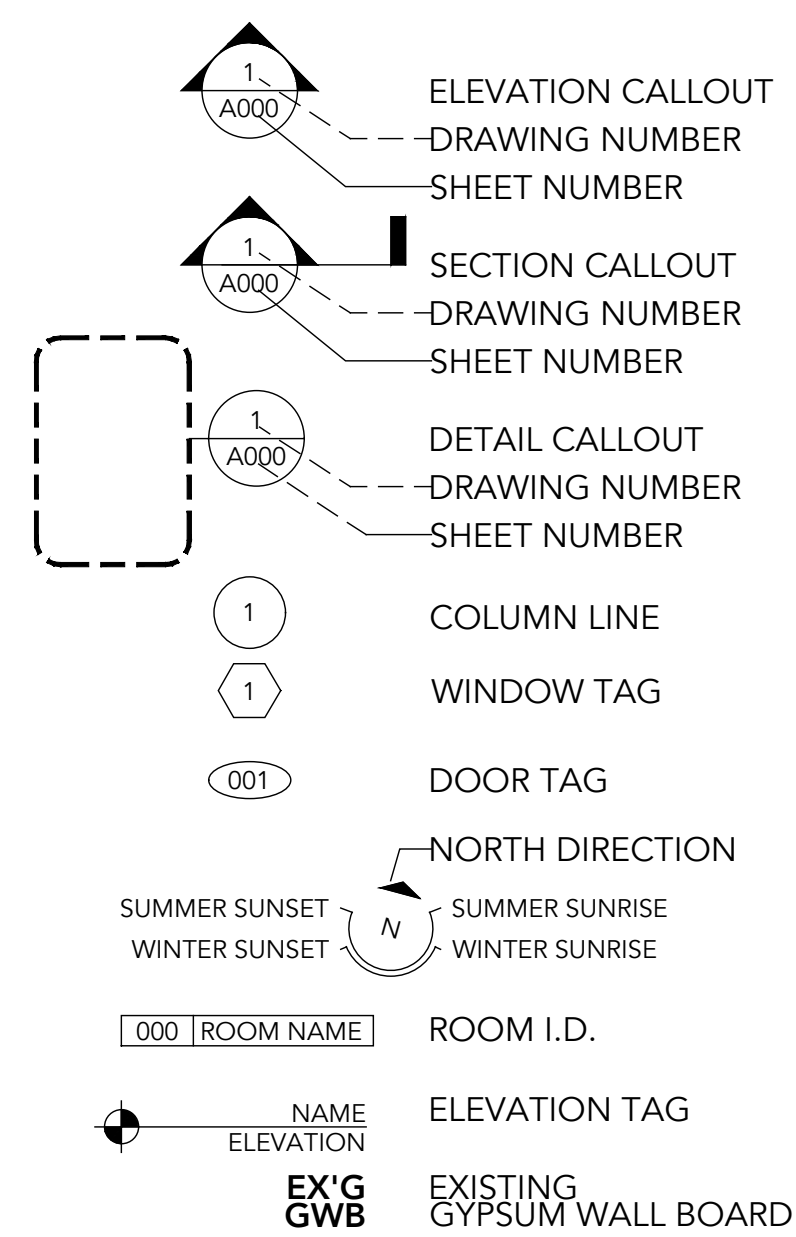




SUMMER SUNSET - WINTER SUNSET  
SUMMER SUNRISE - WINTER SUNRISE  
1 VICINITY PLAN  
SCALE: 1/32" = 1'-0"

## RASHID - EAMES RESIDENCE

### ARCHITECTURAL LEGEND



### PROJECT INFORMATION

#### SUMMARY

THE DESIGN PROPOSES CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT UPSLOPE LOT AT "0" WILLAMETTE AVE. THE PROPOSED STRUCTURE CONSISTS OF 2 STORIES AND A GRADE-LEVEL GARAGE. OUTDOOR SPACES CONSIST OF WOOD DECKS AND OUTDOOR TERRACES.

THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A GARAGE WITHIN THE FRONT YARD SETBACK WITH THE FRONT FACE OF THE GARAGE WALL PLACED 5' BACK FROM THE PROPERTY LINE. OTHER GARAGES ON THIS SIDE OF THE STREET ARE BUILT WITHIN THE FRONT SETBACK, INCLUDING 287 WILLAMETTE AVE, WHICH HAS A MINIMUM FRONT SETBACK OF 3'-9". THIS PROPOSAL INCLUDES A 2-CAR GARAGE, WITH AN ADJACENT UNCOVERED PARKING AREA PROVIDING 2 ADDITIONAL OFF-STREET PARKING SPACES.

ADDITIONALLY THE PROPOSAL REQUESTS A VARIANCE TO ALLOW FOR A HOUSE LARGER THAN 3000 SF IN THE R6-SINGLE FAMILY RESIDENTIAL ZONE.

### PROJECT DATA

#### ZONING

APN#:	570-161-009
ZONE:	R6-SINGLE FAMILY RESIDENTIAL
LOT SIZE:	7882 SF
GROSS FLOOR AREA (GFA):	3293 SF
GFA HEARING THRESHOLD:	3000 SF
*PER CONTRA COSTA	84-74.802
BUILDING HEIGHT:	25'- 5 7/8" / 2-STORIES (+GARAGE)
PARKING	2 CAR GARAGE + 2 OFFSTREET SPACES
REQUIRED PARKING	1 OFF-STREET SPACE

#### FLOOR AREAS

UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
HOUSE TOTAL:	3293 SF

#### BUILDING NOTES

PARKING :	2 CAR GARAGE + 2 OPEN SPACES
OCCUPANCY:	R-SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	REQUIRED - TO BE FURNISHED

### DRAWING INDEX

#### ARCHITECTURAL

- A001 PROJECT DATA & SUMMARY, DRAWING INDEX, SYMBOLS LEGEND
- A050 SITE PLAN
- A100 GARAGE FLOOR PLAN
- A101 LOWER FLOOR PLAN
- A102 UPPER FLOOR PLAN
- A103 ROOF PLAN
- A200 SECTION
- A201 SECTION
- A202 SECTION
- A301 EAST ELEVATION
- A302 NORTH ELEVATION
- A303 STREET ELEVATION (SOUTH)
- A900 RENDERINGS
- A901 RENDERINGS



#### RANGR STUDIO

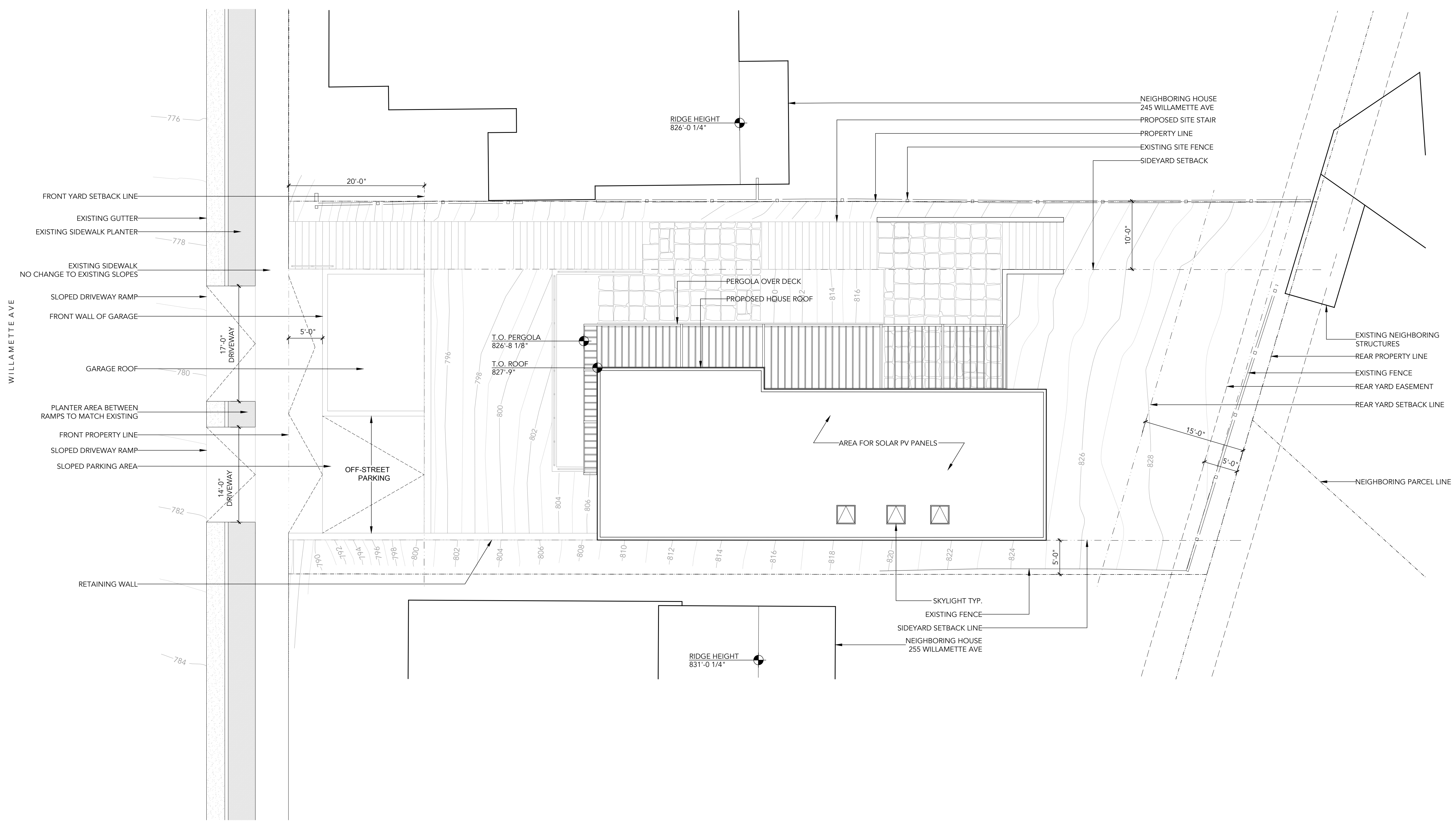
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

#### RASHID EAMES RESIDENCE

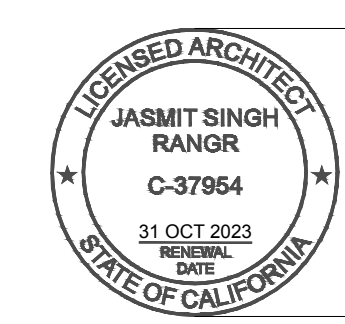
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

#### PROJECT DATA & SUMMARY, DRAWING INDEX, & LEGEND

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-



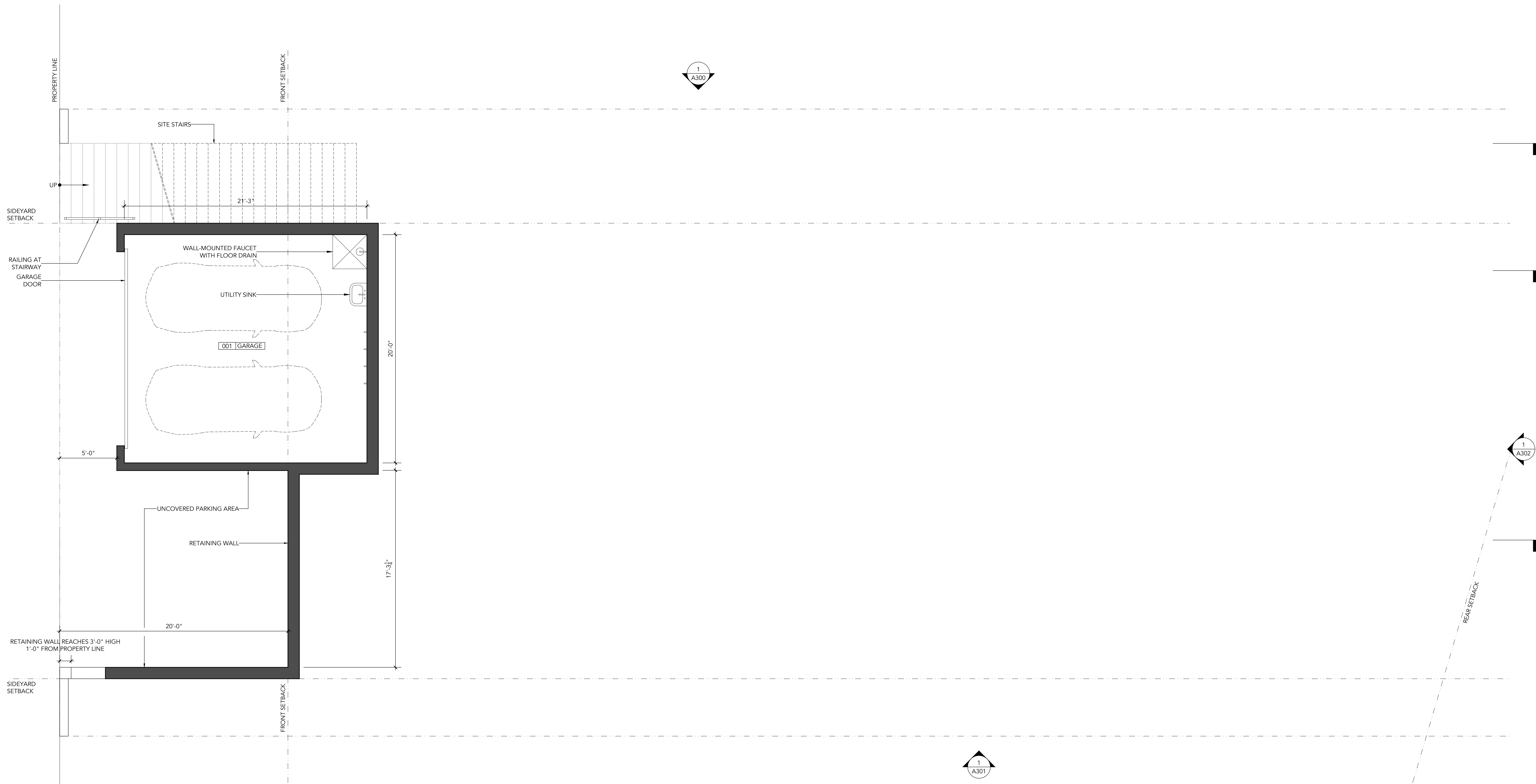
1 SITE PLAN  
SCALE: 1/8" = 1'-0"



**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

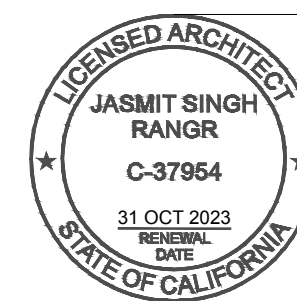
SITE PLAN	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



**1 GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR AREAS**

<b>BUILDING LEVEL</b>	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
<b>HOUSE TOTAL:</b>	<b>3293 SF</b>

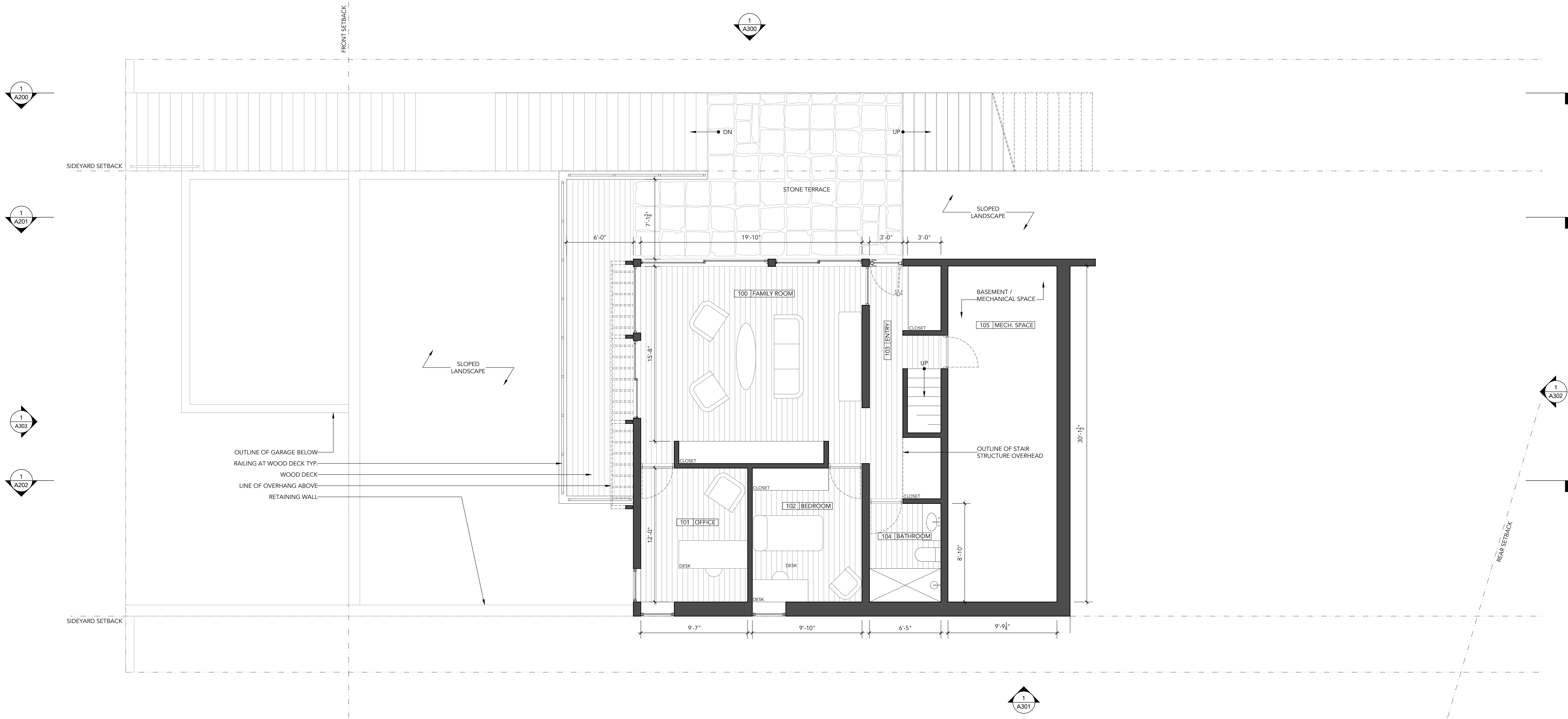


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

GARAGE FLOOR PLAN	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

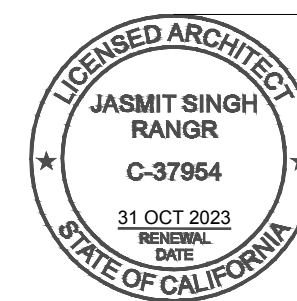
**A100**



**1 LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR AREAS**

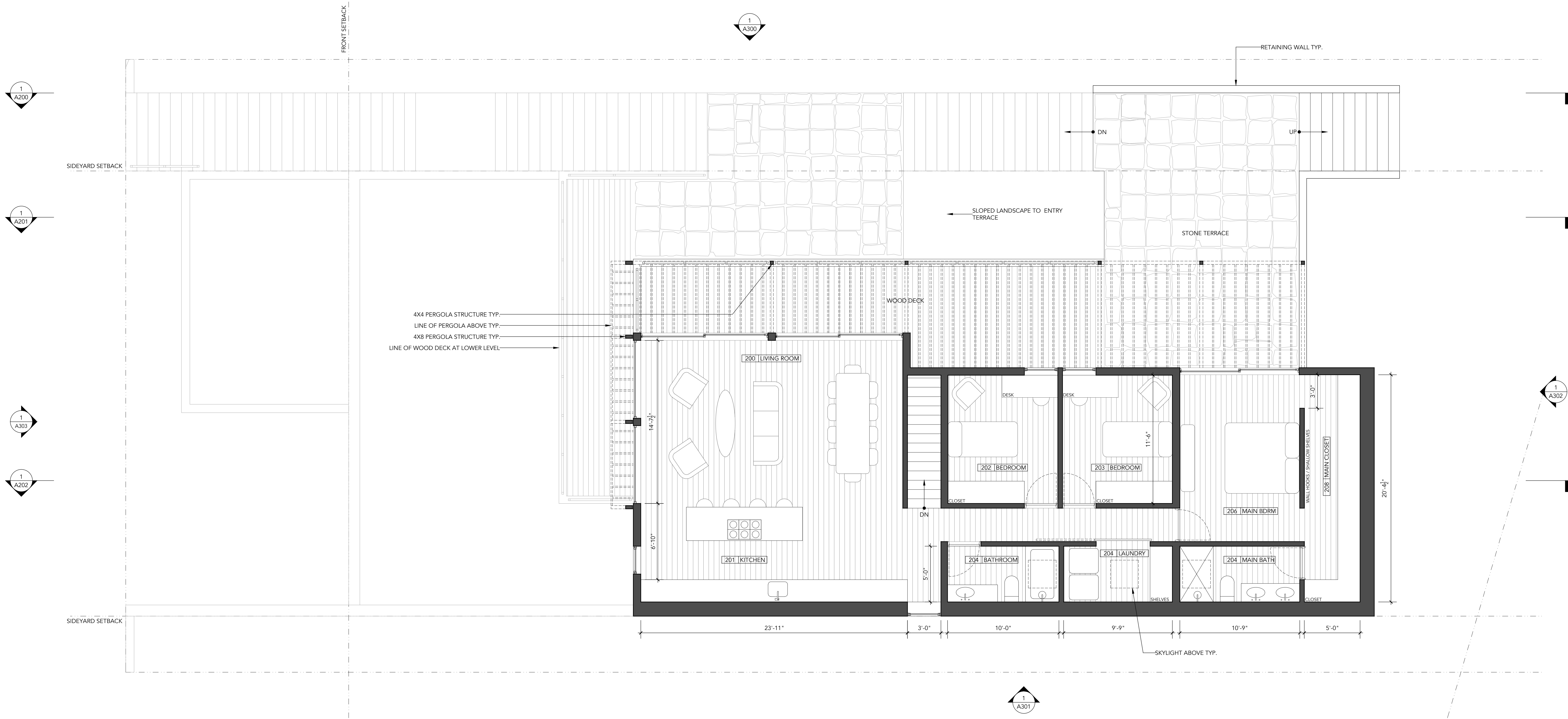
<b>BUILDING LEVEL</b>	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
<b>HOUSE TOTAL:</b>	<b>3293 SF</b>



**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

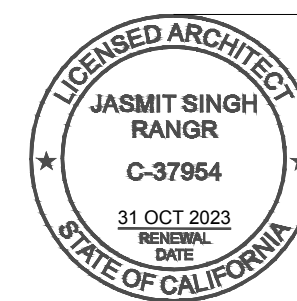
LOWER FLOOR PLAN	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



**1 UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR AREAS**

<b>BUILDING LEVEL</b>	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
<b>HOUSE TOTAL:</b>	<b>3293 SF</b>

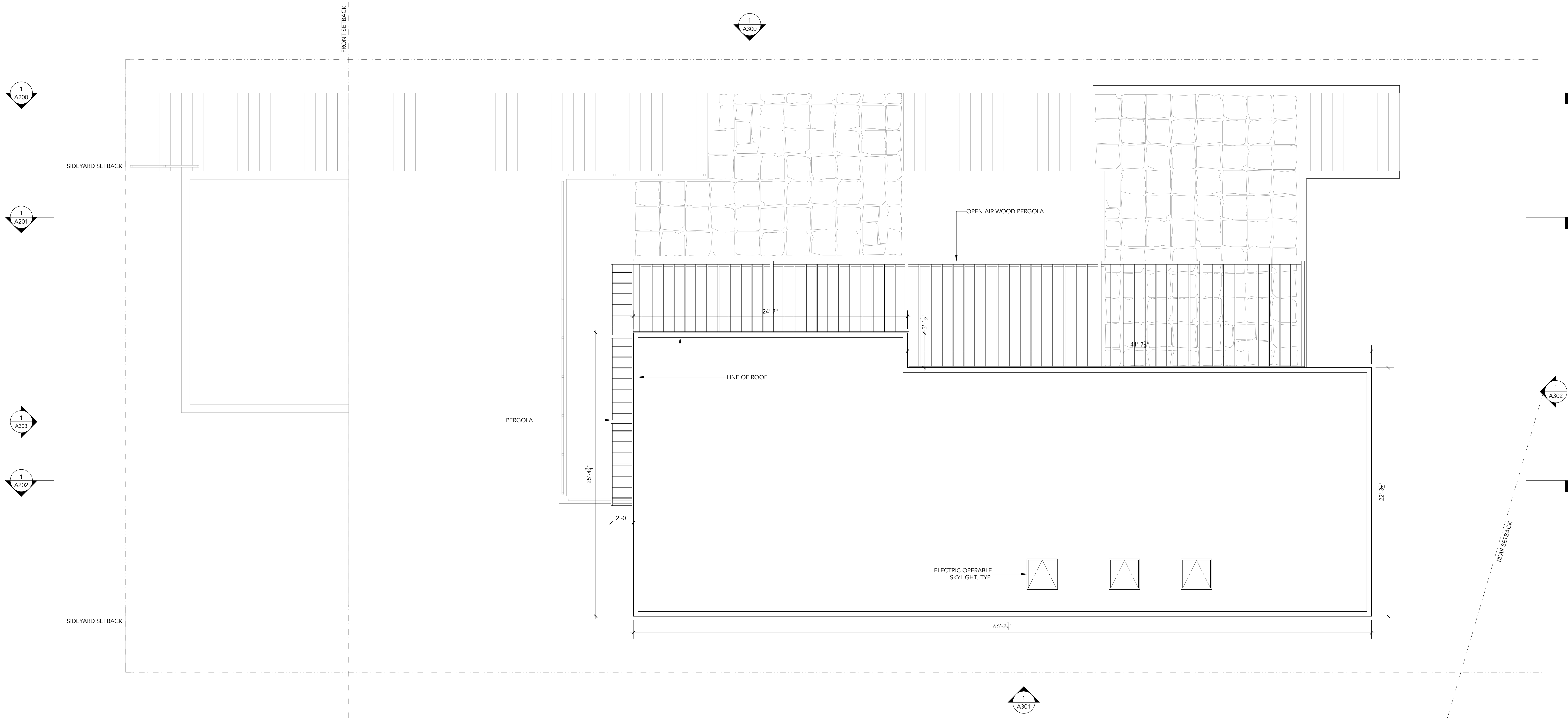


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

UPPER FLOOR PLAN	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

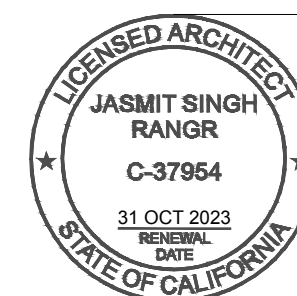
**A102**



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

**FLOOR AREAS**

<b>BUILDING LEVEL</b>	
UPPER FLOOR:	1557 SF
LOWER FLOOR:	1237 SF
GARAGE:	499 SF
<b>HOUSE TOTAL:</b>	<b>3293 SF</b>

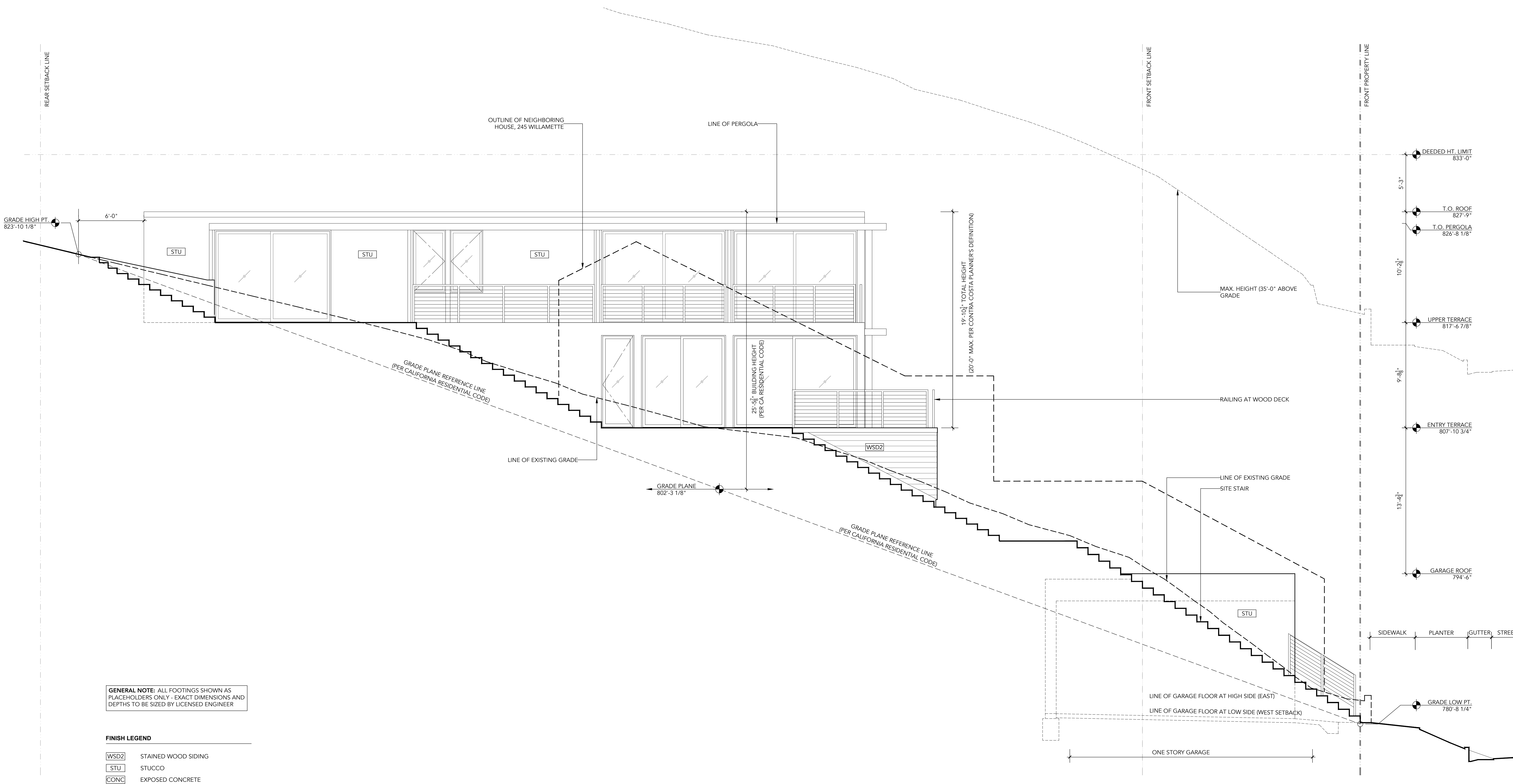


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

ROOF PLAN	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

**A103**

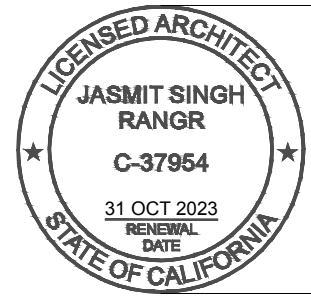


GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

**FINISH LEGEND**

WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE

1 SITE SECTION LOOKING EAST - STAIRS  
SCALE: 1/4" = 1'-0"

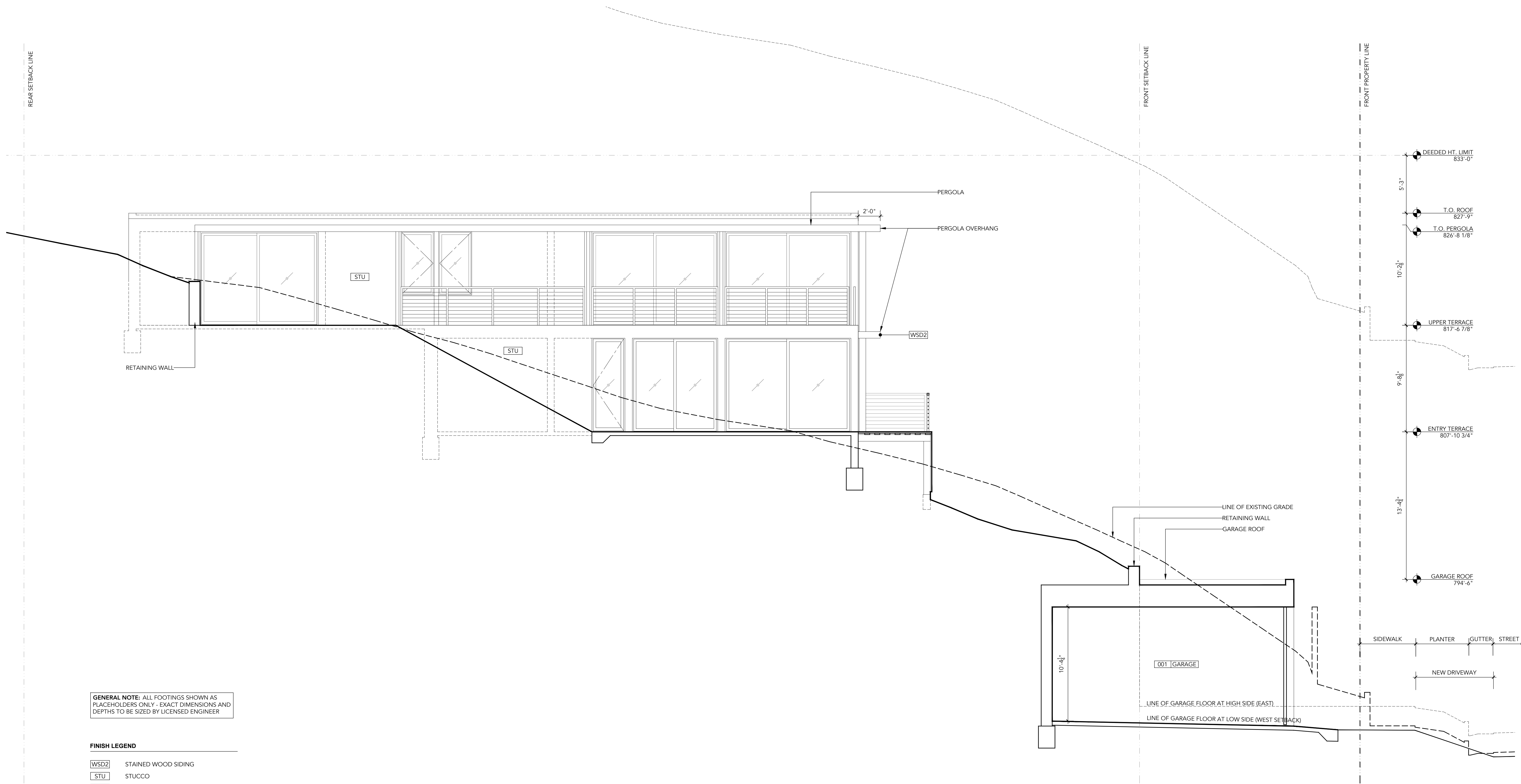


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

A200



GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

**FINISH LEGEND**

- WSD2 STAINED WOOD SIDING
- STU STUCCO
- CONC EXPOSED CONCRETE

**1 SITE SECTION LOOKING EAST - GARAGE**  
SCALE: 1/4" = 1'-0"

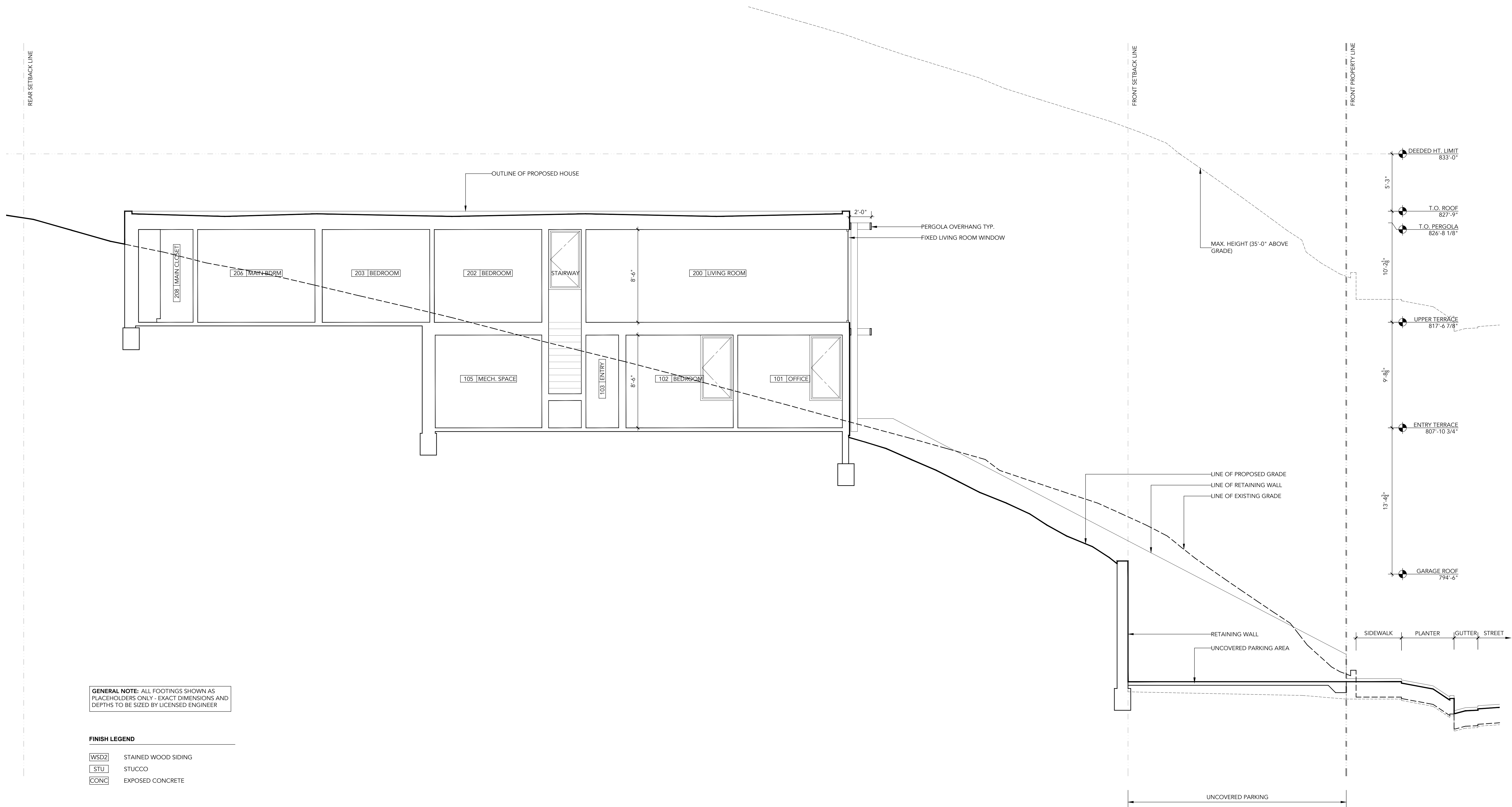


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

**SITE SECTION - PROPOSED**

DATE:	03 DECEMBER 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-

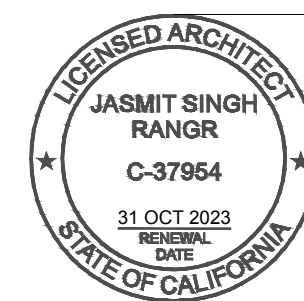


GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

**FINISH LEGEND**

- [WSD2] STAINED WOOD SIDING
- [STU] STUCCO
- [CONC] EXPOSED CONCRETE

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

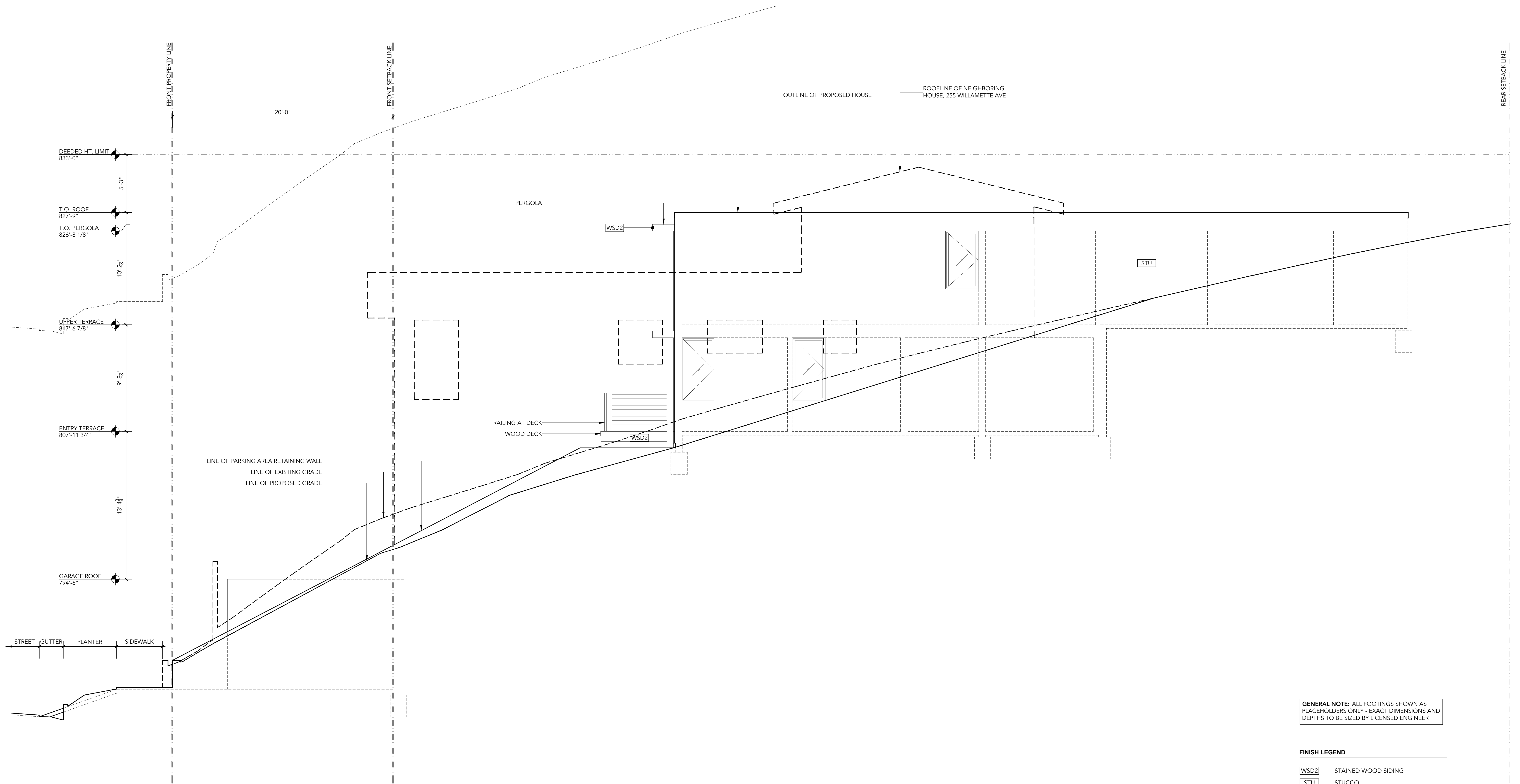


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

SECTION	
DATE:	03 DECEMBER 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

**A202**

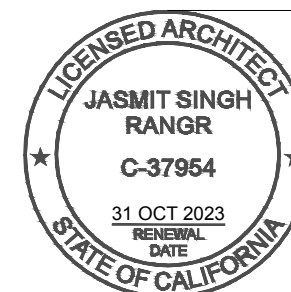


GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

- WSD2 STAINED WOOD SIDING
- STU STUCCO
- CONC EXPOSED CONCRETE

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

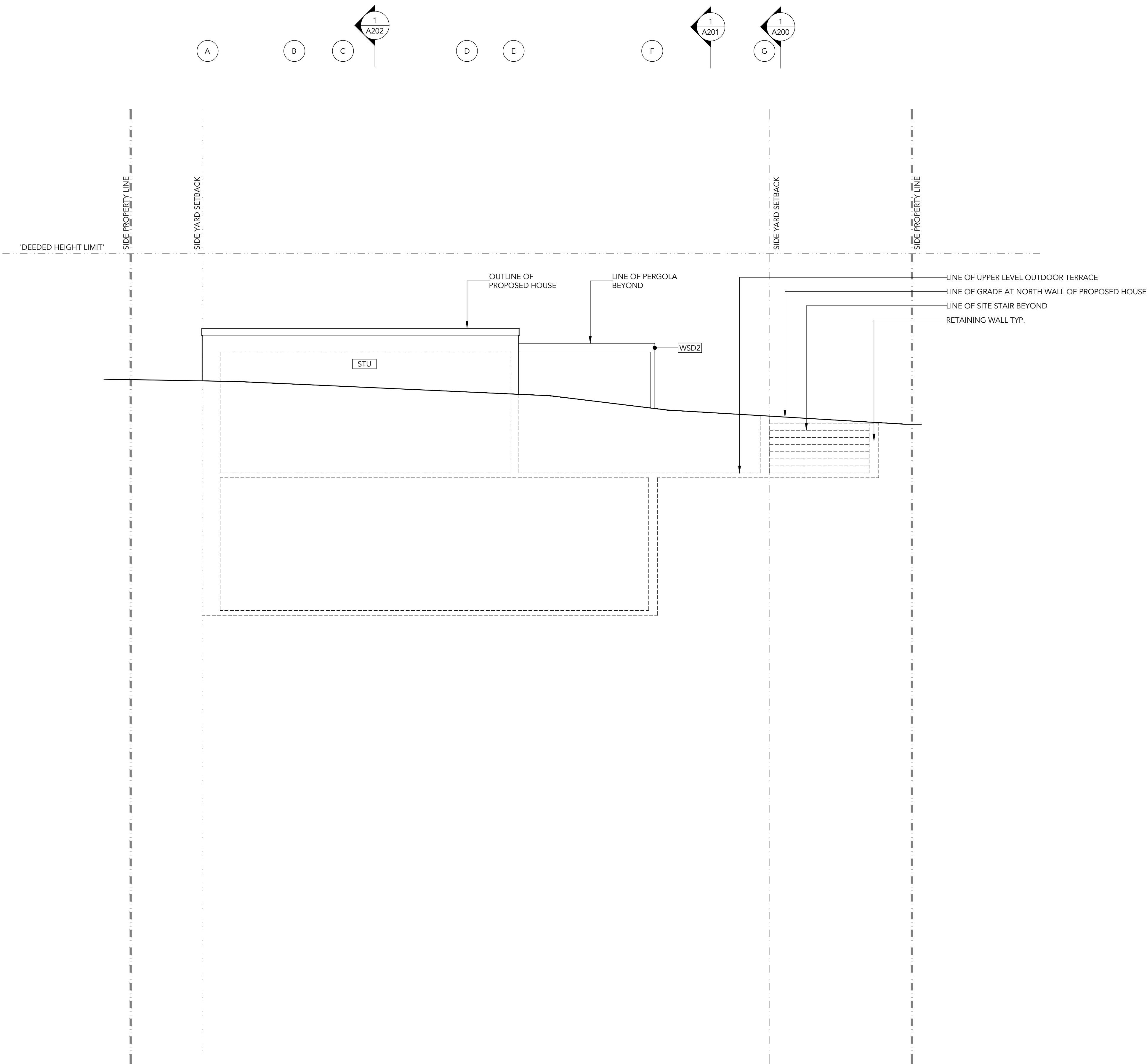


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

EAST ELEVATION	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

DEEDED HT. LIMIT	833'-0"
T.O. ROOF	827'-9"
T.O. PERGOLA	826'-8 1/8"
UPPER TERRACE	817'-6 7/8"
ENTRY TERRACE	807'-11 3/4"
GARAGE ROOF	794'-6"

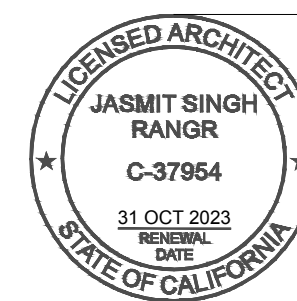


1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

**FINISH LEGEND**

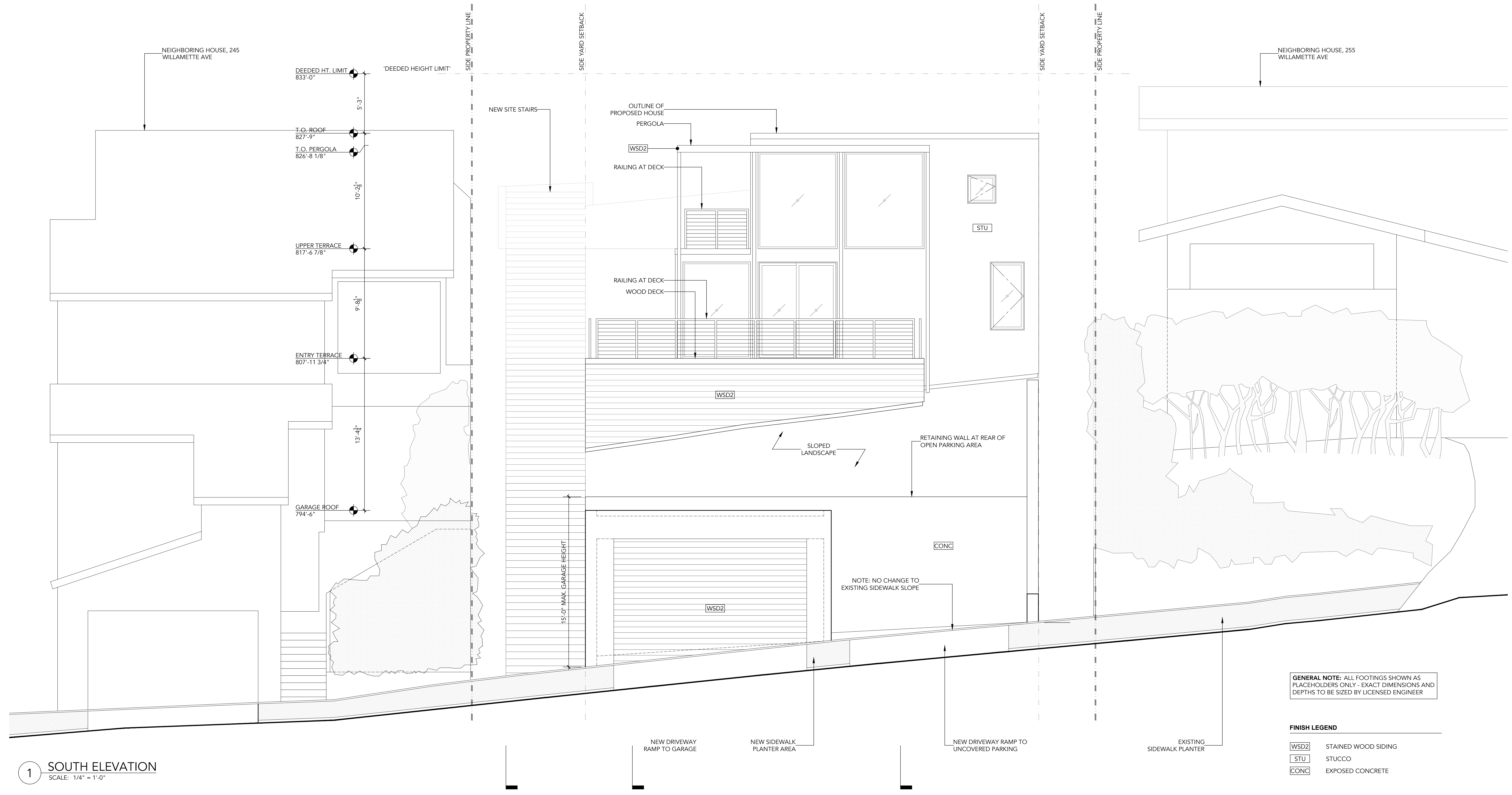
WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE



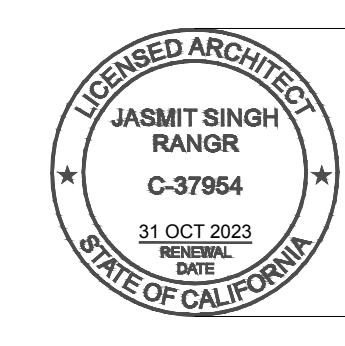
**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

NORTH ELEVATION	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



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

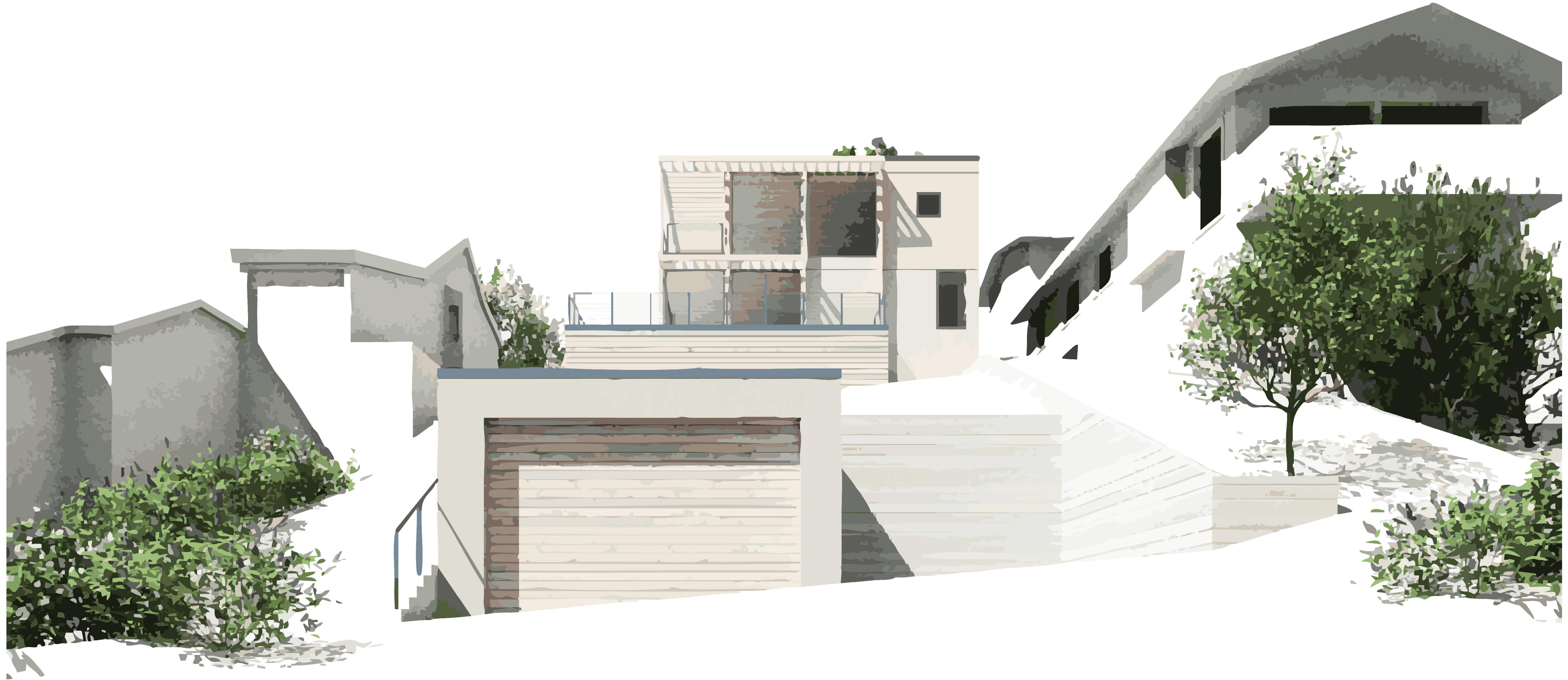


**RANGR STUDIO**  
1234 GRIZZLY PEAK, BERKELEY, CA 94708  
VOICE / SMS: 212.727.9911  
EMAIL: INFO@RANGR.COM

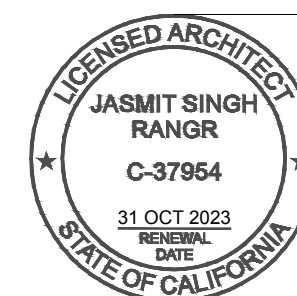
**RASHID EAMES RESIDENCE**  
0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
PARCEL #: 570-161-009-8

STREET ELEVATION (SOUTH)	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

A303



SOUTH ELEVATION



**RANGR STUDIO**  
 1234 GRIZZLY PEAK, BERKELEY, CA 94708  
 VOICE / SMS: 212.727.9911  
 EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
 0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
 PARCEL #: 570-161-009-8

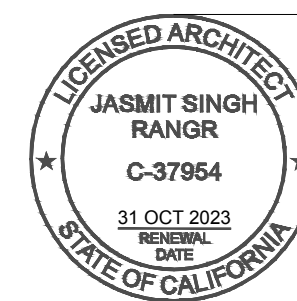
RENDERINGS - EXTERIOR	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



LOOKING DOWNHILL



LOOKING UPHILL



**RANGR STUDIO**  
 1234 GRIZZLY PEAK, BERKELEY, CA 94708  
 VOICE / SMS: 212.727.9911  
 EMAIL: INFO@RANGR.COM

**RASHID EAMES RESIDENCE**  
 0 WILLAMETTE AVENUE, KENSINGTON, CA 94708  
 PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR	
DATE: 03 DECEMBER 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -