



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

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S T A F F R E P O R T

FOR COMMISSION ACTION  
JULY 6, 2023

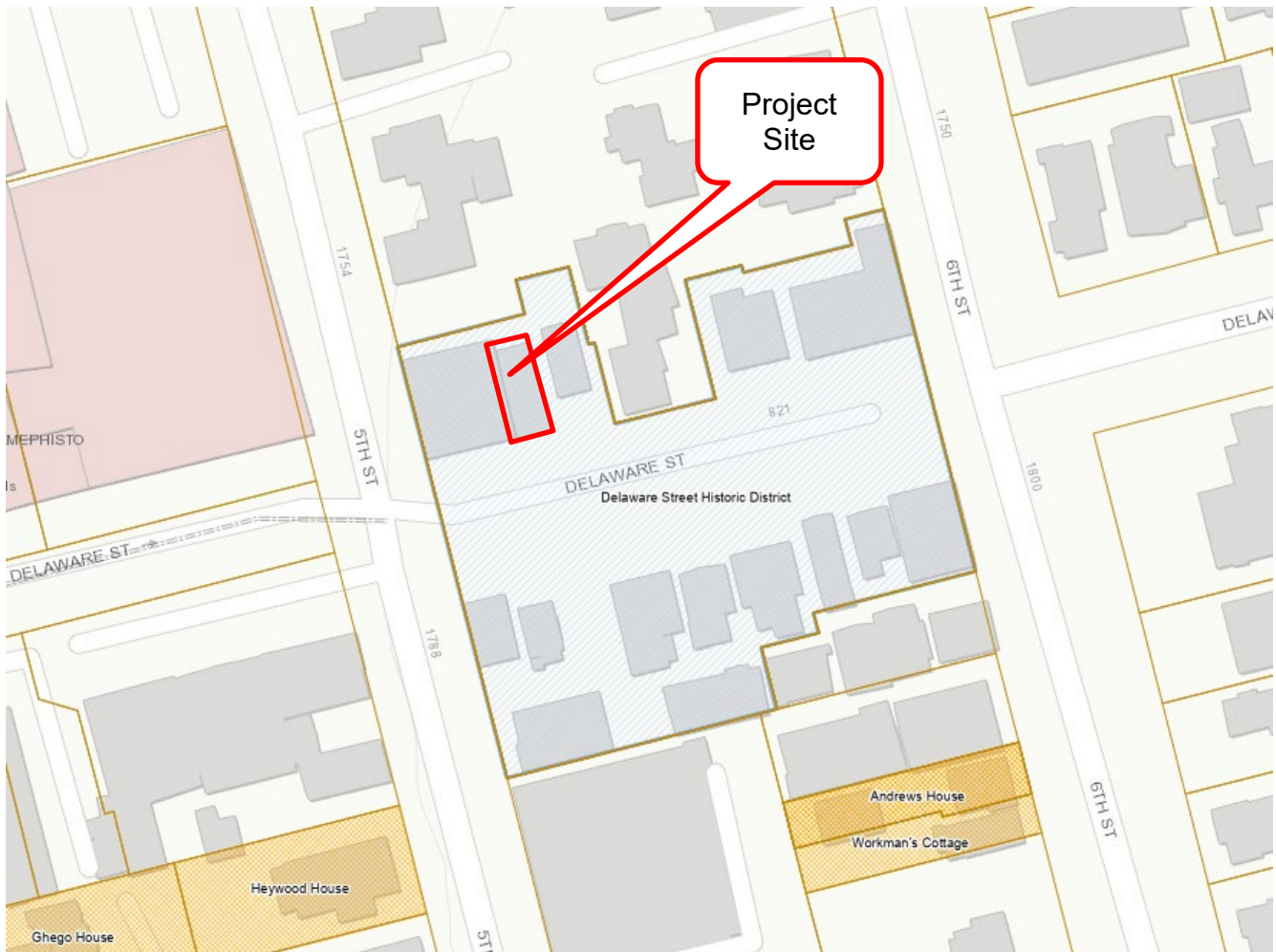
## 803 Delaware Street – Delaware Street Historic District

**Structural Alteration Permit #LMSAP2023-0002 to legalize one projecting sign and two site lights on the exterior of a designated City Landmark within a designated historic district.**

### I. Application Basics

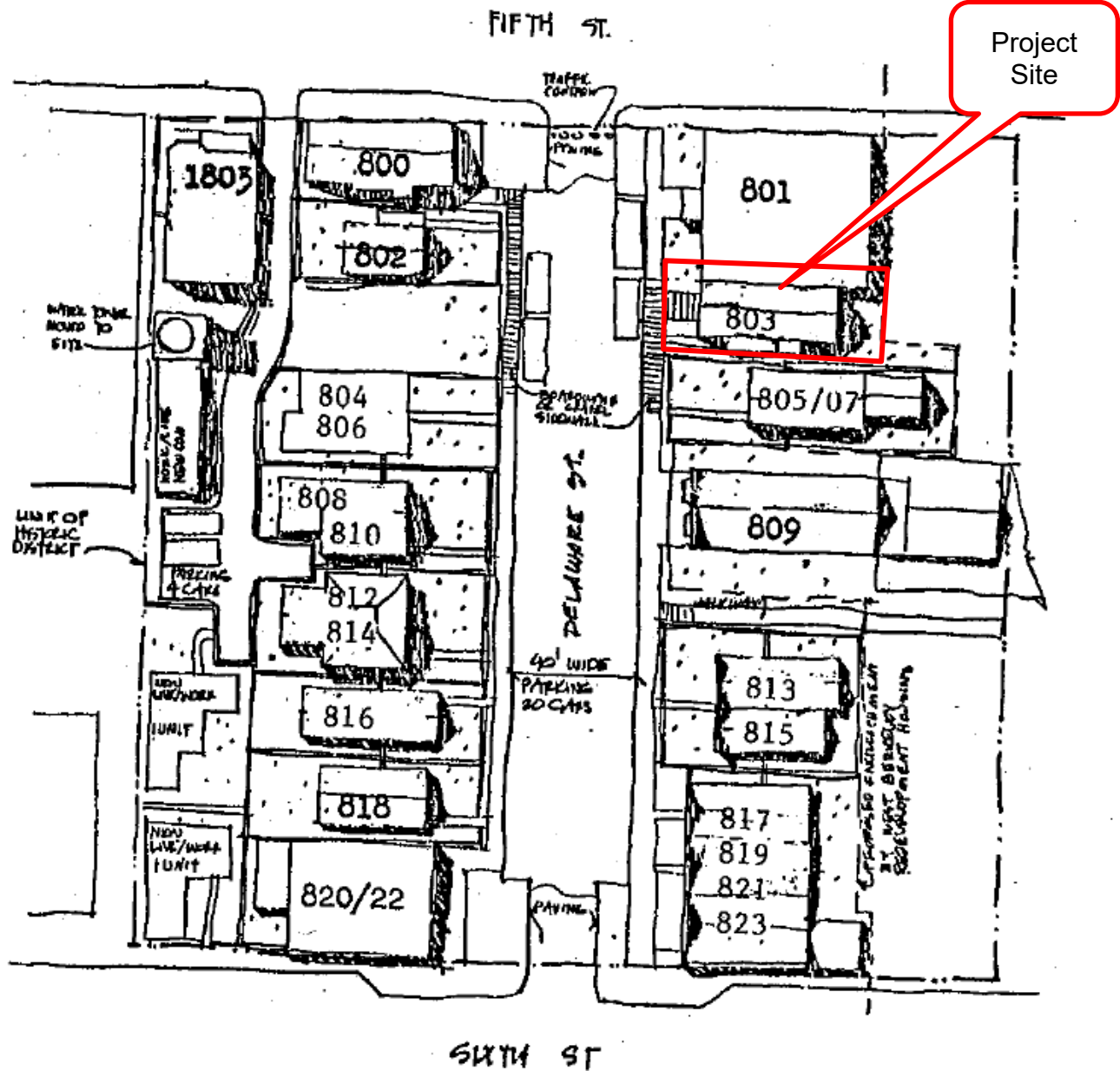
- A. Zoning District:** Mixed Use Residential (M-UR)
- B. CEQA Determination:** Categorically exempt from further environmental review pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.
- C. Parties Involved:**
- Applicant: Amber Baker, Project Architect/ Project Manager  
Gunkel Architecture  
1295 59<sup>th</sup> Street  
Emeryville, CA 94608
  - Owner: Sharon Block and Selim Aykiran  
803 Delaware Street  
Berkeley, CA 94710
- D. Recommendation:** Hold a hearing on this matter, consider the merits of the proposal and take favorable action.

**Figure 1: Vicinity Map – Highlighting nearby City Landmarks and Structures of Merit**



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

**Figure 2: Delaware Street Historic District Plan, Designation Notice of Decision (Attachment 6)**



## II. Background

This project is located in the 800-block of Delaware Street on the north side of the street between Sixth Street and Fifth Street. The subject property is zoned MU-R Mixed Use Residential and is surrounded by similarly zoned parcels. The 800-block of Delaware Street is a designated Historic District and appears on the National Register of Historic Places.

The subject property is a part of a development that encompasses the entire 800-block of Delaware Street and was constructed from 1878 to 1910. The block was designated as a Historic District in 1979.

There are a total of eight historic structures on the block, five on the north side of the street and three on the south side, all are either single or two-story structures constructed in the Pioneer Victorian style. Each structure has distinguishable design elements with unifying character defining features including:

- Wooden sidewalk
- Gabled rooves with plain box cornices
- Board siding
- Corbelled brick chimneys
- Balloon frame construction
- Classical detailing

The subject building, 803 Delaware Street, is located mid-block on the north side of the street. It was historically used as a commercial space at the ground floor with a residence above and was designed with a 0'-0" setback. The building is thought to have been constructed in the late 1870's, but was renovated after considerable damage was caused by a fire in 1975. In addition to the features listed above, the building design includes display windows at the ground floor, transom with simple trim detailing, and a recessed entry. The upper floor is characterized by three narrow windows that are attributed to the Victorian style and are used throughout the development.

In or before 2020 a projecting sign was installed without the benefit of City permit review or approval.

Chapter 3.24 of the Berkeley Municipal Code (BMC) mandates that the Landmarks Preservation Commission review any exterior modification requiring city permits to a Landmark Structure and then grant a Structural Alteration Permit (SAP) for such work.

On or before June 26, 2023, staff mailed and posted advance notice of tonight's hearing in accordance with BMC Chapter 3.24.230.

### **III. Project Description**

On February 28, 2023, Amber Baker submitted an application proposing the installation of two new lights fixtures and a non-illuminated projecting sign to the front façade of the building with upgrades to the ground floor access door at the rear of the building (see Attachment 2 of this report). Both the sign and the two light fixtures have already been installed so this application would legalize the alterations.

The proposed projecting sign is located at the East side of the building. It is mounted vertically from a bracket installed within the trim detailing at the corner of the building.

The two new light fixtures are mounted in the trim band above the transom at the East and West ends of the façade. The existing rear door is a single door with a transom above. The proposal would replace the single door with a double door and construct an expanded transom window above.

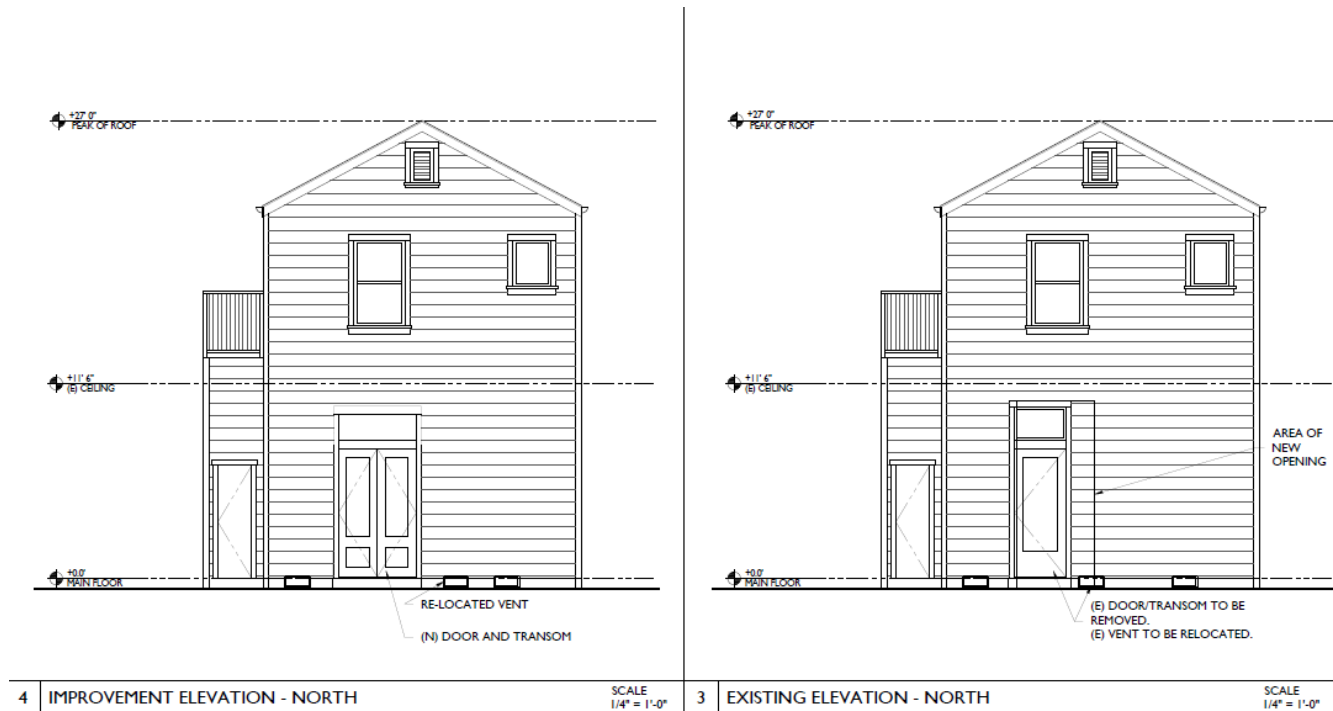
**Table 1. Summary of Proposed Scope of Work**

Project Plans	Building Elevation	Proposed Alteration
Sheet A3.0	South (Facing Delaware)	<ul style="list-style-type: none"><li>• Legalize one projecting sign</li><li>• Legalize two site lights</li></ul>
	North	<ul style="list-style-type: none"><li>• Demolish single door and transom</li><li>• Construct new accessible double door and expanded transom</li></ul>

**Figure 3: South Façade (Delaware Street), Existing Conditions**



**Figure 4: North Façade, Existing and Proposed Conditions**



#### IV. Issues and Analysis

Staff has identified the following relevant criteria pertinent to this project from the Sign Ordinance (BMC Section 20.24), Downtown Design Guidelines (2012), the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the Landmarks Preservation Ordinance (BMC Section 3.24).

**A. Sign Ordinance:** The Zoning Ordinance contains regulations applicable to the project, including the following from Title 20:

1. **Number of Signs:** Per BMC Section 20.24.030, tenant spaces in manufacturing districts are allowed three signs for each street frontage they occupy.
2. **Area of Projecting Signs:** Per BMC Section 20.24.040, the sign area of projecting signs in commercial districts shall not exceed an area of 10% of the building face or 200 square feet, whichever is less.

**Staff Analysis:** The projecting sign is currently the only sign proposed for this tenant space. It is approximately 3 square feet, which is well within the allowable area of 10% of the building face or 200 square feet, and therefore conforms to the BMC standard.

**B. Downtown Design Guidelines:** The 2012 Downtown Design Guidelines contain several policies applicable to the project, including the following:

1. Projecting Signs

- Design and locate signs which are compatible in scale, proportion and design with the façade. Rectangular signs should typically be vertically oriented and of minimal size (under 12 square feet per face)

2. All Signs:

- The architecture of the building often identifies specific locations for signs, and these locations should be used;
- On Landmark buildings, signs should be designed and located to be consistent with the character of the building and the era in which the building was constructed.

Staff Analysis: The projecting sign is hung vertically from a bracket that matches the existing hardware that supports the address sign for the location. Staff finds that the location, size, and design of the sign fits with the character of the building and will not adversely affect the integrity of the design.

3. Lighting:

- Provide lighting at building entrances and for security at ground level.
- Design and locate light fixtures which coordinate with and complement the architectural style of the building.
- Shield lighting so as to avoid direct glare into adjacent uses.

Staff Analysis: The proposed light fixture features a straight arm bracket and a bell-shaped shade. While this fixture does not match the fixtures used on the other buildings on this block, the commercial use of the subject project supports the need for differentiation from the other buildings, which are primarily residential uses.

The interior finish on the shade is a shiny bronze color, which is not in keeping with the character of the building and could create glare on the sidewalk. Therefore, staff recommends a matte finish for the interior of the light fixture and recommends a Condition of Approval to include a matte finish if the Commission agrees and approves this application. See Condition #19 in the attached Findings and Conditions document (Attachment 2).

**C. The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties defines *Rehabilitation* as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving

those portions and features of the property which are significant to its historic, architectural, and cultural values."

The applicant's proposal represents a *Rehabilitation* project because it includes the installation of signage and site lighting to the historic façade, as well as accessible improvements to the egress door at the rear of the building. The analysis below summarizes staff's findings for this project with respect to the most relevant SOI Rehabilitation (Rehab) Standards.

- **SOI Rehab Standard 10:** *New additions and adjacent or related 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.*

Staff Analysis: The design of the signage and lighting proposed by this project will have minimal effect on the character of the building and will continue to support the historic use of the space as a commercial storefront. If either were to be removed in the future, the proposed upgrades would not affect the integrity of the historic structure.

The improvements at the rear of the building would provide accessible egress doors for the space, a key safety requirement. This upgrade would not impact the overall character of the building and distinctive details would remain untouched.

A complete list of the Secretary of the Interior Standards for Rehabilitation can be found at the following link: <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

#### **D. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria**

In order to approve a request for an SAP, the Commission must find that the proposal would not adversely affect the features or special character of the subject structure or property. Staff believes the applicant's proposal would not result in adverse effects for this historic resource as described below, and offers the following findings in accordance with the LPO:

1. BMC Section 3.24.260(C)(1): *"For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features..."*

Staff Analysis: The proposed project would provide minimal exterior upgrades to this historic structure. The signage and site lighting fit with the historic features of

the façade while not creating false historicism. The location and proportion of the both the sign and the light fixtures supports the simple trim detail of the façade. The upgrades to the rear of the project are minimal and would not be visible from the street. For these reasons, the proposed upgrades would not adversely affect the architectural features of the Landmark.

2. BMC Section 3.24.260(C)(1): “...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.”

Staff Analysis: The improvements to the façade would not adversely affect the special character of the building, and would support the historic commercial use of the space.

Therefore, this request is found to be beneficial owing to its expected improvements and consistency with the LPO standards and criteria for permit approval.

## V. Recommendation

Staff recommends approval of this request to install new signage on a City Landmark building pursuant to BMC Section 3.24.260 and subject to the attached findings and conditions because the design for the proposed sign:

- 1) Relates to the scale and character of the historic property;
- 2) Conforms to the Downtown Berkeley Design Guidelines and Sign Ordinance (BMC Section 20.24); and
- 3) Adheres to the requirements of Landmarks Preservation Ordinance for exterior alterations.

### Attachments:

1. Draft Structural Alteration Permit Findings and Conditions
2. Project plans, received February 28, 2023
3. Applicant Statement, received February 28, 2023
4. Site Photographs, received February 28, 2023
5. Light Fixture Specifications, received March 21, 2023
6. Notice of Decision for Landmark Designation, December 27, 1979

**Prepared by:** Desiree Dougherty, Assistant Planner; [ddougherty@berkeleyca.gov](mailto:ddougherty@berkeleyca.gov); (510) 981-7431

**Reviewed by:** Fatema Crane, Principal Planner; [fcrane@berkeleyca.gov](mailto:fcrane@berkeleyca.gov); (510)981-7413



# ATTACHMENT 1

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## DRAFT FINDINGS AND CONDITIONS JULY 6, 2023

### **FINDINGS REQUIRED UNDER CEQA**

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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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

### **FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS**

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

1. The proposed project does not require a change of use. The property will retain its historic commercial use.
2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the property.
3. The new signage, site lighting, and rear egress door upgrades will not resemble or replicate designs from the property’s historic period. These new features are contemporary and will not result in a false sense of historical development.
4. Changes to the property that may have acquired significance in their own right are not affected by this project.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as display windows, transom, trim detailing and recessed entry will be substantially retained and preserved with this project.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. The project does not have the potential to affect any archaeological resources because the applicant proposes no excavation.
9. The proposed upgrades are designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

#### **FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE**

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
  - A. The proposed project will not adversely affect the architectural design of the City Landmark in the Delaware Historic District, located in the 800 block of Delaware Street. It proposes the legalization of one projecting sign and two site lights installed on the South (Delaware Street) façade, and accessible upgrades to the egress door at the rear (north) of the building.
  - B. The special character of the subject property may lie in its large display windows with classic detailing and simple trim design. This project would not adversely affect these qualities because the sign and light fixtures are mounted in such a way that fits with the architectural features of the building. The rear egress door would not alter any character defining features.

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## **STANDARD CONDITIONS**

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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**

- A. 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.
- B. 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 harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn,

set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

## 6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

## 7. Archaeological Resources *(Ongoing throughout demolition, grading, and/or construction)*

Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.

E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

**8. Human Remains** (*Ongoing throughout demolition, grading, and/or construction*)

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

**9. Paleontological Resources** (*Ongoing throughout demolition, grading, and/or construction*)

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

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**ADDITIONAL CONDITIONS**

The following additional conditions are attached to this Permit:

10. No changes can be made to these approved plans without prior approval.
11. **CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.
12. **PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans dated/received February 28, 2023.
13. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible,

materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
15. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
16. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.
17. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit sign, light fixture, double door, and transom details for review and approval by the Landmarks plan checker.
18. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.
19. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.

Existing light fixtures shall either be replaced or refinished with a matte or flat finish.

20. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
21. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
22. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
23. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any

legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.





# RETAIL TENANT IMPROVEMENT

803 DELAWARE ST., BERKELEY, CA 94710

## DESCRIPTION OF WORK

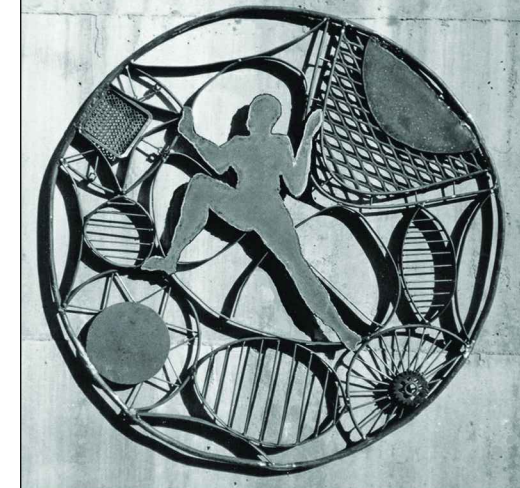
TENANT IMPROVEMENT WITH MINOR STRUCTURAL ADJUSTMENT TO RETAIL SPACE.

## PROJECT INFORMATION

PARCEL:	57-2098-46
ZONING:	MUR
LOT SIZE:	RETAIL CONDO UNIT WITHIN LOT
SPRINKLERS:	NONE - NO CHANGE
CONSTRUCTION TYPE:	VB (NO CHANGE)
OCCUPANCY:	M = RETAIL CONDO (NO CHANGE)
(E) HEIGHT:	+27'-0"
PROPOSED HEIGHT:	NO CHANGE
(E) STORIES:	2 STORIES
PROPOSED STORIES:	2 STORIES (NO CHANGE)
(E) PARKING:	SHARED LOT IN CONDO
(N) PARKING PROVIDED:	NONE - NO CHANGE
BUILDING FOOTPRINT:	869 SF
TOTAL AREA OF BUILDING:	1,754 SF
AREA OF WORK:	780 SF (INTERIOR TENANT IMPROVEMENT)

## SHEET INDEX

ARCHITECTURAL		BUILDING
SHEET NUMBER	SHEET NAME	
A0.0	TITLE SHEET	●
A0.1	GENERAL NOTES & ABBREVIATIONS	●
A0.2	TITLE-24	●
A0.3	TITLE-24	●
A0.4	TITLE-24	●
A0.5	TITLE-24	●
A0.6	TITLE-24	●
A0.7	TITLE-24	●
A1.0	EXISTING SITE PLAN	●
A2.0	EXISTING FIRST FLOOR & DEMO PLAN	●
A2.1	IMPROVEMENT FLOOR PLAN	●
A2.1	IMPROVEMENT BUILDING PLAN - FIRST FLOOR	●
A2.2	IMPROVEMENT RCP	●
A3.0	EXISTING AND IMPROVEMENT ELEVATIONS	●
A4.0	DETAILS	●
A4.1	ACCESSIBILITY DETAILS	●
S1	STRUCTURAL NOTES	●
S2	FOUNDATION SHEAR WALLS & FOUNDATION DETAILS	●
S3	STEEL MOMENT FRAMING DETAILS	●



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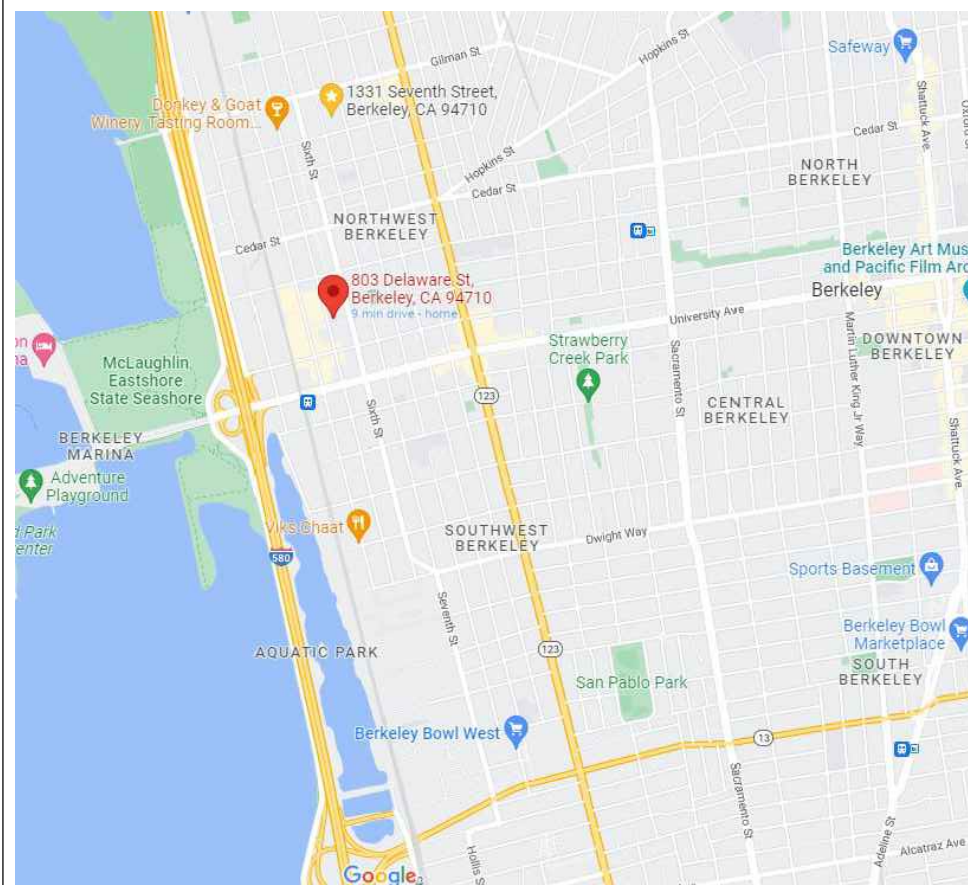


**RETAIL RENOVATION**  
803 DELAWARE STREET  
BERKELEY, CA 94710

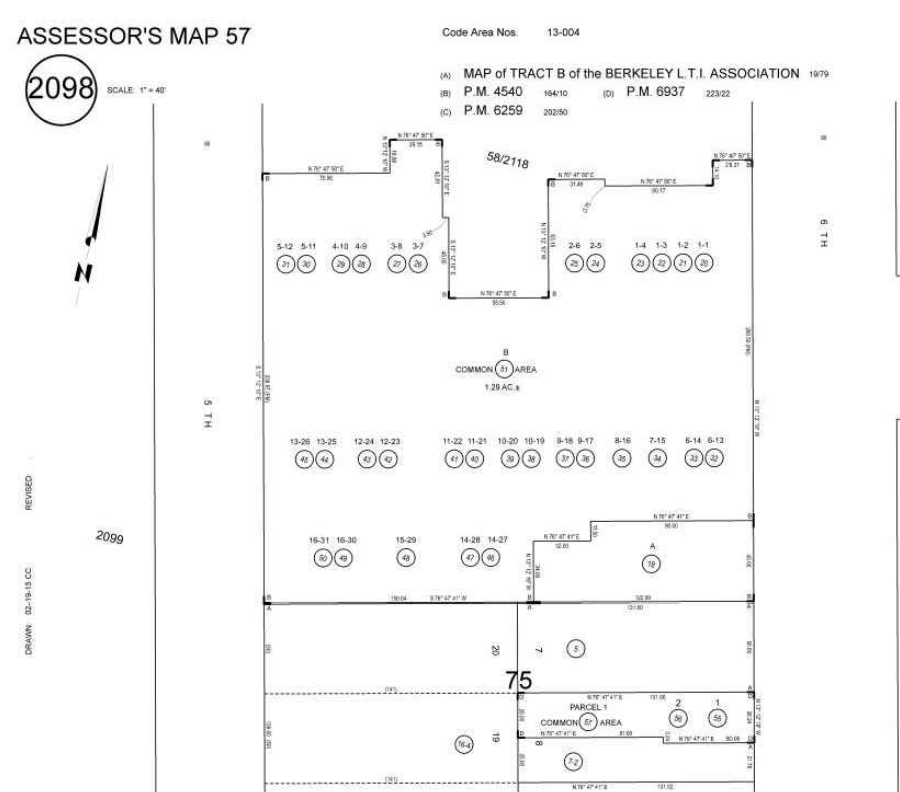
## CODE COMPLIANCE

- 2019 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)
- 2019 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL RESIDENTIAL CODE.)
- 2019 CALIFORNIA ENERGY CODE - CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT [HTTP://WWW.ENERGY.CA.GOV](http://WWW.ENERGY.CA.GOV) FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC).
- 2019 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2017 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)
- 2019 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
- 2019 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
- 2019 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2018 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)
- 2019 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NEW NON-RESIDENTIAL BUILDINGS. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT.

## VICINITY MAP



## ASSESSOR'S MAP



## PROJECT TEAM

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## FIRE SAFETY DURING CONSTRUCTION

- DURING CONSTRUCTION SITE OR AREA MUST BE CLEANED UP AT THE END OF THE DAY IN ORDER TO PROVIDE FIREFIGHTER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE.
- COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN THE BUILDING. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH WORK SHIFT [CFC §330.4.2.4]
- MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER [CFC §330.4.2.4]
- OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CFC §3304.6.

## SYMBOLS

HEIGHT		DETAIL		WALL TAG	
SECTION		GRIDLINE			
EXTERIOR ELEVATION		DEMOLITION NOTE			
		IMPROVEMENT NOTE			

## DRAWING NOTES

TYPICAL OWNER/DEVELOPER BUILDING PERMIT SET OF DRAWINGS:  
THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING CONSTRUCTION DETAILS, WATER PROOFING, SPECIFIC FINISHES, SPECIFIC CABINETRY, SPECIFIC PLUMBING FIXTURES, LIGHTING FIXTURES, SPECIFIC DOORS, WINDOWS, & HARDWARE OR M.E.P. & UTILITY ROUTING. OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING CODE COMPLIANCE OF ALL WORK NOT FULLY REFLECTED IN THESE DOCUMENTS AS WELL AS ANY REVISIONS TO THIS SCOPE WITH THE ENTITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, STRUCTURALLY SOUND, FULLY OPERATIONAL CODE COMPLIANT, FINISHED WORK WITH COMPLETE PROTECTION AGAINST ELEMENTS.

## ENERGY CALCULATIONS

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## TITLE SHEET

BUILDING PERMIT

DATE 10/06/22

**A0.0**

**ABBREVIATIONS**

AB.	ANCHOR BOLT	F.V.	FIELD VERIFY	N.T.S.	NOT TO SCALE	SYM.	SYMMETRICAL
ABV.	ABOVE	F.F.	FINISH FLOOR	N.W.	NORTHWEST		
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET			T.	TREAD
A.C.T.	ACOUSTICAL CEILING TILE	FIN.	FINISH	OBS.	OBSURE	T.B.	TACKBOARD
AC	AIR CONDITIONING	FIX.	FIXTURE	O.C.	ON CENTER	TECH.	TECHNOLOGY
ACOUS.	ACOUSTICAL	F.L.	FLOW LINE	O.D.	OUTSIDE DIAMETER or DIMENSION	TELE.	TELEPHONE
AD.	AREA DRAIN	FLR.	FLOOR	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	TEMP.	TEMPERED or TEMPERATURE
ADMIN.	ADMINISTRATION	FLUOR.	FLUORESCENT	O.F.S.	OVERFLOW DRAIN	THK.	THICK
ADJ.	ADJUSTABLE	F.O.	FACE OF	O.F.D.	OVERFLOW SCUPPER	T & G	TONGUE & GROOVE
A.F.F.	ABOVE FINISHED FLOOR	F.O.C.	FACE OF CONCRETE	O.F.H.	OVERHEAD	THRES.	THRESHOLD
AGGR.	AGGREGATE	F.O.F.	FACE OF FINISH	O.H.	OVER HEAD	T.O.	TOP OF
AL.	ALUMINUM	F.O.M.	FACE OF MASONRY	O.P.N.G.	OPENING	T.O.C.	TOP OF CURB or CONCRETE
ALT.	ALTERNATE	F.O.S.	FACE OF STUD	OPP. HD.	OPPOSITE HAND	T.O.D.	TOP OF DECKING
APP.	APPLICATION	FRF.	FIREPROOF(ING)	OZ.	OUNCE	T.O.M.	TOP OF MASONRY
APPROX.	APPROXIMATE	FRMG	FRAMING			T.O.P.	TOP OF PAVEMENT or PARAPET
ARCH.	ARCHITECTURAL	F.R.T.	FIRE RETARDANT TREATED	P.A.	PLANTING AREA	T.O.S.	TOP OF STEEL
ASPH.	ASPHALT	F.R.P.	FIBERGLASS REINFORCED	P.B.	PANIC BAR	T.O.W.	TOP OF WALL
ATTEN.	ATTENUATING	F.S.	FLOOR SINK	P.C.P.	PRECAST CONCRETE PANEL	T.S.	TUBULAR STEEL
		F.S.E.	FOOD SERVICE EQUIPMENT	PERIM.	PERIMETER	T.S.C.D.	TOILET SEAT COVER
BD.	BOARD	FT.	FOOT OR FEET	PL.	PLATE		DISPENSER
BET.	BETWEEN	FT.G.	FOOTING	PL.G.	PLATE GLASS	T.T.D.	TOILET TISSUE DISPENSER
B.F.	BRACED FRAME	FTG.	FOOTING	PLAM.	PLASTIC LAMINATE	TV	TELEVISION
BLDG.	BUILDING	FURR.	FURRING	PLAS.	PLASTER	TYP.	TYPICAL
BLK.	BLOCKING	FUT.	FUTURE	PLBG.	PLUMBING		
BM.	BEAM			PLYWD.	PLYWOOD	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	GA.	GAUGE	PNL.	PANEL	U.G.	UNDERGROUND
		GA.LV.	GALVANIZED	PK.	PAIR	U.L.	UNDERWRITERS
CAB.	CABINET	GL.B.	GLUE- LAMINATED (WOOD)	PREP.	PREPARATION		LABORATORY
C.C.	CENTER TO CENTER	GL.	GLASS	P.S.F.	POUNDS PER SQUARE FOOT		UNFINISHED
CEM.	CEMENT	GND.	GROUND	P.T.	PRESSURE TREATED	UNF.	UNFINISHED
CER.	CERAMIC	G.R.G.	GLASS REINFORCED	PT.	POINT	U.O.N.	UNLESS OTHERWISE NOTED
C.F.	CUBIC FEET			P.T.D.	PAPER TOWEL DISPENSER	UR.	URINAL
CH.	CHANNEL			PTN.	PARTITION	V.C.T.	VINYL COMPOSITION TILE
C.I.	CAST IRON	G.S.M.	GALVANIZED SHEET METAL	PVC	POLYVINYL CHLORIDE	VERT.	VERTICAL
C.J.	CONTROL JOINT	G.W.B.	GYPSON WALL BOARD	PVMT.	PAVEMENT	VEST.	VESTIBULE
C.L.	CENTERLINE					V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
CLG.	CEILING	H.B.	HOSE BIBB	R.	RISER OR REFRIGERATOR	V.I.F.	VERIFY IN FIELD
CLKG.	CAULKING	H.C.	HOLLOW CORE	(R)	REMOVE	VOL.	VOLUME
CLO.	CLOSET	HDWR.	HARDWARE	R.A.	RETURN AIR	V.T.R.	VENT THRU ROOF (S.P.D.)
CLR.	CLEAR	HDWD.	HARDWOOD	RAD.	RADIUS	V.W.C.	VINYL WALL COVERING
C.M.U.	CONCRETE MASONRY UNIT	H.T.	HEIGHT	R.B.	RUBBER BASE		
COL.	COLUMN	H.M.	HOLLOW METAL	R.C.P.	REFLECTED CEILING PLAN		
COMP.	COMPUTER	HORIZ.	HORIZONTAL	R.D.	ROOF DRAIN	W.	WEST OR WASHER
CONC.	CONCRETE	H.P.	HIGH POINT	REF.	REFERENCE	W.I.	WITH
CONF.	CONFERENCE	HVAC	HEATING, VENTILATING, AIR CONDITIONING	REF.	REFRIGERATOR	W.C.	WATER CLOSET
CONTR.	CONTRACTOR			REF.	REFRIGERATION	WD	WOOD DRYER
CONSTR.	CONSTRUCTION			REF.	REFRIGERATION	WD.	WOOD
CORR.	CORRIDOR	I.D.	INSIDE DIAMETER	REQD.	REQUIRED	WDW.	WINDOW
CPT.	CARPET	IN.	INCH	REV.	REVISION OR REVISED	W.F.	WIDE FLANGE
C.R.	COLD-ROLLED	INCAND.	INCANDESCENT	RESIL.	RESILIENT	WGL.	WIRE GLASS
CSMT.	CASEMENT	INCR.	INCREMENT	R.H.	RIGHT HAND	WH.	WATER HEATER
C.T.	CERAMIC TILE	INFO.	INFORMATION	RM.	ROOM	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CTR.	CENTER	INSUL.	INSULATION	R.O.	ROUGH OPENING		WHERE OCCURS
CTS.K.	COUNTERSUNK	INT.	INTERIOR	RWD.	REDWOOD	W.O.	WITHOUT
C.Y.	CUBIC YARDS	JAN.	JANITOR	R.W.L.	RAINWATER LEADER	W.P.	WORKING POINT
		JST.	JOIST	S.	SOUTH	W.SCT.	WAINSCOT
		JT.	JOINT	S.A.	SUPPLY AIR	W.S.P.	WET STANDPIPE
		KIT.	KITCHEN	S.B.	SCOREBOARD	WT.	WEIGHT
		K.P.	KICK PL	S.C.	SOLID CORE	W.W.F.	WELDED WIRE FABRIC
				S.C.D.	SEE CIVIL DRAWINGS		
				SCHED.	SCHEDULE	&	AND
				SCHED.	SCHEDULE	@	AT
		LAB.	LABORATORY	S.D.	SECTOR DRAIN		
		LAM.	LAMINATE	S.D.S.	SEE DOOR SCHEDULE		CHANNEL
		LAV.	LAVATORY	S.E.	SOUTHEAST	d	PENNY
		LB.	POUND	S.E.D.	SEE ELECTRICAL DRAWINGS	#	POUND OR NUMBER
		L.F.	LINEAR FEET	SECT.	SECTION		
		L.H.	LEFT HAND	S.F.	SQUARE FOOT (FEET)		
		LN.	LINEAR	S.F.S.	SEE (ROOM) FINISH		
		LKR.	LOCKER	SCHEDULE			
		L.L.H.	LONG LEG HORIZONTAL	S.G.S.	SEE GLAZING SCHEDULE		
		L.P.	LOW POINT	SHT.	SHEET		
		LT.	LIGHT	SHTG.	SHEATHING		
		LVR.	LOUVER	SIM.	SIMILAR		
				S.L.D.	SEE LANDSCAPE DRAWINGS		
				S.M.	SHEET METAL		
				SL	SLOPE		
				SMACNA	SHEET METAL AND AIR		
					CONDITIONING		
					CONTRACTORS NATIONAL ASSOCIATION		
					SEE MECHANICAL DRAWINGS		
					SHEET METAL SCREW		
					SANITARY NAPKIN		
					DISPENSER		
					SANITARY NAPKIN		
					RECEPTACLE		
					SLAB ON GRADE		
					SEE PLUMBING DRAWINGS		
					SPECIFICATION		
					SPRINKLERED		
					SEE PARTITION SCHEDULE		
					SQ.	SQUARE	
					S.S.D.	SEE STRUCTURAL DRAWINGS	
					STD.	STANDARD	
					STEEL		
					STR.L.	STRUCTURAL	
					S4S	SURFACE FOUR SIDES	
					S2S	SURFACE TWO SIDES	
					S.S.	STAINLESS STEEL	
					SVC	SERVICE	
					STOR	STORAGE	
					SUSP.	SUSPENDED	
					S.W.	SOUTHWEST	
					S.W.S.	SEE WINDOW SCHEDULE	

**GENERAL NOTES**

- CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BIDS TO REVIEW EXISTING CONDITIONS OF AREAS THAT ARE TO BE BID.
- ADMINISTRATIVE REQUIREMENTS:  
2A. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION AND ADDITIONS IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER OR A SEPARATE SET OF DRAWINGS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY AREA HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.
- USE OF ANY MATERIAL CONTAINING ASBESTOS IS PROHIBITED.
- DO NOT SCALE DRAWINGS. DRAWINGS SHOULD BE USED AS A SUPPLEMENTAL TOOL FOR THE CONTRACTOR'S USE IN REVIEWING ACTUAL FIELD CONDITIONS PRIOR TO BIDDING.
- DIMENSIONS FROM EXISTING SURFACE OR ASSEMBLIES ARE APPROXIMATE DUE TO THE AS-BUILT CONDITIONS VARYING FROM ACTUAL FIELD CONDITIONS. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCING WORK. DIMENSIONS ARE FROM TO CENTERLINE OR FACE OF STUDS/HEATHING U.O.N. PER PLANS.
- MATCH LINES ARE INDICATORS OF WHERE ADJOINING FLOOR PLANS MEET. SEE PLANS ON BOTH SIDES OF MATCH LINE FOR INFORMATION OVERLAPPING THE LINE.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION. ALL REQUESTS FOR CLARIFICATIONS OF THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT OF RECORD. ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR INCLUDING THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON THE PROJECTS. ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL TRADES COORDINATE INTERFACE BETWEEN THEMSELVES, IE. PLUMBING, ROUGH-IN CABINETS, ETC.
- EXISTING UTILITIES AND IMPROVEMENTS DAMAGED DURING THE COURSE OF THE WORK SHALL BE PROMPTLY REPAIRED. EXISTING UTILITIES AND IMPROVEMENTS DAMAGED FOR WHICH LOCATIONS WERE UNKNOWN, SHALL BE IMMEDIATELY BROUGHT TO THE OWNERS AND ARCHITECT'S ATTENTION AND PROMPTLY REPAIRED AT HIS/HER DIRECTION. THE WORK REQUIRED TO REPAIR DAMAGED EXISTING UTILITIES AND IMPROVEMENTS FOR WHICH LOCATIONS WERE UNKNOWN WILL BE REVIEWED AND TAKEN UNDER CONSIDERATION AS EXTRA WORK.
- ALL ITEMS NOTED TO BE SALVAGED SHALL BE RETURNED TO THE OWNER.
- THE TERM "TYPICAL" (TYP) SHALL BE CONSTRUED TO MEAN APPLYING TO ALL LIKE OR SIMILAR CONDITIONS IN THE AREAS DESIGNATED FOR WORK SCOPE (IE. WITHIN THE BOUNDARIES OF THIS PROJECT).
- PENETRATIONS IN FIRE RATED ASSEMBLIES AND BEARING WALLS SHALL BE PROTECTED AS REQUIRED BY 2019 CBC CHAPTER 7.
- THE CONSTRUCTION DOCUMENTS, INCLUDING THE SPECIFICATIONS, PLANS AND DRAWINGS, ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL. IN CASE OF CONFLICT, LARGE SCALE (DETAIL) DRAWINGS SHALL GOVERN OVER SMALL-SCALE DRAWINGS. THE SPECIFICATIONS SHALL GOVERN OVER BOTH THE CONSTRUCTION PROCEDURES MANUAL AND THE CONTRACT DRAWINGS EXCEPT AS NOTED HEREIN BELOW. SPECIAL PROVISIONS SHALL GOVERN OVER BOTH THE CONSTRUCTION DRAWINGS AND THE GENERAL CONDITIONS, AND SUBSEQUENT ADDENDA. INTERPRETATIONS, OR CHANGE ORDERS SHALL GOVERN OVER THE ORIGINAL DOCUMENTS, UNLESS A DIFFERENT ORDER OF PROCEDURE IS NOTED ELSEWHERE IN CONJUNCTION WITH A SPECIFIC PORTION OF THE DOCUMENTS.  
  
IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE DOCUMENT CONTAINING ADDITIONAL QUANTITIES SHALL GOVERN IN MATTERS OF QUANTITY; THE DOCUMENT REQUIRING A HIGHER DEGREE OF QUALITY SHALL GOVERN IN MATTERS OF QUALITY. IN CASE OF CONFLICT WITHIN THE DRAWINGS INVOLVING QUANTITIES OR WITHIN THE SPECIFICATIONS INVOLVING QUALITY, THE GREATER QUANTITY AND THE HIGHER QUALITY SHALL BE FURNISHED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL SUCH QUANTITY AND QUALITY CONFLICTS AND SHALL AGREE UPON RESOLUTION, IN WRITING, PRIOR TO PROCEEDING.  
  
WHERE ON ANY DRAWING A PORTION OF THE WORK IS DRAWN OUT AND THE REMAINDER IS INDICATED IN OUTLINE, THE DRAWN-OUT PARTS SHALL APPLY TO ALL OTHER LIKE PORTIONS OF THE WORK. WHERE ORNAMENT OR OTHER DETAILS IS INDICATED AS STARTING, SUCH DETAIL SHALL BE CONTINUED THROUGHOUT THE COURSES OR PARTS IN WHICH IT OCCURS AND SHALL ALSO APPLY TO OTHER SIMILAR PARTS IN THE WORK, UNLESS OTHERWISE INDICATED.
- ITEMS INDICATED TO BE VERIFIED OR FIELD VERIFIED ARE REQUIRED TO BE VERIFIED PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH THE WORK. ITEMS ARE ALWAYS TO BE VERIFIED FOR DESIGN INTENT AND COMPATIBILITY
- THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHTS OF WAY, SIDEWALKS, CORRIDORS, ETC., AFFECTED BY THE CONSTRUCTION, AND KEEP THESE AREAS FREE OF ALL SOIL, DEBRIS, TRASH, ETC., ON A DAILY BASIS. CLEAN EGRESS SHALL BE MAINTAINED AT ALL TIMES FOR ALL ADJACENT BUILDING TENANTS, THEIR EMPLOYEES AND GUESTS.
- THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
- GENERAL CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION AND APPROVALS OF SUBSTITUTED MATERIALS AS REQUIRED BY GOVERNING CODES AND AGENCIES.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTORS TO SUPPLY AND DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB (IE. REVISIONS).
- UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION, AND OPERATION AND MAINTENANCE INSTRUCTIONS OF ALL EQUIPMENT TO THE OWNER AND TENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ANY CODE OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS ALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS. CONFLICTS BETWEEN WORK SET FORT ON THE DRAWINGS AND BUILDING CODES, LAWS OR REGULATIONS NOTED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUBMIT ALL PERTINENT SHOP DRAWINGS AND COLOR SAMPLES (INCLUDING CASEWORK) FOR THE ARCHITECT'S REVIEW. ALLOWING ADEQUATE TIME FOR REVIEW AND CORRECTIVE ACTION, SHOULD IT BE REQUIRED, BY SUBMITTING SHOP DRAWINGS. THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, METHODS OF ACCESS TO THE POINT OF INSTALLATION AND SIMILAR FIELD CRITERIA FOR CABINETS/MILLWORK AND ALL PREFABRICATED ASSEMBLIES OTHER THEN BUILDING STANDARD WORK.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH AND AGENCIES.
- NO EXTRA WORK OR CHARGE SHALL BE MADE UNLESS WRITTEN AND COUNTERSIGNED BY THE ARCHITECT AND OWNER OR WRITTEN ORDER FROM THE ARCHITECT IS OBTAINED. THIS ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHARGE AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO PRESENTED AS DESCRIBED ABOVE.
- CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL AT ALL TIMES, KEEP PREMISES FREE FROM ACCUMULATION OF DEBRIS CAUSED BY ITS OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE BUILDING AND LEAVE THE WORK "READY FOR MOPPING AND WAXING."
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND FIELD VERIFYING DEMOLITION REQUIREMENTS IN RELATION TO CONSTRUCTION DRAWINGS. THE ARCHITECT IS TO BE NOTIFIED OF ANY AND ALL CONFLICTS, DISCREPANCIES OR PROBLEMS.
- CONTRACTOR TO REPAIR AND PATCH ALL AREAS DISTURBED DUE TO THIS PROJECT'S SCOPE OF WORK.
- THE HEIGHT OF ANY NEW ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" AS MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THEN 44" ABOVE THE FLOOR. THE FORCE TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- ANY NEW ACCESSIBLE URINALS SHALL HAVE A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE HAND OPERATED AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
- WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- ANY NEW FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- TOILET ROOM ACCESSIBLE DOOR IDENTIFICATION SYMBOLS ARE TO BE PROVIDED PER CCR, TITLE 24 AT ACCESSIBLE TOILET FACILITIES.
- ANY NEW DRINKING FOUNTAIN SHALL BE ACTIVATED BY A CONTROL WHICH IS EASILY OPERATED BY A PERSON W/ DISABILITIES SUCH AS A HAND-OPERATED LEVER TYPE CONTROL LOCATED WITHIN 6" OF THE FRONT OF THE DRINKING FOUNTAIN, ETC. THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO THE FRONT EDGE OF THE DRINKING FOUNTAIN.
- ALL NEW GYPSON BOARD TO BE INSTALLED CONSISTENT WITH 2019 CBC SECTION 2508.
- ALL NEW GLAZING IS TO BE CONSISTENT WITH 2019 CBC CHAPTER 24
- ALL NEW EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEADBOLTS, NO SLIDING BOLTS, ETC. (CBC SECTION 1010.1.9)
- ALL NEW HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LOCKED DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. LOCKED DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.
- MAXIMUM EFFORT TO OPERATE ANY NEW DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE RATED DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED BUT NOT TO EXCEED 15 POUNDS, WHEN APPROVED BY LOCAL AUTHORITIES.
- THE BOTTOM 10" OF ALL NEW DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- ANY NEW DOORS AND FRAMES WITH 20 MINUTES TO AND INCLUDING 90 MINUTES RATINGS SHALL HAVE SMOKE SEAL, GASKETS AND SELF CLOSERS OR AUTOMATIC CLOSERS CONNECTED TO FIRE ALARM.
- WORK NOTED AS "OFCC" (OWNER-FURNISH, CONTRACTOR-INSTALL) SHALL MEET ALL APPLICABLE CODES & REGULATORY REQUIREMENTS, AND SHALL BE INSTALLED & FULLY OPERATIONAL PRIOR TO FINAL APPROVAL & OCCUPANCY OF THIS PROJECT
- PLUMBING FIXTURES AND FITTINGS SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF CGC (CALIFORNIA GREEN BUILDING STANDARDS CODE). WATER EFFICIENCY REQUIREMENTS: PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS, FOUNDATIONS, AND SHOWER-HEADS) SHALL COMPLY WITH THE PRESCRIPTIVE REDUCED FLOW RATES SPECIFIED IN CGC 5.303.2.3.1 THROUGH 5.303.45.303.3.1 THROUGH 5.303.3.4. TOILETS: MAX. 1.28 GALLONS PER FLUSH. URINALS: MAX. 0.125 GALLONS PER FLUSH. SHOWER-HEADS: MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS: MAX. FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS: MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI. AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. FOOD WASTE DISPOSERS: DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NO-LOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8 GPM OF WATER.
- CGC MECHANICAL REQUIREMENTS: THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION. PER CGC 5.504.1
- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PER CGC 5.504.3.
- IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PER CGC 5.504.3.
- INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE CBC TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS).
- INDOOR AIR QUALITY (5.506) OUTDOOR AIR DELIVERY. FOR ALL VENTILATED SPACES, MEET THE MINIMUM REQUIREMENTS OF SECTION 1201 (REQUIREMENTS FOR VENTILATION) OF THE 2019 CALIFORNIA ENERGY CODE, OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- CARBON DIOXIDE (CO2) MONITORING. BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA ENERGY CODE SECTION 1201(C)(4).
- CGC MATERIALS REQUIREMENTS: FINISH MATERIALS SHALL COMPLY WITH SECTIONS CGC 5.504.4.1, THROUGH 5.504.4.6. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.1. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE CGC 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
- VERIFICATION, VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.
- COMPOSITE WOOD PRODUCTS: HARDWOOD, PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5.
- DOCUMENTATION, VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. CGC 5.504.4.3. RESILIENT FLOORING SYSTEMS: 80% OF FLOORING MUST COMPLY WITH THE ONE OF THE FOLLOWING: THE VOC-EMISSION LIMITS DEFINED IN THE 2014 CHPS CRITERIA AND LISTED ON ITS HIGH PERFORMANCE PRODUCTS DATABASE; PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD PROGRAM; CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 SPECIFICATIONS.
- VERIFICATION OF COMPLIANCE. DOCUMENTATION SHALL BE PROVIDED FOR VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.
- PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR INTAKES AND OPERABLE WINDOWS, POST SIGNAGE WHEN LOCAL ORDINANCES OR POLICIES ARE NOT IN PLACE PER CGC 5.504.7.
- OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH REQUIREMENTS IN THE CALIFORNIA ENERGY CODE AND IN COMPLIANCE WITH CGC 5.106.8.



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**RETAIL RENOVATION**  
803 DELAWARE STREET  
BERKELEY, CA 94710

GENERAL NOTES & ABBREVI

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<b>A. GENERAL INFORMATION</b>			
1 Project Location (city)	Berkeley	8 Standards Version	Compliance2019
2 CA Zip Code	94710	9 Compliance Software (version)	EnergyPro 8.3
3 Climate Zone	3	10 Weather File	OAKLAND_724930_CZ2010.epw
4 Total Conditioned Floor Area In Scope	880 ft <sup>2</sup>	11 Building Orientation (deg)	(5) 180 deg
5 Total Unconditioned Floor Area	0 ft <sup>2</sup>	12 Permitted Scope of Work	ExistingAlteration
6 Total # of Stories (Habitable Above Grade)	1	13 Building Type(s)	Nonresidential
7 Total # of dwelling units	0	14 Gas Type	NaturalGas

<b>B. PROJECT SUMMARY</b>			
Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.			
Building Components Complying via Performance		Building Components Complying Prescriptively	
Envelope (see Table G)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Commercial Kitchens	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Mechanical (see Table H)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Computer Rooms	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Domestic Hot Water (see Table I)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included	Covered Process: Laboratory Exhaust	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included
Lighting (Indoor Conditioned, see Table K)	<input checked="" type="checkbox"/> Performance <input type="checkbox"/> Not Included		
Solar Thermal Water Heating (see Table I)	<input type="checkbox"/> Performance <input checked="" type="checkbox"/> Not Included		

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<b>C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft<sup>2</sup>-yr)</b>			
<b>COMPLIES</b>			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) <sup>1</sup>
Space Heating	43.09	66.24	-23.15
Space Cooling	88.64	24.78	63.86
Indoor Fans	266.42	43.95	222.47
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	26.31	21.31	5.00
Indoor Lighting	99.94	99.94	--
<b>ENERGY STANDARDS COMPLIANCE TOTAL</b>	<b>524.40</b>	<b>256.22</b>	<b>268.18 (51.1%)</b>
<sup>1</sup> Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.			

<b>C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS<sup>1</sup></b>			
<input type="checkbox"/> This project is pursuing CalGreen Tier 1		<input type="checkbox"/> This project is pursuing CalGreen Tier 2	
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) <sup>1</sup>
Receptacle	105.29	105.29	--
Process	--	--	--
Other Ltg	--	--	--
Process Motors	--	--	--
<b>COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS</b>	<b>629.69</b>	<b>361.51</b>	<b>268.2 (42.6%)</b>
<sup>1</sup> Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.			

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<b>C3. ENERGY USE SUMMARY</b>						
Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	2.3	-2.3	19.4	--	19.4
Space Cooling	2.5	0.7	1.8	--	--	--
Indoor Fans	8.3	1.3	7.0	--	--	--
Heat Rejection	--	--	--	--	--	--
Pumps & Misc.	--	--	--	--	--	--
Domestic Hot Water	0.8	0.6	0.2	--	--	--
Indoor Lighting	3.0	3.0	0.0	--	--	--
<b>Compliance Total</b>	<b>14.6</b>	<b>7.9</b>	<b>6.7</b>	<b>19.4</b>	<b>0.0</b>	<b>19.4</b>
Receptacle	3.2	3.2	0.0	--	--	--
Process	--	--	--	--	--	--
Other Ltg	--	--	--	--	--	--
Process Motors	--	--	--	--	--	--
<b>TOTAL</b>	<b>17.8</b>	<b>11.1</b>	<b>6.7</b>	<b>19.4</b>	<b>0.0</b>	<b>19.4</b>

<b>D. EXCEPTIONAL CONDITIONS</b>	
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylight Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(4) Automatic Daylighting Controls in Secondary Daylight Zones is required.	
<b>E. HERS VERIFICATION</b>	
This Section Does Not Apply	

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<b>G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)</b>			
1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft <sup>2</sup> )	Total Fenestration Area (ft <sup>2</sup> )	Window to Wall Ratio (%)
North-Facing <sup>1</sup>	225 ft <sup>2</sup>	16 ft <sup>2</sup>	07.1%
East-Facing <sup>2</sup>	540 ft <sup>2</sup>	12 ft <sup>2</sup>	02.1%
South-Facing <sup>3</sup>	225 ft <sup>2</sup>	53 ft <sup>2</sup>	23.6%
West-Facing <sup>4</sup>	540 ft <sup>2</sup>	12 ft <sup>2</sup>	02.1%
<b>Total</b>	<b>1,530 ft<sup>2</sup></b>	<b>92 ft<sup>2</sup></b>	<b>06.0%</b>
Roof	0 ft <sup>2</sup>	0 ft <sup>2</sup>	00.0%

Notes:  
<sup>1</sup> North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).  
<sup>2</sup> East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).  
<sup>3</sup> South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).  
<sup>4</sup> West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

<b>G3. OPAQUE SURFACE ASSEMBLY SUMMARY</b>									
1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft <sup>2</sup> )	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status
R-0 Floor Crawlspace <sup>7</sup>	Exterior/Floor	880	NA	0	NA	U-Factor	0.166	Air - Floor - 3 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Plywood - 1/2 in. Carpet - 3/4 in.	E
R-0 Wall <sup>9</sup>	Exterior/Wall	1530	NA	0	NA	U-Factor	0.300	Siding - Wood - bevel - 10 in. - lapped - 3/4 in. Vapor permeable felt - 1/8 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	E

<sup>1</sup> Status: N - New, A - Altered, E - Existing

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<b>G4. OPAQUE DOOR SUMMARY</b>		
1	2	3
Assembly Name	Overall U-factor	Status <sup>1</sup>
Wood Door12	0.500	E

<b>G5. FENESTRATION ASSEMBLY SUMMARY</b>								
1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or ID	Fenestration Type / Product Type / Frame Type	Certification Method <sup>1</sup>	Assembly Method	Area ft <sup>2</sup>	Overall U-factor	Overall SHGC	Overall VT	Status
Single Wood Clear	VerticalFenestration FixedWindow NonMetalFraming	Default Performance	SiteBuilt	82	1.04	0.76	0.77	E
Single Non Metal Clear	VerticalFenestration FixedWindow NonMetalFraming	Default Performance	SiteBuilt	10	1.04	0.76	0.77	N

<sup>1</sup> Newly installed fenestration shall have a certified NRCC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NAB and are used in the analysis.  
<sup>2</sup> Status: N - New, A - Altered, E - Existing

<b>H1. DRY SYSTEM EQUIPMENT (Furnaces, air handling units, heat pumps, VR, economizers etc.)</b>											
1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status
System 1	MiniSplitHP (Split3Phase)	2	19	0	HSPF	12.50	12	SEER/EEER	26.10 / 13.80	NA	N

<sup>1</sup> Status: N - New, A - Altered, E - Existing

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<b>H2. FAN SYSTEMS SUMMARY</b>														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Name or Item Tag	Qty	Design OA	CFM	Modeling Method	Power	Control	CFM	Modeling Method	Power	Control	CFM	Modeling Method	Power	Control
System 1	2	0	400	BrakeHorsePower	0.092	b1hp	ConstantVolume	NA	NA	NA	NA	NA	NA	N

<sup>1</sup> Status: N - New, A - Altered, E - Existing

<b>H3. EXHAUST FAN SUMMARY</b>							
1	2	3	4	5	6	7	8
System ID	Zone Name	Qty	CFM	Motor BHP	Power Per Flow (W/cfm)	Total Static Pressure (in. H <sub>2</sub> O)	Status
Front3	3-Front	1	216	0.092	0.370	1.75	N

<sup>1</sup> Status: N - New, A - Altered, E - Existing

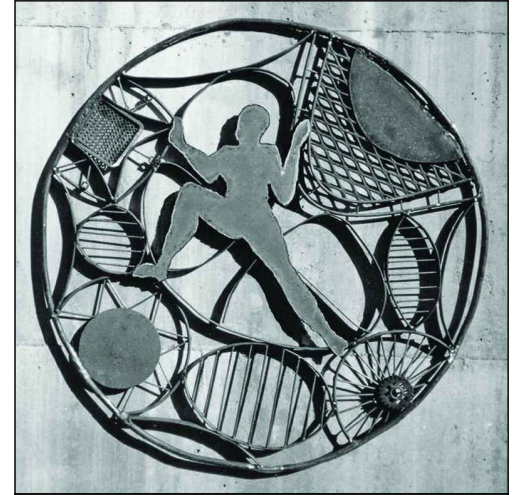
<b>H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)</b>	
This Section Does Not Apply	

<b>H5. PUMPS</b>	
This Section Does Not Apply	

<b>H6. SYSTEM SPECIAL FEATURES</b>			
1	2	3	4
System Name	Equipment Type	Window Interlocks per \$140.4(f)	Other Special Features and Controls
DHW1 - SHW	Service Hot Water, Primary Only	NA	Fixed Temperature Control

<sup>1</sup> Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

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TITLE 24

BUILDING PERMIT

DATE 10/06/22

**AO.2**

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H7. NONRESIDENTIAL VENTILATION						
1	2	3	4	5	6	7
Zone Name	Mechanical Ventilation			Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both	
	Ventilation Function	# of people	Supply OA CFM			
1-Front	Retail - Sales	7.33	220	220	880	NA

H8. HIGH-RISE RESIDENTIAL DWELLING UNIT AND HOTEL/MOTEL VENTILATION												
This Section Does Not Apply												

H9. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY												
1	2	3	4	5	6	7	8	9	10	11	12	13
System ID	Zone Name	System Type	Qty	Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			
				Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
System 1	1-Front	MiniSplitHP	2	19.00	12.00	400	NA	NA	0.092	bhp	<input type="checkbox"/>	<input type="checkbox"/>

H10. EVAPORATIVE COOLER SUMMARY												
This Section Does Not Apply												

H11. HEAT RECOVERY SUMMARY												
This Section Does Not Apply												

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I1. WATER HEATER EQUIPMENT SUMMARY													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	1st Hour Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
BRADFORD WHITE REZ30LN**2	Electricity	Storage	1	26.00	4.5	kW	0.92	UEF	NA	NA	0	NA	NA

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO					
1	2	3	4	5	6
Occupancy Type <sup>1</sup>	Conditioned Floor Area <sup>2</sup> (ft <sup>2</sup> )	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Tailored Method (Watts)
Retail Sales Area (Retail Merchandise Sales)	880	880	0	0	0
<b>Building Totals:</b>	<b>880</b>	<b>880</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> See Table 140.6-C  
<sup>2</sup> See NRCC-01-05-4 for unconditioned spaces  
<sup>3</sup> Lighting information for existing spaces modeled is not included in the table

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K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS									
Building Level Controls									
1					2				
Mandatory Demand Response §110.12(c)					Shut-Off Controls §130.1(c)				
Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)									
4	5	6	7	8	9	10			
Area Description	Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary Daylighting §130.1(d)	Secondary Daylighting §140.5(d)			

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION	
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: <a href="https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/">https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/</a>	
Building Component	Form/Title
Envelope	NRCA-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCA-MCH-01-E - Must be submitted for all buildings
Plumbing	NRCA-PLB-01-E - Must be submitted for all buildings

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-12092021-6844 Report Generated at: 2022-08-26 13:24:08

Project Name:	803 Delaware	NRCC-PRF-01-E	Page 11 of 12
Project Address:	803 Delaware Street Berkeley 94710	Calculation Date/Time:	13:23, Fri, Aug 26, 2022
Input File Name:	803 Delaware lighting.cibd19x		

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE	
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <a href="https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/">https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/</a>	
Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-11-A Automatic Demand Shed Controls
	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-12092021-6844 Report Generated at: 2022-08-26 13:24:08

Project Name:	803 Delaware	NRCC-PRF-01-E	Page 12 of 12
Project Address:	803 Delaware Street Berkeley 94710	Calculation Date/Time:	13:23, Fri, Aug 26, 2022
Input File Name:	803 Delaware lighting.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Sharon Block	Signature:
Company: Bright Green Strategies, Inc.	Signature Date: 2022-08-26
Address: 820 Delaware Street	CEA/HERS Certification Identification (if applicable): 3074
City/State/Zip: Berkeley CA 94710	
Phone: 510-863-1109	

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct.	
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)	
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Envelope Designer Name: Gunkel Architecture	Signature:
Company: Gunkel Architecture	Date Signed:
Address: 1295 59th Street	
City/State/Zip: Emeryville CA 94608	
Phone: 510-984-1112	Title: License #:
Responsible Lighting Designer Name:	Signature:
Company:	Date Signed:
Address:	
City/State/Zip:	Title: License #:
Phone:	
Responsible Mechanical Designer Name: - specify -	Signature:
Company:	Date Signed:
Address:	
City/State/Zip:	Title: License #:
Phone:	

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-12092021-6844 Report Generated at: 2022-08-26 13:24:08



GUNKEL ARCHITECTURE  
1295 59TH STREET  
EMERYVILLE CA 94608  
GUNKELARCHITECTURE.COM  
PHONE: (510) 984 - 1112



**RETAIL RENOVATION**  
803 DELAWARE STREET  
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

**A0.3**

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
This document is used to demonstrate compliance for nonresidential occupancies with requirements in §110.1, §110.3, §120.3, and §140.5, and with requirements in §141.0 for additions and alterations, for domestic water heating systems using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in §110.1, §110.3, §120.3, §150.0 and §150.1(c)(8), and with requirements §150.2 for additions.

Project Name: Retail Renovation Report Page: (Page 1 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**A. GENERAL INFORMATION**

01 Project Location (City) Berkeley 02 Climate Zone 3

03 Occupancy Types Within Project (select all that apply):  
 Nonresidential  High-Rise Residential  Hotel/Motel  
 State Building  Healthcare Facility  Other (Write In)

**B. PROJECT SCOPE**

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in §140.5, §150.1(c)(8), and §141.0(a), or §141.0(b)(2) for additions or alterations. Solar water heating systems are documented on the NRCC-SRA compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01 My project consists of (check all that apply):  
 New system (DHW system being installed for the first time in newly constructed building)  
 System Alteration (equipment, distribution or controls)

02 System Type<sup>1,2</sup> Individual System (serving nonresidential spaces)  
 Equipment  Distribution  Controls

03 System Components  
 Equipment  Distribution  Controls

<sup>1</sup>FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.  
<sup>2</sup> Dwelling units refers to hotel/motel guest rooms and units in a high-rise residential occupancy.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
Project Name: Retail Renovation Report Page: (Page 3 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**C. COMPLIANCE RESULTS**

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	Compliance Results
Table F	Table G	Table H	
Yes	Yes	Yes	

**D. EXCEPTIONAL CONDITIONS**  
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

**E. ADDITIONAL REMARKS**  
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
Project Name: Retail Renovation Report Page: (Page 6 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**F. DOMESTIC HOT WATER EQUIPMENT**

This table is used to demonstrate compliance with mandatory equipment requirements in §110.1 and §110.3. For high-rise residential and hotel/motel occupancies, compliance with prescriptive requirements in §150.1(c)(8) must also be demonstrated and with §150.2 for addition and alteration scopes.

Equipment Schedule: Individual Systems

01	02	03	04	05	06
Name or Item Tag	Equipment Type	Volume (gal)	Max GPM/ First Hour Rating (FHR)	Rated Uniform Energy Factor (UEF)	Minimum Required Uniform Energy Factor (UEF) <sup>1</sup>
BRADFORD WHITE RE230LN* .*****	Electric Storage	<=30	0 <= FHR <18	0.92	0.86

<sup>1</sup>FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: <https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx>

**Water Heating Equipment All Occupancies**

	Yes	No	Not Applicable	Requirement
18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-12. Label required per §110.3(c)(3)
19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per §110.3(c)(5)
20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Isolation valves for instantaneous water heater with input rating >6.8 kBTHU or 2 kW has been specified per §110.3(c)(6)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
Project Name: Retail Renovation Report Page: (Page 4 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM**

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in §120.3 and §140.5. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements §110.3(c), §120.3, §150.0, §150.1

**Mandatory Pipe Insulation All Occupancies**

Item	Requirement
12	<input checked="" type="checkbox"/> For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per §120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
13	<input checked="" type="checkbox"/> Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per §120.3(b) and §150.0(l)(3)

**TABLE 120.3-A PIPE INSULATION THICKNESS**

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft <sup>2</sup> per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)		
			< 1	1 to < 1.5	1.5 to < 4
105-140	0.22 - 0.28	100	1.0 in or R-7	1.5 in or R-12.5	1.5 in or R-11

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
Project Name: Retail Renovation Report Page: (Page 5 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**H. DOMESTIC HOT WATER CONTROLS**

This table is used to demonstrate compliance with control requirements in §110.3 for all occupancies. For high-rise residential and hotel/motel occupancies, compliance is also demonstrated with requirements in §150.1(c)(8).

	Yes	No	Not Applicable	Requirement
01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per §110.3(a).
02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per §110.3(c)(1) unless covered by California Plumbing Code 613.0.
03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)(2) unless systems serves healthcare facility.
04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per §150.1(c)(8)(ii), or §150.2 for additions or alterations.
05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RAA.4.9 per §150.1(c)(8).
06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For replacement single heat pump water heaters serving individual dwelling units in climate zone 1-15, design includes communication interface that meets demand responsive control requirements of §110.12(a), per §150.2(b)(1)(iii).

**I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E.

Additional Remarks: These documents must be provided to the building inspector during construction and can be found online at [https://www.energy.ca.gov/title24/2019standards/2019\\_compliance\\_documents/Nonresidential\\_Documents/NR/C/](https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NR/C/)

Form/Title	Field Inspector
Pass	Fail
NRCI-PLB-01-E - Must be submitted for all buildings	<input type="checkbox"/> <input type="checkbox"/>

**J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**  
 There are no Certificates of Acceptance applicable to service water heating requirements.

**K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION**  
 There are no NRVC forms required for this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50

STATE OF CALIFORNIA  
**Domestic Water Heating System**  
CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCC-PLB-E  
Project Name: Retail Renovation Report Page: (Page 6 of 6)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Sharon Block  
 Company: Bright Green Strategies, Inc.  
 Address: 820 Delaware Street  
 City/State/Zip: Berkeley CA 94710  
 Phone: 510-863-1109

Signature Date: 2022-08-26  
 CEAH/HERS Certification Identification (if applicable): 3074

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

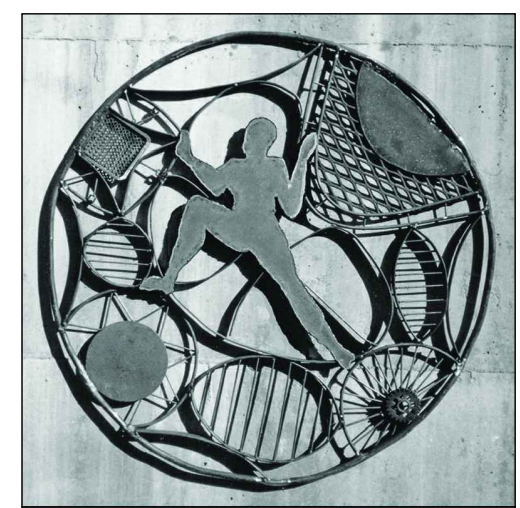
I certify the following under penalty of perjury under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: AMBER BAKER  
 Company: GUNKEL ARCHITECTURE  
 Address: 1295 59TH ST.  
 City/State/Zip: EMERYVILLE, CA 94608

Responsible Designer Signature: Amber Baker  
 Date Signed: 2022-08-26  
 License: C 37581  
 Phone: (510) 984-1112 X 106

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
 Registration Provider: Energysoft Schema Version: rev 20200601  
 Report Generated: 2022-08-26 13:32:50



**GUNKEL ARCHITECTURE**  
 1295 59TH STREET  
 EMERYVILLE CA 94608  
 GUNKELARCHITECTURE.COM  
 PHONE: (510) 984 - 1112



**RETAIL RENOVATION**  
 803 DELAWARE STREET  
 BERKELEY, CA 94710

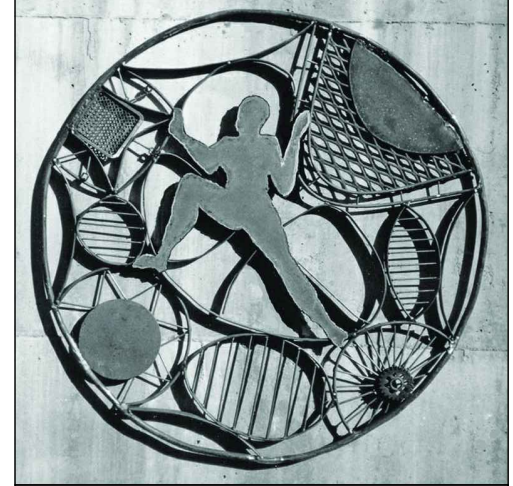
TITLE 24

BUILDING PERMIT

DATE 10/06/22

**A0.4**

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY			
Project Name Retail Renovation		Date 8/26/2022	
System Name System 1		Floor Area 880	
ENGINEERING CHECKS		SYSTEM LOAD	
Number of Systems	2		
<b>Heating System</b>		<b>COIL COOLING PEAK</b>	
Output per System	18,000	CFM	Sensible
Total Output (Btu/h)	36,000	1,347	24,330
Output (Btu/h/sqft)	40.9		2,933
<b>Cooling System</b>		<b>COIL HTG. PEAK</b>	
Output per System	12,000	CFM	Sensible
Total Output (Btu/h)	24,000	693	25,240
Total Output (Tons)	2.0		
Total Output (Btu/h/sqft)	27.3		
Total Output (sqft/Ton)	440.0		
<b>Air System</b>		<b>HVAC EQUIPMENT SELECTION</b>	
CFM per System	400	Mitsubishi MSZ-FS 12	
Airflow (cfm)	800		23,745
Airflow (cfm/sqft)	0.91		0
Airflow (cfm/Ton)	400.0		26,896
Outside Air (%)	27.5%	<b>Total Adjusted System Output</b>	23,745
Outside Air (cfm/sqft)	0.25	(Adjusted for Peak Design conditions)	0
			26,896
Note: values above given at ARI conditions		<b>TIME OF SYSTEM PEAK</b>	
		Aug 3 PM	
		Jan 1 AM	
<b>HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)</b>			
<b>COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)</b>			



GUNKEL ARCHITECTURE  
 1295 59TH STREET  
 EMERYVILLE CA 94608  
 GUNKELARCHITECTURE.COM  
 PHONE: (510) 984 - 1112



**RETAIL RENOVATION**  
 803 DELAWARE STREET  
 BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

**A0.5**

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCCLTI-E  
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.  
Project Name: Retail Renovation Report Page: (Page 1 of 7)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**A. GENERAL INFORMATION**

01 Project Location (city)	Berkeley	04 Total Conditioned Floor Area (ft <sup>2</sup> )	880
02 Climate Zone	3	05 Total Unconditioned Floor Area (ft <sup>2</sup> )	0
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

• Retail • Support Areas

**B. PROJECT SCOPE**  
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations.

Scope of Work	Conditioned Spaces	Unconditioned Spaces
01	02	03
My Project Consists of (check all that apply):	Calculation Method	Area (ft <sup>2</sup> )
<input type="checkbox"/> New Lighting System		
<input type="checkbox"/> New Lighting System - Parking Garage		
<input checked="" type="checkbox"/> Altered Lighting System	Area Category Method	880
	Area Category Method	0
<b>Total Area of Work (ft<sup>2</sup>)</b>		<b>880</b>

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**C. COMPLIANCE RESULTS**  
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1	Allowed Lighting Power per §140.6(b) (Watts)				=	Total Allowed (Watts)	≥	Adjusted Lighting Power per §140.6(a) (Watts)			=	Total Adjusted (Watts)	Compliance Results
	01 Complete Building §140.6(c)1	02 Area Category §140.6(c)2	03 Area Category Additional §140.6(c)2G (+)	04 Tailored §140.6(c)3 (+)				05	06 Total Designed (Watts)	07 PAF Lighting Control Credits §140.6(a)2 (-)			
Conditioned	(See Table I)	811.8	(See Table J)	(See Table K)	=	812	≥	(See Table F)	(See Table P)	=	806	COMPLIES	
Unconditioned					=		≥			=		COMPLIES	
Controls Compliance (See Table H for Details)												COMPLIES	
Rated Power Reduction Compliance (See Table Q for Details)												COMPLIES	

**D. EXCEPTIONAL CONDITIONS**  
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

**E. ADDITIONAL REMARKS**  
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

**F. INDOOR LIGHTING FIXTURE SCHEDULE**  
This table includes all permanent designed lighting and all portable lighting in offices.

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change <sup>1</sup>	Watts per luminaire <sup>2</sup>	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3	Design Watts	Field Inspector
P1	LED 2	No	No	64	Mfr. Spec	2	No	128	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
P2	LED 2	No	No	64	Mfr. Spec	2	No	128	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCCLTI-E  
Project Name: Retail Renovation Report Page: (Page 4 of 7)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**H. INDOOR LIGHTING CONTROLS (Not including PAFs)**

\*NOTES: Controls with a \* require a note in the space below explaining how compliance is achieved.  
Ex: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

13	Plan Sheet Showing Daylit Zones:
----	----------------------------------

**I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS**  
Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft <sup>2</sup> )	Area (ft <sup>2</sup> )	Allowed Wattage (Watts)	Additional Allowance / Adjustment
Front	Retail Merchandise Sales	1	685	685	No
Back	Restrooms	0.65	195	126.8	Yes
<b>TOTALS:</b>			<b>880</b>	<b>811.8</b>	See Tables J, or P for detail

**J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM**  
This section does not apply to this project.

**K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE**  
This section does not apply to this project.

**L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY**  
This section does not apply to this project.

**M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING**  
This section does not apply to this project.

**N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS**  
This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCCLTI-E  
Project Name: Retail Renovation Report Page: (Page 5 of 7)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE**  
This section does not apply to this project.

**P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))**  
This table includes all areas indicated in Table I or Table K as using a PAF credit described in §140.6(a)2.

01	02 PAF per §140.6(a)2 <sup>1</sup>							03 Luminaires Controlled for PAF Credit			04	05	06	07	
	1	2A	2B	2C	3A	3B	4	5	6	7					Luminaire Name or Item Tag
Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R1	32	10	320	32.0
Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R2	48	4	192	19.2
Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P1	64	2	128	12.8
Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P2	64	2	128	12.8
Back	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R1	32	2	64	6.4
Back	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R3	32	2	64	6.4
08 All spaces applying PAF 5, 6 or 7 include a daylight design meeting requirements in §140.3(d). See Table S.												09			
												<b>Total Power Adjustment (Watts) CONDITIONED SPACES:</b>			89.6

**Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS**  
This section does not apply to this project.

**R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS**  
This section does not apply to this project.

<sup>1</sup> FOOTNOTES: PAFs outlined in Table 140.6-A include 1) Daylight dimming plus OFF; 2A) Occupant sensors in offices [alte/] 125 ft<sup>2</sup>; 2B) Occupant sensors in offices 126 - 250 ft<sup>2</sup>; 2C) Occupant sensors in offices 251 - 500 ft<sup>2</sup>; 3A) Institutional tuning, non-daylit areas and 3B) Institutional tuning, daylit areas; 4) Demand response; 5) Clerestory penetration; 6) Horizontal slats; 7) Light shelves.

**Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS**  
This section does not apply to this project.

**R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS**  
This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCCLTI-E  
Project Name: Retail Renovation Report Page: (Page 3 of 7)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**F. INDOOR LIGHTING FIXTURE SCHEDULE**

R1	LED	No	No	32	Mfr. Spec	12	No	384	<input type="checkbox"/>	<input type="checkbox"/>
R2	LED3	No	No	48	Mfr. Spec	4	No	192	<input type="checkbox"/>	<input type="checkbox"/>
R3	LED	No	No	32	Mfr. Spec	2	No	64	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Designed Watts: CONDITIONED SPACES</b>									896	

<sup>1</sup> FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.  
<sup>2</sup> Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per §130.0(c). Wattage used must be the maximum rated for the luminaire, not the lamp.

**G. MODULAR LIGHTING SYSTEMS**  
This section does not apply to this project.

**H. INDOOR LIGHTING CONTROLS (Not including PAFs)**  
This table includes lighting controls for conditioned and unconditioned spaces. When a control having a \* is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

01	02	03
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector
Required > 10,000 SF	Whole Building Auto Time Switch	Pass Fail
		<input type="checkbox"/> <input type="checkbox"/>

**Area Level Controls**

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector
								Pass Fail

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05

STATE OF CALIFORNIA  
**Indoor Lighting**  
NRCCLTI-E CALIFORNIA ENERGY COMMISSION

**CERTIFICATE OF COMPLIANCE** NRCCLTI-E  
Project Name: Retail Renovation Report Page: (Page 6 of 7)  
Project Address: 803 Delaware Street Date Prepared: 8/26/2022

**S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)**  
This table documents clerestories, horizontal slats or light shelves meet the requirements in §140.3(d). If a Power Adjustment Factor was claimed on Table P, these features must be documented on the architectural plans or where appropriate within the construction documents. This PAF also must be verified in the field with an acceptance test per Table U.

01	Compliance Strategy

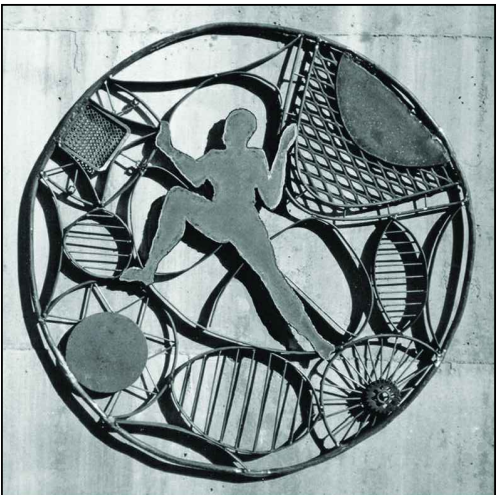
**T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**  
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019\_compliance\_documents/Nonresidential\_Documents/NRCI/

Form/Title	Field Inspector
	Pass Fail
NRCI-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> <input type="checkbox"/>
NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>

**U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**  
Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> <input type="checkbox"/>	Pass Fail
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> <input type="checkbox"/>	

Registration Number: Registration Date/Time: Registration Provider: Energysoft  
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.1.003 Schema Version: rev 20200601 Report Generated: 2022-08-26 17:18:05



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**RETAIL RENOVATION**  
803 DELAWARE STREET  
BERKELEY, CA 94710

TITLE 24

BUILDING PERMIT

DATE 10/06/22

**A0.6**

STATE OF CALIFORNIA  
**Indoor Lighting**  
 NBCC-LTI-E CALIFORNIA ENERGY COMMISSION

<b>CERTIFICATE OF COMPLIANCE</b>		Retail Renovation		Report Page: <b>8/26/2022</b>
Project Name:	803 Delaware Street	Date Prepared:	<b>8/26/2022</b>	

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I certify that this Certificate of Compliance documentation is accurate and complete.

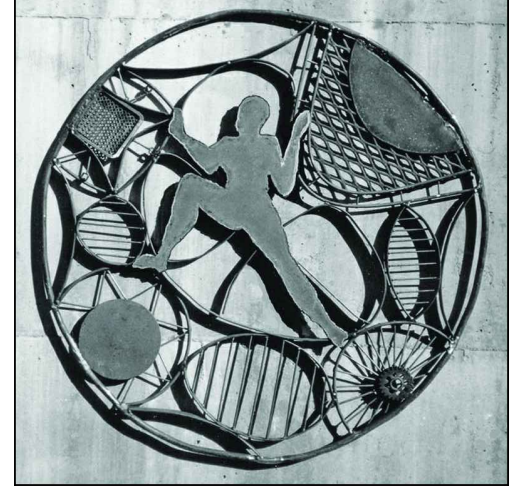
Documentation Author Name: Sharon Block	Documentation Author Signature:
Company: Bright Green Strategies, Inc.	Signature Date:
Address: 820 Delaware Street	CEA/ NERS Certification Identification (if applicable): 3074
City/State/Zip: Berkeley CA 94710	Phone: 510-863-1109

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Gunkel Architecture	Responsible Designer Signature: <i>Amber Lee Baker</i>
Company: Gunkel Architecture	Date Signed: 2022-08-26
Address: 1295 59TH ST.	License: C 37581
City/State/Zip: EMERYVILLE, CA 94608	Phone: (510) 984-1112 X 106

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.1.003  
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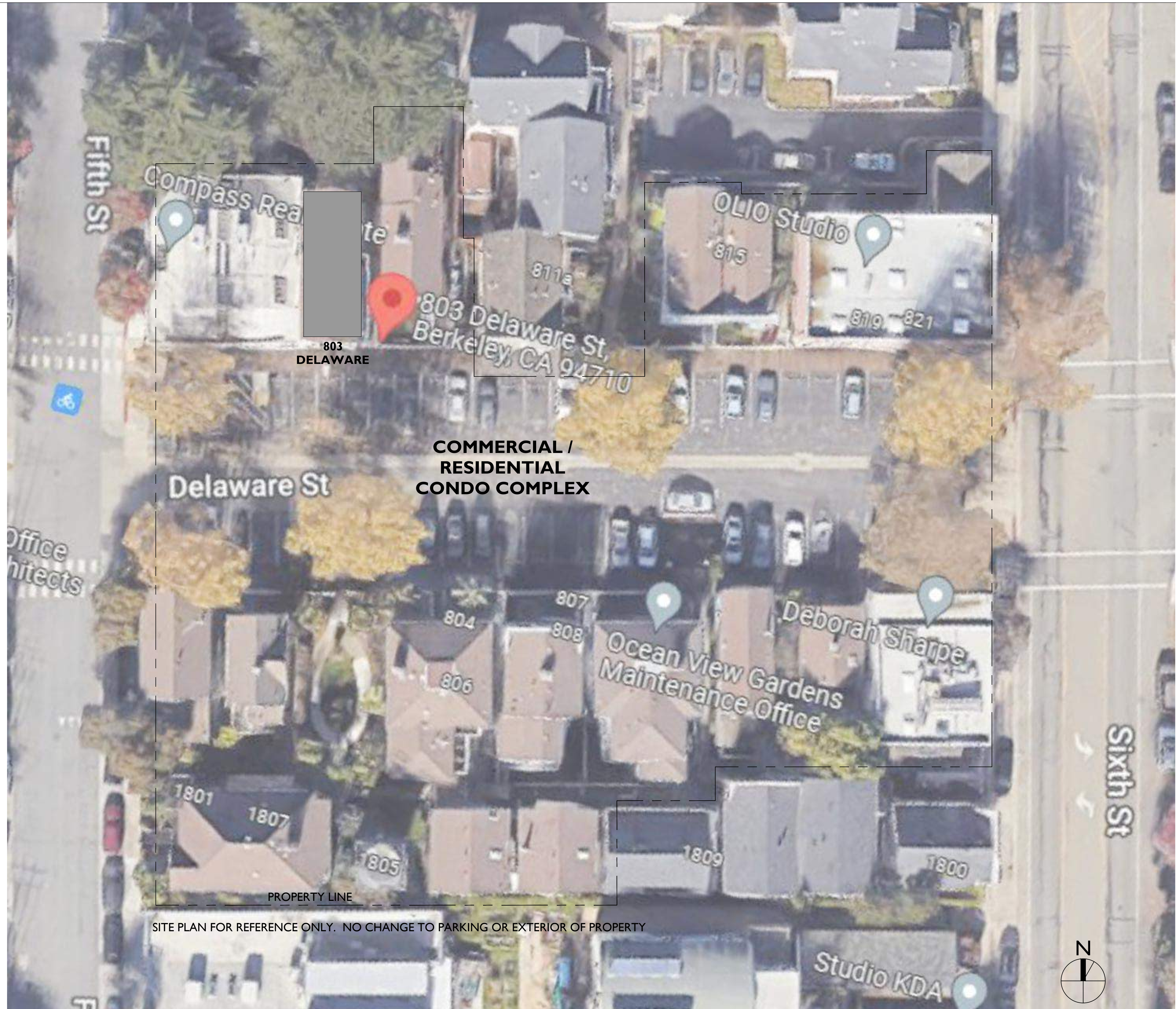
**RETAIL RENOVATION**  
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TITLE 24

BUILDING PERMIT

DATE 10/06/22

**A0.7**



SITE PLAN FOR REFERENCE ONLY. NO CHANGE TO PARKING OR EXTERIOR OF PROPERTY



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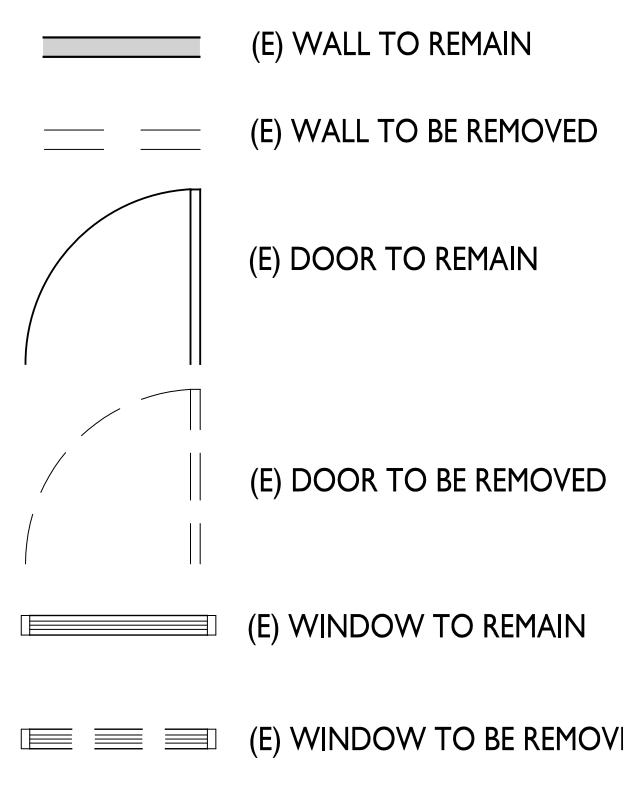
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 803 DELAWARE STREET  
 BERKELEY, CA 94710

EXISTING  
 SITE PLAN

BUILDING PERMIT

DATE 10/06/22

**A1.0**

GENERAL NOTES	KEY NOTES #	LEGEND
1. REMOVE ALL (E) LIGHTING AND OUTLETS. 2. REMOVE (E) CEILING FINISH FOR INSTALLATION OF (N) FIRE AND SOUND SEPARATION.	1. REMOVE (E) DOOR 2. REMOVE (E) CONC. STEP 3. REMOVE (E) CABINETS 4. REMOVE (E) PLUMBING FIXTURE 5. WALL DEMO COORDINATED W/ STRUCTURAL 6. SEE STRUCTURAL FOR EXTENT OF DEMOLITION FOR NEW FOOTING. 7. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR.	



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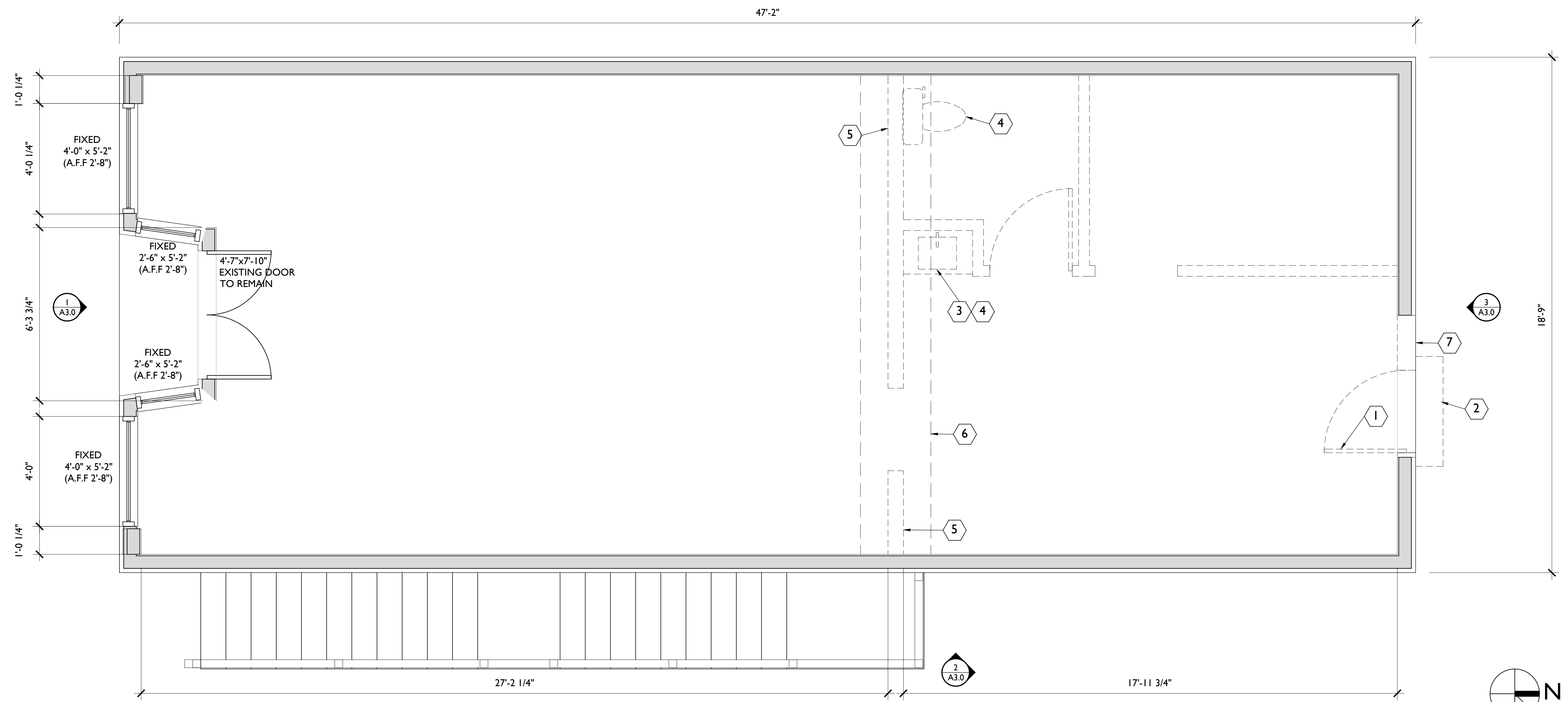
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EXISTING & DEMO  
 FIRST FLOOR  
 PLAN

BUILDING PERMIT

DATE 10/06/22

**A2.0**



I EXISTING & DEMOLITION FIRST FLOOR PLAN

1/2" = 1'-0"



**KEYNOTES**

- EDGE OF SOFFIT
- DROPPED BEAM, S.S.D., CLADDING TO BE COORD. W/ OWNER
- COORDINATE EXACT LOCATION OF PENDANT LIGHTS W/ OWNER
- 20 GALLON ELECTRIC HOT WATER HEATER ABOVE RESTROOM CEILING IN LOFT. SEE 3/A4.0 FOR STRAPPING
- MINI-SPLIT FAN COIL MOUNTED ON WALL, COORDINATE W/ OWNER.
- NEW FIRE/SOUND RATED CEILING ASSEMBLY, SEE 4/A4.0 FOR DETAIL

**GENERAL NOTES**

- ALL CEILINGS TO BE FINISHED WITH 5/8" GYP BOARD U.O.N.
- CEILINGS SEPARATING OCCUPANCIES TO BE FINISHED WITH 1 HOUR TYPE 'C' GYP. BD.
- CEILINGS BETWEEN UNITS TO BE CONSTRUCTED WITH RC CHANNELS AND SOUND INSULATION TO ACHIEVE A MIN. STC RATING OF 50, AND MIN. I.I.C. RATING OF 45.
- SMOKE ALARMS LISTED IN ACCORDANCE WITH UL 217 AND STATE FIRE MARSHAL APPROVE FOR SMOKE ALARM. [CFC §907.2.10]
- SMOKE ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CFC §907.2.10.5.
- SMOKE ALARMS INSTALLED LESS THAN 20-FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE MUST BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH, OR PHOTOELECTRIC SMOKE ALARM. [CFC §907.2.10.8 (NFPA 72 §29.8.3.4 ITEM 4)]
- SMOKE ALARMS MUST BE INSTALLED MIN 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. [CFC §907.2.10.8 (NFPA 72 §29.8.3.4 ITEM 5)]
- CARBON MONOXIDE ALARM MUST BE LISTED IN ACCORDANCE WITH UL 2034. [CFC §915.4.2]
- CO ALARMS MUST BE INTERCONNECTED IN ACCORDANCE WITH CFC §915.4.4.
- SMOKE AND CO ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S ELECTRICAL SYSTEM, AND SHALL HAVE A BATTERY BACKUP POWER SUPPLY [CFC §907.2.10.6 AND CFC §915.4.1].

**T-24 LIGHTING REQMNTS**

**ELECTRICAL:**  
ALL NEW ELECTRICAL WORK TO FULLY COMPLY WITH HIGH-EFFICIENCY LIGHTING REQUIREMENTS AS DESCRIBED BELOW BASED ON TITLE 24, PART 6, SUBCHAPTER 7 - SECTION 150.0 MANDATORY FEATURES AND DEVICES, SUBSECTION K RESIDENTIAL LIGHTING. LED AND FLUORESCENT LIGHTING MUST BE CERTIFIED TO THE ENERGY COMMISSION BY THE MANUFACTURER TO QUALIFY AS "HIGH EFFICACY"

- SEE GENERAL NOTES FOR SPECIFIC REQUIREMENTS FOR BATHROOM, KITCHEN, AND LAUNDRY
- OTHER ROOMS: ALL LIGHTS SHALL BE LED. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 PER CEC 150.0(k) (CLOSETS <70 SF AND HALLWAYS ARE EXEMPT)
- OUTDOOR LIGHTING: ALL EXTERIOR LIGHTS SHALL BE LED. MANUAL ON AND OFF SWITCH SHALL NOT OVERRIDE AUTOMATIC STRATEGIES: PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM.

**ELECTRICAL LEGEND AND NOTES**

NOTE: ELECTRICAL FIXTURES TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED

**LIGHT SWITCH TYPE:**  
- D = DIMMER CONTROL  
- 3 = 3-WAY  
- S = OCCUPANT SENSOR  
- DASHED LINE INDICATES CIRCUIT

**LIGHT FIXTURE TYPE:**  
- P/M = PHOTOCONTROL/MOTION SENSOR CONTROLLED  
- "A" = DAMP RATED  
- F = FLUORESCENT W/ ELEC BALLAST  
VS = VACANCY SENSOR  
MS = MOTION SENSOR

**WALL MOUNTED SCNCE**  
**WALL MOUNTED LIGHT**

**LED RECESSED LIGHTS COORD. W/ OWNER & ARCH.**  
CONCEALED LINEAR STRIP LIGHT (12"=13W; 18"=15W; 24"=20W; 48"=32W U.O.N.)  
SURFACE MOUNTED STRIP LIGHT (12"=13W; 18"=15W; 24"=20W; 48"=32W U.O.N.)  
PENDANT OR FLUSH MOUNT LIGHT


**LINE VOLTAGE TRACK WITH LOW VOLTAGE HEADS MR-16 GIMBAL RING TYPE**  
**LINE VOLTAGE FLUSH MOUNT LIGHT (24"X48" 2-LAMP U.O.N.)**  
**LED BAR WITH MOTION SENSOR**  
**SMOKE ALARM (PHOTOELECTRIC)**  
**CARBON MONOXIDE ALARM**  
**EXHAUST FAN**  
- C = COMBINED LIGHT AND FAN  
**WALL MECHANICAL AIR REGISTER**  
**CEILING MECHANICAL AIR REGISTER**  
**COLD AIR RETURN**  
**WOOD SOFFIT TO MATCH WOOD SIDING**  
**STUCCO EXTERIOR SOFFIT**  
**LEVEL SOFFITED GYP. BD. CEILING**

RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, AIR-TIGHT (ASTME283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING

LOCATE ELECTRICAL WALL MOUNTED LIGHT SWITCH:  
- HEIGHT AT ROOMS & APPLIANCES SHALL BE 44" A.F.F. (CENTER LINE) U.O.N.

**LIGHTING SCHEDULE**

TAG	DESCRIPTION	TYPE
R1	SINGLE RECESSED CAN	LED
R2	DOUBLE RECESSED CAN	LED
R3	SURFACE 'RECESSED' LIGHT	LED
S1	DISPLAY SCNCE	LED
S2	VANITY SCNCE	LED
P1	PENDANT - COUNTER	LED
P2	PENDANT - WINDOW	LED
E1	EXTERIOR SCNCE	LED
E2	EXTERIOR SCNCE	LED
L1	LED TAPE LIGHT	LED



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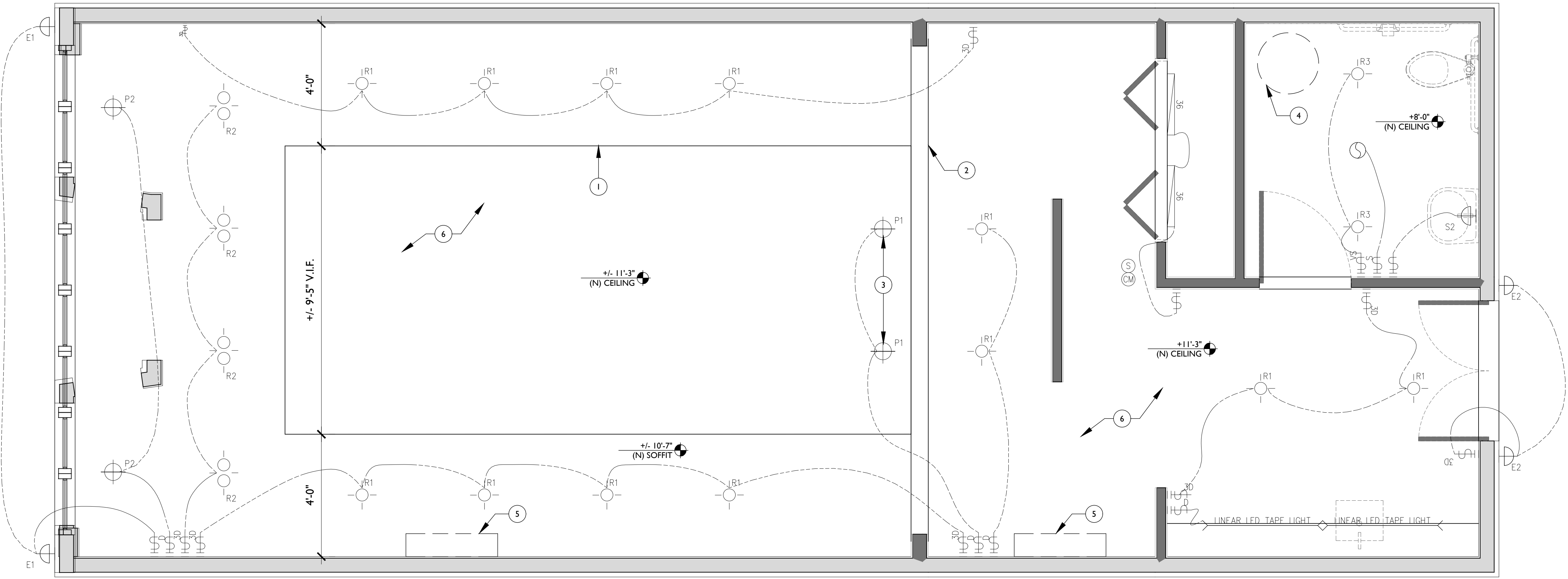
**RETAIL RENOVATION**  
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IMPROVEMENT  
RCP

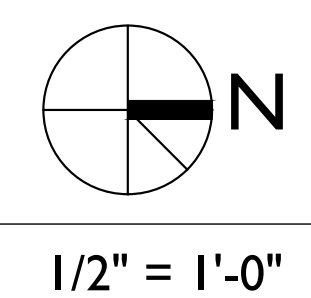
BUILDING PERMIT

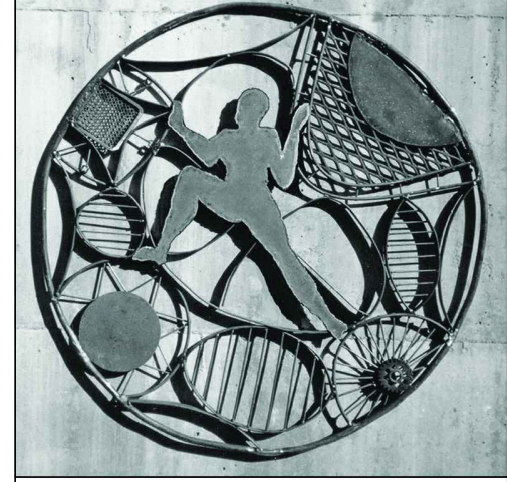
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**A2.2**



I IMPROVEMENT REFLECTED CEILING PLAN





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**RETAIL RENOVATION**  
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EXISTING & IMPROVEMENT ELEVATIONS

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DATE 10/06/22

**A3.0**



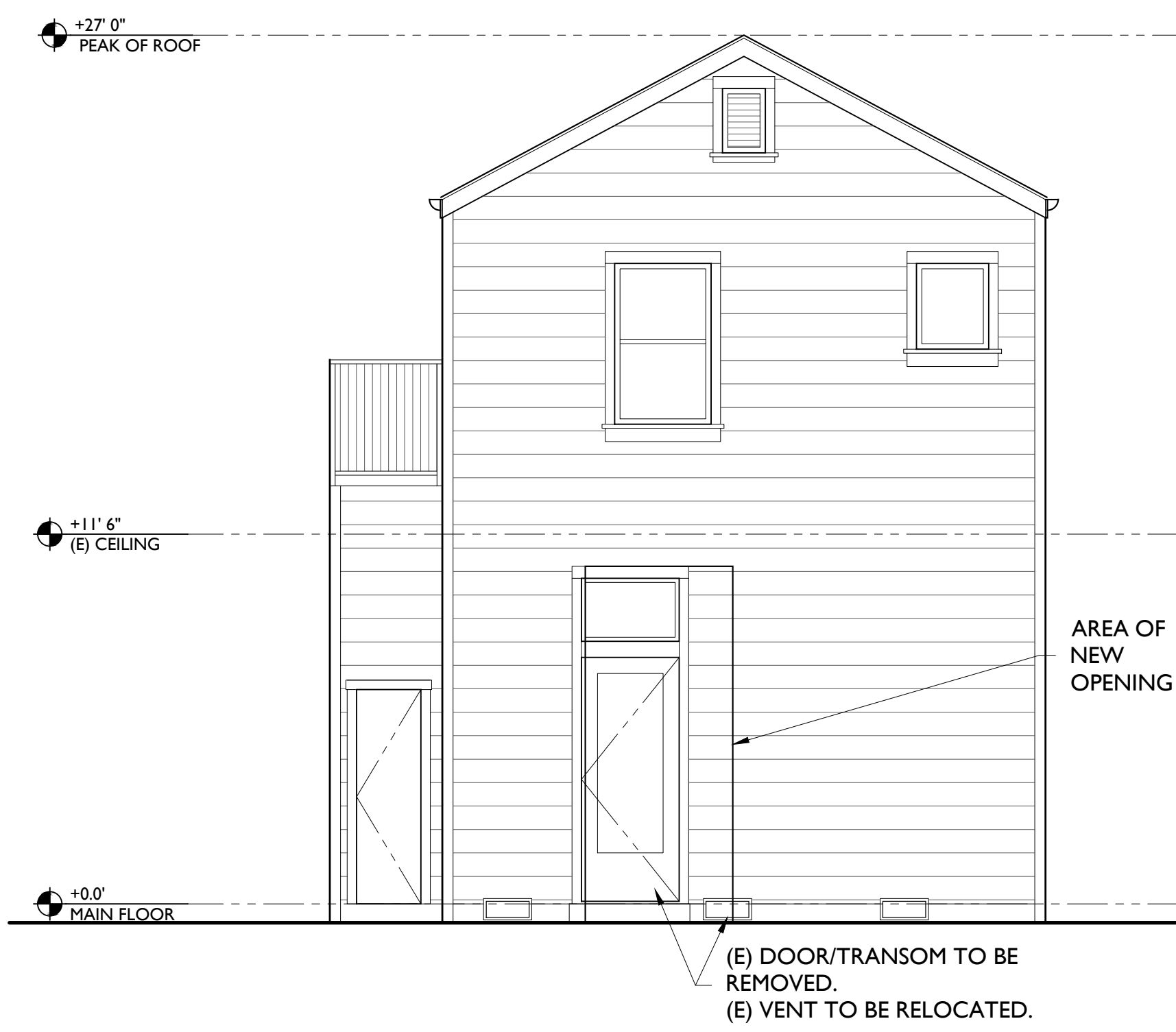
2 EXISTING ELEVATION - EAST - NO CHANGE

SCALE  
 1/4" = 1'-0"



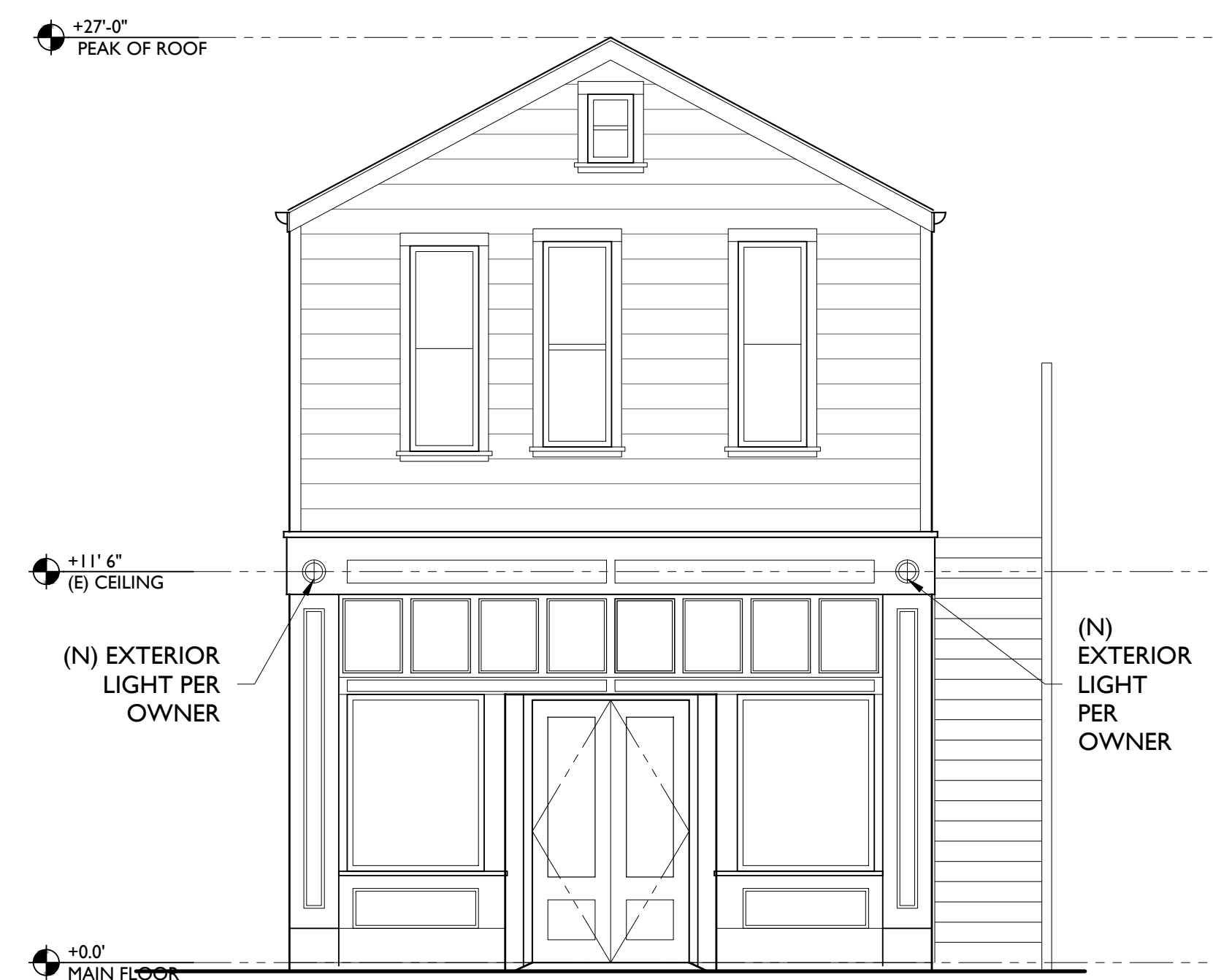
4 IMPROVEMENT ELEVATION - NORTH

SCALE  
 1/4" = 1'-0"



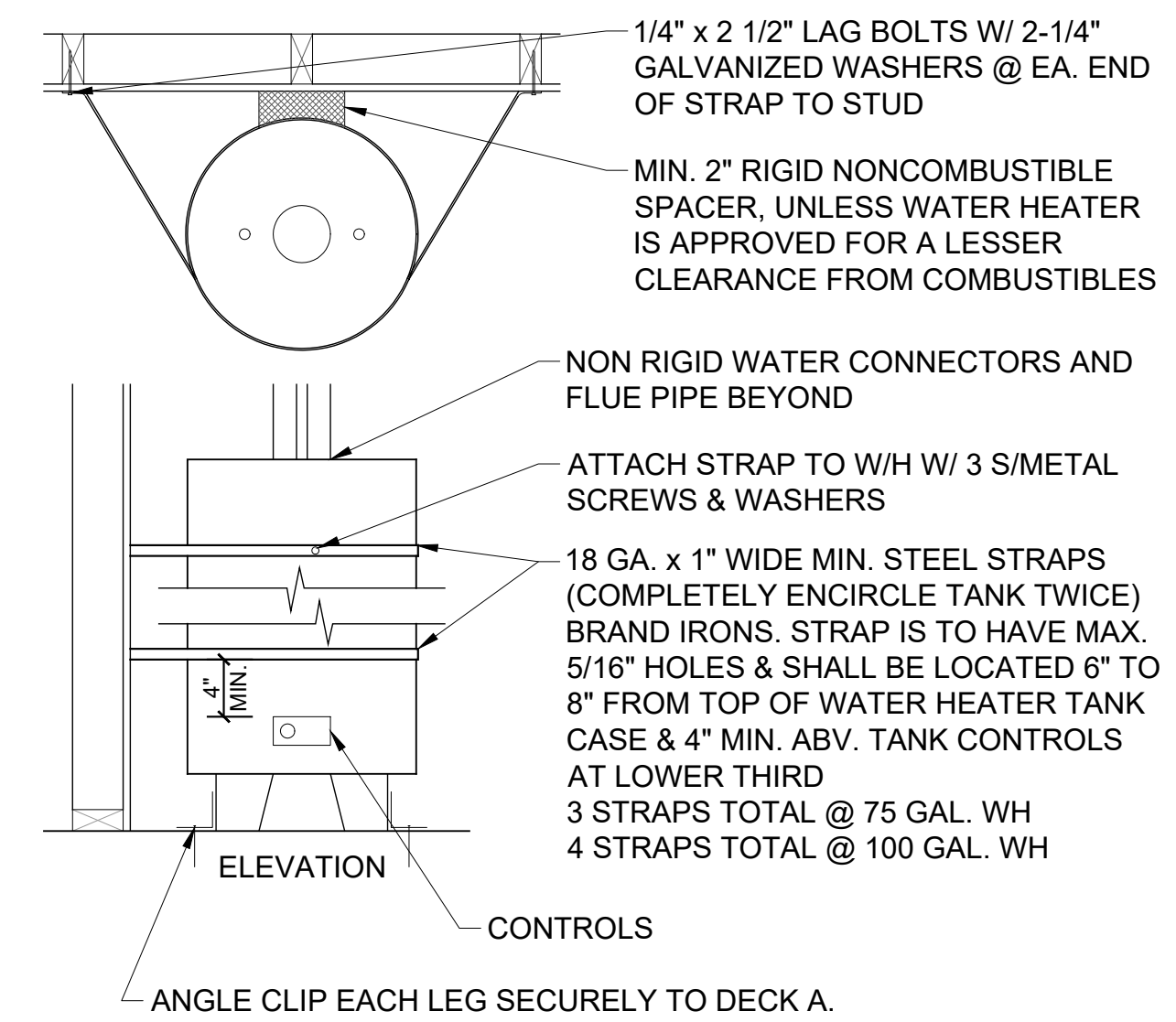
3 EXISTING ELEVATION - NORTH

SCALE  
 1/4" = 1'-0"

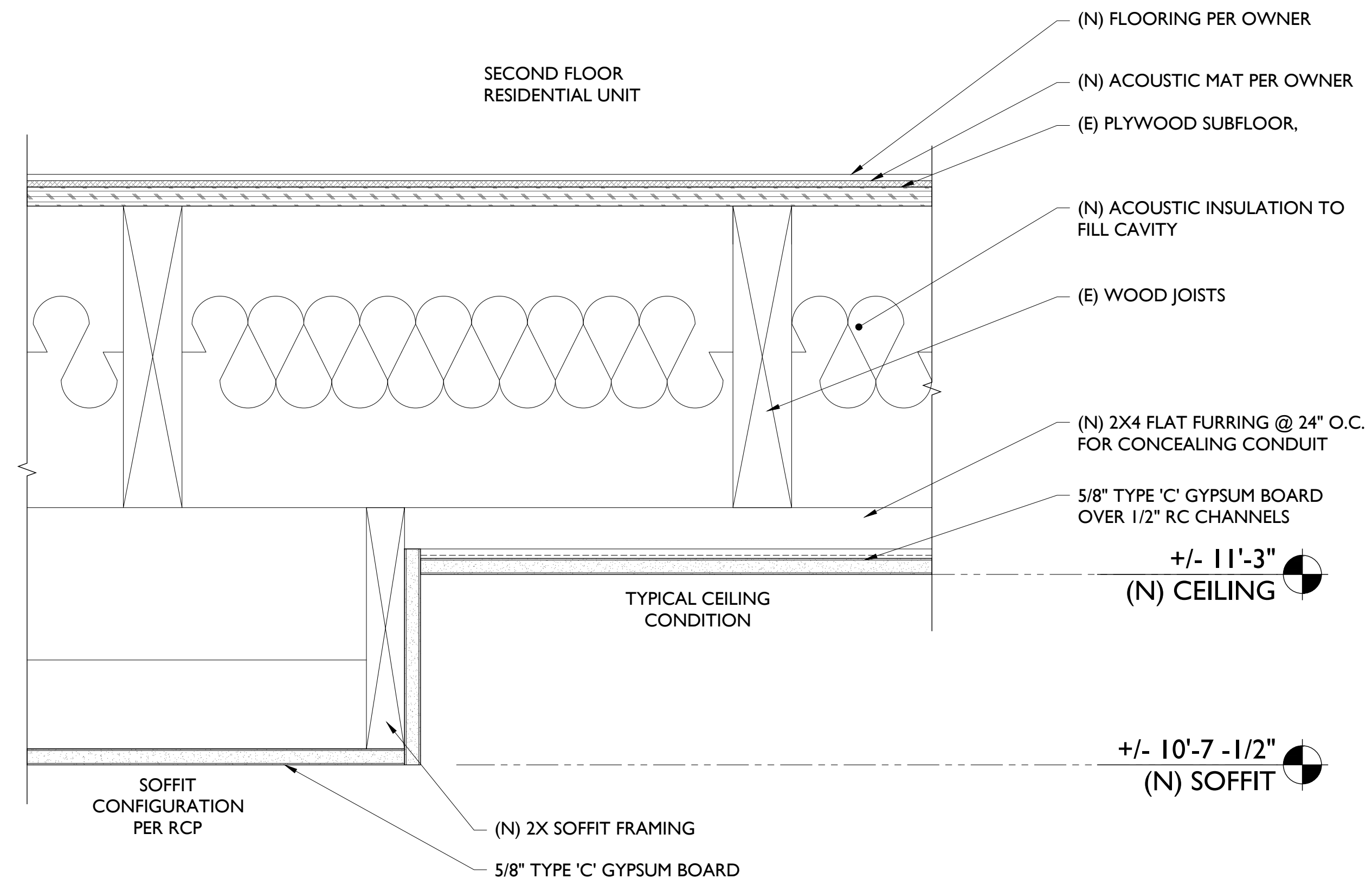


1 EXISTING ELEVATION - SOUTH - NO CHANGE

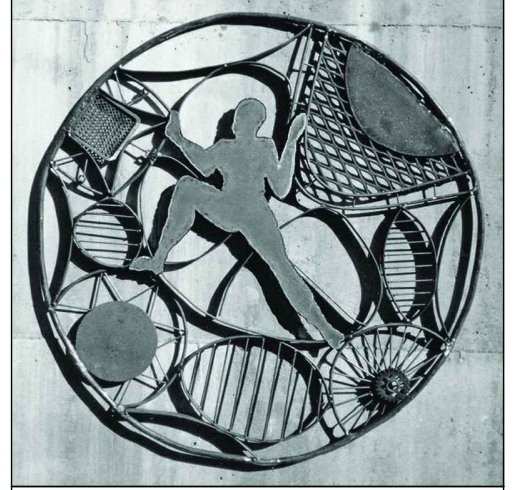
SCALE  
 1/4" = 1'-0"



3 WATER HEATER ANCHORAGE SCALE 1" = 1'-0"



4 1 HR RATED CEILING AND SOFFIT ASSEMBLY - SECTION SCALE 3" = 1'-0"



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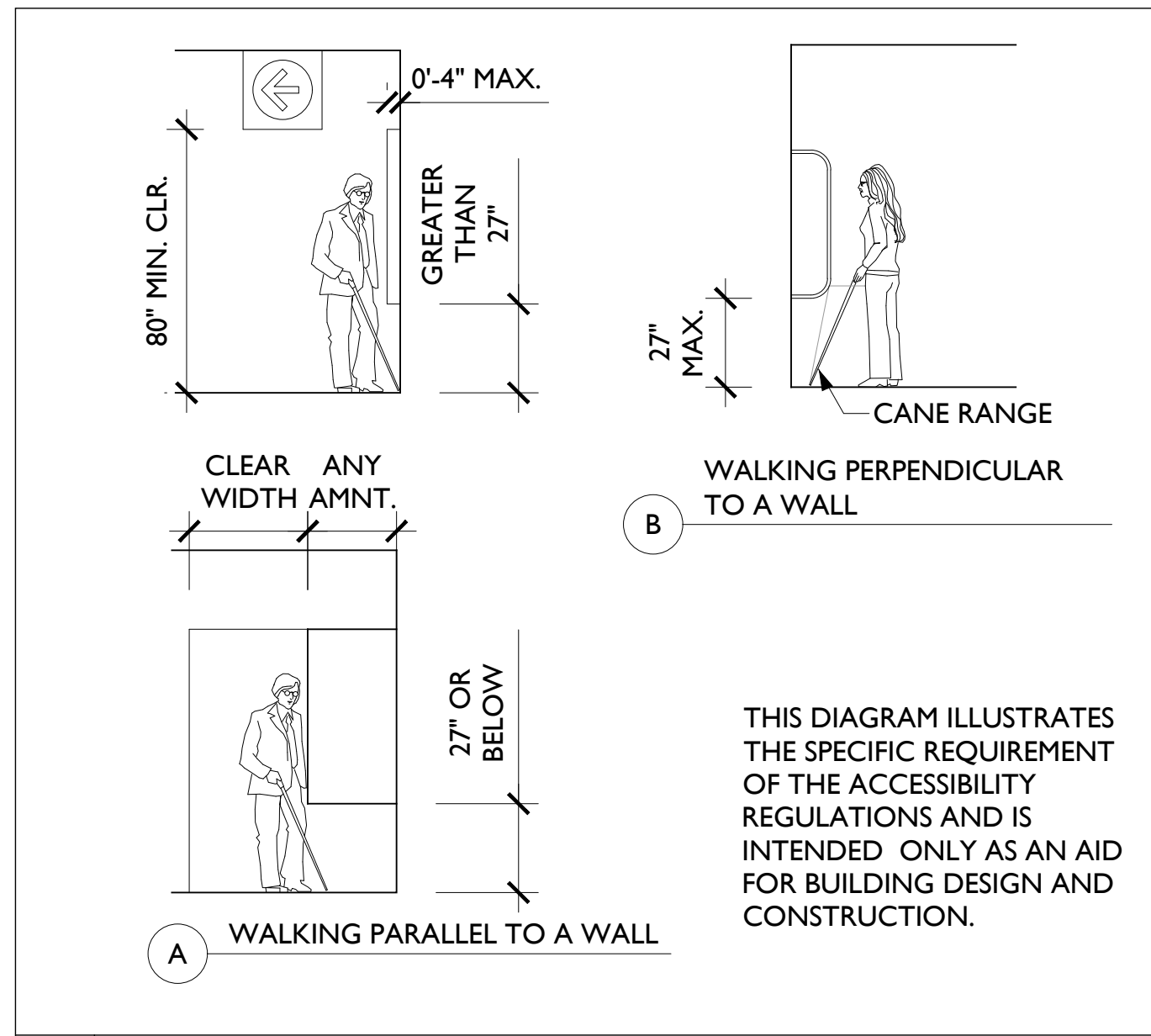
**RETAIL RENOVATION**  
 803 DELAWARE STREET  
 BERKELEY, CA 94710

DETAILS

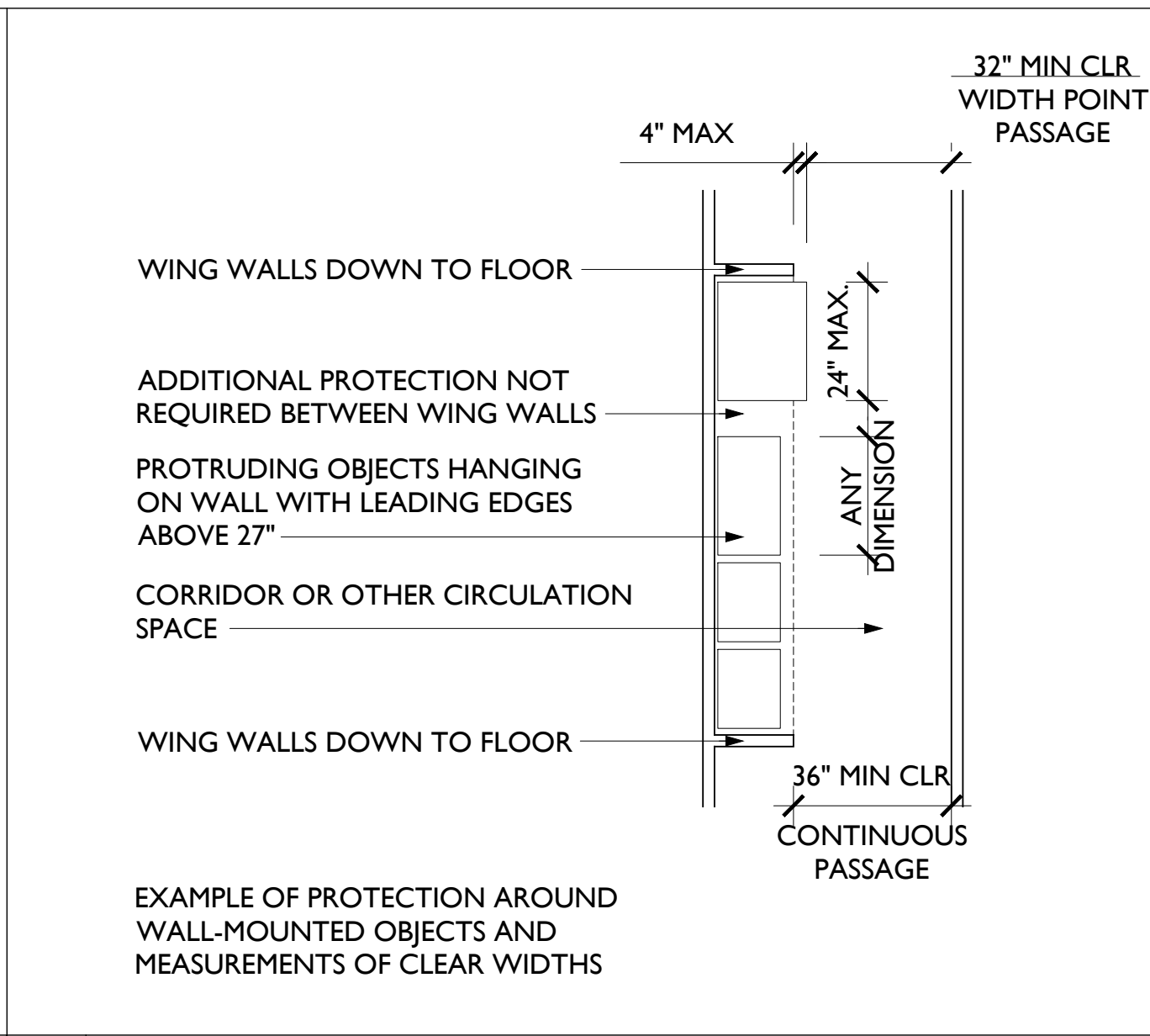
BUILDING PERMIT

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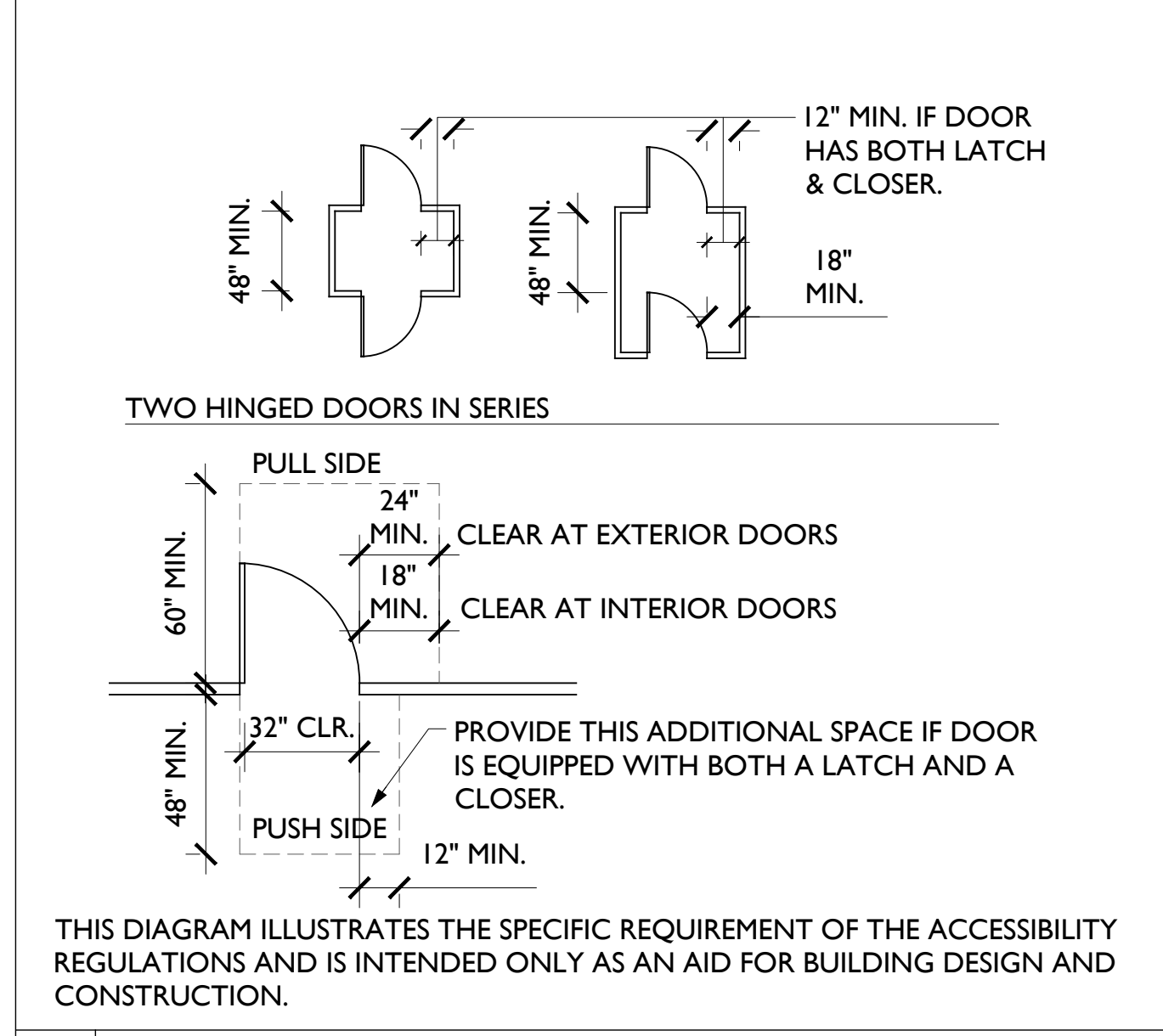




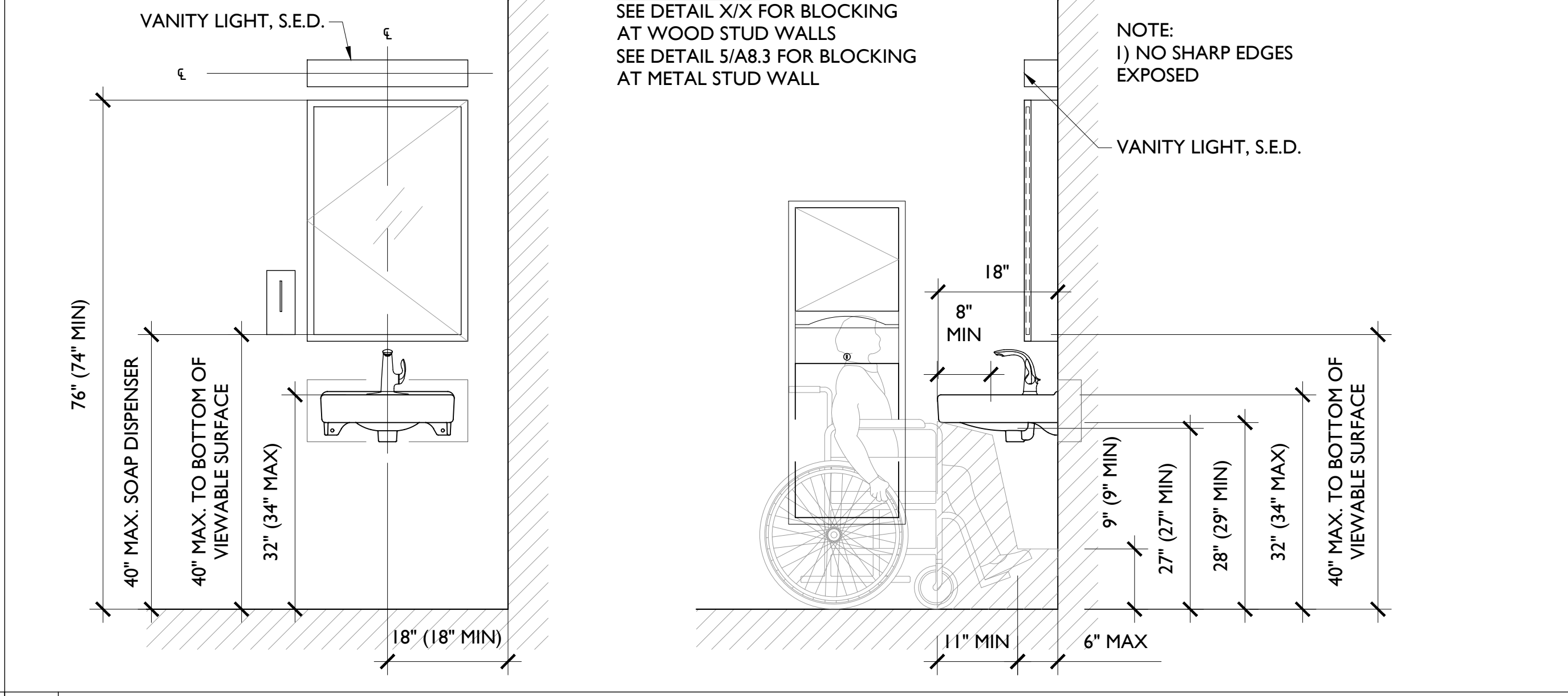
6 PROTRUDING OBJECTS SCALE 1/4" = 1'-0"



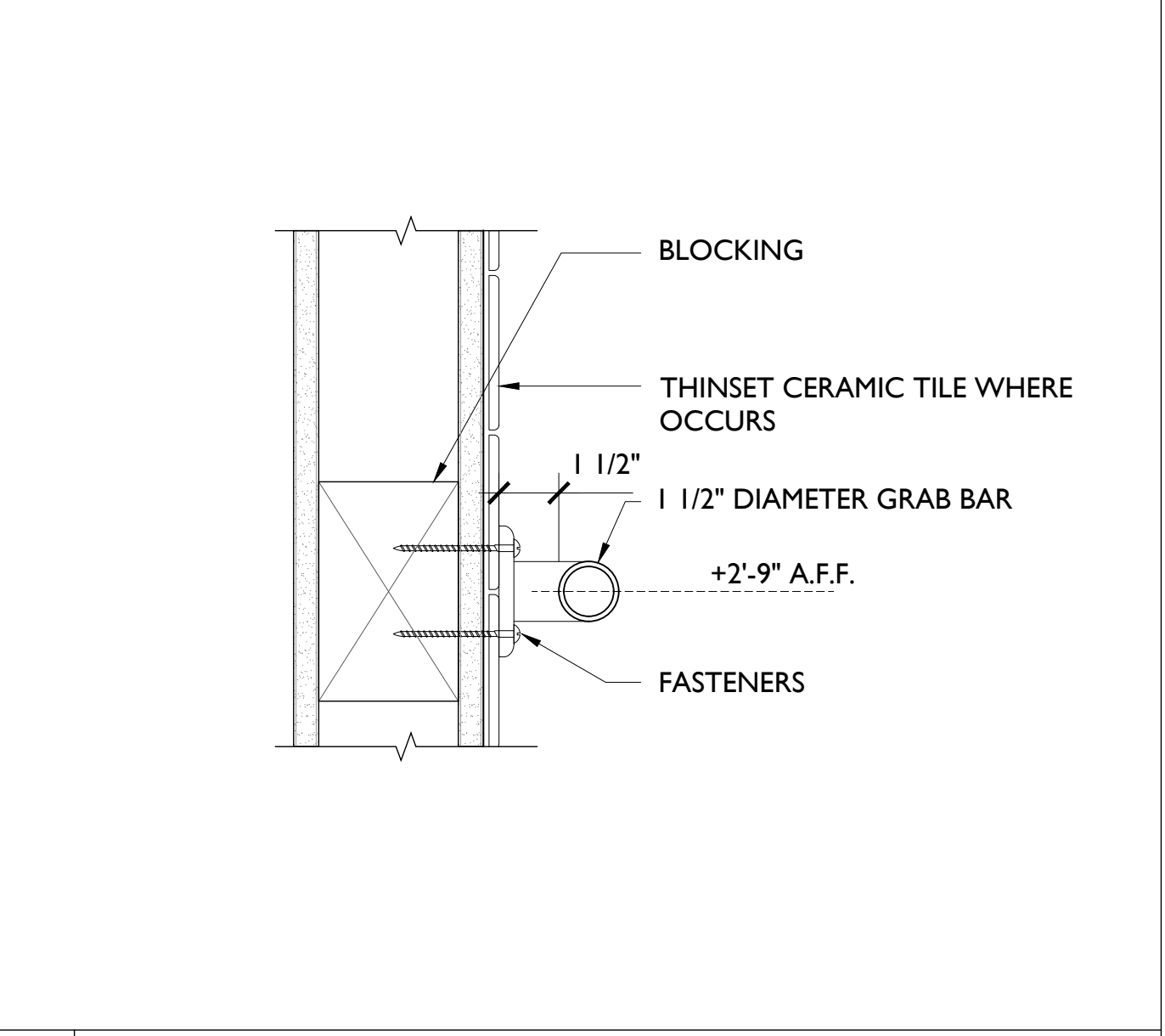
9 WALL MOUNTED OBJECTS SCALE 1/4" = 1'-0"



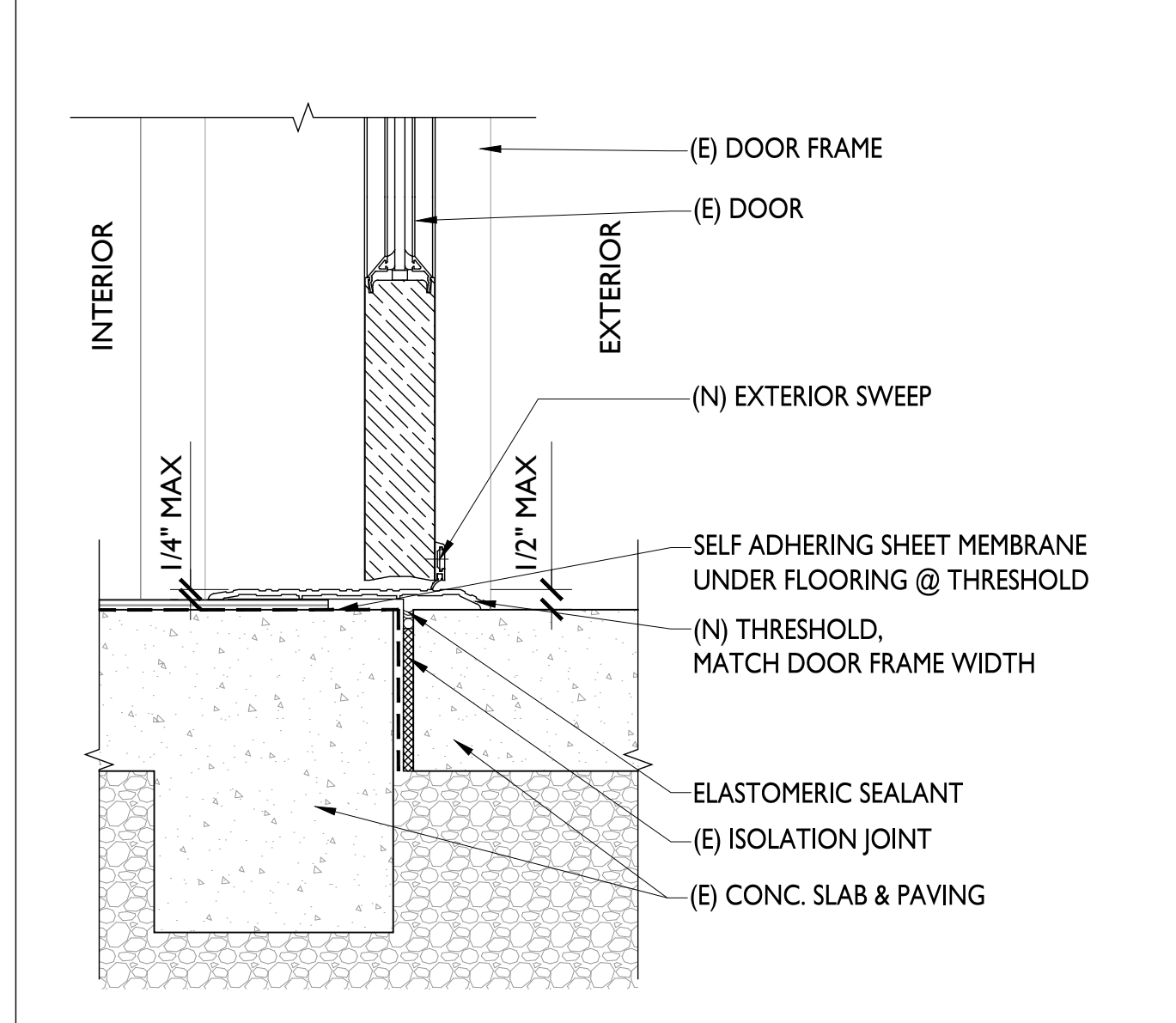
3 FRONT APPROACH DOOR CLEARANCES SCALE 1/4" = 1'-0"



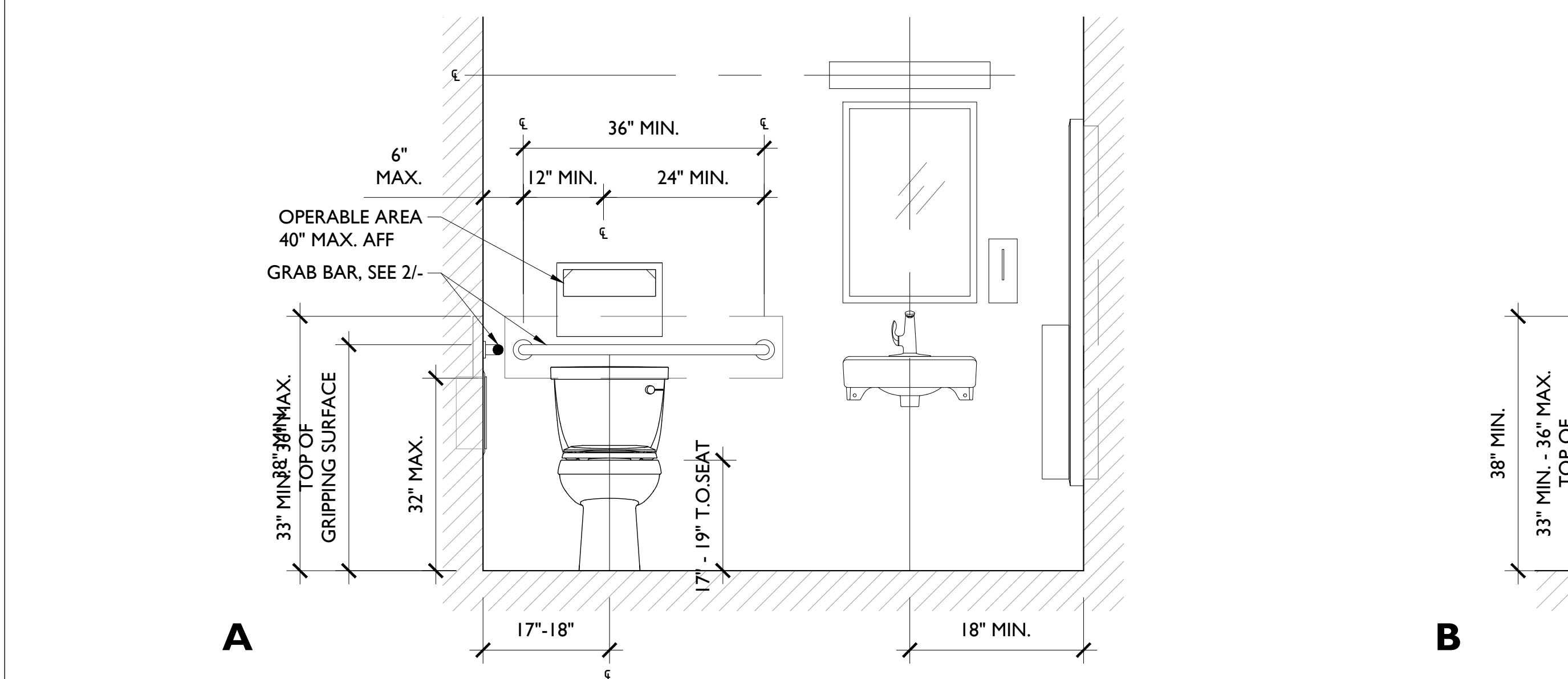
8 LAVATORY- ACCESSIBILITY REQ'S AT COMMON AREAS SCALE 3/4" = 1'-0"



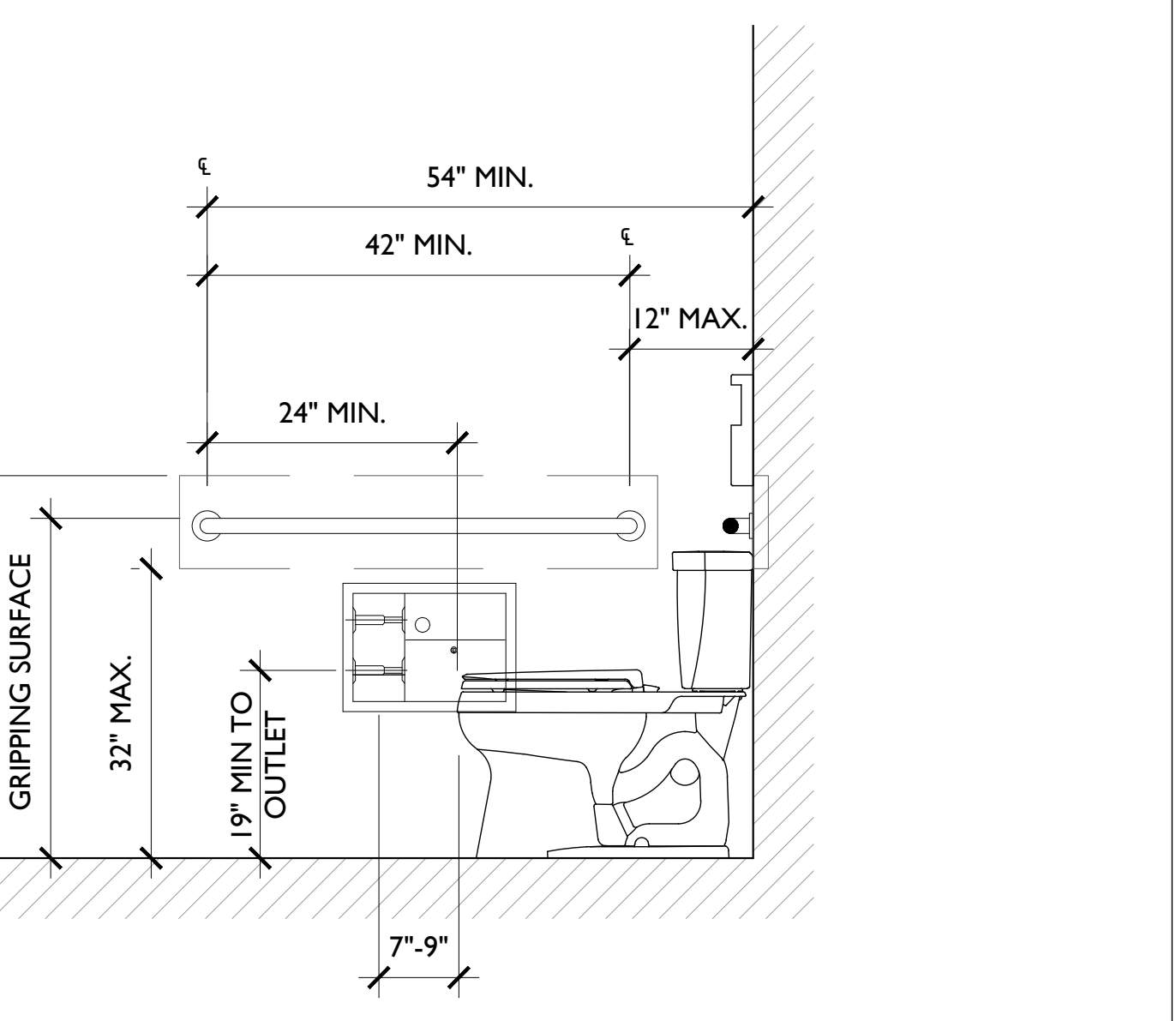
2 SECTION THROUGH GRAB BAR SCALE 3" = 1'-0"



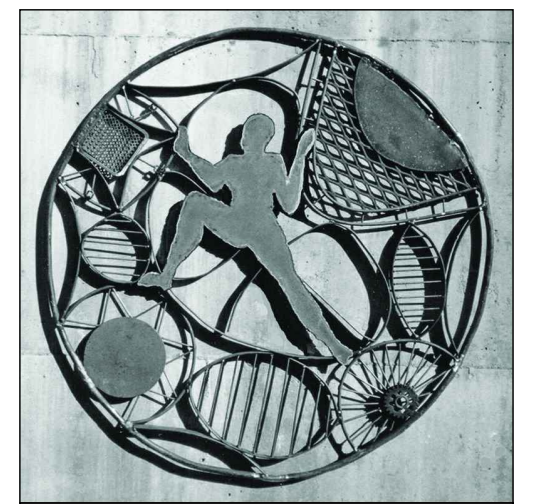
10 EXTERIOR DOOR - THRESHOLD SCALE 3" = 1'-0"



7 ACCESSIBLE BATHROOM - ELEVATION SCALE 3/4" = 1'-0"



2 SECTION THROUGH GRAB BAR SCALE 3" = 1'-0"



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**RETAIL RENOVATION**  
803 DELAWARE STREET  
BERKELEY, CA 94710

ACCESSIBILITY DETAILS

BUILDING PERMIT

DATE 10/06/22

**A4.1**

**FASTENING SCHEDULE TABLE R602.3(1)**

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
<b>Roof</b>			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" x 0.128"); or 3-10d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1 1/2" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
<b>Wall</b>			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice for SDCs A-D <sub>2</sub> with seismic braced wall line spacing <= 25'	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs D <sub>3</sub> , D <sub>1</sub> , or D <sub>2</sub> and braced wall line spacing >= 25'	12-16d (3 1/2" x 0.135")	

TABLE R602.3(1)—continued FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1 1/2"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
<b>Floor</b>			
	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113") 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail

**NOTES:**

- HEADER: USE 4X12 HEADER FOR ALL 1ST FLOOR DOORS AND OPENING U.O.N. AND 4X10 HEADER FOR ALL 2ND FLOOR DOORS AND OPENING U.O.N.
- HOLD DOWN : SEE SHEAR WALL SCHEDULE
- TIE DOWN : SEE SHEAR WALL SCHEDULE (TS)
- 4X4 POST CONT. TO FND U.O.N.
- 4X4 POST U.O.N.
- 4X4 KING POST U.O.N.

**ABBREVIATIONS**

- |                 |                   |                     |
|-----------------|-------------------|---------------------|
| (E) EXISTING    | FBM: FLOOR BEAM   | C.J.: CEILING JOIST |
| (N) NEW         | CBM: CEILING BEAM | R.R.: ROOF RAFTER   |
| ⊥ CENTER LINE   | RBM: RIDGE BEAM   | F.J.: FLOOR JOIST   |
| G.B. GRADE BEAM | HBM: HEADER BEAM  |                     |
| T.B. TIE BEAM   |                   |                     |
| G GRADE         |                   |                     |

- A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
- C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
- E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 mph OR LESS, NAILS SHALL, FOR WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE 9 INCHES CENTER, WHERE THE ULTIMATE WIND SPEED IS GREATER THAN 130mph,NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORT SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS \* 4 INCHES ON CENTER TO GABLE EN WALL FRAMING.
- G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
- H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
- I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

**STRUCTURAL STEEL**

1.STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36 UNLESS NOTED OTHERWISE ON THE PLANS.

2.FABRICATION, ERECTION AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

3.ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURAL SYSTEM IS PROVIDING SUPPORT.

4.PLACE NON-SHRINK GROUT UNDER ALL BASE PLATES OR BEARINGS BEFORE ADDING VERTICAL LOADS.

5.AT WOOD TO STEEL PARALLEL CONTACTS, BOLT WOOD TO STEEL WITH 1/2" DIAMETER BOLTS AT A MAXIMUM SPACING OF 36 INCHES CENTER TO CENTER UNLESS OTHERWISE NOTED ON PLANS.

6.ALL CONNECTIONS SHALL USE THE STANDARD AISC GAGE AND PITCH, A307 BOLTS UNLESS OTHERWISE NOTED ON PLANS.

7.HOLES FOR UNFINISHED BOLTS SHALL BE OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16TH".

8.WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS, USING ONLY CERTIFIED WELDERS. ALL BUTT WELDS SHALL HAVE COMPLETE PENETRATION.

9.ALL EXPOSED BUTT WELDS SHALL BE GROUND SMOOTH.

10.WRAP ANY STRUCTURAL STEEL TO BE EMBEDDED IN CONCRETE WITH WELDED WIRE FABRIC. DO NOT PAINT ANY STEEL TO BE EMBEDDED IN CONCRETE. DRILL EMBEDDED STEEL COLUMNS AND BEAMS TO PASS ANY CONTINUOUS REINFORCING.

11.ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER AFTER FABRICATION.

12.ALL METAL STUDS, JOISTS, TRACKS OR PLATES SHALL BE "WESTERN METAL LATH COMPANY" PRODUCTS AS SPECIFIED IN THEIR LATEST CATALOG OR AN APPROVED EQUAL. METAL STUD WALLS SHALL BE BLOCKED AT ALL CEILING LEVELS.

**CONCRETE**

- ALL CONCRETE SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS: DESIGN STRENGTH AT 28 DAYS 2500 PSI U.O.N. CEMENT CONTENT SHALL BE A MINIMUM OF 5 SACKS PER CUBIC YARD FOR 1" - 1 1/2" MAXIMUM AGGREGATE SIZE. MAXIMUM SLUMP SHALL BE 4 INCHES. AGGREGATE SIZE SHALL BE COMPATIBLE WITH POURING, PLACING AND FINISHING CONDITIONS.
- ALL CONCRETE SHALL CONFORM WITH REQUIREMENTS OF THE LATEST EDITION OF THE ACI CODE.
- CEMENT SHALL CONFORM TO ASIM C-150 TYPE 1 OR 2.
- CONCRETE AGGREGATES SHALL CONFORM TO ASIM C-33.
- REMOVE ALL DEBRIS FROM THE FORMS BEFORE POURING ANY CONCRETE. NO WOOD FORM SPREADERS OR WOOD STAKES SHALL BE USED IN AREAS TO BE POURED WITH CONCRETE.
- ALL FORM WORK SHALL REMAIN IN PLACE FOR THE PERIODS OF TIME SPECIFIED IN THE ACI CODE MINIMUM.
- ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD.
- FOLLOW ALL ACI RECOMMENDATIONS FOR PLACING AND CURING CONCRETE DURING HOT OR COLD WEATHER CONDITIONS.
- ALL CONCRETE SHALL BE MOISTURE RESISTANT AND HAVE "XYPEX" ADDITIVE

**CONCRETE REINFORCING**

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 FOR #5 AND LARGER BARS; GRADE 40 FOR #4 AND SMALLER.
- REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
- REINFORCING DOWELS, BOLTS, ANCHORS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE.
- ALL REBARS TO BE WELDED SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR MUST FURNISH TO THE LABORATORY MILL CERTIFICATE SHOWING CHEMICAL ANALYSIS. ALL PREHEATING AND WELDING SHALL BE DONE IN ACCORDANCE WITH AWS STANDARDS.
- CONCRETE COVERAGE SHALL BE FROM THE FACE OF THE BAR AND SHALL DENOTE CLEAR COVERAGE. THE FOLLOWING MINIMUM COVERAGE SHALL BE OBSERVED:  
CONCRETE POURED AGAINST EARTH -3"  
CONCRETE POURED IN FORMS AND EXPOSED TO EARTH OR WEATHER -2"  
BARS IN BEAMS OR COLUMNS -2"  
BARS IN WALLS OR INTERIOR FACE -3/4"  
BARS IN INTERIOR SLABS -3/4"
- ALL BARS SHOWN CONTINUOUS IN PLANS SHALL HAVE IF SPLICED A MINIMUM SPLICE LENGTH OF 40 X REBAR DIAMETER.

**PIPES AT CONCRETE FOUNDATIONS**

ALL PIPE SHALL BE ENGAGED IN SLEEVES. PIPES CLEAR SLEEVES BY 1/2". CAULK WITH PLASTIC MATERIAL. IF PIPE IS IN PLACE PRIOR TO POURING CONCRETE, WRAP PIPE WITH 1" GLASS WOOL. STEP FOOTING IF PIPE PASSES BELOW OR IN SPREAD FOOTING PORTION OF FOUNDATION. NO DIGGING IS ALLOWED FOR PIPE TRENCH PARALLEL TO FOOTING BELOW LINES INDICATED.

**FOUNDATION DESIGN ASSUMPTIONS:**

- THE FOLLOWING ASSUMPTIONS SHALL BE FIELD-CONFIRMED AND VALIDATED BY A CALIFORNIA PROFESSIONAL GEO-TECHNICAL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY:
- CONSERVATIVELY (SEE FOUNDATION PLAN) CONSIDER OC SPACING OF 6.25 FT. TO BE RESISTED BY 18" DIA PIERS (TRIBUTARY WIDTH FOR EACH PIER)
  - CONSERVATIVELY (SEE BUILDING SECTION) CONSIDER HEIGHT OF SOIL TO BE RETAINED BY INTERIOR SOLDIER PIERS 6.0 FT
  - ACTIVE SOIL PRESSURE 60. PSF / FT DEPTH.
  - PASSIVE SOIL RESISTANCE 300. PSF / FT OF SOIL DEPTH STARTING 4. FT. BELOW BOTTOM OF RETAINED SOIL. (10.FT.BELOW EXISTING RETAINED GRADE).
  - PASSIVE RESISTANCE ACTS ON 2 X TIMES THE PIER DIAMETER.
  - PIERS SHALL HAVE 10. FT. MINIMUM EMBEDMENT INTO BEDROCK.
  - ANY BACKFILL BEHIND RETAINING WALLS OR GRADE BEAMS SHALL BE COMPACTED TO 90% MINIMUM.
  - SUB DRAIN AND ITS OUTLET DESIGN TO BE PROVIDED BY OTHERS AND APPROVED PRIOR TO ANY CONSTRUCTION ACTIVITY.

**FOUNDATION EXECUTION PHASES:-**

- PHASE 1: ALL PIERS AND THEIR CONNECTION TO THE EXISTING FOUNDATION (DOWELED ) AND THE BEAM CONNECTING THE PIERS.
- PHASE 2: DEMOLISH THE REQUESTED LENGTH OF THE EXISTING CROSS GRADE BEAM, 7 DAYS MINIMUM TIME SPAN SHOULD BE SEPARATE BETWEEN PHASE 1 AND 2.
- PHASE 3: RECONSTRUCTION OF EXISTING AND NEW CROSS GRADE BEAMS.

**NOTES OF CONSTRUCTION SEQUENCE, SRFACE WATER DRAINAGE, AND DIRT SPOILS**

- CONSTRUCTION SHALL FOLLOW THE FOLLOWING SEQUENCE:
- FIRST THE NEW PIERS (FOUR PIERS), HAUNCHES, AND NEW GRADE BEAMS ALONG THE WESTERN EXTERIOR SIDE OF THE HOUSE
- SECOND THE NEW LOWER GRADE BEAM IN THE CRAWL SPACE 4' EAST OF THE WESTERN EXTERIOR SIDE
- THIRD THE NEW UPPER GRADE BEAM IN THE CRAWL SPACE INCLUDING:
- (a) THE NEW FOUNDATION ALONG THE NORTH EXTERIOR AND THE SOUTH EXTERIOR SIDES
  - (b) THE REROUTING OF THE EXISTING INTERIOR TIE BEAM
- FOURTH USING THE NEW LOWER GRADE BEAM IN THE CRAWL SPACE, SHORE UP THE EXISTING FRAMING; THE MAIN BEAMS IN THE EXISTING LOWER FLOOR FRAMING; THEN CONSTRUCT THE NEW FRAMING IN THE EXISTING WESTERN EXTERIOR WALL.

- CONSTRUCTION SHALL COMPLY WITH ALL RECOMMENDATION OF HALLENBECK / ALLWEST REPORT 7745 GP DATED 09-25-17 PERTAINING TO THIS PROJECT INCLUDING:
- PROPER COLLECT-AND-CONVEY OF SURFACE DRAINAGE WATER TO THE GRIZZLY PEAK GUTTER.
  - PROPER OFF-SITE DISPOSAL OF THE EXCAVATED SOIL SPOILS

SHEAR WALL SCHEDULE																		
TYPE	ALLOW. SHEAR (LB/FT)	MIN. FRAMING WIDTH (Nom.)				PLYWOOD			SILL BOLTS (SB)	SOLE PLATE ATTACHMENT		MIN.WIDTH FMG BELOW SHEAR WALL	HOLD DOWN HARDWARE			TENSION TIES (TT)		
		ABUTTING PANEL EDGES	INTERMED. EDGES	SILL PLATE	SOLE PLATE	PLYWOOD SHEATHING	EDGE NAILING (EN)	FIELD NAILING (FN)		NAILING (SPN)	LAG BOLTING (SPLB)		HOLD DOWNS (PHD)	SSTB BOLT	HOLD DOWN ANCHOR BOLT		HD ANCHOR BOLT EMBED.	TIE STRAPS (TS)
▲	-	2X	2X	2X	2X	15/32"	10d @ 4"	10d @ 8"	5/8" @ 32"	16d @ 6"	1/4" X 6" @ 12"	2X	HDU2	SSTB20	5/8 X 16"	12"	ST6236	HTT16
▲	-	3X	2X	3X	3X	15/32"	10d @ 3"	10d @ 6"	5/8" @ 16"	16d @ 4"	1/4" X 6" @ 12"	3X	LSTDH8	SSTB20	5/8 X 16"	12"	ST6236	HTT16

- NOTE:
- ALL NAILS SHALL BE COMMON WIRE NAILS.
  - USE FULL SIZE SHEATHING PANELS WHERE POSSIBLE. MINIMUM PANEL DIMENSION IS 2'-0".
  - RE-TIGHTEN ALL HOLD DOWN AND TENSION TIE BOLTS JUST PRIOR TO CLOSING-UP WALL.
  - GUN NAILING SHALL NOT BREAK THE FACE PILES OF THE SHEATHING.
  - INSTALL ALL SILL BOLTS WITH 3" X 3" O.229" MINIMUM PLATE WASHERS (SIMPSON BP SERIES OR EQUAL).
  - GALVANIZED NAILS, WHERE USED, SHALL BE HOT-DIPPED OR TUMBLE.
  - SIMPSON HOLD DOWN TO CONCRETE FOUNDATION, 6" MAX. FROM ENDS OF SHEAR WALLS U.O.N.
  - SIMPSON VERTICAL STRAP CENTRED AT MIDDEPTH OF SECOND FLOOR JOISTS, LOCATED 6" MAX. FROM ENDS OF SHEAR WALLS U.O.N.

**DESIGN CRITERIA**

- ROOF:  
DEAD LOAD 10 psf  
LIVE LOAD 20 psf
- WIND SPEED MRI-50YRS: 74 MPH
- FLOOR:  
DEAD LOAD 10 psf  
LIVE LOAD 40 psf
- SEISMIC COEFF: Sds=1.545

**SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATION:**

- THE CONTRACTOR SHALL HAVE THE ENGINEER OF RECORD PROVIDE CONSTRUCTION OBSERVATION FOR
- REBAR PLACEMENT
  - REBAR DOWELING
  - FRAMING SHEAR WALL NAILING
  - ANCHOR BOLTS AND TIE DOWN HARDWARE
  - VISUAL INSPECTION OF MOMENT FRAME WELDS

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.

2. DETAILS AND NOTES SHOWN ON THIS SHEET ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE SHOWN FOR SIMILAR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES AND OTHER RELATED ITEMS ON THIS JOB.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA AND ALL OSHA REQUIREMENTS. THE ARCHITECT, THE ENGINEER AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SHORING REQUIRED. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL FRAMING UNTIL ALL ELEMENTS OF DESIGN HAVE BEEN INCORPORATED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE SHOP DRAWINGS PREPARED PRIOR TO FABRICATION FOR ALL PREFABRICATED MATERIALS OF CONSTRUCTION. SHOP DRAWINGS SHALL SERVE TO DEMONSTRATE THE CONTRACTOR'S UNDERSTANDING OF THE DESIGN CONCEPT, BY INDICATING WHICH MATERIALS HE INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND METHOD OF INSTALLATION. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW BY THE ENGINEER AND SHALL INCORPORATE ANY COMMENTS INTO THE DRAWINGS PRIOR TO FABRICATION. CONTRACTOR AGREES THAT SHOP DRAWINGS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS.

**WOOD**

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:
- DOUGLAS FIR..... WEST COAST LUMBERMEN'S ASSOCIATION GRADING RULES.
  - REDWOOD..... CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
  - STRUCTURAL PLYWOOD..... U.S. PRODUCT STANDARD PS 1 FOR SOFTWOOD PLYWOOD
2. MINIMUM GRADES FOR STRUCTURAL LUMBER SHALL BE:
- DOUGLAS FIR #2 FOR 2X MEMBERS / DOUGLAS FIR #1 FOR OTHERS
  - GLUED LAMINATED MEMBERS - COMBINATION # 24F-V4
  - STRUCTURAL PLYWOOD APA C-D EXTERIOR GLUE.
3. PROVIDE SOLID BLOCKING BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
4. PROVIDE SOLID BLOCKING FOR ALL ROOF RAFTERS OR FLOOR JOISTS THAT ARE 9 OR MORE INCHES DEEP. AT 8 FEET ON CENTER MAXIMUM.
5. INSTALL 2X JOIST UNDER AND PARALLEL TO PARTITIONS.
6. CUTTING OF WOOD JOISTS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-FIFTH THE JOIST DEPTH FROM THE TOP, AND LOCATED NOT FARTHER FROM POINTS OF BEARING THAN THREE TIMES THE JOIST DEPTH.
7. ALL WOOD FRAMING MEMBERS SHALL EITHER BEAR ON PLATES, BEAMS, POSTS OR BE SUPPORTED IN JOISTS HANGERS.
8. ALL LIGHT GAGE METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SIMPSON "STRONG-TIE" PRODUCTS AS SPECIFIED IN THEIR LATEST CATALOG OR AN APPROVED EQUAL.
9. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16TH OF AN INCH. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK AND THE REMAINDER OF THE HOLE SHALL BE BORED AT NO MORE THAN THE DIAMETER OF THE ROOT OF THE THREADS.
10. ALL BOLTS, EXPANSION ANCHORS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS AND SHALL BE TIGHTENED ON INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR COMPLETION OF THE JOB.
11. BLOCK STRUCTURAL PLYWOOD JOINTS WITH 2X4 FLAT BLOCKING.
12. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS.
13. NAILING SHALL SATISFY ALL MINIMUM C.B.C. 2016 CODE REQUIREMENTS.
14. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
15. FLOOR SHEATHING SHALL BE 3/4" CD, 36/16 PLYWOOD. GLUE AND EDGE NAIL WITH 16D @ 6" AND FIELD NAIL WITH 10D @ 12" U.O.N. ON PLANS.

16. DOUBLE JOISTS UNDER ALL SHEAR WALLS.
17. LOCATE ALL POSTS DIRECTLY OVER BEAMS OR JOISTS BELOW.
18. POSTS AT EXTERIOR WALLS SHALL BE 6X WIDTH OF BEAMS; AND POSTS AT INTERIOR WALLS SHALL BE 4X WIDTH OF BEAMS U.O.N. ON THE PLANS.

19. ALL SILL PLATE ANCHOR BOLTS SHALL HAVE 5/8" MIN. DIAMETER U.O.N., SHALL BE SPACED AT 4'-0" MAX. U.O.N. ON THE PLANS, SHALL HAVE 7" MIN. EMBEDMENT INTO THE CONCRETE, AND SHALL HAVE 3"X3"X0.229" THICK MINIMUM SIZE WASHERS GALVANIZED.

20. ALL BEAMS POST CONNECTIONS ARE CC TYPE. SIMPSON CONNECTORS.
21. CRIPPLE WALL SHALL BE MINIMUM 2X6 STUDS U.O.N.

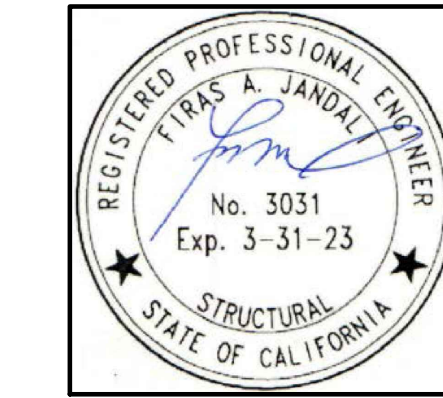
**TYPICAL FLOOR SHEATHING**

TYPICAL STRUCTURAL PLYWOOD PANEL LAYOUT WITH FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER PLYWOOD SHEETS. NAIL WITH 16D NAILS AT 6" CC. OR AS OTHERWISE INDICATED ON THE DRAWINGS, AT ALL PANEL EDGES. ALL DIAPHRAGM PANELS EDGES SHALL BE BLOCKED.

**FOUNDATIONS**

ALL FOOTINGS NOT FORMED SHALL BE POURED INTO NEAT EXCAVATIONS. MEASURES SHALL BE TAKEN TO PREVENT SLOUGHING OF SOIL INTO THE FOOTING EXCAVATION PRIOR TO AND DURING THE PLACING OF CONCRETE.

**JEDCO**  
CONSULTING ENGINEERS  
1000 CONTRA COSTA DR.,  
EL CERRITO, CA 94530  
PHONE: (510) 703 0095



ENGINEER

**FIRAS JANDALI**

SHEET NOTES

PLAN KEY

DRAWING REVISIONS  
DATE DESCRIP. TAG

SCALE

SHEET TITLE

**STRUCTURAL NOTES**

SHEET NUMBER

**S1**

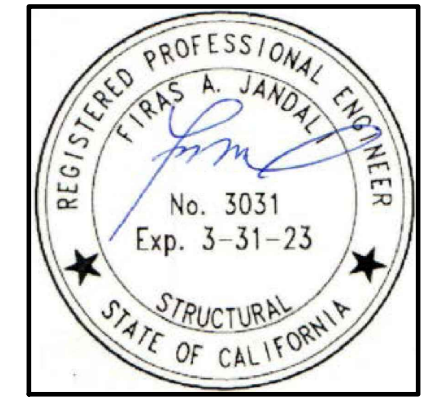
PROJECT/ADDRESS

**ADDITION OF NEW MOMENT  
STEEL FRAME & VOLUNTARY  
SEISMIC UPGRADE**

803 DELAWARE STREET,  
BERKELEY, CA

**JEDCO**  
 CONSULTING ENGINEERS

1000 CONTRA COSTA DR.,  
 EL CERRITO, CA 94530  
 PHONE: (510) 703 0095



ENGINEER  
**FIRAS JANDALI**

SHEET NOTES

PLAN KEY

DATE	DESCRIP.	TAG

SCALE

SHEET TITLE

**FOUNDATION,  
 SHEAR WALLS  
 & FOUNDATION DETAILS**

SHEET NUMBER

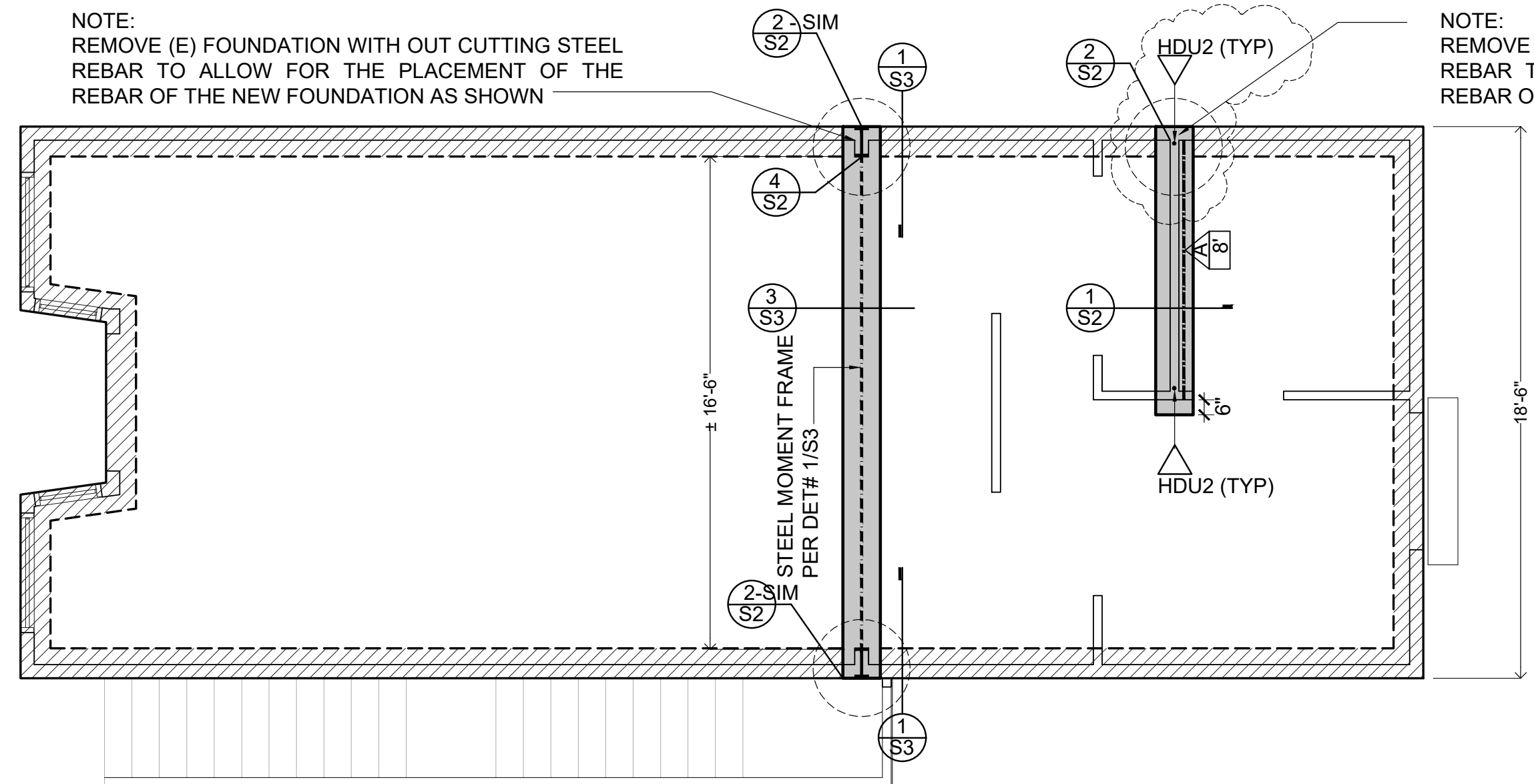
**S2**

PROJECT/ADDRESS

**ADDITION OF NEW MOMENT  
 STEEL FRAME & VOLUNTARY  
 SEISMIC UPGRADE**

803 DELAWARE STREET,  
 BERKELEY, CA

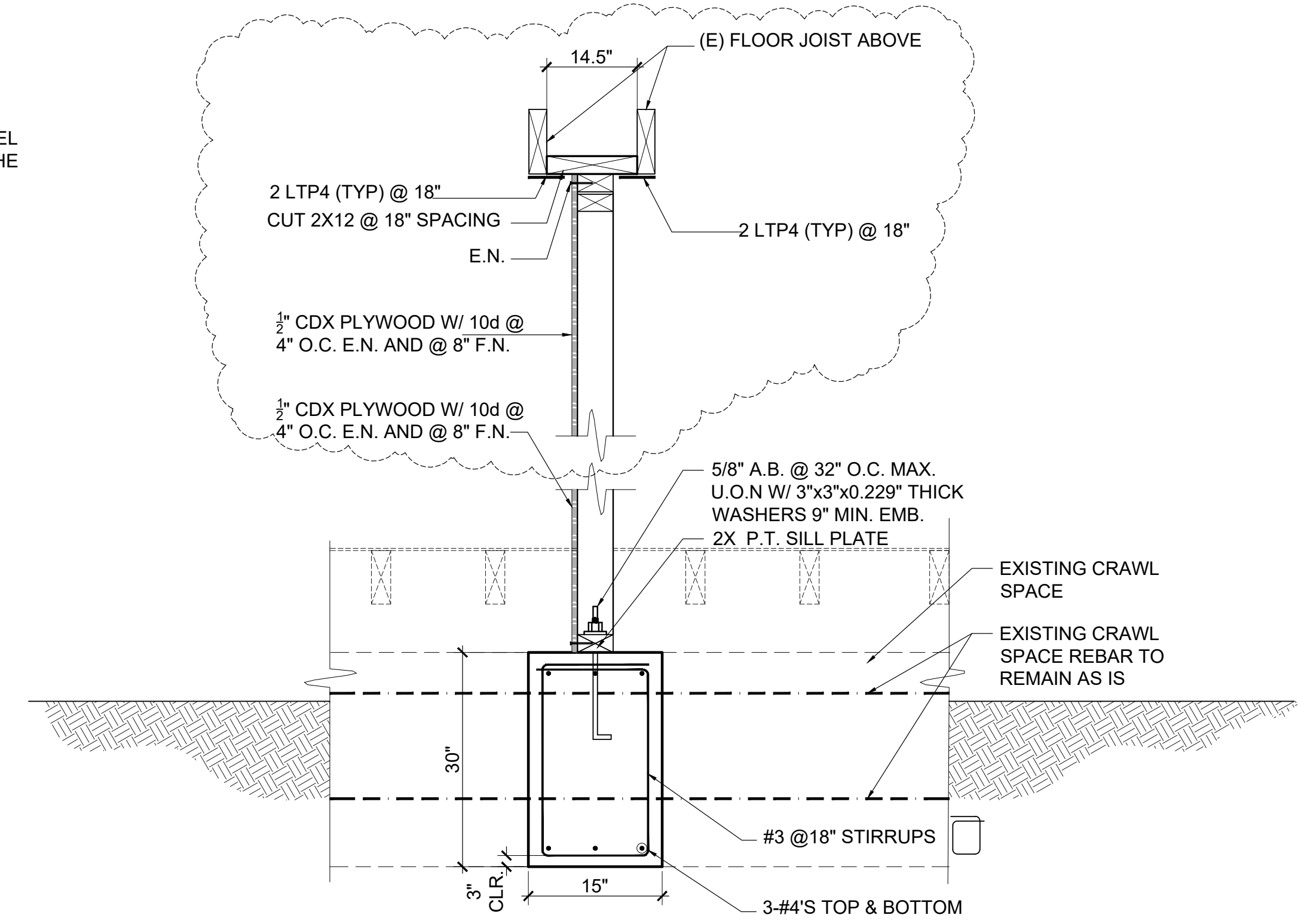
DRAWN BY: RANPEL DATE OF PLOT: 09-03-2022



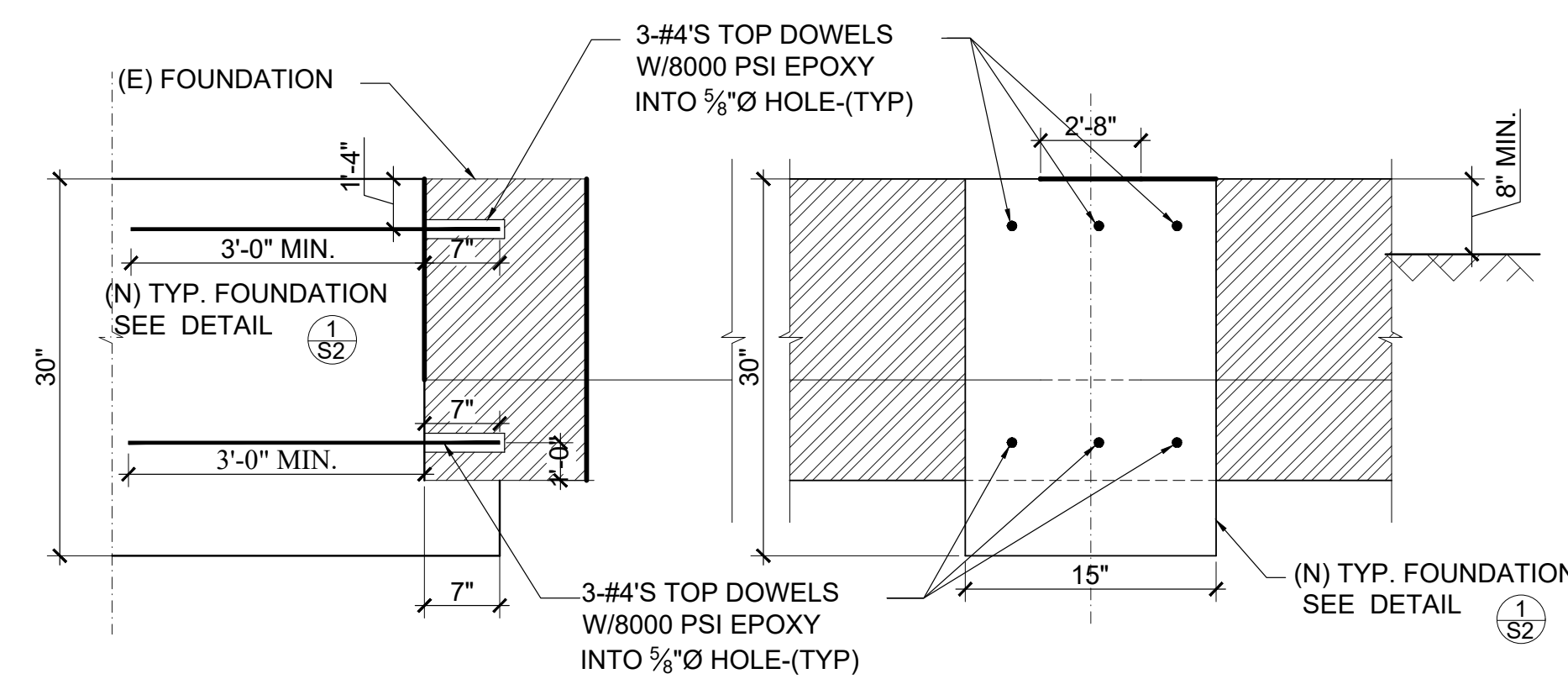
**NEW FOUNDATION / SHEAR WALLS AND MOMENT FRAMING PLAN**

LEGEND  
 [Hatched Box] INDICATED EXISTING FOOTING TO REMAIN AS IS  
 [Solid Box] INDICATED NEW FOOTING

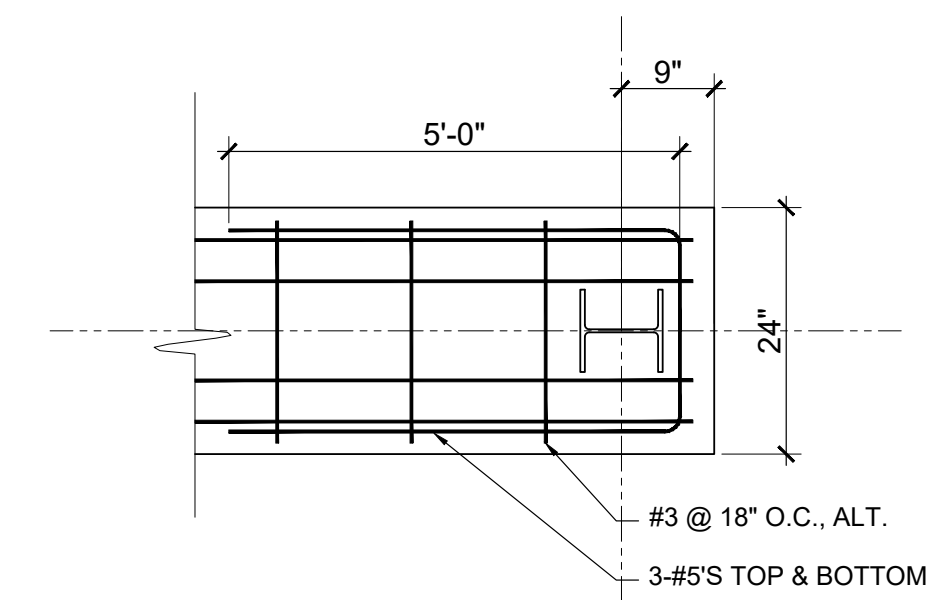
SC : 1/4" = 1



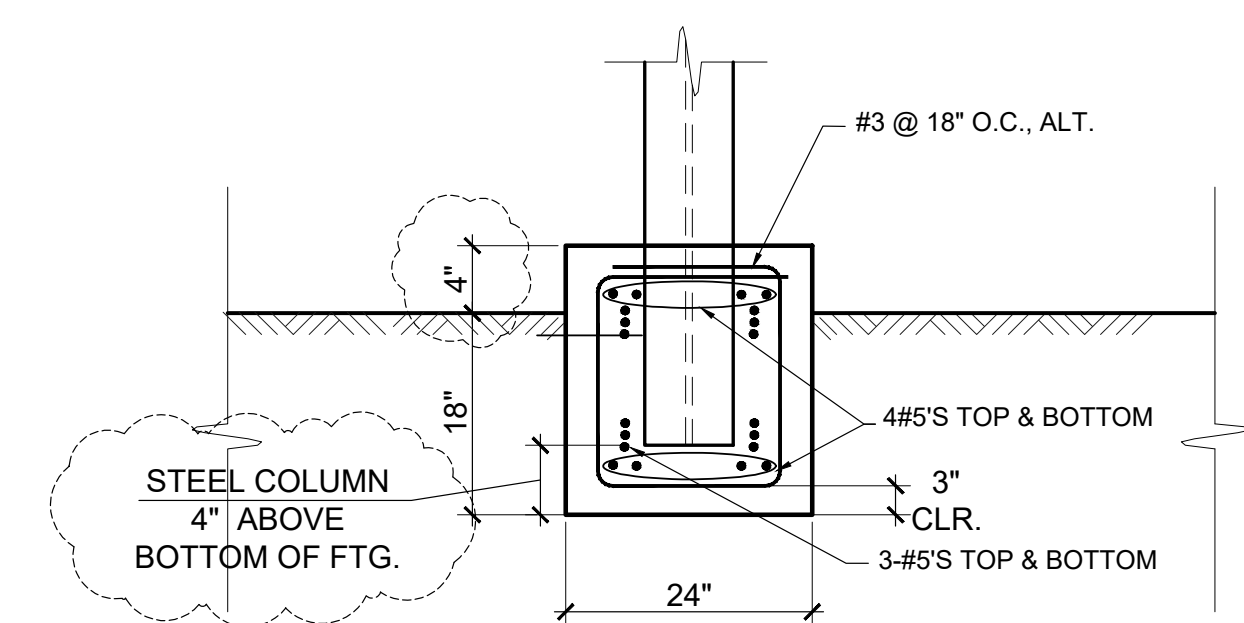
**1 NEW FOUNDATION SECTION DETAIL, TYP.**  
 NOT TO SCALE



**2 OPTIONAL DETAIL IF EXISTING REBAR IS CUT**  
 NOT TO SCALE



**4 STEEL MOMENT FRAME BEAM ASSEMBLY - PLAN**  
 NOT TO SCALE

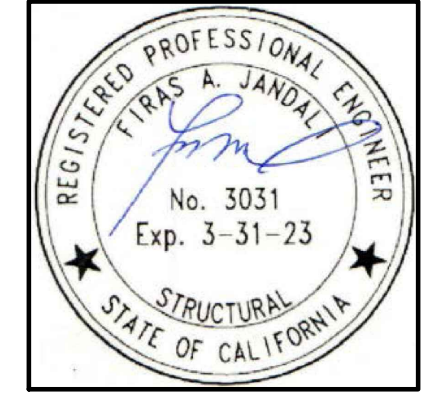


**3 STEEL MOMENT FRAME BEAM ASSEMBLY - SECTION**  
 NOT TO SCALE

NOTE: REMOVE (E) FOUNDATION WITH OUT CUTTING STEEL REBAR TO ALLOW FOR THE PLACEMENT OF THE REBAR OF THE NEW FOUNDATION AS SHOWN

NOTE: REMOVE (E) FOUNDATION WITH OUT CUTTING STEEL REBAR TO ALLOW FOR THE PLACEMENT OF THE REBAR OF THE NEW FOUNDATION AS SHOWN

**JEDCO**  
 CONSULTING ENGINEERS  
 1000 CONTRA COSTA DR.,  
 EL CERRITO, CA 94530  
 PHONE: (510) 703 0095



ENGINEER  
**FIRAS JANDALI**

SHEET NOTES

PLAN KEY

DRAWING REVISIONS  
 DATE DESCRIP. TAG

SCALE AS SHOWN

SHEET TITLE

**STEEL MOMENT  
 FRAMING DETAILS**

SHEET NUMBER

**S3**

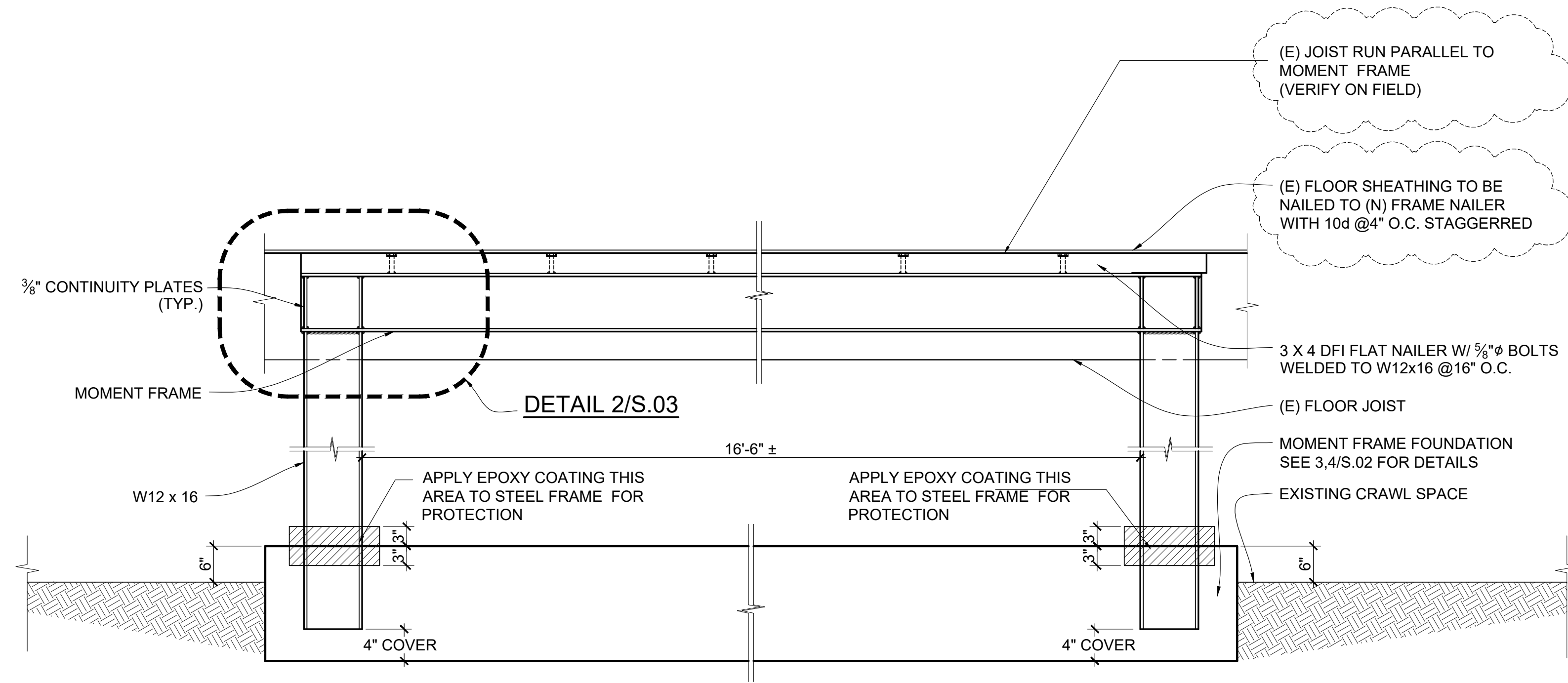
PROJECT/ADDRESS

**ADDITION OF NEW MOMENT  
 STEEL FRAME & VOLUNTARY  
 SEISMIC UPGRADE**

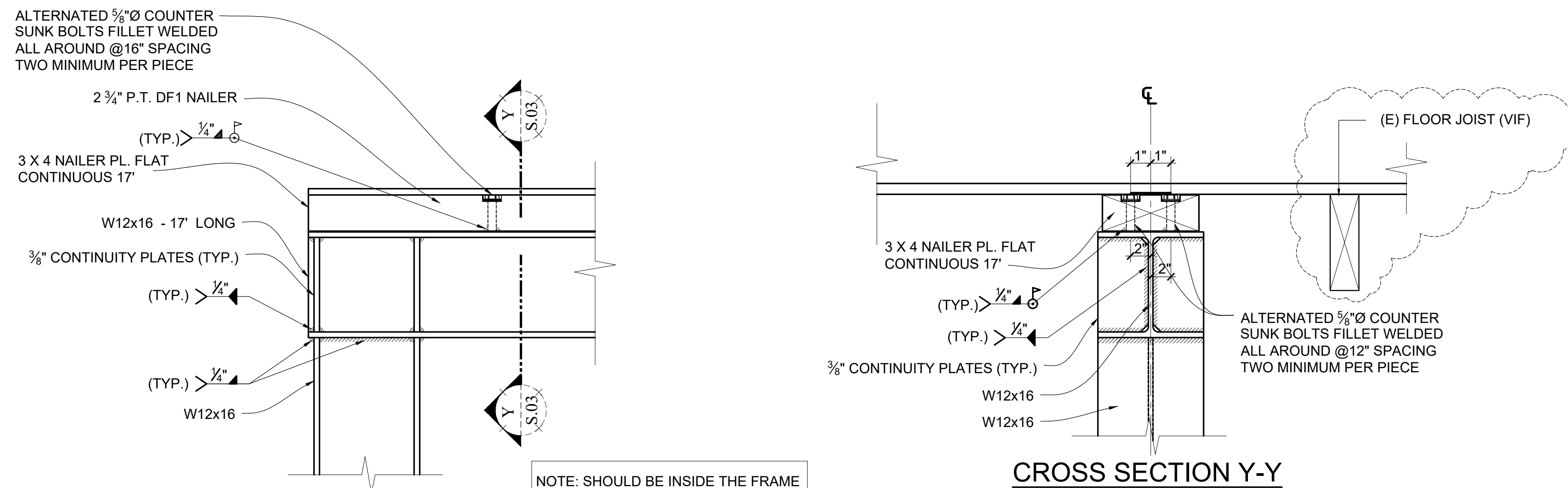
803 DELAWARE STREET,  
 BERKELEY, CA

DRAWN BY  
 RANPEL

DATE  
 09-03-2022



**1 STEEL MOMENT FRAME - ELEVATION**  
 NOT TO SCALE



**2 PREFABRICATED STEEL MOMENT FRAME - NAILER ASSEMBLY (TYP.)**  
 NOT TO SCALE



Dear Desiree Dougherty:

Thank you for meeting with us regarding the Tenant Improvement at 803 Delaware. Below is an Applicant Statement describing the project.

Existing conditions at 803 Delaware:

803 Delaware is part of the Delaware Street Historic District mixed use condominium association which is zoned MUR and is characterized by Victorian era wood buildings and wooden boardwalk sidewalks. The business on the ground floor of building 803 is The Turkish Towel Company owned by Sharon Block and Selim Aykiran who are both part of the condo association. The Unit above the store, 803 ½, is a residential unit owned by someone else in the condo association.

Proposed Alterations, Project Rationale:

The proposed project is mostly an interior Tenant Improvement of The Turkish Towel Company. The only exterior changes to the building proposed in the remodel will be:

1. An enlargement of the back door to allow a wider rear opening.
  - a. The new rear door is to match the existing front door, therefore it will be within the character of the existing building.
2. The addition of two front lights for security and safety.
  - a. The new exterior lights are to match existing exterior lighting on the side of the building.

Project Benefits and basis for Landmarks Preservation Commission approval:

The proposed project will increase the security of the area and increase the connectivity of the building to the rear court. These improvements will replicate existing details/fixtures and will be completely within the historic character of the building and the neighborhood.

Findings for compatibility with Standards for Treatment of Historic Properties:

1. The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important to local, state or national history, or which provide significant examples of architectural styles of the past, or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide for this generation and future generations examples of the physical surroundings in which past generations lived;

- The proposed project will increase the security of the area and increase the connectivity of the building to the rear court. These improvements will replicate existing details/fixtures and will be completely within the historic character of the building and the neighborhood.

- 2. The development and maintenance of appropriate settings and environments for such structures, in such sites and areas;
  - The existing Historic Delaware Street District will continue to operate and exist as it has.
3. The enhancement of property values, the stabilization of neighborhoods and areas of the City, and the increase of economic and financial benefits to the City and its inhabitants;
- Updating the interior of The Turkish Towel company will improve the existing business operations of the company. Adding a wider back door will improve functionality to the business, allowing the shop to receive deliveries and more easily use the back yard area of the property. Adding new lighting will help increase visibility and security at the front of the shop.
4. The preservation and encouragement of a City of varied architectural styles, reflecting the distinct phases of its history--cultural, social, economic, political and architectural;
- The Victorian style of the Historic Delaware Street District will be maintained.
5. The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs by fostering knowledge of the living heritage of the past. (Ord. 4694-NS § 1, 1974)
- The Victorian style of the Historic Delaware Street District will be maintained.

Sincerely,  
Brad Gunkel, Principal  
Gunkel Architecture



KEY MAP

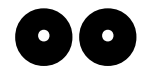
**GUNKEL ARCHITECTURE**  
1295 59TH STREET  
EMERYVILLE CA 94608  
GUNKELARCHITECTURE.COM  
PHONE: (510) 984 - 1112



**TENANT IMPROVEMENT**  
803 DELAWARE ST.  
BERKELEY, CA 94702

KEY MAP  
FOR SITE  
PHOTOGRAPHY

02/15/2023





1

2

**GUNKEL ARCHITECTURE**  
1295 59TH STREET  
EMERYVILLE CA 94608  
GUNKELARCHITECTURE.COM  
PHONE: (510) 984 - 1112

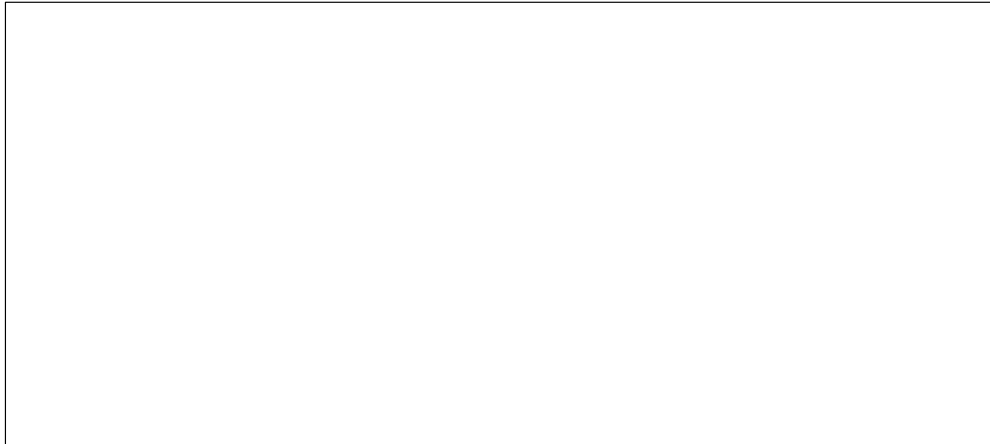


**TENANT IMPROVEMENT**  
803 DELAWARE ST.  
BERKELEY, CA 94702

SITE  
PHOTOGRAPHY

02/15/2023

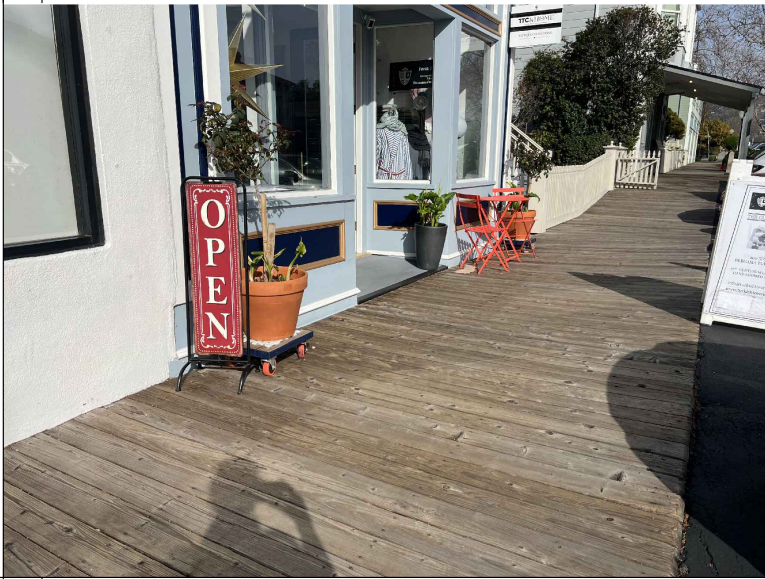




5



3



4

GUNKEL ARCHITECTURE  
1295 59TH STREET  
EMERYVILLE CA 94608  
GUNKELARCHITECTURE.COM  
PHONE: (510) 984 - 1112

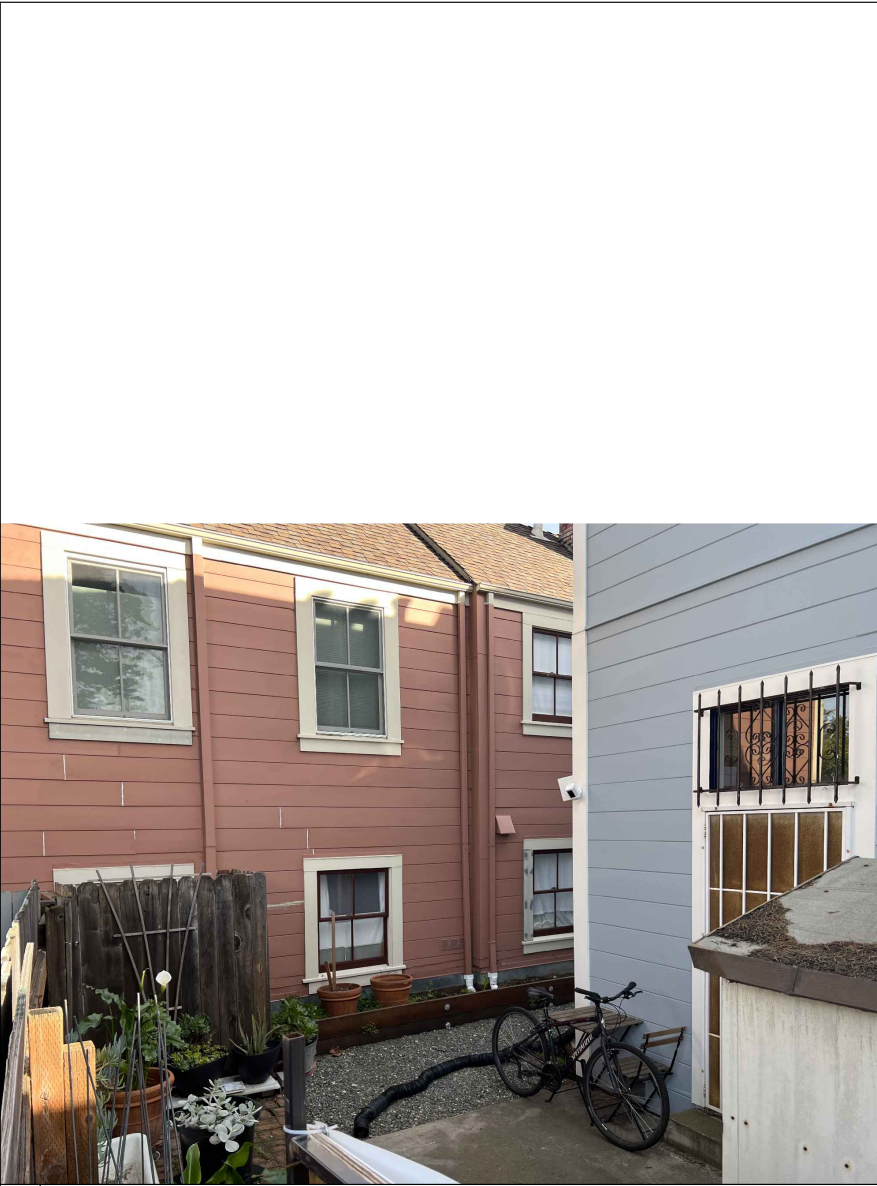
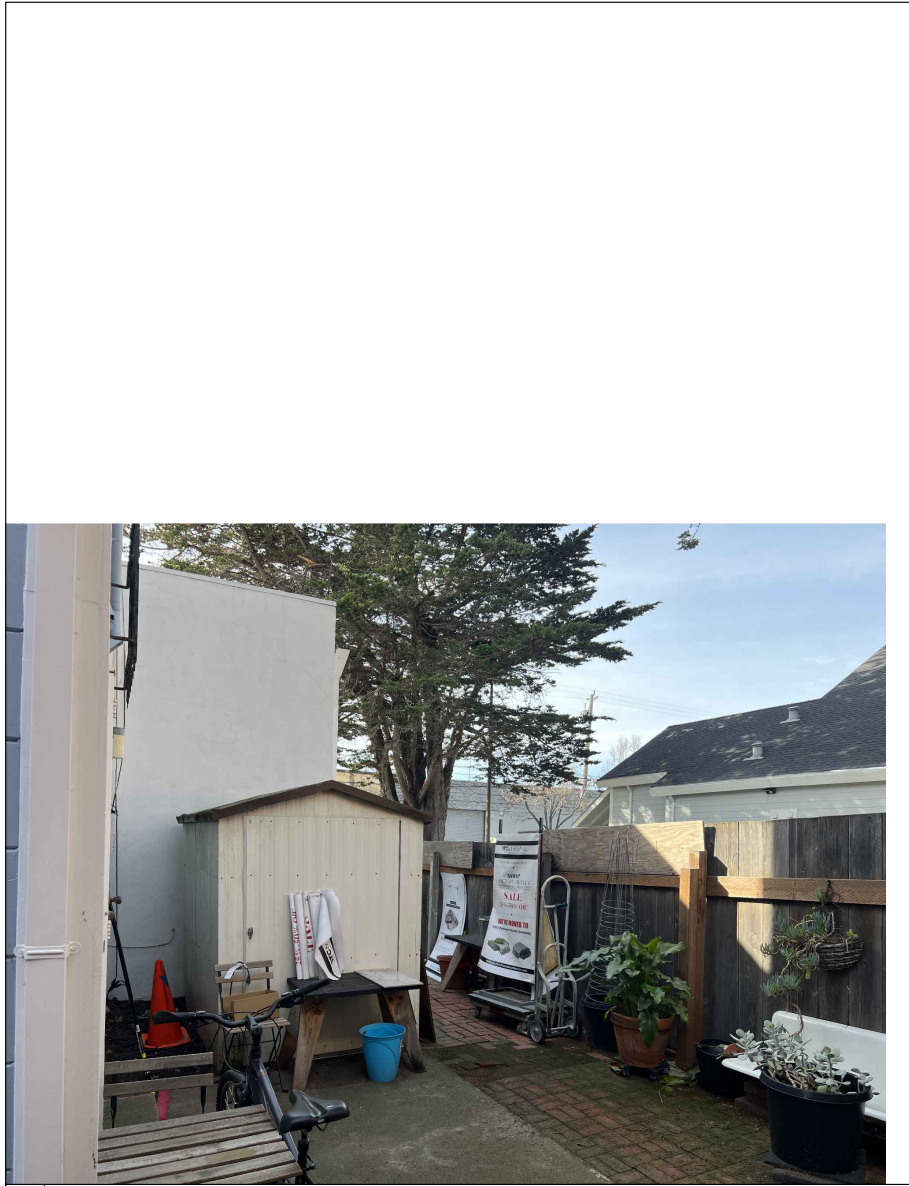


**TENANT IMPROVEMENT**  
803 DELAWARE ST.  
BERKELEY, CA 94702

SITE  
PHOTOGRAPHY

02/15/2023

**02**



6

7

GUNKEL ARCHITECTURE  
1295 59TH STREET  
EMERYVILLE CA 94608  
GUNKELARCHITECTURE.COM  
PHONE: (510) 984 - 1112



**TENANT IMPROVEMENT**  
803 DELAWARE ST.  
BERKELEY, CA 94702

SITE  
PHOTOGRAPHY

02/15/2023



# REJUVENATION



## Carson Straight Arm Wall Sconce

Item #A6562

<http://www.rejuvenation.com/s/1cb3s>

Specification	Detail
Item #	A6562
Finish	Carbon
Socket Type	E26
Projection	18"
Arm Support	None
Shade	B0512-MM
Shade SKU	B0512-MM
Wire Bulb Guard	None
Maximum fixture wattage per socket	300 W
UL Listed	UL Listed Wet
Canopy	5"
Overall fixture width	5-1/4"
Length	8-3/8"
Overall fixture depth	21-3/4"
Shade Height	



35

CITY OF BERKELEY  
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

SES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

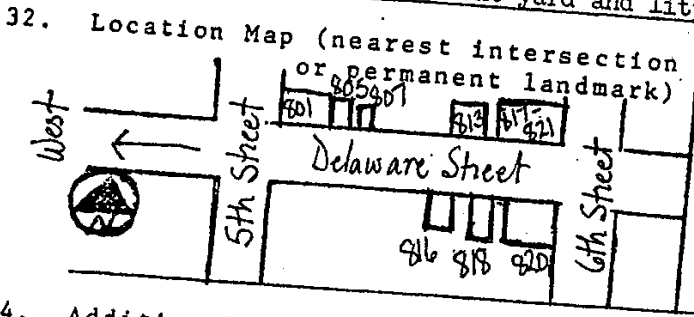
1. Name of Property Delaware Street Survey Code No. \_\_\_\_\_
2. Building \_\_\_\_\_ Site  Open Space \_\_\_\_\_
3. County Alameda 4. City Berkeley
5. Street 800 block of Delaware Street
6. Vicinity (if rural) \_\_\_\_\_
7. Present Occupant vacant property
8. Present Owner Berkeley Redevelopment Agency
9. Original Owner (if known) Heywood
10. Date of Construction c 1878 - 1910 11. Style Pioneer Victorian
12. Architect/Builder \_\_\_\_\_ 13. Original Use \_\_\_\_\_
14. Historic Value: national \_\_\_ state \_\_\_ county  city  neighborhood   
none \_\_\_
15. Architectural Value: national \_\_\_ state \_\_\_ county  city  neighbor-  
hood  none \_\_\_
16. Notable Garden or Landscaping: yes \_\_\_ no
17. Photographs: contemporary \_\_\_\_\_ historical \_\_\_\_\_  
dates \_\_\_\_\_ dates \_\_\_\_\_  
photographer \_\_\_\_\_ photographer \_\_\_\_\_  
repository \_\_\_\_\_ repository \_\_\_\_\_
18. Bibliography: Published Sources see cont.  
Public Records see cont.  
Interviews \_\_\_\_\_  
Other \_\_\_\_\_
19. Block Number \_\_\_\_\_ 20. Lot No. \_\_\_\_\_ 21. Lot Size: Frontage \_\_\_\_\_  
Depth \_\_\_\_\_
22. Current Zoning Status \_\_\_\_\_ 23. Adjacent Property Zoning Status \_\_\_\_\_
24. Present Use: residential (single family  multiple \_\_\_) office \_\_\_  
store \_\_\_ public \_\_\_ other \_\_\_ specify \_\_\_\_\_  
not in use \_\_\_\_\_

Adjacent Property Use (check all that apply): residential(single  
family  multiple \_\_\_) office \_\_\_ store \_\_\_ public \_\_\_  
other \_\_\_ specify light industry

26. Assessed Property Value: current \_\_\_\_\_ 5 yrs. ago \_\_\_\_\_ 10 yrs. ago \_\_\_\_\_
27. Present Condition of Property: exterior: excellent \_\_\_ good \_\_\_ fair \_\_\_ poor \_\_\_  
 interior: excellent \_\_\_ good \_\_\_ fair \_\_\_ poor \_\_\_  
 grounds: excellent \_\_\_ good \_\_\_ fair \_\_\_ poor \_\_\_
28. Property Endangered: yes  no \_\_\_\_\_ source, if yes \_\_\_\_\_
29. Potential New Property Uses: \_\_\_\_\_

30. History: Briefly describe the historical significance of this property  
 On Delaware Street between 5th and 6th Streets one can still find intact the "feel" of the West Berkeley settlement community of Ocean View (c.1870-1900). Delaware Street was the first East-West street in Berkeley originally being settled in 1853 by two 49'ers known to be the first residents in Ocean View. The road was naturally established as the route between a landing wharf built by Captain Jacobs at the mouth of Strawberry Creek and the stage coach stop in of Captain Bowen along Contra Costa Road (San Pablo) at Delaware. In the late 1870's Ocean View began to build up with modest "cheap houses" constructed for its working class and artisan residents. The Southern Pacific train station was placed in 1876 at Delaware and 3rd. The small road (Delaware) became a thriving commercial street... con't

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features.  
 This one block is located within a six-block area of the federally funded redevelopment project entitled West Berkeley Industrial Park (Calif.A-6) which has been only partially realized. Once five blocks from the East shoreline of the San Francisco Bay, it is now additionally separated from the Bay by Interstate 80 and the Berkeley Marina. The ground is continuously flat rising slightly toward the East Berkeley Hills. Originally in the 1870's the street was built up on both sides with small houses and small store front buildings which usually housed the family either above or behind. All the structures were aligned close to the sidewalk with little, if any, front yard and little space between them. The width of the...



33. Photograph (Contact print from 35mm black and white photo)

34. Additional Comments or Continuation of Previous Answers

35. Recorder: Name Lesley Emmington Title Berkeley Landmarks Preservation Commissioner  
 Address 195 The uplands Date September 17 1979  
Berkeley, California 94705

Application For Landmark Status  
 City of Berkeley  
 Delaware Street  
 Page 3

18. Bibliography: includes, Great Directory of Alameda County, 1853, 1874, 1892 and 1900 edition, Lakland Library  
 West Berkeley News, all editions between 1892 and 1895, Bancroft Library  
 Pettitt, George, Berkeley: The Town and Gown of It, Howell-North Books, Berkeley, 1973  
 Oakland Telephone Directories, Pacific Telephone Co., Oakland Library  
 Johnson, Mary, "Mr. Z.B. Heywood and Family", 1941, Bancroft Library  
 State Historic Resources Inventory Forms, 1978-1979, Berkeley Architectural Heritage Association

30. History: continued, ...containing a horse car trolley line which ran up to 6th, turning and eventually running to the University campus. This one block once offered Higgin's Dry Goods, a French Laundry shop, Wentworth's Bootery, a barber shop, Mrs. Glaeser's candies, Winnie & Schrader's meats, and Casabonne's wines and French dinners at the West Berkeley Garden Saloon, as well as being the site of Samuel Heywood's handsome Italianate cottage residence. Today the existance of this one block with seven structures remaining from the 19th C. times - inspite of their deteriorated condition - is of great value simply because they each contribute to a single streetscape in West Berkeley of historic importance, suggesting the simple architectural style of the community and the common economic and social life of the citizens, integrating the home and work day-to-day activities. There is great hope that Delaware Street can be preserved and restored.

31. Architecture: continued, ...street is 80' wide and 275' long. Today on the North side of the street there are five remaining structures and on the South three remaining structures all suggesting the simple "pioneer" Victorian typical of Ocean View in the 1870's. The block is unique form other surrounding streets in that it has no major 20th C. structural intrusion. Because the street was closed in 1975 to accomodate a future industrial site, the streetscape has an added sense of antiquity - like an early California ghost town. All eight structures have been abandoned and boarded up. Three of the eight have been seriously damaged by fire, but not beyond repair. The structures include:

816 Delaware, pre 1890, one-story frame house  
 818 Delaware, c. 1878, one-story frame house  
 Golden West Market, 820-822 Delaware, 1908, store  
 Heywood-built House, 805 Delaware, 1879, store with residence above  
 Heywood-built House, 807 Delaware, 1879, raised one-story house  
 813 Delaware, pre 1890, one-story false-front store and/or residence  
 West Berkeley Garden, 817-821 Delaware, one-story store and/or residence

Application For Landmark Status  
 City of Berkeley  
 Delaware Street  
 page 4

816 Delaware, c. 1900, one-story house

Description:

816 Delaware is a one-story, tiny 16 x 55 foot simple house with a gable roof. It has a brick foundation and board siding measuring 7 inches wide. Two windows and a recessed entry way open onto the street. As with other structures on the block, additions were made on the back of the structure after it was built. Fire damage has destroyed these rear additions, but the original structure is still in good condition. Although it repeats the feeling of its Pioneer Victorian neighbor at 818 Delaware, it lacks the distinct proportions and detailing. Originally it was built for commercial purposes and thus has no street set back.

Significance:

This simple little structure located on the abandoned 800 block of Delaware Street offers an interesting link to the commercial and social history of Ocean View which once thrived there. It sits on land that was once owned by Sam Heywood, son of Ocean View pioneer, Zimri B. Heywood. Although the exact date of its construction has not been discovered, it is possible to estimate its beginnings from different sources.

Examination of a 1890's photo of Sam Heywood's house at 812 Delaware reveals a two-story wooden structure to the left (816 Delaware) which is built at the sidewalk rather than set back as in most residential buildings of the time period. (Note that the Heywood's house was set back from the sidewalk approximately ten feet) Examination of city directories between 1890 and 1898 indicates that this two-story building was a butcher shop, first used by Henry Borchert, then E.W. Goepfert, then the Paasch Bros., all butchers. This observation leads one to conclude that the present one-story house at 816 Delaware replaced this larger building at some point in time. Indeed further readings of Berkeley's early newspaper The Advocate, revealed a passage in the Sept. 14, 1898 issue which stated that Sam Heywood was having a two-story shop moved elsewhere. Shortly thereafter in a deed dated Feb. 10, 1899, Heywood sold the property to Alvina Glaser. (It must be reminded here that both little structures - 816 and 818 Delaware - sit on the self-same lot.)

Mrs. Glaser's story is an interesting one. Mrs. Glaser was a Paasch herself before she married Frank Glaser. Her brothers owner Paasch Bros. meat market recently moved by Sam Heywood in 1898 prior to Mrs. Glaser's purchase of the land. Why Sam Heywood moved the shop is a mystery yet to be unraveled, however, perhaps he wanted to make amends by selling the new empty land to the Paasch's sister. By 1902 the present one-story structure at 186 Delaware was in place and operated once again as a meat market, this time called Paasch & Winnie's market. Paasch shortly dropped off and Winnie teamed up with Estes Shrader. Winnie and Shrader continued to operate their meat market out of 816 Delaware until their new corner store at 820-22 Delaware was built in 1908.

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City of Berkeley  
Delaware Street  
page 5

818 Delaware, c. 1878, one-story house

Description:

818 Delaware is an exquisitely proportioned one-story Pioneer Victorian, with intact classical detailing. The house has a gabled roof with plain boxed cornice at the gable end with eaves partly extending around the corner. There are two narrow, vertical windows surmounted by classical shelves, as well as a small corbelled brick chimney. This little structure is 20 x 35 feet with channel rustic siding measuring  $8\frac{1}{2}$  inches wide. The entrance is reached by three steps, being covered by a shallow gabled roof. The house is set back several feet from the street providing space for a large, thriving datura plant. The structure is in good repair.

Significance:

818 Delaware is significant as an example of early Pioneer Victorian architecture in Berkeley's oldest settlement once known as Ocean View. Following the information above telling of 816 Delaware, 818 Delaware was probably moved by Alvina Glaser shortly after she purchased the property from Sam Heywood in 1899. By 1901 Charles and Fredericka Loeb and their daughter, Lizzie, had moved into the house and they lived there until Charles died in 1908. At first Mr. Loeb was listed (1902 Husted's DIRECTROY) as a baker. But in 1903 he became employed by Pacific Coast Lumber. Then in 1905 he worked for Southern Pacific.

The house appears as a \$250 improvement on the City's 1907 Plat Books. Its concrete foundation leads one to believe that it was moved rather than constructed on the site. In support of this theory is the evident simple Pioneer Victorian styling. The building itself was probably constructed c. 1878 or earlier as one of the many quickly built workingman's cottages that were necessary to house the many laborers being brought in to work at the new lumber mill and soap factory, both established in 1874.

Golden West Market, 820-822 Delaware, 1908, store

Description:

The Golden West Market is a turn-of-the-century shop building. It consists of two single-story shop spaces with two separate inset entrances off of Delaware Street and large display windows facing the street. The area below the display windows is embellished with horizontal panels. These panels are repeated in the freize at the top. A series of transom windows runs the length of the facade. The building is sheathed in ship lap siding, 7 inches wide. This structure was constructed in 1908 with no architect or contractor listed and was listed as costing \$1,800. At the rear behind a high fence there are various additions, including a detached garage.

Significance:

The Golden West Market is a good example of turn-of-the-century wooden commercial architecture and fits into the life of Delaware Street as a remnant of its once thriving business activity. The earliest reference to this corner is in March of

Application For Landmark Status  
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Delaware Street  
page 6

1878 when John Helwig purchased the lot from Emelie Choen for \$1200. But it is not clear what kind of a structure, if any, might have been there before 1908. Clyde Winnie and Estes Shrader moved there by 1909 from their tiny location at 816 Delaware. In 1923 they had done well enough to open a second market at 1073 University Avenue and this situation continued unchanged until they dies, Shrader in 1935 and Winnie in 1938.

Heywood-built House, 805 Delaware, 1879, store with residence above

Description:

805 Delaware is the only two story structure remaining along the 800 Block of Delaware. It has no setback and once accomodated a business on the ground floor and a residence above. It is a Pioneer Victorian possibly built in the late 1870's. It has a balloon frame with siding planks measuring  $8\frac{1}{2}$  inches and a simple gable roof with a plain boxed cornice at the gable end, a small brick corbelled chimney and windows and doors without decorative detail. The house appears as if it could have been raised at some point in time because of a narrow cornice between the floors and because the square windows of the ground floor differ from the typical large rectangular windows of the upper story. But one can see that the board siding and entrances upstairs and below are of the same building material period. The staircase, now broken away, gives evidence of a middle landing and a small opening used for business purposes. There are 2 additions in the rear. Considerable damage was caused by fire in 1975.

Significance:

805 Delaware is important as an example of simple, Pioneer Victorian architecture. This one hundred year old structure is a rare remnant of an earlier time. It is on property once owned by Wm. B. Heywood, son of one of Berkeley's earliest pioneer lumbermen, Zimri Brewer Heywood.

According to an account in the Apr. 14, 1892 issue of the BERKELEY ADVOCATE about the 42nd reunion of the Heywood family, Z.B. Heywood arrived in California in 1850 after a 6-month voyage from Maine aboard the Ship Ada. During his 17 years at mining he founded the town of Gualala and in 1868 he came to Berkeley and purchased 10 acres along the Bay with Captain Jacobs. Together they built a wharf and Heywood set up a lumber yard. Heywood died in 1879 leaving a large estate to his 11 sons and 3 daughters. In March of 1879, Wm. B. Heywood purchased \$12,000 worth of land from the Berkeley Land & Town Improvement Association. This lot was part of that purchase.

In 1892 Heywood sold this porperty and the adjoining property to D. R. Wentworth, a shoemaker, whose factory was next door at 809 Delaware. Records show that Hugh McEvoy, a boilermaker, lived there from 1895 to 1903. Thereafter McEvoy founded the Berkeley Iron Works at 2nd and Camelia in West Berkeley, a business which he ran with John J. Prendergast until 1922.

Prior to its use as a foundry, it is likely that 805 Delawe was used as a lodging house for the many workers of the Niehaus Planning Mill located just a few blocks

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away at 2nd and Hearst. The 1878 City Directory indicates dozens of single men as employees of the Mill and residing on Delaware near 5th. Since Wm. B. Heywood, president of the lumber yard, owned this land at the time, such a theory is well supported.

The last use of 805 Delaware of interest was the home and steam laundry of Blaise Esperance, a French immigrant, from c. 1905 - 1922. 805 Delaware remains as one of the oldest houses in Berkeley's oldest neighborhood, Ocean View.

Heywood-built House, 807 Delaware, 1879, raised one-story house

Description:

807 Delaware is a balloon frame structure, set back the distance of its front steps, and only one story. It repeats the simple lines of the second story of 805 Delaware and mirrors the two similar houses facing across the street. It handsomely fits the description of a Pioneer Victorian. The board siding measures 9 inches. The house has a gable roof and a plain boxed cornice at the gable end, and a small brick chimney with a corbelled top. The facade, partially hidden by a eugenia tree, consists of a pair of vertical windows and a door frame reached by nine steps which is emphasized by a classical hood supported by pilasters. The house sits on an enclosed raised basement. This structure was also damaged by the fire in 1975.

Significance:

Like the Heywood-built House at 805 Delaware, 807 Delaware undoubtedly has a similar beginning (see narrative above). Again, it is one of the oldest houses remaining in Berkeley's oldest neighborhood, Ocean View, and it has important ties to the pioneer Heywood family.

Records show that it was owned by D.R. Wentworth, a shoemaker, in 1892. An account in the Jan. 24, 1893 issue of The Advocate, an early newspaper states that Wentworth was building on the north side of Delaware between 5th and 6th, probably to the east of 807. Daniel Wentworth was attempting to start up the family shoemaking business which had gone bankrupt in 1886 under the management of his brother, Ira, at a huge facility on Gilman between 6th and 7th. In 1893 a serious fire destroyed Wentworth's newly-built factory. Fortunately he was able to rebuild within a year thanks to his insurance and the generosity of the wealthy Sam Heywood who lived across the street at 812 Delaware.

Meanwhile Wentworth sold the cottage at 807 Delaware to the Kroll family. Rudolph Kroll was a millhand for Niehaus Bros. and probably lived at 805 Delaware when he first came to West Berkeley from San Francisco. The Krolls lived in this house from 1895 to 1910 and each of them worked nearby. Paul Kroll worked for Winnie & Shrader's meat market at 820/22 Delaware and Elfrida Kroll was a packer for the Ramona Candy Co. at 3rd and Addison.

807 Delaware both in associations and in its simple design belongs to "the general classification of pioneer working-class dwellings" once characteristic of West Berkeley.

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813 Delaware, c. 1895, false front store and/or residence

Description:

813 Delaware is actually two small pioneer frame houses attached to each other lengthwise and faced by a false front shaped somewhat like a gambrel roof. The whole exterior consists of wood siding  $6\frac{1}{2}$  inches wide and a variety of window shapes. The windows facing east and west are narrow and vertical, typical of early Victorian styling. The windows in the false front facing south onto the street are not as vertical, perhaps indicating later construction. The structure is set back approximately the same distance as 807 Delaware. The central entrance is raised and covered by an enclosed porch with a shed roof. The flat facade is in marked contrast to the four other gable roofed residences along the streetscape.

Significance:

The unpretentious, economical and modest qualities of early West Berkeley are perfectly displayed at 813 Delaware. The two small frame structures joined behind the plain false front could hardly be more basic. In fact this false front seems unique in its stark, simple design.

Undoubtedly 813 was constructed soon after the large fire on Delaware Street in 1893 (see narrative below). 817/21 Delaware was originally in the same parcel and the site was woned by the same person in 1889, Joseph B. Casabonne, and used by his family as a dwelling and shop space. There are only  $10\frac{1}{2}$  feet between 813 and 817/21 Delaware. According to the 1903 Husted's Directory John M. Silva had a barber shop at 815 Delaware (perhaps 817). However, at present there is only 817/21 Delaware, then  $10\frac{1}{2}$  feet of open space, then 813 Delaware (with the two small houses butted up against each other). In any case, by 1909 Pierre and Marie Mailho had purchased the whole set of corner buildings and lived with their family in 813 Delaware until they sold their business nextdoor in the 1950's.

West Berkeley Garden, 817-821 Delaware, 1889, one-story and/or residence

Description:

The West Berkeley Garden is a corner structure, and like 813 Delaware, consists of enjoined structures behind a common facade. In this case, there are 3 buildings: 2 small residential units and a larger commercial space, all faced with a stucco false front. The facade is capped by a wooden cornice and divided horizontally by a plain belt course. The lower half is divided into bays which repeat the dimensions of the three joined structures behind. The 2 smaller bays each consist of a central entrance with a window on either side. The larger bay on the corner has an entry inset diagonally behind 2 arches. In the rear of the building one can find 2 additions. The ship lap exposed on the rear of the main structure is 6 inches wide. Although the roof and interior of this structure have been gutted by fire, it remains the last of the notorious Delaware Street saloons, its corner entry beckoning all to come within.

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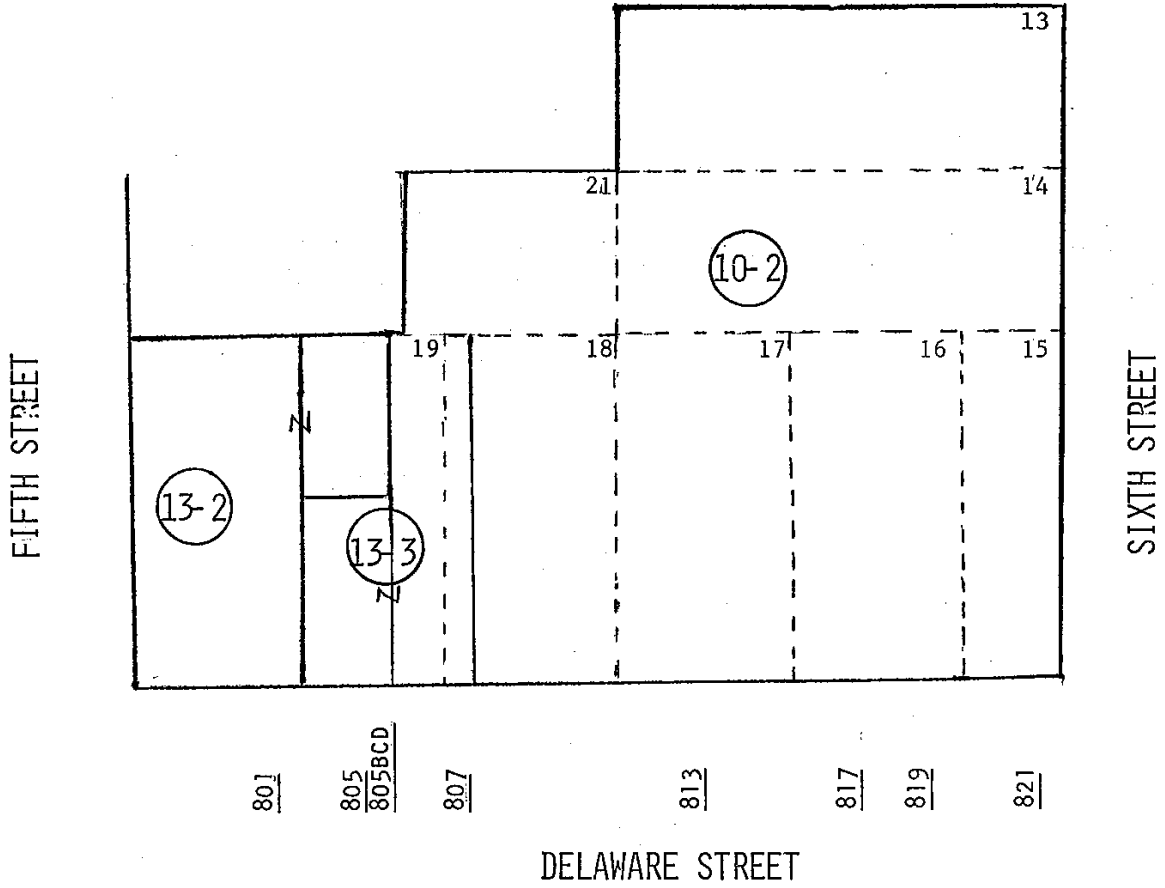
Significance:

The West Berkeley Garden is important as an example of one of the few remaining live-work arrangements from early Ocean View's central commercial district around Delaware and 6th Street.

In 1889 Joseph B. Casabonne, a French saloon keeper, moved to Berkeley from San Francisco and built a saloon and dwelling block at 817/21 for \$3,000. The structure was originally 2 stories but the second story burned in the great fire of 1893 which wiped out 4 buildings and property worth \$15,000. Not to be dismayed and with the aid of the wealthy Sam Heywood, the neighbors began to rebuild and by 1894 Casabonne had his block back in business. This time it included a new butcher shop, the Grand Central Market, run by Capt. Chas. D. Oakland.

Oral history accounts have been gathered over the last year to verify the life of the West Berkeley Garden (reference Berkeley Architectural Heritage Association tape recordings). Vague recollections of Mrs. Burdick who grew up at 1726 6th Street tell of the beautiful garden of the Casabonnes which was surrounded by benches and tables for big Sunday afternoon French dinners. There was a big willow tree in the middle of the garden and hedges along the edge of the property. The corner entry had swinging doors. Mrs. Burdick also had slight recall of the 1893 fire. Two of the Wulbern sisters who had lived on 5th Street remembered peeking into Casabonne's through the swinging doors and that the interior was a rather large room with tables and chairs. They remembered too the special French Sunday dinners cooked by Mrs. Casabonne which attracted many members of the San Francisco French community to the East Bay. According to these accounts the large display window and stuccoed archway were more recent additions.

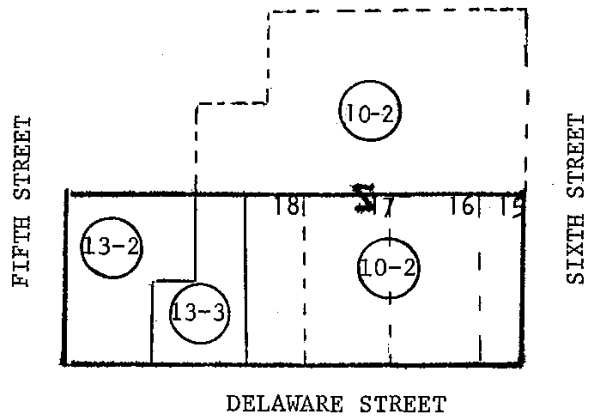
About 1902 Casabonne sold his saloon to Pierre and Marie Mailho, a French couple just married and over from San Francisco. Mailho added billiard tables to the saloon and business went along smoothly. After the 1906 earthquake and fire, the Mailhos were hosts to many of the stranded San Franciscians who pitched tents in their back yard. In 1909 Mailho was forced to convert his saloon to a grocery store because Berkeley went dry. However, accounts recall that Mailho continued to bootleg whiskey. All the Frenchmen in the neighborhood would go there to paly kiel (a French form of bowling) and to drink whiskey out in back of the place. At that time the site had a well, windmill and nice garden. The Mailho family owned the place until the 1950's, operating the Mailho grocery store. Sometime in the early 1920's they stuccoed the building and remodelled the corner entryway.



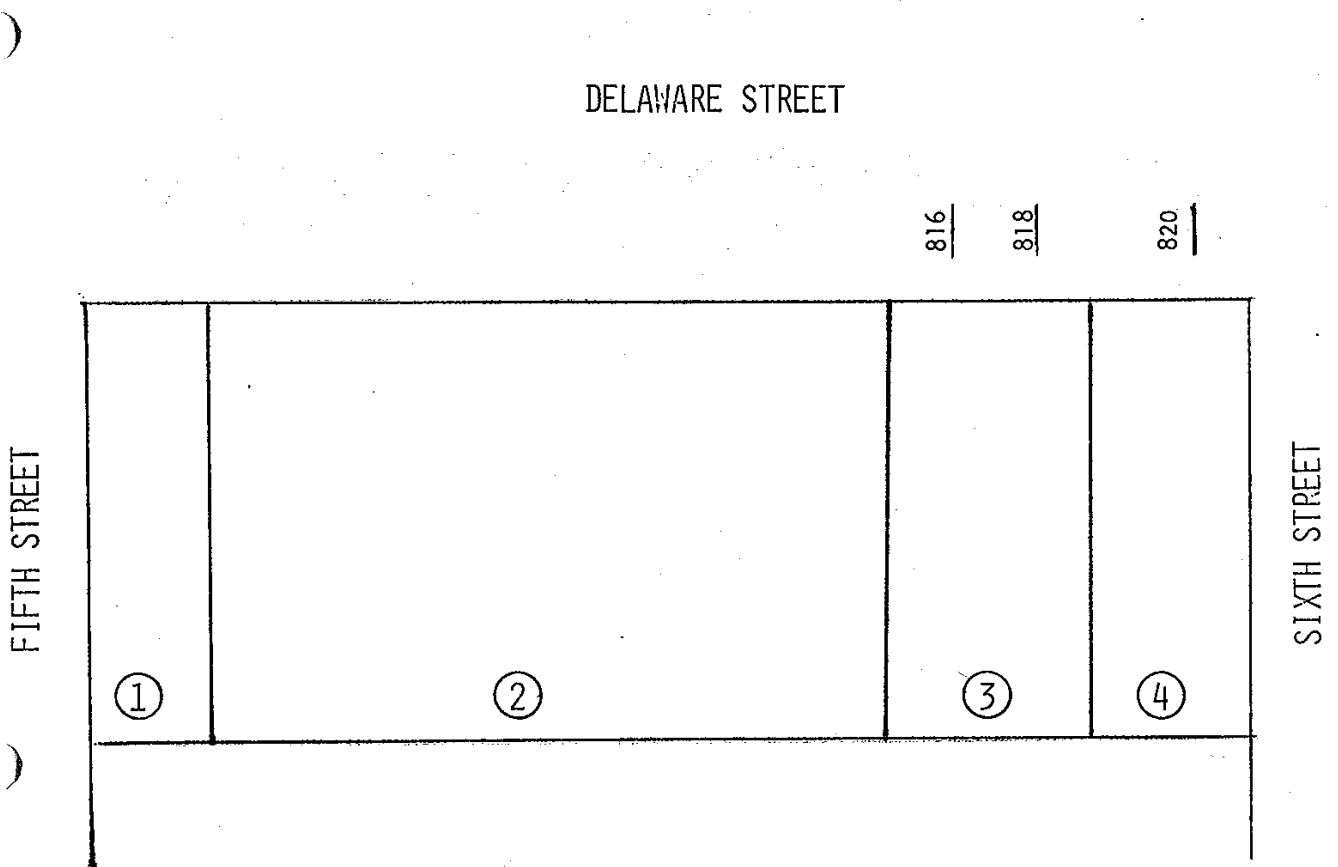
HISTORIC DISTRICT PROPERTY NUMBERS:

Assessor Map Specifications

- 8-2118-13-2
  - 8-2118-13-3
  - \*8-2118-10-2
- (lots 15, 16, 17, 18 only)

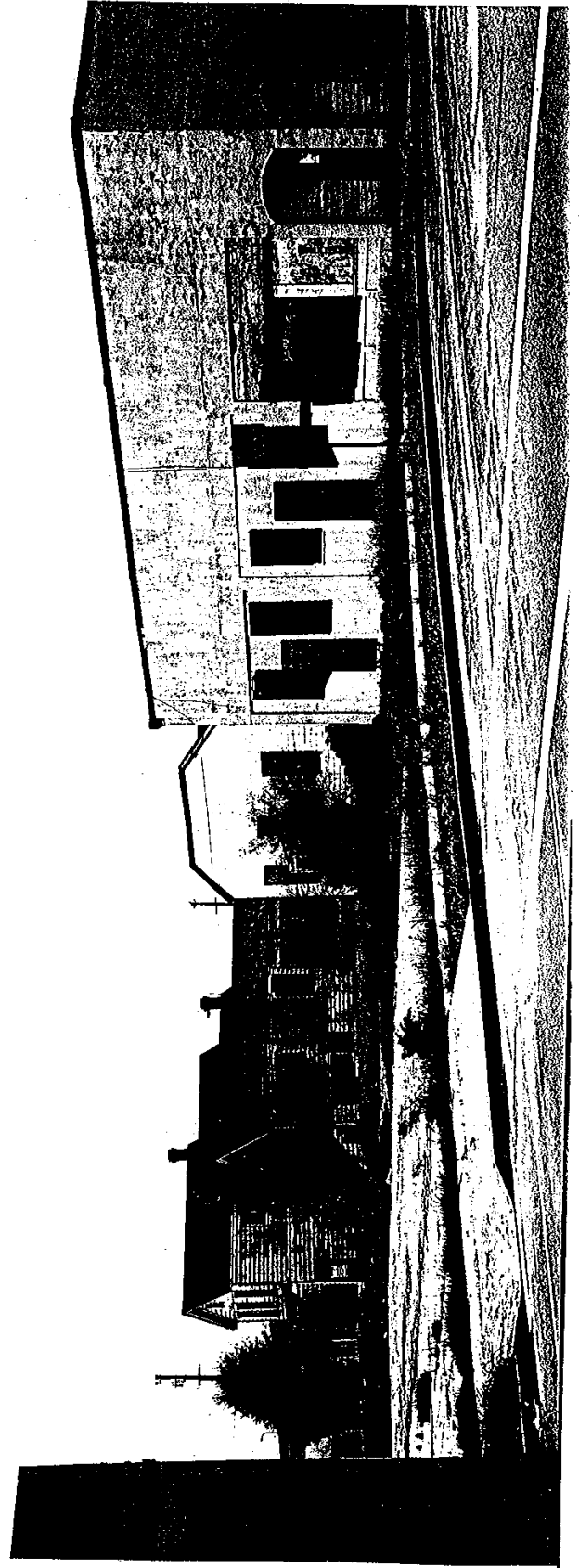
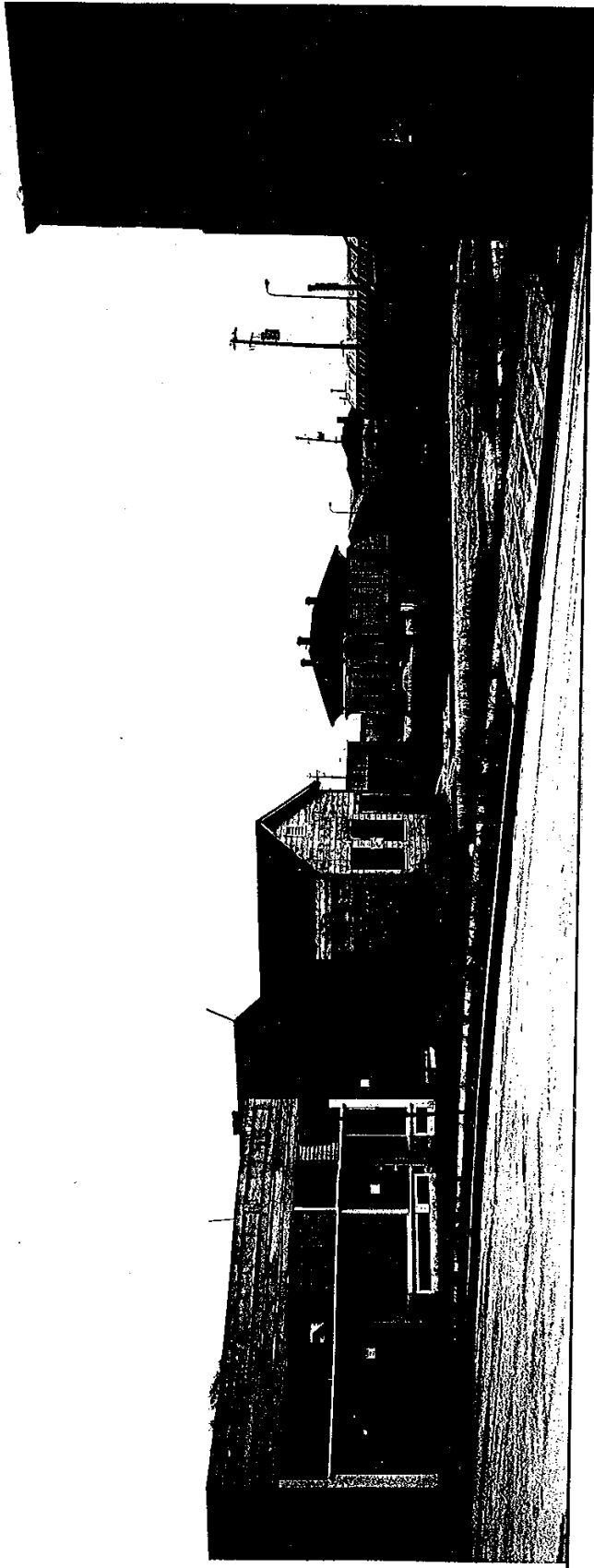


\* Only that portion of 10-2 which contains Lots 15, 16, 17, and 18 as these lots are shown on the Map of Tract B of the Berkeley L.T.I. Association, filed February 4, 1886, in the office of the County Recorder.



Historic District Property Numbers

Assessor Map: 8-2098-1  
8-2098-2  
8-2098-3  
8-2098-4



CITY OF BERKELEY  
LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

Dear Redevelopment Agency Board of Directors:

The City of Berkeley adopted the Landmarks Preservation Ordinance 4694-N.S. which went into effect June 6, 1974. This Ordinance established the Landmarks Preservation Commission whose duty is to preserve and protect structures, sites or areas in the City having special historical, architectural, cultural, or educational value.

In accordance with this Ordinance, a public hearing was held on October 15, 1979, to consider landmark designation of the 800 block of Delaware Street, Redevelopment Agency Property located between Fifth and Sixth Street. At its meeting of December 17, 1979, the Commission voted to designate this area as a Berkeley historic district. The Commission specified in its decision that such designation includes: Assessor Parcels 8-2098-1, 8-2098-2, 8-2098-3, 8-2098-4, 8-2118-13-2, 8-2118-13-3 and that portion of 8-2118-10-2 which contains Lots 15, 16, 17, and 18 (as such lots are shown on the map of Tract B of the Berkeley L.T.I. Association, filed February 4, 1886, in the Office of the Alameda County Recorder), and all the improvements thereon.

Such status means that (Section 5 of the Ordinance);

"NO PERSON SHALL CARRY OUT OR CAUSE TO BE CARRIED OUT ON A DESIGNATED LANDMARK ... ANY CONSTRUCTION, ALTERATION OR DEMOLITION FOR WHICH A CITY PERMIT IS REQUIRED, WITHOUT APPROVAL BY THE COMMISSION ... IN ADDITION, NO SUCH WORK SHALL TAKE PLACE UNLESS ALL APPLICABLE LAWS AND REGULATIONS HAVE BEEN COMPLIED WITH, AND A PERMIT HAS BEEN ISSUED FOR SAID WORK."

Section 9 of the Ordinance establishes the right to appeal the Commission's decision to City Council by;

"... THE VERIFIED APPLICATION OF THE OWNERS OF THE PROPERTY OR THEIR AUTHORIZED AGENTS, OR BY THE VERIFIED APPLICATION OF AT LEAST FIFTY (50) RESIDENTS OF THE CITY AGGRIEVED OR AFFECTED BY ANY DETERMINATION OF THE COMMISSION ... SUCH APPEAL SHALL BE TAKEN BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK OF THE CITY OF BERKELEY WITHIN FIFTEEN (15) DAYS AFTER THE MAILING OF THE NOTICE OF DECISION OF THE COMMISSION."

Very truly yours,

*Trish Hawthorne*

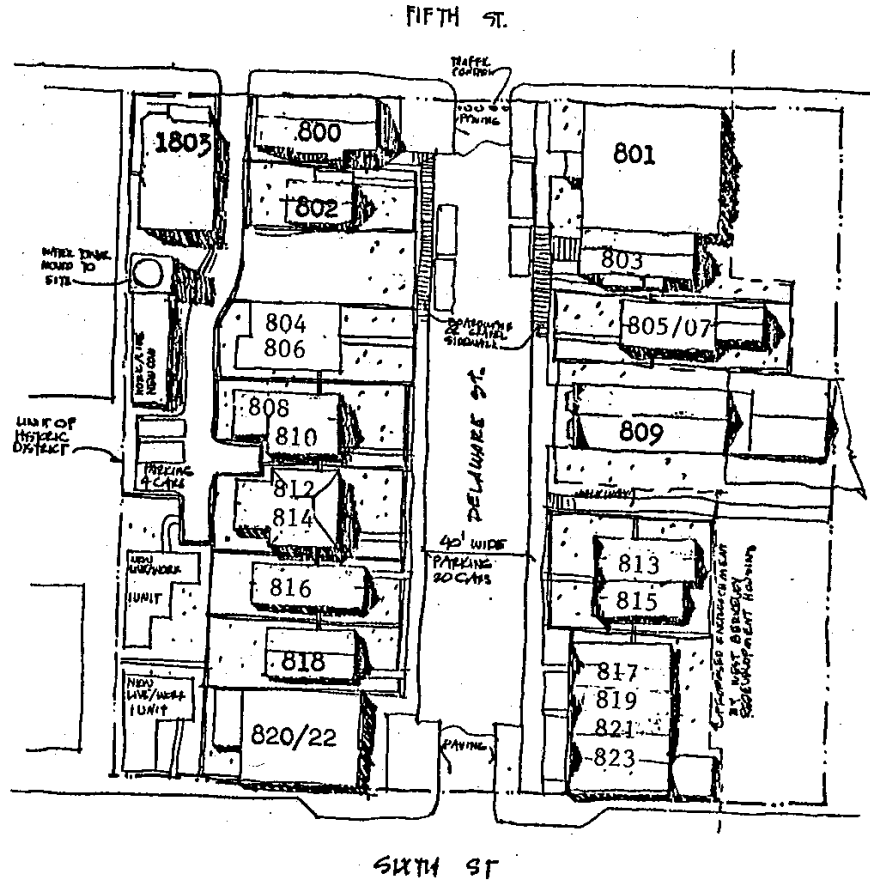
TRISH HAWTHORNE  
Chairperson

Landmarks Preservation Commission

Date Mailed December 27, 1979

DELAWARE STREET HISTORIC DISTRICT PLAN

Showing addresses and residential, commercial, and residential / commercial distribution



RESIDENTIAL -- 804, 806, 805, 807, 808, 810, 812, 814, 813, 815, 816, 818

COMMERCIAL -- 801, 817, 819, 821, 823, 820, 822

RESIDENTIAL -- 800, 802, 803  
 COMMERCIAL

from HISTORIC SIGN ORDINANCE FOR THE  
 DELAWARE STREET HISTORIC DISTRICT  
 William Colvren AIA, Sept. 1988