



Office of the City Manager

INFORMATION CALENDAR
June 17, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: Landmarks Preservation Ordinance Notice of Decision: 1947 Center Street/#LMSAP2025-0007

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject National Landmark property. This action is subject to a 15-day appeal period, which began on June 3, 2025.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by June 17, 2025. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

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

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Joshua Muller, Associate Planner, Planning and Development, 510-981-7488

Attachments:

1: Notice of Decision – #LMSAP2025-0007/1947 Center Street



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

N o t i c e o f D e c i s i o n

DATE OF BOARD DECISION: May 1, 2025
DATE NOTICE MAILED: June 2, 2025
APPEAL PERIOD EXPIRATION: June 17, 2025
EFFECTIVE DATE (Barring Appeal or Certification): June 18, 2025¹

1947 Center Street – The Former State Farm Insurance Company Building

Structural Alteration Permit #LMSAP2024-0007 to replace windows at a National Landmark property.

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

- **Applicant** Uriel Gonzalez, City of Berkeley
1947 Center Street
Berkeley, CA 94704
- **Property Owner** City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

ZONING DISTRICT: Downtown Mixed-Use District (C-DMU Buffer)

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

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.

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The application materials for this project is available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 5-0-0-3

YES: ENCHILL, CRANDALL, SCHWARTZ, FINACOM, HALL-MONTGOMERY

NO: NONE

ABSTAIN: NONE

ABSENT: PLESE, ORBUCH, LEUSCHNER

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 \$6,000.

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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 Structural Alteration Permit 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 taken, both before the City Council and in court.

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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, Joshua Muller, at (510) 981-7488 or jmuller@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: 
Anne Hersch, Secretary
Landmarks Preservation Commission

cc: City Clerk

FINDINGS AND CONDITIONS

1947 Center Street – State Farm Insurance Company Building

Structural Alteration Permit #LMSAP2024-0007 to replace windows at a National Landmark property.

FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this 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”).

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation (36 CFR Part 67), the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Evidence: The proposed project does not require a change of use.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: The existing window units are not cited as a significant feature of the landmark in its original landmark application, so the project will therefore avoid the removal of distinctive materials and the alteration of features that characterize the property and will retain the historic character of the property.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Evidence: Although the new window units will resemble the original units and designs from the property’s historic Moderne period, the units will not insert ancillary architectural elements from other buildings designed in the Moderne style. These new features are aligned with the specific aesthetic character of the existing building and will not result in a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Evidence: Changes to the property that may have acquired significance in their own right are not affected by this project. There have been no significant modifications or redesigns of the building that could exhibit historical significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as recess dimension of the windows and the use of metal as a material, will be substantially retained and preserved with this limited-scope project.

6. 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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Evidence: As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: Standard conditions of approval for a Structural Alteration Permit will require any potential chemical or physical treatments to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The project does not have the potential to affect any archaeological resources because no excavation is proposed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: The proposed new work is designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, as well as the comprehensive nature of the project scope, new work will be sufficiently differentiated from the historic design.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. Pursuant to Section 3.24.260(C)(1)(a-c) of the Landmarks Preservation Ordinance, the Commission must make the following findings for permit applications for construction, alteration or repair:

- (a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The proposed window replacement will incorporate units that use the same or substantially similar materials, operation, divisions and divided lite patterns as the existing units. The scope of work also involves a significant amount of the windows on the building, which will preserve the visual uniformity of the building's fenestration treatment and pattern and the overall façade composition.

- (b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: The scope of the application involves a comprehensive rehabilitation of the windows and would not modify the exterior visual character of the building by creating new or removing existing openings. Additionally, the landmark documentation related to the existing building does not cite the window type and characteristics as a distinguishing feature.

- (c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: The building in question is not a structure of merit and this finding is therefore not relevant or applicable to this Structural Alteration Permit.

ATTACHMENT 1

FINDINGS AND CONDITIONS

| I. General Administrative Conditions | | <u>Regulation Source</u> | Timing/ <u>Implementation</u> | Enforcement/ <u>Monitoring</u> |
|--------------------------------------|--|--|----------------------------------|--------------------------------|
| 1. | Project Approval. This Structural Alteration Permit approval is for 1947 Center Street, as substantially presented and described to the Landmarks Preservation Commission on May 1, 2025 (“Approval Date”, For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City. In addition to review by staff, the final plan shall be reviewed by the Chair of the Landmarks Preservation Commission to verify substantial compliance with the scope of the Commission’s approval and accompanying action on the Structural Alteration Permit. | City of Berkeley | On-Going | Land Use Planning |
| 2. | Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description. | City of Berkeley <u>BMC Sections</u> <u>23.404.060</u> | On-Going | Land Use Planning |
| 3. | Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property. | City of Berkeley | On-Going | Land Use Planning |
| 4. | Conformance to Approved Final Plan. All work performed under an approved permit shall be in compliance with the approved final plan and any Conditions of Approval. | City of Berkeley <u>BMC Section</u> <u>23.404.060. B.4</u> | On-Going | Land Use Planning |
| 6. | Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral. | City of Berkeley <u>BMC Section</u> <u>23.404.080</u> | On-Going | Land Use Planning |

| I. General Administrative Conditions | | <u>Regulation Source</u> | <u>Timing/ Implementation</u> | <u>Enforcement/Monitoring</u> |
|--------------------------------------|---|---|-------------------------------|-------------------------------|
| 8. | <p>Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.</p> <p>B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.</p> <p>C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).</p> <p>D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.</p> | <p>City of Berkeley <u>BMC Section 23.404.060 (C)</u> “Time Limits”</p> | <p>On-Going</p> | <p>Land Use Planning</p> |
| 9. | <p>Hold Harmless. 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</p> | <p>City of Berkeley</p> | <p>On-Going</p> | <p>Land Use Planning</p> |

| III. During Construction A. Building & Safety Division | | <u>Regulation Source</u> | <u>Timing/ Implementation</u> | <u>Enforcement/Monitoring</u> |
|---|---|--------------------------|-------------------------------|-------------------------------|
| 1 | Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday. | City of Berkeley | During Construction | Building & Safety |
| 2. | Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days. | City of Berkeley | During Construction | Building & Safety |
| 3. | Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u> | City of Berkeley | During Construction | Building & Safety |

| IV. During Construction B. During Construction: Public Works | | <u>Regulation Source</u> | <u>Timing/ Implementation</u> | <u>Enforcement/Monitoring</u> |
|---|---|--------------------------|-------------------------------|-------------------------------|
| 1. | Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground. | City of Berkeley | During Construction | Public Works |
| 2. | Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site. | City of Berkeley | During Construction | Public Works |
| 3. | Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction | City of Berkeley | During Construction | Public Works |
| 4. | Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board. | City of Berkeley | During Construction | Public Works |

HISTORIC STEEL WINDOW SCHEMATIC DESIGN

1947 CENTER STREET, BERKELEY, CA 94704



Wiss, Janney, Elstner Associates, Inc.
2000 Powell Street, Suite 1650
Emeryville, California 94608
510.428.2907 tel | 510.428.0456 fax
www.wje.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit
Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles
Milwaukee | Minneapolis | New Haven | Northbrook (HQ) | New York
Pittsburgh | Philadelphia | Portland | Princeton | Raleigh | San Antonio
San Diego | San Francisco | Seattle | South Florida | Washington, DC



Consultants

Project

**HISTORIC STEEL WINDOW
SCHEMATIC DESIGN**
1947 CENTER STREET
BERKELEY, CA 94704

Client

NOLL & TAM ARCHITECTS
729 HEINZ AVENUE
BERKELEY, CA 94710

| Mark | Date | Description |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

Project No. 2024.0881.0

Date 18 APRIL 2025

Drawn KEL/JAW

Checked AJB

Scale As Noted

Sheet Title **TITLE SHEET**

Sheet No.

G000

GENERAL NOTES

- THE BUILDING IS A REGISTERED HISTORIC RESOURCE. ALL WORK MUST CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC BUILDINGS.
- DRAWINGS AND ASSOCIATED SPECIFICATIONS APPLY ONLY TO THE SPECIFIC PROJECT IDENTIFIED IN TITLEBLOCK AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT SPECIFIC WRITTEN CONSENT OF ARCHITECT/ENGINEER, ARCHITECT/ENGINEER'S SUB-CONSULTANTS, AND OWNER. ANY UNAUTHORIZED USE OF ARCHITECT/ENGINEER'S WORK PRODUCT SHALL BE AT USER'S SOLE RISK AND USER SHALL INDEMNIFY ARCHITECT/ENGINEER AGAINST ANY LIABILITY OR LEGAL EXPOSURE RELATED TO THE UNAUTHORIZED USE.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, ARE TO BE TAKEN AS A WHOLE, AND SHOULD INCLUDE SUFFICIENT INFORMATION NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK IN A MANNER CONSISTENT WITH THE DESIGN INTENT. IN THE ABSENCE OF EXPLICIT OR REASONABLY INFERRABLE INFORMATION ON DRAWINGS OR IN SPECIFICATIONS, PROMPTLY SEEK CLARIFICATION FROM ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION.
- SPECIFIED PRODUCTS ARE BELIEVED TO HAVE PROPERTIES ADEQUATE FOR THE INTENDED PURPOSE. IF CONTRACTOR HAS PREVIOUSLY FOUND UNSPECIFIED PRODUCTS TO BE UNACCEPTABLE FOR ANY REASON, CONTRACTOR SHALL PROMPTLY INFORM ARCHITECT/ENGINEER AS A REQUEST FOR SUBSTITUTION.
- PROMPTLY REPORT TO ARCHITECT/ENGINEER AS A REQUEST FOR INFORMATION KNOWN OR SUSPECTED ERRORS, INCONSISTENCIES, OR OMISSIONS WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS AS WELL AS KNOWN OR SUSPECTED VARIANCE OF DRAWINGS AND SPECIFICATIONS FROM EXISTING CONDITIONS. FOR BIDDING PURPOSES ONLY AND UNLESS OTHERWISE DIRECTED BY ARCHITECT/ENGINEER, THE MORE STRINGENT REQUIREMENT OR BETTER QUALITY SHALL TAKE PRECEDENCE.
- DIMENSIONS, QUANTITIES, AND GEOMETRIES PROVIDED FOR EXISTING CONSTRUCTION ARE BASED ON ORIGINAL DRAWINGS AND LIMITED FIELD DOCUMENTATION BY ARCHITECT/ENGINEER. FIELD VERIFY APPLICABLE INFORMATION PRIOR TO SUBMITTING A BID, ORDERING MATERIALS, OR OTHERWISE COMMITTING RESOURCES TO THE WORK. PROVIDED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PROVIDE LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND COORDINATION DIRECTLY AND INCIDENTALLY NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ACTIVITIES OR DUTIES OF ARCHITECT/ENGINEER OR TESTS, INSPECTIONS, OR APPROVALS REQUIRED OR PERFORMED BY THIRD PARTIES SHALL NOT RELIEVE CONTRACTOR OF ITS OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER AND COMPLIANT EXECUTION AND COMPLETION OF THE WORK.
- COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF AUTHORITIES HAVING JURISDICTION APPLICABLE TO THE WORK.
- SUPPLY OWNER WITH SAFETY DATA SHEETS (SDS) FOR EACH CHEMICAL THAT WILL BE BROUGHT ONTO OWNER'S PROPERTY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR, AND SHALL HAVE SOLE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES. SPECIFIC INSTRUCTION THAT MAY BE GIVEN IN CONTRACT DOCUMENTS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES SHALL NOT RELIEVE CONTRACTOR OF ITS RESPONSIBILITY FOR CONTROL AND COORDINATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK. ARCHITECT/ENGINEER HAS NO SUCH RESPONSIBILITIES BEYOND ITS OWN EMPLOYEES.
- THE WORK WILL BE PERFORMED AT AN OCCUPIED AND OPERATIONAL FACILITY. COORDINATE CONSTRUCTION ACTIVITIES AND PROCEDURES WITH OWNER TO (A) MAINTAIN UNOBSTRUCTED EXISTING MEANS OF EGRESS FROM FACILITY; (B) COMPLY WITH FACILITY'S EXISTING SECURITY PROCEDURES AND REQUIREMENTS; AND (C) PROVIDE NOT LESS THAN 48 HOURS ADVANCE NOTICE TO AND GAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION ACTIVITIES THAT WILL DISRUPT NORMAL USE OF FACILITY (INCLUDING EXCEPTIONAL NOISE AND/OR VIBRATIONS, UNCONTROLLED DUST, OBTRUSIVE ODORS, OR INTERRUPTIONS OF UTILITIES). WORK NOT COORDINATED AND APPROVED IN ADVANCE THAT DISRUPTS THE NORMAL USE OF THE FACILITY MAY BE STOPPED UNTIL PROPER COORDINATION AND APPROVAL IS ACHIEVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A CONSEQUENCE OF STOPPAGE.
- SUBMIT PROPOSED DEMOLITION AND CONSTRUCTION SCHEDULES TO OWNER AND ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK. PROCEED WITH THE WORK ONLY AFTER A MUTUALLY AGREEABLE SCHEDULE HAS BEEN ESTABLISHED. REGULARLY REVISE SCHEDULE TO REFLECT PROGRESS OF THE WORK.
- MAINTAIN PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH RESULTING FROM THE WORK.
- COORDINATE LOCATIONS OF ON-SITE STORAGE OF MATERIALS AND EQUIPMENT WITH OWNER SO AS TO NOT UNREASONABLY ENCUMBER FACILITY OR SITE.
- DO NOT ALLOW CONSTRUCTION MATERIALS, EQUIPMENT, OR PROCEDURES TO OVERLOAD OR EXCEED THE STRUCTURAL CAPACITY OF EXISTING CONSTRUCTION TO REMAIN, PARTIALLY COMPLETED WORK, OR COMPLETED WORK. MAKE INSPECTIONS AND/OR PERFORM ANALYSES AND TESTS NECESSARY TO VERIFY THAT EXISTING ELEMENTS HAVE ADEQUATE CAPACITY TO SUPPORT PROPOSED CONSTRUCTION LOADS.
- DRAWINGS ILLUSTRATE THE COMPLETED WORK WITH ELEMENTS IN THEIR FINAL INTENDED POSITIONS. PROVIDE SHORING, BRACING, SUPPORT, AND SEQUENCE WORK AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF NEW OR EXISTING CONSTRUCTION DURING THE WORK.
- TEMPORARILY RELOCATE AND RESTORE EXISTING EQUIPMENT AND APPURTENANCES (WHETHER OR NOT SHOWN ON THE DRAWINGS) THAT OBSTRUCT ACCESS TO PORTIONS OF THE WORK.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PREVENT DAMAGE, INJURY, OR LOSS RESULTING FROM THE WORK TO (A) WORKERS, OCCUPANTS, PASSERS-BY, AND OTHER PERSONS; (B) IN-PROGRESS WORK, MATERIALS, AND EQUIPMENT UNDER CARE, CUSTODY, AND CONTROL OF THE CONTRACTOR (WHETHER ON OR OFF SITE); AND (C) OTHER PROPERTY AT THE SITE OR ADJACENT THERETO NOT DESIGNATED AS PART OF THE WORK FOR REMOVAL, RELOCATION, OR REPLACEMENT. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- DEVELOP, IMPLEMENT, ERECT, AND MAINTAIN SAFEGUARDS TO PROVIDE FOR WATERTIGHT INTEGRITY OF WORK IN PROGRESS. IN THE EVENT OF DAMAGE, INJURY, OR LOSS, PROMPTLY NOTIFY ARCHITECT/ENGINEER AND PRESENT PROPOSED REMEDY.
- IN AN EMERGENCY AFFECTING SAFETY OF PERSONS OR PROPERTY, ACT TO PREVENT OR STOP FURTHER DAMAGE, INJURY, OR LOSS.
- ALL WORK SHALL BE SUBJECT TO REVIEW BY ARCHITECT/ENGINEER BEFORE IT IS CONCEALED BY OTHER WORK AND/OR MEANS OF ACCESS IS REMOVED. COORDINATE MANDATORY REVIEWS WITH ARCHITECT/ENGINEER PRIOR TO START OF CONSTRUCTION. PROVIDE REASONABLE NOTIFICATION TO ARCHITECT/ENGINEER TO ALLOW FOR SUCH REVIEW AS WORK PROCEEDS.
- PROMPTLY CORRECT WORK REJECTED BY ARCHITECT/ENGINEER OR FAILING TO CONFORM TO REQUIREMENTS OF THE CONTRACT DOCUMENTS. ASSOCIATED COSTS (INCLUDING ADDITIONAL TESTING OR INSPECTIONS, COST OF UNCOVERING AND CORRECTION, AND COMPENSATION FOR ARCHITECT/ENGINEER'S SERVICES AND EXPENSES MADE NECESSARY THEREBY) SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EXISTING CONSTRUCTION

- EXISTING ITEMS ARE INDICATED AS EXISTING OR (E). ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. FOR CLARITY, SOME NEW CONSTRUCTION MAY BE INDICATED AS (N).
- DIMENSIONS OF THE EXISTING CONSTRUCTION SHOWN ARE BASED ON LIMITED FIELD MEASUREMENTS. ACTUAL DIMENSIONS AND ELEVATIONS OF THE EXISTING CONSTRUCTION VARY. FIELD-VERIFY EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK. ADJUST DIMENSIONS OF THE NEW CONSTRUCTION TO FIT THE EXISTING CONDITIONS.
- LOCATIONS OF EXISTING CONCRETE REINFORCING AND EMBEDDED STEEL AND EMBEDDED UTILITIES ARE NOT KNOWN. NOT ALL OBSTRUCTIONS ARE NOTED ON PLANS. WHERE SHOWN ON DRAWINGS, THE DEPICTIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL USE NON-DESTRUCTIVE TECHNIQUES TO POSITIVELY IDENTIFY EMBEDDED ITEMS PRIOR TO DEMOLITION. CONTACT THE CONTRACTING OFFICER IF EMBEDDED ITEMS INTERFERE WITH WORK. REINFORCING (SUCH AS, BUT NOT LIMITED TO, REINFORCING TIES) SHALL BE FABRICATED TO FIT ACTUAL CONDITIONS. CONTRACTOR SHALL IDENTIFY OBSTRUCTIONS AND EMBEDDED ITEMS IN FIELD PRIOR TO DEMOLITION.
- DURING ALL STAGES OF CONSTRUCTION, PROTECT THE EXISTING BUILDING ELEMENTS THAT ARE TO REMAIN. DAMAGE TO THE EXISTING ELEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE SATISFACTION OF THE NATIONAL PARK SERVICE AT THE CONTRACTOR'S EXPENSE.
- DETAILS NOT SHOWN, OR DETAILED ON DRAWINGS, OR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.
- PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR COMPLETE AND PROPER INSTALLATION OF WORK AS SELECTED BY THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE CONTRACTING OFFICER.

HAZARDOUS MATERIALS

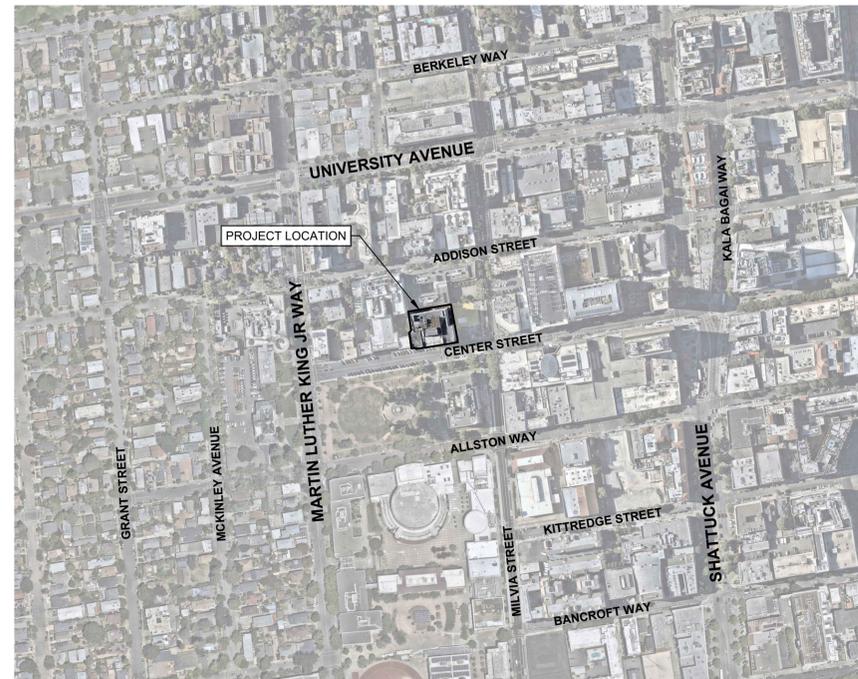
- HAZARDOUS MATERIALS REPORTS HAVE BEEN PREPARED FOR THIS SITE. THE REPORT(S) ARE INCLUDED IN THE SUPPLEMENTAL INFORMATION DOCUMENTS.
- THE PROJECT MANUAL CONTAINS INFORMATION ON EXISTING HAZARDOUS CONDITIONS AND HAZARDOUS MATERIAL PROCEDURES. REFER TO THE HAZARDOUS MATERIALS SPECIFICATION SECTIONS.
- HAZARDOUS MATERIALS ARE TYPICALLY NOT CALLED OUT IN THE DRAWINGS. REFER TO THE REPORT(S) FOR LOCATIONS. ANY DRAWING CALLOUTS TO SPECIFIC MATERIALS OR LOCATIONS DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR SPECIFIED TREATMENT AT ALL LOCATIONS, WHETHER CALLED OUT OR NOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PERSONNEL WITHIN THE WORK AREA AND ADJACENT OCCUPIED STRUCTURES ARE PROTECTED FROM EXPOSURE TO ANY HAZARDOUS MATERIALS FROM THE WORK OF THIS PROJECT.
- IF UNKNOWN MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THAT ARE OUTSIDE THE SCOPE OF THE REPORTS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

MATERIALS DESCRIPTIONS

| | |
|---------------------------|---|
| SEALANT | SilPruf SCS2000 |
| BACKER ROD | SoftRod BY NOMACO |
| ELASTOMERIC COATING | Sika Thorolastic 750 (MULTIPLE COLORS AND TEXTURES TBD) |
| REPAIR MORTAR | Sikatop 123 Plus |
| PARGE COAT | Sikatop 123 Plus (TEXTURED FINISH) |
| STEEL WINDOW PRIMER | Kem Kromik Universal Metal Primer |
| STEEL WINDOW COATING | Sher-Cryl HPA BY SHERWIN WILLIAMS |
| REBAR CORROSION INHIBITOR | Sika Armatec 110 EpoCem or Sikagard P 8100 AP |
| MONOLITHIC GLASS | 6mm CLEAR GLASS |
| INSULATING GLASS UNIT | 6mm CLEAR GLASS WITH SB70 - 12mm ARGON-FILLED GAP - 6mm CLEAR GLASS |
| ALUMINUM WINDOWS | Graham Windows SR6700 SERIES STEEL REPLICA |
| JOCKEY SASHES | Wausau SEAL 1737 SERIES CASEMENT WINDOW |

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--------------------------------------|
| G000 | TITLE SHEET |
| A200 | BASEMENT FLOOR PLAN |
| A201 | FIRST FLOOR PLAN |
| A202 | SECOND FLOOR PLAN |
| A203 | THIRD FLOOR PLAN |
| A204 | FOURTH FLOOR PLAN |
| A205 | FIFTH FLOOR PLAN |
| A206 | SIXTH FLOOR PLAN |
| A301 | SOUTH ELEVATION |
| A302 | EAST ELEVATION |
| A303 | WEST ELEVATION |
| A304 | NORTH ELEVATION |
| A401 | SECTIONS |
| A402 | WINDOW SCHEDULE AND EXISTING WINDOWS |
| A501 | WINDOW REPAIR ELEVATIONS |
| A502 | WINDOW REPLACEMENT ELEVATIONS |
| A503 | WINDOW REPLACEMENT DETAILS |
| A504 | WINDOW REPAIR DETAILS |
| A505 | CONCRETE REPAIR DETAILS |



1 VICINITY MAP
SCALE: N.T.S.

CREATED BY NEARMAP ON 9/30/2024. ANNOTATIONS BY WJE



2 SITE MAP
SCALE: N.T.S.

CREATED BY NEARMAP ON 9/30/2024. ANNOTATIONS BY WJE



GROSS AREA SUMMARY

| AREA SCHEDULE (GSF) | |
|---------------------|-----------|
| Level | Area |
| BASEMENT | 16969 SF |
| FIRST FLOOR | 16856 SF |
| SECOND FLOOR | 13945 SF |
| THIRD FLOOR | 14015 SF |
| FOURTH FLOOR | 14017 SF |
| FIFTH FLOOR | 14004 SF |
| SIXTH FLOOR | 13984 SF |
| | 103790 SF |

NOLL & TAM
ARCHITECTS

729 Heinz Avenue
Berkeley, CA 94710
tel 510.542.2200
fax 510.542.2201

SEAL

DRAFT!
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CONSTRUCTION

APPROVALS

PROJECT TITLE

CITY OF BERKELEY 1947 Center Street Exterior Window Replacement

1947 Center Street
Berkeley CA

Structural Alteration Permit

ISSUE DATE **SEPTEMBER, 2024**

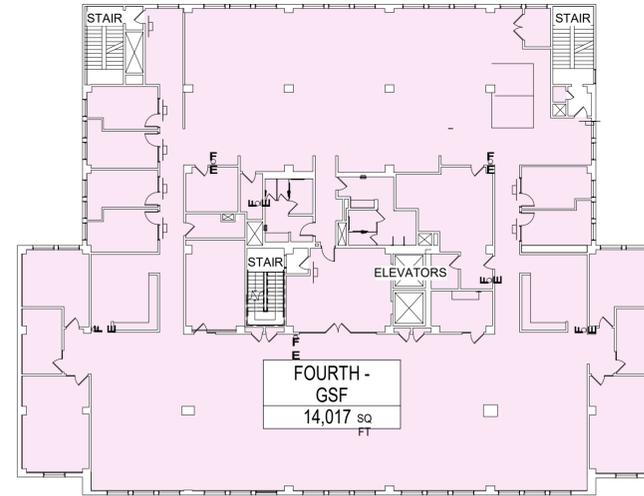
N&T JOB NUMBER **21401**

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |

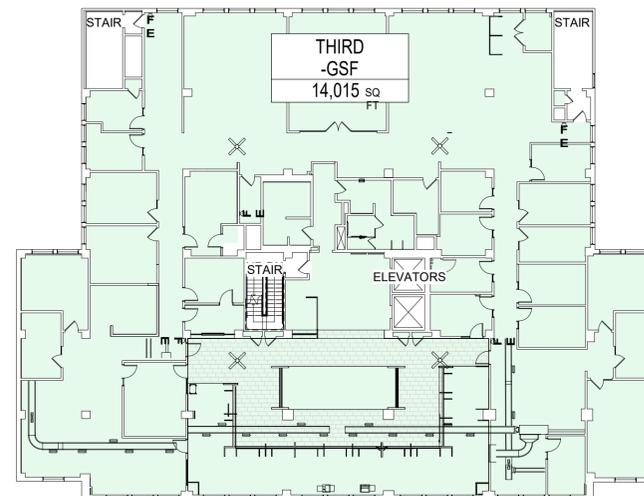
SHEET TITLE
GROSS AREA PLANS

SHEET NUMBER

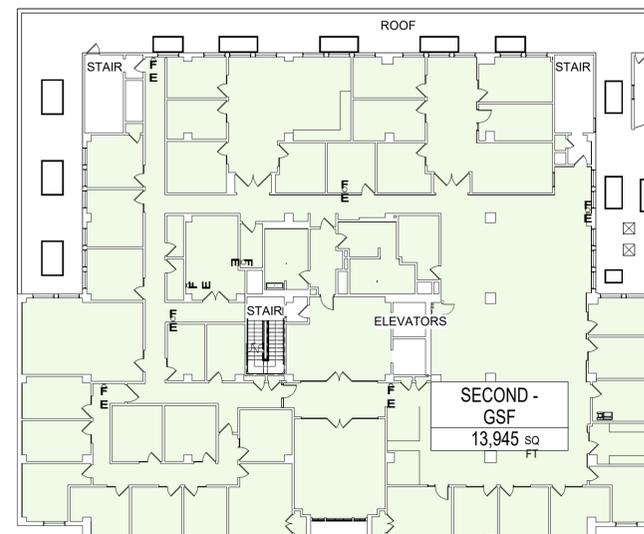
G001



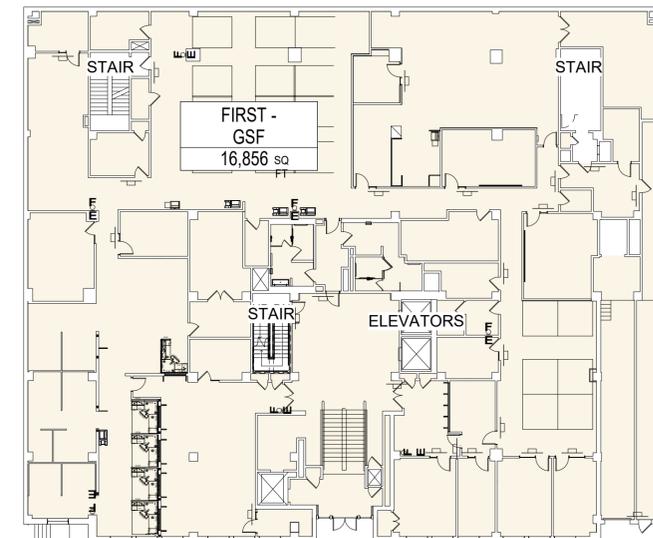
4 04- FOURTH FLOOR
G001 3/64" = 1'-0"



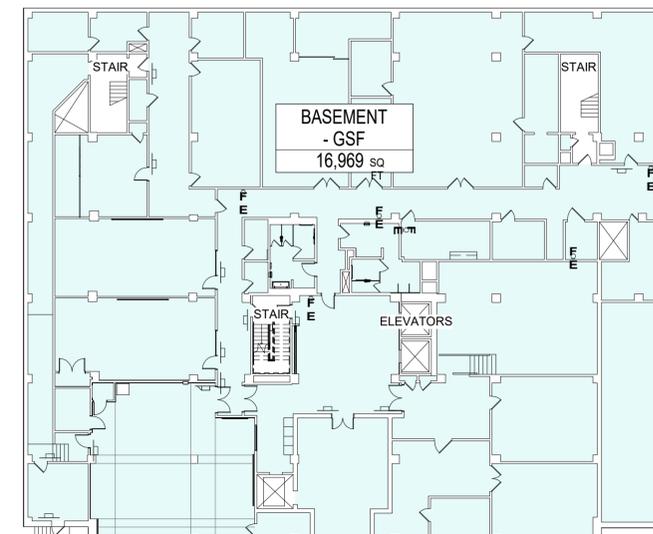
3 03- THIRD FLOOR
G001 3/64" = 1'-0"



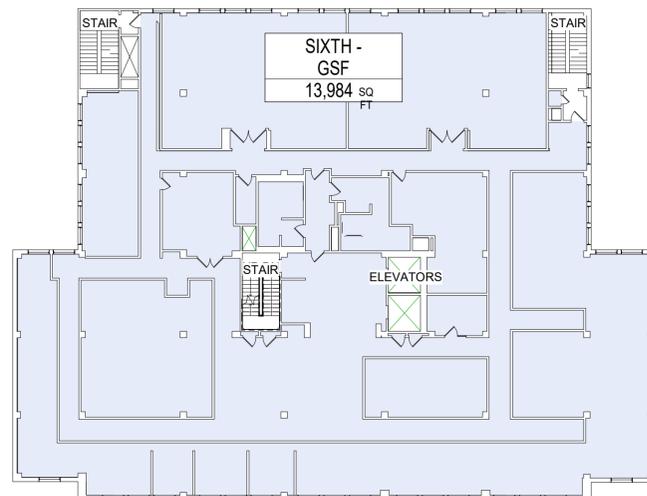
2 02- SECOND FLOOR
G001 3/64" = 1'-0"



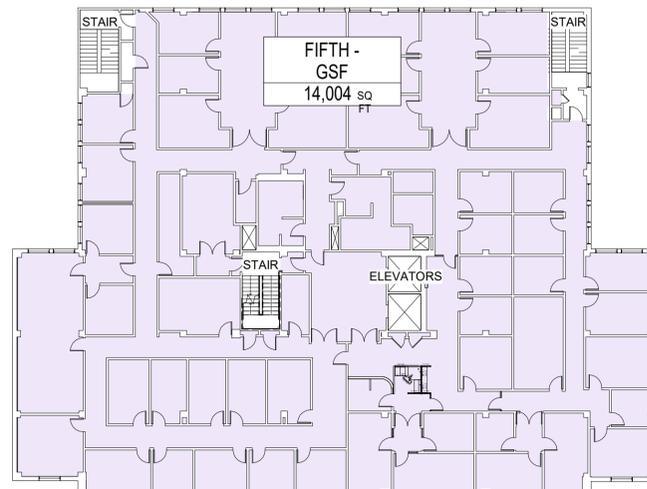
1 01- FIRST FLOOR
G001 3/64" = 1'-0"



0 00- BASEMENT
G001 3/64" = 1'-0"



6 06- SIXTH FLOOR (FOR REFERENCE ONLY)
G001 3/64" = 1'-0"



5 05- FIFTH FLOOR (FOR REFERENCE ONLY)
G001 3/64" = 1'-0"



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Consultants

Project

HISTORIC STEEL WINDOW
SCHEMATIC DESIGN
1947 CENTER STREET
BERKELEY, CA 94704

Client

NOLL & TAM ARCHITECTS
729 HEINZ AVENUE
BERKELEY, CA 94710

Mark Date Description



Project No. 2024.0881.0

Date 18 APRIL 2025

Drawn KL/JAW

Checked AJB

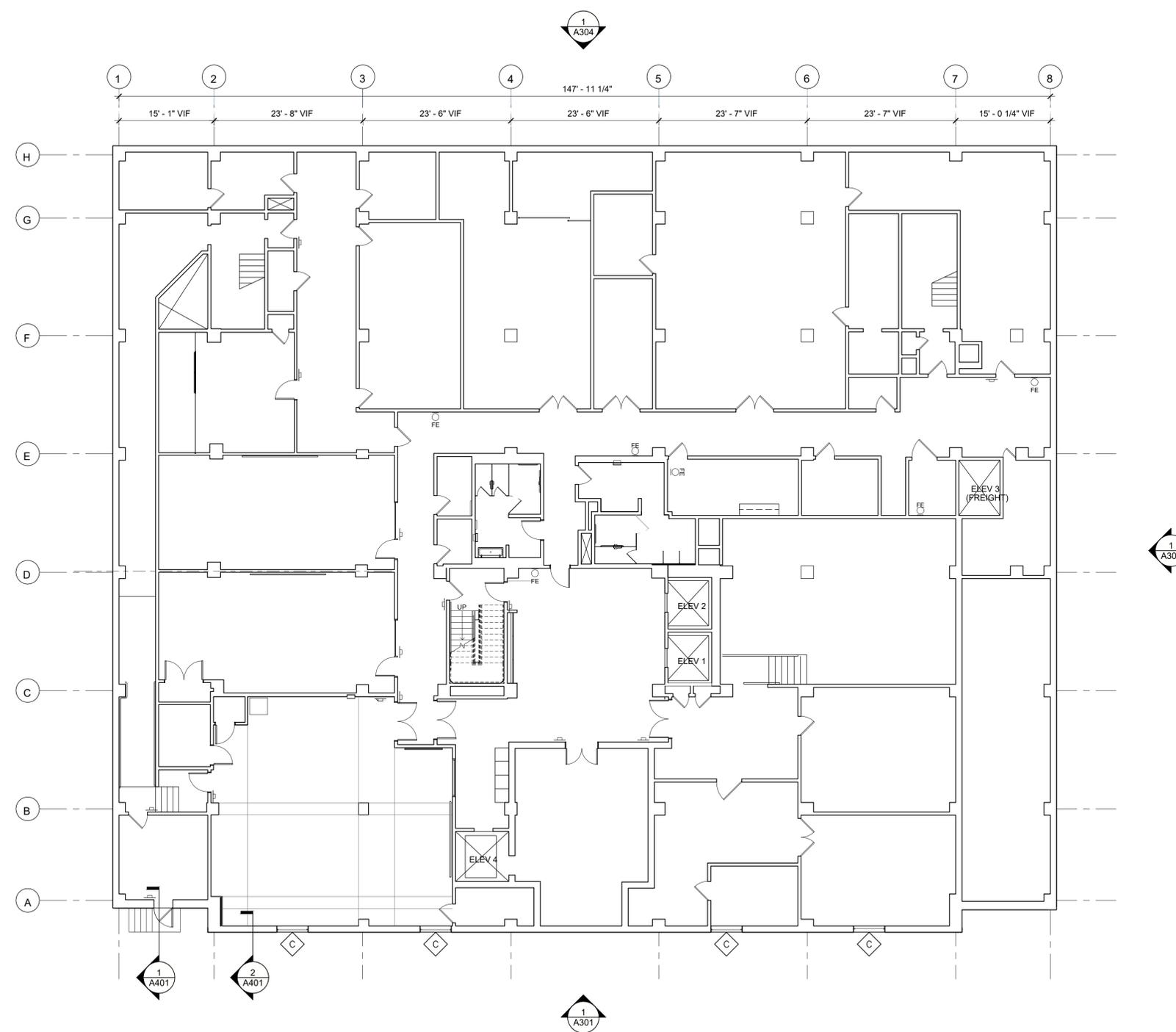
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BASEMENT FLOOR
PLAN

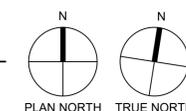
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Sheet No.

A200



1 BASEMENT FLOOR PLAN (FOR REFERENCE ONLY)
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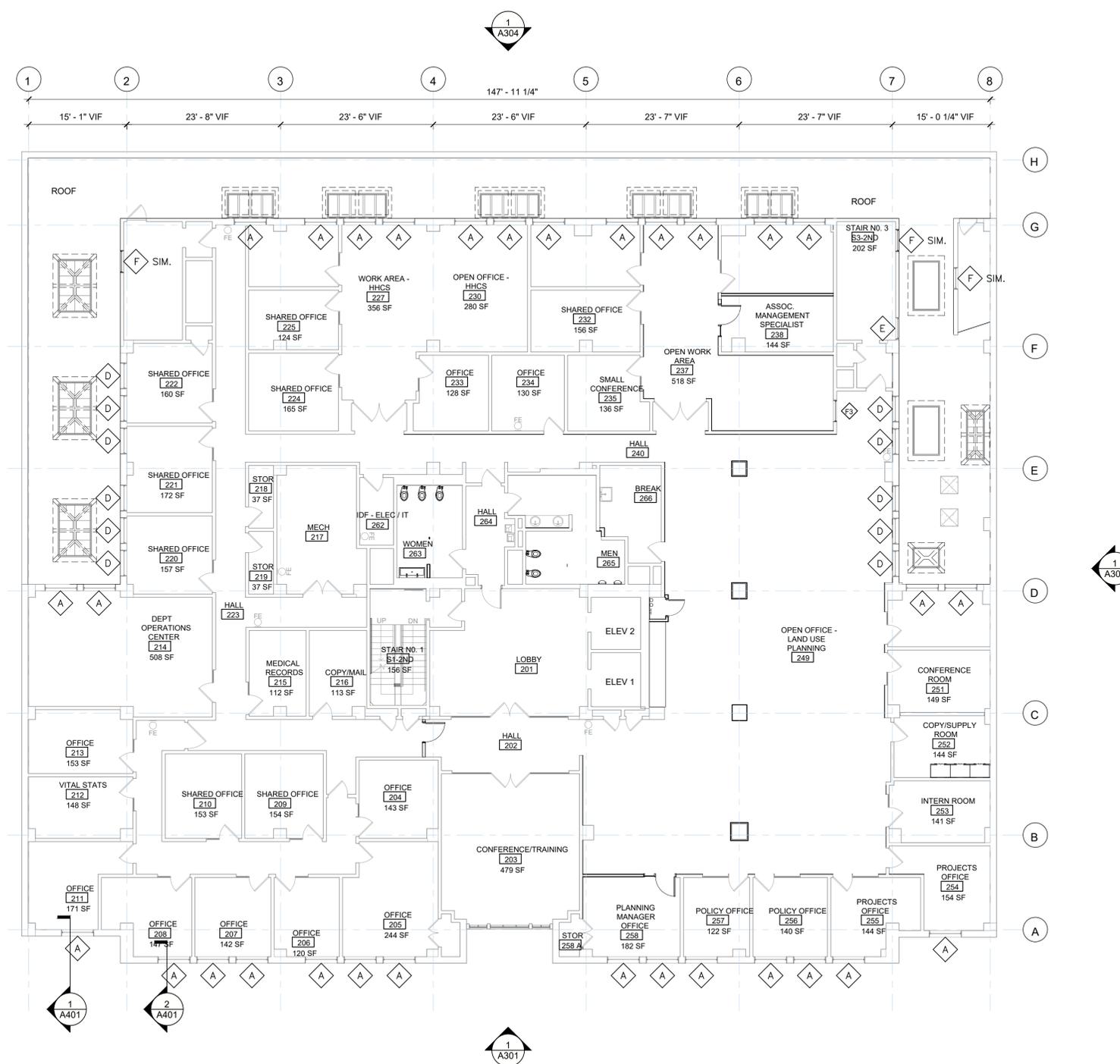
SECOND FLOOR PLAN
Sheet Title

Sheet No.

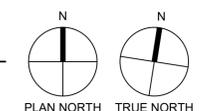
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1 SECOND FLOOR PLAN (FOR REFERENCE ONLY)
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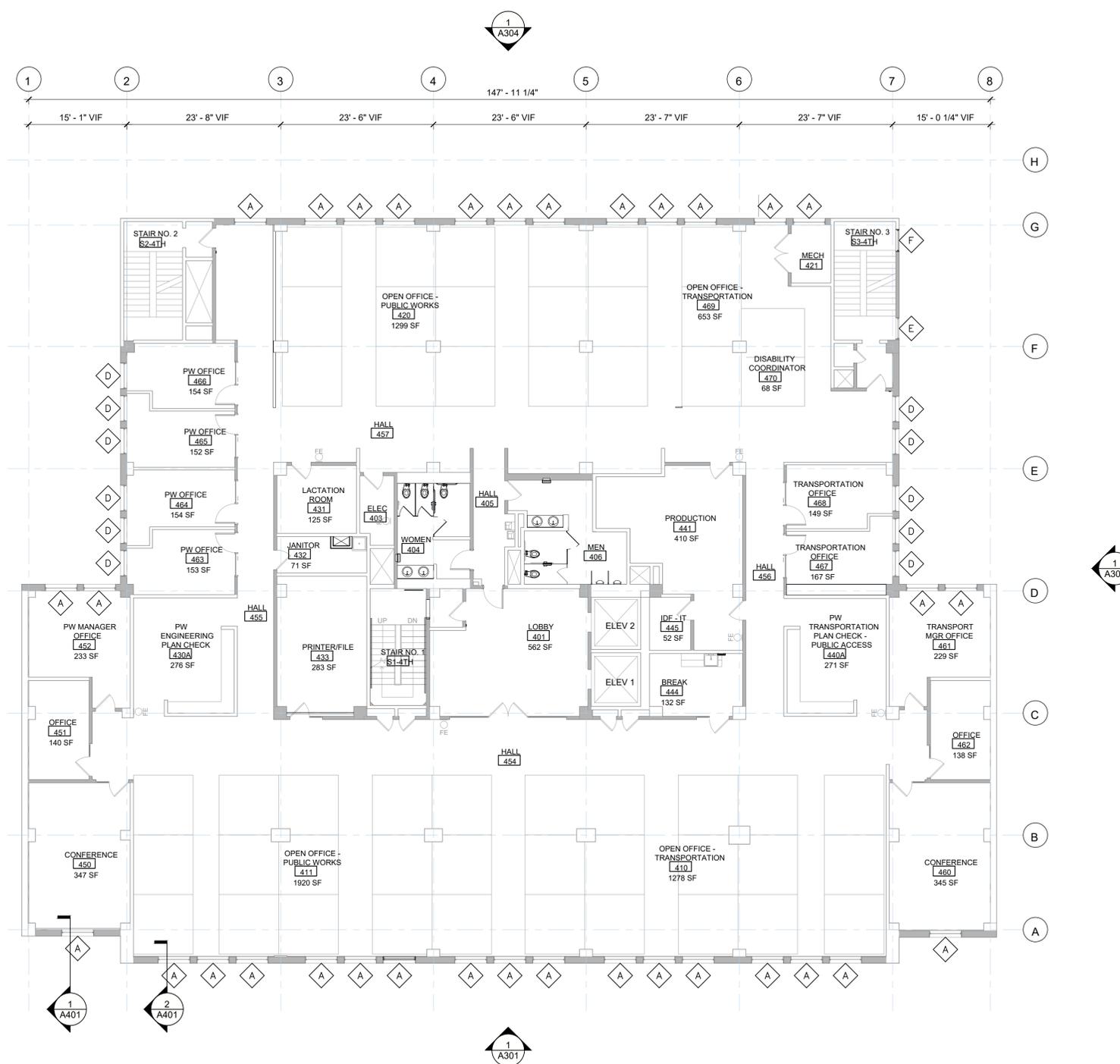
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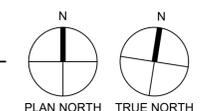
FOURTH FLOOR PLAN
Sheet Title

Sheet No.

A204



1 FOURTH FLOOR PLAN (FOR REFERENCE ONLY)
SCALE: 3/32" = 1'-0"



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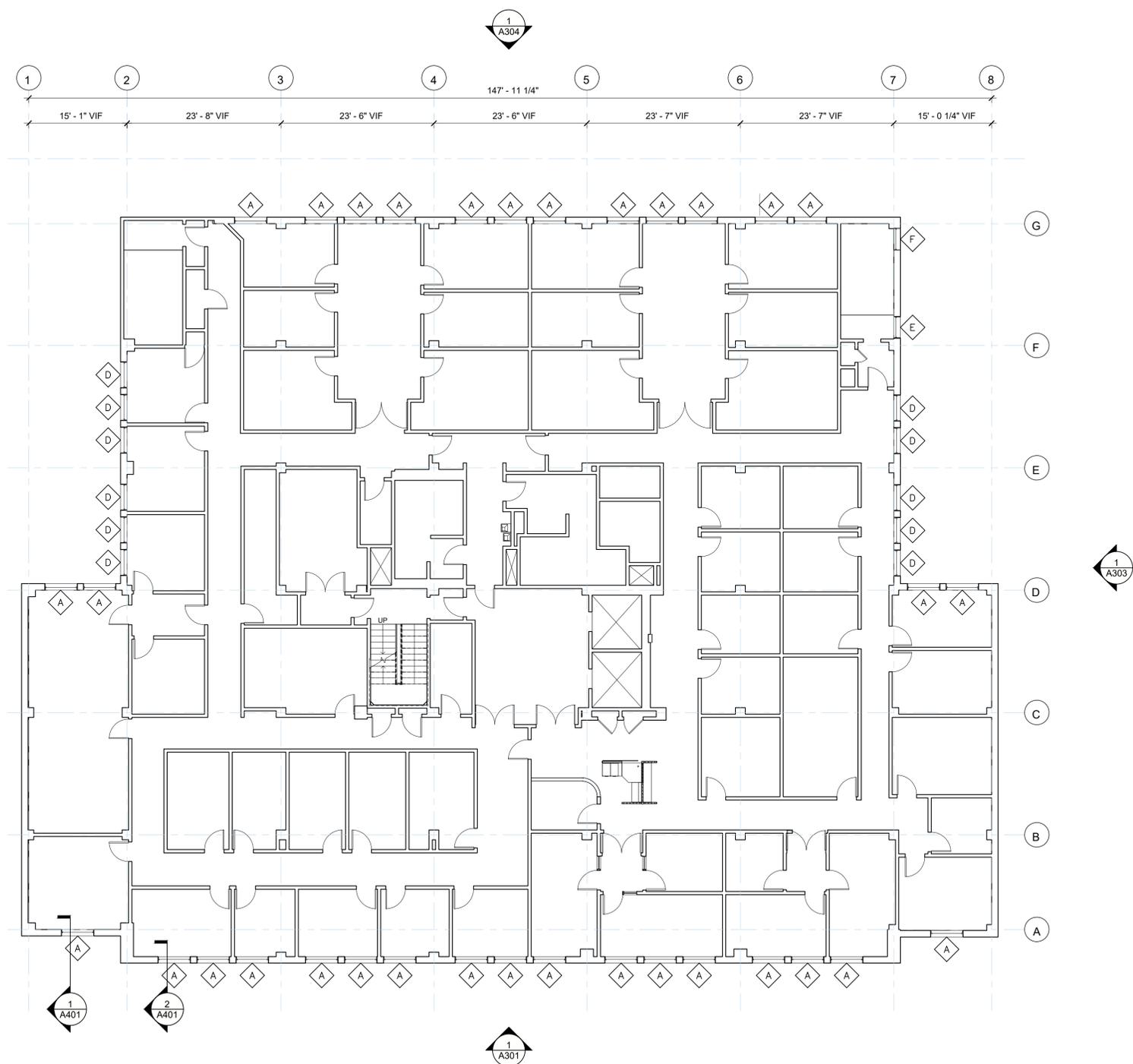
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FIFTH FLOOR PLAN

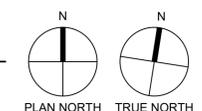
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Sheet No.

A205



1 FIFTH FLOOR PLAN (FOR REFERENCE ONLY)
 SCALE: 3/32" = 1'-0"



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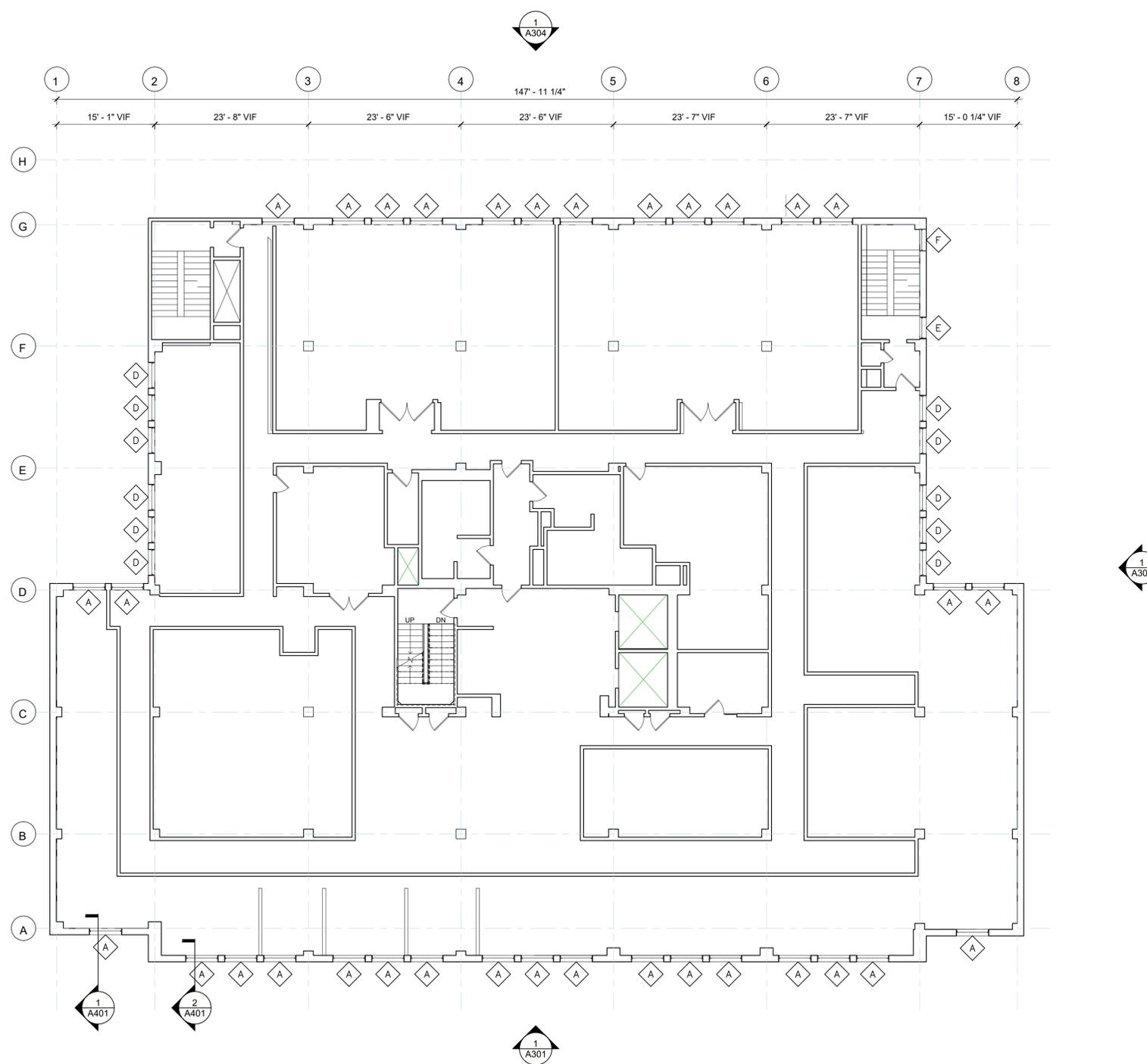
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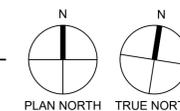
SIXTH FLOOR PLAN
Sheet Title

Sheet No.

A206



1 SIXTH FLOOR PLAN (FOR REFERENCE ONLY)
SCALE: 3/32" = 1'-0"





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SOUTH ELEVATION

Sheet Title

Sheet No.

A301

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- +101'-10" MAX. BUILDING HEIGHT
- +98'-10" T.O. PENTHOUSE ROOF
- +89'-8" T.O. ELEV. MACHINERY FLOOR
- +79'-0" T.O. 7TH FLOOR
- +66'-4" T.O. 6TH FLOOR
- +53'-8" T.O. 5TH FLOOR
- +41'-0" T.O. 4TH FLOOR
- +28'-4" T.O. 3RD FLOOR
- +14'-8" T.O. 2ND FLOOR
- +0" T.O. 1ST FLOOR
- 12'-2" T.O. BASEMENT FLOOR



- SHEET NOTES:**
- SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPIENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
 - PERFORM ADHESION TEST ON (E) WALL COATING, PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.

1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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Project No. 2024.0881.0

Date 18 APRIL 2025

Drawn KL/JAW

Checked AJB

Scale As Noted

Sheet Title **EAST ELEVATION**

Sheet No.

A302

- ±101'-10" MAX. BUILDING HEIGHT
- ±98'-10" T.O. PENTHOUSE ROOF
- ±89'-8" T.O. ELEV. MACHINERY FLOOR
- ±79'-0" T.O. 7TH FLOOR
- ±66'-4" T.O. 6TH FLOOR
- ±53'-8" T.O. 5TH FLOOR
- ±41'-0" T.O. 4TH FLOOR
- ±28'-4" T.O. 3RD FLOOR
- ±14'-8" T.O. 2ND FLOOR
- ±0" T.O. 1ST FLOOR
- ±12'-2" T.O. BASEMENT FLOOR

NO SCOPE OF WORK FOR ROOFTOP WINDOWS OR CONCRETE, TYP.

WINDOW REPAIR PER 1/A502, SIM.

EXISTING INFILLED OPENING, TYP.

EXISTING STEEL WINDOW PUNCHED OPENINGS, SEE 1 AND 2/A502, TYP.

- SHEET NOTES:**
- SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPIENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
 - PERFORM ADHESION TEST ON (E) WALL COATING, PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.

1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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Consultants

Project

**HISTORIC STEEL WINDOW
 SCHEMATIC DESIGN
 1947 CENTER STREET
 BERKELEY, CA 94704**

Client

**NOLL & TAM ARCHITECTS
 729 HEINZ AVENUE
 BERKELEY, CA 94710**

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Date 18 APRIL 2025

Drawn KL/JAW

Checked AJB

Scale As Noted

WEST ELEVATION

Sheet Title

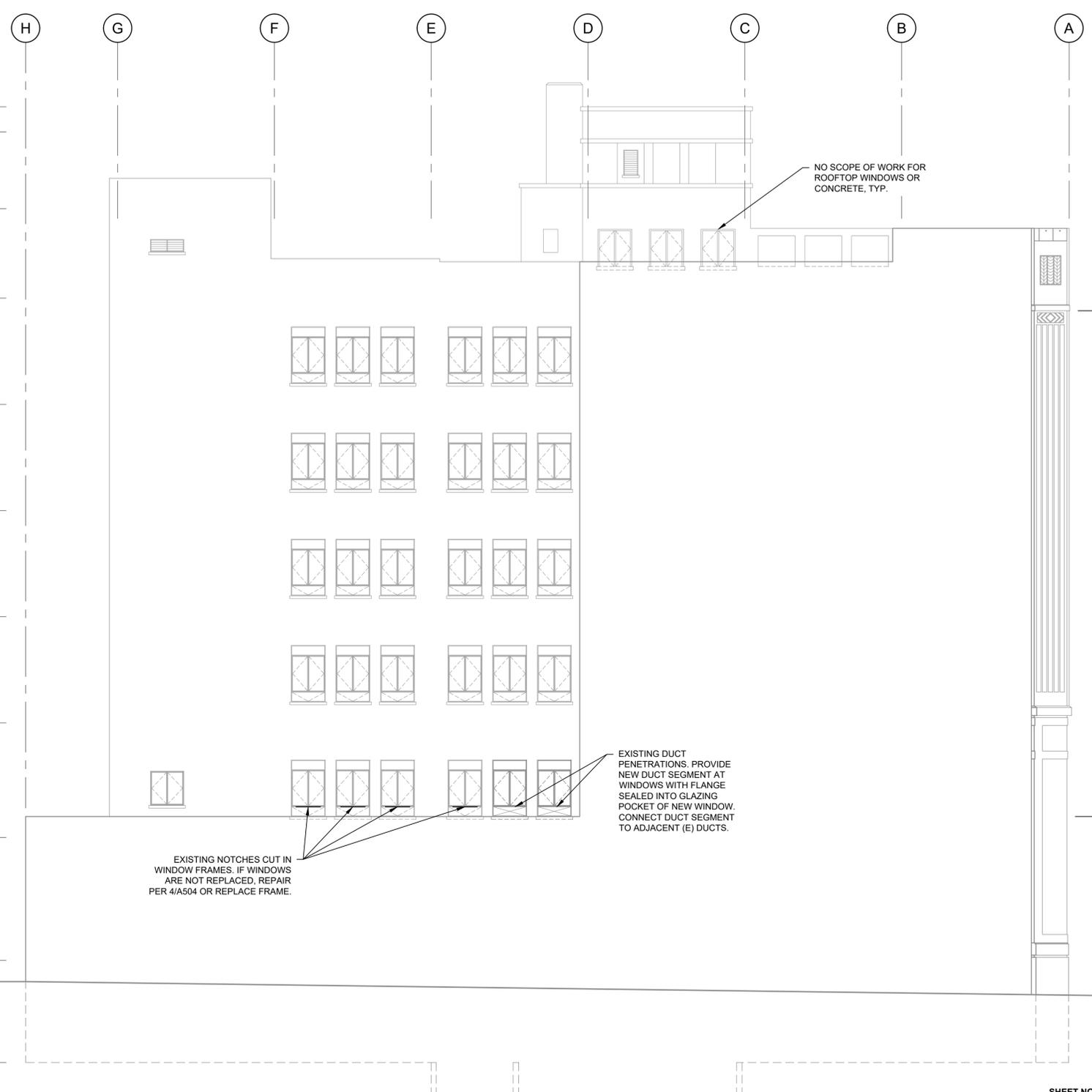
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- ⊕ +101'-10" MAX. BUILDING HEIGHT
- ⊕ +98'-10" T.O. PENTHOUSE ROOF
- ⊕ +89'-8" T.O. ELEV. MACHINERY FLOOR
- ⊕ +79'-0" T.O. 7TH FLOOR
- ⊕ +66'-4" T.O. 6TH FLOOR
- ⊕ +53'-8" T.O. 5TH FLOOR
- ⊕ +41'-0" T.O. 4TH FLOOR
- ⊕ +28'-4" T.O. 3RD FLOOR
- ⊕ +14'-8" T.O. 2ND FLOOR
- ⊕ +0" T.O. 1ST FLOOR
- ⊕ -12'-2" T.O. BASEMENT FLOOR



- SHEET NOTES:**
- SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPIENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
 - PERFORM ADHESION TEST ON (E) WALL COATING, PENDING ACCEPTABLE RESULTS, RECOAT WALLS W/ ELASTOMERIC COATING.

1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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Date 18 APRIL 2025

Drawn KL/JAW

Checked AJB

Scale As Noted

NORTH ELEVATION

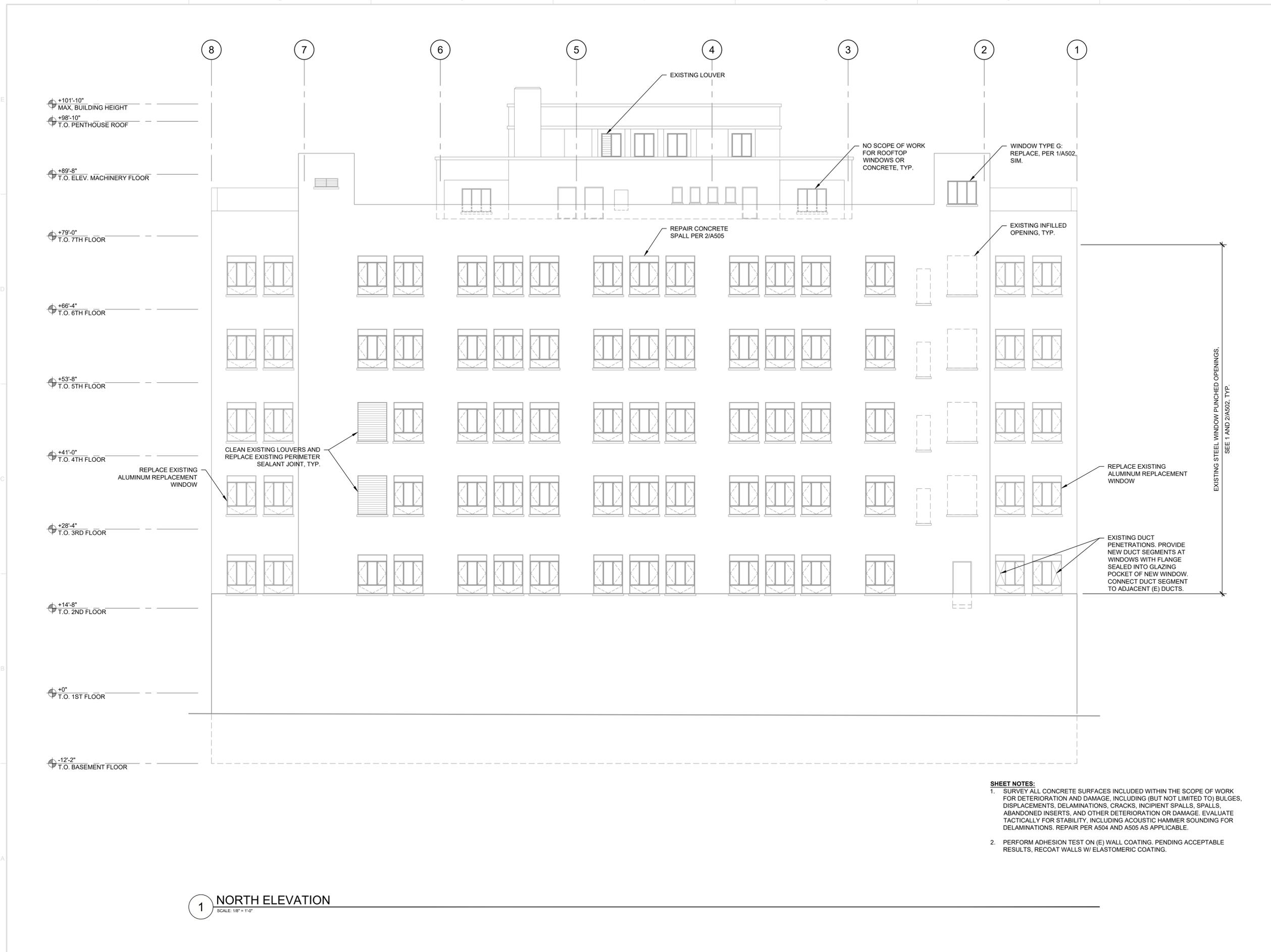
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A304

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1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

- SHEET NOTES:**
- SURVEY ALL CONCRETE SURFACES INCLUDED WITHIN THE SCOPE OF WORK FOR DETERIORATION AND DAMAGE, INCLUDING (BUT NOT LIMITED TO) BULGES, DISPLACEMENTS, DELAMINATIONS, CRACKS, INCIPIENT SPALLS, SPALLS, ABANDONED INSERTS, AND OTHER DETERIORATION OR DAMAGE. EVALUATE TACTICALLY FOR STABILITY, INCLUDING ACOUSTIC HAMMER SOUNDING FOR DELAMINATIONS. REPAIR PER A504 AND A505 AS APPLICABLE.
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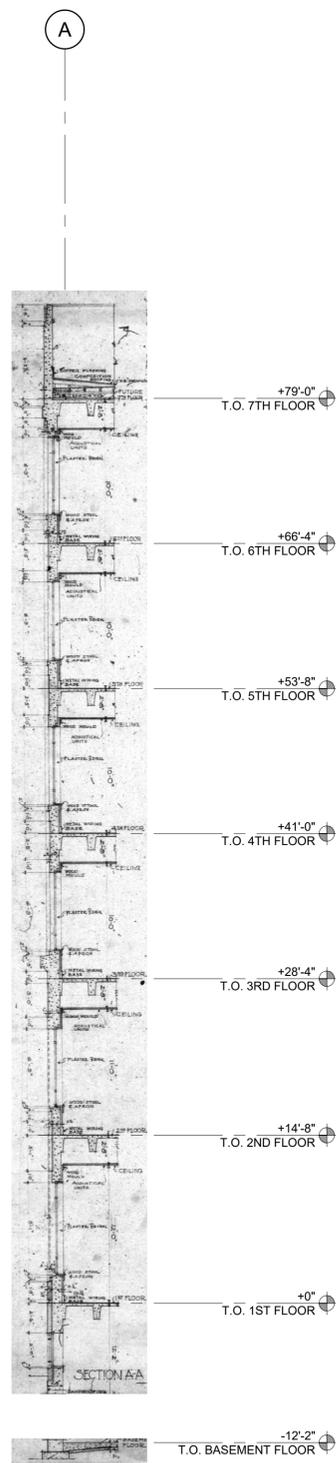
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 Date **18 APRIL 2025**
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SECTIONS

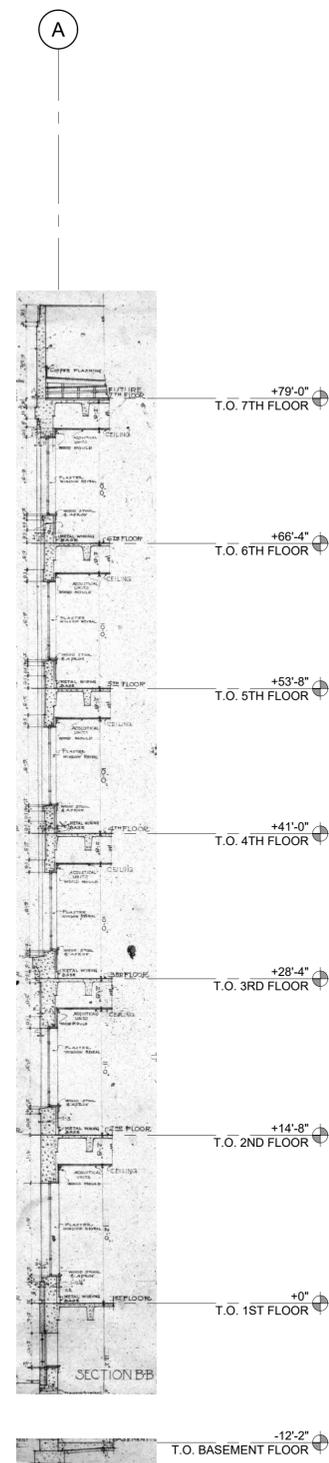
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A401

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1 SECTION AT GRIDLINE A BETWN 1 & 2
 SCALE: 1/8" = 1'-0"



2 SECTION AT GRIDLINE A BETWN 2 & 3
 SCALE: 1/8" = 1'-0"



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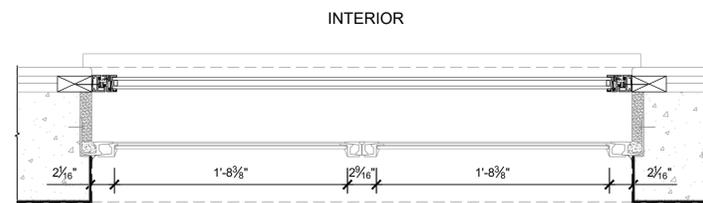
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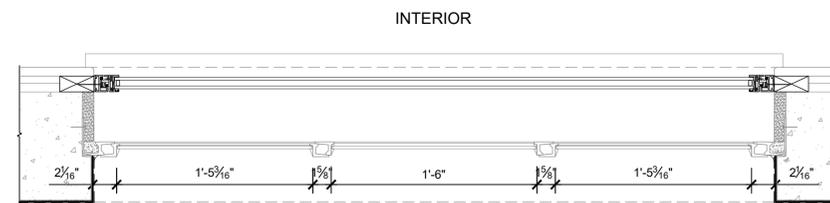
**WINDOW REPAIR
 ELEVATIONS**

Sheet No.

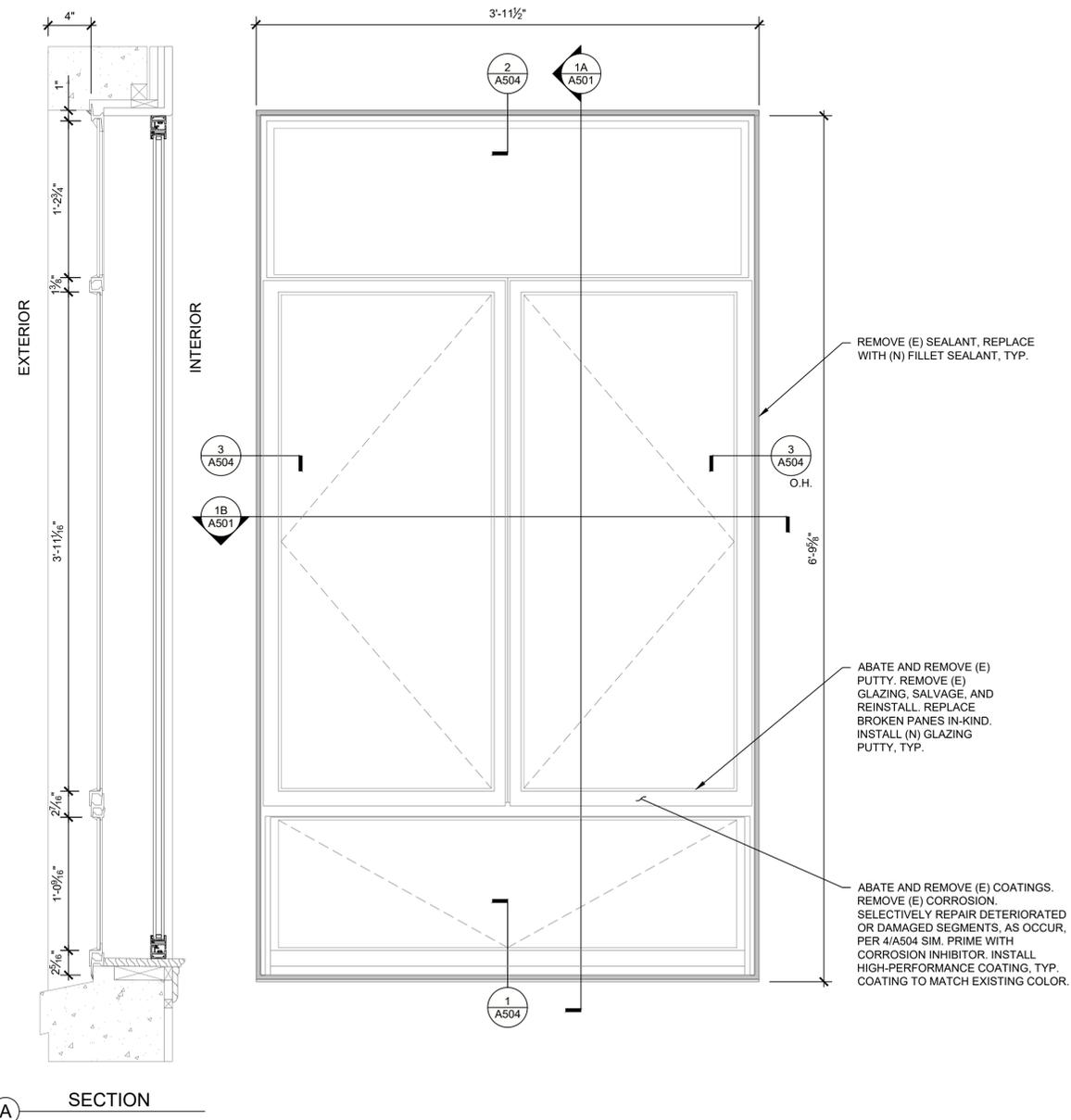
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(B) PLAN - SECTION

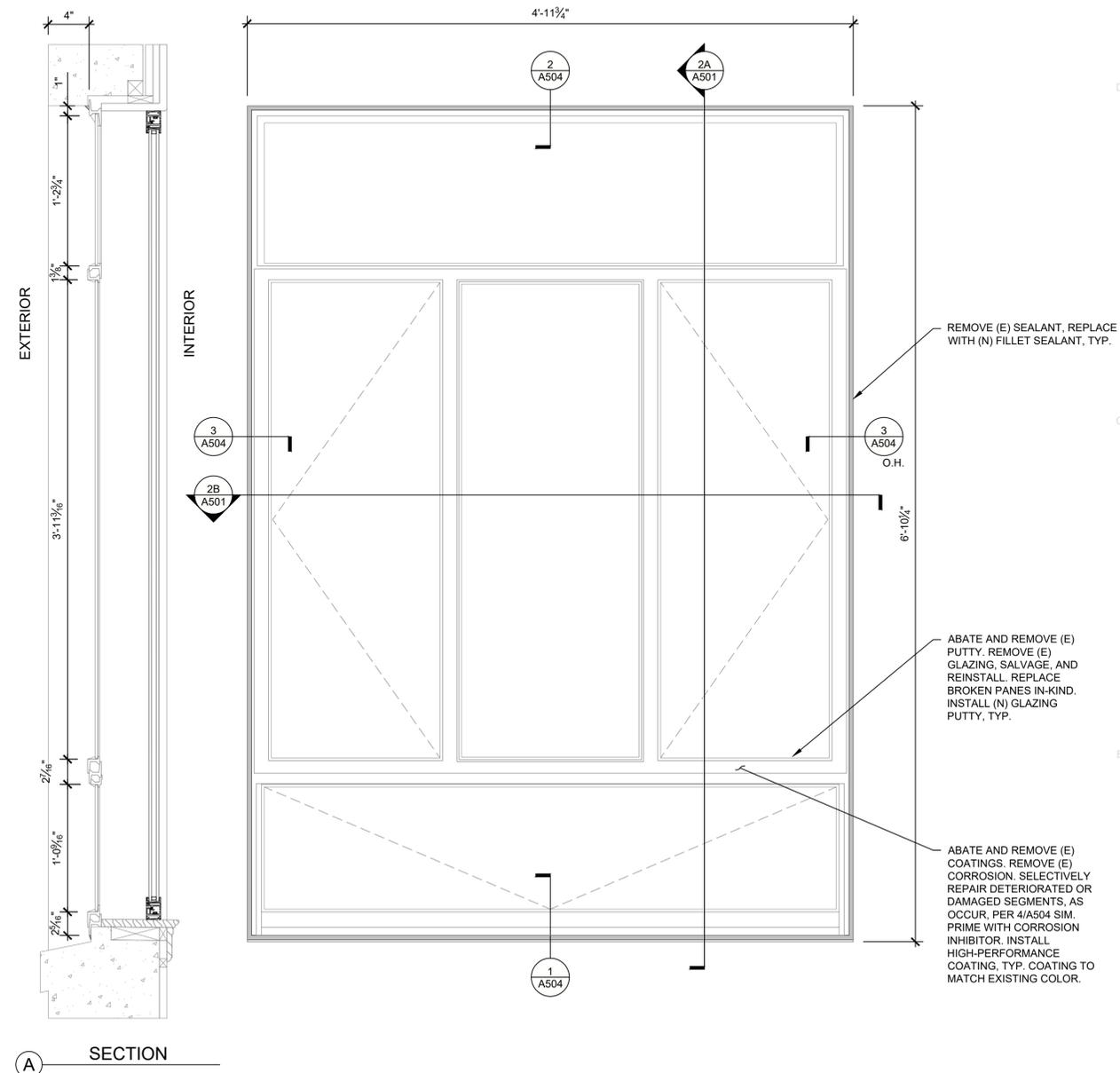


(B) PLAN - SECTION



(A) SECTION

1 WINDOW ELEVATION 01
 SCALE: 1 1/2" = 1'-0"



(A) SECTION

2 WINDOW ELEVATION 02
 SCALE: 1 1/2" = 1'-0"

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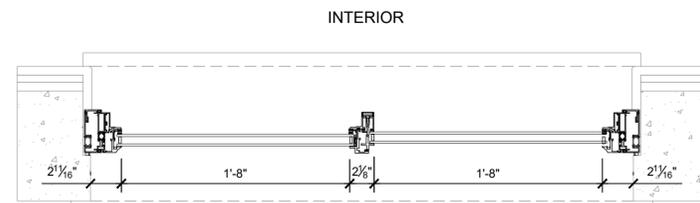
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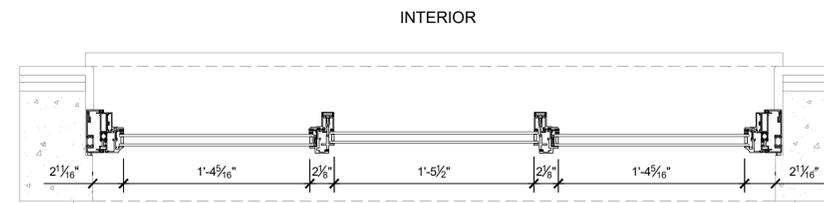
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**WINDOW
 REPLACEMENT
 ELEVATIONS**

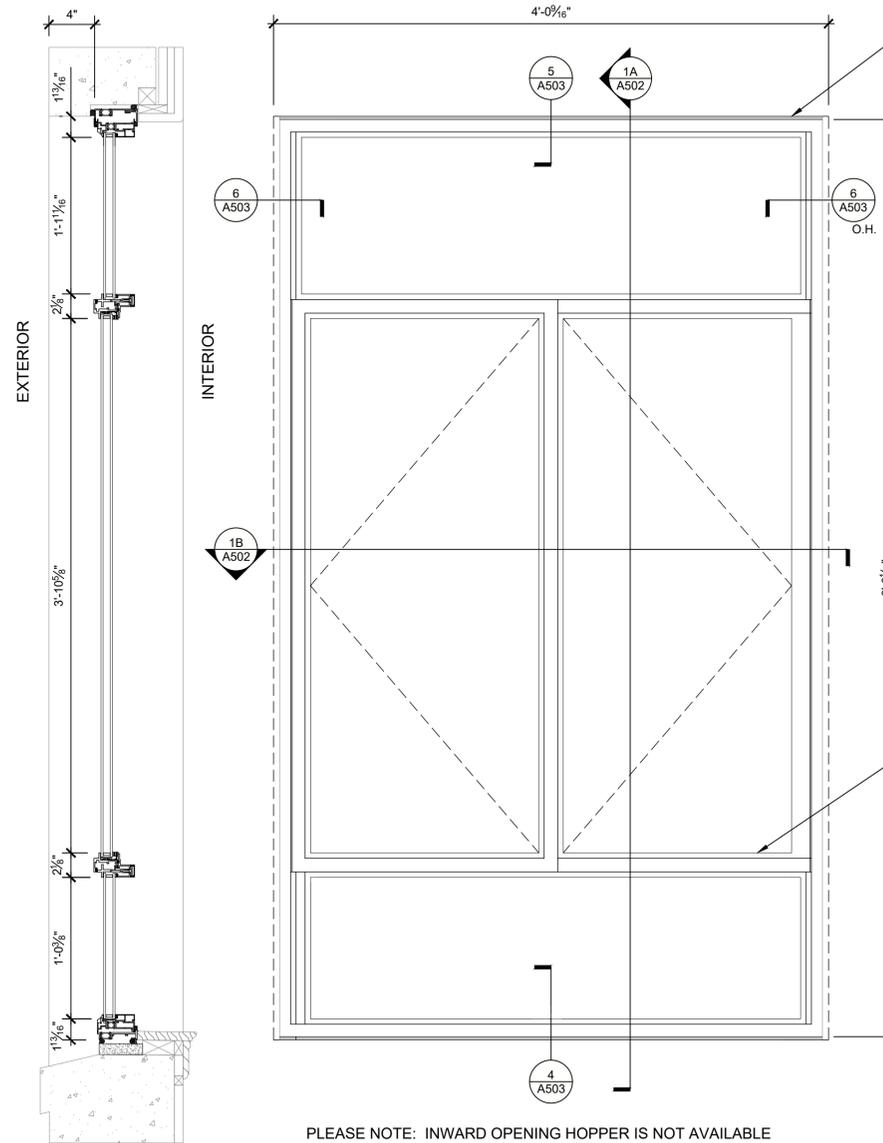
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(B) PLAN - SECTION



(B) PLAN - SECTION

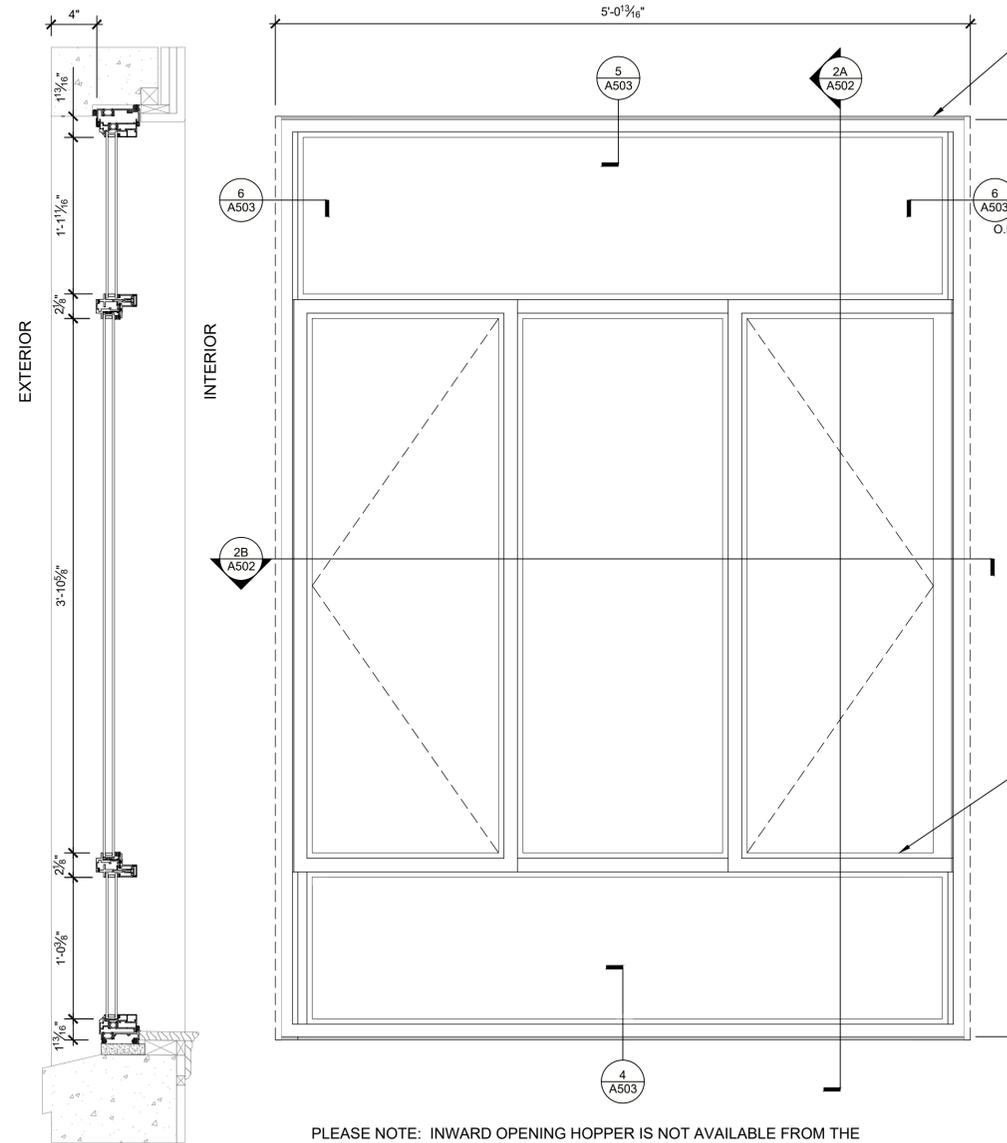


(A) SECTION

PLEASE NOTE: INWARD OPENING HOPPER IS NOT AVAILABLE FROM THE PREFERRED REPLACEMENT WINDOW MANUFACTURER. THE HOPPER CONFIGURATION OF THE ORIGINAL STEEL WINDOWS WILL NOT BE DUPLICATED

REMOVE (E) SEALANT, REPLACE WITH (N) SEALANT AND BACKER ROD, TYP.

ABATE MATERIALS. REMOVE (E) WINDOW AND REPLACE WITH NEW THERMALLY BROKEN ALUMINUM WINDOW WITH FRAMES TO MATCH (E), TYP.



(A) SECTION

PLEASE NOTE: INWARD OPENING HOPPER IS NOT AVAILABLE FROM THE PREFERRED REPLACEMENT WINDOW MANUFACTURER. THE HOPPER CONFIGURATION OF THE ORIGINAL STEEL WINDOWS WILL NOT BE DUPLICATED

REMOVE (E) SEALANT, REPLACE WITH (N) SEALANT AND BACKER ROD, TYP.

ABATE MATERIALS. REMOVE (E) WINDOW AND REPLACE WITH NEW THERMALLY BROKEN ALUMINUM WINDOW WITH FRAMES TO MATCH (E), TYP.

1 WINDOW REPLACEMENT ELEVATION 01

SCALE: 1 1/2" = 1'-0"

2 WINDOW REPLACEMENT ELEVATION 02

SCALE: 1 1/2" = 1'-0"



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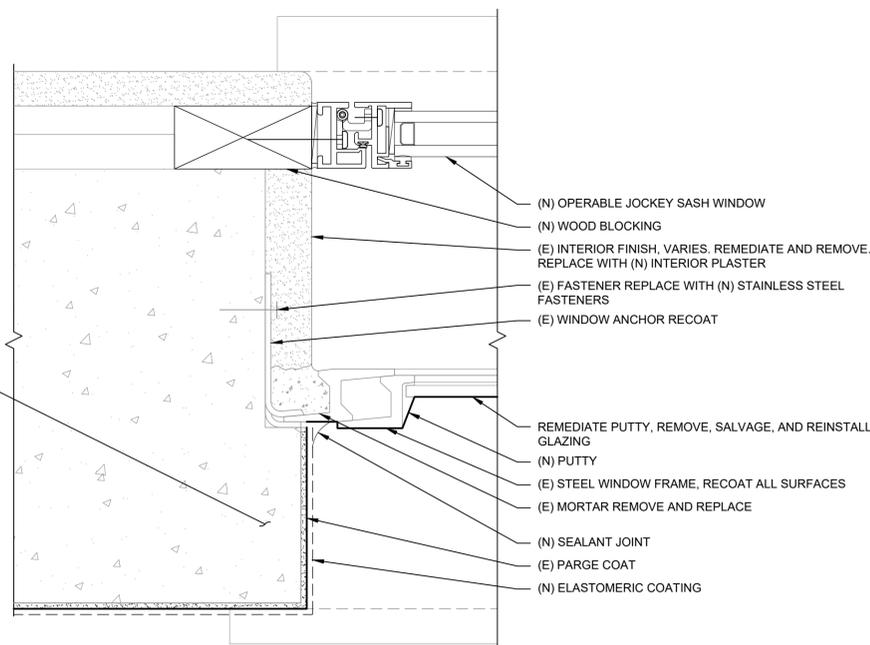
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**WINDOW REPAIR
 DETAILS**

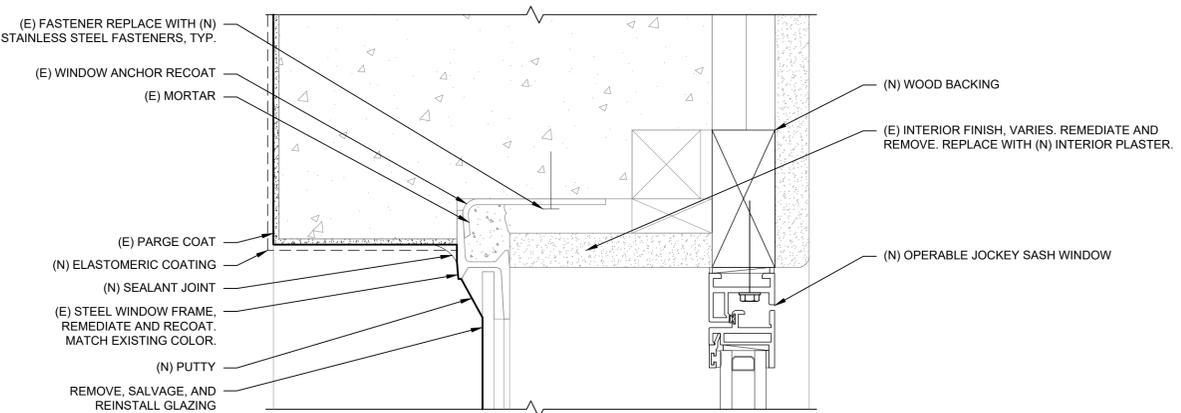
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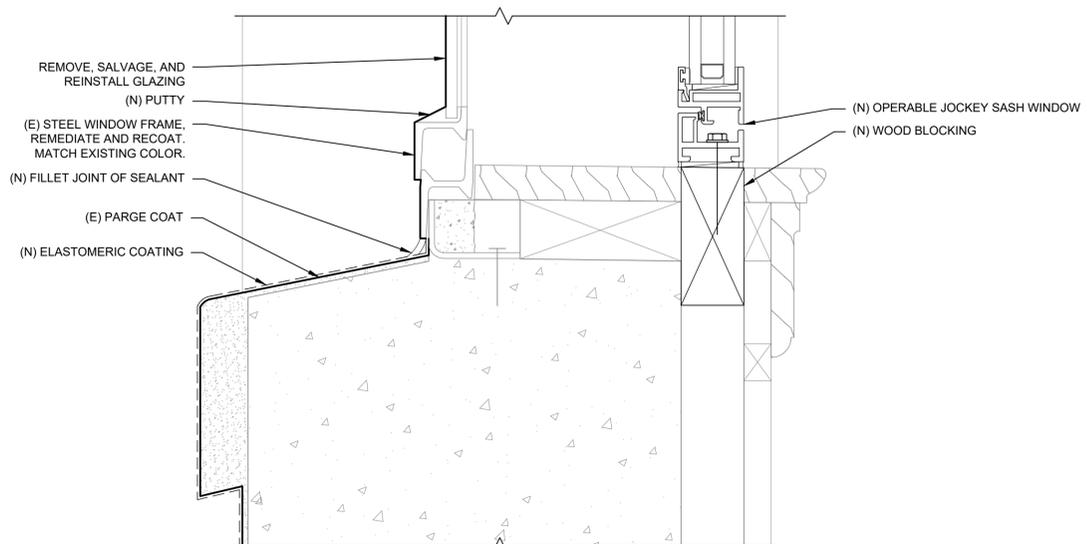
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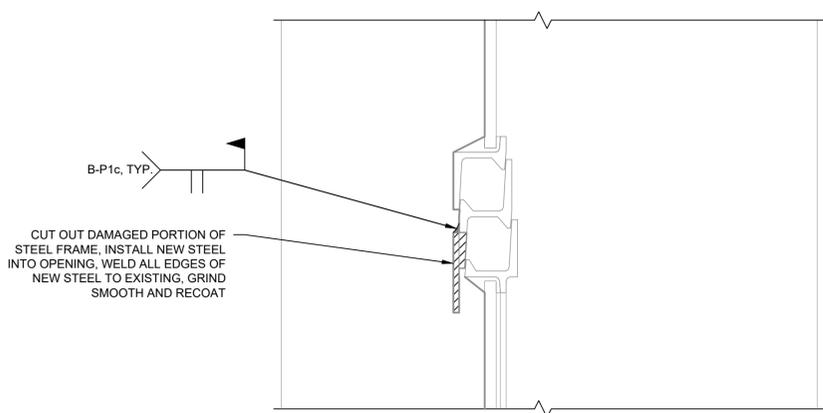
3 JOCKEY SASH JAMB
 SCALE: 6" = 1'-0"



2 JOCKEY SASH HEAD
 SCALE: 6" = 1'-0"



1 JOCKEY SASH SILL
 SCALE: 6" = 1'-0"



4 PARTIAL MUNTIN REPAIR
 SCALE: 6" = 1'-0"

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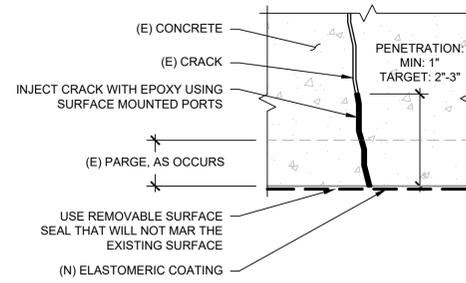
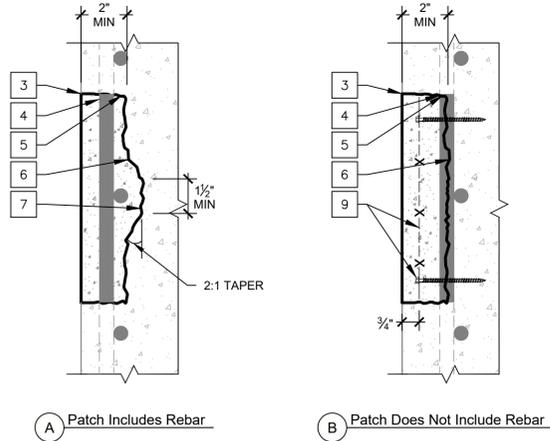
**CONCRETE REPAIR
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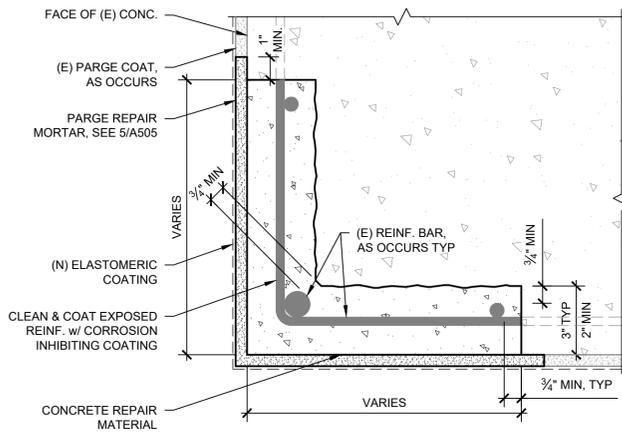
A505

- SPALL REPAIRS TO BE GENERALLY RECTANGULAR IN SHAPE WITH NO REENTRANT CORNERS.
- SPALL REPAIR FINISH, TEXTURE, AND COLOR TO MATCH ADJACENT CONCRETE.
- SAW CUT AROUND THE PERIMETER OF THE REPAIR AREAS, DO NOT OVER RUN CUTS AT CORNERS. SAW CUT DEPTH: 1/2" MIN.
- CHECK REPAIR AREAS FOR EMBEDDED ITEMS USING NON-DESTRUCTIVE MEANS BEFORE CUTTING. DO NOT SAW THROUGH REINFORCING OR OTHER EMBEDDED ITEMS.
- GRIND OR CHIP SQUARE THE REPAIR AREA EDGES TO PROVIDE A UNIFORM, STRAIGHT EDGE.
- REMOVE CONCRETE AS FOLLOWS:
 - ALL UNSOUND MATERIAL
 - A MINIMUM DEPTH OF 2" UNLESS NOTED OTHERWISE.
- WHERE 50% OR MORE OF EXISTING REINFORCING IS EXPOSED, CHIP AROUND BAR TO ENCAPSULATE IT ENTIRELY IN THE SPALL REPAIR, PROVIDE 3/4" MINIMUM CLEAR AROUND BAR.
- PREPARE SPALL REPAIR SUBSTRATE TO SPECIFIED CONCRETE SURFACE PROFILE (CSP) 7 OR HIGHER, PER ICRI 310.2R.
- WHERE VERTICAL AND OVERHEAD SPALL REPAIRS WILL NOT OTHERWISE CONTAIN ORIGINAL OR SUPPLEMENTAL REINFORCING, PROVIDE SPALL REPAIR REINFORCING CONSISTING OF S.S. WELDED WIRE FABRIC AND 1/4" x 2" S.S. SCREW ANCHORS AT 12" O.C.
- IF THE EXISTING REINFORCING HAS LESS THAN 1/2" COVER NOTIFY THE ARCHITECT.
- ADD (N) REINF. BARS TO SUPPLEMENT (E) BARS THAT ARE DAMAGED.



3 TYPICAL SPALL REPAIR REQUIREMENTS

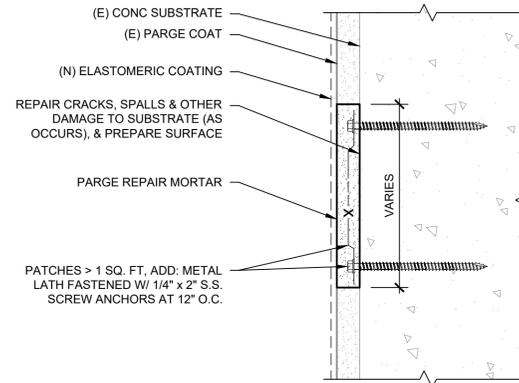
SCALE: 3" = 1'-0"



NOTE:
 1. SEE 3/A505 FOR TYPICAL SPALL REPAIR REQUIREMENTS.

6 CRACK INJECTION - PARTIAL PENETRATION

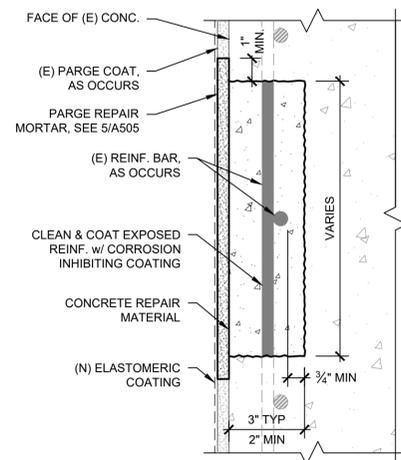
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NOTE:
 1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.

2 CONCRETE SPALL REPAIR AT CORNER

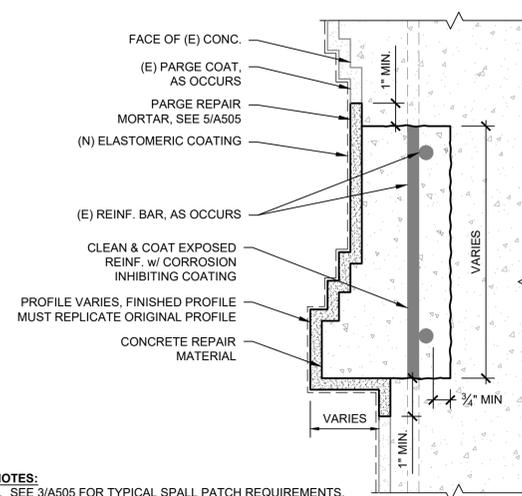
SCALE: 3" = 1'-0"



NOTE:
 1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.

5 PARGE COAT PATCH

SCALE: 6" = 1'-0"



NOTES:
 1. SEE 3/A505 FOR TYPICAL SPALL PATCH REQUIREMENTS.
 2. CONFIGURATION VARIES.

1 CONCRETE SPALL REPAIR

SCALE: 3" = 1'-0"

4 CONCRETE ORNAMENTAL SPALL PATCH

SCALE: 3" = 1'-0"

