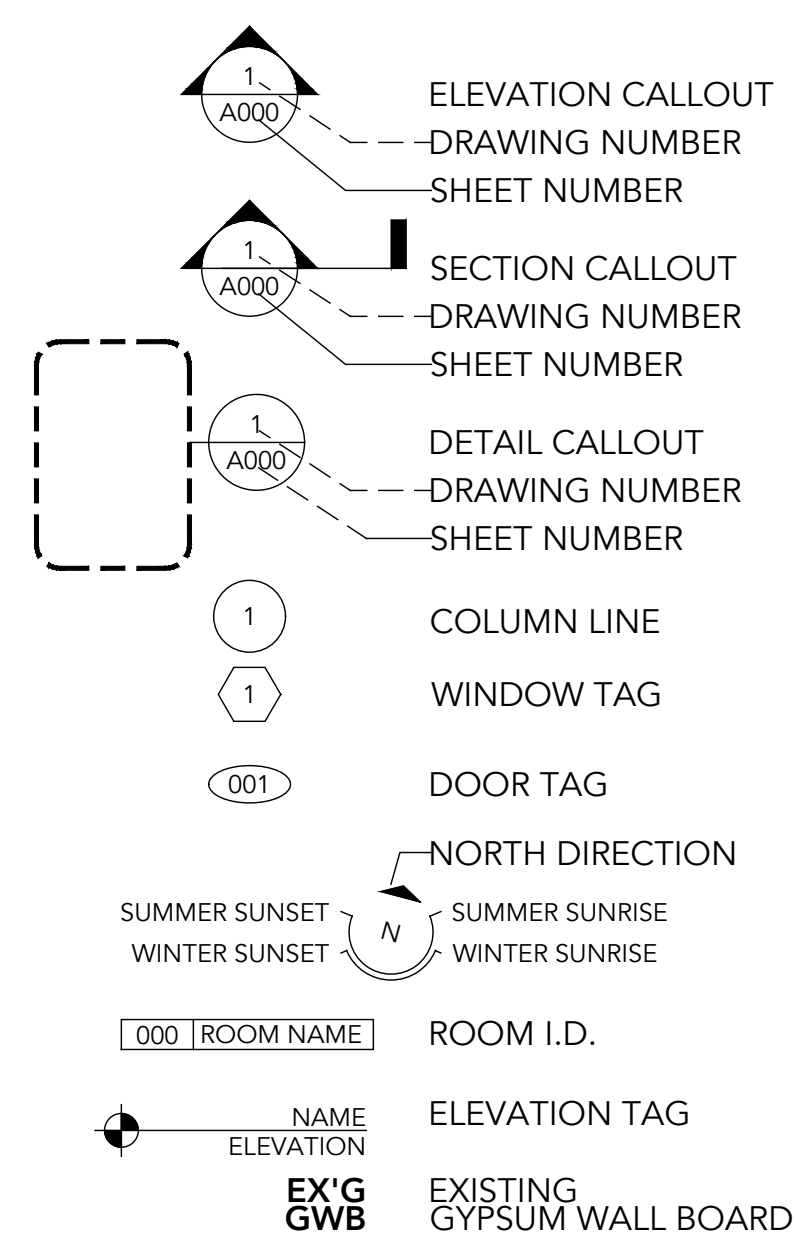




SUMMER SUNSET - WINTER SUNSET
 SUMMER SUNRISE - WINTER SUNRISE
1 VICINITY PLAN
 SCALE: 1/32" = 1'-0"

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 4' 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.

PROJECT DATA

ZONING

APN#:	570-161-009
ZONE:	R6-SINGLE FAMILY RESIDENTIAL
LOT SIZE:	7882 SF
GROSS FLOOR AREA (GFA):	2965 SF
GFA HEARING THRESHOLD:	3000 SF
*PER CONTRA COSTA 84-74.802	
BUILDING HEIGHT:	26'-9" / 2-STORIES (+GARAGE)
PARKING:	2 CAR GARAGE + 2 OFFSTREET SPACES
REQUIRED PARKING:	1 OFF-STREET SPACE

FLOOR AREAS

	CURRENT
UPPER FLOOR:	1476 SF
LOWER FLOOR:	990 SF
GARAGE:	499 SF
HOUSE TOTAL:	2965 SF

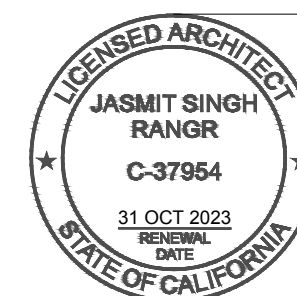
BUILDING NOTES

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)
- A400 3D PLAN-SECTION DRIVEWAY
- A900 RENDERINGS
- A901 RENDERINGS



RANGR STUDIO

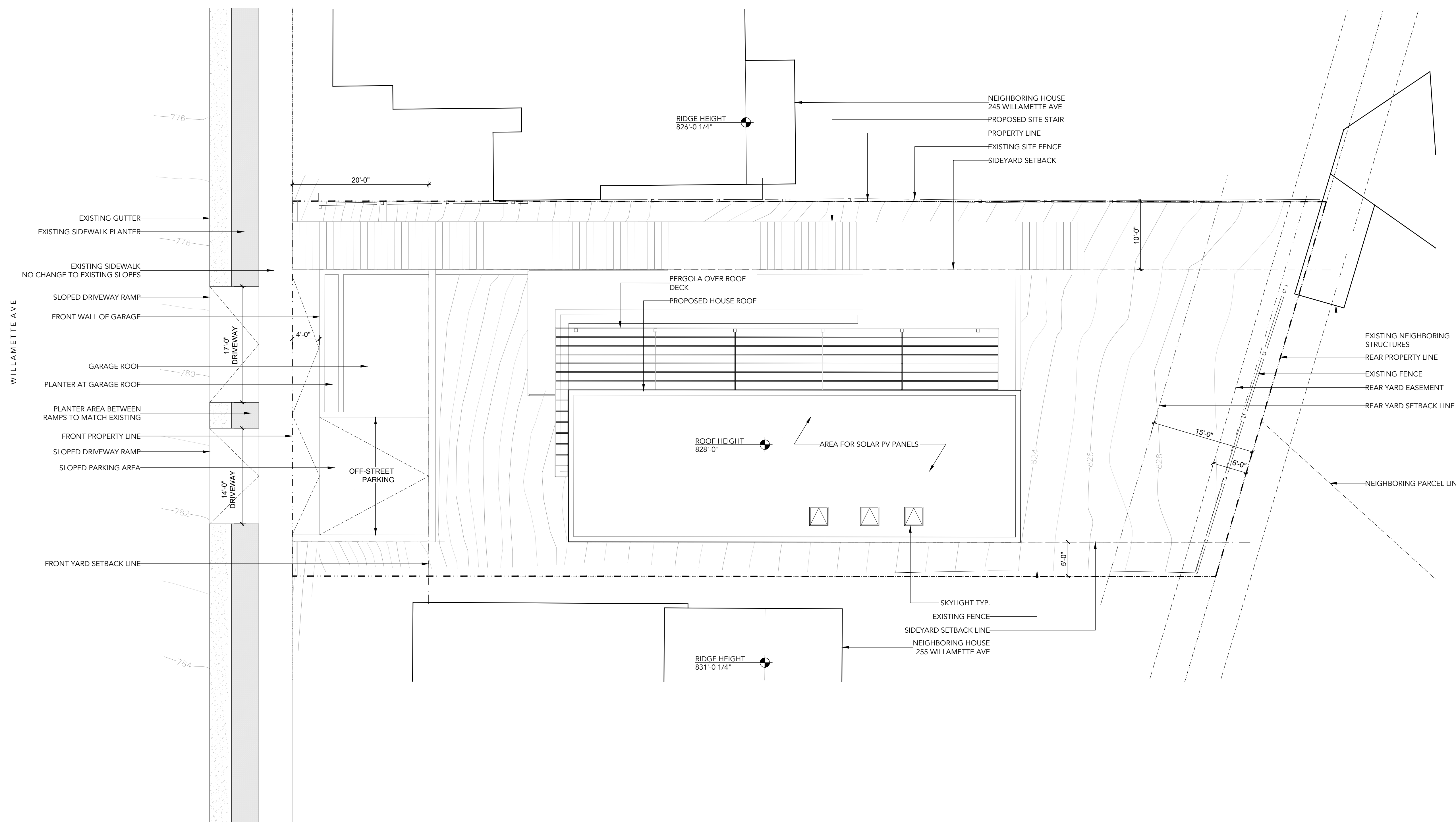
1234 GRIZZLY PEAK, BERKELEY, CA 94708
 VOICE / SMS: 212.727.9911
 EMAIL: INFO@RANGR.COM

RASHID EAMES RESIDENCE

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

PROJECT DATA & SUMMARY, DRAWING INDEX, & LEGEND

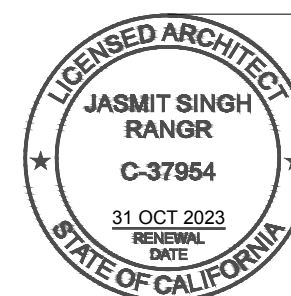
DATE:	28 MARCH 2025	ISSUED:	PLANNING REVIEW
REV 1:	-	REV 3:	-
REV 2:	-	REV 4:	-



SUMMER SUNSET
WINTER SUNSET

SUMMER SUNRISE
WINTER SUNRISE

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

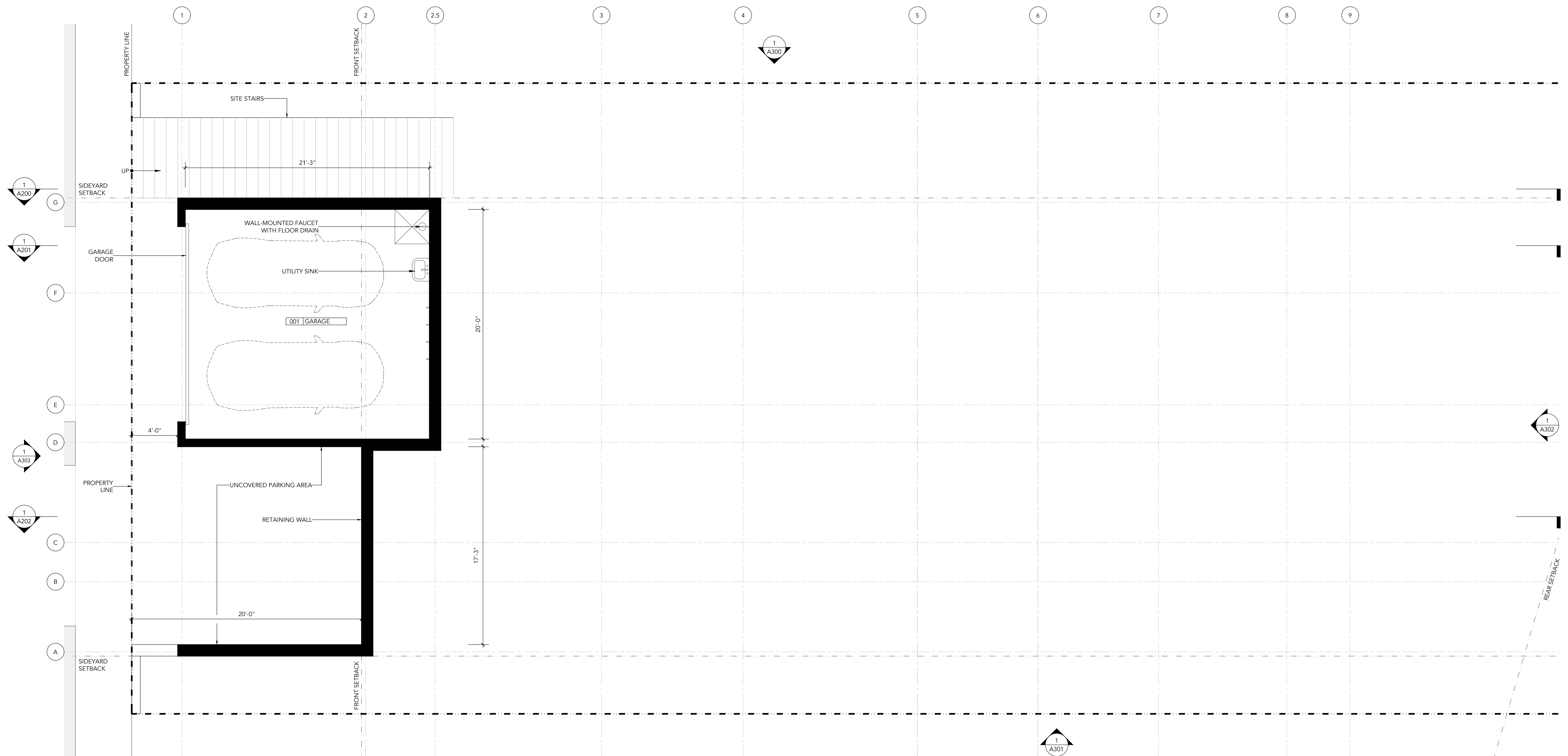


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0 WILLAMETTE AVENUE, KENSINGTON, CA 94708
PARCEL #: 570-161-009-8

SITE PLAN	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

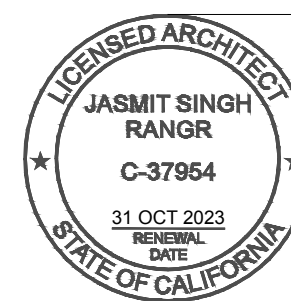
A050



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

FLOOR AREAS

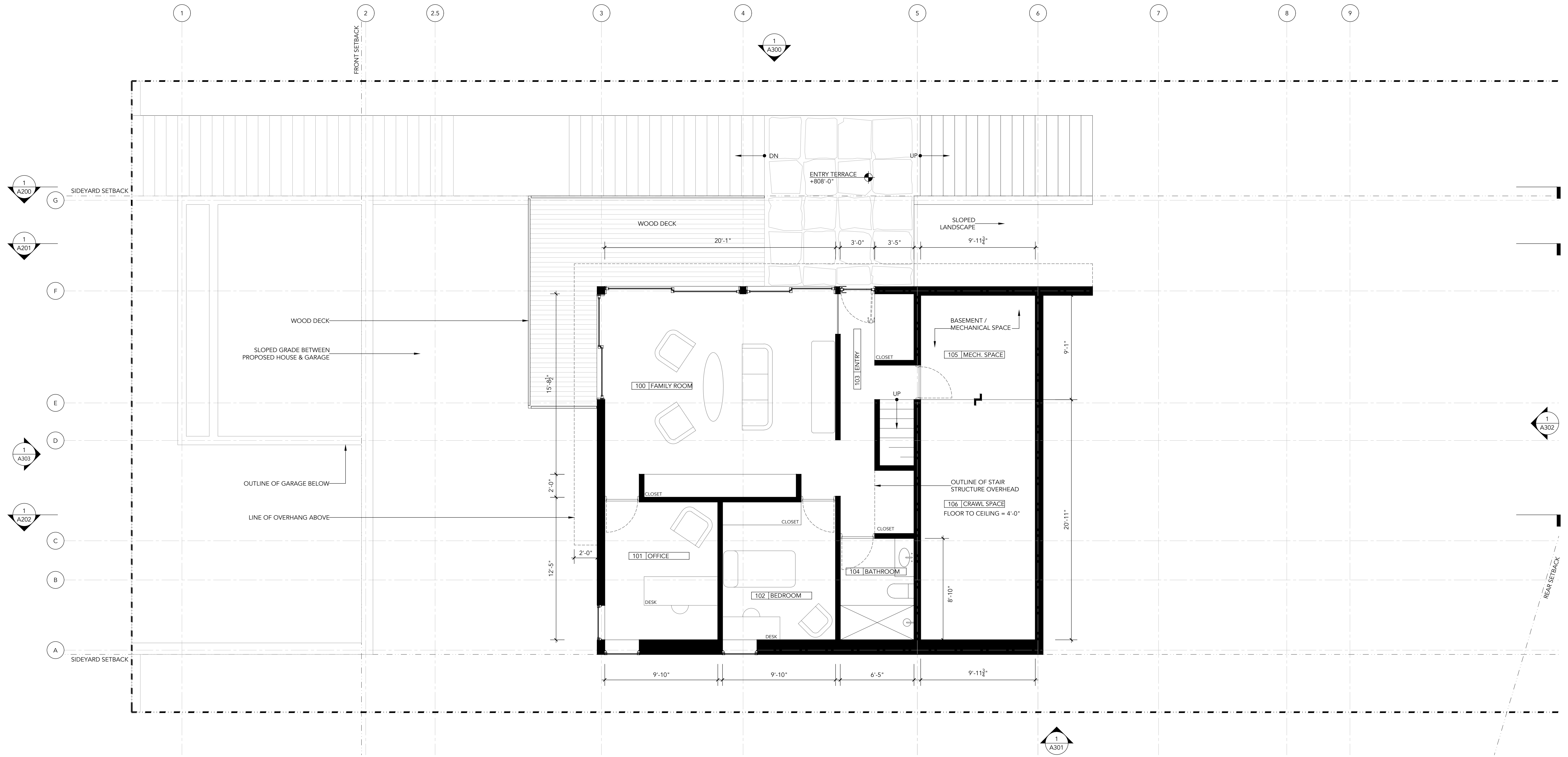
BUILDING LEVEL	
UPPER FLOOR:	1476 SF
LOWER FLOOR:	990 SF
GARAGE:	499 SF
HOUSE TOTAL:	2965 SF



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PARCEL #: 570-161-009-8

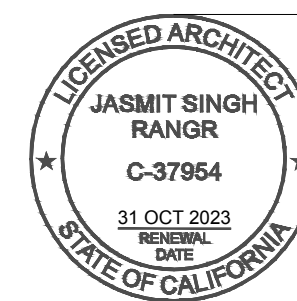
GARAGE FLOOR PLAN	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



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

FLOOR AREAS

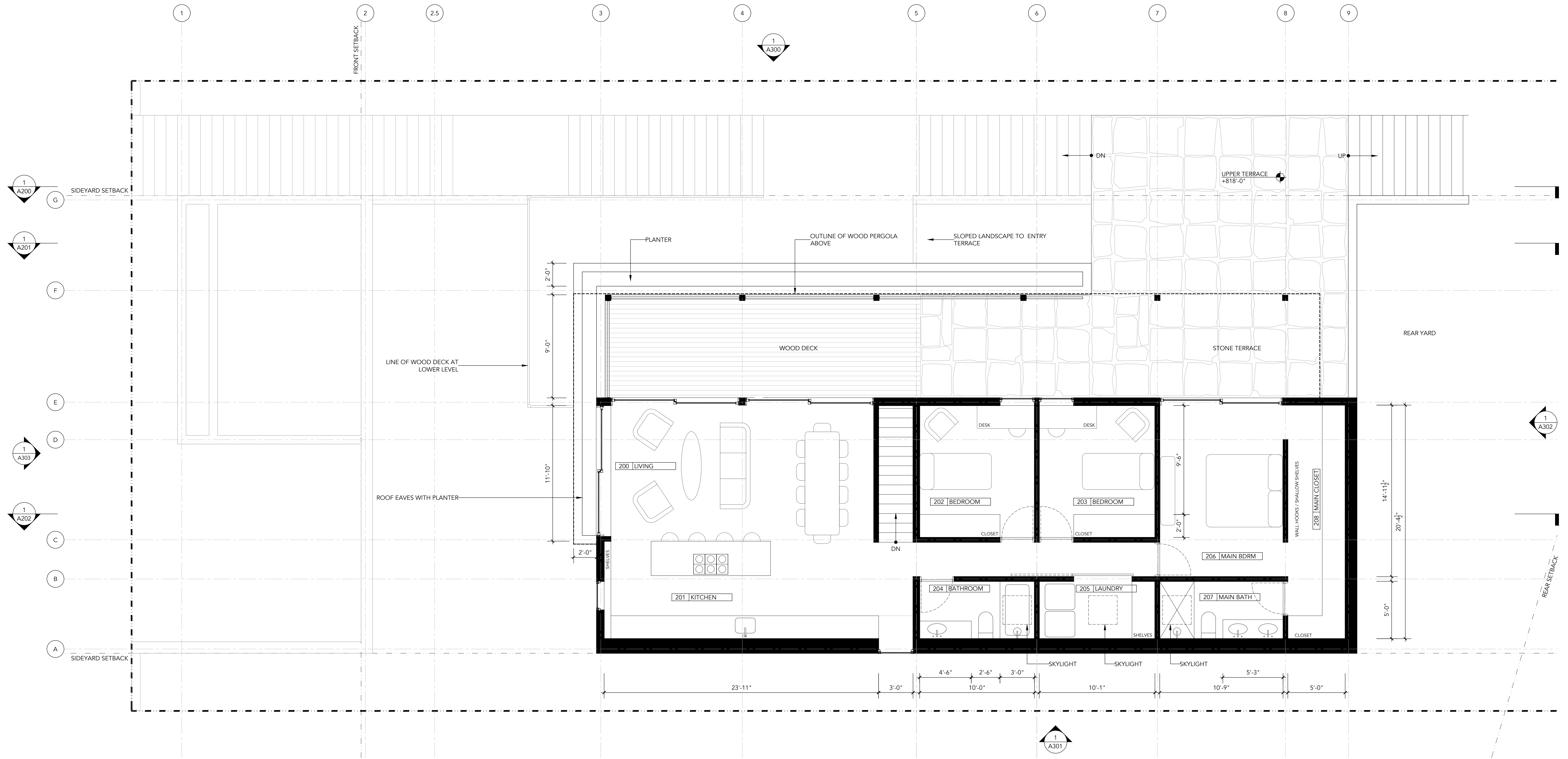
BUILDING LEVEL	
UPPER FLOOR:	1476 SF
LOWER FLOOR:	990 SF
GARAGE:	499 SF
HOUSE TOTAL:	2965 SF



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PARCEL #: 570-161-009-8

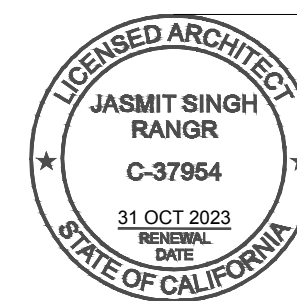
LOWER FLOOR PLAN	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



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

FLOOR AREAS

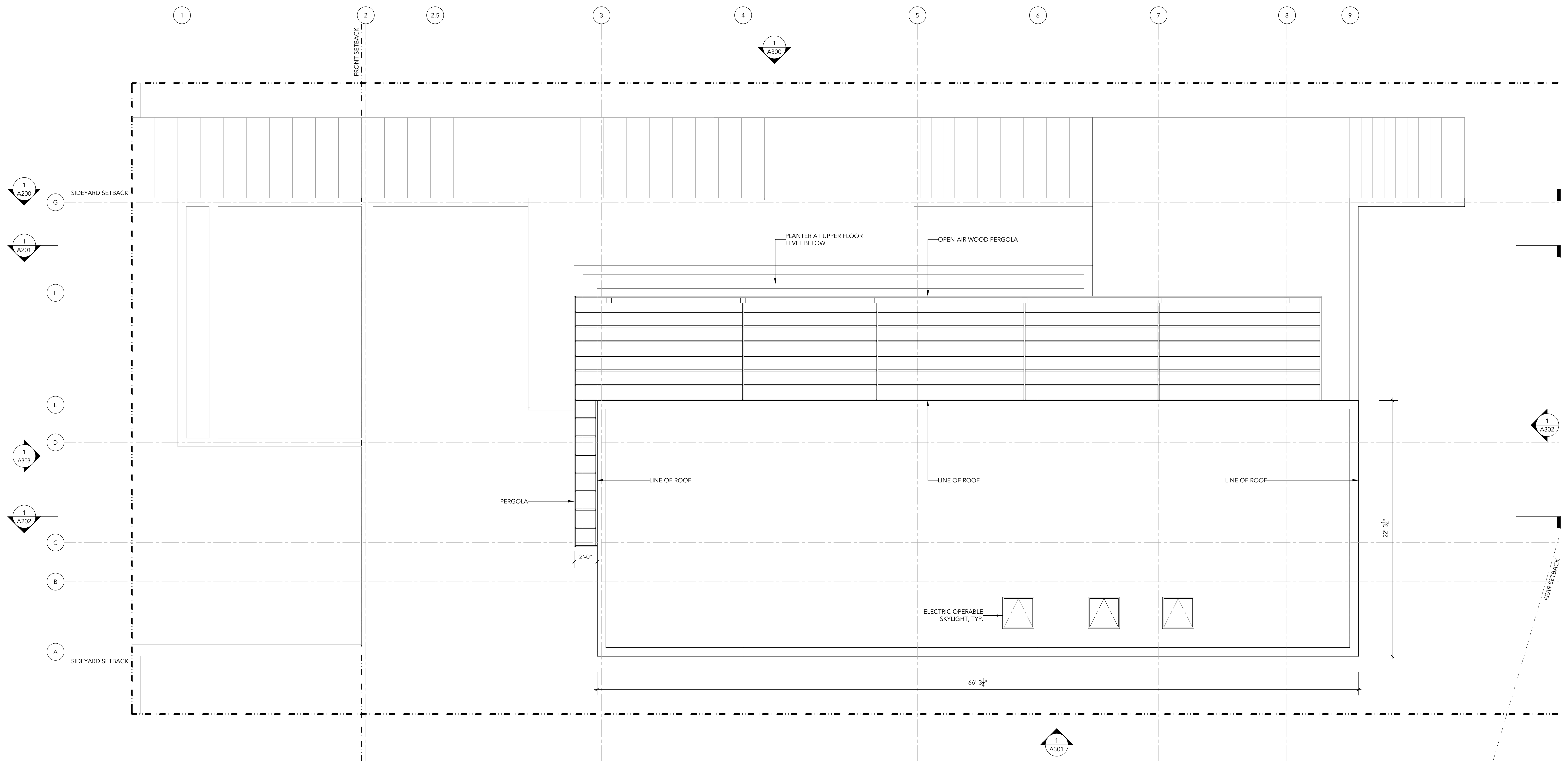
BUILDING LEVEL	
UPPER FLOOR:	1476 SF
LOWER FLOOR:	990 SF
GARAGE:	499 SF
HOUSE TOTAL:	2965 SF



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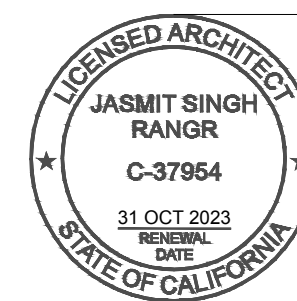
UPPER FLOOR PLAN	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



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

FLOOR AREAS

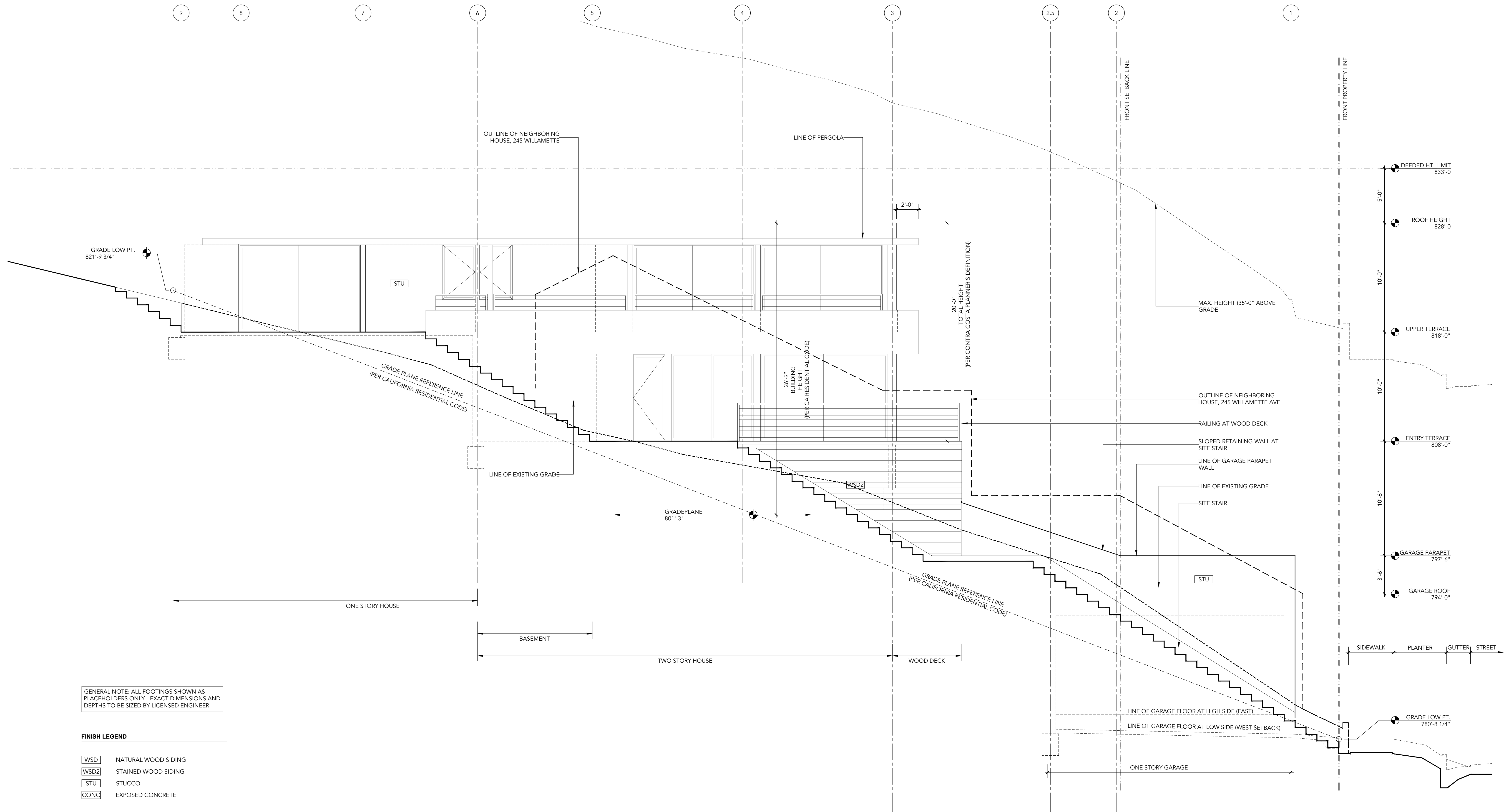
BUILDING LEVEL	
UPPER FLOOR:	1476 SF
LOWER FLOOR:	990 SF
GARAGE:	499 SF
HOUSE TOTAL:	2965 SF



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

ROOF PLAN	
DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



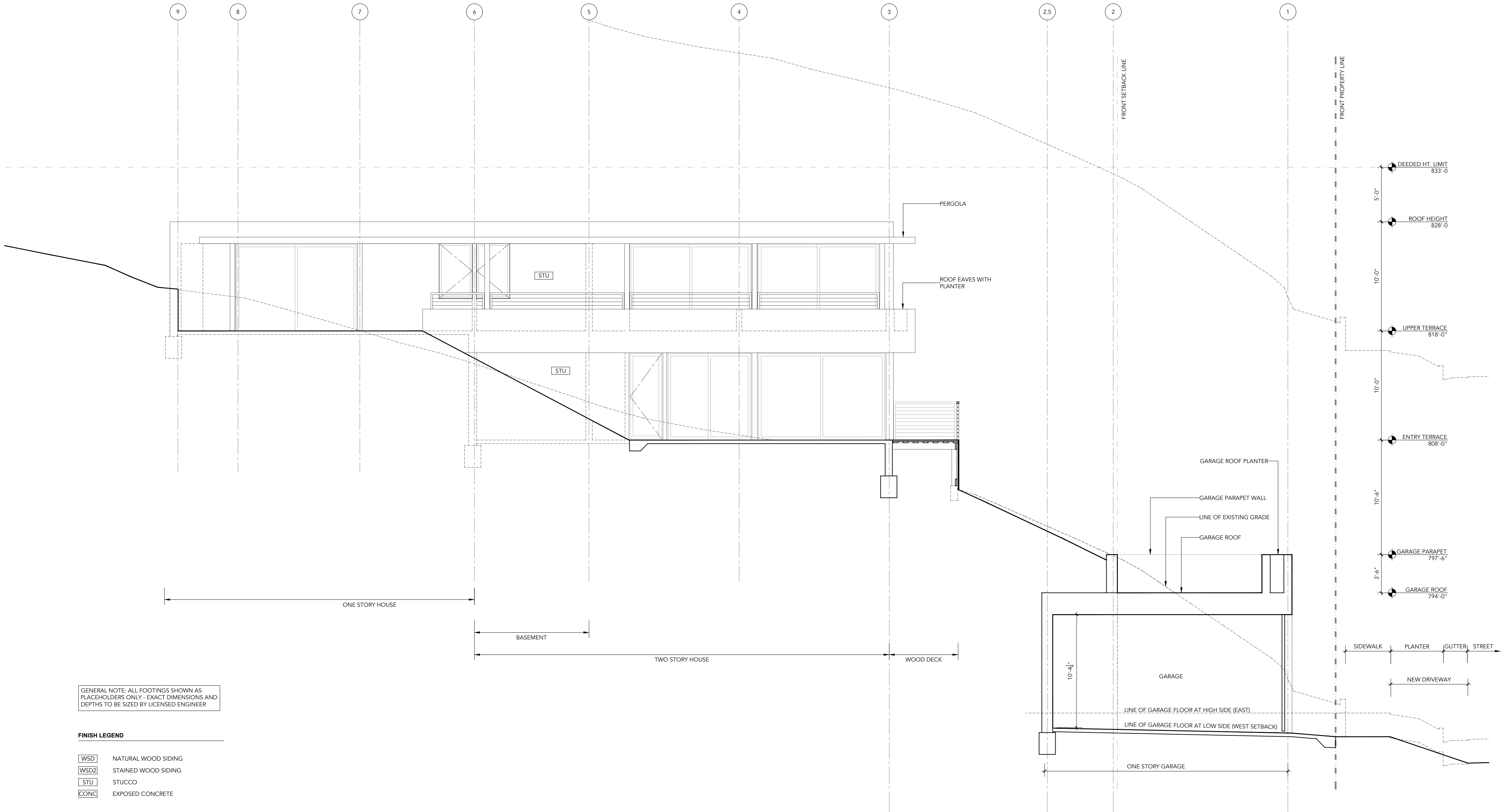
1 SITE SECTION LOOKING EAST - STAIRS
SCALE: 1/4" = 1'-0"



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PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-

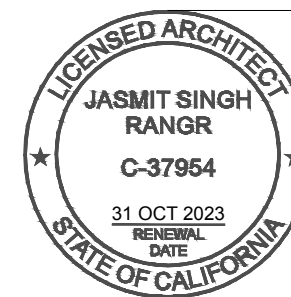


GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

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

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

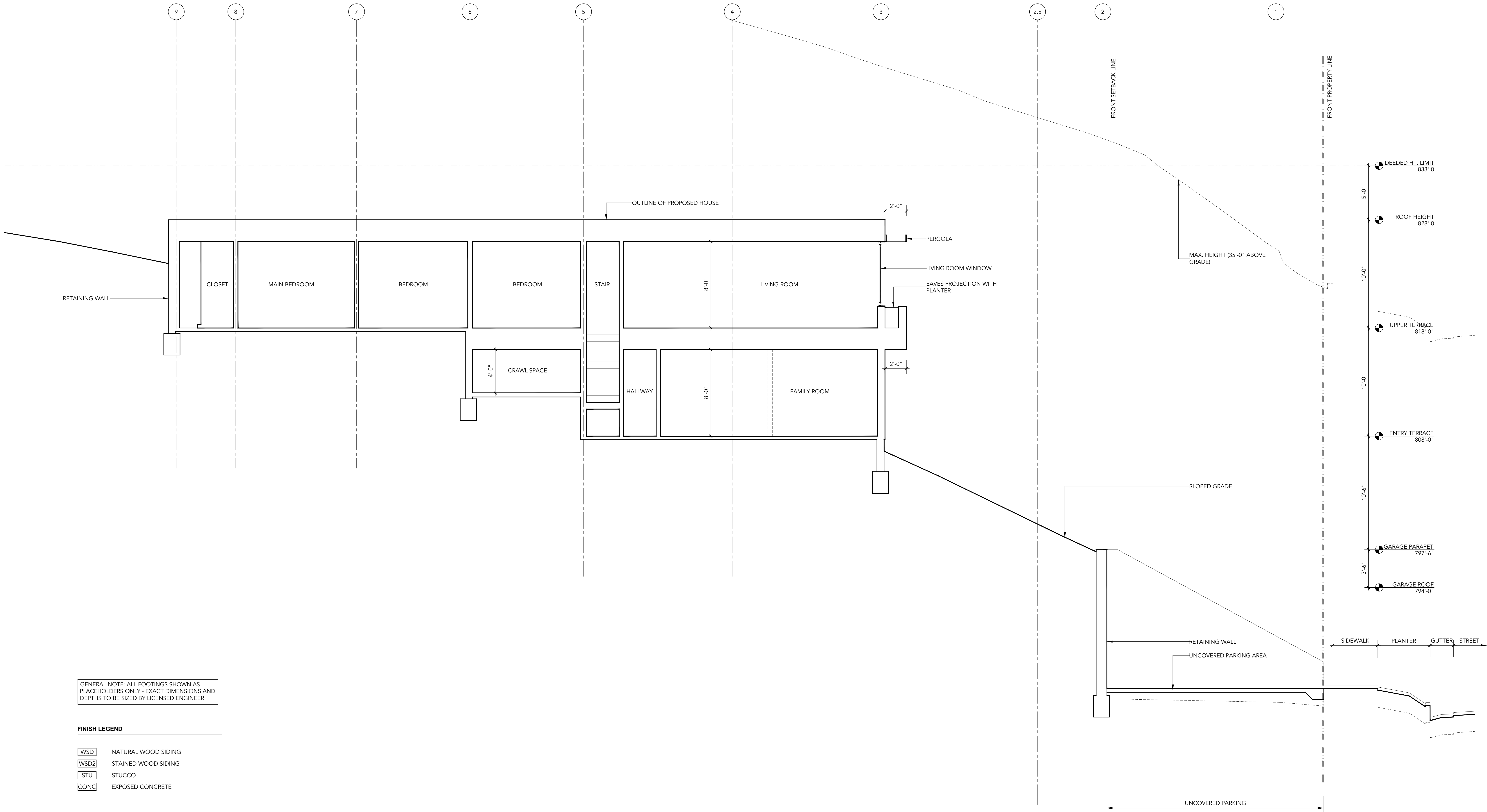


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PARCEL #: 570-161-009-8

SITE SECTION - PROPOSED

DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

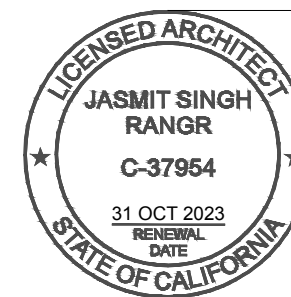


GENERAL NOTE: ALL FOOTINGS SHOWN AS PLACEHOLDERS ONLY - EXACT DIMENSIONS AND DEPTHS TO BE SIZED BY LICENSED ENGINEER

FINISH LEGEND

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

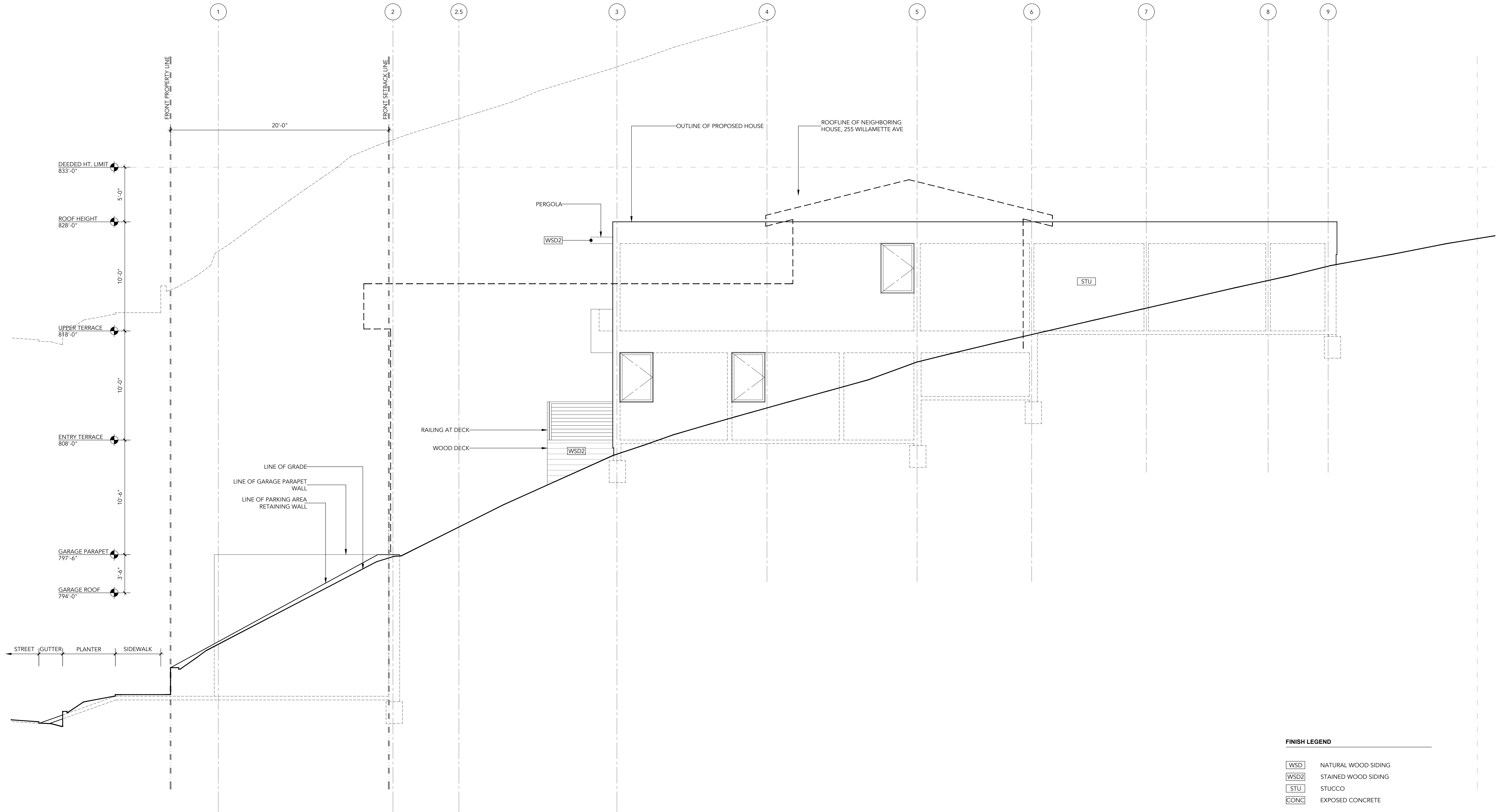
1 SECTION
SCALE: 1/4" = 1'-0"



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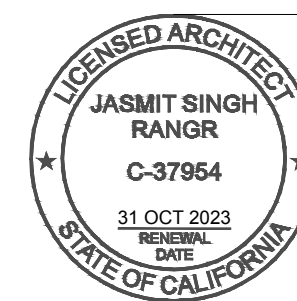
SECTION	
DATE:	28 MARCH 2025
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-



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

FINISH LEGEND

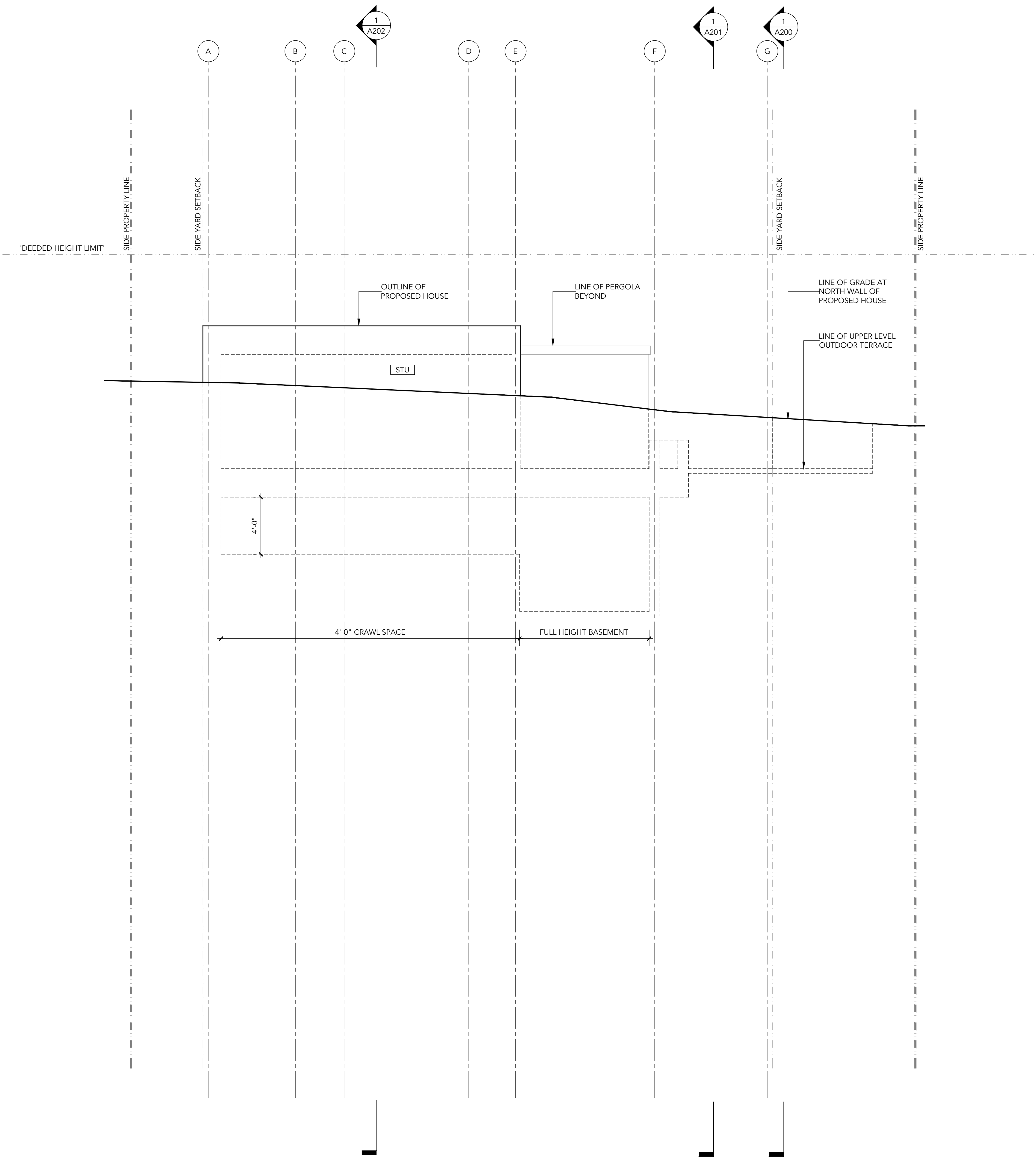
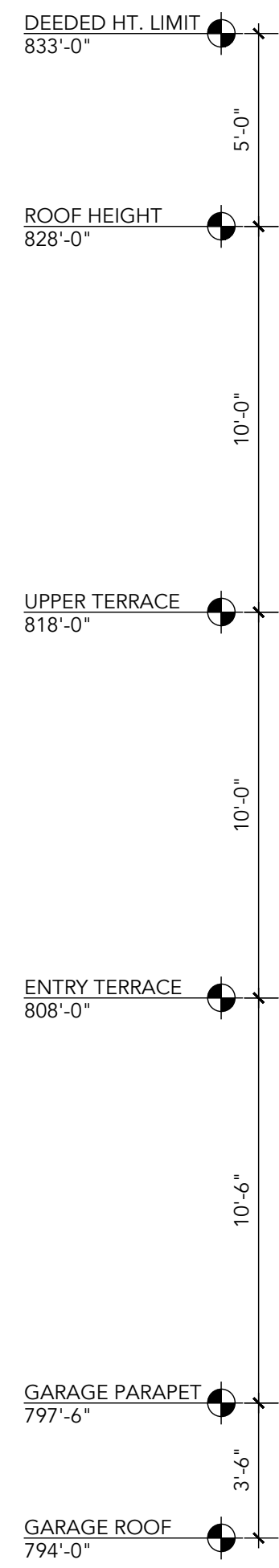
WSD	NATURAL WOOD SIDING
WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE



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PARCEL #: 570-161-009-8

EAST ELEVATION	
DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

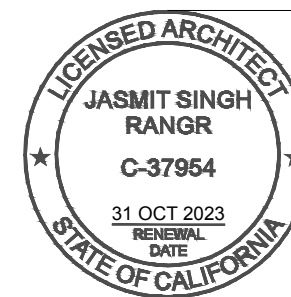


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

FINISH LEGEND

WSD	NATURAL WOOD SIDING
WSD2	STAINED WOOD SIDING
STU	STUCCO
CONC	EXPOSED CONCRETE



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PARCEL #: 570-161-009-8

NORTH ELEVATION	
DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

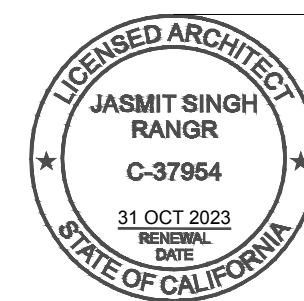


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

FINISH LEGEND

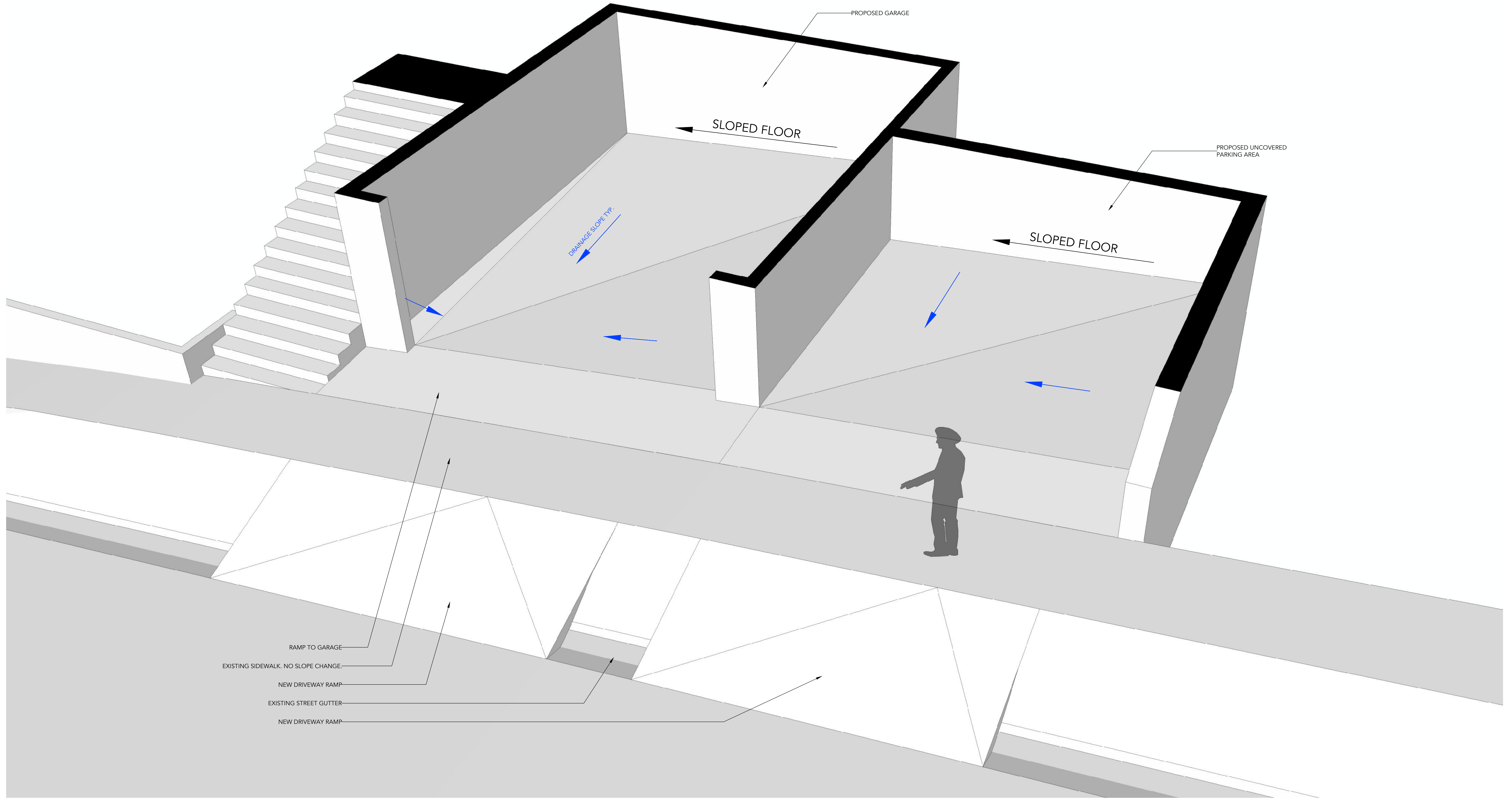
- WSD NATURAL WOOD SIDING
- WSD2 STAINED WOOD SIDING
- STU STUCCO
- CONC EXPOSED CONCRETE



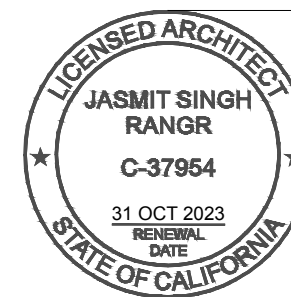
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EMAIL: INFO@RANGR.COM

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

STREET ELEVATION (SOUTH)	
DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



1 3D PLAN-SECTION DRIVEWAY
SCALE: 3/8" = 1'-0"



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PARCEL #: 570-161-009-8

3D PLAN-SECTION DRIVEWAY	
DATE: 28 MARCH 2025	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -



SOUTH ELEVATION



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 PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR	
DATE: 28 MARCH 2024	ISSUED: PLANNING REVIEW
REV 1: -	REV 3: -
REV 2: -	REV 4: -

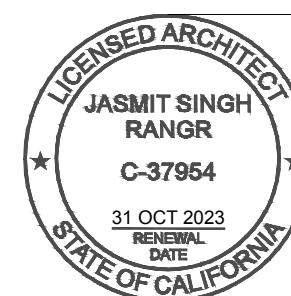
A900



LOOKING DOWNHILL



LOOKING UPHILL



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 PARCEL #: 570-161-009-8

RENDERINGS - EXTERIOR	
DATE:	28 MARCH 2024
ISSUED:	PLANNING REVIEW
REV 1:	-
REV 2:	-
REV 3:	-
REV 4:	-