Office of the City Manager

14

INFORMATION CALENDAR
September 24, 2024

To: Honorable Mayor and Members of the City Council

From: LaTanya Bellow, Interim City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: LPO NOD: 8 Greenwood Common, #LMSAP2024-0001

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period that began on September 10, 2024.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by September 24, 2024. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

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

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development Department, 510-981-7413
Allison Riemer, AICP, Associate Planner, Planning and Development, 510-981-7433

Attachments:
1: Notice of Decision – 8 Greenwood Common, #LMSAP2024-0001

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: June 6, 2024
DATE NOTICE MAILED: September 9, 2024
APPEAL PERIOD EXPIRATION: September 24, 2024
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): September 25, 2024[1]

8 Greenwood Common

Structural Alteration Permit (#LMSAP2024-0001) to change a window to a door and convert a fixed window to an operable style on the main building; add skylights to the main building and carport; replace wood posts and beams within the carport with steel features; and complete landscape improvements, including installing new fencing and a deck, at a City Landmark property.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

APPLICANT: Kerstin Fischer
Fischer Architecture
2984 San Pablo Avenue
Berkeley, CA 94702

ZONING DISTRICT: Single Family Residential District, Hillside Overlay (R-1H)

1 Pursuant to BMC Chapter 3.24, the City Council may "certify" any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2024-0001
8 Greenwood Common
September 9, 2024
Page 2 of 4
ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.
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The application materials for this project is available online at:
https://berkeleyca.gov/construction-development/land-use-development/zoning-projects or
https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 6-0-0-3

YES: ENCHILL, FINACOM, LINVILL, ORBUCH, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: CRANDALL, LEUSCHNER, MONTGOMERY

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):
To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
   a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $1,500. This fee may be reduced to $500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The

individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
c. The fee for all appeals by Applicants is $6,000.

3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

   A. That this belief is a basis of your appeal.

   B. Why you believe that the decision or condition constitutes a "taking" of property as set

forth above.

C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

PUBLIC COMMENT:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans, received **MAY 28, 2024**

ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant: Kerstin Fischer, Fischer Architecture, 2984 San Pablo Avenue, Berkeley, CA 94702
Property Owner: Rory and Cindy Reid, 8 Greenwood Common, Berkeley, CA 94708

Attachment 1, part 2

Findings and Conditions

8 Greenwood Common

Structural Alteration Permit (#LMSAP2024-0001) to change a window to a door and convert a fixed window to an operable style on the main building; add skylights to the main building and carport; replace wood posts and beams within the carport with steel features; and complete landscape improvements, including installing new fencing and a deck, at a City Landmark property.

FINDINGS REQUIRED UNDER CEQA

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR'S STANDARDS

Regarding the Secretary of the Interior's Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The proposed project does not involve a change of use. The property will retain its historic single-family residential use.

2. The historic character of the property will be preserved and retained. No spaces or spatial relationships will be altered as part of this project. The project will introduce skylights that are modest in size at only 24 sq. ft. in total area, change one window opening to a door and make an existing fixed window operable. These changes will not alter the architectural character or building forms at this historic property.

3. No changes that are part of the project will create a false sense of history and no conjectural features or elements are proposed. The new doors will match the style and finishes of the existing doors, and will retain the pattern of existing openings. The new skylights and new carport posts and beams are contemporary in design.

4. This property does not feature changes that have acquired significance in their own right, and, therefore, it cannot affect such features.

5. The project will re-use the original overlap fencing, and the new door on the east building elevation will use the existing window opening. At the south building elevation, the new door will be placed in an existing window opening and will require minimal removal of existing siding material. The distinctive materials that characterize the property would be preserved.

6. If deteriorated historic features will be affected by this project, then they will be repaired or replaced to match the materials, design, and finishes of the original items.

7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval will require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project does not have the potential to affect any archaeological resources because the project does not require any excavation.

9. The project involves alterations to the historic house and the non-historic carport. The new skylights will be visible since the building is one-story, but they will not alter the historic character since they are small in size and differentiated from existing windows. The new door on the south elevation will require the removal of historic siding, but will not alter the historic character because it will match the existing doors on the east elevation. Since the door will match it will not cause the elevation to compete with other facades, which is in line with guidance from the National Parks Service. On the east elevation, the change from a window to a door will be subtle since the door will go in the existing opening. The changes to the windows are compatible with the historic scale and proportion, and align with the existing pattern of openings. The roof of the carport will remain, although it will be altered by the addition of a skylight, and the changes to the carport structure will not be readily visible from the Common. Since the roof of the carport is not historic, historic materials will not be destroyed, and the addition of the skylight will not destroy the spatial relationship between the house and carport. Overall, the proposed alterations will have a limited impact on historic materials, the new work will be differentiated from the old, and on some elevations the new work will match the existing in order to maintain existing relationships between openings. The historic integrity of the property will be protected.

10. If the proposed alterations are removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:

    A. The character-defining exterior features of this Second Bay Tradition residential property include its overall building massing, low-pitched roof, horizontal wood siding, use of natural materials, and understated detailing. Some siding will be removed at the south elevation, but it will be replaced with a door that matches the existing doors on the east elevation. Some of the roof will be removed to add skylights, but the massing and pitch will not change. Overall, the character-defining features will be retained under the proposed project.

    B. The special character and historic value of this City Landmark property lies in its relationship to the other properties in the Common, where they form a collective representation of Second Bay Tradition architectural and landscape design. The proposed alterations are not likely to be visible from the public right-of-way along Greenwood Terrace or from within the Common due to the size and location of the changes. The door change at the east elevation will be obscured by a fence, the door at the south elevation is away from the Common, and the carport changes will be largely obscured from the Common by the carport roof and wood fencing. Therefore, the proposed project will not adversely affect the special character and historical value of Greenwood Common.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

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

5. Indemnification Agreement

The 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. (City Attorney).

6. 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.

7. 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.

8. 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 CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), 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.

9. 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.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. CITY PERMITS. This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit.

11. PLANS COMPLIANCE. Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received May 28, 2024.

12. REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature

shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

13. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

14. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.

15. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.

16. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.

17. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

18. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.

19. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)

20. **CURB CUTS.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.

21. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.

22. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.

23. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

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

8 GREENWOOD COMMON

BERKELEY, CA 94708

APRIL 17, 2024

STRUCTURAL ALTERATIONS-PLAN CHECK 1 RESPONSE

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

GENERAL NOTES

1. **EXAMINATION OF THE SITE** AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

2. **ANY ERRORS, OMISSIONS, OR CONFLICTS** FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

3. WHERE REFERENCED IN NOTES, **ARCHITECT SHALL BE FISCHER ARCHITECTURE, OWNER SHALL BE CINDY AND RORY REID.**

4. **CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER** WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

5. **CONTRACTOR SHALL PROTECT** NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER. ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS. ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND / OR OWNER PRIOR TO COMMENCEMENT OF WORK.

6. **ALL CONSTRUCTION WORK**, IS TO COMPLY WITH THE 2016 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, HISTORICAL, EXISTING AND GREEN BUILDING STANDARDS CODE AS AMENDED BY THE CITY OF BERKELEY, AND AS APPLICABLE. [CAC 1-201(a)] ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

7. **ALL WORK LISTED**, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

8. **THE USE OF THE WORD "PROVIDE"** IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.

9. **THE CONTRACTOR** SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE DRAWN.

10. **THE CONTRACTOR** SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

11. **THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED.**

12. **DETAILS SHOWN ARE TYPICAL U.O.N.** SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

13. **ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK** AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCE. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.

14. INSTALL BATT INSULATION BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS WHERE EXPOSED.

15. **ALL DIMENSIONS** ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH UNLESS NOTED AS BEING TO FACE OF FRAMING. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN INTERIOR ELEVATIONS UNLESS OTHERWISE NOTED.

16. **ALL DIMENSIONS** TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.

17. **WINDOW AND DOOR SIZES** ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

18. NOT USED.

19. NOT USED.

20. **SEALANT, CAULKING, AND FLASHING, ETC.**, LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

21. **PROVIDE SOLID WOOD BACKING** FOR ALL SURFACE MOUNTED ACCESSORIES.

22. **ALL WORK SHALL BE GUARANTEED** AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.

23. **ALL MATERIALS** FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.

24. **CONTRACTOR SHALL** PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

25. **ALL QUESTIONS** REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO THE ARCHITECT IN WRITING BY EMAIL or FAX: andrew@fischerarchitecture.com

26. **DEMOLITION:** THE CONTRACTOR SHALL ENTIRELY DEMOLISH AND REMOVE FROM SITE ANY STRUCTURE OR PORTION THEREOF, OR SITE FEATURE INDICATED TO BE REMOVED.

27. **SALVAGE & RECYCLING:** ALL ITEMS DEEMED SALVAGEABLE OR RECYCLABLE BY THE OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE DIRECTED BY THE OWNER TO BE STORED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS TO BE RELOCATED WILL HAVE BEEN INDICATED ON THE DRAWINGS. REFER TO CITY RECYCLING AND SALVAGING REQUIREMENTS ON FOLLOWING PAGES.

28. **DESIGN BUILD:** ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE DESIGN BUILD BASED ON THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS.

29. Contractor shall submit a list of paints, primers, sealants, caulking, and adhesives installed within the interior of the building. List to include material type (per CALGreen tables 4.504.1 and 4.504.3) manufacturer name, model name/number, VOC amount, and CALGreen VOC not to exceed limit per product. "

30. **PROJECT CLOSEOUT:**

A. **CONTRACTOR SHALL** REVIEW PROJECT WITH ARCHITECT AND/OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.

B. **CONTRACTOR SHALL** OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.

C. **ALL WORK** PERFORMED SHALL BE CLEAN AND READY FOR USE.

D. **UPON SUBSTANTIAL COMPLETION,** THE ARCHITECT SHALL, AT THE CONTRACTOR'S WRITTEN REQUEST, COMPILE A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECT'S ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.

PROJECT DESCRIPTION

Remodel of an existing single family residence. Scope includes interior renovations to create a third bedroom within the existing footprint, new kitchen, bathroom renovations, cosmetic upgrades. Exterior modifications include removing an existing double casement window and replacing it with a custom French door, removal of an exisiting fixed window and replacing it with a custom French door, and addition of one skylight.

Carport renovations include removing existing wooden post and beam structure, replacing with steel, new concrete slab, and addition of one skylight.

Landscape and hardscape modifications include rebuilt fencing, a new gate along the Common, a new deck outside of the studio, a new concrete terrace and walkway on the east side of the house, and new plantings.

PROJECT INFORMATION

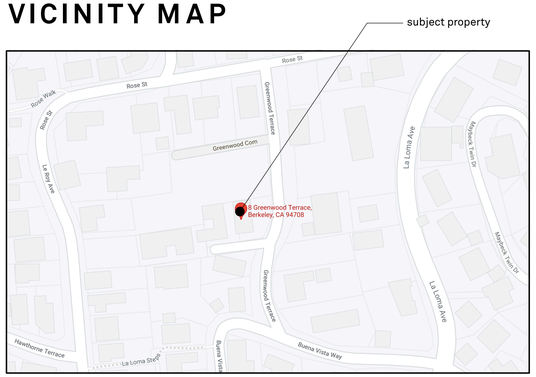
Project Address:	8 Greenwood Common Berkeley, CA 94708
APN:	058 224400211
Zoning District:	R-1H
Construction Type:	V-B
Occupancy Type:	R-3
Parking Spaces:	1 covered
Number of Stories:	1 (residence); 1 (studio)
House:	
Front Yard Setback:	20' required; 21'-0" existing
Side Yard Setback:	4' required; 4'-5" existing (north)/ 11'-1" existing (south)
Rear Yard Setback:	20' required; 8'-5" existing
Building Height:	13'-4" (35' max allowed)

Studio/Carport:	
Front Yard Setback:	6'-1" existing
Side Yard Setback:	0" existing (north)
Building Height:	8'-9" existing (12' max allowed)
Property:	
Lot Area:	4800 sf
Gross Floor Area-existing:	1565 sf (residence); 251 sf (studio) = 1816 gsf total
Gross Floor Area-proposed:	1565 sf (residence); 251 sf (studio) = 1816 gsf total [no change]
Applicable Codes:	2022 CBC, CRC, CEC, CPC, CMC, CFC
Fire Zone/WUI:	2/Yes
Sprinkler System:	No
Fire Alarm System:	No

ADJACENT NEIGHBOR OUTREACH

Name	Address	Renter/ Owner	Date	Have no objections	Comments
	1 Greenwood Common				
	2 Greenwood Common				
	3 Greenwood Common				
	4 Greenwood Common				
	7 Greenwood Common				
	9 Greenwood Common				
	10 Greenwood Common				
	1459 Greenwood Terrace				
	1471Greenwood Terrace				
	1476Greenwood Terrace				

VICINITY MAP



SYMBOLS/ ABBREVIATIONS

Exterior Elevation / Section Cut

Detail Key

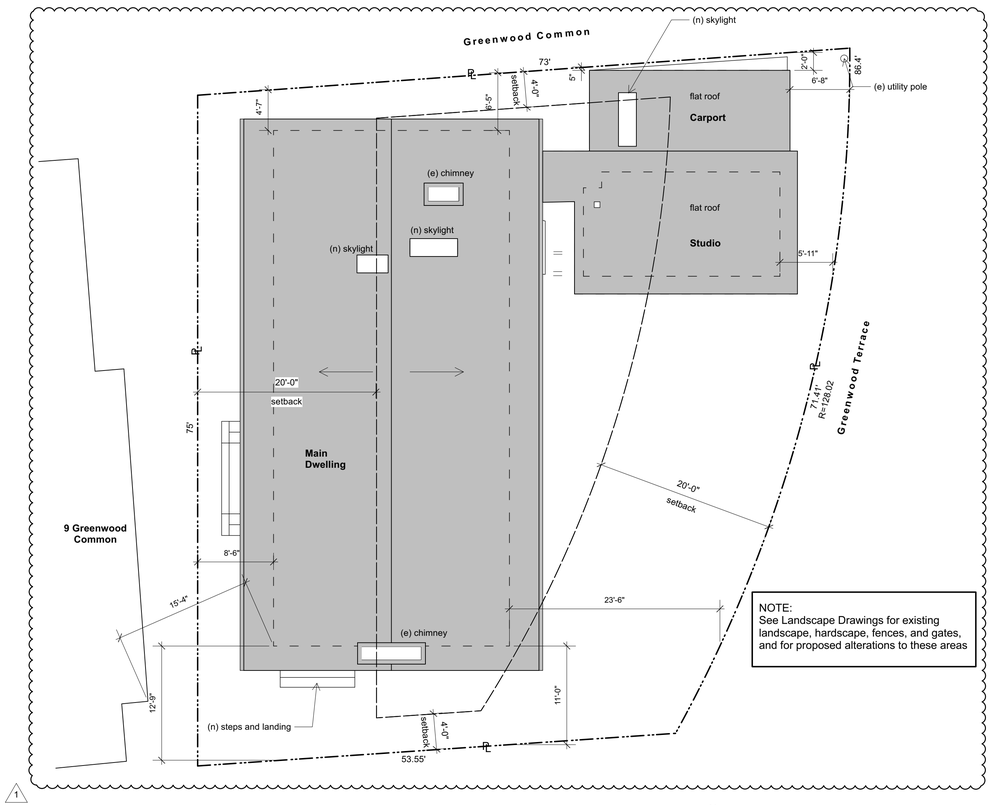
Room Name / Number

Door Number

Window Number

Elevation Marker

adj	adjustable
af.f.	above finished floor
blkg	blocking
CL	center line
clng	ceiling
clr	clear
dim	dimension
DN	down
dtl	detail
dwg	drawing(s)
ea	each
el	elevation (height)
elect	electrical
elevs	elevation (drawings)
eq	equal
(e)	existing
ext	exterior
f.b.o.	furnished by owner
f.f.	finished floor
fluor	fluroescent
ga	gauge
galv	galvanized
gyp. bd.	gypsum board
hr	hour
ht	height
max	maximum
mech	mechanical
manuf	manufacturer
min	minimum
mtl	metal
min	minimum
mtl	metal
NIC	not in contract
NTS	not to scale
(n)	new
o.c.	on center
opp	opposite
o/	over
PL	property line
ply	plywood
ptd	painted
r	radius
req'd	required
r.o.	rough opening
s.s.d.	see structural drawings
s.c.d.	see civil drawings
s.l.d.	see lanscape drawings
sim	similar
st. stl.	stainless steel
st.	steel
std	standard
(t)	tempered glass
t.b.d.	to be determined
thru	through
t.o.	top of
typ.	typical
ver	verify
v.i.f.	verify in field
w.o.	where occurs
u.o.n.	unless otherwise noted
UP	up



ROOF / SITE PLAN

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

PROJECT TEAM

OWNER
Cindy and Rory Reid
8 Greenwood Common
Berkeley, CA 94708

ARCHITECT
Fischer Architecture
2984 San Pablo Avenue
Berkeley, CA 94702
tel. 510.204.9250
Kerstin Fischer, Principal
Andrew Fischer, Principal

LANDSCAPE ARCHITECT
David John Bigham, ASLA
1542 La Loma Ave
Berkeley, CA 94708

STRUCTURAL ENGINEER
Berkeley Structural Design
1411 Glendale Avenue
Berkeley, CA 94708
tel. 510.981.1053
Bill Lynch, Principal

GENERAL CONTRACTOR
TBD

SHEET INDEX

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A0.1 Roof/Site Plan and Project Info
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L5 Irrigation & Lighting
L6 Construction Details Legend
L7 Fencing Details
L8 Wire Mesh Fence, Shed, Paving Details
L9 Studio Deck & Common Bench
L10 Planting Details & Notes

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

REID RESIDENCE
8 GREENWOOD COMMON
BERKELEY, CA 94708
APN: 058 224400211

REV.	DATE	ISSUE	DRWN.
	9.30.2023	SA - Initial Submittal	KF/AJ
1	4.17.2024	SA - Plan Check Response 1	KF/AJ

DESCRIPTION
ROOF/SITE PLAN AND PROJECT INFO

SHEET
A0.1

GENERAL NOTES

1. **EXAMINATION OF THE SITE** AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

2. **ANY ERRORS, OMISSIONS, OR CONFLICTS** FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

3. WHERE REFERENCED IN NOTES, **ARCHITECT SHALL BE FISCHER ARCHITECTURE, OWNER SHALL BE CINDY AND RORY REID.**

4. **CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER** WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

5. **CONTRACTOR SHALL PROTECT** NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND / OR OWNER PRIOR TO COMMENCEMENT OF WORK.

6. **ALL CONSTRUCTION WORK,** IS TO COMPLY WITH THE 2016 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, HISTORICAL, EXISTING AND GREEN BUILDING STANDARDS CODE AS AMENDED BY THE CITY OF BERKELEY, AND AS APPLICABLE. [CAC 1-201(a)] ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.

7. **ALL WORK LISTED,** SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.

8. **THE USE OF THE WORD "PROVIDE"** IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.

9. **THE CONTRACTOR** SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE DRAWN.

10. **THE CONTRACTOR** SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

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PROJECT DESCRIPTION

Remodel of an existing single family residence. Scope includes interior renovations to create a third bedroom within the existing footprint, new kitchen, bathroom renovations, cosmetic upgrades. Exterior modifications include removing an existing double casement window and replacing it with a custom French door, removal of an exisiting fixed window and replacing it with a custom French door, and addition of one skylight.

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Side Yard Setback:	4' required; 4'-5" existing (north)/ 11'-1" existing (south)
Rear Yard Setback:	20' required; 8'-5" existing
Building Height:	13'-4" (35' max allowed)

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Front Yard Setback:	6'-1" existing
Side Yard Setback:	0" existing (north)
Building Height:	8'-9" existing (12' max allowed)
Property:	
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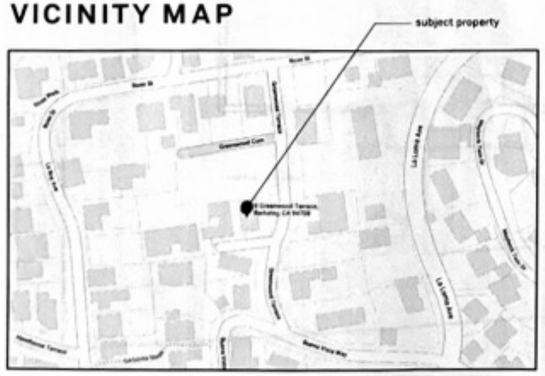
Gross Floor Area-existing:	1565 sf (residence); 251 sf (studio) = 1816 gsf total
Gross Floor Area-proposed:	1565 sf (residence); 251 sf (studio) = 1816 gsf total [no change]
Applicable Codes:	2022 CBC, CRC, CEC, CPC, CMC, CFC
Fire Zone/WUI:	2/Yes
Sprinkler System:	No
Fire Alarm System:	No

ADJACENT NEIGHBOR OUTREACH

Name	Address	Renter/ Owner	Date	Have no objections	Comments
Ted Leath	1 Greenwood Common	Owner	1/2/23	✓	
James Rassen Nancy Wiker Rassen	2 Greenwood Common	Owner	4/16/24	✓	
Katinka Wyle	3 Greenwood Common	Owner	4/17/24	✓	Katinka Wyle
[illegible] Wexler	4 Greenwood Common	Owner	12/4/23		Objects to Gate inlet
Edie Hofweber	7 Greenwood Common	Owner	1/4/24	✓	Edie Hofweber No objections!
Signs on Construction on behalf of Hanna & Hamdo	9 Greenwood Common	Owner	11/12/24	✓	.
Dana & Kate Frank	10 Greenwood Common	Owner	12/27/23	✓	
Tina & Dennis Eisenberg	1459 Greenwood Terrace	Owner	4/27/24	✓	Tina Eisenberg
Beverly Cheney/Adam Gro[illegible]	1471 Greenwood Terrace	Owner			Beverly A. Cheney
Sarah Hobson/Matt Wa[illegible]	1476 Greenwood Terrace	Owner			Sarah Hobson

VICINITY MAP



SYMBOLS/ ABBREVIATIONS

Exterior Elevation / Section Cut

Detail Key

Room 000 — Room Name / Number

D0 — Door Number

W00 — Window Number

Elevation Marker

adj	adjustable
aff.	above finished floor
blkg	blocking
CL	center line
clng	ceiling
clr	clear
dim	dimension
DN	down
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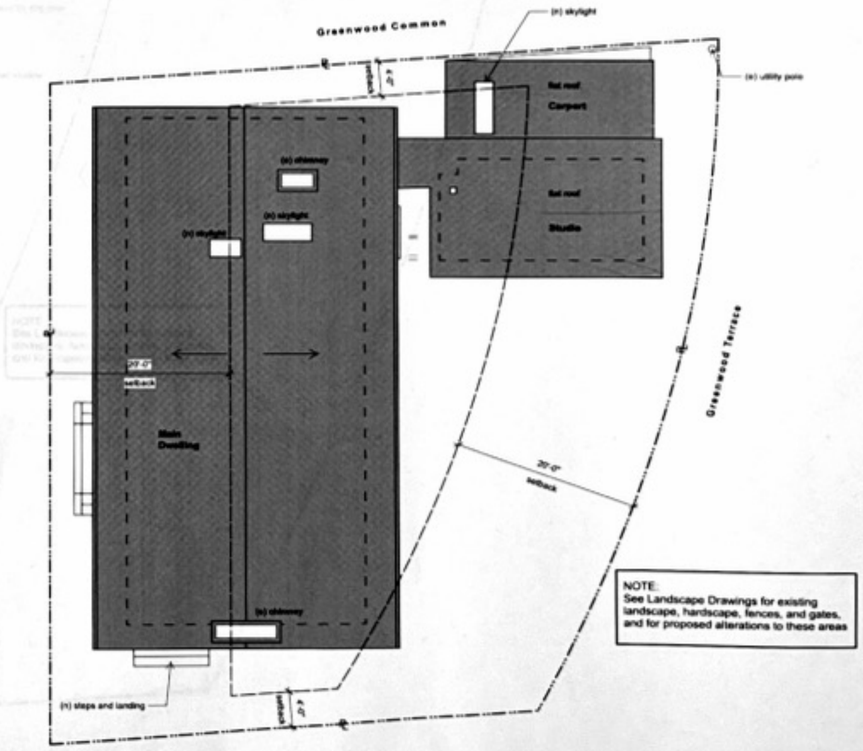
dwg	drawing(s)
ea	each
el	elevation (height)
elect	electrical
elevs	elevation (drawings)
eq	equal
(e)	existing
ext	exterior
f.b.o.	furnished by owner
f.f.	finished floor
fluor	fluroescent
ga	gauge
galv	galvanized
gyp. bd.	gypsum board
hr	hour
ht	height
max	maximum
mech	mechanical
manuf	manufacturer
min	minimum
mtl	metal
min	minimum
mtl	metal
NIC	not in contract
NTS	not to scale
(n)	new
o.c.	on center
opp	opposite
o/	over
PL	property line
ply	plywood
ptd	painted
r	radius
req'd	required
r.o.	rough opening
s.s.d.	see structural drawings
s.c.d.	see civil drawings
s.l.d.	see lanscape drawings
sim	similar
st. stl.	stainless steel
st.	steel
std	standard
(t)	tempered glass
t.b.d.	to be determined
thru	through
t.o.	top of
typ.	typical
ver	verify
v.i.f.	verify in field
w.o.	where occurs
u.o.n.	unless otherwise noted
UP	up



ROOF / SITE PLAN

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

PROJECT TEAM

OWNER
Cindy and Rory Reid
8 Greenwood Common
Berkeley, CA 94708

ARCHITECT
Fischer Architecture
2984 San Pablo Avenue
Berkeley, CA 94702
tel. 510.204.9250
Kerstin Fischer, Principal
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STRUCTURAL ENGINEER
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FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

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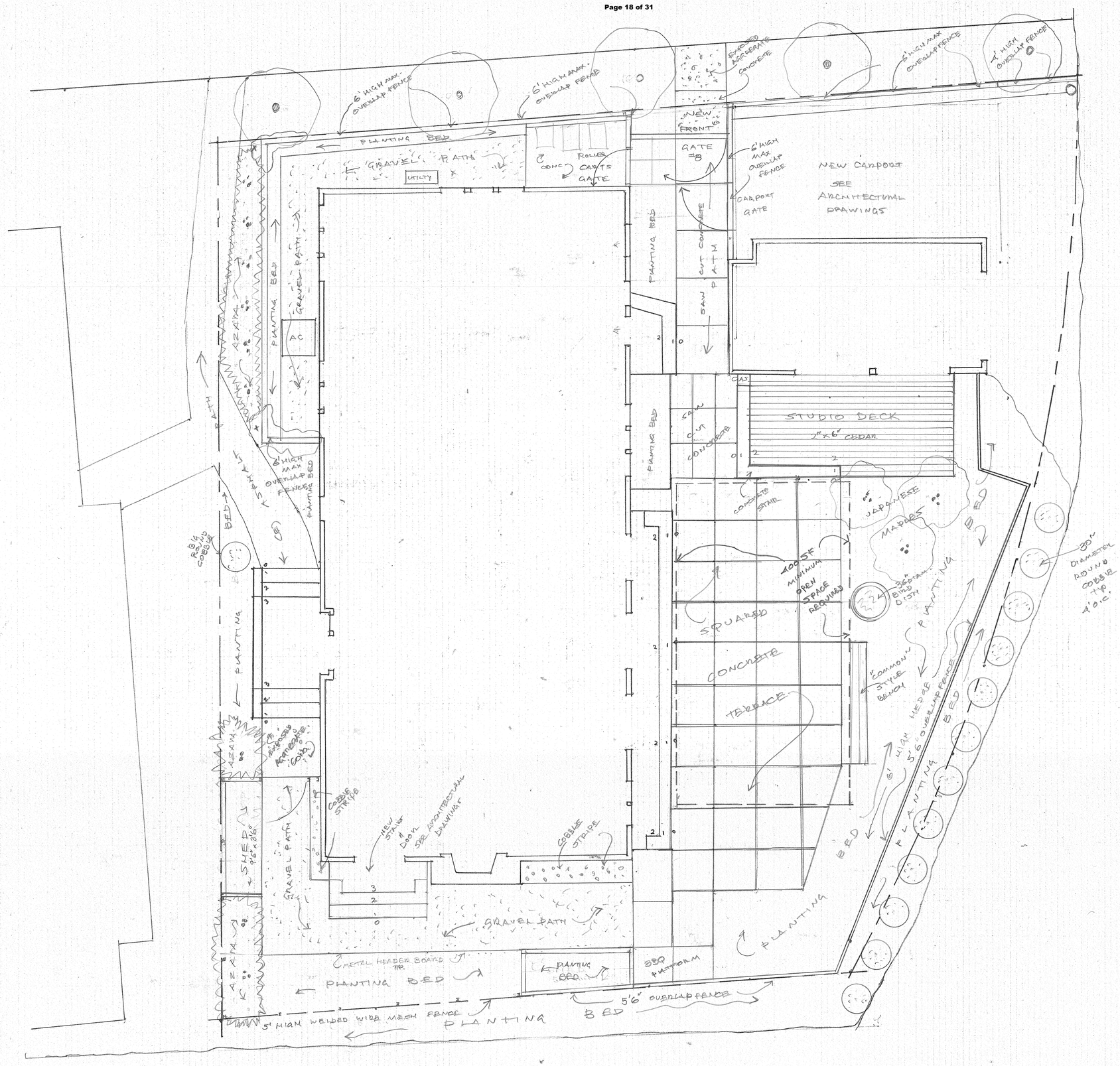
BERKELEY, CA 94708
APN: 058 224400211

REV.	DATE	ISSUE	DRWN.
	9.30.2023	SA - Initial Submittal	KF/A

DESCRIPTION
ROOF/SITE PLAN AND PROJECT INFO

SHEET

A0.1



NORTH

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

1/4" = 1'0"

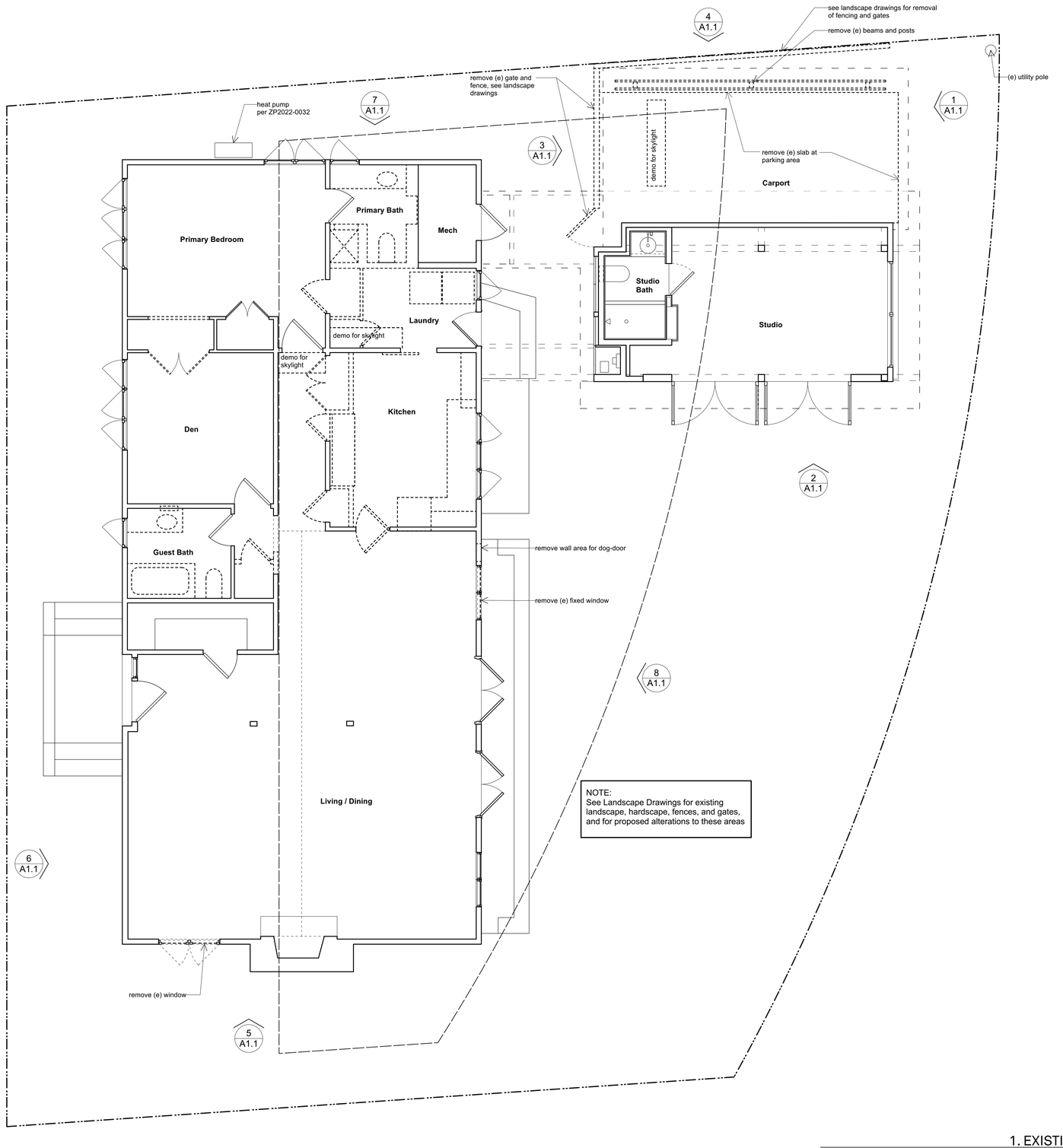
LANDSCAPE SHEET

2

PROPOSED ALTERATIONS

LANDSCAPE ARCHITECT
DAVID BENHAM
ASLA
CA. LIC. # 2973

SEPTEMBER 30, 2023
MAY 11, 2024 REVISED



LEGEND

Existing Wall, Fence, or Fixture to be Removed

Existing Wall to Remain

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

FISCHER ARCHITECTURE

tel 510.204.9250 | fischerarchitecture.com
2984 San Pablo Ave, Berkeley, CA 94702

REID RESIDENCE
8 GREENWOOD COMMON
BERKELEY, CA 94708
APN: 058 224400211

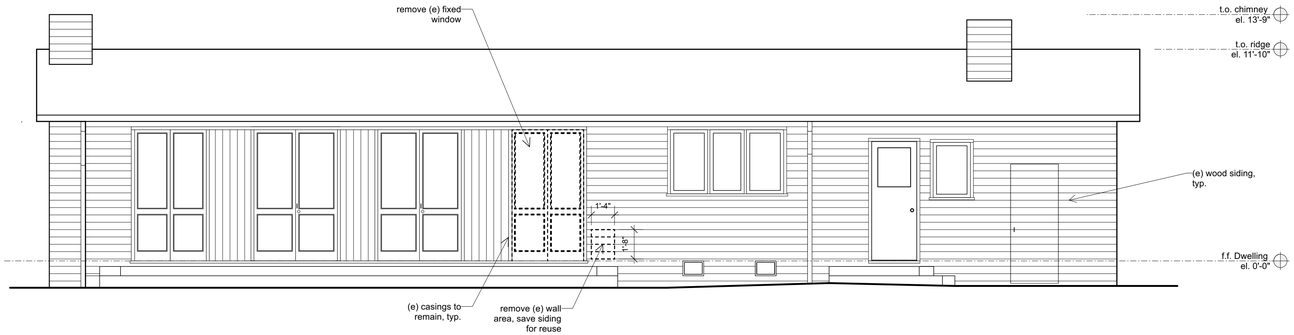
REV.	DATE	ISSUE	DRWN.
	9.30.2023	SA - Initial Submittal	KF/AJ
1	4.17.2024	SA - Plan Check Response 1	KF/AJ

DESCRIPTION
EXISTING/DEMO FLOOR PLAN

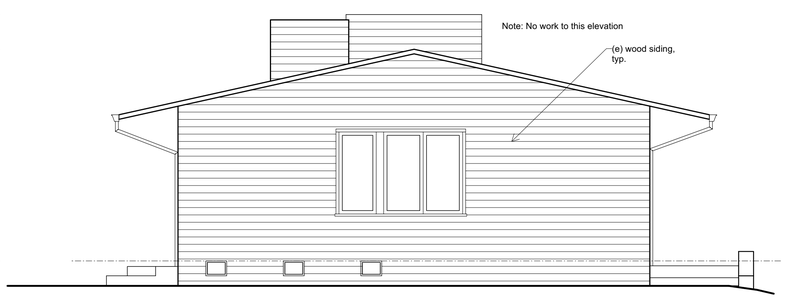
SCALE : 1/4" = 1'-0"
SHEET

N

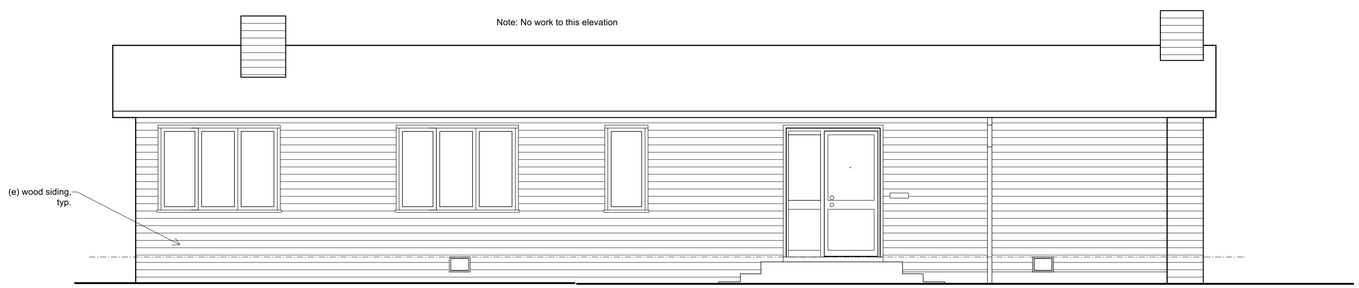
A1.0

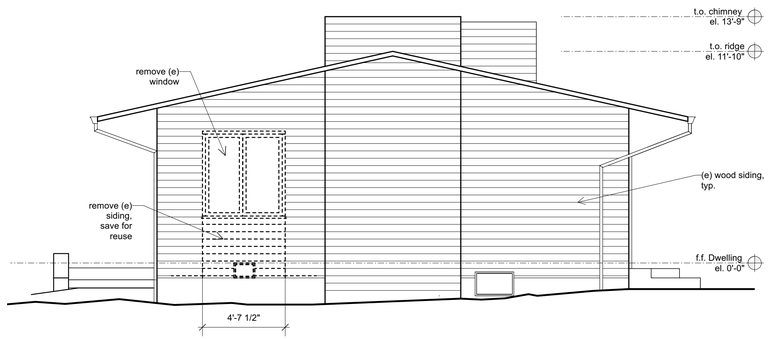


8. HOUSE- EAST ELEVATION

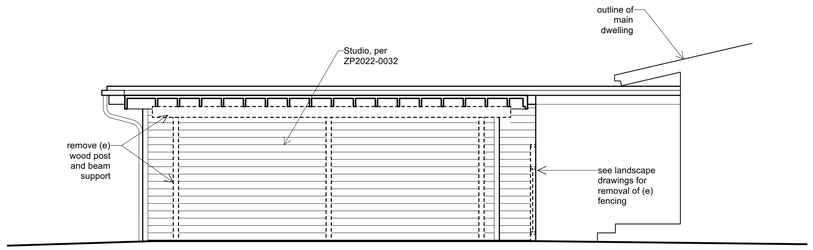


7. HOUSE- NORTH ELEVATION

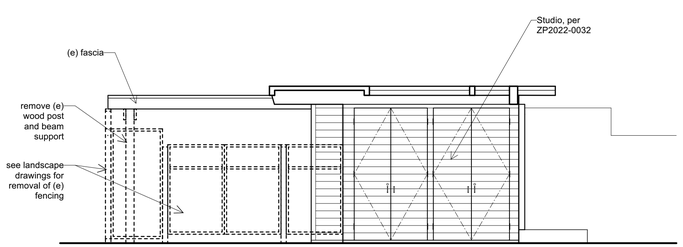




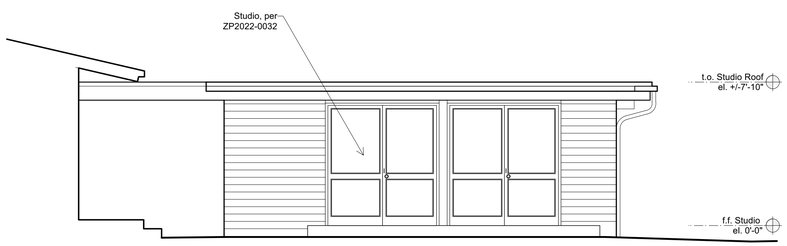
6. HOUSE- WEST ELEVATION



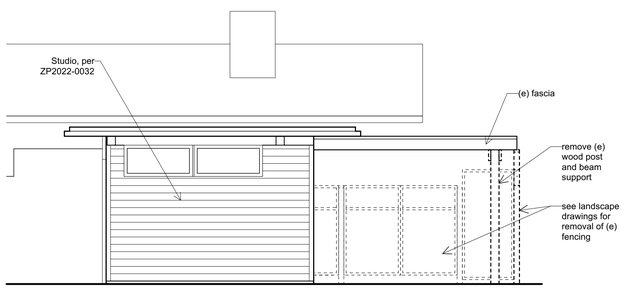
5. HOUSE- SOUTH ELEVATION



4. CARPORT / STUDIO- NORTH ELEVATION



3. CARPORT / STUDIO- WEST ELEVATION



2. CARPORT / STUDIO- SOUTH ELEVATION

1. CARPORT / STUDIO- EAST ELEVATION

FISCHER ARCHITECTURE

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REID RESIDENCE
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REV.	DATE	ISSUE	DRWN.
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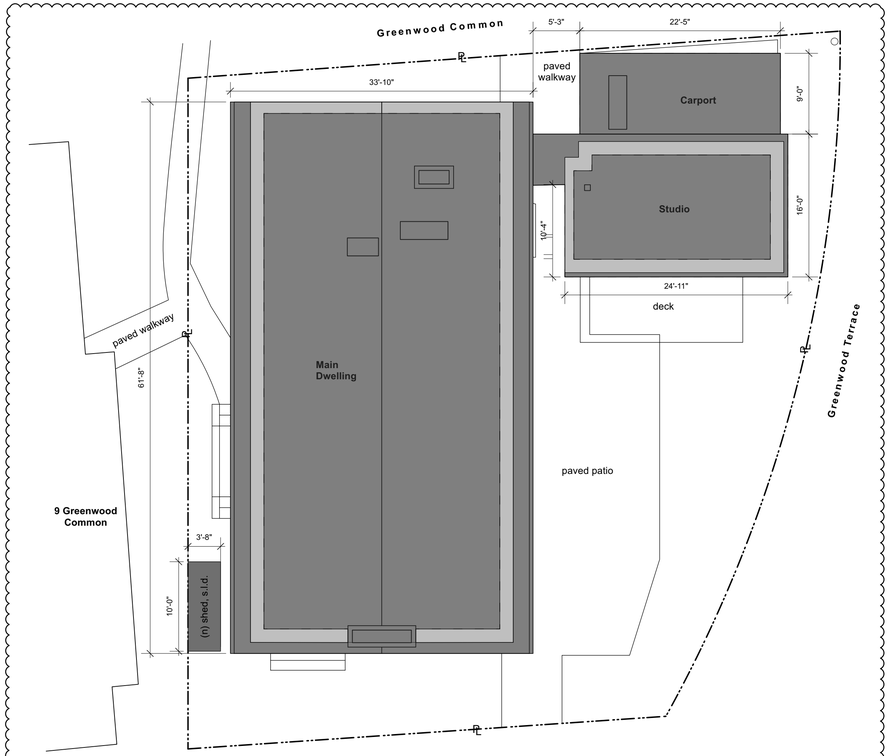
DESCRIPTION
EXISTING/DEMO ELEVATIONS

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

A1.1



LEGEND

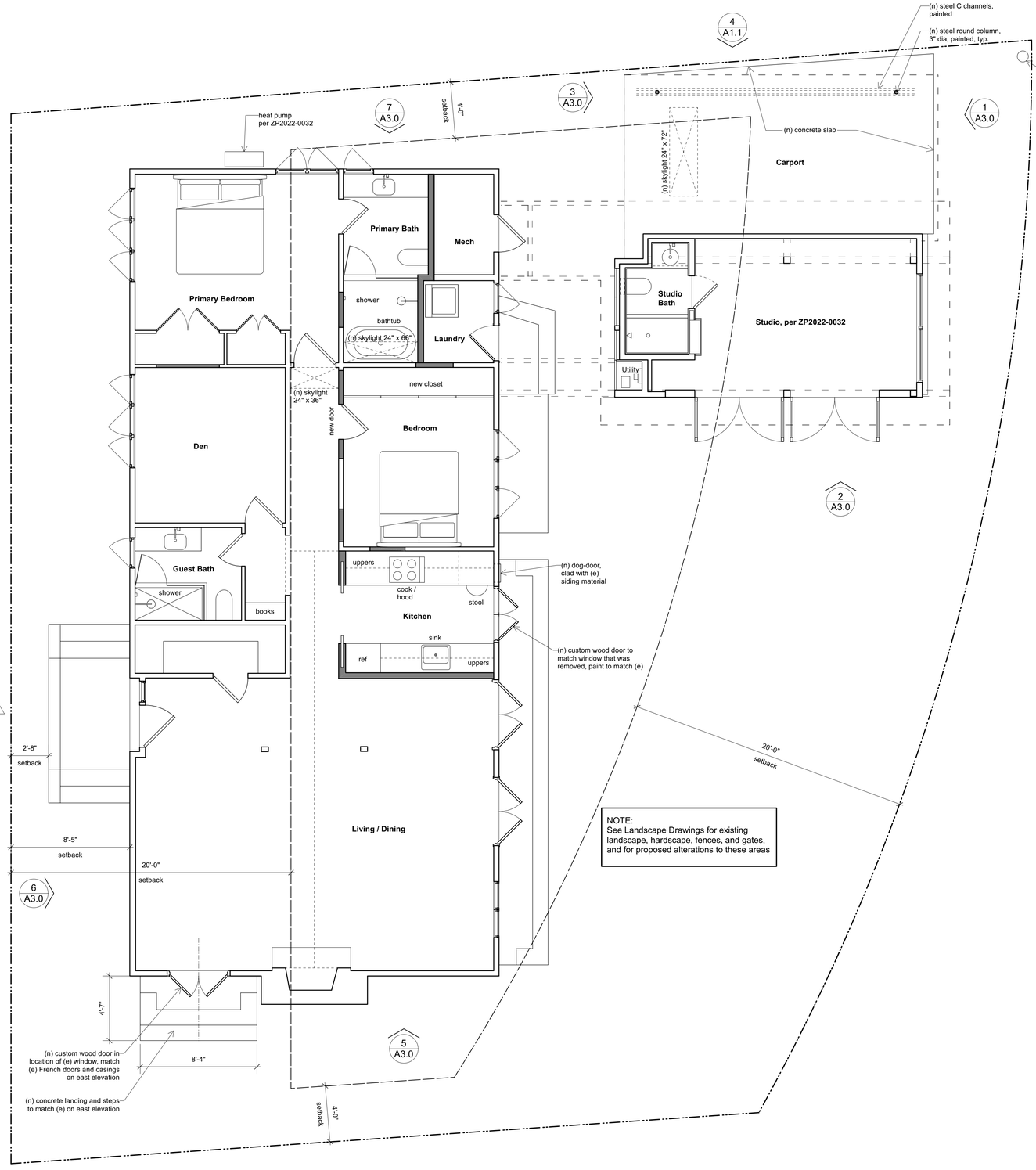
area counting as lot coverage

up to 18" of eave overhang excluded from lot coverage

Proposed Areas
Main Dwelling: 1843 s.f. (no change from existing)
Shed: 36 s.f. (no change from existing)
Studio: 315 s.f. (no change from existing)
Carport: 202 s.f. (no change from existing)
TOTAL: 2396 s.f. (no change from existing)
4800 s.f. lot size
49.9% lot coverage (no change from existing)

2. LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

1



1. PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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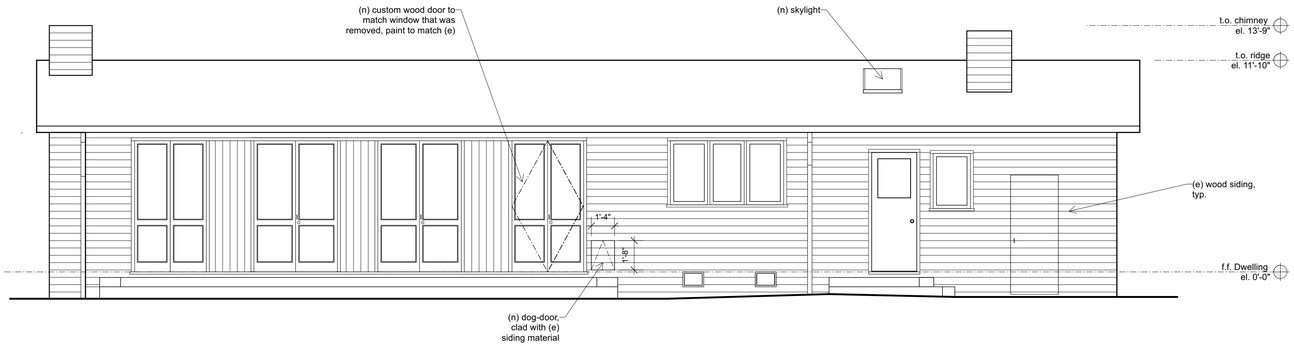
PROPOSED FLOOR PLAN

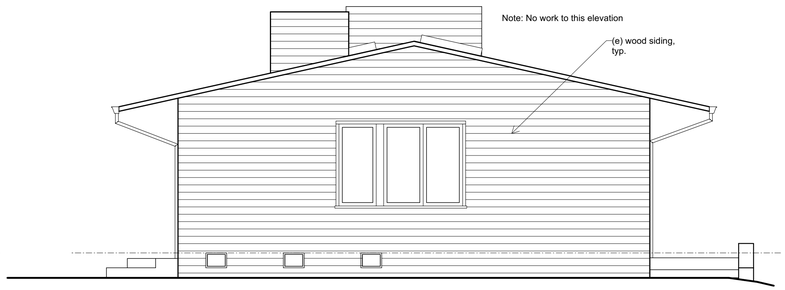
SCALE : 1/4" = 1'-0"
SHEET

N

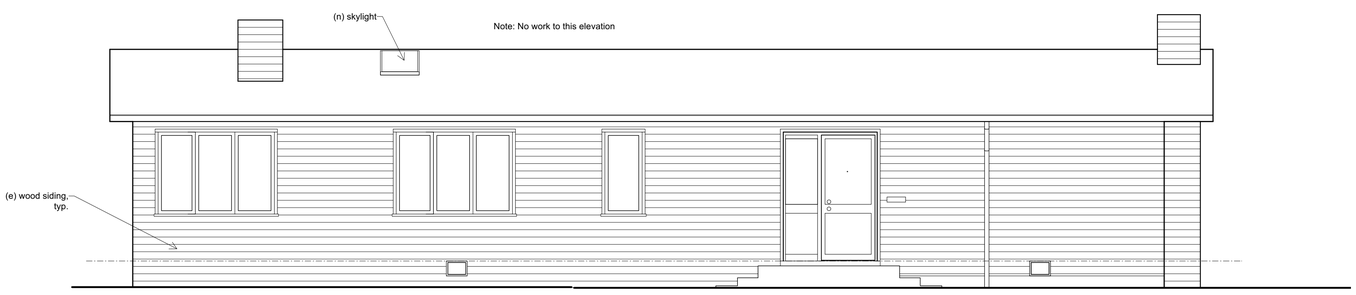
A2.0

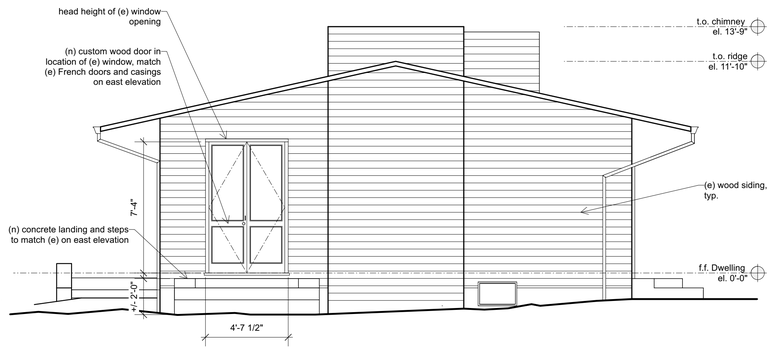


8. HOUSE- EAST ELEVATION

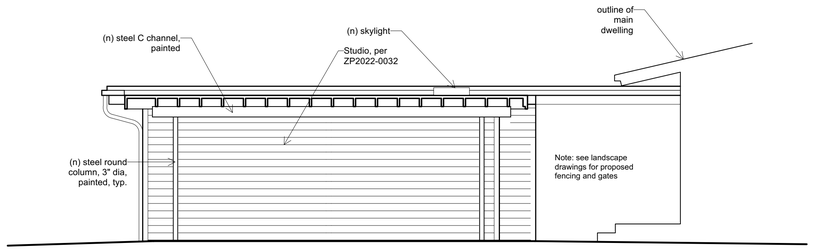


7. HOUSE- NORTH ELEVATION

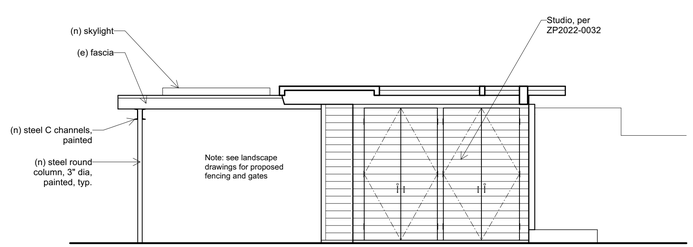




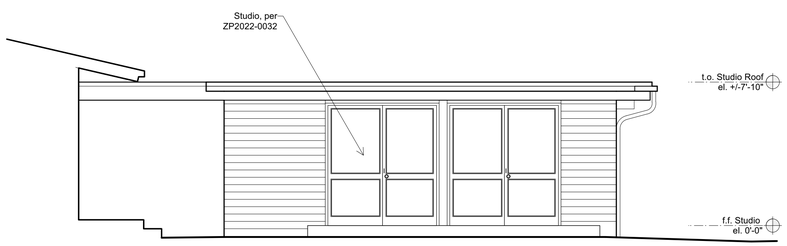
6. HOUSE- WEST ELEVATION



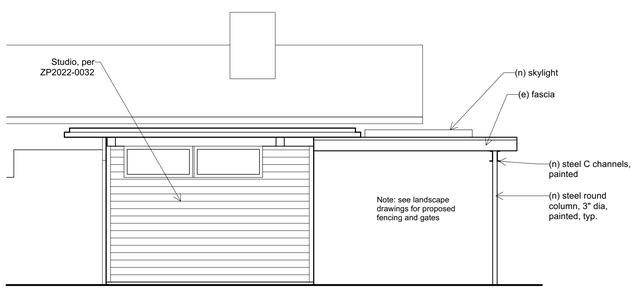
5. HOUSE- SOUTH ELEVATION



4. CARPORT / STUDIO- NORTH ELEVATION



3. CARPORT / STUDIO- WEST ELEVATION



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1. CARPORT / STUDIO- EAST ELEVATION

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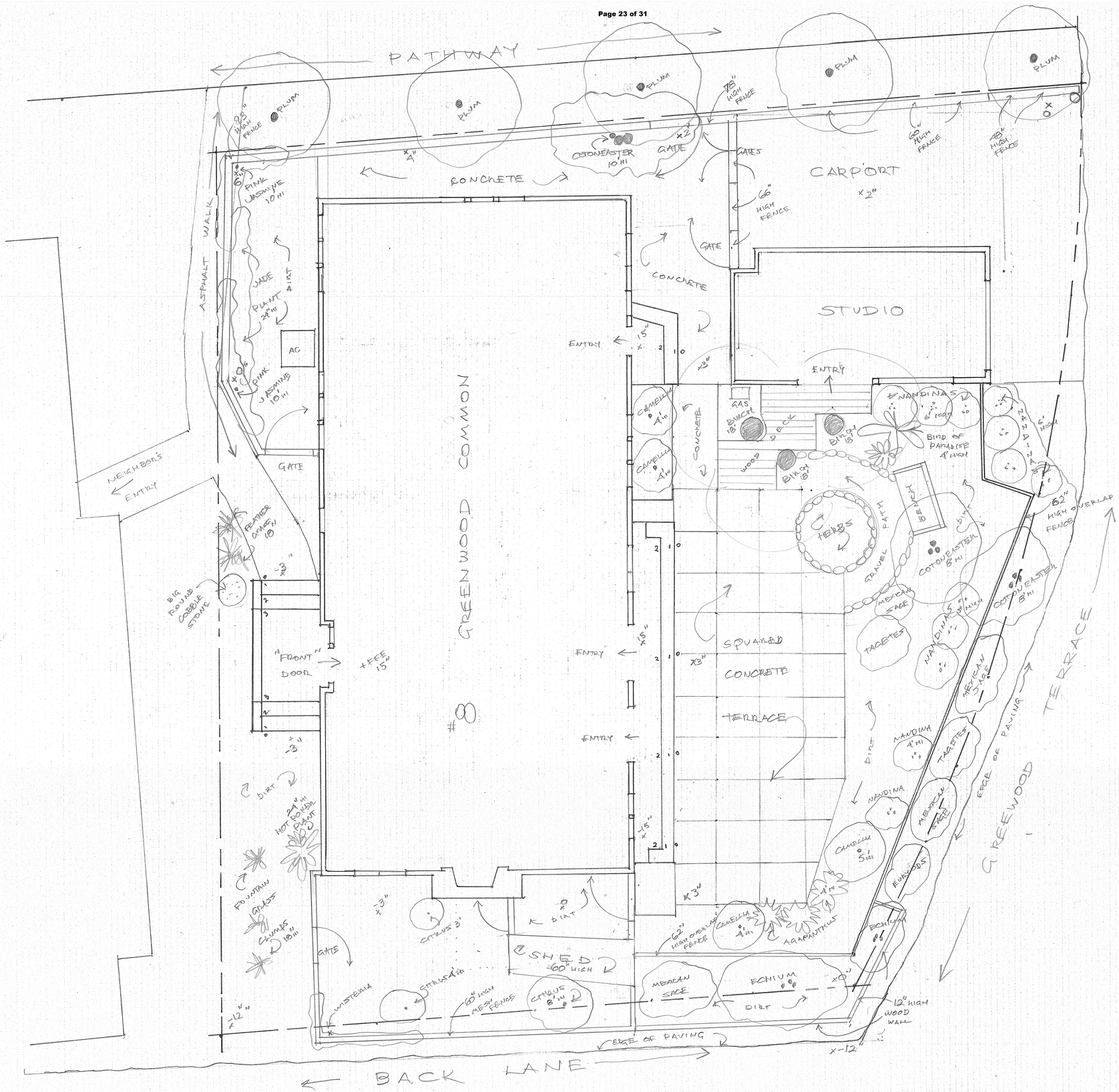
DESCRIPTION
PROPOSED ELEVATIONS

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

A3.0



NORTH

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

1/4" = 1'0"

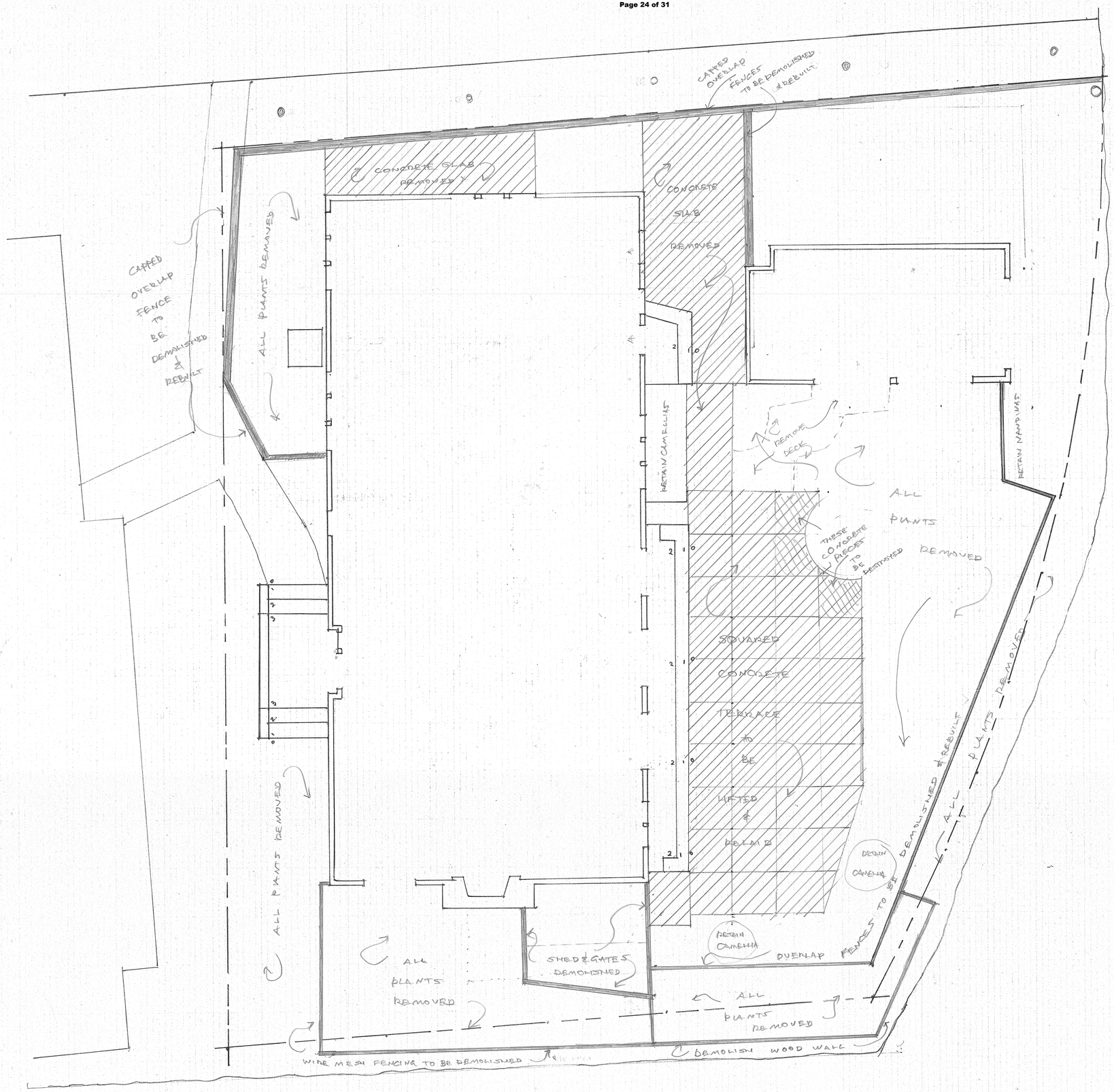
LANDSCAPE SHEET

1

EXISTING CONDITIONS

LANDSCAPE ARCHITECT
DAVID BINGHAM
ASLA
CA. LIC. #2973

SEPTEMBER 30, 2023



NORTH

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA. 94708

1/4" = 1'0"

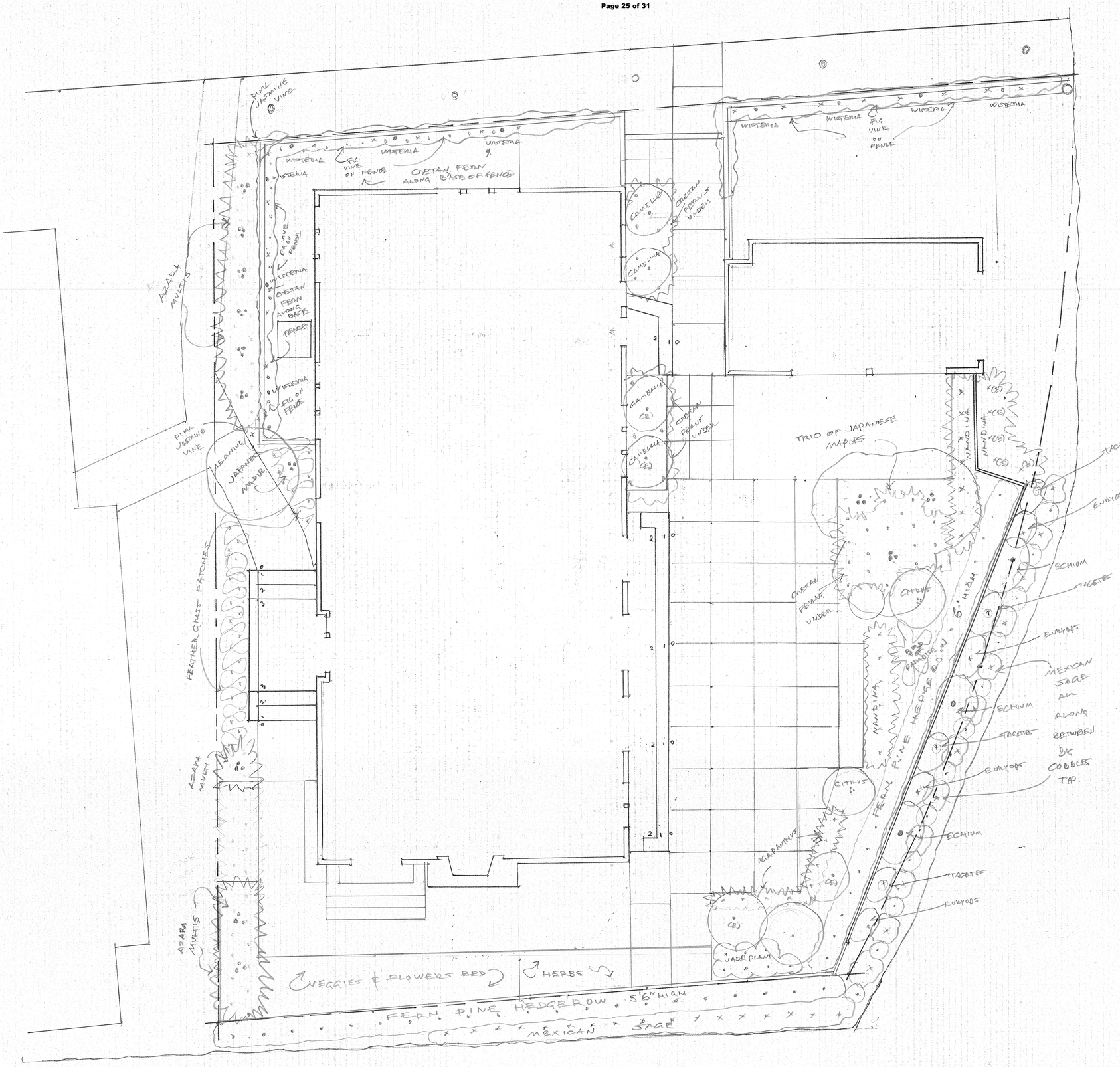
LANDSCAPE SHEET

3

PROPOSED DEMOLITIONS

LANDSCAPE ARCHITECT
DAVID BINHAM
ASLA
CA. LIC. #2973

SEPTEMBER 26, 2023



NORTH

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

1/4" = 1'0"

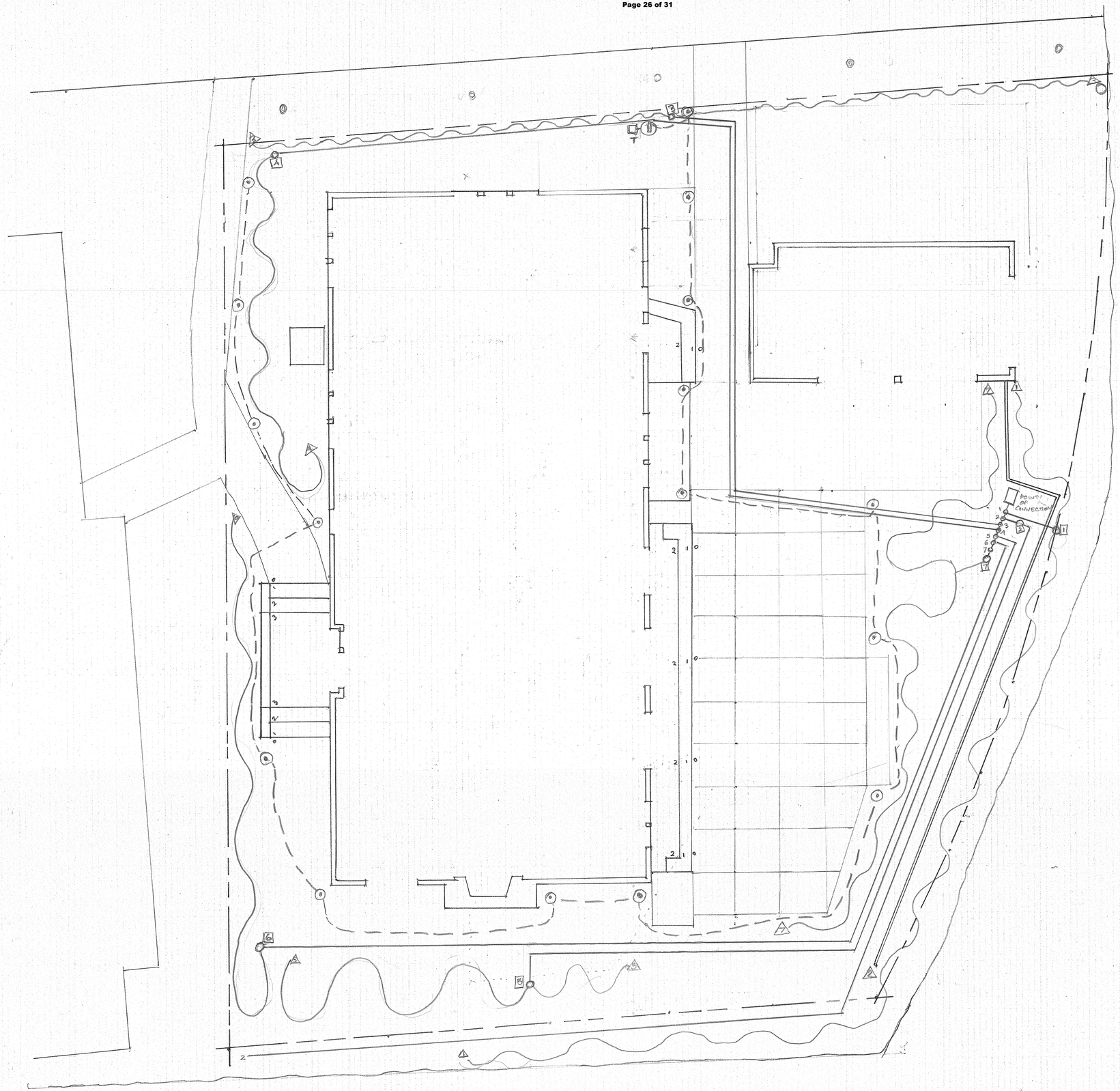
LANDSCAPE SHEET

1

PLANTING PLAN

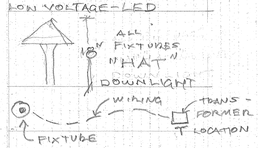
LANDSCAPE ARCHITECT
DAVID BENHAM
ASLA
CA-LIC.#2973

SEPTEMBER 30 2023
MAY 11, 2024 REVISIONS



LEGEND

LIGHTING
LOW VOLTAGE-LED

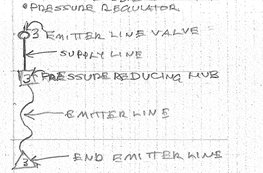


PHONE DEVICE CONTROL

IRRIGATION

EMITTER LINE TYPE

POINT OF CONNECTION INCLUDES:
- GATE VALVE
- BACKFLOW PREVENTOR
- PRESSURE REGULATOR



PHONE DEVICE CONTROL

WEATHER STATION AUTO-CONTROL

NORTH

REID
GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

1/4" = 1'0"

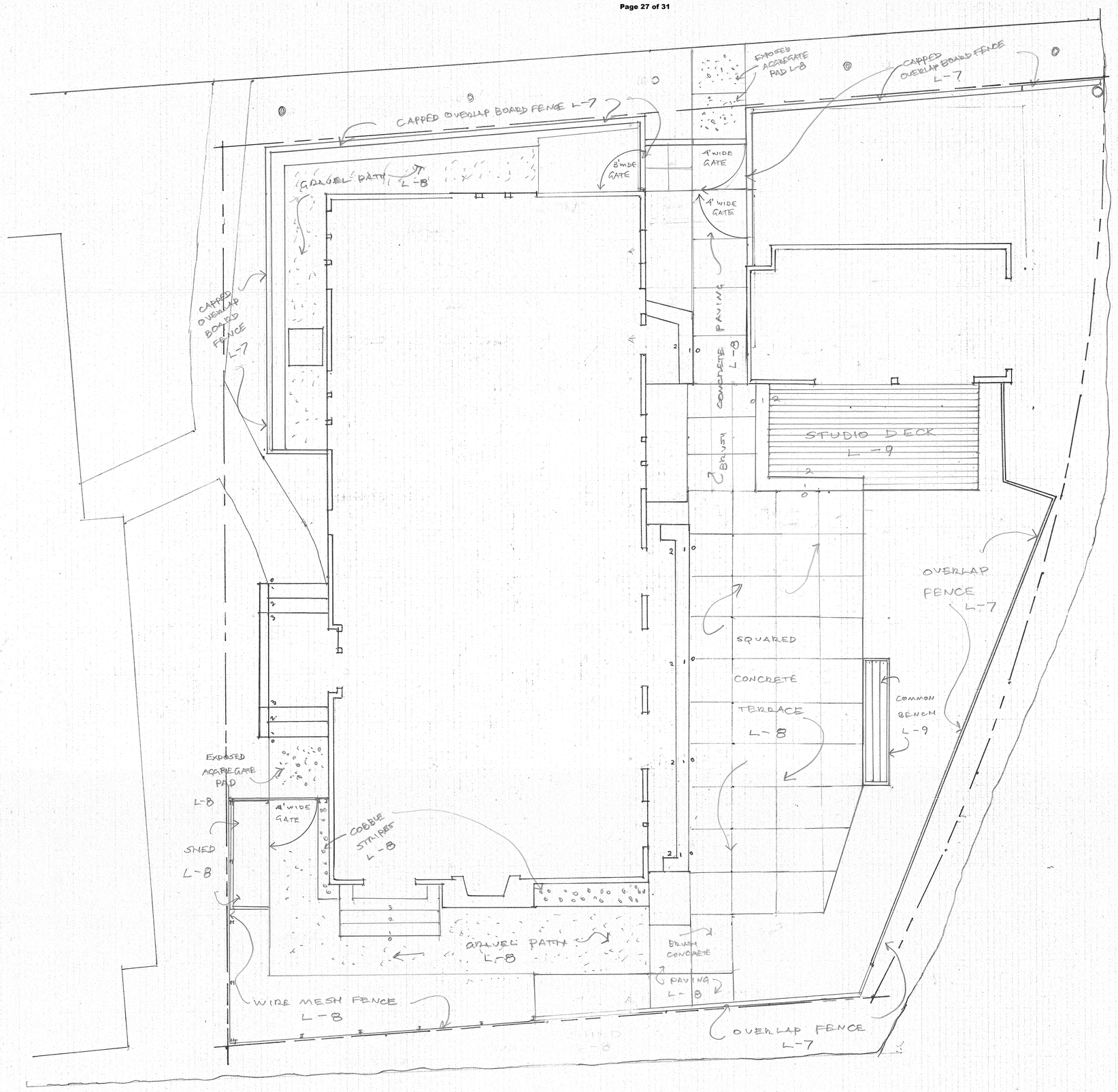
LANDSCAPE SHEET

5

IRRIGATION & LIGHTING

LANDSCAPE ARCHITECT
DAVID BINHAM
ASLA
CA-LIC.#2973

SEPTEMBER 30, 2023
MAY 11, 2024 REVISIONS



NORTH

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

1/4" = 1'0"

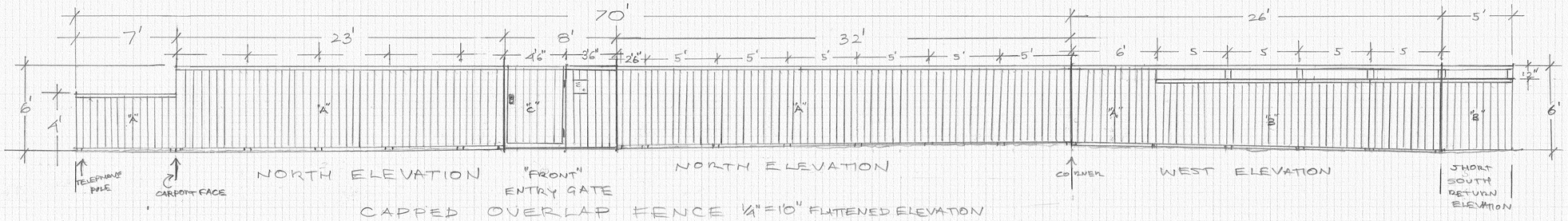
LANDSCAPE SHEET

6

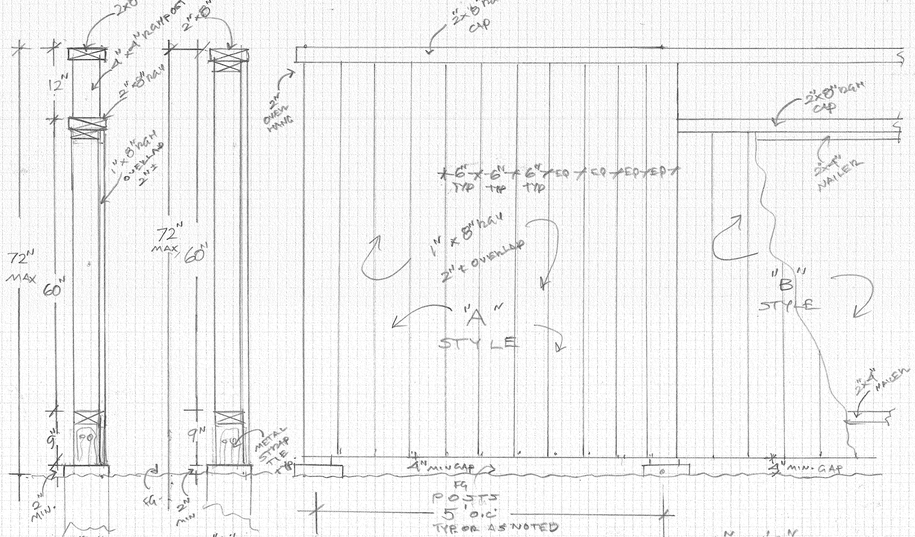
CONSTRUCTION DETAILS LEGEND

LANDSCAPE ARCHITECT
DAVID BRAHAM ASLA
CA. LIC. # 2973

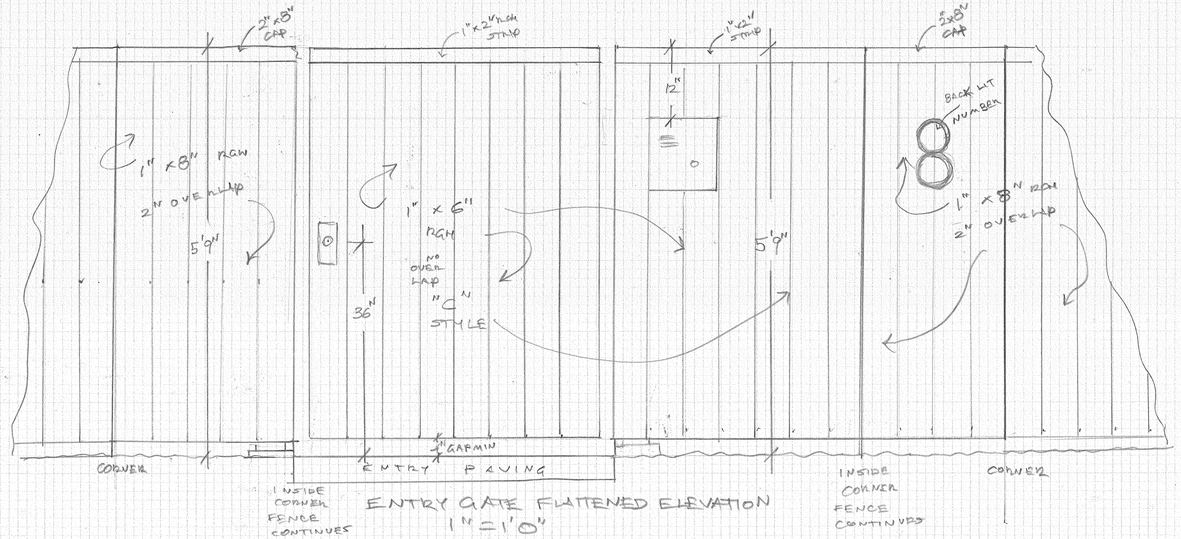
SEPTEMBER 20, 2023
MAY 11, 2024 RUSD



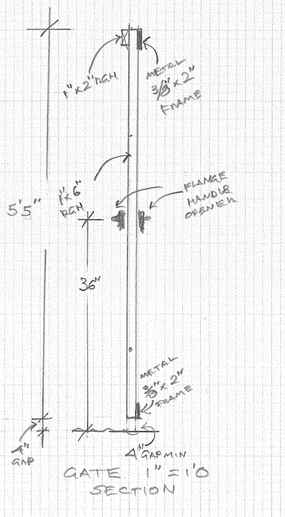
CAPPED OVERLAP FENCE 1/4"=1'0" FLATTENED ELEVATION



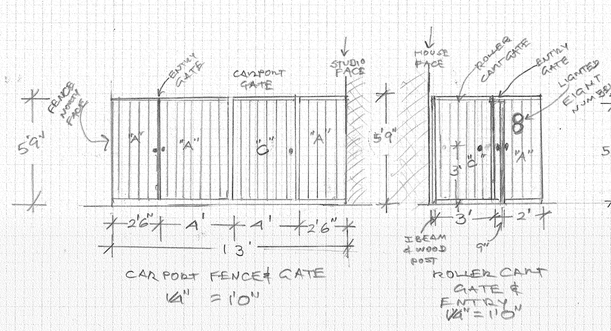
CAPPED OVERLAP FENCE DETAILS 1"=1'0"



ENTRY GATE FLATTENED ELEVATION 1"=1'0"

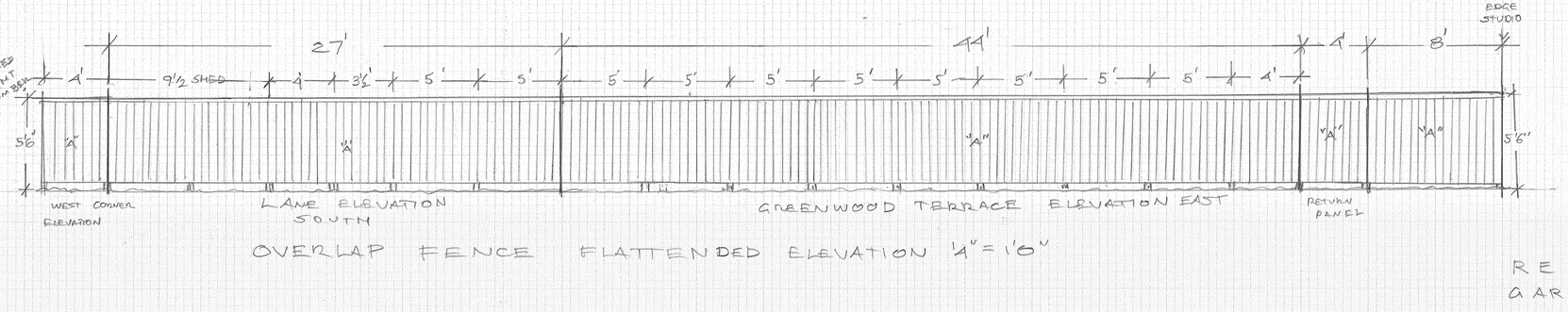


GATE 1"=1'0" SECTION



CARPORT FENCE & GATE 1/4" = 1'0"

ROLLER CART GATE & ENTRY 1/4" = 1'0"



OVERLAP FENCE FLATTENDED ELEVATION 1/4"=1'0"

REID GARDEN

CINDY & RONY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

SCALE AS NOTED

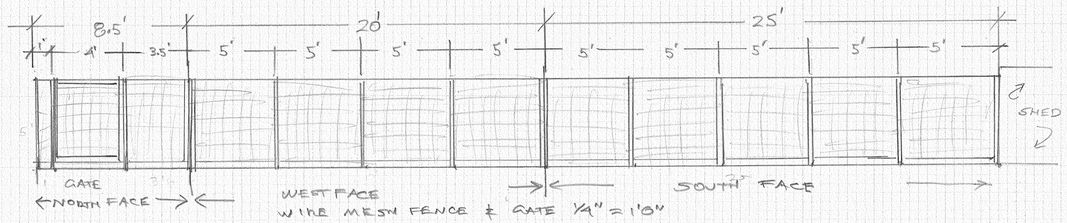
LANDSCAPE SHEET

7

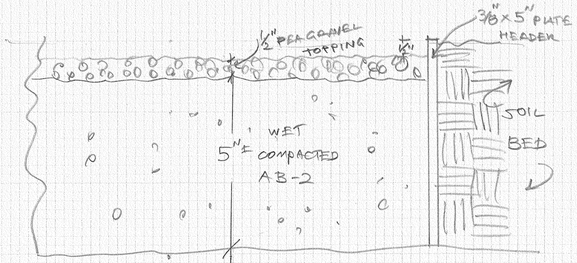
FENCING DETAILS

LANDSCAPE ARCHITECT
DAVID BIGHAM
ASLA
CA. LIC. #2473

SEPTEMBER 30, 2023

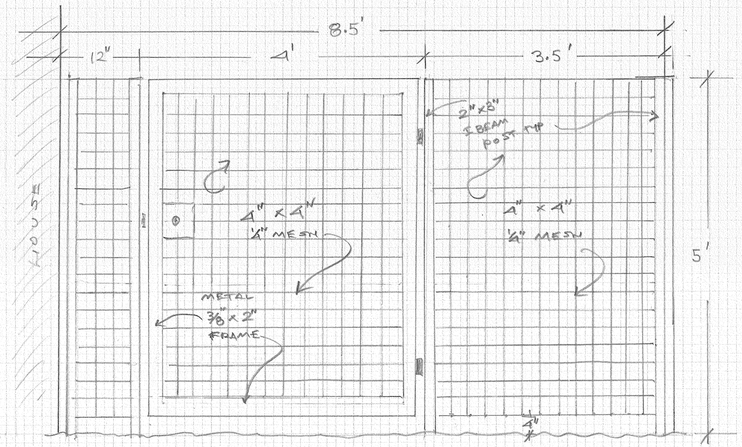


FLATTENED ELEVATION

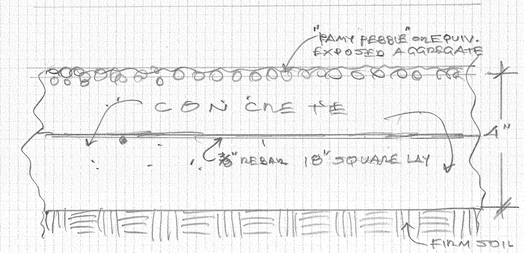


PEA GRAVEL PATHWAY WITH HEADER
1 1/2" = 1"

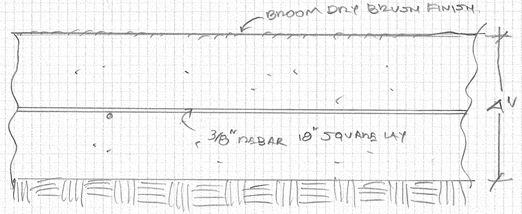
SQUARED CONCRETE TERRACE FULLSCALE



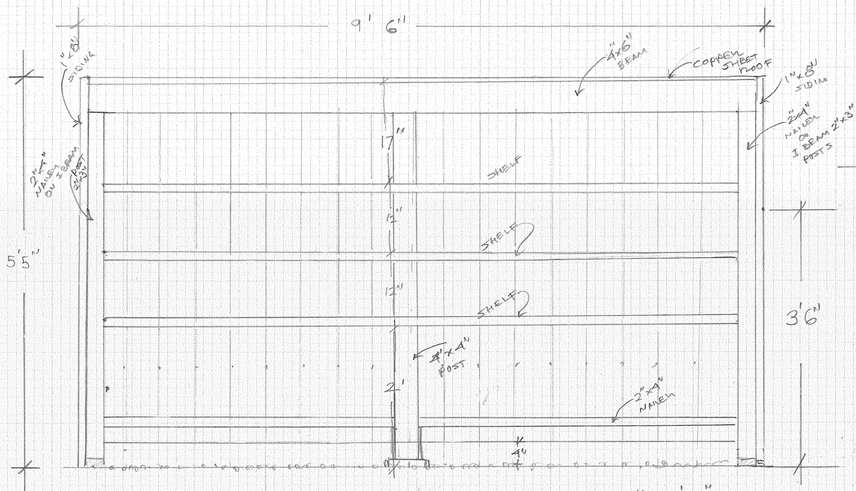
NORTH ELEVATION 1" = 1'0"
WIRE MESH FENCE & GATE



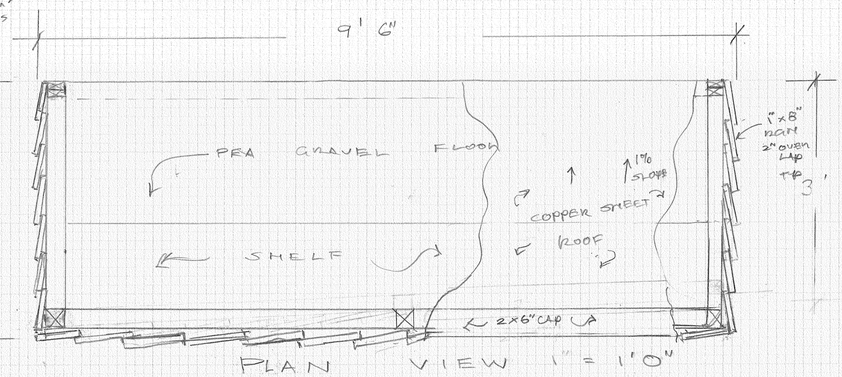
EXPOSED AGGREGATE CONCRETE 1/2" = 1"



BRUSH FINISH CONCRETE 1/2" = 1"



NORTH ELEVATION 1" = 1'0"
SHED



PLAN VIEW 1" = 1'0"
SHED

REID GARDEN

CINDY AND RORY
#8 GREENWOOD COMMON
BERKELEY, CA.
94708

SCALE AS NOTED

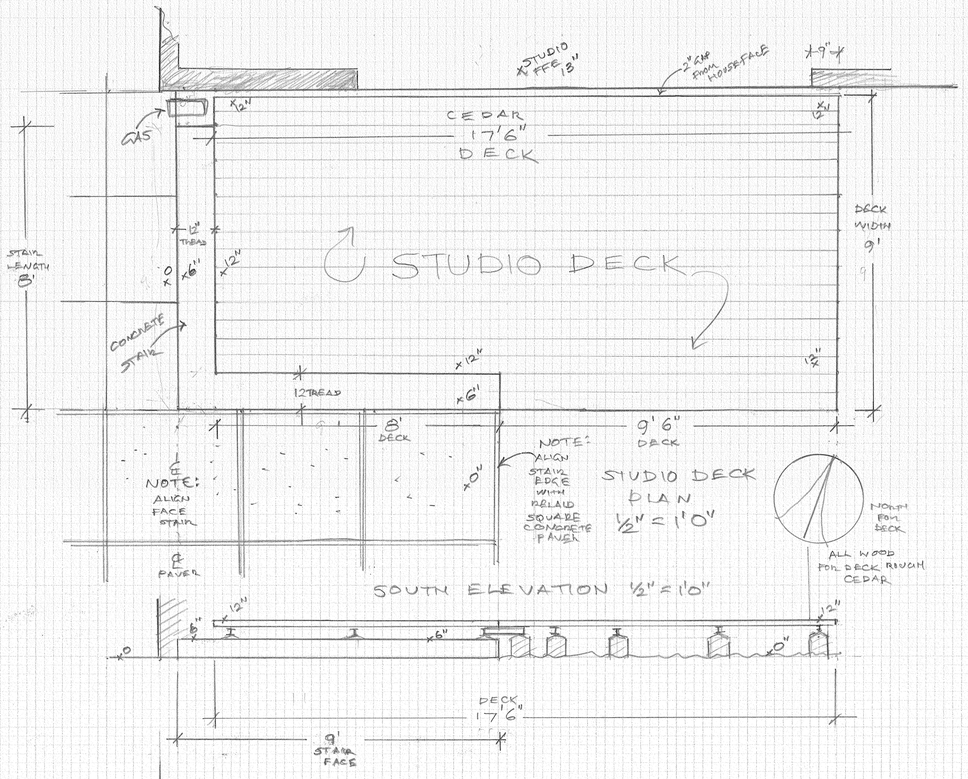
LANDSCAPE SHEET

8

WIRE MESH FENCE, SHED, PAVING DETAILS

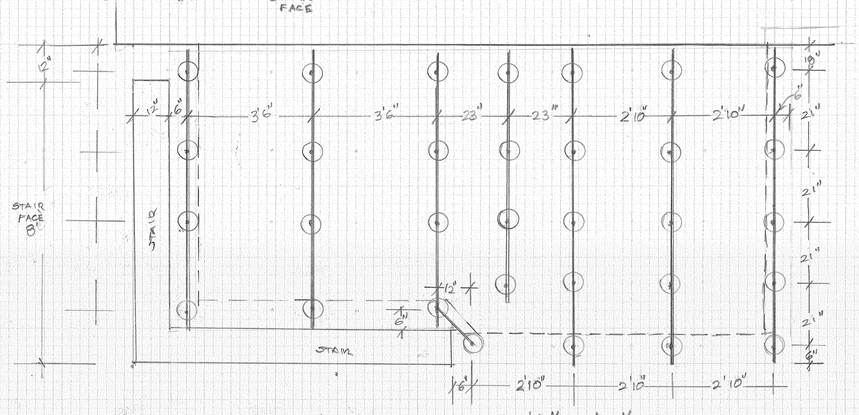
LANDSCAPE ARCHITECT
DAVID BIGHAM
ASLA
CA LIC # 2473

SEPTEMBER 30, 2023
MAY 11, 2024 RWSP DUB

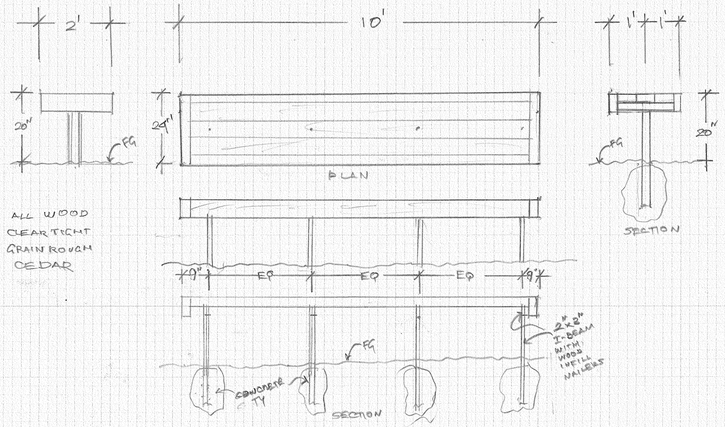


STUDIO DECK PLAN
1/2" = 1'0"

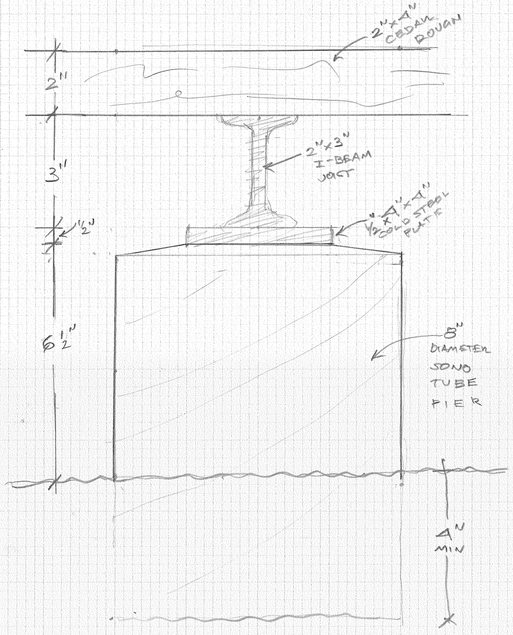
SOUTH ELEVATION 1/2" = 1'0"



PIER LAYOUT 1/2" = 1'0"



BIG BENCH 1/2" = 1'0"



STUDIO DECK PIER
1/2" = 1"

REID
GARDEN

CINDY AND RORY
8 GREENWOOD COMMON
BERKELEY, CA
94708

SCALE AS NOTED

LANDSCAPE SHEET
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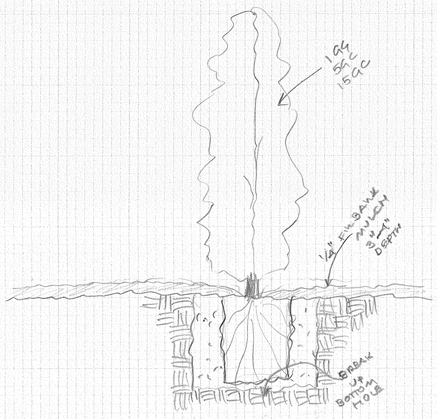
STUDIO DECK & COMMON BENCH

LANDSCAPE ARCHITECT
DAVID BINHAM
AJLA
CA. LIC # 2473

SEPTEMBER 30, 2023

PLANTING DETAILS:



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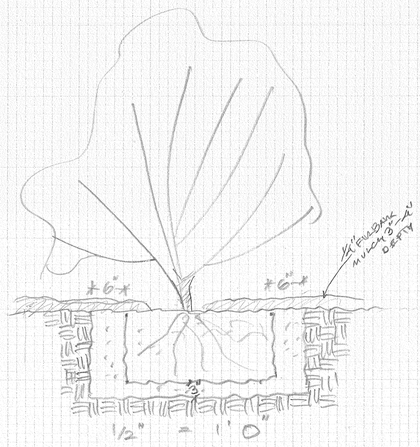
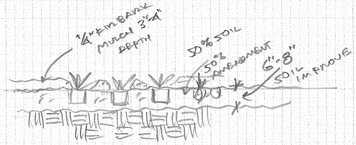
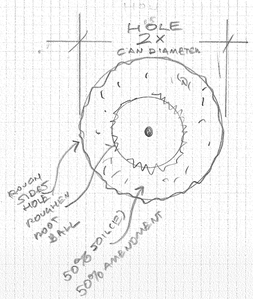
SECTION



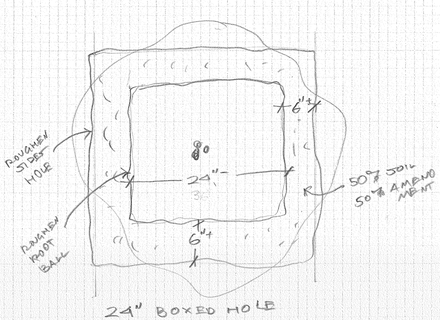
1/2" = 1'0"
SECTION



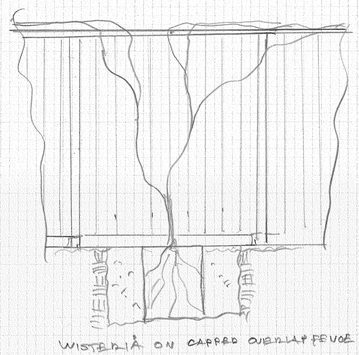
1/2" = 1'0" SECTION
4" POT LINER PLANTING



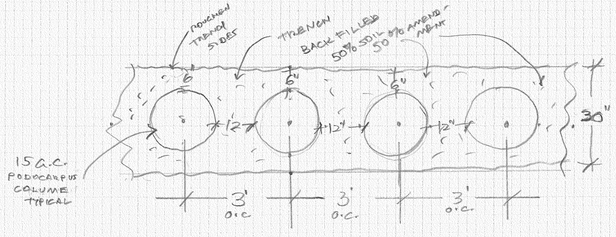
STANDARD HOLE
19G, 5GG, 15GG.
PLAN



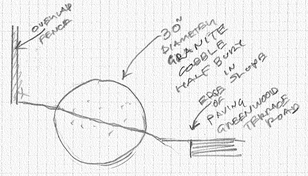
24" BOXED HOLE
36" BOXED HOLE SAME DETAILS
PLAN



WISTERIA ON CAPPED OVERLAP FENCE
1/2" = 1'0"



PODOCARPUS HEDGE TRENCH PLAN
1/2" = 1'0"



1/2" = 1'0"

NOTES:

- ALL EXISTING WOOD TO BE SALVAGED AS POSSIBLE
- ALL RAW WOOD TO BE VINEGAR STAINED DARKEN
- PROPERTY LINE HUBS NOT SET, MUST BE SET BEFORE CONSTRUCTION
- NO GARDEN CONSTRUCTION ATTACHES TO THE HOUSE OR STUDIO
- SEE ARCHITECTURAL DRAWINGS FOR HOUSE OR STUDIO WORK

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PLANTING DETAILS & NOTES

LANDSCAPE ARCHITECT
DAVID BIGHAM
ASLA
CA. LIC.# 2473

SEPTEMBER 30, 2023