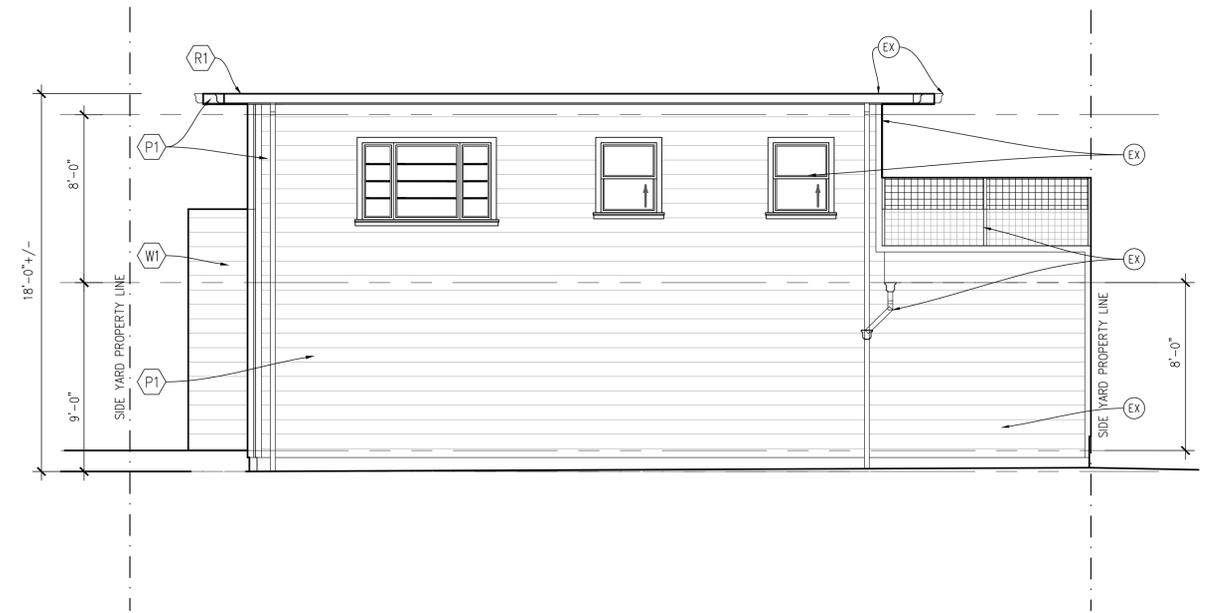
PLOTTED: 2024-02-07



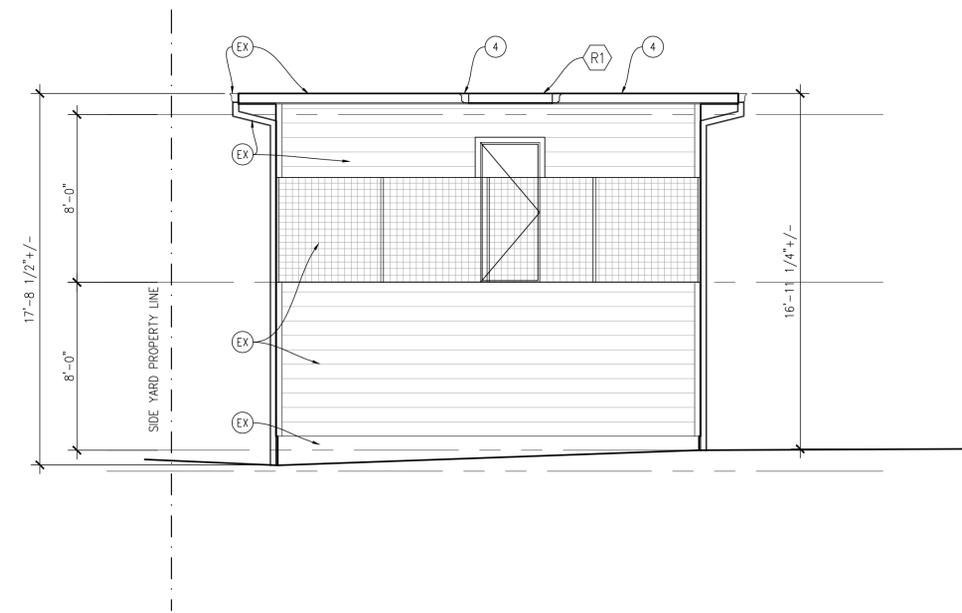
4 NORTH ELEVATION SCALE: 1/4"=1'-0"



2 EAST ELEVATION SCALE: 1/4"=1'-0"



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



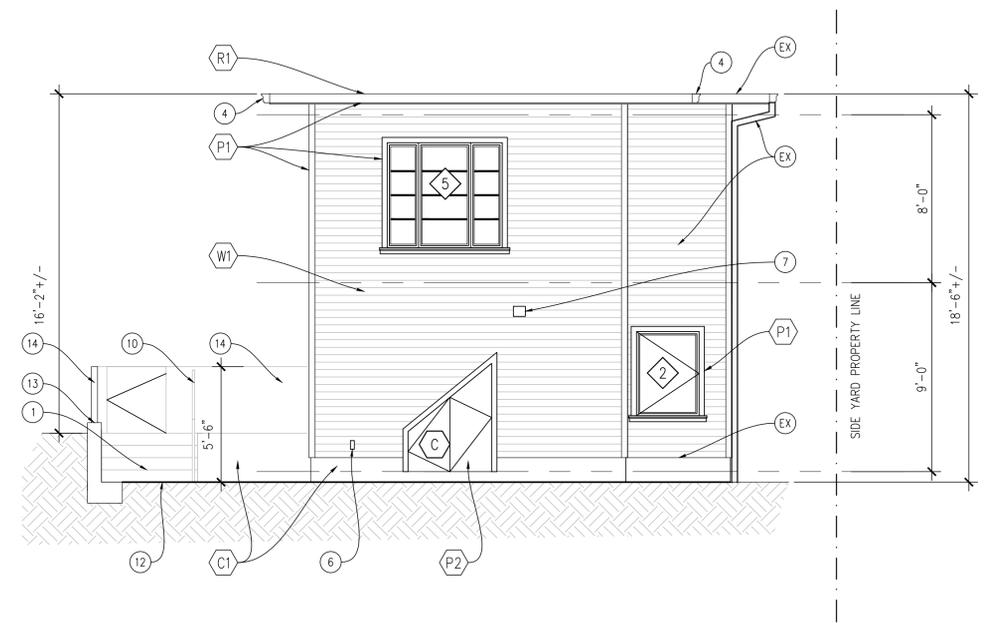
1 SOUTH ELEVATION SCALE: 1/4"=1'-0"

SYMBOLS		ELEVATION KEYNOTES	
(A) DOOR TAG, SHT. A2.1	(X1) FOR ASSEMBLY TYPES, SEE A8.0	(E) EXISTING TO REMAIN	
(1) WINDOW TAG, SHT. A2.1		(1) (N) CONCRETE STEPS, SLOPED TO DRAIN 1/4" PER FOOT. FOUR 6" RISERS, THREE 12" TREADS	
FINISHES		(2) ILLUMINATED HOUSE ADDRESS	
(W1) PAINTED HORIZONTAL WOOD SIDING TO MATCH EXISTING ADJACENT SIDING		(3) EXTERIOR LIGHTING FIXTURE, SEE SHEET A6.1	
(R1) LOW SLOPE ROOF TO MATCH EXISTING		(4) 5" STYLE GUTTER, SEE 1/A8.3	
(P1) PAINTED WINDOW AND DOOR CASING, FASCIA, AND TRIM		(5) 2" x 3" RECTANGULAR DOWNSPOUT	
(P2) PAINTED WOOD DOOR		(6) HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE	
(C1) SEALED CONCRETE, HAND TROWLED FINISH		(7) LOCATION OF DRYER VENT	
		(8) INTERIOR WOOD FRAMED STAIRS, SEE DETS. 4&5/A9.1	
		(9) INTERIOR HANDRAIL AT STAIR, 36" A.F.F., SEE DETAIL 6/A9.1	
		(10) EXTERIOR STEEL HANDRAIL AT STAIR, 36" A.F.F.	
		(11) INTERIOR 42" HIGH PONYWALL, SEE DETAIL 3/A9.1	
		(12) DECOMPOSED GRANITE AT PATIO SEE SITE PLAN FOR DRAINAGE	
		(13) CONCRETE GARDEN WALL, MAX HT 2', SEE DET. 7/A8.0	
		(14) WOOD PRIVACY WALL SET INTO CONCRETE GARDEN WALL, MAX HT. 4'. PROVIDE WOODEN GATE AS SHOWN. SEE DET. 7/A8.0	

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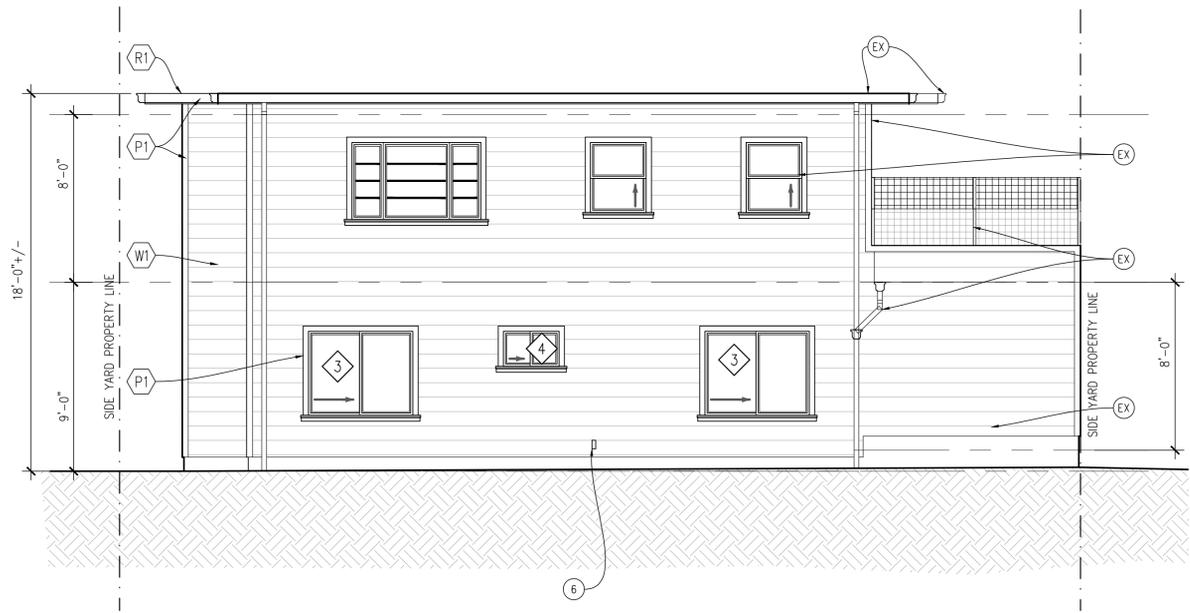
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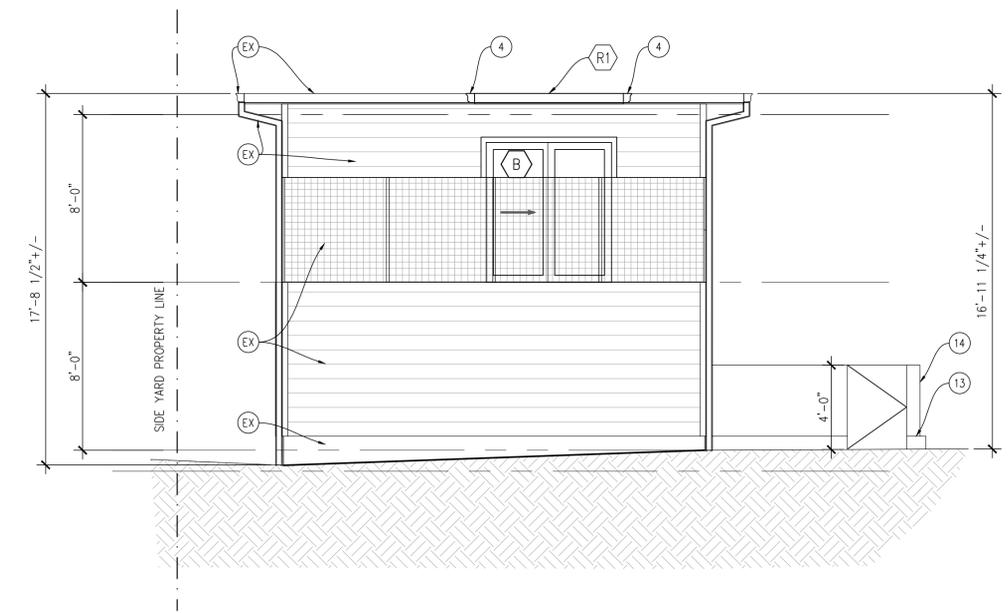
4 NORTH ELEVATION SCALE: 1/4"=1'-0"



2 EAST ELEVATION SCALE: 1/4"=1'-0"



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



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

SYMBOLS		ELEVATION KEYNOTES	
(A) DOOR TAG, SHT. A2.1	(X1) FOR ASSEMBLY TYPES, SEE A8.0	(E) EXISTING TO REMAIN	(1) (N) CONCRETE STEPS, SLOPED TO DRAIN 1/4" PER FOOT. FOUR 6" RISERS, THREE 12" TREADS
(D) WINDOW TAG, SHT. A2.1		(2) ILLUMINATED HOUSE ADDRESS	(3) EXTERIOR LIGHTING FIXTURE. SEE SHEET A6.1
FINISHES		(4) 5" STYLE GUTTER. SEE 1/A8.3	(5) 2" x 3" RECTANGULAR DOWNSPOUT
(W) PAINTED HORIZONTAL WOOD SIDING TO MATCH EXISTING ADJACENT SIDING		(6) HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE	(7) LOCATION OF DRYER VENT
(R1) LOW SLOPE ROOF TO MATCH EXISTING		(8) INTERIOR WOOD FRAMED STAIRS. SEE DETS. 4&5/A9.1	(9) INTERIOR HANDRAIL AT STAIR, 36" A.F.F., SEE DETAIL 6/A9.1
(P1) PAINTED WINDOW AND DOOR CASING, FASCIA, AND TRIM		(10) EXTERIOR STEEL HANDRAIL AT STAIR, 36" A.F.F.	(11) INTERIOR 42" HIGH PONYWALL. SEE DETAIL 3/A9.1
(P2) PAINTED WOOD DOOR		(12) DECOMPOSED GRANITE AT PATIO SEE SITE PLAN FOR DRAINAGE	(13) CONCRETE GARDEN WALL, MAX HT 2'. SEE DET. 7/A8.0.
(C1) SEALED CONCRETE, HAND TROWLED FINISH		(14) WOOD PRIVACY WALL SET INTO CONCRETE GARDEN WALL, MAX HT. 4'. PROVIDE WOODEN GATE AS SHOWN. SEE DET. 7/A8.0.	

ISSUES

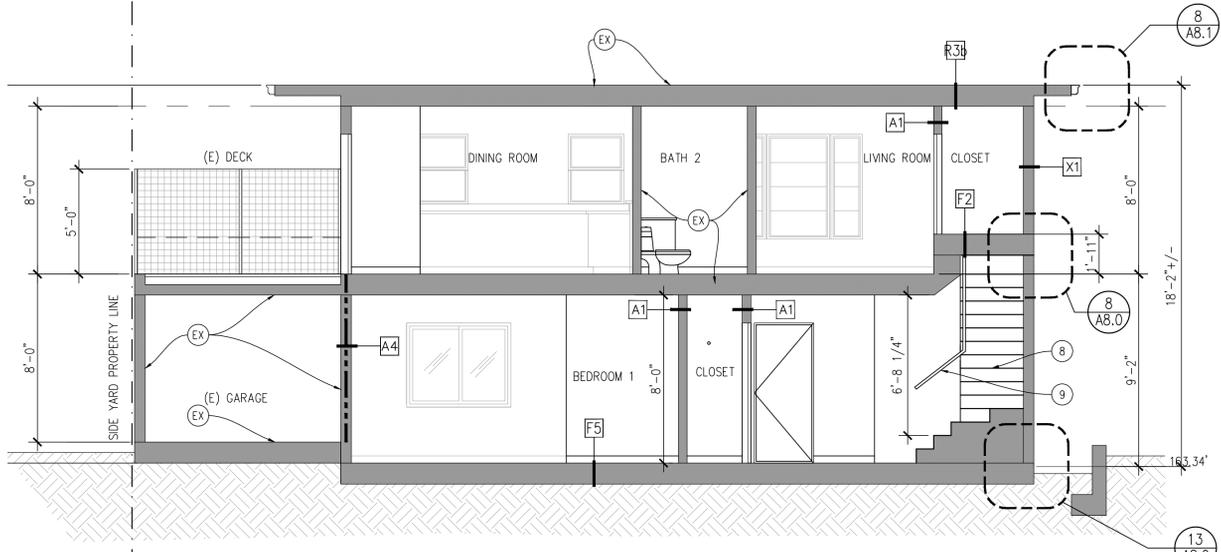
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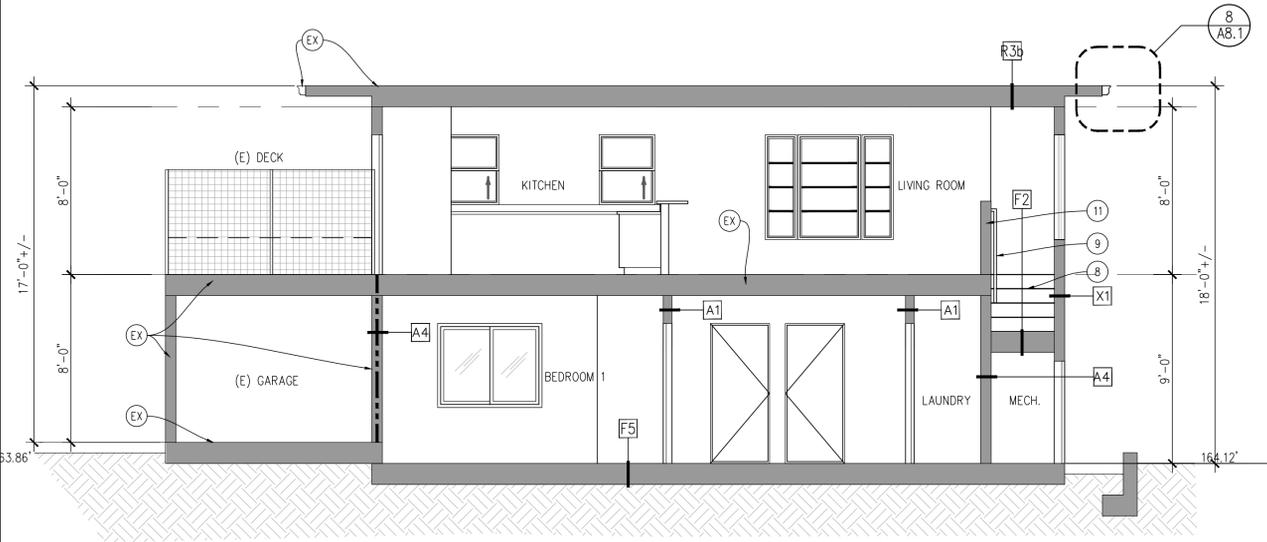
SCALE: 1/4"=1'-0" DATE: 02/07/2024
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PROPOSED ELEVATIONS

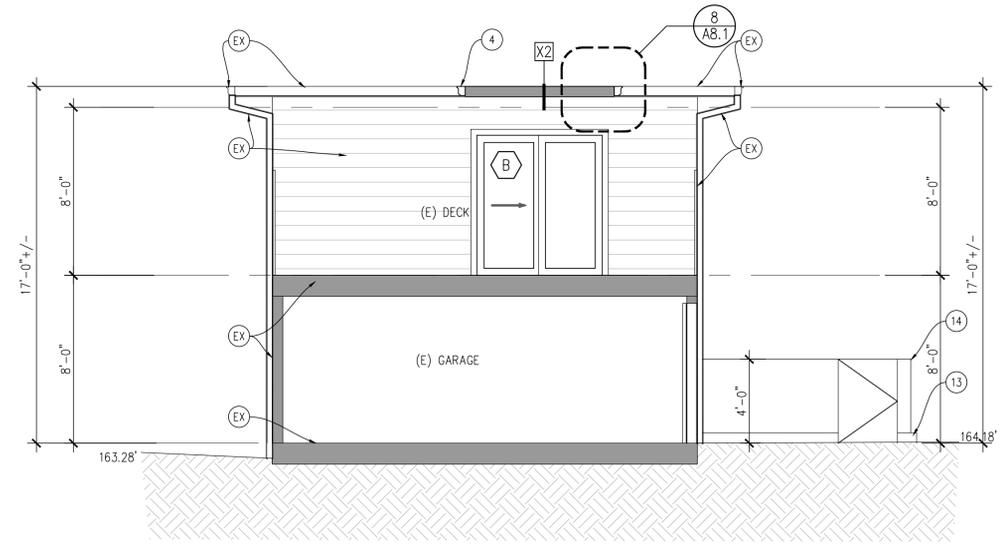
A3.2



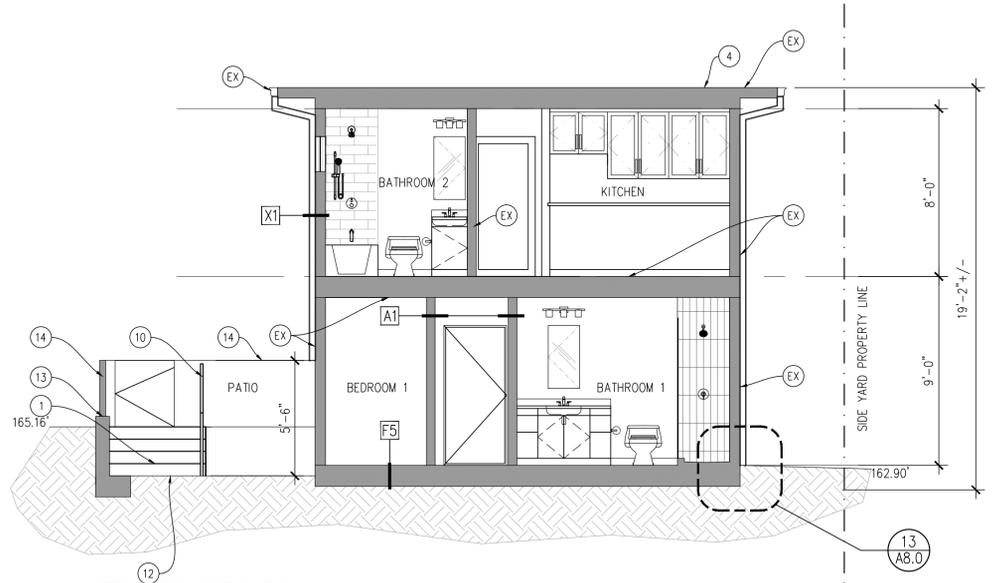
5 EAST LONGITUDINAL SECTION E-E SCALE: 1/4"=1'-0"



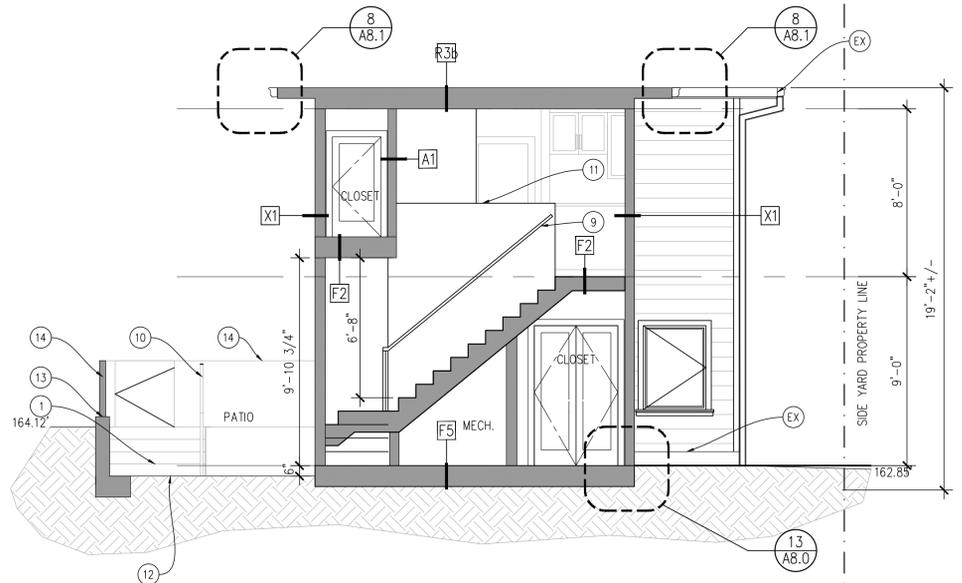
4 EAST LONGITUDINAL SECTION D-D SCALE: 1/4"=1'-0"



3 SOUTH CROSS SECTION C-C SCALE: 1/4"=1'-0"



2 NORTH CROSS SECTION B-B SCALE: 1/4"=1'-0"



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

ELEVATION KEYNOTES

- (E) EXISTING TO REMAIN
- ① (N) CONCRETE STEPS, SLOPED TO DRAIN 1" PER FOOT. FOUR 6" RISERS, THREE 12" TREADS
- ② ILLUMINATED HOUSE ADDRESS
- ③ EXTERIOR LIGHTING FIXTURE, SEE SHEET A6.1
- ④ 5" STYLE GUTTER. SEE 1/A8.3
- ⑤ 2" X 3" RECTANGULAR DOWNSPOUT
- ⑥ HOSE BIB FITTED W/ PERMANENT BACK-FLOW DEVICE
- ⑦ LOCATION OF DRYER VENT
- ⑧ INTERIOR WOOD FRAMED STAIRS, SEE DETS. 4&5/A9.1.
- ⑨ INTERIOR HANDRAIL AT STAIR, 36" A.F.F., SEE DETAIL 6/A9.1
- ⑩ EXTERIOR STEEL HANDRAIL AT STAIR, 36" A.F.F.
- ⑪ INTERIOR 42" HIGH PONYWALL, SEE DETAIL 3/A9.1
- ⑫ DECOMPOSED GRANITE AT PATIO SEE SITE PLAN FOR DRAINAGE
- ⑬ CONCRETE GARDEN WALL, MAX HT 2', SEE DET. 7/A8.0.
- ⑭ WOOD PRIVACY WALL SET INTO CONCRETE GARDEN WALL, MAX HT. 4'. PROVIDE WOODEN GATE AS SHOWN. SEE DET. 7/A8.0.

LEGEND

--- INTERIOR RATED WALL/CEILING
⊗ GARAGE

SHEET NOTES

1. SEE STRUCTURAL DRAWINGS FOR FOUNDATION & FRAMING SIZES.
2. SEE SHEET A8.0 FOR WALL, FLOOR, CEILING & ROOF ASSEMBLY TYPES.
3. FIRE SEPARATION REQUIREMENTS FOR ATTACHED GARAGES:
MIN. 1/2" TYPE 'X' GYPSUM BOARD ON GARAGE SIDE OF WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
MIN. 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE SIDE OF CEILING/FLOOR ASSEMBLY WHERE THERE IS UNCONDITIONED SPACE ABOVE GARAGE.
MIN. 5/8" TYPE 'X' GYPSUM BOARD ON UNDERSIDE OF STAIRS IN UNCONDITIONED SPACES.

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PROPOSED
SECTIONS

A3.3

PLOTTED: 2024-02-07

URBAN BUILDING WORKSHOP, INC | 775 East Blithedale #348 | Mill Valley, CA | 94941

STRUCTURAL NOTES

- I. GENERAL**
- ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
 - DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
 - SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY THE ARCHITECTURAL AND MECHANICAL FEATURES, OF ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
 - HOLES AND OPENINGS THROUGH WALLS AND FLOOR FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS.
 - DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS FOR TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
 - THE CONTRACTOR SHALL PROVIDE WATERPROOFING, DRAINAGE, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
 - AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES. NOTIFY ENGINEER.
 - WHEREVER PRACTICABLE, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
- II. DESIGN CRITERIA**
- APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE
 - DEAD LOADS:
 - ROOF..... 15 PSF
 - FLOOR AT INTERIOR..... 15 PSF
 - LIVE LOADS:
 - ROOF (BASIC LIVE LOAD)..... 20 PSF
 - FLOORS 40 PSF
 - DECK 60 PSF
 - LATERAL LOADS:

SEISMIC: STATIC FORCE PROCEDURE $V = 0.7 \cdot S_{D1} / (R/I) \cdot \rho \cdot W$
 SFRS: PLYWOOD SHEARWALLS $R=6.5 \quad I=1.0$
 $S_D = 2.171 \quad S_1 = 0.838$ DESIGN CATEGORY E
 SITE CLASS D
 $S_{D5} = 1.737 \quad S_{D1} = 0.95 \quad \rho = 1.3$
 $V = 0.243W$ (ASD)

WIND: RISK CATEGORY II BASIC WIND SPEED 110 MPH
 EXPOSURE CATEGORY B (URBAN)
 $P_{s30} = 12.7$ (ZONE C) $\lambda = 1.09 \quad K_{ZF} = 1$
 ZONE C: $p_s = 0.6 \cdot \lambda \cdot K_{ZF} \cdot P_{s30} = 8.3$ PSF (ASD)
 = 10 PSF MINIMUM
- III. EXISTING CONDITIONS**
- EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS REPRESENT BASED ON EXISTING DRAWINGS (IF AVAILABLE), DOCUMENTATION BY OTHERS, AND KNOWN CONSTRUCTION PRACTICES. DOUBLE-D ENGINEERING DOES NOT WARRANT THESE CONDITIONS ARE REPRESENTATIVE OF THOSE EXISTING. THE OWNER AND CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - WHERE DRAWINGS INDICATE EXISTING CONDITIONS, OR VERIFY IN THE FIELD (V.I.F.), IT IS REQUIRED THAT CONTRACTOR EITHER VERIFY THE EXISTING CONDITION, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY THE DESIGNER OF CONFLICTING CONDITIONS.
 - THE CONTRACTOR SHALL IMMEDIATELY INFORM THE DESIGNER IF VISUAL OBSERVATION OR DEMOLITION EXPOSE CONDITIONS THAT CONFLICT WITH THE DRAWINGS.

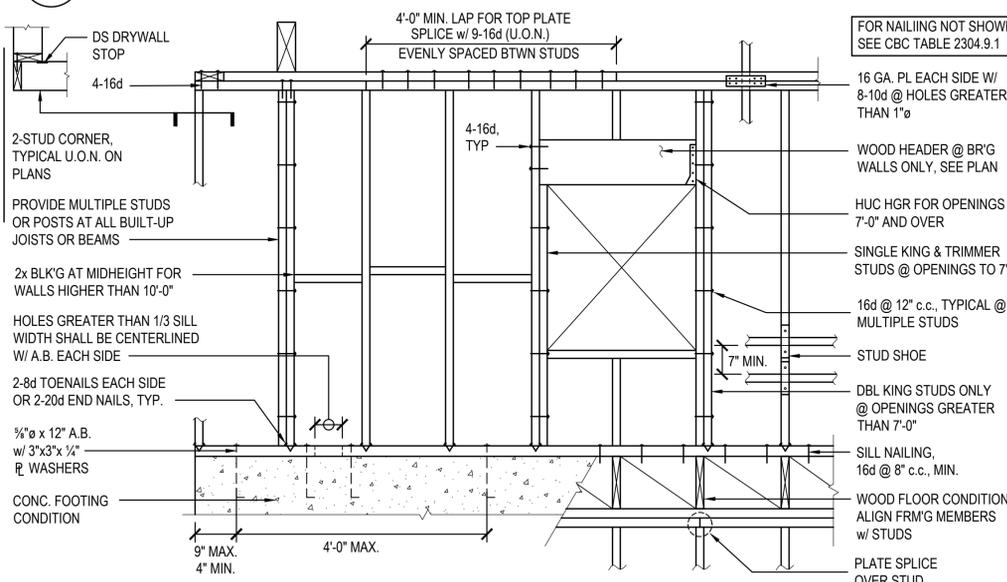
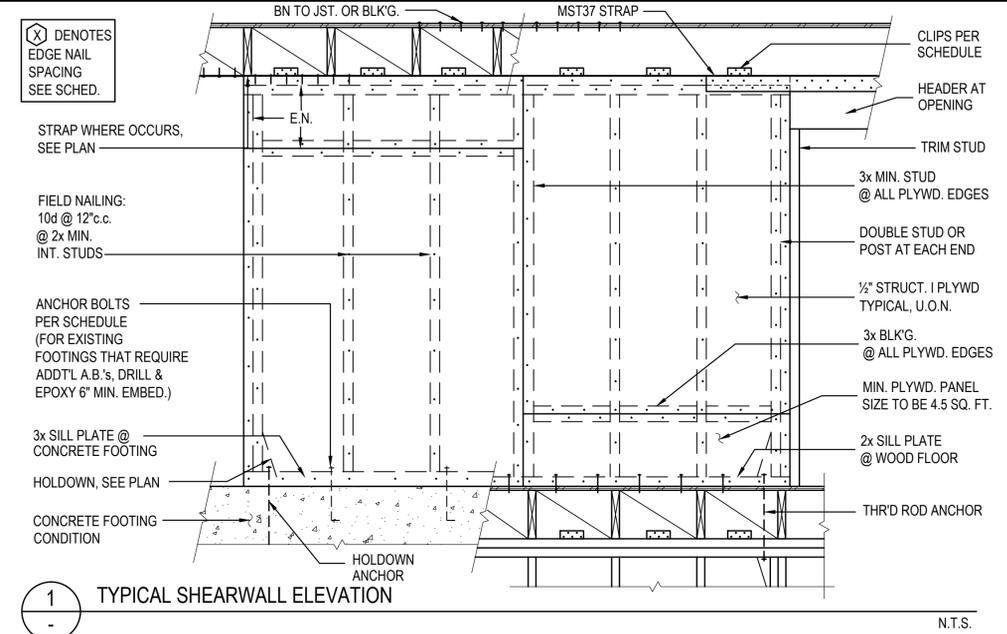
- IV. GEOTECHNICAL NOTES**
- DOUBLE-D ENGINEERING HAS NOT MADE A SUBSURFACE INVESTIGATION OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SUITABILITY FOR THE PROPOSED PROJECT. A REVIEW BY A SOIL ENGINEER OR GEOLOGIST MAY BE DESIRABLE BY THE OWNER.
 - FOUNDATION DESIGN IS BASED ON THE MAXIMUM SOIL PRESSURES AS SET FORTH IN THE TABLE 1806.2 OF THE CBC CHAPTER 18. THE DESIGN ASSUMES A CLASS 5 SOIL WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION OF INDEX LESS THAN 20.
 - ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON DRAWINGS.
 - ALL FOOTING EXCAVATIONS SHALL BE NEAT. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.
- V. MATERIALS**
- A. CONCRETE**
- REINFORCING STEEL: ASTM A615; GRADE 40 #4 AND SMALLER, GRADE 60 FOR #5'S AND LARGER. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM-305.
 - CONCRETE: NORMAL WEIGHT READY MIX CONFORMING TO CBC STANDARD 6-13-8 DEVELOPING COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL CONFORM TO THE FOLLOWING:

SLAB-ON-GRADE FOUNDATIONS	2,500 psi	4" SLUMP	3/4" AGGREGATE
FOUNDATIONS	2,500 psi	4" SLUMP	3/4" AGGREGATE

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

A. SURFACE POURED AGAINST GROUND	3"
B. FORMED SURFACES BELOW GRADE	2"
C. SURFACES EXPOSED TO WEATHER	2"
D. BEAM BARS (INCLUDING STIRRUPS)	1 1/2"
E. ALL OTHERS	1"
- B. WOOD (WWPA GRADING RULES AGENCY)**
- FRAMING LUMBER-DOUGLAS FIR LARCH
 - JOISTS, HEADERS, PLATES: No. 1
 - STUDS, BLOCKING: No. 2
 - SILLS, NAILERS AND LEDGERS IN CONTACT WITH CONCRETE: PRESERVATIVE TESTED DOUGLAS FIR.
 - POSTS AND BEAMS: No. 1
 - FRAMING HARDWARE AND JOIST HANGERS: AN MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
 - COMMON NAILS, UNLESS OTHERWISE NOTED SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT, ALL NAILING TO BE PER CBC TABLE NO. 2304.10.1, UNLESS OTHERWISE NOTED.
 - ALL SPECIFIED PLYWOOD SHEATHING TO BE APA RATED STRUCTURAL I, U.O.N. EXPOSURE 1 IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 SHEATHING PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE CLASSIFIED AS EXTERIOR.
 - WOOD IN CONTACT WITH MASONRY OR CONCRETE OR PERMANENT EXPOSURE TO WEATHER, SHALL BE PRESSURE TREATED AND MARKED WITH THE AWP QUALITY MARK; OR SHALL BE FOUNDATION GRADE REDWOOD. ALL CONNECTORS SHALL BE SIMPSON Z-MAX OR BETTER.
 - ANCHORS AND FASTENERS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER METAL AND/OR RECOMMENDED BY WOOD MANUFACTURER PER CBC 2304.10.5.
 - GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG-01. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
- C. STEEL**
- STRUCTURAL STEEL:

WIDE FLANGE SHAPES	ASTM A992
OTHER STEEL SHAPES AND PLATES	ASTM A36
STEEL TUBES	ASTM A 50, GRADE B
STEEL PIPES	ASTM A53, TYPE E OR S
 - ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR BETTER. ALL BOLTS HOLES SHALL BE PUNCHED OR DRILLED AND SHALL BE THE NOMINAL DIAMETER OF THE BOLT PLUS 1/16". BURNED HOLES ARE NOT ACCEPTABLE. SEE DRAWINGS.
 - ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS-D1-1 LATEST EDITION WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES.



- D. EPOXY**
- DRILL AND EPOXY REFERS TO SIMPSONS SET-3G EPOXY (ICC-ES ESR-4057) OR EQUAL. TYPE OF METHOD AND EPOXY TO BE PRESENTLY CITY APPROVED. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. HOLES SHALL BE BORED BY ROTARY-ACTION-ONLY DRILLS (NON-IMPACT)
 - PROVIDE MALLEABLE IRON WASHERS UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD (EXCEPT WHERE HOLD DOWNS OCCUR).

SHEARWALL CONNECTION SCHEDULE *

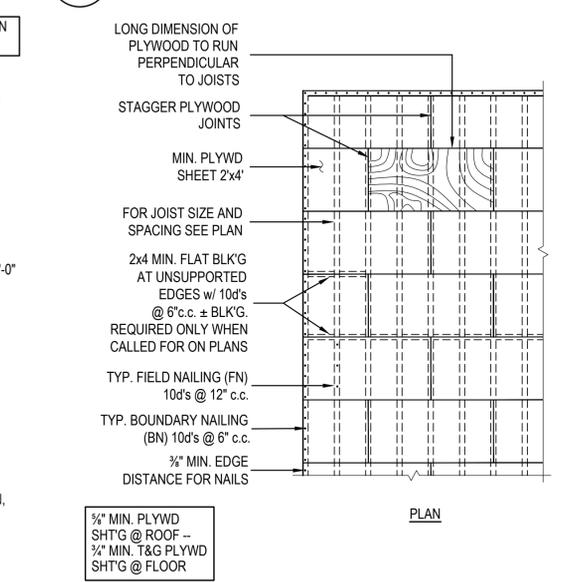
MARK	E.N. (EDGE NAILING)	A.B. (FDN. PLATE ANCHORS)	S.N. (SILL NAILING)	A35 SPACING @ JST. OR BLK'G.
⑥	10d @ 6"	3/4" @ 48"	1/4" x 4 1/2" SDS @ 12"	16"
④	10d @ 4"	3/4" @ 32"	1/4" x 4 1/2" SDS @ 8"	12"
③	10d @ 3"	3/4" @ 24"	1/4" x 4 1/2" SDS @ 6"	12"
②	10d @ 2"	3/4" @ 16"	1/4" x 4 1/2" SDS @ 4"	8"

* ALL PLYWD. TO BE STRUCTURAL I
 ** ALL SILL PLATE ANCHOR BOLTS REQUIRE 3"x3"x1/2" WASHERS USE TWICE AS MANY CONNECTORS FOR DOUBLE SIDED SHEARWALL
 *** USE 3x FRAMING MEMBERS AT ABUTTING PANELS WHERE:
 (1) EDGE NAILING IS SPACED CLOSER THAN 6" c.c. OR
 (2) PLYWOOD IS APPLIED TO EACH FACE OF WALL. STAGGER NAILS

HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER @ BEARING WALL, TYPICAL U.O.N.		HEADER NOT REQ'D AT NON-BEARING WALL
	2x4 WALL	2x6 WALL	
UP TO 3'-0"	2-2x6		1/2" PLYWOOD @ 2x4 WALL
3'-0" TO 5'-0"	2-2x8		
5'-0" TO 7'-0"	2-2x10		
7'-0" TO 9'-0"	2 - 1 1/2" x 9 1/2" ML		RIGID INSULATION @ 2x6 WALL

1A SCHEDULES



ABBREVIATIONS

BM	BEAM	PERPEN	PERPENDICULAR
BLKG	BLOCKING	PSL	PARALLAM
CLR	CLEAR	PLWD	PLYWOOD
CONC	CONCRETE	REINF	REINFORCING
CONT	CONTINUOUS	REQD	REQUIRED
DIAG	DIAGONAL	SAD	SEE ARCHITECTURAL DRAWINGS
E	EXISTING	SHT'G	SHEATHING
EA	EACH	SIM	SIMILAR
EN	EDGE NAIL	SQ	SQUARE
EXT	EXTERIOR	STL	STEEL
FTG	FOOTING	T.O.	TOP OF
HGR	HANGER	TS	TUBE STEEL
HOR	HORIZONTAL	TYP	TYPICAL
JST	JOIST	UON	UNLESS OTHERWISE NOTED
MAX	MAXIMUM	V.I.F.	VERIFY IN FIELD
LVL	LVL	W/	WITH
N	NEW	WD	WOOD
OPNG	OPENING	WS	WOOD SCREWS

LEGEND

	WALL BELOW
	WALL ABOVE
	SHEARWALL BELOW
	NAIL SPACING
	MINIMUM LENGTH
	JOIST w/ HANGER
	BEAM
	POST BELOW
	POST ABOVE (OR ABOVE & BELOW)
	HOLDOWN @ POST

HD- DENOTE

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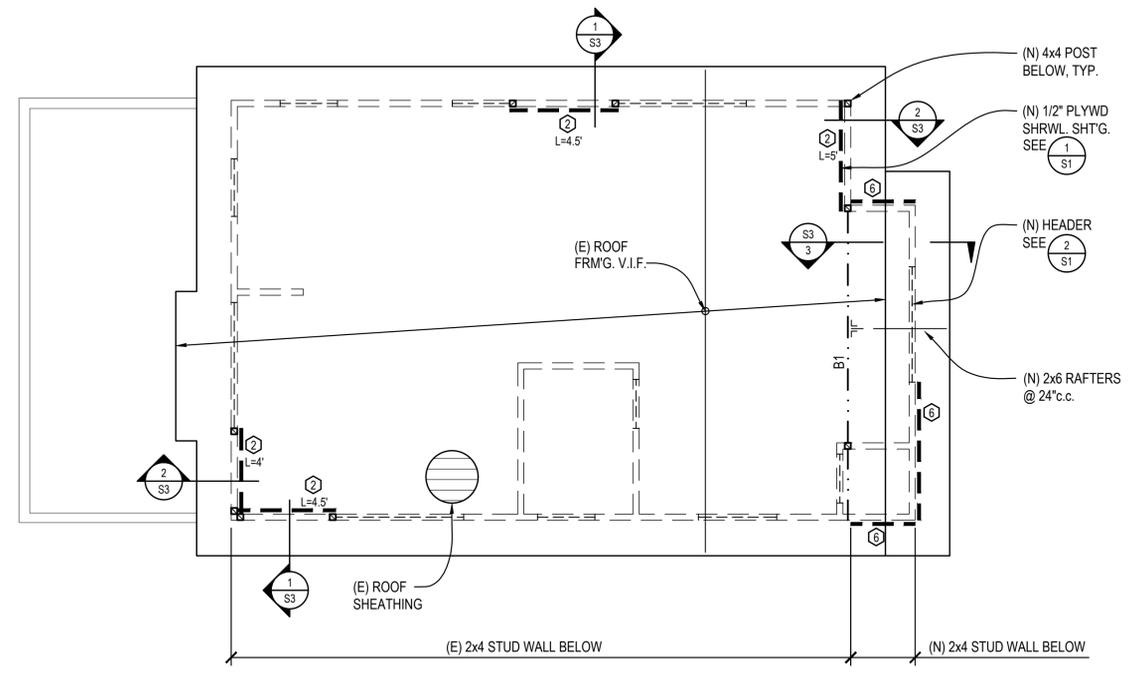
ALTERATIONS TO 1520 GRANT STREET BERKELEY, CA

REVISIONS BY

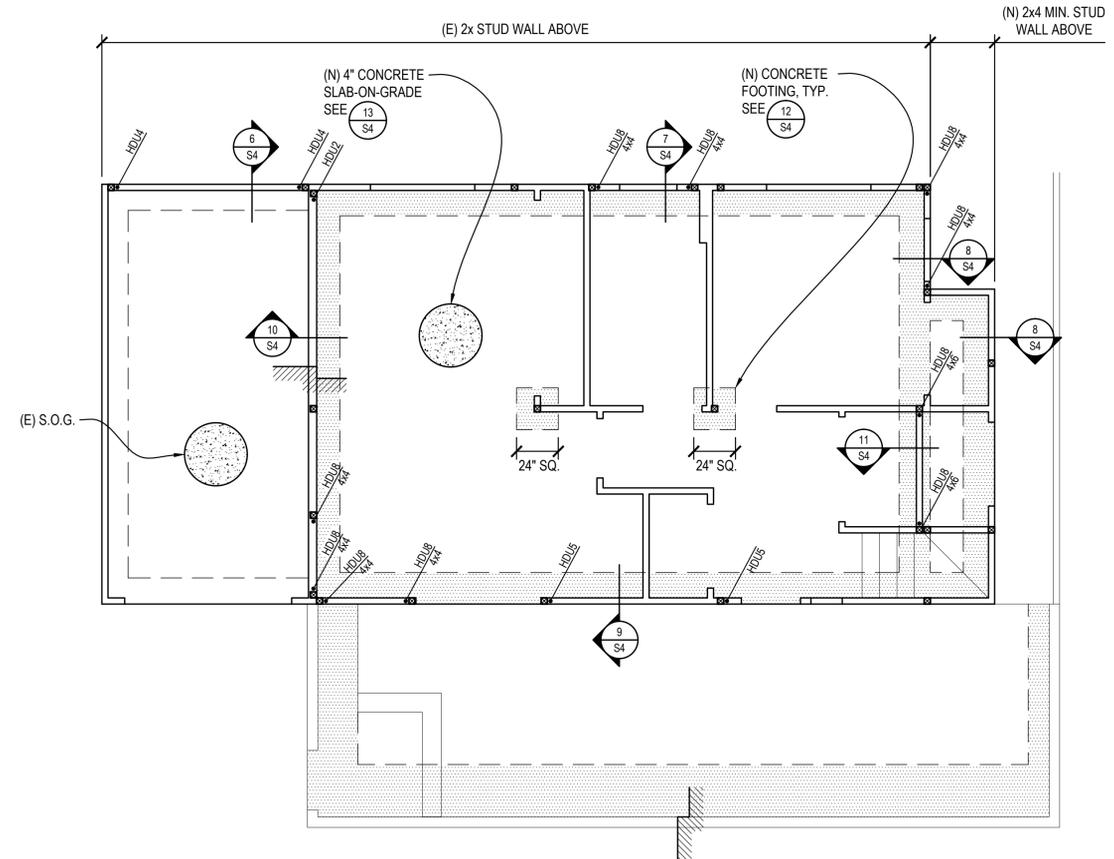
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 Drawn By: LN
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 Sheet **S1**
 Of 4 Sheets

BEAM SCHEDULE	
B1	4x8 D.F. #2
B2	3½" x 11¼" PSL
B3	3-1¼ x 7¼ LVL

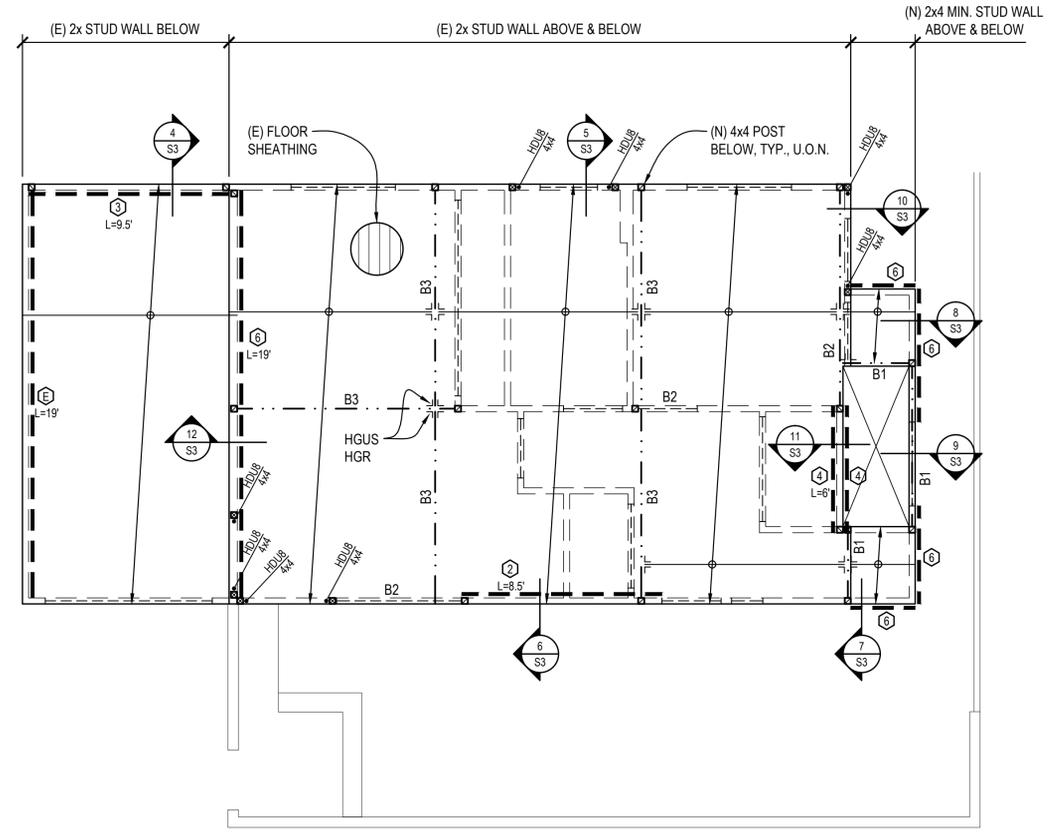
SHEET NOTES:	
1.	FOR HOLDOWN BETWEEN FLOORS, SEE DETAIL 1/S4 TYP.
2.	FOR WOOD BEAM TO WOOD POST BELOW SEE DETAIL 13/S3 TYP U.O.N.
3.	FOR HOLDOWN TO NEW FOUNDATION, SEE DETAIL 3/S4 TYP
4.	FOR HOLDOWN TO EXISTING FOUNDATION, SEE DETAIL 2/S4 TYP
5.	SHEARWALL LENGTHS SHOWN ARE MINIMUM



ROOF FRAMING PLAN
 1/4"=1'-0" N



FOUNDATION PLAN
 N



SECOND FLOOR FRAMING PLAN
 1/4"=1'-0" N

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ROOF & SECOND FLOOR
 FRAMING PLANS &
 FOUNDATION PLAN

ALTERATIONS TO
 1520 GRANT STREET
 BERKELEY, CA

Date:	
Scale:	AS NOTED
Drawn By:	LN
Job No:	9632
Sheet	S2

REVISIONS	BY

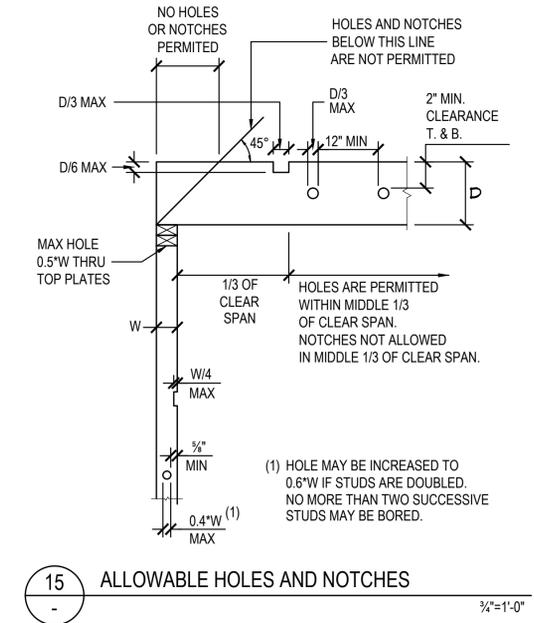
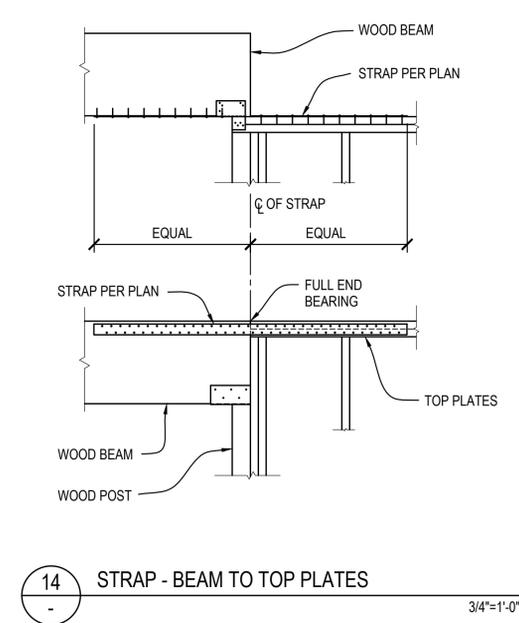
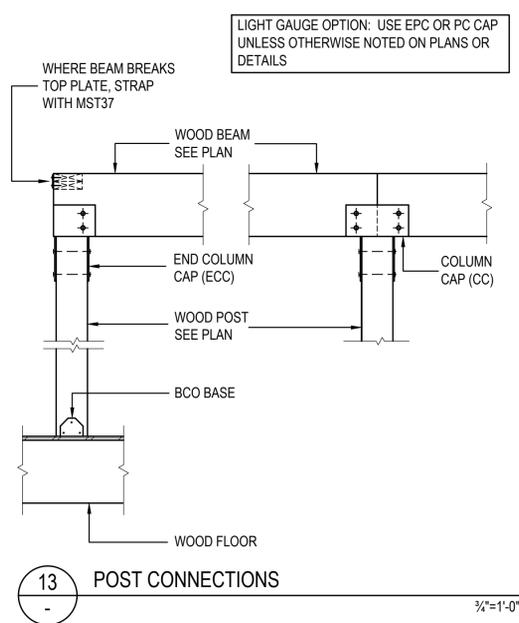
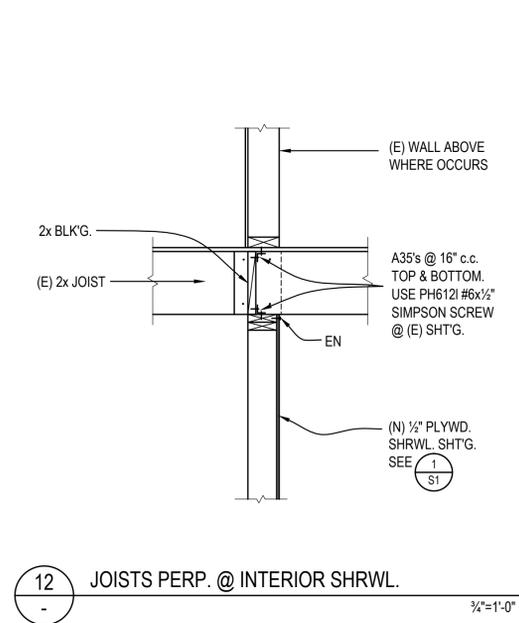
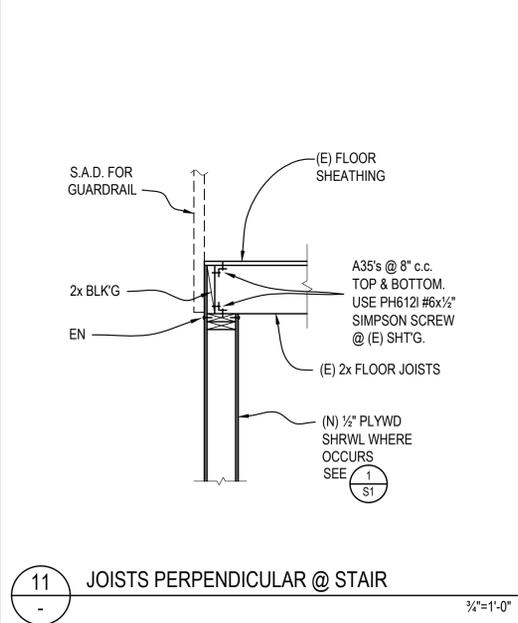
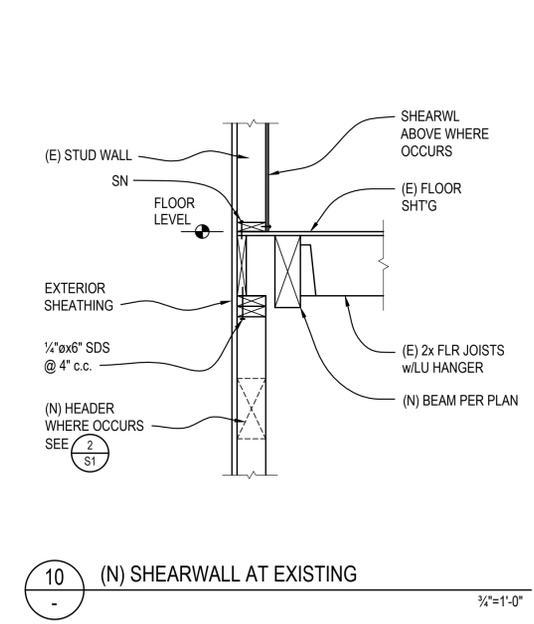
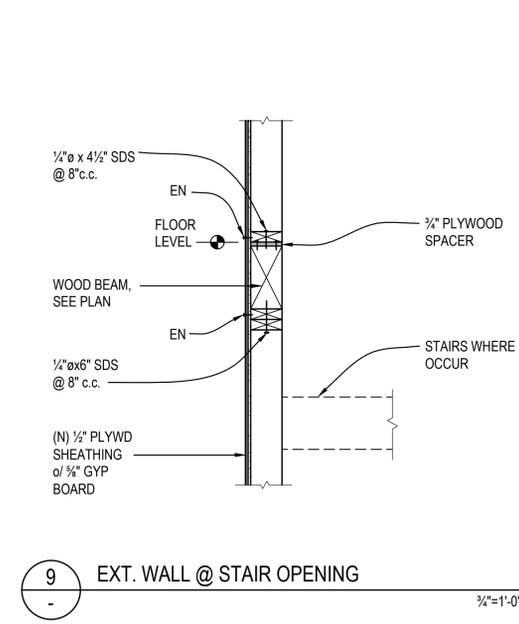
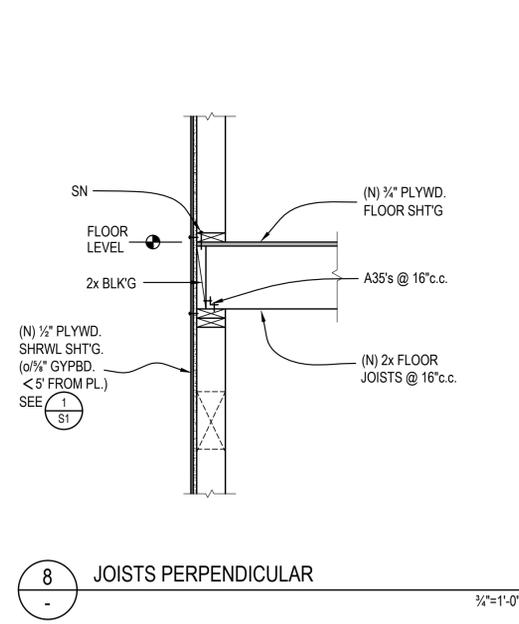
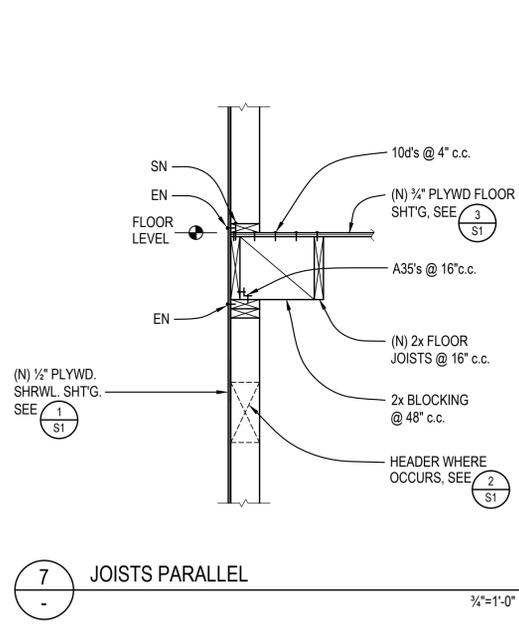
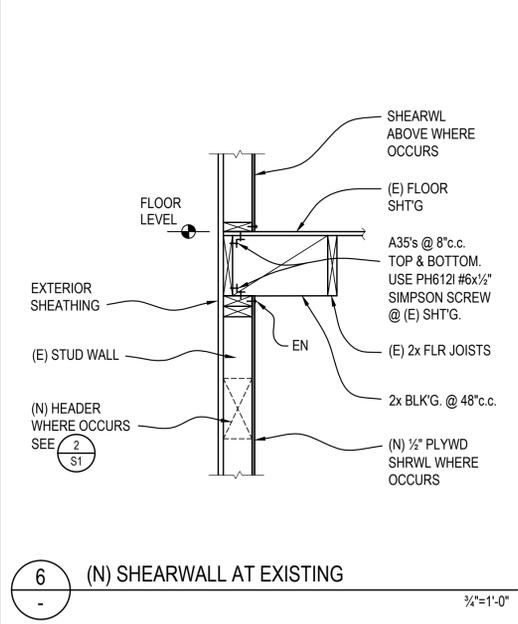
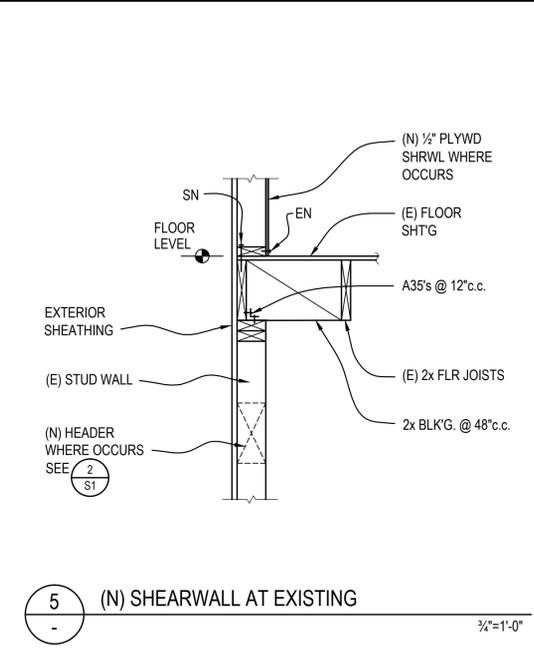
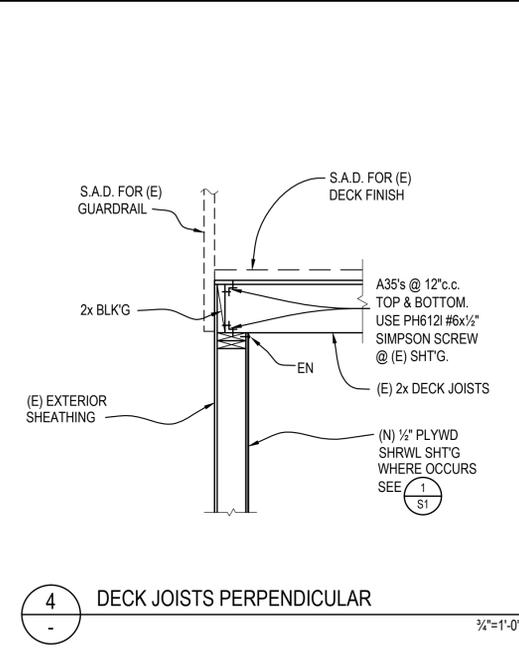
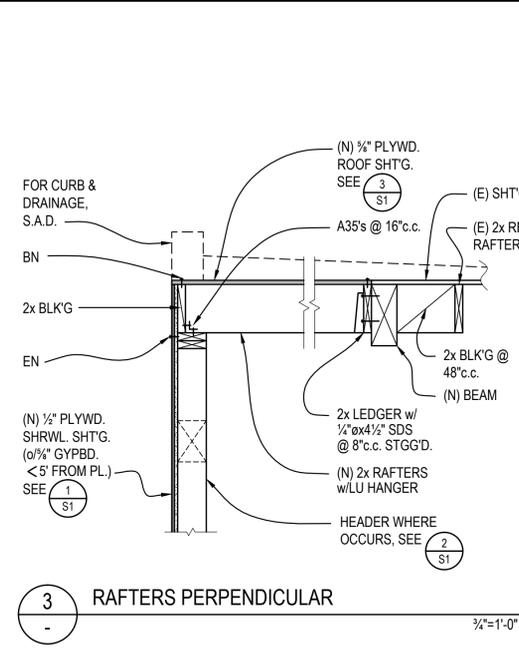
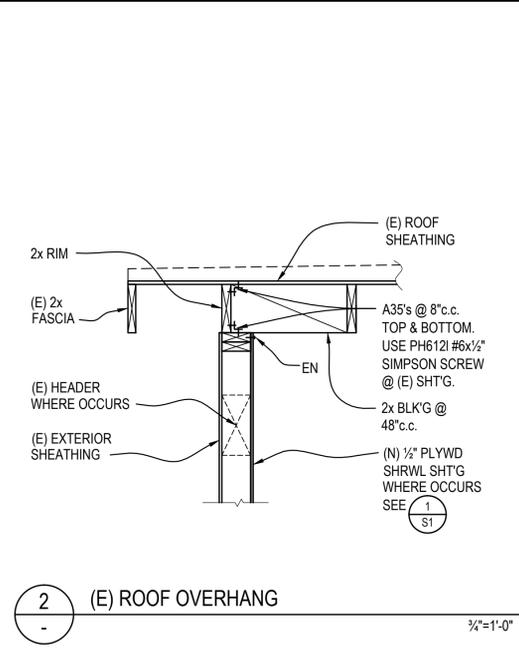
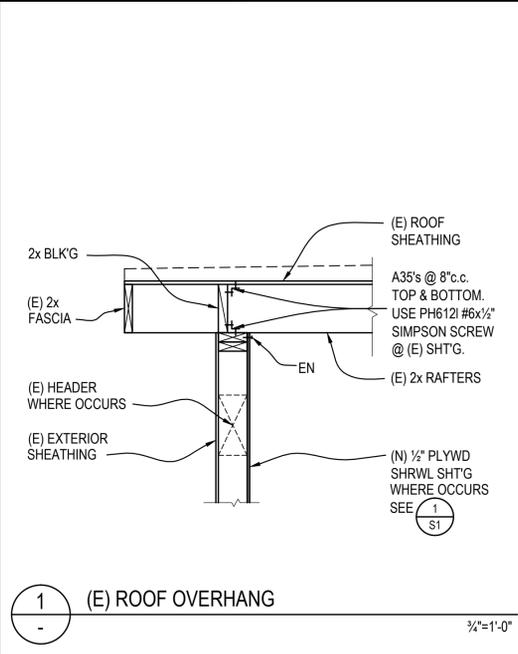
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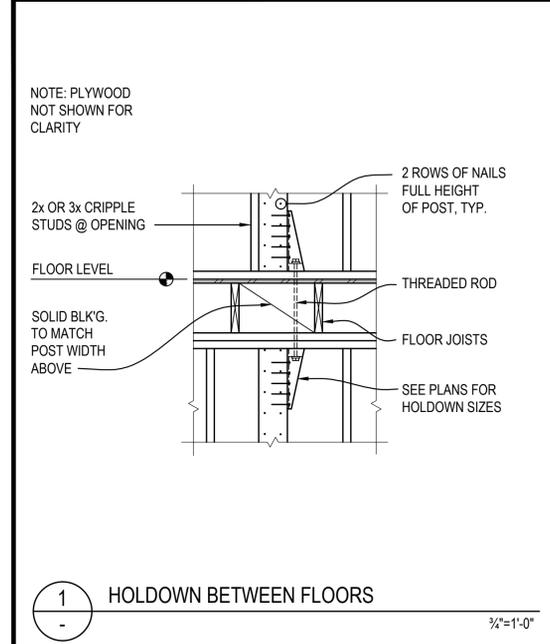
DOUBLE
 ENGINEERING

STRUCTURAL DETAILS

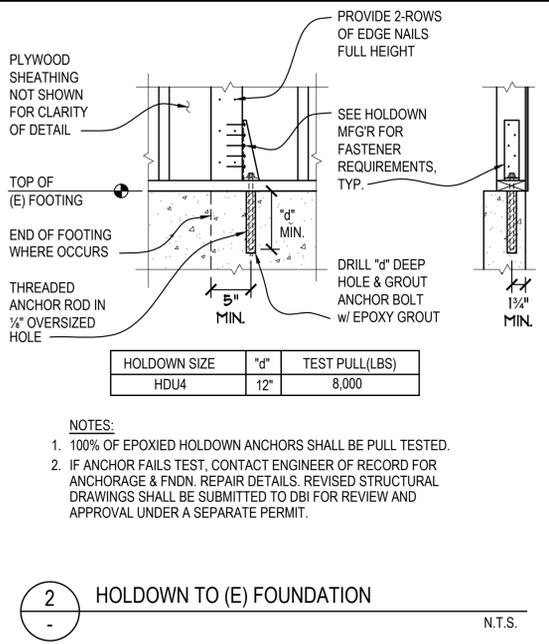
ALTERATIONS TO
 1520 GRANT STREET
 BERKELEY, CA

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Job No:	9632
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Of	4 Sheets

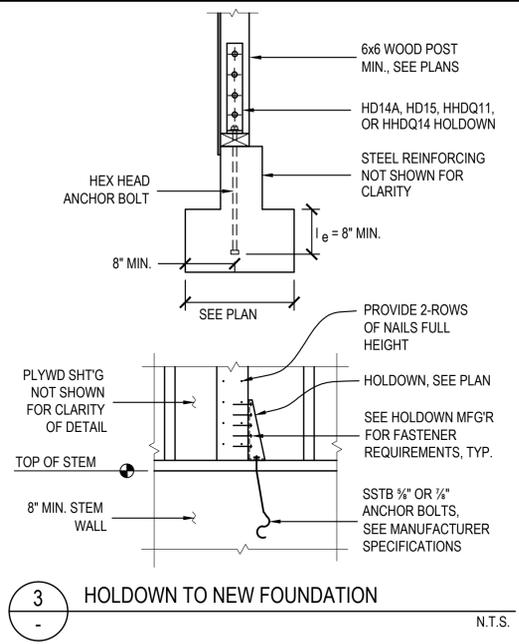




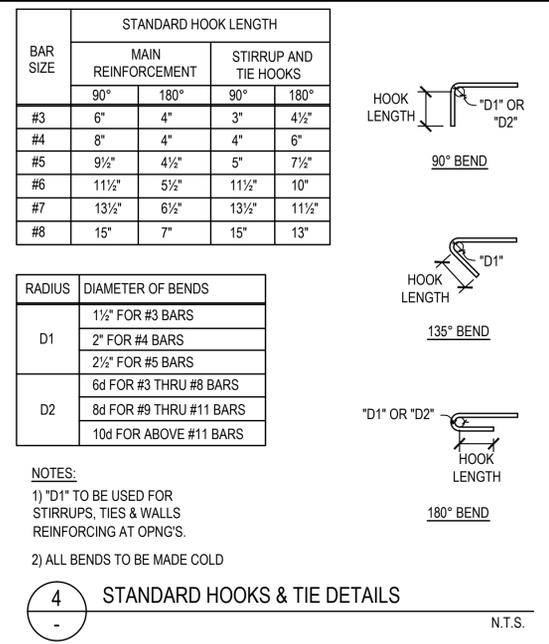
1 HOLDOWN BETWEEN FLOORS
3/4"=1'-0"



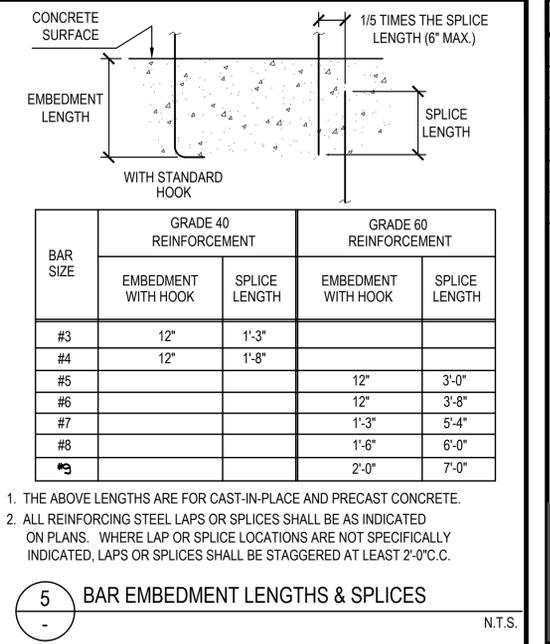
2 HOLDOWN TO (E) FOUNDATION
N.T.S.



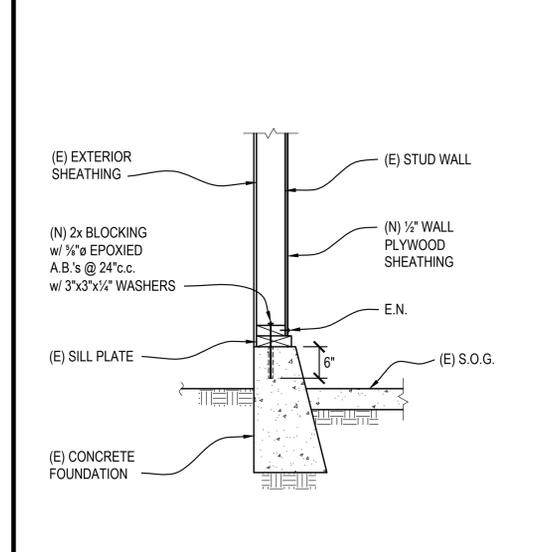
3 HOLDOWN TO NEW FOUNDATION
N.T.S.



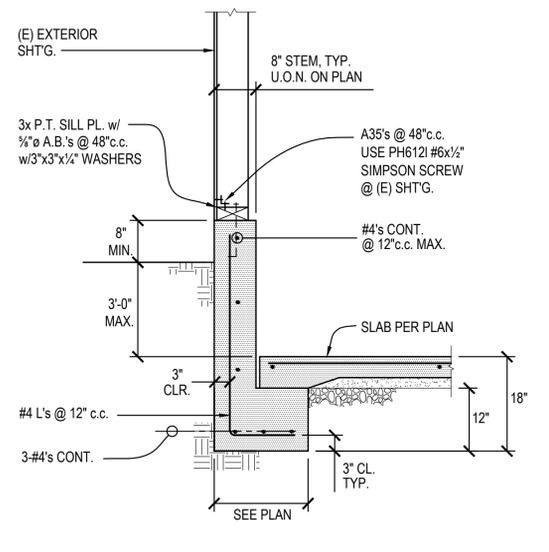
4 STANDARD HOOKS & TIE DETAILS
N.T.S.



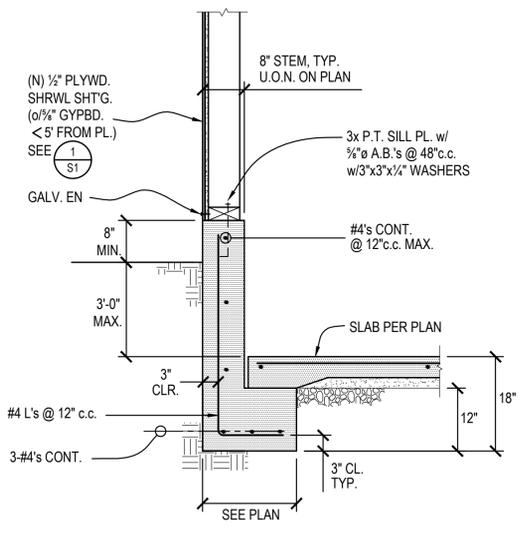
5 BAR EMBEDMENT LENGTHS & SPLICES
N.T.S.



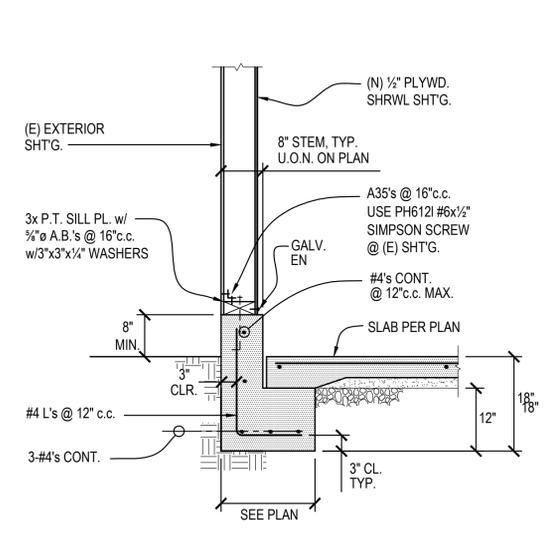
6 WALL FOOTING @ (E) WALL
3/4"=1'-0"



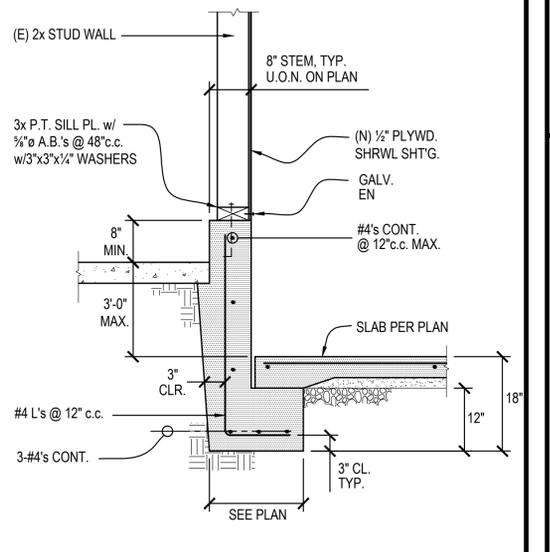
7 WALL FOOTING @ (N) WALL
3/4"=1'-0"



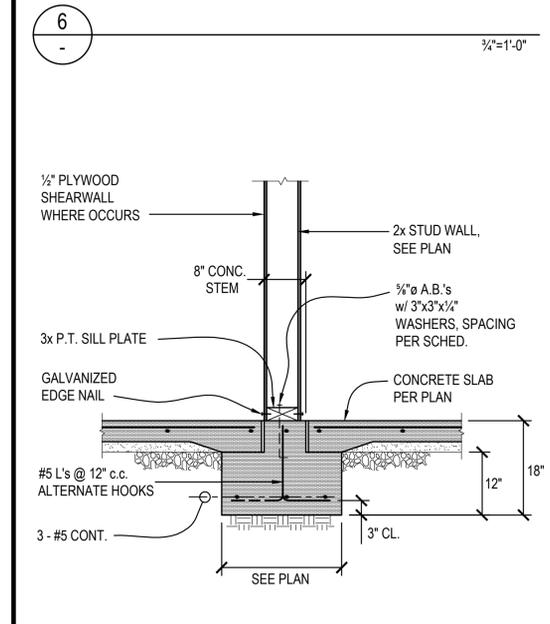
8 WALL FOOTING @ (E) WALL
3/4"=1'-0"



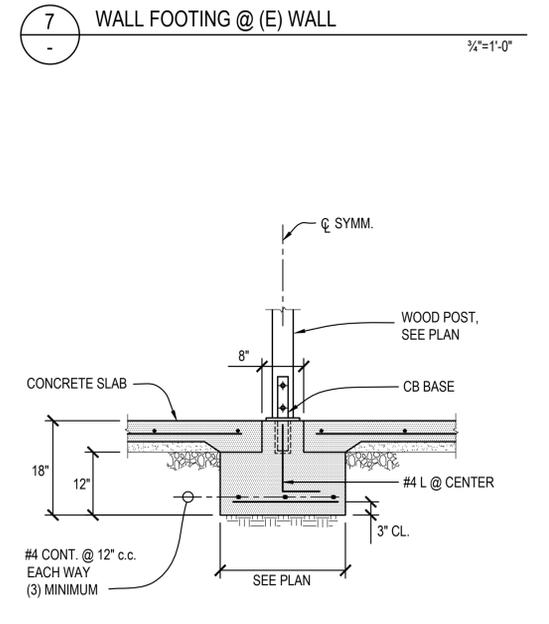
9 WALL FOOTING @ (E) WALL
3/4"=1'-0"



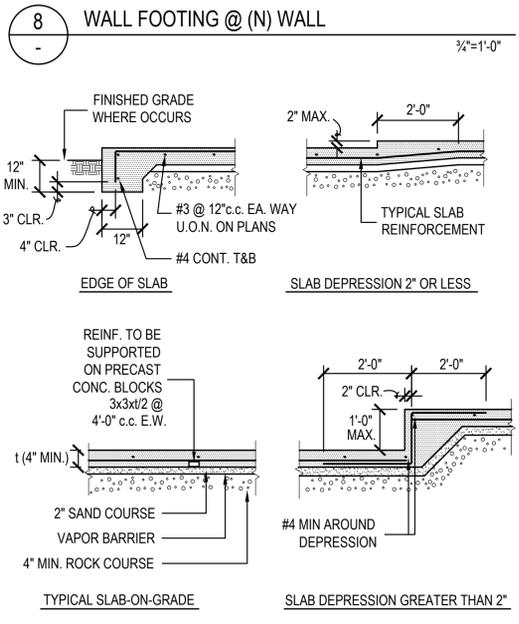
10 WALL FOOTING @ (E) WALL
3/4"=1'-0"



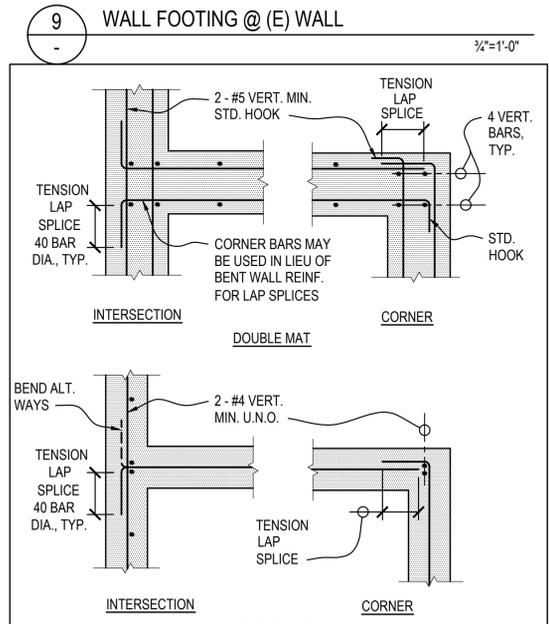
11 INTERIOR WALL FOOTING
3/4"=1'-0"



12 INTERIOR POST FOOTING
3/4"=1'-0"



13 SLAB-ON-GRADE DETAILS
N.T.S.



14 TYPICAL INTERSECTION OF CONG. WALLS AND FOOTINGS
3/4"=1'-0"

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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

1520 Grant Street

Use Permit #ZP2024-0055 for a major residential addition, including the conversion of two garage spaces on the ground floor of a rear dwelling into habitable space, and the construction of an interior stair within the nonconforming side and rear setback, on a lot that is nonconforming for lot coverage and density.

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, March 13, 2025, 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: LMDR – Low Medium Density Residential
- Zoning: R-2 – Restricted Two-Family District

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
E-mail: zab@berkeleyca.gov

B. Zoning Permits Required:

- Use Permit, pursuant to Berkeley Municipal Code (BMC) [23.324.050\(D\)\(3\)](#) to construct an addition to a building on a property that exceeds the maximum allowed lot coverage and density.
- Administrative Use Permit, pursuant to [BMC 23.202.030](#) to construct a major residential addition.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)](#) to construct an addition within a nonconforming setback.
- Administrative Use Permit, pursuant to [BMC 23.324.050\(D\)\(2\)](#) to make an alteration within a nonconforming setback

C. CEQA Recommendation: Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.

D. Project Recommendation: Approve Use Permit #ZP2024-0055 pursuant to BMC Section 23.406.040(D)

E. Parties Involved:

- Applicant Applicant: Marguerite Lonegran, Urban Building Workshop, 775 East Blithedale Avenue, Mill Valley, CA
- Property Owner Property Owner: Jody Sanford Shrank, 1520 Grant Street, Berkeley, CA 94703

-

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, Cecelia Mariscal, at (510) 981-7439 or cmariscal@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.