



Office of the City Manager

INFORMATION CALENDAR

April 23, 2019

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Timothy Burroughs, Director, Planning and Development

Subject: LPO NOD: 1414 Walnut Street/#LMSAP2018-0005 for the Former Garfield School

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk, and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on April 8, 2019.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by April 23, 2019. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must rule on the application within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Timothy Burroughs, Director, Planning and Development Department, 510-981-7401
Fatema Crane, Secretary to the Landmarks Preservation Commission, 510-981-7413
Alison Lenci, Assistant Planner, 510-981-7544

Attachments:

1: Notice of Decision – #LMSAP2018-0005 for 1414 Walnut Street



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: February 7, 2019
DATE NOTICE MAILED: April 8, 2019
APPEAL PERIOD EXPIRATION: April 23, 2019
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): April 24, 2019¹

1414 Walnut Street

Structural Alteration Permit LMSAP2018-0005 to replace existing fences at a City Landmark property, the Former Garfield School, currently used as a community center.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permit:

PERMITS REQUIRED:

- Structural Alteration permit

APPLICANT: David Trachtenberg, Trachtenberg Architects, Inc.
2421 Fourth Street, Berkeley, CA 94710

PROPERTY OWNER: Jewish Community Center East Bay
1414 Walnut Street, Berkeley, CA 94709

ZONING DISTRICT: R-2A – Restricted Multiple-Family Residential

ENVIRONMENTAL REVIEW STATUS: Categorically exempt from environmental review pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

The Application materials for this project are available online at:
<http://www.cityofberkeley.info/zoningapplications>

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may “certify” any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

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FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 7-0-0-2

YES: ABRANCHES DA SILVA, ADAMS, BEIL, CRANDALL, FINACOM, O'MALLEY, SCHWARTZ

NO: NONE

ABSTAIN: NONE

ABSENT: ALLEN, BROWN

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.
2. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).
3. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.

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STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:

<http://www.ci.berkeley.ca.us/permitservicecenter/>.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been

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taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Alison Lenci, at (510) 981-7410 or alenci@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans, received JANUARY 10, 2019

ATTEST: 

Fatema Crane, Secretary
Landmarks Preservation Commission

cc: Applicant
Owner
City Clerk

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Applicant: David Trachtenberg, Trachtenberg Architects, Inc.
2421 Fourth Street
Berkeley, CA 94710

Property Owner: Jewish Community Center East Bay
1414 Walnut Street
Berkeley, CA 94710

ATTACHMENT 1

FINDINGS AND CONDITIONS

1414 Walnut Street - The Former Garfield School

Structural Alteration Permit #LMSAP2018-0005

To make replace existing fences at a City Landmark property, the Former Garfield School, currently used as a community center.

FINDINGS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. This property will retain its original use as a community and institutional use with this proposed project.
2. The new fencing is proposed to wrap around the play yard area on the site, south of the Garfield school, and would not alter any features, spaces, or spatial relationships that characterize the property.
3. There are no proposed alterations to the building and, therefore, the project would not create a false sense of historical development at this City Landmark property.
4. While the building has undergone some alterations since its construction, there are no proposed alterations to the building in this project proposal and, therefore, the proposal would not affect any changes which have acquired significance.
5. The distinctive features of the historic, Mission Revival, outdoor school style of the Garfield School building, and the existing materials that are associated with its original construction, would be preserved with this alteration request.
6. This proposal does not include removal of deteriorated building features which are historic.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site will be unaffected by the proposed work which includes no excavation.
9. Exterior alterations, or related new construction will not destroy historic features, significant amounts of historic materials, or the spatial relationships that characterize the property. The new work will be differentiated from the old, and with the implementation of Conditions of Approval 7-8, will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. The proposed new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS REQUIRED UNDER LANDMARK PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property. Specifically:
 - The new fence would not adversely affect its Mission Revival architectural features and outdoor school design because the new work would be along the exterior playground area and would retain the building's overall massing, scale, and form, and therefore would not adversely affect the character defining features of this building.
 - The proposed fencing would retain the architectural and historical value of the subject Landmark building and improve security for its existing tenant, the JCC. In these ways, the project ensures that the building and property would remain an attractive and unique element of this residential and commercial neighborhood area.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23B.56.100)

- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- A. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has:
 - (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

- 6. Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.

Prior to any Building Permit submittal:

- 7.** Prior to submitting any building permit for this project, the applicant shall revise the project plans to include a vertical vine pattern on the proposed new fence. Vine plantings shall be aligned with at least every other fence post, to accentuate the rhythm of the poles with the vines.

At all times:

- 8.** Irrigated, water efficient landscape. The property owner shall maintain automatic irrigation and drainage facilities adequate to assure healthy growing conditions for all required planting and landscape. The landscape shall be drought-tolerant and achieve maximum water efficiency.

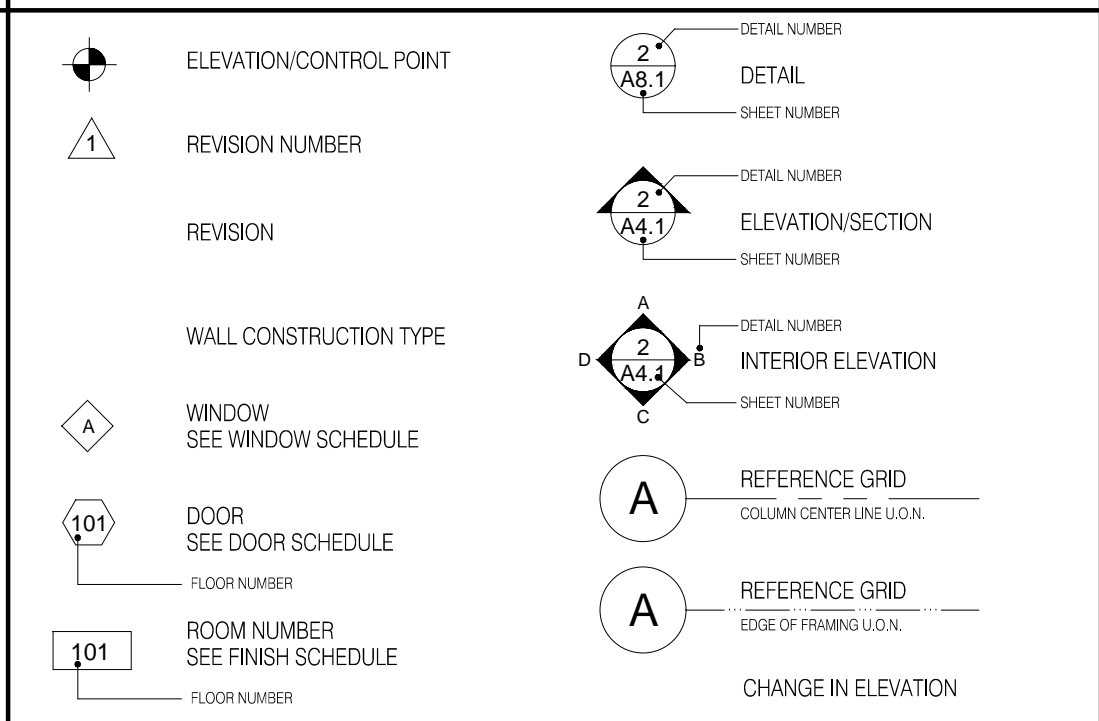
GENERAL NOTES

- THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2016 CBC, 2016 CMC, 2016 CPC, 2016 CFC, 2016 CEC, 2016 TITL 24 ENERGY STANDARDS AND THE 2016 CAL GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF BERKELEY. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.
- THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.
- WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.
- CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE.
- THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION. ARCHITECT WILL ANSWER BUILDING DEPARTMENTS' PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNERS PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.
- IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK, WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.
- NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTORS WORK.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE 2013 CBC ON SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.
- THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO 'CONTRACTOR' INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.
- EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTORS BID.
- THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.
- CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND PERIODIC MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.
- THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.
- ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORSEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE. AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT, TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY

ABBREVIATIONS

&	AND	JT.	JOINT
@	ANGLE	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	FOUND OR NUMBER	M.B.	MACHINE BOLT
d	PENNY	MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	(N)	NEW
BTUM.	BITUMINOUS	(N)	NORTH
BLD.	BUILDING	N.I.C.	NOT IN CONTRACT
BLK.	BLOCK	NO.	NO.
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
B.O.T.	BOTTOM OF TRUSS		
BRS	BACKER ROD AND SEALANT		
CLG.	CEILING	O/	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLGK.	CALLING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLF.	CLEAR		
CONC.	CONCRETE	P. LAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION	P.T.	PRESSURE-TREATED
C.J.	CONTROL JOINT	PTD.	PAINTED
CONT.	CONTIGUOUS	PTN.	PARTITION
CTSK.	COUNTERSINK		
CMU	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
D	DEPTH	R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	RENF.	REINFORCED
DIA.	DIAMETER	REQ.	REQUIRED
DM.	DIMENSION	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
		RWD.	REDWOOD
EA.	EACH	RWL.	RAINWATER LEADER
ELEC.	ELECTRICAL		
ELEV.	ELEVATION	SO. FT.	SQUARE FEET
E.P.	ELECTRICAL PANEL	SHT.	SHEET
EQ.	EQUAL	SQ. IN.	SQUARE INCH
(E)	EXISTING	SM.	SIMILAR
EXP./IT.	EXPANSION JOINT	S.L.D.	SEE LANDSCAPE DRAWING
EXT.	EXTERIOR	S.M.D.	SEE MECHANICAL DRAWING
		SPEC.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SO.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR	STD.	STANDARD
F.F.E.	FINISH FLOOR ELEVATION	STL.	STEEL
FN.	FINISH	STOR.	STORAGE
FL.	FLOOR	S.S.D.	SEE STRUCTURAL DRAWING
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	TH.	TREAD
F.O.SH.	FACE OF SHEATHING	THK.	THICK
FT.	FOOT	THK.	TYPICAL
FTG.	FOOTING	TYP.	TOP OF
FURR.	FURRING	T.O.	TOP OF CONCRETE
		T.O.O.	TOP OF OUTRIGGER
GA.	GAUGE	T.O.P.	TOP OF PLATE
G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF SLAB
GL.	GLASS	T.O.T.	TOP OF TRUSS
GSM.	GALVANIZED SHEET METAL	U.O.N.	UNLESS OTHERWISE NOTED
GYP. BD./	GYPSUM WALL BOARD	VERT.	VERTICAL
GWB.		H.B.	HOSE BIB
		H.C.	HOLLOW CORE
H.	HEIGHT	HDWR.	HARDWARE
H.B.	HOSE BIB	HRZ.	HORIZONTAL
H.C.	HOLLOW CORE	HR.	HOUR
HDWR.	HARDWARE	HW	HARDWOOD
HDWR.	HARDWARE	IN.	INCH
HRZ.	HORIZONTAL	INTM.	INTERMEDIATE
HR.	HOUR	INSUL.	INSULATION
HW	HARDWOOD	INT.	INTERIOR
IN.	INCH		
INTM.	INTERMEDIATE		
INSUL.	INSULATION		
INT.	INTERIOR		

SYMBOL LEGEND



PROJECT DESCRIPTION

PROJECT ADDRESS: 1414 Walnut Street, Berkeley, CA 94709 (APN: 59-2261-1-1)

SCOPE OF WORK:
VOLUNTARY FEMA/HOMELAND SECURITY UPGRADE WORK
REPLACEMENT OF SITE FENCE AROUND PLAY YARD WITH 8' HIGH FENCING.

ZONING CODE ANALYSIS
(BASED ON THE BERKELEY ZONING ORDINANCE)

ZONING: R-2A

EXISTING USE: COMMUNITY CENTER (NO CHANGE)

FLOOR AREA:	EXISTING	PROPOSED	PERMITTED
EXISTING USE:	21,352 SF	NO CHANGE	
LOT AREA:	47,440 (NO CHANGE	
LOT COVERAGE:	45%	NO CHANGE	50%
FAR:	.45	NO CHANGE	N/A
BUILDING HEIGHT:	+/- 20'	NO CHANGE	28'
BUILDING STORIES:	1	NO CHANGE	3
SETBACKS:			
FRONT:	+/-15'	NO CHANGE	15'
STREET SIDE SIDE:	+/-5'	NO CHANGE	4' per (BMC230.32.070.D.3B)
SIDE YARD:	+/-7'	NO CHANGE	4'
REAR:	+/- 129' (NO CHANGE)	15'
PARKING:	(NO CHANGE)		

BUILDING CODE ANALYSIS
(BASED ON THE 2016 CALIFORNIA BUILDING CODE)

OCCUPANCY: A-3 (COMMUNITY HALL) & E (DAY-CARE) - (NO CHANGE OF USE)

CONSTRUCTION TYPE: V-B (EXISTING - UNSPRINKLERED)

SPRINKLER SYSTEM: NO (NO CHANGE)

FIRE ALARM: UNKNOWN (NO CHANGE)

OF STORIES: 1 NO CHANGE

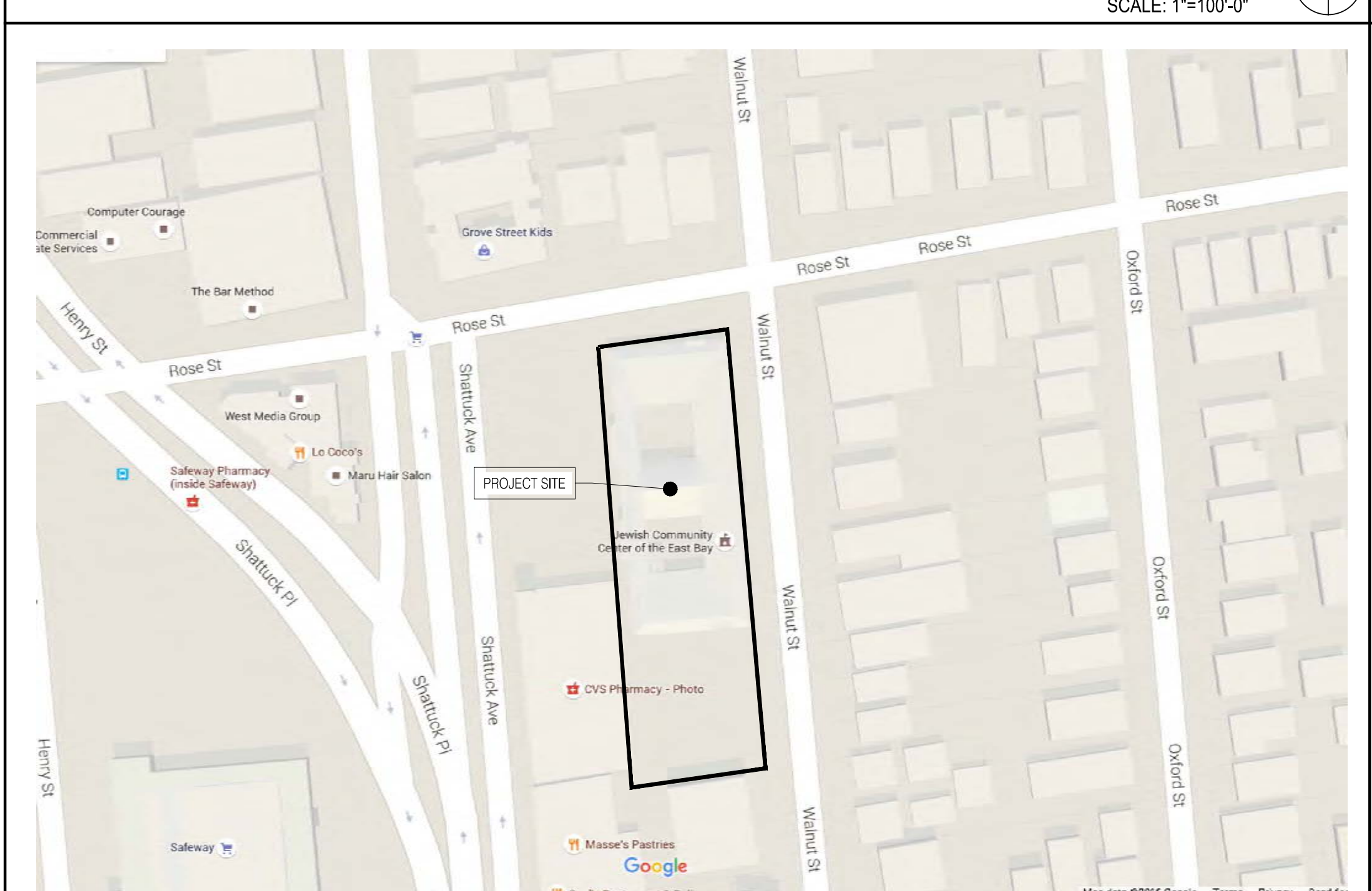
HEIGHT: +/- 20' NO CHANGE

AREA: 21,502 SF NO CHANGE

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE
A0.0 GENERAL INFORMATION	● 01/07/2019 LPC AND AUP SUBMITTAL
A1.1 EXISTING SITE PLAN	●
A3.1 EXTERIOR ELEVATIONS WALNUT STREET	●
A3.2 EXTERIOR ELEVATIONS SOUTH	●
L1.0 PLANTING PLAN	●

VICINITY MAP



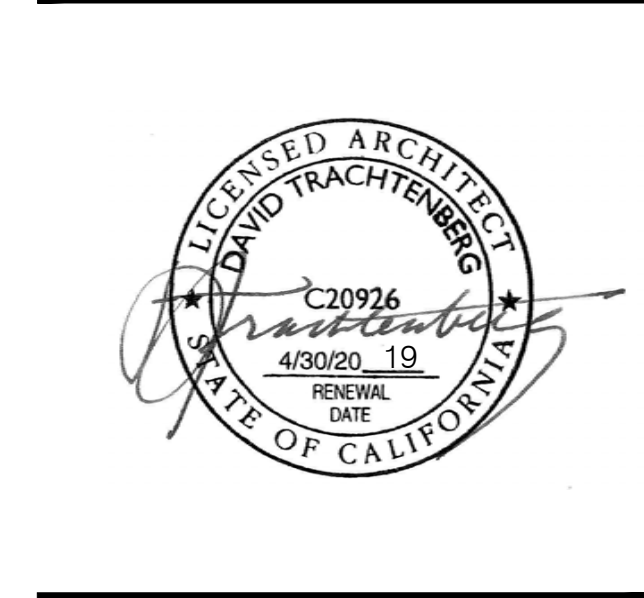
PROJECT DIRECTORY

CLIENT:
Jewish Community Center of the East Bay
1414 Walnut Street
Berkeley, CA 94709
(510)846-0237

ARCHITECT:
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414
www.TrachtenbergArch.com

TRACHTENBERG ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
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GENERAL INFORMATION

A0.0

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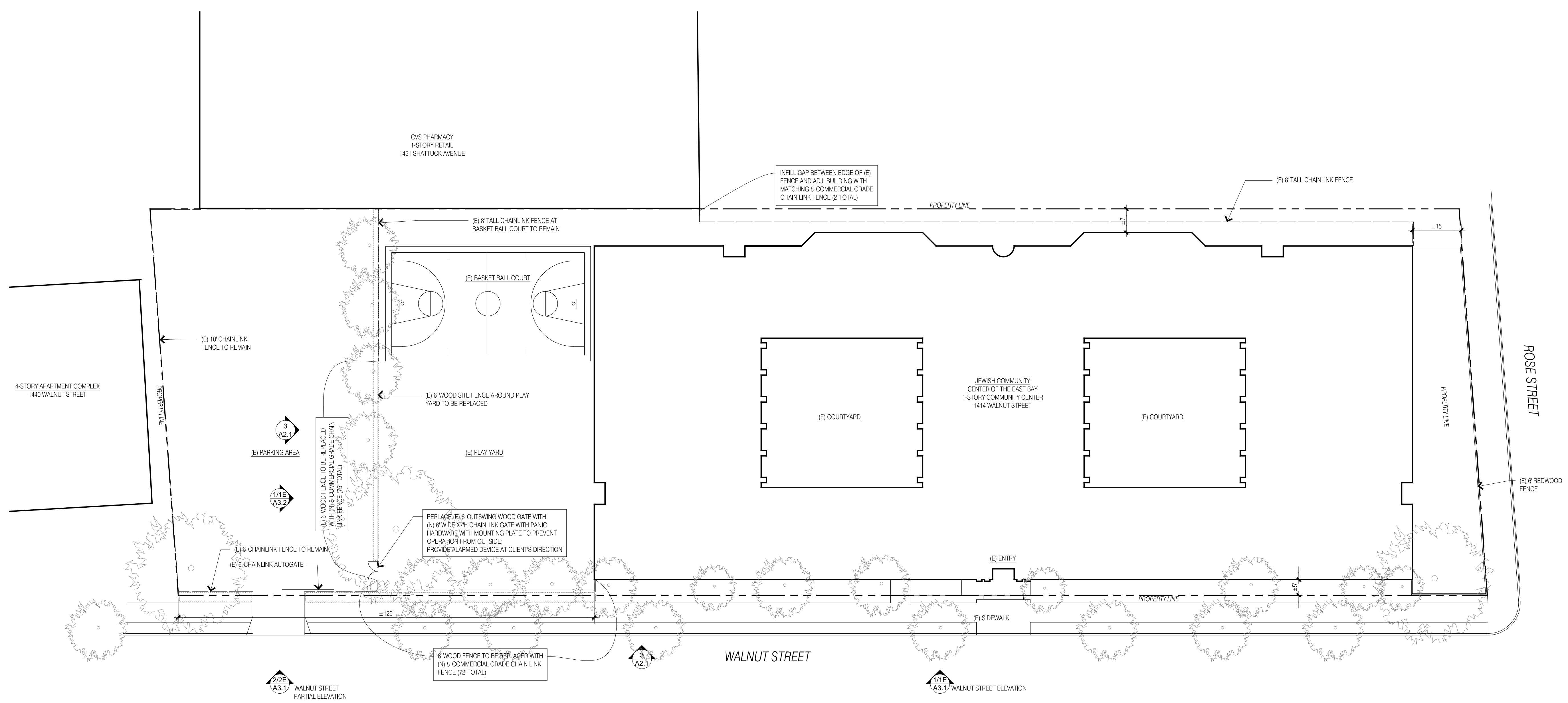
GENERAL SHEET NOTES

- THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROL IS A VIOLATION OF BMC 17.20. A COPY OF THE MANUAL IS AVAILABLE UPON REQUEST AT THE PERMIT SERVICE CENTER AND AVAILABLE ONLINE AT www.cabmphandbooks.com
- CONTRACTOR TO OBTAIN A SEPARATE PUBLIC WORKS ENGINEERING PERMIT FROM THE PERMIT SERVICE CENTER FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
- ANY SIDEWALK THAT IS IN DISREPAIR SHALL BE REPLACED IN ACCORDANCE WITH CITY OF BERKELEY STANDARDS, (BMC 16.04.010), "SIDEWALK REPAIR REQUIREMENTS". PRIOR TO FINAL CONTRACTOR & ARCHITECT SHOULD CONTACT AN ENGINEERING INSPECTOR AT 981-7500 TO SCHEDULE AN APPOINTMENT TO REVIEW SIDEWALK CONDITIONS TO DETERMINE WHETHER OR NOT REPLACEMENT/ REPAIR AND/ OR ALTERATION IS REQUIRED.
- WALKWAYS ALONG ACCESSIBLE ROUTE OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGES IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE MAXIMUM 1/4" PER FOOT CROSS SLOPES, (5) HAVE MAXIMUM 5% (1:20) RUNNING SLOPES.
- EXISTING COMPLYING ACCESSIBLE RAMP (SEE DETAIL 8/A0.1)

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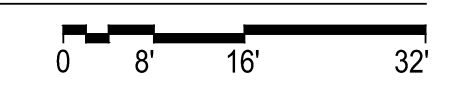


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SCALE: - DATE:

SHEET:
SITE PLAN

1 SITE PLAN
1/16" = 1'-0"



A1.1

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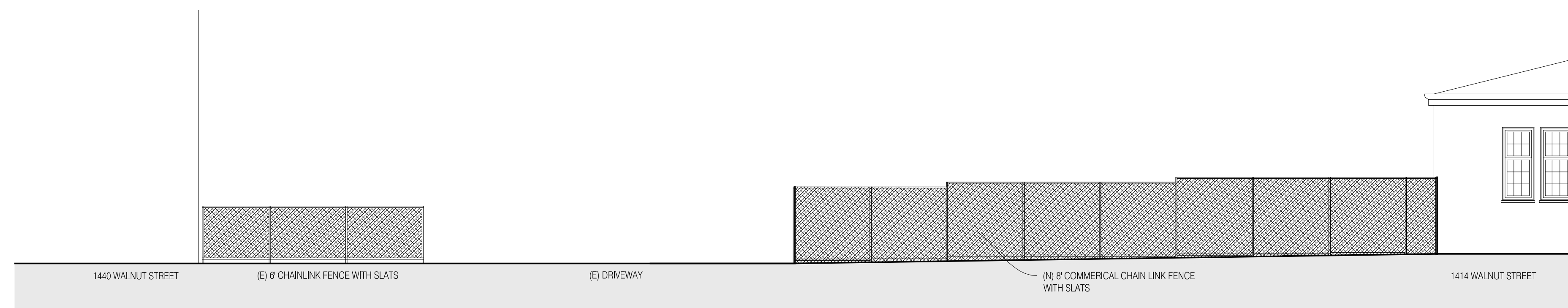
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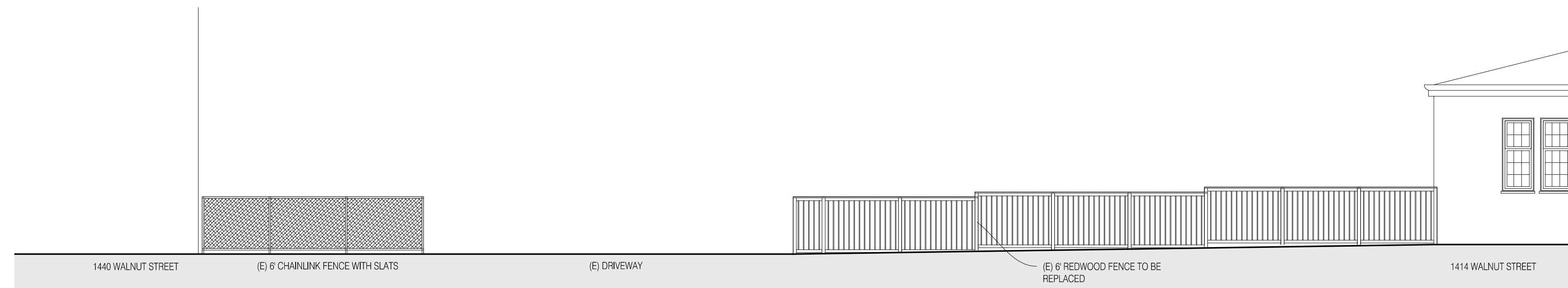
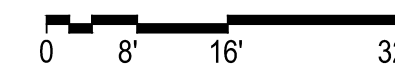
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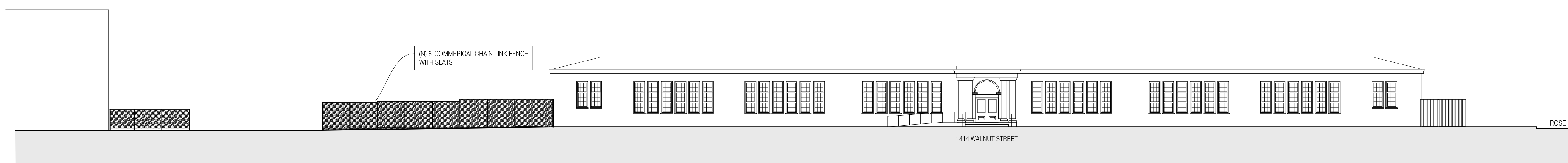
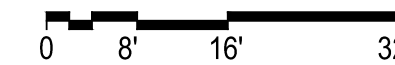
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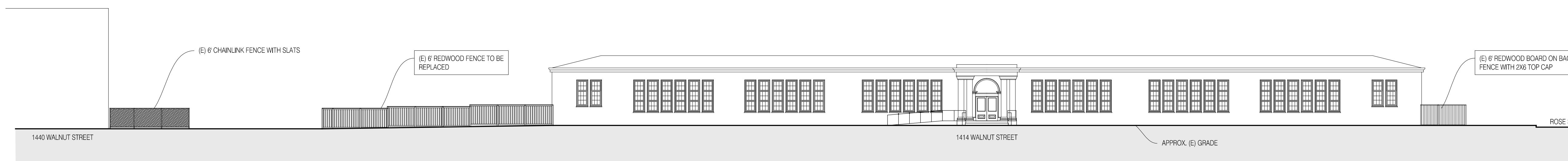
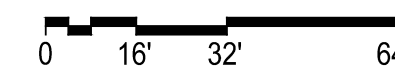
2
PARTIAL PROPOSED ELEVATION - WALNUT STREET
1/16"=1'-0"



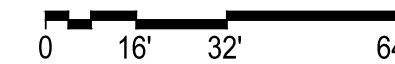
2E
PARTIAL EXISTING ELEVATION - WALNUT STREET
1/16"=1'-0"



1
PROPOSED ELEVATION - WALNUT STREET
1/16"=1'-0"



1E
EXISTING ELEVATION - WALNUT STREET
1/16"=1'-0"



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SHEET:
EXTERIOR ELEVATIONS
WALNUT STREET

A3.1



2 CHAINLINK FENCE WITH BROWN SLATS

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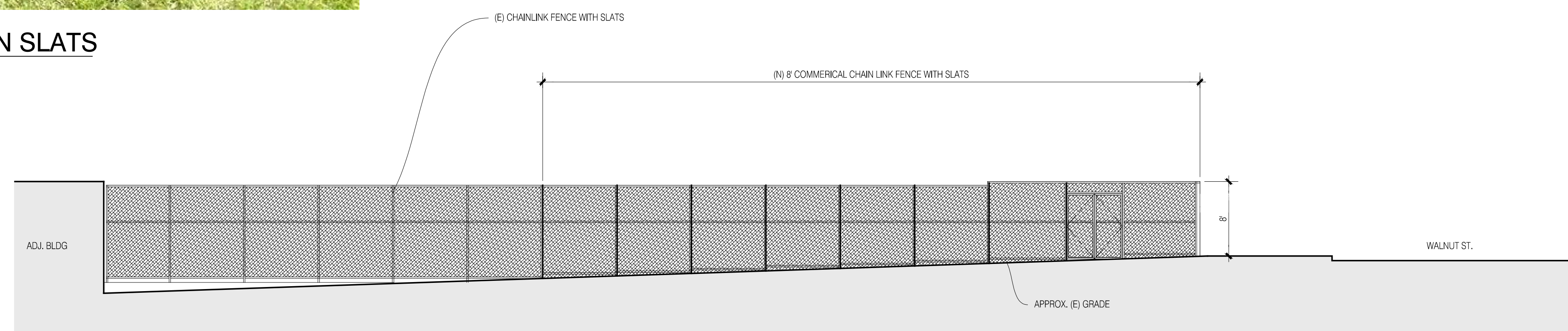
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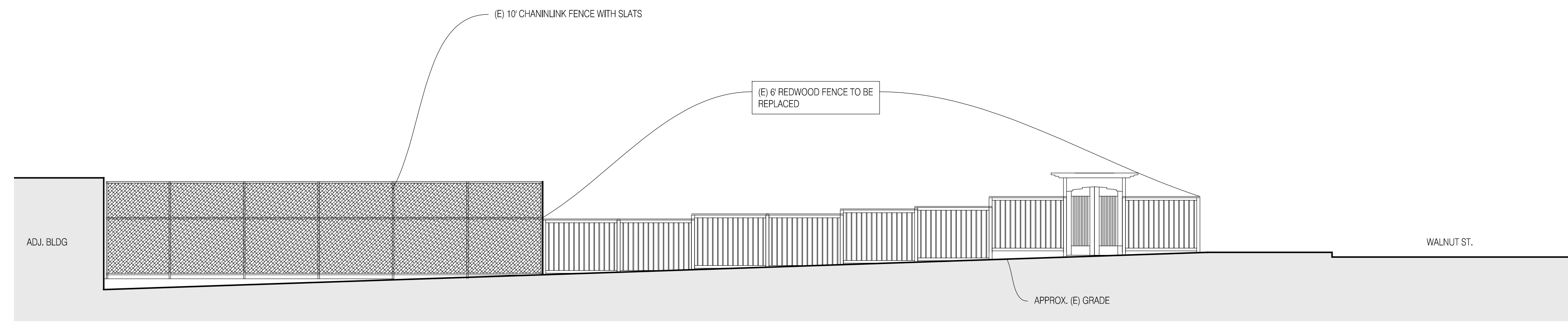
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1 PARTIAL PROPOSED ELEVATION - SOUTH
1/16" = 1'-0"



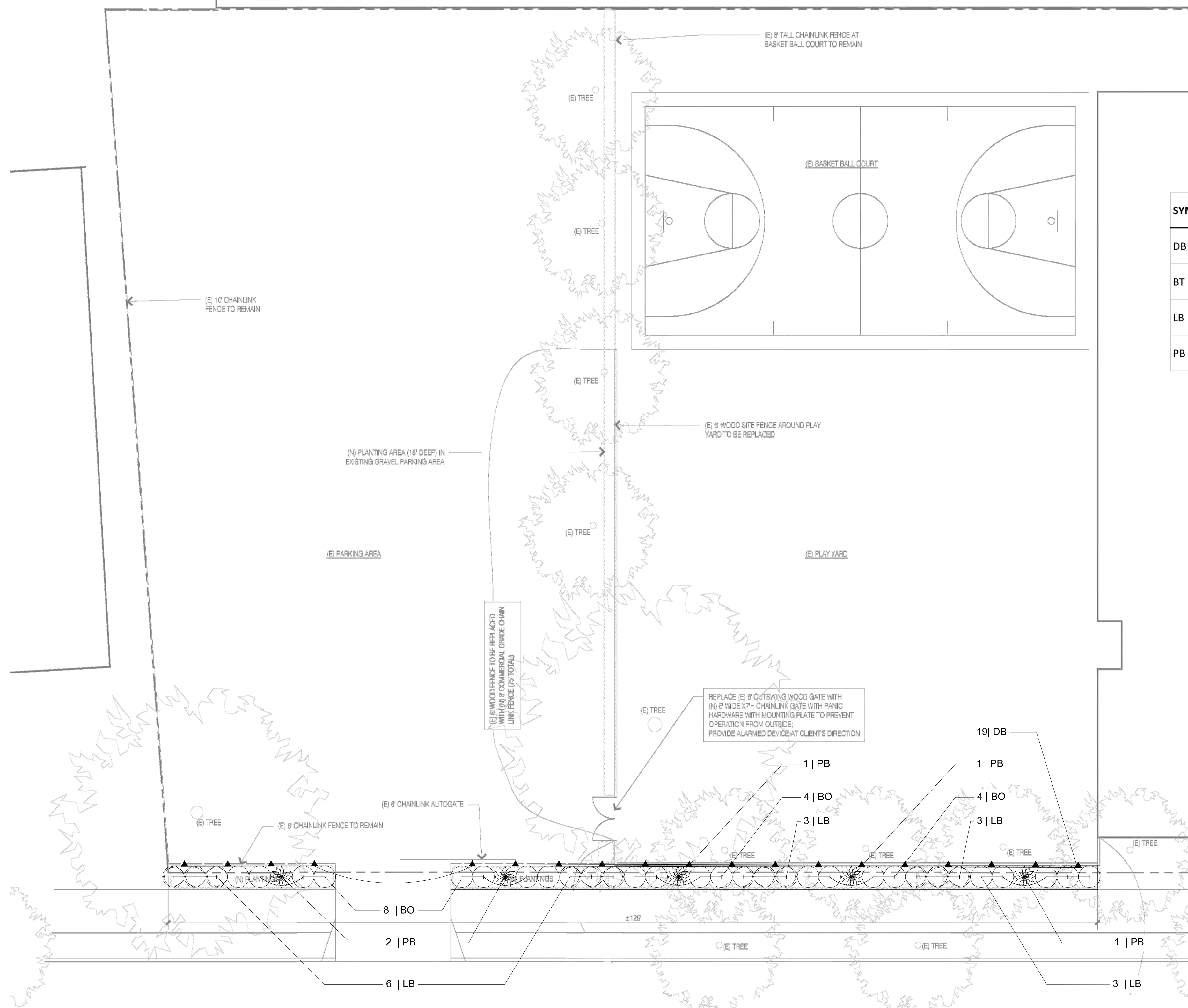
1E PARTIAL EXISTING ELEVATION - SOUTH
1/16" = 1'-0"

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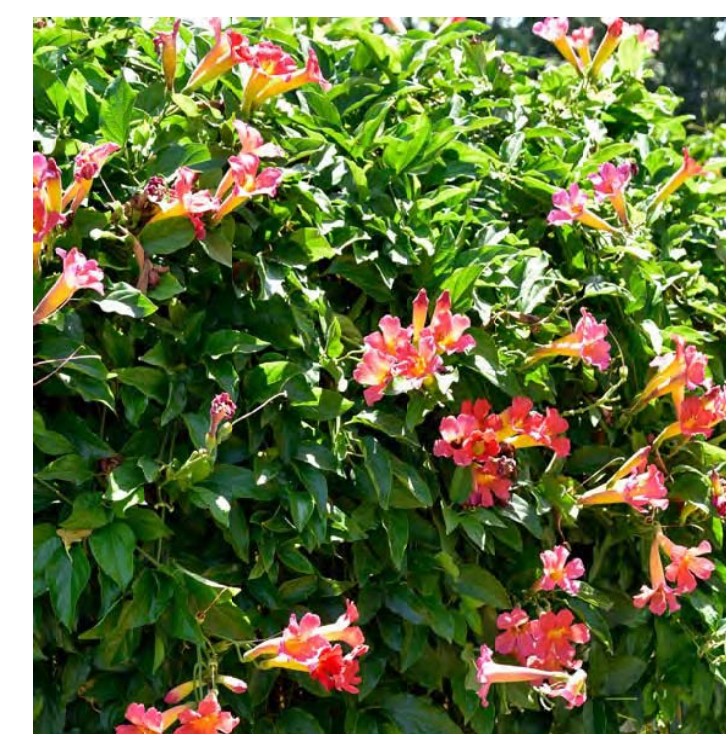
JOB: - DRAWN BY:
SCALE: - DATE:

SHEET:
EXTERIOR ELEVATIONS
SOUTH

A3.2



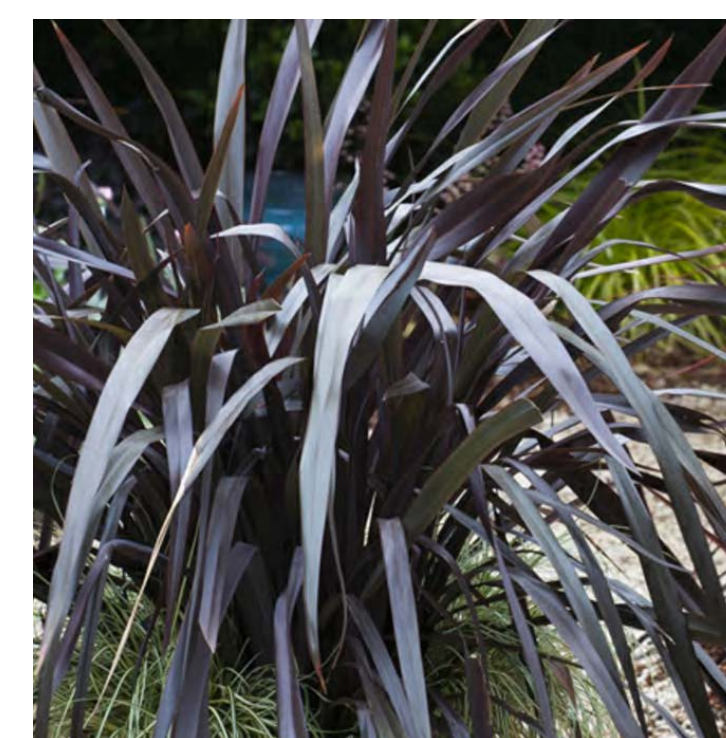
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QU	SIZE	HEIGHT X WIDTH	WATER USE
DB	DISTICTUS BUCCINATORIA	SCARLET TRUMPET VINE	VINE	19	1 GAL	10'X10'	L
BT	BULBINE 'TINY TANGERINE'	BULBINE	SUCCULENT	16	1 GAL	2'X3'	L
LB	LOMANDRA 'BREEZE'	DWARF MAT RUSH	GRASS	12	1 GAL	3'X3'	L
PB	PHORMIUM 'BLACK ADDER'	DWARF NEW ZEALAND FLAX	GRASS-LIKE	4	1 GAL	4'X3'	L



DB- TRUMPET VINE



LB - LOMANDRA



PB- PHORMIUM 'PLATTS BLACK'



BO- BULBINE

REVISION:	DATE:

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BERKELEY JCC FEMA UPGRADES
 1414 WALNUT STREET
 BERKELEY, CA

PLANTING PLAN

SCALE: AS NOTED
 DRAWN BY: TK
 DATE: 12-3-18
 SHEET
L1.0
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