

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
S T A F F R E P O R T

FOR COMMISSION ACTION
JULY 8, 2024

1401 Le Roy Avenue - John Galen Howard House

Mills Act Contract Application (#LMMA2024-0001) for a residential property and City of Berkeley Landmark.

I. Application Basics

Parties Involved:

- **Property Owner:** Michael Greenwald & Ronna Bach
1401 Le Roy Avenue
Berkeley, CA 94708
- **Historic Architect & Consultant:** Denise Hall Montgomery, Architect
Denise Hall Montgomery Architecture
1769 Alcatraz Avenue
Berkeley, CA 94703
- **Recommendation:** Approve the proposed rehabilitation schedule and recommend favorable action to City Council.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

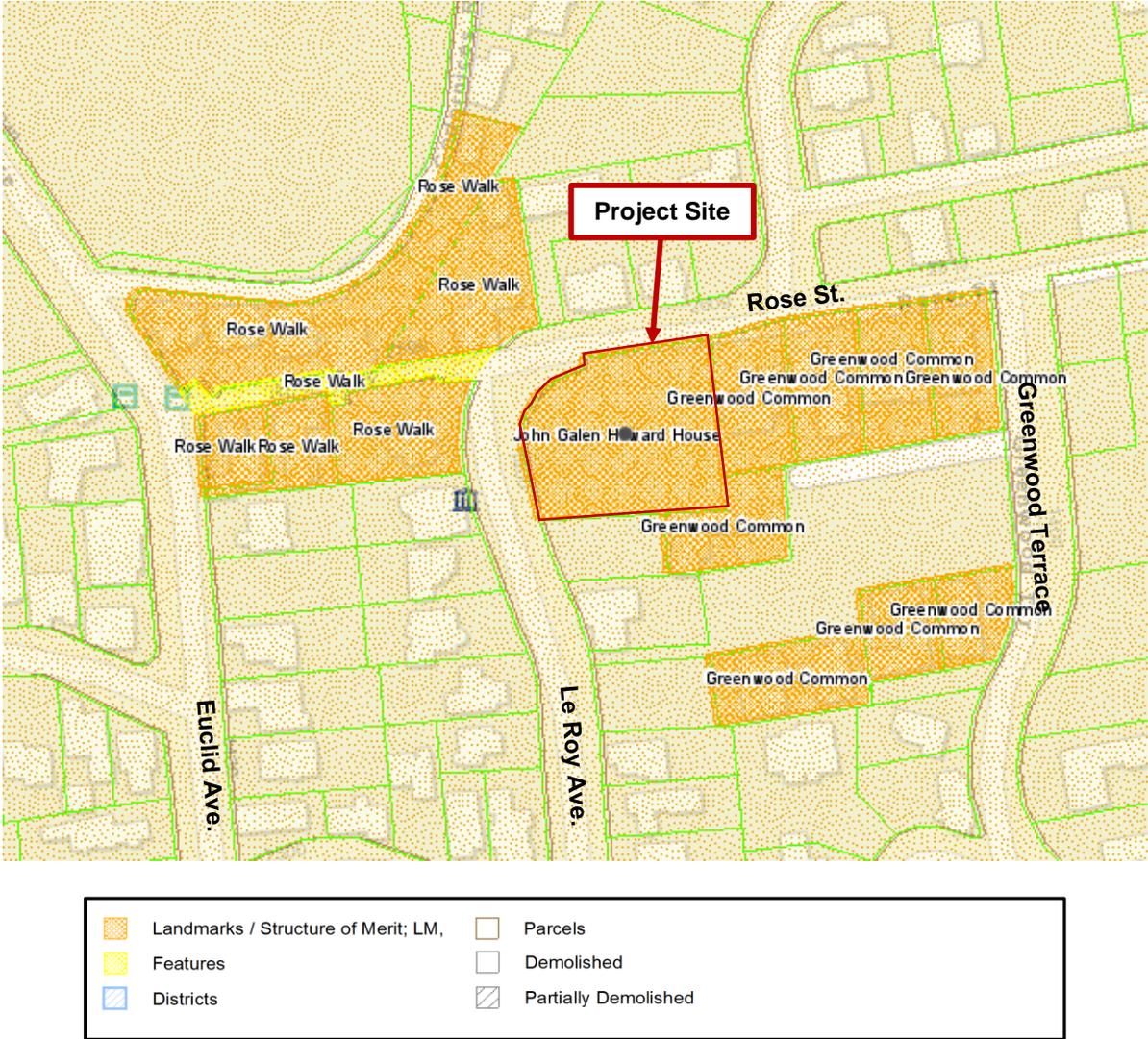


Figure 2: Current site conditions – Front (north) elevation (Denise Hall Montgomery Architecture, 2024)



Figure 3: Current site conditions – Interior courtyard (south) elevation (Denise Hall Montgomery Architecture, 2024)



II. Background

The residence at 1401 Le Roy Avenue was constructed in 1912, according to City records. It is an example of the First Bay Tradition style of architecture, designed (and occupied by) famed Berkeley architect John Galen Howard, with a later addition (1927) completed by another famed Berkeley architect and his protégé, Julia Morgan. The three-story (two stories over basement) main building is wood-frame construction on a concrete foundation. The structure is clad in redwood shake shingles, 30" in length, and applied in a ribbon coursing pattern which is characteristic of Craftsman-style architecture. The windows across the elevations are a combination of single pane fixed, double-hung, and casement wood windows, in addition to fixed and leaded glass casement windows. The roof is a very low-pitched gable roof which is currently tar-and-gravel (non-original), with wood eaves and fascia boards, exposed rafters, and integral wood gutters. Further architectural details can be found in Attachment 1.

The subject property was designated as a City landmark in 1977; see the Landmark Designation Record included in Attachment 1 of this report.

On May 2, 2024, the Landmarks Preservation Commission (LPC) considered and approved a Structural Alteration Permit (#LMSAP2024-0002) to complete an exterior façade restoration and alter the roofing material on the John Galen Howard House. The project scope encompassed:

1. Restoration of exterior wood shake siding
2. Rehabilitation of leaded glass windows
3. Restoration of select wood windows
4. Replacement of deteriorated wood windows
5. Replacement of deteriorated library balcony with new railing
6. New roofing material and insulation

The Notice of Decision for this SAP is included as Attachment 4 to this report.

On June 3, 2024, the applicant, on behalf of the property owners, submitted a Mills Act Contract Application for this City Landmark property, to support the planned restoration and rehabilitation work that was approved by the LPC in the aforementioned Structural Alteration Permit.

III. Issues and Analysis

The applicant's historic architect, who is also serving as the historic resource consultant, prepared the Mills Act submittal in line with the City's program requirements.

The Mills Act application includes the following components:

- 1) *Historic Architectural Summary* for the subject property (Attachment 1), which includes the list of Character-Defining Features of the John Galen Howard House in Table 1.

- 2) A *Restoration and Rehabilitation Plan* (Attachment 2), which outlines the projects identified for restoration, rehabilitation, and maintenance of the property over the ten-year contract period; and
- 3) A financial analysis spreadsheet for estimating the potential Mills Act tax savings for this request, based on property-specific figures calculated using standard formulas.

The City's responsibility is to confirm the eligibility of the property to participate in the program and verify the validity of the identified work plan items. Should the City enter into a Mills Act Contract with the property owner, the Alameda County Assessor's Office will be responsible for verifying the figures provided by the applicant, conducting calculations, and applying actual property tax reductions on future tax bills beginning in 2025.

All improvements included in the Rehabilitation Plan (Attachment 2) relate to restoring the historic, character defining features of the building and site, except for the change in roofing material to increase fire resilience. The applicant presented the entire scope of work proposed in the Mills Act schedule to the LPC as part of a Structural Alteration Permit at its meeting on May 2, 2024. The Commission was very supportive of the treatments proposed by the applicant to increase longevity of the John Galen Howard House, and granted approval of the SAP at that meeting. The only work proposed in the schedule that was not included in the SAP application is the replacement of the concrete perimeter retaining wall along Le Roy Avenue and Rose Street, which may possibly be exempt from a further SAP as "ordinary maintenance and repair" in the Landmarks Preservation Ordinance (Berkeley Municipal Code Section 3.24.260). Based on the work plan included in the Mills Act application (Attachment 2), it does not appear that a new Structural Alteration Permit would be necessary beyond the approval already obtained by the applicant. If any future work is proposed to go beyond the scope of "ordinary maintenance and repair," it would be subject to prior approval by the Commission.

The work plan items appear to be justifiable in that they constitute restoration, repair, rehabilitation and continued maintenance of the subject property. Further, the work plan would provide for the property's "use, maintenance and restoration as to retain its characteristics as property of historical significance," as provided for in the Mills Act, Government Code Sections 50280 et. Seq., as authorized by the Berkeley City Council per Resolution No. 59,355 – N.S. For these reasons, staff concludes that the proposed work plan items represent improvements that are consistent with the requirements of the Mills Act.

IV. Mills Act Contract Proposal

The intent of the Mills Act is to provide property tax relief so that the property owners entering into Mills Act Contracts with the City will reinvest a significant portion of the property tax savings resulting from the Contract into preserving and/or restoring their property. The applicant’s proposed 10-year plan of improvements is provided in Attachment 2, and summarized in Table 1 below.

Table 1. Summary of Rehabilitation Schedule & Recommended Treatments

Feature	Treatment (as recommended by historic resource consultant)	Estimated Year of completion
Redwood shake siding	Replace in kind with custom milled redwood shakes treated with a fire retardant	2025
Wood Windows	Replace dry-rotted windows with custom redwood trim to match and new double-paned glazing	2025
Leaded Glass Windows and Door	Restore, rehabilitate, and reinstall	2025
New standing seam metal roof	Remove tar and gravel roof, replace with standing seam metal roof with insulation, fire sheathing, and	2025
Library balcony	Repair and structurally reinforce balcony, and replace non-original railing	2025
Landscape retaining wall	Replace concrete perimeter retaining wall along Le Roy Avenue and Rose Street	2030

Per the applicant’s calculations in Attachments 2 and 3, the owner’s work plan represents a three-fold (348%) reinvestment of the savings into the property. In other words, the owner would spend \$1,571,410 on the 10-year work plan, while saving \$450,684 in property tax reduction over the 10-year period.

V. Recommendation

Staff has determined that all work proposed in the Mills Act Contract work plan provides for the property’s “use, maintenance and restoration as to retain its characteristics as property of historical significance”, and advises the Commission to recommend that City Council approve the Mills Act Contract request for the subject property.

Attachments:

1. Mills Act Application for 1401 Le Roy Avenue – Historic Architectural Summary, dated June 1, 2024 (including the designation record, 1977)
2. Mills Act Application for 1401 Le Roy Avenue – Rehabilitation Plan, dated June 25, 2024
3. Mills Act Application for 1401 Le Roy Avenue – Financial Analysis Spreadsheet, dated June 25, 2024
4. Notice of Decision – Structural Alteration Permit #LMSAP2024-0002

Prepared by: Reina Kapadia, AICP, Senior Planner; rkapadia@berkeleyca.gov (510) 981-7485

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov (510) 981-7410



architecture
denise hall montgomery

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a california corporation

June 1, 2024

1401 Le Roy Avenue, Berkeley
Mills Act Application
Historic Architectural Summary

This documentation summarizes the historic architectural significance of the landmark building and property at 1401 Le Roy Avenue, Berkeley, California, 94708. The subject residential building was approved as a City of Berkeley Historic Landmark. The complete application (Sally Woodbridge, John Galen Howard House, 1401 Le Roy Avenue, Berkeley, California; June 24, 1975) is attached. The house was recently approved for a Structural Alteration Permit by the Landmarks Preservation Commission at the May 2, 2024, LPC meeting, for the improvements listed below, unless otherwise noted.

Property Description

The house 1401 Le Roy Avenue, Berkeley, CA 94708, APN 58-2244-1, was built in 1912 by notable Bay Area Architect John Galen Howard, is approximately 4,063 of habitable square feet (5,600sf taxable) on an uphill-sloping corner lot of approximately 20,769 square feet. In 1927, a library designed by Julia Morgan was added to the house. The property is zoned R-1H, Restricted Single-Family Residential in a Hillside Overlay District under the City of Berkeley Zoning Ordinance. The parcel is located in Fire Zone 2 and lies within an earthquake fault rupture and landslide zone per the City of Berkeley records. The house is listed as a City of Berkeley Historic Landmark.

The primary structures on the lot are a three-story single-family residence and a detached two-car garage with an elevator tower. The main level of the residence consists of an entry, a living room, a dining room, a library, a kitchen with a breakfast room, a butler's pantry, and a half bath. The upper level consists of (4) bedrooms, (4) full bathrooms, a library, and (3) exterior balconies: 2 accessed from bedrooms and (1) from the library. The lower level consists of a kitchenette, (1) bedroom, $\frac{3}{4}$ bathroom, living and dining rooms, and storage rooms. This level was approved as a separate "in-law" dwelling unit with a Use Permit (no. 6841) in 1971. At present, the lower level spaces are used as part of the main residence. There are (3) staircases and an elevator within the primary structure.

The structure of the main residence is wood frame with a concrete foundation. The roofing is tar and gravel, and the siding is a pattern of 30" long redwood shake shingles applied in a characteristic Craftsman "ribbon coursing" pattern. The windows are a combination of original single-pane fixed, casement, and double-hung wood. There are also fixed and casement leaded glass windows on the back and south side of the house, and throughout the Julia Morgan library. A few of the windows on the main and upper levels were replaced with double-paned wood windows in a 2000 remodel following a fire.

1401 LeRoy Avenue, Berkeley
 Mills Act Application
 6/1/2024

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Summary of Historic Significance

(from COB Landmark Application, June 24, 1975)

The house is the John Galen Howard House at [1401 Le Roy Avenue](#) in Berkeley. It was designed by John Galen Howard, 4th place winner in the 1899 Phoebe Apperson Hearst International competition for the design of the UC Campus and actual Architect for the original campus buildings including the Campanile, Does Library, California Hall, Wheeler Hall, Hearst Mining Building and others. The house was built in 1912 for Warren Gregory who rented it back to Howard until 1924 when it was sold to the Hart family. In 1927, the Harts hired Architect Julia Morgan to design a library and stair to the wing along Rose Street.

The first formal Berkeley Architectural Heritage Association (BAHA) meeting was hosted at 1401 Le Roy and the house was initiated and voted into the register as one of the first City of Berkeley Historic Landmark on March 21, 1977, under the old register (application attached). As a result, the analysis of character-defining features is very scarce.

The distinguishing exterior features of 1401 Le Roy Avenue, as outlined in the COB staff report for the Structural Alteration Permit approved on May 2, 2024, to be preserved include:

Table 1: Character-Defining Features of the John Galen Howard House

Character-Defining Feature	Characteristics or sub-features
First Bay Tradition architectural style	Informal, asymmetrical volume and form
	Use of local materials
	Emphasis on craftsmanship
	Unpainted wood shingle cladding
	Site design (and relationship to the site)
Massing in an L-shaped plan following the corner lot configuration	Strong vertical emphasis
	Double-story projections
	Protruding polygonal elements extending as bays
	Low-pitched gable roof form
	Curvilinear tower at the library wing
Exterior wall siding	Long 30"x8" redwood shakes used as building siding in a ribbon coursing pattern, unpainted.
	Stucco base at street elevations
Windows	Single-pane, double-hung, casement and fixed wood windows
	Decorative, unembellished, diamond-pattern leaded

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Mills Act Application
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	glass windows
	Redwood board window trim, unpainted.

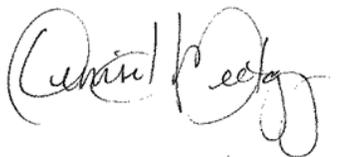
Summary of Character-Defining Areas, Spaces Proposed for Rehabilitation

For this 1401 Le Roy Avenue Mills Act application and based on the 1977 Landmark designation record and subsequent Structural Alteration Permit, the historically significant exterior architectural elements and materials that are proposed to be rehabilitated are listed below and followed with current photographs thereof. A range of these exterior elements and materials are additionally addressed in the accompanying Mills Act Exterior Rehabilitation Plan:

1. Restoration of exterior redwood shake siding - replace all shakes with new applied in the same ribbon coursing, all elevations;
2. Rehabilitation of leaded glass windows - identified leaded glass windows and doors;
3. Restoration & replacement of selected wood windows - Replace 31 identified double hung and fixed wood windows. Replace all surrounding redwood architectural trim in kind;
4. New roofing material and insulation - Replace the existing tar and gravel roof with a standing seam metal roof and insulation. Replace fascia, eaves, and wood gutter surround in kind.
5. Replacement of deteriorated library balcony with new structural members, a new structural knee brace, and a new railing.
6. Replacement of existing concrete retaining wall - Replace failing concrete landscape retaining wall at the property perimeter, along Le Roy Avenue and Rose Street. (Pending SAP approval.)

Concurrent to the proposed restoration and rehabilitation projects above, a range of measures to improve the fire-resistance, energy efficiency, and structural integrity will be implemented as well. Those improvements are outlined in the attached restoration/rehabilitation plan.

Signed:



Denise Hall Montgomery, Architect

Attachments:

- Original COB Application for Landmark Status, June, 24, 1986.
- Color photographs

References:

1. Beach, John, "The Bay Area Tradition 1890-1918" in Bay Area Houses, ed. Sally Woodbridge, Oxford University Press, 1976.
2. Bruce, Anthony, Bay Area Historical Association, phone call on May 4, 2023.
3. City of Berkeley Staff Report, Findings & Conditions, Structural Alteration Permit, May 2, 2024
4. Howard, John Galen, original drawings, College of Environmental Design Archives.

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CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

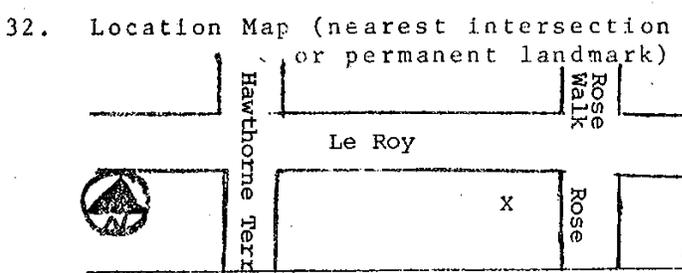
(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

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

1. Name of Property John Galen Howard House Survey Code No. _____
2. Building Site Open Space
3. County Alameda 4. City Berkeley
5. Street 1401 Le Roy Avenue
6. Vicinity (if rural) _____
7. Present Occupant Henry Stapp
8. Present Owner John M. Woodbridge
9. Original Owner (if known) Warren Gregory
10. Date of Construction 1912 11. Style Shingle-style
12. Architect/Builder John Galen Howard 13. Original Use residence
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 July 3, 1975 dates _____
photographer Mary Ann Beach photographer _____
repository Berkeley Landmarks repository _____
Preservation Commission Archive
18. Bibliography: Published Sources A Guide to the Architecture of San Francisco
Public Records & Northern California - Gebhard et. al.,
Interviews Peregine Smith, Inc., Salt Lake City 1973
Other _____ (continued on back page)
La Loma Park- Wheeler tract
19. Block Number 6 20. Lot No 19,20 21. Lot Size: Frontage 276.41
Assessors no. 58-2244-1 Depth 166.20 - 156.28
22. Current Zoning Status R-1 23. Adjacent Property Zoning Status R-1
24. Present Use: residential (single family multiple ___) office ___
store ___ public ___ other ___ specify _____
25. Adjacent Property Use (check all that apply): residential (single
family multiple ___) office ___ store ___ public ___
other ___ specify _____

26. Assessed Property Value: about \$100,000 assessed market 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: none
30. History: Briefly describe the historical significance of this property.
 The house was designed and built as the 2nd home of architect John Galen Howard from New York, 4th place winner in the 1899 Phoebe Apherson Hearst International competition for the design of the U.C. Campus & actual architect for the original campus buildings including the Campanile, Doe Library, California Hall, Wheeler Hall, Hearst Mining Building & others. In addition, the house has a library wing designed by Julia Morgan in 1927.

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.
 The plan is L-shaped following the outer edge of the property. Two arms are hinged in center by the entrance and stair hall. The house is a long rectangular, shingled block with stuccoed base and slightly pitched gabled roof whose rafter ends are exposed. The front entrance is a striking composition of raised entrance porch and open balcony below. The library interior by Julia Morgan is the most important interior space. It is in a fincraftsman style. The kitchen has been remodeled. The basement is now a finished space.



34. Additional Comments or Continuation of Previous Answers
 18 - published sources
- | | | |
|---|---|---|
| <u>Building With Nature</u>
Freudenheim & Sussman
Peregrine-Smith Inc. 1974
Salt Lake City | <u>Building of Berkeley</u>
Bernhardi, Robert
Lederer, Street & Zeus Co
Berkeley, 1971 | <u>Architect & Engineer</u>
Nov., 1917, use. published
Howard, John Galen |
| | <u>Bay Area Houses</u>
Sally Woodbridge et. al
Oxford U. Press, N.Y. 1976 | |

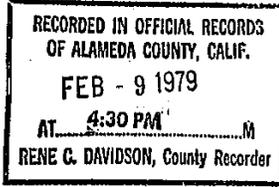
35. Recorder: Name Sally Woodbridge Title Architectural Historian
 Address 2273 Vine Street Date June 24, 1975
Berkeley, CA

Recording Requested By

19-026642

And When Recorded Mail To:

Oscar A. Sung
Program Planning Division
Housing and Development Department
2180 Milvia Street
Berkeley, California 94704



DH

Subject Property: Howard House
Owner: John M. Woodbridge

NOTICE OF LANDMARK DESIGNATION

Notice is hereby given that pursuant to Section 4.2 of Ordinance No. 4694-N.S., of the City of Berkeley, that certain property located at 1401 LeRoy Ave., on the following described property has been determined to be a Berkeley City Landmark as designated by the Landmarks Preservation Commission of The City of Berkeley on March 21, 1977 and the owner(s) thereof have been notified as required by Section 4.1c.

Real property in the County of Alameda, State of California, described as follows:

Lot 19 & 20 Block 6 Tract Map Amended Map of a Portion of La Loma Park and the Wheeler Tract.

PARCEL 1:

19 and 20, in Block No. 6, as said lots and block are shown upon that certain map titled "Amended Map of a Portion of La Loma Park and the Wheeler Tract, Berkeley, Alameda Co., California", filed October 15, 1902, in Liber 19 of Maps, at page 45, in the office of the County Recorder of Alameda County.

PARCEL 2:

Beginning at the northwestern corner of Lot 20 in Block 6, as said lot and block are shown on the map hereinbefore referred to; and running thence easterly along said lot; thence northerly along the course of said eastern line of said lot, if projected northerly 25 feet; (continued on attached page)

Owner of Record: JOHN M. WOODBRIDGE

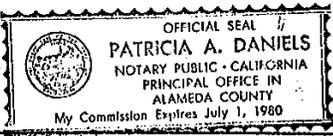
Dated: JANUARY 23, 1979 City of Berkeley

By [Signature]
Oscar A. Sung, Chief
Program Planning Division
Housing & Development Department
Secretary to The Landmarks
Preservation Commission

STATE OF CALIFORNIA)
) SS.
COUNTY OF ALAMEDA)

On this 24th day of January, 19 79, before Patricia A. Daniels a Notary Public in and for said County and State, personally appeared Oscar A. Sung, known to me to be the Chief, Program Planning Division, Housing and Development Department of the City of Berkeley, who executed the foregoing instrument and acknowledged to me that he executed same.

WITNESS my hand and official seal:
[Signature]
PATRICIA A. DANIELS, Notary



LPC FILE:
FRANK D

19-026642

(attachment) PARCEL 2 (con'td)

thence westerly parallel with the northerly line of said lot, to the eastern line of LeRoy Avenue, if projected northerly; thence southerly, along said projected line of LeRoy Avenue to the point of beginning.

Excepting from said parcels of land that portion thereof conveyed to the City of Berkeley, by Deed dated November 14, 1912 and recorded in Liber 2169 of Deeds, at page 106, and included within the following description:

Beginning at a point on the East line of Le Roy Avenue, 8.22 feet northerly from the southwest corner of Lot 20, in Block 6, as said lot and block are delineated and so designated on a certain map entitled "Amended Map of a portion of La Loma Park and the Wheeler Tract", filed in the office of the County Recorder of Alameda County; and running thence northerly along the east line of Le Roy Avenue, on a curve of 472 feet radius, a distance of 73.67 feet to a point on a line 25 feet northerly and parallel to the north boundary line of said lot 20; thence easterly and parallel to the said north boundary line of lot 20, and to the southerly line of Rose Street, a distance of 219.25 feet to a point on the

intersection of this line and the west line of Tamalpais Avenue, projected; thence returning westerly and reflecting to the left along a curve, the radius of which is 126.24 Feet, a distance of 25.17 feet; thence deflecting to the right and westerly along a curve, the radius of which is 126.24 feet, a distance of 25.17 feet to a point on a line 20 feet northerly and parallel to the north boundary line of said lot 20; thence westerly and parallel to said north boundary line of said lot 20, a distance of 121.53 feet; thence southerly at right angles to the southerly line of Rose Street, a distance of 8.41 feet; thence southwesterly along a curve the radius of which is 60 feet, a distance of 87.61 feet to a point of tangency with the east line of Le Roy Avenue, at the point of beginning; containing an area of 1933 square feet.

architecture
denise hall montgomery

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m 510.547.3040
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a california corporation

color photographs

City of Berkeley
Planning and Development Department
1947 Center Street, 3rd Floor
Berkeley CA 94704

Re: Mills Act Contract Application
1401 Le Roy Avenue
Berkeley, CA 94708

May 16, 2024

All photos taken 2023/2024 unless otherwise noted

Overall building views:



View of main entrance at corner of Le Roy Avenue & Rose Street

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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View from Le Roy Avenue



View of main entrance at corner of Le Roy Avenue & Rose Street (2001) (note: replacement shakes in cedar.)

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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View along Rose Street (note: replacement shakes in cedar.)



View from Rose Street

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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View from drone



View from the back of lot (not accessible to public)

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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Courtyard view of the Julia Morgan library and curvilinear stair



Leaded glass in JGH "polygonal" stair (left) and the JM "curvilinear" stair (right)

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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Shakes:

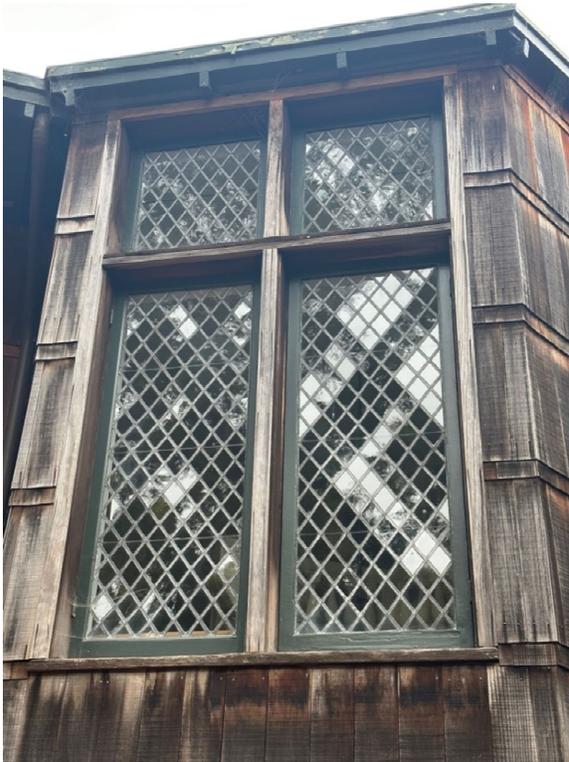


Patchwork of redwood shakes (original) and cedar shingles (replacement).



Circled windows proposed for replacement. Dry rot on most trim at sills and sashes.

Leaded glass windows & doors:



Detail views of leaded glass windows at stair. Note glass “sagging”/pulling away from wood sash, dry rot at wood sash and exterior sill.



View of leaded glass windows on south façade. Note leaded glass pulling away from wood sashes.



Leaded glass doors in JM Library. Glass is “sagging” and pulling away from water damaged wood door rails.

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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2nd fl balcony door on south façade. Note dry rot at door bottom rail.

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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Roof:



Existing tar and gravel roof. Not visible from the public right of way.

1401 LeRoy Avenue, Berkeley
Color Photographs
5/17/2024

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Courtyard view of the south end and stair tower



South end elevation with leaded glass windows from courtyard



Dry rot at integral wood gutter (typ.).

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mills act restoration / rehabilitation plan

PROJECT 1401 Le Roy Avenue
UPDATED May 17, 2024 REVISED June 25, 2024

ITEM	FEATURE	CHARACTER DEFINING	CONDITION	HISTORIC TREATMENT	FIRE RESISTANCE MEASURES	ENERGY EFFICIENCY MEASURES	STRUCTURAL STENGTHENING MEASURES	ESTIMATED DATE OF COMPLETION	ESTIMATED COST*
1	Replaced redwood shake siding	Yes	Poor	Rehabilitation - Replace exterior redwood shakes with custom milled redwood shakes treated with a fire retardant. New shakes will be milled to the same dimensions, and installed in the same "ribbon coursing" pattern as the original shakes.	1. Shakes treated with a fire retardant. 2. Fire resistance sheathing installed beneath shakes. 3. Final wall assembly will have a 1-hour fire resistance rating. 4. Replace knob & tube wiring with code compliant wiring where accessible from the exterior wall.	1. Mineral batt insulation added to exterior walls. 2. Identified galvanized plumbing pipes - currently exposed on house exterior - will be replaced with copper and "buried" inside the exterior walls.	1. Structural sheathing install beneath the shakes will provide additional shear reinforcing to brace against lateral (ie seismic) loads.	Replace: 2025 Maintain: 2026-2035	\$566,483.50
2	Replaced identified fixed and double hung windows	Yes	Poor	Rehabilitation - Replace windows showing signs of dry rot with custom double-paned wood windows, and custom milled redwood architectural trim to match existing.		1. Replaced identified windows will be double paned glass and sealed units to reduce heat gain and air infiltration.		Replace: 2025 Maintain: 2026-2035	\$314,083.00
3	Restored identified leaded glass windows & library doors	Yes	Poor	Restoration & Rehabilitation - The leaded glass windows will be removed, disassembled, and rebuilt using new lead that matches the profile of the original. The window will be puttied, polished and reinstalled in a new custom wood sash and frame that will allow a double paned glass unit behind the leaded glass.		1. The double paned glass will reduce heat gain and protect the restored leaded glass panels. 2. New sashes will reduce air infiltration.		Replace: 2025 Maintain: 2026-2035	\$60,646.30
4	New standing seam metal roofing with rigid insulation	No	Poor	Replace - The existing (non-original) tar and gravel roof will be replaced with a standing seam metal roof over 5" of rigid insulation.	1. Standing seam metal roofing provides a non-combustible roofing surface. 2. Fire resistance sheathing installed beneath roofing added protection. 3. Fire sprinklers added below roof eaves. 4. Final assembly will have a 1-hour fire resistance rating.	1. Rigid insulation added above conditioned space. 2. Adding insulation above the roof will allow insulation at the JM library cathedral ceiling to protect the historic interior.	1. Structural sheathing installed beneath the roofing will provide additional shear reinforcing to brace against lateral (ie seismic) loads.	Replace: 2025 Maintain: 2026-2035	\$334,471.50
5	Rehabilitated library balcony	Yes	Poor	Restoration & Rehabilitation - Repair and structurally reinforce the library balcony and replace the (non-original) railing.			1. Deck joists will be replaced in kind and a structural redwood brace (modeled on a similar brace in use on the south balcony) will be added. 2. A code compliant guardrail will be added, with a design modeled on the interior stair railing.	Replace: 2025 Maintain: 2026-2035	\$13,916.10
6	Replace landscape retaining wall	No	Poor	Replace - Replace existing concrete retaining wall at the property perimeter along Le Roy Avenue & Rose Street pending SAP approval.			1. Protect the structural integrity of the house foundation and primary structure.	Replace: 2030 Maintain: 2025-2035	\$281,810.10
							TOTAL ESTIMATED 10-YEAR BUDGET		\$1,571,410.50

NOTES:

1. This proposed 10 year work plan is focused on the rehabilitation of primary exterior features and materials.
2. The proposed work plan is commensurate with the estimated Mills Act tax reduction per the accompanying spreadsheet.
3. This focused work plan represents only a portion of current and future rehabilitation and maintenance work to be completed over the next 10 years.
4. * Estimated cost based on Alward Construction Co. Inc, preliminary estimate, May 16, 2024

architecture
denise hall montgomery
1769 alcatraz avenue
berkeley, ca 94703
a california corporation

mills act financial analysis**

PROJECT 1401 Le Roy Avenue
UPDATED May 17, 2024 REVISED June 25, 2024

REVENUES		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1) Monthly Rental Income*		\$9,140.00										
2) Annual Rental Income	3%	\$109,680	\$112,970	\$116,360	\$119,850	\$123,446	\$127,149	\$130,964	\$134,893	\$138,939	\$143,108	\$147,401

ANNUAL EXPENSES		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3) Insurance	5%	\$5,484	\$5,649	\$5,818	\$5,993	\$6,172	\$6,357	\$6,548	\$6,745	\$6,947	\$7,155	\$7,370
4) Utilities	6%	\$6,581	\$6,778	\$6,982	\$7,191	\$7,407	\$7,629	\$7,858	\$8,094	\$8,336	\$8,586	\$8,844
5) Maintenance	5%	\$5,484	\$5,649	\$5,818	\$5,993	\$6,172	\$6,357	\$6,548	\$6,745	\$6,947	\$7,155	\$7,370
6) Management	5%	\$5,484	\$5,649	\$5,818	\$5,993	\$6,172	\$6,357	\$6,548	\$6,745	\$6,947	\$7,155	\$7,370
7) Other	2%	\$2,194	\$2,259	\$2,327	\$2,397	\$2,469	\$2,543	\$2,619	\$2,698	\$2,779	\$2,862	\$2,948
8) Total Expenses		\$25,226	\$25,983	\$26,763	\$27,566	\$28,393	\$29,244	\$30,122	\$31,025	\$31,956	\$32,915	\$33,902
(Sum Line 3-7)												
NET OPERATING INCOME (Line 2 Minus 8)		\$84,454	\$86,987	\$89,597	\$92,285	\$95,053	\$97,905	\$100,842	\$103,867	\$106,983	\$110,193	\$113,499

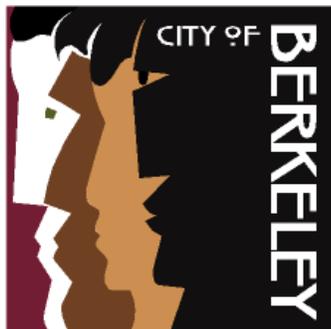
CAPITALIZATION RATE	
9) Interest Component	7.25%
10) Historic Property Risk Component (2% for comm. & apts, or 4% for SFD & Condos)	4%
11) Property Tax Component	1.24%
12) Amortization Component	1.67%
13) Capitalization Rate	14.16%
(Sum Line 9-12)	

TAXES		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
14) Mills Act Assessment (Net Operating Income/Line 13)		\$596,424	\$614,316	\$632,746	\$651,728	\$671,280	\$691,419	\$712,161	\$733,526	\$755,532	\$778,198	\$801,544
15) Tax Under Mills Act (Line 14 X .0125)		\$6,174	\$6,359	\$6,550	\$6,746	\$6,949	\$7,157	\$7,372	\$7,593	\$7,821	\$8,055	\$8,297
16) Current Tax (2% increase per year)	2.00%	\$48,896.42	\$49,503	\$50,117	\$50,738	\$51,367	\$52,004	\$52,649	\$53,302	\$53,963	\$54,632	\$55,309
17) Tax Savings (Line 16 - Line 15)		\$42,723	\$43,144	\$43,567	\$43,992	\$44,418	\$44,847	\$45,277	\$45,709	\$46,142	\$46,576	\$47,012

THE FOLLOWING TABLE IS TO COMPLETED BY STAFF ONLY		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
18) Annual Costs to City (Line 17 X 16%)		\$6,836	\$6,903	\$6,971	\$7,039	\$7,107	\$7,176	\$7,244	\$7,313	\$7,383	\$7,452	\$7,522

* Monthly Rental Income based on Zillow estimate, May 16, 2024

**Adapted from the City of Berkeley "Financial Analysis Sample for Mills Act" calculator.



LANDMARKS
PRESERVATION
COMMISSION
NOTICE OF DECISION

DATE OF BOARD DECISION: May 2, 2024
DATE NOTICE MAILED: June 24, 2024
APPEAL PERIOD EXPIRATION: July 9, 2024
EFFECTIVE DATE (Barring Appeal or Certification): July 10, 2024¹

1401 Le Roy Avenue – John Galen Howard House

Structural Alteration Permit (#LMSAP2024-0002) to alter the roofing material and to complete an exterior façade restoration at a City Landmark property.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Property Owner:** Michael Greenwald & Ronna Bach
1401 Le Roy Avenue
Berkeley, CA 94708
- **Project Applicant & Architect:** Denise Hall Montgomery, Architect
Denise Hall Montgomery Architecture
1769 Alcatraz Avenue
Berkeley, CA 94703

ZONING DISTRICT: Single Family Residential, Hillside Overlay (R-1H)

ENVIRONMENTAL REVIEW STATUS: The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

The application materials for this project is available online at:

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2024-0002
1401 Le Roy Avenue
Mailed: June 24, 2024
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<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS AND CONDITIONS OF APPROVAL AND APPLICATION MATERIALS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-0-0-4

YES: CRANDALL, FINACOM, LINVILL, SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: ENCHILL, LEUSCHNER, MONTGOMERY (*due to recusal*), ORBUCH

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

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

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$5,520.

LANDMARKS PRESERVATION COMMISSION
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3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Landmark designation will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

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

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

LANDMARKS PRESERVATION COMMISSION
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taken, both before the City Council and in court.

PUBLIC COMMENT:

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

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Reina Kapadia, at (510) 981-7485 or rkapadia@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans



ATTEST: _____

Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk

Property Owner:

Michael Greenwald & Ronna Bach

Project Applicant & Architect:

Denise Hall Montgomery, Architect

ATTACHMENT 1

FINDINGS AND CONDITIONS

1401 Le Roy Avenue – John Galen Howard House

Structural Alteration Permit (#LMSAP2024-0002) to alter the roofing material and to complete an exterior façade restoration at a City Landmark property.

FINDINGS REQUIRED UNDER CEQA

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

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 involve a change of use. The property will retain its historic single-family residential use.
2. The historic character of the property will be preserved and retained. No spaces or spatial relationships will be altered as part of this project. Distinctive materials will be replaced in kind only where deteriorated. No distinctive features will be permanently removed as part of the project.
3. No changes that are part of the project create a false sense of history and no conjectural features or elements are proposed. The restoration includes the replacement of deteriorated features to match the original in material, detail, and profile. The only change that is part of the project is the introduction of a new roofing material. The new standing seam and sheet metal roofing material, as designed, expresses itself as a contemporary material that does not attempt to mimic a historic material, while integrating harmoniously with the historic roof design.
4. The change to the property that has acquired significance in its own right is the 1927 library addition designed by architect Julia Morgan. The form of this addition is not affected by this project and only the deteriorated exterior features (i.e., leaded glass windows and library balcony) will be replaced in kind. The physical form and spatial relationship of the addition to the original residence will not be impacted by the project.

5. Distinctive characteristics of the property will be preserved. Only those distinctive materials, features, and finishes that are deteriorated beyond repair will be replaced (to match the historic condition) in order to preserve the craftsmanship that characterizes the property.
6. The project carefully identifies which historic features are deteriorated and as a first approach, proposes repairs to the reparable features (e.g., wood and leaded glass windows). As a second approach, the project proposes to replace only those features which are deteriorated beyond repair (i.e., window frames, sashes, and trims; wood shake siding; and one balcony). These are designed to match the old in design, color, texture, and materials.
7. The only chemical treatment that is part of the project includes application of a fire-retardant coating to the restored exterior wood shakes. This treatment is not visible and will not impact the appearance of the material or the property as a whole. Additionally, 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 project proposal does not necessitate any excavation.
9. No new additions or new construction are part of the project scope. The only exterior alteration would be the introduction of a new, contemporary roofing material (sheet and standing-seam metal), which has been selected for its fire-resistance and architectural compatibility with the building design. The installation has been carefully designed to be setback from the roof edge so as not to detract from the scale, proportions, and appearance of the roof historic form. While the low-pitched gable roof is a character-defining feature, the existing tar-and-gravel roof covering is not a character-contributing historic material. The proposed metal roofing is found to be a compatible material with the First Bay Tradition style of the residence because: its thin profile and setback placement will continue the low-pitched historic appearance of the roof; the deep tones and matte finish are harmonious with the patina that the redwood siding will weather into; and the linear shape of the standing seams and the flat metal panels echo the straight lines found in the ribbon coursing of the wood shingle pattern of the exterior facades.
10. No new additions or new construction are a part of this project. Should the new roofing material be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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STRUCTURAL ALTERATION PERMIT - Findings and Conditions
LMSAP#2024-0002

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. It has been carefully designed to preserve existing historic features and materials that are in good condition and replace only those materials which are deteriorated, in a manner to match the historic materials and details. This project achieves the applicant's objectives to ensure longevity of the historic property and increase insulation and fire proofing without adversely affecting any of the exterior architectural features of the landmark.
 - B. The project extends the lifespan of the historic landmark through appropriate preservation, restoration, and rehabilitation, without adversely affecting the special character or any of the historical, architectural, and aesthetic interest and value of the landmark and its site.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

4. Exercise and Lapse of Permits

- 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 permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the

California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

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.

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 March 26, 2024.
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 window, door, base, and trim 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.
20. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.
21. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)
22. **CURB CUTS.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
23. 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.
24. 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.

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STRUCTURAL ALTERATION PERMIT - Findings and Conditions
LMSAP#2024-0002

- 25.** 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.
- 26.** 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.

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), 2022 CMC, 2022 CPC, 2022 CFC & 2022 CEC AS AMENDED BY THE CITY OF BERKELEY AND 2022 TITLE 24 ENERGY STANDARDS. THE CBC IS BASED ON THE 2022 IBC, 2022 UMC, 2022 JFC & 2022 NEC. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLIGENCE.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENTS' PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK. WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTORS WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE CBC & CRC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS, SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. CONTRACTOR WILL BE RESPONSIBLE FOR PERMITS REQUIRED FOR CONSTRUCTION STAGING, PARKING, SIDEWALK, DRAINAGE AND/OR SEWER WORK IN THE PUBLIC RIGHT-OF-WAY.

22. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

ABBREVIATIONS

& L	AND ANGLE	JT.	JOINT
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	FOUND OR NUMBER PENNY	M.B.	MACHINE BOLT
ACOUS.	ACOUSTIC	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
A.F.F.	ABOVE FINISH FLOOR	MET./MTL.	METAL
ALT.	ALTERNATE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
A.B.	ANCHOR BOLT	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
		MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD		
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	NO.	NOT IN CONTRACT NUMBER
B.O.T.	BOTTOM OF TRUSS	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLKG.	CAULKING		
CLR.	CLEAR		
CONC.	CONCRETE	P. LAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION	P.T.	PRESSURE-TREATED
C.J.	CONTROL JOINT	PTD.	PAINTED
CONT.	CONTINUOUS	PTN.	PARTITION
CTSK	COUNTERSINK		
CMU	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
D	DEPTH	R	RISER
DBL	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REINF.	REINFORCED
DIA.	DIAMETER	REQ.	REQUIRED
DN.	DIMENSION DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM	ROOM
		R.O.	ROUGH OPENING
EA	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
EP.	ELECTRICAL PANEL	SASM	SELF-ADHERED SHEET MEMB.
EQ.	EQUAL	SQ. FT.	SQUARE FEET
(E)	EXISTING	SHT.	SHEET
EXP./JT.	EXPANSION JOINT	SQ. IN.	SQUARE INCH
EXT.	EXTERIOR	SIM.	SIMILAR
		S.L.D.	SEE LANDSCAPE DRAWING
F.D.	FLOOR DRAIN	S.M.D.	SEE MECHANICAL DRAWING
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATIONS
F.F.	FINISH FLOOR	SQ.	SQUARE
F.F.E.	FINISH FLOOR ELEVATION	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
F.O.F.	FACE OF FINISH	S.S.D.	SEE STRUCTURAL DRAWING
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.O.SH.	FACE OF SHEATHING	T&G	TONGUE AND GROOVE
FT.	FOOT	T.	TREAD
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	TYP.	TYPICAL
		T.O.	TOP OF
GA	GAUGE	T.O.C.	TOP OF CONCRETE
G.C.	GENERAL CONTRACTOR	T.O.O.	TOP OF OUTRIGGER
GL.	GLASS	T.O.P.	TOP OF PLATE
GSM.	GALVANIZED SHEET METAL	T.O.S.	TOP OF SLAB
GYP. BD./GWB.	GYPSPUM WALL BOARD	T.O.T.	TOP OF TRUSS
		U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE		
HORIZ.	HORIZONTAL	W	WIDTH
HR.	HOUR	W/	WITH
HW	HARDWOOD	WD.	WOOD
IN.	INCH	WDW	WINDOW
INTM.	INTERMEDIATE	W/O	WITHOUT
INSUL.	INSULATION	WP	WATERPROOF
INT.	INTERIOR	WRC	WESTERN RED CEDAR

SYMBOL LEGEND

●	ALIGN FINISH FACES	Ⓜ	FIXTURE TAG SEE PLUMBING & MECH. SCHEDULE & INTERIOR ELEVATIONS
⊕	ELEVATION/CONTROL POINT	WD-01	FINISH TAG
△	REVISION NUMBER	2-1	DETAIL NUMBER SHEET NUMBER
○	REVISION	2-2	DETAIL NUMBER SHEET NUMBER
■	WALL/ROOF TYPE	2-3	ELEVATION/SECTION SHEET NUMBER
◇	WINDOW SEE WINDOW SCHEDULE	2-4	DETAIL NUMBER SHEET NUMBER
101	DOOR SEE DOOR SCHEDULE	2-5	DETAIL NUMBER SHEET NUMBER
101	FLOOR NUMBER SEE FINISH SCHEDULE	2-6	DETAIL NUMBER SHEET NUMBER
101	FLOOR NUMBER	2-7	INTERIOR ELEVATION SHEET NUMBER

PROJECT DESCRIPTION

TABULATION FORM

PROJECT ADDRESS: 1401 LE ROY AVENUE
ASSESSOR'S PARCEL NO: 058 224400100

DESCRIPTION OF WORK:
THE APPLICATION IS FOR:
1. REPLACE SELECT WINDOWS;
2. RESTORE LEADED GLASS WINDOWS;
3. NEW METAL ROOFING W/ INSULATION
4. REPLACE SHAKE SHINGLES

THE TOTAL FOOTPRINT AND AREA OF THE BUILDING IS UNCHANGED.

OCCUPANCY:	RESIDENTIAL R-3
CONSTRUCTION:	TYPE VB
ZONING:	R-1H
GENERAL PLAN AREA:	LDR

TABULATION FORM:

DWELLING UNITS	EXISTING	PROPOSED	ALLOWED/REQ.
PARKING SPACES	1	2	1
FRONT YARD SETBACK	23'10"	NO CHANGE	
SIDE YARD SETBACK			
LEFT	9'9"	NO CHANGE	
RIGHT	5'0'9"	NO CHANGE	
REAR YARD SETBACK	62'0"	NO CHANGE	
BUILDING HT. - STORIES	3	NO CHANGE	3
AVERAGE	24'10"	NO CHANGE	28'0"
MAXIMUM	31'3"	NO CHANGE	35'0"
LOT AREA	20,298 SF	NO CHANGE	
GROSS FLOOR AREA	4,063 SF	NO CHANGE	
BUILDING FOOTPRINT	2,014 SF	NO CHANGE	
LOT COVERAGE	10%	NO CHANGE	

GREEN BUILDING NOTES

MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE CITY OF BERKELEY AND SHALL SATISFY REQUIREMENTS FOUND IN CALGREEN SECTION 101.8.
- MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY OF BERKELEY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

CALIFORNIA HISTORICAL BUILDING CODE

THE AUTHORITY OF USE OF THE CHBC IS VESTED IN SECTIONS 18950 THROUGH 18961 OF THE HEALTH AND SAFETY CODE. SECTION 18954. STATES "THE BUILDING DEPARTMENT OF EVERY CITY OR COUNTY SHALL APPLY THE PROVISIONS OF ALTERNATIVE BUILDING STANDARDS AND BUILDING REGULATIONS ADOPTED BY THE CHBC BOARD PURSUANT TO SECTION 18959.5 IN PERMITTING REPAIRS, ALTERATIONS AND ADDITIONS NECESSARY FOR PRESERVATION, RESTORATION, REHABILITATION, MOVING OR CONTINUED USE OF AN HISTORICAL BUILDING OR STRUCTURE. A STATE AGENCY SHALL APPLY THE ALTERNATIVE BUILDING REGULATIONS ADOPTED BY THE CHBC BOARD PURSUANT TO SECTION 18959.5 IN PERMITTING REPAIRS, ALTERATIONS AND ADDITIONS NECESSARY FOR PRESERVATION, RESTORATION, REHABILITATION, MOVING OR CONTINUED USE OF AN HISTORICAL BUILDING OR STRUCTURE."

RELATED INFORMATION

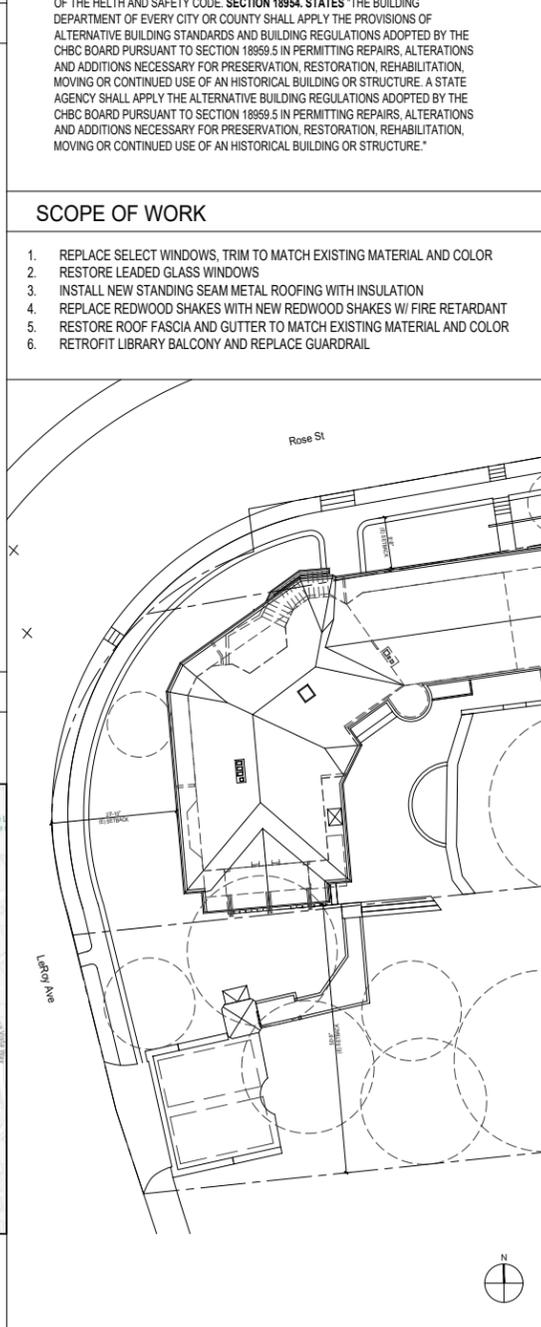
1. PERMIT B2023-01935 ISSUED 4/18/23 APPROVED TO ADD SOLAR PANELS.

PROJECT SITE
1401 LeRoy Avenue

VICINITY MAP
FROM GOOGLE MAPS - NTS

SCOPE OF WORK

- REPLACE SELECT WINDOWS, TRIM TO MATCH EXISTING MATERIAL AND COLOR
- RESTORE LEADED GLASS WINDOWS
- INSTALL NEW STANDING SEAM METAL ROOFING WITH INSULATION
- REPLACE REDWOOD SHAKES WITH NEW REDWOOD SHAKES W/ FIRE RETARDANT
- RESTORE ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR
- RETROFIT LIBRARY BALCONY AND REPLACE GUARDRAIL



DRAWING INDEX

SHEET NO. & TITLE	DATE	REVISION	DESCRIPTION
A0.0 GENERAL INFORMATION, SITE PLANS	26.MAR.2024		STRUCTURAL ALTERATION PERMIT
A0.3 SITE PHOTOS		X	
A0.31 SITE PHOTOS		X	
A0.6 SCHEDULES & WALL TYPES		X	
A0.7 MATERIAL PALETTE		X	
A1.0 SITE PLAN EXISTING		X	
A2.0 BASEMENT FLOOR PROPOSED		X	
A2.1 FIRST FLOOR PLAN EXISTING / DEMO & PROPOSED		X	
A2.2 SECOND FLOOR PLAN EXISTING / DEMO & PROPOSED		X	
A2.3 ROOF PLAN EXISTING / DEMO		X	
A2.4 ROOF PLAN PROPOSED		X	
A3.0 EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED		X	
A3.1 EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED		X	
A3.2 EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED		X	
A3.3 EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED		X	
A3.4 EXTERIOR BUILDING ELEVATIONS - EXISTING & PROPOSED		X	
A8.1 EXTERIOR DETAILS - ROOF		X	
A8.2 EXTERIOR DETAILS - WALL		X	
A8.3 EXTERIOR DETAILS - WINDOWS		X	
A8.4 EXTERIOR DETAILS - LIBRARY BALCONY		X	

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TITLE 24 ENERGY ANALYSIS

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

DATE: 26.MAR.2024 SCALE: AS NOTED
JOB: 23003 DRAWN BY: dhm/ma

SHEET

GENERAL INFORMATION

A0.0



SUBJECT PROPERTY : EAST SIDE FACADE



SUBJECT PROPERTY : NORTH FRONT FACADE



SUBJECT PROPERTY : NORTH WEST CORNER FACADE



SUBJECT PROPERTY : WEST FRONT FACADE



SUBJECT PROPERTY : SOUTH SIDE FACADE

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SHEET

SITE PHOTOS

A0.3



SUBJECT PROPERTY : EAST INTERIOR FACADE



SUBJECT PROPERTY : SOUTH INTERIOR FACADE

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SHEET

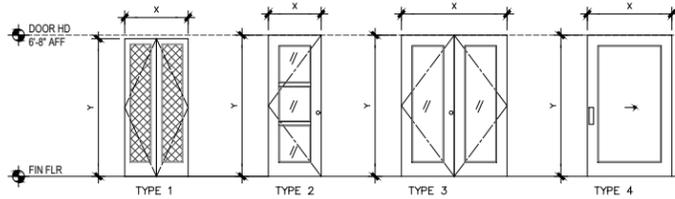
SITE PHOTOS

A0.31

DOOR SCHEDULE

ID	ROOM NUM - NAME	TYPE	CONSERVATION		MANUFACTURER	DOOR CONFIG	DOOR SIZE			DOOR FINISH		FRAME FINISH		REMARKS	SAFETY GLAZING	
			STATUS	ISSUE			X - WIDTH	Y - HEIGHT	THK	EXT	INT	EXT	INT			HDWR
01	LIBRARY 200	1	f	1/2/4	CUSTOM	OUTSWING	3'-0"	6'-8"	1 3/4"	-	-	-	-	A	-	PRESERVE LEADED GLASS & RESTORE PER DOOR DETAIL
02	LIBRARY 200	1	f	1/2/4	CUSTOM	OUTSWING	3'-0"	6'-8"	1 3/4"	-	-	-	-	A	-	PRESERVE LEADED GLASS & RESTORE PER DOOR DETAIL
03	BEDROOM 3 - 219	2	g	3/4	-	OUTSWING	2'-8"	6'-8"	1 3/4"	-	-	-	-	C	-	T
04	DINING 107	3	g	2/5	-	INSWING	4'-6"	6'-8"	1 3/4"	-	-	-	-	C	-	T
05	LIVING ROOM 116	3	g	2/5	-	INSWING	5'-0"	6'-8"	1 3/4"	-	-	-	-	C	-	T
06	STUDY 112	4	f	4	-	SLIDING	V.I.F.	V.I.F.	V.I.F.	-	-	-	-	A	-	REUSE EXISTING SLIDING DOOR
07	BEDROOM 1 - 010	NA	f	3	-	-	-	-	-	-	-	-	-	B	-	REPAIR EXISTING DOOR AS REQUIRED

DOOR TYPES



HARDWARE SCHEDULE

- ALL DOORS RECEIVE 2 HINGES, LATCHSET OR LOCKSET, FLOOR STOP, WALL BUMPER IF APPLICABLE, CLOSER OR HOLD OPEN AS NOTED.
- HARDWARE TYPE:
 - A. SALVAGE & PRESERVE EXISTING
 - B. PRIVACY LOCK
 - C. SECURITY LOCK

MATERIAL AND FINISH KEY

- PTD: PAINTED
- CLR: CLEAR SEALED
- STL: STAINED & SEALED
- SGC: STAIN GRADE CEDAR
- PGW: PAINT GRADE WOOD
- SGDF: PAINT GRADE DOUG. FIR
- PRWT: PRIMED WHITE
- BRZ AL: BRONZE ANODIZED ALUMINUM
- GAL: HOLLOW METAL
- ALV: GALVANIZED
- AL: ALUMINUM
- WD: WOOD
- ST. STL: STAINLESS STEEL
- GL: GLAZED
- SN: SATIN NICKEL

GENERAL DOOR NOTES

- VERIFY ALL WALL THICKNESSES IN FIELD PRIOR TO ORDER.
- VERIFY ALL R.O. AND FRAME DIMS WITH PROPRIETARY DOOR FRAME MANUFACTURER'S STANDARDS AND REQUIREMENTS.
- DIMENSIONS OF ALL DOOR STILE AND RAILS ARE FROM LEAF EDGE TO PANEL DAYLIGHT EDGE, TYP.
- ALL GLASS DOOR PANELS SHALL BE CLEAR TEMPERED GLASS, U.O.N.
- SEE HARDWARE SCHEDULES FOR DOOR HARDWARE GROUPS.
- PROVIDE LOW-E INSULATED DOUBLE GLAZING FOR LITES IN ALL EXTERIOR DOORS, U.O.N.

GENERAL WINDOW NOTES

- VERIFY QUANTITY OF WINDOWS WITH FLOOR PLANS.
- VERIFY DIRECTION OF SWING / ACTION WITH ELEVATIONS.
- DIMENSIONS SHOWN ON WINDOW TYPE DIAGRAMS ARE FRAME OPENING, U.O.N.
- VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
- PROVIDE SAFETY GLAZING AS REQUIRED PER CBC 2406.4
- ALL EXTERIOR GLAZING TO BE DOUBLE-PANED, CLEAR, LOW-E INSULATED GLAZING UNITS, U.O.N.
- ALL OPERABLE WINDOWS TO BE "ROTO" STYLE.
- T = TEMPERED GLAZING
- PROVIDE 4" OPENING RESTRICTORS FOR OPERABLE WINDOWS W/ SILL BELOW 42"
- CONFIRM FINAL FINISH W/ ARCHITECT

CALIFORNIA HISTORICAL BUILDING CODE

- REPAIRS TO ANY PORTION OF A QUALIFIED HISTORICAL BUILDING OR PROPERTY MAY BE IN-KIND WITH HISTORICAL MATERIALS AND THE USE OF ORIGINAL OR EXISTING HISTORICAL METHODS OF CONSTRUCTION, SUBJECT TO CONDITIONS OF THE CHBC, PER CHBC 8-105

CONSERVATION STATUS KEY NOTE

- a. HISTORIC WINDOW TO REMAIN
- b. HISTORIC WINDOW TO BE REPLACED
- c. HISTORIC WINDOW TO BE RESTORED
- d. NON-HISTORIC WINDOW TO REMAIN
- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
- h. HISTORIC DOOR TO REMAIN
- i. HISTORIC DOOR TO REMAIN
- j. NON-HISTORIC DOOR TO REMAIN

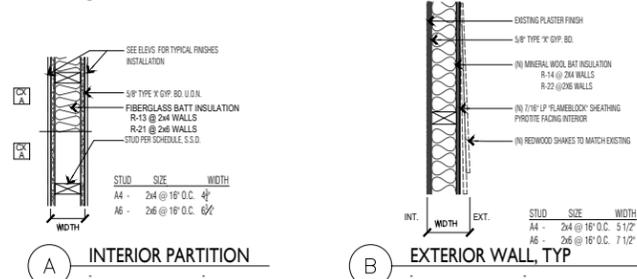
CONSERVATION ISSUE KEY NOTE

- LEADED GLASS PULLING AWAY FROM SASH AND GLASS
- WATER DAMAGE
- DRY ROT
- OPERABILITY DAMAGED
- REPLACE TO MATCH

WALL TYPES

WALL ASSEMBLY NOTES:

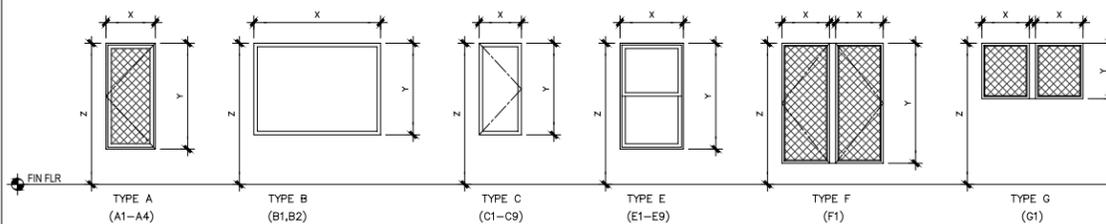
- INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.



WINDOW SCHEDULE

ID	LOCATION	ID	LOCATION	ROOM	TYPE	CONSERVATION		OPERATION	MANUFACTURER	FRAME OPENING			MATERIAL	FINISH	HARDWARE	REMARKS
						STATUS	ISSUE			WIDTH X	HEIGHT Y	FROM FF Z				
A1	LIVING ROOM	A1	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A2	LIVING ROOM	A2	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A3	LIVING ROOM	A3	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
A4	LIVING ROOM	A4	LIVING ROOM	116	A	c	1/5	CASEMENT	CUSTOM	2'-4"	5'-0"	6'-10"	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
B1	LIVING ROOM	B1	LIVING ROOM	116	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	6'-0"	4'-4"	6'-1"	-	-	-	
B2	STUDY	B2	STUDY	112	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	5'-0"	5'-0"	6'-10"	-	-	-	
B3	BEDROOM 5	B3	BEDROOM 5	214	B	b	4/5	FIXED	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
C1	LIVING ROOM	C1	LIVING ROOM	116	C	b	2/4/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-4"	6'-1"	-	-	-	
C2	LIVING ROOM	C2	LIVING ROOM	116	C	b	2/4/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-4"	6'-1"	-	-	-	
C3	BEDROOM 5	C3	BEDROOM 5	214	C	e	5/6	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
C4	BEDROOM 5	C4	BEDROOM 5	214	C	e	5/6	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
C5	BEDROOM 5	C5	BEDROOM 5	214	C	b	2/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
C7	BEDROOM 5	C7	BEDROOM 5	214	C	b	2/5	CASEMENT	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
C8	KITCHENETTE	C8	KITCHENETTE	007	C	e	2/5	DOUBLE CASEMENT	MARVIN CUSTOM WOOD	3'-0"	3'-3"	6'-6.5"	-	-	-	
C9	KITCHENETTE	C9	KITCHENETTE	007	C	e	2/5	DOUBLE CASEMENT	MARVIN CUSTOM WOOD	3'-0"	3'-3"	6'-6.5"	-	-	-	
E1	DINING	E1	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	2'-10.5"	6'-10"	-	-	-	
E2	DINING	E2	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	
E3	DINING	E3	DINING	107	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	
E4	BATH 3	E4	BATH 3	220	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
E5	BATH 3	E5	BATH 3	220	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
E6	BEDROOM 3	E6	BEDROOM 3	219	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-5"	6'-4"	-	-	-	
E7	BATH 5	E7	BATH 5	215	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	4'-0"	6'-4"	-	-	-	
E10	BEDROOM 1	E10	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	
E11	BEDROOM 1	E11	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	
E12	BEDROOM 1	E12	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-2"	4'-0"	6'-6.5"	-	-	-	
E13	BEDROOM 1	E13	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-5"	4'-0.5"	7'-2.5"	-	-	-	
E14	BEDROOM 1	E14	BEDROOM 1	010	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-5"	4'-0.5"	7'-2.5"	-	-	-	
E15	BATH 1	E15	BATH 1	011	E	b	5/3	CASEMENT	MARVIN CUSTOM WOOD	3'-0"	5'-0"	6'-10"	-	-	-	
E20	STUDY	E20	STUDY	112	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	5'-0"	6'-10"	-	-	-	
E21	STUDY	E21	STUDY	112	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-10"	5'-0"	6'-10"	-	-	-	
E22	1/2 BATH	E22	1/2 BATH	110	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	1'-6.5"	3'-0"	6'-10"	-	-	-	
E23	STAIR	E23	STAIR	003	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-10"	-	-	-	
E30	REAR HALL	E30	REAR HALL	202	E	b	5/3	DOUBLE HUNG	MARVIN CUSTOM WOOD	3'-0"	4'-4.5"	6'-4.5"	-	-	-	
E31	BATH 2	E31	BATH 2	205	E	b	3/5/6	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-7"	-	-	-	
E32	BATH 2	E32	BATH 2	205	E	b	3/5	DOUBLE HUNG	MARVIN CUSTOM WOOD	2'-0"	3'-0"	6'-7"	-	-	-	
F1	STAIR 4	F1	STAIR 4	111	F	c	1/2/4	CASEMENT	CUSTOM	4'-9.5"	5'-8"	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3
G1	STAIR 4	G1	STAIR 4	111	G	c	1/2/4	FIXED	CUSTOM	4'-9.5"	2'-7.5"	-	-	-	-	PRESERVE LEADED GLASS & RESTORE PER A8.3 / 1,2,3

WINDOW TYPES



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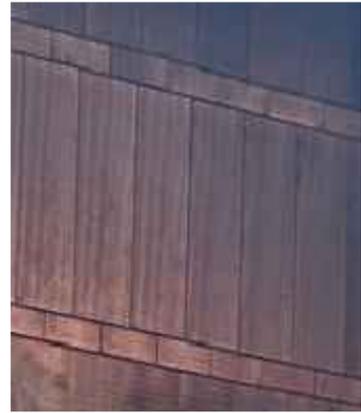
SHEET

SCHEDULES &
WALL TYPES

A0.6



EXTERIOR FINISHES:
 REDWOOD SHAKES TO MATCH EXISTING



EXTERIOR FINISHES:
 STANDING SEAM METAL ROOF IN PINE GREEN OR MEDIUM BRONZE



GUARDRAIL:
 LIBRARY BALCONY GUARDRAIL TO MATCH
 INTERIOR TOWER STAIR GUARDRAIL



WINDOW REPLACEMENT:
 NEW CUSTOM MARVIN DOUBLE HUNG PRIMED
 WOOD WINDOW TO MATCH EXISTING
 EXTERIOR: GREEN SASH AND REDWOOD FRAME
 INTERIOR: WHITE SASH AND FRAME



WINDOW REPLACEMENT:
 NEW CUSTOM WOOD WINDOW SASH TO
 ACCOMMODATE LEADED GLASS AND NEW
 DOUBLE PANE GLASS
 EXTERIOR: GREEN SASH AND REDWOOD FRAME
 INTERIOR: WHITE SASH AND FRAME



EXTERIOR FINISHES:
 WINDOW RESTORATION TO MATCH EXISTING GREEN
 SASH AND REDWOOD FRAME



INTERIOR FINISHES:
 LEADED GLASS WINDOW RESTORATION TO
 MATCH EXISTING WHITE SASH AND FRAME

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SHEET

MATERIAL PALETTE

A0.7

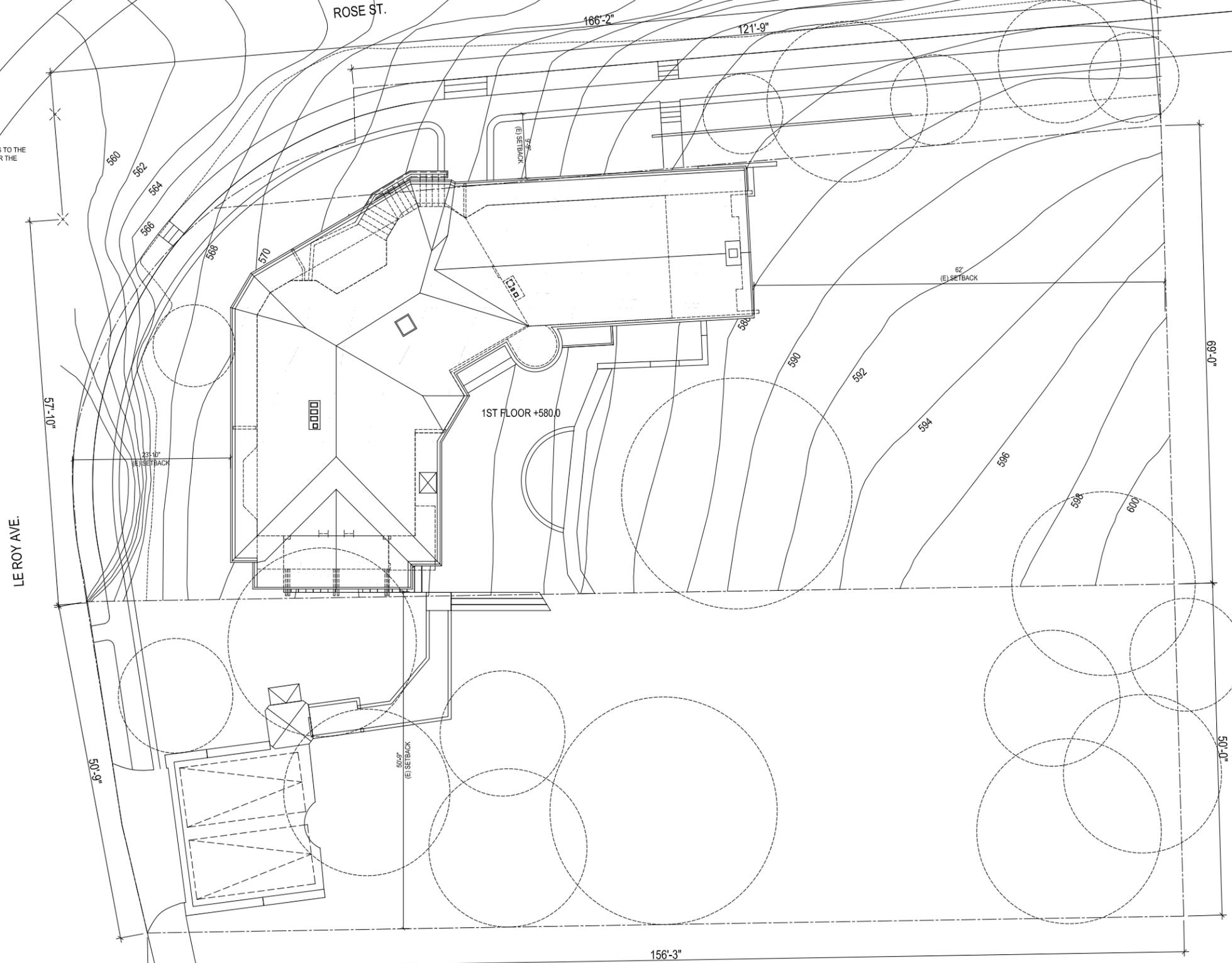
KEY

- (E) WALL / COMPONENT TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

NOTE : ELEVATIONS ARE FROM ASSUMED DATUM. 581'

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD, CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.



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1 SITE PLAN - EXISTING
 1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17

SHEET

SITE PLAN EXISTING

A1.0

KEY

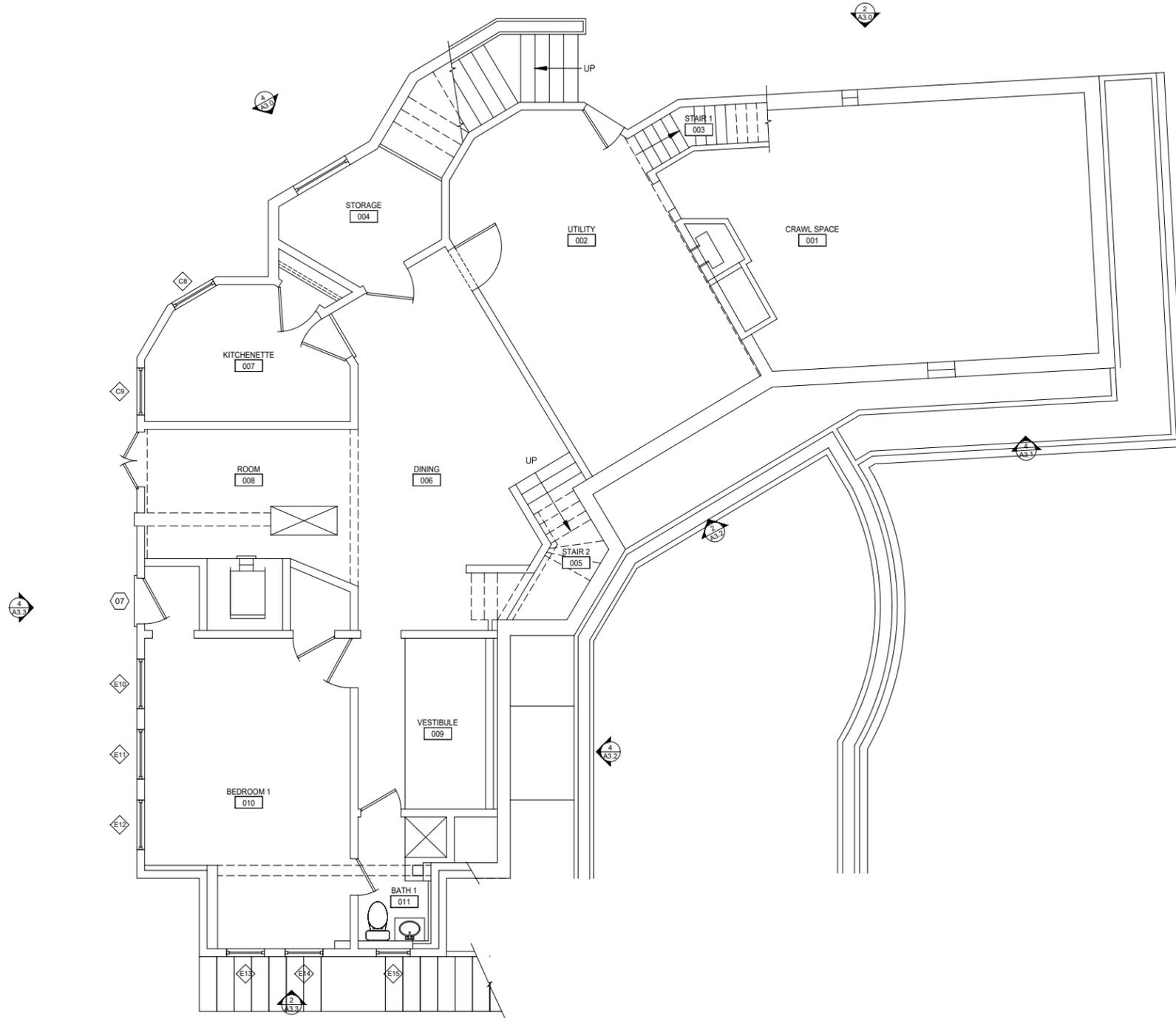
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SHEET NOTES

1 xxxxxxxxxxxx



1 BASEMENT FLOOR PLAN - PROPOSED - NO CHANGE
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

BASEMENT FLOOR
 PLAN
 PROPOSED

A2.0

KEY

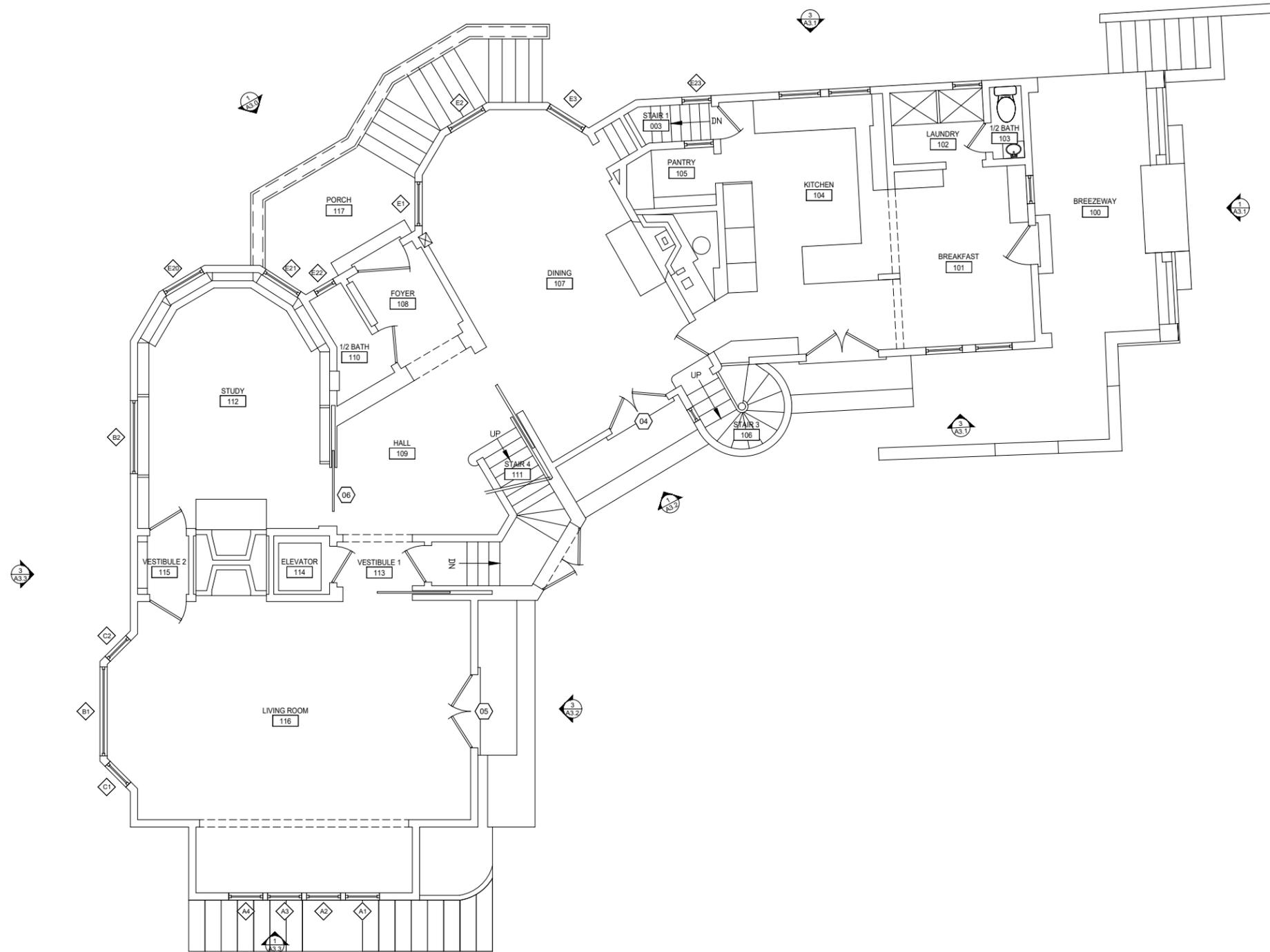
- (E) WALL / COMPONENT TO BE REMOVED
- _____ (E) WALL TO REMAIN
- _____ (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

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SHEET NOTES

1. xxxxxxxxxxxx



1 FIRST FLOOR PLAN - PROPOSED - NO CHANGE
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

**FIRST FLOOR
PLAN
EXISTING/DEMO
& PROPOSED**

A2.1

KEY

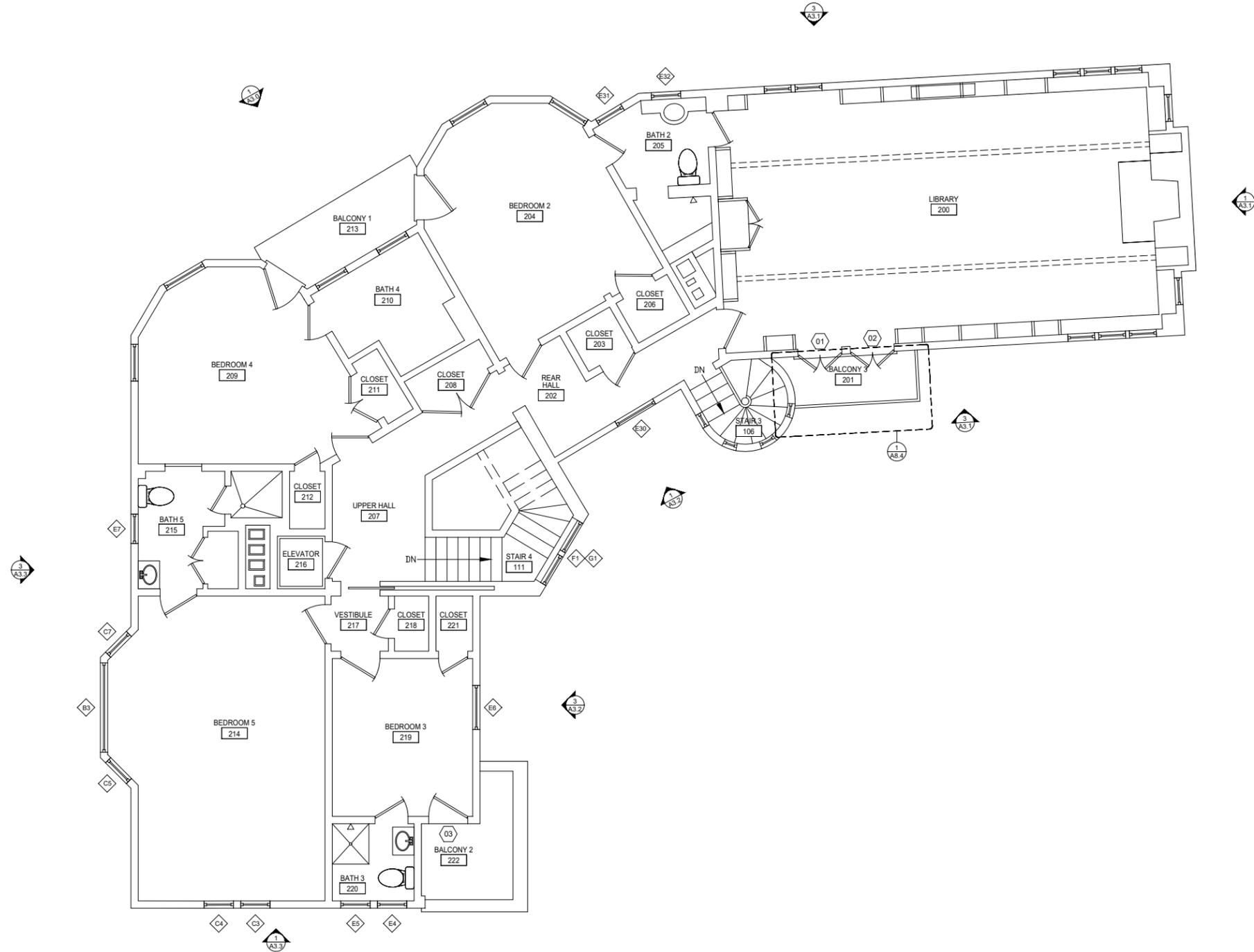
- (E) WALL / COMPONENT TO BE REMOVED
- _____ (E) WALL TO REMAIN
- _____ (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

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SHEET NOTES

1. xxxxxxxxxxxx



1 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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SHEET

**SECOND FLOOR
PLAN
EXISTING/DEMO
& PROPOSED**

A2.2

KEY

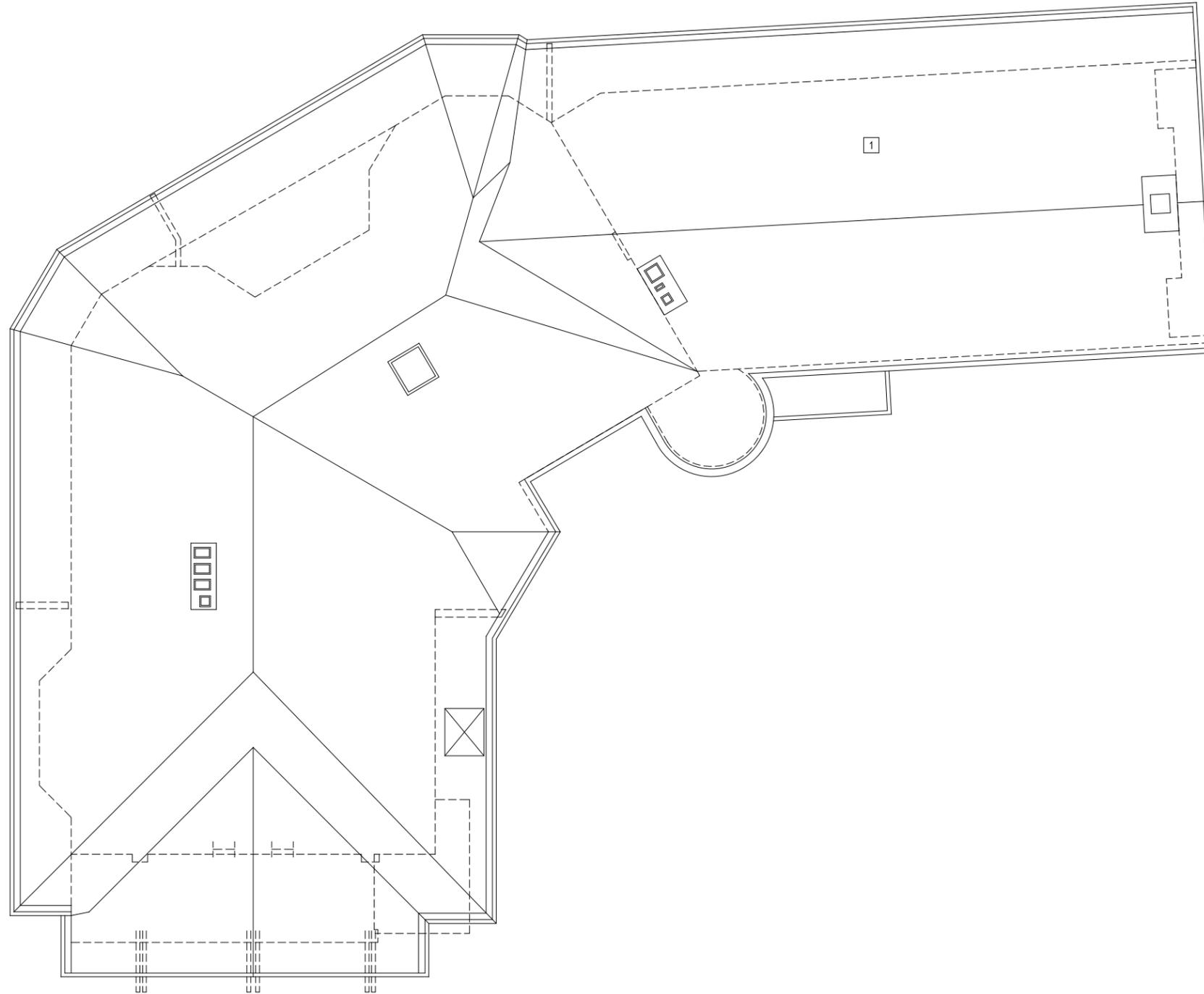
- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- ▬ (N) WALL
- - - (E) OR (N) BUILDING ELEMENT ABOVE

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD, CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.

SHEET NOTES

- 1 EXISTING CAP SHEET ROOF MATERIAL



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JOB:	23003	DRAWN BY:	dhm/ma

SHEET

**ROOF PLAN
EXISTING**

A2.3

1 **ROOF PLAN - EXISTING**
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



KEY

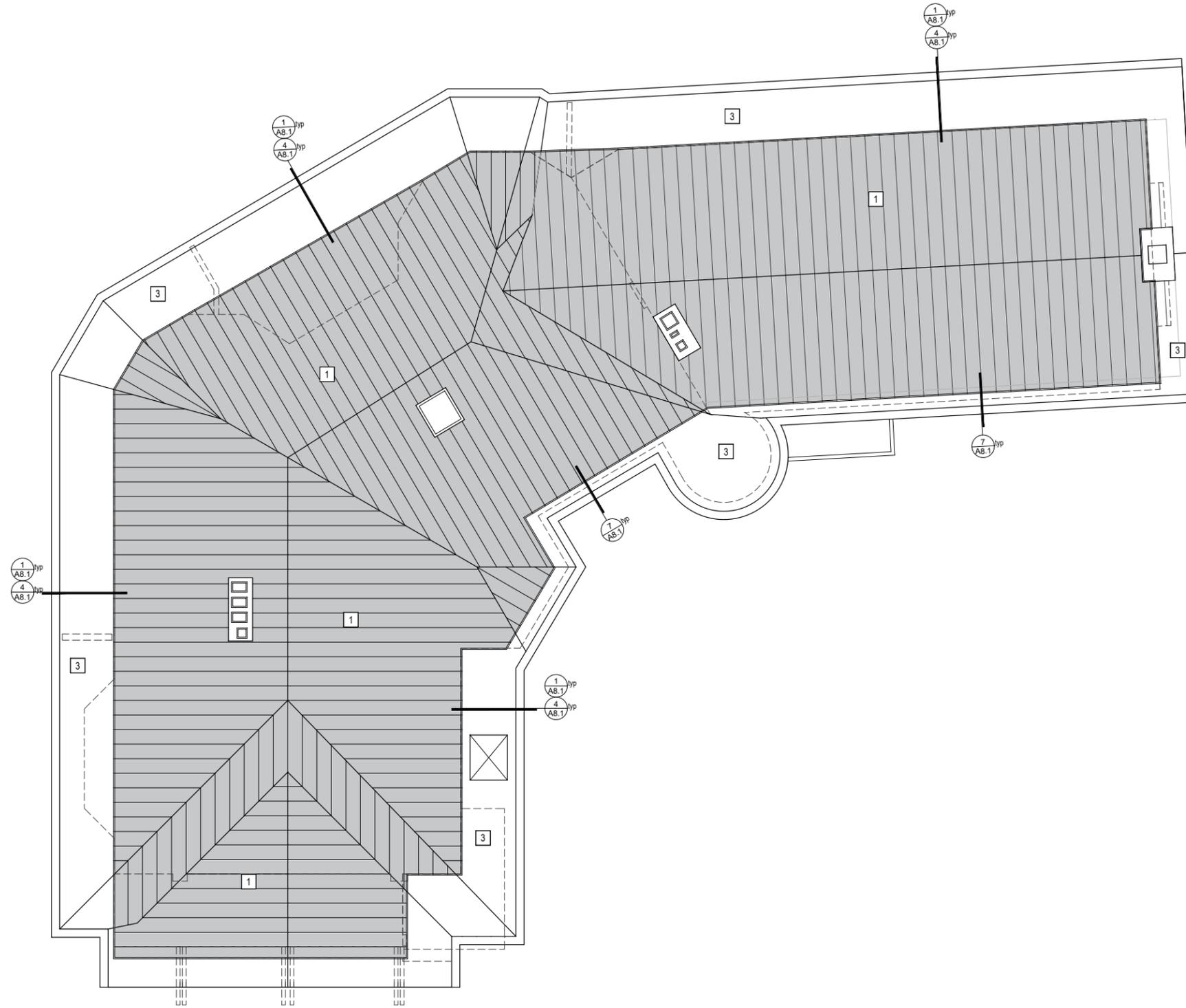
- (E) WALL / COMPONENT TO BE REMOVED
- ===== (E) WALL TO REMAIN
- (E) OR (N) BUILDING ELEMENT ABOVE
- (N) INSULATED ROOF

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.

SHEET NOTES

- 1 NEW INSULATED, STANDING SEAM METAL ROOF
- 2 SHADED AREA INDICATES EXTENT OF ROOF INSULATION
- 3 NEW SHEET METAL ROOF



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



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JOB: 23003	DRAWN BY: dhm/ma

SHEET

ROOF PLAN
 PROPOSED

A2.4

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SHEET

EXTERIOR
 BUILDING
 ELEV. EXISTING
 & PROPOSED

A3.0



4 NORTH (FRONT) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

2 NORTH - WEST (FRONT) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



3 NORTH (FRONT) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

1 NORTH - WEST (FRONT) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

CONSERVATION STATUS

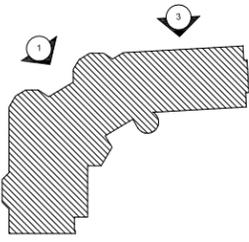
- a. HISTORIC WINDOW TO REMAIN
- b. HISTORIC WINDOW TO BE REPLACED
- c. HISTORIC WINDOW TO BE RESTORED
- d. NON-HISTORIC WINDOW TO REMAIN
- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
- h. HISTORIC DOOR TO REMAIN
- i. NON-HISTORIC DOOR TO REMAIN

KEY

--- ELEMENT TO REMOVE

SHEET NOTES

- 1 REMOVE METAL PATCH
- 2 REPLACE REDWOOD SHAKES WITH REDWOOD SHAKES W/FIRE RETARDANT, HISTORIC MATERIAL, PER WALL TYPE B
- 3 NEW STANDING SEAM METAL ROOF WITH INSULATION
- 4 WINDOW TRIM TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 5 ROOF FASCIA AND GUTTER TO MATCH EXISTING MATERIAL AND COLOR, HISTORIC MATERIAL
- 6 SALVAGE AND PROTECT LEADED GLASS WINDOWS TO BE RESTORED



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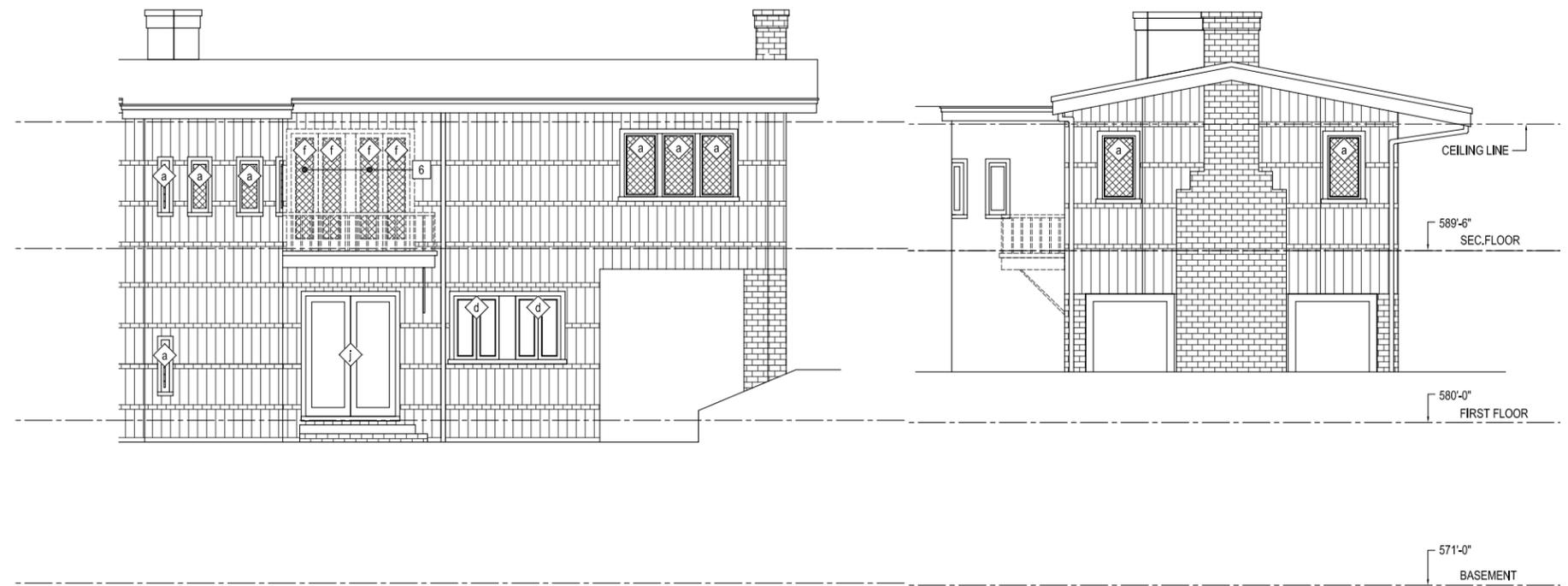
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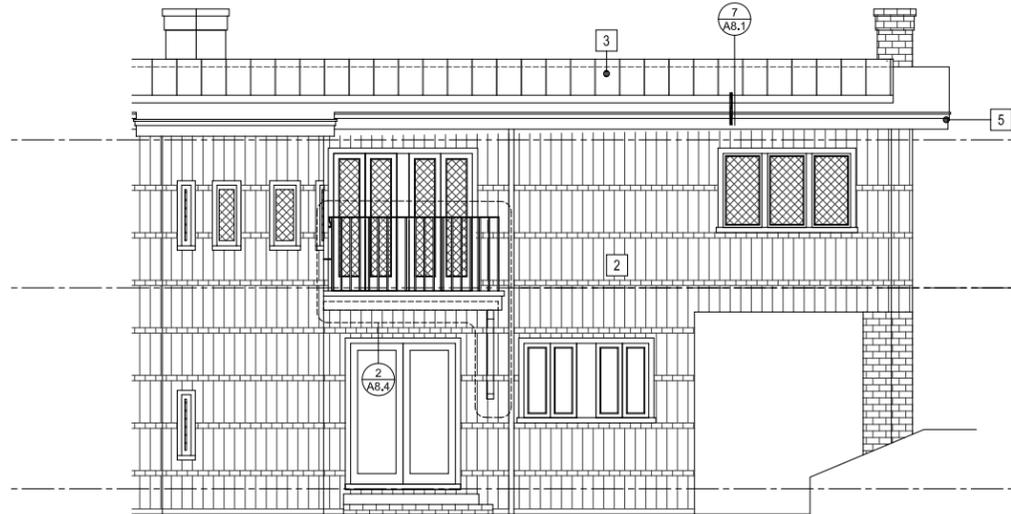
SHEET

EXTERIOR
 BUILDING
 ELEV. EXISTING
 & PROPOSED

A3.1

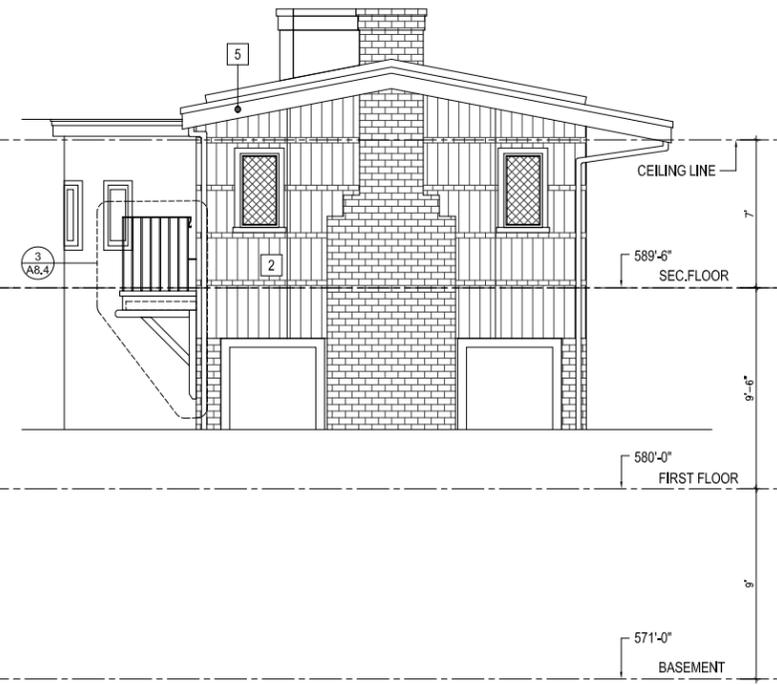


4 SOUTH (SIDE) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



3 SOUTH (BACK) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

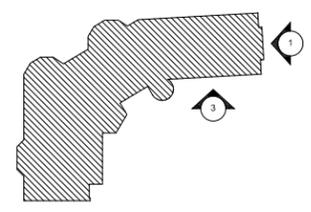
2 EAST (SIDE) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 EAST (SIDE) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

CONSERVATION STATUS

- a. HISTORIC WINDOW TO REMAIN
- b. HISTORIC WINDOW TO BE REPLACED
- c. HISTORIC WINDOW TO BE RESTORED
- d. NON-HISTORIC WINDOW TO REMAIN
- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
- h. HISTORIC DOOR TO REMAIN
- i. NON-HISTORIC DOOR TO REMAIN



KEY

--- ELEMENT TO REMOVE

SHEET NOTES

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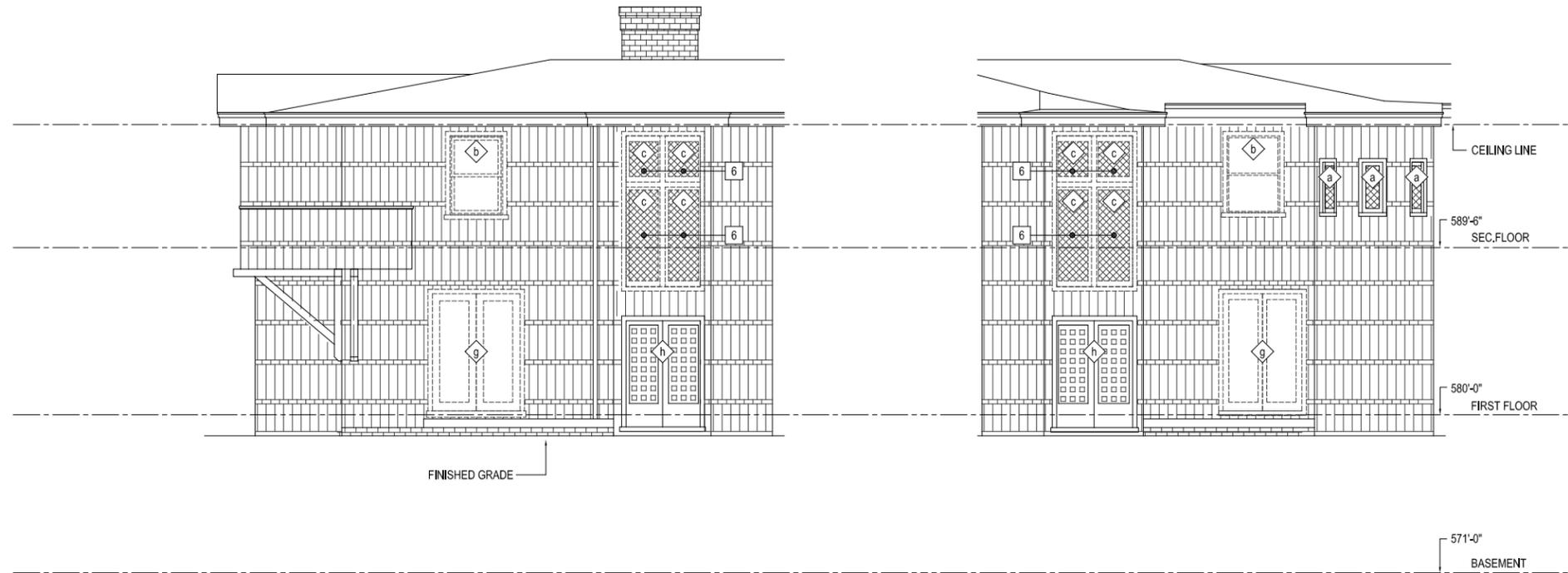
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SHEET

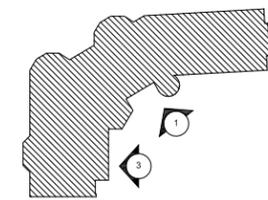
EXTERIOR
 BUILDING
 ELEV. EXISTING
 & PROPOSED

A3.2



CONSERVATION STATUS

- a. HISTORIC WINDOW TO REMAIN
- b. HISTORIC WINDOW TO BE REPLACED
- c. HISTORIC WINDOW TO BE RESTORED
- d. NON-HISTORIC WINDOW TO REMAIN
- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
- h. HISTORIC DOOR TO REMAIN
- i. NON-HISTORIC DOOR TO REMAIN



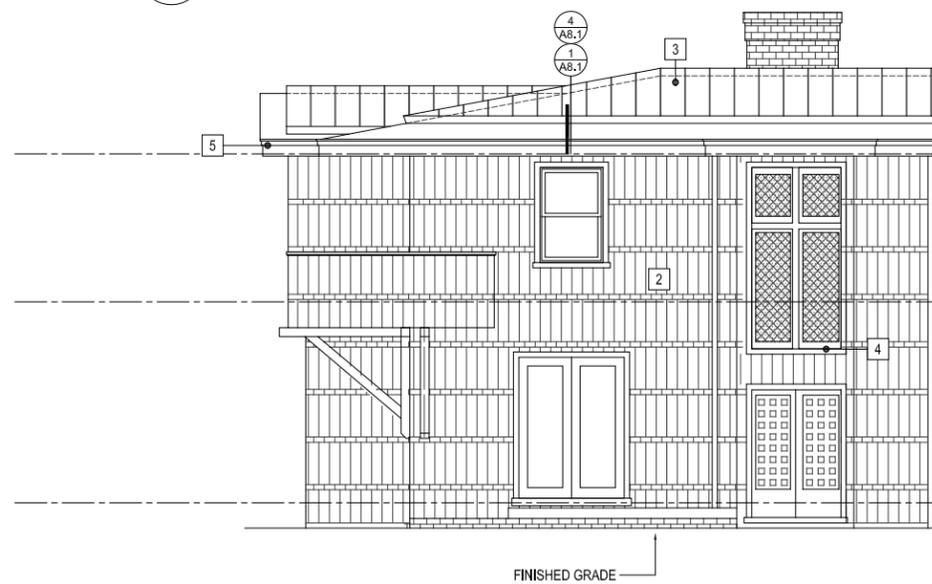
KEY

--- ELEMENT TO REMOVE

SHEET NOTES

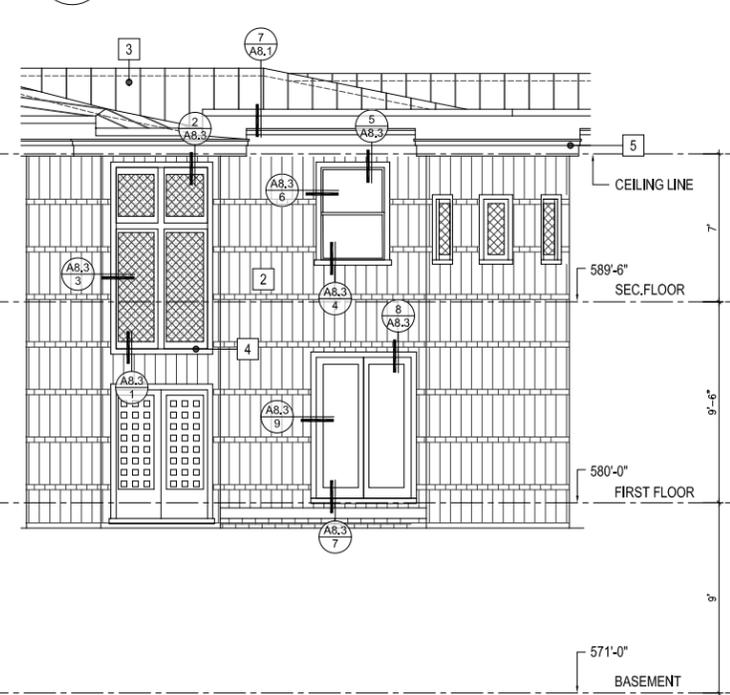
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4 EAST (BACK) ELEV EXISITING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



3 EAST (BACK) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

2 SOUTH - EAST (BACK) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 SOUTH - EAST (BACK) ELEV PROPOSED
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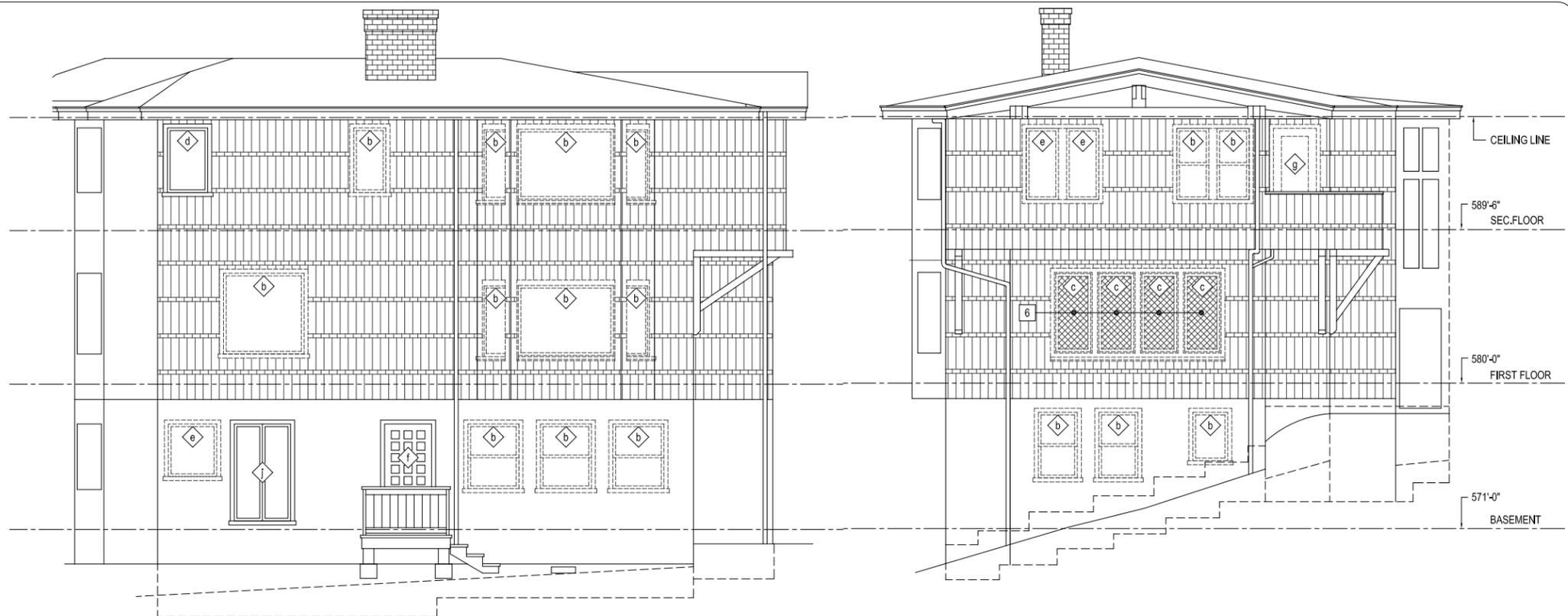
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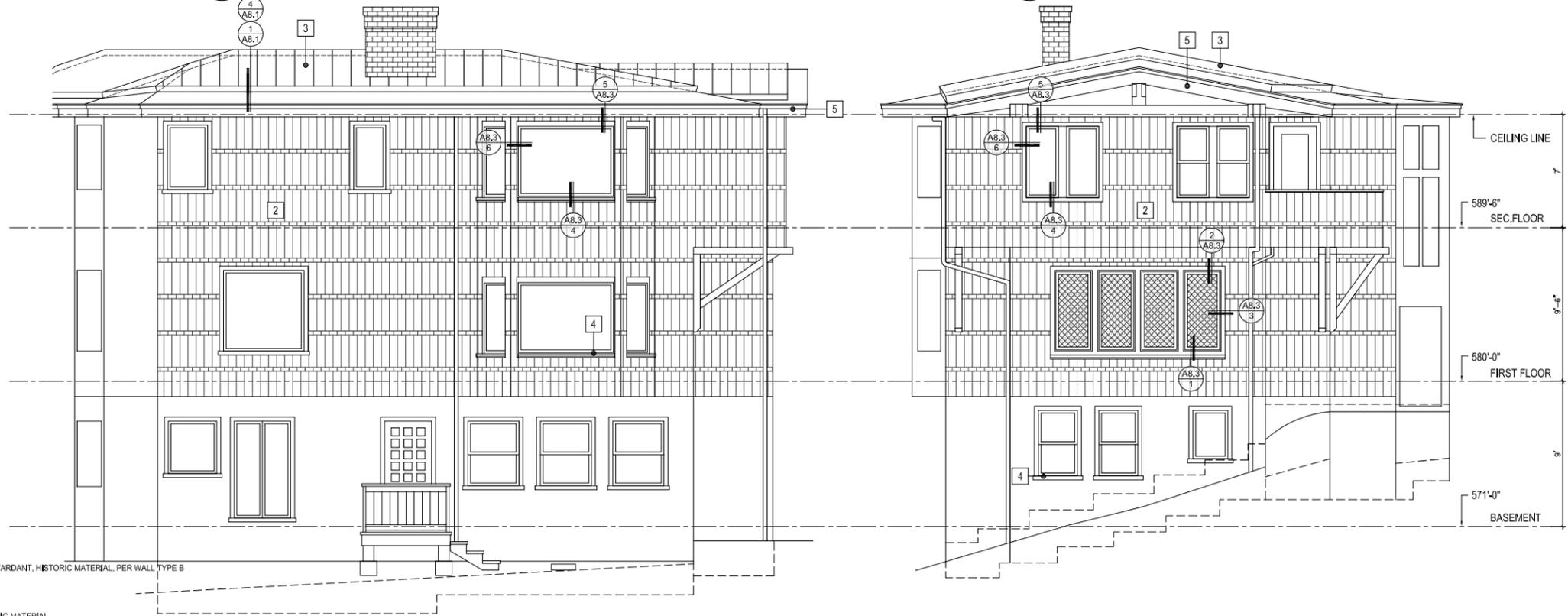
**EXTERIOR
 BUILDING
 ELEV. EXISTING
 & PROPOSED**

A3.3



4 WEST (FRONT) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

2 SOUTH (SIDE) ELEV EXISTING
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

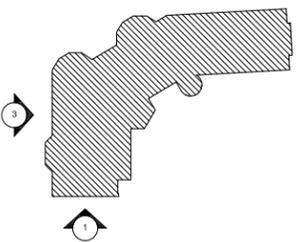


3 WEST (FRONT) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

1 SOUTH (SIDE) ELEV PROPOSED
 1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

CONSERVATION STATUS

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- d. NON-HISTORIC WINDOW TO REMAIN
- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
- h. HISTORIC DOOR TO REMAIN
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KEY

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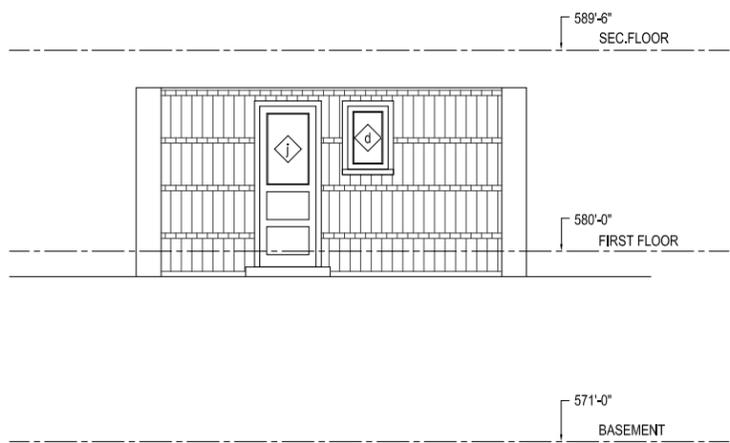
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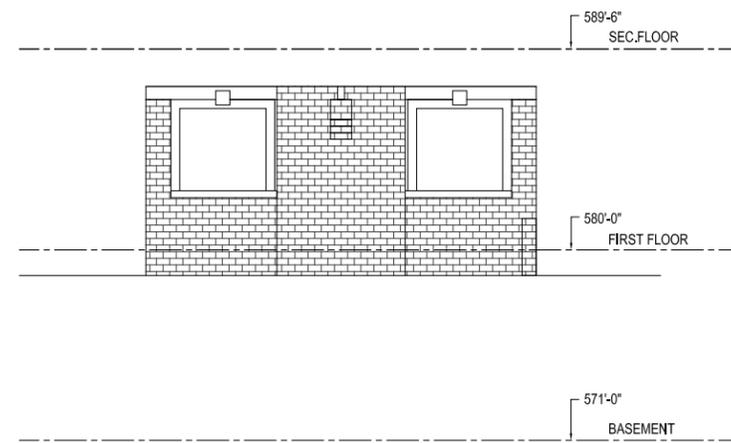
SHEET

EXTERIOR
BUILDING
ELEV. EXISTING
& PROPOSED

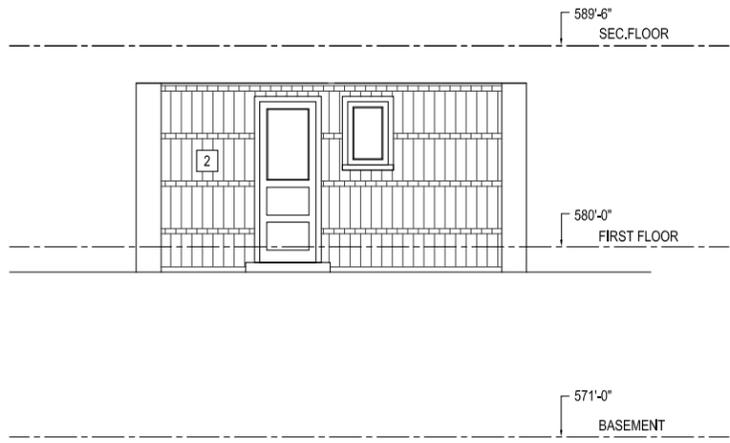
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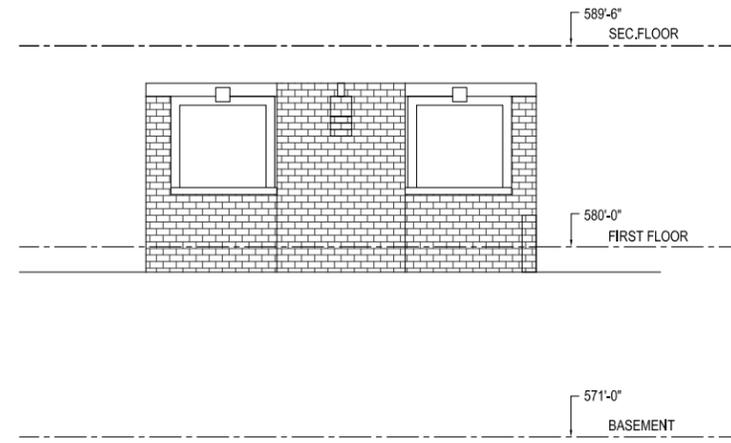
4 INNER EAST (SIDE) ELEV EXISTING
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2 OUTER EAST (SIDE) ELEV EXISTING
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



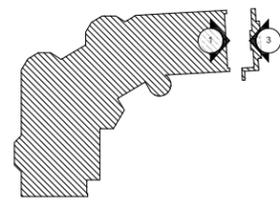
3 INNER EAST (SIDE) ELEV - NO CHANGE
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 OUTER EAST (SIDE) ELEV - NO CHANGE
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

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- e. NON-HISTORIC WINDOW TO BE REPLACED
- f. HISTORIC DOOR TO BE RESTORED
- g. HISTORIC DOOR TO BE REPLACED
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KEY

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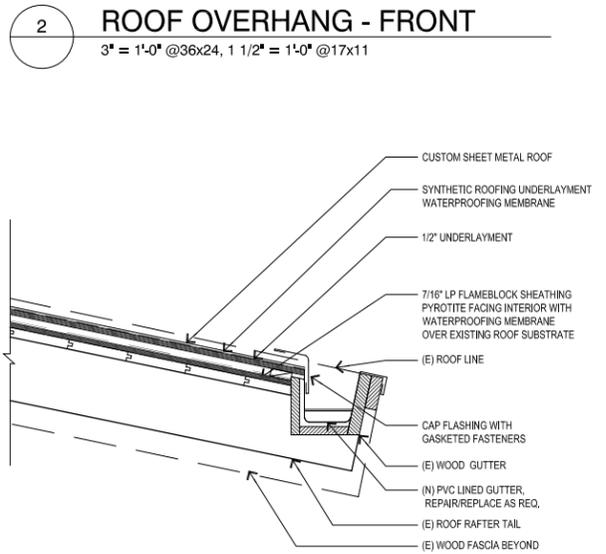
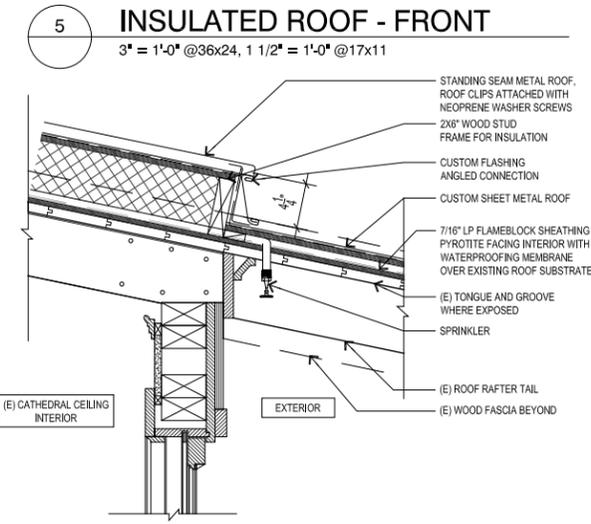
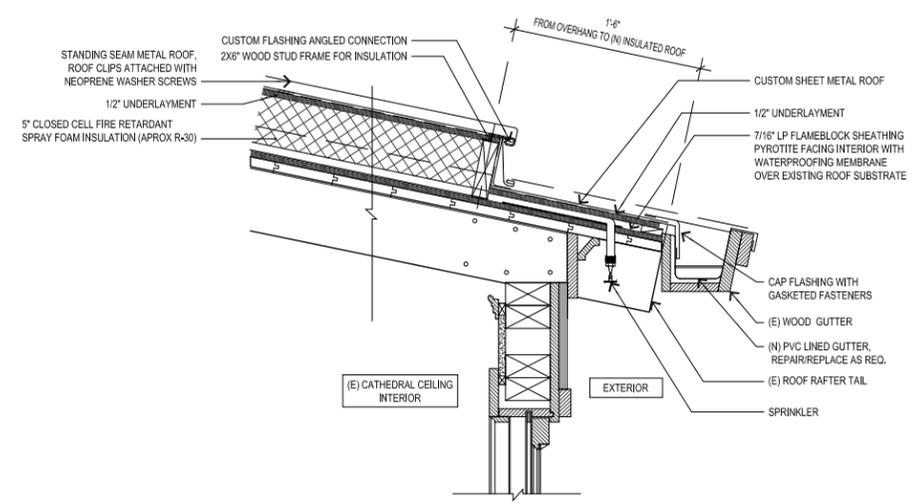
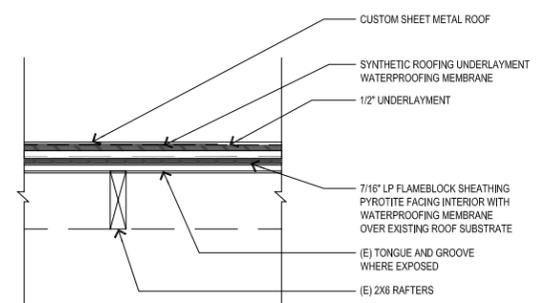
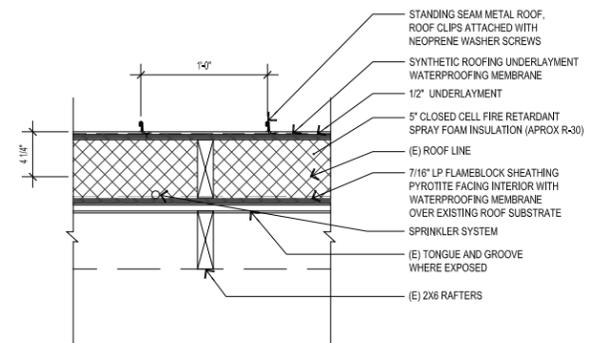
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7 INSULATED ROOF - SECTION
 3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

4 INSULATED ROOF - SECTION
 3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

1 ROOF OVERHANG - SECTION
 3" = 1'-0" @36x24, 1 1/2" = 1'-0" @17x11

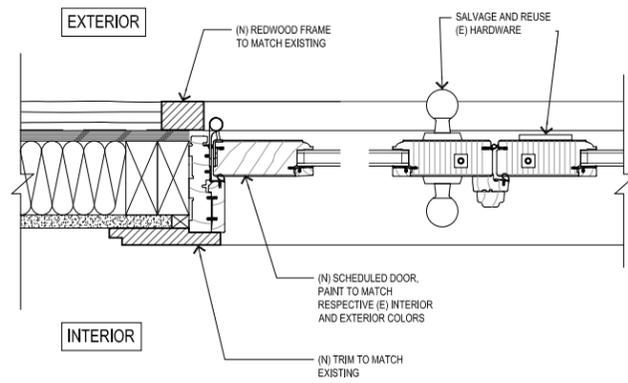
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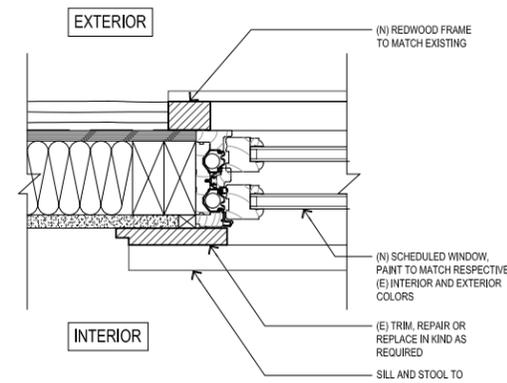
SHEET

EXTERIOR DETAILS
 ROOF

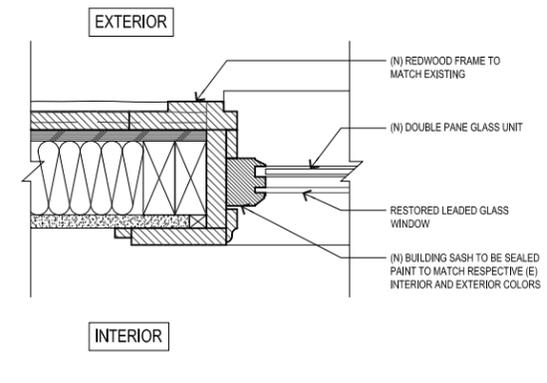
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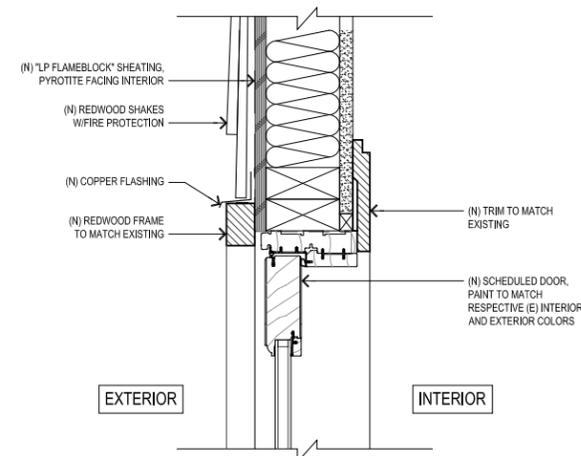
9 DOOR JAMB
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



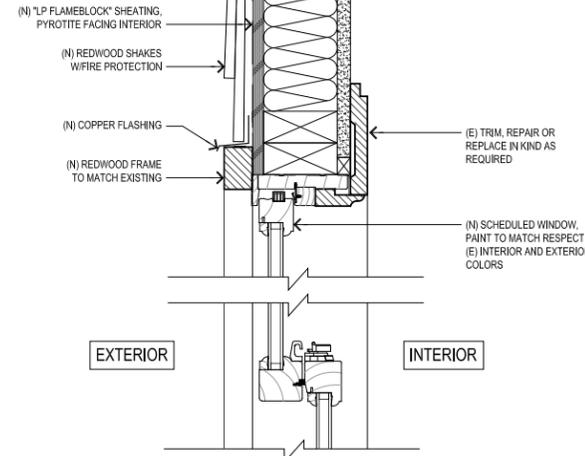
6 DBL HUNG WNDW JAMB
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



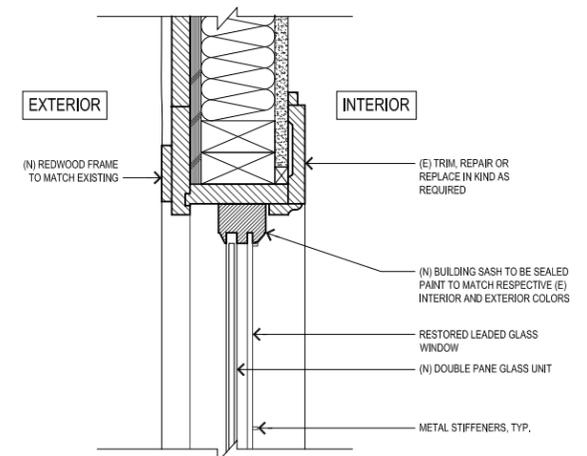
3 LEADED GLASS WNDW JAMB
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



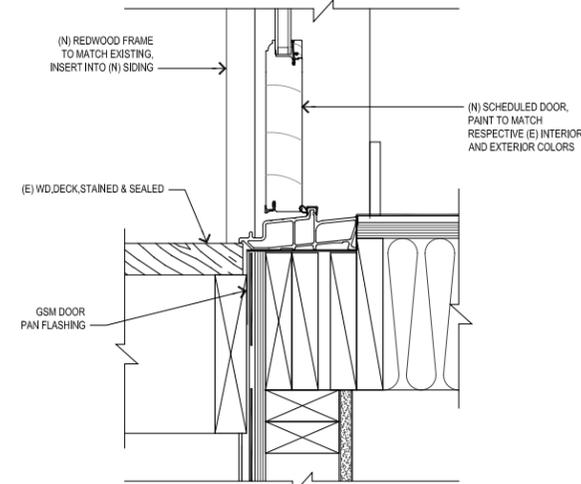
8 DOOR HEAD
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



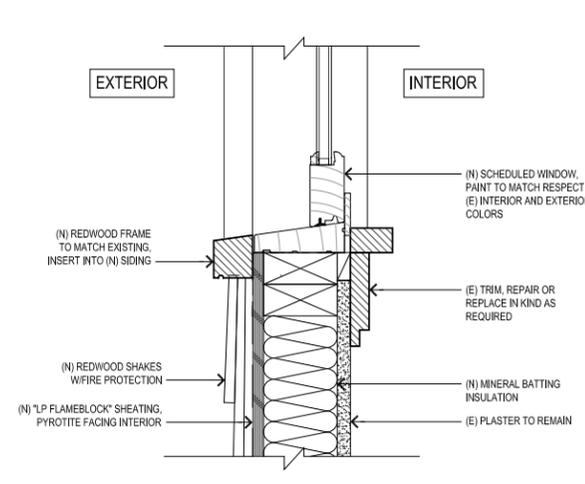
5 DBL HUNG WNDW HEAD
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



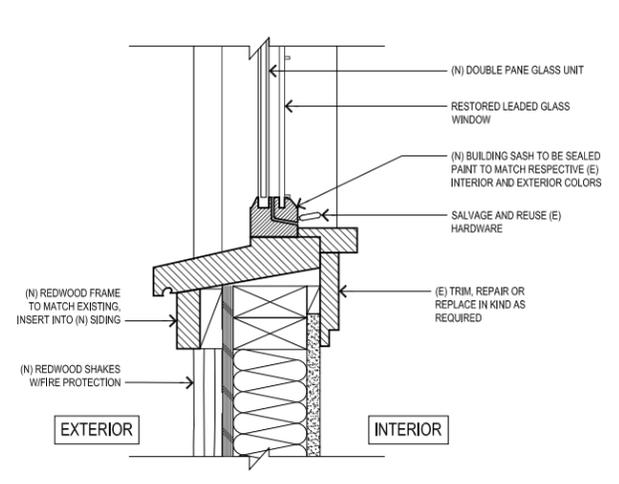
2 LEADED GLASS WNDW HEAD
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



7 DOOR SILL
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



4 DBL HUNG WNDW SILL
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



1 LEADED GLASS WNDW SILL
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11

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TITLE 24 ENERGY ANALYSIS

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SHEET
**BUILDING DETAILS
 WINDOWS
 & DOORS**

A8.3

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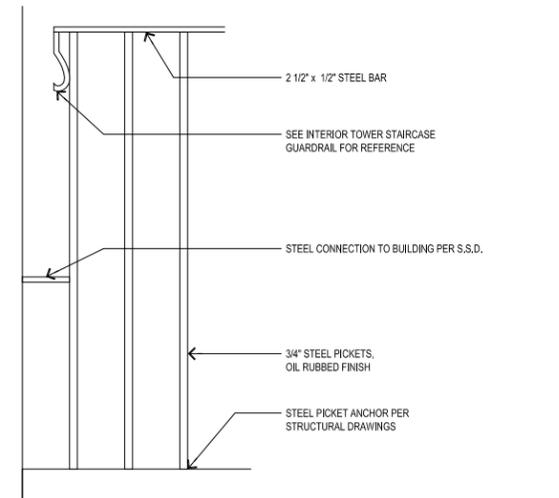
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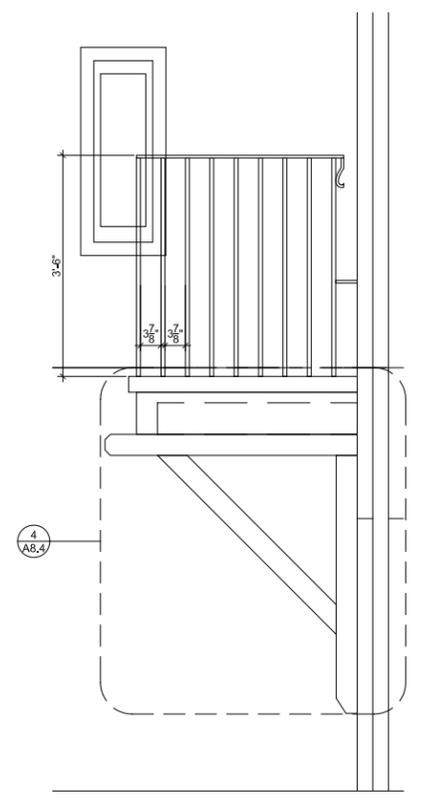
SHEET

BUILDING DETAILS
LIBRARY BALCONY

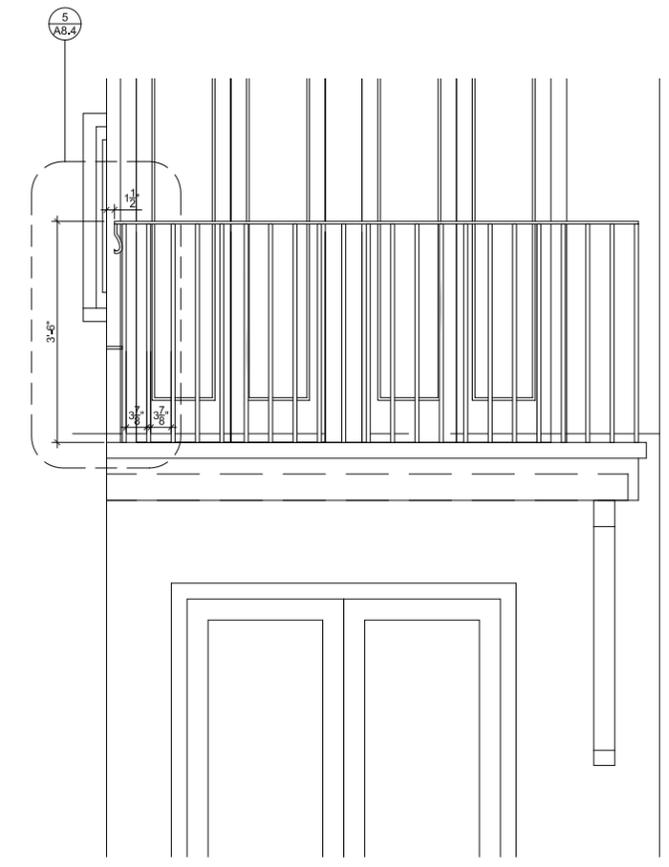
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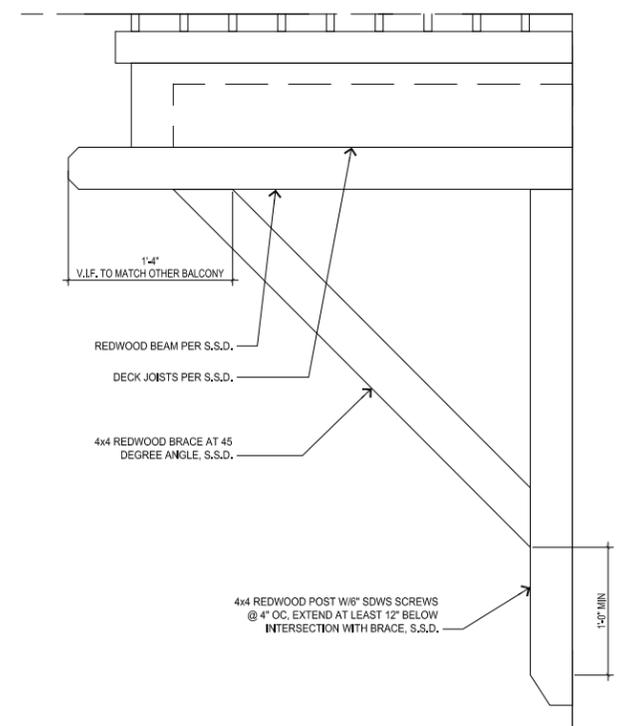
5 **BALCONY GUARDRAIL - ELEV**
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



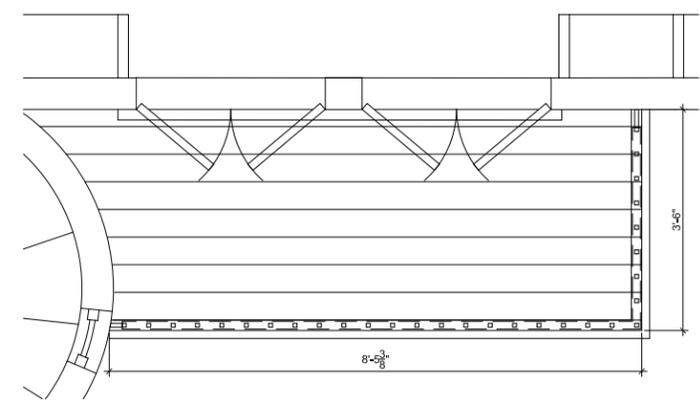
3 **BALCONY - SIDE ELEV**
 3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17



2 **BALCONY - FRONT ELEV**
 3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17



4 **BALCONY BRACE**
 3" = 1'-0" @ 36x24, 1 1/2" = 1'-0" @ 17x11



1 **BALCONY - PLAN**
 3/4" = 1'-0" @ 24x36; 3/8" = 1'-0" @ 11x17