Office of the City Manager

INFORMATION CALENDAR
December 11, 2007

To: Honorable Mayor and Members of the City Council

From: Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development Department

Subject: LPC NOD: 2611 Ashby Avenue

INTRODUCTION

The attached Landmarks Preservation Commission Notices of Decision are submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.160, which states 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. (Ord. 4694-NS § 4.1, 1974.)."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission has approved Structural Alteration Permits to 1) allow for a two story addition to the rear of the building, and the rehabilitation and replacement in-kind of exterior features of the landmarked Amy and Frederick Corkill House at 2611 Ashby Avenue;

BACKGROUND

BMC Section 3.24.300 allows the Council to review any action of the Landmarks Preservation Commission in granting or denying a structural alteration permit. In order for the Council to review the decision on its merits, the 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 a hearing on its own. Such action must be taken within 15 days from the mailing of the Notice of Decision or by December 11, 2007, since the notice was mailed on Monday, November 26, 2007. Such certification to the Council shall stay all proceedings in the same manner as the filing of a notice of appeal.

If the Council chooses to appeal the action of the Landmarks Preservation Commission, a public hearing will be set within 25 days pursuant to BMC Section 3.24.300. The Council must then rule on the application within 30 days from the date that the public hearing is opened or the decision of the Landmarks Preservation Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Landmarks Preservation Commission and make its own decision, the attached Notices of Decision are deemed received and filed.

POSSIBLE FUTURE ACTION
The Council could choose to appeal (certify) the decisions by the Landmark Preservation Commission, setting a public hearing at a later date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
Additional staff time would be required to prepare the necessary Council reports and resolution.

CONTACT PERSON
Debbie Sanderson, Acting Land Use Planning Manager, 981-7410

Attachments:
1. Landmarks Preservation Commission Notice of Decision for 2611 Ashby Ave. to allow structural alteration to a Berkeley Landmark structure (Application No. 07-400000029)

LANDMARK PRESERVATION COMMISSION

Notice of Decision

MEETING OF: October 4, 2007

Property Address:	**2611 Ashby Avenue**
Also Known As:	**The Amy and Frederick Corkill House**
Action:	**Structure Alteration Permit Approval**
Application Number:	**07-40000029**
Applicant:	**Shawn Smith**

WHEREAS, the Amy and Frederick Corkill House at 2611 Ashby Avenue was designated a City of Berkeley Landmark on April 6, 2006; and

WHEREAS, on July 19, 2007 a Landmarks Structural Alteration Permit application (LM #07-40000026) was submitted proposing to: restore the building as a single residential unit, add dormers and a balcony, replace the garage, locate a two-story addition at the rear where a detached tank house is now located, and do additional repair and replacement of existing features including windows, siding, and chimney; and

WHEREAS, on August 2, 2007, the Landmarks Preservation Commission (LPC) opened the Public Hearing, took testimony, and asked the applicant to provide a more detailed description of the proposed windows, change the project design so that the dormers are replaced by skylights and the ridge skylight is removed; and

WHEREAS, on September 6, 2007, the LPC voted to continue the Public Hearing because the applicant had not yet submitted the revised plans, and created a Subcommittee to meet with the applicant; and

WHEREAS, on September 10, 2007, the applicant submitted revised plans which removed the dormers to the attic space, reduced the extent of rooftop skylight to roof ridgeline only, added a mullion to skylight ridgeline, removed the work proposed for the garage, and eliminated the proposed alterations to the driveway surfacing materials; and

WHEREAS, on September 17, 2007 the applicant and the property owners met with an LPC Subcommittee to discuss the revised Structural Alteration Proposal; and

WHEREAS, on September 25, 2007 the applicant further revised plans based on the comments made at the LPC Subcommittee Meeting; and

WHEREAS, on October 4, 2007 the LPC took testimony, closed the Public Hearing, and after deliberation the Landmarks Preservation Commission voted to approve the proposed Structural Alteration Permit for the Amy and Frederick Corkill house at 2611 Ashby Avenue.

NOW, THEREFORE, BE IT RESOLVED that Structural Alteration Permit (#07-40000029) is hereby approved, based on the findings contained in Exhibit A, and subject to the condition that the chimney be rehabilitated to its original condition and color.

Exhibits
A: Findings
B: Applicants Statement
B: Project Plans dated September 25, 2007.

VOTE:	8-0-1-0
Aye:	Emmington, Gardner, Hansen, Johnson, Ng, Packard, Wagley, and Winkel
Nay:	None
Recused:	Parsons
Absent:	None

ATTEST: Terry Blount
Terry Blount
Secretary, Landmarks Preservation Commission

DATE NOTICE MAILED: November 19, 2007
THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: December 4, 2007
Appeal must be filed with City Clerk by this date.

TO APPEAL THIS MATTER:
Pursuant to Section 3.24.300 of the Landmarks Preservation Ordinance: "An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter". Any appeal submitted by the public must be in writing, specifying the reasons for the appeal. The appeal fee if filed by the applicant is $1156. If filed by a person other than the applicant, the fee is $63.00. The City Clerk's Department is located on the first floor at 2180 Milvia Street, Berkeley, CA 94704; Phone (510) 981-6900.

NOTICE CONCERNING YOUR LEGAL RIGHTS:
If you object to a decision by the Landmarks Preservation Commission to approve or deny a Structural Alteration Permit, the following requirements and restrictions apply:

1. You must appeal to the City Council within 15 days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to inquire with the Current Planning Division (981-7410) to determine when a Notice of Decision is mailed.
2. No lawsuit challenging a City decision to deny (Code Civ. Proc. Section 1094.6(b) or approve (Gov. Code Section 65009(c)(5)) a Structural Alteration 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.
3. In any lawsuit that may be filed against a City Council decision to approve or deny a Structural Alteration Permit, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.
4. 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.

cc:

City Clerk's Office
2180 Milvia Street
Berkeley, CA 94704

James and Carina Grandison
2611 Ashby Avenue
Berkeley, CA 94705

Shawn Smith
Fargo Farnesy, Inc.
2119 West St.
Berkeley, CA 94702

Planning Dept. GIS staff
2120 Milvia St.
Berkeley, CA 94704

NOW, THEREFORE, BE IT RESOLVED that Structural Alteration Permit (#07-40000029) is hereby approved, based on the findings contained in Exhibit A, and subject to the condition that the chimney be rehabilitated to its original condition and color.

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VOTE:	8-0-1-0
Aye:	Emmington, Gardner, Hansen, Johnson, Ng, Packard, Wagley, and Winkel
Nay:	None
Recused:	Parsons
Absent:	None

ATTEST: Terry Blount
Terry Blount
Secretary, Landmarks Preservation Commission

ATTACHMENT

FINDINGS

OCTOBER 4, 2007

2611 Ashby Avenue

Structural Alteration Permit LM #07-40000029

CEQA FINDINGS

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation").

LANDMARKS PRESERVATION ORDINANCE FINDINGS

Pursuant to Berkeley Municipal Code Section 3.24.260.C.1, the Landmarks Preservation *Commission of the City of Berkeley makes the following findings:*

a. The project involves the rehabilitation of the existing structure and an addition to the rear. The project as proposed will preserve the existing character-defining features where possible, rehabilitate deteriorated ones where feasible, and restore those that have been removed over time. Therefore, the proposed work will not adversely affect the exterior architectural features of the landmark nor the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

b. *The subject property is not part of a historic district.*

c. The subject property is not a structure of merit.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

a. The property's use will not change.

b. The historic character of the property will be retained and preserved. Distinctive materials will be removed only where there is no possibility of repair and will be replaced with in-kind features or where necessary as required for the addition attached to the rear of the main structure.

c. The proposed project will not lead to any changes that will create a false sense of historical development.

d. The proposed project will not affect any changes to the property that have acquired historic significance in their own right, as there are none.

e. To the extent feasible, distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The exception will be the windows and portions of the siding materials that are either not repairable, not original, or are required to be removed to allow the addition to the rear of the main structure. Where applicable, these will be replaced with in-kind features.

f. All existing windows are either steel sash or are not repairable and will be replaced with wood, double-hung windows to match the original windows in finish and design. The window trim will be repaired where possible and replaced where required. The different siding and roof materials will be preserved where possible, rehabilitated where appropriate, and replaced in-kind where required. The boxed eaves will be restored to their original design based on photographic evidence. Therefore, to the extent possible, deteriorated historic features will be repaired rather than replaced.

g. Chemical or physical treatments will not be undertaken.

h. There are no known archaeological resources located at this site.

i. The proposed project includes both the connection of the tank house to the main structure and the addition of a second story to it. These improvements will be carried out with the removal of the least amount of historic fabric as possible. The entire south-facing wall of the tank house and much of the north-facing wall of the main structure have to be removed so that the tank house can be connected to the main structure and a second story be added to it. Much of the west- and north-facing walls of the tank house have to be replaced because of the severity of the deterioration of this part of the structure.

   The second-story addition to the tank house has been designed so as to be compatible with, but differentiated from, the main structure. The roof materials and slope, the massing, and exterior cladding will match those of the main structure. The addition will be differentiable from the main structure through the use of French doors, a balconette, and a reduced eave depth as design elements.

j. The new addition will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fargo Farnesi, Inc.

September 21, 2007

Mr. Terry Blount
LPC Secretary
Planning & Development Department
City of Berkeley
2120 Milvia Street,
Berkeley, CA 94704

RE: Applicant's Statement

Dear Mr. Blount,

It is the intent of this project to return 2611 Ashby Avenue back into a single family residence. This will be an extensive effort using the few remaining documents from BAHA, our investigations inside the building, and research done by Mr. Grandison.

We will be removing the three apartments (2 on the first floor, 1 on the second). This includes removing the individual kitchens, bathrooms, and separate electrical, gas, sewer, and gas connections. We will also be removing the separate entries that have been cut into the building. In the case of the front unit, a kitchen has been placed in the original entry porch.

At the rear of the building the original rear porch was incorporated into the building and a second floor added. This addition included a shallow sloped roof. We are proposing to extend the hip roof out over this area with a ±6" eave rather than the 2'-0" over the original building. This is to signify that this was a modification to the building while providing a more cohesive roof line to the building.

Below is a list of finishes and material specifications requested by the LPC during our August meeting.

1) All existing windows are severely damaged or are steel sash and will be replaced (same size and detailing) with new dual glazed, wood (interior and exterior) double hung windows. The trim around the existing windows will be repaired / replaced as necessary.
2) All additional windows will be made to match. Trim around the added windows will have trim around them that is similar but will not exactly match the existing trim to indicate that these windows were not part of the existing structure.
3) The siding below the water table trim is 1x8 redwood "Channel Rustic" we will be removing the damaged portions and replacing it with new siding to match. This may require having a mill work shop cut custom boards.
4) The water table trim is severely damaged by water and long periods of not being painted.

2119 West Street
Phone (510) 486-0353

Berkeley, CA 94705
Fax (510) 486-0943

We will be providing sample of this water table to our mill worker to have custom knives made to match the existing profile.

5) The "3 Drop" siding on the first floor needs to be replaced in several locations. We have found that EcoTimber has profiles that closely match what is existing. However, once the repairs to the siding have begun, we will verify that EcoTimber's siding matches exactly. If it does not, they will mill siding to match for us.
6) The shingles are in generally poor condition. We will be replacing most of the shingles with new cedar shingles. The existing 5" exposure will be maintained.
7) The eaves have been boxed out with rough sawn plywood or hardboard. Photographs from the 1930's clearly show a more detailed eave treatment. We propose to replace the original eave detailing as closely as we can to the original.

If you have any further questions please let me know.

Sincerely,

Shawn Smith
Fargo Farnesi, Inc.

Grandison Residence

2611 Ashby Avenue, Berkeley, CA

PROJECT DATA

Address	2611 Ashby Ave. Berkeley, CA
Description	R-2 Remodel, Conversion of four units to single-family dwelling
APN	053-1884-016-00
Zoning District	R-2A

TABULATION FORM

	EXISTING	PROPOSED	DIFFERENCE	PERMITTED/REQUIRED
PARKING SPACES				
Number of Covered Spaces	2	1	-1	1
Number of Parking Spaces	3	2	-1	1
YARDS & HEIGHTS				
SETBACKS				
Front Yard	24'-8"	24'-8"	N/C	15'-0"
Left Side Yard	12'-8 1/2"	12'-8 1/2"	N/C	4'-0"
Right Side Yard	1'-7 1/2"	1'-7 1/2"	N/C	4'-0"
Rear Yard	52'-8"	52'-8"	N/C	19'-0"
Building Height (# of stories)	2	2	N/C	3
Average	27'-11"	27'-11"	N/C	28'-0"
Midpoint	32'-1"	32'-1"	N/C	33'-0"
AREAS				
Lot Area	6000 s	6000 s	N/C	5000 s
MAIN BUILDING				
Lower Floor Area	1404 s	1626 s	217	
Upper Floor Area	1243 s	1583 s	340	
Attic Floor Area	0 s	384 s	0 s	
(E) Entry Porches	80 s	0 s	-80	
(N) Additions at *Porch Houses	0 s	500 s	500	
(N) Covered Porches	0 s	88 s	88	
Gross Area of Main Building	1479 s	2499 s	1019 s	
ACCESSORY BUILDING				
Garage Floor Area	218 s	377 s	159 s	
Tank House	195 s	0	-195 s	
Gross Area of Accessory Buildings	413 s	377 s	-36 s	
GROSS AREA CALCULATIONS				
Main Building Gross Area	1479	2087		
Accessory Building Gross Area	413	377		
Gross Floor Area	1892	2464	572	
BUILDING FOOTPRINT CALCULATION				
Main Building Footprint	1404 s	1626 s	217	
Accessory Building *Footprints	413 s	377 s	-36 s	
(E) Entry Porches	80 s	0 s	-80	
(N) Covered Porches	0 s	88 s	88	
Total Building Footprintprints	1402 s	2088 s	186 s	
Lot Coverage (*Footprints/Lot Area)	0.317 31.70%	0.348 34.80%	2.90%	40.00 %
Usable Open Space	2408 s	2088 s	-188 s	800 s

(N) Tank House structure should read under accessory building code, but is currently being an accessory structure.

The Tank House and Rear additions are listed under the proposed Main Building calculations as we are proposing to connect it to the main building.

Side Yard Setback Calculation

Lot width at front of property = 52'-8 1/2"
Lot less than 60' = 10% rule (lot width)
52'-8 1/2" * .10 = 5'-4" for Side Yard Setback

* Per City of Berkeley Zoning Ordinance 23D.32.070 D.5
"If on the date of enactment the lot is less than forty (40) feet, the required side yard setback shall be ten (10) percent of the lot width, but in no case shall the first and second floors of a building. The third story side yard setback shall be twelve (12) percent of the lot width, but in no case shall it be less than five feet."

I have reviewed the plans for the additions to 2611 Ashby Ave, Berkeley CA.

Name (printed)	Signature	Address	Date	Have no objections	Have objections (Please state briefly)

PROJECT DIRECTORY

OWNER	ARCHITECT	LANDSCAPE ARCHITECT
James Grandison	Steven Sachs	Form
	Fargo Farnesi, Inc.	Pedro Cruz Landscape
2611 Ashby Avenue	2114 West Street	6000 Hardwood Avenue
Berkeley, CA 94703	Berkeley, CA 94703	Oakland, CA 94618
(510) 486-0901	(510) 486-0288	(510) 655-0414
(510) 528-9798	(510) 486-0448 (Fax)	(510) 655-9213 (Fax)
jgrandison@yahoo.com	pfarnesi@design.com	

SCOPE OF WORK

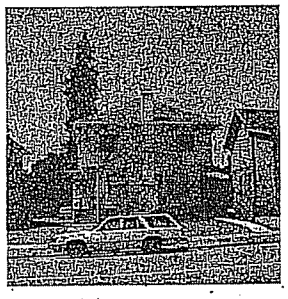
Plans always represent alterations to an existing residence as follows:

1. Conversion of three dwelling units back to a single family dwelling

2. Converting Existing Tank House to an main building (94.8 S.F.) at first floor and second story addition to the Tank House (392.8 S.F.) for a total addition of (500.1 S.F.)

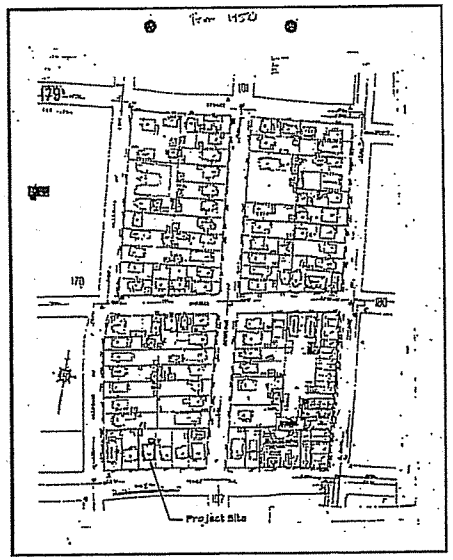
3. Replacement of all existing single glazed, double hung, wood windows with new dual glazed, double hung, wood windows. Plus, the relocation or addition of new windows as shown on the proposed plans. All new windows to be wood exterior and interior with detailing to match that existing on current building.

4. Addition of new floor area (374 S.F.) in an existing attic space.



2611 Ashby Avenue
Berkeley, CA

RECEIVED
SEP 25 2007
AND ADVANCE PLANNING



1 Sandborne Map
Not to Scale

DRAWING INDEX

.CS	COVER SHEET	AS NOTED
PLANS		
SD-0.1	PROPOSED SITE PLAN	1/8"= 1'-0"
SD-1.0	PROPOSED FLOOR PLANS	1/4"= 1'-0"
SD-1.1	PROPOSED ATTIC & ROOF PLANS	1/4"= 1'-0"
SD-2.0	PROPOSED SECTION CUTS	1/4"= 1'-0"
EXTERIOR ELEVATIONS		
SD-3.1	EXTERIOR ELEVATIONS	1/4"= 1'-0"
SD-3.1	EXTERIOR ELEVATIONS	1/4"= 1'-0"
SD-3.2	EXTERIOR ELEVATIONS	1/4"= 1'-0"
SHADOW STUDY		
SD-6.0	SHADOW STUDY PLANS	1/16"= 1'-0"
SD-6.1	SHADOW STUDY PLANS	1/16"= 1'-0"
SD-6.2	SHADOW STUDY 3D MODEL	1/16"= 1'-0"
SD-6.3	SHADOW STUDY 3D MODEL	1/16"= 1'-0"
EXISTING CONDITIONS		
EC-1	EXISTING SITE PLAN	1/8"= 1'-0"
EC-2	EXISTING/DEMOLITION PLANS	1/4"= 1'-0"
SURVEY		
1	SITE SURVEY	1/8"= 1'-0"

ABBREVIATIONS

A	Area	MIL	Millimeter
@	At	MIN	Minimum
∠	Angle	MTL	Metal
ACOUS	Acoustic		
ADJ	Adjacent	NIC	Not In Contract
AFF	Above Finish Floor	NO	Number
AGGR	Aggregate	NOM	Nominal
ALT	Alternate	NTS	Not To Scale
ALUM	Aluminum	O.C.	On Center
APPROX	Approximately	OD	Outside Diameter
ARCH	Architect	OPP	Opposite
ASPH	Asphalt	OVHD	Overhead
BD	Board		
BLDG	Building	P.C.	Planning Commission
BLK	Block	PL	Plate
BLKG	Blocking	PLY	Plywood
BM	Beam	PNL	Panel
BOT	Bottom	PT	Point
CAB	Cabinet	PTD	Painted
CLG	Ceiling	PTDF	Pressure Treated Douglas Fir
CLR	Clear	R	Riser
CMU	Concrete Masonry Unit	R & S	Rod and Shelf
COL	Column	RM	Room
CONC	Concrete	Adjust	Adjustment
CONT	Continuous	Req'd	Required
CTR	Center	RHMA	Rock Hot Mixed Asphalt
CTSK	Countersink	RO	Rough Opening
DBL	Double		
DIAG	Diagonal	S.C.D.	San Civil Dept.
DIM	Dimension	Sched	Schedule
DN	Downspout	S.E.D.	San Electrical Dept.
DTL	Detail	Sim	Similar
DWG	Drawing	SPK	Sprinkler
DWL	Dowel	STD	Standard
EA	Each	S.P.D.	San Plumbing Department
EJ	Expansion Joint	Stl	Steel
EL	Elevation	S.L.D.	San Landscape Dept.
ELEC	Electric	S.M.D.	San Mechanical Dept.
EQ	Equal	Struct	Structural
EQUIP	Equipment	T	Tread
EXT	Exterior	S.S.	Stainless Steel
FAB	Fabricate	S.S.D.	San Structural Drawings
FDN	Foundation	STL	Storage
FIN	Finish	SL	Slope
FLR	Floor	SL	Shelf
FRMG	Framing	Shelf	Shelf and
FRPL	Fireplace		
FTG	Footing	TA	Tread
FUR	Furring	TB	Top of Beam
GA	Gauge	TBD	Top of Beam
GALV	Galvanized	TDF	Top of Finish Floor
GLB	Glue Laminated Beam	TDF	Top of Floor
GLBM	Glue Laminated Beam	TDS	Top of Slab
GWB	Gypsum Wall Board	TDSF	Top of Sub Floor
HB	Hose Bibb	TEMP	Temporary
HDR	Header	TFL	Top of Wall
HGT	Height	TYP	Typical
IJ	Joist Hanger	UNO	Unless Otherwise Noted
INSUL	Insulation		
JB	Junction Box	VIF	Verify
JOIST	Joist	VIS	Visible
		VTR	Vent Through Roof
LB	Pound		
LBL	Label	W	Wide
LIN	Linear	WD	Wood
LT	Light	WDF	Wood Frame
		WDP	Wood Panelling Product
MAX	Maximum		
MB	Machine Bolt		
MC	Manufacturer		

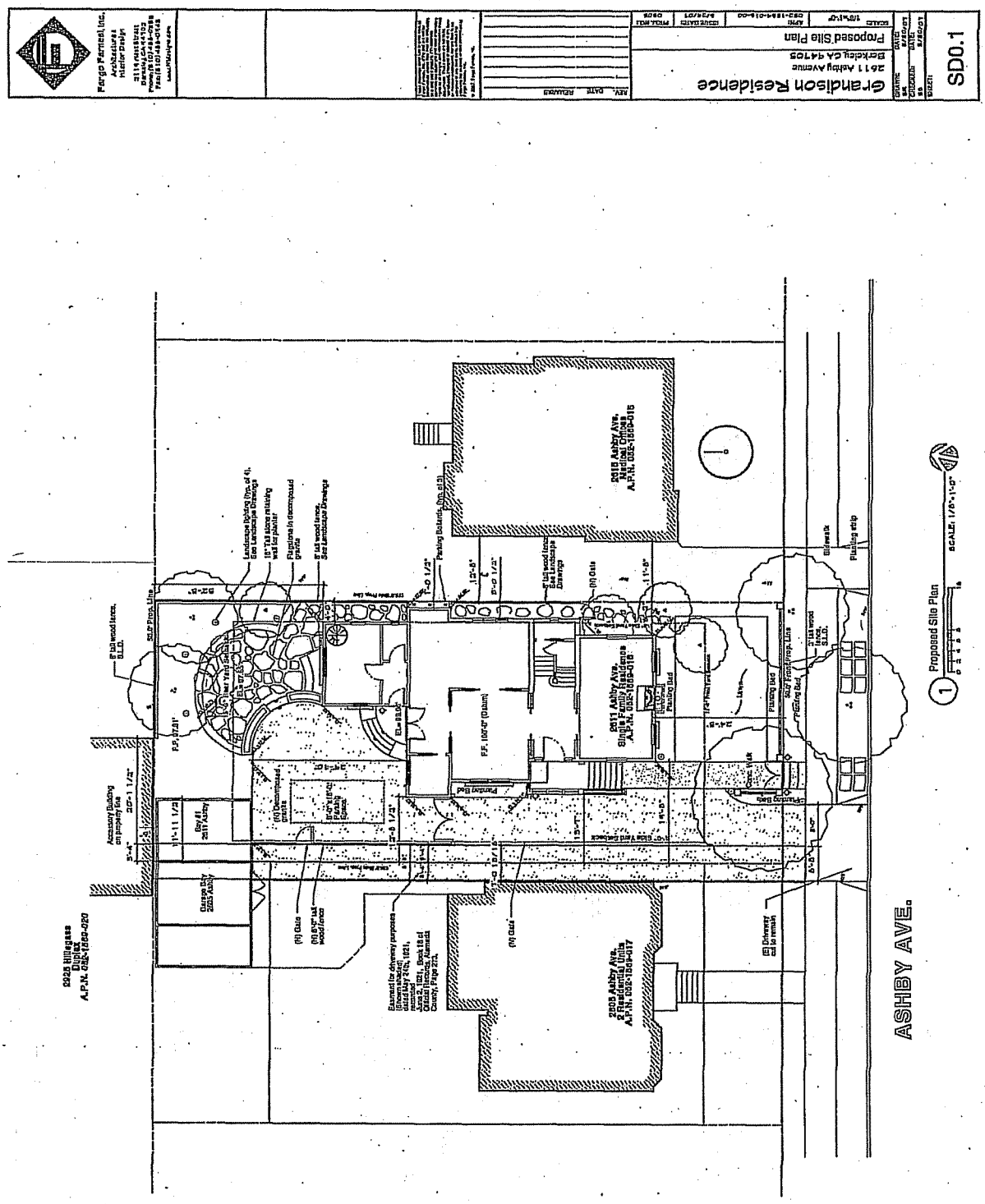
Fargo Farnesi, Inc.
Architecture & Interior Design
2114 West Street
Berkeley, CA 94703
Phone (510) 486-0288
Fax (510) 486-0448
www.fdesign.com

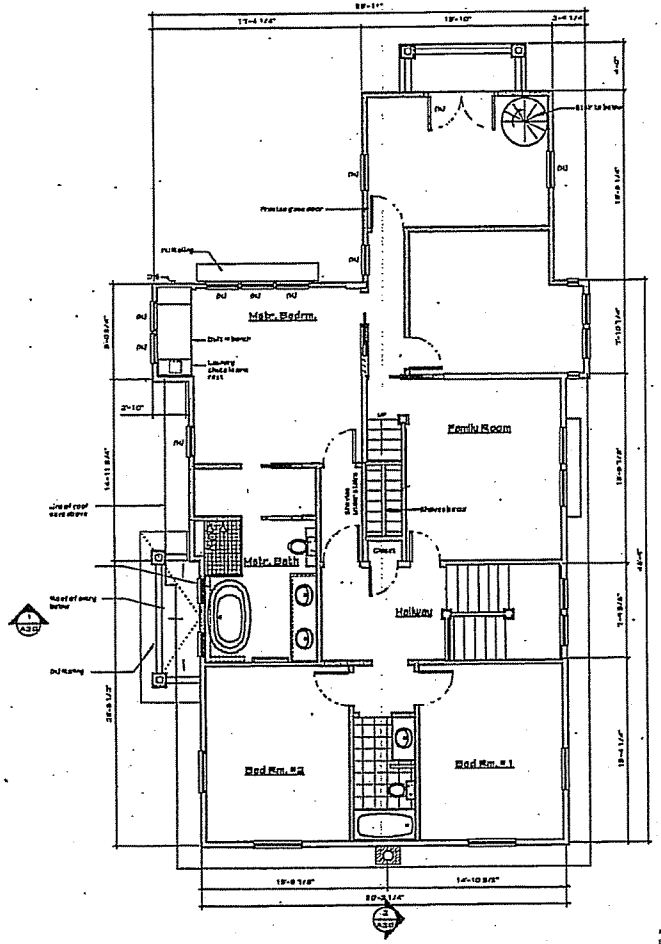
REV	DATE	REVISIONS

PRELIMINARY DRAWING

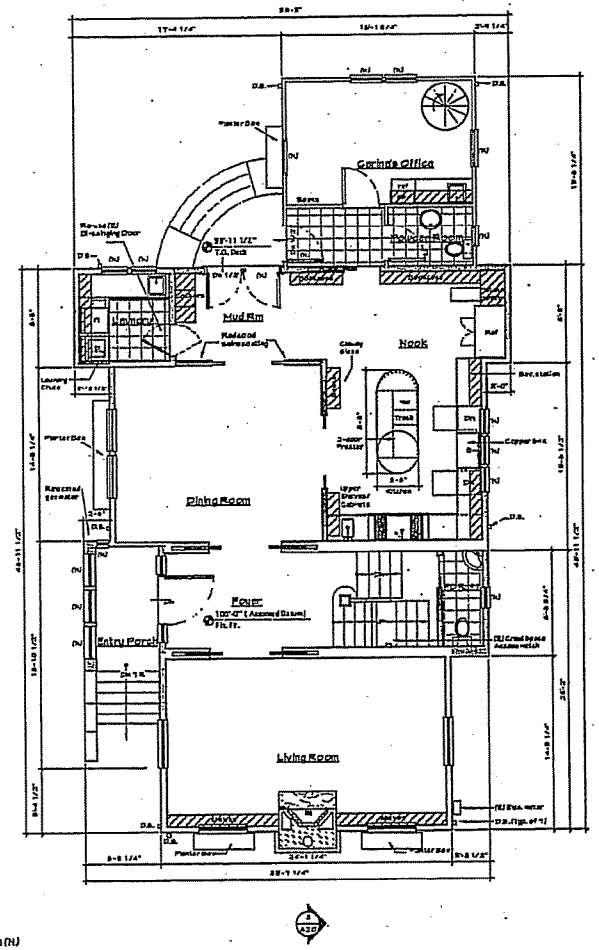
Grandison Residence
2611 Ashby Avenue
Berkeley, CA 94705
COVER SHEET

DRAWN: BR
DATE: 6/08/07
CHECKED: BR
DATE: 6/08/07
SHEET:
CS


Fergo Farrell, Inc.
Architecture
Interior Design
2111 Hearst Street
Berkeley, CA 94709
Phone (510) 548-0188
Fax (510) 548-0148
Grandison Residence
2611 Ashby Avenue
Berkeley, CA 94705
Proposed Site Plan
SD0.1
2626 Billingsley Duplex
A.P.N. 052-1569-020
2615 Ashby Ave.
Single Family Residence
A.P.N. 052-1569-018
2605 Ashby Ave.
2 Residential Units
A.P.N. 052-1569-017
2618 Ashby Ave.
Medical Offices
A.P.N. 052-1569-016
ASHBY AVE.
Proposed Site Plan
SCALE: 1/8"=1'-0"



2 Proposed Upper Level Plan (1698.02 S.F.)



1 Proposed Lower Level Plan (1626.46 S.F.)

All (E) windows to be replaced with (N) wood, dual glazed double hung windows

Fargo Farnest, Inc.
Architecture & Interior Design
3114 Pell Street
Berkeley, CA 94703
Phone (510) 486-0888
Fax (510) 486-0449
www.ffdesigns.com

REV.	DATE	REVISIONS

Grandison Residence
2611 Ashby Avenue
Berkeley, CA 94705

Proposed Floor Plan

DRAWN BY: SK	DATE: 7/28/01
CHECKED BY: SB	DATE: 7/28/01
SCALE: 1/4"=1'-0"	ISSUED DATE: 28-AUG-01
PROJ. SCALE: 0808	APN: 055-1844-016-00

SHEET:
SD-1.0

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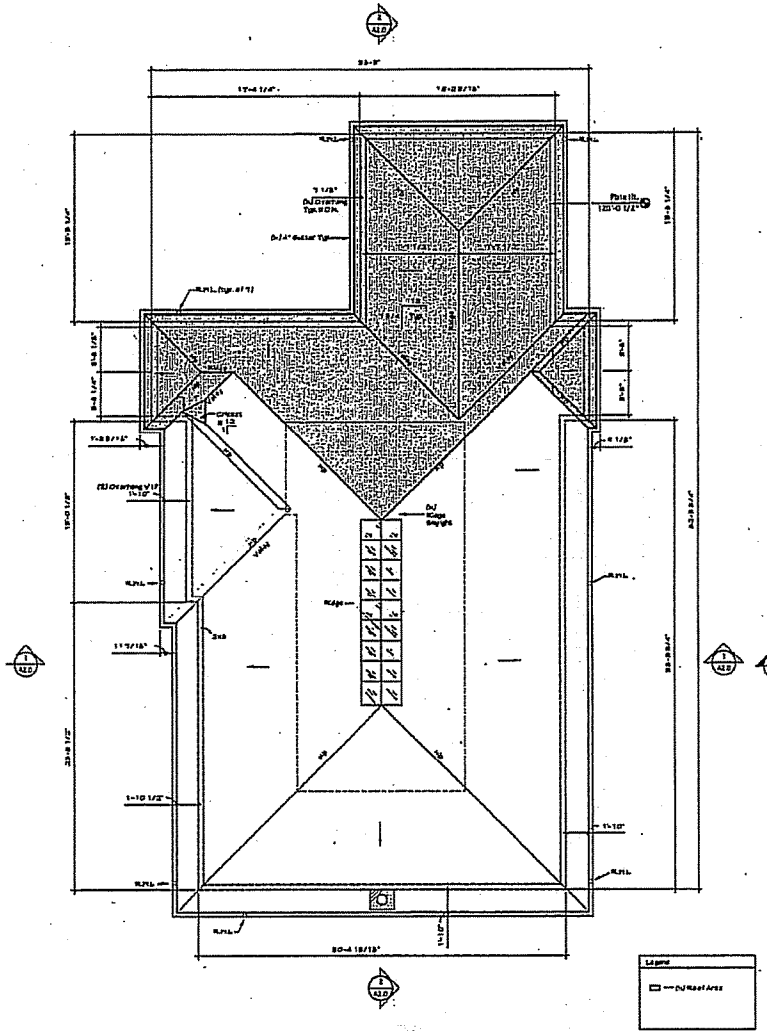
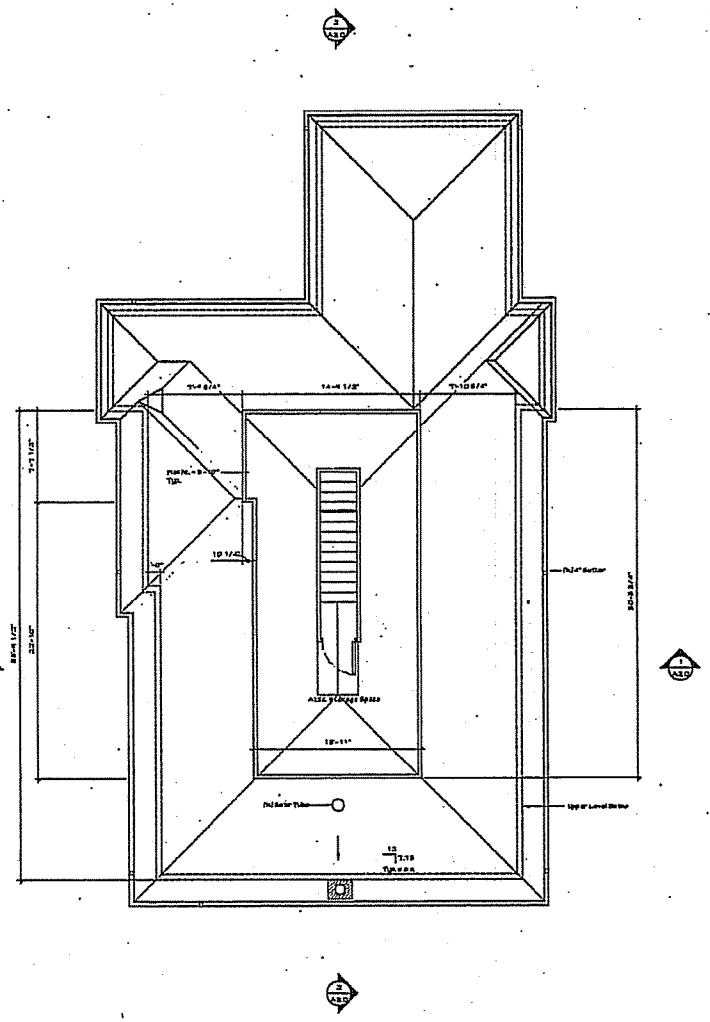


2 Proposed Roof Plan



1 Proposed Attic Plan (409.9 S.F.)

Fargo Farnest Inc.
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2114 Fort Street
Berkeley, CA 94703
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Fax (510) 486-0448
www.FarnesInc.com

REV.	DATE	REMARKS

Grandison Residence
2611 Ashby Avenue
Berkeley, CA 94705

Proposed Attic & Roof Plans

ISSUED: 23-AUG-07
PROJECT NO. 0709
APN: 052-1954-015-00
SCALE: 1/4"=1'-0"

DRAWN: BR DATE: 7/26/07
CHECKED: BS DATE: 7/26/07
SHEET: SD-1.1

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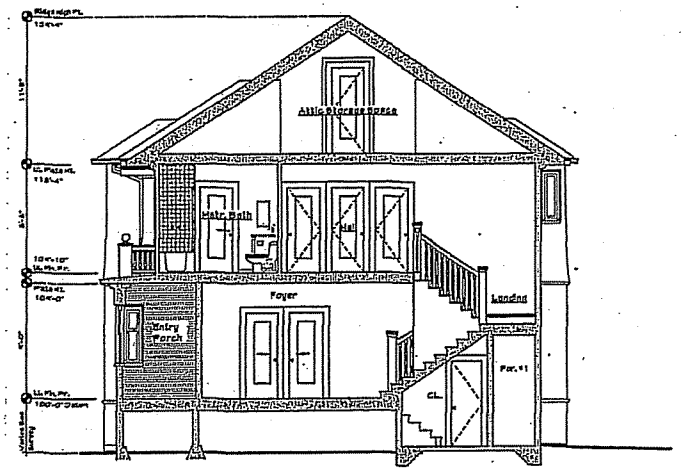
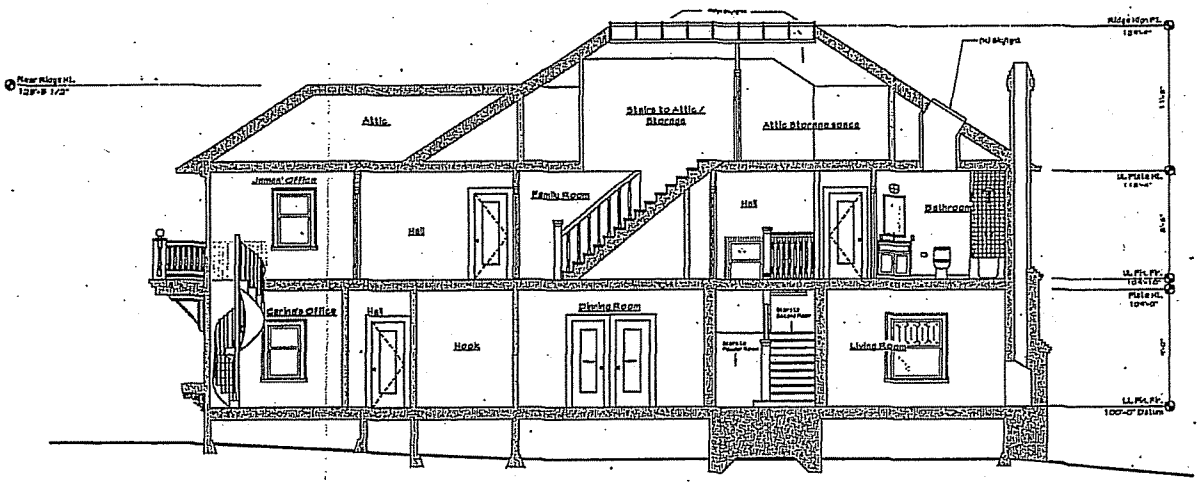


1 Transverse Section
Scale: 1/4" = 1'-0"



2 Longitudinal Section
Scale: 1/4" = 1'-0"

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Residential
&
Restaurant Design
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REV.	DATE:	REVISIONS	BY

Grandison Residence
2511 Ashby Avenue
Berkeley, CA

Section cuts of Building

ISSUE DATE: 05/12/05
PROJ. NO.: 0503
SCALE: 1/4" = 1'-0"

DRAWN: S.K. DATE: 12/08/05
CHECKED: S.B. DATE: 12/08/05

SHEET: SD2.0

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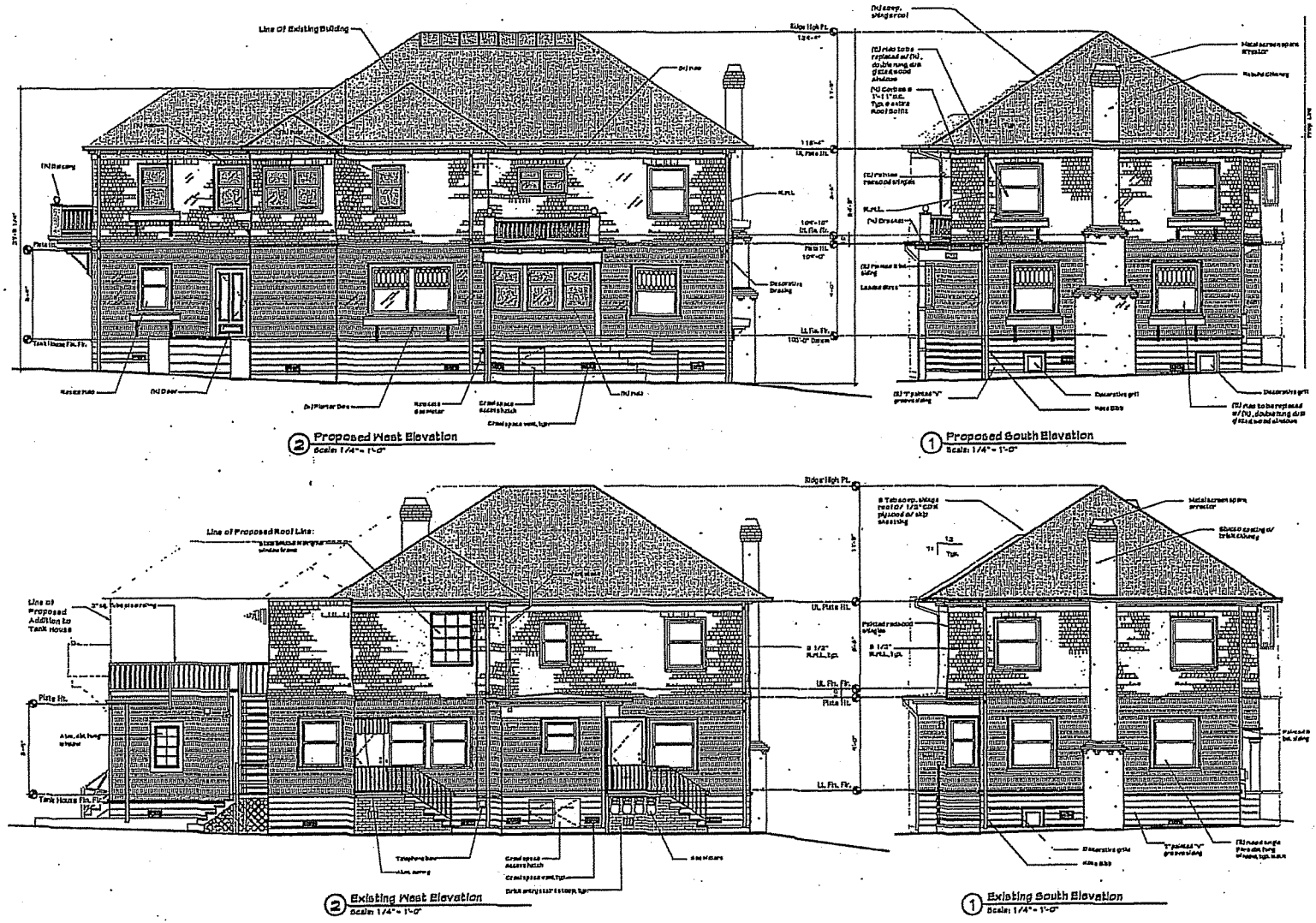
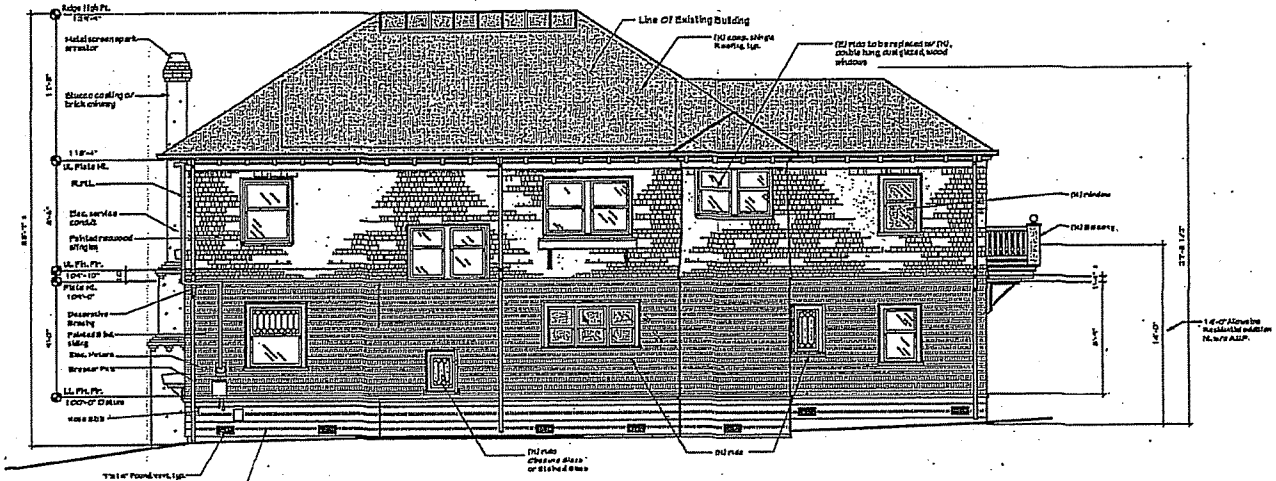
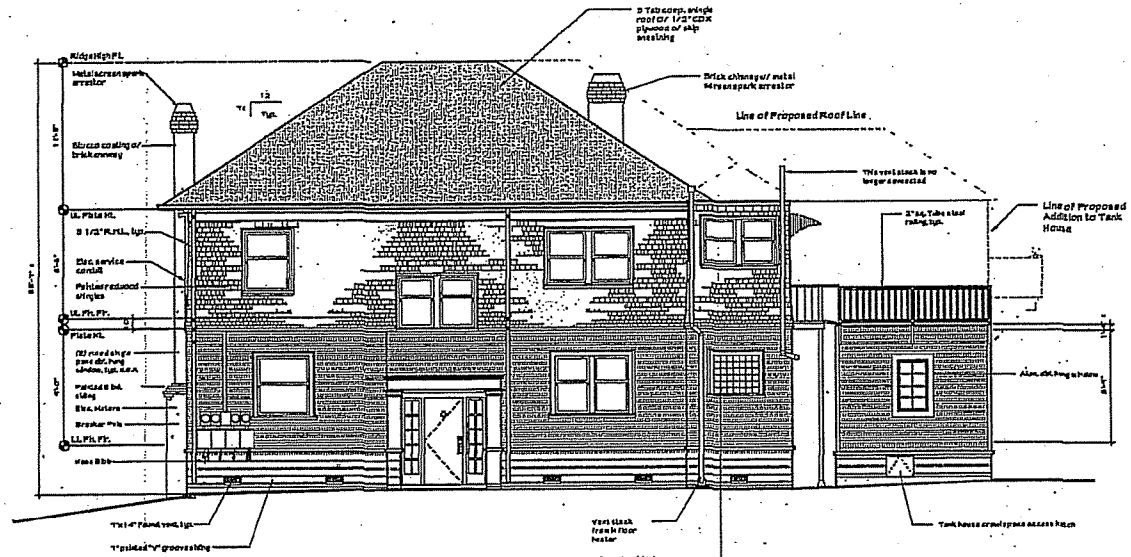

Line of Existing Building
Ridge High Pt.
Plate Ht.
Tank House Flr. Flr.
Decorative Brace
Decorative grill
Line of Proposed Roof Line:
Line of Proposed Addition to Tank House
Telephone box
Grad space access hatch
Grad space vent, typ.
Brick entry stair & stoop, typ.
Gas meters
Fence gate
Fence post
Fence rail
Fence slat
Fence cap
Fence base
Fence post "V" groove siding
Metal screen spark arrester
Stucco coating w/ brick chimney
Plywood sheathing
Plywood roof sheathing
Existing roof shingles
Existing wood shingles
Existing wood siding
Existing wood trim
Existing wood window frame
Existing wood window sill
Existing wood window header
Existing wood window jamb
Existing wood window casing
Existing wood window sash
Existing wood window glass
Existing wood window muntin
Existing wood window mullion
Existing wood window transom



1 Proposed East Elevation
Scale: 1/4" = 1'-0"



1 Existing East Elevation
Scale: 1/4" = 1'-0"

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REV.	DATE	REQUIRED

Grandison Residence
2611 Ashby Avenue
Berkeley, CA 94705
Exterior Elevations

ISSUE DATE	8/24/07
FINAL INIT.	GEOR
APN	052-1884-018-00
SCALE	1/4"=1'-0"
DRAWN	LG
DATE	8/18/07
CHECKED	BS
DATE	8/18/07
SHEET	A3.2

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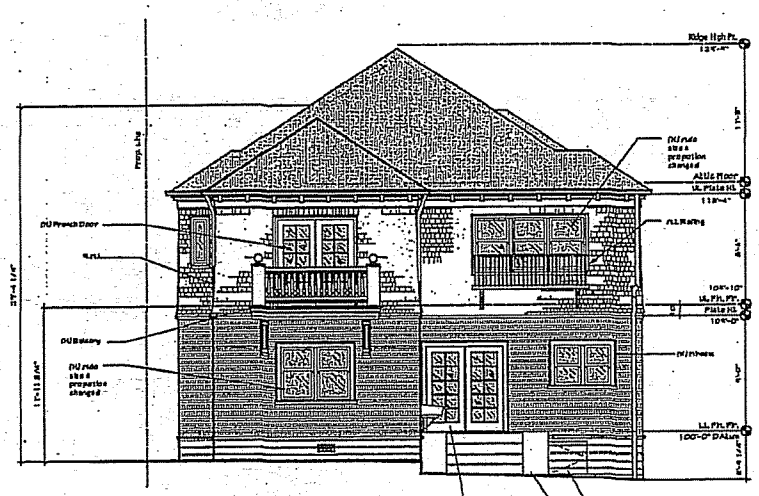
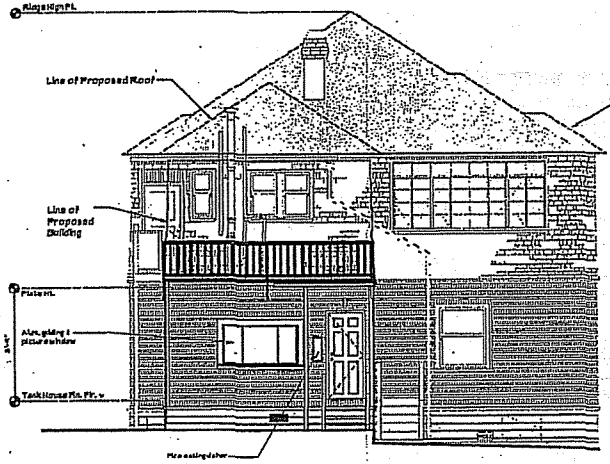
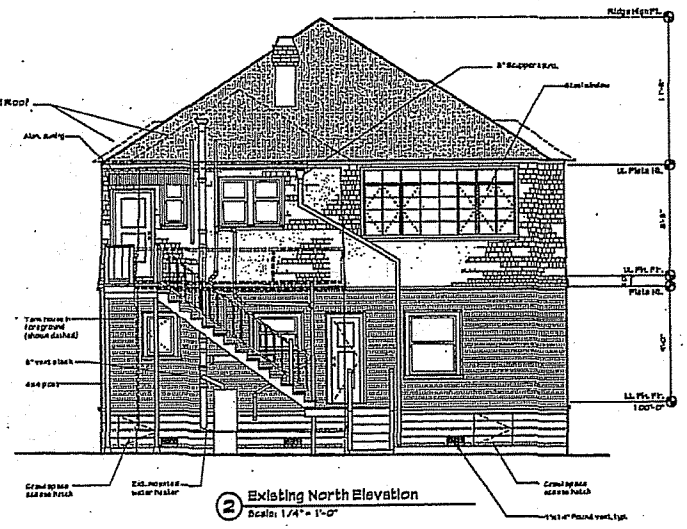


1 Proposed North Elevation
Scale: 1/4" = 1'-0"



3 Existing Tank House Elevation
Scale: 1/4" = 1'-0"



2 Existing North Elevation
Scale: 1/4" = 1'-0"

Fargo Fernesi, Inc.
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REV.	DATE	REQUIRED

Grandison Residence

2611 Ashby Avenue
Berkeley CA 94705

Exterior Elevations

SCALED 1/4"=1'-0"
APN 055-1841-015-00
SCHEDULED 8/24/07
FINALIZED 0909

DRAWN LS DATE 8/18/07
CHECKED SS DATE 8/18/07

SHEET A3.3

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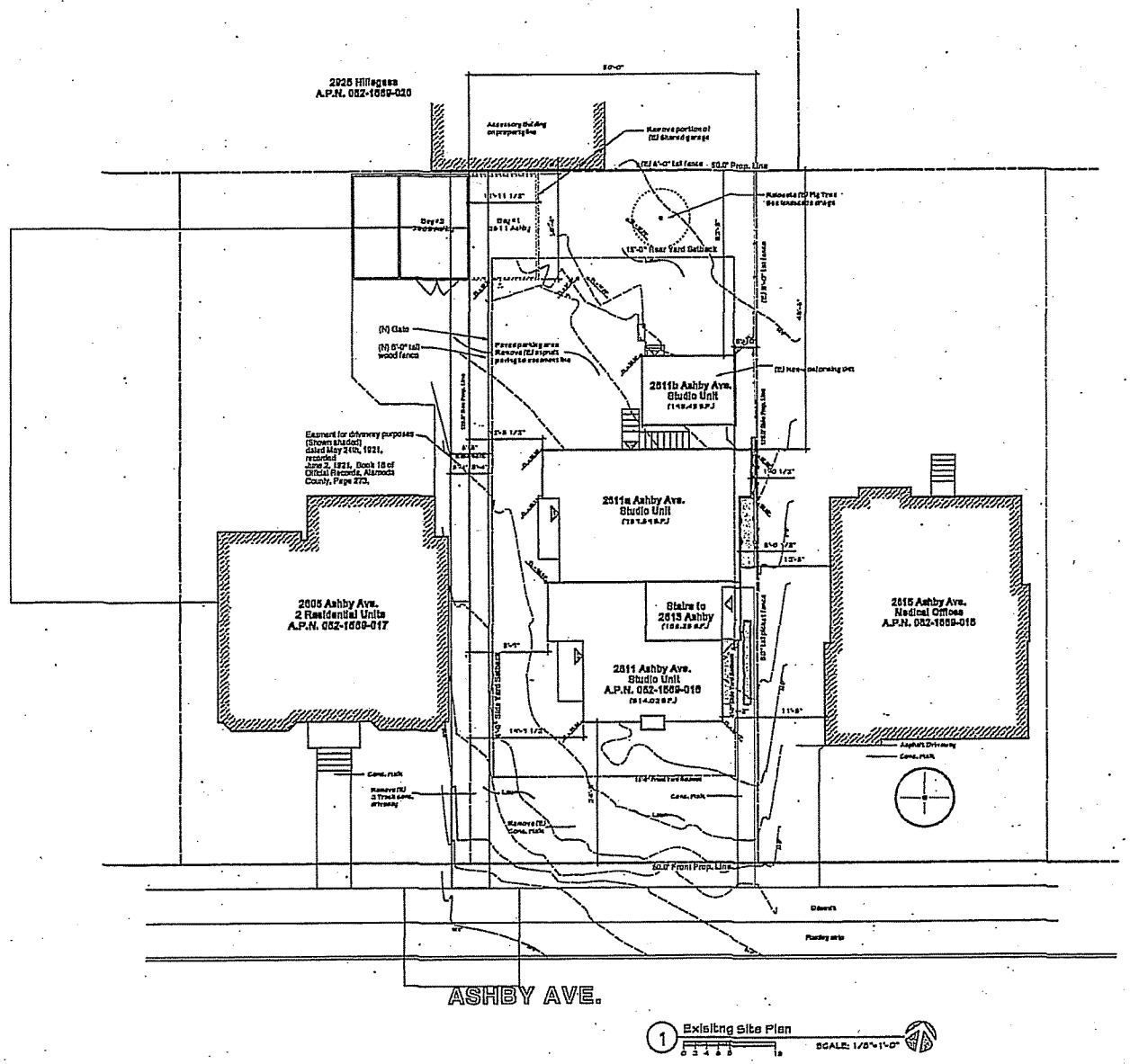

1 Existing Site Plan

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

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REV.	DATE	REMARKS

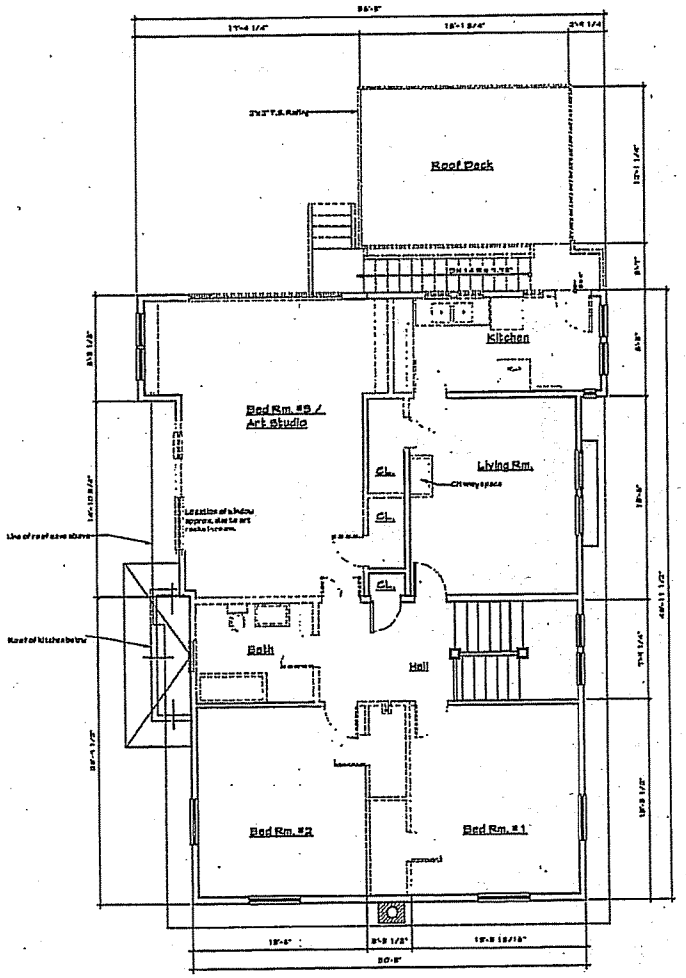
Grandison Residence

2611 Ashby Avenue
Berkeley, CA 94705

Existing Site Plan

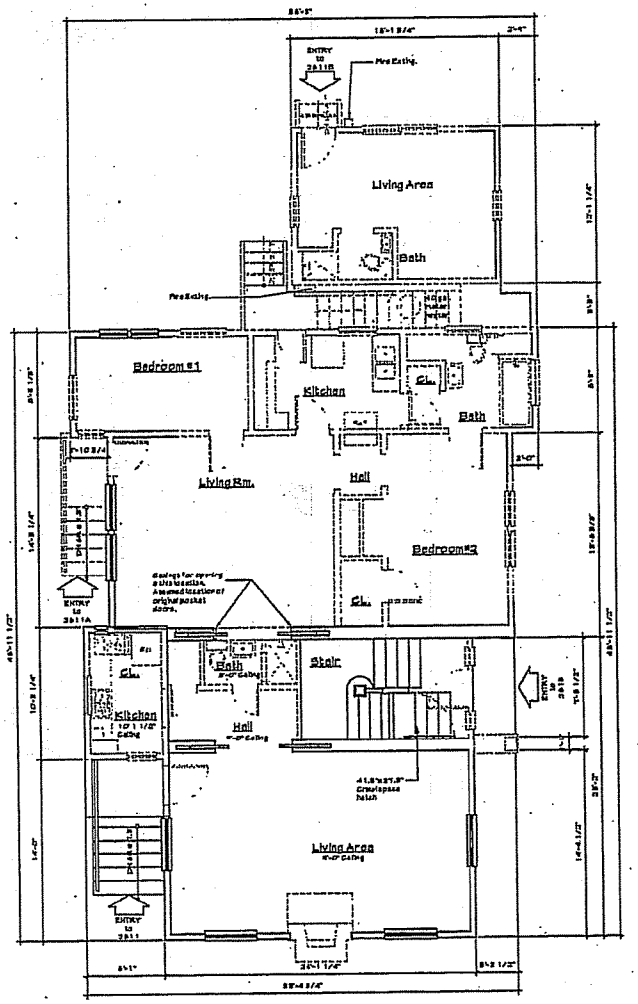
DRAWN: SR	DATE: 8/20/07
CHECKED: SS	DATE: 9/20/07
SCALE: 1/8"=1'-0"	ISSUE DATE: 8/24/07
APN: 052-1659-015-00	FISCAL YEAR: 07/08

SHEET: EC-1



2 Upper Level Plan

Main Building 1554.90 S.F.
Roof Deck 145.45 S.F.



1 Lower Level Plan

Main Building 1400.55 S.F.
Tank House 145.45 S.F.

Fargo Farnest, Inc.
Architecture & Interior Design

Grandison Residence
2611 Ashby Avenue
Berkeley CA 94705
Existing / Demolition Plans

EC-2

Attachment 1 - NOD
Page 18 of 18