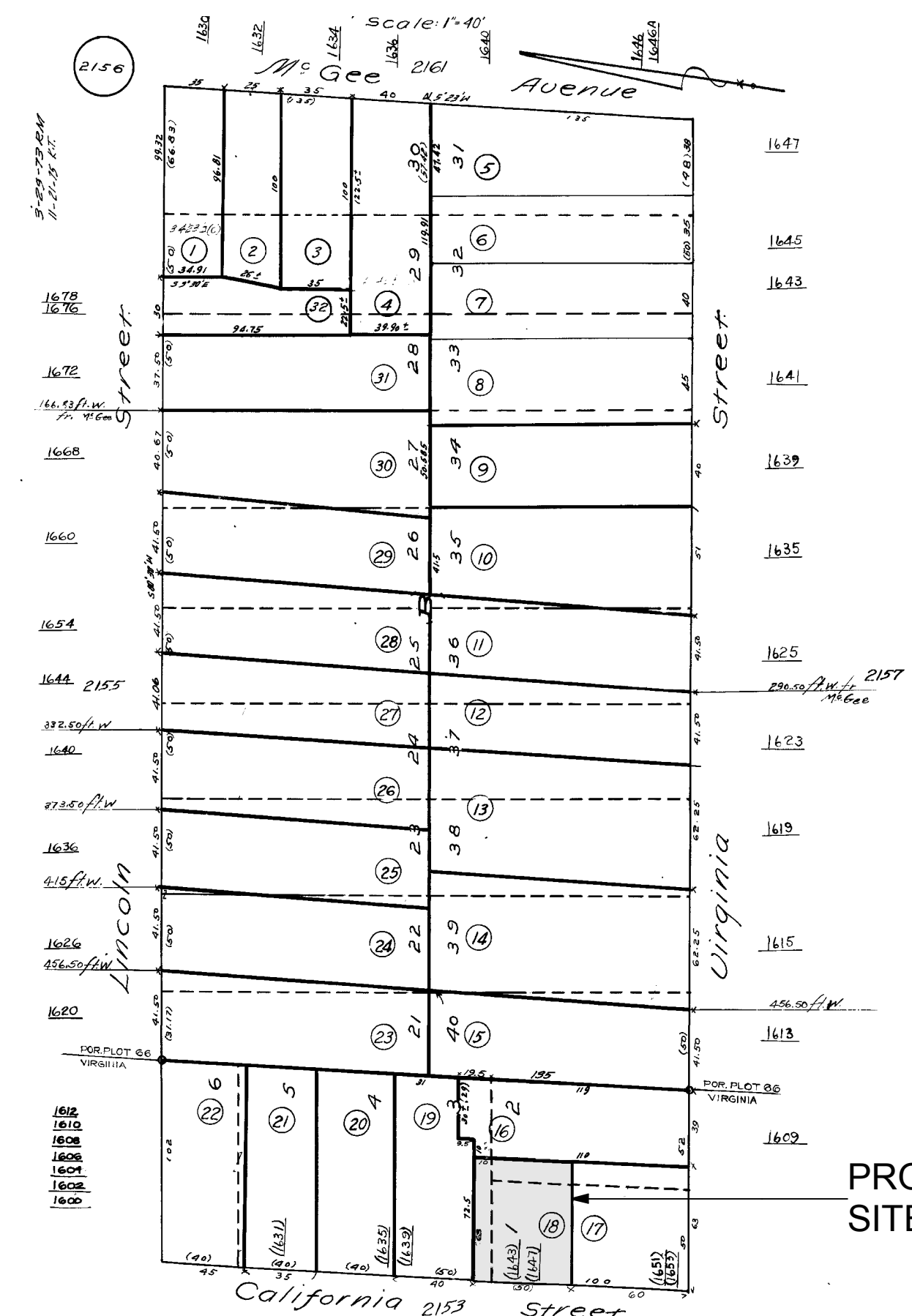


PARCEL MAP



OPPENHEIMER RESIDENCE

1643 & 1647 California St. CA 94703

SHEET INDEX

Architectural:

- A0.0 Scope Of Work, Vicinity Map, Parcel Map, Project Data Sheet Index, Abbreviations, Applicable Codes Project Directory, Photos
- A0.1 Existing Site Plan, Proposed Site Plans
- A0.2 Site Survey
- A1.1 Existing Floor Plan
Existing Exterior Elevations
- A2.1 Proposed Floor Plan
- A2.2 Proposed Floor Plans
- A3.1 Proposed Exterior Elevations
- A3.2 Proposed Building Section, Exterior Renderings
- A4.1 Shadow Study
- A4.1 Shadow Study



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SCOPE OF WORK

The proposed project includes an addition to and remodel of an existing, one-story, two-family residence (duplex). Components of the project include:

Reconfigure existing duplex to create one larger unit and one smaller apartment. All work shall be within the building footprint. The building shall remain as a duplex. The preliminary program includes the following:

Basement/First floor:

- Raise existing building to create new basement level for new garage, mech. room, storage and gym and family room

Second floor:

- Reconfigure layout as needed to create a larger unit with one smaller apartment
- Rebuild/reconfigure existing porch and entry stairs as required
- Create new stairs to basement and second floor addition

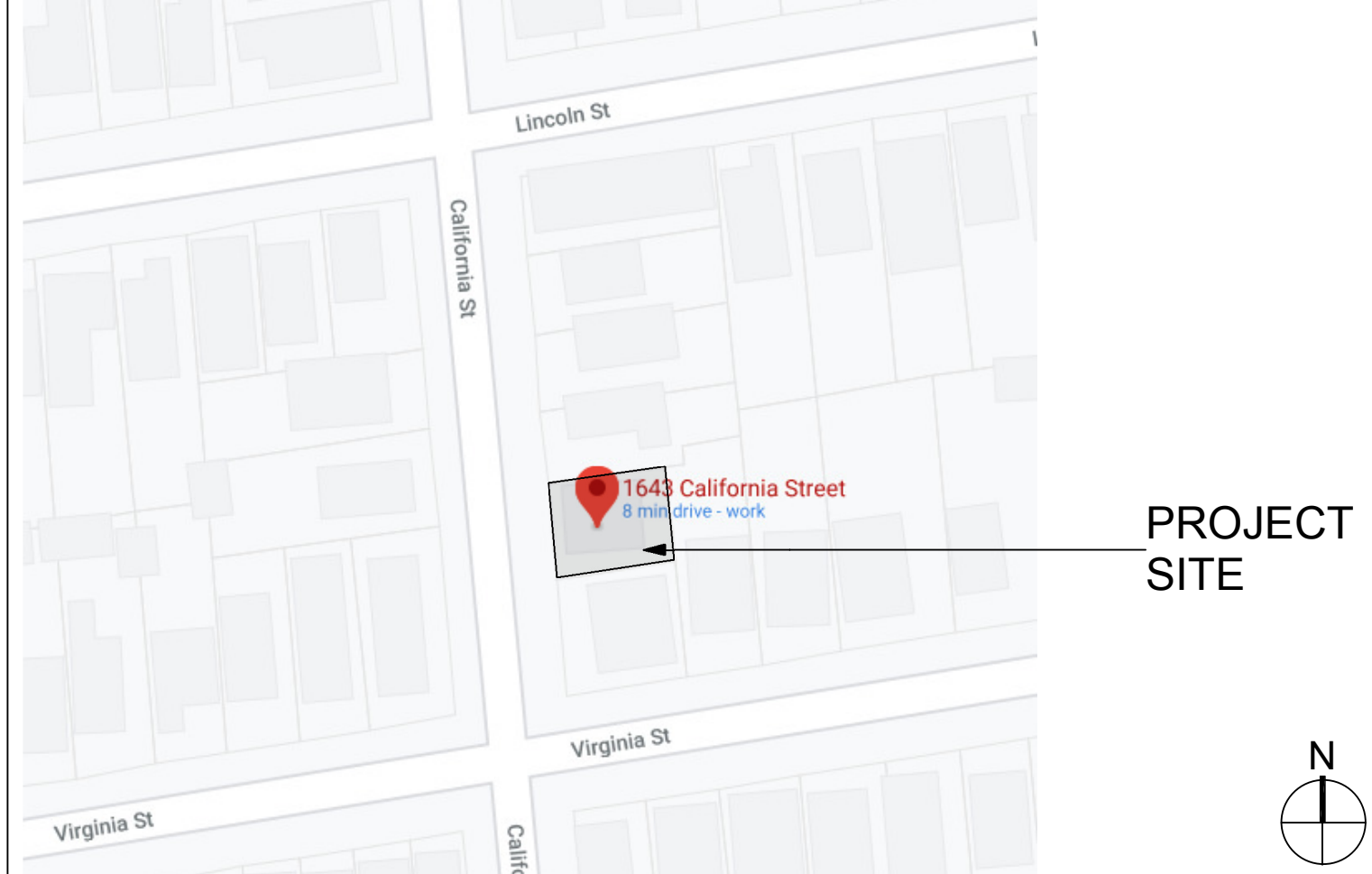
Third floor:

- Create new bedrooms, bathrooms and laundry room
- Create new balcony

Miscellaneous:

- Update all mechanical, electrical and plumbing systems as required for new work
- Create new driveway and curb cut for new garage

VICINITY MAP



PROJECT DIRECTORY

Owner:
 Ido and Tamar Oppenheimer
 1643 & 1647 California St.
 Berkeley, CA 94703
 Tel: 510 486-8387

Architect:
 Sundeep Grewal
 Studio G+S, Architects
 2223 5th St.
 Berkeley, CA 94710
 Tel: 510-548-7448
 sunny@sgsarch.com

Project Address:
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

PROJECT DATA

Occupancy: R-3 Duplex
 Proposed Construction: Type V-B
 Fire Sprinkler System: No

Zoning/General Plan Regulation
 Zoning District: R-2 (Restricted Two-Family Residential)
 General Plan Area: LMDR
 Downtown Arts District Overlay: No
 Commercial District With Use Quotas: No

Seismic Safety
 Earthquake Fault Rupture(Alquist-Priolo) Zone: No
 Landslide (Seismic Hazards Mapping Act): No
 Liquefaction (Seismic Hazards Mapping Act): No
 Un-reinforced Masonry Building Inventory: No

Historic Preservation
 Landmarks or Structure of Merit: No

Environmental Safety
 Creek Buffer: None
 Fire Zone: 1
 Flood Zone(100-year or 1%): No

Wildlife Urban Interface
 No

APPLICABLE CODES

2019 California Building Code (CBC) Volume 1
 2019 California Building Code (CBC) Volume 2
 2019 California Residential Code (CRC)
 2019 California Energy Code (CBEES)
 2019 California Green Building Standards Code (CALGreen)
 2019 California Electrical Code (CEC)
 2019 California Plumbing Code (CPC)
 2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Berkeley, CA.

SITE PHOTOS



Aerial of existing duplex

PROJECT SITE



Front and right Side of existing duplex



Front and left Side of existing duplex

Tabulations

	Required/Allowed	Existing	Proposed
Set Backs:			
Front	20'-0"	10'-10"	10'-10" no change
Rear:	20'-0"	16'-10"	16'-10" no change
Left side:	4'-0"	3'-11"	4'-0" no change
Right side:	4'-0"	5'-6"	5'-5" no change
Habitable Floor Area:			
Unit 1:			
Basement floor:		0 s.f.	817 s.f.
First floor:		667 s.f.	901 s.f.
Second floor:		0 s.f.	1,197 s.f.
Total Area Unit 1:		667 s.f.	2,911 s.f. (2,244 s.f. new)
Unit 2:			
Basement floor:		0 s.f.	0 s.f.
First floor:		667 s.f.	501 s.f.
Second floor:		0 s.f.	0 s.f.
Total Area Unit 2:		667 s.f.	501 s.f.
Total Area:		1,334 s.f.	3,412 s.f. (2,078 s.f. new)
Bedroom Count:		3 total	5 total
Non-Habitable Area:			
Accessory Structure:		167 s.f.	0 s.f.
Building Height:			
Main Building:	28'-0" 35'-0" w/ AUP	13'-6" 13'-6"	26'-3" 28'-0"
Parking:	2	0	2 (1 regular, 1 compact)
Lot Size:	4,500 s.f.	3,142 s.f.	3,142 s.f.
Total Foot Print:			
House:		1,342 s.f.	1,342 s.f.
Covered Porch:		60 s.f.	0 s.f.
Accessory Structure:		167 s.f.	0 s.f.
Total:	1,085 for 3 stories	1,569 s.f.	1,382 s.f.
Lot Coverage:	45% (1 story) 40% (2 story) 35% (3 story)	49.94%	43.98%
Usable Open Space:	400 s.f./unit	500 s.f.	1,029 s.f.

ABBREVIATIONS

&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flashing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	painted
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	refr.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	ftg.	footing	rgtr.	register
alum.	aluminum	furn.	furniture	reinfr.	reinforced
approx.	approximate	fun.	funnel	req.	required
arch.	architectural	g.a.	gauge	rm.	room
asph.	asphalt	gal	gallon	r.o.	rough opening
bd.	board	g.s.m.	galvanized sheet metal	rwd.	redwood
bdg.	building	gl.	glass	r.w.i.	rain water leader
blk.	block	gnd.	ground	s.	south
blkg.	blocking	gr.	grade	s.c.	solid core
bm.	beam	gyp. bd.	gypsum board	sched.	schedule
bot.	bottom	h.b.	hose bibb	sect.	section
b.p.	building paper	hdwd.	hardwood	sh.	shelf
b/w	between	h.f.	hem fir	shr.	shower
cab.	cabinet	horiz.	horizontal	shr.	similar
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	ht.	height	sim.	similar
cer.	ceramic	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cl.	ceiling	insul.	insulation	s.o.	sash opening
clg.	center line	int.	interior	spec.	specification
clg.	ceiling	int.	interior	sq.	square
clkg.	caulking	joint	joint	s.s.d.	see structural drawings
c.o.	cleanout	kit.	kitchen	sst.	stainless steel
clo.	closet	lav.	lavatory	std.	standard
clr.	clear	loc.	location	sti.	steel
col.	column	lt.	light	stor.	storage
comp.	composition	max.	maximum	stor.	structure
conc.	concrete	m.c.	medicine cabinet	struct.	symmetrical
constr.	construction	mech.	mechanical	t.	tread or tempered
cont.	continuous	memb.	membrane	t.	towel bar
det.	detail	mfr.	manufacturer	t.b.	telephone
d.f.	douglas fir	min.	minimum	tel.	telephone
d.f.	diameter	mir.	mirror	t. & g.	torque & groove
dia.	diameter	misc.	miscellaneous	thk.	thick
dim.	dimension	mntd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nece.	necessary	typ.	typical
drw.	drawer	neo.	neoprene	unf.	unfinished
drg.	drawing	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.l.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	west
encd.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight

Sheet Contents:
 Sheet Index
 Applicable Codes
 Abbreviations
 Vicinity Map
 Project Data
 Scope of Work
 Project Directory
 Photos

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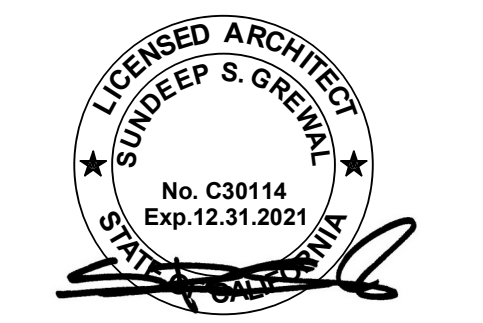
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Sheet A0.0



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Sheet Contents:
 Existing Site Plan
 Proposed Site Plan

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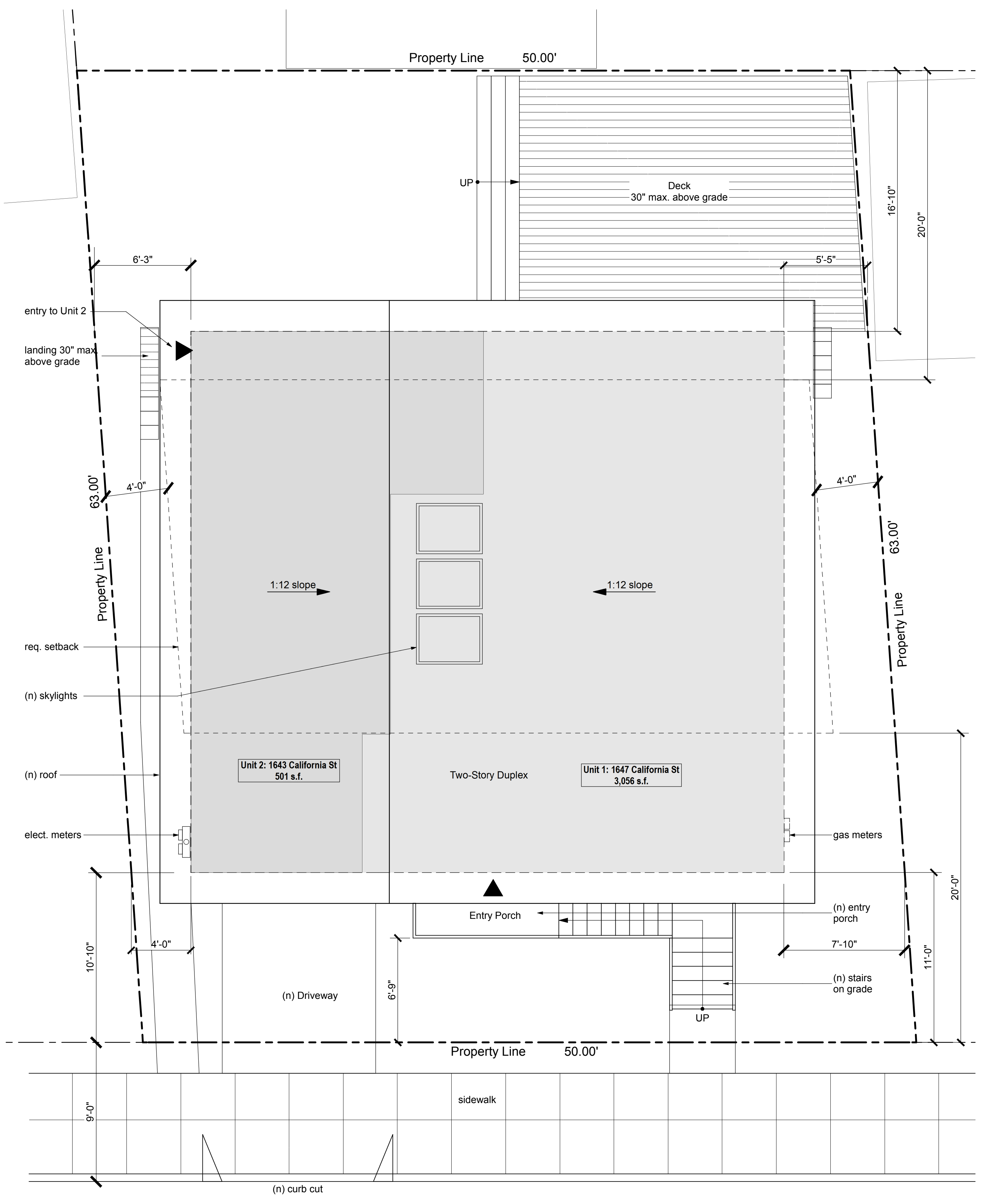
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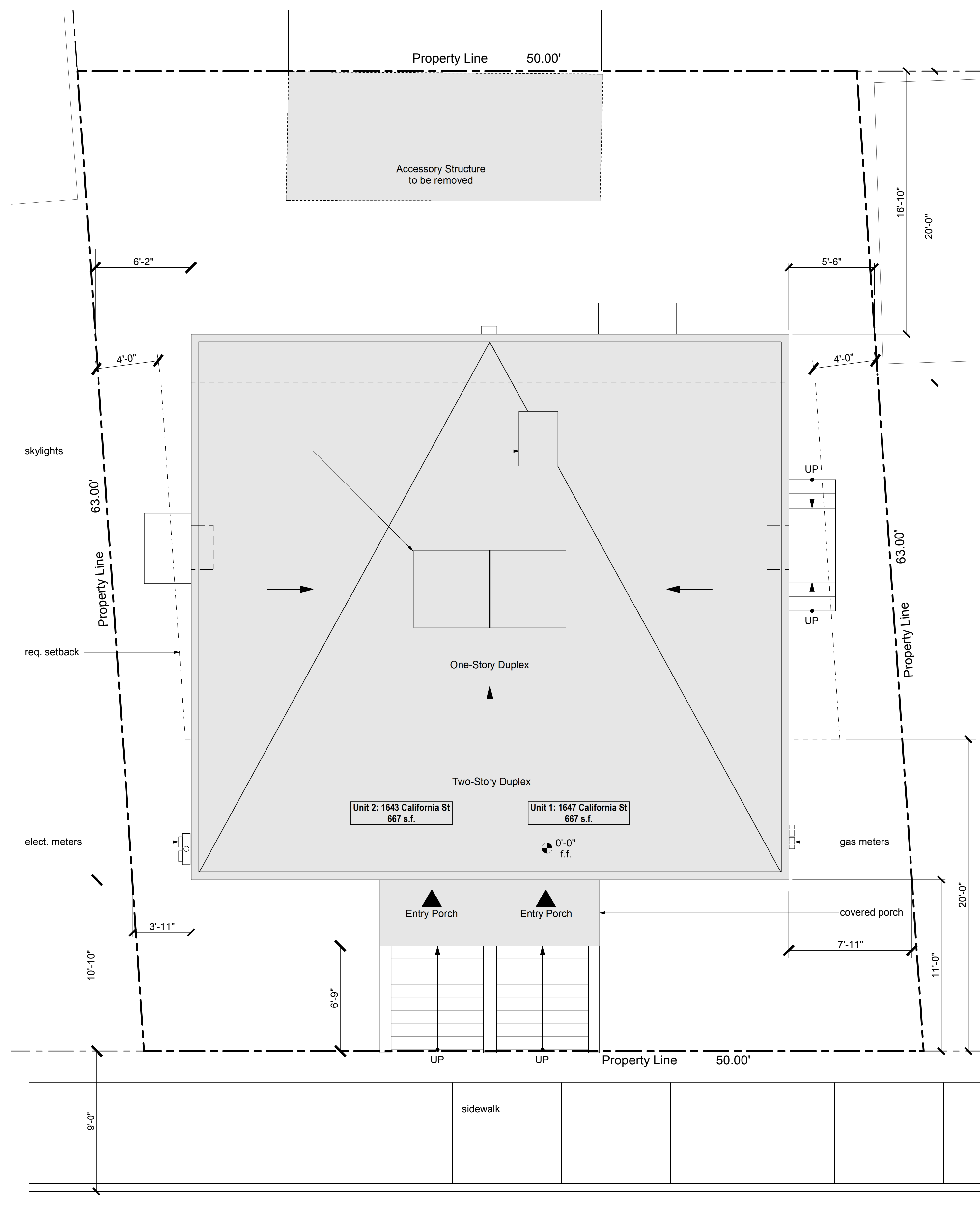
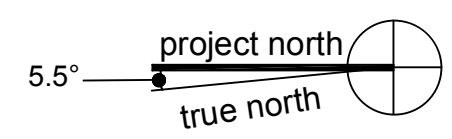
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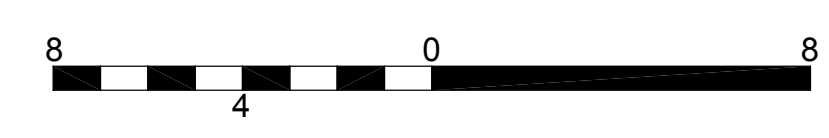
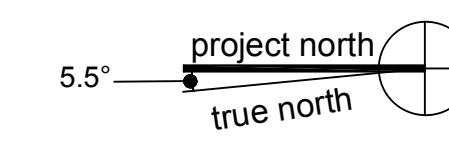
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2 Proposed Site Plan

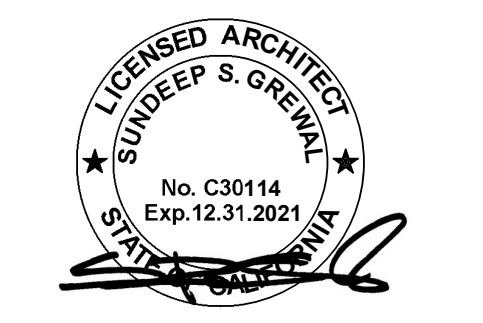


1 Existing Site Plan





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Sheet Contents:
 Site Survey

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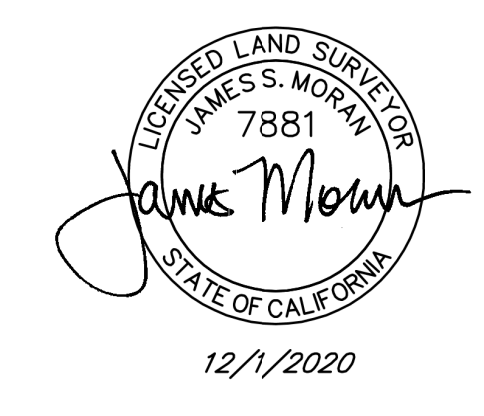
Revisions:
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Sheet
A0.2

HOUSE LOCATION SURVEY
 PORTION OF LOTS 1, 2 AND 3, MAP OF VIRGINIA TRACT, FILED OCTOBER 4, 1890 (8 M 43)
 LOCATED AT 1643-1647 CALIFORNIA STREET
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 17, 2020 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
 CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930



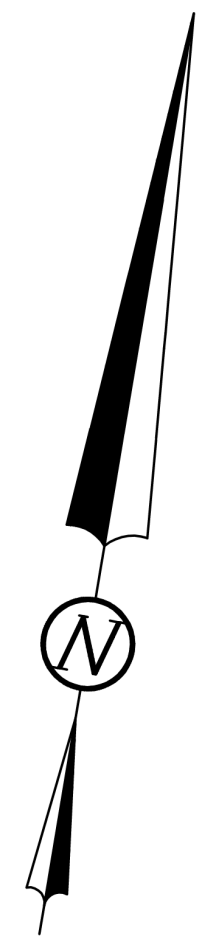
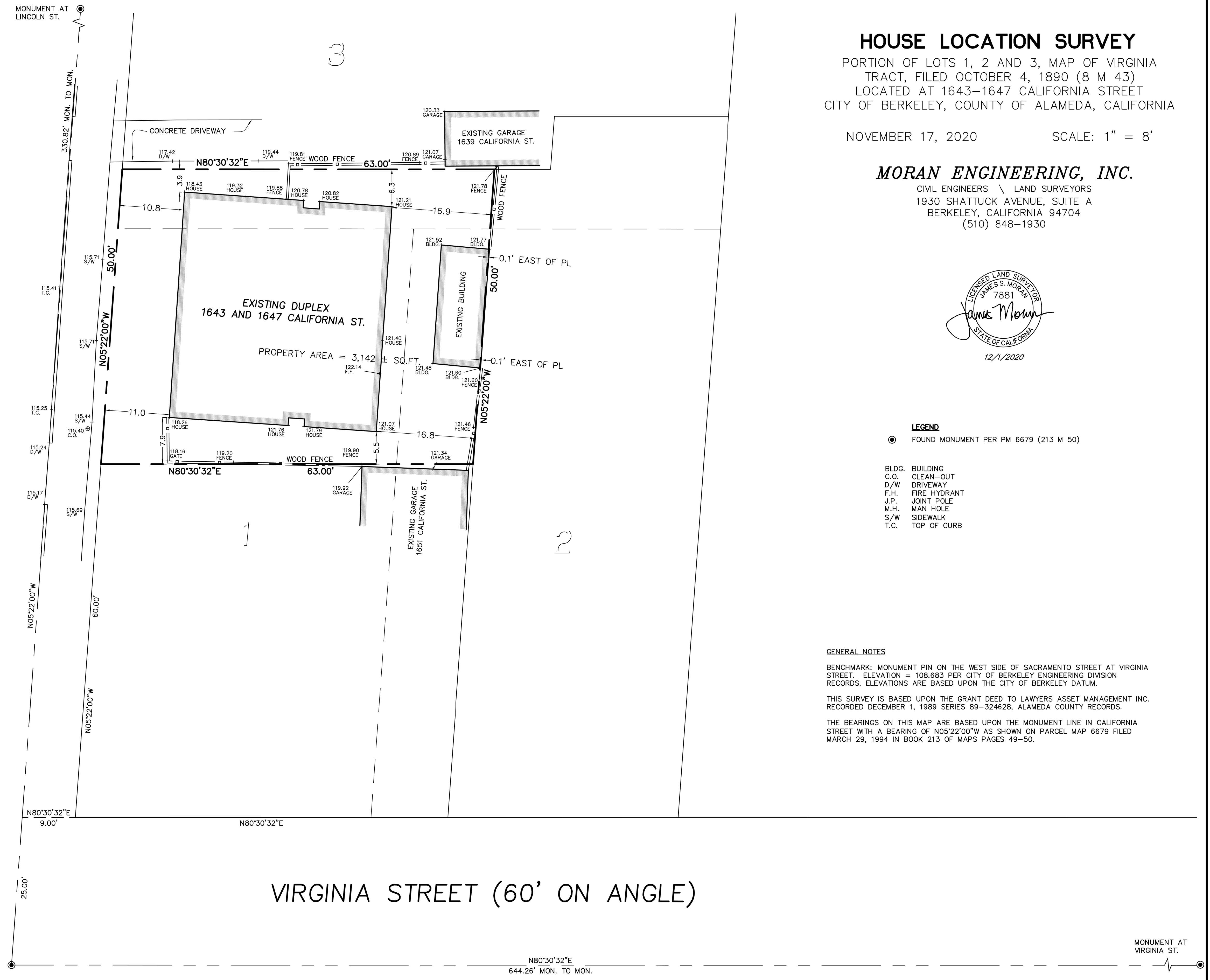
- LEGEND**
- FOUND MONUMENT PER PM 6679 (213 M 50)
 - BLDG. BUILDING
 - C.O. CLEAN-OUT
 - D/W DRIVEWAY
 - F.H. FIRE HYDRANT
 - J.P. JOINT POLE
 - M.H. MAN HOLE
 - S/W SIDEWALK
 - T.C. TOP OF CURB

GENERAL NOTES

BENCHMARK: MONUMENT PIN ON THE WEST SIDE OF SACRAMENTO STREET AT VIRGINIA STREET. ELEVATION = 108.683 PER CITY OF BERKELEY ENGINEERING DIVISION RECORDS. ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY DATUM.

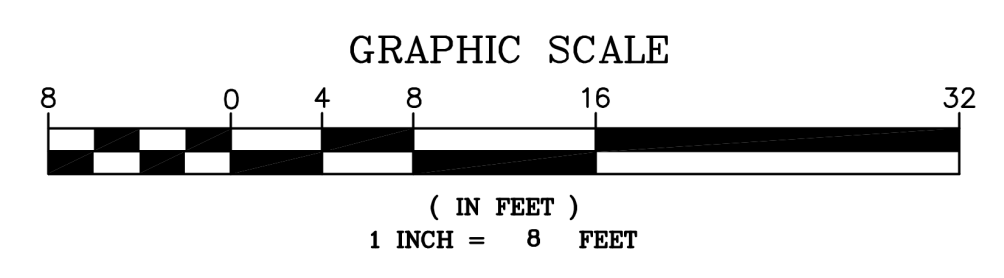
THIS SURVEY IS BASED UPON THE GRANT DEED TO LAWYERS ASSET MANAGEMENT INC. RECORDED DECEMBER 1, 1989 SERIES 89-324628, ALAMEDA COUNTY RECORDS.

THE BEARINGS ON THIS MAP ARE BASED UPON THE MONUMENT LINE IN CALIFORNIA STREET WITH A BEARING OF N05°22'00"W AS SHOWN ON PARCEL MAP 6679 FILED MARCH 29, 1994 IN BOOK 213 OF MAPS PAGES 49-50.



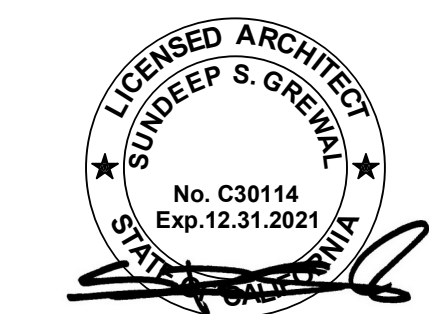
CALIFORNIA STREET (60' ON ANGLE)

VIRGINIA STREET (60' ON ANGLE)





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**OPPENHEIMER
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Sheet Contents:
 Existing Floor Plans
 Existing Exterior Elevations

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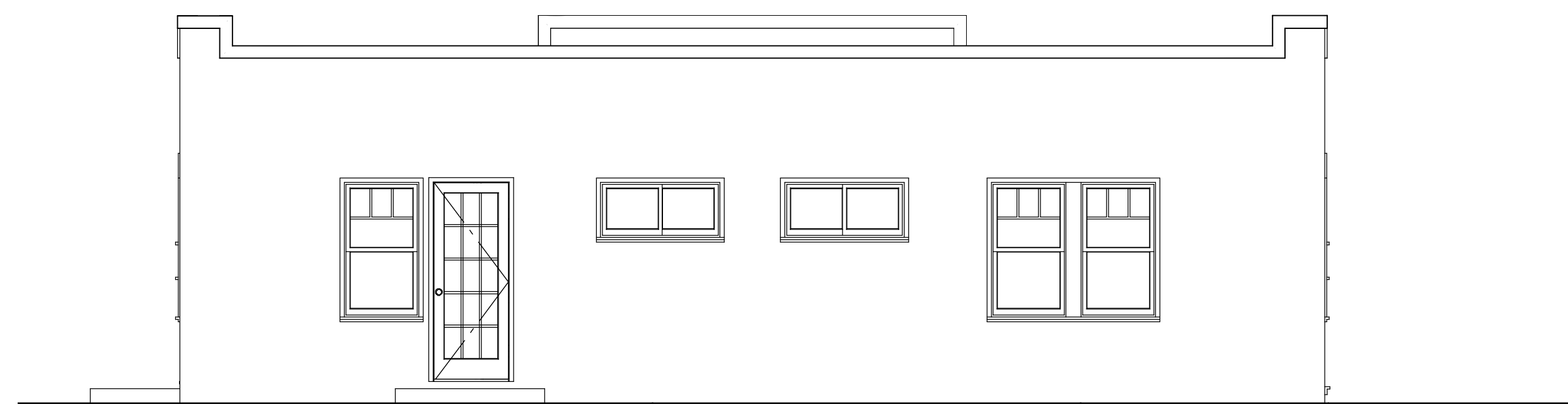
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Checked By:
 SSG

Scale:
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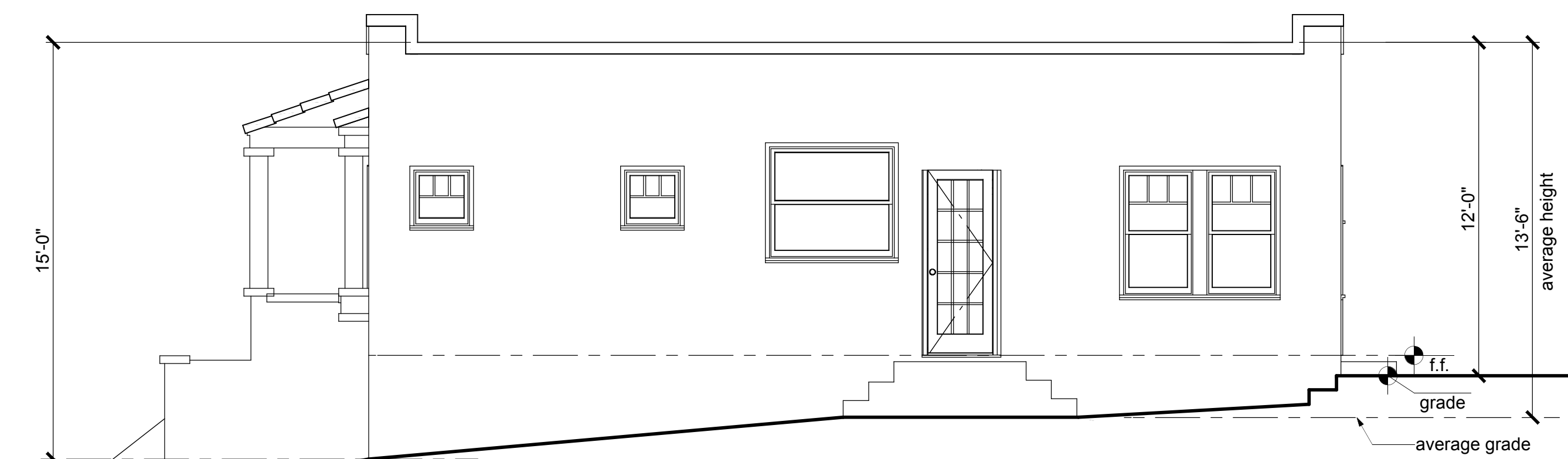
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A1.1



5 Existing East Elevation - Rear



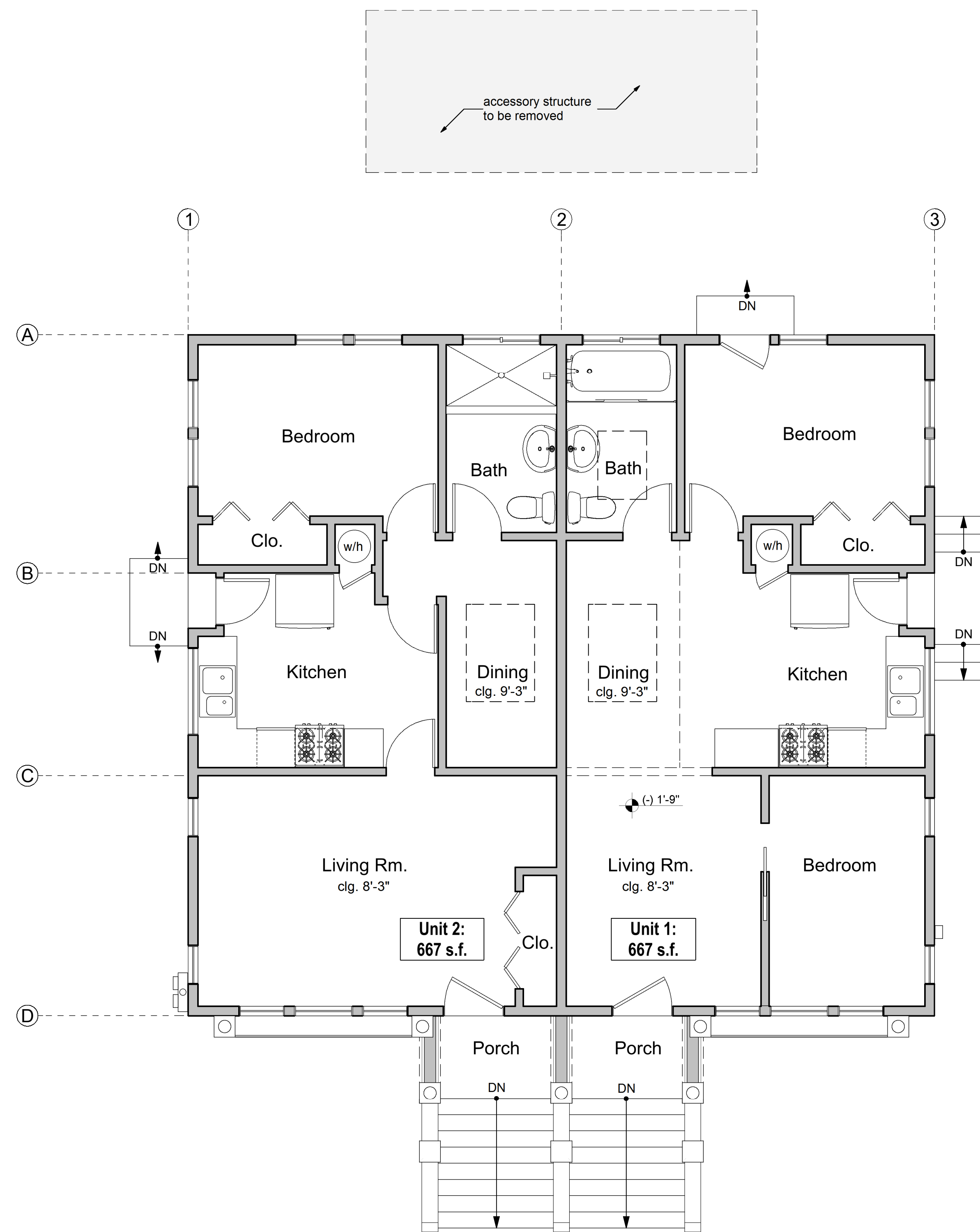
4 Existing North Elevation - Left Side



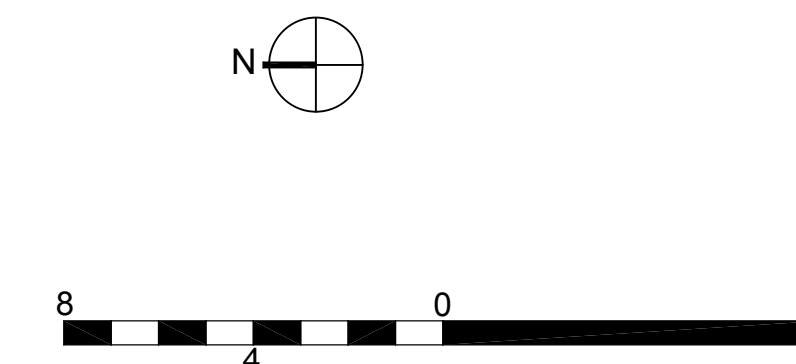
3 Existing South Elevation - Right Side



2 Existing West Elevation - Front

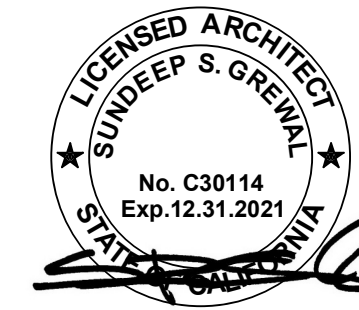


1 Existing First Floor Plan





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Sheet Contents:
Proposed Floor Plan

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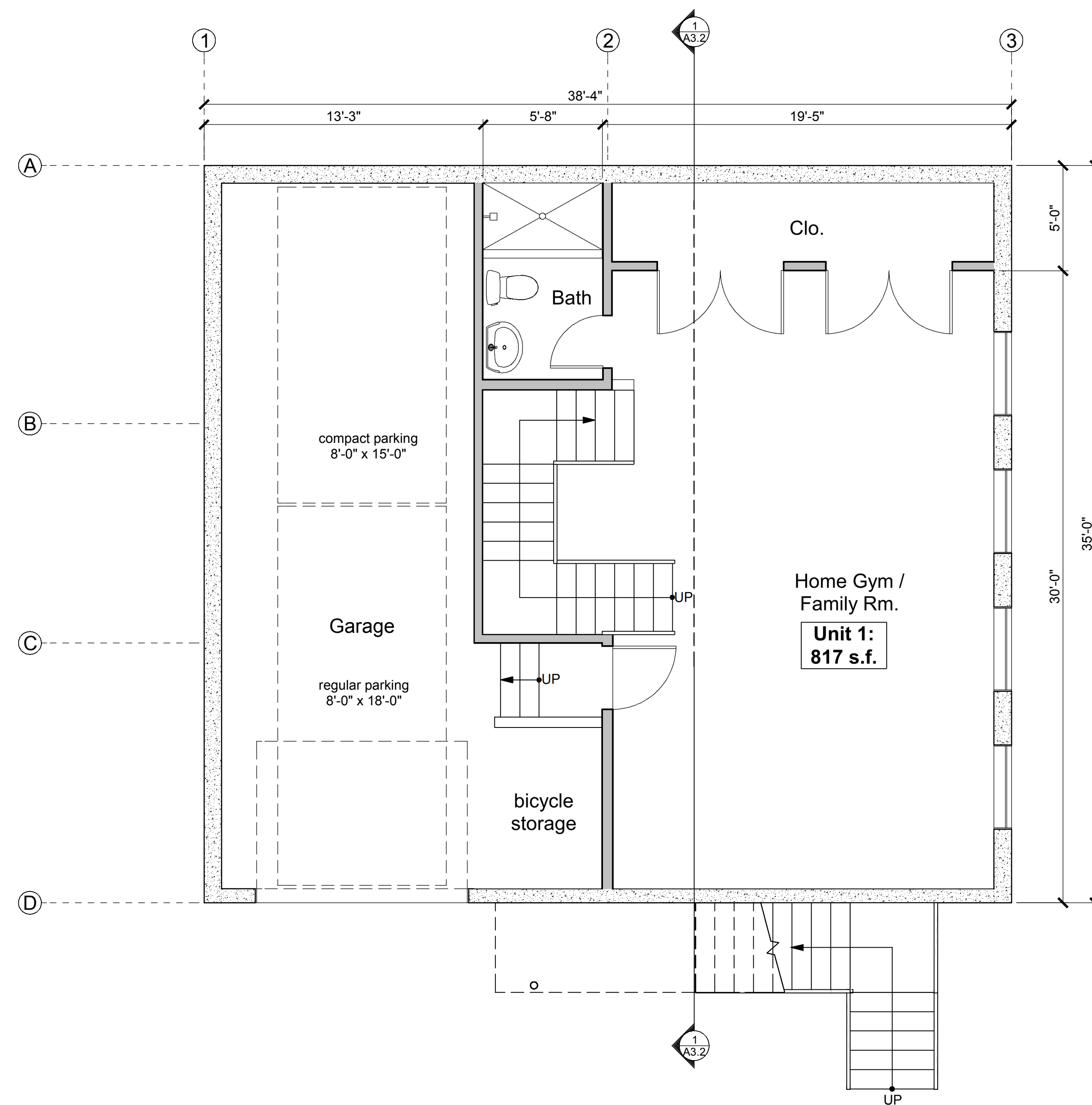
Drawn By:
SSG

Checked By:
SSG

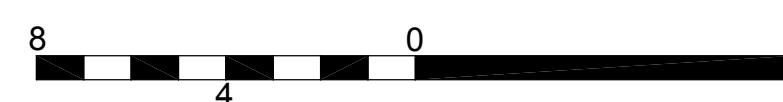
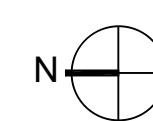
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Revisions:
Use Permit Set: 12-10-2020

Sheet
A2.1



1 Proposed Garage/Basement First Floor Plan





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Sheet Contents:
 Proposed Floor Plans

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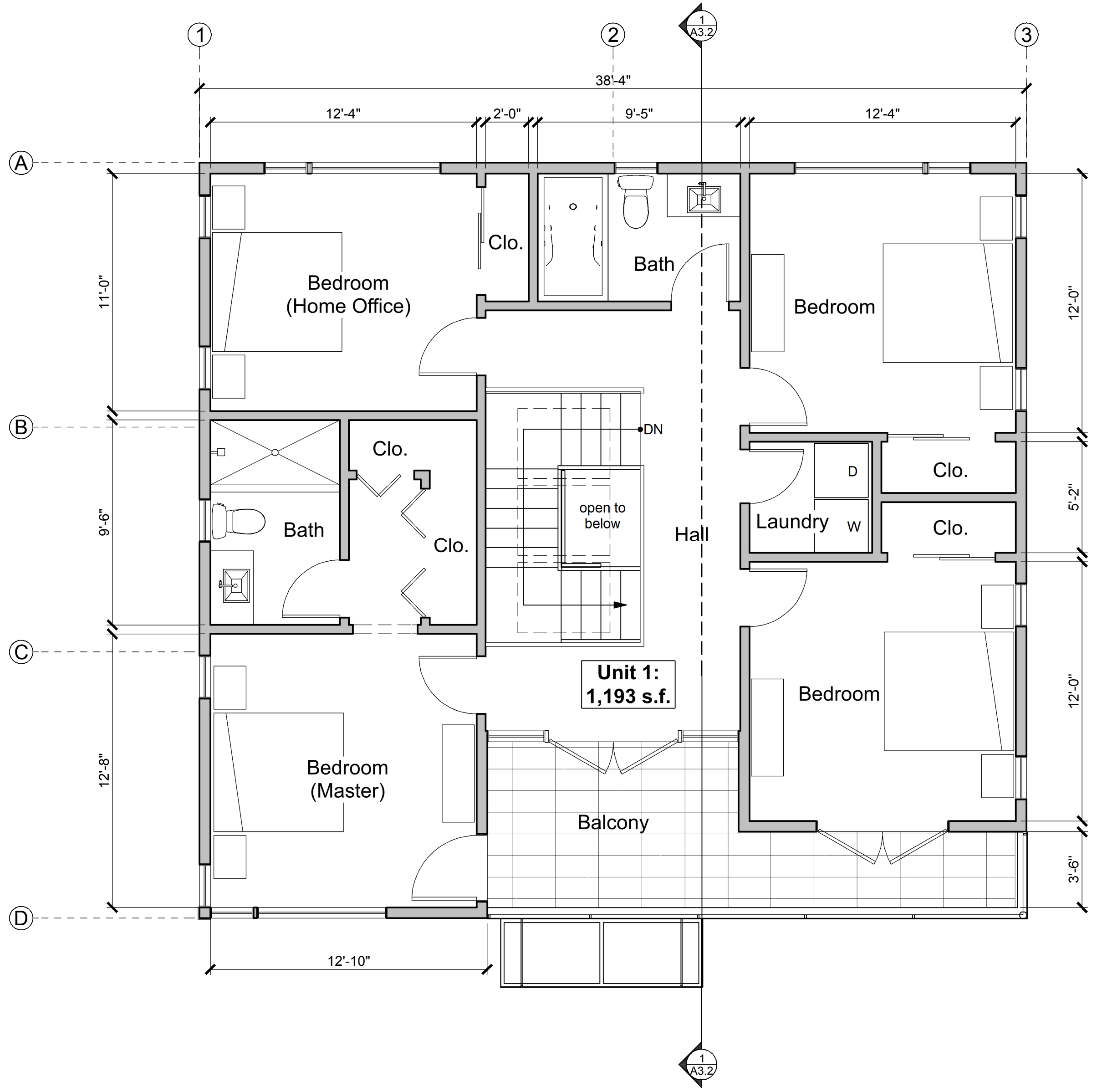
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Checked By: SSG

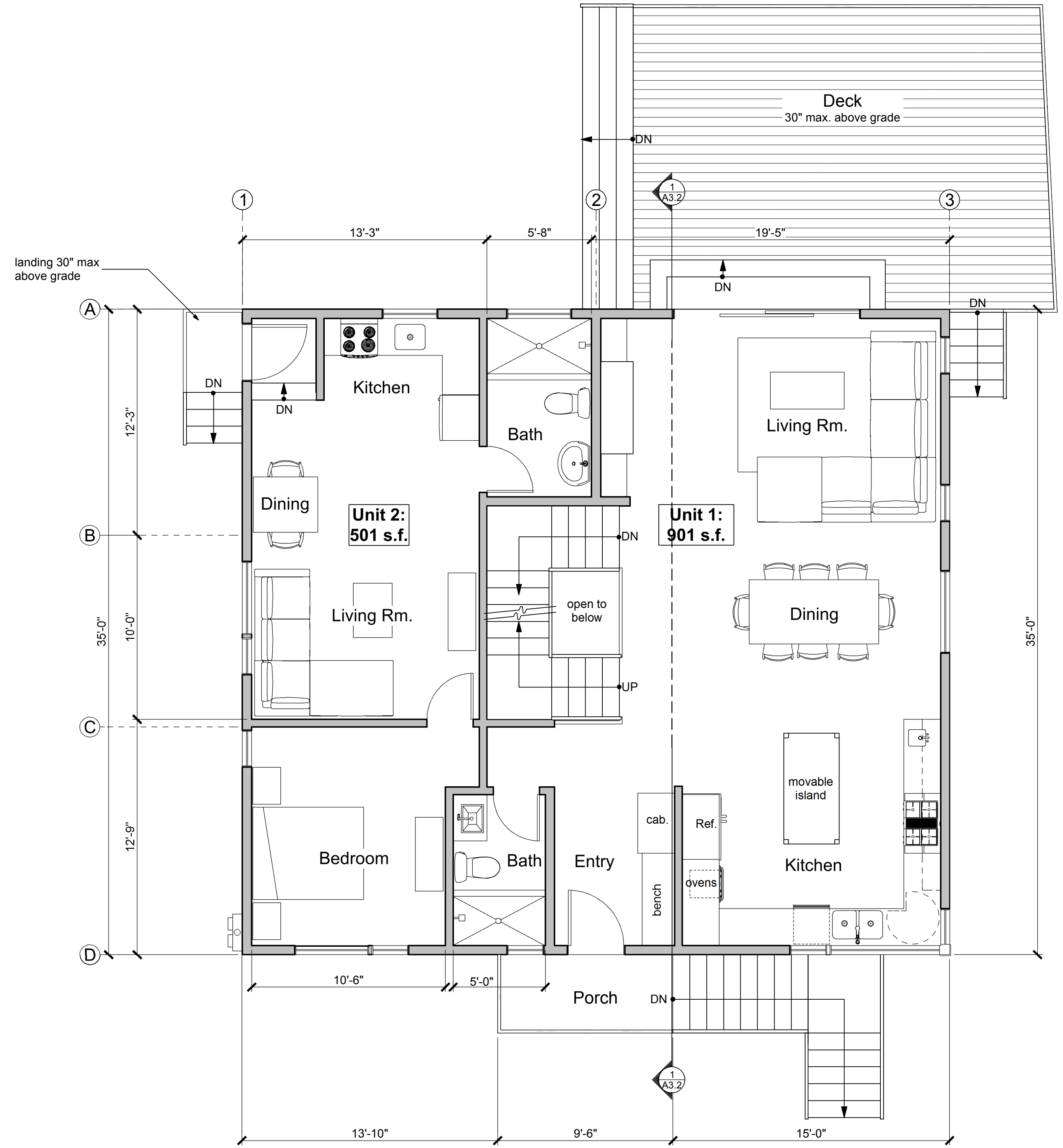
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Revisions:
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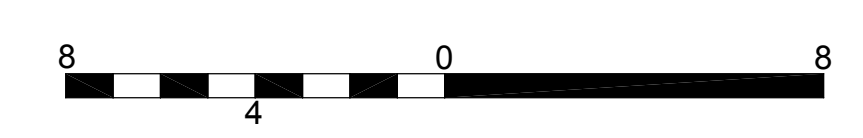
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2 Proposed Third Floor Plan

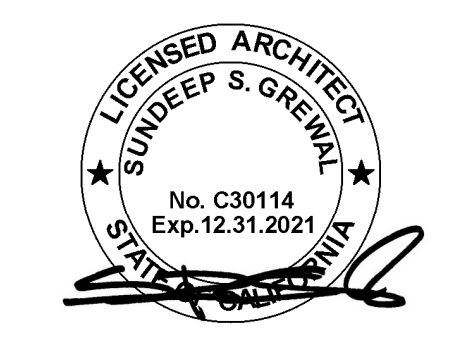


1 Proposed Second Floor Plan





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Sheet Contents:
 Proposed Exterior Elevations

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Drawn By: SSG

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

Revisions:
 Use Permit Set: 12-10-2020

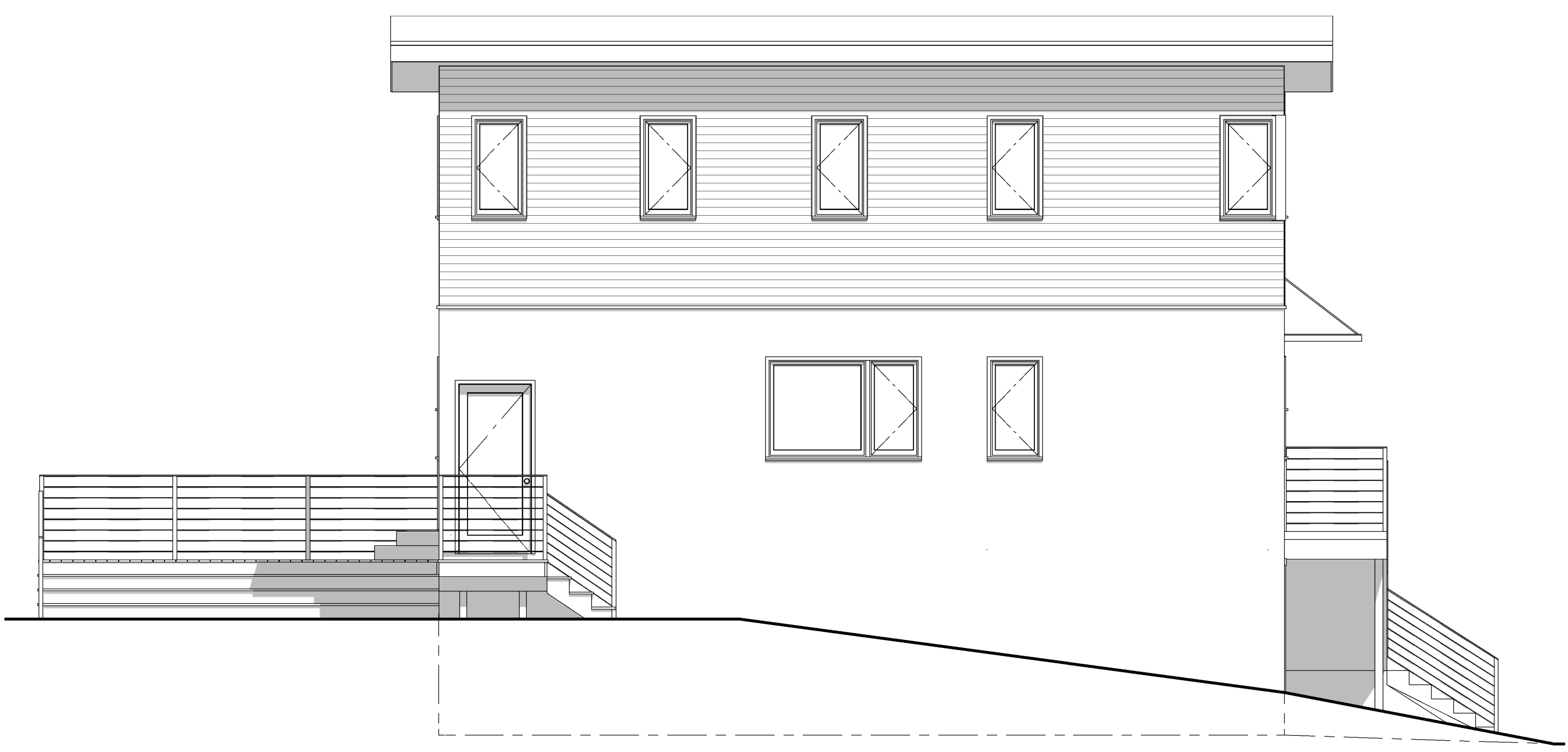
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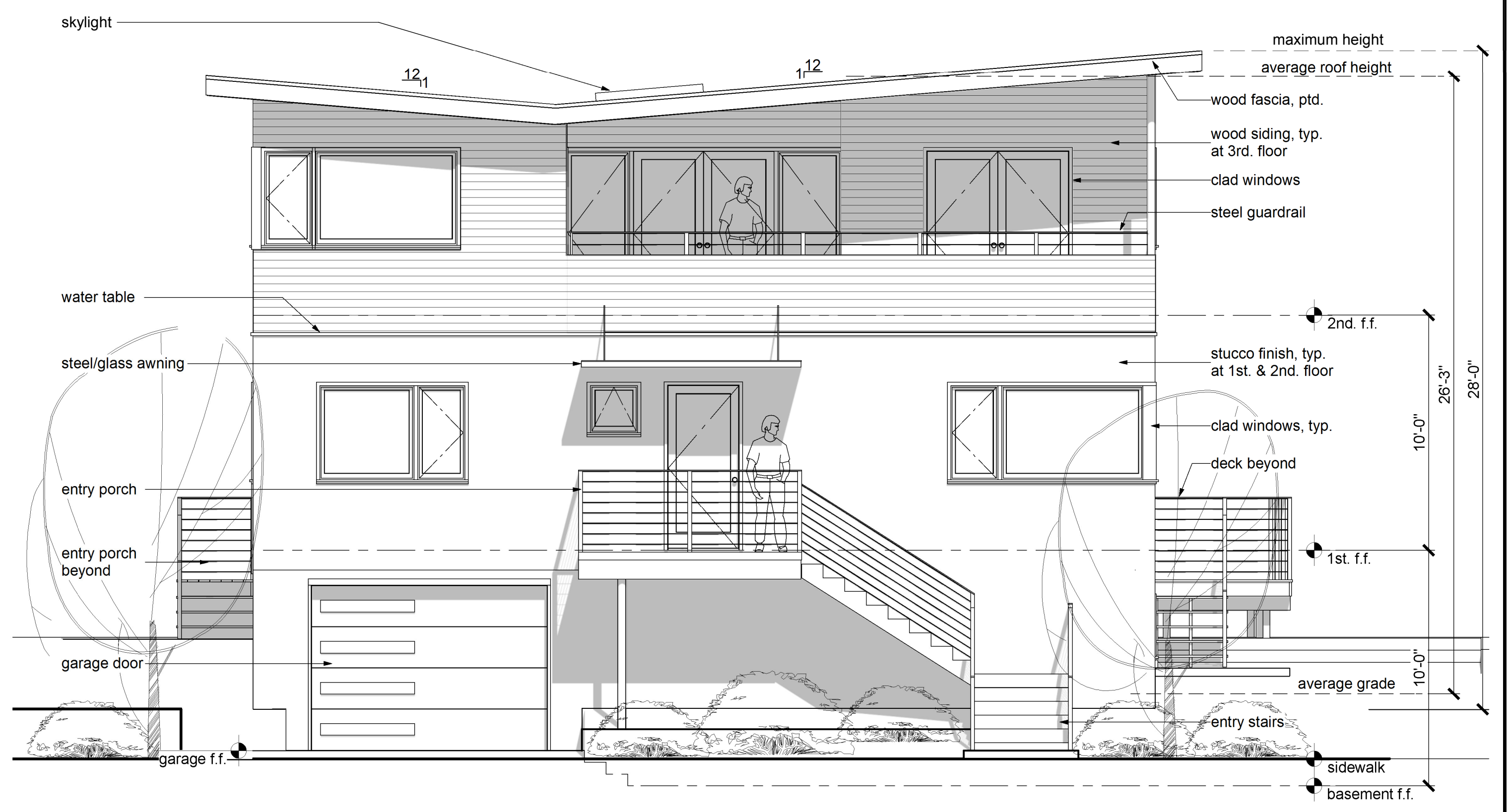
④ Proposed South Elevation - Right Side



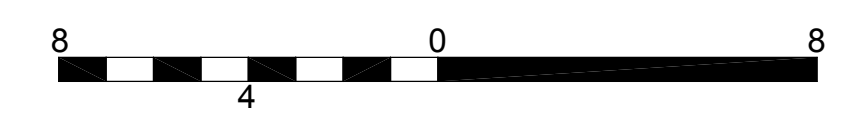
③ Proposed East Elevation - Rear



② Proposed North Elevation - Left Side



① Proposed West Elevation - Front





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**OPPENHEIMER
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Sheet Contents:
 Building Section
 Renderings

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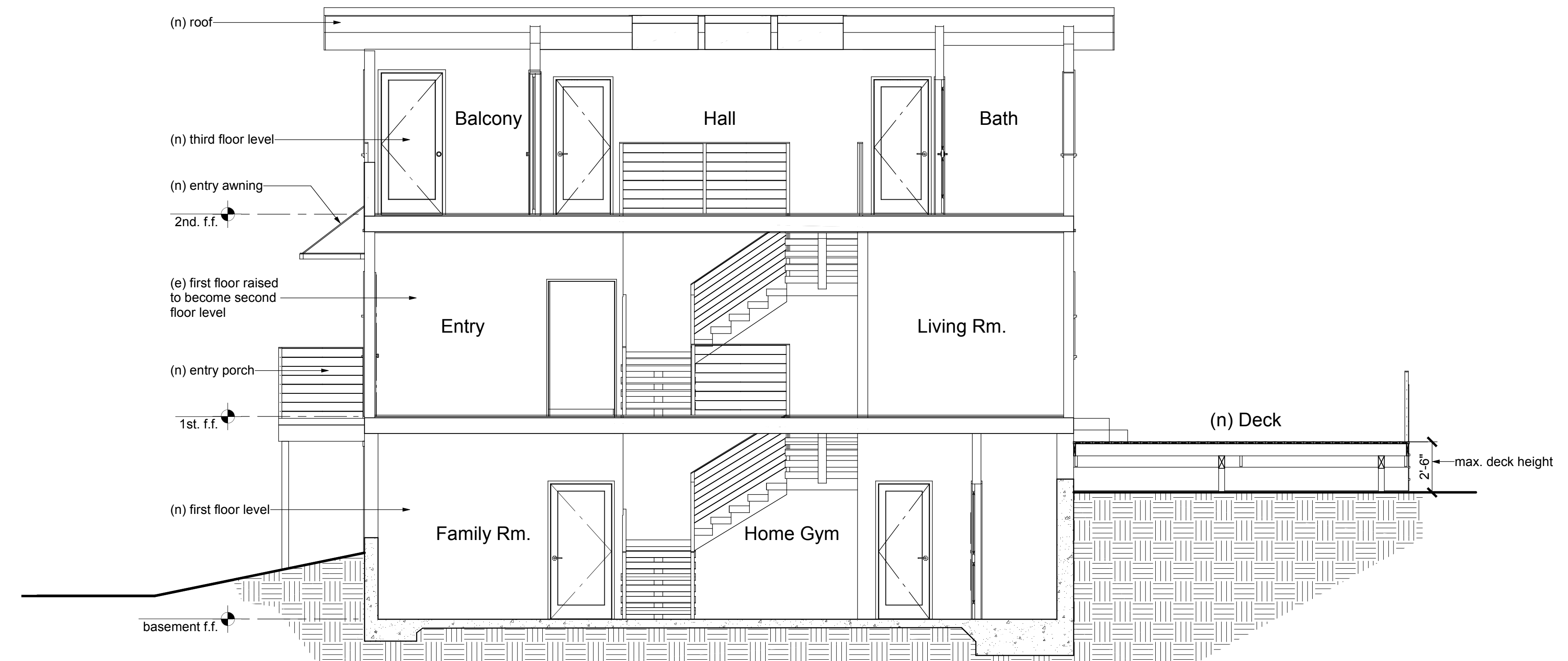
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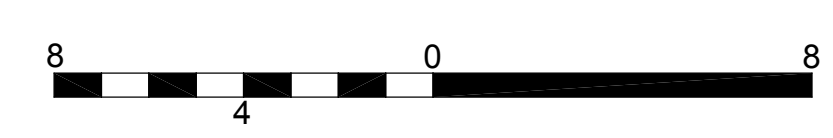
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 Use Permit Set: 12-10-2020

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A3.2

2 Renderings

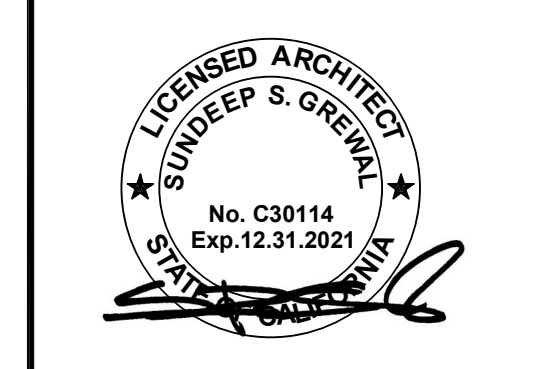


1 Proposed Building Section



studio
gs+
ARCHITECTS

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Sheet Contents:
 Shadows Studies

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Project No: 20-13-420

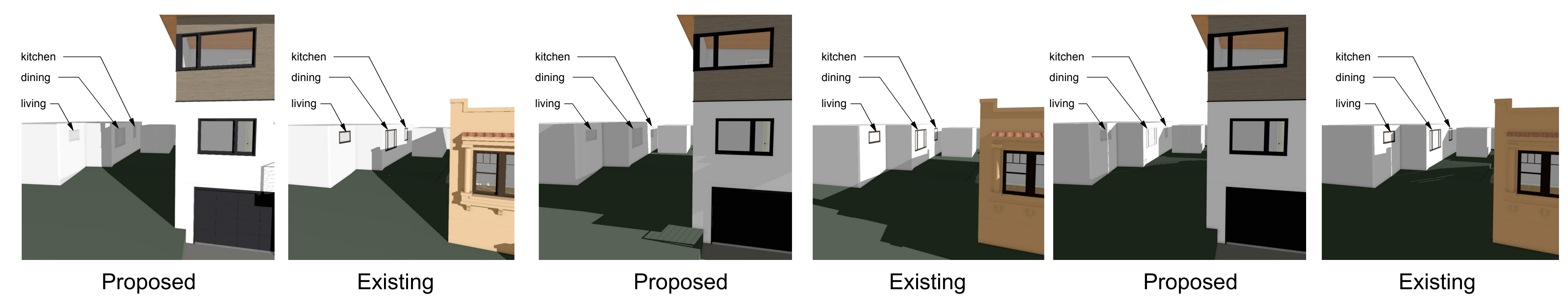
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Checked By: SSG

Scale: NTS

Revisions:
 Use Permit Set: 12-10-2020

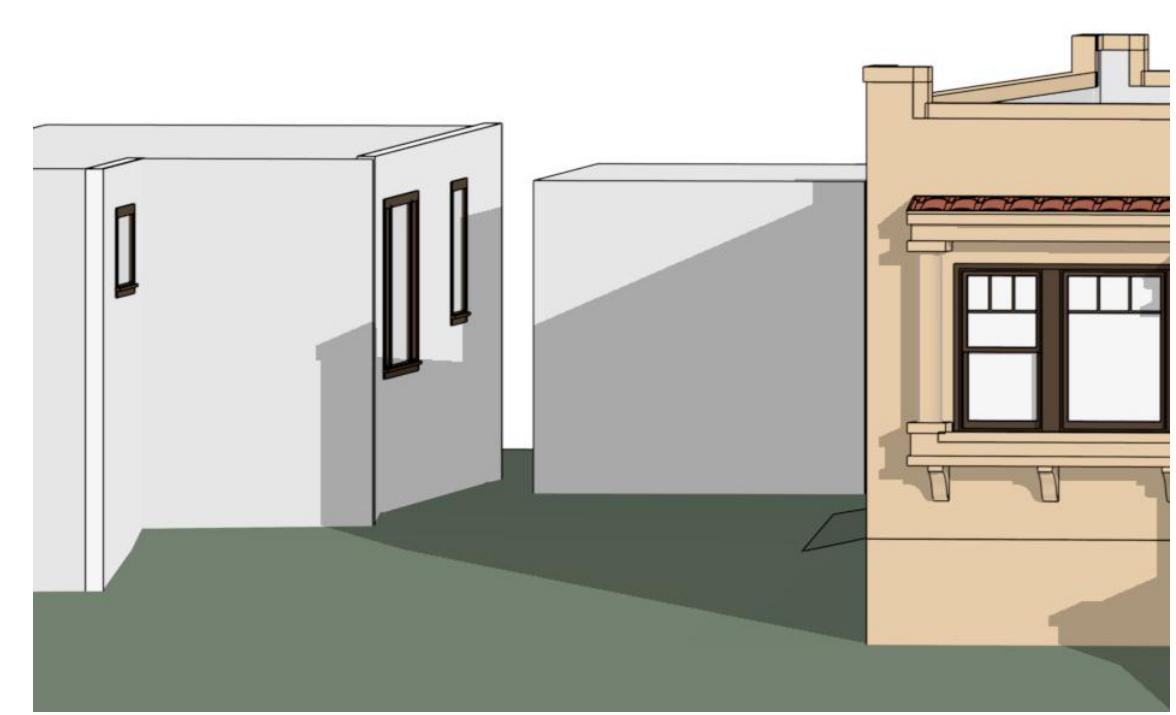
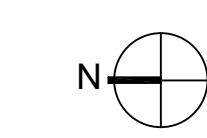
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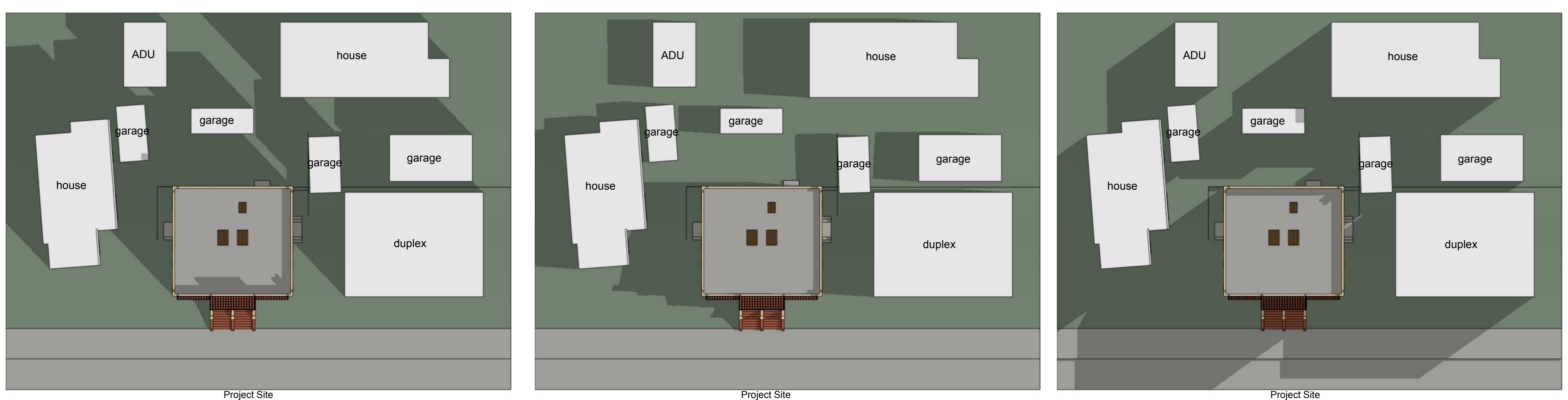
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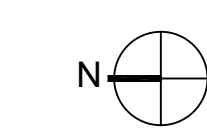
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Actual
 12-08-2020 / 3:00 pm



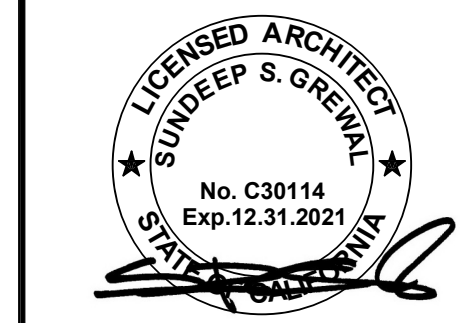
Existing Existing Existing
12-21-2021 / 2:54 pm 12-21-2021 / 12:00 pm 12-21-2021 / 9:21 am



Shadow Accuracy Simulation



2223 Fifth St.
 Berkeley, CA 94710
 Ph: 510.548.7448
 info@sgsarch.com
 www.sgsarch.com



**OPPENHEIMER
 RESIDENCE**
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

Sheet Contents:
 Shadows Studies

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Project No: 20-13-420

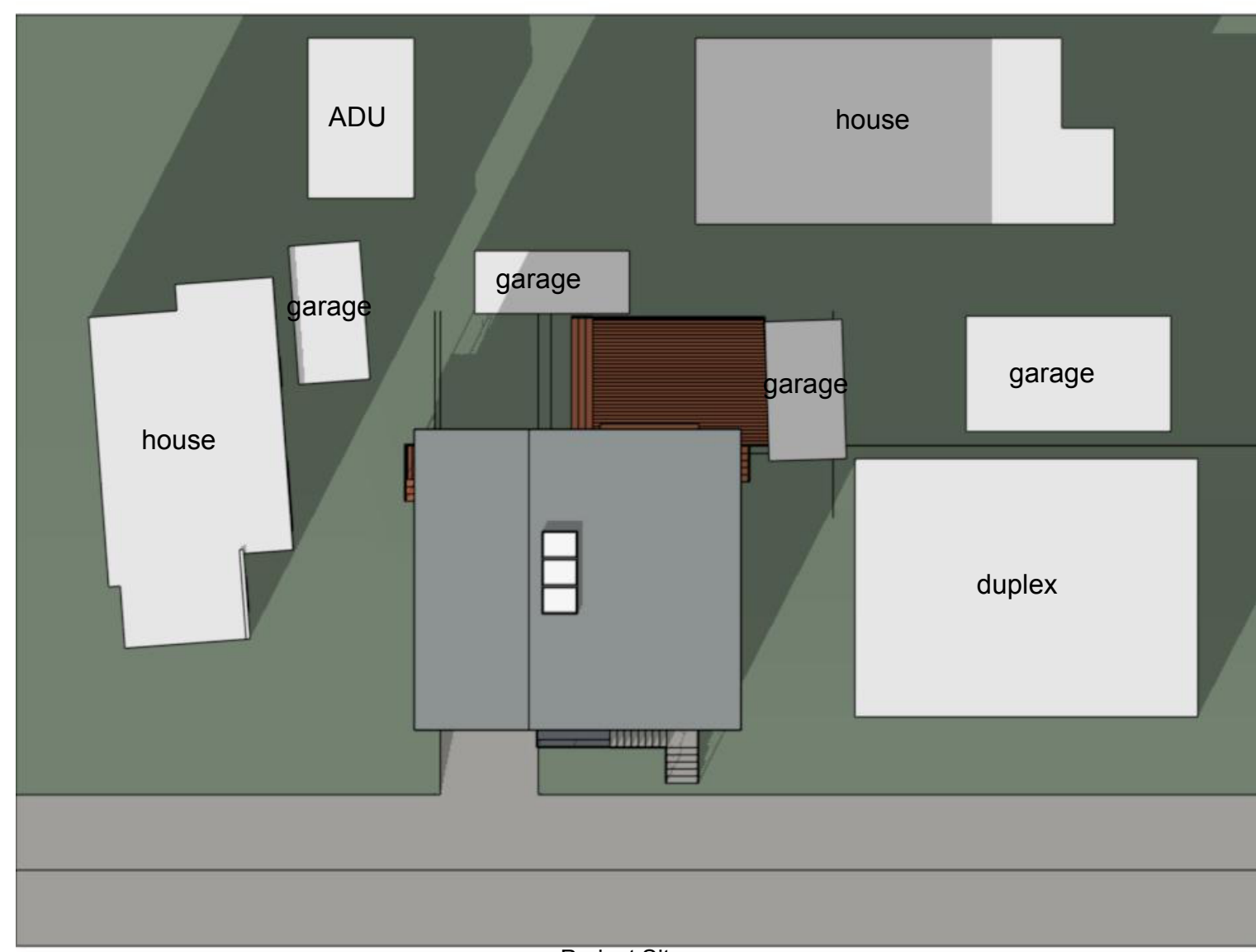
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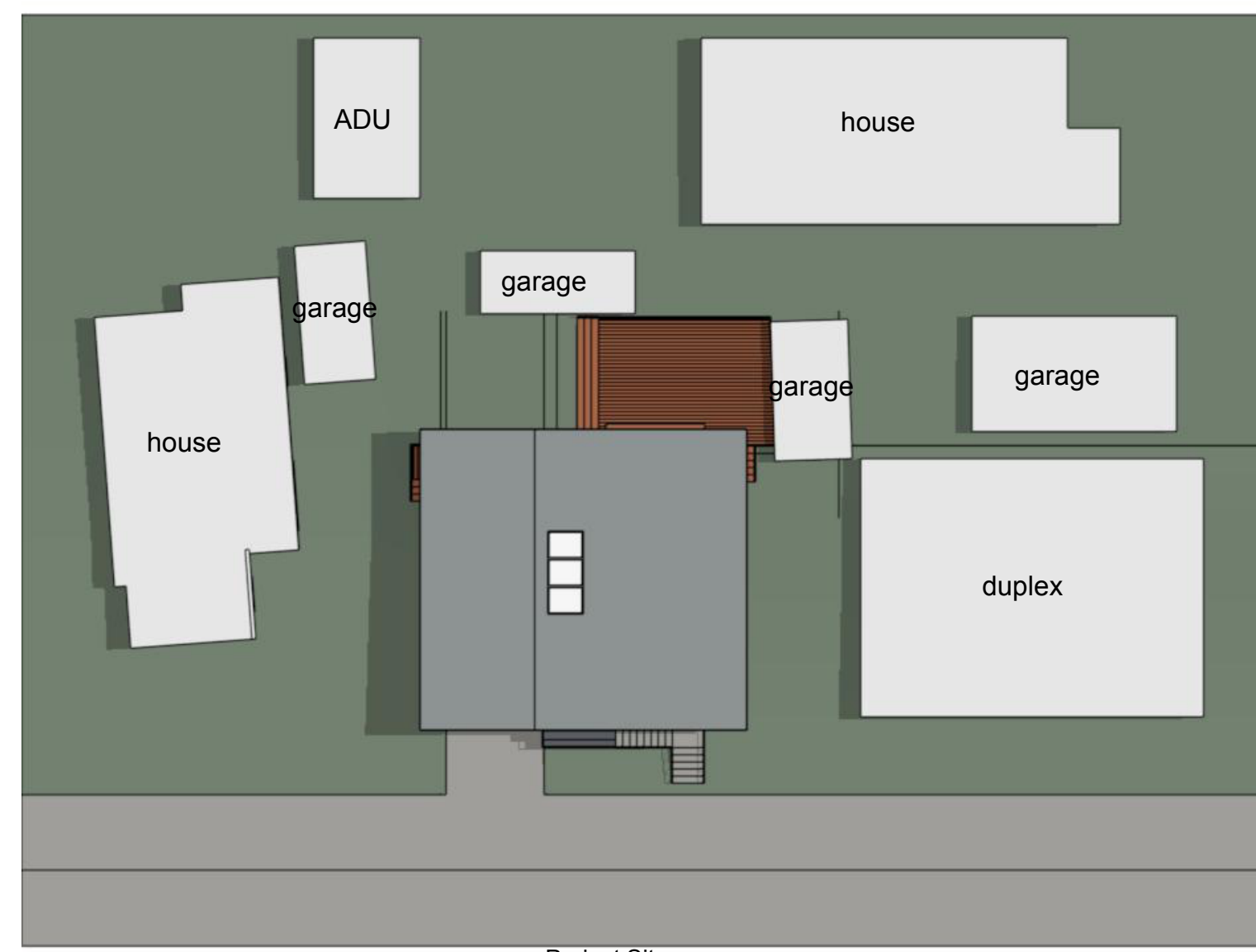
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Revisions:
 Use Permit Set: 12-10-2020

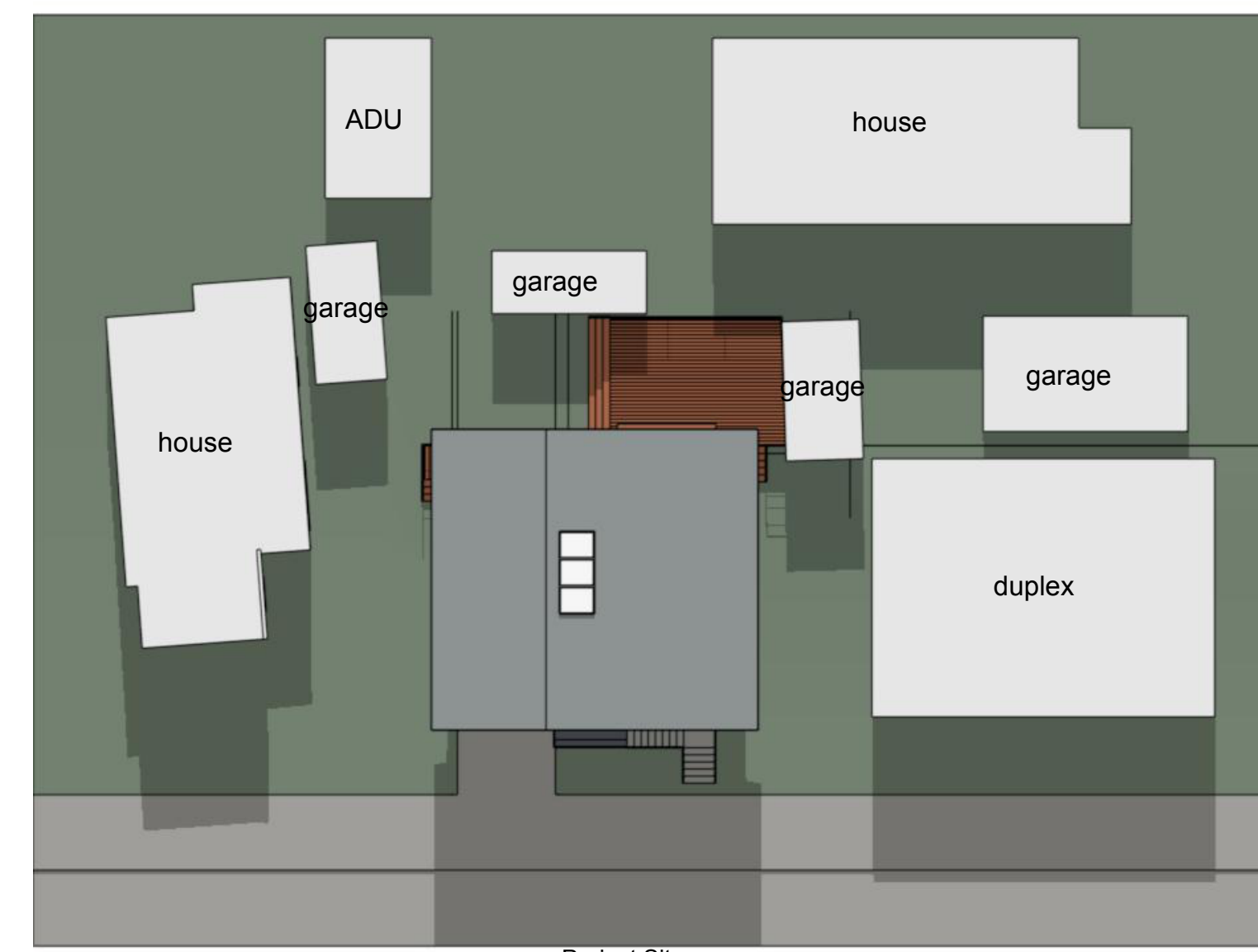
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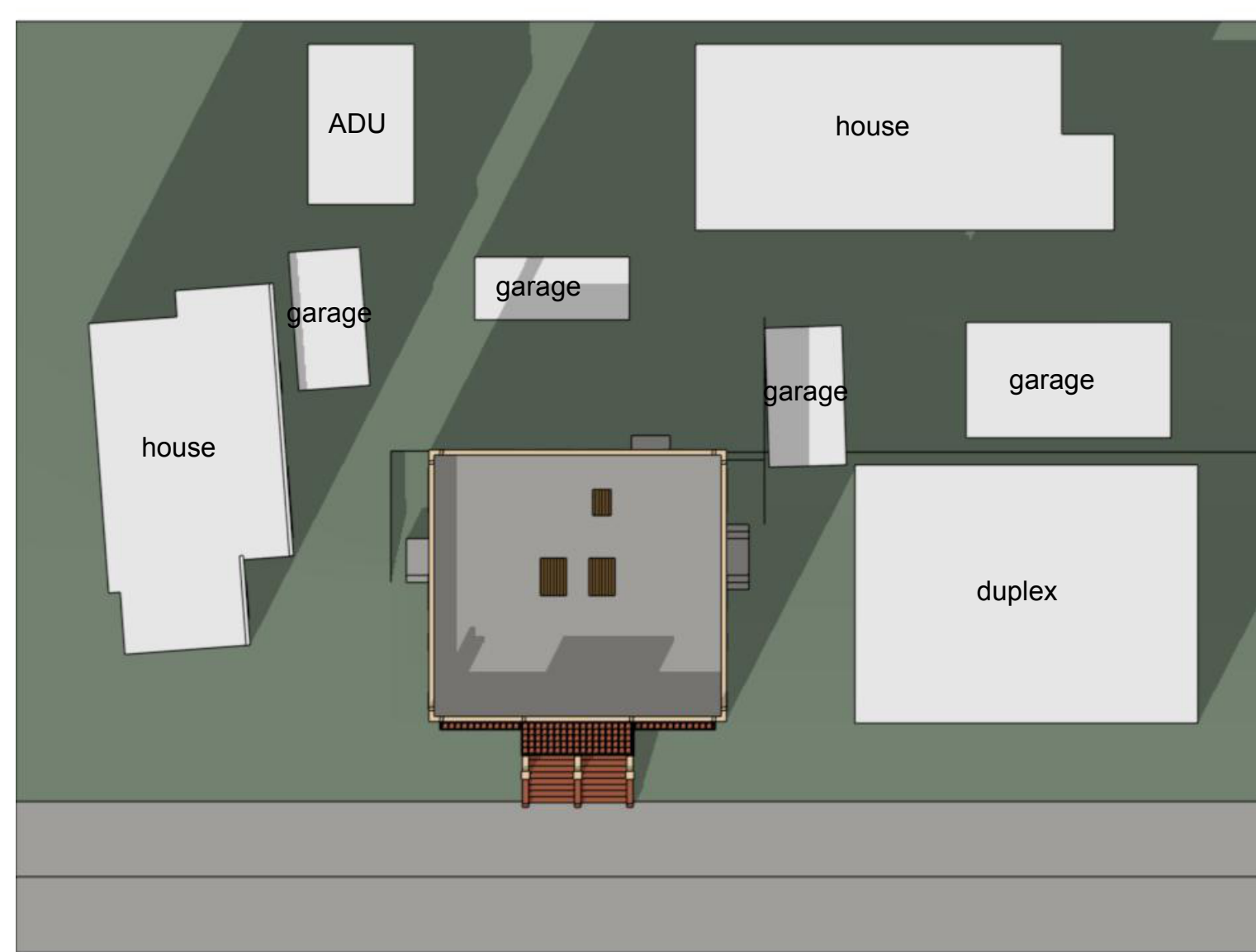
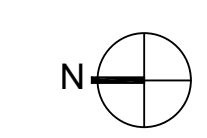
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6-21-2021 / 6:35 pm



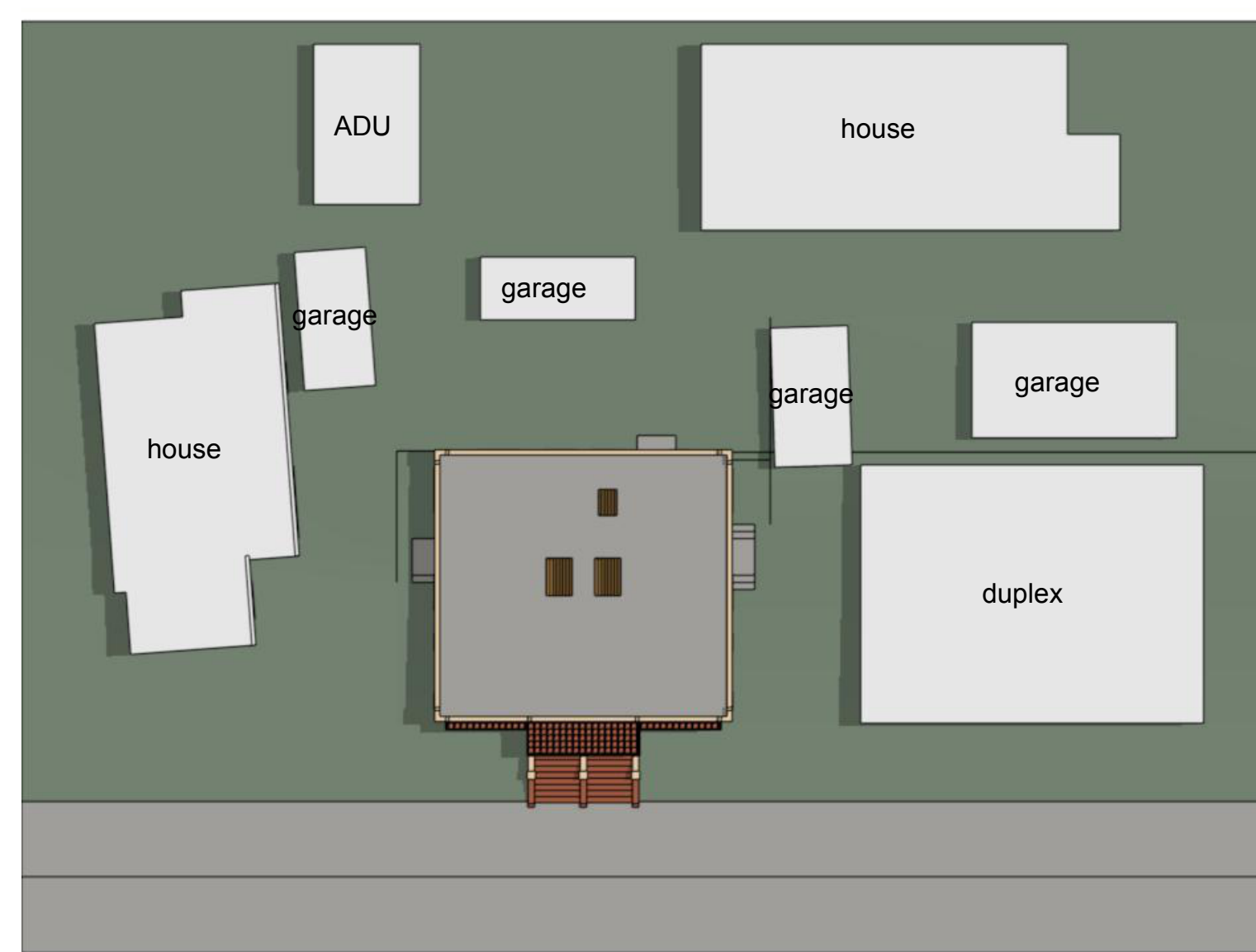
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6-21-2021 / 12:00 pm



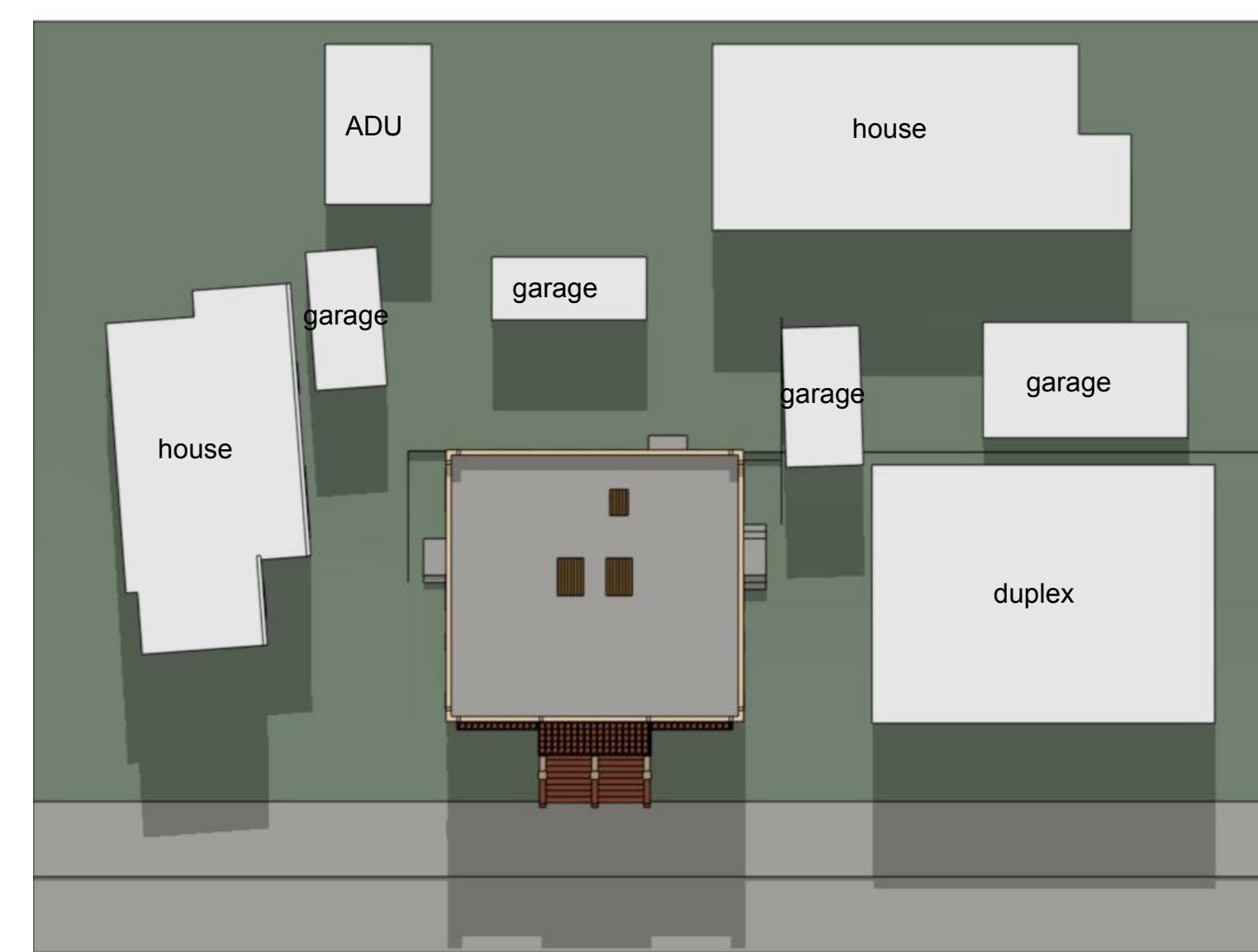
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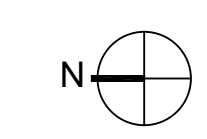
Existing
6-21-2021 / 6:35 pm



Existing
6-21-2021 / 12:00 pm



Existing
6-21-2021 / 7:47 am





Planning & Development Department
Land Use Planning Division

January 14, 2021

Sundeep Grewel
Studio G+S Architects
2223 Fifth Street
Berkeley, CA 94710

Sent via email:
sunny@sgsarch.com

RE: 1643/1647 California Street, Application #ZP2021-0001

Use Permit to:

Reconfigure existing Duplex (1643 and 1647 California); lift structure to create new lower story; third floor addition, adding approximately 2,100 sq. ft. of new floor area on lot that is non-conforming to lot coverage, density, and setbacks. Variance to lot coverage.

Dear applicant:

On behalf of the City of Berkeley, I would like to introduce myself as the project planner for the above referenced application. Staff from various City departments will be reviewing your application, including the Building and Safety, Land Use Planning and Transportation divisions, as well as other interested parties, to ensure that the project application is complete. If any questions arise, City staff will either contact you in writing or by phone at the number supplied on your application. Unless you inform us otherwise, you will be the primary contact during the application process

You can expect site visits by various staff members in the next couple of weeks. These visits will be from the public right-of-way, unless staff makes an appointment with you in advance. I will be contacting you within 30 days of your application date to follow-up with the status of the project and to request any additional information needed for your application to be deemed complete. Answers to frequently asked questions related to Use Permits can be found on the City's website at: <http://www.ci.berkeley.ca.us/contentdisplay.aspx?id=820>

Please note that due to staffing reductions and the level of permit activity, applicants should be prepared to expect longer processing times than in the past. The City has consultants available to expedite applications for an additional fee.

Please feel free to contact me if you are interested in using this service to expedite your application or if you have other questions or comments about your application. I can be reached by email at: narmour@cityofberkeley.info or by phone at (510) 981-7485.

Please know that this application is subject to the Permits Streamlining Act, Government Code Section 65921, which (1) sets forth various time limits within which state and local government agencies must either approve or disapprove permits and (2) providing that these time limits may be extended once (and only once) by agreement between the parties.

I look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Armour".

Nicholas Armour
Associate Planner



Planning and Development Department
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Post and Mail Date:
January 19, 2021

NOTICE OF RECEIVED APPLICATION

UP #ZP2021-0001 – SUBMITTED on January 8, 2021
1643/1647 California Street
Major Residential Addition to existing duplex through lifting
existing house to create new ground floor and a 3rd floor
addition on a non-conforming property.

Contact information: (see reverse)

All application materials may be viewed online:
www.cityofberkeley.info/zoningapplications, or at
www.berkeley.buildingeye.com

«NAME1»
«NAME2»
«ADDRESS1» «ADDRESS2»

NOTICE OF RECEIVED APPLICATION

To comply with the Shelter In Place order issued by the County Health Official, the City of Berkeley's Land Use Division of the Planning Department has temporarily waived the Neighborhood Contact and Project Yellow Poster requirements for proposed Zoning Project applications. This postcard serves as a notification that an application has been received by the City of Berkeley, proposing a development project on an adjacent property that requires a Zoning Permit. This application is currently under review.

Applicant Contact Information

Sundee Grewal
(510) 548-7448
sunny@sgsarch.com

Project Planner Contact Information

Nicholas Armour
(510) 981-7485
NArmour@cityofberkeley.info

All application materials may be viewed online: www.cityofberkeley.info/zoningapplications, or at www.berkeley.buildingeye.com

If you have questions on this application, or would like to submit a comment, please contact the above-listed Project Planner.

1643-47 California St

116 notices

mailed out 01-19-21

NAME1	NAME2	ADDRESS1	ADDRESS2
HARATANI DAVID I & DALE C	1008 NAVELLIER ST	EL CERRITO CA	94530
BAEHREND DAVID & VANDERBURG KAREN	1223 PORTLAND AVE	BERKELEY CA	94706
OCONNELL BEN & HANSON STEVEN TRS	1247 E 12TH ST #2	OAKLAND CA	94606
MISHIMA ELEANOR T & THOMAS J ETAL	1340 LINDA VISTA DR	EL CERRITO CA	94530
MURPHY SEAN F & MICHELLE S	1527 VIRGINIA ST	BERKELEY CA	94703
FIELDS CRAIG M & FELICIA	1530 LINCOLN ST	BERKELEY CA	94703
HAMMOND PAUL W & JACQUELINE P	1530 VIRGINIA ST	BERKELEY CA	94703
BRAND H L TR	1531 LINCOLN ST	BERKELEY CA	94703
CINTRON BERNADINE	1531 VIRGINIA ST	BERKELEY CA	94703
CHINN DOUGLAS TR	1532 LINCOLN ST	BERKELEY CA	94703
COMMON AREA PM 10707	1532 VIRGINIA ST	BERKELEY CA	94703
HUMPHREYS KATHY S	1532 VIRGINIA ST B	BERKELEY CA	94703
RAWLINS ERIC & ROSENAU ELLEN M	1535 LINCOLN ST	BERKELEY CA	94703
ZIEGLE JANET S TR & NEWMAN JONATHAN M & NAKAS ETAL	1535 VIRGINIA ST	BERKELEY CA	94703
ELMS MARGARET M TR	1536 LINCOLN ST	BERKELEY CA	94703
JACKSON MARIA E TR	1537 VIRGINIA ST	BERKELEY CA	94703
WORTH ANN E & SILBERHANS LESLIE TRS	1539 LINCOLN ST	BERKELEY CA	94703
KANEKO MIDORI	1540 LINCOLN ST	BERKELEY CA	94703
MCCARTHY MEGAN P	1541 FRANCISCO ST	BERKELEY CA	94703
WHITE ROBERT L & GENEVIEVE F TRS	1541 VIRGINIA ST	BERKELEY CA	94703
JONES EMLYN S & PALLADINO JOSEPH M	1542 LINCOLN ST	BERKELEY CA	94703
RISHER MICHAEL T & SAAVEDRA BARBARA	1542 VIRGINIA ST	BERKELEY CA	94703
CLARK GEORGE W & LIPMAN LAURA A TRS	1543 VIRGINIA ST	BERKELEY CA	94703
WOLFENDEN JOHN D JR & CATHERINE E	1544 VIRGINIA ST	BERKELEY CA	94703
MARSH ROBERT M & PATRICIA D TRS	1546 VIRGINIA ST	BERKELEY CA	94703
HOLLOWELL PAULA TR	1600 VIRGINIA ST	BERKELEY CA	94703
LASRY ARIC	1601 LINCOLN ST	BERKELEY CA	94703
TUCCILLO CHRISTINA & BANFIELD DECLAN	1607 FRANCISCO ST	BERKELEY CA	94703
LOPEZ JOSE B & GROSSMAN RHONDA R TRS	1607 LINCOLN ST	BERKELEY CA	94703
ETGAR INBAL & DINNER ALEC	1608 VIRGINIA ST	BERKELEY CA	94703
SAFIR ADAM L & CEDERSTAV ANNA K TRS	1609 VIRGINIA ST	BERKELEY CA	94703
MCCELLELLAN JOAN R TR	1611 FRANCISCO ST	BERKELEY CA	94703
DIXON LINDSAY A & MCMILLAN CAROLYN TRS	1611 LINCOLN ST	BERKELEY CA	94703
SHANNON SARAH R & JAILER TODD M	1612 VIRGINIA ST	BERKELEY CA	94703
KING JOHN A & BUTLER CYNTHIA TRS	1613 VIRGINIA ST	BERKELEY CA	94703
IMAZUMI KUNIKO TR ETAL	1615 LINCOLN ST	BERKELEY CA	94703
NAPOLI STEPHEN A & GALLAHERBROWN LINDA J TRS	1616 VIRGINIA ST	BERKELEY CA	94703
BOWMAN MATTHEW J & CECILIA R	1617 FRANCISCO ST	BERKELEY CA	94703
TAYLOR KATHERINE A TR	1618 CALIFORNIA ST	BERKELEY CA	94703
SUTAKE JOHN JR	1619 LINCOLN ST	BERKELEY CA	94703
CAESARA LYNDA TR	1619 VIRGINIA ST	BERKELEY CA	94703
CASE AMANDA & MAK KEVIN	1620 CALIFORNIA ST	BERKELEY CA	94703
CHOW KATHERINE J	1620 LINCOLN ST	BERKELEY CA	94703
CUTTRISS STUART L & HOPKINS NANCY	1622 VIRGINIA ST	BERKELEY CA	94703
TONG KEN K TR	1623 VIRGINIA ST	BERKELEY CA	94703
WORSTELL GORDON TR	1623-1625 GRANT ST	BERKELEY CA	94703
RITCHIE DAVID J & FENSTERMACHER NANCY R	1624 VIRGINIA ST	BERKELEY CA	94703
THOMPSON CHARLES L TR	1625 VIRGINIA ST	BERKELEY CA	94703
PETERSON LAURA F ETAL	1626 LINCOLN ST	BERKELEY CA	94703
SCHWARTZ TANIA L	1628 CALIFORNIA ST	BERKELEY CA	94703
CORBETT JAMES D & KILBY LINDA	1631 CALIFORNIA ST	BERKELEY CA	94703
JOHNSON SCOT & GABLE FRANCISCO M	1634 CALIFORNIA ST	BERKELEY CA	94703
STARR JOAN B & IRIS C TRS	1635 CALIFORNIA ST	BERKELEY CA	94703
ELLINGER NANCY W & POPE DAVID TRS	1635 VIRGINIA ST	BERKELEY CA	94703

1643-47 California St

116 notices

mailed out 01-19-21

MALMUTH JEFFREY S & CALCIOLARI DANIELA TRS	1636 CALIFORNIA ST	BERKELEY CA	94703
ESPEJO YOLANDA M	1636 LINCOLN ST	BERKELEY CA	94703
FRITZ BARBARA J TR	1639 CALIFORNIA ST	BERKELEY CA	94703
GREINKE KATHLEEN Y TR	1640 LINCOLN ST	BERKELEY CA	94703
LAWRENCE SUSAN M & COHEN ANDREW B	1644 LINCOLN ST	BERKELEY CA	94703
OPPENHEIMER IDO & TAMAR D	1647 CALIFORNIA ST	BERKELEY CA	94703
BRISTOL KAY S TR	1651 CALIFORNIA ST	BERKELEY CA	94703
DELOSRIOS JUAN & ROGERS ANNIKA	1654 LINCOLN ST	BERKELEY CA	94703
LINKS RICHARD A TR	1656 CALIFORNIA ST	BERKELEY CA	94703
COMMON AREA OF PM 6679 32 & 33	1658 CALIFORNIA ST	BERKELEY CA	94703
LEE SPENCER J	1658 CALIFORNIA ST 1	BERKELEY CA	94703
GUTWILL JOSHUA P & WISE LAURA J TRS	1660 LINCOLN ST	BERKELEY CA	94703
ANDALMAN AARON & LEVENBERG WRENN TRS	1705 CALIFORNIA ST	BERKELEY CA	94703
BUHRMANN ERICA & DRUCKER RONALD TRS	1708 CALIFORNIA ST	BERKELEY CA	94703
DER ZOLTAN & KLOIAN ELIZABETH A	1709 CALIFORNIA ST	BERKELEY CA	94703
UCHIDA MICHAEL N & ABRENILLA AILEEN	1710 CALIFORNIA ST	BERKELEY CA	94703
HORWITZ BARRY D TR	1711 EOLA ST	BERKELEY CA	94703
MIYASAKI RONALL H & JON T TRS ETAL	2785 ST ANDREWS DR	BRENTWOOD CA	94513
HORNUNG DAVID E	2900 17TH ST	SACRAMENTO CA	95818
AUGST BERTRAND & CHANGAUGST JINLEI	496 N LATHAM ST	ALEXANDRIA VA	22304
SPERLING SUSAN & JANOWITZ MARC S	690 LEE AVE	SAN LEANDRO CA	94577
DANSBY U W HEIRS OF EST	73-1473 KALOKO DR	KAILUA KONA HI	96740
YOSHIMURADONG LOUISE	864 SYBIL AVE	SAN LEANDRO CA	94577
HO CALVIN V & DIEP LINH L	PO BOX 32894	SAN JOSE CA	95152
Occupant(s)	1528 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1533 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1536 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1544 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1600 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1601 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1602 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1604 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1604 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1605 FRANCISCO ST	BERKELEY CA	94703
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Occupant(s)	1612 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1612 VIRGINIA ST B	BERKELEY CA	94703
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Occupant(s)	1616 CALIFORNIA ST	BERKELEY CA	94703
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Occupant(s)	1617 LINCOLN ST	BERKELEY CA	94703
Occupant(s)	1618 VIRGINIA ST	BERKELEY CA	94703
Occupant(s)	1619 VIRGINIA ST A	BERKELEY CA	94703
Occupant(s)	1621 FRANCISCO ST	BERKELEY CA	94703
Occupant(s)	1636 CALIFORNIA ST A	BERKELEY CA	94703

1643-47 California St

116 notices

mailed out 01-19-21

Occupant(s)	1643 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1653 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1656 CALIFORNIA ST COI	BERKELEY CA	94703
Occupant(s)	1709 1/2 CALIFORNIA ST	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST A	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST B	BERKELEY CA	94703
Occupant(s)	1709 CALIFORNIA ST C	BERKELEY CA	94703



LAND USE PLANNING

NOTICE OF RECEIVED APPLICATION

1643 & 1647 California Street

Use Permit #ZP2021-0001 to lift the existing duplex to create a new ground floor, 3rd floor addition, and reconfiguration of the existing duplex on a non-conforming property.

To comply with the Shelter In Place order issued by the County Health Official, the City of Berkeley's Land Use Division of the Planning Department has temporarily waived the Neighborhood Contact and Project Yellow Poster requirements for proposed Zoning Project applications. This notice serves as a notification that an application has been received by the City of Berkeley, proposing a development project on an adjacent property that requires a Zoning Permit. This application is currently under review.

A. Land Use Designations:

- Zoning: R-2 (Restricted Two Family Residential District)

B. Parties Involved:

- Applicant Sundeep Grewal, Studio G+S Architects, Berkeley
- Property Owner Ido and Tama Oppenheimer, Berkeley

C. Project Planner

- Nicholas Armour, (510) 981-7485, NArmour@cityofberkeley.info

Further Information:

- All application materials are available online at:
www.cityofberkeley.info/zoningapplications or at www.berkeley.buildingeye.com



Planning and Development Department
Land Use Planning Division

February 5, 2021

Sent via email:

sunny@sgsarch.com

Sundeep Grewel
Studio G+S Architects
2223 5th Street
Berkeley, CA 94710

Re: Application for Use Permit #ZP2021-0001 for 1643/1647 California Street

Dear Applicants,

The Land Use Division has reviewed the above referenced application, submitted on January 8, 2021 to construct 1) lift the existing single family house to create new lower story, 2) construct a new third story, and 3) modify the existing duplex layout on an existing property that is non-conforming to density, lot coverage, and front, side, and rear setbacks at 1643/1647 California Street. Staff has determined that the application is incomplete and cannot take further action on the project until all the items listed below are corrected and/or submitted. Please submit an electronic copy of the following:

Items Required for Submittal or Correction:

1. Third Floor Setbacks are not code-compliant – Per Section 23D.28.070.D, 3rd stories must be set-back 6-feet from side property lines. As currently proposed, this setback is not being met. However, please first see Advisory Comment, below, related to the third floor proposal.
2. Average Height calculation of the building is not accurate – the average height calculations provided (both in the TAB form, and on plans) is not accurate to how the average height is calculated in the City of Berkeley, as the height of a house with shed-style roof is taken from the average grade to the top of the roof form (not the midpoint). Therefore, please revise the height calculation to accurately describe the average height of the building.
3. Shadow Studies – Per the [Shadow Study Instructions Guide](#) the submitted Shadow Studies must be revised in the following ways:
 - a. While some shadow impacts are shown in the shadow studies provided, additional information is necessary to understand the extent of the impacts. Specifically:
 5. *If a shadow (existing or future) hits the wall of an adjacent structure, provide a drawing in elevation view to (1) show where the existing shadow hits the wall, and (2) indicate locations of windows on walls affected.*
 6. *If increased shadowing caused by the proposed project would affect any windows on residential buildings, then indicate the use of those windows (i.e., garage, bedroom, bathroom, kitchen, living room).*

While this detail was provided in relation to the impacts to the property to the north (1639 California), no additional details were provided on the extent of the impacts to

February 5, 2021
Page 2 of 3

1643/1647 CALIFORNIA STREET - LETTER OF INCOMPLETION
Use Permit #ZP2021-0001

the neighboring property to the east (1609 Virginia). Please revise Shadow Studies to include the above-described additional details to assist in the assessment of new impacts to the neighboring property to the east.

4. Historic Resource Evaluation – Following discussion with the Secretary of the Landmarks Preservation Commission, Senior Planner Fatema Crane, it has been confirmed that a Historic Resource Evaluation (HRE) will be required prior to this application being deemed complete. As indicated in Zoning Project Application Submittal Requirements Item number 4.B, an HRE is required for “substantial alteration” to a building over 40 years old. Please include an HRE with your resubmittal materials.

Staff Advisory Comments

1. Floor Plans/Existing Conditions – Staff has been notified that there may be a discrepancy between the existing floor plans and the actual existing layout of the house, including potentially work that was done that has, in effect, eliminated one of the two units on the site. As your proposed project would retain (or replace) this second unit, the situation would be resolved with this application. However, staff needs to have the full and accurate picture of what is existing on site, whether or not previous work was done (with or without permits) that has rendered the submitted floor plans inaccurate or incomplete. Please clarify what the existing condition is at the site and update the existing floor plans, if necessary. Alternatively, staff would request a site visit and short tour of the interior of the building to confirm the existing conditions.
2. Level of Staff Support of Project/3rd floor proposal – As has previously been discussed between Project Planner and Applicant (prior to official submittal of the application), staff has concerns with the numerous Use Permits and Variance request to expand the existing residential structure. As currently proposed, staff cannot make the findings to recommend approval of this project. Were it to move forward to the Zoning Adjustments Board under the current design iteration, staff would recommend that the ZAB deny the project for lack of ability to make the findings. (Attached to this letter is a list of the findings that have to be made related to these permit requests. For the Variance, if any one of the findings cannot be made, the application must be denied.)

While Staff understands that any expansion of this building will trigger Use Permits and Variances, Staff recommends a significant design modification to this proposal before Staff could potentially make the findings and consider support of the application. Specifically, staff recommends elimination of the entire third floor, while retaining the concept of lifting the house slightly to create the new lower floor. This will have a number of effects:

- a. Variance request - Firstly, the existing site has a lot coverage of approximately 50%, where 45% is the maximum allowed by code for a single story house in the R-2 zoning district (BMC Section 23D.28.070.E). This means the site exceeds the allowable lot coverage by approximately 5%. However, under your proposal, while removing an accessory structure to reduce the lot coverage to approximately 44%, a three-story structure is allowed a maximum lot coverage of 35%. This means the site would exceed the allowable lot coverage by 9%, a worsening of 4% over the maximum allowable percentage. If the project was revised to a two-story design, with the same 44% coverage, where the maximum allowable coverage of a two-story structure is 40%, while the structure would still be 4% over lot coverage, there is a net reduction of 1% exceedance of coverage for the site.

February 5, 2021
Page 3 of 3

1643/1647 CALIFORNIA STREET - LETTER OF INCOMPLETION
Use Permit #ZP2021-0001

- b. Height and related impacts – The proposed project increases the height of the residential structure from 13'-6" to approximately 28' (staff's assessment of the average height based on previously-mentioned inaccurate height calculation provided on the plans). This is an increase of 14-feet 6-inches. This 28-foot-tall structure, on a non-conforming lot (including setbacks and lot coverage), would create a number of related impacts to neighboring properties, specifically to light, air, privacy, and potentially views. All of those impacts are assessed in the "non-detriment" finding that is triggered by a number of the permits requested for this project. If the third floor was removed from this plan (while retaining the concept of lifting the house to add the lower level), staff estimates that this design would only increase the height of the building by 3-feet or so, a decrease of 11-feet 6-inches compared to the current proposal. While there would likely still be some impacts to the light, air, privacy, and/or views of neighboring properties, these impacts would be substantially reduced.

Revised submittal items should be submitted in electronic form (Box.com). Please submit responses to all requested items at once, and not incrementally. Please include a response letter addressing each of the above items, using the same numbering/format to assist staff in confirming you have addressed each item.

I look forward to working with you on this project. Do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7485 or NArmour@cityofberkeley.info.

Sincerely,



Nicholas Armour
Associate Planner

Attachment: (1) Required Findings for Use Permits and Variance requests

Findings Required for Proposed Project at 1643/1647 California Street**Permits triggered:**

- Use Permit (UP) per Berkeley Municipal Code (BMC) Section 23C.04.070.E for expansion of a residential structure that is non-conforming to the maximum allowable lot coverage
- Use Permit (UP) per BMC Section 23C.04.070.E for expansion of a residential structure that is non-conforming to the residential density
- Administrative Use Permit (AUP) per BMC Section 23C.04.070.B for vertical extension of non-conforming rear yard setback
- Administrative Use Permit (AUP) per BMC Section 23C.04.070.B for vertical extension of non-conforming front yard setback
- Administrative Use Permit (AUP) per BMC Section 23D.28.030 for major addition of 600 s.f.
- Administrative Use Permit (AUP) per BMC Section 23D.28.070.C for building addition exceeding 14 feet in height
- Administrative Use Permit (AUP) per BMC Section 23D.28.050 to create a fifth bedroom
- Variance per BMC Chapter 23D.28.070.E for exceeding maximum allowable lot coverage

Findings Required:

Variance: Per BMC Section 23B.44.030:

A. After the Board has conducted a public hearing, it shall act on the application. The Board may approve a Variance application, either as submitted or modified, only if it makes all of the following findings:

- 1. There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same District;*
- 2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the subject property's owner;*
- 3. The establishment, maintenance or operation of the use or the construction of a building, structure or addition thereof, to be approved will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; and that the granting of the Variance will promote the municipal health, welfare and safety and benefit the City as a whole;*
- 4. Any other variance findings required by the Section of the Ordinance applicable to that particular Variance.*

B. The Board shall deny an application for a Variance if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination. (Ord. 6478-NS § 4 (part), 1999)

Use Permit findings (Please note, all requested Use Permits and AUPs, as listed above, must meet the findings established below): Per BMC Section 23B.32.040:

A. The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

B. Prior to approving any Use Permit the Board must also make any other findings required by either the general or District regulations applicable to that particular Use Permit.

C. The Board shall deny an application for a Use Permit if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination.

D. The Board may attach such conditions to any Use Permit as it deems reasonable or necessary to achieve the purposes of this Ordinance, and which otherwise promote the municipal health, safety and welfare.



2223 5th St. | Berkeley, CA 94710 | 510.548.7448 | info@sgsarch.com | www.sgsarch.com

May 25, 2021

Planning review comments #1

Applications #: ZP2021-0001

Address: 1643 1647 California St Planning

Hi Nicholas,

We are resubmitting the Use Permit application per your comments. See attached drawings and responses below.

Items Required for Submittal or Correction:

1. Third Floor Setbacks are not code-compliant – Per Section 23D.28.070.D, 3rd stories must be set-back 6-feet from side property lines. As currently proposed, this setback is not being met. However, please first see Advisory Comment, below, related to the third floor proposal.

Response: Sheet A2.1 and A3.1 – Please note the proposed design no longer has a garage at the basement level. Since the garage is eliminated, the building will not be raised up 3'-0" as was in the original plan. The first floor level remains where it is now. This will reduce the overall building height. Per the building and planning definition of a floor, the basement is no longer a floor. Therefore the building is two stories over a basement.

2. Average Height calculation of the building is not accurate – the average height calculations provided (both in the TAB form, and on plans) is not accurate to how the average height is calculated in the City of Berkeley, as the height of a house with shed-style roof is taken from the average grade to the top of the roof form (not the midpoint). Therefore, please revise the height calculation to accurately describe the average height of the building.

Response: Sheet A3.1 and A3.2 – The new design has a gable roof and the average height is calculated accordingly.

3. Shadow Studies – Per the [Shadow Study Instructions Guide](#) the submitted Shadow Studies must be revised in the following ways:

a. While some shadow impacts are shown in the shadow studies provided, additional information is necessary to understand the extent of the impacts. Specifically:

Response: Sheet A4.1 – New and updated shadow study provided. Please note what was labeled an ADU at 1609 Virginia is NOT an ADU but just an accessory structure.

5. *If a shadow (existing or future) hits the wall of an adjacent structure, provide a drawing in elevation view to (1) show where the existing shadow hits the wall, and (2) indicate locations of windows on walls affected.*

6. *If increased shadowing caused by the proposed project would affect any windows on residential buildings, then indicate the use of those windows (i.e., garage, bedroom, bathroom, kitchen, living room).*

While this detail was provided in relation to the impacts to the property to the north (1639 California), no additional details were provided on the extent of the impacts to *the neighboring property to the east (1609 Virginia)*. Please revise *Shadow Studies* to include the above-described additional details to assist in the assessment of new impacts to *the neighboring property to the east*.

Response: Sheet A4.1 – New and updated shadow study provided.

4. Historic Resource Evaluation – Following discussion with the Secretary of the Landmarks Preservation Commission, Senior Planner Fatema Crane, it has been confirmed that a Historic Resource Evaluation (HRE) will be required prior to this application being deemed complete. As indicated in Zoning Project Application Submittal Requirements Item number 4.B, an HRE is required for “substantial alteration” to a building over 40 years old. Please include an HRE with your resubmittal materials.

Response: See HRE report. This building is not a structure of merit in any case.

Staff Advisory Comments

1. Floor Plans/Existing Conditions – Staff has been notified that there may be a discrepancy between the existing floor plans and the actual existing layout of the house, including potentially work that was done that has, in effect, eliminated one of the two units on the site. As your proposed project would retain (or replace) this second unit, the situation would be resolved with this application. However, staff needs to have the full and accurate picture of what is existing on site, whether or not previous work was done (with or without permits) that has rendered the submitted floor plans inaccurate or incomplete. Please clarify what the existing condition is at the site and update the existing floor plans, if necessary. Alternatively, staff would request a site visit and short tour of the interior of the building to confirm the existing conditions.

Response: Sheet A1.1 – See updated floor plan. This is the current condition.

2. Level of Staff Support of Project/3rd floor proposal – As has previously been discussed between Project Planner and Applicant (prior to official submittal of the application), staff has concerns with the numerous Use Permits and Variance request to expand the existing residential structure. As currently proposed, staff cannot make the findings to recommend approval of this project. Were it to move forward to the Zoning Adjustments Board under the current design iteration, staff would recommend that the ZAB deny the project for lack of ability to make the findings. (Attached to this letter is a list of the findings that have to be made related to these permit requests. For the Variance, if any one of the findings cannot be made, the application must be denied.)

While Staff understands that any expansion of this building will trigger Use Permits and Variances, Staff recommends a significant design modification to this proposal before Staff could potentially make the findings and consider support of the application. Specifically, staff recommends elimination of the entire third floor, while retaining the concept of lifting the house slightly to create the new lower floor. This will have a number of effects:

a. Variance request - Firstly, the existing site has a lot coverage of approximately 50%, where 45% is the maximum allowed by code for a single story house in the R-2 zoning district (BMC Section 23D.28.070.E). This means the site exceeds the allowable lot coverage by approximately 5%. However, under your proposal, while removing an accessory structure to reduce the lot coverage to approximately 44%, a three-story structure is allowed a maximum lot coverage of 35%. This means the site would exceed the allowable lot coverage by 9%, a worsening of 4% over the maximum allowable percentage. If the project was revised to a two-story design, with the same 44% coverage, where the maximum allowable coverage of a two-story structure is 40%, while the structure would still be 4% over lot coverage, there is a net reduction of 1% exceedance of coverage for the site.

Response: The project has been redesign. We understand planning's concerns. That is why we are willing to reduce the overall project scale. However, eliminating the second story addition is not feasible. What we can do is reduce the size of the second floor addition as much as possible to mitigate any impact on adjacent properties and make it more in scale with the neighborhood. But please keep in mind, adding a second story addition to a single story house is not an unreasonable request here. We also have support of both neighbors on each side. Letters submitted to you earlier. I am attaching them here for reference.

Reduced project scope:

1. The proposed design no longer has a garage at the basement level. Since the garage is eliminated, the building will not be raised up 3'-0" as was in the original plan. The first floor level remains where it is now. This will reduce the overall building height.
2. We have eliminated the balcony at the rear (east side). Therefore, no AUP needed for the rear yard setback.
3. We have also set back the second floor addition from the existing front house wall (set back 3'-6" - 14'-4" from front property line). The existing is set back 10'-10" from the front property line. This helps to keep the existing front facade height with minimal changes and recessing the addition back.
4. Lowered the roof height by another 1'-0" from the last iteration. This brings the overall building height down by 5'-2" on the left and 6'-3" on the right, when compared to the original submittal.
5. We made some minor changes to the building materials to isolate the second floor addition from the existing single story above the basement. When compared to the earlier version, this helps with the overall scale and massing of the house.
6. Overall, the building looks like and feels like a two-story house over a basement. Just like hundreds of houses in Berkeley.

We really hope you can see the merits of the revised design and the compromises made here.

b. Height and related impacts – The proposed project increases the height of the residential structure from 13'-6" to approximately 28' (staff's assessment of the average height based on previously-mentioned inaccurate height calculation provided on the plans). This is an increase of 14-feet 6-inches. This 28-foot-tall structure, on a non-conforming lot (including setbacks and lot coverage), would create a number of related impacts to neighboring properties, specifically to light, air, privacy, and potentially views. All of those impacts are assessed in the "non-detriment" finding that is triggered by a number of the permits requested for this project. If the third floor was removed from this plan (while retaining the concept of lifting the house to add the lower level), staff estimates that this design would only increase the height of the building by 3-feet or so, a decrease of 11-feet 6-inches compared to the current proposal. While there would likely still be some impacts to the light, air, privacy, and/or

Response: See Sheets A3.1 – The new design increases the average height by 8'-10". This is not an unseasonal request. It's similar to hundreds of second story additions in Berkeley. See additional comment above regarding the building height.

We are looking forward to moving this project along.

Sundeep Grewal



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704

Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 1643 and 1647 California St. Date: 5-25-2021

Applicant's Name: Sundeep Grewal - Studio G+S Architects

Zoning District: R-2

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/ Required¹</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	2	2	1
Number of Parking Spaces (#)	0	0	2
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	3	5	N/A
Yards and Height			
Front Yard Setback (Feet)	10'-10'	10'-10"	20'-0"
Side Yard Setbacks: (facing property)			
Left: (Feet)	3'-11'	4'-0"	4'-0"
Right: (Feet)	5'-6'	5'-5"	4'-0"
Rear Yard Setback (Feet)	16'-10'	16'-10"	20'-0"
Building Height* (# Stories)	1	2	3
Average* (Feet)	13'-6'	23'-10"	28'-0"
Maximum* (Feet)	13'-6'	23'-10"	35'-0"
Areas			
Lot Area (Square-Feet)	3,100 s.f.	3,100 s.f.	4,500 s.f.
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	1,334 s.f.	3,763 s.f.	
Building Footprint* (Square-Feet) Total of All Structures	1,569 s.f.	1,382 s.f.	1,258 s.f. for 2 stories
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	49.94 %	43.98 %	40 % for 2 stories
Useable Open Space* (Square-Feet)	500 s.f.	1,029 s.f.	800 s.f. 400 s.f./unit
Floor Area Ratio* Non-Residential only (Except ES-R)	N/A	N/A	N/A

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

¹ See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E
g:\landuse\forms & instructions\land use planning forms\word files\forms_zoning project application\zoning project application_tabulation form.docx

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____		
	HRI # _____		
	Trinomial _____		
	NRHP Status Code _____		
Other Listings _____	Review Code _____	Reviewer _____	Date _____

Page 1 of 6 Resource name(s) or number (assigned by recorder) 1643-47 California Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 *a. County Alameda
 *c. Address 1643-47 California Street City Berkeley Zip 94703
 *e. Other Locational Data: Assessor's Parcel Number Block: Lot: 058 215601800

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1643-1647 California Street sits on the east side of California between Lincoln and Virginia Streets. The building is set back from the front lot line, with planted areas at the front of the parcel. It is a one story over basement two unit building clad in stucco and capped with a flat roof. At the center of the façade, there are two concrete stairs, both with stepped concrete cheek walls and metal railings. They are separated by a center stepped cheek wall. At the top of the stairs, the primary entrances are situated on a sheltered porch. The right side entrance features a multi-lite glazed door; the left side features a flush wood door. To either side of the entrances are square bays with composite columns featuring tripartite wood sash windows with a center fixed multi-lite window flanked by four over one double hung windows. The entry porch is sheltered by a shed roof clad in red clay tiles and supported by composite columns. There are shed cornices with red clay tiles over both bays. The façade terminates with a stepped parapet with simple coping.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP HP1. Unknown

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
View from west. 4/30/2021

*P6. Date Constructed/Age and Sources: historic
1924 per permits

*P7. Owner and Address:

*P8. Recorded by:
Tim Kelley Consulting
2912 Diamond St #330
San Francisco, CA 94131

*P9. Date Recorded:
5/14/2021

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI# _____
---	-------------------------------

Page 2 of 6 *Resource Name or # _____ *NRHP Status Code 6Z

- B1. Historic name: 1643-1647 California Street
- B2. Common name: 1643-1647 California Street
- B3. Original Use: two family residential B4. Present use: two family residential
- *B5. **Architectural Style:** vernacular
- *B6. **Construction History:** (Construction date, alterations, and date of alterations)

1643-1647 California was constructed in 1924 by builder and real estate speculator Fred F. Ingram. The left side primary entrance has been replaced; there are no other obvious alterations to the front façade.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. **Related Features:**
 none

B9a. Architect: NA b. Builder: Fred F. Ingram

*B10. **Significance:** Theme NA Area NA
 Period of Significance NA Property Type residential Applicable Criteria NA
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Owners and Occupants:

Original Owner: Rita Warford

1643 California occupants: 1928-1930 Radino and Leona Hickman (auditor); 1940-1944 Mandy K. Scheider (dressmaker); and 1953 William A. Lynch (property owner)

1647 California occupants: 1930-1934 Elvin and Opal Woodard (salesman); 1939 James McCabe (retired); 1940 - 1941 Robert F. Endsley (painter); and 1943-1944 Francis R. and Mary Nunley (shipyard worker).

Builder

Fred F. Ingram was a builder and real estate speculator. Buildings designed by Ingram during this period include: 1631 Francisco (1924), 1629 Sacramento (1924) and 1631 Sacramento (1924).
 (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

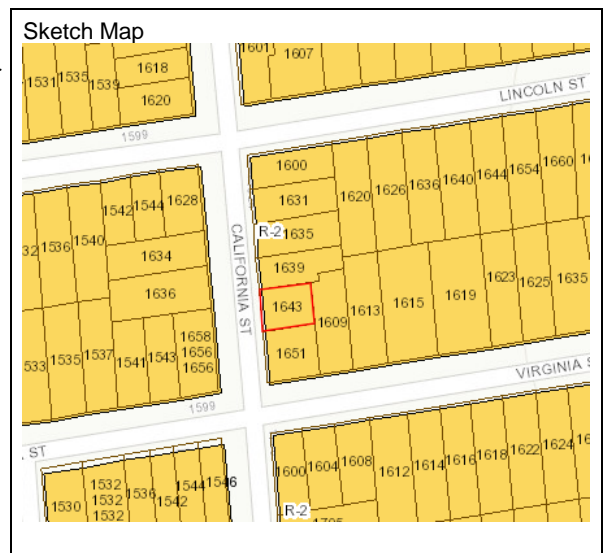
*B12. **References:**

- California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.
- U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.
- Sanborn Maps, Berkeley, California, 1929, 1950

B13. Remarks:

*B14. **Evaluator:** Tim Kelley Consulting LLC

(This space reserved for official comments.)



*Date of Evaluation: 5/14/2021

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 6

Resource Name or # (Assigned by recorder)

*Recorded by Tim Kelley Consulting LLC
 DPR 523B (1/95)

*Date 5/14/2021

Continuation

Update

*Required information

(continued)

Permit History:

- Permit #16834, May 9, 1924 – To build a one-story two room duplex.
- Permit #72299, November 10, 1952 – To build an 8' x 20' shed
- Permit #98026, June 24, 1963 – Termite repair

Criterion 1 (Events)

1643-1647 California is not eligible for individual listing in the California Register under Criterion 1. This building did not make any significant individual contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of Berkeley or the State of California, as none of the owners or occupants were listed newspaper indexes or otherwise indicated to be important to the history of Berkeley or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. The builder of 1643-1647 California, Fred F. Ingram is not considered a master builder. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

Integrity

This building is not an historical resource; therefore no period of significance can be determined and integrity can not be evaluated. For information purposes, this building retains all aspects of integrity.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

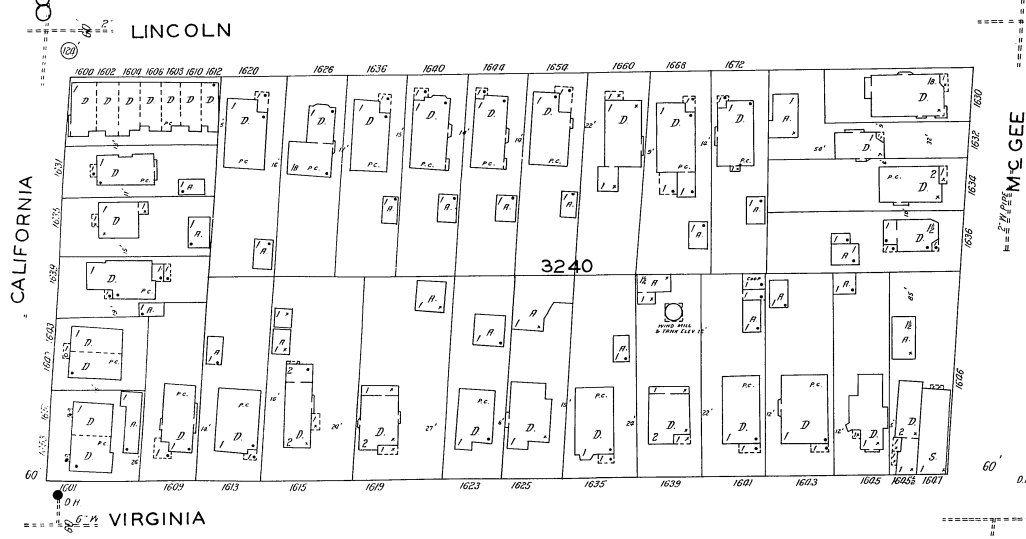
Page 4 of 6

Resource Name or # (Assigned by recorder)

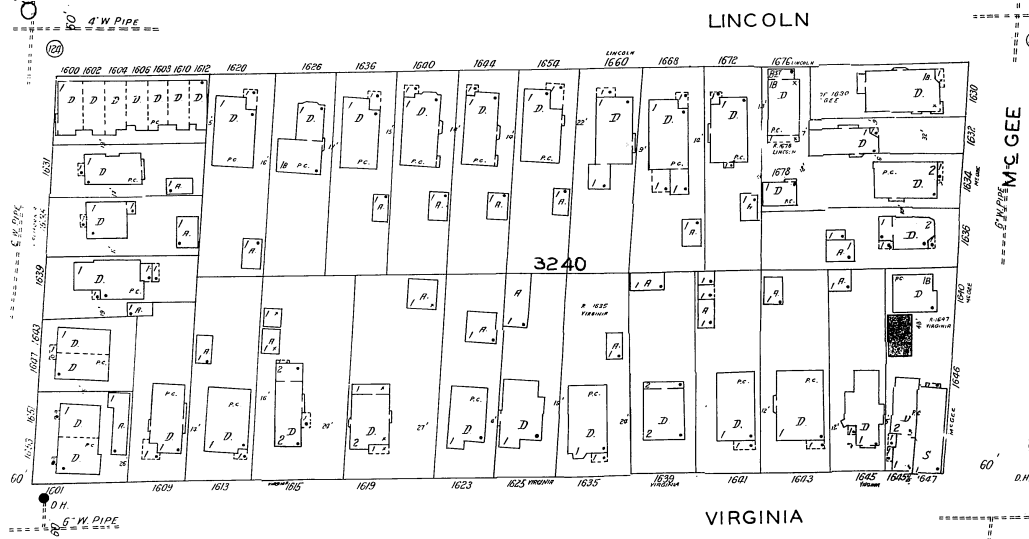
*Recorded by Tim Kelley Consulting LLC

*Date 5/14/2021 Continuation Update

1929 Sanborn Map



1950 Sanborn Map



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6

Resource Name or # (Assigned by recorder)

*Recorded by Tim Kelley Consulting LLC

*Date 5/14/2021 Continuation Update



Detail: Right side front façade; right side secondary façade



Detail, left side primary facade

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 6

Resource Name or # (Assigned by recorder)

*Recorded by Tim Kelley Consulting LLC

*Date 5/14/2021 Continuation Update



Left side secondary facade

RESIDENTIAL

CITY OF BERKELEY

Address..... 1643-47 California Book 8 Par. No. 18 Block 2156

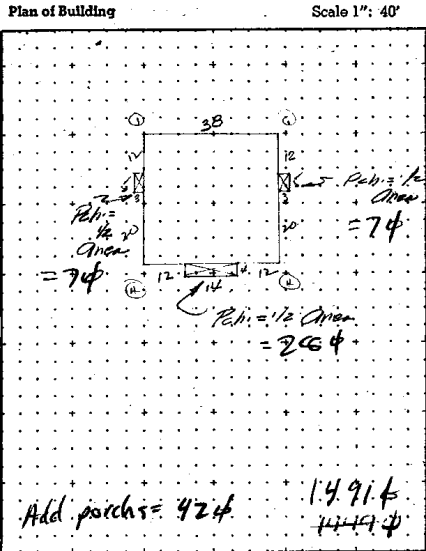
Surveyed by..... Date..... Remarks.....

Date	Imp. R.C.	% Gd	Table	N.R.C.L.D.	Obs. etc.	Adj. R.C.L.D.	Building Department Records		
29	6579	53	45			3486	Permit for	Dwg	Shed
1952	320	90	25			288	Permit No.	16834	72299
	75	65				49	Year Built	1924	11-10-52
							Amount		\$400
40	13923	45	50			6265	4-10-53. Additions, Alterations, etc. Shed in use. Structurally complete. Jd		
12	648	54	25			349			
						6614			

Assessment Record

1949-50	1780 ✓ ✓		
1951-52	1780 ✓ ✓		
1953-54	2000 ✓		
1956-57	2000 ✓		

Remarks, Reappraisals, etc.



RESIDENTIAL BUILDING RECORD

Use Type Duplex Stories 1 Constr. Class D.G. 2
 Foundation CONC. Excavation _____
 Structural Wd. Fr. Grade 3
 Exterior Walls STUCCO Windows D. H.
 Roof Material T.G.S. Type Flat Pitch _____

Rooms	ROOM & FINISH DETAIL								Plumbing Detail	
	Floors				Floor Finish	Trim	Interior Finish		Fixture Ass.	No.
	B	1	2	3			Typ	Top		
Ent. Hall					Wood	Plns.	Plaster			✓
Living Rm.	✓									✓
Dining Rm.					WOOD					✓
Kitchen Nk.	✓									✓
Breakfast										✓
Study										✓
Bed Rm.	✓				Wood					✓
Bath	✓				WOOD					✓
Laundry										✓
Recreation										✓
Furnace										✓
Garage										✓
Heating										
2 FTR. FURN.										
Misc.										

COMPUTATIONS		Year		Year 63-64		Year	
Unit	Area	Unit C.	Cost	Unit C.	Cost	Unit C.	Cost
1st Floor	1449	423	6129	885	12823		
F.R.P.L.			300		800		
Heat			150		300		
Misc. Equipment							
TOTAL R. C.			6579	R. C.	13923	R. C.	

Misc. Structures—Garages, etc.

Type	Size	Ext.	Rf.	Int.	Fir.	Area	At	Cost
Shed	3	20	10	2	CONC	160	200	140
							300	480
							50	168
Porch					CONC	300	22	28



1648-47 CALIFORNIA STREET

854-81

Plan Checking Fee _____
 Bldg. Permit Fee _____

TOTAL 14.5

CITY OF BERKELEY
Building Inspection Department

APPLICATION FOR BUILDING PERMIT
Additions, Alterations and Repairs

Application is hereby made to the Building Inspection Department of the City of Berkeley for Permission to Add to, or Alter, or Repair a group I; Type V; Story; 1 Room Building 6

Present use of building DWELLING Families 2 Rooms 8

Proposed use of building 2- PLEX Families 2 Rooms 8

Located at 1643-47 CALIFORNIA

All provisions of the Building Code will be complied with in the erection, alteration or repairing of said building whether specified herein or not.

Valuation of proposed work: Include all labor and material \$1849.00

Building to be occupied as DWELLING by E.K. WRIGHT

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE
 Small sketches may be drawn on the back of this sheet

TERMITE REPAIR AS PER
REPORT ON JOB LOCATION

Name of Owner E.K. WRIGHT Address 1865 SOLANO Telephone _____

Name of Architect or Designer _____ Address _____

Name of Engineer _____ Address _____

Name of Builder BELFORD TERMITE CONTROL Address 2913 OHIO AVE Telephone BE-3-2116
RICHMOND

State License No. 2734 Workmen's Compensation Insurance Policy or Certification Filed Yes _____ No _____

City of Berkeley License No. B-1130

Expires _____

We I hereby agree to save, indemnify and keep harmless the City of Berkeley and/or its employees, against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

W. G. Belford (EB)
 Signature of Owner, Agent or Builder.

Fire Zone No. 1. 2. 3.

FOR DEPARTMENT USE ONLY

1643-47 California Permit No. 98026
 Number Street Date Issued JUN 24 1963

BLOCK BOOK NO. _____

PAGE _____ ISSUED BY [Signature]

CITY OF BERKELEY
Building Department

4-00

APPLICATION FOR BUILDING PERMIT FOR A
Group J Building

Application is hereby made to the Building Department of the City of Berkeley for Permission to build a
Type shed building to be occupied as a Group J occupancy for: storage
Located at 1643-1647 California St
Value 400.00

SIZE, LOCATION AND CONSTRUCTION TO BE AS FOLLOWS:
(See Over For Plans)

Size: 8' x 20' Height: 8' 6" rear - 8' front
Floor: 4" thick concrete
Outside Walls: 2x4 studs - 1x4 sheathing - asbestos shingles (green)
Roof: 2x4 rafters 16" center - 1x4 sheathing - 2 1/2" compo. shingles
Distance from nearest building on the lot: 10 feet
Distance from side lot line: 13 feet north - 17 feet south
Distance from rear lot line: out line
Walls closer than 3 feet to the side and/or rear lot lines will be fireproofed as follows: with 4x6 x 1/2" building tile (bricks)

Name of Owner Wm A. Lynch Address 1643 Calif.
Name of Architect or Designer self Address
Name of Engineer Address
Name of Builder self Address
State License No. X

I, Wm A. Lynch
We Hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. Ordinance No. Wm A. Lynch
Signature of Owner/Agent or Builder
Fire Zone No. 3 Address 1643 California St.

FOR DEPARTMENT USE ONLY
1643 - 1647 California 10 Permit No. 72299
Number Street Page
Filed Ready Checked by Date Issued NOV 10 1952

X 254.173 1-17

Zoning Permit

(Section 17, Ordinance No. 3018-N.S.)

Permit for Storage shed

At 11643-4647 Calif. St. In a R-2 District

Area Area of lot 50 X 63 - 3150 Coverage 3150 sq. feet

Yards Front 12 ft Left Side 9 ft Right Side 4 ft Rear 18 ft

Height Main Building app. 12 ft. Accessory Building 8' 6"

Issued: 11/10/52
Certificate: I hereby certify that the foregoing statement and data are in all respects to the best of my knowledge and belief true and correct.

By [Signature]
Planning Department

Signature: [Signature]
Owner's Name

By _____
Agent

3150
185
111
1291
100
145100
145100
145100

JUN 24 1963 DATE

ADDRESS 1643-47 Calif OWNER R. Wright

GROUP F TYPE V USE free DESCRIPTION t. rep. COST \$ 1849.

BUILDING PERMIT 98026 STORIES 1 ROOMS 6 CONTRACTOR Bedford

PLUMBING PERMIT FIXTURES W. S. CONTRACTOR

GAS PIPING OUTLETS METERS CONTRACTOR

ELECTRIC WIRING OUTLETS MOTORS CONTRACTOR

ELECTRIC FIXTURE FIXTURES APPLIANCES CONTRACTOR

GAS APPLIANCES FIXTURES CONTRACTOR

GAS APPLIANCES FIXTURES CONTRACTOR

GAS APPLIANCES CONTRACTOR

FURNACES, ETC. CONTRACTOR

SEWER PERMIT		CONTRACTOR			REMARKS
INSPECTION	DATE	INSPECTOR	DATE	INSPECTOR	
BUILDING, ROUGH			7/11/63	P.P.	
BUILDING, FINAL			8/15/63	CR	
PLUMBING, ROUGH					
PLUMBING, FINAL					
GAS PIPING, ROUGH					
GAS PIPING, FINAL					
ELECTRIC, ROUGH					
ELECTRIC, FINAL					
GAS APPLIANCES, WH					
GAS APPLIANCES					
GAS APPLIANCES					
FURNACES, ETC., FINAL					

CERTIFICATE OF OCCUPANCY DATE

SEWER

ADDRESS 1643-47 Calif.

FORM 254-66

COMPLETE

DATE _____

ADDRESS 1643-47 Calif OWNER _____

GROUP	TYPE	USE	DESCRIPTION	COST \$
BUILDING PERMIT		STORIES	ROOMS	CONTRACTOR
PLUMBING PERMIT		FIXTURES	W. S.	CONTRACTOR
GAS PIPING		OUTLETS	METERS	CONTRACTOR
ELECTRIC WIRING		OUTLETS	MOTORS	CONTRACTOR
ELECTRIC FIXTURE		FIXTURES	APPLIANCES	CONTRACTOR
GAS APPLIANCES		FIXTURES		CONTRACTOR
GAS APPLIANCES		FIXTURES		CONTRACTOR
GAS APPLIANCES				CONTRACTOR
FURNACES, ETC.				CONTRACTOR
SEWER PERMIT <u>2646</u>				CONTRACTOR <u>Lynch</u>

INSPECTION	DATE	INSPECTOR	DATE	INSPECTOR	REMARKS
BUILDING, ROUGH					
BUILDING, FINAL					
PLUMBING, ROUGH					
PLUMBING, FINAL					
GAS PIPING, ROUGH					
GAS PIPING, FINAL					
ELECTRIC, ROUGH					
ELECTRIC, FINAL					
GAS APPLIANCES, WH					
GAS APPLIANCES					
GAS APPLIANCES					
FURNACES, ETC., FINAL					
SEWER	<u>4/1/63</u>	<u>Dr</u>			

CERTIFICATE OF OCCUPANCY DATE _____

ADDRESS 1643-47 Calif

FORM 254-86

COMPLETE

5924

Street 1643-47 CALIFORNIA Owner RITA WILFORD

Group	Type	Stories	Rooms	Description	Contractor	Cost \$
Building Permit	<u>16834</u>			<u>DWG</u>	<u>FRED F. INGRAM</u>	<u>4500</u>
Plumbing Permit		Fixtures				
Gas Piping		Outlets	Meters			
Electric Wiring		Outlets	Motors			
Electric Fixture		Fixtures	Appliances			
Gas Appliance		Fixtures				
Warm Air Piping						
Furnaces, etc.						
Sewer Permit						

Inspection	Date	Inspect'r	Notice	REMARKS
Plumbing, rough				
Gas Piping, rough				
Electrical, rough				
Building, rough				
Warm Air Pipes				
Sewer				
Plumbing, final				
Gas Piping, final				
Building, final				
Furnaces, etc., final				
Electrical, final				
Gas Appliances				Notice to Lighting Co.

Certificate of Occupancy:.....Date.....
 Form 86 6M 4-37

CONSTRUCTION PROJECT ADDRESS

1643 & 1647 CALIFORNIA ST. BERKELEY, CA

PERMIT
 BUILDING - ELECTRICAL - MECHANICAL - PLUMBING

Permits shall expire if a major inspection is not passed within 180 days of permit issue or within 180 days of a previously passed major inspection.
 Issuance of a permit shall not be construed as an approval of any violation of Building, Electrical, Mechanical, Plumbing or Municipal codes.
 Clearances from all departments and jurisdictions and payment of all applicable fees are required before final inspections will be made.

NOTE: This permit does not become valid until signed by the building official or his deputy and fees are paid, and receipt is acknowledged in the space provided.

APPLICANT
 NAME: 121K LIANI
 MAILING ADDRESS: 1728 PARKER ST
 TELEPHONE: 5490571

OWNER
 NAME: TAMM & DO OPENHAYMER
 ADDRESS: 1643, 1647 CALIFORNIA
 CITY: BERKELEY
 TELEPHONE: CA 94703
 STATE/ZIP: 94703

ARCH/ENG
 NAME: [Blank]
 ADDRESS: [Blank]
 CITY: [Blank]
 LICENSE #: [Blank]
 TELEPHONE: [Blank]
 STATE/ZIP: [Blank]

CONTRACTOR
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 NAME: R.K. COMSTOCK
 CITY BUSINESS TAX #: R-0171
 ADDRESS: 583 FREDRICK
 CITY: S.F. CA
 TELEPHONE: 187698 / 564-6730
 STATE/ZIP: 94117
 SIGNATURE: [Signature]
 DATE: [Blank]

Check type of building:
 New commercial
 "Shell only" commercial
 Hazardous occupancy
 Office, tenant improvement
 Retail, tenant improvement
 Food cooking facility, tenant improvement
 New apartment
 New one or two family
 One/two family remodel
 Apartment / condo remodel
 Garage / attic remodel
 Sign
 Commercial reroof
 Residential reroof
 Change of occupancy
 CORRECTION OF VIOLATIONS

No. of living units: [Blank]
 Description or scope of work: ELECTRICAL PERMIT

COMMERCIAL OCCUPANCIES

I am I am not required to comply with the hazardous materials requirements of Health and Safety Code Sections 25505, 25533, 25534.
 The building is is not within 1,000 feet of any school boundary.
 I have I have not met the requirements of Health and Safety Code Sections 42303 and 25514.

NOTE: A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL REQUIREMENTS OF HEALTH AND SAFETY CODE SECTIONS 25533, 25534 ARE MET.

CITY OF BERKELEY
 MAIL TO
 Codes & Inspection Division
 2180 Milvia Street
 Berkeley CA 94704-1100
 Phone (510) 644-8877

PERMIT NUMBER
 52072

052072 001 11/12/91ELECTR 40.00

FOR OFFICIAL USE

Prior to scheduling the inspections noted below, provide the clearances, certificates, calculations, special inspectors, etc. indicated.

Special Inspector - start of work
 Glu-Lam certificate - Roof/floor frame
 Truss Calculation - Roof/floor frame
 Fire Department - Final
 Engineering, PWD - Final
 Traffic Engineering, PWD - Final
 Economic Development - Final
 Health Dept. - Final

Pierhole cert. - Soils Engineer
 Pier Inspection
 Fill/foundation compaction cert. - Foundation
 Soils engineer cert. - Final
 Zoning - Final
 Landmarks - Final
 Special Inspector cert. - Final

No. of stories: [Blank] Building height: [Blank] Fire Sprinklers: [Blank]
 Area: [Blank] Construction type: [Blank]
 No. required exits: [Blank] Value of work: [Blank] Occupancy load: [Blank]

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM PERMIT FEE.

PERMIT FEES	FEES DUE AT	\$ AMOUNT DUE
BUILDING PERMIT		
Total Valuation		
Filing fee	Application	
Permit fee (Inspection)	Permit Issuance	
Plancheck fee	Permit Issuance	
Preplancheck fee	Application	
Reinspection fee	When required	
Investigation fee	Application	
Accelerated plancheck fee	Application	
Fast track/partial permits fee	Application	
Plancheck for revisions	Permit Issuance	
Plancheck for fasttrack revisions	Permit Issuance	
Title 24 Energy	Permit Issuance	
Title 24 Disabled	Permit Issuance	
SMI (earthquake)	Permit Issuance	
ELECTRICAL PERMIT		
Filing fee	Application	10.00
Plancheck fee	Application	
Permit fee (Inspection)	Permit Issuance	30.00
MECHANICAL PERMIT		
Filing fee	Application permit	
Plancheck fee	Application	
Permit fee (Inspection)	Permit Issuance	
PLUMBING PERMIT		
Filing fee	Application	
Plancheck fee	Application	
Permit fee (Inspection)	Permit Issuance	
ZONING	Application	
OTHER		
TOTAL FEE		40.00

Comments: [Blank]

[Signature]
 BY: DEPUTY BUILDING OFFICIAL
 APPROVED FOR THE BUILDING OFFICIAL

INSPECTION RECORD

Job Address: 1643-1647 CALIFORNIA STREET

GRADING PERMIT NO:

BUILDING PERMIT NO:

Piers depth and size
Set back/lot coverage
Foundat.on forms/depth/size
steel
anchorbolts
holddowns

O.K. to pour foundallon/grade beam
Underfloor electric
Underfloor mechanical
Underfloor plumbing
Underfloor insulation
Under ground commercial
Underfloor framing

ABOVE APPROVALS REQUIRED BEFORE POURING CONCRETE SLABS

O.K. to pour slab/floor deck
Masonry 1st Lift
2nd Lift
3rd Lift

Concrete walls
Concrete floor
Frame elect - rough
Frame mechanical - rough
Frame plumbing - rough
Floor/ceiling insulation
Wall insulation
Wall framing
Roof framing
Shear walls
Tiedowns/Holddowns
Sound control
Framing Insulation
Glazing - Title 24
Floor framing 2nd story
Electrical subpanel - rough

ABOVE INSPECTIONS REQUIRED BEFORE CLOSING WALLS

O.K. to sheetrock
Shear nailing
Lath - exterior
Lath - Drywall - Interior
Plaster scratch
brown
finish

Shower/tub tile/lacking
Fire walls
Fire wall penetrations

ELECTRICAL PERMIT NO: 11-12-91-52079

11-21-91 - ELEC. SERVICE UPGRADE ROUGH IS OK. PERM WILL BE NOTIFIED ON 11-22-91 - JLD/X

MECHANICAL PERMIT NO:

PLUMBING PERMIT NO:

FINAL INSPECTION

Gas test
Water test
Sewer test
Handicap Access Title 24
Roofing
Appliances
Electrical
Mechanical
Plumbing

11-21-91 - ELEC. FINAL IS OK - JLD/X - WORK HAS BEEN COMPLETED.

CERTIFICATE OF OCCUPANCY

All the requirements must be met prior to issuance of C.O.

Temp. Co.

CERTIFICATE OF OCCUPANCY

Dept. Building Official

Date

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM FEE OF \$40.00

PROJECT (CONSTRUCTION) ADDRESS: 1643 CALIFORNIA ST DATE: 11-12-91

OWNER OR CONTRACTOR: contractor TELEPHONE: 564-6736



DESCRIPTION	Quantity	Unit Price	Amount
ELECTRICAL Permit No. _____			
New Residential additions		FILING FEE \$ 10.00	
for each 100 s.f.			7.00
Service (new or changed)			7.00
Meters (new or changed)			4.00
Altering/changing wiring - each change			16.00
Branch circuits and feeders			2.75
Fixtures (fixed appliances)			6.50
Motors (up to 10 HP)			4.00
additional HP			1.00
maximum per unit			126.00
Generators up to 10 KVA			4.00
additional KV			1.00
maximum per unit			105.00
Transformers up to 10 KVA			2.75
additional KV			1.00
maximum			126.00
Signs			16.00
Outline lighting per KVA			9.25
X-ray, capacitors			16.00
Temporary power pole			16.00
Festoon lighting per outlet			1.00
		Subtotal =	

MECHANICAL Permit No. _____		FILING FEE \$ 10.00	
Gas Appliances			
one to two mechanical units			8.00
three or more units			7.00
Central htg (furn/ac) combination unit or			
central heat alone central ac alone			
100,000 BTU - per unit			24.00
101,000 - 500,000 BTU - per unit			32.00
over 500,000 BTU - per unit			79.00
Gas piping/extension, alteration/repair			
one meter			8.00
additional meters			5.25
outlets			3.25
pressure test only			8.00
Hoods			
residential			7.00
commercial - Type II			48.00
commercial w/ fire ext. system - Type I			79.00
Flue or Chimney			8.00
Prefabricated fireplace			48.00
Ducts, fans, registers, dampers			7.00
Air handling equipment			
to 10,000 cfm			16.00
over 10,000 cfm			24.00
Boilers and equipment			
up to 100,000 BTU			24.00
100,000 - 500,000 BTU			32.00
over 500,000 BTU			79.00
		Subtotal =	

PLUMBING Permit No. _____		FILING FEE \$ 10.00	
New/moved/additions/residential			
for each 100 s.f.			6.50
Fixtures			7.25
Sewer			21.00
Stand pipe system			79.50
Water meter, 25 or less outlets			15.00
additional outlet			1.50
Water meter only			5.25
Additional meter			3.50
Water line, 25 or less outlets			15.00
additional outlet			1.50
Lawn sprinklers system			
one or two family dwellings - per system			24.00
apartment buildings - per system			64.00
commercial/industrial - per system			64.00
Swimming pool filtration system			80.00
Inside rain leader - per leader			16.00
		Subtotal =	

ADMINIST/WORKSHEE/jas

052072 00 11/12/91 CHK VA 0.00

EXPLANATION:

BUILDING PERMIT APPLICATION

I hereby affirm (check one):
 LICENSED CONTRACTOR'S DECLARATION. I am licensed under provisions of Chapter 9 (commencing with Sec. 7000) of the Business and Professions Code, and my license is in full force and effect. License No. 17390 Classification B-C-10

OWNER-BUILDER DECLARATION. I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code] or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner or property who builds or improves the-ecn, and who does such work himself or through his own employees, provided that such work or improvements are not intended or offered for sale, if, however, the building or improvements is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purposes of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contract(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____, Business and Professions Code, for this reason: _____

WORKERS COMPENSATION DECLARATIONS (Sec. 3800 LAB.C.)
 (check one):
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers Compensation Insurance, or a certified copy thereof.
 Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the City of Berkeley Building Division.
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 The permit is for \$100.00 (valuation) or less.

NOTE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY (Sec. 3097, Civil Code)
 I hereby affirm that there (check one)
 is not a construction lending agency for the performance of the work for which this permit is issued.
 is a construction lending agency for the performance of the work for which this permit is issued.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of the City of Berkeley to enter upon the above-mentioned property for inspection purposes. I also agree to waive, indemnify and hold harmless the City and its agents against all liabilities, judgments, costs, and expenses which may in any way accrue against said agency in consequence of the granting of this permit.

X _____ Date: 11-12-71
 Signature of applicant
 Owner Contractor Agent

CONSTRUCTION PROJECT ADDRESS
1643 E 1647 CALIFORNIA ST

PERMIT BUILDING - ELECTRICAL - MECHANICAL - PLUMBING
 * Permits shall expire if a major inspection is not passed within 180 days of permit issue or within 180 days of a previously passed major inspection.
 * Issuance of a permit shall not be construed as an approval of any violation of Building, Electrical, Mechanical, Plumbing or Municipal codes.
 * Clearances from all departments and jurisdictions and payment of all applicable fees are required before final inspections will be made.

NOTE: This permit does not become valid until signed by the building official or his deputy and fees are paid, and receipt is acknowledged in the space provided.

APPLICANT
 NAME LIAM LIAM TELEPHONE 490-071
 MAILING ADDRESS 1728 PARKER ST 94703

OWNER
 NAME TOMMY LORR OENLBYNER TELEPHONE _____
 ADDRESS 543 1647 CALIFORNIA CA 94703
 CITY BERKELEY LICENSE # 486-9387

ARCH/ENG
 ADDRESS _____ TELEPHONE _____
 CITY _____ STATE/ZIP _____

CONTRACTOR
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 NAME R.K. COSS CITY BUSINESS TAX # R-071
 ADDRESS 883 FREORECK TELEPHONE 187 698
 CITY S.F. STATE/ZIP 94117
 SIGNATURE Kalshbesser Kewlin DATE _____

Check type of building:
 New commercial
 "Shell only" commercial
 Hazardous occupancy
 Office, tenant improvement
 Retail, tenant improvement
 Food cooking facility, tenant improvement
 New apartment - _____
 Change of occupancy
 CORRECTION OF VIOLATIONS
 Description or scope of work: ELECTRICAL PERMIT

COMMERCIAL OCCUPANCIES
 I am not required to comply with the hazardous materials requirements of Health and Safety Code Sections 25505, 25533, 25534.
 The building is not within 1,000 feet of any school boundary.
 I have not met the requirements of Health and Safety Code Sections 42303 and 25514.

NOTE:
 A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL REQUIREMENTS OF HEALTH AND SAFETY CODE SECTIONS 25533, 25534 ARE MET.

CITY OF BERKELEY
 MAIL TO
 Codes & Inspection Division
 2180 Milvia Street
 Berkeley CA 94704-1100
 Phone (510) 644-8877

PERMIT NUMBER
17390

FOR OFFICIAL USE
 Prior to scheduling the inspections noted below, provide the clearances, certificates, calculations, special inspectors, etc. indicated.
 Special inspector - start of work
 Glu-Lam certificate - Roof/floor frame
 Truss Calculation - Roof/floor frame
 Fire Department - Final
 Engineering, PWD - Final
 Traffic Engineering, PWD - Final
 Economic Development - Final
 Health Dept. - Final
 No. of stories _____ Building height _____ Fire Sprinklers _____
 Pierhole cert. - Soils Engineer
 Plar Inspection
 Fill/foundation compacton cert.
 Soils engineer cert. - Final
 Zoning - Final
 Landmarks - Final
 Special Inspector cert. - Final

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM PERMIT FEE.

PERMIT FEES	FEES DUE AT	\$ AMOUNT FUE
BUILDING PERMIT		
Total Valuation		
Filing fee	Application	
Permit fee (inspection)	Permit issuance	
Plancheck fee	Permit issuance	
Preplancheck fee	Application	
Reinspection fee	When required	
Investigation fee	Application	
Accelerated plancheck fee	Application	
Fast track/partial permits fee	Application	
Plancheck for revisions	Permit issuance	
Plancheck for fastrack revisions	Permit issuance	
Title 24 Energy	Permit issuance	
Title 24 Disabled	Permit issuance	
SMI (earthquake)	Permit issuance	
ELECTRICAL PERMIT		
Filing fee	Application	10.00
Permit fee (inspection)	Permit issuance	
MECHANICAL PERMIT		
Filing fee	Application	30.00
Permit fee (inspection)	Permit issuance	
PLUMBING PERMIT		
Filing fee	Application	
Permit fee (inspection)	Permit issuance	
ZONING		
Permit fee (inspection)	Permit issuance	
OTHER		
TOTAL FEE		<u>40.00</u>

Comments: _____

 BY: DEPUTY BUILDING OFFICIAL
 APPROVED FOR THE BUILDING OFFICIAL

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM FEE OF \$40.00
 PROJECT (CONSTRUCTION) ADDRESS: 1643 CALIFORNIA ST DATE: 11-12-91
 OWNER OR CONTRACTOR: contractor TELEPHONE: 564-6730



DESCRIPTION	Quantity	Unit Price	Amount
ELECTRICAL Permit No. _____		FILING FEE \$	10.00
New Residential additions for each 100 s.f.			7.00
Service (new or changed)			7.00
Meters (new or changed)			7.00
Altering/changing wiring - each change			4.00
Branch circuits and feeders			16.00
Fixtures (fixed appliances)			2.75
Motors (up to 10 HP)			6.50
additional HP			4.00
maximum per unit			1.00
Generators up to 10 KVA			125.00
additional KV			4.00
maximum per unit			1.00
Transformers up to 10 KVA			105.00
additional KV			2.75
maximum			1.00
Signs			125.00
Outline lighting per KVA			16.00
X-ray, capacitors			9.25
Temporary power pole			16.00
Festoon lighting per outlet			1.00
		Subtotal =	
MECHANICAL Permit No. _____		FILING FEE \$	10.00
Gas Appliances			
one to two mechanical units			8.00
three or more units			7.00
Central htg (furn/ac) combination unit or central heat alone central ac alone			
100,000 BTU - per unit			24.00
101,000 - 500,000 BTU - per unit			32.00
over 500,000 BTU - per unit			79.00
Gas piping/extension, alteration/repair			
one meter			8.00
additional meters			5.25
outlets			3.25
pressure test only			8.00
Hoods			
residential			7.00
commercial - Type II			48.00
commercial w/ fire ext. system - Type I			79.00
Flue or Chimney			8.00
Prefabricated fireplace			48.00
Ducts, fans, registers, dampers			7.00
Air handling equipment			
to 10,000 cfm			16.00
over 10,000 cfm			24.00
Boilers and equipment			
up to 100,000 BTU			24.00
100,000 - 500,000 BTU			32.00
over 500,000 BTU			79.00
		Subtotal =	
PLUMBING Permit No. _____		FILING FEE \$	10.00
New/moved/additions/residential for each 100 s.f.			6.50
Fixtures			7.25
Sewer			21.00
Stand pipe system			79.50
Water meter, 25 or less outlets			15.00
additional outlet			1.50
Water meter only			5.25
Additional meter			3.50
Water line, 25 or less outlets			15.00
additional outlet			1.50
Lawn sprinklers system			
one or two family dwellings - per system			24.00
apartment buildings - per system			64.00
commercial/industrial - per system			64.00
Swimming pool filtration system			80.00
Inside rain leader - per leader			16.00
		Subtotal =	

EXPLANATION:

Escrow Closing Date 12-1-89 Address of Property 1643 California
 Title Company PLACER Escrow # 802-101028
 Number of Residential Structures 1 Number of Units per Structure: A 1 B C
 D E F G H I

CITY OF BERKELEY
 ORDINANCE 5802(RECO)

FORM A

RESIDENTIAL ENERGY CONSERVATION ORDINANCE

CERTIFICATE OF COMPLIANCE

Acceptance of this form by the City deems the property to be in compliance with RECO (Ordinance 5802-N.S.). It is given to property owners by the RECO Inspector after a satisfactory RECO inspection and must be filed with the City of Berkeley, Planning and Community Development Department, Codes and Inspection Division, 2180 Milvia Street, Berkeley, CA 94704.

	YES	NO	NOT APPLICABLE
1. Ceiling insulation of minimum thermal resistance value R-30 installed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Furnace heating ducts sealed at plenum and all joints in heating duct system with duct tape or mastic and insulated to minimum of R-3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. All domestic storage water heaters insulated with external insulation blanket rated at minimum thermal resistance value of R-6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Low-flow devices with maximum flow rate of 3 gallons per minute installed in all shower fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Hot water pipes in pumped, recirculating domestic water heating systems insulated to minimum thermal resistance value of R-3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Exposed hot and cold water pipes connected to and within 24 inches of water heater insulated to a minimum thermal resistance of R-3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Incandescent light bulbs, located in multi-unit structure common areas, replaced with lamps of at least 25 lumens per watt.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Weatherstripping installed on all exterior doors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Dampers, doors or other devices to block air-flow and reduce heat loss through chimneys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

[] If any items are checked "NO" because the maximum required expenditure for this sale has been met, check here and attach itemized receipts (with an explanation, if necessary) and note the maximum required expenditure amount: _____

Seller/Owner SIC WAY WONG and Louise Buyer FPO OPPENHEIMER and TAMM
 (Printed Name) (Printed Name)
 Seller/Owner _____ Buyer F. Oppenheimer
 (Signature) (Signature)
 Address _____ Address 1647 CALIFORNIA
 Phone Number () _____ Phone Number (415) 4868387
 INSPECTOR NAME AND AGENCY Adam F. Gilly 237-5315 Date 4/23/91

A \$15.00 FILING FEE IS REQUIRED VETERANS ASSISTANCE CENTER
 2930 SAN PABLO AVE.
 BERKELEY, CA 94702

BERKELEY'S RESIDENTIAL ENERGY CONSERVATION ORDINANCE

Under the Residential Energy Conservation Ordinance (Ordinance No. 5802-N.S.), the following steps must be taken in residential units prior to their sale:

1. Install ceiling insulation to bring the thermal resistance value of the ceiling insulation to R-30 in buildings where the existing ceiling insulation value is R-11 or less, except in those buildings having no attic or inaccessible attic space between the roof and ceiling below. Inaccessible is defined such that the roof slope is less than two and one half inches in 12 inches and the vertical clear height from the top of the bottom chord of the truss or ceiling joist to the underside of the roof structural members or rafters at the roof ridge is less than twenty-four inches (24").
2. Seal leaks in furnace ducts at all joints in the ducting system and at the plenum with pressure sensitive tape or mastic, and insulate all furnace ducts to at least a thermal resistance value of R-3 except where ducts are inside heated space, between floors, inside interior walls or partitions, are asbestos coated, or otherwise inaccessible without alteration.
3. Insulate all domestic storage water heaters with an external insulation blanket rated at a minimum thermal resistance value of R-6, except where a minimum clearance of two inches from a wall or other permanent fixture does not exist, or where the thermal resistance of the total water heater insulation jacket is in excess of R-12. For purposes of safety, water heaters that are having insulation blankets installed must also meet all legal requirements including the requirement of a Pressure-Temperature (PT) Safety Release Valve.
4. Install low-flow devices with a maximum rated flow rate of three (3) gallons per minute in all shower fixtures.
5. Insulate to at least a thermal resistance value of R-3 hot water pipes in pumped, recirculating domestic water heating systems. Exemptions shall be granted where hot water pipes are between floors, inside interior walls, or otherwise inaccessible without alteration.
6. Insulate to at least a thermal resistance of R-3 exposed hot water pipes and cold water pipes within twenty-four inches (24") of water heater.
7. Replace incandescent light bulbs located in common areas of multiple unit structures with lamps that have an efficiency of at least 25 lumens per watt, such as fluorescent lamps.
8. Install weatherstripping on all exterior doors.
9. Install dampers, doors or other devices to obstruct or block air-flow to reduce heat-loss through chimneys.

If, after taking title to a residential structure or unit in Berkeley (as defined in the code), you find that it does not meet the above requirements, you may:

Bring the property into compliance, and recover your costs and damages — including higher utility bills paid due to lack of compliance with the requirements, inspection fees, and attorney's fees — from the seller and/or agent(s).

Escrow Closing Date 12-1-89 Address of Property 1647 California
 Title Company PLAFA Escrow # 802-101028
 Number of Residential Structures 1 Number of Units per Structure: A 1 B C
 D E F G H I

CITY OF BERKELEY
 ORDINANCE 5802(RECO)

FORM A

RESIDENTIAL ENERGY CONSERVATION ORDINANCE

CERTIFICATE OF COMPLIANCE

Acceptance of this form by the City deems the property to be in compliance with RECO (Ordinance 5802-N.S.). It is given to property owners by the RECO Inspector after a satisfactory RECO inspection and must be filed with the City of Berkeley, Planning and Community Development Department, Codes and Inspection Division, 2180 Milvia Street, Berkeley, CA 94704.

	YES	NO	NOT APPLICABLE
1. Ceiling insulation of minimum thermal resistance value R-30 installed. <u>Flat Roof</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Furnace heating ducts sealed at plenum and all joints in heating duct system with duct tape or mastic and insulated to minimum of R-3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. All domestic storage water heaters insulated with external insulation blanket rated at minimum thermal resistance value of R-6. <u>waived, top close to wall</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Low-flow devices with maximum flow rate of 3 gallons per minute installed in all shower fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Hot water pipes in pumped, recirculating domestic water heating systems insulated to minimum thermal resistance value of R-3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Exposed hot and code water pipes connected to and within 24 inches of water heater insulated to a minimum thermal resistance of R-3.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Incandescent light bulbs, located in multi-unit structure common areas, replaced with lamps of at least 25 lumens per watt.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Weatherstripping installed on all exterior doors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Dampers, doors or other devices to block air-flow and reduce heat loss through chimneys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

04662 001 05/01/91 R.E.C. 30.00

[] If any items are checked "NO" because the maximum required expenditure for this sale has been met, check here and attach itemized receipts (with an explanation, if necessary) and note the maximum required expenditure amount: _____

Seller/Owner STE WAY WONG and Louise Buyer EDD OPPENHEIMER and TAMAR D OPPENHEIMER
 (Printed Name) WAY WONG (Printed Name)
 Seller/Owner _____ Buyer E. Oppenheimer
 (Signature) (Signature)
 Address _____ Address 1647 CALIFORNIA ST
 Phone Number () _____ Phone Number (415) 866-8387
 INSPECTOR NAME AND AGENCY Adam E. Gally 237-5315 Date 4/23/91

A \$15.00 FILING FEE IS REQUIRED

VETERANS ASSISTANCE CENTER
 2930 SAN PABLO AVE.
 BERKELEY, CA 94702

BERKELEY'S RESIDENTIAL ENERGY CONSERVATION ORDINANCE

Under the Residential Energy Conservation Ordinance (Ordinance No. 5802-N.S.), the following steps must be taken in residential units prior to their sale:

1. Install ceiling insulation to bring the thermal resistance value of the ceiling insulation to R-30 in buildings where the existing ceiling insulation value is R-11 or less, except in those buildings having no attic or inaccessible attic space between the roof and ceiling below. Inaccessible is defined such that the roof slope is less than two and one half inches in 12 inches and the vertical clear height from the top of the bottom chord of the truss or ceiling joist to the underside of the roof structural members or rafters at the roof ridge is less than twenty-four inches (24").
2. Seal leaks in furnace ducts at all joints in the ducting system and at the plenum with pressure sensitive tape or mastic, and insulate all furnace ducts to at least a thermal resistance value of R-3 except where ducts are inside heated space, between floors, inside interior walls or partitions, are asbestos coated, or otherwise inaccessible without alteration.
3. Insulate all domestic storage water heaters with an external insulation blanket rated at a minimum thermal resistance value of R-6, except where a minimum clearance of two inches from a wall or other permanent fixture does not exist, or where the thermal resistance of the total water heater insulation jacket is in excess of R-12. For purposes of safety, water heaters that are having insulation blankets installed must also meet all legal requirements including the requirement of a Pressure-Temperature (PT) Safety Release Valve.
4. Install low-flow devices with a maximum rated flow rate of three (3) gallons per minute in all shower fixtures.
5. Insulate to at least a thermal resistance value of R-3 hot water pipes in pumped, recirculating domestic water heating systems. Exemptions shall be granted where hot water pipes are between floors, inside interior walls, or otherwise inaccessible without alteration.
6. Insulate to at least a thermal resistance of R-3 exposed hot water pipes and cold water pipes within twenty-four inches (24") of water heater.
7. Replace incandescent light bulbs located in common areas of multiple unit structures with lamps that have an efficiency of at least 25 lumens per watt, such as fluorescent lamps.
8. Install weatherstripping on all exterior doors.
9. Install dampers, doors or other devices to obstruct or block air-flow to reduce heat-loss through chimneys.

If, after taking title to a residential structure or unit in Berkeley (as defined in the code), you find that it does not meet the above requirements, you may:

Bring the property into compliance, and recover your costs and damages — including higher utility bills paid due to lack of compliance with the requirements, inspection fees, and attorney's fees — from the seller and/or agent(s).



City of Berkeley

Codes and Inspection Division
Planning and Community Development Department
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915
(415) 644-6550



October 29, 1990

Filo and Tamer R. Oppenheimer
1644 California
Berkeley, CA

Re: 1643-1647 California

Dear Mr. and Mrs. Oppenheimer:

This letter is to remind you that you are required to comply with the City of Berkeley Residential Energy Conservation Ordinance 5802 N.S.

Our files indicate that you have until December 1, 1990 to complete the items listed on the attached summary, arrange for a RECO inspection and file a Certificate of Compliance, Form A (obtained from the RECO inspector upon compliance), along with a \$15 (for each structure) filing fee with the City. Inspections are available from the Veteran's Assistance Center, 843-3282 (message) or 849-2144.

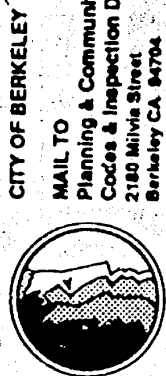
If you have any questions regarding the corrective measures, please contact this office at 644-6830.

Sincerely,

HARRY S. ATTRI
Building Official

D. SOE
RECO Representative

RECO-Reminder/2:dls



CITY OF BERKELEY

MAIL TO
Planning & Community Development
Codes & Inspection Division
2180 Milvia Street
Berkeley CA 94704
Phone (415) 644-8550

PERMIT NUMBER
B
E
M
P
031257

PERMIT

BUILDING - ELECTRICAL - MECHANICAL - PLUMBING
-This application shall expire if a permit is not issued in 180 days.
-Permits shall expire if a major inspection is not passed within 180 days of permit issue or within 180 days of a previously passed major inspection.
-Issuance of a permit shall not be construed as an approval of Building, Electrical, Mechanical, Plumbing or Municipal codes.
-Clearances from all departments and jurisdictions and payment of all applicable fees are required before final inspections will be made.

NOTE: This permit does not become valid until signed by the building official or his deputy and fees are paid, and receipt is acknowledged in the space provided.

APPLICANT
NAME EDG OFFER HEIMER
MAILING ADDRESS 2447 B. SOLVET AVE
TELEPHONE 841-6881
NAME EDG OFFER HEIMER
ADDRESS 2447 B. SOLVET AVE
TELEPHONE 841-6881
CITY Berkeley CA
STATE/ZIP 94703
LICENSE #
ANCHOR #
CITY ADDRESS TELEPHONE
NAME STATE/ZIP
CITY BUSINESS TAX #
ADDRESS TELEPHONE
CITY STATE/ZIP
Description or scope of work Mechanical Plumb

Estimated value of work: 68,500.00

68,500.00
12/05/99
031257 001 100 103780

Check type of building:
 New commercial
 Shell only commercial
 Hazardous occupancy
 Office, tenant improvement
 One / two family remodel
 Apartment / condo remodel
 Garage/ attic conversion
 Sign
 Retail, tenant improvement
 Food cooking facility, tenant improvement
 New apartment
 No. of living units
 New one or two family
 Commercial roof
 Residential Reroof
 Change of occupancy
 Correction of violations

CONTRACTOR'S LAW

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7207) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSED CONTRACTOR'S DECLARATION: I am licensed under provisions of Chapter 9 (commencing with Sec. 7200) of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION: I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I, as owner of the property, or any employee with wages as their sole compensation, will do the permit, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, and provided that such improvements are not intended or offered for sale. If, however, the building improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractor's License Law.

I am exempt under Sec. Business and Professions Code, for the reason:

WORKER'S COMPENSATION DECLARATIONS (Sec. 3800 LAB.C.)

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

Policy No. Certified copy is hereby furnished.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

The permit is for \$100.00 (valuation) or less.

NOTE TO APPLICANT: If, after making this Certificate of Exemption, should you become subject to the Workers' Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY (Sec. 3087, Civil Code)

I hereby affirm that there (check one)
 is not a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name
Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of the City of Berkeley to enter upon the above-mentioned property for inspection purposes. I also agree to make, indemnify and hold harmless the City and its agents against all liabilities, judgments, costs, and expenses which may in any way accrue against said agency in consequence of the granting of this permit.

I, T. OFFER HEIMER, Date: 12-05-99
Signature of Applicant Owner Contractor Agent

FOR OFFICIAL USE
Prior to scheduling the inspections noted below, provide the clearances, certificates, calculations, special inspectors, etc. indicated.
 Special Inspector - start of work
 Glu-Lam certificate - Roof/floor frame
 Truss Calculation - Roof/floor frame
 Fire Department - Final
 Engineering, PWD - Final
 Traffic Engineering, PWD - Final
 Economic Development - Final
 Pierhole cert. - Soils Engineer
 Pier Inspection
 Fill/Foundation compaction cert.
 Foundation
 Soils engineer cert. - Final
 Zoning - Final
 Landmarks - Final
 Special Inspector cert. - Final
No. of stories Building height Fire Sprinklers
No. required site Area Occupancy load Construction type
NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM PERMIT FEE.
PERMIT FEES FEES DUE AT \$ AMOUNT DUE
Total Valuation
Building Permit Filing fee Application
Permit fee (inspection) Permit issuance
Plancheck fee Permit issuance
Preplancheck fee Application
Final inspection fee When required
Investigation fee Application
Accelerated outside plancheck Application
Fast track plancheck fee Application
Plancheck for revisions Permit issuance
Plancheck for fast-track revisions Permit issuance
Title 24 Energy Permit issuance
Title 24 Disability Permit issuance
SMI (earthquake) Permit issuance
Electrical Permit Filing fee Application
Plancheck fee Application
Permit fee (inspection) Permit issuance
Additional fee When required
Mechanical Permit Filing fee Application permit
Plancheck fee Application
Permit fee (inspection) Permit issuance
Additional fee When required
Plumbing Permit Filing fee Application
Plancheck fee Application
Permit fee (inspection) Permit issuance
Additional fee When required
Miscellaneous fees
TOTAL FEE 40.00
APPROVED BY THE BUILDING OFFICIAL 12-06-99
BY: DEPUTY BUILDING OFFICER
Comments:

PROJECT (CONSTRUCTION) ADDRESS 1643 CALIFORNIA (4th) DATE 12-5-99

DESCRIPTION	Quantity	Unit Price	Amount
PLUMBING Permit No. _____			
New/moved residential 100 sf		\$ 6.50	
Fixtures		7.25	
Sewer		21.00	
Stand pipe system		79.50	
Water meter, 25 or less outlets		15.00	
additional outlet		1.50	
Water meter only		5.25	
additional meter		3.50	
Water line 25 or less outlets		15.00	
additional outlet		1.50	
Lawn sprinklers			
one or two family dwellings		24.00	
apartment buildings		64.00	
commercial/industrial		64.00	
Swimming pool filtration system		80.00	
Inside rain leader		16.00	
		Subtotal =	
ELECTRICAL Permit No. _____			
New residences, additions		7.00	
Services		7.00	
Meters		4.00	
Altering/changing wiring		16.00	
Branch circuits and feeders		2.75	
Fixtures		6.50	
Motors		4.00	
additional HP		1.00	
maximum		126.00	
Generators		4.00	
additional KV		1.00	
maximum		105.00	
Transformers		2.75	
additional KV		1.00	
maximum		126.00	
Signs		16.00	
Outline lighting per KVA		9.25	
X-ray, capacitors		16.00	
Temporary power pole		16.00	
Festoon lighting per outlet		1.00	
		Subtotal =	
MECHANICAL Permit No. _____			
Gas Appliances			
one to two units		8.00	
three or more units		7.00	
Central Htg/Furn/Ac			
100,000 BTU		24.00	
101,000 - 500,000 BTU		32.00	
over 500,000 BTU		79.00	
Gas Piping			
one meter	1	8.00	8.00
additional meters		5.25	
outlets		3.25	
pressure test only	1	8.00	8.00
Hoods			
residential		7.00	
commercial		48.00	
commercial w/fire ext. system		79.00	
Flue or chimney		8.00	
Prefabricated fireplace		48.00	
Ducts, fans, registers, dampers		7.00	
Air handling equipment			
to 10,000 cfm		16.00	
over 10,000 cfm		24.00	
Boilers and equipment			
up to 100,000 BTU		24.00	
100,000 - 500,000 BTU		32.00	
over 500,000 BTU		79.00	
		Subtotal =	16.00

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM FEE

Comments:

031257 001 12/06/99 CH VA 0.00

INSPECTION RECORD

12-06-89 Job Address: 1643 CALIFORNIA STREET

GRADING PERMIT NO:

BUILDING PERMIT NO:

- Piers depth and size
- Set back/lot coverage
- Foundation forms/dolph/size
- steel
- anchorbolts
- holddowns
- O.K. to pour foundation/grade beam
- Underfloor electric
- Underfloor mechanical
- Underfloor plumbing
- Underfloor insulation
- Under ground commercial
- Underfloor framing
- O.K. to pour slab/floor deck

ABOVE APPROVALS REQUIRED BEFORE POURING CONCRETE SLABS

- Masonry 1st Lift
- 2nd Lift
- 3rd Lift
- Concrete walls
- Concrete floor
- Frame elect - rough
- Frame mechanical - rough
- Frame plumbing - rough
- Floor/ceiling insulation
- Wall insulation
- Wall framing
- Roof framing
- Shear walls
- Tiedowns/Holddowns
- Sound control
- Framing insulation
- Glazing - Title 24
- Floor framing 2nd story
- Electrical subpanel - rough
- O.K. to sheetrock:

ABOVE INSPECTIONS REQUIRED BEFORE CLOSING WALLS

- Shear nailing
- Lath - exterior
- Lath - Drywall - Interior
- Plaster scratch
- brown
- finish
- Shower/tub tile/backing
- Fire walls
- Fire wall penetrations

MECHANICAL PERMIT NO:

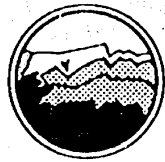
31257

PLUMBING PERMIT NO:

Final ok 12-7-89
 G

FINAL INSPECTION		CERTIFICATE OF OCCUPANCY	
Gas test	Water test	Zoning final	All the requirements must be met prior to issuance of C.O.
Sewer test	Handicap Access Title 24	Fire Dept Final	
Roofing	Appliances	Engineering final	Temp. Co. _____
		Traffic final	
		Economic Development final	CERTIFICATE OF OCCUPANCY
		All fees paid:	
		Bldg final - Codes	Dept. Building Official _____
			Date _____

CITY OF BERKELEY
 MAIL TO
 Planning & Community Development
 Codes & Inspection Division
 2180 Milvia Street
 Berkeley CA 94704
 Phone (415) 844-8550



PERMIT NUMBER
 B _____
 E _____
 M 031257
 P _____

PERMIT
BUILDING - ELECTRICAL - MECHANICAL - PLUMBING
 -This application shall expire if a permit is not issued within 180 days.
 -Permits shall expire if a major inspection is not passed within 180 days of permit issue or within 180 days of a previously passed major inspection.
 -Issuance of a permit shall not be construed as an approval of any violation of Building, Electrical, Mechanical, Plumbing or Municipal codes.
 -Clearances from all departments and jurisdictions and payment of all applicable fees are required before final inspections will be made.

NOTE: This permit does not become valid until signed by the building official or his deputy and fees are paid, and receipt is acknowledged in the space provided.

APPLICANT NAME _____
 ADDRESS _____
 CITY _____ STATE/ZIP _____
 CONTRACTOR NAME EDS OFFER HEIMER TELEPHONE 841-8881
 ADDRESS 2447 BROADBELT AVE TELEPHONE 841-6881
 CITY Berkeley CA STATE/ZIP 94707
 ARCHITECT NAME _____ TELEPHONE _____
 ADDRESS _____ CITY _____ STATE/ZIP _____
 Description or scope of work Heat-activated Panel

Estimated value of work: _____
68/50/21 100 25250

Check type of building:
 New commercial
 "Shell only" commercial
 Hazardous occupancy
 Office, tenant improvement
 One / two family remodel
 Apartment / condo remodel
 Garage / attic conversion
 Sign
 Retail, tenant improvement
 Food cooking facility, tenant improvement
 New apartment
 No. of living units _____
 New one or two family
 Commercial / roof
 Residential / Reroof
 Change of occupancy
 Correction of violations

CONTRACTOR'S LAW

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I hereby affirm (check one):
 LICENSED CONTRACTORS DECLARATION. I am licensed under provisions of Chapter 9 (commencing with Sec. 7000) of the Business and Professions Code, and my license is in full force and effect.
 OWNER-BUILDER DECLARATION. I am exempt from the Contractor's License Law for the following reason (Sec. 7011.5, Business and Professions Code): Any city or county which requires a permit for construction, after, improve, demolish, or repair any structure, prior to its issuance, also requires an applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7011.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who contracts for such projects with a contract(s) entered pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ Business and Professions Code, for this reason:
 WORKERS COMPENSATION DECLARATIONS (Sec. 3800 LAB.C.)
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers Compensation Insurance, or a certified copy thereof.
 Certified copy is hereby furnished.
 Certified copy is filed with the City of Berkeley Building Division
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California.
 The permit is for \$100.00 (valuation) or less.
 NOTE TO APPLICANT: If, after making the Certificate of Exemption, should you become subject to the Workers Compensation provisions of the Labor Code, you must comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY (Sec. 3097, Civil Code)
 I hereby affirm that there (check one)
 is _____ is not a construction lending agency for the performance of the work for which this permit is issued.
 is _____ is a construction lending agency for the performance of the work for which this permit is issued.
 Lender's Name _____
 Lender's Address _____

I certify that I have read this application and state that the above information is correct, and hereby authorize representatives of the City of Berkeley to enter upon the above-mentioned property for inspection purposes.
 I also agree to waive, indemnify and hold harmless the City and its agents against all liabilities, judgments, costs, and expenses which may in any way accrue against said agency in consequence of the granting of this permit.
T. Oppenheimer Date: 6-17-87
 Signature of Applicant Contractor Agent

POR OFFICIAL USE
 Prior to scheduling the inspections noted below, provide the clearances, certificates, calculations, special inspectors, etc. indicated.
 Special Inspector - start of work
 Glu-Lam certificate - Roof/floor frame
 Truss Calculation - Roof/floor frame
 Fire Department - Final
 Engineering, PWD - Final
 Traffic Engineering, PWD - Final
 Economic Development - Final
 Perhole cert. - Soils Engineer
 Pier Inspection
 Fill/Foundation compaction cert.
 Foundation
 Soils engineer cert. - Final
 Zoning - Final
 Landmarks - Final
 Special Inspector cert. - Final

No. of stories _____ Building height _____ Fire Sprinklers _____
 No. required exits _____ Area _____ Occupancy load _____

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM PERMIT FEE.

PERMIT FEES	FEES DUE AT	\$ AMOUNT DUE
Total Valuation		
Building Permit Filing fee	Application	
Plancheck fee	Permit issuance	
Preplancheck fee	Permit issuance	
Reinspection fee	When required	
Investigation fee	Application	
Accelerated outside plancheck	Application	
Fast track plancheck fee	Application	
Plancheck for revisions	Permit issuance	
Plancheck for fast-track revisions	Permit issuance	
Title 24 Energy	Permit issuance	
Title 24 Disabled	Permit issuance	
SMI (earthquake)	Permit issuance	
Electrical Permit Filing fee	Application	
Plancheck fee	Application	
Permit fee (inspection)	Permit issuance	
Additional fee	When required	
Mechanical Permit Filing fee	Application permit	10.00
Plancheck fee	Application	
Permit fee (inspection)	Permit issuance	30.00
Additional fee	When required	
Plumbing Permit Filing fee	Application	
Plancheck fee	Application	
Permit fee (inspection)	Permit issuance	
Additional fee	When required	
Miscellaneous fees		
TOTAL FEE		40.00

APPROVED BY THE BUILDING OFFICIAL 12-06-89
 BY: DEPUTY BUILDING OFFICER
 Comments:

PROJECT (CONSTRUCTION) ADDRESS: 1643 CALIFORNIA ST DATE 12-89

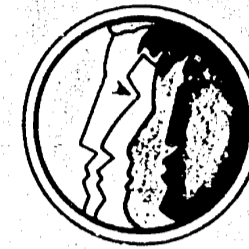
DESCRIPTION	Quantity	Unit Price	Amount
PLUMBING Permit No.			
New/moved residential 100 sf		\$ 6.50	
Fixtures		7.25	
Sewer		21.00	
Stand pipe system		79.50	
Water meter, 25 or less outlets		15.00	
additional outlet		1.50	
Water meter only		5.25	
additional meter		3.50	
Water line 25 or less outlets		15.00	
additional outlet		1.50	
Lawn sprinklers			
one or two family dwellings		24.00	
apartment buildings		64.00	
commercial/industrial		64.00	
Swimming pool filtration system		80.00	
Inside rain leader		16.00	
		Subtotal =	
ELECTRICAL Permit No.			
New residences, additions		7.00	
Services		7.00	
Meters		4.00	
Altering/changing wiring		16.00	
Branch circuits and feeders		2.75	
Fixtures		6.50	
Motors		4.00	
additional HP		1.00	
maximum		126.00	
Generators		4.00	
additional KV		1.00	
maximum		105.00	
Transformers		2.75	
additional KV		1.00	
maximum		126.00	
Signs		16.00	
Outline lighting per KVA		9.25	
X-ray, capacitors		16.00	
Temporary power pole		16.00	
Festoon lighting per outlet		1.00	
		Subtotal =	0.00
MECHANICAL Permit No.			
Gas Appliances			
one to two units		8.00	
three or more units		7.00	
Central Htg/Furn/Ac			
100,000 BTU		24.00	
101,000 - 500,000 BTU		32.00	
over 500,000 BTU		79.00	
Gas Piping			
one meter	1	8.00	8.00
additional meters		5.25	
outlets		3.25	
pressure test only	1	8.00	8.00
Hoods			
residential		7.00	
commercial		48.00	
commercial w/fire ext. system		79.00	
Flue or chimney		8.00	
Prefabricated fireplace		48.00	
Ducts, fans, registers, dampers		7.00	
Air handling equipment			
to 10,000 cfm		16.00	
over 10,000 cfm		24.00	
Boilers and equipment			
up to 100,000 BTU		24.00	
100,000 - 500,000 BTU		32.00	
over 500,000 BTU		79.00	
		Subtotal =	16.00

Comments:

NOTE: ALL PERMITS ARE SUBJECT TO A MINIMUM FEE



City of Berkeley



Planning and Community Development Department
Codes and Inspection Division

Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704

OWNER-BUILDER VERIFICATION

(415) 644-6550
TTY (415) 644-6915

Attention Property Owner:

Under the State law we can issue building permits only to Licensed Contractors or to the Owner of the property. An "owner-builder" building permit has been applied for in your name and/or bearing your signature. Please complete and return this information to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

- 1) I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes
- 2) I (have/have not) Have signed an application for a building permit for the proposed work.
- 3) I have contracted with the following licensed person (firm) to provide the proposed construction:

Name _____
 Address _____ City _____ State _____ Zip _____
 Phone _____ Contractor's License No. _____

- 4. I plan to provide portions of the work, but I have hired the following licensed person to coordinate, supervise, and provide the major work:

Name _____
 Address _____ City _____ State _____ Zip _____
 Phone _____ Contractor's License No. 031257 001 12/06/89CHK VA 0.00

- 5. I will provide some of the work but I have contracted (hired) the following person(s) to provide the work indicated:

Name	Address	Phone	Type of Work

- 6) I agree to indemnify and hold harmless the City of Berkeley against liabilities, judgments, costs, and expenses which may in any way accrue against said City in consequence of granting this permit.

Signed: T. Oppenheimer Date 6-12-89

Property Owner's Name Edo Oppenheimer Social Security Number 573-81-0969

Escrow Closing Date 12-1-89 Address of Property 1643-1647 California Street, Berkeley
 Title Company Placer Title Company Escrow # NB-101028
 Number of Residential Structures _____ Number of Units per Structure: A _____ B _____ C _____
 D _____ E _____ F _____ G _____ H _____ I _____

CITY OF BERKELEY
 ORDINANCE 5802(RECO)

FORM C

RESIDENTIAL ENERGY CONSERVATION ORDINANCE
 TRANSFER OF RESPONSIBILITY FROM SELLER TO BUYER

This form transfers responsibility for compliance with RECO (Ordinance 5802-N.S.) provisions checked below from seller to buyer. Unchecked measures remain the responsibility of seller. Buyer has one year to complete the items checked below, arrange a RECO inspection, and file a Certificate of Compliance (Form A) with the City of Berkeley, Planning and Community Development Department, Codes and Inspection Division, 2180 Milvia Street, Berkeley, CA 94704. Buyers cannot transfer responsibility for any of the items to future buyers unless they have met the maximum required expenditure for this sale to comply with RECO, and have filed a Form A, Certificate of Compliance with itemized receipts attached with the City of Berkeley.

Responsibility for the following are transferred to the buyer:

- 1. Insulate ceiling to R-30
- 2. Seal and insulate furnace ducts to R-3
- 3. Insulate storage water heaters to R-6
- 4. Install low-flow shower devices
- 5. Insulate hot water pipes to R-3 in pumped recirculating water heating systems
- 6. Insulate water heater pipes to R-3
- 7. Replace incandescent lights with lamps of at least 25 lumens per watt
- 8. Weatherstrip exterior doors
- 9. Block air-flow and heat loss through chimney

Seller/Owner Louise Wray Buyer Elio Oppenheimer
 (Printed Name) (Printed Name)
 Seller/Owner Louise Wray Buyer Tamar A. Oppenheimer
 (Signature) (Signature)
 Address 10 Kingston Rd, Kensington, CA Address 1647 California
 Phone Number (415) 325-262 Phone Number (415) 841-6881

I have notified both buyer and seller of the requirements of Ordinance 5802-N.S. but I do not know of my own knowledge that the property is in compliance. 12/05/89 E.C. 15.00

I have notified both buyer and seller of the requirements of Ordinance 5802-N.S. I know that the property is in compliance and have so represented it to the buyer. []

Agent SA RIM Security Pacific Address 3223 Blume Dr. Richmond CA
 Subsequent to this sale, the property will be:

- 1. Owner occupied
- 2. Rental property

Selling Price: \$159,000.00

Maximum Required Expenditure Amount: _____

A \$15.00 FILING FEE IS REQUIRED

BERKELEY'S RESIDENTIAL ENERGY CONSERVATION ORDINANCE

Under the Residential Energy Conservation Ordinance (Ordinance No. 5802-N.S.), the following steps must be taken in residential units prior to their sale:

1. Install ceiling insulation to bring the thermal resistance value of the ceiling insulation to R-30 in buildings where the existing ceiling insulation value is R-11 or less, except in those buildings having no attic or inaccessible attic space between the roof and ceiling below. Inaccessible is defined such that the roof slope is less than two and one half inches in 12 inches and the vertical clear height from the top of the bottom chord of the truss or ceiling joist to the underside of the roof structural members or rafters at the roof ridge is less than twenty-four inches (24").
2. Seal leaks in furnace ducts at all joints in the ducting system and at the plenum with pressure sensitive tape or mastic, and insulate all furnace ducts to at least a thermal resistance value of R-3 except where ducts are inside heated space, between floors, inside interior walls or partitions, are asbestos coated, or otherwise inaccessible without alteration.
3. Insulate all domestic storage water heaters with an external insulation blanket rated at a minimum thermal resistance value of R-6, except where a minimum clearance of two inches from a wall or other permanent fixture does not exist, or where the thermal resistance of the total water heater insulation jacket is in excess of R-12. For purposes of safety, water heaters that are having insulation blankets installed must also meet all legal requirements including the requirement of a Pressure-Temperature (PT) Safety Release Valve.
4. Install low-flow devices with a maximum rated flow rate of three (3) gallons per minute in all shower fixtures.
5. Insulate to at least a thermal resistance value of R-3 hot water pipes in pumped, recirculating domestic water heating systems. Exemptions shall be granted where hot water pipes are between floors, inside interior walls, or otherwise inaccessible without alteration.
6. Insulate to at least a thermal resistance of R-3 exposed hot water pipes and cold water pipes within twenty-four inches (24") of water heater.
7. Replace incandescent light bulbs located in common areas of multiple unit structures with lamps that have an efficiency of at least 25 lumens per watt, such as fluorescent lamps.
8. Install weatherstripping on all exterior doors.
9. Install dampers, doors or other devices to obstruct or block air-flow to reduce heat-loss through chimneys.

If, after taking title to a residential structure or unit in Berkeley (as defined in the code), you find that it does not meet the above requirements, you may:

Bring the property into compliance, and recover your costs and damages — including higher utility bills paid due to lack of compliance with the requirements, inspection fees, and attorney's fees — from the seller and/or agent(s).

Cell: 415.385.5777
Jmalmuth@aol.com

The Malmuth Family
1636 California Street
Berkeley, CA 94703

November 1, 2020

Re: Proposed renovation at 1643 & 1647 California Street
To whom it may concern:

My wife and I moved into 1636 California Street in April 1983. During the intervening 37 years we raised our 3 children and have continued to enjoy what has essentially been decades very close and stable relationships with our neighbors. Ido and Tamar Oppenheimer moved into 1643 & 1647 California Street a very small duplex, at the end of 1989. We, as our other long-term neighbors, count them as an integral part of our California Street community. During the intervening 31 years that Ido and Tamar lived across the street from us they also raised their lovely children, Gal, Tal, Or and Ron. The house that Ido and Tamar bought back in 1989 can be best described as a fixer upper. Ido was a tile installer and worked hard leaving early and getting home late. He actually tiled our home during its renovation. However, with the costs of raising their four children, Ido and Tamar could not afford the expense of renovating their home. As the years past our neighborhood watched as their home fell into greater disrepair. It was sad to see but there was nothing they could do.

Gal, Tal, and Or are now adults, have secured jobs in the Bay Area and moved out of their childhood home at 1643 & 1647 California Street. Ron however is disabled. He has been diagnosed with a genetic disorder called X-linked retinoschisis XLR5 gene and is losing his limited sight. Ron is not permitted to drive. He relies exclusively on BART and the bus for some semblance of independence. The North Berkeley BART is two blocks from our homes as is the nearest bus stop. Now that 3 of Ido and Tamar's children have finished college they have an opportunity to renovate their home. Ido and Tamar are ecstatic, as are we, and their other neighbors; after so many years living in a rapidly dilapidating and unsafe structure, they will finally be able fix up their home while securing a place for Ron to live.

Ido and Tamar's home is very small and their lot is one of the smallest in the surrounding area. Their family has grown and they regularly have large family gatherings of one kind or another. As such, their needs have grown but the size of their house remains, small and cramped. It is for this reason I am writing the City of Berkeley. I understand that a principle exists regarding percentage of lot coverage. However, less tangible but no less important things that may not be included in the building codes include, long-term and stable neighborhoods, community, and assistance with a disabled child.

I have reviewed the proposed renovation plans and I am in full agreement with them. I believe the renovation will result in a positive contribution for their family and for our neighborhood.

I have spoken to Ido and Tamar. Their dream is to remain in Berkeley in the house of their dreams where they have lived for 31 years, raised their children and have been such an integral part of our neighborhood. And as one of their close neighbors I pray that Berkeley will find a way to allow them to remodel their home to fit their needs and Ron's.

Thank you,



Jeff Malmuth

November 17, 2020

To Whom It May Concern:

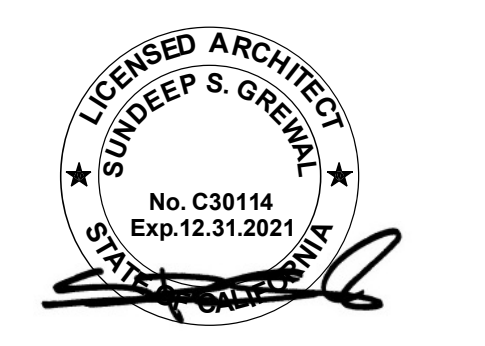
I am the homeowner living at 1639 California St. since 1979. It has been my pleasure to be a neighbor of the Oppenheimer Family since they arrived in 1989. I have been invited to dance, circus performances, graduations, front yard visits and profited from their apricot and lemon tree for many years. As their family grew, they decided to enlarge their living space, rather than move to a bigger home. While this is against City of Berkeley housing regulations, the outside of their home has deteriorated and I support their plans to upgrade, improve and remodel their home to suit their changing needs. The stairs are steep and showing separation from the foundation. Their safety, as well as visitors and essential workers will continue to be at risk, and City of Berkeley impediments only add to the time delay in this repair. I recently invested in a complete renovation of my front yard, and this leaves the Oppenheimers home looking vulnerable and frankly, unattractive. This remodel makes sense and should be allowed to proceed.

Sincerely,

Barbara Fritz
1639 California St.
Berkeley, 94703



2223 Fifth St.
 Berkeley, CA 94710
 Ph: 510.548.7448
 info@sgsarch.com
 www.sgsarch.com



OPPENHEIMER RESIDENCE
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

Sheet Contents:
 Sheet Index
 Applicable Codes
 Abbreviations
 Vicinity Map
 Project Data
 Scope of Work
 Project Directory
 Photos

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Project No: 20-13-420

Drawn By: SSG

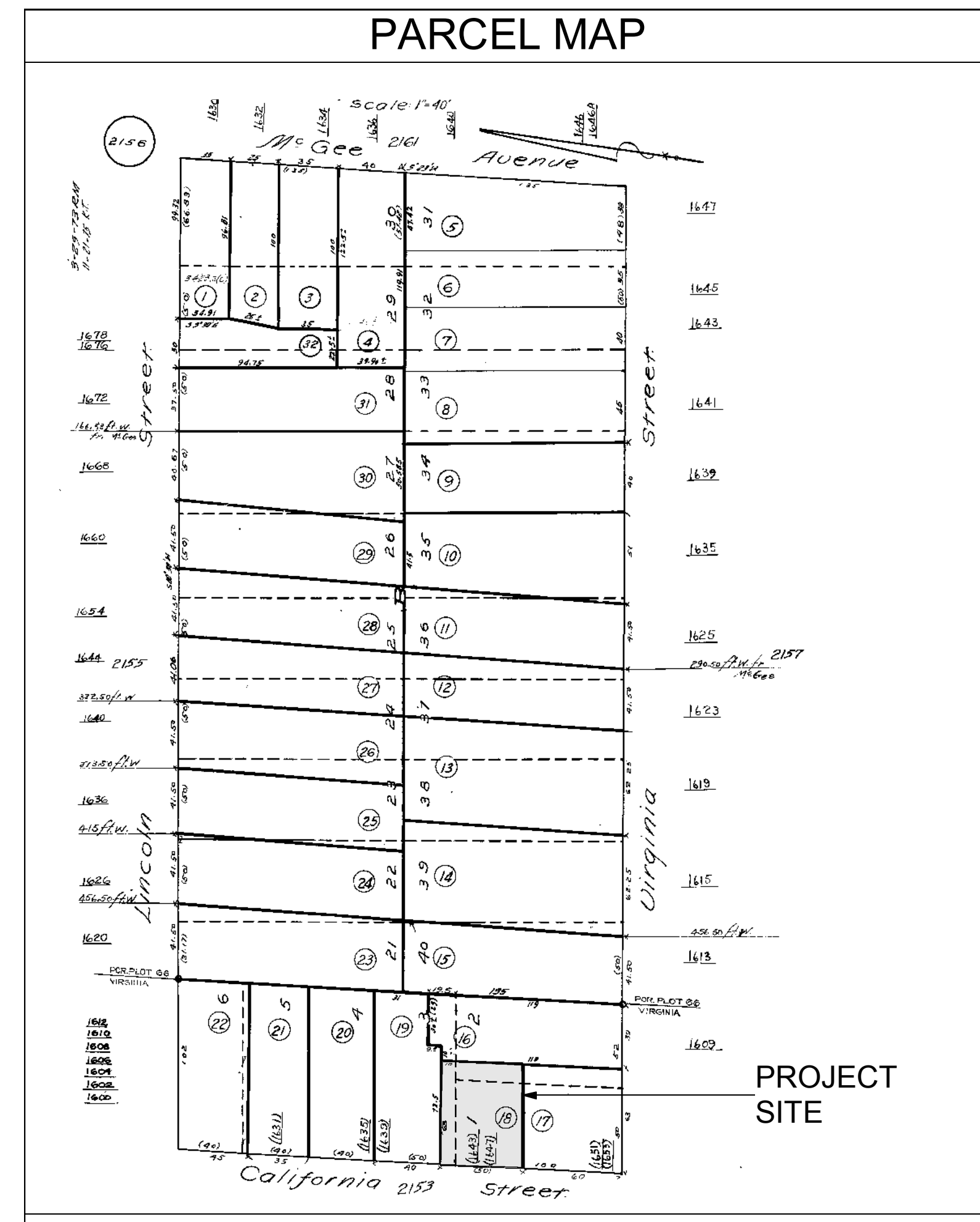
Checked By: SSG

Scale: N/A

Revisions:
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

Sheet **A0.0**



OPPENHEIMER RESIDENCE

1643 & 1647 California St. CA 94703

SHEET INDEX

- Architectural:**
- A0.0 Scope Of Work, Vicinity Map, Parcel Map, Project Data Sheet Index, Abbreviations, Applicable Codes Project Directory, Photos
 - A0.1 Existing Site Plan, Proposed Site Plans
 - A0.2 Site Survey
 - A1.1 Existing Floor Plan
Existing Exterior Elevations
 - A2.1 Proposed Floor Plan
 - A2.2 Proposed Floor Plans
 - A3.1 Front Elevation Comparison, Exterior Renderings
 - A3.2 Proposed Exterior Elevations
 - A4.1 Shadow Study
 - A4.2 Shadow Study
 - A4.3 Shadow Study

SCOPE OF WORK

The proposed project includes an addition to and remodel of an existing, one-story, two-family residence (duplex). Components of the project include:

Reconfigure existing duplex to create one larger unit and one smaller apartment. All work shall be within the building footprint. The building shall remain as a duplex. The preliminary program includes the following:

Basement/First floor:

- Excavate down to create new bedroom, full bath, home gym and family room and mech. room/storage

Second floor:

- Reconfigure layout as needed to create a larger unit with one smaller apartment
- Rebuild/reconfigure existing porch and entry stairs as required
- Create new stairs to basement floor and second floor addition

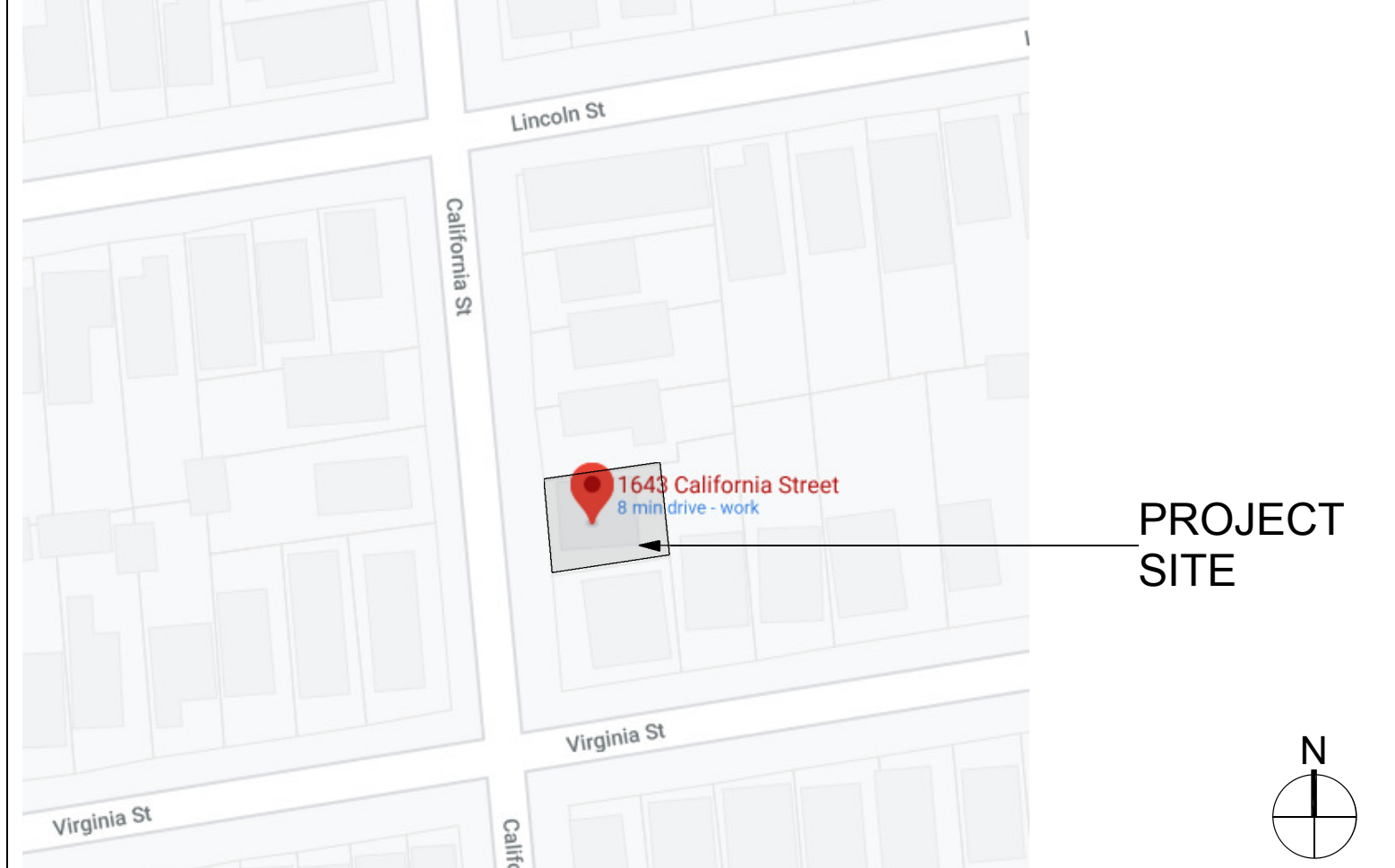
Third floor:

- Create new bedrooms, bathrooms and laundry room
- Create new balcony at front

Miscellaneous:

- Update all mechanical, electrical and plumbing systems as required for new work
- Reconfigure and rebuild front stairs per new design

VICINITY MAP



PROJECT DIRECTORY

Owner:
 Ido and Tamar Oppenheimer
 1643 & 1647 California St.
 Berkeley, CA 94703
 Tel: 510 486-8387

Architect:
 Sundeep Grewal
 Studio G+S, Architects
 2223 5th St.
 Berkeley, CA 94710
 Tel: 510-548-7448
 sunny@sgsarch.com

Project Address:
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

PROJECT DATA

Occupancy: R-3 Duplex
 Proposed Construction: Type V-B
 Fire Sprinkler System: No

Zoning/General Plan Regulation
 Zoning District: R-2 (Restricted Two-Family Residential)
 General Plan Area: LMDR
 Downtown Arts District Overlay: No
 Commercial District With Use Quotas: No

Seismic Safety
 Earthquake Fault Rupture(Alquist-Priolo) Zone: No
 Landslide (Seismic Hazards Mapping Act): No
 Liquefaction (Seismic Hazards Mapping Act): No
 Un-reinforced Masonry Building Inventory: No

Historic Preservation
 Landmarks or Structure of Merit: No

Environmental Safety
 Creek Buffer: None
 Fire Zone: 1
 Flood Zone(100-year or 1%): No

Wildlife Urban Interface
 No

APPLICABLE CODES

2019 California Building Code (CBC) Volume 1
 2019 California Building Code (CBC) Volume 2
 2019 California Residential Code (CRC)
 2019 California Energy Code (CBEES)
 2019 California Green Building Standards Code (CALGreen)
 2019 California Electrical Code (CEC)
 2019 California Plumbing Code (CPC)
 2019 California Mechanical Code (CMC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Berkeley, CA.

SITE PHOTOS



Aerial of existing duplex



Front and right Side of existing duplex



Front and left Side of existing duplex

Tabulations

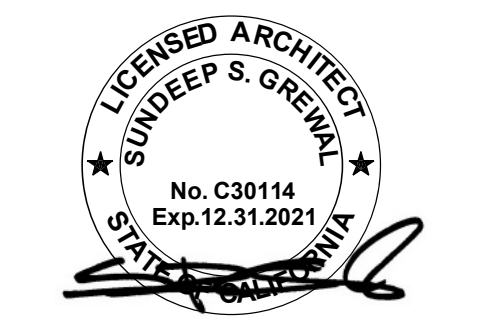
	Required/Allowed	Existing	Proposed
Set Backs:			
Front	20'-0"	10'-10"	10'-10" no change
Rear:	20'-0"	16'-10"	16'-10" no change
Left side:	4'-0"	3'-11"	4'-0" no change
Right side:	4'-0"	5'-6"	5'-5" no change
Habitable Floor Area:			
Unit 1:			
Basement floor:		0 s.f.	1,342 s.f.
First floor:		667 s.f.	901 s.f.
Second floor:		0 s.f.	1,019 s.f.
Total Area Unit 1:		667 s.f.	3,262 s.f. (2,595 s.f. new)
Unit 2:			
Basement floor:		0 s.f.	0 s.f.
First floor:		667 s.f.	501 s.f.
Second floor:		0 s.f.	0 s.f.
Total Area Unit 2:		667 s.f.	501 s.f.
Total Area:		1,334 s.f.	3,763 s.f. (2,229 s.f. new)
Bedroom Count:		3 total	5 total
Non-Habitable Area:			
Accessory Structure:		167 s.f.	0 s.f.
Building Height:			
Main Building:	28'-0" 35'-0" w/ AUP	13'-6" 13'-6"	23'-10"
Parking:	2	0	0
Lot Size:	4,500 s.f.	3,142 s.f.	3,142 s.f.
Total Foot Print:			
House:		1,342 s.f.	1,342 s.f.
Covered Porch:		60 s.f.	0 s.f.
Accessory Structure:		167 s.f.	0 s.f.
Total:	1,085 for 3 stories	1,569 s.f.	1,382 s.f.
Lot Coverage:	45% (1 story) 40% (2 story) 35% (3 story)	49.94%	43.98% (5.96% reduction)
Usable Open Space:	400 s.f./unit	500 s.f.	1,029 s.f.

ABBREVIATIONS

&	and	fdn.	foundation	pr.	pair
@	at	fin.	finish	p.s.	plumbing stack
perpen.	perpendicular	fl.	floor	pt.	point
#	pound or number	flash.	flashing	p.t.	pressure treated
(e)	existing	fluor.	fluorescent	ptd.	painted
(n)	new	f.o.c.	face of concrete	r.	riser
(r)	renovated	f.o.f.	face of finish	r.a.	return air
a.f.f.	above finished floor	f.o.s.	face of studs	refr.	reference
acous.	acoustical	ft.	foot or feet	refr.	refrigerator
adj.	adjacent/ adjustable	ftg.	footing	rgtr.	register
alum.	aluminum	furn.	furnace	rein.	reinforced
approx.	approximate	furn.	furnace	req.	required
arch.	architectural	gal	gallon	rm.	room
asph.	asphalt	g.s.m.	galvanized sheet metal	r.o.	rough opening
bd.	board	gl.	glass	rwd.	redwood
bdg.	building	gnd.	ground	r.w.l.	rain water leader
bik.	block	gr.	grade	s.	south
bkg.	blocking	gyp. bd.	gypsum board	s.c.	solid core
bm.	beam	h.b.	hose bibb	sched.	schedule
bot.	bottom	hdwd.	hardwood	sect.	section
b.p.	building paper	h.f.	hem fir	sh.	shelf
b/w	between paper	horiz.	horizontal	shr.	shower
cab.	cabinet	hgt.	height	sim.	similar
cem.	cement	i.d.	inside diameter (dia.)	s.mech.	see mechanical drawings
cer.	ceramic	insul.	insulation	s.o.	sash opening
cl.	center line	int.	interior	spec.	specification
clg.	ceiling	jt.	joint	sq.	square
clkg.	caulking	kit.	kitchen	s.s.d.	see structural drawings
c.o.	cleanout	lav.	lavatory	sst.	stainless steel
clo.	closet	loc.	location	std.	standard
clr.	clear	lt.	light	stl.	steel
col.	column	max.	maximum	stor.	storage
comp.	composition	m.c.	medicine cabinet	struct.	structure
conc.	concrete	mech.	mechanical	sym.	symmetrical
constr.	construction	memb.	membrane	t.	tread or tempered
cont.	continuous	mfr.	manufacturer	t.b.	towel bar
det.	detail	min.	minimum	tel.	telephone
d.f.	douglas fir	mir.	mirror	t. & g.	tone & groove
diam.	diameter	misc.	miscellaneous	thk.	thick
dim.	dimension	mntd.	mounted	t.b.r.	to be removed
dir.	direction	mtl.	metal	t.o.	top of
disp.	disposal	n.	north	t.p.d.	toilet paper dispenser
d.w.	dishwasher	nat.	natural	t.v.	television
dr.	door	nece.	necessary	typ.	typical
drw.	drawer	neoprene	neoprene	unf.	unfinished
drg.	drawing	n.i.c.	not in contract	u.o.n.	unless otherwise noted
drgs.	drawings	no.	number	vert.	vertical
e.	east	nom.	nominal	v.g.	vertical grain
ea.	each	n.t.s.	not to scale	v.i.f.	verify in field
el.	elevation	o.a.	overall	w.h.	water heater
elec.	electrical	o.c.	on center	w.	west
end.	enclosure	o.d.	outside diameter (dim.)	w/	with
eq.	equal	opng.	opening	wd.	wood
eqpt.	equipment	opp.	opposite	w/o	without
ext.	exterior	pl.	property line	w.o.	where occurs
f.	frosted	p.lam.	plastic laminate	wp.	waterproof
f.d.c.	fire dept. connection	plywd.	plywood	wt.	weight



2223 Fifth St.
 Berkeley, CA 94710
 Ph: 510.548.7448
 info@sgsarch.com
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OPPENHEIMER RESIDENCE
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

Sheet Contents:
 Existing Site Plan
 Proposed Site Plan

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Project No: 20-13-420

Drawn By: SSG

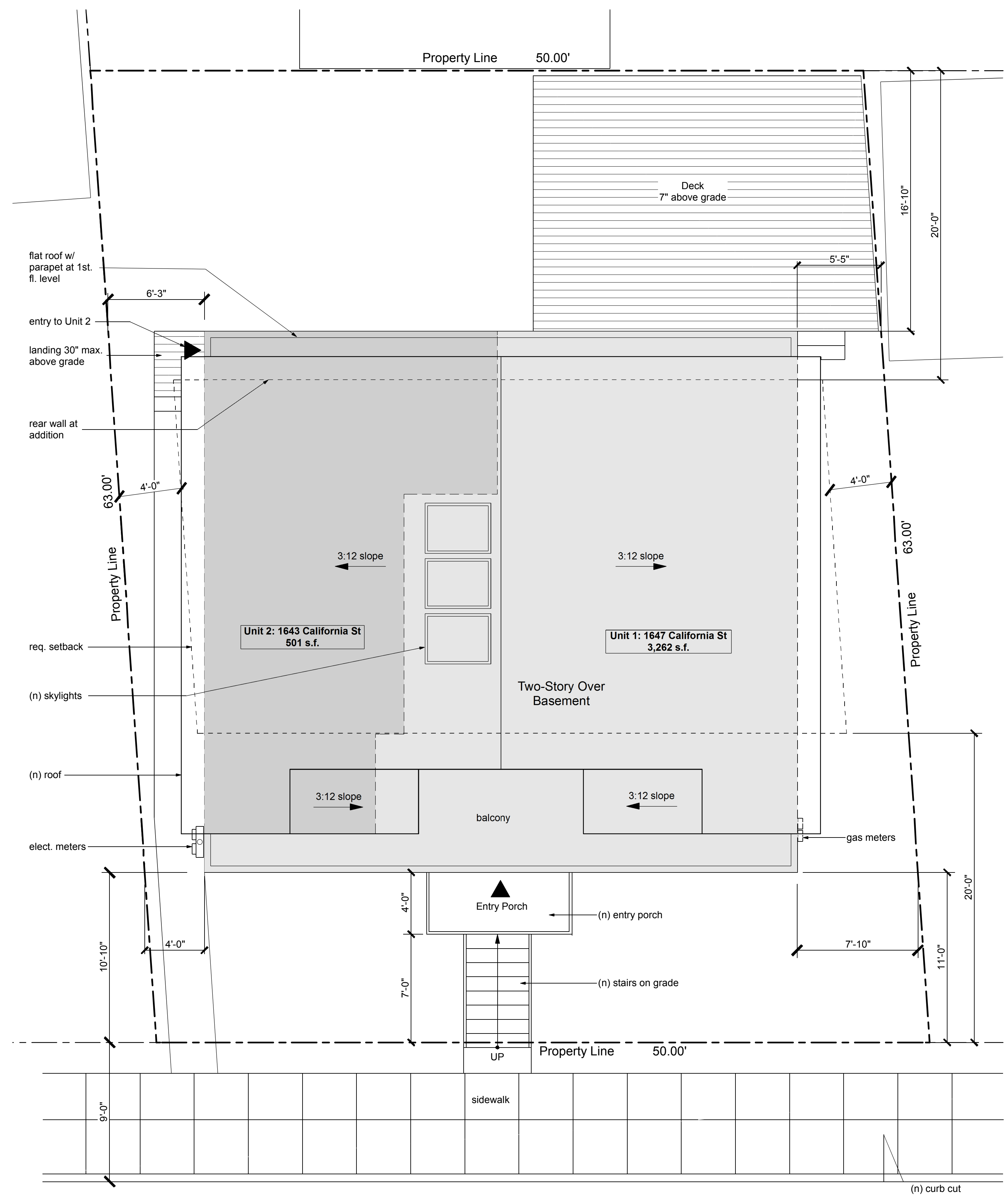
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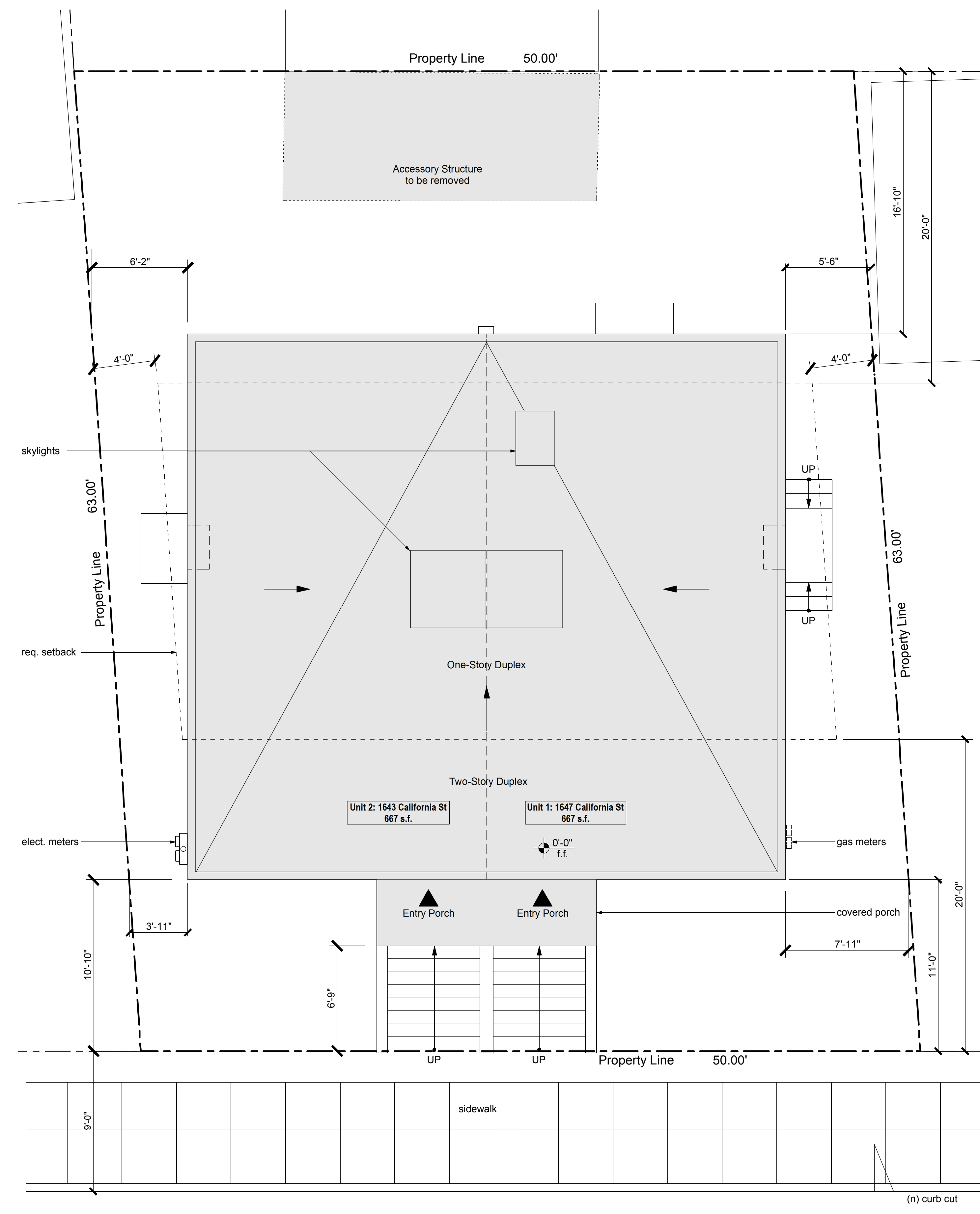
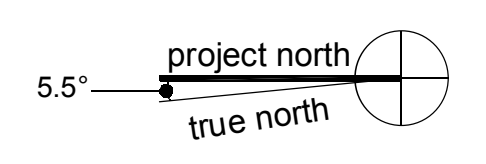
Revisions:
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

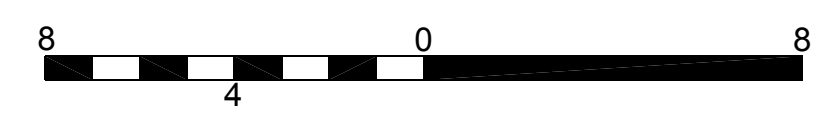
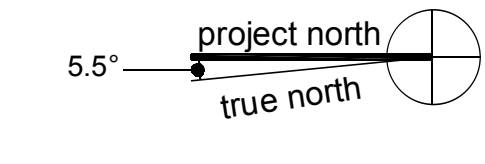
Sheet **A0.1**



2 Proposed Site Plan

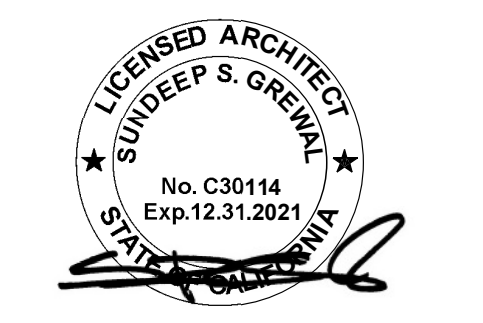


1 Existing Site Plan





2223 Fifth St.
 Berkeley, CA 94710
 Ph: 510.548.7448
 info@sgsarch.com
 www.sgsarch.com



**OPPENHEIMER
 RESIDENCE**
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

Sheet Contents:
 Site Survey

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Project No:
 20-13-420

Drawn By:
 SSG

Checked By:
 SSG

Scale:
 1" = 1'-0"

Revisions:
 Use Permit Set: 12-10-2020
 Redesign: 5-25-2021

Sheet
A0.2

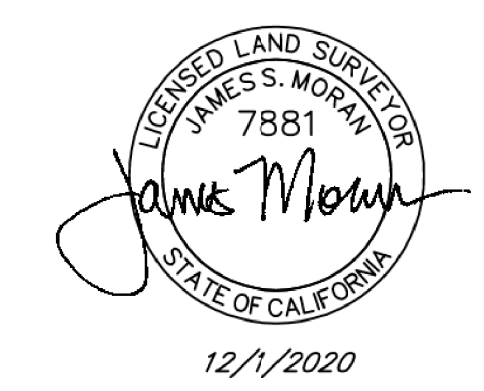
HOUSE LOCATION SURVEY

PORTION OF LOTS 1, 2 AND 3, MAP OF VIRGINIA TRACT, FILED OCTOBER 4, 1890 (8 M 43)
 LOCATED AT 1643-1647 CALIFORNIA STREET
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 17, 2020 SCALE: 1" = 8'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930



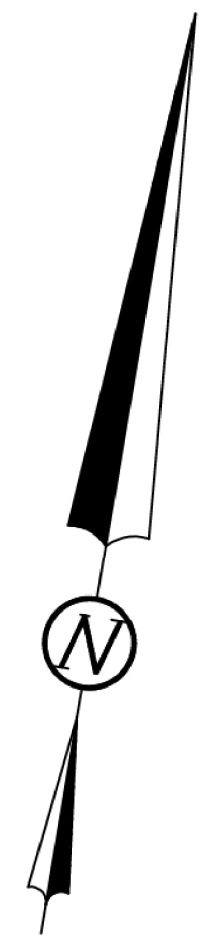
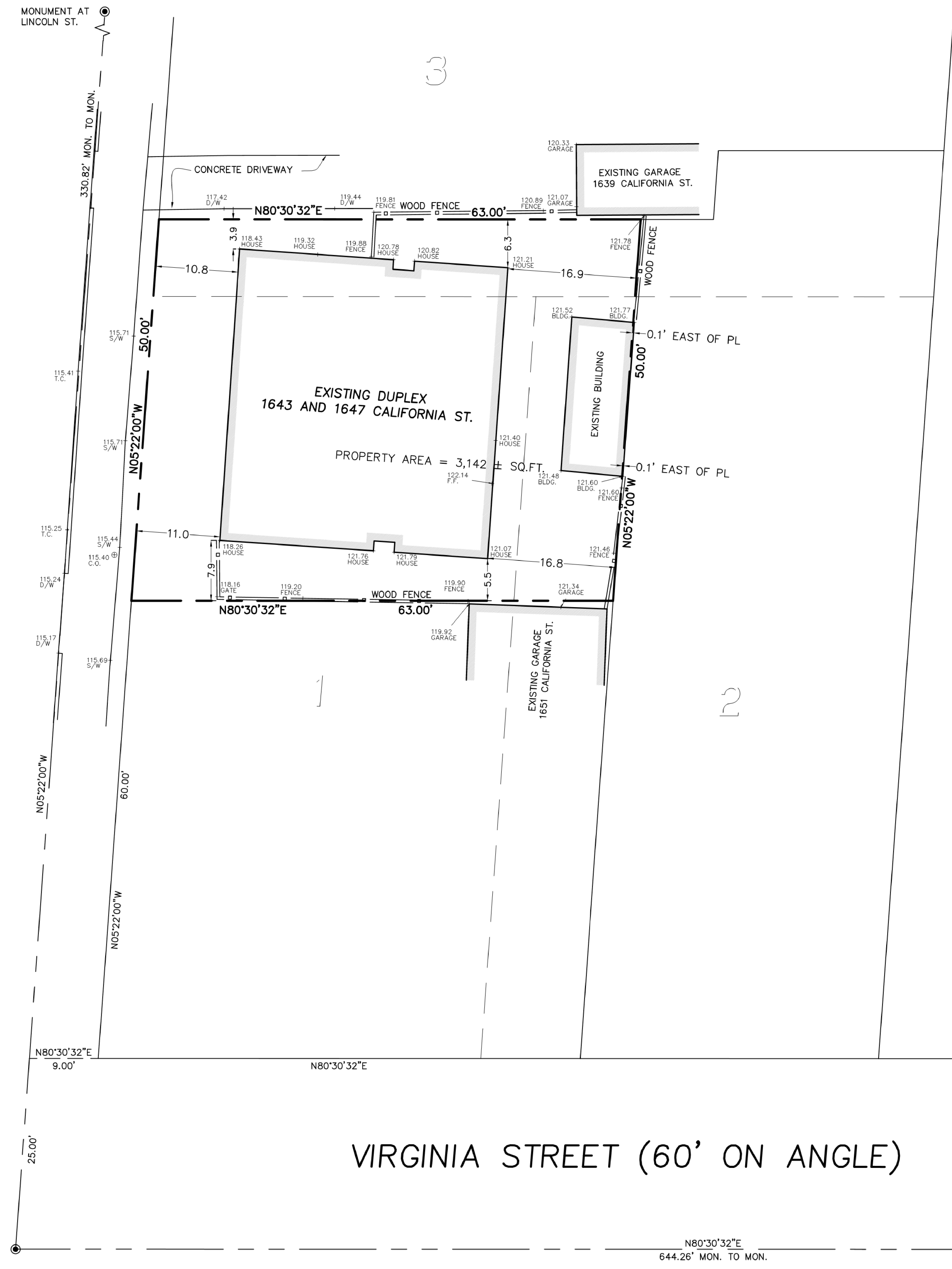
- LEGEND**
- FOUND MONUMENT PER PM 6679 (213 M 50)
 - BLDG. BUILDING
 - C.O. CLEAN-OUT
 - D/W DRIVEWAY
 - F.H. FIRE HYDRANT
 - J.P. JOINT POLE
 - M.H. MAN HOLE
 - S/W SIDEWALK
 - T.C. TOP OF CURB

GENERAL NOTES

BENCHMARK: MONUMENT PIN ON THE WEST SIDE OF SACRAMENTO STREET AT VIRGINIA STREET. ELEVATION = 108.683 PER CITY OF BERKELEY ENGINEERING DIVISION RECORDS. ELEVATIONS ARE BASED UPON THE CITY OF BERKELEY DATUM.

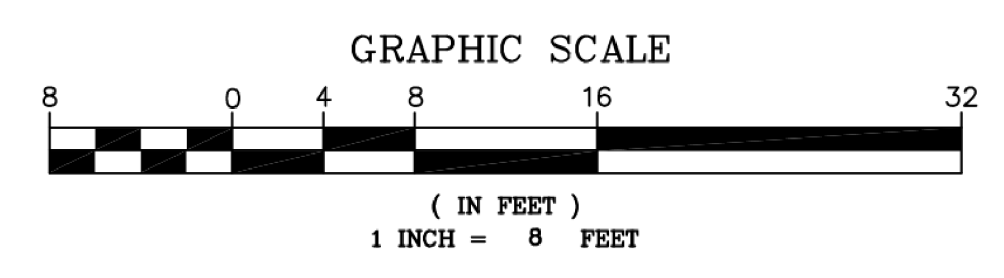
THIS SURVEY IS BASED UPON THE GRANT DEED TO LAWYERS ASSET MANAGEMENT INC. RECORDED DECEMBER 1, 1989 SERIES 89-324628, ALAMEDA COUNTY RECORDS.

THE BEARINGS ON THIS MAP ARE BASED UPON THE MONUMENT LINE IN CALIFORNIA STREET WITH A BEARING OF N05°22'00"W AS SHOWN ON PARCEL MAP 6679 FILED MARCH 29, 1994 IN BOOK 213 OF MAPS PAGES 49-50.



CALIFORNIA STREET (60' ON ANGLE)

VIRGINIA STREET (60' ON ANGLE)





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**OPPENHEIMER
 RESIDENCE**
 1643 & 1647 California St.
 Berkeley, CA 94703
 APN: 58-2156-18

Sheet Contents:
 Existing Floor Plans
 Existing Exterior Elevations

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Project No: 20-13-420

Drawn By: SSG

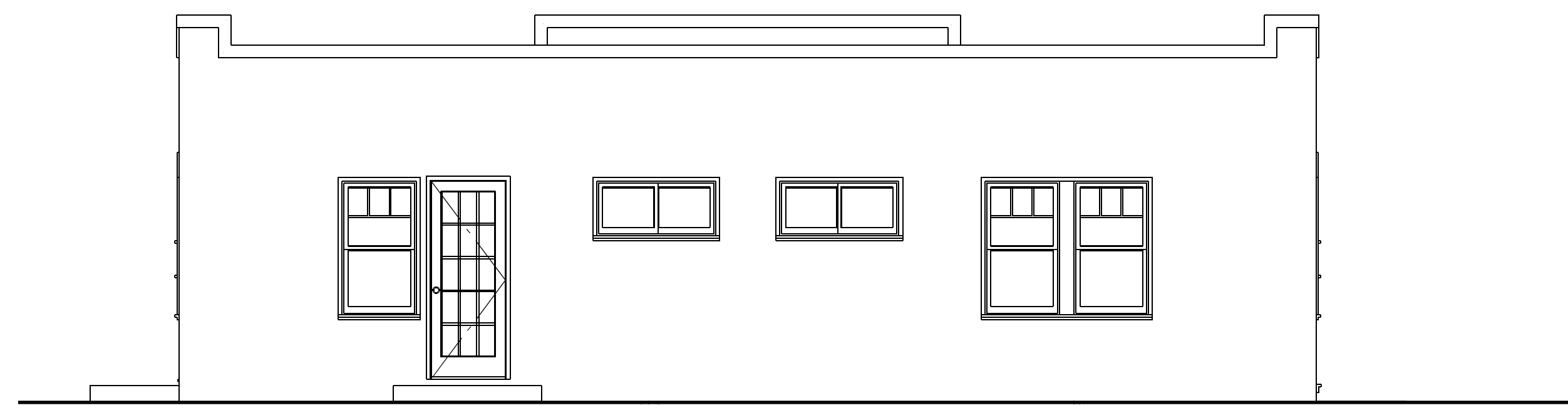
Checked By: SSG

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

Revisions:
 Use Permit Set: 12-10-2020

Redesign: 5-25-2021

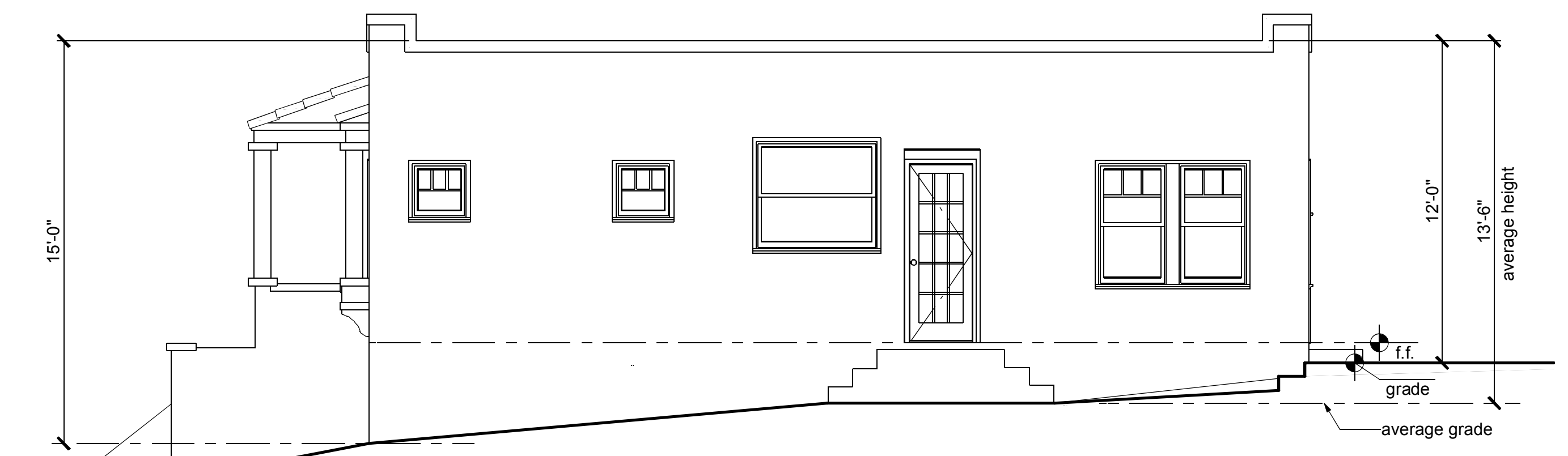
Sheet **A1.1**



5 Existing East Elevation - Rear



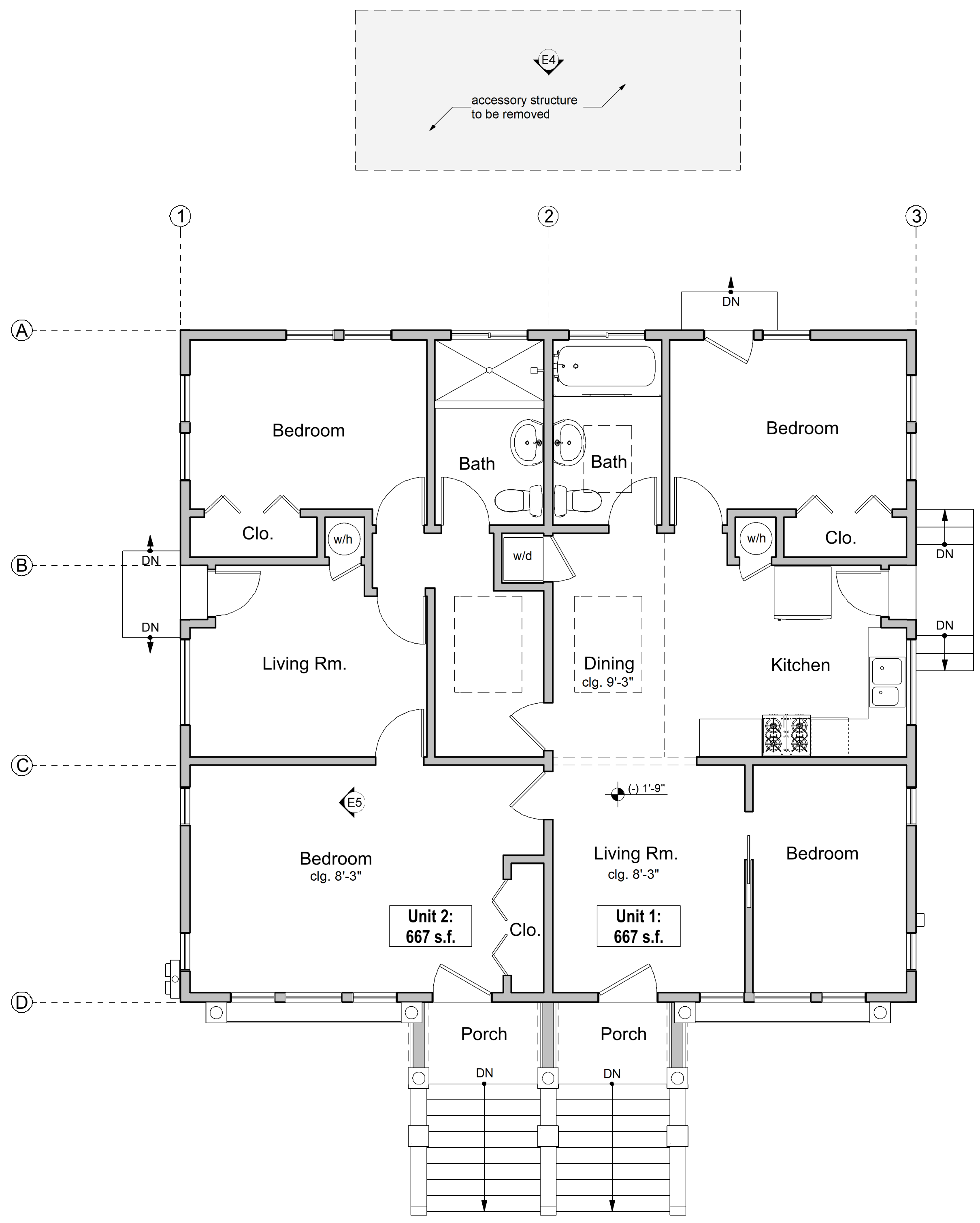
4 Existing North Elevation - Left Side



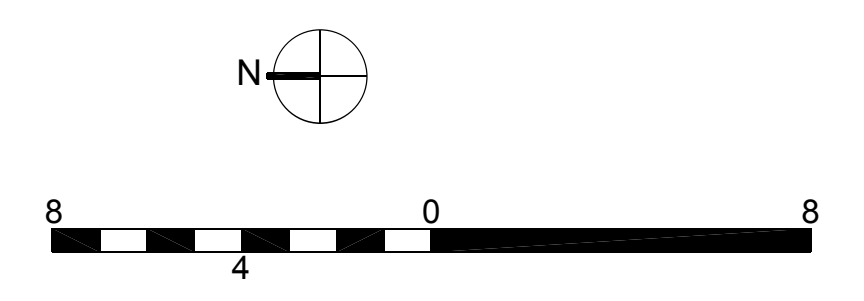
3 Existing South Elevation - Right Side



2 Existing West Elevation - Front



1 Existing First Floor Plan





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Sheet Contents:
Proposed Floor Plan
Proposed Site Plan

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Project No:
20-13-420

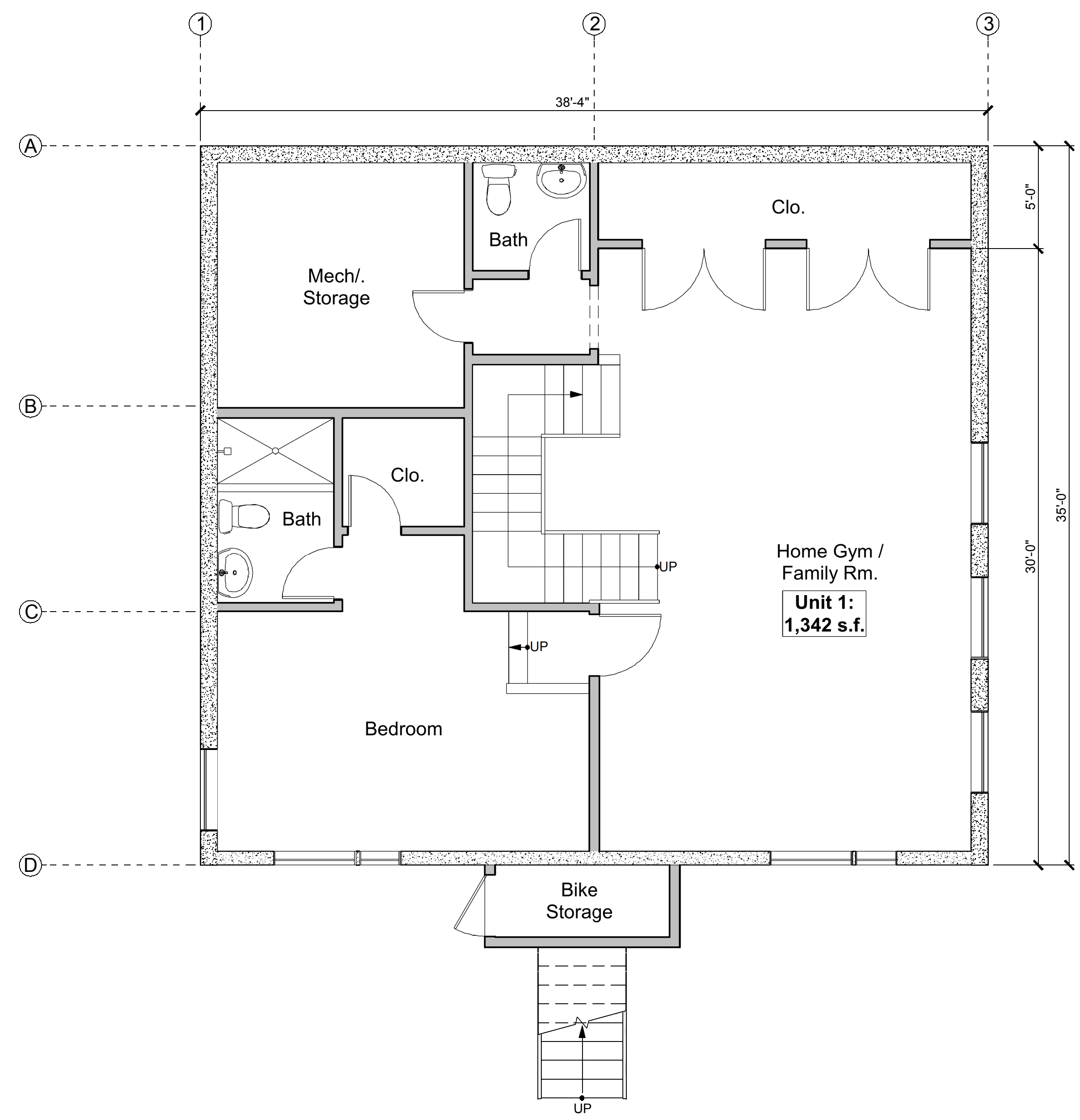
Drawn By:
SSG

Checked By:
SSG

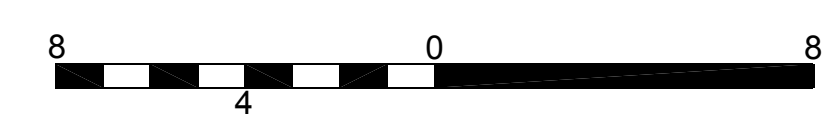
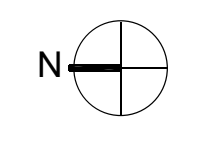
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Revisions:
Use Permit Set: 12-10-2020
Redesign: 5-25-2021

Sheet
A2.1

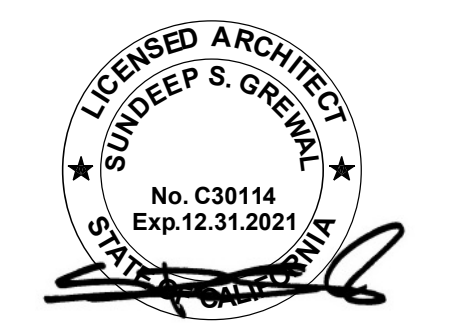


1 Proposed Basement Floor Plan





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Sheet Contents:
 Proposed Floor Plans

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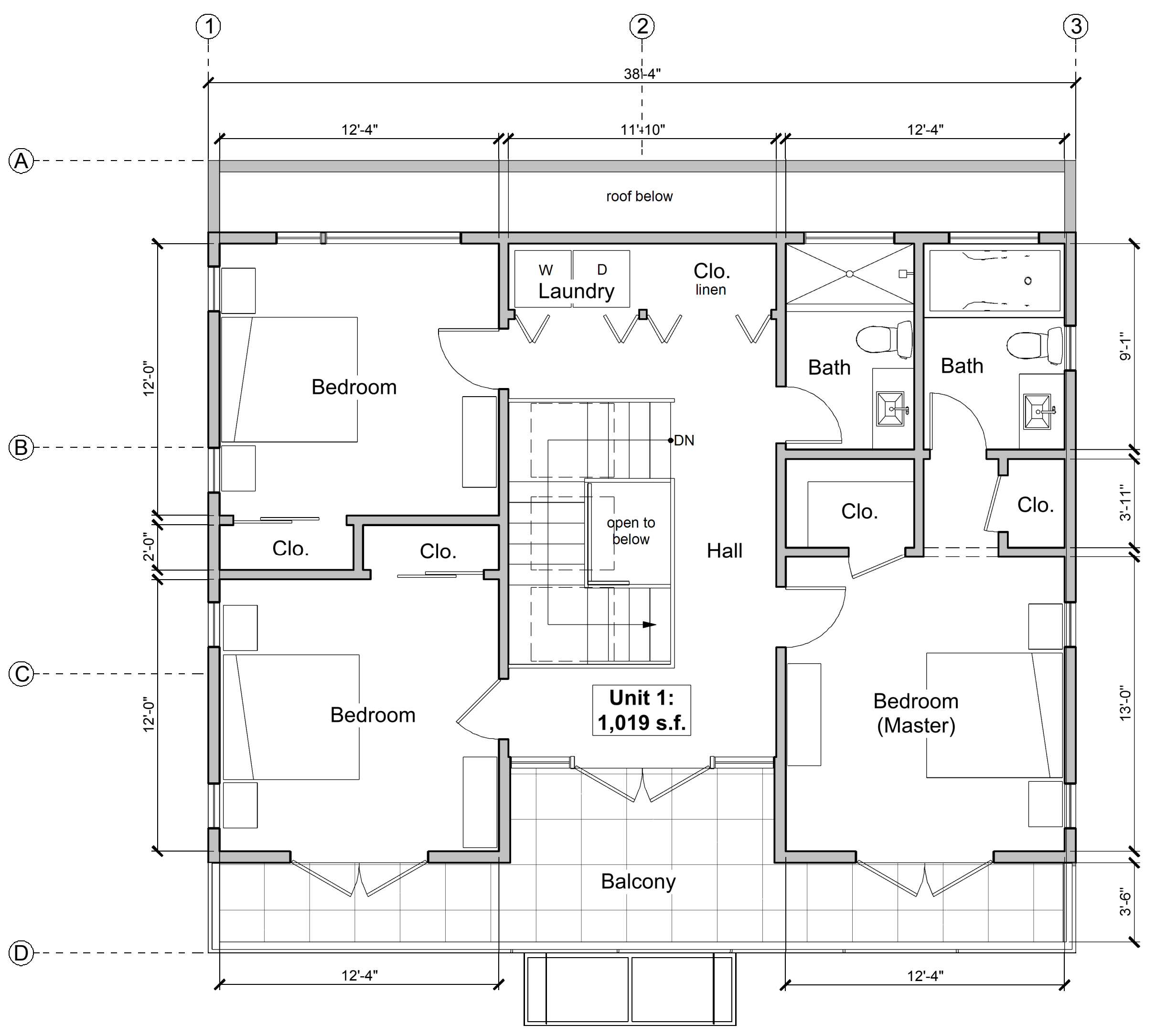
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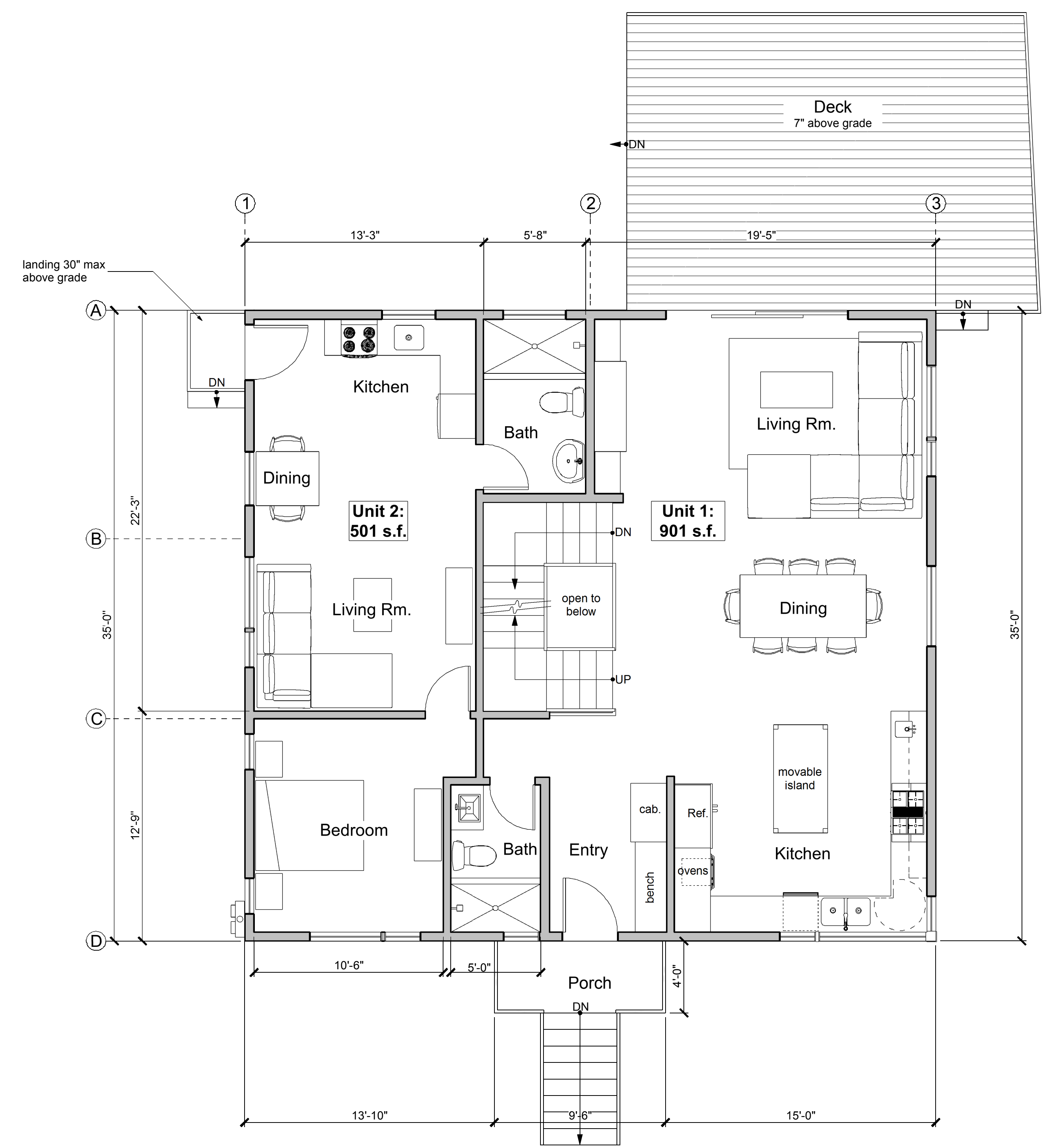
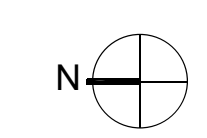
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Revisions:
 Use Permit Set: 12-10-2020
 Redesign: 5-25-2021

Sheet **A2.2**



2 Proposed Second Floor Plan



1 Proposed First Floor Plan

