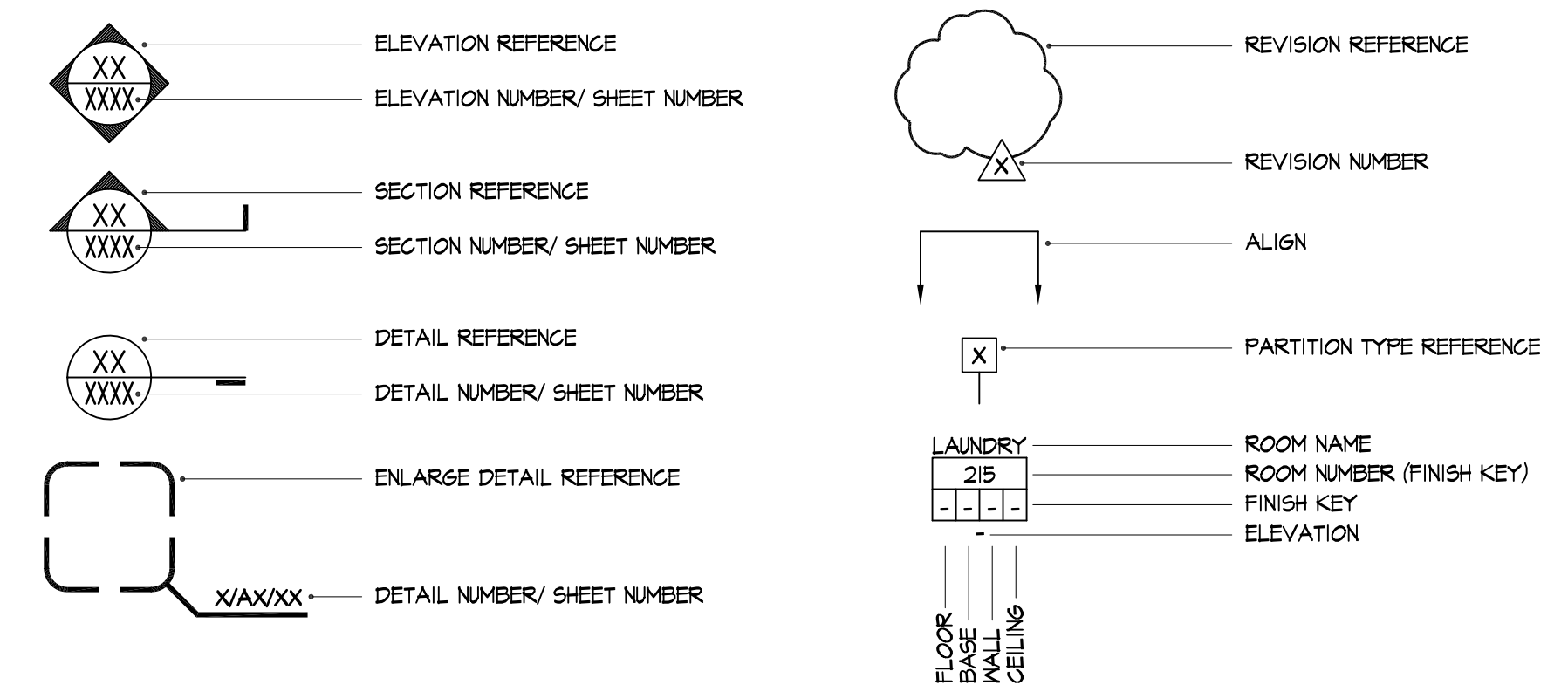


ABBREVIATIONS

A.C. ASPHALTIC CONCRETE	C.O. CLEANOUT COLUMN	F.D. FLOOR DRAIN	MAT. MATERIAL	R. RADIUS	THK. THICK
ACCD'S. ACCORDING	COL. CONC. CONCRETE	FLUOR. FLOURESCENT	MAX. MAXIMUM	R.D. ROOF DRAIN	THOLD. THRESHOLD
ACOUS. ACOUSTICAL	COND. COND. CONDITION	F.O. FACE OF WALL	MECH. MECHANICAL	REINF. REINFORCED	TRANS. TRANSPARENT
ADDL. ADDITIONAL	CONTR. CONTRACTOR	F.R. FIRE RATED	MEMB. MEMBRANE	RESIL. RESILIENT	T.O. TOP OF
ADJ. ADJUSTABLE OR ADJACENT	CFT. CARPET	FRM. FRAMING	MET. METAL	REQD. REQUIRED	T.O.C. TOP OF CONCRETE
A.F.F. ABOVE FLOOR FINISH	C.T. CERAMIC TILE	FSTNRS. FASTENERS	MFR. MANUFACTURER	R.O. ROUGH OPENING	T.O.P. TOP OF SLAB
	C.W. COLD WATER	FTG. FOOTING	MOD. MODIFY	RM. ROOM	T.P. TOP OF PLATE
			MIN. MINIMUM		T.S. TUBE STEEL
ALUM. ALUMINUM	DET. DETAIL	GA. GAUGE	MTD. MOUNTED	SCHED. SCHEDULE	T.O.W. TO OF WALL
ANOD. ANODIZED	D.F. DRINKING FOUNTAIN	GALV. GALVANIZED	MTL. METAL	S.G. STAIN GRADE	TYP. TYPICAL
ASSY ASSEMBLY	DIA. DIAMETER	SDN. GARDEN	N/A. NOT APPLICABLE	S.S.D. SEE STRUCTURAL DRAWINGS	
	DIM. DIMENSION	SL. GLASS	N.I.C. NOT IN CONTRACT	S.E.D. SEE ELECTRICAL DRAWINGS	
BD. BOARD	D.S. DOWNSPUTS	S.M. GALVANIZED SHEET METAL	N.T.S. NOT TO SCALE	S.M.D. SEE MECHANICAL DRAWINGS	
BLDG. BUILDING	DNG. DRAWING	GYP. BD. GYPSUM BOARD	(N) NEM	S.P.D. SEE PLUMBING DRAWINGS	
BLK'G. BLOCKING		CFT. CARPET	O.C. FIRE ALARM PULL STATION	SST. STAINLESS STEEL	
B.O. BOTTOM OF	EA. EACH		O.D. FOUNDATION	SIM. SIMILAR	
B.P. BUILDING PAPER	ELEC. ELECTRIC OR ELECTRICAL	H.C. HANDICAP	OP'G. FINISH	SPEC. SPECIFICATIONS	
B.U. BUILT UP		HDR. HEADER	OPP. FIRE EXTINGUISHER	STL. STEEL	
CAB. CABINET	ELEV. ELEVATOR	HDR. HARDWARE	P.S. PAINT GRADE	STRUCT. STRUCTURAL	
CEM. CEMENT	ENCL. ENCLOSURE	HWD. HARDWOOD	PLAS. PLASTIC	TEMP. TEMPERED OR TEMPORARY	
CER. CERAMIC	EQ. EQUAL	HLM. HOLLOW METAL	P-LAM. PLASTIC LAMINATE	T&G. TONGUE AND GROOVE	
CLG. CEILING	(E) EXISTING	HT. HEIGHT	PLY. PLYWOOD		
C.L. CENTERLINE	EXH. EXHAUST	H.W. HOT WATER	P.L. PROPERTY LINE		
CLR. CLEAR	EXT. EXTERIOR	INSUL. INSULATION	P.L. POLISHED		
C.M.U. CONCRETE MASONRY UNIT	F.A. FIRE ALARM PULL STATION	JT. JOINT	P.T. PRESSURE TREATED		
	FDN. FOUNDATION	LAM. LAMINATE	PTD. PAINTED		
	FIN. FINISH	L.O. LINE OF	PTN. PARTITION		
	F.E.G. FIRE EXTINGUISHER	LT. FIXT. LIGHT FIXTURE			

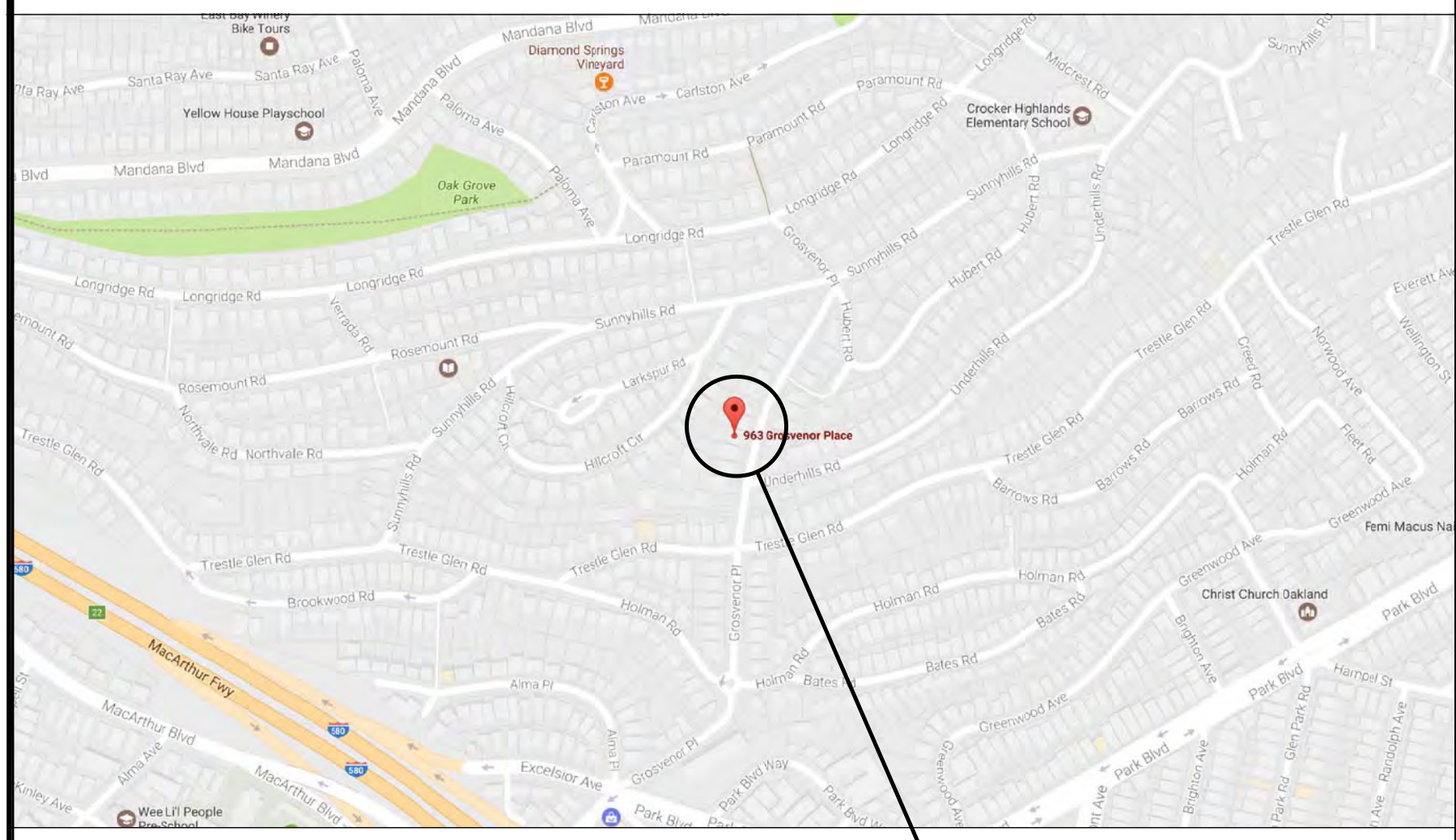
SYMBOL LEGEND



SHEET INDEX

- ARCHITECTURAL SHEETS (13 SHEETS ISSUED)
- A0.1 PROJECT INFORMATION
 - A0.2 SITE ANALYSIS
 - A1.0 EXISTING AND PROPOSED SITE PLAN
 - A2.0 EXISTING / DEMOLITION AND PROPOSED BASEMENT FLOOR
 - A2.1 EXISTING / DEMOLITION AND PROPOSED FIRST FLOOR
 - A2.2 EXISTING / DEMOLITION AND PROPOSED SECOND FLOOR
 - A3.0 EXISTING AND PROPOSED EAST ELEVATIONS
 - A3.1 EXISTING AND PROPOSED SOUTH ELEVATIONS
 - A3.2 EXISTING AND PROPOSED WEST ELEVATIONS
 - A3.3 EXISTING AND PROPOSED NORTH ELEVATIONS
 - A3.4 EXISTING AND PROPOSED SHADOW STUDIES AND NEIGHBORHOOD PHOTOS
 - A3.5 NEIGHBORHOOD PHOTOS HOUSE SURVEY

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: FULL HOUSE REMODEL, NEW SECOND STORY TO INCLUDE LAUNDRY ROOM, MASTER BEDROOM AND BATH, TWO BEDROOMS, AND BATH. CONVERSION OF BASEMENT TO HABITABLE SPACE.

ASSESSORS PARCEL NUMBER: 11-884-4-2

ZONING FOR PROJECT: RD-2

OCCUPANCY TYPE: R-3 (SINGLE FAMILY RESIDENTIAL)

CONSTRUCTION TYPE: TYPE V-B

MINIMUM LOT AREA: 5,000 SQ. FT.

EXISTING LOT AREA FOR PROJECT: 7,150 SQ. FT.

EXISTING HOUSE SQUARE FOOTAGE: 1,483.6 SQ. FT.

HEIGHT (MAX. ALLOWED): 35'-0"

HEIGHT (PROPOSED): 33'-5 3/4"

SETBACKS REQUIRED/ PROPOSED: 20'-0" FRONT/ NO CHANGE
5'-0" SIDE/ 6'-5 3/8"
15'-0" REAR/ 4'-6 3/4"

SQUARE FOOTAGES	EXISTING SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	TOTAL
BASEMENT FLOOR:	869.5 SQ.FT. (NON-HABITABLE)	540 SQ.FT. (315.5 SQ.FT. NON-HABITABLE)	540 SQ.FT. (HABITABLE)
FIRST FLOOR:	1461.28 SQ.FT.	68.99 SQ.FT.	1530.27 SQ.FT.
SECOND FLOOR:	N/A	1411.09 SQ.FT.	1411.09 SQ.FT.
TOTAL:	1,483.6 SQ.FT. (HABITABLE)	2070.1 SQ.FT.	3553.4 SQ.FT.

THE PROJECT SHALL COMPLY WITH THE 2015 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND ENERGY CODES, AS AMENDED BY THE CITY OF OAKLAND.

PROJECT DIRECTORY

CLIENT
FP INVESTMENTS LP
805 FLETCHER LN SUITE 1
HAYWARD, CA 94544
v. 510.305.3588
e. PAUL.MARTIN@MARTINLANDCO.COM

ARCHITECT
JACK BACKUS ARCHITECTS
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OAKLAND, CA 94610
v. 510.343.9699
f. 510.486.1685
e. JACK@JBACKUSARCHITECTS.COM

CONTACT: PAUL MARTIN

SURVEYOR
PAUL WEBB
2724 NINTH STREET
BERKELEY, CA 94710
v. 510.548.3201
e. WEBB5530@PACBELL.NET

CONTACT: PAUL WEBB

PHOTOS OF EXISTING PROPERTY / HOUSE



FRONT OF HOUSE - EAST ELEVATION



SIDE OF HOUSE - SOUTH ELEVATION



REAR OF HOUSE - WEST ELEVATION



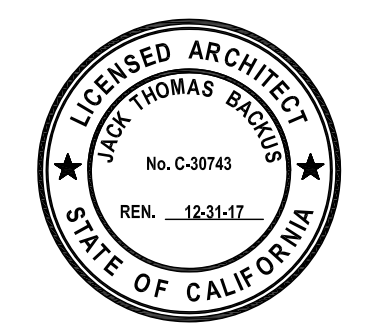
SIDE OF HOUSE - NORTH ELEVATION

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

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Oakland, CA 94610
ph. 510.393.9699

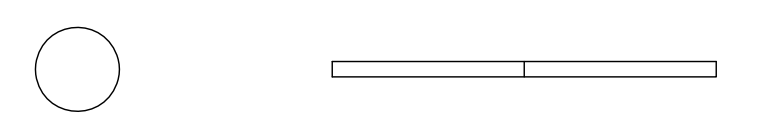


ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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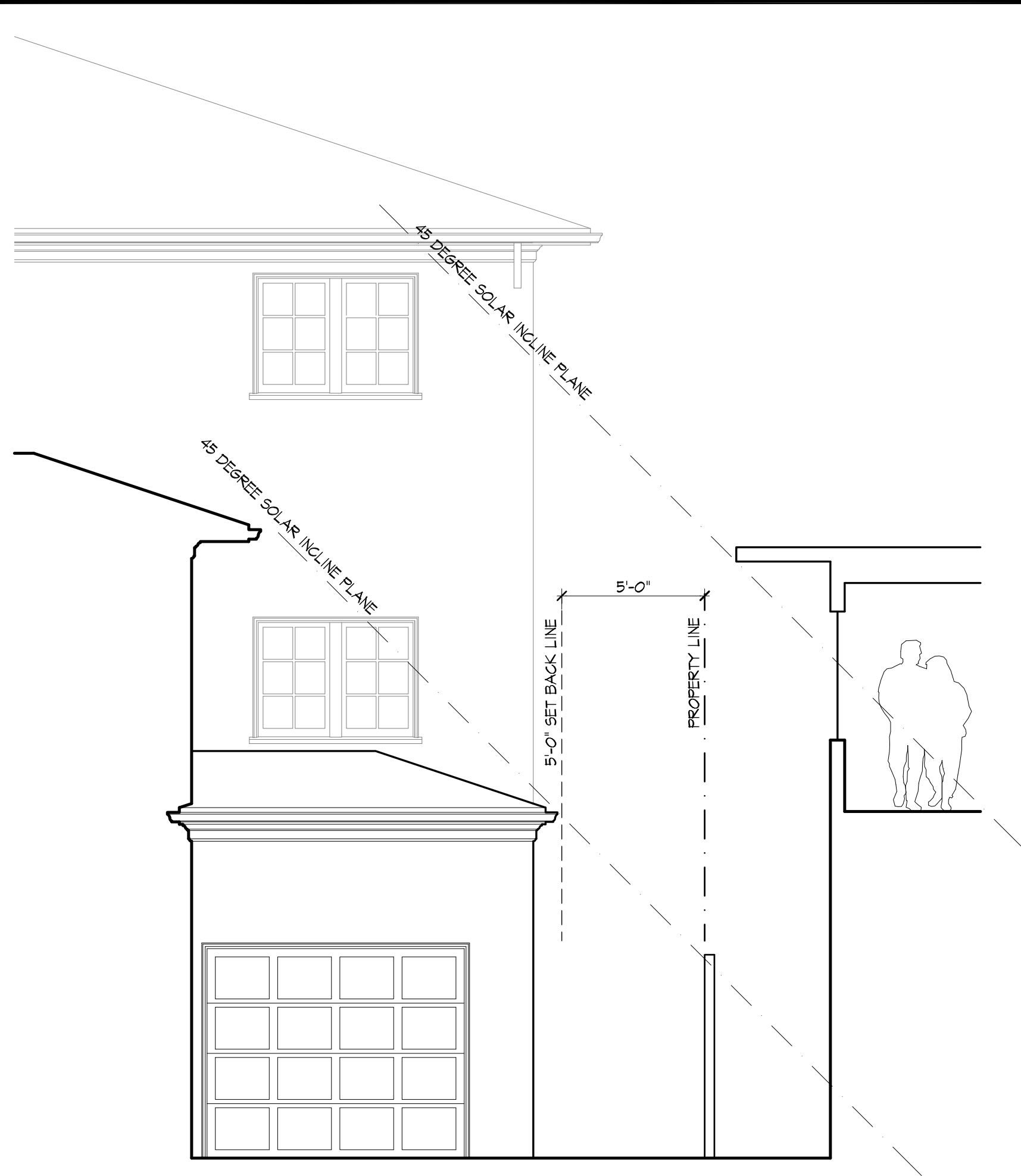
SHEET TITLE
PROJECT INFORMATION

SCALE

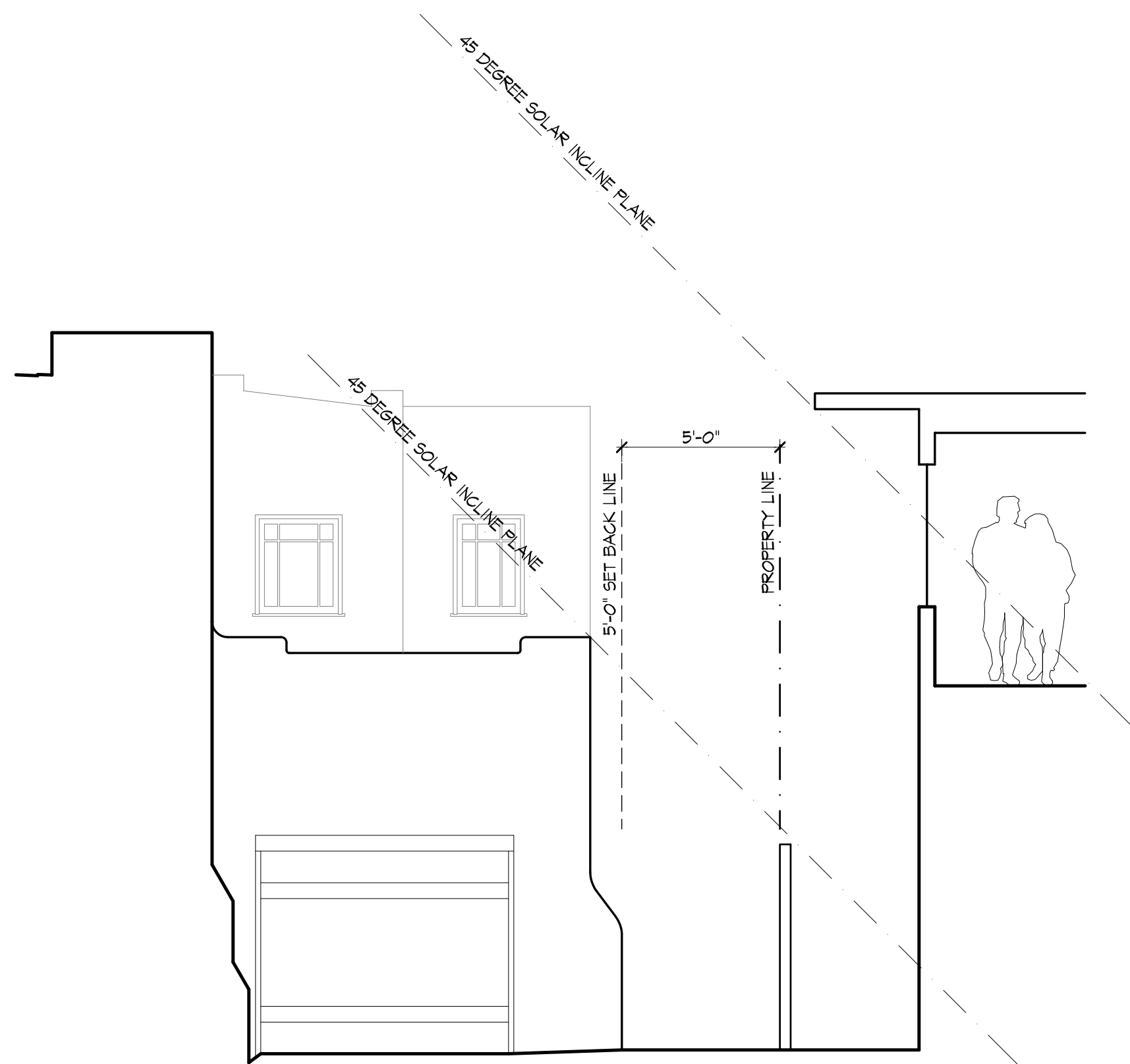


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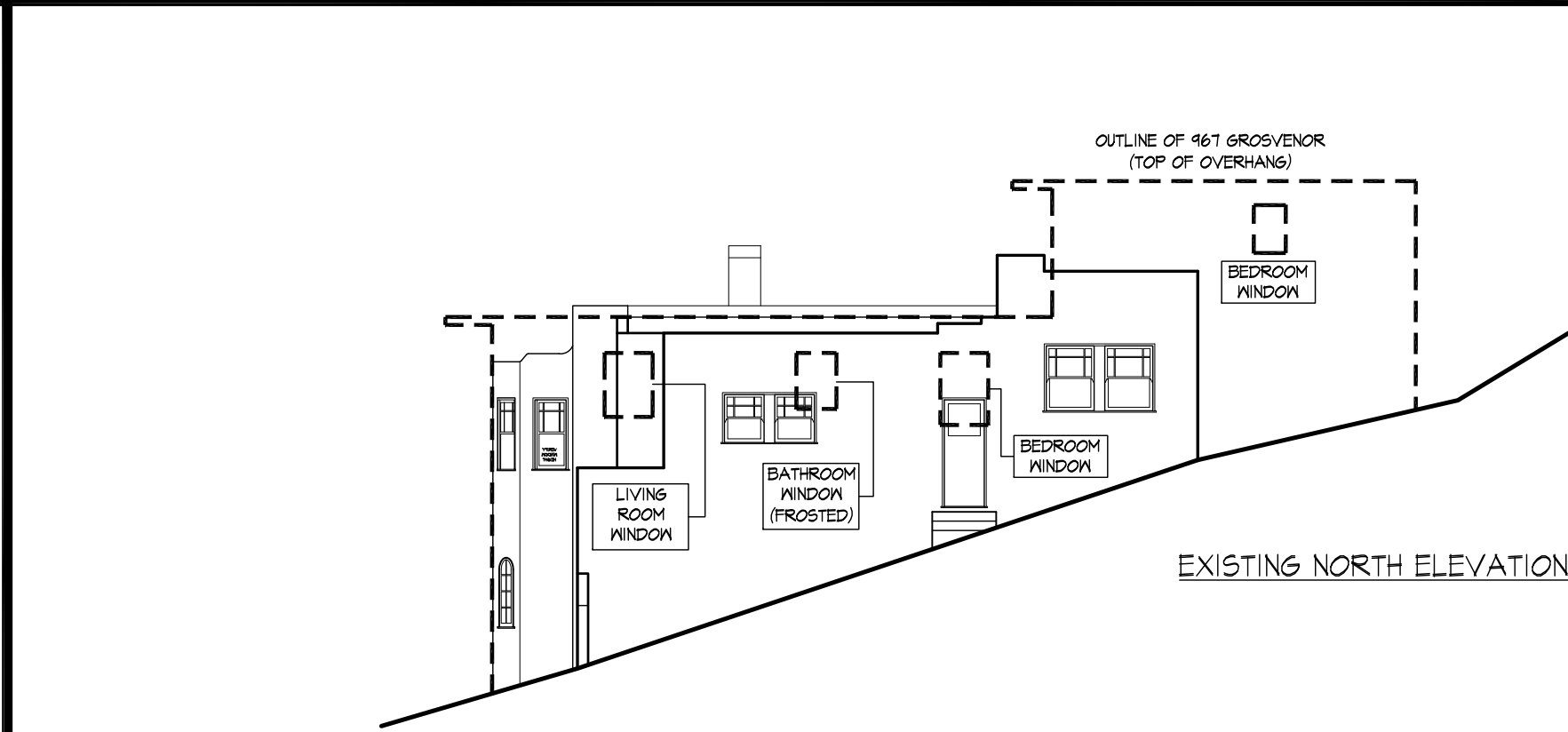
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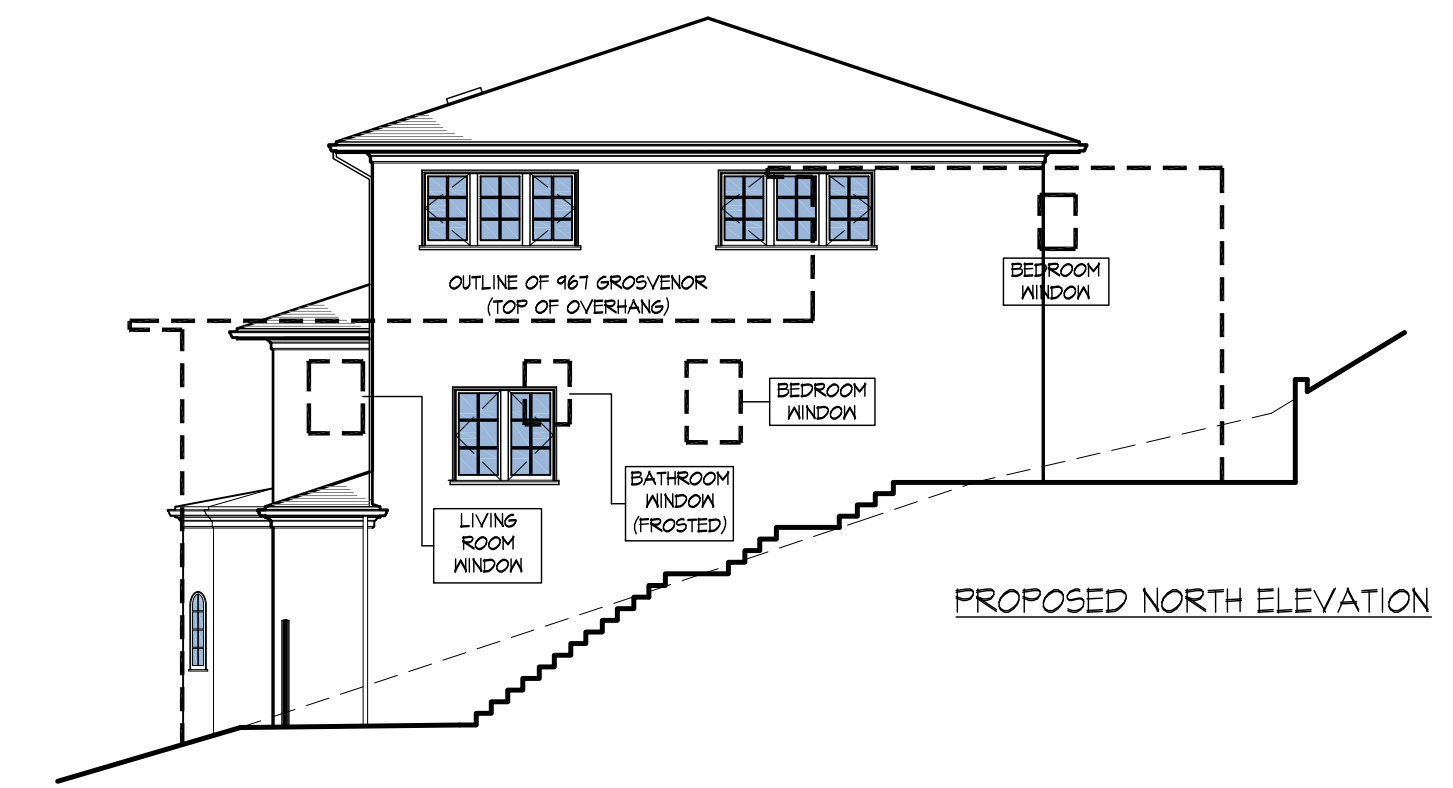
PROPOSED SECTION



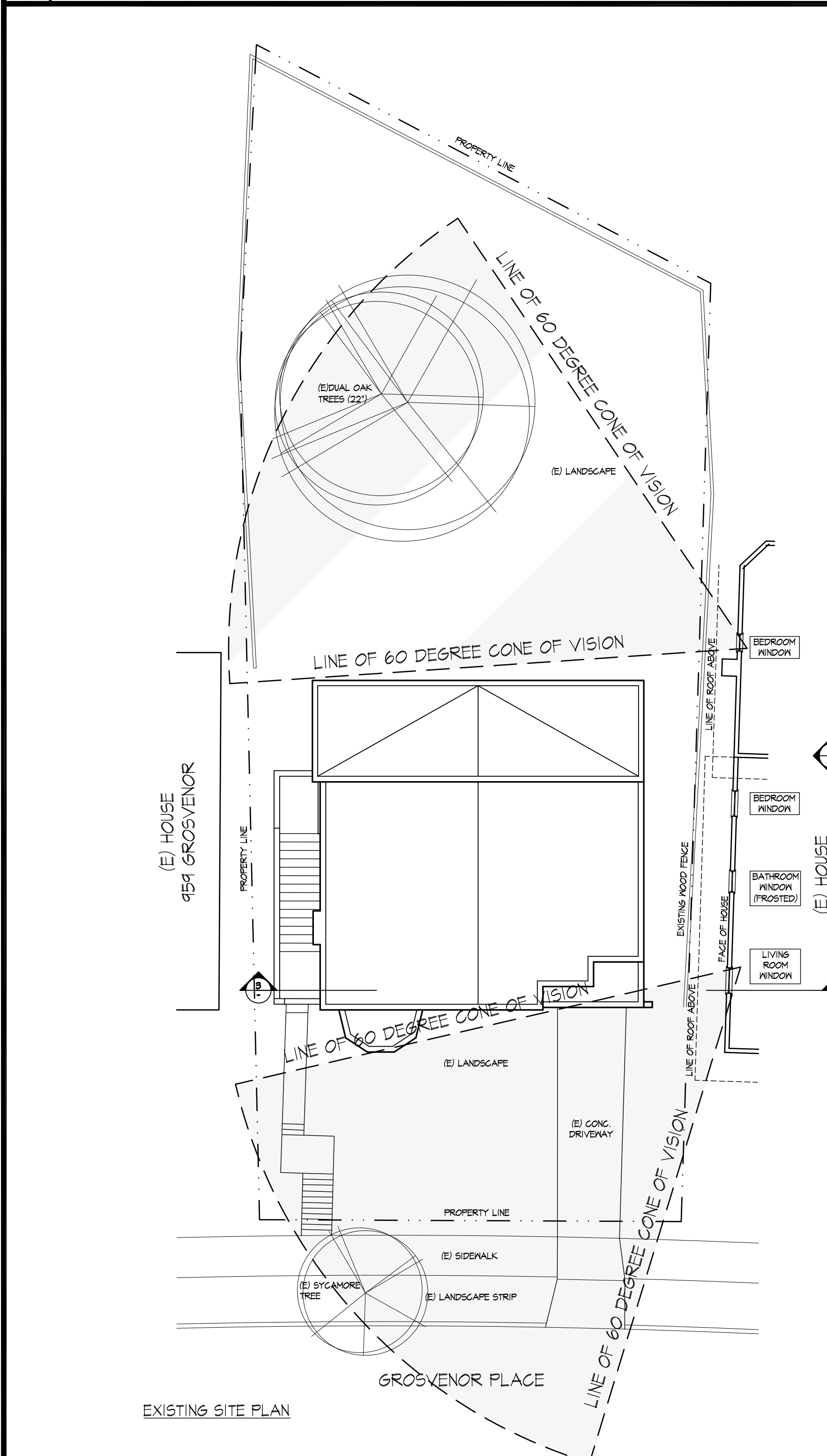
EXISTING SECTION



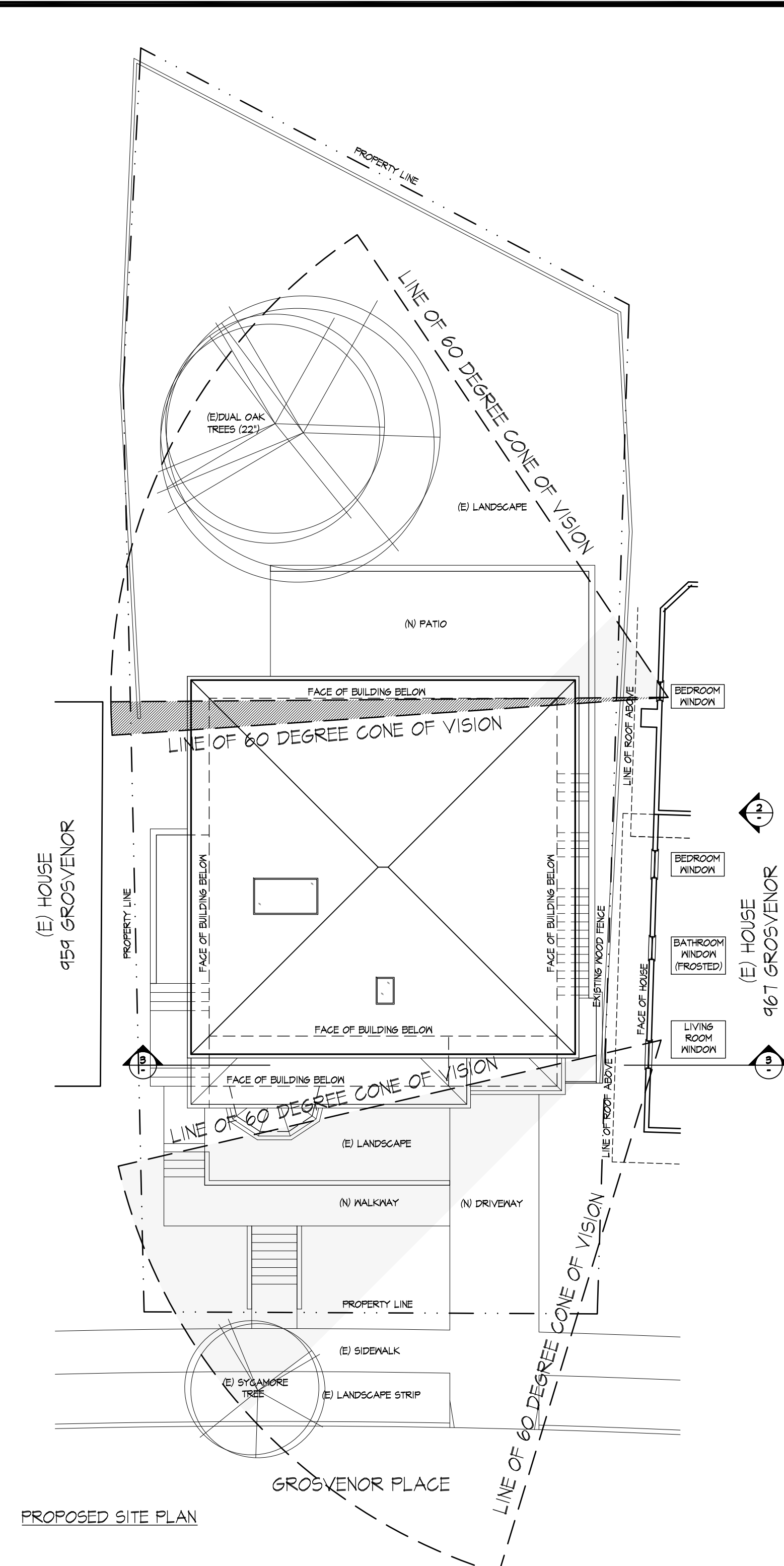
2 NORTH ELEVATION WITH 967 GROSVENOR PLACE OVERLAY
1/8"=1'-0"



PROPOSED NORTH ELEVATION



1 SIGHTLINE IMPACT DIAGRAM
3/16"=1'-0"



PROPOSED SITE PLAN

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

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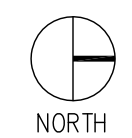
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ph. 510.393.9699



ISSUES AND REVISIONS	
NO.	DESCRIPTION
1.	05.23.2017 PLANNING SET

SHEET TITLE
SITE ANALYSIS

SCALE
SEE DETAILS



0' 8' 16'

SHEET NUMBER

A0.2

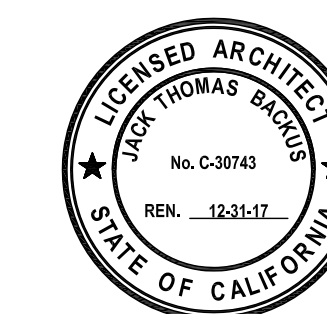
3 BUILDING SECTION (WITH 45 DEGREE SOLAR INCLINE PLANE)
1/8"=1'-0"

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

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ph. 510.393.9699



ISSUES AND REVISIONS	
NO.	DESCRIPTION
1.	05.23.2017 PLANNING SET

SHEET TITLE
EXISTING AND PROPOSED SITE PLAN

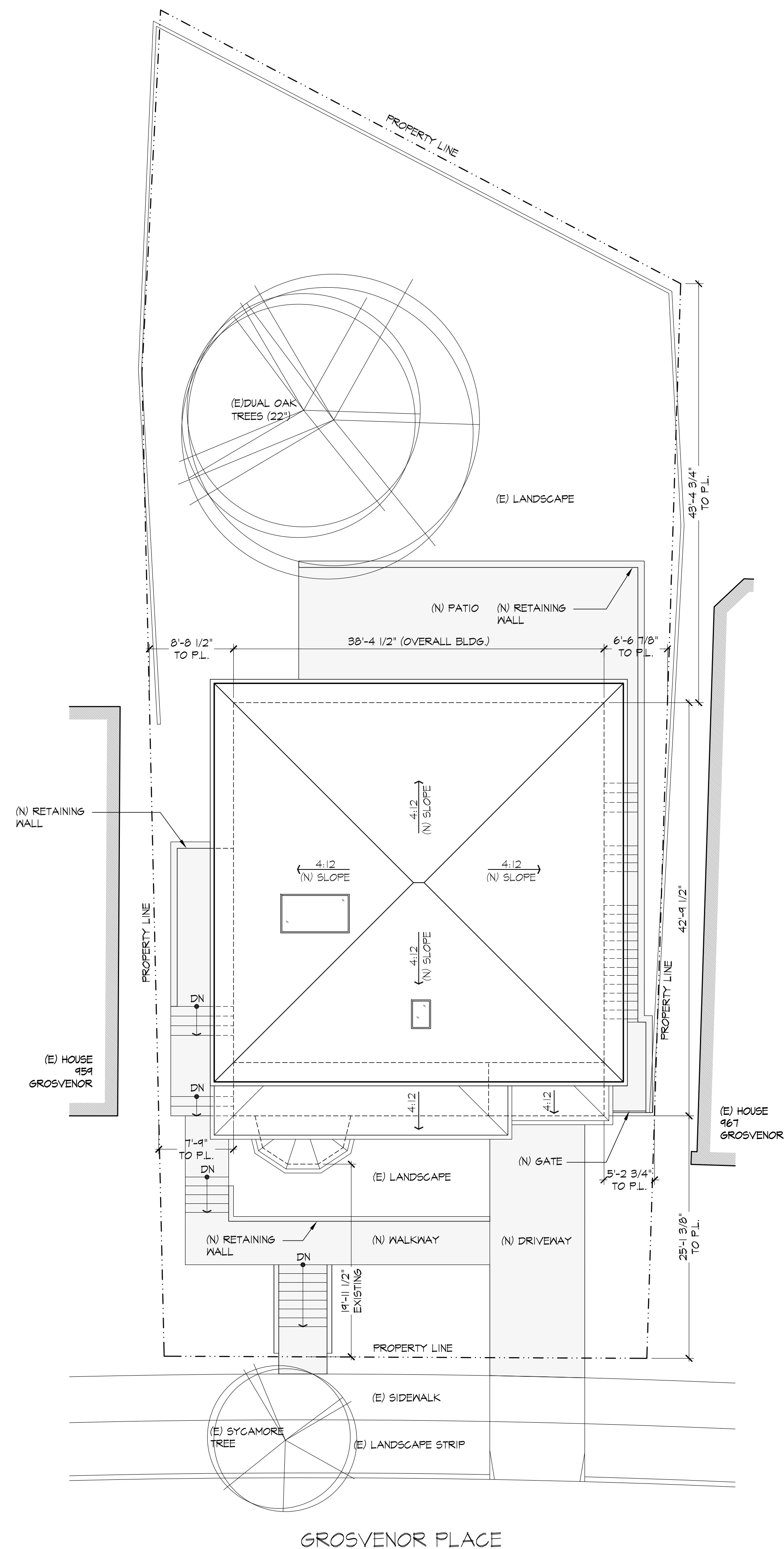
SCALE
1/8" = 1'-0"



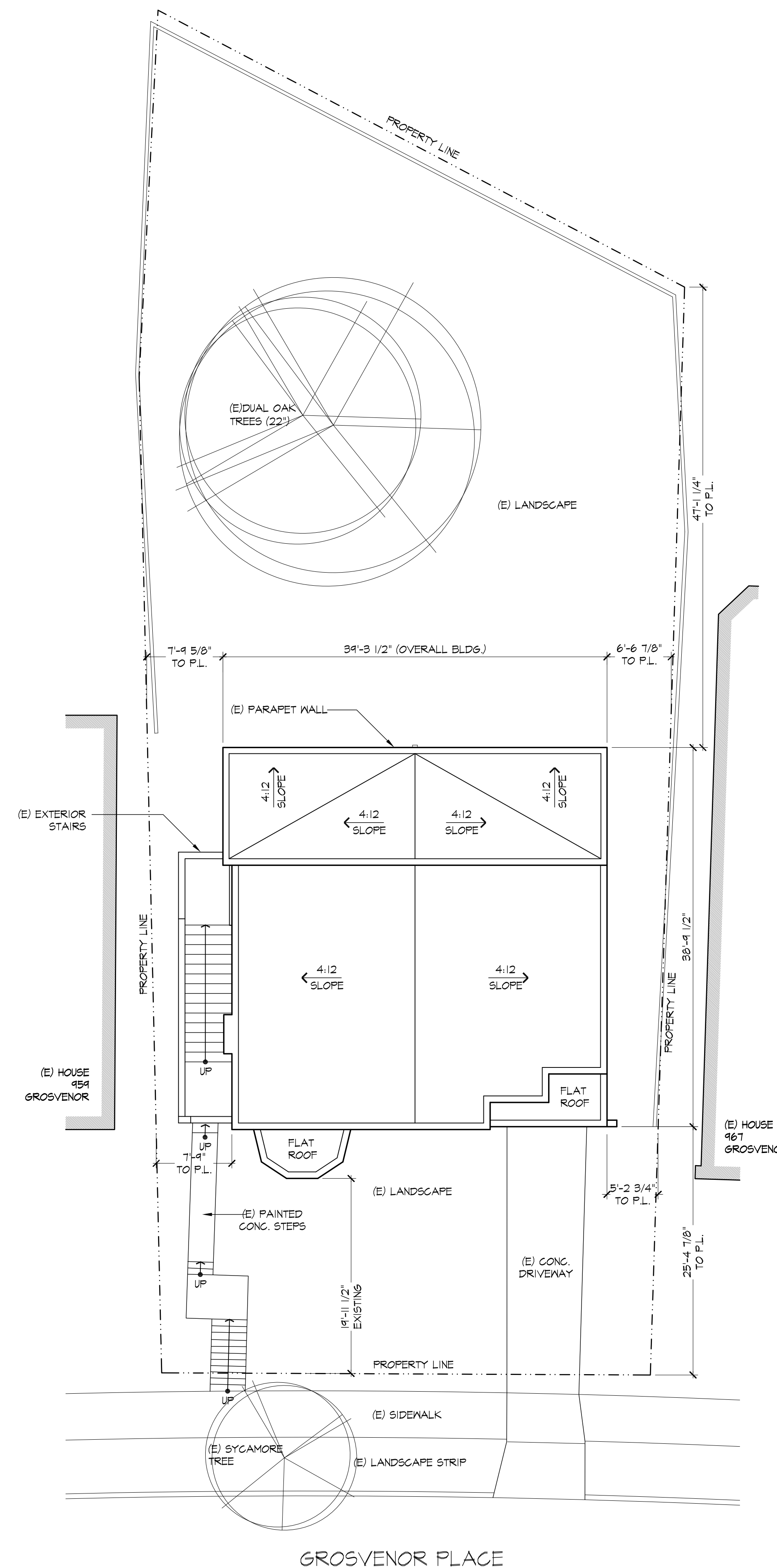
0' 8' 16'

SHEET NUMBER

A1.0



2 | PROPOSED SITE PLAN
1/8"=1'-0"



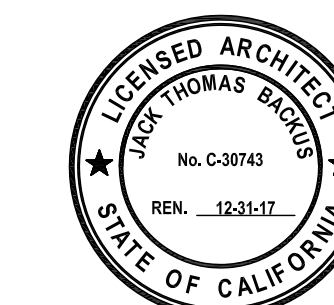
1 | EXISTING SITE PLAN
1/8"=1'-0"

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

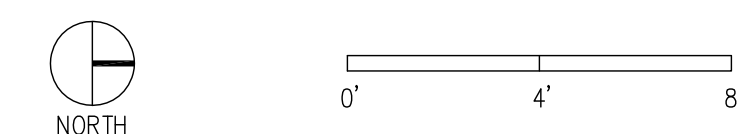
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ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

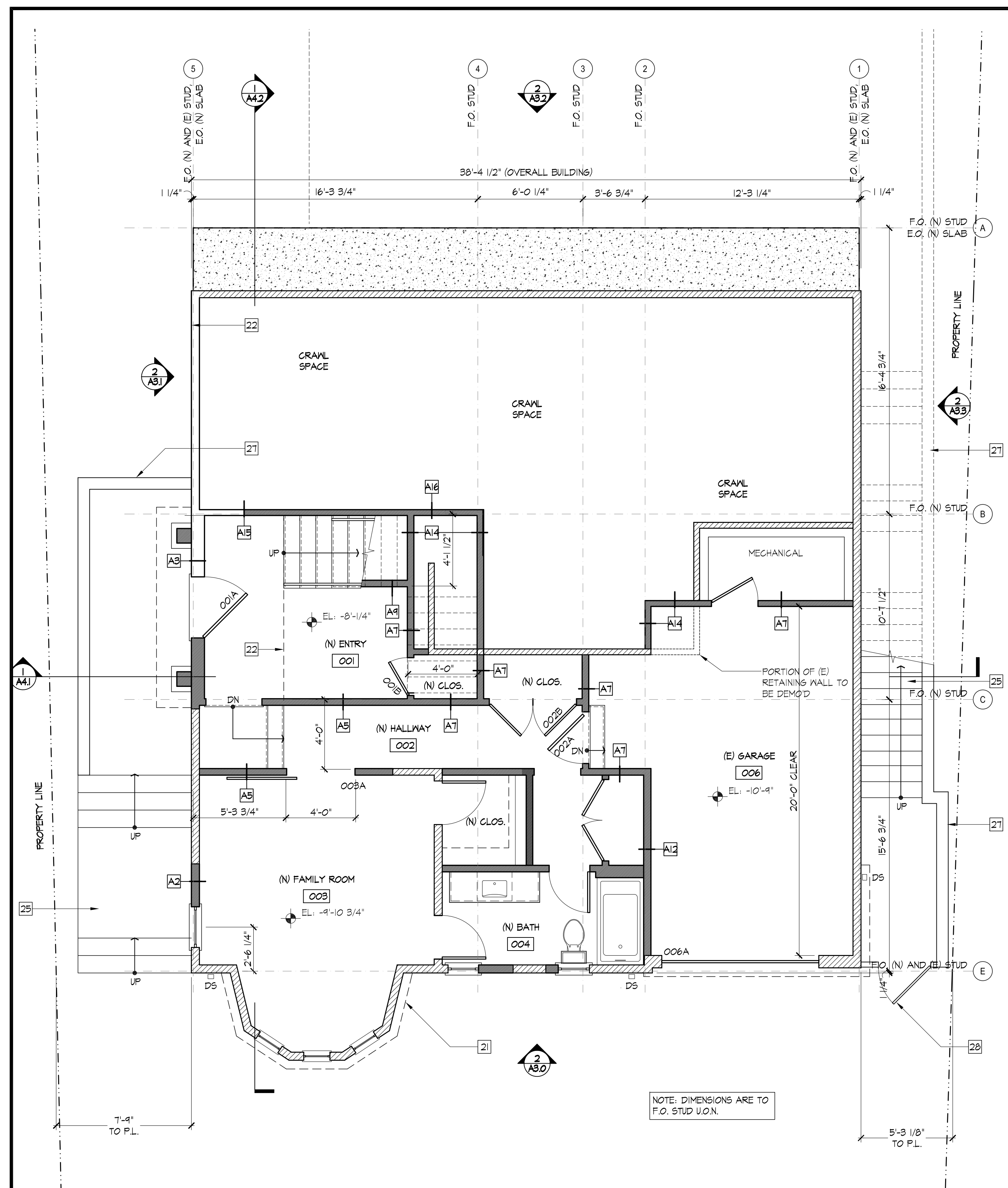
SHEET TITLE
EXISTING / DEMOLITION AND PROPOSED
BASEMENT FLOOR PLAN

SCALE



SHEET NUMBER

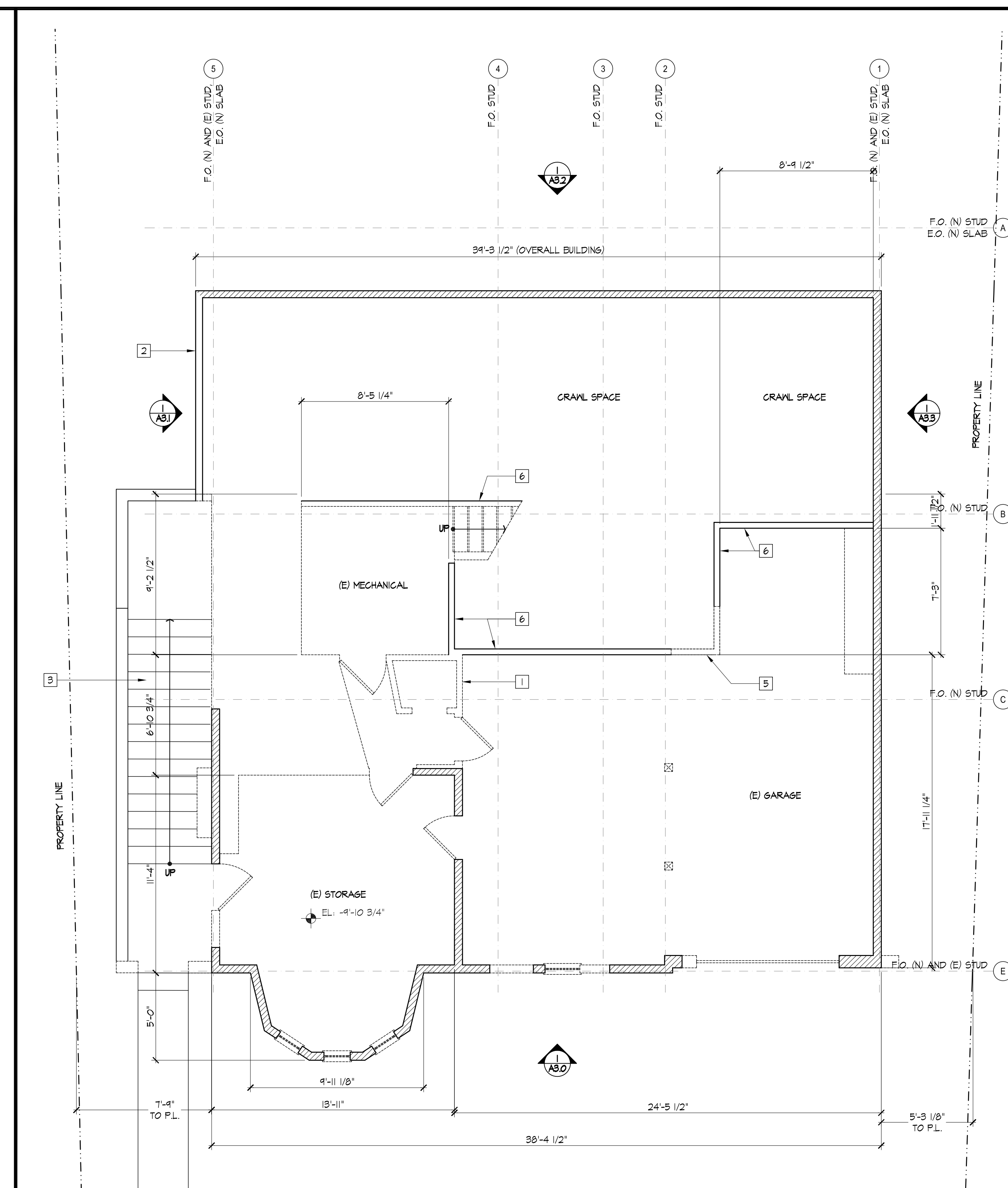
A2.0



2 PROPOSED LOWER FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW

- [21] OUTLINE OF ROOF ABOVE
- [22] OUTLINE OF FLOOR ABOVE
- [23] OUTLINE OF ROOF BELOW
- [24] OUTLINE OF FLOOR BELOW
- [25] (N) CONCRETE LANDINGS AND STEPS
- [26] (N) GAS FIREPLACE
- [27] (N) CONCRETE RETAINING WALL
- [28] (N) WOOD GATE
- [29] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103



1 EXISTING AND DEMOLITION LOWER FLOOR PLAN
1/4"=1'-0"

KEY NOTES: EXISTING / DEMOLITION

- [1] DEMOLISH AS NOTED ON PLAN
- [2] OUTLINE OF FLOOR ABOVE
- [3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED
- [4] (E) FIREPLACE, TO BE DEMOLISHED
- [5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
- [6] (E) RETAINING WALL TO REMAIN
- [7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR

LEGEND:

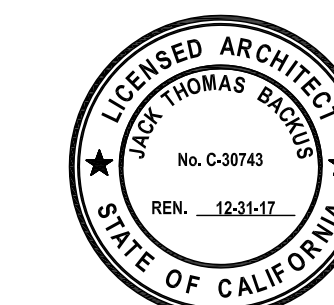
- TO BE REMOVED/DEMOLISHED
- ▨ EXISTING (E) WALL
- ▬ NEW (N) WALL
- NEW (N) DOOR, SEE SCHEDULE
- NEW (N) WINDOW, SEE SCHEDULE

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

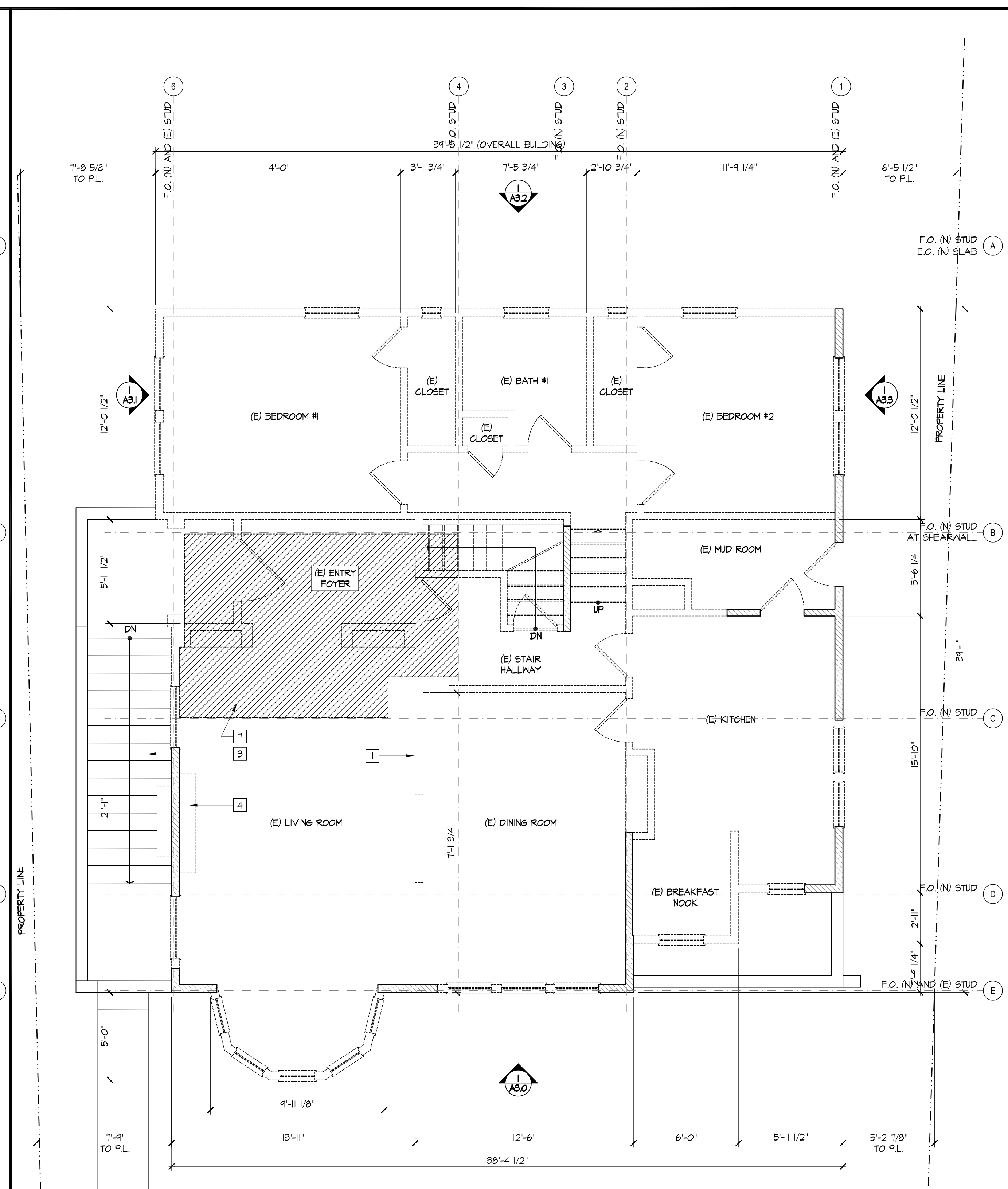
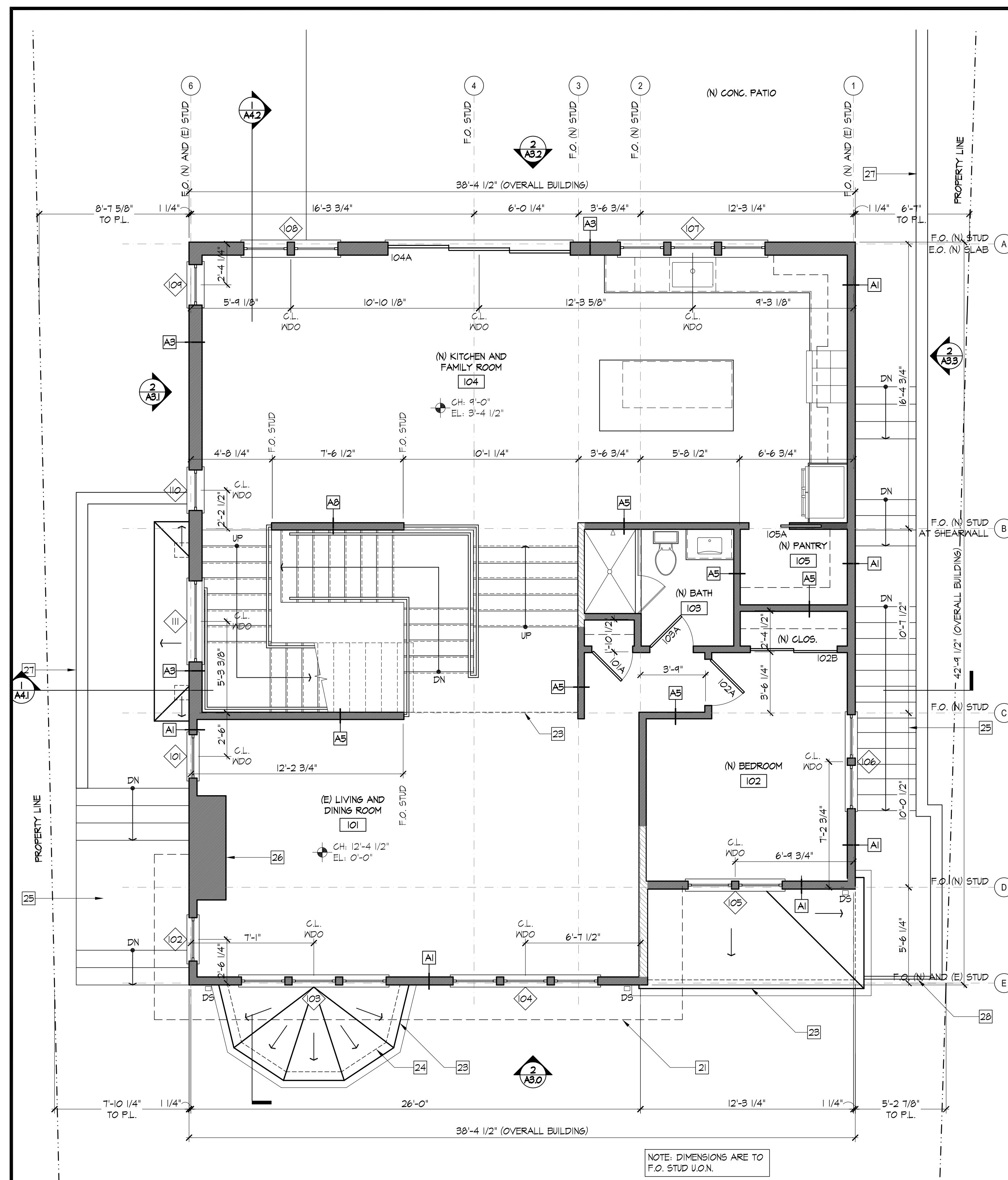
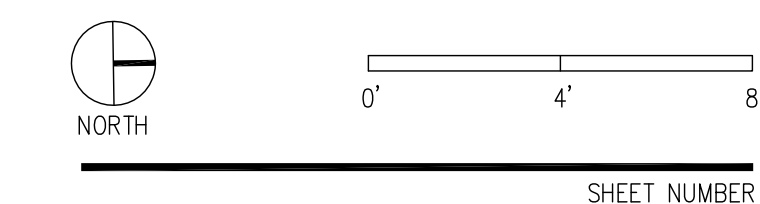
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Oakland, CA 94610
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ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

SHEET TITLE
EXISTING / DEMOLITION AND PROPOSED
FIRST FLOOR PLAN

SCALE



2 | PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

1 | EXISTING AND DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED/ NEW

[21] OUTLINE OF ROOF ABOVE	[29] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103
[22] OUTLINE OF FLOOR ABOVE	
[23] OUTLINE OF ROOF BELOW	
[24] OUTLINE OF FLOOR BELOW	
[25] (N) CONCRETE LANDINGS AND STEPS	
[26] (N) GAS FIREPLACE	
[27] (N) CONCRETE RETAINING WALL	
[28] (N) WOOD GATE	

KEY NOTES: EXISTING / DEMOLITION

[1] DEMOLISH AS NOTED ON PLAN
[2] OUTLINE OF FLOOR ABOVE
[3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED
[4] (E) FIREPLACE, TO BE DEMOLISHED
[5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
[6] (E) RETAINING WALL TO REMAIN
[7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR

LEGEND:

	TO BE REMOVED/DEMOLISHED
	EXISTING (E) WALL
	NEW (N) WALL
	NEW (N) DOOR, SEE SCHEDULE
	NEW (N) WINDOW, SEE SCHEDULE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

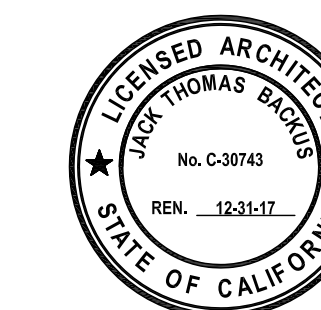
A2.1

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

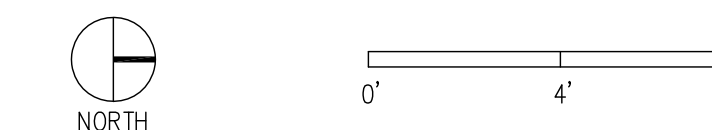
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ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

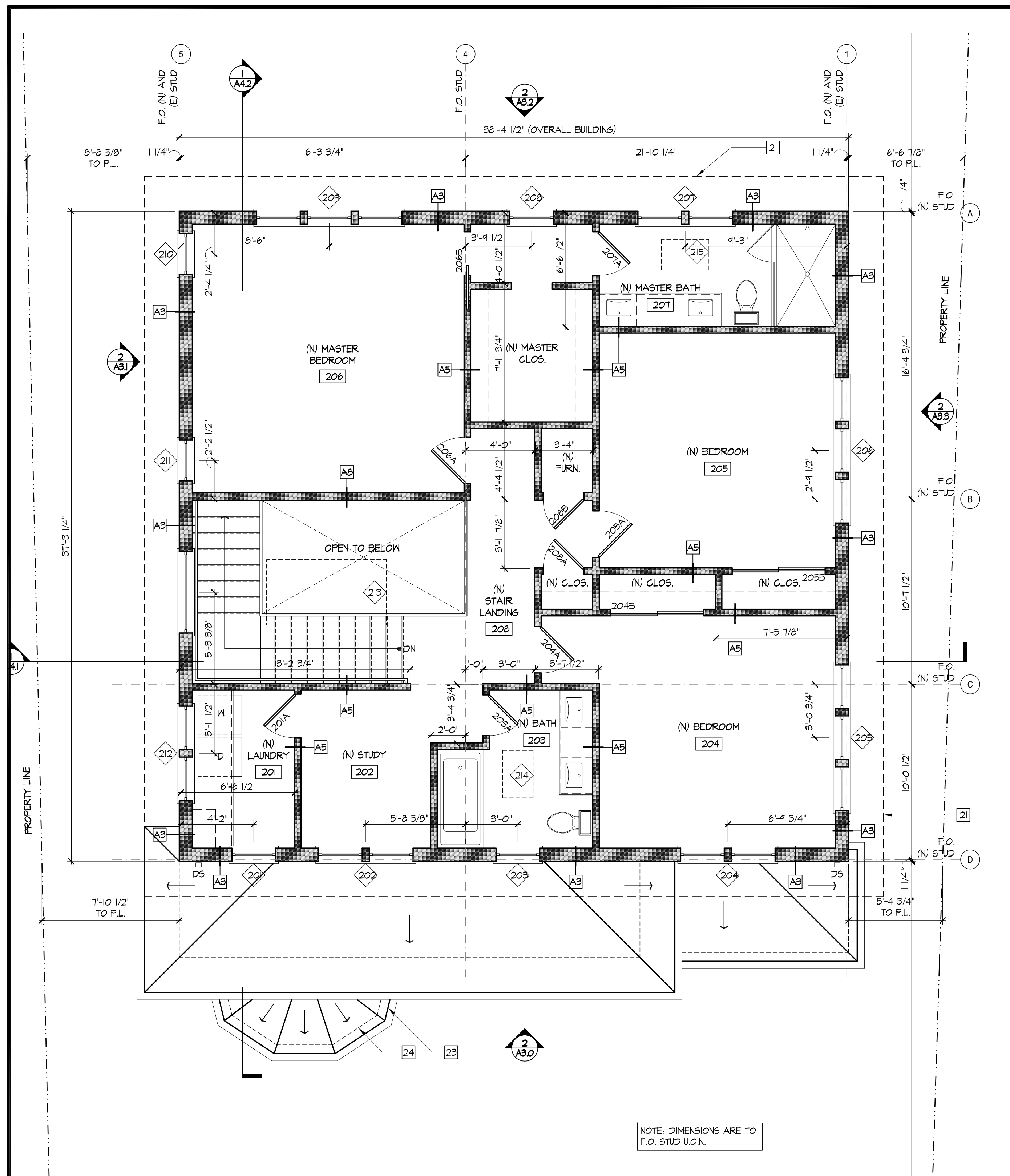
SHEET TITLE
PROPOSED
SECOND FLOOR PLAN

SCALE



SHEET NUMBER

A2.2



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW

- 21 OUTLINE OF ROOF ABOVE
- 22 OUTLINE OF FLOOR ABOVE
- 23 OUTLINE OF ROOF BELOW
- 24 OUTLINE OF FLOOR BELOW
- 25 (N) CONCRETE LANDINGS AND STEPS
- 26 (N) GAS FIREPLACE
- 27 (N) CONCRETE RETAINING WALL
- 28 (N) WOOD GATE
- 29 LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103

KEY NOTES: EXISTING / DEMOLITION

- 1 DEMOLISH AS NOTED ON PLAN
- 2 OUTLINE OF FLOOR ABOVE
- 3 (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED
- 4 (E) FIREPLACE, TO BE DEMOLISHED
- 5 PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
- 6 (E) RETAINING WALL TO REMAIN
- 7 PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR

LEGEND:

- TO BE REMOVED/DEMOLISHED
- ▨ EXISTING (E) WALL
- ▬ NEW (N) WALL
- NEW (N) DOOR, SEE SCHEDULE
- NEW (N) WINDOW, SEE SCHEDULE

KEY NOTES (PROPOSED):

- 21 (N) ASPHALT ROOFING SHINGLES
- 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
- 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
- 24 (N) PAINTED METAL DOWNSPOUT (2X3)
- 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/ DOOR SCHEDULE
- 26 (N) PAINTED WOOD DOOR, SEE WINDOW/ DOOR SCHEDULE
- 27 OUTLINE OF EXISTING BUILDING
- 28 OUTLINE OF GRADE
- 29 (N) CONCRETE STEPS AND LANDING
- 30 (N) PAINTED CEMENT PLASTER (3-COAT)
- 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
- 32 (N) SKYLIGHT, SEE WINDOW/ DOOR SCHEDULE
- 33 (N) PAINTED WOOD ENTRY COLUMNS
- 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/ DOOR SCHEDULE
- 35 (N) CONCRETE PATIO
- 36 OUTLINE OF BASEMENT FLOOR
- 37 (N) OUTDOOR SCONCE LIGHT FIXTURE
- 38 (N) PAINTED METAL HANDRAIL



2 PROPOSED EXTERIOR ELEVATION (FACING EAST)
1/4"=1'-0"

KEY NOTES (EXISTING):

- 1 (E) PARAPET
- 2 (E) PAINTED WOOD WINDOWS
- 3 (E) PAINTED CEMENT PLASTER
- 4 (E) PAINTED METAL DOWNSPOUT
- 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
- 6 (E) CHIMNEY, TO BE REMOVED
- 7 (E) PAINTED WOOD GARAGE DOOR
- 8 (E) PAINTED WOOD DOORS
- 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
- 10 OUTLINE OF BASEMENT FLOOR



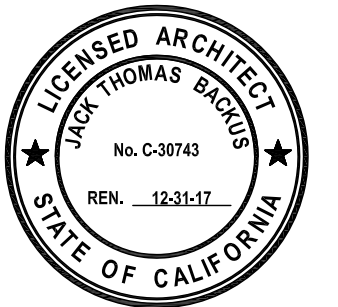
1 EXISTING EXTERIOR ELEVATION (FACING EAST)
1/4"=1'-0"

**963 GROSVENOR PLACE
ADDITION**

963 Grosvenor Place
Oakland, CA 94610

**JACK BACKUS
ARCHITECTS**

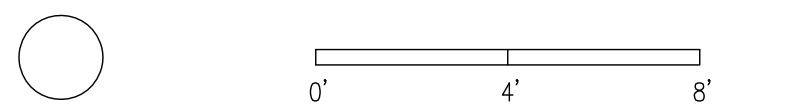
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Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

SHEET TITLE
**EXISTING AND PROPOSED
EXTERIOR ELEVATIONS**

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.0

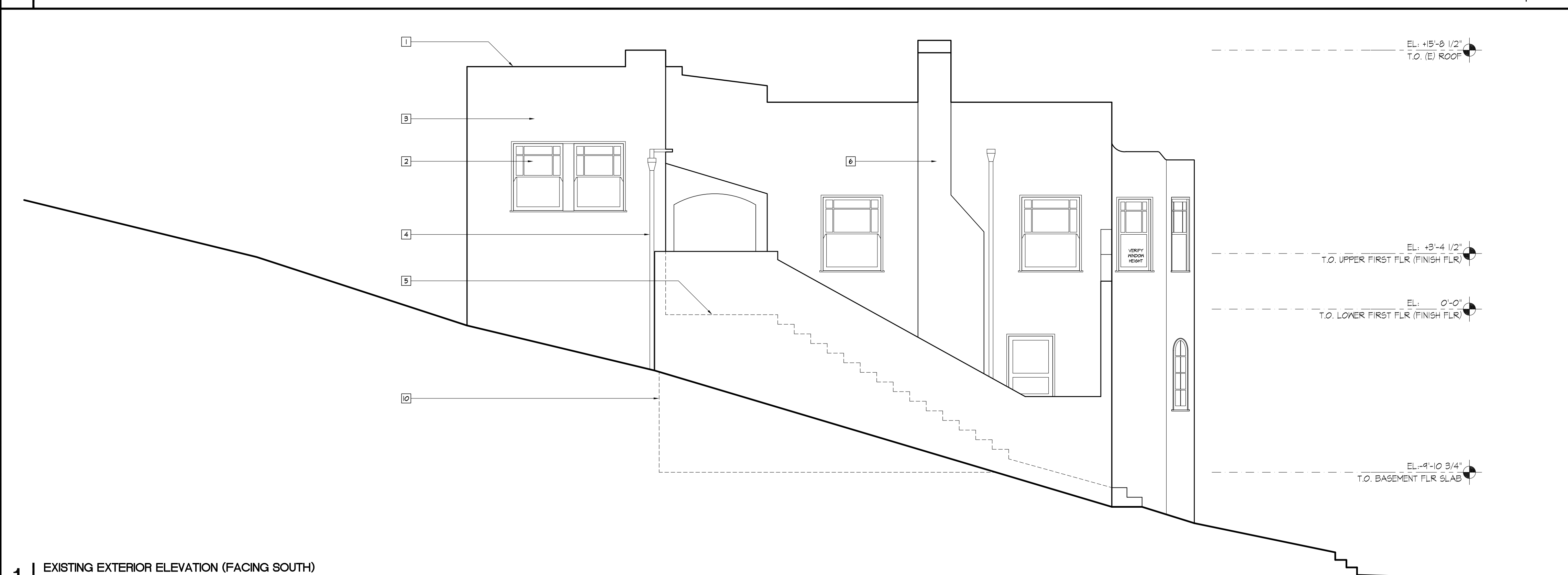
KEY NOTES (PROPOSED):

- 21 (N) ASPHALT ROOFING SHINGLES
- 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
- 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
- 24 (N) PAINTED METAL DOWNSPOUT (2X3)
- 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/ DOOR SCHEDULE
- 26 (N) PAINTED WOOD DOOR, SEE WINDOW/ DOOR SCHEDULE
- 27 OUTLINE OF EXISTING BUILDING
- 28 OUTLINE OF GRADE
- 29 (N) CONCRETE STEPS AND LANDING
- 30 (N) PAINTED CEMENT PLASTER (3-COAT)
- 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
- 32 (N) SKYLIGHT, SEE WINDOW/ DOOR SCHEDULE
- 33 (N) PAINTED WOOD ENTRY COLUMNS
- 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/ DOOR SCHEDULE
- 35 (N) CONCRETE PATIO
- 36 OUTLINE OF BASEMENT FLOOR
- 37 (N) OUTDOOR SCENCE LIGHT FIXTURE
- 38 (N) PAINTED METAL HANDRAIL

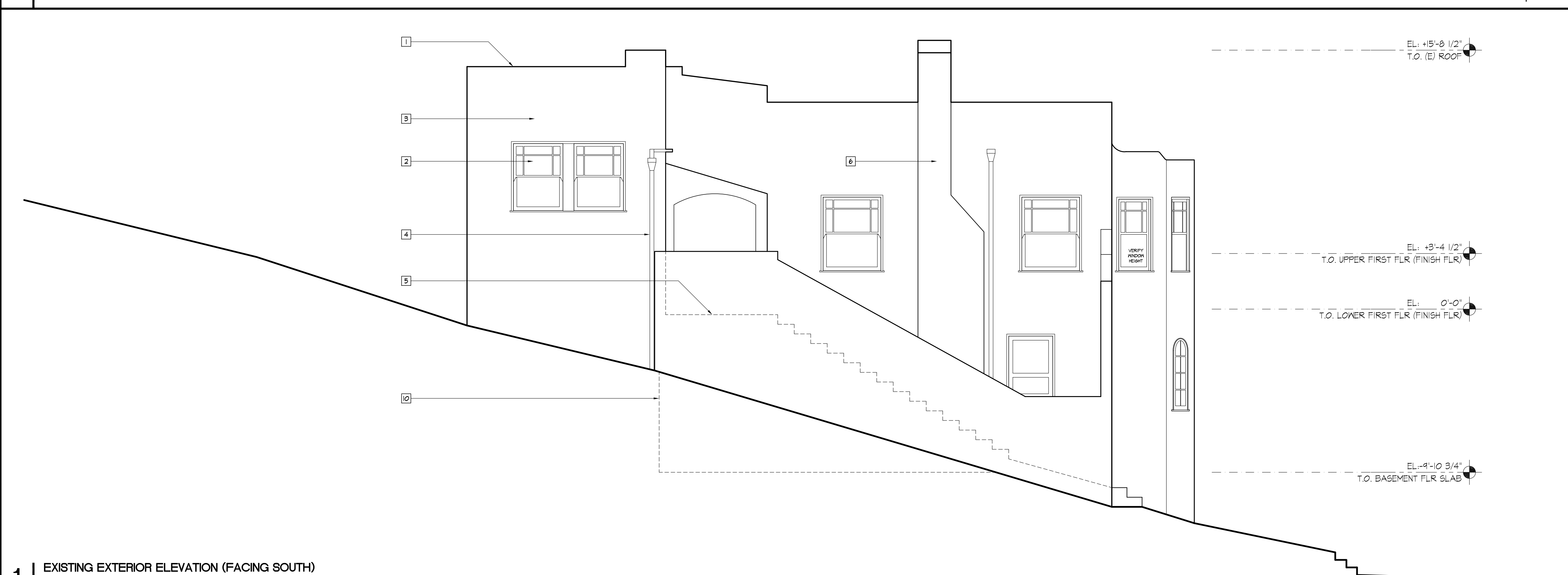
KEY NOTES (EXISTING):

- 1 (E) PARAPET
- 2 (E) PAINTED WOOD WINDOWS
- 3 (E) PAINTED CEMENT PLASTER
- 4 (E) PAINTED METAL DOWNSPOUT
- 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
- 6 (E) CHIMNEY, TO BE REMOVED
- 7 (E) PAINTED WOOD GARAGE DOOR
- 8 (E) PAINTED WOOD DOORS
- 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
- 10 OUTLINE OF BASEMENT FLOOR

2 PROPOSED EXTERIOR ELEVATION (FACING SOUTH)
1/4"=1'-0"



1 EXISTING EXTERIOR ELEVATION (FACING SOUTH)
1/4"=1'-0"



**963 GROSVENOR PLACE
ADDITION**

963 Grosvenor Place
Oakland, CA 94610

**JACK BACKUS
ARCHITECTS**

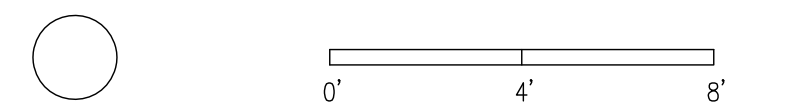
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

SHEET TITLE
**EXISTING AND PROPOSED
EXTERIOR ELEVATIONS**

SCALE
1/4" = 1'-0"

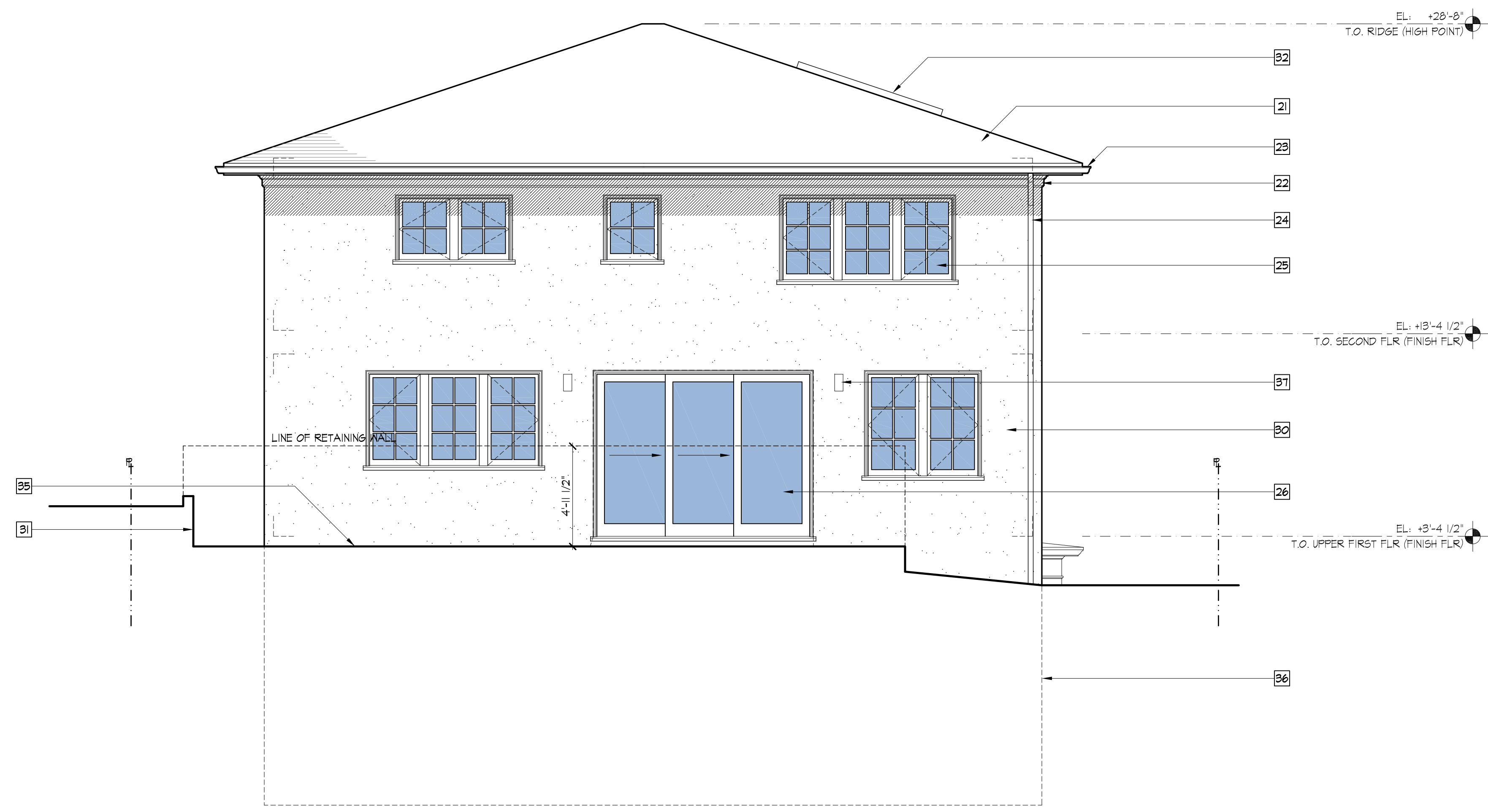


SHEET NUMBER

A3.1

KEY NOTES (PROPOSED):

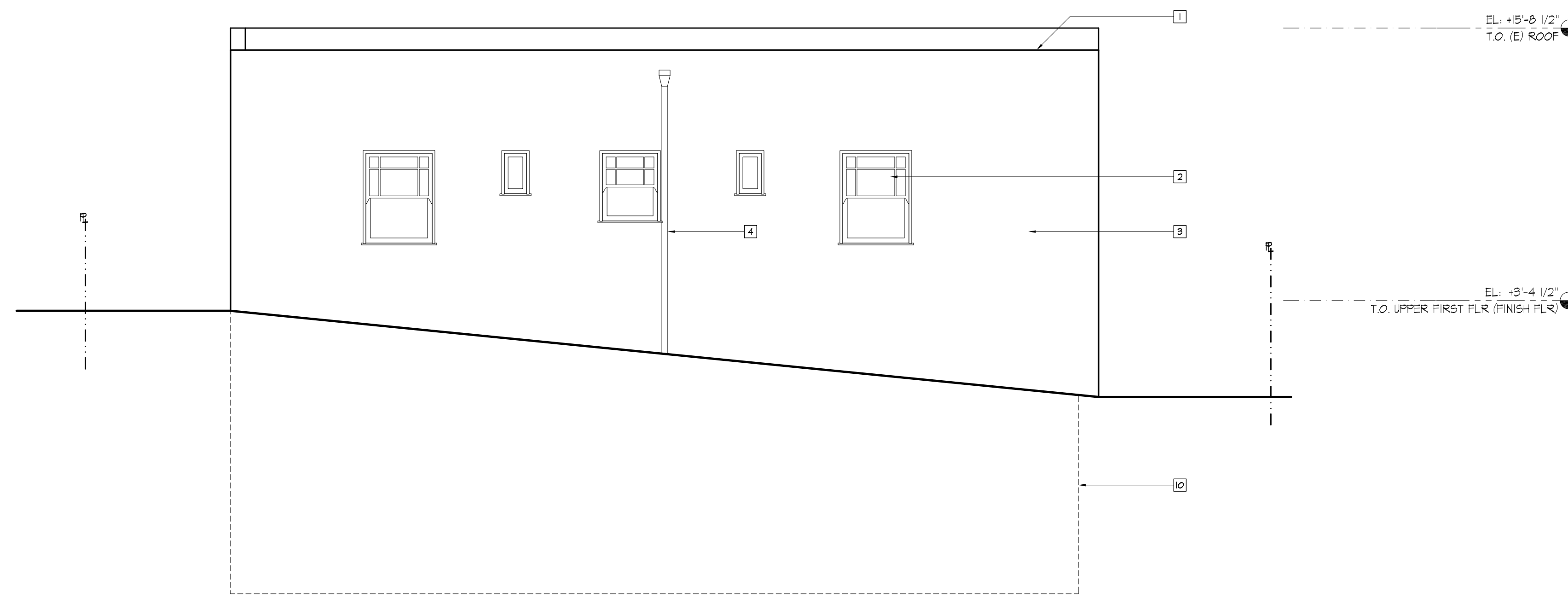
- 21 (N) ASPHALT ROOFING SHINGLES
- 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
- 23 (N) PAINTED METAL GUTTER (5" O6SEE PROFILE)
- 24 (N) PAINTED METAL DOWNSPOUT (2X3)
- 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/ DOOR SCHEDULE
- 26 (N) PAINTED WOOD DOOR, SEE WINDOW/ DOOR SCHEDULE
- 27 OUTLINE OF EXISTING BUILDING
- 28 OUTLINE OF GRADE
- 29 (N) CONCRETE STEPS AND LANDING
- 30 (N) PAINTED CEMENT PLASTER (3-COAT)
- 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
- 32 (N) SKYLIGHT, SEE WINDOW/ DOOR SCHEDULE
- 33 (N) PAINTED WOOD ENTRY COLUMNS
- 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/ DOOR SCHEDULE
- 35 (N) CONCRETE PATIO
- 36 OUTLINE OF BASEMENT FLOOR
- 37 (N) OUTDOOR SCENCE LIGHT FIXTURE
- 38 (N) PAINTED METAL HANDRAIL



2 | PROPOSED EXTERIOR ELEVATION (FACING WEST)
1/4"=1'-0"

KEY NOTES (EXISTING):

- 1 (E) PARAPET
- 2 (E) PAINTED WOOD WINDOWS
- 3 (E) PAINTED CEMENT PLASTER
- 4 (E) PAINTED METAL DOWNSPOUT
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- 8 (E) PAINTED WOOD DOORS
- 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
- 10 OUTLINE OF BASEMENT FLOOR



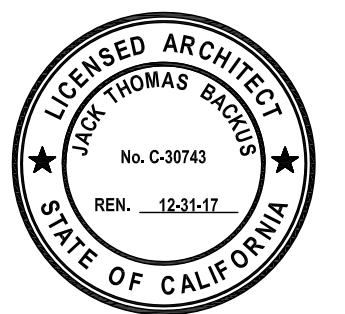
1 | EXISTING EXTERIOR ELEVATION (FACING WEST)
1/4"=1'-0"

**963 GROSVENOR PLACE
ADDITION**

963 Grosvenor Place
Oakland, CA 94610

**JACK BACKUS
ARCHITECTS**

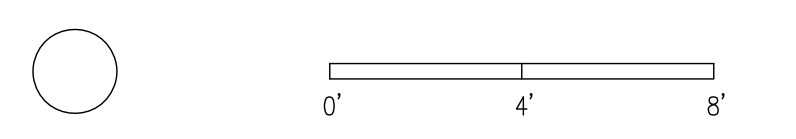
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	06.09.2017	PERMIT SET

SHEET TITLE
**EXISTING AND PROPOSED
EXTERIOR ELEVATIONS**

SCALE
1/4" = 1'-0"

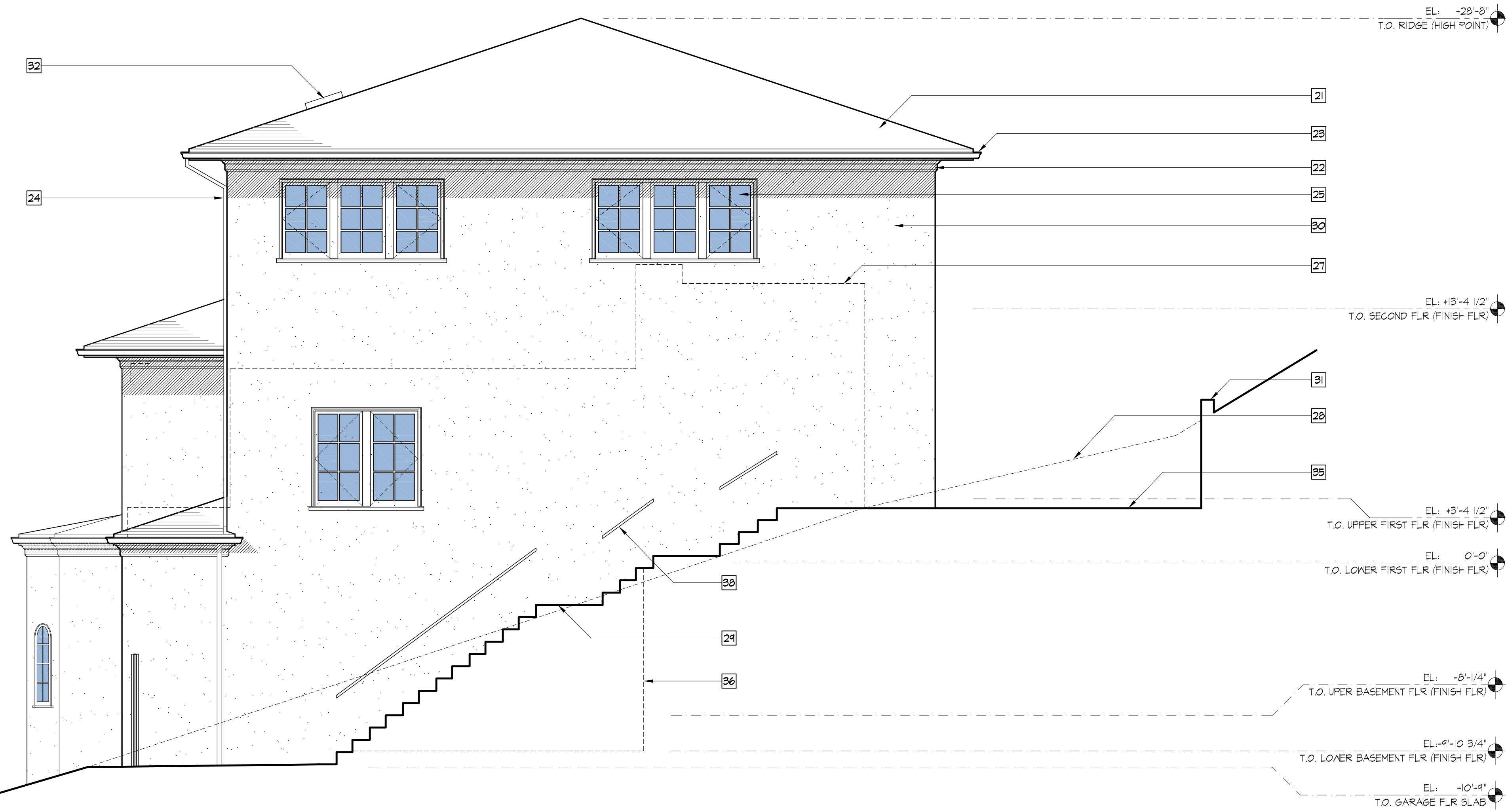


SHEET NUMBER

A3.2

KEY NOTES (PROPOSED):

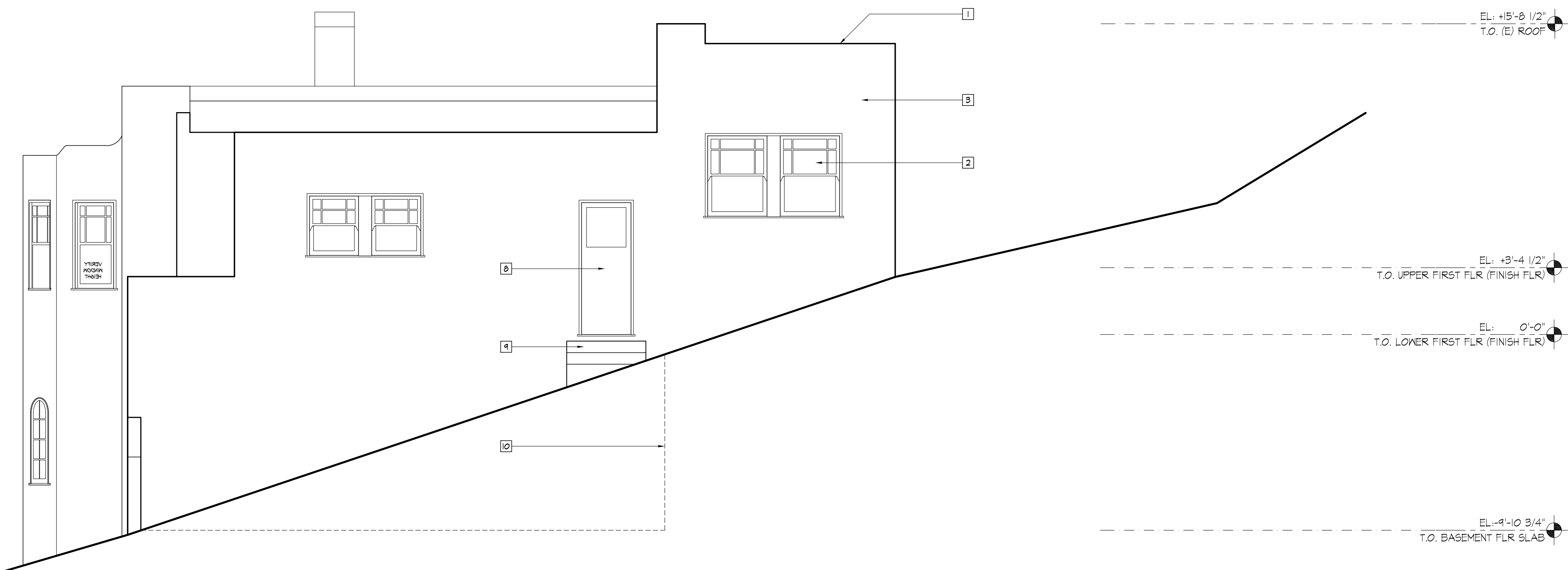
- 21 (N) ASPHALT ROOFING SHINGLES
- 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
- 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
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- 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
- 32 (N) SKYLIGHT, SEE WINDOW/ DOOR SCHEDULE
- 33 (N) PAINTED WOOD ENTRY COLUMNS
- 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/ DOOR SCHEDULE
- 35 (N) CONCRETE PATIO
- 36 OUTLINE OF BASEMENT FLOOR
- 37 (N) OUTDOOR SCENCE LIGHT FIXTURE
- 38 (N) PAINTED METAL HANDRAIL



2 PROPOSED EXTERIOR ELEVATION (FACING NORTH)
1/4"=1'-0"

KEY NOTES (EXISTING):

- 1 (E) PARAPET
- 2 (E) PAINTED WOOD WINDOWS
- 3 (E) PAINTED CEMENT PLASTER
- 4 (E) PAINTED METAL DOWNSPOUT
- 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
- 6 (E) CHIMNEY, TO BE REMOVED
- 7 (E) PAINTED WOOD GARAGE DOOR
- 8 (E) PAINTED WOOD DOORS
- 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
- 10 OUTLINE OF BASEMENT FLOOR



1 EXISTING EXTERIOR ELEVATION (FACING NORTH)
1/4"=1'-0"

**963 GROSVENOR PLACE
ADDITION**

963 Grosvenor Place
Oakland, CA 94610

**JACK BACKUS
ARCHITECTS**

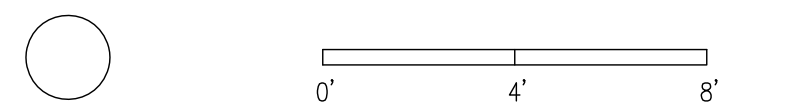
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET

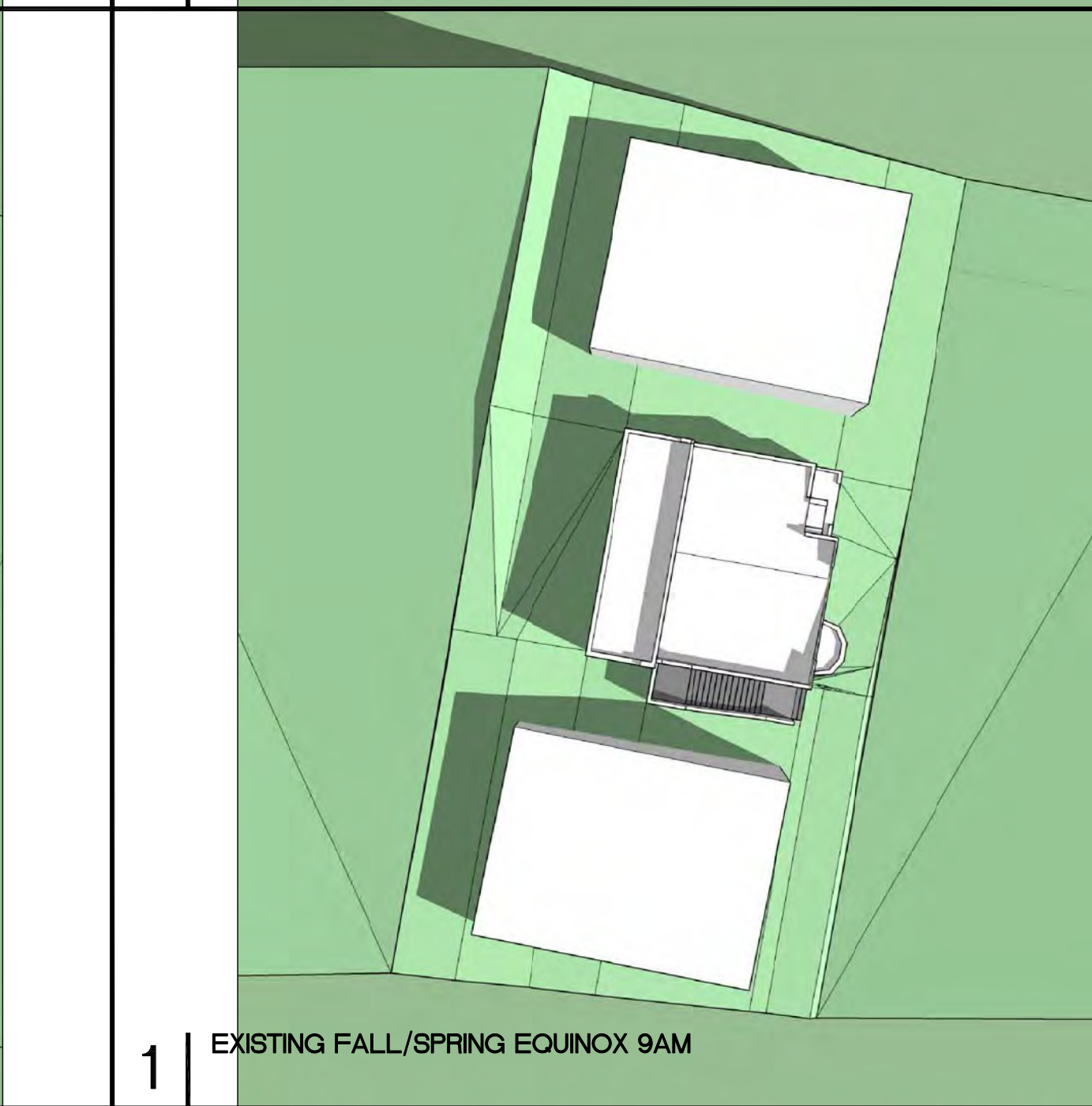
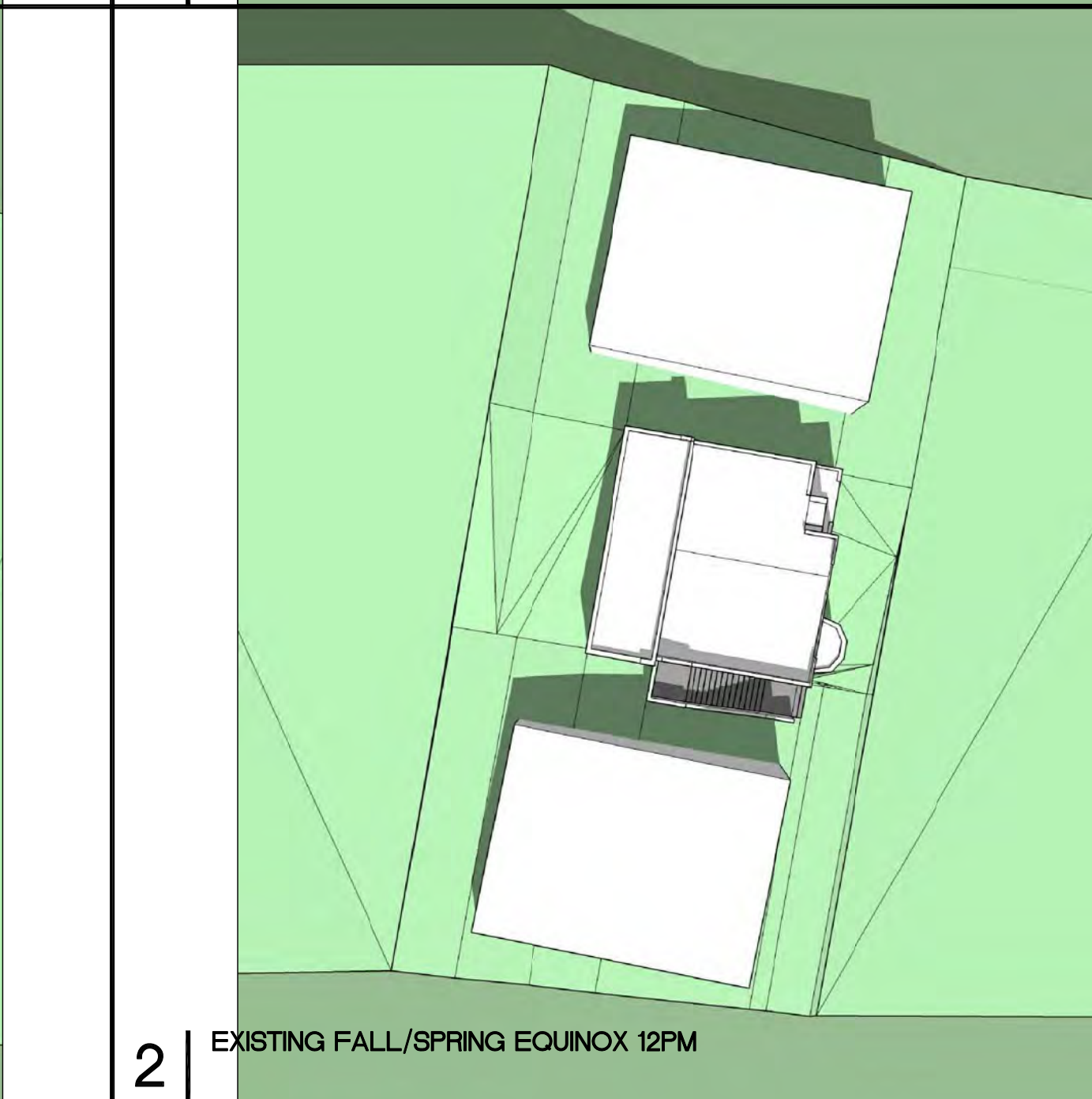
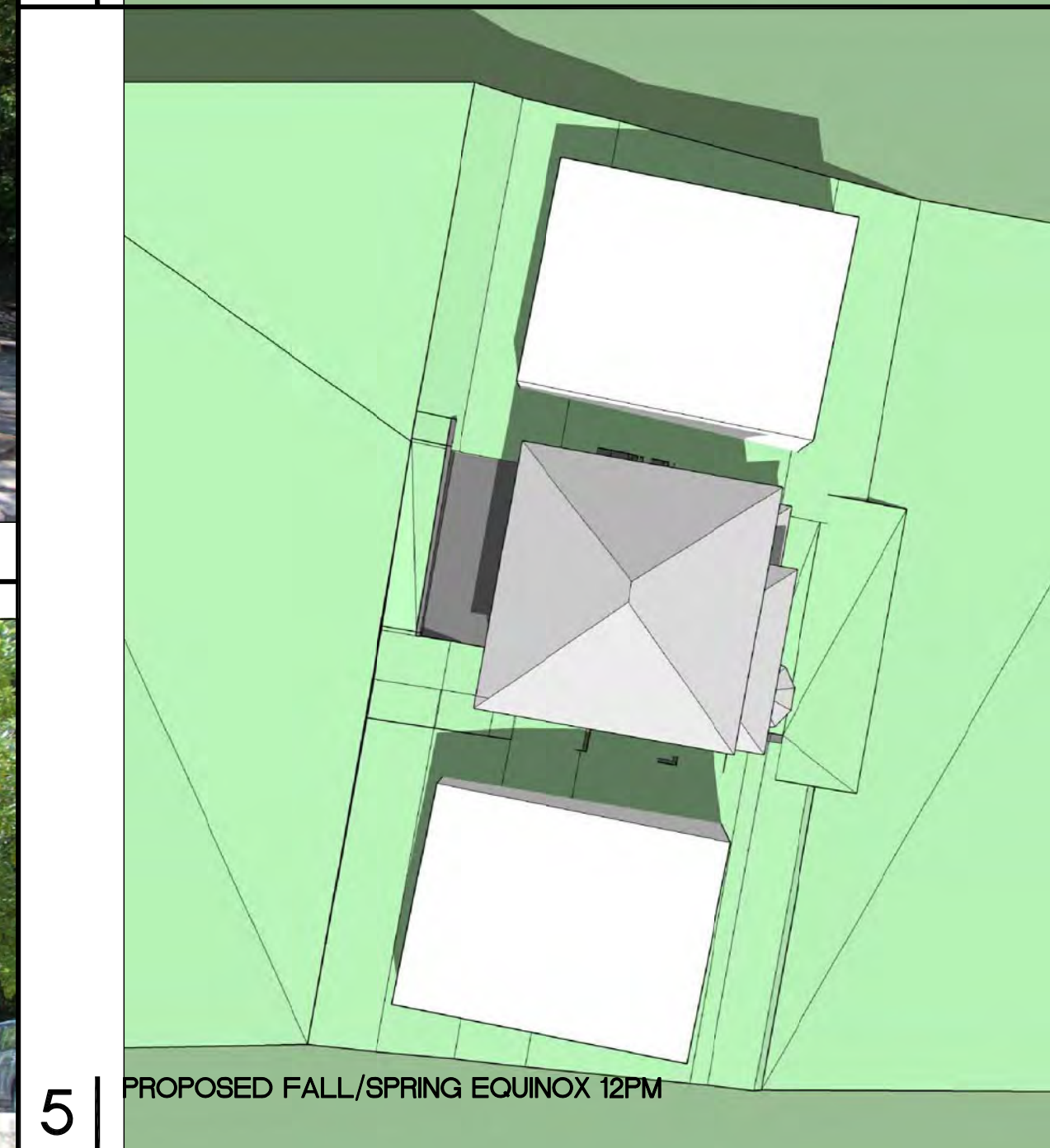
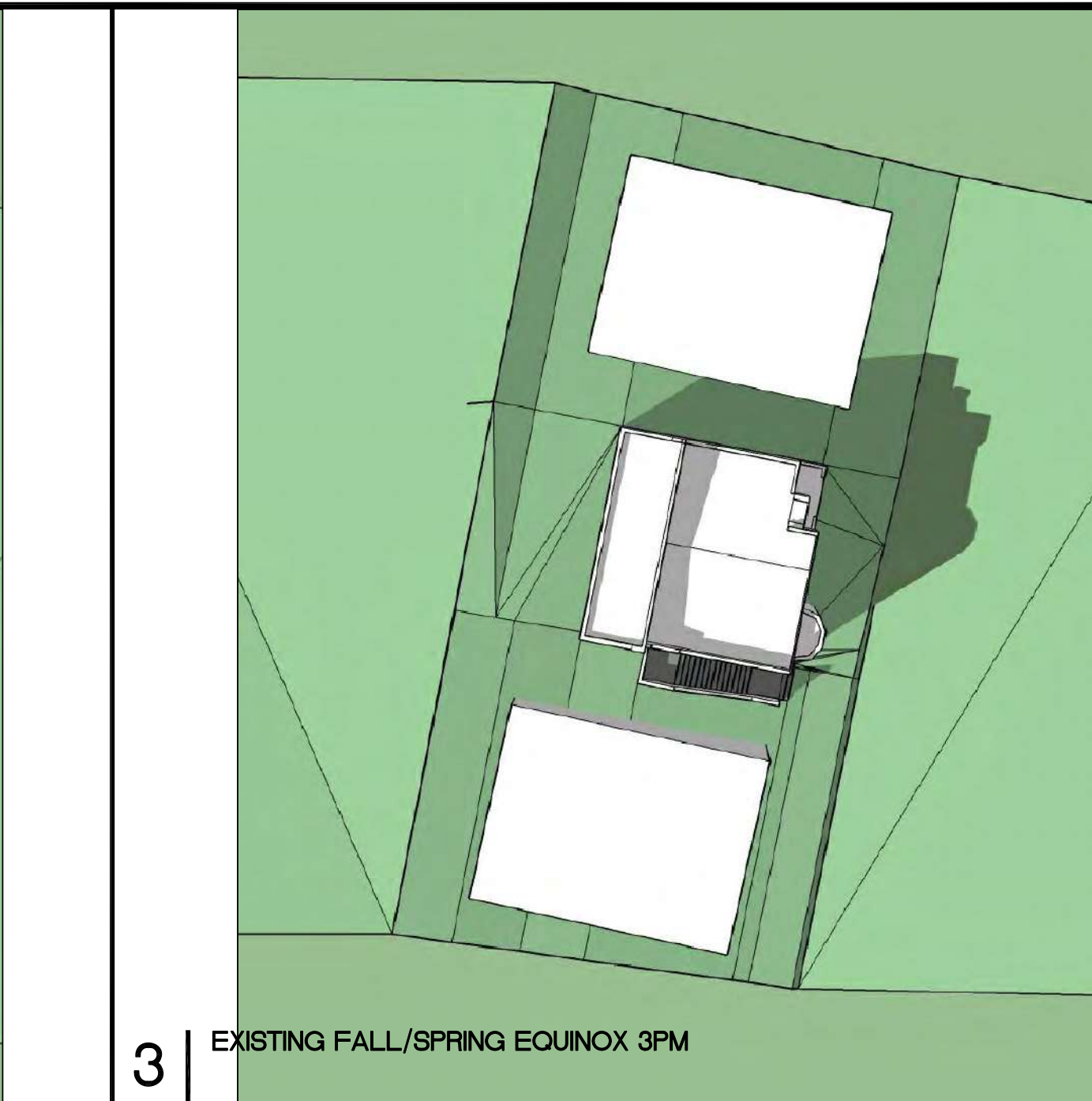
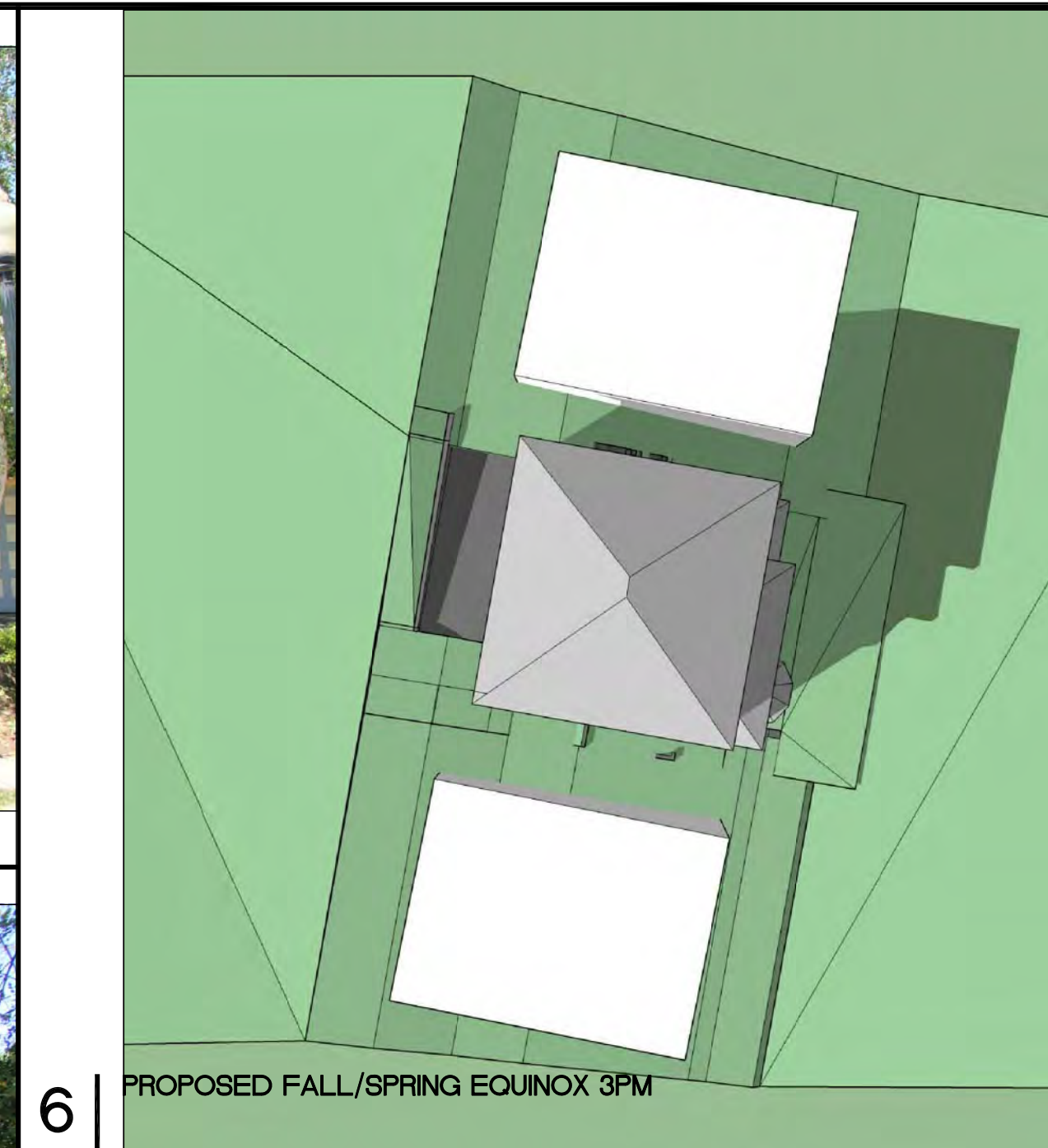
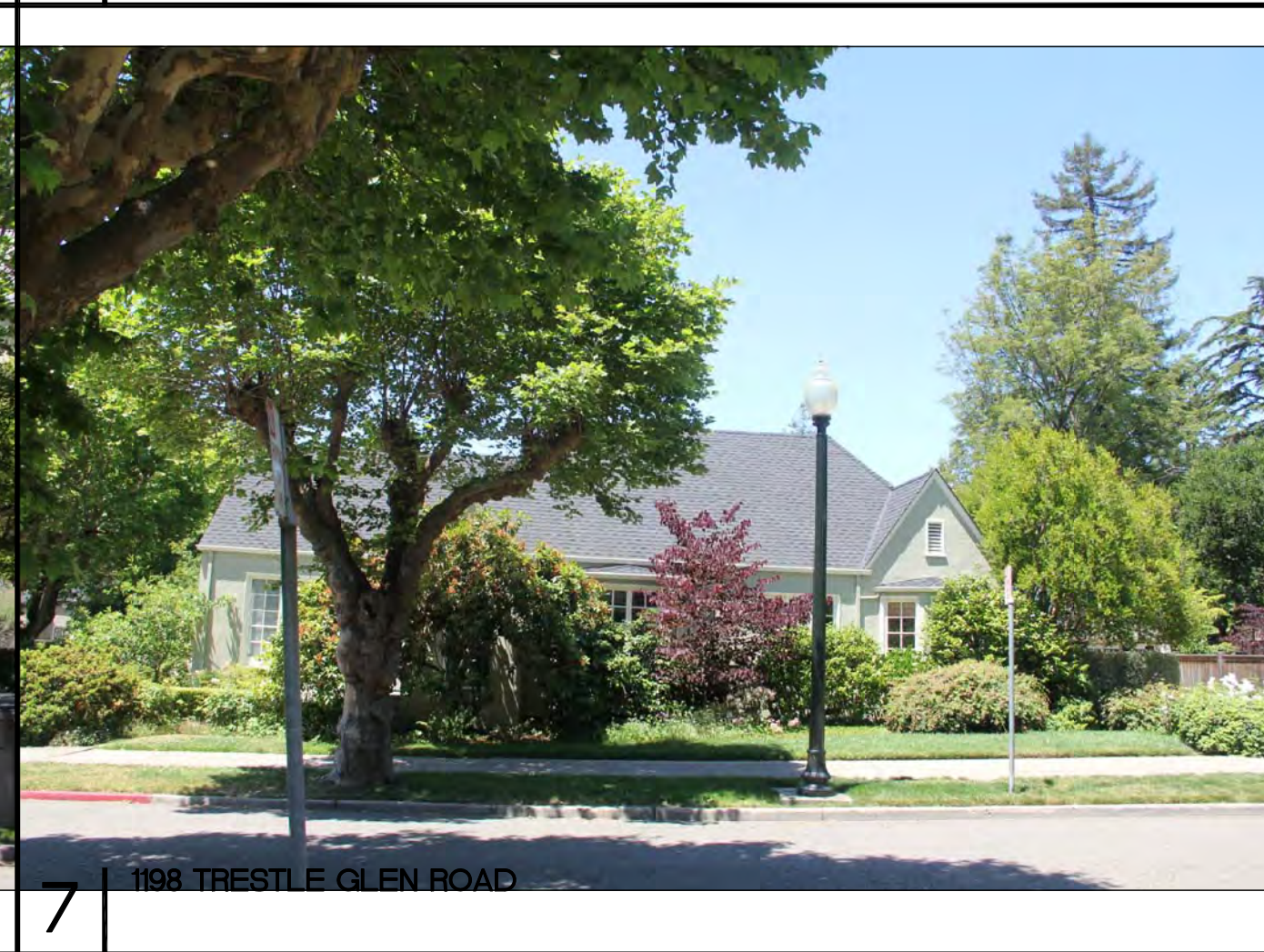
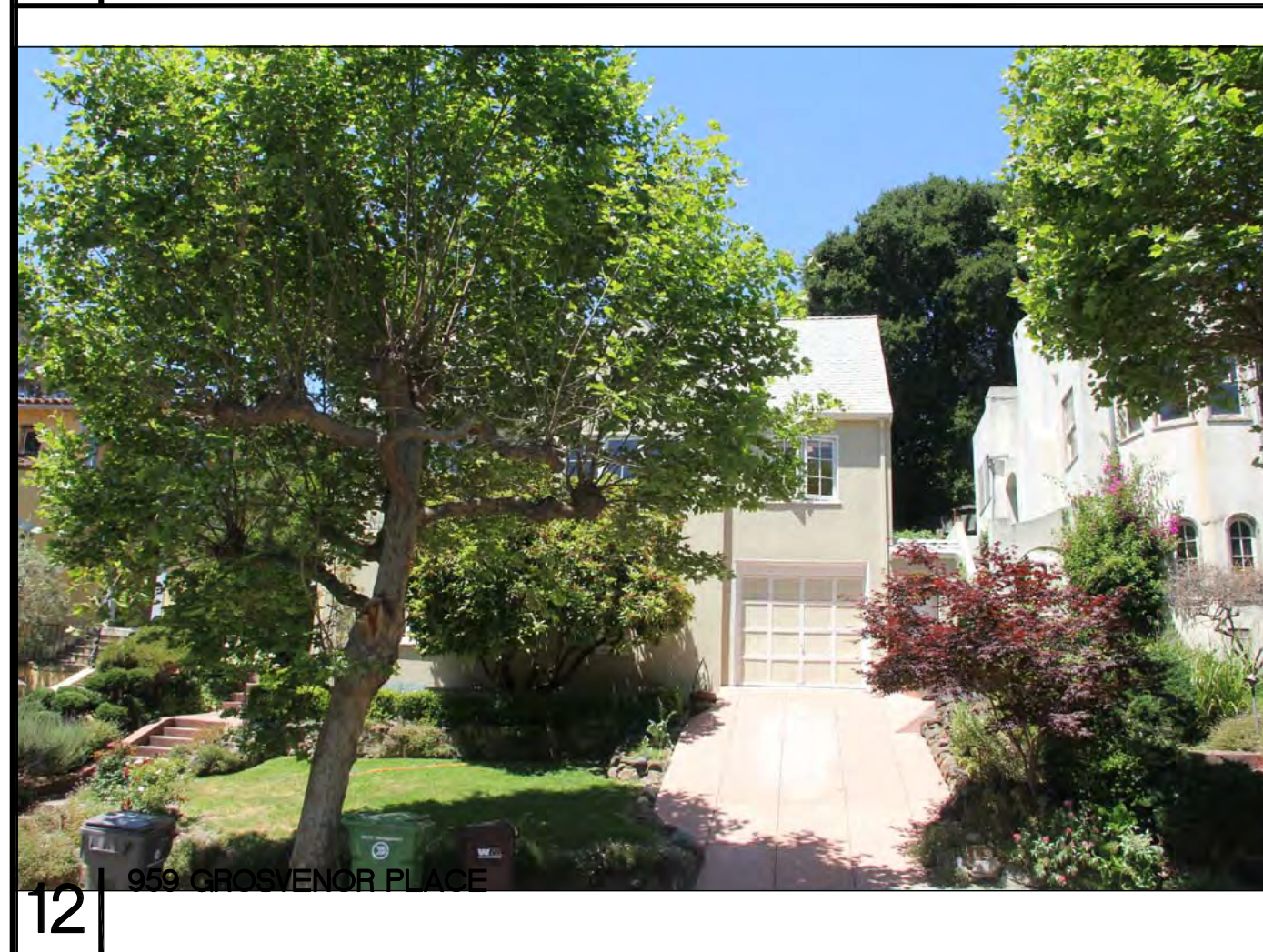
SHEET TITLE
**EXISTING AND PROPOSED
EXTERIOR ELEVATIONS**

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.3

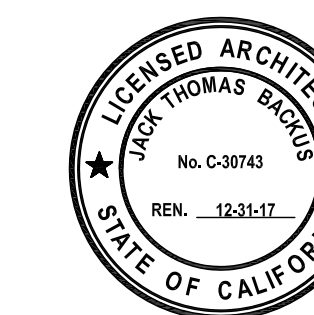


963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

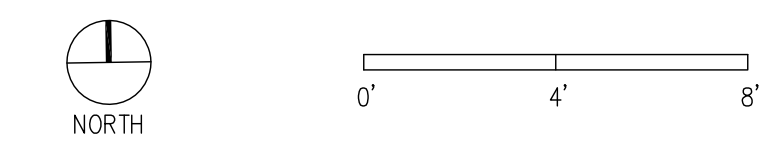
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET

SHEET TITLE
EXISTING/ PROPOSED SHADOW STUDIES AND NEIGHBOR PHOTOS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.4



12 | 986 GROSVENOR PLACE



8 | 968 GROSVENOR PLACE



4 | 1200 TRESTLE GLEN ROAD



11 | 982 GROSVENOR PLACE



7 | 964 GROSVENOR PLACE



3 | 981 GROSVENOR PLACE



10 | 976 GROSVENOR PLACE



6 | 950 GROSVENOR PLACE



2 | 979 GROSVENOR PLACE



9 | 972 GROSVENOR PLACE



5 | 916 GROSVENOR PLACE



1 | 975 GROSVENOR PLACE

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS
ARCHITECTS

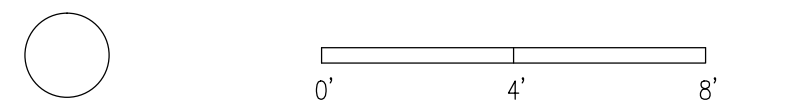
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS	
NO.	DESCRIPTION
1.	05.23.2017 PLANNING SET

SHEET TITLE
PHOTOS OF NEIGHBORS

SCALE
1/4" = 1'-0"



SHEET NUMBER

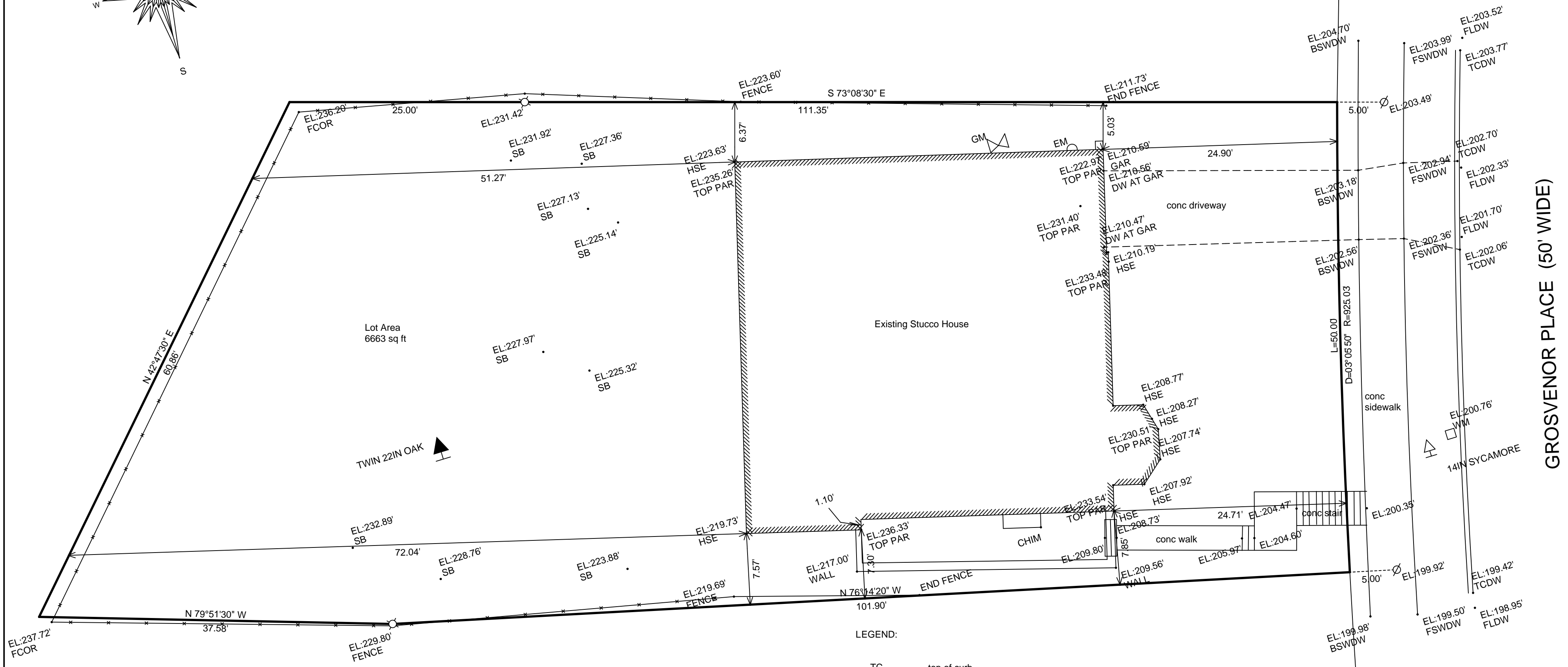
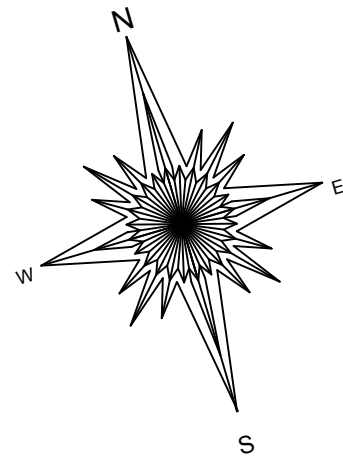
A3.5

963 GROSVENOR PLACE, OAKLAND, CA

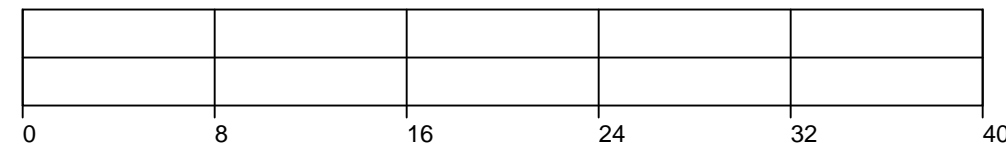
PORTION OF LOT 35, BLOCK 9, "LAKESHORE HIGHLANDS", FILED JUNE 18, 1917, LIBER 16 OF MAPS, PAGE 37, ALAMEDA COUNTY RECORDS

APN. 11-889-9-2

APRIL, 2017



SCALE: 1 INCH = 8 FEET



Note:
This drawing was created using PC Survey software, and translated into .pdf format. No responsibility is taken by this office for the accuracy of the .pdf drawing. Please refer to the hard copy.
The data contained in this drawing remains the property of Paul O. Webb-Licensed Surveyor, and may only be used for its intended purpose.

BENCHMARK:

Top of curb at ESE curb return @ Trestle Glen and Grosvenor Place taken as Elevation 186.6' per City of Oakland records.

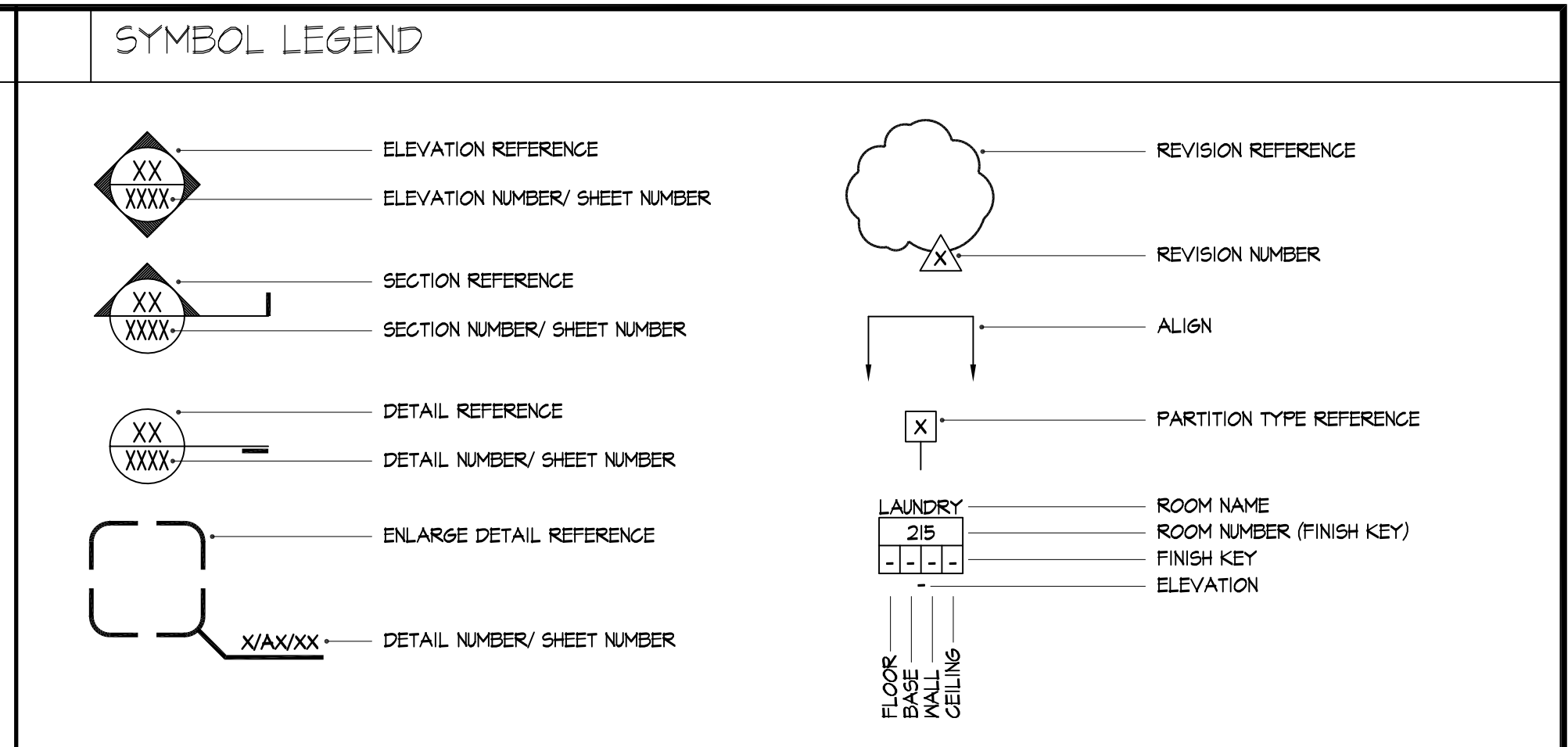
LEGEND:

- TC top of curb
- FL flowline
- DW driveway
- BSW back of sidewalk
- FSW front of sidewalk
- PAR parapet
- SB slope break
- HSE ground at corner of house
- GAR ground at corner of garage
- WALL ground at corner of wall
- WM water meter
- GM gas meter
- EM electric meter
- FCOR fence corner
- set 5/8" rebar with cap PLS 5530
- set nail and brass tag PLS 5530

Paul O. Webb-Licensed Surveyor
2724 Ninth Street, Suite B
Berkeley, Ca. 94710

GROSVENOR PLACE (50' WIDE)

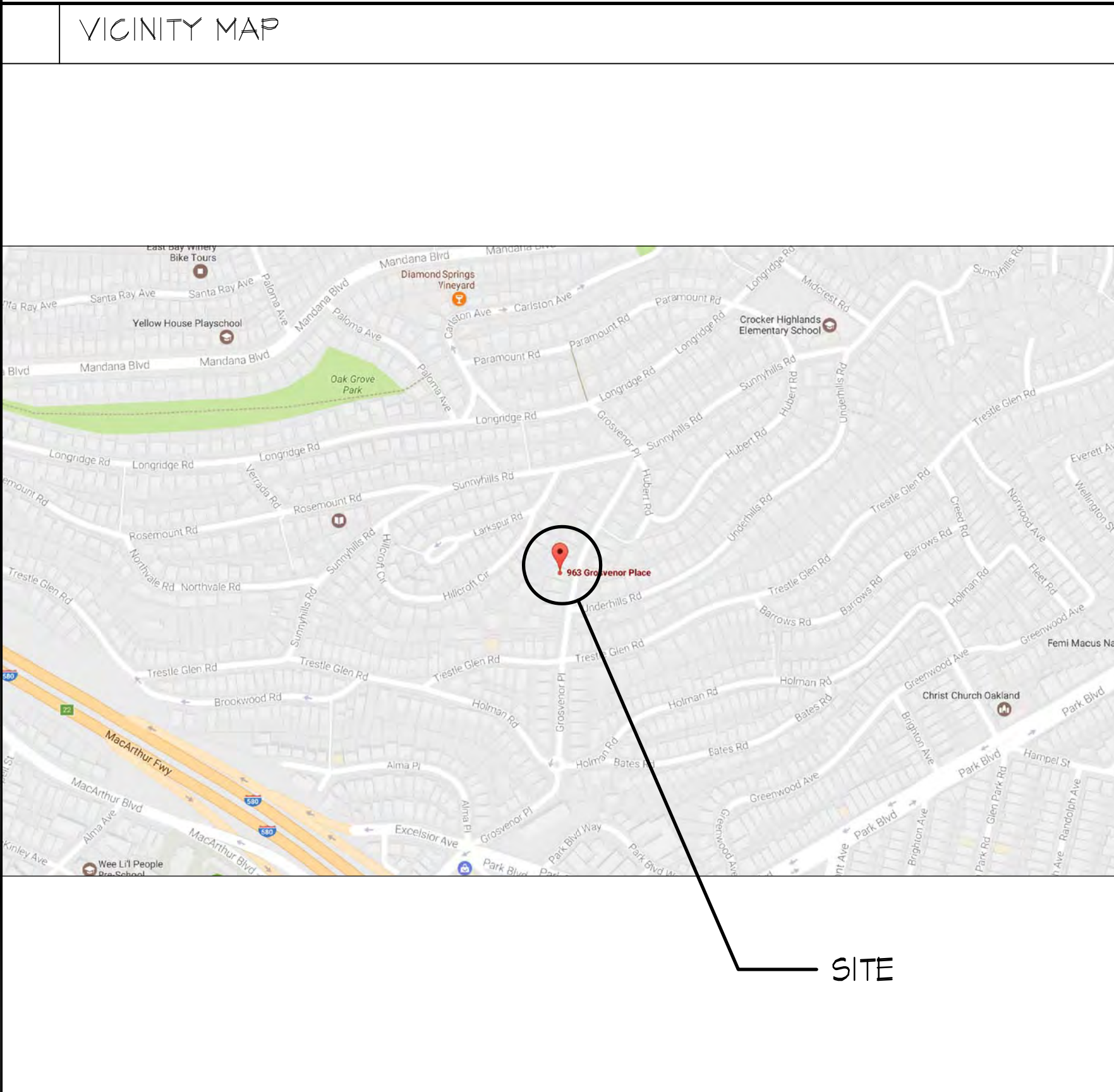
ABBREVIATIONS											
A.G.	ASPHALTIC CONCRETE	G.O.	CLEANOUT	F.D.	FLOOR DRAIN	MAT.	MATERIAL	R.	RADIUS	THK.	THICK
ACQ'DS.	ACCORDING	G.O.L.	COLUMN	FLUOR.	FLUORESCENT	MAX.	MAXIMUM	R.D.	ROOF DRAIN	THK.	THRESHOLD
ACQ'S.	ACQUISITION	CONG.	CONCRETE	F.O.	FACE OF	MEGH.	MECHANICAL	REINF.	REINFORCED	TRANS.	TRANSPARENT
ADD.	ADDITIONAL	COND.	CONDITION	F.O.W.	FACE OF WALL	MEMB.	MEMBRANE	RESIL.	RESILIENT	T.O.	TOP OF
ADJ.	ADJUSTABLE OR ADJACENT	CONTR.	CONTRACTOR	F.R.	FIRE RATED	MET.	METAL	REQ'D.	REQUIRED	T.O.C.	TOP OF CONCRETE
		CPT.	CARPET	FRMS.	FRAMING	MFR.	MANUFACTURER	R.O.	ROUGH OPENING	T.O.S.	TOP OF SLAB
A.F.F.	ABOVE FLOOR FINISH	C.T.	CERAMIC TILE	FSTNRS.	FASTENERS	MFY.	MODIFY	RM.	ROOM	T.O.P.	TOP OF PLATE
		C.W.	COLD WATER	FTG.	FOOTINGS	MIN.	MINIMUM	SCHED.	SCHEDULE	T.S.	TUBE STEEL
						MTD.	MOUNTED	S.G.	STAIN GRADE	T.O.W.	TO OF WALL
ALUM.	ALUMINUM	DET.	DETAIL	GA.	GAUSE	MTL.	METAL	S.S.D.	SEE STRUCTURAL DRAWINGS	TYP.	TYPICAL
ANOD.	ANODIZED	D.F.	DRINKING FOUNTAIN	GALV.	GALVANIZED			S.E.D.	SEE ELECTRICAL DRAWINGS	U.O.N.	UNLESS OTHERWISE NOTED
ASSY.	ASSEMBLY	DIA.	DIAMETER	GDN.	GARDEN	N/A.	NOT APPLICABLE	S.M.D.	SEE MECHANICAL DRAWINGS	V.I.F.	VERIFY IN FIELD
		DIM.	DIMENSION	GL.	GLASS	N.I.C.	NOT IN CONTRACT	S.P.D.	SEE PLUMBING DRAWINGS	WD.	WOOD
BD.	BOARD	D.S.	DOWNSPOUTS	G.S.M.	GALVANIZED SHEET METAL	N.T.S.	NOT TO SCALE	SST.	STAINLESS STEEL		
BLDG.	BUILDING	DWG.	DRAWING	GYP. BD.	GYP. BOARD	(N)	NEW	SIM.	SIMILAR		
BLK'G.	BLOCKING	EA.	EACH	CPT.	CARPET	O.C.	FIRE ALARM PULL STATION	SPEC.	SPECIFICATIONS		
B.O.	BOTTOM OF	ELEC.	ELECTRIC OR ELECTRICAL	H.C.	HANDICAP	O.D.	FOUNDATION	STL.	STEEL		
B.P.	BUILDING PAPER			HDR.	HEADER	OPNS.	FINISH	STRUC.	STRUCTURAL		
BU.	BUILT UP			HDWR.	HARDWARE	OPP.	FIRE EXTINGUISHER	TEMP.	TEMPERED OR TEMPORARY		
CAB.	CABINET	ELEV.	ELEVATOR	HDMR.	HARDWOOD			T&G.	TONGUE AND GROOVE		
CEM.	CEMENT	ENCL.	ENCLOSURE	HLM.	HOLLOW METAL	P.G.	PAINT GRADE				
CER.	CERAMIC	EQ.	EQUAL	HT.	HEIGHT	PLAS.	PLASTIC				
CLG.	CEILING	(E)	EXISTING	H.W.	HOT WATER	P-LAM.	PLASTIC LAMINATE				
C.L.	CENTERLINE	EXH.	EXHAUST	INSUL.	INSULATION	PLY.	PLYWOOD				
CLR.	CLEAR	EXT.	EXTERIOR	JT.	JOINT	P.L.	PROPERTY LINE				
C.M.U.	CONCRETE MASONRY UNIT	F.A.	FIRE ALARM PULL STATION	LAM.	LAMINATE	POL.	POLISHED				
		FDN.	FOUNDATION	L.O.	LINE OF	P.T.	PRESSURE TREATED				
		FIN.	FINISH	LT. FIXT.	LIGHT FIXTURE	PTD.	PAINTED				
		F.E.G.	FIRE EXTINGUISHER			PTN.	PARTITION				



SHEET INDEX

ARCHITECTURAL SHEETS (16 SHEETS ISSUED)

A0.1	PROJECT INFORMATION
A0.2	SITE ANALYSIS
A1.0	EXISTING AND PROPOSED SITE PLAN
A2.0	EXISTING / DEMOLITION AND PROPOSED BASEMENT FLOOR
A2.1	EXISTING / DEMOLITION AND PROPOSED FIRST FLOOR
A2.2	EXISTING / DEMOLITION AND PROPOSED SECOND FLOOR
A3.0	EXISTING AND PROPOSED EAST ELEVATIONS
A3.1	EXISTING AND PROPOSED SOUTH ELEVATIONS
A3.2	EXISTING AND PROPOSED WEST ELEVATIONS
A3.3	EXISTING AND PROPOSED NORTH ELEVATIONS
A3.4	NEIGHBORHOOD PHOTOS
A3.5	NEIGHBORHOOD PHOTOS
A3.6	3D MODELING IMAGES
A3.7	SHADOW STUDIES
A4.2	BUILDING SECTION HOUSE SURVEY



PROJECT INFORMATION

SCOPE OF WORK: FULL HOUSE REMODEL, NEW SECOND STORY TO INCLUDE LAUNDRY ROOM, MASTER BEDROOM AND BATH, TWO BEDROOMS, AND BATH. CONVERSION OF BASEMENT TO HABITABLE SPACE.

ASSESSORS PARCEL NUMBER: 11-884-4-2

ZONING FOR PROJECT: RD-2

OCCUPANCY TYPE: R-3 (SINGLE FAMILY RESIDENTIAL)

CONSTRUCTION TYPE: TYPE V-B

MINIMUM LOT AREA: 5000 SQ. FT.

EXISTING LOT AREA FOR PROJECT: 6663 SQ. FT.

EXISTING HOUSE SQUARE FOOTAGE: 1,483.6 SQ. FT.

HEIGHT (MAX. ALLOWED): 32'-0"

HEIGHT (PROPOSED): 31'-4"

SETBACKS REQUIRED/ EXISTING/ PROPOSED: FRONT- 20'-0"/ 34'-11 1/8" SIDE (NORTH)- 5'-0"/ 5'-2 3/4"/ NO CHANGE SIDE (SOUTH)- 5'-0"/ 7'-4"/ NO CHANGE REAR- 20'-0"/ 47'-1 1/4"/ 43'-8 3/4"

SQUARE FOOTAGES	EXISTING SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	TOTAL
BASEMENT FLOOR:	864.5 SQ.FT. (NON-HABITABLE)	476 SQ.FT. (324.5 SQ.FT. NON-HABITABLE)	476 SQ.FT. (HABITABLE)
FIRST FLOOR:	1467.28 SQ.FT.	224.72 SQ.FT.	1642 SQ.FT.
SECOND FLOOR:	N/A	1160 SQ.FT.	1160 SQ.FT.
TOTAL:	1,483.6 SQ.FT. (HABITABLE)	1860.72 SQ.FT.	3328 SQ.FT.

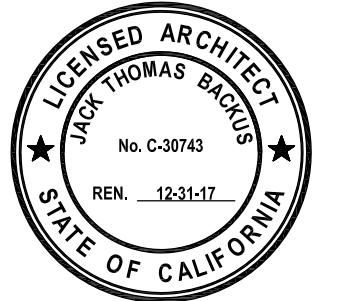
THE PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND ENERGY CODES, AS AMENDED BY THE CITY OF OAKLAND.

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



PROJECT DIRECTORY

CLIENT FP INVESTMENTS LP 805 FLETCHER LN SUITE 1 HAYWARD, CA 94544 v. 510.305.3588 e. PAUL.MARTIN@MARTINLANDCO.COM	ARCHITECT JACK BACKUS ARCHITECTS 1057 HUBERT ROAD OAKLAND, CA 94610 v. 510.343.4641 f. 510.986.1685 e. JACK@JBACKUSARCHITECTS.COM
CONTACT: PAUL MARTIN	CONTACT: JACK BACKUS
SURVEYOR PAUL WEBB 2724 NINTH STREET BERKELEY, CA 94710 v. 510.548.3201 e. WEBB593@PACBELL.NET	CONTACT: PAUL WEBB

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
3.	11.02.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

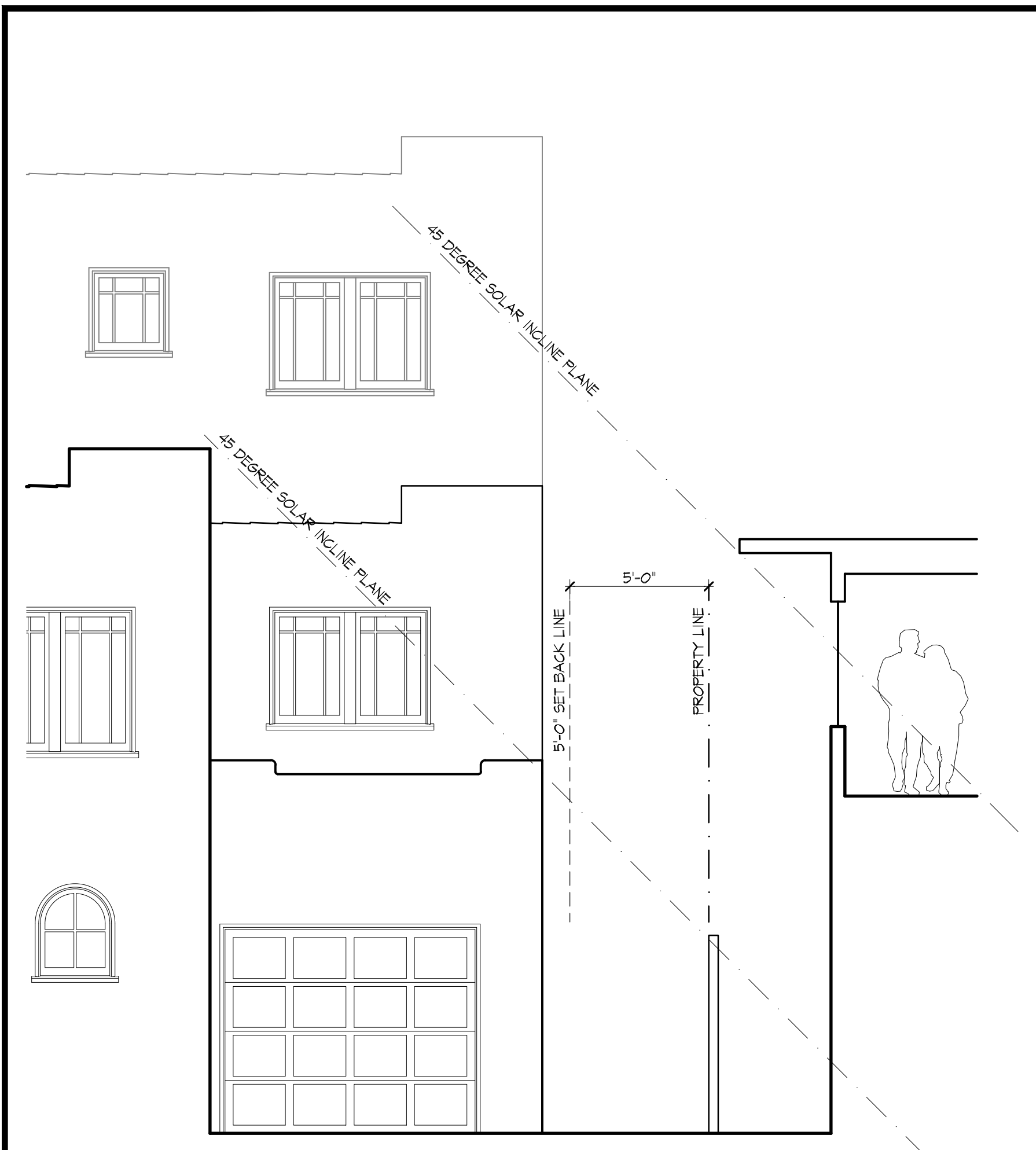


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PROJECT INFORMATION

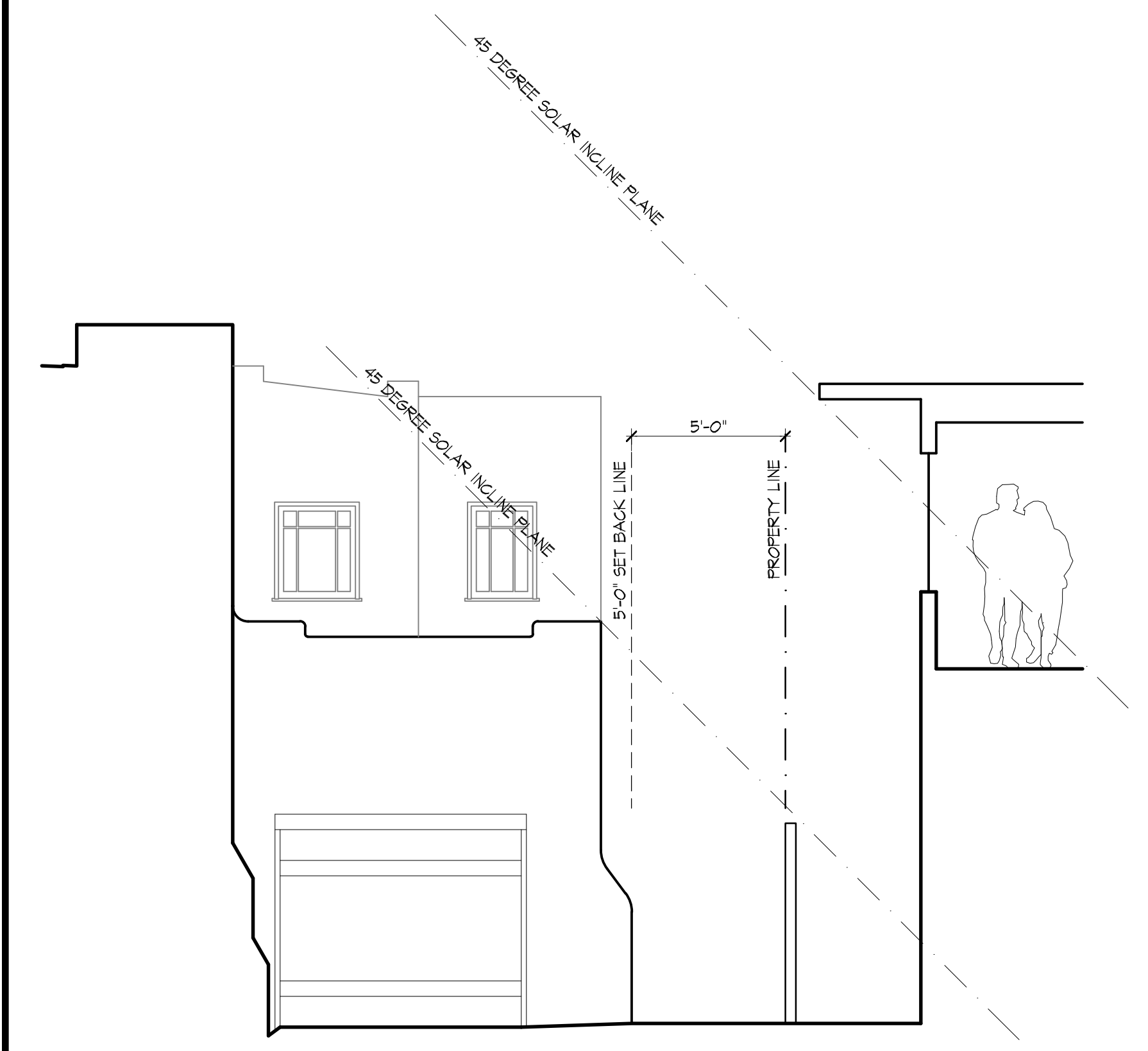
SCALE

SHEET NUMBER

A0.1

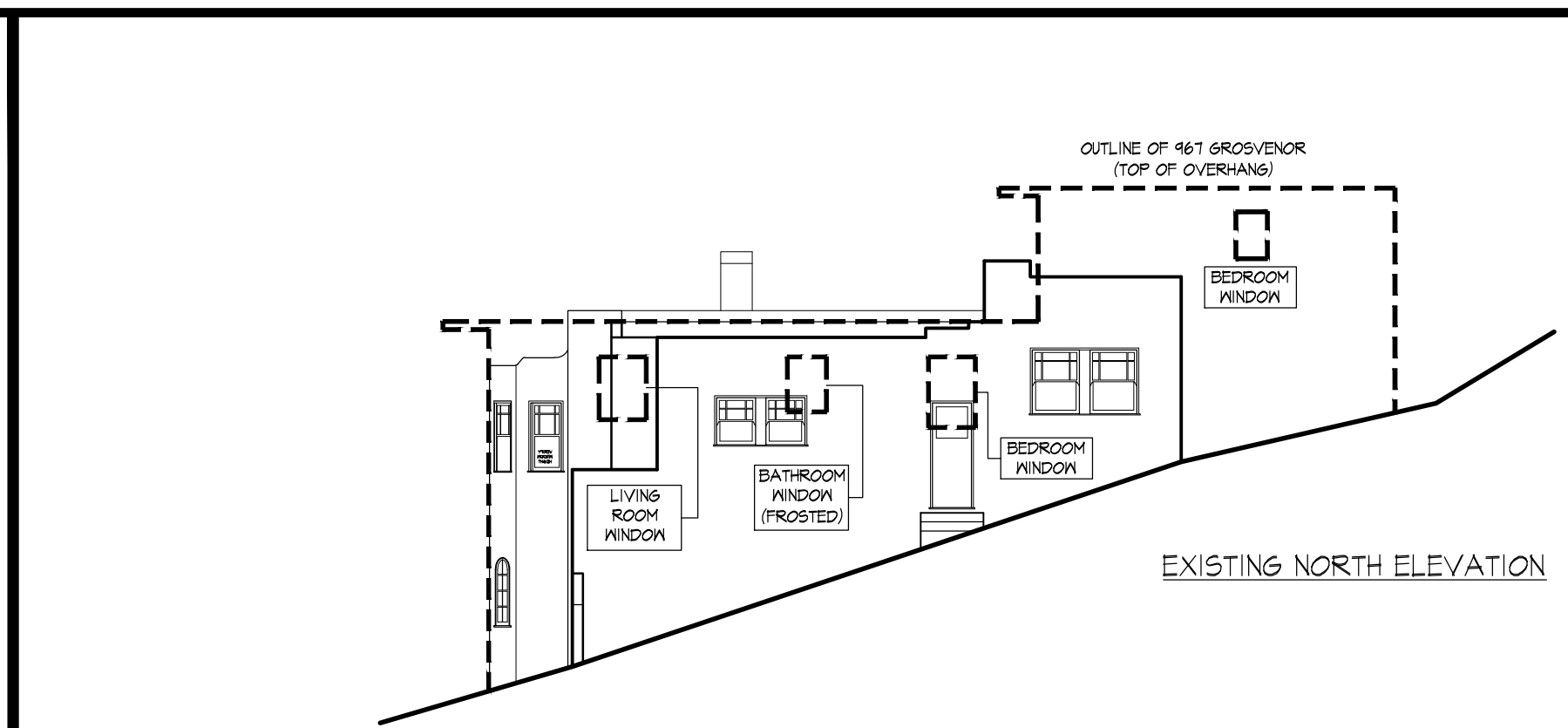


PROPOSED SECTION

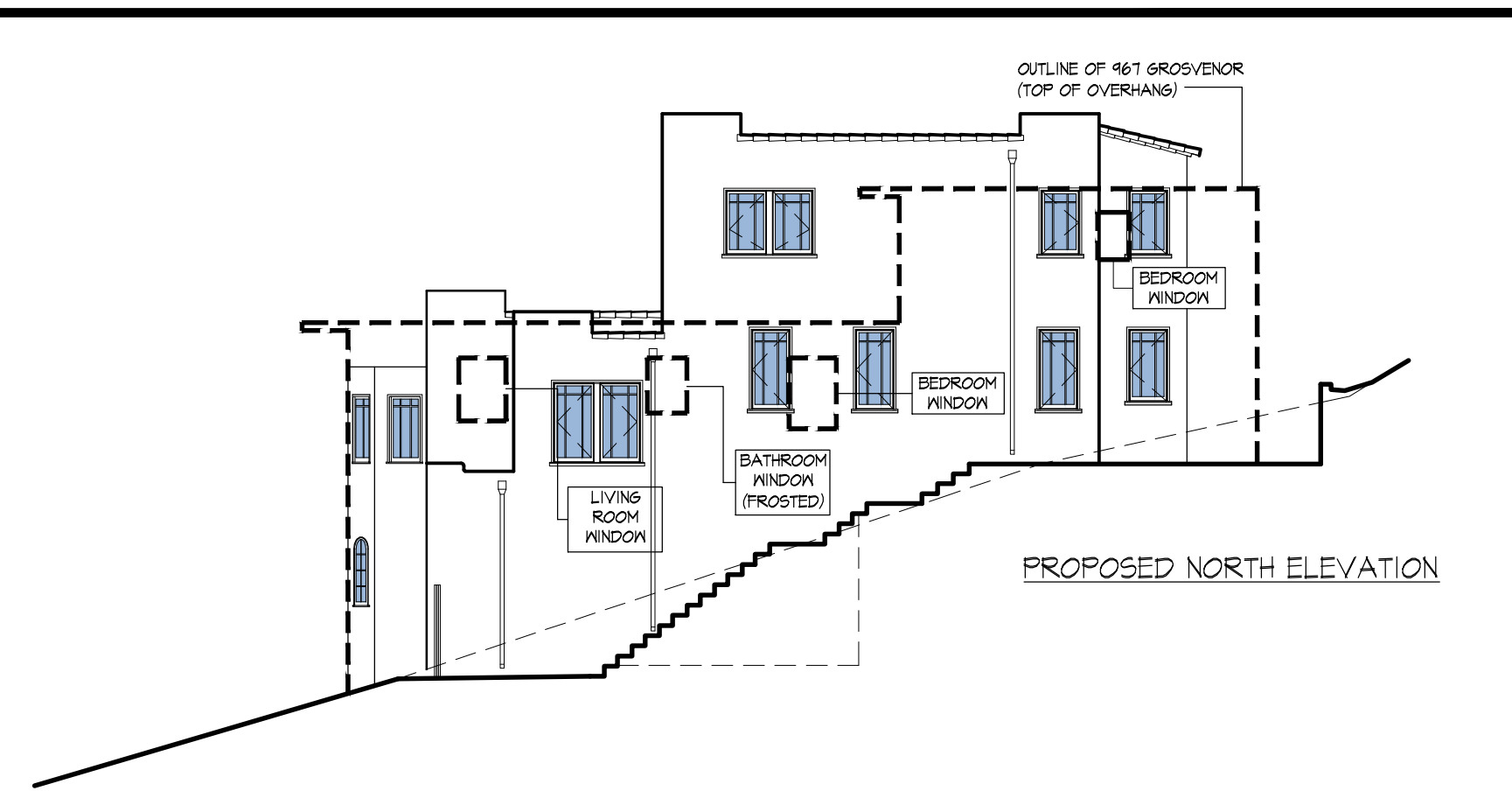


EXISTING SECTION

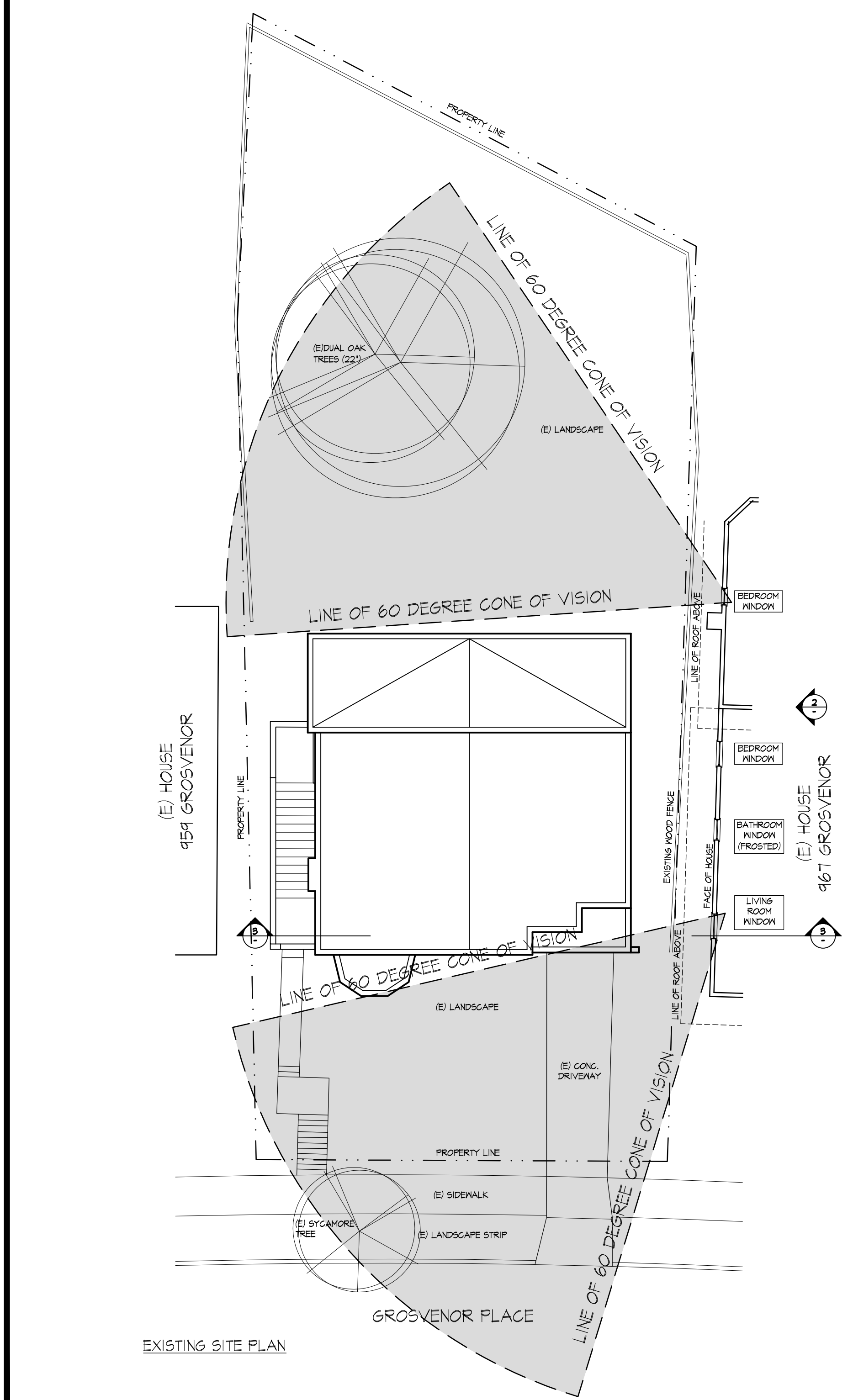
3 BUILDING SECTION (WITH 45 DEGREE SOLAR INCLINE PLANE)
1/8"=1'-0"



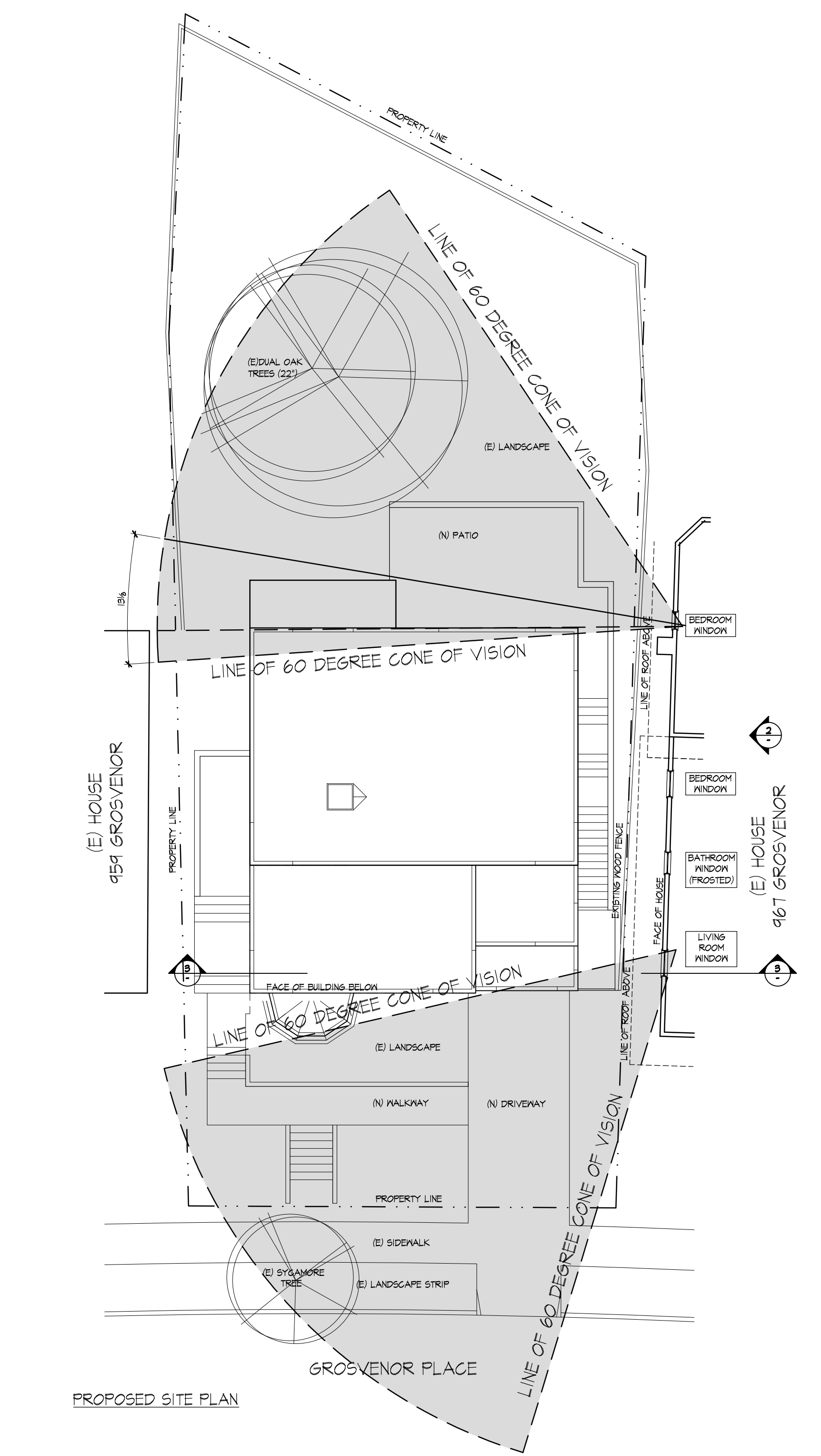
2 NORTH ELEVATION WITH 967 GROSVENOR PLACE OVERLAY
1/8"=1'-0"



2 NORTH ELEVATION WITH 967 GROSVENOR PLACE OVERLAY
1/8"=1'-0"



1 SIGHTLINE IMPACT DIAGRAM
3/32"=1'-0"



PROPOSED SITE PLAN

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

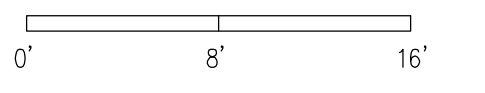
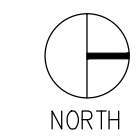
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
3.	11.02.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

SHEET TITLE
SITE ANALYSIS

SCALE
SEE DETAILS



SHEET NUMBER

A0.2

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

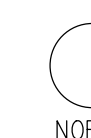
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Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
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4.	11.14.2017	PLANNING SET REVISIONS

SHEET TITLE
EXISTING AND PROPOSED
SITE PLAN

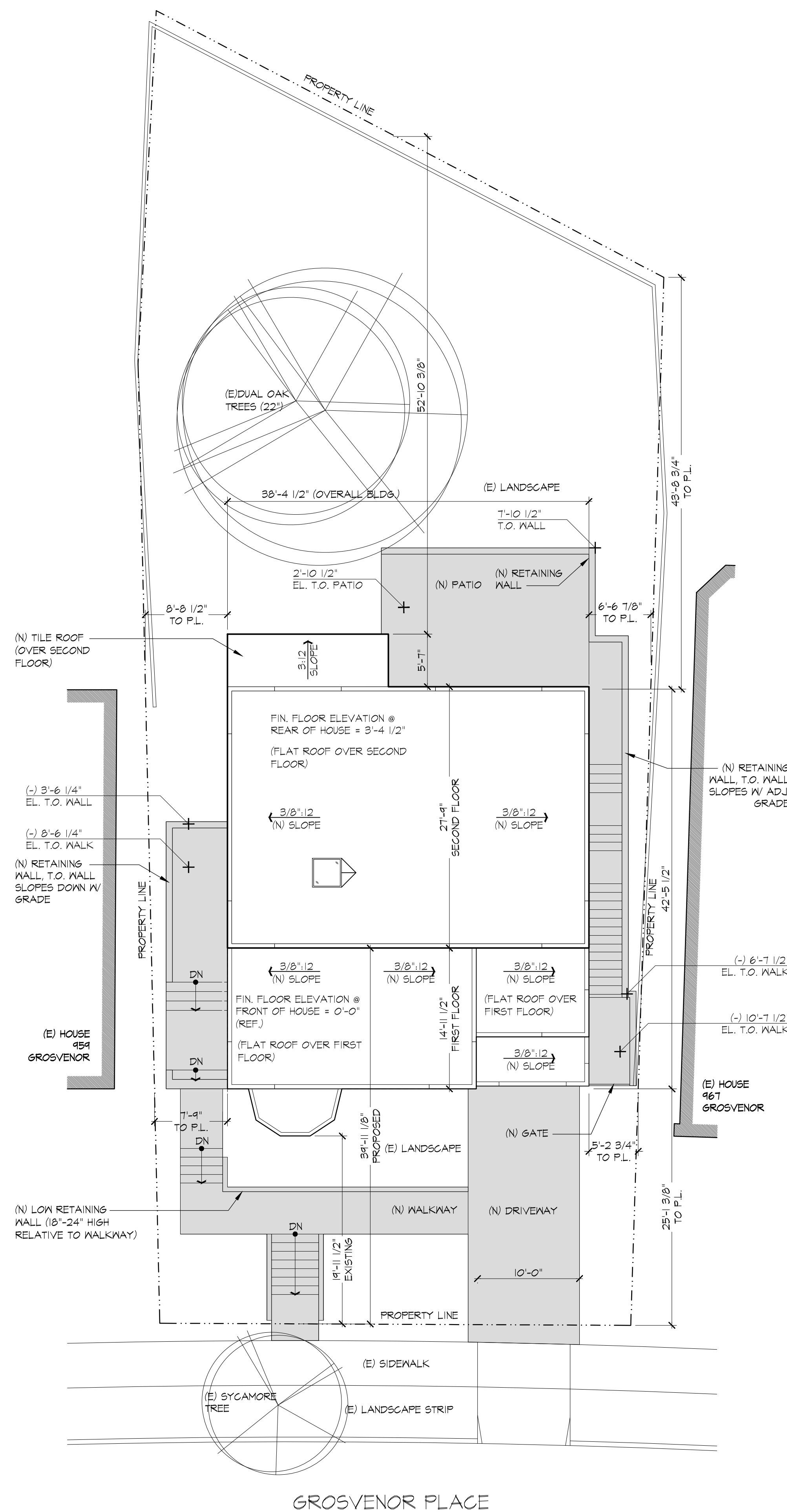
SCALE
1/8" = 1'-0"



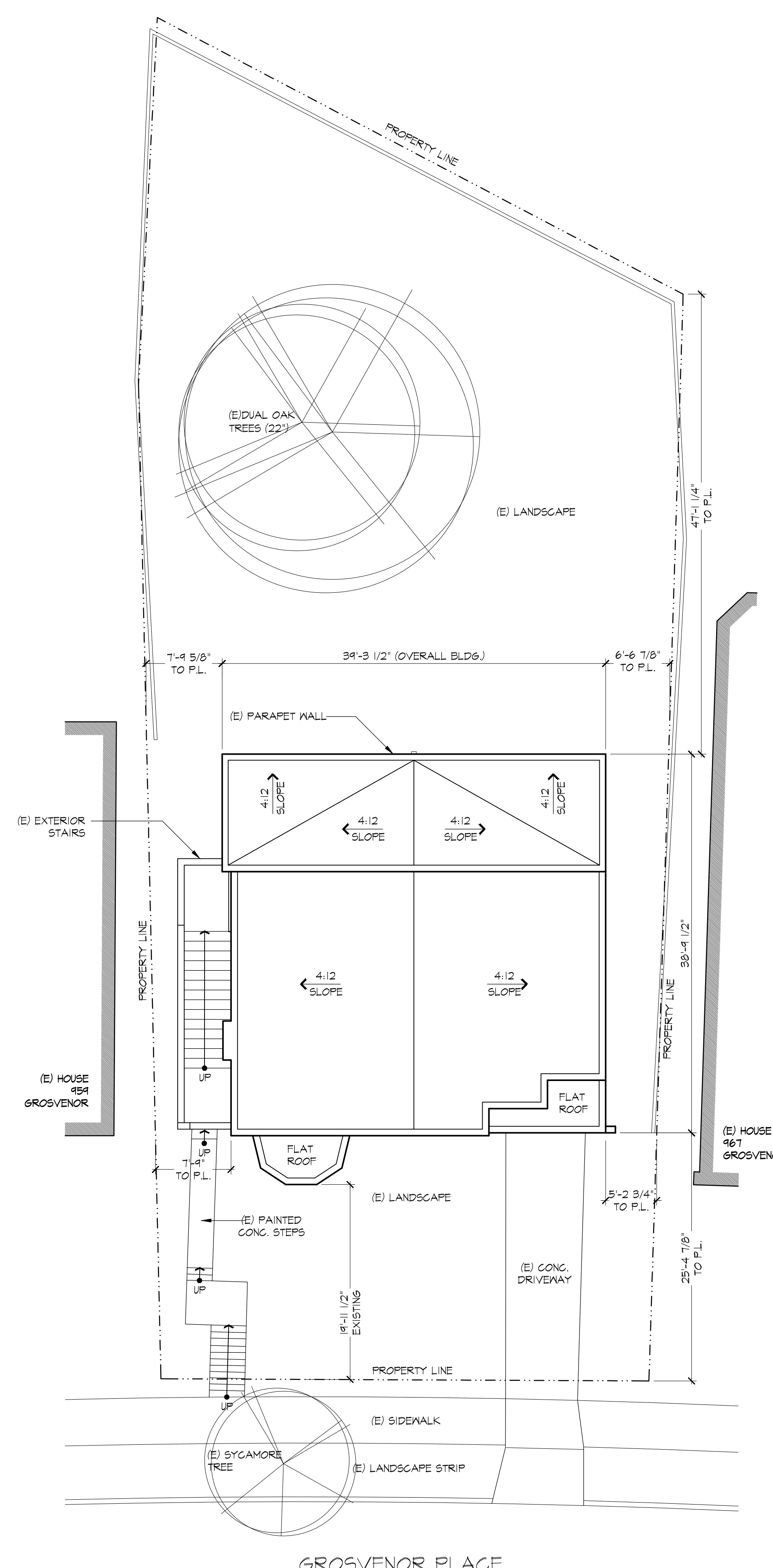
0' 8' 16'

SHEET NUMBER

A1.0



2 PROPOSED SITE PLAN
1/8"=1'-0"



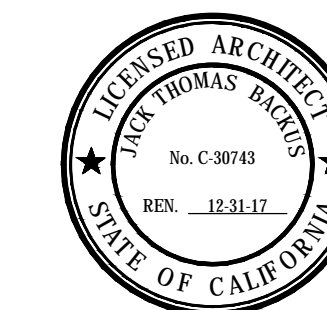
1 EXISTING SITE PLAN
1/8"=1'-0"

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

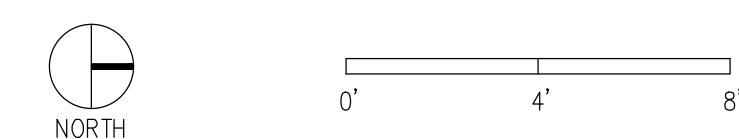
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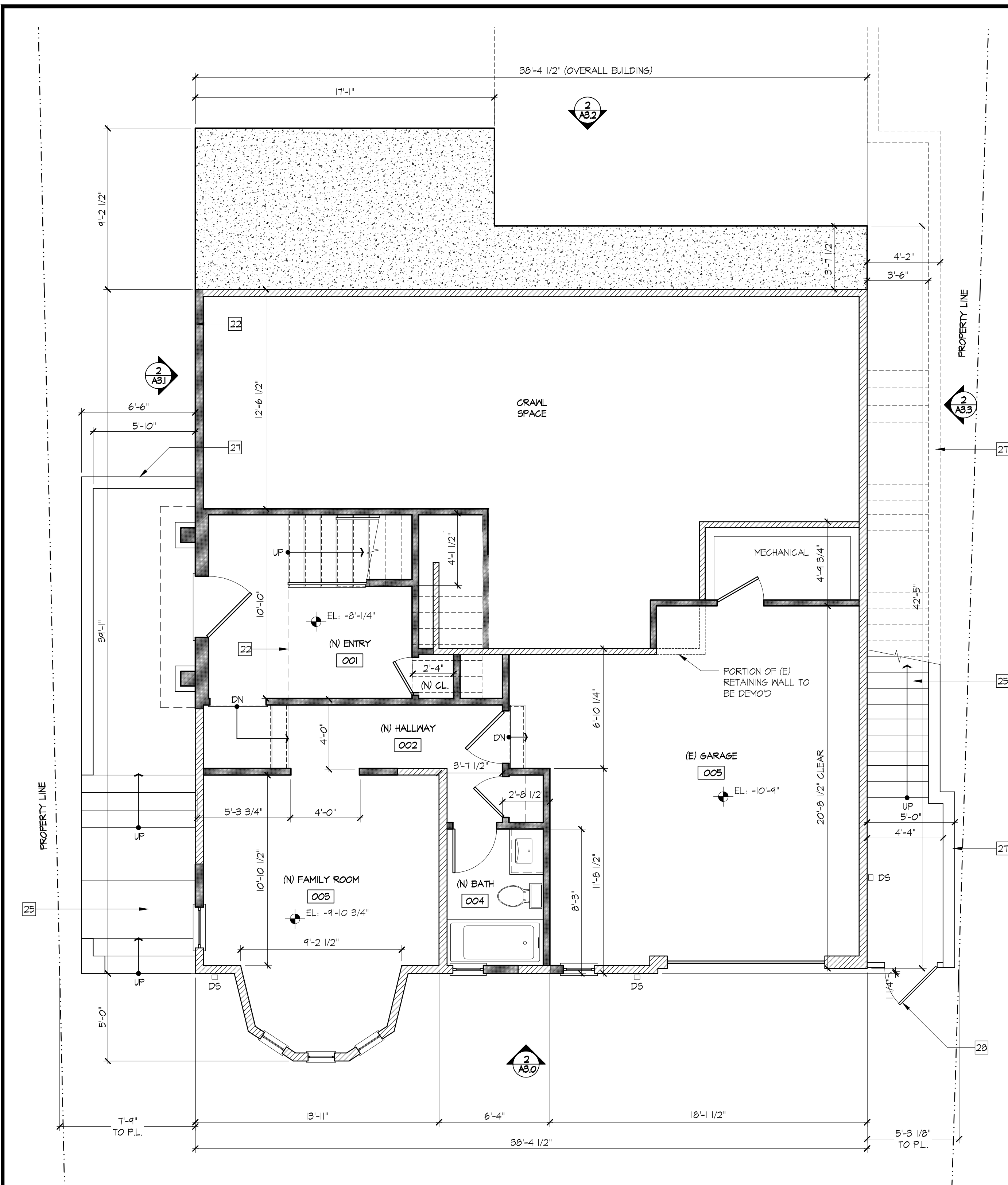
SHEET TITLE
EXISTING / DEMOLITION AND PROPOSED
BASEMENT FLOOR PLAN

SCALE

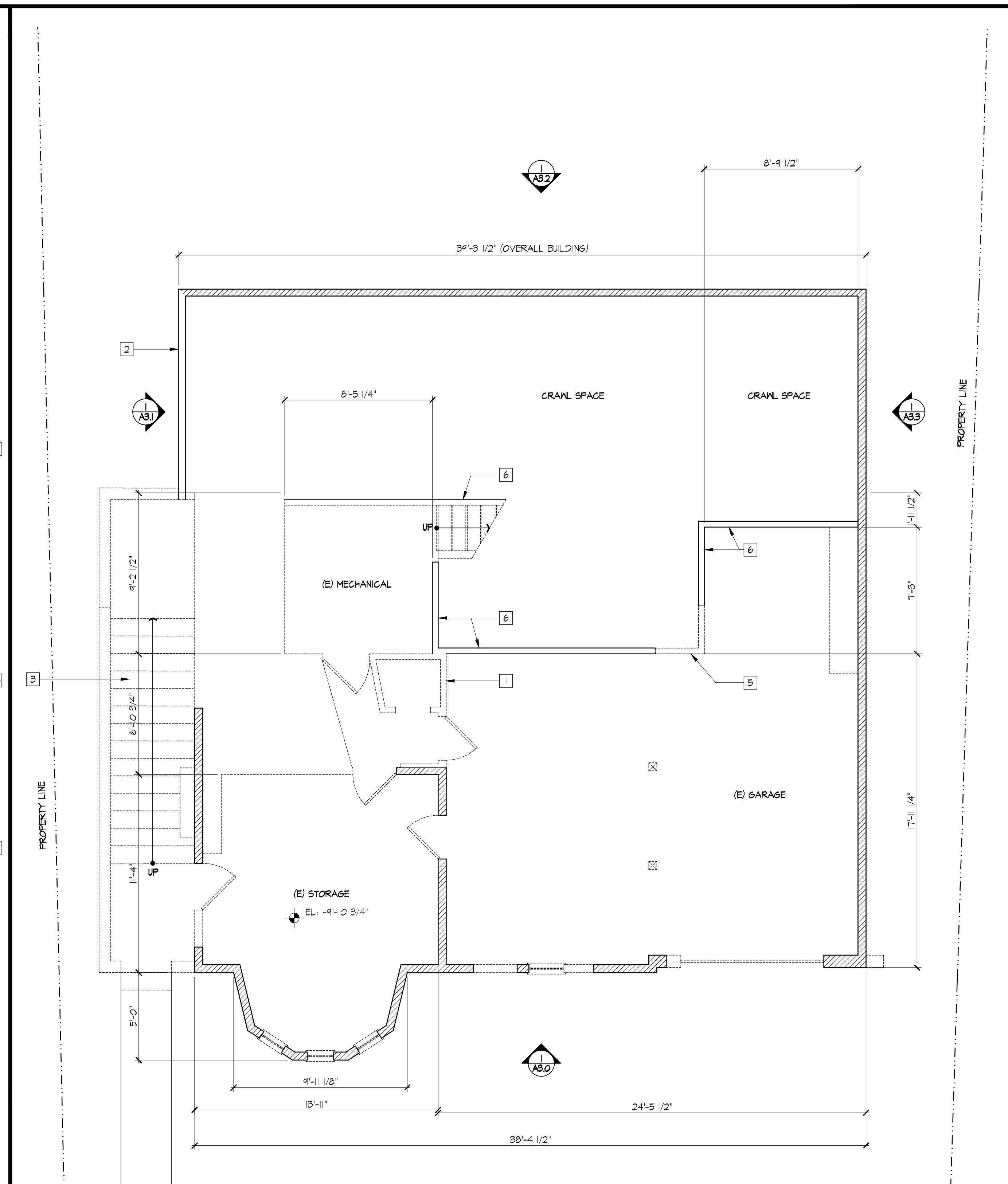


SHEET NUMBER

A2.0



2 | PROPOSED LOWER FLOOR PLAN
1/4"=1'-0"



1 | EXISTING AND DEMOLITION LOWER FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW	
[21] OUTLINE OF ROOF ABOVE	[23] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103
[22] OUTLINE OF FLOOR ABOVE	
[23] OUTLINE OF ROOF BELOW	
[24] OUTLINE OF FLOOR BELOW	
[25] (N) CONCRETE LANDINGS AND STEPS	
[26] (N) GAS FIREPLACE	
[27] (N) CONCRETE RETAINING WALL	
[28] (N) WOOD GATE	

KEY NOTES: EXISTING / DEMOLITION	
[1] DEMOLISH AS NOTED ON PLAN	
[2] OUTLINE OF FLOOR ABOVE	
[3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED	
[4] (E) FIREPLACE, TO BE DEMOLISHED	
[5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED	
[6] (E) RETAINING WALL TO REMAIN	
[7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR	

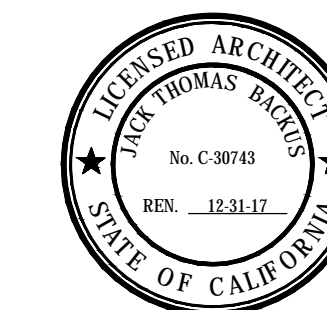
LEGEND:	
	TO BE REMOVED/DEMOLISHED
	EXISTING (E) WALL
	NEW (N) WALL
	NEW (N) DOOR, SEE SCHEDULE
	NEW (N) WINDOW, SEE SCHEDULE

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

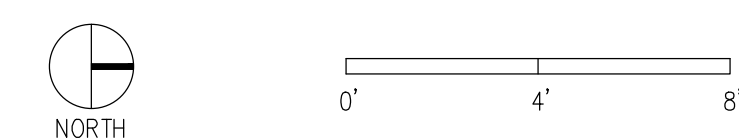
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ISSUES AND REVISIONS		
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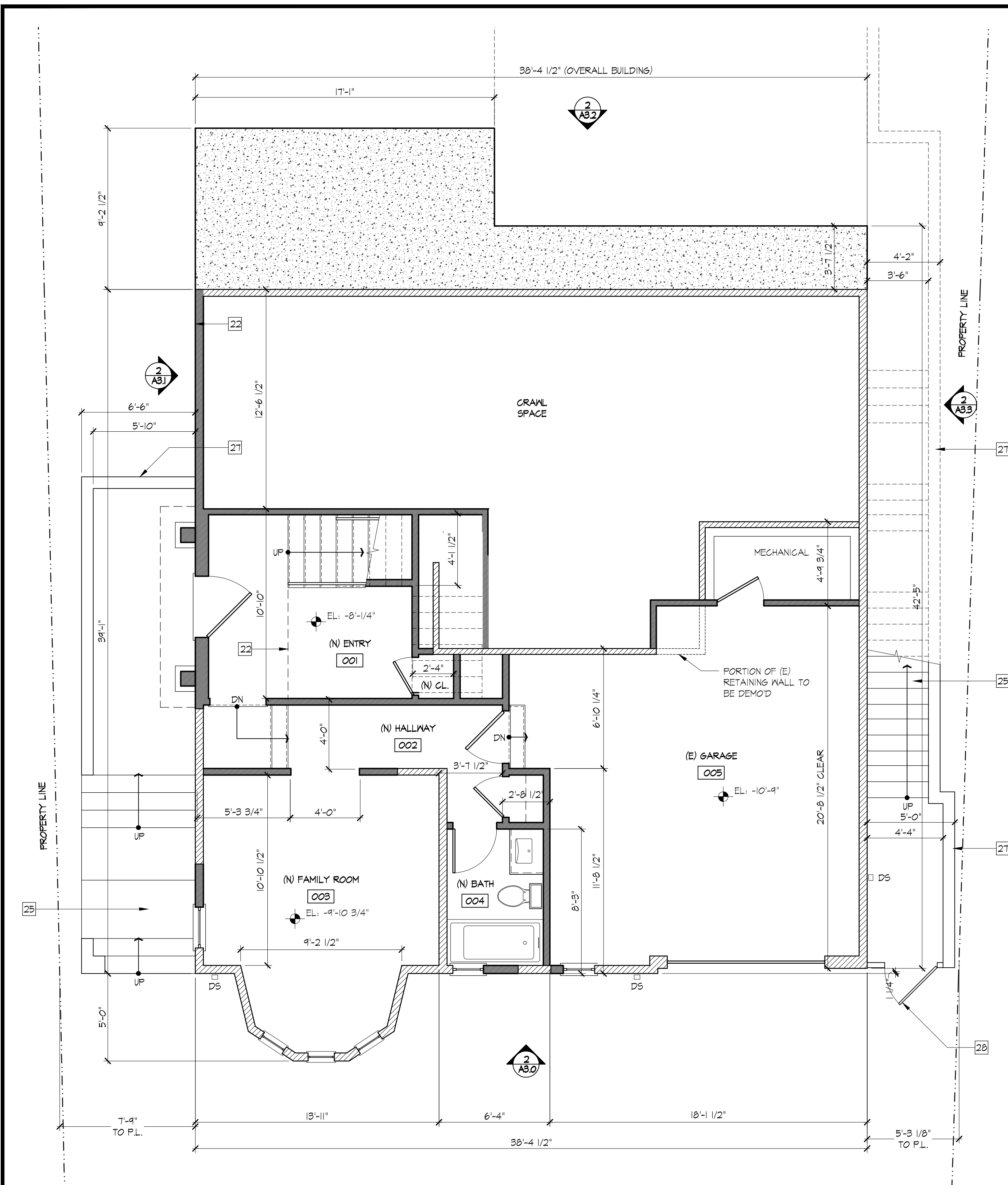
SHEET TITLE
EXISTING / DEMOLITION AND PROPOSED
BASEMENT FLOOR PLAN

SCALE

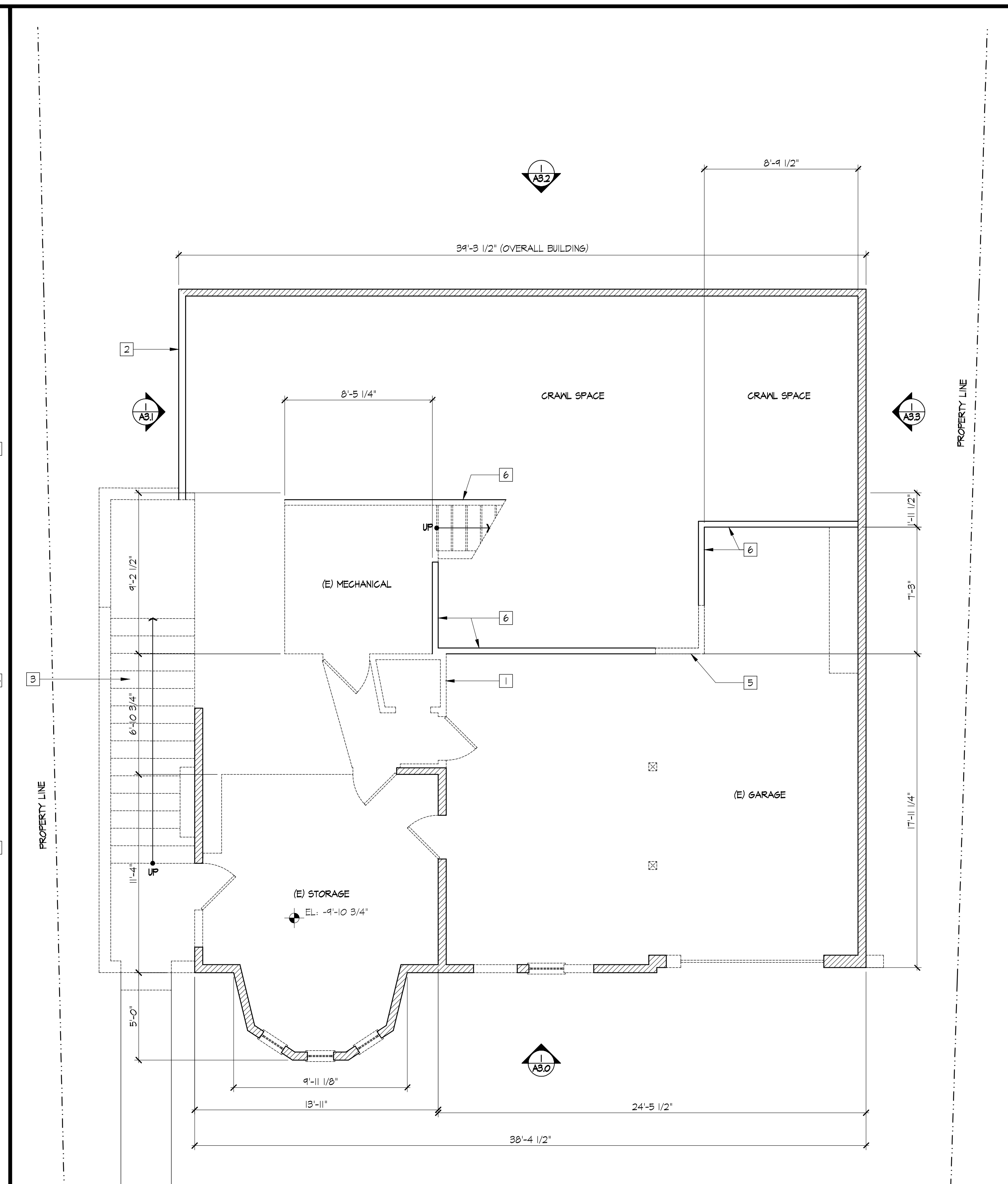


SHEET NUMBER

A2.0



2 | PROPOSED LOWER FLOOR PLAN
1/4"=1'-0"



1 | EXISTING AND DEMOLITION LOWER FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW

- [21] OUTLINE OF ROOF ABOVE
- [22] OUTLINE OF FLOOR ABOVE
- [23] OUTLINE OF ROOF BELOW
- [24] OUTLINE OF FLOOR BELOW
- [25] (N) CONCRETE LANDINGS AND STEPS
- [26] (N) GAS FIREPLACE
- [27] (N) CONCRETE RETAINING WALL
- [28] (N) WOOD GATE
- [29] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103

KEY NOTES: EXISTING / DEMOLITION

- [1] DEMOLISH AS NOTED ON PLAN
- [2] OUTLINE OF FLOOR ABOVE
- [3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED
- [4] (E) FIREPLACE, TO BE DEMOLISHED
- [5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
- [6] (E) RETAINING WALL TO REMAIN
- [7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR

LEGEND:

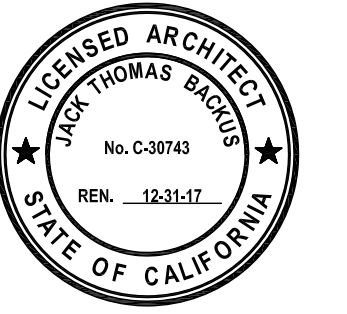
- - - - - TO BE REMOVED/DEMOLISHED
- ▨ EXISTING (E) WALL
- ▬ NEW (N) WALL
- NEW (N) DOOR, SEE SCHEDULE
- NEW (N) WINDOW, SEE SCHEDULE

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS

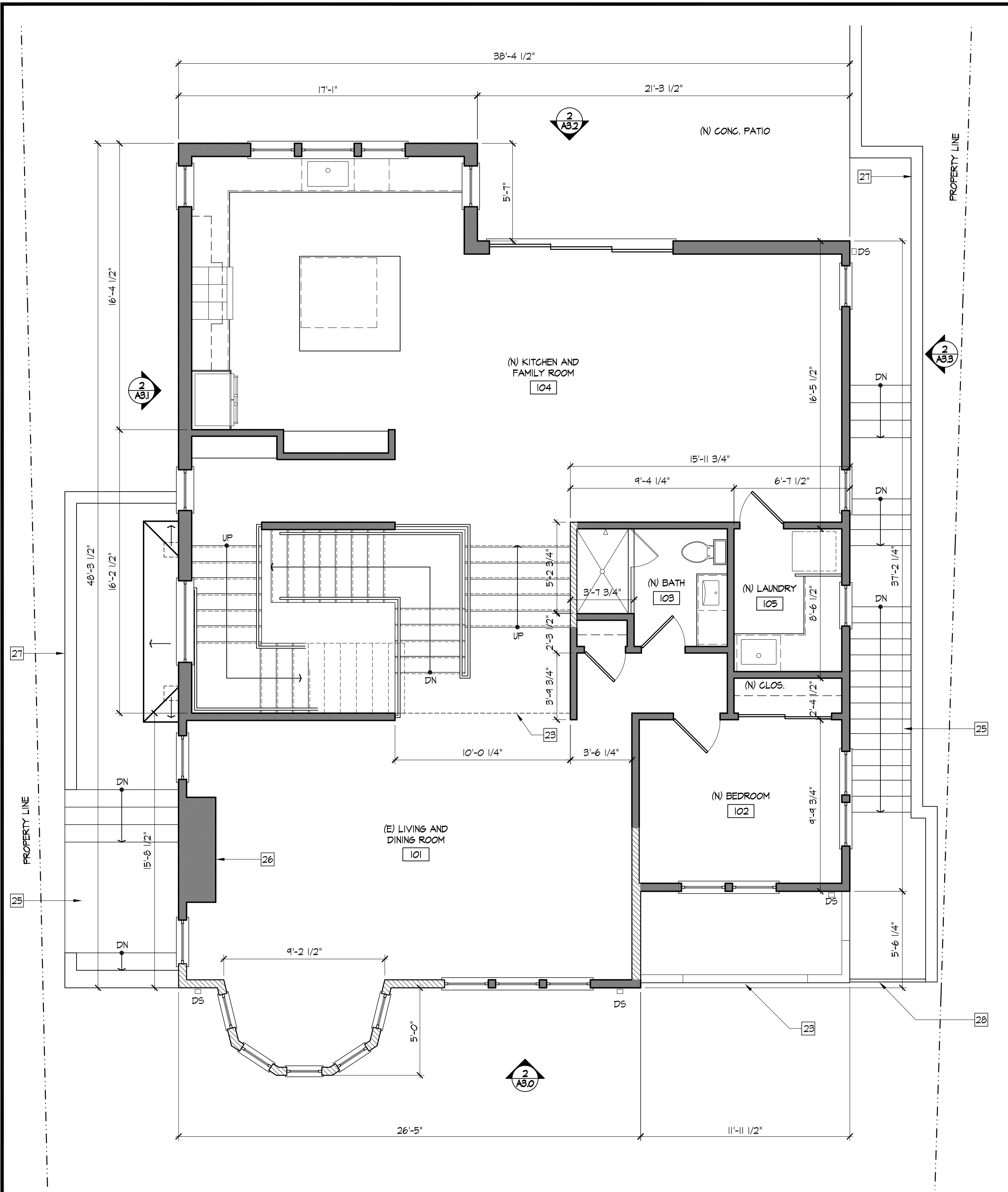
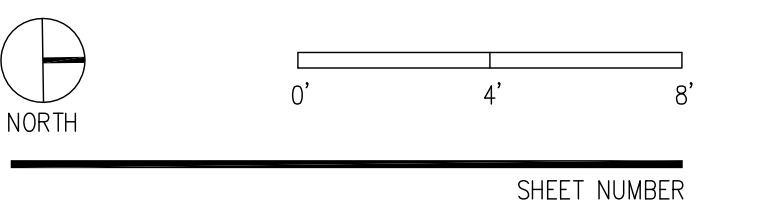
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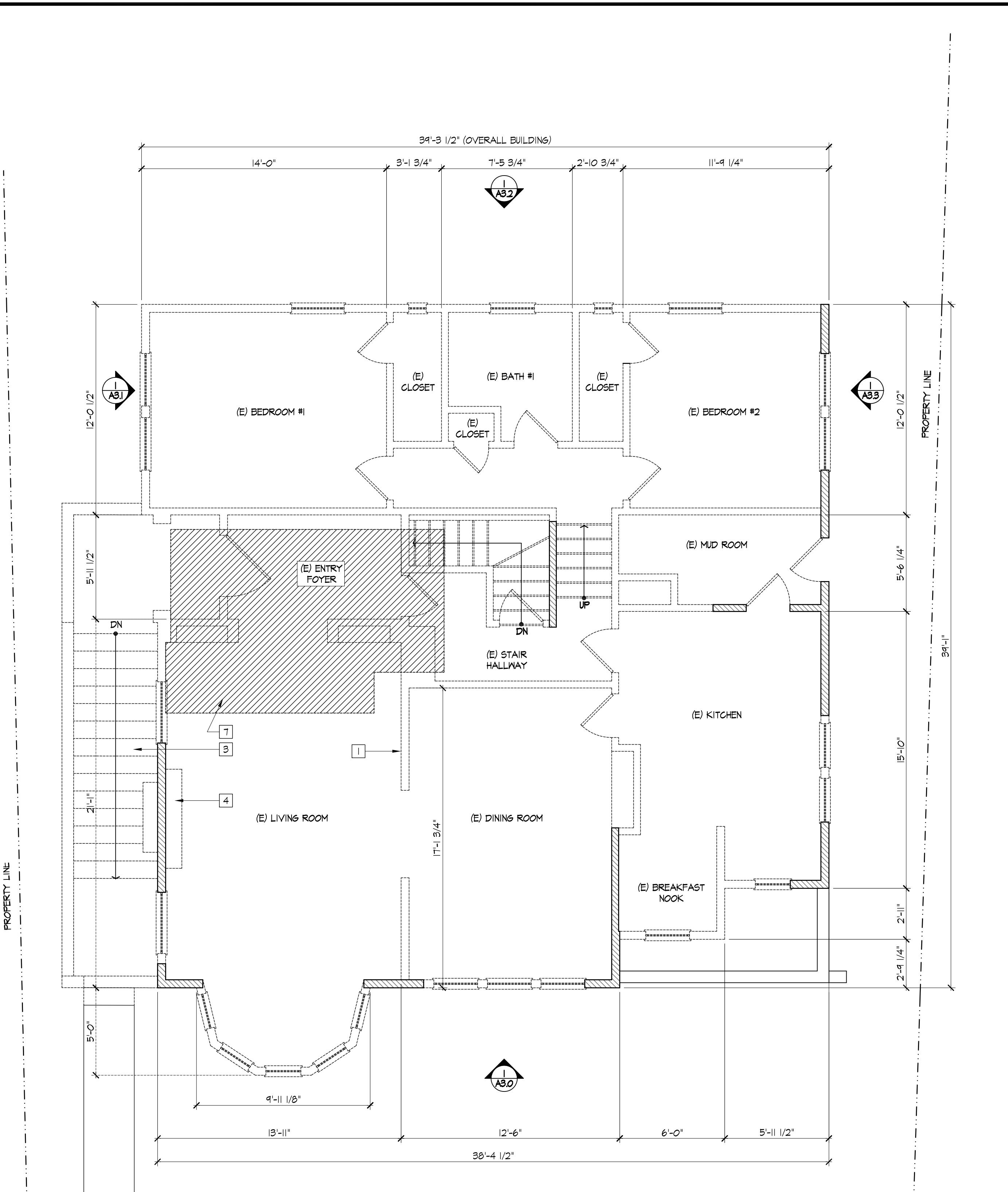
SHEET TITLE
EXISTING / DEMOLITION AND PROPOSED
FIRST FLOOR PLAN

SCALE



2 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW	
[21] OUTLINE OF ROOF ABOVE	[23] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103
[22] OUTLINE OF FLOOR ABOVE	
[23] OUTLINE OF ROOF BELOW	
[24] OUTLINE OF FLOOR BELOW	
[25] (N) CONCRETE LANDING AND STEPS	
[26] (N) GAS FIREPLACE	
[27] (N) CONCRETE RETAINING WALL	
[28] (N) WOOD GATE	



1 EXISTING AND DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"

KEY NOTES: EXISTING / DEMOLITION	
[1] DEMOLISH AS NOTED ON PLAN	
[2] OUTLINE OF FLOOR ABOVE	
[3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED	
[4] (E) FIREPLACE, TO BE DEMOLISHED	
[5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED	
[6] (E) RETAINING WALL TO REMAIN	
[7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR	

LEGEND:	
	TO BE REMOVED/DEMOLISHED
	EXISTING (E) WALL
	NEW (N) WALL
	NEW (N) DOOR, SEE SCHEDULE
	NEW (N) WINDOW, SEE SCHEDULE

A2.1

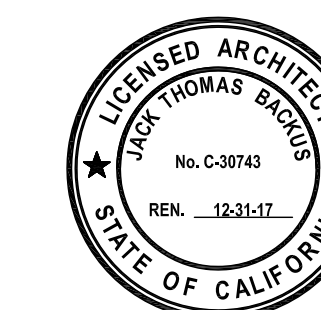
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963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
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JACK BACKUS ARCHITECTS

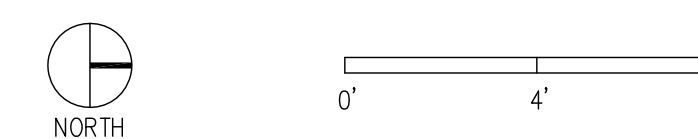
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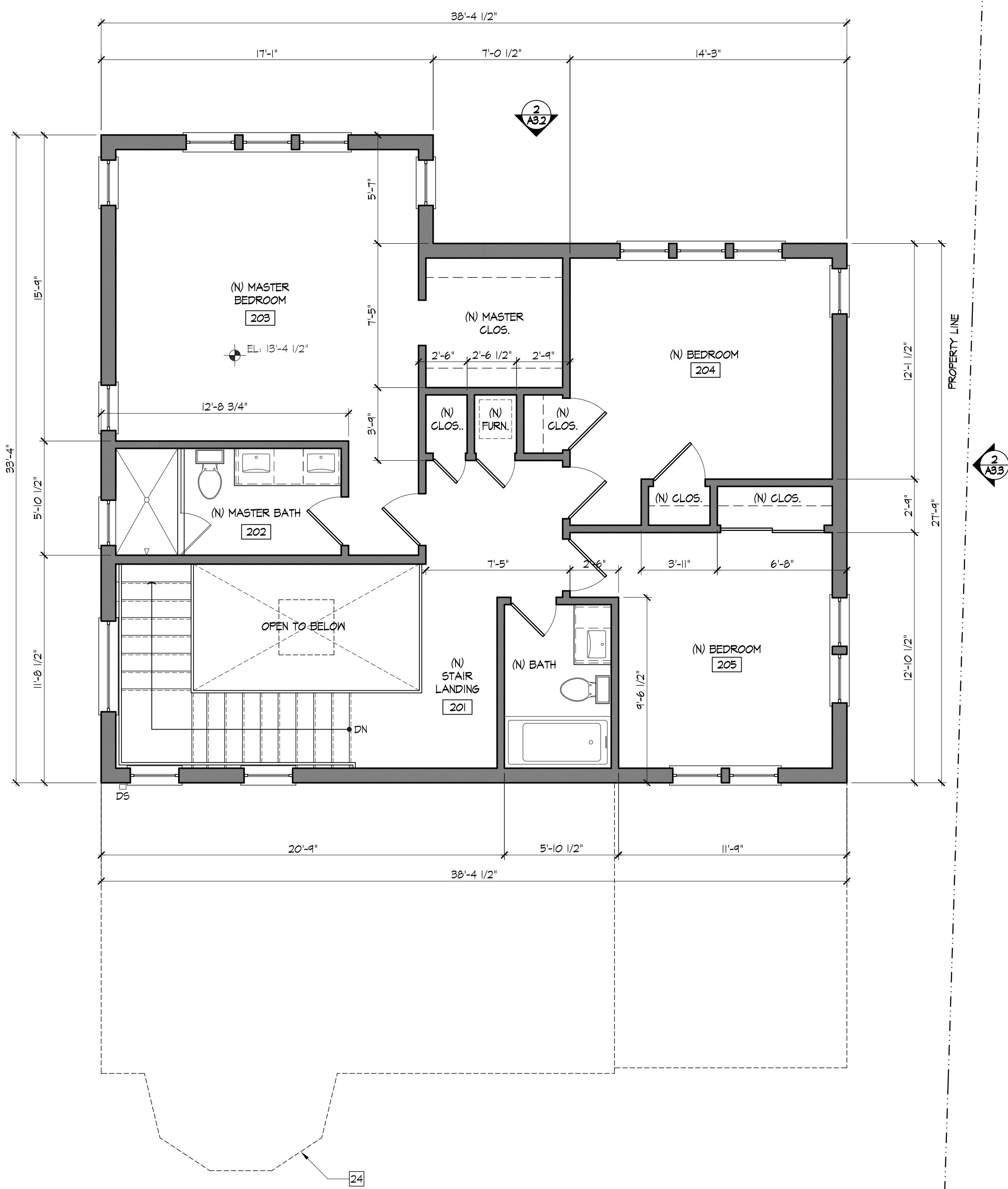
SHEET TITLE
PROPOSED
SECOND FLOOR PLAN

SCALE



SHEET NUMBER

A2.2



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

KEY NOTES: PROPOSED / NEW

- [21] OUTLINE OF ROOF ABOVE
- [22] OUTLINE OF FLOOR ABOVE
- [23] OUTLINE OF ROOF BELOW
- [24] OUTLINE OF FLOOR BELOW
- [25] (N) CONCRETE LANDING AND STEPS
- [26] (N) GAS FIREPLACE
- [27] (N) CONCRETE RETAINING WALL
- [28] (N) WOOD GATE
- [23] LINE OF DROPPED CEILING IN ROOMS 101, 102, AND 103

KEY NOTES: EXISTING / DEMOLITION

- [1] DEMOLISH AS NOTED ON PLAN
- [2] OUTLINE OF FLOOR ABOVE
- [3] (E) CONCRETE LANDINGS AND STEPS, TO BE DEMOLISHED
- [4] (E) FIREPLACE, TO BE DEMOLISHED
- [5] PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
- [6] (E) RETAINING WALL TO REMAIN
- [7] PORTION OF (E) FLOOR FRAMING TO BE DEMOLISHED FOR NEW STAIR

LEGEND:

- TO BE REMOVED/DEMOLISHED
- ▨ EXISTING (E) WALL
- ▬ NEW (N) WALL
- NEW (N) DOOR, SEE SCHEDULE
- NEW (N) WINDOW, SEE SCHEDULE

- KEY NOTES (PROPOSED):
- 21 (N) CLAY TILE ROOF
 - 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
 - 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
 - 24 (N) PAINTED METAL DOWNSPOUT (2X3)
 - 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/ DOOR SCHEDULE
 - 26 (N) PAINTED WOOD DOOR, SEE WINDOW/ DOOR SCHEDULE
 - 27 OUTLINE OF EXISTING BUILDING
 - 28 OUTLINE OF GRADE
 - 29 (N) CONCRETE STEPS AND LANDING
 - 30 (N) PAINTED CEMENT PLASTER (3-COAT)
 - 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
 - 32 (N) SKYLIGHT, SEE WINDOW/ DOOR SCHEDULE
 - 33 (N) PAINTED WOOD ENTRY COLUMNS
 - 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/ DOOR SCHEDULE
 - 35 (N) CONCRETE PATIO
 - 36 OUTLINE OF BASEMENT FLOOR
 - 37 (N) OUTDOOR SCONCE LIGHT FIXTURE
 - 38 (N) PAINTED METAL HANDRAIL

2 | PROPOSED EXTERIOR ELEVATION (FACING EAST)
1/4"=1'-0"



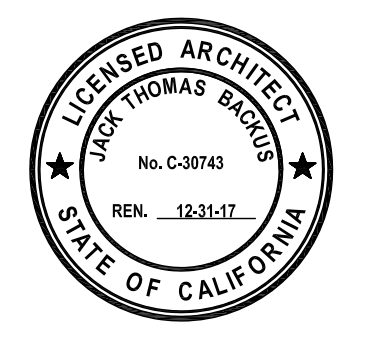
- KEY NOTES (EXISTING):
- 1 (E) PARAPET
 - 2 (E) PAINTED WOOD WINDOWS
 - 3 (E) PAINTED CEMENT PLASTER
 - 4 (E) PAINTED METAL DOWNSPOUT
 - 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
 - 6 (E) CHIMNEY, TO BE REMOVED
 - 7 (E) PAINTED WOOD GARAGE DOOR
 - 8 (E) PAINTED WOOD DOORS
 - 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
 - 10 OUTLINE OF BASEMENT FLOOR

1 | EXISTING EXTERIOR ELEVATION (FACING EAST)
1/4"=1'-0"



963 GROSVENOR PLACE
ADDITION
963 Grosvenor Place
Oakland, CA 94610

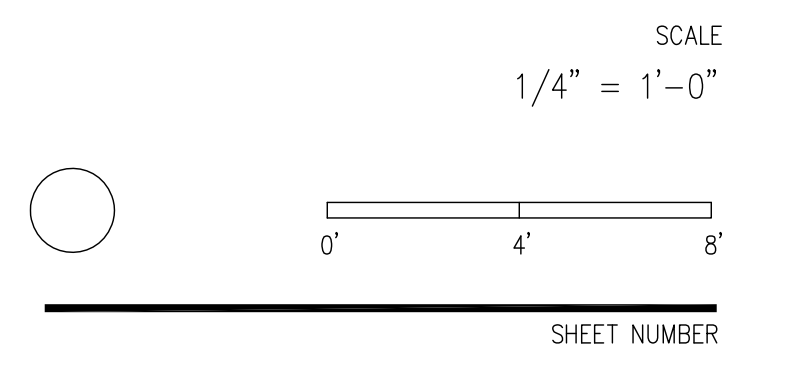
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ISSUES AND REVISIONS

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SHEET TITLE
EXISTING AND PROPOSED EXTERIOR ELEVATIONS



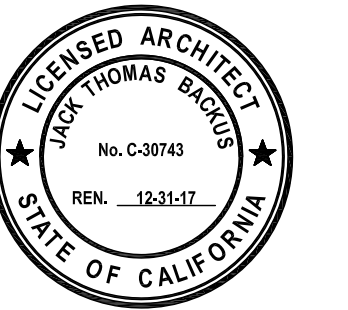
A3.0

963 GROSVENOR PLACE
ADDITION

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Oakland, CA 94610

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ISSUES AND REVISIONS

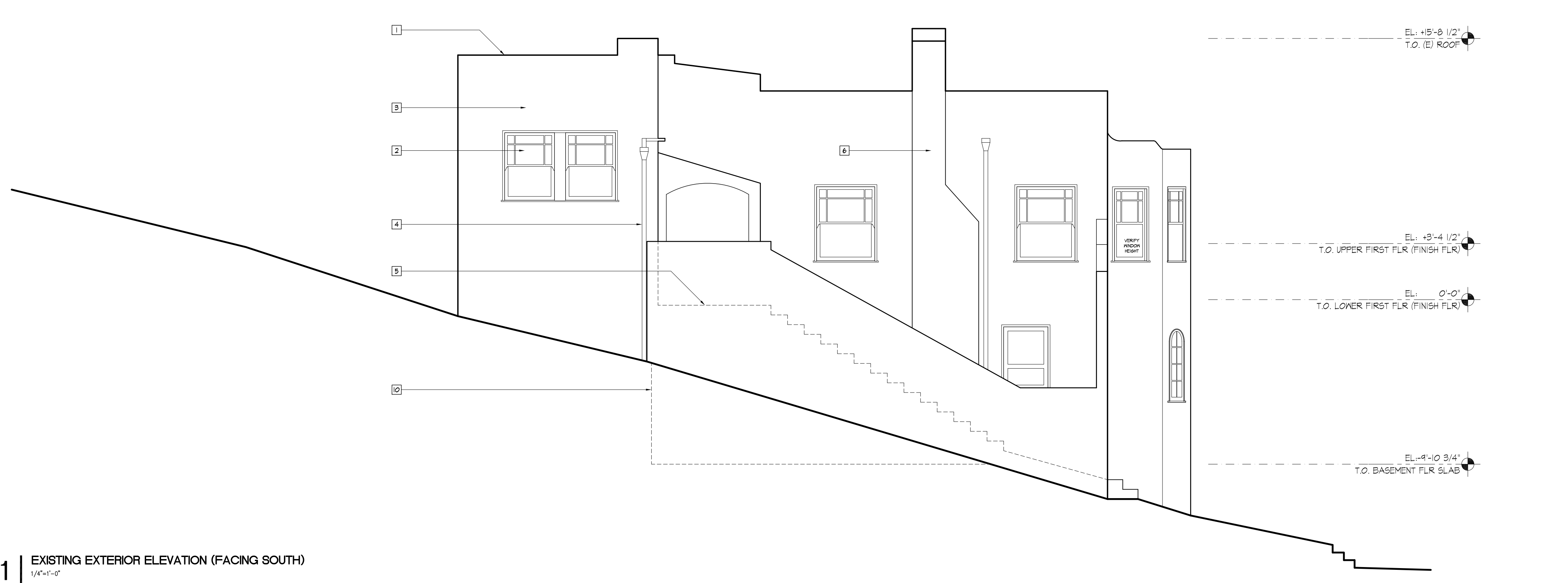
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4.	11.14.2017	PLANNING SET REVISIONS

- KEY NOTES (PROPOSED):
- 21 (N) CLAY TILE ROOF
 - 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
 - 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
 - 24 (N) PAINTED METAL DOWNSPOUT (2X3)
 - 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/DOOR SCHEDULE
 - 26 (N) PAINTED WOOD DOOR, SEE WINDOW/DOOR SCHEDULE
 - 27 OUTLINE OF EXISTING BUILDING
 - 28 OUTLINE OF GRADE
 - 29 (N) CONCRETE STEPS AND LANDING
 - 30 (N) PAINTED CEMENT PLASTER (3-COAT)
 - 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
 - 32 (N) SKYLIGHT, SEE WINDOW/DOOR SCHEDULE
 - 33 (N) PAINTED WOOD ENTRY COLUMNS
 - 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/DOOR SCHEDULE
 - 35 (N) CONCRETE PATIO
 - 36 OUTLINE OF BASEMENT FLOOR
 - 37 (N) OUTDOOR SCONCE LIGHT FIXTURE
 - 38 (N) PAINTED METAL HANDRAIL



2 PROPOSED EXTERIOR ELEVATION (FACING SOUTH)
1/4"=1'-0"

- KEY NOTES (EXISTING):
- 1 (E) PARAPET
 - 2 (E) PAINTED WOOD WINDOWS
 - 3 (E) PAINTED CEMENT PLASTER
 - 4 (E) PAINTED METAL DOWNSPOUT
 - 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
 - 6 (E) CHIMNEY, TO BE REMOVED
 - 7 (E) PAINTED WOOD GARAGE DOOR
 - 8 (E) PAINTED WOOD DOORS
 - 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
 - 10 OUTLINE OF BASEMENT FLOOR



1 EXISTING EXTERIOR ELEVATION (FACING SOUTH)
1/4"=1'-0"

SHEET TITLE
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NUMBER

A3.1

KEY NOTES (PROPOSED):

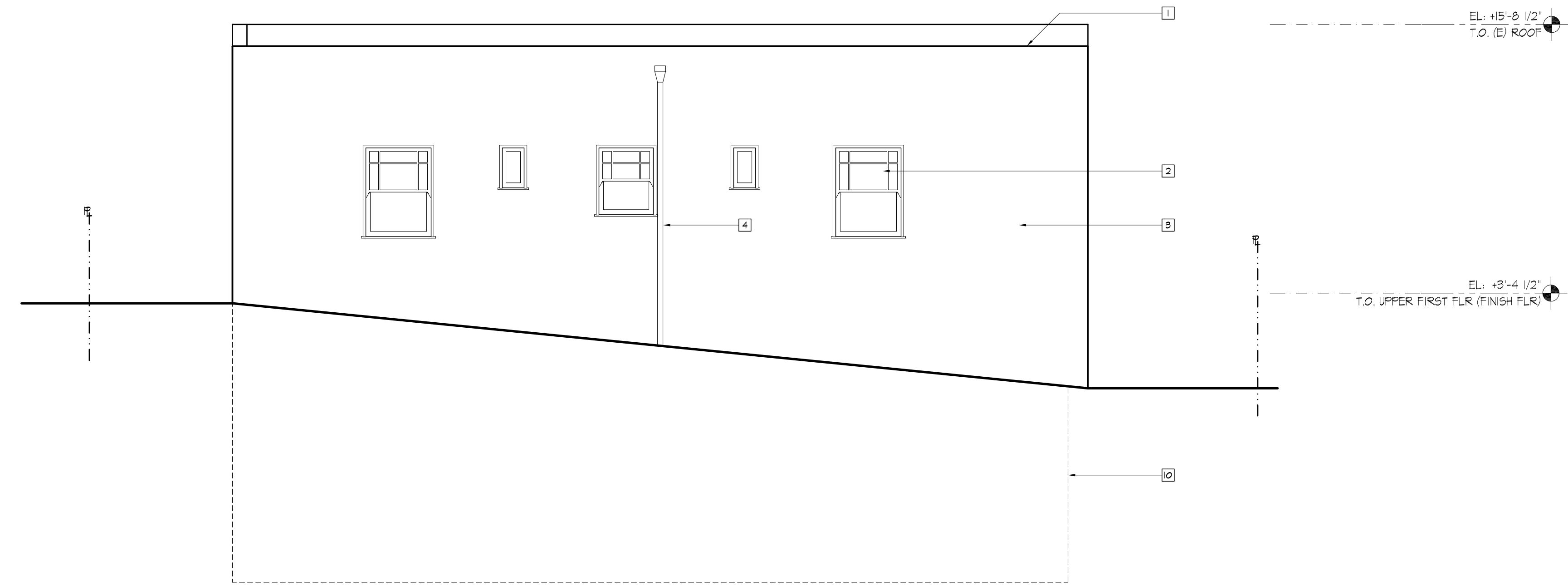
- 21 (N) CLAY TILE ROOF
- 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
- 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
- 24 (N) PAINTED METAL DOWNSPOUT (2X3)
- 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/DOOR SCHEDULE
- 26 (N) PAINTED WOOD DOOR, SEE WINDOW/DOOR SCHEDULE
- 27 OUTLINE OF EXISTING BUILDING
- 28 OUTLINE OF GRADE
- 29 (N) CONCRETE STEPS AND LANDING
- 30 (N) PAINTED CEMENT PLASTER (3-COAT)
- 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
- 32 (N) SKYLIGHT, SEE WINDOW/DOOR SCHEDULE
- 33 (N) PAINTED WOOD ENTRY COLUMNS
- 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/DOOR SCHEDULE
- 35 (N) CONCRETE PATIO
- 36 OUTLINE OF BASEMENT FLOOR
- 37 (N) OUTDOOR SCONCE LIGHT FIXTURE
- 38 (N) PAINTED METAL HANDRAIL



2 PROPOSED EXTERIOR ELEVATION (FACING WEST)
1/4"=1'-0"

KEY NOTES (EXISTING):

- 1 (E) PARAPET
- 2 (E) PAINTED WOOD WINDOWS
- 3 (E) PAINTED CEMENT PLASTER
- 4 (E) PAINTED METAL DOWNSPOUT
- 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
- 6 (E) CHIMNEY, TO BE REMOVED
- 7 (E) PAINTED WOOD GARAGE DOOR
- 8 (E) PAINTED WOOD DOORS
- 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
- 10 OUTLINE OF BASEMENT FLOOR



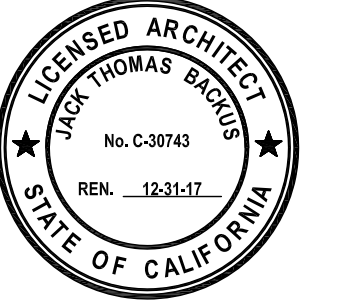
1 EXISTING EXTERIOR ELEVATION (FACING WEST)
1/4"=1'-0"

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

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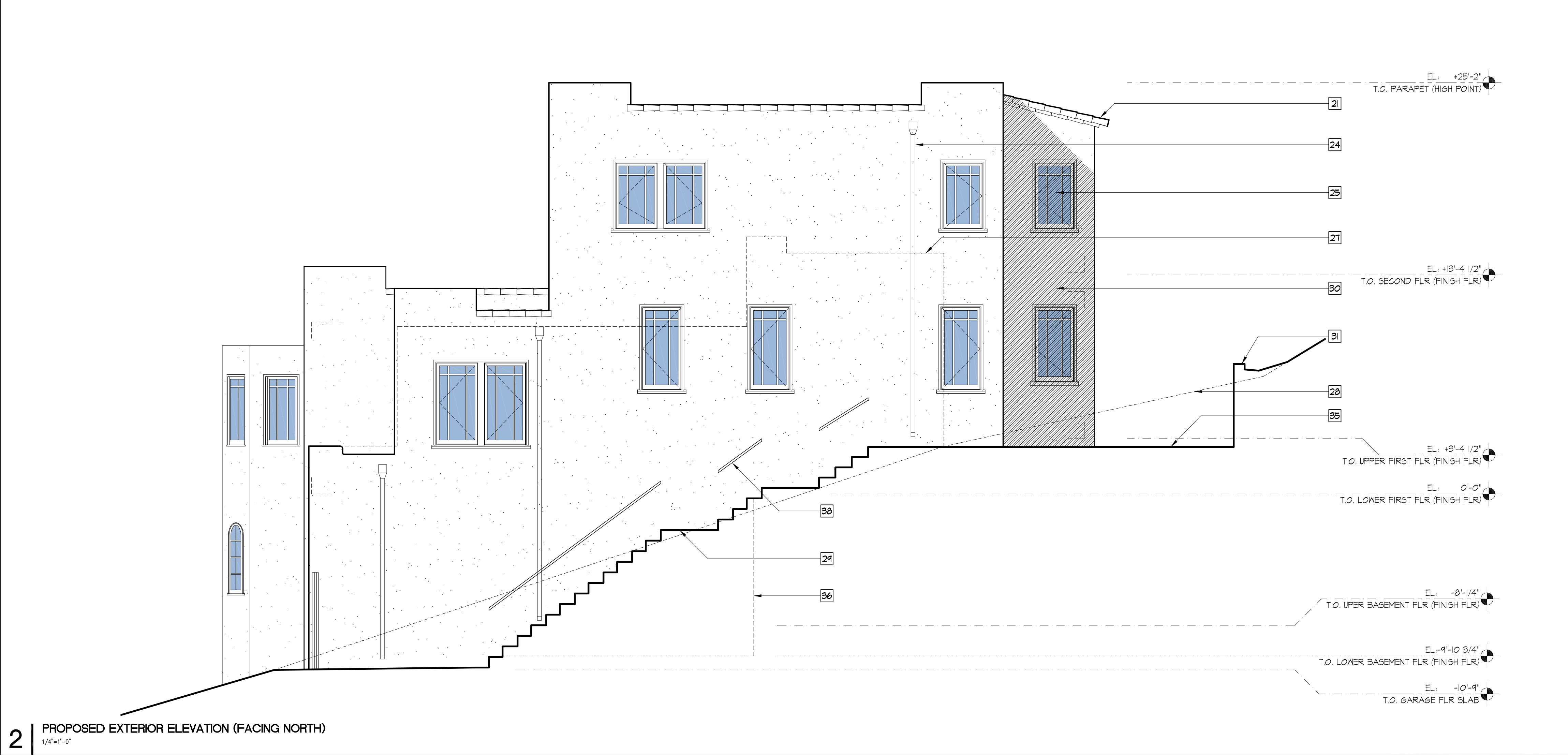
SHEET TITLE
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NUMBER

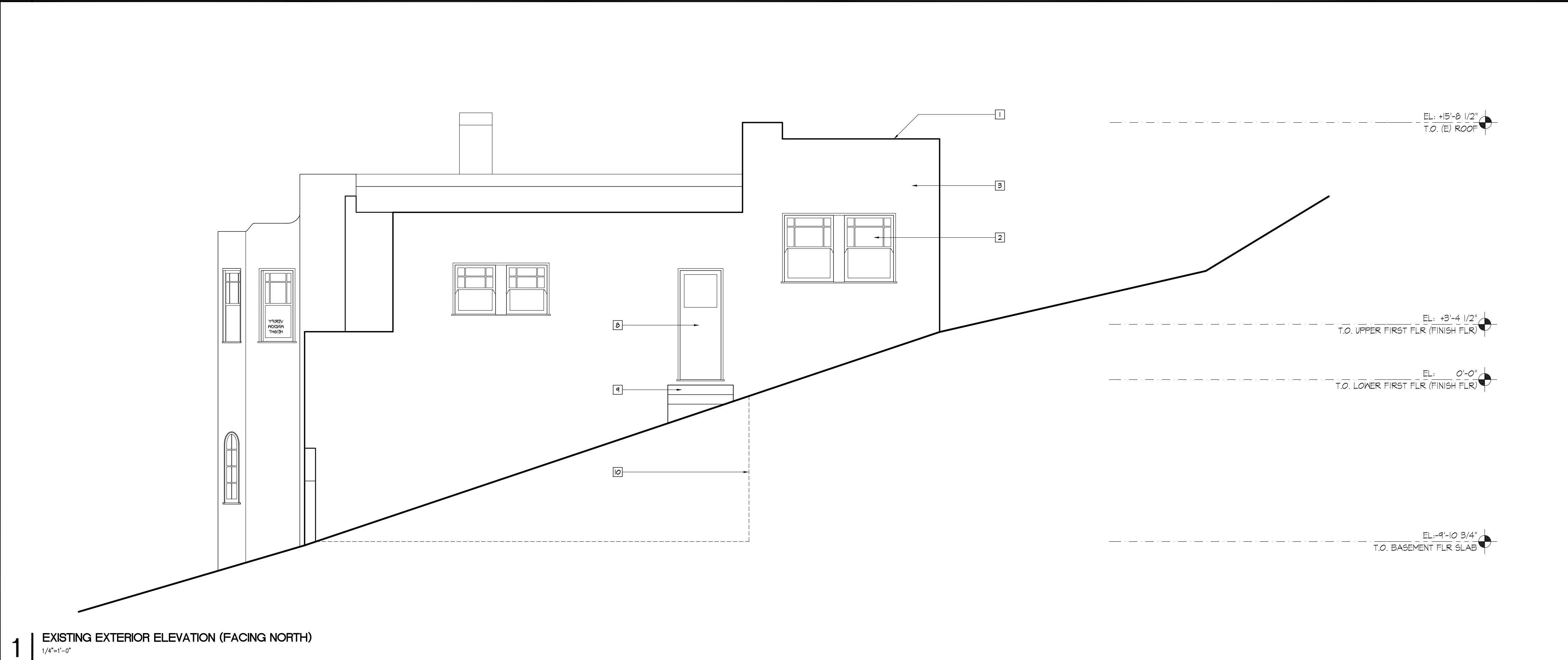
A3.2

- KEY NOTES (PROPOSED):
- 21 (N) CLAY TILE ROOF
 - 22 (N) CONTINUOUS BUILT-UP PAINTED WOOD TRIM
 - 23 (N) PAINTED METAL GUTTER (5" OSEE PROFILE)
 - 24 (N) PAINTED METAL DOWNSPOUT (2X3)
 - 25 (N) PAINTED WOOD WINDOWS WITH WOOD STUCCO MOLDING AND FALSE WOOD SILL, SEE WINDOW/DOOR SCHEDULE
 - 26 (N) PAINTED WOOD DOOR, SEE WINDOW/DOOR SCHEDULE
 - 27 OUTLINE OF EXISTING BUILDING
 - 28 OUTLINE OF GRADE
 - 29 (N) CONCRETE STEPS AND LANDING
 - 30 (N) PAINTED CEMENT PLASTER (3-COAT)
 - 31 (N) CONCRETE RETAINING WALL WITH CEMENT PLASTER FINISH
 - 32 (N) SKYLIGHT, SEE WINDOW/DOOR SCHEDULE
 - 33 (N) PAINTED WOOD ENTRY COLUMNS
 - 34 (N) PAINTED WOOD GARAGE DOOR, SEE WINDOW/DOOR SCHEDULE
 - 35 (N) CONCRETE PATIO
 - 36 OUTLINE OF BASEMENT FLOOR
 - 37 (N) OUTDOOR SCONCE LIGHT FIXTURE
 - 38 (N) PAINTED METAL HANDRAIL



2 | PROPOSED EXTERIOR ELEVATION (FACING NORTH)
1/4" = 1'-0"

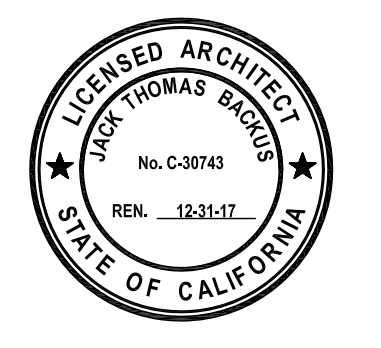
- KEY NOTES (EXISTING):
- 1 (E) PARAPET
 - 2 (E) PAINTED WOOD WINDOWS
 - 3 (E) PAINTED CEMENT PLASTER
 - 4 (E) PAINTED METAL DOWNSPOUT
 - 5 (E) PAINTED CONCRETE LANDING AND STAIRS, TO BE REMOVED
 - 6 (E) CHIMNEY, TO BE REMOVED
 - 7 (E) PAINTED WOOD GARAGE DOOR
 - 8 (E) PAINTED WOOD DOORS
 - 9 (E) WOOD LANDING AND STEPS, TO BE REMOVED
 - 10 OUTLINE OF BASEMENT FLOOR



1 | EXISTING EXTERIOR ELEVATION (FACING NORTH)
1/4" = 1'-0"

963 GROSVENOR PLACE
ADDITION
963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS ARCHITECTS
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
3.	11.02.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

SHEET TITLE
EXISTING AND PROPOSED EXTERIOR ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NUMBER

A3.3



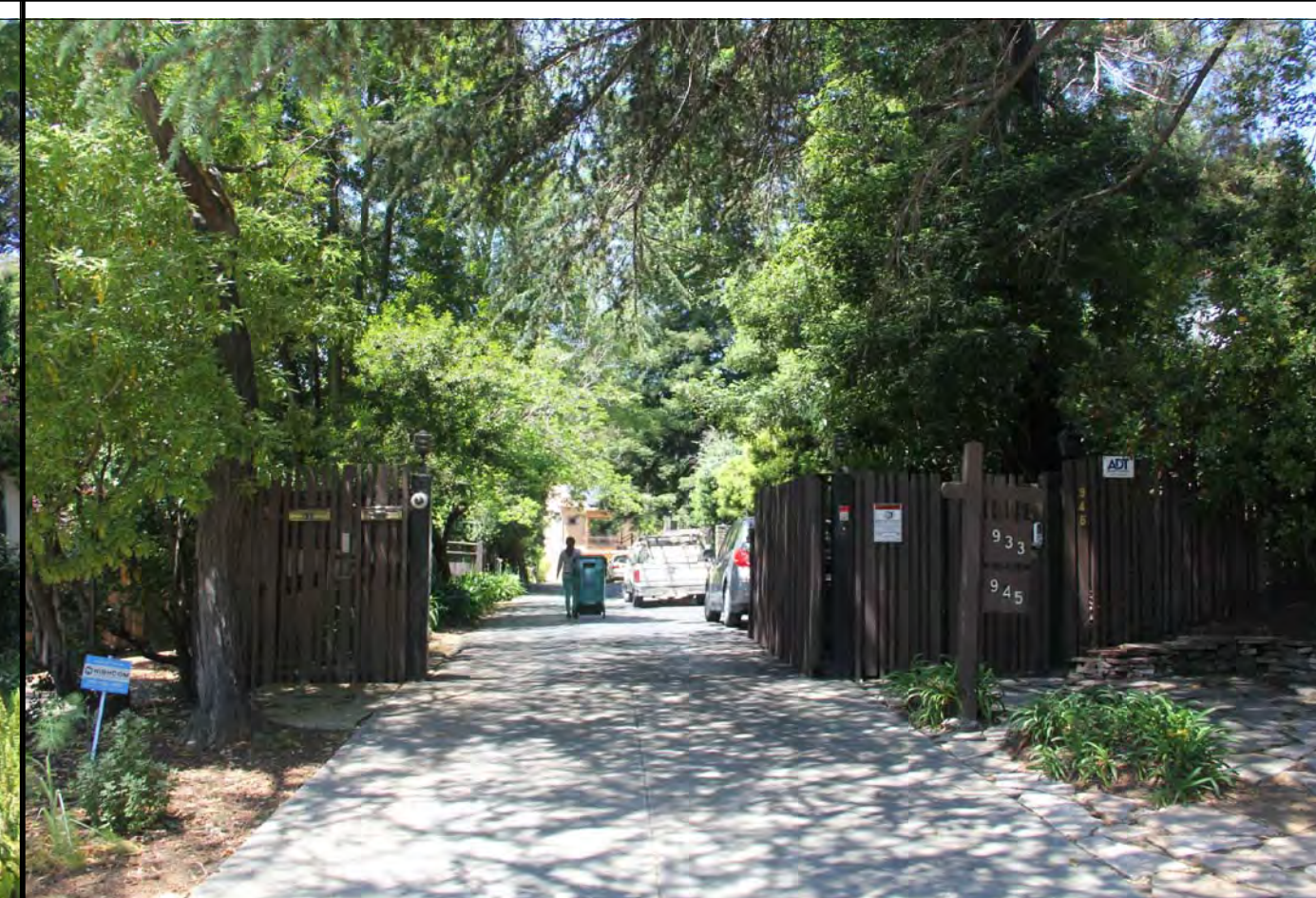
14 971 GROSVENOR PLACE



10 953 GROSVENOR PLACE



13 967 GROSVENOR PLACE



9 933/ 945 GROSVENOR PLACE



12 959 GROSVENOR PLACE



8 915 GROSVENOR PLACE



11 955 GROSVENOR PLACE



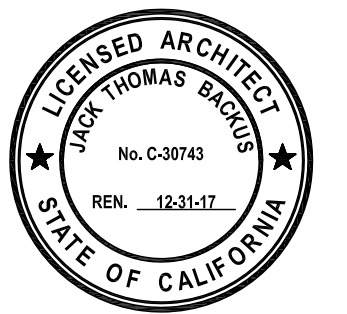
7 1198 TRESTLE GLEN ROAD

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS
ARCHITECTS

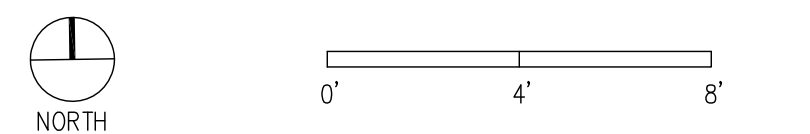
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

SHEET TITLE
NEIGHBOR PHOTOS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.4



12 | 986 GROSVENOR PLACE



8 | 968 GROSVENOR PLACE



4 | 1200 TRESTLE GLEN ROAD



11 | 982 GROSVENOR PLACE



7 | 964 GROSVENOR PLACE



3 | 981 GROSVENOR PLACE



10 | 976 GROSVENOR PLACE



6 | 950 GROSVENOR PLACE



2 | 979 GROSVENOR PLACE



9 | 972 GROSVENOR PLACE



5 | 916 GROSVENOR PLACE



1 | 975 GROSVENOR PLACE

963 GROSVENOR PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS
ARCHITECTS

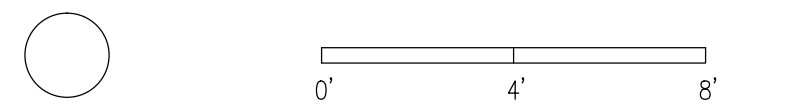
1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS	
NO.	DESCRIPTION
1.	05.23.2017 PLANNING SET

SHEET TITLE
PHOTOS OF NEIGHBORS

SCALE
1/4" = 1'-0"



SHEET NUMBER

A3.5

963 GROSVENOR
PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
3.	11.02.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

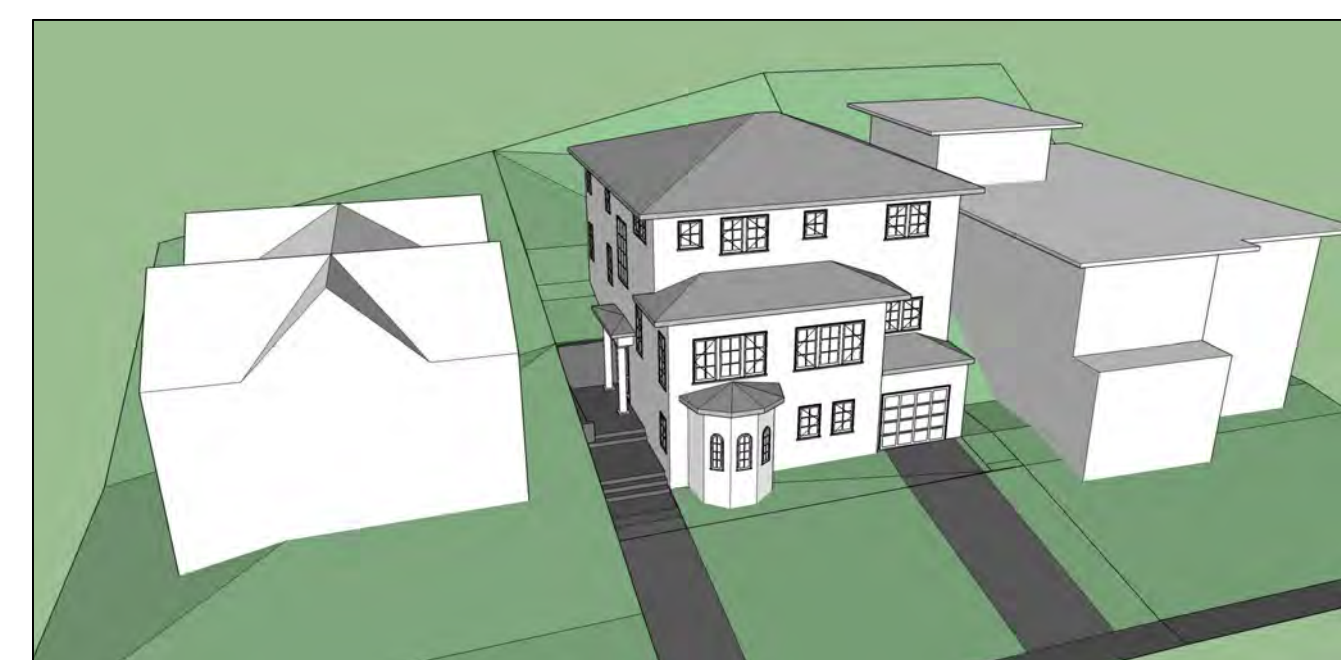
SHEET TITLE
3 D MODELING IMAGES

SCALE

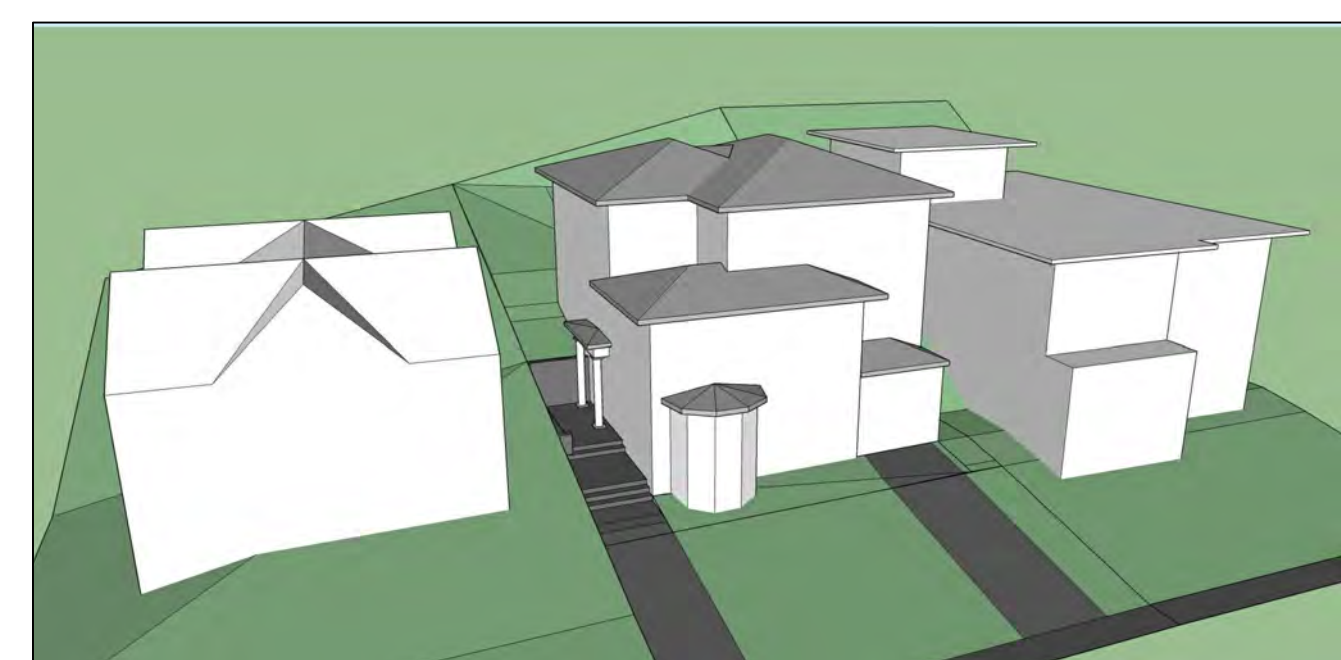
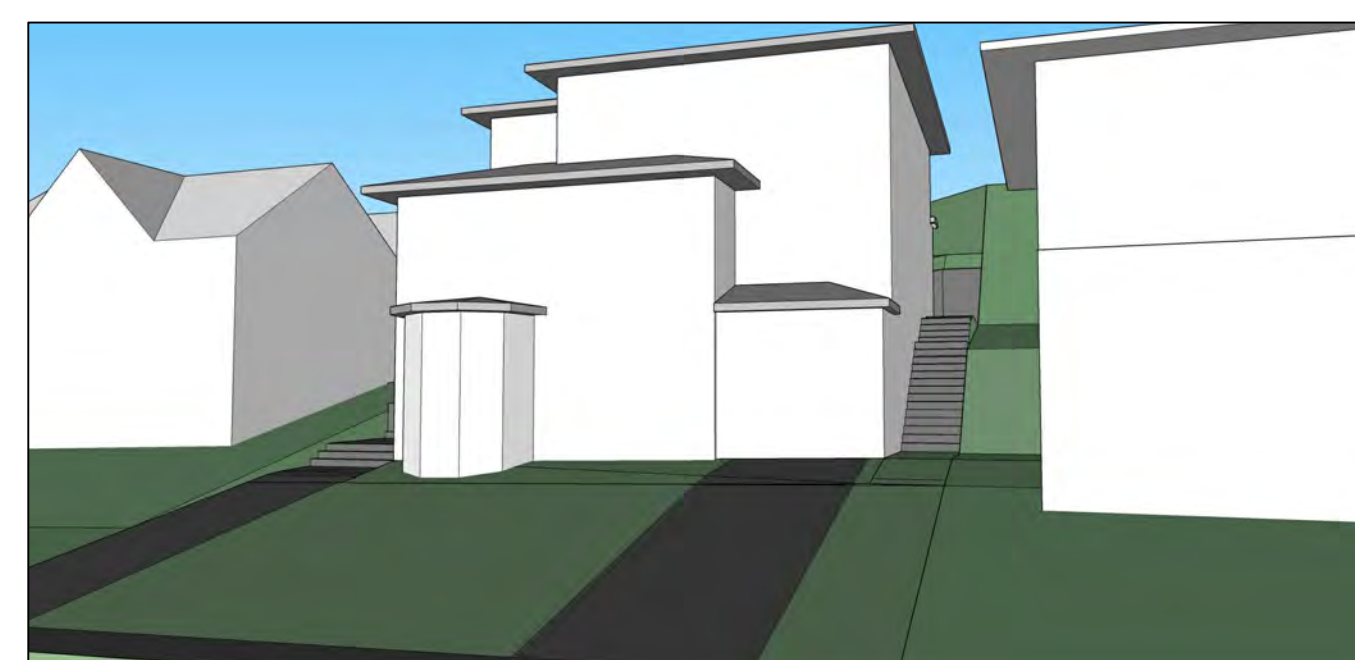


SHEET NUMBER

A3.6



FIRST VERSION SUBMITTED ON 05.23.2017



SECOND VERSION SUBMITTED ON 09.27.2017



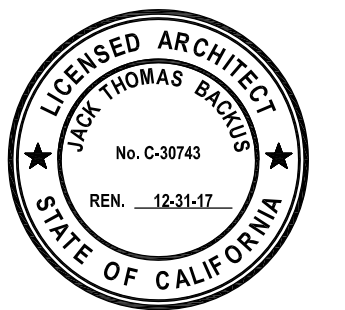
THIRD VERSION SUBMITTED ON 11.14.2017

963 GROSVENOR
PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

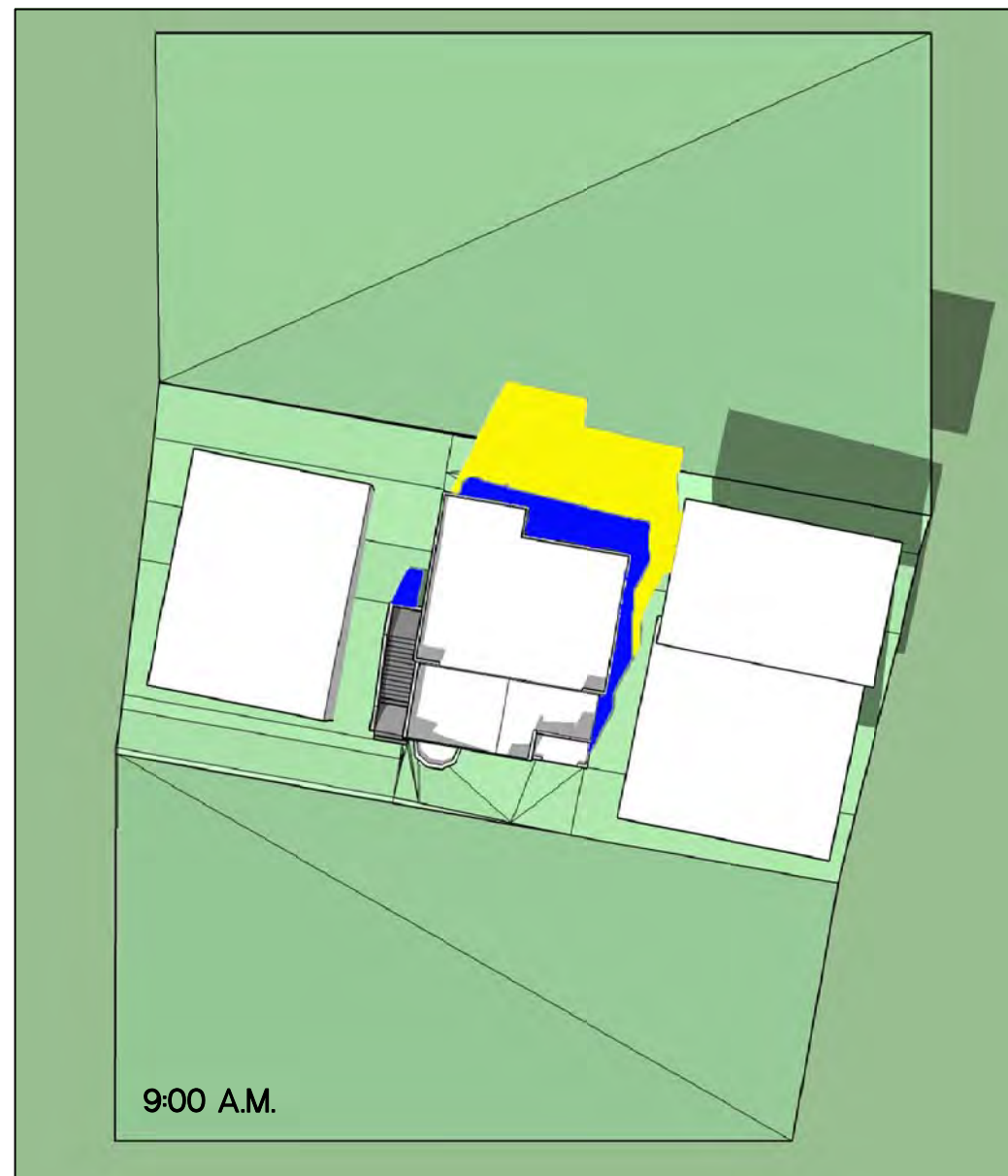
JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699

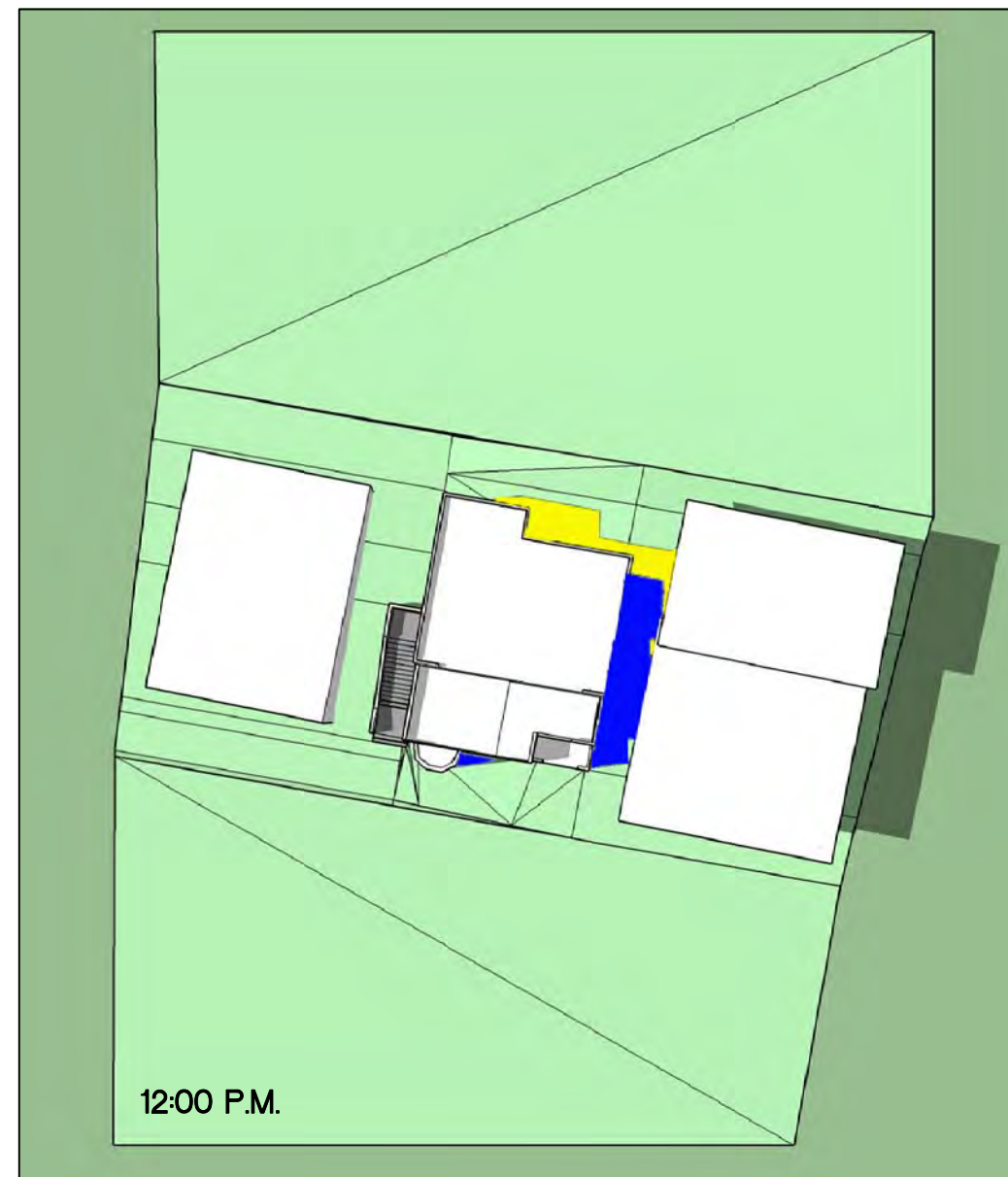


ISSUES AND REVISIONS

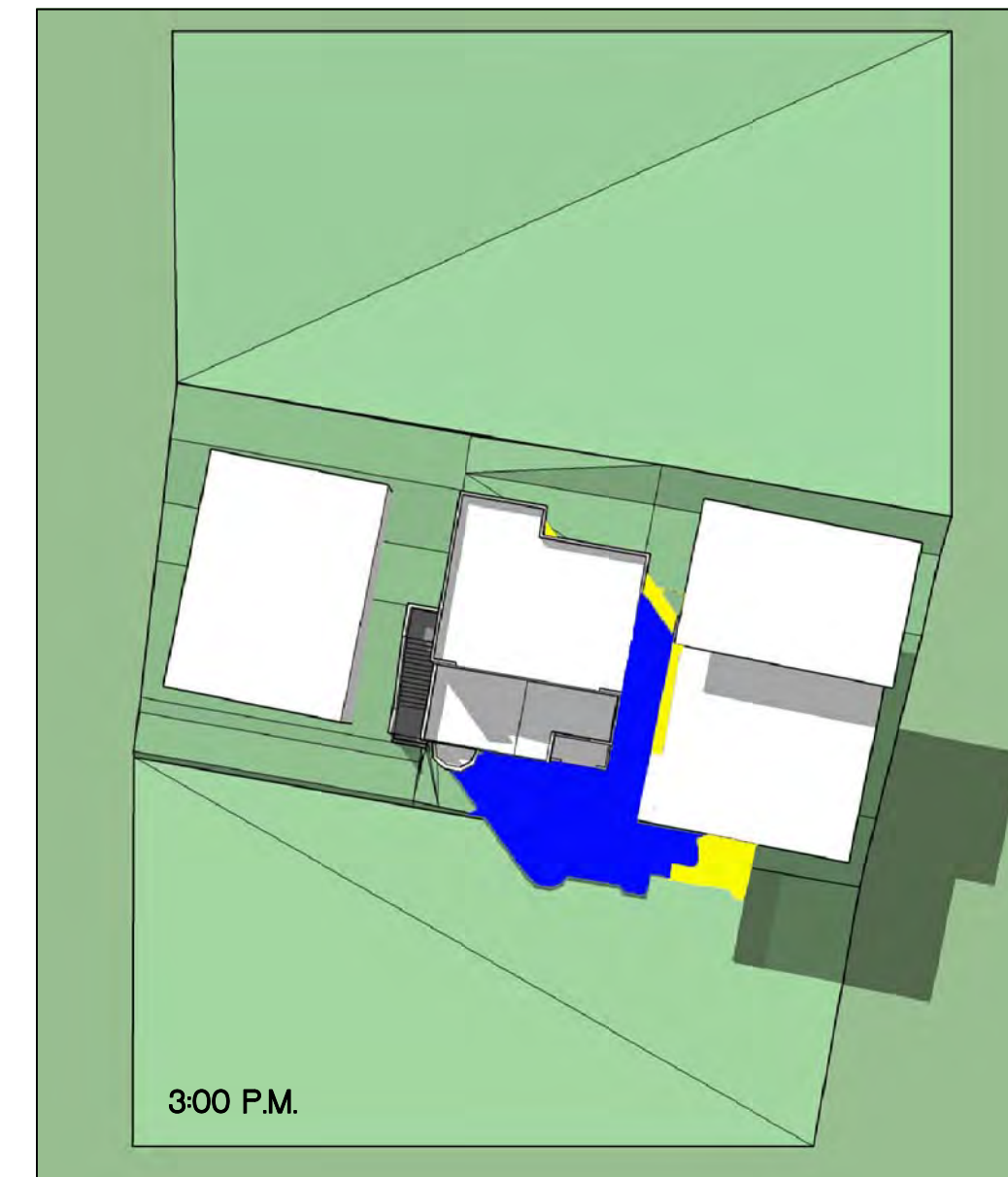
NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
3.	11.02.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS



9:00 A.M.

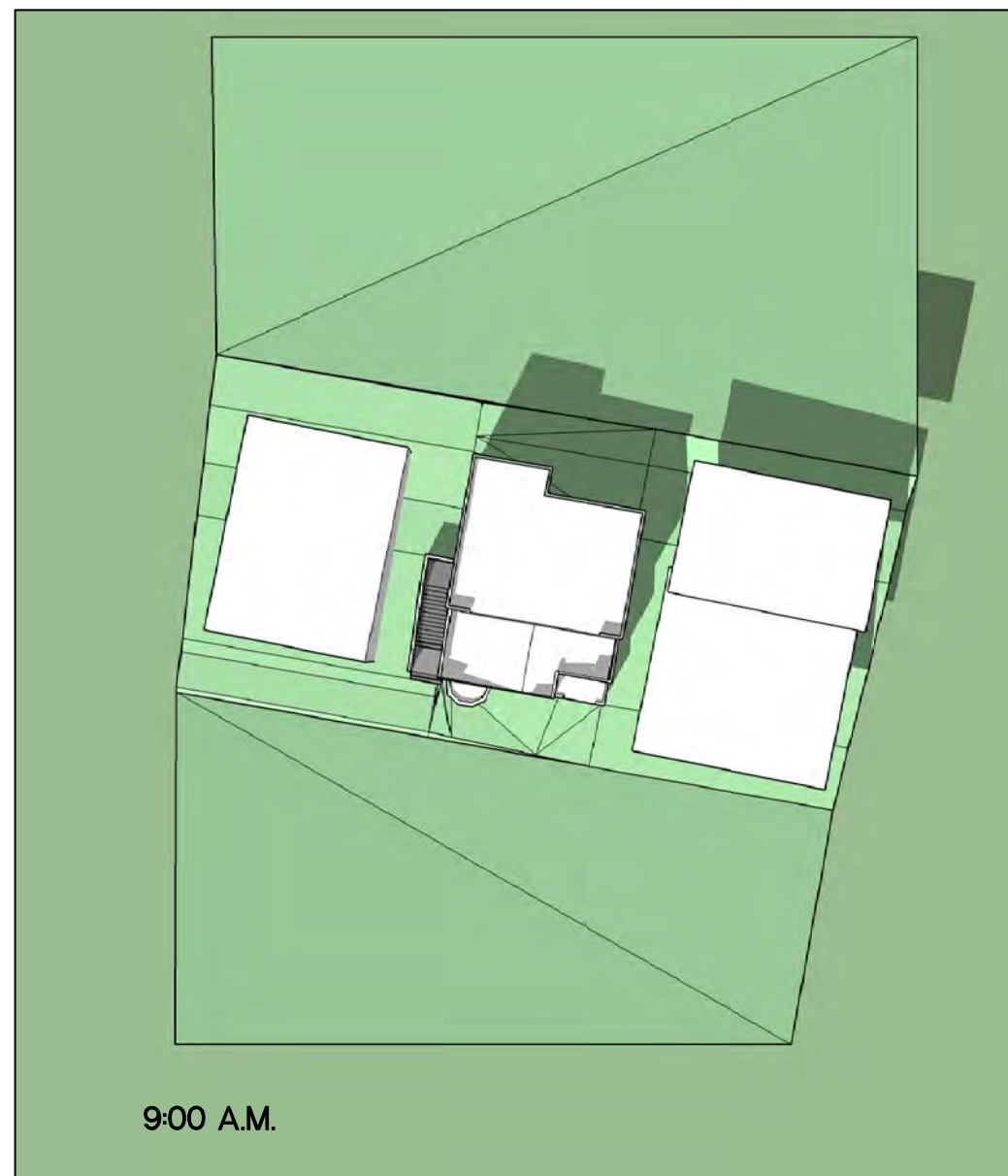


12:00 P.M.

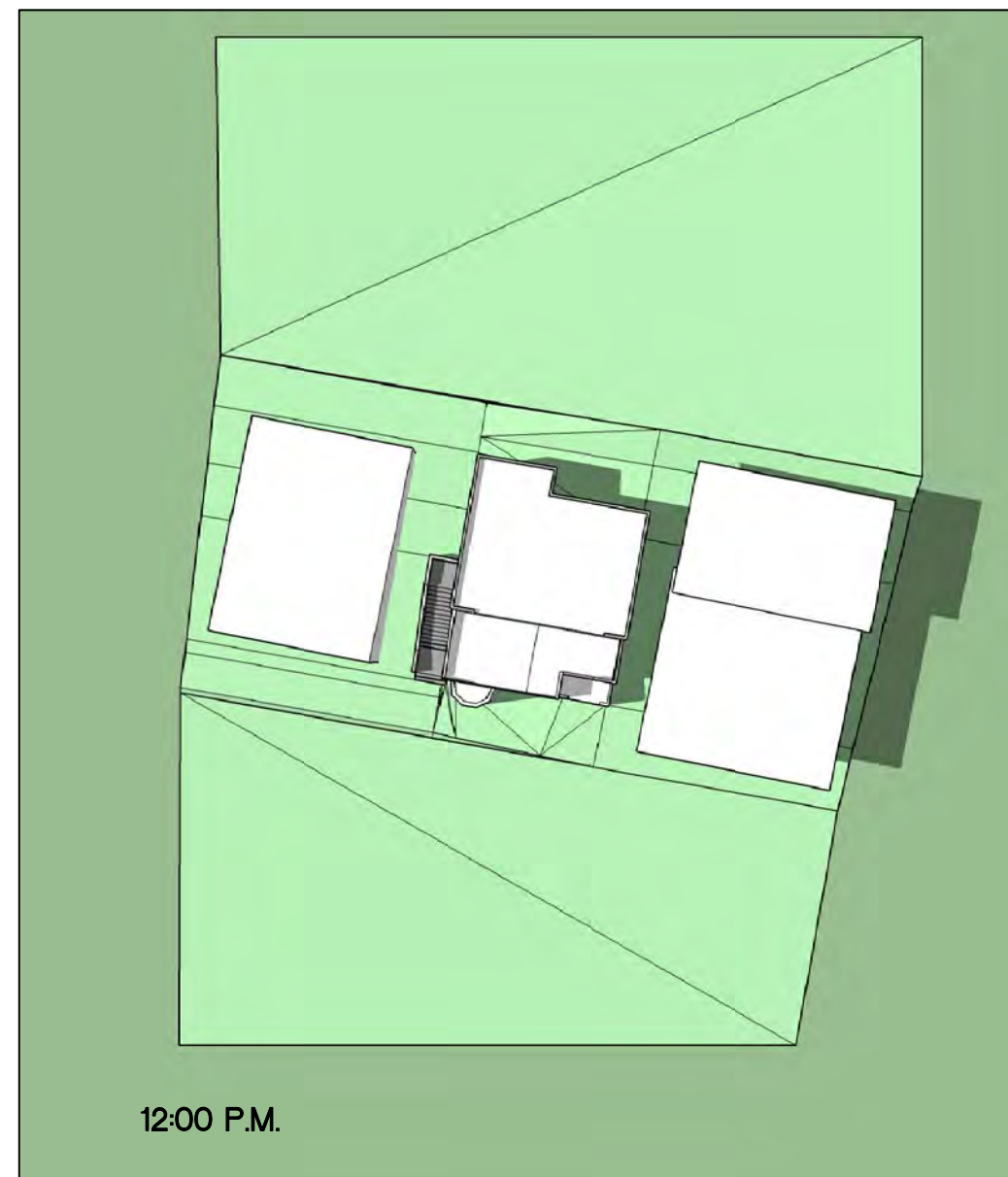


3:00 P.M.

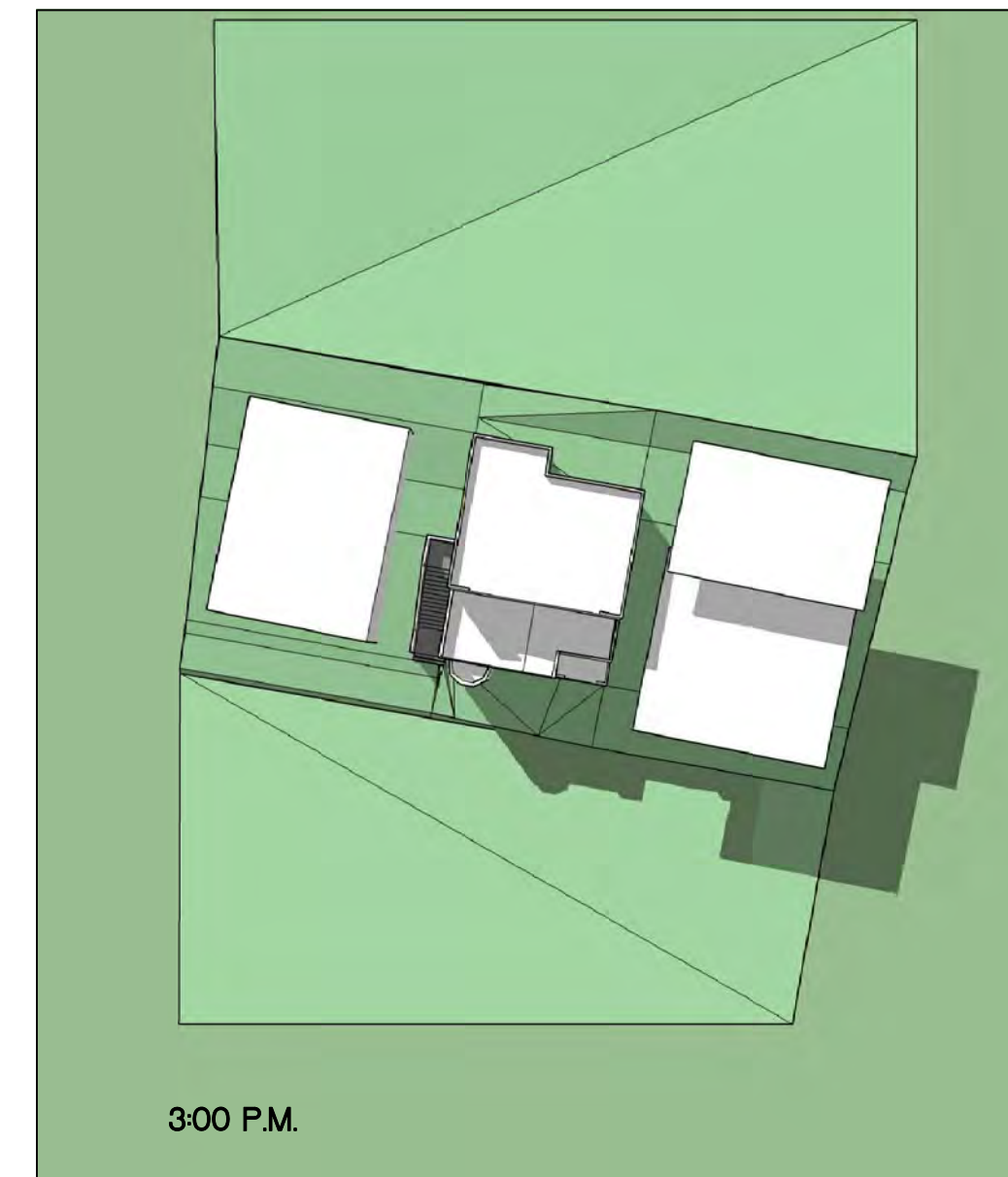
EXISTING AND PROPOSED SHADOW STUDY (SPRING AND SUMER EQUALNOX)



9:00 A.M.

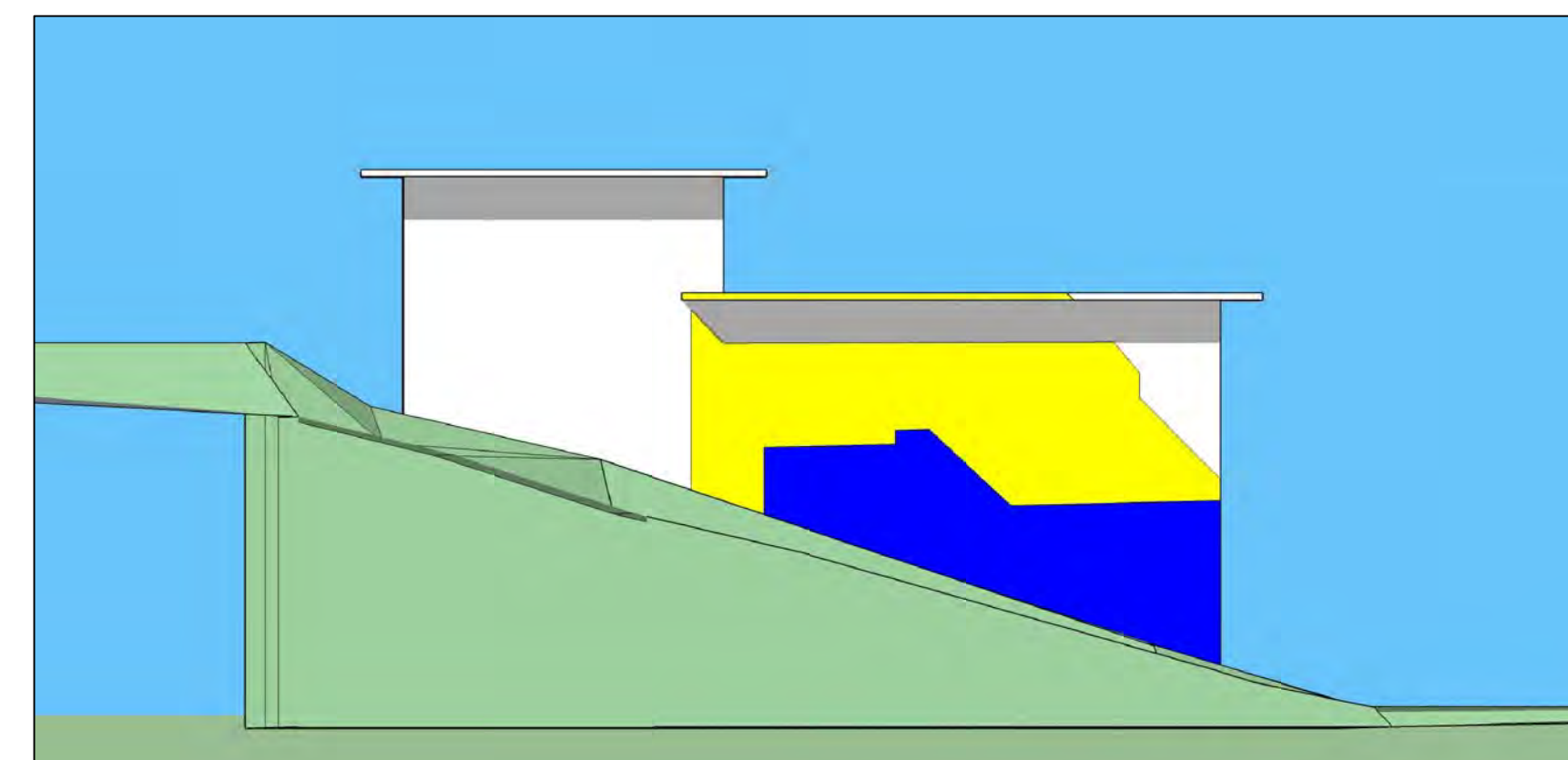
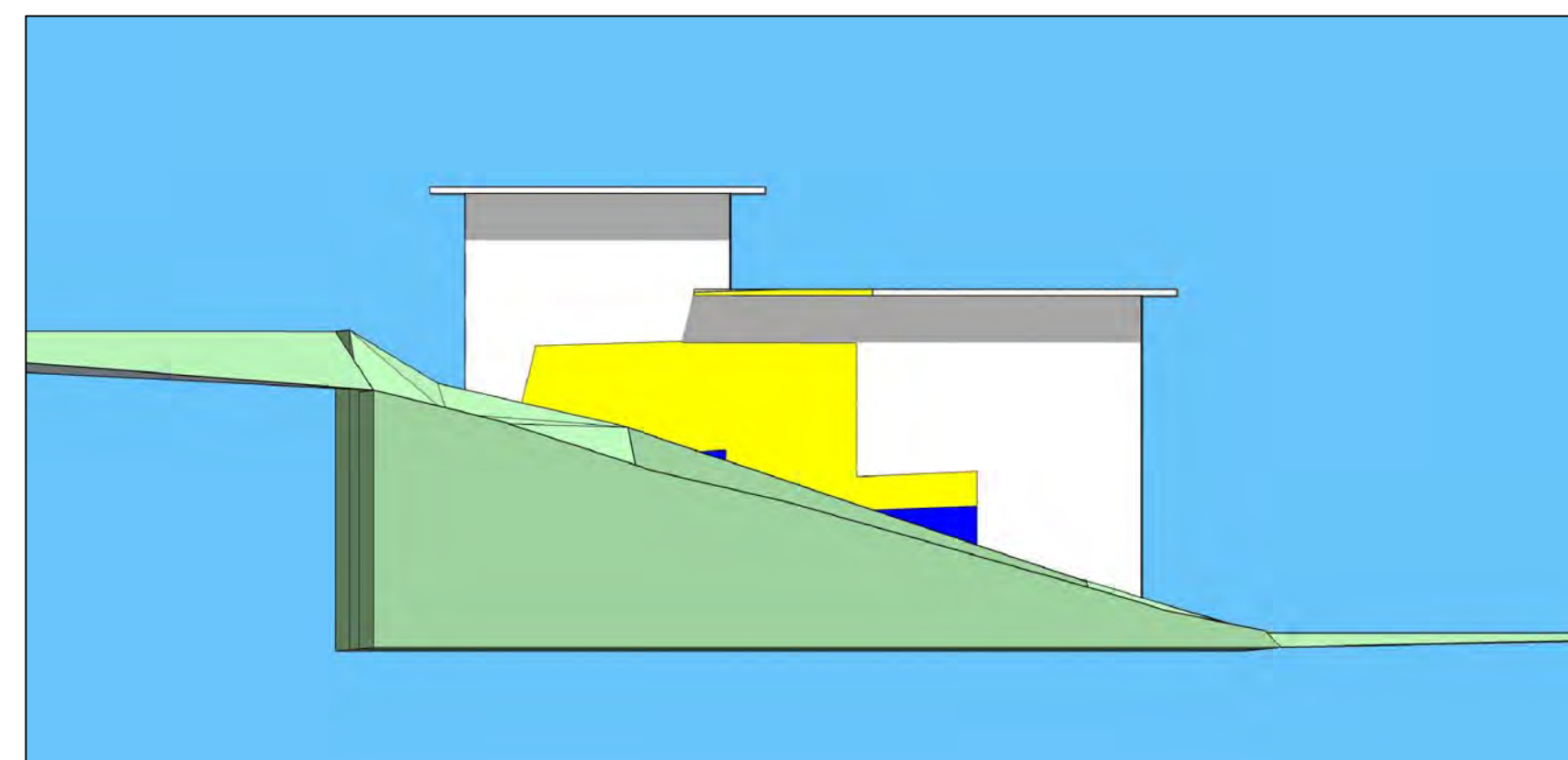
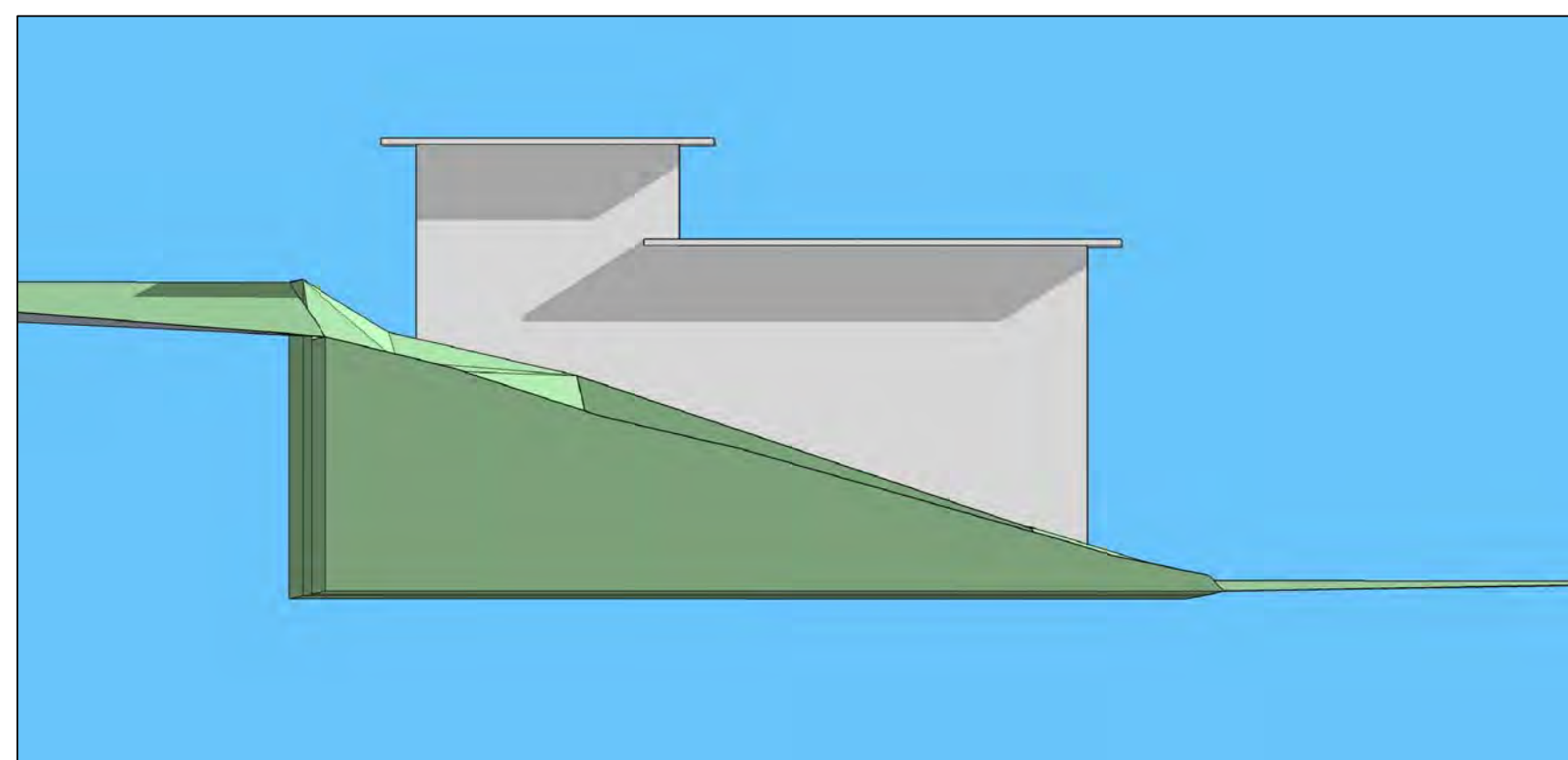


12:00 P.M.



3:00 P.M.

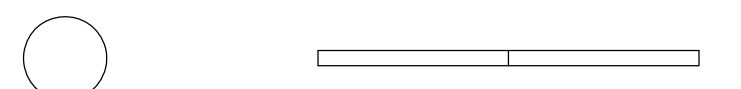
PROPOSED SHADOW STUDY (SPRING AND SUMER EQUALNOX)



EXISTING AND PROPOSED SHADOW STUDY ON ADJACENT PROPERTY TO THE NORTH (SPRING AND SUMER EQUALNOX)

SHEET TITLE
SHADOW STUDY

SCALE



SHEET NUMBER

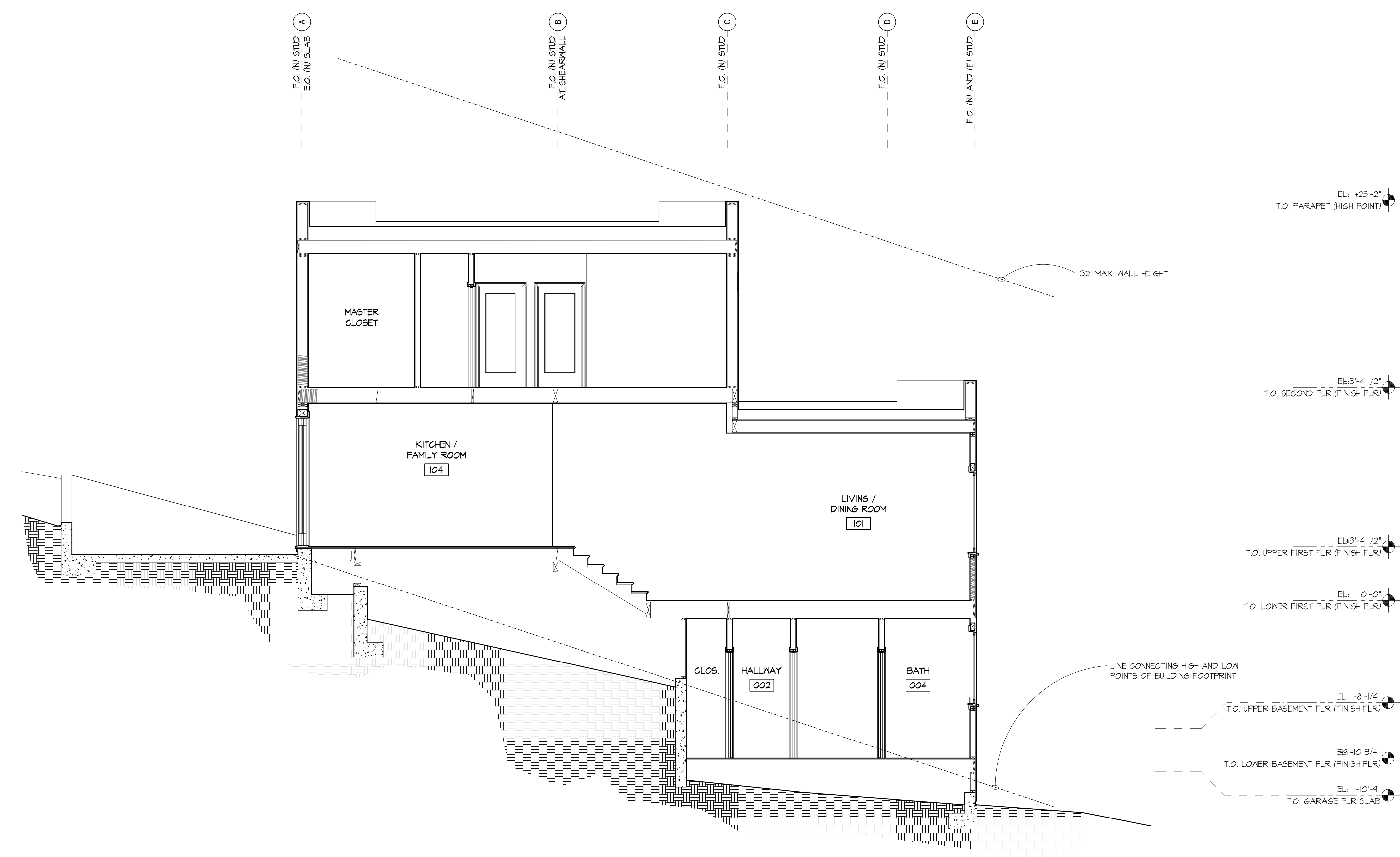
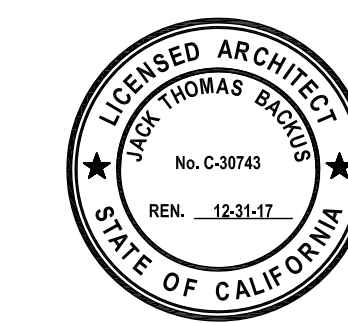
A3.7

963 GROSVENOR
PLACE
ADDITION

963 Grosvenor Place
Oakland, CA 94610

JACK BACKUS
ARCHITECTS

1057 Hubert Road
Oakland, CA 94610
ph. 510.393.9699

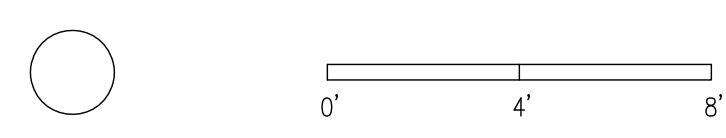


ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05.23.2017	PLANNING SET
2.	09.27.2017	PLANNING SET REVISIONS
4.	11.14.2017	PLANNING SET REVISIONS

SHEET TITLE
BUILDING SECTION

SCALE
1/4" = 1'-0"



SHEET NUMBER

A4.2

1 BUILDING SECTION
1/4" = 1'-0"

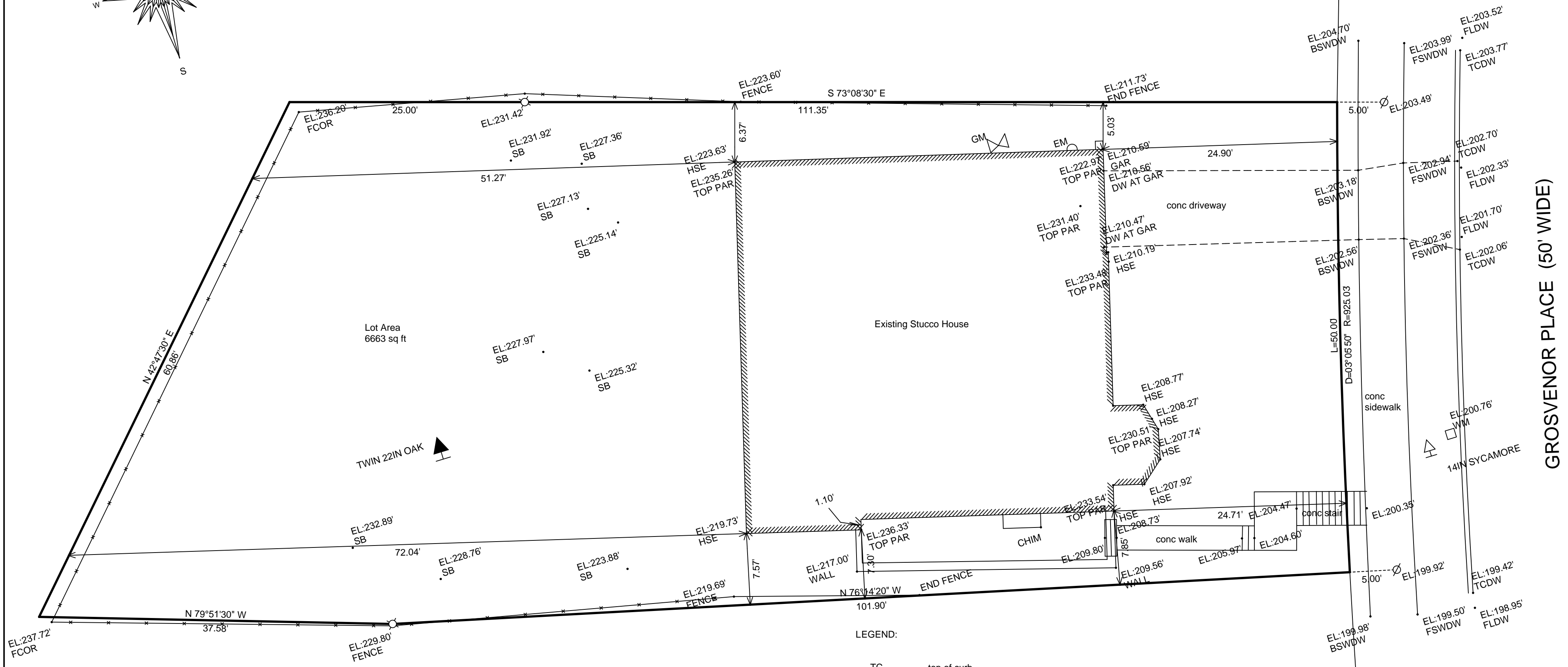
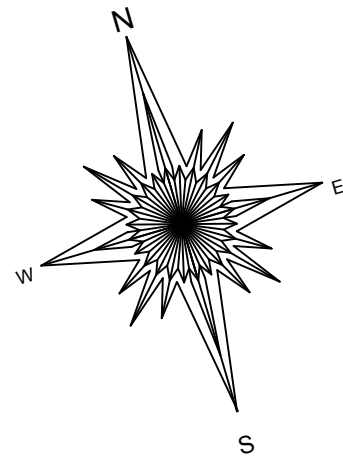
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

963 GROSVENOR PLACE, OAKLAND, CA

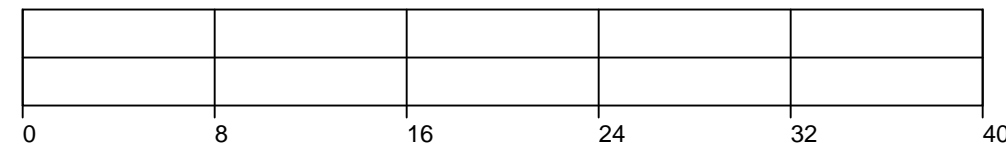
PORTION OF LOT 35, BLOCK 9, "LAKESHORE HIGHLANDS", FILED JUNE 18, 1917, LIBER 16 OF MAPS, PAGE 37, ALAMEDA COUNTY RECORDS

APN. 11-889-9-2

APRIL, 2017



SCALE: 1 INCH = 8 FEET




Note:
This drawing was created using PC Survey software, and translated into .pdf format. No responsibility is taken by this office for the accuracy of the .pdf drawing. Please refer to the hard copy.
The data contained in this drawing remains the property of Paul O. Webb-Licensed Surveyor, and may only be used for its intended purpose.

BENCHMARK:

Top of curb at ESE curb return @ Trestle Glen and Grosvenor Place taken as Elevation 186.6' per City of Oakland records.

LEGEND:

- TC top of curb
- FL flowline
- DW driveway
- BSW back of sidewalk
- FSW front of sidewalk
- PAR parapet
- SB slope break
- HSE ground at corner of house
- GAR ground at corner of garage
- WALL ground at corner of wall
- WM water meter
- GM gas meter
- EM electric meter
- FCOR fence corner
-  set 5/8" rebar with cap PLS 5530
-  set nail and brass tag PLS 5530

Paul O. Webb-Licensed Surveyor
2724 Ninth Street, Suite B
Berkeley, Ca. 94710

GROSVENOR PLACE (50' WIDE)



972 Grosvenor Pl - Front



972 Grosvenor Pl - Side



972 Grosvenor Pl = Front



975 Grosvenor Pl - Front



975 Grosvenor Pl - Side



976 Grosvenor Pl - Front



976 Grosvenor Pl - Side



979 Grosvenor Pl - Front



981 Grosvenor Pl - Front



981 Grosvenor Pl - Side



982 Grosvenor Pl - Front



982 Grosvenor Pl - Side



986 Grosvenor Pl - Front



986 Grosvenor Pl - Side



1200 Trestle Glen - Side



1200 Trestle Glen -Front



1200 Trestle Glen



916 Grosvenor Pl - Front



916 Grosvenor Pl - Side



950 Grosvenor Pl - Corner



950 Grosvenor Pl - Garage



950 Grosvenor Pl - Side



953 Grosvenor Pl - Front



955 Grosvenor Pl - Front



955 Grosvenor Pl - Side



959 Grosvenor Pl - Front



959 Grosvenor Pl - Side



964 Grosvenor Pl - Front



967 Grosvenor Pl - Front



967- Grosvenor Pl - Front



967 Grosvenor Pl - Side



968 Grosvenor Pl - Front



968 Grosvenor Pl - Side



971 Grosvenor Pl - Front



971 Grosvenor Pl - Side

Thai, Danny

From: Gregjurin@aol.com
Sent: Monday, September 11, 2017 10:56 PM
To: Thai, Danny
Subject: PLN17198 963 Grosvenor Place

September 11, 2017

Dear Bureau of Planning-Zoning:

Re: PLN17198
963 Grosvenor Place

Dear Mr. Thai,

We are not in favor of the remodel plans for PLN17198 963 Grosvenor Place.

We live across the street from this property and have real concerns that need to be addressed and resolved before this almost complete home remodel rebuild is satisfactory.

We urge the Oakland Bureau of Planning-Zoning Division NOT to approve the current plans and the major reasons are:

- **GARAGE** - This size house needs a 2 or 3 car garage. The submitted plans retain only the one car garage. Parking difficulties on our street should rightly suggest at least a 2 car garage for this proposed 4 bedroom home. An AC Transit "B" bus runs directly in front of this house and there are also "No Parking" signs in front of this home and along one side of this street because it is narrow. A parking problem already exists here and this residential neighborhood is already over parked. Adding a 4 bedroom home without adding 2 or 3 garages puts a severe strain and hardship on the neighbors and neighborhood. Many homes in this block have a 2 car garage and at least a 2 car garage is necessary with this extensive sq ft remodel.
- **HEIGHT** - By adding a 3rd story this home will be higher than the adjacent homes and potentially look bulkier/larger compared to many other homes in the neighborhood. This is especially true with this home being up on a steep hill. Reduce the massive look and height with a change in architectural style.
- **SHADOW** - The addition will increasingly shadow neighboring homes. Design the structure as low as possible considering the neighboring home shadowing.
- **VIEW & SUNLIGHT**- The proposed bulkiness obstructs the neighboring view and sunlight. Adjust accordingly.
- **SIZE** - The addition will be 2 ½ times larger than the size of the existing home, 1483+2197=3680 sqft, and be quite large compared to adjacent homes and neighborhood homes on the block. Redesign the street view architecture to make it look smaller in character.
- **OUTLINE** - Needs story poles. No story poles are in place to identify the proposed height and size of the proposed structure. Story poles need to be in place before this remodel is approved so concerned neighbors can comment knowledgably.
- **FOOTPRINT** - Consider enlarging by pushing out into the large back yard instead of going up in front making the front 3 stories high and a bulky massive structure unlike other homes on this block. Hide the height out of sight by putting the bedroom addition in the back of the house.
- The existing 2 story "turret" adds character and style. Do not shorten, flatten, reduce or eliminate the look of this existing architectural feature, and, rather, incorporate it into the new structure.

- Changing from a flat roof to the proposed pitched roof increases the height and looks massive when adding a 3rd story, compared to other neighborhood home architectural styles. Improve the front facing look to fit in with the neighborhood's varied beautiful architectural styles.
- The existing right front wall corner currently has a several foot setback and it needs to remain setback in order to save the neighbor's view and sunlight. If the setback is brought forward and flush as planned, it will only cast even a larger shadow on everything.
- The existing interior floorplan is considerably modified including removing the formal dining room and relocating the adjacent kitchen, both currently facing the street. The plans propose a combined living/dining room in the front of the house and a relocated kitchen moved one half story upstairs in the rear of the house. Allowing a flight of stairs and walkway in between the kitchen and dining area makes it dangerous and very inconvenient, and should not be permitted.
- The existing lower floor room is proposed to be enlarged into a family room with private exterior entry, closets and full bath with tub, a floorplan design which appears could be used as a 5th bedroom or rental unit. This is not the intention of the neighborhood Lakeshore Homes Association and should not be permitted. This rental unit type room needs to be addressed and questioned.
- Identify what provision will be made for building equipment and deliveries on this busy narrow main street thoroughfare during months of construction. Address noise and work hours. Address busy traffic patterns for parents and school busses to and from school as the Crocker Highlands Elementary School is only 2 blocks away and has considerable traffic, this being the main street access. Address any other construction/demolition and remodel site impacts.

Please give these concerns your utmost consideration before approving the proposed home remodel. Thank you.

Sincerely yours,

The Jurin Family
950 Grosvenor Place
Oakland, CA 94610-2549

Phone: 510-452-1334
gregjurin@aol.com

PLN17198

963 Grosvenor Place

SITE

THE PROJECT SHALL COMPLY WITH THE ZONING CODES AS ADOPTED BY THE CITY OF OAKLAND

PHOTOS OF EXISTING PROPERTY / HOUSE



FRONT OF HOUSE - SOUTH SIDEVIEW



SIDE OF HOUSE - SOUTH ELEVATION

==

Thai, Danny

From: James McCrea <jmccrea@sbcglobal.net>
Sent: Monday, September 11, 2017 9:18 PM
To: Thai, Danny
Subject: Planning Dept. PLN17198 - 963 Grosvenor Place

Mr. Danny Thai
Oakland Bureau of Planning-Zoning Division.

Dear Mr. Thai:

The turret is a pleasant architectural enhancement.

If the proposed 3rd story is added on top of the existing structure, the turret tower need not be removed or reduced in size as in the plan!

This is the existing home at 963 Grosvenor Place, PLN17198,



and when adding a 3rd story and keeping the home's existing turret tower in tack, it could be made to look similar to this other 3 story house's turret tower.



The flat front walls proposed for this remodel will make it look like a huge box without style and interest. It will be out of character with the storybook homes style and neighborhood feel. Consider keeping the existing tall turret tower and incorporate interesting architecture detail into this proposed remodeled home look.

Jim McCrea
510-428-2055
1311 Grand Avenue

Thai, Danny

From: christopher lee <ccarlee@sbcglobal.net>
Sent: Monday, September 11, 2017 4:45 PM
To: Thai, Danny
Cc: Teresa Lee; Raya, Richard; Guillen, Abel
Subject: 963 Grosvenor - Case File # PLN 17198

Mr. Thai:

I write today to express my strong opposition to the subject proposed project.

Having lived in the Crocker Highlands area for over 37 years, one of the most endearing qualities I have enjoyed is the character and charm of the homes in the area and their distinctive architectural features. I believe the proposed renovation would result in a mammoth structure that overwhelms the neighborhood. The current home is approximately 1,400 square feet in size. Adding over 2,000 more square feet would create a "McMansion" that would dwarf the surrounding homes and would look unsightly. Such a structure would undoubtedly cast huge shadows on neighboring homes.

As you may know, Grosvenor is a busy, very narrow street with parking permitted only on the east side. What we don't need is increased traffic due to the expanded size of 963 Grosvenor.

With such a huge undertaking, I would be very concerned from a safety perspective for vehicles on Grosvenor and pedestrians walking on both sides of the street given the fact that a large number of debris boxes, construction vehicles, contractor trucks, excavators and other such equipment that would be required to execute this project. I fear that neighbors would be subjected to substantial noise, disruption, and dust generation.

With regard to the notice to the public, I am not aware of any official notifications other than the yellow City of Oakland sign required to be posted in the front yard.

Although not in your purview, I am deeply concerned that an apparent or real conflict of interest exists. The applicant for this project is Jack Backus, an architect in the area who sits on the Lakeshore Homes Association Board of Directors, and who apparently voted to support this project. It appears that the City, by association, is faced with a real or apparent conflict-of-interest situation by an applicant.

I would be the first neighbor to state that the current structure is in serious disrepair and badly needs renovation. But this proposed project appears to be a thinly veiled attempt to make a quick buck at the expense of our neighbors.

Accordingly, I respectfully ask that:

- 1) the City not approve this project at this time,
- 2) the comment period be extended for one month
- 3) the City hold a public meeting at the Lakeshore Homes Association offices with Planning department staff available.

Thank you for your consideration.

Christopher Lee

Christopher Lee
1183 Holman Road
Oakland, CA 94610
(510)821-0242 (cell)

Thai, Danny

From: Theresa & Brandon <makibaldi@gmail.com>
Sent: Monday, September 11, 2017 4:17 PM
To: Thai, Danny
Subject: Objections to Proposed Redevelopment of 963 Grosvenor Place

Dear Mr Thai,

We are the owners of 972 Grosvenor Place, Oakland, CA 94610, which is across the street from the proposed redevelopment project at 963 Grosvenor Place. We are writing to express our objections to the proposed project in its current form. Our objections include the following:

1. As an initial matter, the notice posted at the home appears to indicate that the persons applying for permission for the redevelopment are Karen Kenneally and Ross Ewoldsen. It is our understanding that this is not true. It is our understanding that Karen Kenneally and Ross Ewoldsen sold the house under pressure from the HOA (a board on which the architect of this proposed redevelopment, Jack Backus, sits) earlier this year. Therefore, the owner of the property is the investor/redeveloper who purchased the property from Karen Kenneally and Ross Ewoldsen.

2. The size of the proposed house is problematic for multiple reasons:

a. The proposed house goes from 1483 square feet to 3,681 square feet, but it has a one car garage only. This is ridiculous, particularly on a street where only we can park on only one side of the street. It is a busy street because residents use it to get to and from the freeway, Trestle Glen Ave., Lakeshore Blvd, Grand Ave as well as Crocker Highlands Elementary School. The B line bus also runs on this street. This proposed house will cause parking congestion.

b. It is not in keeping with the scale of the other homes on the block or the homes immediately next to it. The homes on either side of the proposed redevelopment are both under 2000 square feet. This proposed house will look enormous and out of place there;

c. The size of this proposed house compared to the two houses next to it will change the character of the block, reducing the openness, privacy, light and charm.

d. Because this proposed house will be taller than all the other houses on the block, it will look out of scale with the block as well.

3. The proposed design is not in keeping with the architectural integrity of the original house, the block or the neighborhood. It is huge and boxy. No one is suggesting that the original house should not be remodeled as it is in a bad state of repair. However, any redevelopment of the site should be compatible with the architectural character of the original, the block and the neighborhood. This proposed house does none of those things.

We sincerely hope that you take these concerns into consideration. We appreciate your time and attention. Please feel free to contact us should you have any questions.

Best Regards,

Theresa Mak, 415-235-9021

Brandon Garibaldi, 415-694-1646

makibaldi@gmail.com

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 4:07 PM
To: Thai, Danny
Subject: Photos (6 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: 963closeuproofline.JPG; 963Driveway.JPG; NoParkingonGrosvenorPl.JPG; Viewfrom963showingNoParking.JPG

Danny Thai.

Attached is email 6 of 6 to support Comment Letter. Note no parking on one side of street and how Grosvenor Place street slopes upward. Also, note small garage and driveway.

Thank You.

Steven Garrett

Thai, Danny

From: Gregjurin@aol.com
Sent: Monday, September 11, 2017 4:03 PM
To: Thai, Danny
Subject: PLN17198 963 Grosvenor Place

PLN17198
963 Grosvenor Place

We are not in favor of the remodel plans for PLN17198 963 Grosvenor Place.

We live very close to this property and have real concerns that need to be addressed and resolved before this almost a complete home rebuild blueprint plan is satisfactory.

We urge the Oakland Bureau of Planning-Zoning Division NOT to approve the current plans and the major reasons are:

- **GARAGE** - The submitted plans retain the one car garage when parking difficulties on our street should suggest least a 2 car garage, or more, for the proposed 4 bedroom home. An AC Transit bus line regularly runs directly in front of this home on Grosvenor Pl. There is no parking on one side of the street because it is too narrow for cars to pass. The streets in this residential neighborhood is already over parked with a parking problem. Adding a 4 bedroom home without 2 or 3 garages included puts a severe hardship on the neighbors. Many homes in this block have a 2 car garage and at least a 2 car garage is necessary.
- **HEIGHT** - By adding a 3rd story this home will be higher than the adjacent homes and potentially look bulkier/larger compared to many other homes in the neighborhood, especially with this home being on the steep uphill hillside
- **SHADOW** - The addition will shadow neighboring homes
- **VIEW** - The bulkiness obstructs the views from neighboring homes.
- **SIZE** - The addition will be 2 ½ times larger than the size of the existing home, 1483+2197=3680 sqft
- **OUTLINE** - No story poles are in place to identify the proposed height and size of the structure
- **FOOT PRINT** - The home's footprint is enlarged by building out into the back yard
- Proposed to reduce the existing 2 story "turret" to one story, flattening the look of the house and eliminating some of the architectural feature
- Replacing the existing flat roof with a pitched roof increases the height viewed from the street
- The right hand front corner setback is brought forward for a flat front wall that will decrease light, increases shadows and block existing views
- The existing floorplan is considerably modified including removing the formal dining room and relocating the adjacent kitchen, both currently facing the street, with a proposed combined living/dining room in the front of the house and relocated kitchen one half story upstairs in the rear.
- The existing lower floor room is proposed to be enlarged into a family room with private exterior entry, closets and full bath with tub, a floorplan which appears could be used as a 5th bedroom.
- Identify what provision will be made for building equipment and deliveries during months of construction on this busy main street and any other site impacts

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 4:01 PM
To: Thai, Danny
Subject: Photos (5 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: 971GrosvenorPI.JPG; 975GrosvenorPI.JPG; IMG_7118.JPG; IMG_7119.JPG; Rooflinefromacrossstreet.JPG

Danny Thai.

Attached is email 5 of 6 to support Comment Letter. More context homes and roofline.

Thank You.

Steven Garrett

Thai, Danny

From: Linda Hausrath <lh@hausrath.com>
Sent: Monday, September 11, 2017 3:59 PM
To: Jack Backus; Thai, Danny
Cc: Klein, Heather
Subject: RE: 963 Grosvenor

Mr. Thai and Mr. Backus:

Thank you for the information provided about the proposed project. We are glad that no trees will be removed. We assume that if trees were to be proposed for removal in the future, the property owners would follow the requirements of the City's Tree Ordinance and would apply for the appropriate permits. We feel strongly that the large trees in our neighborhood are important assets for nearby properties, for the neighborhood, and for the City overall. Other construction on Grosvenor has resulted in the removal of several large Oak trees from along the boundary areas between the properties on Grosvenor and those above on Hillcroft Circle where we live, with adverse impacts on the quality of the neighborhood and nearby properties. In one case, the owners filed for tree removal permits, received a permit to remove one Oak tree along with requirements to preserve of the remaining two Oak trees, but have not followed those requirements as one of the remaining trees has died and the third is in poor condition. We are glad to hear that these owners consider the large oak trees to be assets.

Thank you. Linda and Les Hausrath

Linda Hausrath
Hausrath Economics Group
1212 Broadway, Suite 1500
Oakland, CA 94612-1817
T 510.839.8383
F 510.839.8415

From: Jack Backus [mailto:jack@jbackusarchitects.com]
Sent: Tuesday, September 05, 2017 12:03 PM
To: Thai, Danny
Cc: Linda Hausrath; Klein, Heather
Subject: Re: 963 Grosvenor

Linda:

There are no trees being removed as part of the proposed project. There are two large oaks at the rear of the property that we are preserving and the client considers as huge assets to the proposed home and the neighborhood.

If you have any further questions, you can e-mail me directly or give me a call.

Regards,

Jack Backus

On Tue, Sep 5, 2017 at 9:56 AM, Thai, Danny <DThai@oaklandnet.com> wrote:

Hi,

Thanks for your e-mail. Please take a look at the plans that I have attached to this email. According to the submitted plans, there are no trees being removed. I have CC'ed Mr. Jack Backus (applicant) in case you two want to communicate directly with each other.

Regards,

Danny Thai, Planner I | City of Oakland | Bureau of Planning
250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | [510-238-3584](tel:510-238-3584)
Email: dthai@oaklandnet.com | Website: www.oaklandnet.com/planning

RE:

Mr. Thai:

We are nearby property owners. I would like to get more information on the plans for this project. I looked on line but could not find more information. Are the plans submitted available on-line? In addition I would like to find out if the project and its construction will require removal of trees and a tree removal permit? Can you please provide this additional information or let me know where it is available. thank you. Linda Hausrath (981 Hillcroft Circle

Linda Hausrath

Hausrath Economics Group

1212 Broadway, Suite 1500

Oakland, CA 94612-1817

T [510.839.8383](tel:510.839.8383)

F [510.839.8415](tel:510.839.8415)

--

Jack Backus

JACK BACKUS ARCHITECTS

1057 Hubert Road

Oakland, CA 94610

Ph 510.393.9699

www.jbackusarchitects.com

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 3:57 PM
To: Thai, Danny
Subject: Photos (4 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: IMG_7106.JPG; IMG_7107.JPG; IMG_7109.JPG; IMG_7110.JPG; IMG_7112.JPG

Danny Thai.

Attached is email 4 of 6 to support Comment Letter. More context homes showing roofline and lack of bulkiness.

Thank You.

Steven Garrett

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 3:51 PM
To: Thai, Danny
Subject: Photos (3 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: 950GrosvenorPI.JPG; 955GrosvenorPI.JPG; 959GrosvenorPI.JPG;
Rooflineviewwith959.JPG; Rooflineviewwith967.JPG

Danny Thai.

Attached is email 3 of 6 to support Comment Letter. Homes for context and rooflines.

Thank You.

Steven Garrett

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 3:43 PM
To: Thai, Danny
Subject: Photos (2 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: 963rooflineviewfromstreet.JPG; BackyardViewfrom967.JPG; Rooflineview2.JPG; Rooflineview3.JPG; Rooflineviewfrom967.JPG

Danny Thai.

Attached is email 2 of 6 to support Comment Letter. Note the consistent roofline of the surrounding homes.

Thank You.

Steven Garrett

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 3:37 PM
To: Thai, Danny
Subject: Photos (1 of 6) for Comment Letter re: 963 Grosvenor Place (PLN17198)
Attachments: DaughterBRwin1view.JPG; DaughterBRwin2view.JPG; FrontRightView.JPG; MasterBRview.JPG; SonBRview.JPG

Danny Thai.

Attached is email 1 of 6 to support Comment Letter. Note the huge impact that will occur from Master Bedroom Window.

Thank You.

Steven Garrett

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, September 11, 2017 3:26 PM
To: Thai, Danny
Subject: Comments Letter re: 963 Grosvenor Place - PLN17198 (Photos to Follow in Separate Emails)

Comments Letter re: 963 Grosvenor Place - PLN17198 (Photos to follow in separate emails)

Dear Mr. Danny Thai,

As residents of Crocker Highlands living at 967 Grosvenor Place for nearly a decade, our family is directly affected by the proposed next door project located at 963 Grosvenor Place. We appreciate the opportunity to communicate our concerns regarding the current design and how it will impact our home as well as other neighborhood homeowners. The current plan is for an investor to add a 3rd story and approximately 2,198 sq. feet to the current existing 1,483 sq. foot home. The result would be a nearly 3,700 square foot home.

It is important to note that the applicants (Karen Kennally and Ross Ewoldson) on the Public Notice are no longer the owners of the property and that commercial developer Paul Martin and his company are the true owners. I have reached out to investor Paul Martin several times to discuss scaling the project back in any form or fashion but he has repeatedly stated that he is “building to market,” seeking to “maximize profit,” “make every single penny he can,” and “not looking to practice remodeling houses” for less profit. These are direct quotes. I understand he wants to capitalize on his off-market purchase from an elderly owner at an under market price but it is very unsettling to many that his desire for absolute maximum profit is the driving force behind all decisions related to this project. The neighbors on either side of the 963 Grosvenor home have encouraged Mr. Martin to explore scaling down the project, digging down, including more stepbacks on the corners of the house, or reconfiguring the footprint to minimize impact but almost every suggestion is immediately nixed because it will reduce the project’s square footage or increase costs. Mr. Martin has told me that he requires at least a \$400,000 to \$600,000 cushion to ensure a successful and very profitable project. I do not feel that Mr. Martin and the architect with who he has worked on other projects in the neighborhood is looking out for the best interest of the community because they are not balancing the needs and character of the Grosvenor Place street with their desire for maximum profit.

Crocker Highlands is a historic neighborhood that was built up primarily in the 1920s and 1930s and many of the homes were designed by renowned architects. More information about this historic neighborhood can be found at www.lakeshorehomes.net. This is what attracted me to the neighborhood. Crocker Highlands homes, such as ours, are blessed to have many sky and tree views from inside of the house as well as the backyard. However, the proposed project in its current form would erase or obstruct many of those views from inside our house and the backyard. The project would also block sunshine from reaching many of these areas as well. Long after Mr. Martin flips this house for maximum profit, I still want to see beautiful views from my master bedroom or have my son and daughter be able to see the sky and trees when they are playing in the house or sitting in the backyard.

The proposed addition resembles a boxy bulky block-like building that will dwarf other nearby homes detracting from the feel of the neighborhood while negatively impacting not only views, solar access, and privacy but also parking access for neighbors.

We believe this project should not be approved in its current form for several reasons and hope you will consider these reasons when considering whether to safeguard our historic neighborhood from an addition of this scale.

SHEER SIZE AND BULK

First and foremost, the building's actual and perceived bulk will appear large and is designed in a manner that exaggerates its bigness. The proposal essentially seeks to add a 3rd story (not a 2nd story as vaguely referenced in the plans).

The sheer size of the proposed remodel to add 2,198 sq. feet to the current existing 1,483 sq. foot residence will create a boxy block-like building or "McMansion" that is not well related to the surrounding homes on the block in this historic neighborhood about to celebrate 100 years.

At almost 3,700 square feet, the proposal is much larger than every mid-block home on Grosvenor Place between Trestle Glen and Sunnyhills according to my search. Homes approaching the 3,500 sq. foot and beyond range are almost exclusively found on larger corner lots. For context, the square footage for the mid-block homes on the same side of the street per public records appears to be 2664, 2595, 2503, 1454, 1740, 2464, 2400, 2201, 2716, 2485, and 2260 respectively. As for the other side of the street, the homes are 1911, 2242, 3074, 1620, 2149, 2343, 2237, 1659, and 2093. Thus, the current average size for these mid-block Grosvenor homes is 2,240 square feet whereas the investor applicant is seeking to exceed the street's average by nearly 1,500 sq. feet. The immediate surrounding mid-block homes on Grosvenor Place (and not more distant streets) is the proper context when comparing the square footage of existing homes on the street with the proposed home.

The project also replaces a very unique and interesting smaller scale home with a large boxy form that is broad and tall without much architectural detail. It appears from the proposed plans that the investor intends to build to the maximum limits of the zoning envelope both horizontally and vertically.

For instance, the footprint of the proposed house will extend a mere 5 feet from the property line between 963 and 967 Grosvenor Place and not provide any increased side yards to offset the new third story. This side of the house will contain a long and high wall close to the side lot line.

The roof form will also not include multiple volumes and instead will create a uniform monolithic boxy appearance from all sides of the building. To avoid such an appearance and to reduce the overall height of the building, it does not appear that the architect considered that the Building Code permits up to 50% of a third story's room's floor to be less than the normally required room height requirements so that habitable floor area may be located within roof forms. It should also be noted that differentiated forms with emphasis on central massing element surrounded by secondary elements and stepped up building profiles are particularly important for bulk mitigation on hillsides. Instead, the proposed design relies on mostly flat wall planes and box-like forms standing in a basic rectangular footprint.

NEIGHBORHOOD COMPATIBILITY

A majority of the homes in Crocker Highlands and on this street were built in the 1920s and 1930s with a unique appearance and charm (including the our home and the home to be remodeled). The new design does not complement the neighborhood scale of surrounding homes and will disrupt the neighborhood appearance. The scale and bulk of the 2,198 square foot addition is not well integrated into the existing overall

design. This bulky 3 story building is a radical departure of typical size and mass for homes on Grosvenor Place and will look conspicuously larger.

Although similar and related to sheer size of the home's bulky appearance, another primary concern is the lack of neighborhood compatibility with the project. The proposed design will clash with the quaint timeless nature of the surrounding historic homes. The blocky structure does not mesh well with the surrounding homes and lacks architectural detail, multiple set backs, and multiple volumes to breakup the proposed bulky appearance. As far as style, looking at the context of the immediate surrounding homes on Grosvenor Place demonstrates that the proposed 3 full story building is not compatible with the street. The design differences are evident in the attached photos and those included in the application.

The height of the investor's proposed design of the 963 project will also stick out like a sore thumb as it towers over surrounding homes. The height and roofline contextual differences with homes on Grosvenor Place can be shown by the attached roofline photos. As shown by photographs in the roofline for the street, the uniform height of homes on Grosvenor Place along both sides of the street gently decline from uphill to downhill while driving down the street towards Trestle Glen. Extending the top of the current structure by approximately 15 feet will send this structure towering over the immediate surrounding homes as shown by multiple photographs. It is also important to note that the actual impact will feel much greater because the highpoints in the current roofline are merely architectural accents rather than solid rooflines. Thus, the roofline will be inconsistent and out of proportion when compared to surrounding homes.

The investor's architect has not considered mitigating height designs such as maximizing below grade and attic spaces as usable floor area. There are also not enough step ups in the building design and the eave lines do not provide relief to walls.

SUNSHINE ACCESS/VIEW/PRIVACY

The proposed 3rd story and addition of a pitched roof will significantly impact our home as well as neighboring homes in variety of other ways.

First, the current 963 Grosvenor Place design does not make a reasonable effort to minimize solar access impacts on actively used indoor/outdoor areas of adjacent homes. For instance, the towering 3 story building will cast shadows on our home at 967 Grosvenor Place without attempting to increase setbacks from property line, stepbacks at corners of structures, or other mitigating design structures. The sky, trees, and even daylight at reasonable hours of the day will no longer be accessible due to the artificial eclipse being set in motion on a daily basis next door. Please also note that the 45 degree solar incline plane drawing on page A0.2 does not account for the new third story addition that runs the entire length of the property between 963 Grosvenor Place and 967 Grosvenor Place. The homes across the street will also lose suffer in the long cast shadows at the end of each day.

Second, the 3 story building with large windows on the side and back of the house will allow direct casual observation of our master bedroom and other bedrooms from multiple viewing angles. There is also significant view intrusion on the residence at 959 Grosvenor Place (including living spaces, kitchen, master bedroom, and back patio). The the design will include a large patio deck area that is just a few feet from our master bedroom. The large windows on the side and at the rear of the structure will allow the eventual permanent residents to peer down into the master bedroom as well as other bedrooms including our daughter's and son's bedrooms located along the side of the house. The drawings submitted by the architect are incomplete as they do not include all windows located between the two projects.

Third, there are significant views of the surrounding forest including Oaks, Redwoods and other very-very tall trees. The views in living spaces such as the master bedroom, bedrooms and other living areas of longtime residents should not be compromised for the sake of “maximum profit.” In addition, the investor has not constructed story poles to fully demonstrate the impact of the views. Please also note that the proposed deck and patio according to page A0.2 will apparently pierce the dripline of the oak tree in the backyard due to the extension of the backyard footprint by 4 feet. Also, the view corridors (“cone of vision”) on page A0.2 are inaccurately drawn because they do not account for views that exist above the current roof of the house. Please see photos. Also when I look out my windows, I usually look out of the window at an angle perpendicular to the wall and not at an extreme angle as depicted by the drawing. Therefore, the view impacts in this drawing are dramatically underrepresented by these depictions. All of the homes in the area may lose varying degrees of views because of the massive size of the structure.

PARKING ISSUES

Parking congestion is already an issue for Grosvenor Place as the City permits parking on only 1 side of the street because of the heavy traffic that regularly travels up and down the street. Grosvenor Place is heavily traveled during commute hours because residents use this street to gain access to Interstate 580. The Alameda County Transit Bus line B also travels down the street. The proposed 4 (or perhaps utilized as a 5 bedroom) home with a single car garage will greatly contribute to street parking issues in light of the limited street parking on one side of the street only, nearby curbs marked in red, and the handicapped street parking spot designation across the street. The addition of 2,198 sq. feet and small driveway and garage will simply exasperate the parking situation.

LAKESHORE HOA APPROVAL ISSUES

The applicant may also advocate that the preliminary plans were approved by the Lakeshore Homeowner’s Association but there are several problems that is being addressed internally within this association or perhaps Court if necessary.

During this process, several neighbors have developed concerns regarding: (1) the HOA Board’s failure to follow its own procedures regarding notice and approving incomplete applications; (2) the inherent conflicts created by the seats Jack Backus currently holds on both the Neighborhood Preservation Committee and HOA Board in light of his involvement with the project as an architect; (3) the resulting tainted votes by the Board and Committees due to their working relationships with Jack Backus as he sits and votes on issues before sliding to other side of the table before returning to his original side of the table; and (4) the potential liability the Board may be creating for the Association.

The HOA procedures were compromised as architect Jack Backus championed the project while sitting on these two important neighborhood boards. For instance, I was not given notice of the Neighborhood Preservation Committee meeting vetting this project and Mr. Backus attempted to gain my “sign-off” on the project the night before the HOA Board was set to vote on the entire proposal. In short, the investor and Mr. Backus have been pushing this project full steam ahead at the neighborhood level with proper notifications and discussions. In this instance, Jack Backus actively participated in the approval process by: (1) gathering signatures for the project while arguably acting with the “color of authority” of the HOA, (2) serving as the face of the project with the HOA and City for several weeks until substantial opposition was raised, (3) flippantly suggested I make a \$300,000 payment to Paul Martin to secure sought after design concessions as an “investment” to preserve my views/privacy/sunshine, (4) received over \$20,000 in design fees according to the investor, and (5)

the HOA Board (including Mr. Backus) disregarded application procedures and notice provisions for neighbors during the process.

Based on these events and the facts below, the Lakeshore Homeowner's Association has not properly vetted the project in part because:

- Jack Backus Architects was hired as the architect for the remodel of 963 Grosvenor Place by investor Paul Martin through his investment company.
- Jack Backus Architects was previously hired by investor Paul Martin to remodel 842 Grosvenor Place. That project was met with some opposition. Mr. Martin wrote that he has worked with Jack before and that this project is a “not a 1 off project for any of us.” Mr. Martin wrote that he has been working in the neighborhood since 2010 and that this will be his third project near the Trestle Glen/Grosvenor intersection since 2014.
- Jack Backus is a member of the 5 person Neighborhood Preservation Committee that reviews the design of projects.
- Jack Backus is a member of the 5 person Lakeshore Homeowners Association that has final approval on projects in the neighborhood.
- The investor Paul Martin has repeatedly told me that he intends to “build to what the market wants” and “make every dollar possible.”
- In light of two other recent projects in the neighborhood, Paul Martin stated the HOA has confidence in his capabilities because they know he “do[es] good work” and “the Board knows and trusts me.”
- For several weeks, Jack Backus served as the primary interface with me and other neighbors and even presented the plan for final approval in June without the investor being present.
- Jack Backus contacted several neighbors seeking signatures of “agreement” for the project.
- I was given no notice about the Neighborhood Preservation meeting regarding architectural review and did not learn of their vote until after the vote.
- Jack Backus contacted me a few days before the June HOA Board meeting and presented the plans less than 24 hours before the HOA Board was set to vote on final approval of the project. Jack asked me if I would sign off in “agreement” to the project at the end of our initial meeting.
- In response to suggested alternative designs, investor Paul Martin claims that he spent in excess of \$20,000 on drawings with Jack Backus.
- At the June HOA Board meeting, I objected to the lack of notice about the project and noted that I have had to seek neighbor approval for even simple projects like fences.
- President Liz Sterns verbally commented that “Jack you know that is a violation of rules” when discussing the lack of notice given to neighbors.

- The initial HOA meeting for final approval was delayed by one-month but my request for the matter to be presented to the Neighborhood Preservation committee with proper notice was denied.
- While on vacation, I phoned in to the July HOA Board meeting to relay several substantive and procedural objections. With regard to procedural objections, I noted that the property application was incomplete, that I had no opportunity to present objections at the Neighborhood Preservation committee, and that I was not given an opportunity to review new documents brought by Mr. Backus to the July hearing despite previous requests to do so.
- The HOA approved an admittedly incomplete “Application for Changes to Property” because page 4 was not submitted to the HOA by Paul Martin. Page Four primarily deals with neighbors either impacted by the project or notified of the project. The Application even states “Page Four is part of the Application for Changes to Property for the referenced property. The Application is incomplete until pages three and four are filled out.” See <http://lakeshorehomes.net/wp-content/uploads/2017/03/Changes-to-Property-appl-030717.pdf>
- The HOA approved the current plan proposal at the July Board meeting and acknowledged in writing that “... I need to communicate the timelines and expectations of the project review so that the process is administered consistently. Ideally, applicants identify and invite neighboring property owners with enough notice for them to attend the Neighborhood Preservation Committee. In this case, the completion of the project plans was very close to the NP meeting date, which meant not all neighbors were notified before the first review. ...”
- I learned following the departure of other neighbors at the meeting that Jack Backus answered additional questions and provided opinions on design impact to the Board during deliberations even though others were no longer present.
- During an August meeting at the property with the investor, Jack Backus suggested I “pay \$300,000 to Paul to forgo the additional 4 feet in the back of the house” because it would be a “good investment.” Jack Backus also argued that I am asking the investor to “carry the burden of a crappy design” when discussing alternative possible designs that would pose less impact on neighbors.

Thank for reviewing my lengthy email but wanted to raise these important issues as my wife and kids will be living in the shadow of this structure if permitted to move forward as proposed for decades to come. We chose the Crocker Highlands neighborhood because of its historic charm and don't want to see that happen starting right next door to us.

Regards,

Steven Garrett
967 Grosvenor Place

Thai, Danny

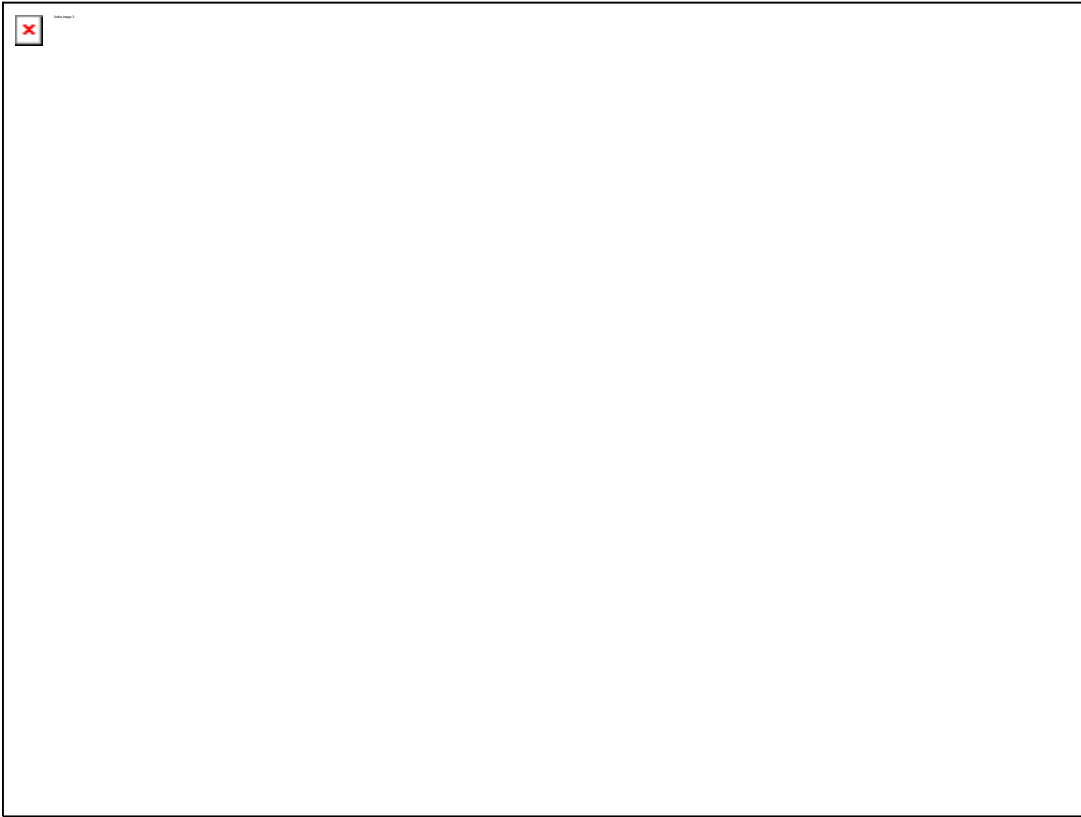
From: Stephen Detwiler <steved@piratestudios.com>
Sent: Monday, September 11, 2017 8:15 AM
To: Thai, Danny
Cc: Beth Detwiler; Jim McPhee
Subject: 963 Grosvenor Place

Dear Mr Thai,

I am writing about the proposed project at 963 Grosvenor Place. My wife and I live with our two children next door at 959 Grosvenor Place and are concerned with the scale of the proposed project. If constructed the new house will significantly alter the views from our home and from our backyard. Specifically we will no longer have any direct natural light into our kitchen:



We will lose views of the sky and surrounding trees from our backyard as the proposed height increase adds an additional almost 18 feet to the roof from the current structure:



Our upstairs bedroom window, which currently looks out over 963 Grosvenor Place would instead look directly into the side of the new structure.

Additionally, from the street the proposed structure is wildly out of scale with the rest of the houses on the block and towers over our house. Estimating from the provided plans, it will completely obscure the trees behind 963 Grosvenor Place:



Although a structure of this size might fit within zoning regulations, it will impact the quality of life that we and our neighbors currently enjoy. We request that the scale of the project is significantly reduced.

Regards,

Stephen and Elizabeth Detwiler
959 Grosvenor Place
Oakland CA, 94610

Thai, Danny

From: Jim McPhee <par4jim@gmail.com>
Sent: Monday, September 11, 2017 7:33 AM
To: steved@piratestudios.com; Thai, Danny; Jim McPhee
Subject: 963 Grosvenor

Mr Thai
Another look up the street at the current parking situation.
Jim



Sent from my iPhone

Thai, Danny

From: Jim McPhee <par4jim@gmail.com>
Sent: Monday, September 11, 2017 7:31 AM
To: steved@piratestudios.com; Thai, Danny; Jim McPhee
Subject: Parking - 963 Grosvenor Place

Mr Thai

Note that parking is permitted on only one side of the street as Grosvenor is an AC Transit bus corridor.

1 picture to follow



Sent from my iPhone

Thai, Danny

From: Jim McPhee <par4jim@gmail.com>
Sent: Monday, September 11, 2017 7:28 AM
To: Thai, Danny; steved@piratestudios.com; Jim McPhee
Subject: 963 Grosvenor Place

Mr Thai

Here is a typical example of the current parking situation on Grosvenor Place. As you can see all parking spaces (excepting in front of driveways) all fully parked. Adding up to 5 bedrooms at 963 Grosvenor without adding additional garage and driveway parking will only make the current situation worse.

2 additional pictures to follow.

Jim



Sent from my iPhone

Thai, Danny

From: dooleym <dooleym@gmail.com>
Sent: Monday, September 11, 2017 7:26 AM
To: Thai, Danny
Subject: File a complaint about the project at 963 Grosvenor Place

I would like to file a complaint about the current plan for 963 Grosvenor Place in Oakland,

Not only is there concerns within the community that the sale of this property involves elder abuse of a longtime elderly resident Ross Ewoldson and his sister who were pressured into selling their home because of limited funds to repair it, but the agent who did both sides of this "off-market" transaction was Judy Cain from The Grubb Company sold this home at a grossly below mark value price. The sales price was one third of its expected value (having being sold for \$490,000 when a house at at 1234 Trestle Glen on 8/22/17 sold for \$1,402,000.

Then the Lakeshore homeowners as a favor to its board member Jack Backus who is the developer for the project **ignored all rules and regulations to push through the project** by back channels with an incomplete application, without public participation by the community as regulated by the board and submitted an incomplete application.

As far as designs go there is a plan to create a three story MacMansion in a historic neighborhood, that is not in keeping with the neighborhood. There is a plan to add an unsightly 2000 square foot addition that is not at all in keeping with the height, design or character of the neighborhood and in a neighborhood where homes are only less than 2000 square foot in total size.

Please have this project sent back to the LHA board for a proper approval process and a design in keeping with the neighborhood, and please ensure that the concerns for the abusive transaction are properly handled. It is not appropriate that our elderly residents be financially abused and pushed out of our community so that developers and property investors can make money

Sincerley
M Dooley
Trestle Glen
Oakland

Thai, Danny

From: Cheryl Perko <perkoengel@earthlink.net>
Sent: Sunday, September 10, 2017 10:45 PM
To: Thai, Danny
Subject: Public comment re: 963 Grosvenor Place

Hello Mr. Thai,

I have just recently become aware of the application for an expansion of the house at 963 Grosvenor Place. I live near this property and have just heard about this very controversial development from other neighbors. There seems to have been insufficient time for neighbors to study this proposal, so I'm writing to request an extension of the public comment period. Thank you very much.

Cheryl Perko
1173 Holman Road

Thai, Danny

From: Jeff Fearn <fearn@pacbell.net>
Sent: Sunday, September 10, 2017 9:02 PM
To: 'Emmy Fearn'; Thai, Danny
Cc: anthony.riggins@sothebyshomes.com
Subject: RE: 963 Grosvenor Place construction plans

The important issues that need to be addressed is that not all of the immediate neighbors were informed of the plans to expand the house at 963 Grosvenor Place and more importantly one of the Lakeshore Home Association Board members was involved in what appears to be self-dealing in that he was architect who had prepared the plans for the expansion and also assisted the homeowner in dealing with the City of Oakland.

I think that it is only fair to extend the time that the neighborhood and the City has to review the plans. Clearly Lakeshore Homes Association might need the additional time to make a thorough evaluation of the project without the involvement of board members that appear to be acting in a manner that at least appears to be contrary normal LHA procedures.

Thank you for your attention to this matter.

Jeff Fearn
733 Longridge Road
Oakland, CA 94610
510-451-3490/cell 510-384-5920
Email: fearn@pacbell.net

From: Emmy Fearn [<mailto:emmyf@pacbell.net>]
Sent: Sunday, September 10, 2017 8:01 PM
To: dthai@oaklandnet.com
Cc: Jeff Fearn; anthony.riggins@sothebyshomes.com
Subject: 963 Grosvenor Place construction plans

I am a 40-year resident of Crocker Highlands and live at 733 Longridge Rd. I am writing to add my name to the growing list of neighbors who believe that the proposed design for the property at 963 Grosvenor Place is inappropriate for the location. In particular, the additional third floor is significantly higher than adjacent roof lines and will negatively impact neighbors above them on the hill.

I am particularly sensitive to the issue of an additional floor being added to a property, as we found ourselves in a similar situation, when our own next door (downhill) neighbors at 725 Longridge Rd. several years ago, proposed to the Lakeshore Home Owners Association and the City that they be allowed to add a third floor to their residence. We were never informed about the plans, but found out about them only when framing work started on the property. When I contacted Lakeshore Homes Association about their procedures, they admitted that they had overlooked that we--the immediate neighbors--had not signed off on plans for the new floor, which significantly impacted the light on our property.

So, the case of 963 Grosvenor Place is not the first time that Lakeshore Homes (LHA) has been derelict in assuring that our bylaws and processes are adhered to. In the case of 963 Grosvenor, required pages with signatures of nearby neighbors were apparently not submitted to the LHA Board as prescribed. Therefore, the City should not give credence to Lakeshore presentations that all processes have been followed, and in particular, that all affected neighbors have had an opportunity to comment on proposals in advance of their "approval" by the Board.

Please do not approve the construction plans as presented for 963 Grosvenor. The additional third floor should not be approved for construction

Please feel free to contact me with any questions.

Onward,

Emmy Fearn

Emilene J. Fearn PhD, MBA, MA 510-325-2230 (cell) emmyf@pacbell.net

Thai, Danny

From: susan chaconas <susanchaconas@yahoo.com>
Sent: Sunday, September 10, 2017 5:38 PM
To: Thai, Danny
Subject: OBJECTION TO DEVELOPMENT OF 963 GROSVENOR, OAKLAND

Mr. Thai,

We have lived in the Crocker Highlands neighborhood since 1975. We have become aware of a project to develop a property half a block from us at 963 Grosvenor Place. While we agree that the home in question is in need of repair, we object to the project to add a third story to this home. We became aware of this project only yesterday. **This project just became publicly known.**

We are asking that you **not approve this project** until the following actions are taken:

1. That the City of Oakland extend the public comment period for four weeks, until Tuesday October 10, 2017.
2. That the City of Oakland hold a public meeting at the Lakeshore Homes Association office, with City staff explaining the project.

Thank you for consideration. We are hoping to be able to weigh in on this important issue to our neighborhood.

Susan and Dennis Chaconas

Thai, Danny

From: Teresa Lee <terrygalvinlee@sbcglobal.net>
Sent: Sunday, September 10, 2017 4:10 PM
To: Thai, Danny
Cc: Christopher Lee; Julie Pierce; anthony.riggins@sothebyshomes.com
Subject: Subject: Objection to development of 963 Grosvenor, Oakland

Mr. Thai:

I have lived in the Crocker Highlands area of Oakland since 1980. In the past two days, I have become aware of a proposal to add 2,200 additional square feet to the home at 963 Grosvenor, Oakland, which presently has 1,400 square feet. The home is 1.5 blocks from my residence. I reviewed the plans which are available on-site, and vehemently object to the proposal on the following grounds:

1. Adding over 2,000 square feet to the home, essentially adding another house upon the home, is way out of character with the neighborhood. The proposed third story will cast shadows on both sides of the adjoining homes, reducing sunlight, as well as reducing sunlight on the sidewalk, which is used daily by dozens of residents and school children going to and from Crocker Highlands school. In addition, this is a narrow street with parking allowed only on one side of the street. It's already congested, the last thing we need in the neighborhood are more cars due to the expanded size of the property.

2. There was inadequate notice to homeowners, which is an on-going problem with the Lakeshore Homes Association process. I would guess that most people became aware of the project because of the city of Oakland posting in the front yard. Late summer is the worst time to try and get meaningful input from neighbors due to the traditional summer vacation time and the rush for parents to get kids back to school. I would guess that the developers picked this time to push the project knowing that so many people would not be available to review it. The realtor two doors away from the project, Anthony Riggins, was never notified. Mr. Riggins is the highest selling realtor in Crocker Highlands. Wonder why he was not notified? For this reason alone, the project needs to be held up.

3. While not in your jurisdiction, you need to consider that the sales transaction is very suspect, since the home sold for \$490,000. I realize that the home needs lots of work, but this sales price is outrageously low to the detriment of the elderly residents who resided at the home. Was this elder abuse? Crocker Highlands has the highest land values in Oakland. This house, despite its present condition, should have fetched a much higher price. The fact that the same agent represented the buyer and seller and the sale was "off market" is further evidence of malfeasance. The City of Oakland should not be party to a potential elder abuse case. Due diligence demands that the question of the price of the home be thoroughly vetted before any action on this home is taken.

As a long-term resident of Crocker Highlands, I am asking:

1. That you not approve the development.
2. That the City of Oakland extend the public comment period for four weeks,

until Tuesday, October 10th (October 9th is Columbus Day).

3. That, in the interim, the city hold a public meeting at the Lakeshore Homes Association on the project, with city staff and the developer explaining the

project and

4. If an elder abuse complaint is filed, the city hold off on this proposal until the issue is adjudicated.

Many nearby residents are concerned about this proposal, I hope you will the power of your office to stop this outrageous attempt to make a quick buck at the expense of Oakland residents.

Thank you for your consideration.

Teresa Galvin Lee
1183 Holman Road
Oakland, CA 94610
terrygalvinlee@sbcglobal.net
Home: 510-763-9605
Cell : 510-459-2811

Thai, Danny

From: Alan <amsmith38@aol.com>
Sent: Saturday, September 09, 2017 9:00 PM
To: Thai, Danny
Subject: Case Number: PLN17198

Date: Sept. 9, 2017

To: Danny Thai, City Planner, Oakland Bureau of Planning - Zoning

From: Alan M. Smith and Vu T. Tran, 916 Grosvenor Place, Oakland, CA94610-2511, Phone 510-836-3144

Subject: Plans to remodel 963 Grosvenor Place (Case Number: PLN17198)

We write to you because of our concerns about the likely negative effects of the planned remodel of 963 Grosvenor Place. The proposal calls for an increase in the size of the existing home from 1,483 sq. ft. to 3,680 sq. ft., so that the new house will be two and a half times larger than the current home. This will increase the size of the home to 4 (or perhaps 5) bedrooms. This will also likely mean that the new owners will probably have more cars than is currently the case. Despite this, the plans call for the house to have only a single, one car garage. Parking is allowed only on one side Grosvenor Place because of the AC Transit B bus express to San Francisco, which has a stop on the 900 block of Grosvenor. Currently, many Grosvenor home owners park some of their cars on the side of Underhill Rd., a long narrow side street, which leads to Crocker Highlands Elementary School and which is very heavily trafficked by cars and pedestrians before and after school hours. We believe that the current proposal will worsen these problems.

In addition, by adding a third floor to the house, the remodel is likely to create a taller, bulkier presence which is not consonant with the current character of homes in this neighborhood. If this "flipping" and expansion of houses in Crocker Highlands is to become standard practice, much of the charm of the neighborhood will be destroyed.

We understand that Mr. Jack Backus, the current owner, has publicly expressed his intention of flipping it. We also have heard that Mr. Backus is a member of the Board of the Lakeshore Homes Association, which has unanimously approved his proposal. He apparently recused himself from this vote, but we question his serving on the Board while his proposal was under consideration. We received no advance notice that this matter would be on the agenda of the Board.

We thank you for reviewing this matter.

Thai, Danny

From: Roger Davies <rmdat2003@yahoo.com>
Sent: Friday, September 08, 2017 8:26 PM
To: Thai, Danny
Subject: 963 grosvenor place Oakland

Hello,

I want to raise my concern that this location is planning on adding a third-story to a house in an area where other houses are one and two-story. This is not in keeping with the neighborhood and should not be approved. This is a historical area and the houses should not be turned into monstrosities like this. McMansions was the approach take in Palo Alto, and should not be done here. There are many locations in Oakland suitable for houses of this scale, this is not one of them.

Thank you

Roger - Resident, Trestle Glen road

Thai, Danny

From: John Lyman <johnrlyman@gmail.com>
Sent: Friday, September 08, 2017 3:14 PM
To: Thai, Danny
Subject: Case Number PLN17198 (963 Grosvenor Place)

To Whom it May Concern,

My wife and I understand that there are plans for 963 Grosvenor Place to undergo a major remodel. We live at 975 Grosvenor Place, so are very close to 963 and on the same side of the street, and we have significant concerns about the plans as they now stand. Specifically:

- The size of the house, both in terms of stories (three) and square footage (3,680), is out of step with and much larger than the other houses on the street. We don't believe that any non-corner houses on our street are more than 3,000 square feet and most are 2,500 square feet or less. Ours is 2,200 square feet. To the best of our knowledge, no non-corner houses are more than three above ground stories. In terms of size, the new house will not conform with any of the others in our neighborhood.
- The house will have four bedrooms, and a family room that could serve as a fifth, but only a one car garage. Parking on Grosvenor Place is difficult as is and there is constant traffic. A two car garage would be more appropriate for 4-5 bedrooms, or a one car garage if the house had fewer bedrooms.
- The house will cast a much larger shadow and obstruct views from neighboring homes. The plans appear to show that the house will also extend into the current backyard, reducing the available amount of land for trees and other landscape features.
- Separate from the plans themselves, the review process the plans went through with the Lakeshore Homeowners Association was fraught with conflict and subpar neighborhood notification. Jack Backus, the home owner and architect, is on the LHA board and there are questions as to whether nor not he properly recused himself throughout the process. Although we live only three houses away, we were never notified that the LHA was considering remodel plans. Our hope is that the process with the city goes better and allows for real neighborhood input to occur.

Best,

John and Christina Lyman

Thai, Danny

From: tradecardm@aol.com
Sent: Friday, September 08, 2017 2:56 AM
To: Thai, Danny
Cc: Guillen, Abel
Subject: Case Number PLN17198--963 Grosvenor PI

Dear Mr. Thai,

I understand you are the case planner assigned to and responsible for the proposed renovations to 963 Grosvenor Place, in Oakland. We are home owners who have resided at 986 Grosvenor Place for more than thirty years.

We are writing to express our deep concerns about and opposition to the proposed renovations.

First, the proposed "alteration and addition" is, in essence, the building of an entirely new structure. The proposed size increase from an existing home of 1,483 square feet to a new structure which would be **3,966 square feet** demonstrates that this is a plan for building an entirely new home under the guise of a remodel. The new building would be **almost three times as large** as the current home--on the same lot. The proposed structure would take up part of the current back yard.

Apparently this **massive addition of space** is achieved, in part, by adding a third story. Third story construction is outside the bounds of the **character of the neighborhood**, particularly on this block. I am not aware of any other houses which have a third story--other than possibly those with converted attics. 963 Grosvenor sits on one of the steepest slopes on the street, and is perched on a hill. Thus, the third story will look particularly out of place on the street.

Aside from being inconsistent with the character of the Lakeshore Homes neighborhood, the proposed height of the building will undoubtedly cast **unwanted shadows** on homes adjacent to and across from the this new "biggest" house on the street.

Based upon this history of construction on our street, this proposal will be very disruptive to neighbors' quiet enjoyment of their homes. More specifically, there is currently construction at **996 Grosvenor PI** which I understand was supposed to last about 6 months but has been going on for about two years, with no end in view. Every day, multiple trucks take up limited street parking.

Parking is allowed on **only one side of the street** on Grosvenor. Another case in point was 981 Grosvenor PI. Construction went on for several years initially under the guise of installing an in-law unit. Construction is currently ongoing at 987 Grosvenor PI. The point is that construction jobs typically greatly exceed their permitted period (even with renewals) and Oakland, based upon what has occurred in this neighborhood, does not have adequate resources to follow-up on this issue. Therefore, we can expect that a very large building project like this proposal will go on for years.

Specifically, the disruptive nature of the proposal will be as follows:

1. **The period of construction** will likely be more than two years. We request that the owner be required to advise neighbors of the length of contract period of construction and that the City strongly enforce the permits granting the period of construction and **limit** the period allowed for construction. Since no owner will live in the residence during construction, there is less incentive to complete construction in a time-is-of-the-essence manner. The neighbors should be permitted to see a construction contract which specifies when construction will end and the City should enforce this by periodically inspecting the property to see that progress is consistent with the contract termination date.
2. **Parking and Traffic Blockage.** The multiple construction trucks that constantly delivery heavy materials, will likely park

on the "wrong side of the street" thereby blocking traffic. Grosvenor has limited egress and ingress and is a thoroughfare for other parts of Crocker Highlands. This type of temporary illegal parking (using cones etc) creates a dangerous condition for neighborhood residents, pedestrian etc. since even one truck parked adjacent to the property (where parking is NOT allowed) at issue completely blocks the street when a car is parked on the other side of the street-where parking is permitted. This delays those trying to get to the freeway to get to work, those needing to shop, those doing child care pickups etc. In addition, multiple trucks driven by the many workers needed to construct a new house will take up parking on the street. This type of obstruction is tolerated out of necessity for moving vans and garbage trucks but they do not linger for two or more years. Therefore, we suggest the City limit the daily number of trucks that can be on the street relating to construction of the property (including the trucks of the workers such as painters, sheet rock installers, landscapers, plumbers, roofers, electricians, carpenters, heating and air-conditioning workers, floor installers, window installers, carpet installers, etc and material, equipment, and appliances providers as a condition to granting any permit to construct. Furthermore, the City should require that trucks park only in legal parking spots. The City should also limit (days, times) the issuance of permits to contractors preventing others from parking on the street.

3. The noise from construction emanating from a project of this size is considerable. Even though the City likely has time ordinances for construction, the constant clamor of the bells of truck backing up, jack hammering and many other noises and smells associated with construction are disturbing to residents who are home during busy hours. Hearing these noises for what I suspect will be three years really devalues one's lifestyle.

This property should be required to have at least a **two car garage** since it will be at least a four, and more likely **five bedroom home** of almost 4,000 sq feet and is replacing a home of only 1,483 square feet. Small A frame one-car garages may have been in vogue in the late 1920's. But if the applicant is permitted to update this modest house to a very sizable one, the applicant should also be required to build off-street parking. It appears the proposed structure is really a five bedroom house since the lower floor room will have closets, and a full bath.

There is no doubt that this property is in need of renovation. However, it appears that the motive for this unusually large structure is not to accommodate an existing resident, but to "flip" this house for a substantial profit. While profit itself is not an unacceptable motive, Planning should give substantial consideration to the fact that the character and quiet enjoyment of the neighborhood will be greatly disturbed for several years without benefiting anyone who presently lives in the neighborhood.

Although you have sent us notification that the owners of the property are Karen Kenneally and Ross Edwoldsen, another neighbor has informed us that the property is owned by Jack Backus who is simply building to sell.

We presently stand opposed to the present proposal for construction at 963 Grosvenor PI, We also request that the Bureau of Planning postpone any decision on this matter until more neighbors on our street and in the Crocker Highlands area have had a meaningful opportunity to view the plans, and are advised what conditions, if any, the City will impose on the applicant to mitigate against the multiple and lengthy disturbances which will accompany a very lengthy construction.

Bruce and Nancy Shyer

Thai, Danny

From: Jim McPhee <par4jim@gmail.com>
Sent: Thursday, September 07, 2017 7:11 PM
To: Thai, Danny
Cc: Stephen Detwiler
Subject: 963 Grosvenor Place

Dear Mr Thai

I have owned the house at 964 Grosvenor Place for 30 years and live at across the street from the proposed redevelopment project at 963 Grosvenor Place. I've called Jack Backus to express my concerns but he apparently is more interested in helping his development client make a huge profit than doing the right thing. I expressed to him, that my wife and I think the scale of the project is not a good fit for the neighborhood for the following reasons:

- The height of the house will totally dwarf all other houses on the block;
- The mid-block presence and tight configuration of the house to the houses immediately contiguous will make this house ***appear ridiculously out of scale*** — it will look like there is a huge rock formation in the middle of rolling hills;
- The scale / size of the house compared to the two houses immediately contiguous ***will considerably change the feeling of privacy, openness and related scale*** for those homes. It will be as if ***both houses will then live in the "SHADOW" of this redevelopment*** — unfortunately there is little room on each side — I'm not an architect, but perhaps some sort of "wedding cake" effect would be a more reasonable approach;
- ***Both of these homes will lose "relative value"*** as a result of being placed in the "SHADOW" of the new redeveloped property;
- The height of the house, and its location relative to the pattern of the sun, ***will block afternoon and early evening sun and sunsets for those living across the street;***
- The height of the house will limit site-lines to several older trees that lend character and interest to the neighborhood;
- A mid-block home totaling 4 - 5 bedrooms will eventually drive demand for an additional 3 to 4, maybe even 5 parking spaces. ***Grosvenor Place only provides for parking on 1 side of the street.*** Based on today's parking demand, there is limited room for additional parking;
- I suggested to the architect that given typical and current parking patterns, the new design should include attempt to include some sort of on site / off street parking. He has apparently ignored that suggestion;

The Public Notice suggests that Karen Kenneally and Ross Ewoldsen are the owners applying for approval to the redevelopment of the house and the additional 2,198 SF. That is fundamentally incorrect and perhaps intended to be misleading. The ***new owners of the property are simply merchant developers*** whose sole intention is to simply to drive as much development profit as possible. While I don't condemn their interest in profit — I do feel that they and their architect, who by the way has done multiple projects for this client, do not have the best interests of the community and those who live on Grosvenor, in mind. My outline above expresses my concerns and ***I hope as a steward of the community, you can appreciate that while the scale of this proposed redevelopment serves the interest of the architect and his development client, it does not serve the***

interest of those living on Grosvenor Place. We as residents on Grosvenor request that you apply reasonable standards and limit the scale of this redevelopment.

Jim McPhee
par4jim@gmail.com
510-502-3286

Thai, Danny

From: Jack Backus <jack@jbackusarchitects.com>
Sent: Monday, August 28, 2017 10:31 AM
To: Thai, Danny
Cc: Gregjurin@aol.com
Subject: Re: Danny - 963 Grosvenor Place addition - quite large

Greg:

I would be happy to walk you through the plans if you have any concerns. You can reach me at 510-393-9699.

Regards,

Jack Backus

On Fri, Aug 25, 2017 at 11:31 PM, Thai, Danny <DThai@oaklandnet.com> wrote:

Hi,

Thanks for your e-mail. Please take a look at the plans and let me know which specific concerns you may have. I have CC'ed Mr. Jack Backus (applicant) in case you two want to communicate directly with each other.

Regards,

Danny Thai, Planner I | City of Oakland | Bureau of Planning
250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | [510-238-3584](tel:510-238-3584)
Email: dthai@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Gregjurin@aol.com [mailto:Gregjurin@aol.com]
Sent: Friday, August 25, 2017 5:07 PM
To: Thai, Danny <DThai@oaklandnet.com>
Subject: Danny - 963 Grosvenor Place addition - quite large

Hi Danny Thai,

I just received this information below in an email and I am concerned. I don't know how to go about learning more about these things and your name was given as the contact at the bottom.

This place sounds like it's going to be very large and it is near my home. What would be my next step? Please give me a call [510-428-2055](tel:510-428-2055).

Thank You,

Gregory Jurin

950 Grosvenor Place

Oakland,CA

To: gregjurin@aol.com

Sent: 8/24/2017 7:08:54 P.M. Pacific Daylight Time

Subj: 963 Grosvenor

I just note that addition is much larger than original. Are the neighbors aware and okay with this?

Location: 963 GROSVENOR PLACE, OAKLAND, CA 94610 (APN: 011 088900902)

Proposal: To alter and add an additional 2,198 square feet of building floor area to the existing 1,483 single-family residence.

Applicant / Phone Number: Jack Backus / [\(510\) 393-9699](tel:510-393-9699)

Owners: Kenneally Karen R & Ewoldsen Ross E

Case File Number: PLN17198

Planning Permits Required: Regular Design Review for building additions over 1,000 square feet.

General Plan: Detached Unit Residential

Zoning: RD-1

Environmental Determination: 15301-Existing Facilities; and

15183-Projects Consistent with a Community Plan, General Plan or Zoning

Historic Status: OCHS Rating, D2+

City Council District: 2

Action to be Taken: Pending

Finality of Decision: Appealable to Planning Commission

For Further Information: Contact case Planner Danny Thai at [\(510\) 238-3584](tel:510-238-3584) or by email:

dthai@oaklandnet.com

=

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Jack Backus

JACK BACKUS ARCHITECTS

1057 Hubert Road

Oakland, CA 94610

Ph 510.393.9699

www.jbackusarchitects.com

Thai, Danny

From: Jim McPhee <par4jim@gmail.com>
Sent: Monday, February 5, 2018 6:39 PM
To: Thai, Danny
Subject: 963 Grosvenor Oakland

Mr Thai

Based on our last conversation with the spec builder and his agent / architect I not favorably inclined to support their most recent proposal for the subject property. Not only will the height of the building stand out like a sore thumb between the two neighboring homes but the location is all wrong for a property of this size and massing. If the property were located on one of the more generous corner lots in the neighborhood I could see set backs working with the height and massing. In the middle of the street, that's just not a viable option. A second reason that I am unfavorably inclined to support the proposed changes is that a home with more than 3 bedrooms coupled with a single garage space and a very inconvenient hillside driveway with space for only one vehicle, is going to exacerbate an already challenging parking problem on Grosvenor. As it's been pointed out before, Grosvenor is an AC Transit wayfare which means parking on only one side of the street. The likely result of an increased sized house with more than 3 bedrooms is several more cars seeking parking. Because of the awkward slope of the driveway the former owner rarely if ever parked his car there. He almost always parked on the street.

Speaking of the owners, the application indicates that Ross and his sister Karen are the owners. I don't think that's accurate as the builders purchased the home from Ross and Karen in late 2016 or in early 2017.

Thanks I appreciate your consideration in this matter.

Jim
Jim McPhee
par4jim@gmail.com
510-502-3286

Thai, Danny

From: tradecardm@aol.com
Sent: Monday, February 5, 2018 5:17 PM
To: Thai, Danny
Subject: Case Number PLN17198 963 Grosvenor Pl

Dear Mr. Thai,
Dear Mr. Thai.

I understand you are the case planner assigned to and responsible for the proposed renovations to 963 Grosvenor Place, in Oakland. We are home owners who have resided at 986 Grosvenor Place for more than thirty years.

I am writing because I understand it is necessary to resubmit our objections to the proposed renovation of 963 Grosvenor, which, in essence, is a tear down and new construction. Although the square footage of the new proposal is supposedly smaller, the new proposal nevertheless will make the house probably the largest on the street. Grosvenor Pl is almost a thoroughfare to Piedmont and other areas. It is a relatively narrow street with parking permitted on only one side of the street. AC Transit buses travel down the street. There is a PGE station at the bottom of the street a Park which often has construction trucks. There is not enough parking now--yet this house--which will require years of construction--will add cars and traffic (there is no adequate garage proposed) to the street. (during construction and permanently from the residents of a five bedroom house).

In addition, the new proposal still adds a third story which is totally out of character for the neighborhood, will block light and views, and is done for "speculative" profits by the contractor who now owns the house (not for the benefit of any current resident). The architect proposes some sort of set-back on the proposed third story--as if this will make a significant difference. It should be noted that this architect, as I understand it, is on the committee of our homeowner's association which passes on the suitability of plans for our neighborhood.

While the square footage may have changed--and I have not been provided with the precise new footage, it is still almost double the present size of the residence.

I think a traffic study needs to be done re this proposal. With construction and no offsite parking, the street will be blocked for years. In addition, parking will be taken away from residents when parking on the street is already in short supply.

Our concerns, as previously submitted, appear below with the need to amend the proposed square footage--which still remains excessive.

We are writing to express our deep concerns about and opposition to the proposed renovations.

First, the proposed "alteration and addition" is, in essence, the building of an entirely new structure. The proposed size increase from an existing home of 1,483 square feet to a new structure which would be **3,966 square feet** demonstrates that this is a plan for building an entirely new home under the guise of a remodel. The new building would be **almost three times as large** as the current home--on the same lot. The proposed structure would take up part of the current back yard.

Apparently this **massive addition of space** is achieved, in part, by adding a third story. Third story construction is outside the bounds of the **character of the neighborhood**, particularly on this block. I am not aware of any other houses which have a third story--other than possibly those with converted attics. 963 Grosvenor sits on one of the steepest slopes on the street, and is perched on a hill. Thus, the third story will look particularly out of place on the street.

Aside from being inconsistent with the character of the Lakeshore Homes neighborhood, the proposed height of the building will undoubtedly cast **unwanted shadows** on homes adjacent to and across from the this new "biggest" house on the street.

Based upon this history of construction on our street, this proposal will be very disruptive to neighbors' quiet enjoyment of their homes. More specifically, there is currently construction at **996 Grosvenor Pl** which I understand was supposed to last about 6 months but has been going on for about two years, with no end in view. Every day, multiple trucks take up limited street parking.

Parking is allowed on **only one side of the street** on Grosvenor. Another case in point was 981 Grosvenor Pl. Construction went on for several years initially under the guise of installing an in-law unit. Construction is currently ongoing at 987 Grosvenor Pl. The point is that construction jobs typically greatly exceed their permitted period (even with renewals) and Oakland, based upon what has occurred in this neighborhood, does not have adequate resources to follow-up on this issue. Therefore, we can expect that a very large building project like this proposal will go on for years.

Specifically, the disruptive nature of the proposal will be as follows:

- 1. The period of construction** will likely be more than two years. We request that the owner be required to advise neighbors of the length of contract period of construction and that the City strongly enforce the permits granting the period of construction and **limit** the period allowed for construction. Since no owner will live in the residence during construction, there is less incentive to complete construction in a time-is-of-the-essence manner. The neighbors should be permitted to see a construction contract which specifies when construction will end and the City should enforce this by periodically inspecting the property to see that progress is consistent with the contract termination date.
- 2. Parking and Traffic Blockage.** The multiple construction trucks that constantly delivery heavy materials, will likely park on the "wrong side of the street" thereby blocking traffic. Grosvenor has limited egress and ingress and is a thoroughfare for other parts of Crocker Highlands. This type of temporary illegal parking (using cones etc) creates a dangerous condition for neighborhood residents, pedestrian etc. since even one truck parked adjacent to the property (where parking is NOT allowed) at issue completely blocks the street when a car is parked on the other side of the street-where parking is permitted. This delays those trying to get to the freeway to get to work, those needing to shop, those doing child care pickups etc. In addition, multiple trucks driven by the many workers needed to construct a new house will take up parking on the street. This type of obstruction is tolerated out of necessity for moving vans and garbage trucks but they do not linger for two or more years. Therefore, we suggest the City limit the daily number of trucks that can be on the street relating to construction of the property (including the trucks of the workers such as painters, sheet rock installers, landscapers, plumbers, roofers, electricians, carpenters, heating and air-conditioning workers, floor installers, window installers, carpet installers, etc and material, equipment, and appliances providers as a condition to granting any permit to construct. Furthermore, the City should require that trucks park only in legal parking spots. The City should also limit (days, times) the issuance of permits to contractors preventing others from parking on the street.
- 3. The noise from construction** emanating from a project of this size is considerable. Even though the City likely has time ordinances for construction, the constant clammer of the bells of truck backing up, jack hammering and many other noises and smells associated with construction are disturbing to residents who are home during busy hours. Hearing these noises for what I suspect will be three years really devalues one's lifestyle.

This property should be required to have at least a **two car garage** since it will be at least a four, and more likely **five bedroom home** of almost 4,000 sq feet and is replacing a home of only 1,483 square feet. Small A frame one-car garages may have been in vogue in the late 1920's. But if the applicant is permitted to update this modest house to a very sizable one, the applicant should also be required to build off-street parking. It appears the proposed structure is really a five bedroom house since the lower floor room will have closets, and a full bath.

There is no doubt that this property is in need of renovation. However, it appears that the motive for this unusually large

structure is not to accommodate an existing resident, but to "flip" this house for a substantial profit. While profit itself is not an unacceptable motive, Planning should give substantial consideration to the fact that the character and quiet enjoyment of the neighborhood will be greatly disturbed for several years without benefiting anyone who presently lives in the neighborhood.

Although you have sent us notification that the owners of the property are Karen Kenneally and Ross Edwoldsen, another neighbor

has informed us that the property is owned by Jack Backus who is simply building to sell.

I have now learned that the property is owned by the contractor who is proposing to do the work. Has this been kept from the City?

We presently stand opposed to the present proposal for construction at 963 Grosvenor Pl , We also request that the Bureau of Planning postpone any decision on this matter until more neighbors on our street and in the Crocker Highlands area have had a meaningful opportunity to view the plans, and are advised what conditions, if any, the City will impose on the applicant to mitigate against the multiple and lengthy disturbances which will accompany a very lengthy construction.

Bruce and Nancy Shyer

Reply Reply All Forward



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Thai, Danny

From: John Lyman <johnrlyman@gmail.com>
Sent: Friday, February 2, 2018 9:51 AM
To: Thai, Danny
Subject: Case Number PLN17198 (963 Grosvenor Place)

Danny,

My wife and I are writing to express our concerns about the updated remodel plans for 963 Grosvenor Place We live at 975 Grosvenor Place, so are very close to 963 and on the same side of the street. Although the plans have changed somewhat for the better, we still feel that:

- The size of the house, both in terms of stories (three) and square footage (~3,000), is out of step with and much larger than the other houses on the street. We don't believe that any non-corner houses on our street are more than 3,000 square feet and most are 2,500 square feet or less. Ours is 2,200 square feet. To the best of our knowledge, no non-corner houses are more than three above ground stories. In terms of size, the new house will not conform with any of the others in our neighborhood.
- The house will have four bedrooms, and a family room that could serve as a fifth, but only a one car garage. Parking on Grosvenor Place is difficult as is and there is constant traffic. A two car garage would be more appropriate for 4-5 bedrooms, or a one car garage if the house had fewer bedrooms.
- Even with the modified plans, the house will still obstruct views from neighboring homes. The plans appear to show that the house will also extend into the current backyard, reducing the available amount of land for trees and other landscape features.
- Separate from the plans themselves, the review process the plans went through with the Lakeshore Homeowners Association was fraught with conflict and subpar neighborhood notification. Jack Backus, the home owner and architect, is on the LHA board and there are questions as to whether nor not he properly recused himself throughout the process. Although we live only three houses away, we were never notified that the LHA was considering remodel plans. Our hope is that the process with the city goes better and allows for real neighborhood input.

Thanks,

John and Christina Lyman

Thai, Danny

From: Steven Garrett <stevengarrett@yahoo.com>
Sent: Monday, February 5, 2018 6:52 PM
To: Thai, Danny
Subject: ** New Photos and Extra Comment (7 of 7) for Letter re: 963 Grosvenor Place (PLN17198)
Attachments: IMG_9868.jpg; IMG_9859.jpg; IMG_9865.jpg; IMG_9863.jpg

Mr. Thai,

This email bounced back so here are a few photos regarding the contexts of the setbacks as mentioned in my comments letter with a couple of thoughts explaining how it relates to the project as noted in the revised Comments letter.

My main point of these pictures is essentially a setback (whether 5 feet or 14 feet or 25 feet) should not permit the structure to shoot high in to the sky because its impact will be felt whether living in the shadows next door or viewing the project from the street or inside my indoor/outdoor living areas. Too tall is too tall and pushing the setback further into the yard will do no good for immediate neighbors.

My other main point is that the solution is NOT to push the structure deep into the backyard either (i.e. greater than original proposed 4 foot extension into the rear yard) because that has already been universally agreed by the architect on the project and the Board as having a very negative impact on the immediate neighbors. See comments letter for more details and the HOA email. Please do not ruin the neighbors living experiences for the next few decades so that the largest most profitable design can be built and flipped without considering how out of context the size of the project truly is. The neighbors have to live with the project that remains long after the investors have moved on to their next project. Story poles would truly show how much of an impact this proposal would have.

A 3,300 square foot project is simply way out of context when considering surrounding homes from a square footage perspective, roofline perspective, etc. The current street rooflines and 2,220 square foot average for surrounding rooms offers a very practical guide in regulating the scale of the proposed 963 Grosvenor Place project. The acceptable range for this project should be a maximum 2,600ish square feet in which all but 1 of 20 homes on Grosvenor Place are that size or smaller. Scaling the project to an appropriate size in context of the surrounding homes will alleviate BOTH the height issues as well as the rear yard issues while permitting Mr. Martin to make a profit selling the home.

As for these attached pictures to illustrate the above points, please note in particular that the picture of 955 Grosvenor Place show that its top story setback (approximately 20 feet from my estimation) is still the same maximum height as the home next to it which is 959 Grosvenor Place. The top story and its setback for 955 Grosvenor meets the surrounding homes roofline and does not rise 15 feet above the homes next to it as the applicants for 963 Grosvenor Place are seeking. I also included a picture of the old small 1 bedroom addition at the back of my house (25-30 feet setback) that rises just a few feet above the current roofline of 963 Grosvenor Place. This shows that the small addition to my house is nothing like the proposed massive and bulky 1,160 square foot addition that is being proposed next door. Again, the context and trend of Grosvenor Place homes as shown in these

pictures as well as others are that the rooflines gently increase up the street. Please also note from other pictures that homes do not jut far back into the rear yard of each property.

Thank you.

Regards,

Steven Garrett

p.s. Please let me know if you have any questions.

