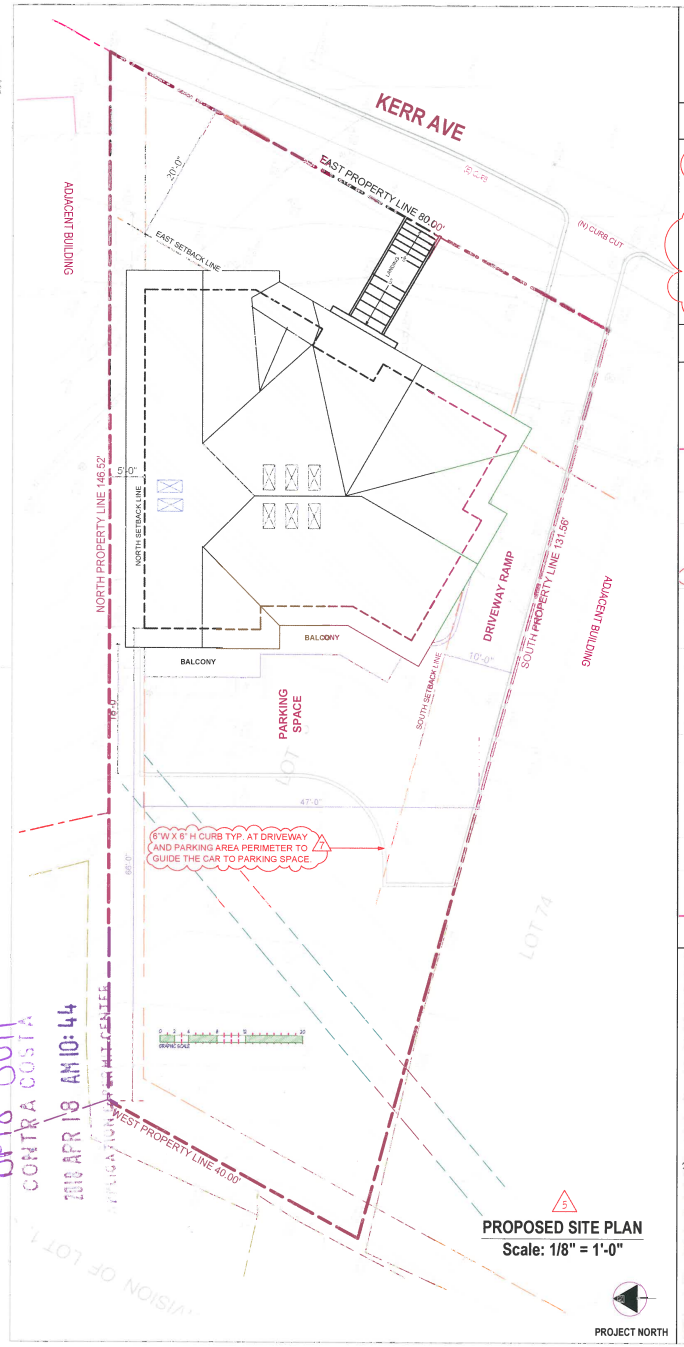
PARDIS RESIDENCE

DEVELOPMENT PLAN SET 2



5

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

SCOPE OF WORK: *REVISION TO AN APPROVED PLAN UNDER CONSTRUCTION*

THE FOUNDATION, EXTERIOR WALL FRAMING AND ROOF FRAMING OF THE HOUSE HAS BEEN BUILT UNDER BUILDING PERMIT BIR 16-007625 2

NEW PROJECT DESCRIPTION: 1

RELOCATE THE EXISTING CURB-CUT FROM NORTH EAST TO SHOUT EAST, BUILD A NEW DRIVEWAY TO THE BACKYARD, AND MOVE TWO OFF PARKING SPACES FROM GARAGE TO OPEN SPACE AT BACKYARD. INCORPORATE THE 472 SQ. FT. EXISTING CRAWL SPACE / MECHANICAL ROOM AT LOWER FLOOR INTO NEW LIVING SPACE, ADD 170 SQ. FT. COVERED DECK TO LOWER FLOOR. NO GRADING OR FILL IS PROPOSED AS PART OF THIS PROJECT

BUILDING INFORMATION:

PARCEL NO.	572-021-001-1
SUBDIVISION:	BEVERLY HILLS
YEAR BUILT:	2018
OCCUPANCY:	R3/ U
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	D
SPRINKLERED:	No
STORIES:	2 1/2

PROJECT DATA:

OWNER	PROJECT ADDRESS	ZONING
PARDIS POORZAND 79 ARLINGTON AVE. KENSINGTON, CA. 94707 TEL: (510) 333-3524	20 KERR AVE KENSINGTON, CA. 94707	KENSINGTON COMBINING DISTRICT R-6:SINGLE FAMILY RESIDENTIAL ZONE

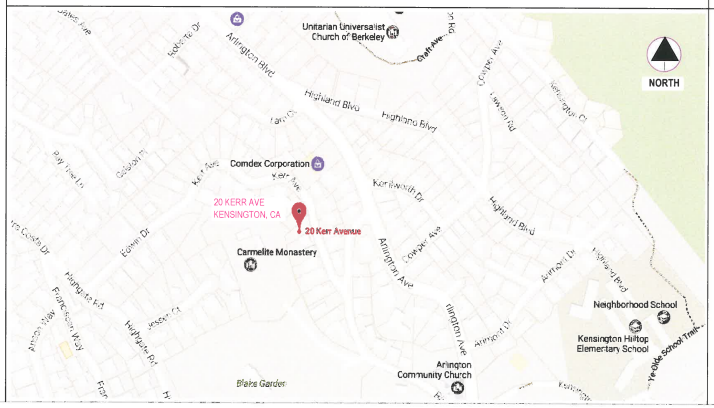
	REQUIRED PERMITTED	EXISTING	PROPOSED
TOTAL LOT AREA	6,000 s.f. Min	7,280.00 s.f.	No change
MAIN FLOOR LIVING AREA		1,758.00 s.f.	1,827.00 s.f. 2
LOWER FLOOR LIVING AREA		1,217.00 s.f.	1,689.00 s.f. 2
STAIRS FLOOR AREA		73.00 s.f.	85.00 s.f. Already included in Main floor area 2
UNFINISHED CRAWLSPACE 2		1,054.00 s.f.	1,054.00 s.f.
FRONT ENTRY		55.00 s.f.	65.00 s.f. 2 Already included in Main floor area 2
MAIN FL. BALCONY		250.00	250.00 s.f.
LOWER FL. BALCONY		0 s.f.	170.00 s.f. 2
GROSS FLOOR AREA	3,000.00 s.f.	2,900.00 s.f.	3,980.00 s.f. 2
BUILDING FOOTPRINT	2,512.00 s.f.	1,765.00s.f.	No Change
LOT COVERAGE	40% Max	0%	24.35%
OPEN YARD SPACE	4,368.00 s.f. Min	+5,000.00 s.f.	+ No Change
FRONT SETBACK	20'-0"	20'-0"	No Change
REAR SETBACK	15'-0"	66'-0"	No Change
LEFT SIDE SETBACK	5'-0"	10'-0"	No Change
RIGHT SIDE SETBACK	5'-0"	5'-0"	No Change
BUILDING HEIGHT	35'-0"	28'-6"	No Change
OFF-STREET PARKING	2	2	No Change

APPROVAL:

SHEET INDEX:

1. SITE PLAN, VICINITY MAPS, COPE OF WORK, PROJECT DATA,SHEET INDEX.
2. NEW PROPOSED LOWER FLOOR PLAN.
3. NEW PROPOSED MAIN FLOOR PLAN.
4. CRAWL SPACE & NEW OFF STREET PARKING LAYOUT.
5. NEW PROPOSED EXTERIOR ELEVATIONS.
6. NEW PROPOSED EXTERIOR ELEVATIONS.
7. SECTION-BB- REVISED PLAN, PASSING THROUGH AREA WHERE HAS BEEN CONVERTED INTO NEW LIVING AREA , SECTION-BB- APPROVED PLANS, SHOWING THE AREAS WHICH WILL BE CONVERTED TO NEW LIVING AREA
8. NEW PROPOSED SITE PLAN.

VICINITY MAP:



PROJECT TEAM:

DESIGNER & GENERAL CONTRACTOR
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TEL: (510) 812 - 1039

SURVEY
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1930 SHATTUCK AVENUE SUITE A
BERKELEY, CALIFORNIA 94704
OFFICE PHONE: 510-848-1930

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GEOTECHNICAL CONSULTANT
EARTH MECHANICS CONSULTING ENGINEERS
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ENERGY CALCULATIONS (TITEL 24)
ENERGY WEST
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EMERYVILLE, CA. 94608
TEL: (510) 652.4433

ARBORIST/CONSULTANT
PETER K. RUDY
CERTIFIED ARBORIST #WC3166
CALIFORNIA CONTRACTOR #740394

STRUCTURAL ENGINEER
STRUCT -TECH GROUP INC
800 SAN PABLO AVENUE
ALBANY, CA 94706
PHONE: (510) 717-1090

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Owner:
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Sheet Contents
SITE PLAN, VICINITY MAP
SCOPE OF WORK, PROJECT DATA, SHEET INDEX.

Designer

Structural Engineer

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Project No: 18 - 04

Date: January 20. 2018

Drawn By: P.P

Checked By: MP

Revisions
1. DESIGN CHANGE 5
2. Plan check comments- March 14. 2018 - Susan Johnson 6
3. Plan Check Correction Email_April 12-2018 - Susan Johnson 7
4

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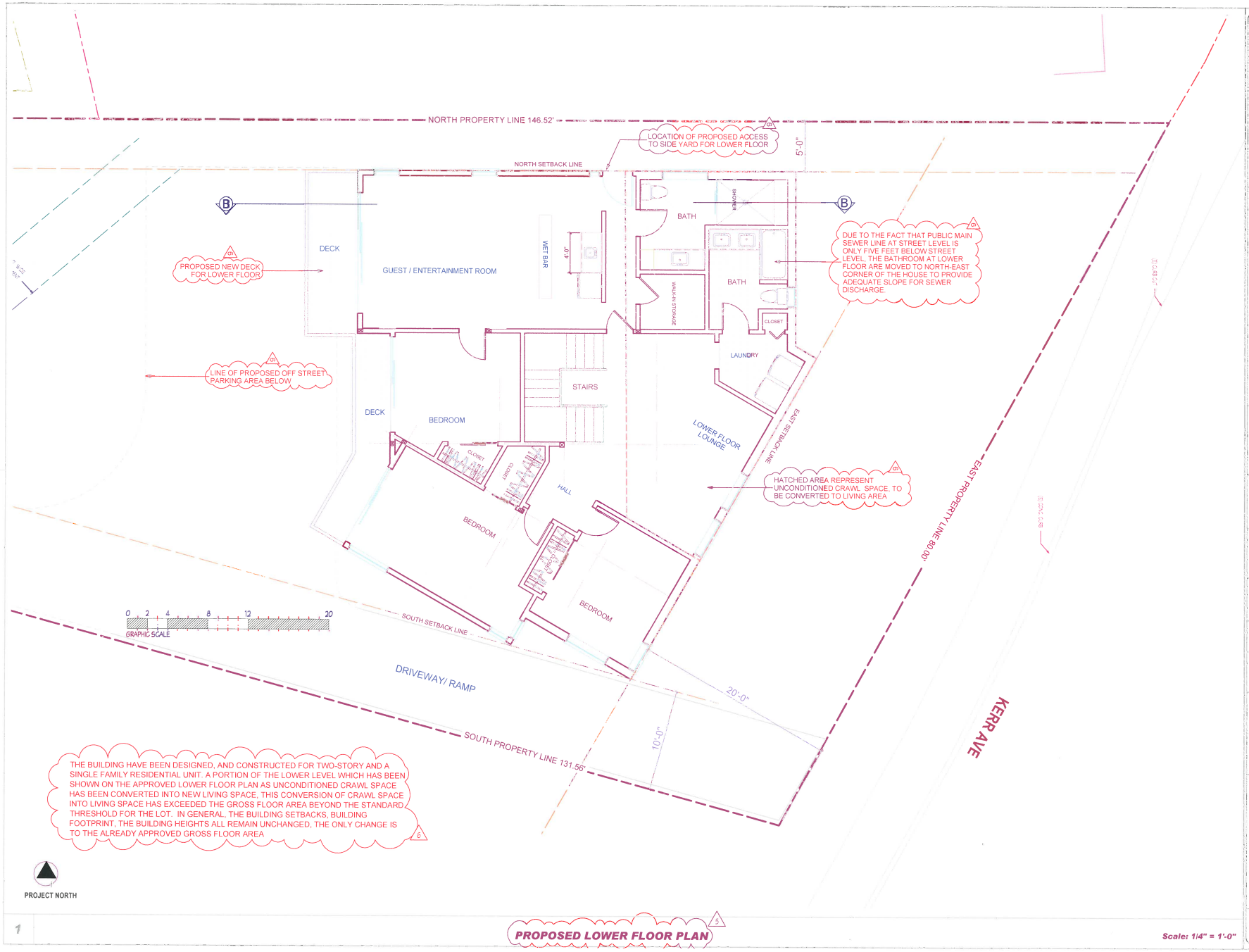

1

PROPOSED LOWER FLOOR PLAN

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

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Sheet Contents:
NEW PROPOSED LOWER FLOOR PLAN

Designer:

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Project No. 18 - 04

Date: January 20, 2018

Drawn By: P.P.

Checked By: MP

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2. Plan check comments March 14, 2018 - Susan Johnson 6
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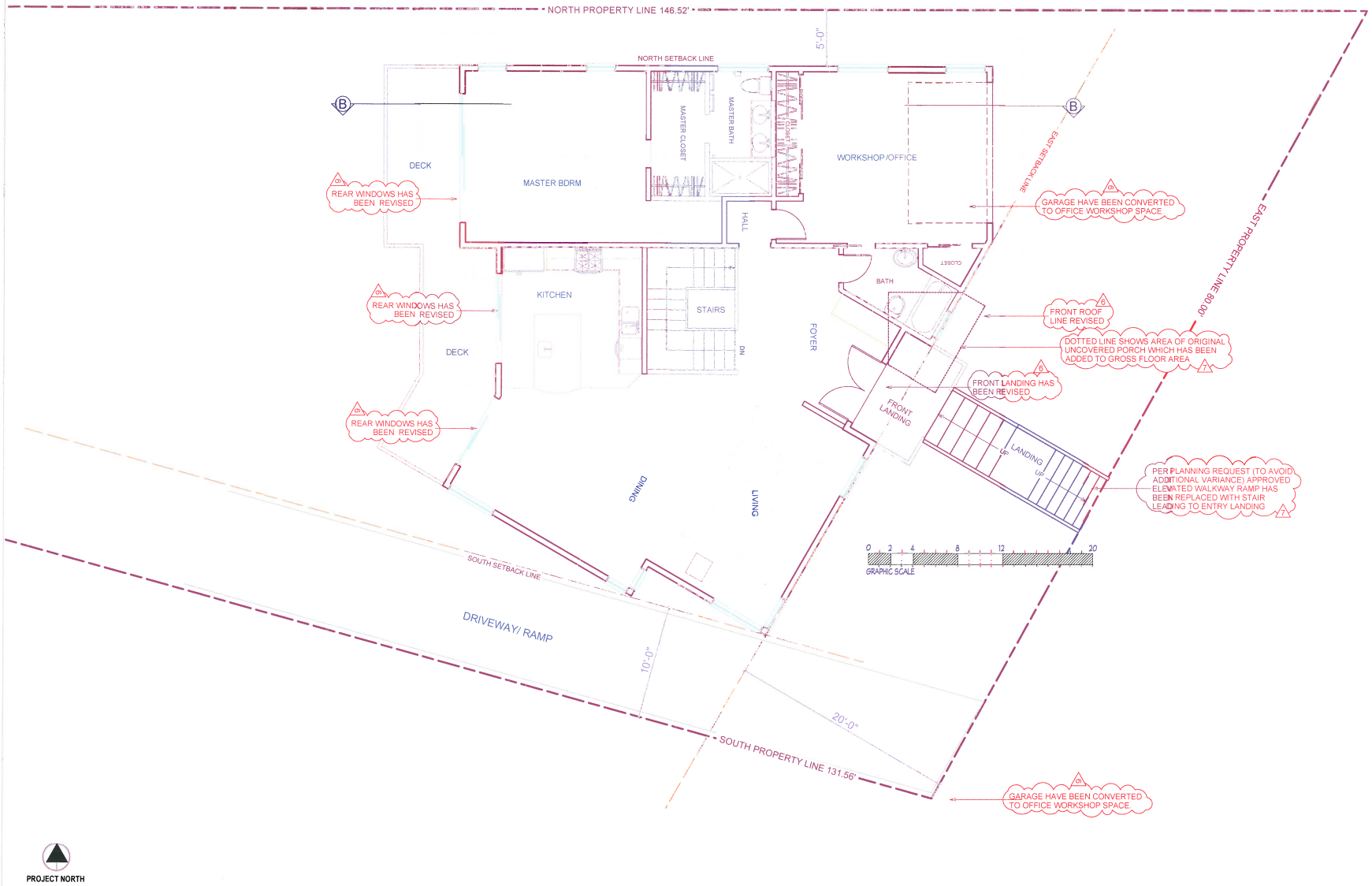

1

NEW PROPOSED MAIN FLOOR PLAN 5

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

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NEW PROPOSED MAIN FLOOR PLAN

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Drawn By F.P.

Checked By MP

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1 DESIGN CHANGE 5
2 Plan check comments- March 14, 2018 Susan Johnson 6
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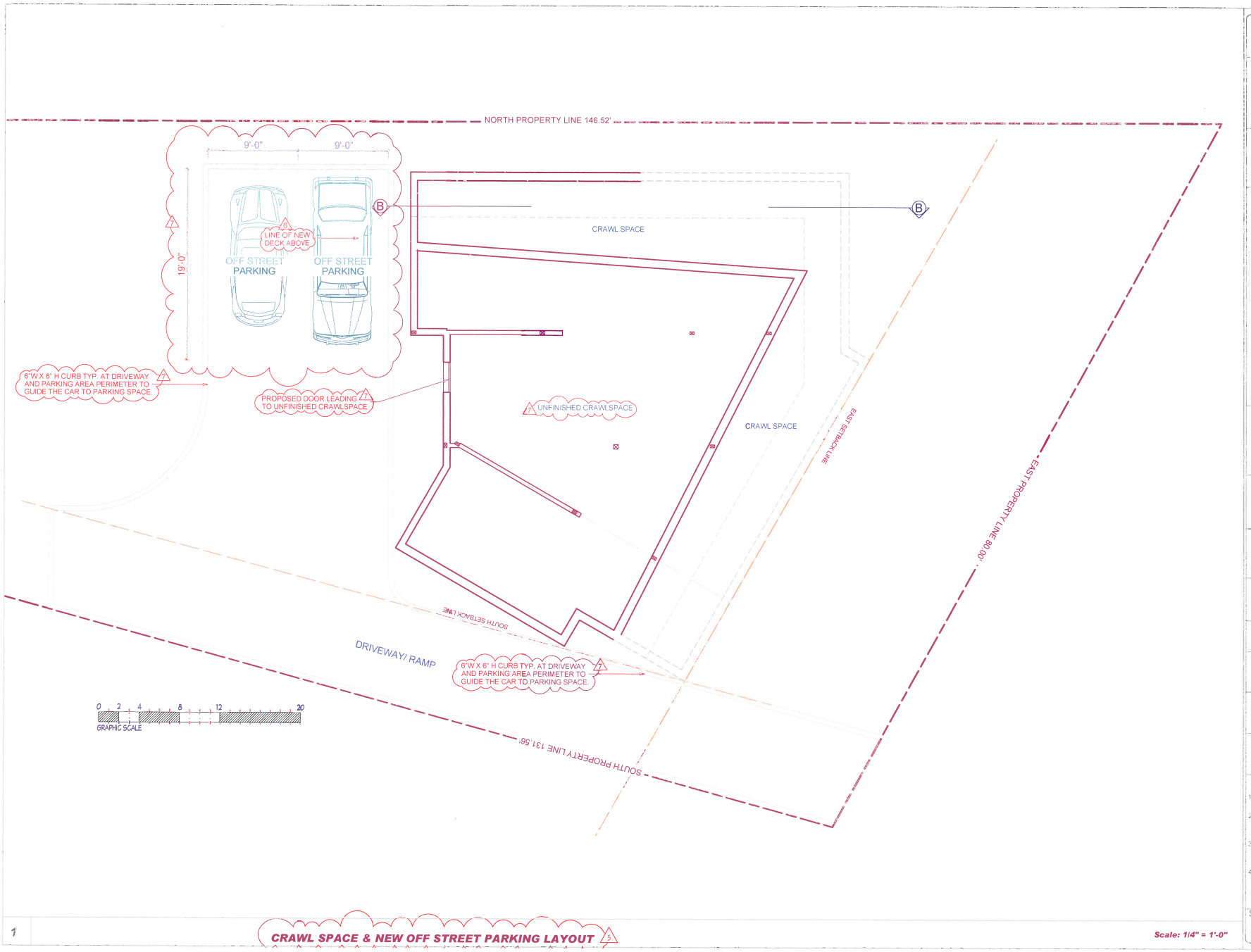

1

CRAWL SPACE & NEW OFF STREET PARKING LAYOUT 5

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

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CRAWL SPACE & NEW OFF STREET PARKING LAYOUT.

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Drawn By: P.P.

Checked By: MP

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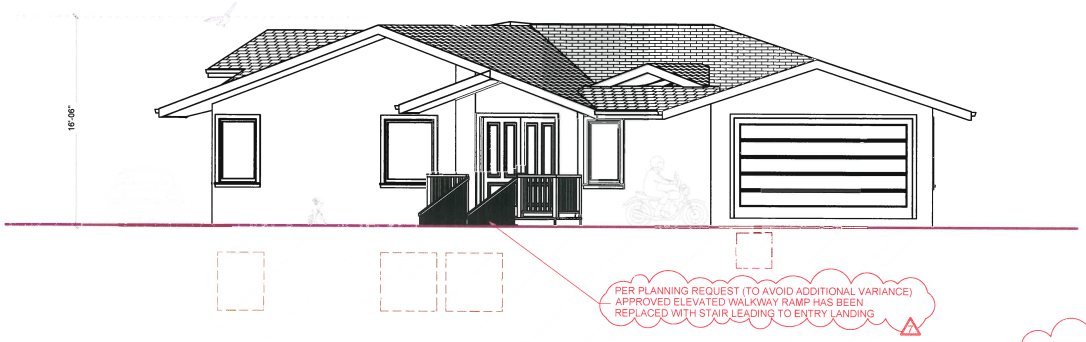
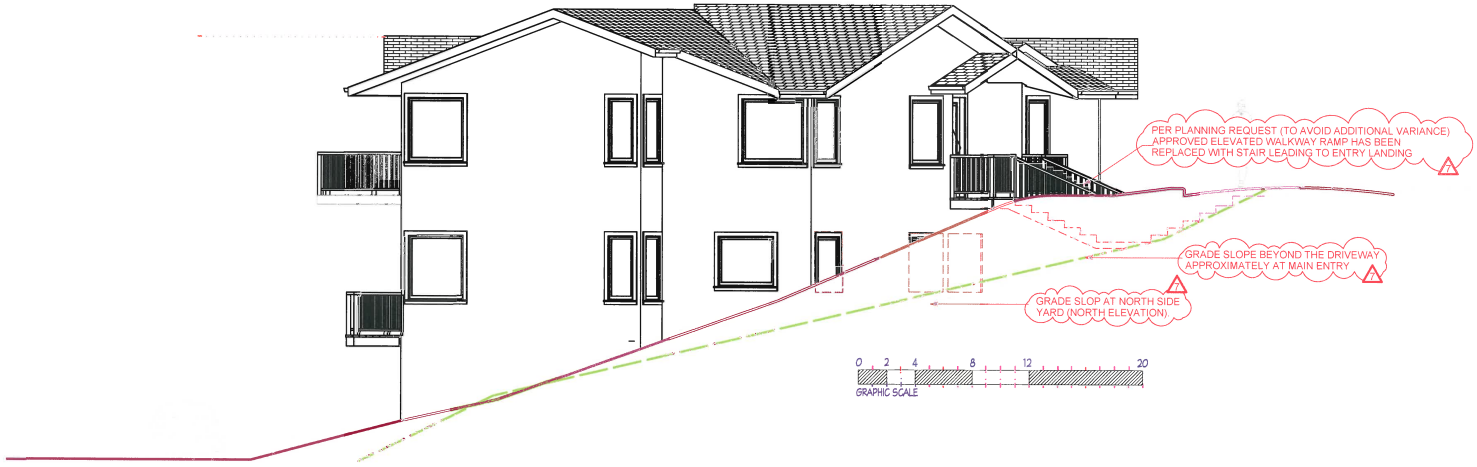


(FRONT/EAST)

0 2 4 8 12 20
GRAPHIC SCALE

THE BUILDING HAVE BEEN DESIGNED, AND CONSTRUCTED FOR TWO-STORY AND A SINGLE FAMILY RESIDENTIAL UNIT. A PORTION OF THE LOWER LEVEL WHICH HAS BEEN SHOWN ON THE APPROVED LOWER FLOOR PLAN AS UNCONDITIONED CRAWL SPACE HAS BEEN CONVERTED INTO NEW LIVING SPACE, THIS CONVERSION OF CRAWL SPACE INTO LIVING SPACE HAS EXCEEDED THE GROSS FLOOR AREA BEYOND THE STANDARD THRESHOLD FOR THE LOT. IN GENERAL, THE BUILDING SETBACKS, BUILDING FOOTPRINT, THE BUILDING HEIGHTS ALL REMAIN UNCHANGED, THE ONLY CHANGE IS TO THE ALREADY APPROVED GROSS FLOOR AREA 6



(LEFT/SOUTH)

1 **NEW PROPOSED EXTERIOR ELEVATIONS** **Scale: 1/4" = 1'-0"**

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Sheet Contents:
NEW PROPOSED EXTERIOR ELEVATIONS

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Project No: 18 - 04

Date: January 20, 2018

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Scale: 2/9" = 1'-0"

Checked By: MP

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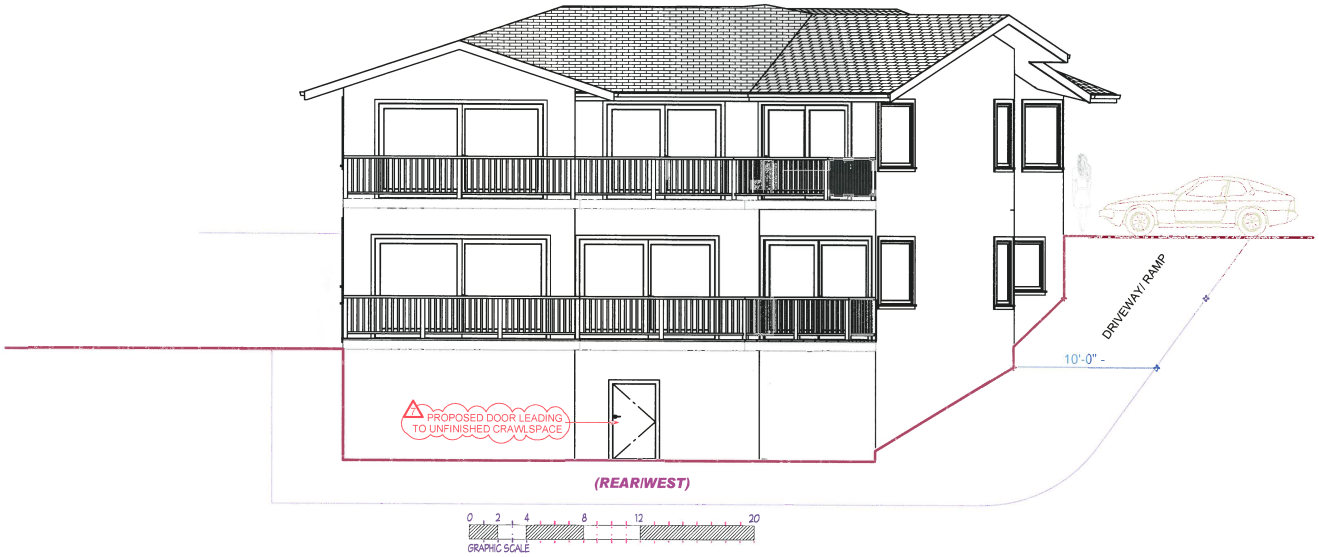

(REAR/WEST)

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(RIGHT/NORTH)

1

NEW PROPOSED EXTERIOR ELEVATIONS

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

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NEW PROPOSED EXTERIOR ELEVATIONS

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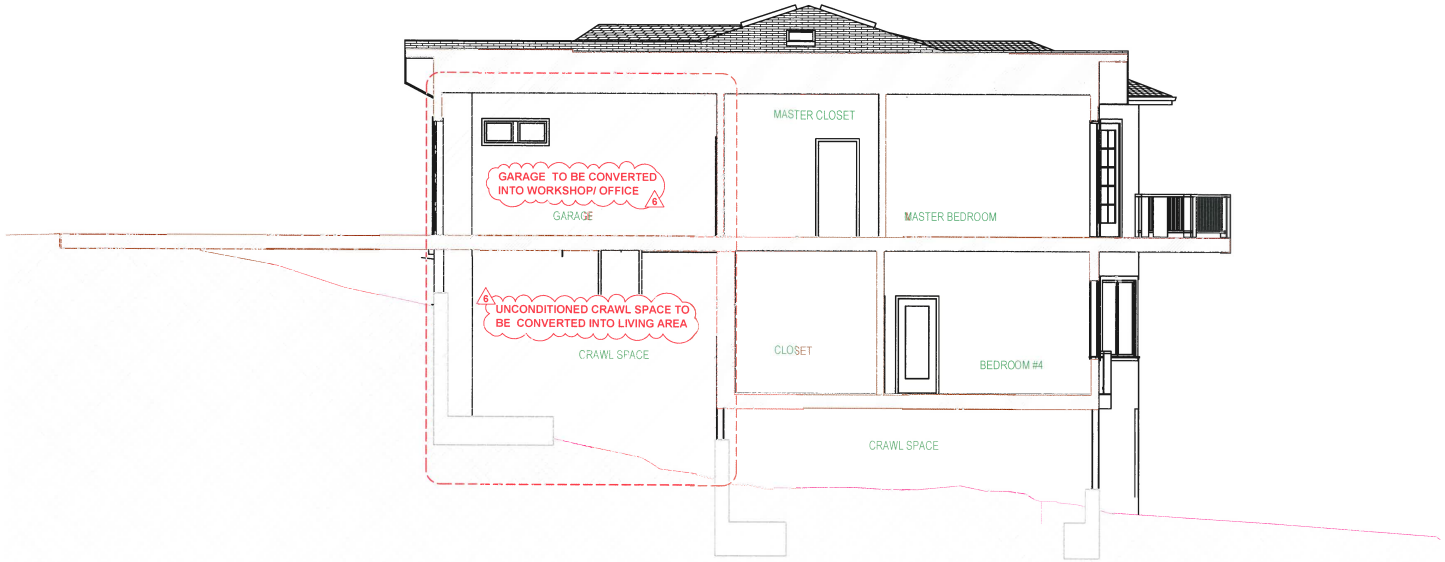
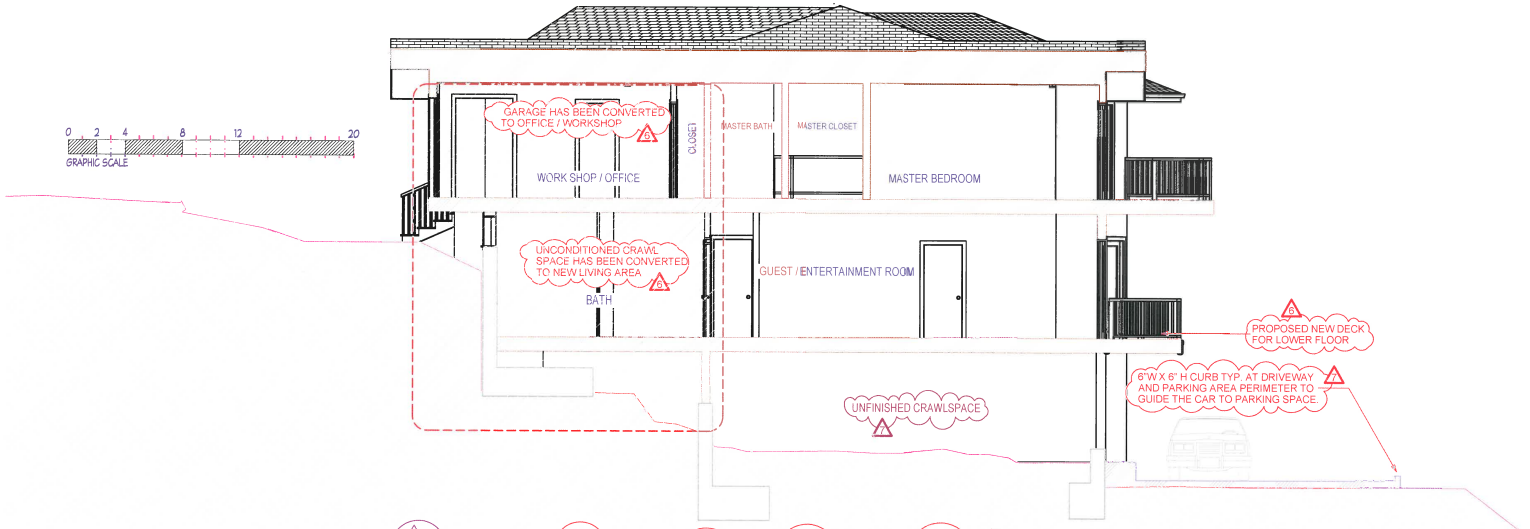


2 **SECTION-BB- APPROVED PLANS, SHOWING THE AREAS WHICH WILL BE CONVERTED TO NEW LIVING AREA** 7



1 **SECTION-BB- REVISED PLAN, PASSING THROUGH AREA WHERE HAS BEEN CONVERTED INTO NEW LIVING AREA** 6

PARDIS RESIDENCE

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Sheet Contents:
SECTION-BB- REVISED PLAN, PASSING THROUGH AREA WHERE HAS BEEN CONVERTED INTO NEW LIVING AREA. SECTION-BB- APPROVED PLANS, SHOWING THE AREAS WHICH WILL BE CONVERTED TO NEW LIVING AREA.

Designer:

Structural Engineer:

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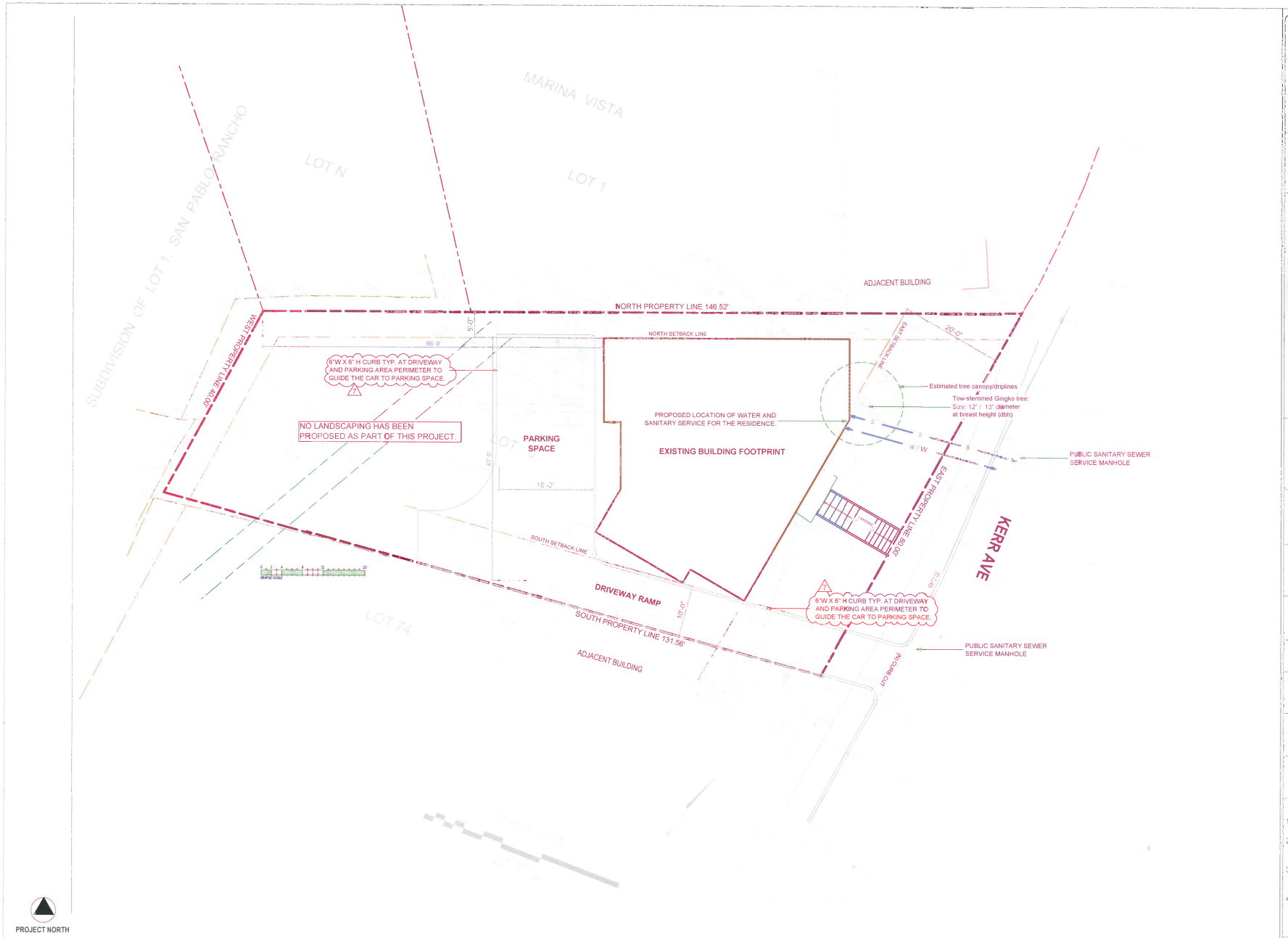

1

NEW PROPOSED SITE PLAN 7

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

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Sheet Contents
NEW PROPOSED SITE PLAN

Designer

Structural Engineer

Project No. 18 - 04

Date January 20, 2018

Drawn By P.P

Checked By MF

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