



Office of the City Manager

INFORMATION CALENDAR

November 15, 2022

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Jordan Klein, Director, Planning and Development Department
 Subject: LPO NOD: 2109 Kala Bagai Way/#LMSAP2022-0008

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on November 1, 2022.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by November 15, 2022. 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 provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – LMSAP2022-0008/2109 Kala Bagai Way



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
NOTICE OF DECISION

DATE OF BOARD DECISION: October 6, 2022
DATE NOTICE MAILED: October 31, 2022
APPEAL PERIOD EXPIRATION: November 15, 2022
EFFECTIVE DATE OF PERMIT (Barring Appeal): November 16, 2022¹

2109 Kala Bagai Way

Structural Alteration Permit (#LMSAP2022-0008) to remodel a storefront and entry door in one of three tenant spaces within the F.D. Chase Building.

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

PERMITS REQUIRED:

- Structural Alteration Permit

APPLICANT: Jim Novosel, The Bay Architects, Berkeley, CA

ZONING DISTRICT: Commercial Downtown/Mixed-Use (C-D/MU)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines (Historical Resource Restoration and Rehabilitation).

The Application materials for this project are available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMSAP2022-0008
2109 Kala Bagai Way
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COMMISSION VOTE: 6-0-0-3

YES: ENCHILL, FINACOM, LEUSCHNER, LINVILL, SCHWARTZ, TWU
NO: [NONE]
ABSTAIN: [NONE]
ABSENT: ADAMS, CRANDALL, MONTGOMERY

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

An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.

Such appeal shall be taken by filing a written notice of appeal with the City Clerk within fifteen days after the mailing of the notice of the decision of the commission. The notice of appeal shall clearly and concisely set forth the grounds upon which the appeal is based. If the appeal is taken by an owner of the property affected, or an authorized agent, the notice of appeal shall be filed in duplicate and the City Clerk shall immediately forward one copy to the secretary of the commission. If the appeal is taken by someone other than an owner of affected property or an authorized agent, the notice of appeal shall be filed in triplicate and the City Clerk shall immediately forward one copy to the owner or authorized agent of the affected property and one copy to the secretary of the commission. Within ten days after the filing of a notice of appeal, the secretary of the commission shall transmit to the City Council a copy of the application, a copy of the notice of appeal and a written statement setting forth the reasons for the commission's decision, and shall make available to the council, at the time the matter is considered by the council, all other papers constituting the record upon which the action appealed from was taken.

The City Clerk is located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's facsimile number is (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.

An 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).

The required fee is as follows (checks and money orders must be payable to "City of Berkeley"):

- a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such

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NOTICE OF DECISION
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persons (not including dependent children), whichever is less.

b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.

c. The fee for all appeals by Applicants is \$2,500.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

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

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised in a public hearing and/or written correspondence during the proceedings related to this permit.
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.
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 permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.

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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.

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, Fatema Crane, at (510) 981-7413 or fcrane@cityofberkeley.edu. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, between 8 a.m. and 4 p.m., Monday through Thursday.

ATTACHMENTS:

-
1. Findings and Conditions
 2. Project Plans, revised **AUGUST 2022**

ATTEST: 
Fatema Crane, Principal Planner
Secretary to the Landmarks Preservation Commission

cc: City Clerk
Applicant: Jim Novosel, The Bay Architects, 1840B Alcatraz Ave., Berkeley, CA, 94703
Property Owner: Charles A and Jeanne Bettencourt, 2115 Shattuck Avenue, Berkeley, CA 94704

FINDINGS AND CONDITIONS

2109 Kala Bagai Way – F.D. Chase Building¹

Structural Alteration Permit #LMSAP2022-0008 to remodel a storefront and entry door in one of three tenant space within the F.D. Chase Building.

CEQA FINDINGS

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.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, 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.
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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
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.

¹ Formerly 2107-2111 Shattuck

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

FINDINGS FOR APPROVAL

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property. Specifically:
 - a. The proposed project endeavors to create a crucial safety feature for the occupying tenant and their customers. All proposed updates would be consistent with the existing storefront design. There are no aspects of this proposal that would be detrimental to the character of this Classical Revival commercial building.
 - b. The proposed improvements would match the existing storefront features. Staff has provided draft conditions of approval for the proposed storefront design to include an additional side lite with clear glazing to further preserve the integrity of the building façade. See Condition 7.

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 Building and Safety Division, Public Works Department and other affected City divisions and departments.

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

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

5. Indemnification Agreement

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

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. **Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
7. **REVISED PROJECT PLANS -- STOREFRONT.** Prior to submitting any building permit application for this project, the applicant shall revise the proposed storefront design to include a side lite with clear glazing in the place of a solid panel and submit to Staff for review.
8. **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.
9. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES** (where applicable). 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 will be substantiated by documentary and physical evidence.
10. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit screen element details for review and approval by the Landmarks plan checker.

11. **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.
12. 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.
13. 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.
14. 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.
15. 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.

ZONING INFO:

APN:	057 203201000
ZONING DISTRICT:	C-DMU CORE
ZONING USE:	GROUND FLOOR COMMERCIAL BELOW 4 FLOORS OF RESIDENTIAL APARTMENTS
LANDMARK STATUS:	STRUCTURE OF MERIT #227, JANUARY 2000
ZONING PERMITS REQ'D:	STRUCTURAL ALTERATION PERMIT (SAP) REQUIRED FOR EXTERIOR MODIFICATIONS

PROJECT DESCRIPTION:

THESE DRAWINGS ARE FOR RE-ESTABLISHING A SECOND EXIT FROM THE CHASE BUILDING'S REAR VIA ITS BASEMENT TO THE PUBLIC RIGHT OF WAY. THIS NEW EXIT PASSAGEWAY WILL TRAVEL THROUGH THE BASEMENT AND RISE UP TO THE STREET LEVEL TO AN EXIT DOOR AT THE PUBLIC SIDEWALK.

THIS PASSAGEWAY WILL PROVIDE A SECOND EXIT FOR OCCUPANTS ENTERING THE REAR EXIT COURT FROM THE REAR GROUND FLOOR OFFICE SPACE AND FOR THE UPPER FLOOR RESIDENTS USING THE REAR FIRE ESCAPE. OCCUPANTS FROM THE EXIT COURT WOULD ENTER A NEW STAIR AT THE GROUND FLOOR, TRAVEL DOWN INTO THE BASEMENT THROUGH A NEW ONE-HOUR RATED EXIT PASSAGEWAY THAT TRAVELS TO THE FRONT OF THE PROPERTY AND UP ANOTHER NEW STAIRWAY TO THE PUBLIC RIGHT OF WAY AT KALA BAGAI WAY.

A PORTION OF STOREFRONT WILL BE REMODELED FOR INSTALLATION OF A NEW EXIT DOOR TO THE STREET. WORK WILL INVOLVE DEMOLITION OF THE DOUBLE DOORS THAT ENTER THE ARINELL PIZZA SPACE AND TWO SIDE LIGHT GLASS PANELS. THE DOORS INTO THIS TENANT SPACE WILL BE REPLACED WITH A SINGLE DOOR AND A NEW DOOR WILL EXIT THE PASSAGEWAY AT THE FACADE'S CORNER. THE PRESENT CLERESTORY WINDOWS AND SOFFIT ABOVE THE DOORS WILL REMAIN. THE NEW DOORS, TRIM AND TILE BULKHEADS WILL MATCH THE COLORS AND MATERIALS AS THOSE IN THE OTHER TWO FACADE BAYS. THE PRESENT CAST IRON COLUMNS WILL NOT BE AFFECTED.

THE COMPLETION OF THIS WORK WILL ALLOW THE CHASE BUILDING TO CONTINUE TO BE A VIABLE BUILDING PROVIDING SPACES FOR COMMERCE AND RESIDENCE. THE WORK WILL MAINTAIN ITS HISTORIC INTEGRITY WHILE ENSURING LIFE SAFETY FOR ITS OCCUPANTS.

ALSO SEE SCOPE OF WORK SECTION ON THIS SHEET.

BUILDING CODE INFORMATION:

CONSTRUCTION TYPE:	TYPE I I I -B, MASONRY EXTERIOR WALLS, WOOD FRAME FLOORS & ROOF
FIRE SPRINKLER SYSTEM:	NONE
FIRE ALARM SYSTEM:	AUTOMATIC & MANUAL THROUGHOUT
OCCUPANCY:	GROUND FLOOR: B / M, OFFICE / RETAIL 2ND TO 5TH FLOORS: R-1 APARTMENTS BASEMENT: NO OCCUPANCY
# OF STORIES:	5 STORIES PLUS BASEMENT
LOT AREA:	5,135 SF
BUILDING AREA:	±4,940 SF BASEMENT ±4,700 SF EXISTING GROUND FLOOR RETAIL/OFFICE ± 988 SF MEZZANINE ±18,444 SF 2ND-5TH FLR APMTS (±4.611 SF/FLR) ±29,072 SF TOTAL BUILDING
BUILDING HEIGHT:	±63'-10"

APPLICANT STATEMENT FOR SAP:

THE CHASE BUILDING IS A FIVE STORY COMMERCIAL BUILDING HOUSING GROUND FLOOR COMMERCIAL TENANTS AND FOUR LEVELS OF APARTMENTS ABOVE. IT IS LOCATED AT 2109 KALA BAGAI WAY (FORMERLY SHATTUCK AVENUE).

THE CHASE BUILDING WAS GIVEN A STRUCTURE OF MERIT DESIGNATION IN 2000. THE BAY ARCHITECTS APPLIED FOR THE DESIGNATION AND LATER APPLIED FOR THE BUILDING PERMITS TO SEISMICALLY UPGRADE THE BUILDING'S STRUCTURE AND TO RESTORE ITS HISTORIC FACADE.

FOR DECADES THE BUILDING HAD A LEGAL SECOND EXIT ON THE ADJACENT BANK OF AMERICA PROPERTY (2129 KALA BAGAI WAY). THIS PASSAGEWAY WAS REMOVED DURING DEMOLITION OF THE BANK OF AMERICA BUILDING AND WAS NOT REPLACED WITH THE NEW HOTEL'S CONSTRUCTION.

OUR PROPOSED SAP WORK STEMS FROM THE PROPERTY'S RECENT LOSS OF A SECOND EXIT. CALIFORNIA BUILDING CODE (CBC) REQUIREMENTS REQUIRE ALL PROPERTIES OF THE CHASE BUILDING'S NATURE TO PROVIDE ITS OCCUPANTS WITH TWO MEANS OF EXITING IN THE EVENT OF FIRE OR OTHER EMERGENCIES. THEREFORE A NEW EXIT WAS NEEDED TO BE DEVELOPED WITHIN THE CHASE BUILDING'S OWN PROPERTY.

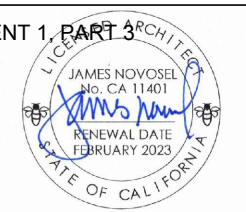
AFTER EXTENSIVE DISCUSSIONS WITH THE CITY'S FIRE MARSHAL ABOUT REPLACING THE EXIT, IT WAS DETERMINED THAT AN INTERIOR EXIT THROUGH THE BASEMENT WOULD BE ALLOWED BY THE CITY. THIS NEW EXIT PASSAGEWAY WILL TRAVEL THROUGH THE BASEMENT AND RISE UP TO THE STREET LEVEL TO A NEW EXIT DOOR AT THE PUBLIC SIDEWALK.

SCOPE OF WORK:

THE FOLLOWING IS AN OUTLINE SCOPE OF WORK. SEE PLANS FOR ADDITIONAL INFO:

- NEW EXIT PASSAGEWAY FROM REAR EXIT COURT TO PUBLIC RIGHT OF WAY: MODIFIED OPENINGS AT EAST (REAR) WALL FOR NEW DOOR, STAIR AND PASSAGEWAY THROUGH BASEMENT, UP ANOTHER NEW STAIR AND OUT TO STREET AT WEST (FRONT) FACADE.
- INTERIOR MODIFICATIONS TO TENANT WALLS OF ARINELL PIZZA AND REAR OFFICES AT LOCATION OF NEW EXIT PASSAGEWAY: MODIFICATIONS TO INTERIOR WALLS, CEILING, FINISHES, AND RELOCATED LIGHTING AND ELECTRICAL.
- STOREFRONT MODIFICATION AT NEW EXIT PASSAGEWAY: MODIFICATION TO STOREFRONT ENTRY AT ARINELL PIZZA AND AN ADJACENT NEW EXIT DOOR FROM EXIT PASSAGEWAY.
- BASEMENT MODIFICATIONS: BASEMENT IS CURRENTLY USED AS STORAGE AND HAS NO OCCUPANCY. THE NEW EXIT PASSAGEWAY WILL PASS THROUGH THE BASEMENT & STORAGE ROOMS WILL BE MODIFIED.

2109 KALA BAGAI WAY ATTACHMENT 1, PART 3
THE CHASE BUILDING
NEW EXIT PASSAGEWAY &
STOREFRONT MODIFICATIONS



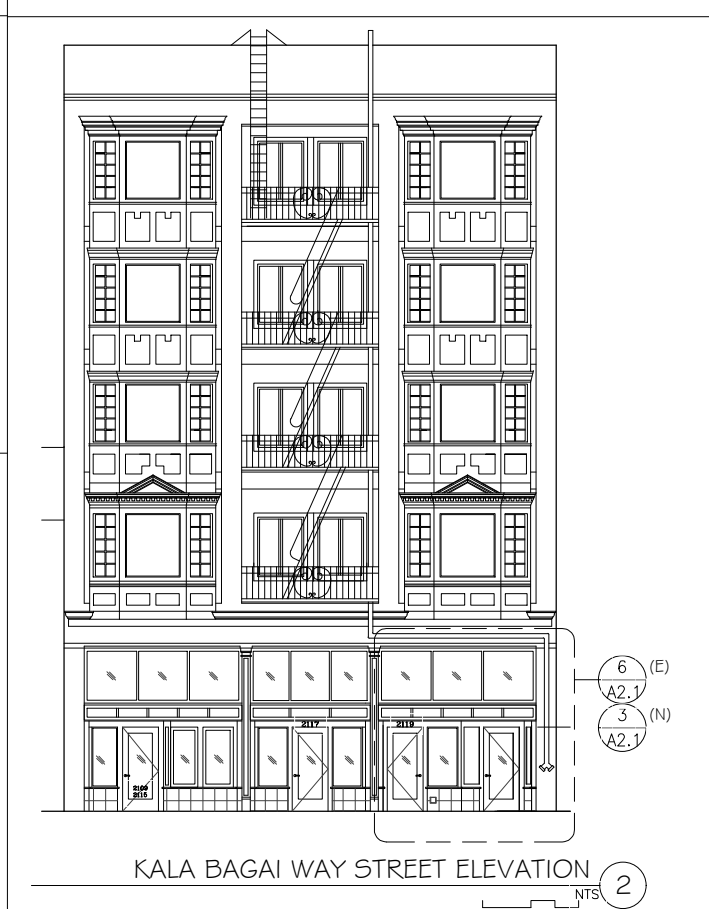
DRAWING LIST:

- AO.1 COVER SHEET: CODES, NOTES, LEGEND, SITE PLAN
- A1.0 EXISTING / DEMO FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 TYP. RESIDENTIAL FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS - STOREFRONT
- A3.1 SECTIONS

PROJECT:

NEW EXIT PASSAGEWAY & STOREFRONT MODIFICATIONS

THE CHASE BUILDING:
 2109 KALA BAGAI WAY
 (SHATTUCK AVENUE)
 BERKELEY, CA 94704



ARCHITECT OF RECORD:
 JAMES NOVOSSEL

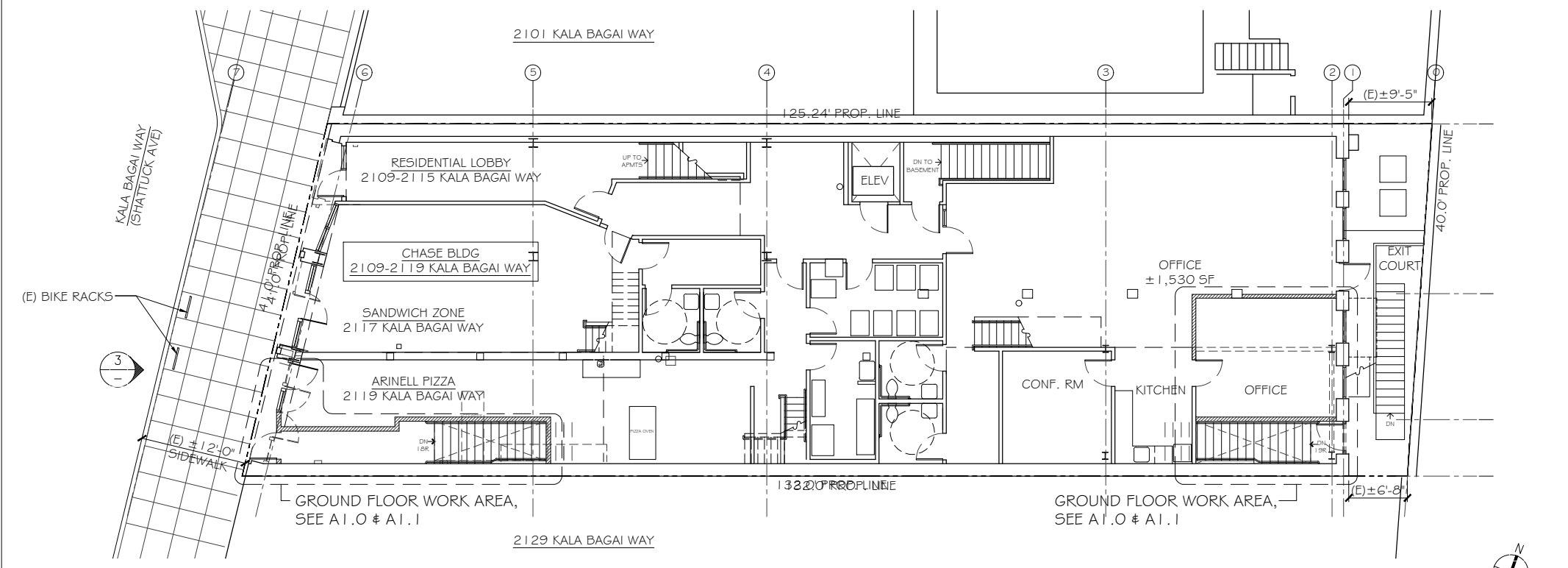
the bay architects

1840b alcatraz ave
 berkeley, ca 94703
 510.420.1484
 fax 510.420.1165
 www.bayarch.com
 bayarch@pacbell.net

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 THE BAY ARCHITECTS

CLIENT:

CHARLIE BETTENCOURT
 2109 KALA BAGAI WAY
 BERKELEY, CA 94704



PROJECT SITE:
 2109 KALA BAGAI WAY
 (SHATTUCK AVE)

PRINT DATE / PURPOSE

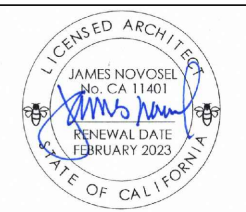
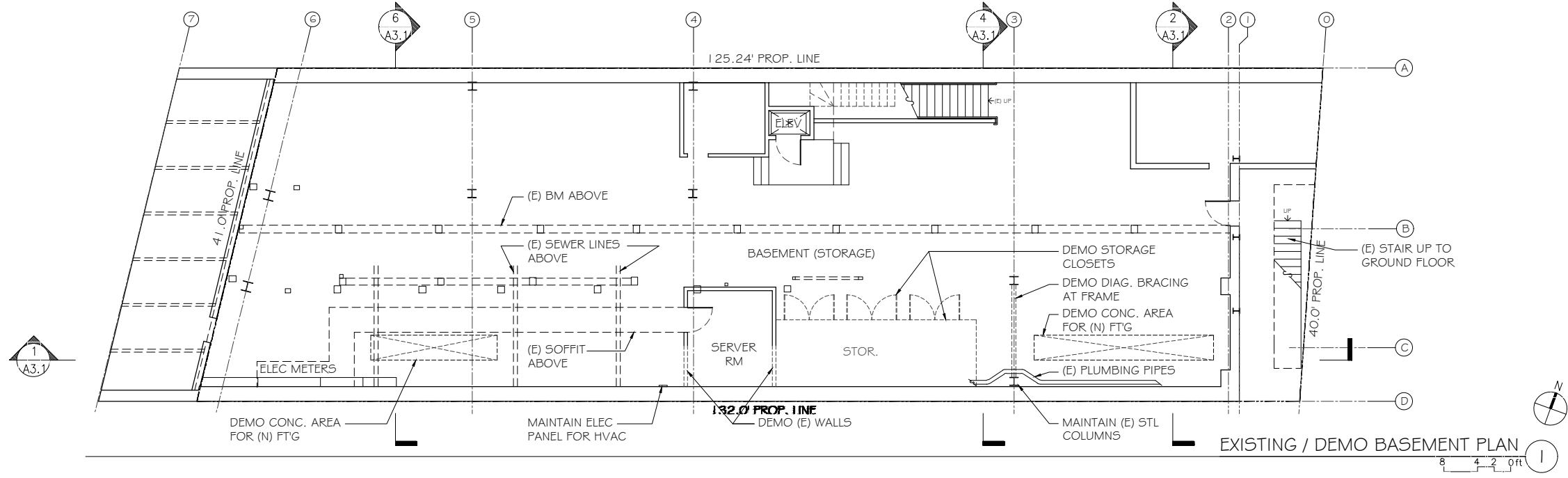
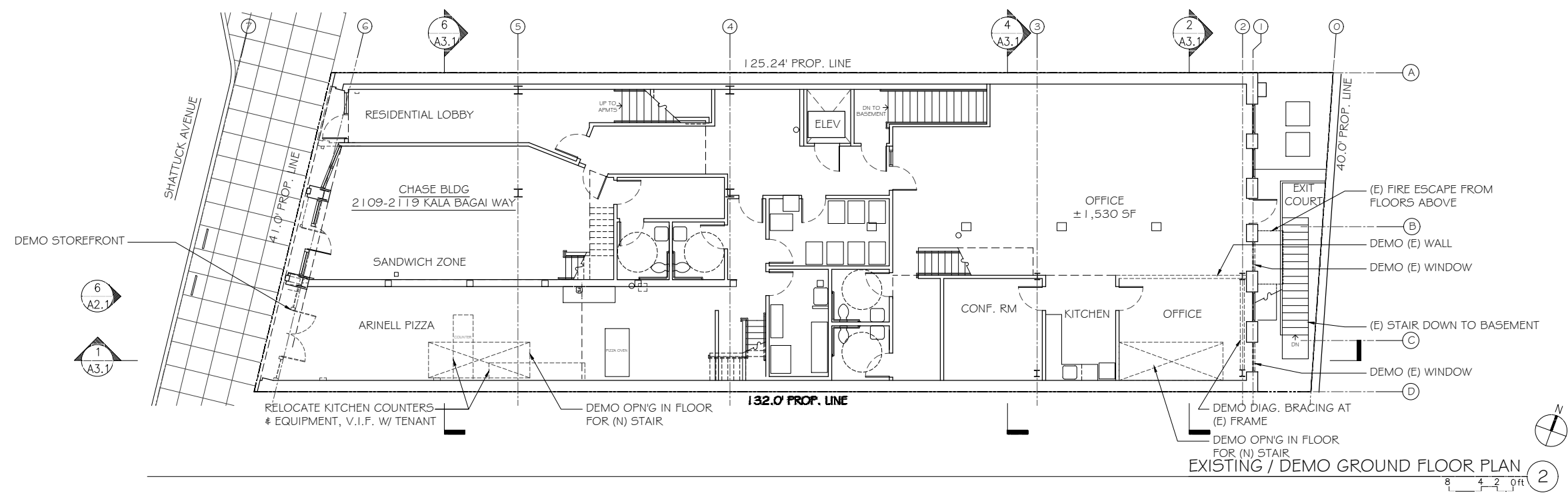
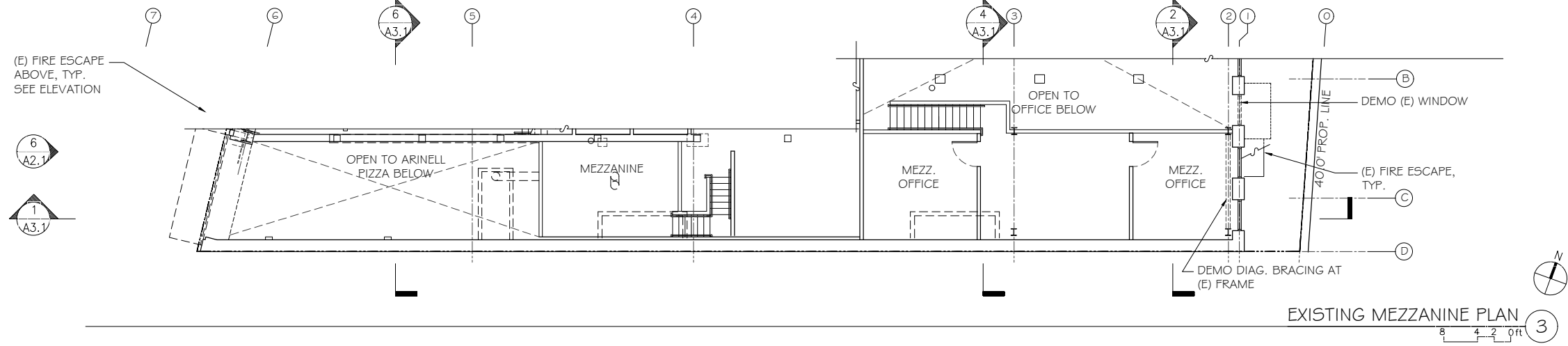
07/29/22	SAP PERMIT SUBMITTAL

COVER SHEET

AO.1
 DRAWING SHEET

LEGEND

- (E) WALL TO DEMOLISH
- (E) WALL TO MAINTAIN
- (N) WALL
- SOFFIT LINE ABOVE
- DOOR TAG, SEE DOOR SCHEDULE
- WINDOW TAG, SEE WINDOW SCHEDULE
- CEILING HEIGHT



PROJECT:
NEW EXIT PASSAGEWAY & STOREFRONT MODIFICATIONS
 THE CHASE BUILDING:
 2109 KALA BAGAI WAY
 (SHATTUCK AVENUE)
 BERKELEY, CA 94704

ARCHITECT OF RECORD:
 JAMES NOVOSEL

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 THE BAY ARCHITECTS

CLIENT:
 CHARLIE BETTENCOURT
 2109 KALA BAGAI WAY
 BERKELEY, CA 94704

PRINT DATE / PURPOSE
 07/29/22 SAP PERMIT SUBMITTAL

EXISTING / DEMO PLANS

A1.0
 DRAWING SHEET

LEGEND

- (E) WALL TO DEMOLISH
- (E) WALL TO MAINTAIN
- ▨ (N) WALL
- SOFFIT LINE ABOVE
- ⬡ DOOR TAG, SEE DOOR SCHEDULE
- ⬢ WINDOW TAG, SEE WINDOW SCHEDULE

WINDOW TYPES: V.I.F.

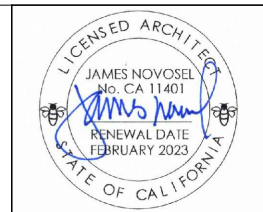
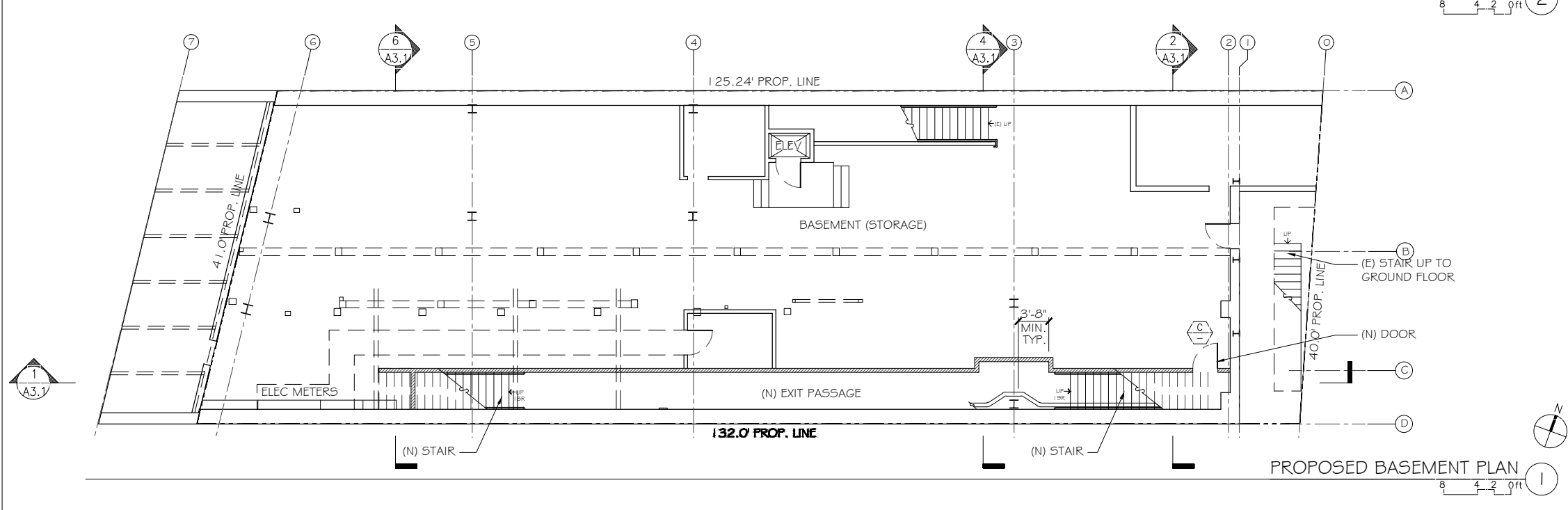
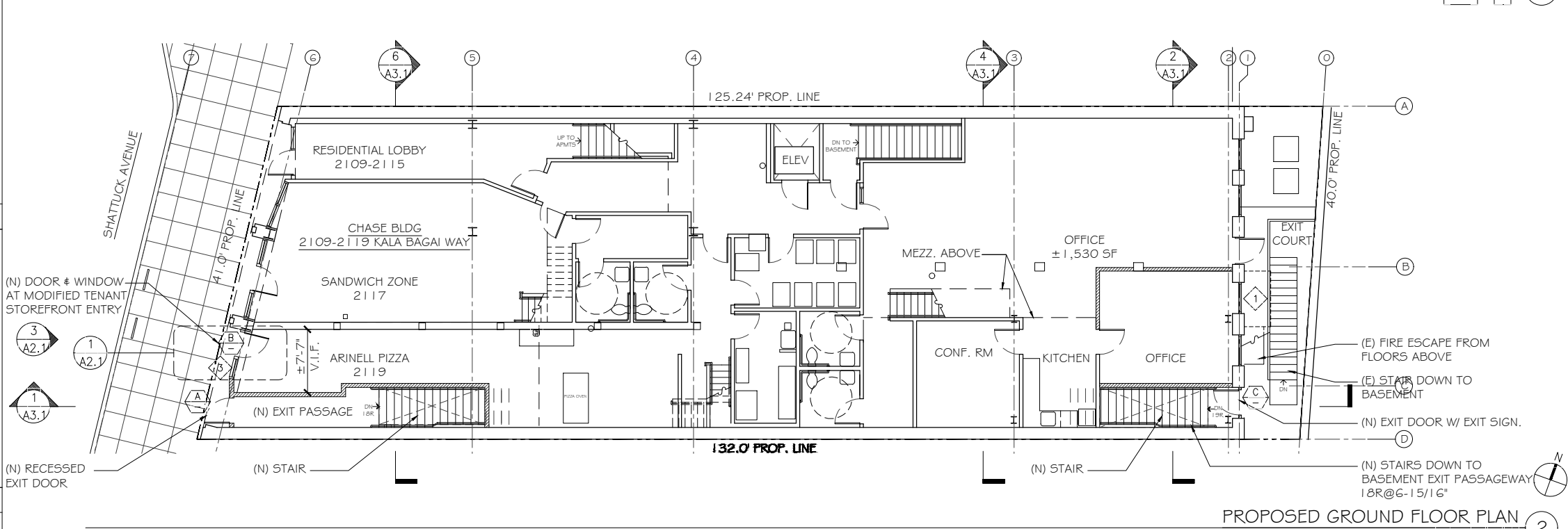
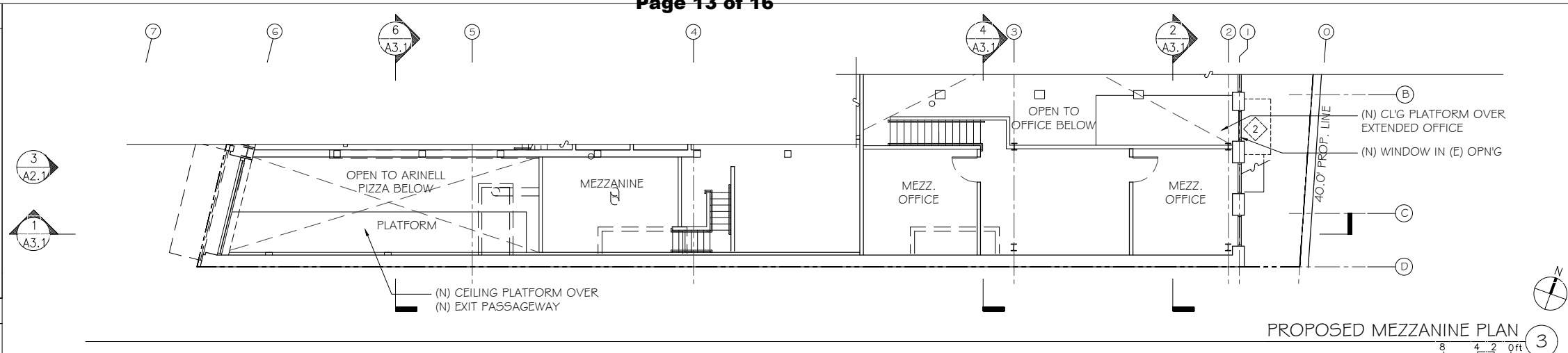
NOTE: MATCH (E) ADJACENT WINDOWS, SEE ELEVATIONS

DOOR TYPES: V.I.F.

NOTE: FROSTED GLASS
NOTE: MATCH (E) STOREFRONT DOOR, SEE ELEVATIONS

DOOR NOTES:

- VERIFY IN FIELD ALL DOOR SIZES W/ OPENINGS.
- ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED
- DOOR THRESHOLDS AT PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4". CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (SUCH AS FLOORING MATERIAL CHANGES) SHALL NOT EXCEED 1/2". THRESHOLDS MUST COMPLY WITH THE FOLLOWING:
 - THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL.
 - THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. (CBC 1132A.4.1)
- MAXIMUM DOOR OPERATING EFFORT SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. (CBC 1132A.6)
- PROVIDE ACCESSIBLE DOOR HARDWARE AT ALL DOORS REQUIRED TO BE ACCESSIBLE. HAND ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" TO 44" A.F.F. LATCHING AND LOCKING DOORS ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PUSH-PULL HARDWARE OR OTHER HARDWARE WITHOUT THE REQUIRING GRASPING. (CBC 1132A.8)



PROJECT:
NEW EXIT PASSAGEWAY & STOREFRONT MODIFICATIONS

THE CHASE BUILDING:
2109 KALA BAGAI WAY
(SHATTUCK AVENUE)
BERKELEY, CA 94704

ARCHITECT OF RECORD:
JAMES NOVOSEL

the bay architects

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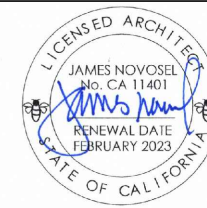
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PROPOSED PLANS

A1.1
DRAWING SHEET



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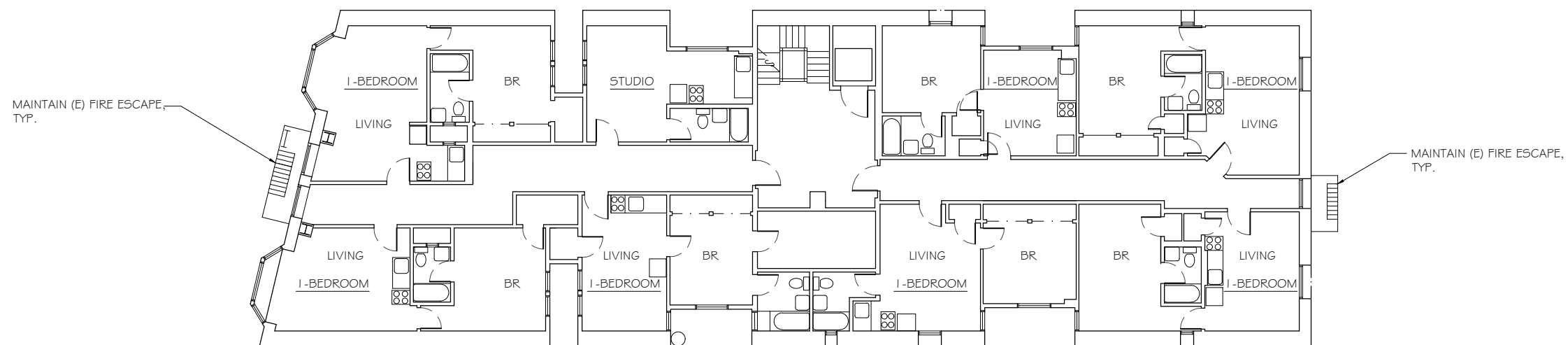
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(REFERENCE ONLY - NO WORK)

TYP. RESIDENTIAL FLOOR PLAN (FLOORS 2-5)

8 4 2 0ft



1

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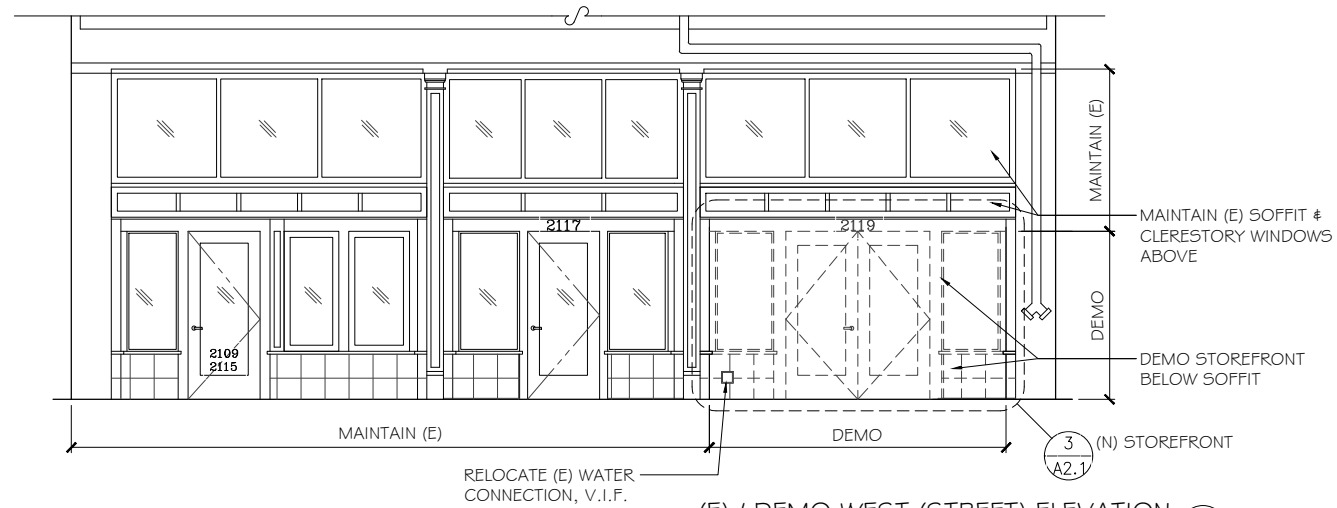
TYP. RESIDENTIAL
FLOOR PLAN

A1.2
DRAWING SHEET

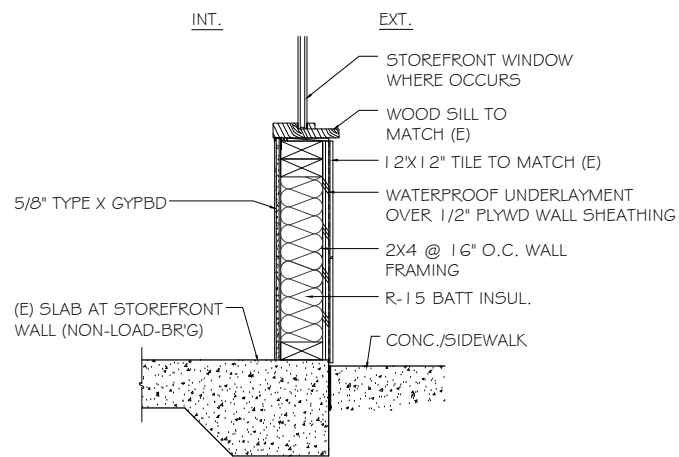


- (E) SOFFIT W/ WOOD PANELING
- (E) 1X WD TRIM, TYP.
- (E) WOOD & GLASS STOREFRONT DOORS, TYP.
- (E) 12X12 TILE BASE, TYP.

(E) STOREFRONT COLORS & MATERIALS 7



(E) / DEMO WEST (STREET) ELEVATION 6



STOREFRONT TILE BULKHEAD DETAIL 9

NOTE: PAINT FACADE TO MATCH COLORS OF (E) STOREFRONT, SEE 7/A2.1

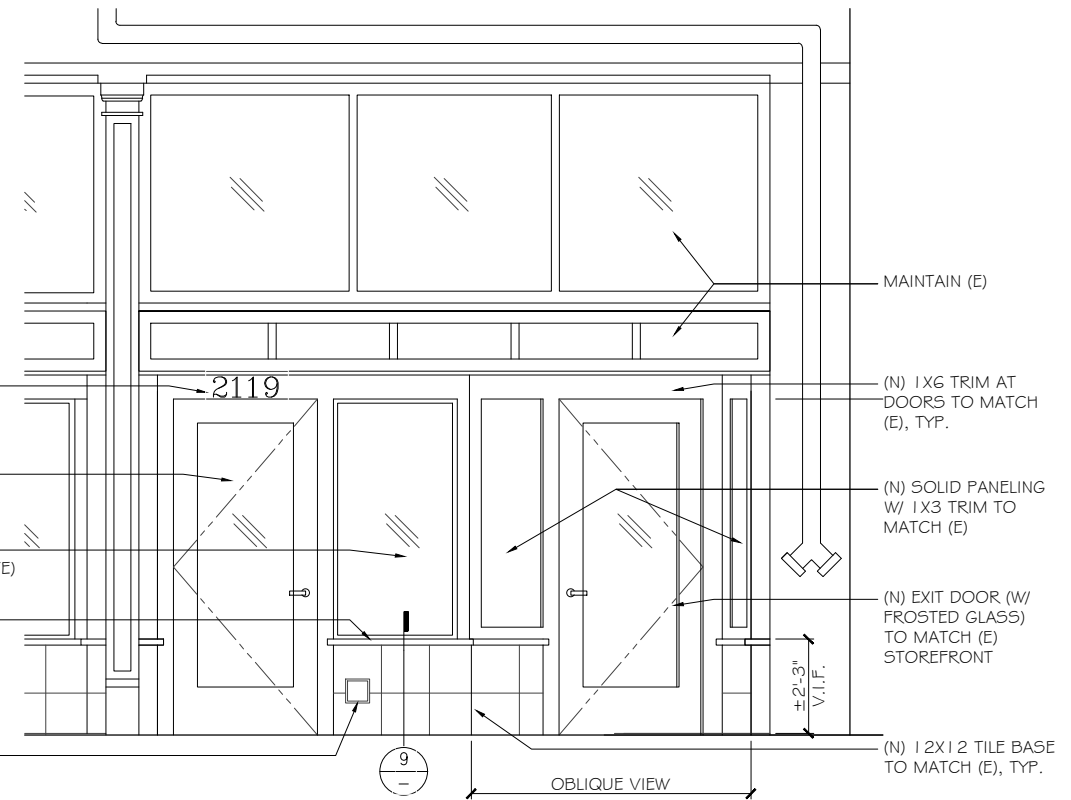
(N) ADDRESS NUMBERS

(N) STOREFRONT ENTRY DOOR TO MATCH (E)

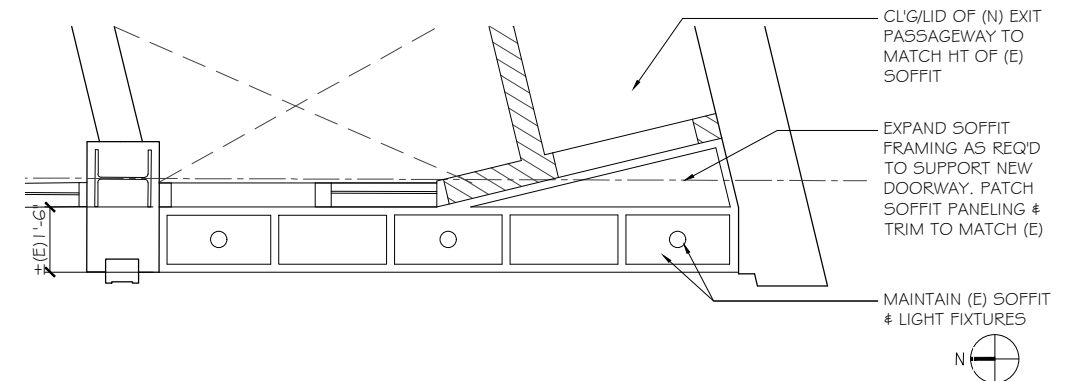
(N) STOREFRONT WINDOW TO MATCH (E)

(N) WOOD SILL TO MATCH (E), TYP.

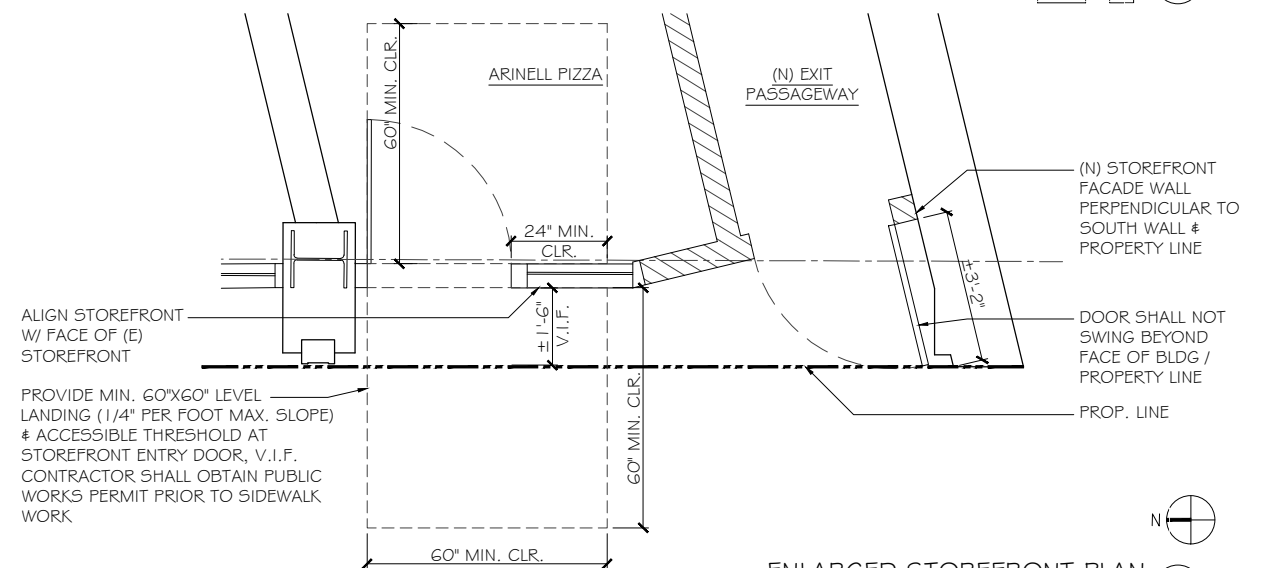
RELOCATED WATER CONNECTION, V.I.F.



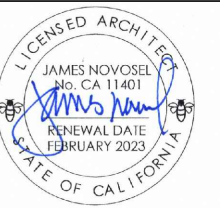
ENLARGED STOREFRONT ELEVATION 3



STOREFRONT SOFFIT PLAN 2



ENLARGED STOREFRONT PLAN 1



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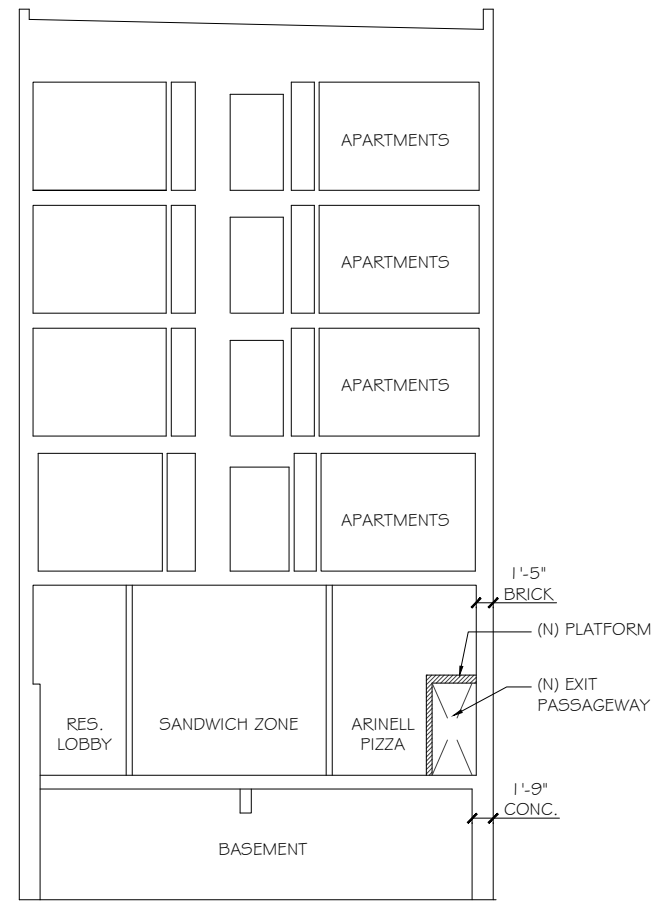
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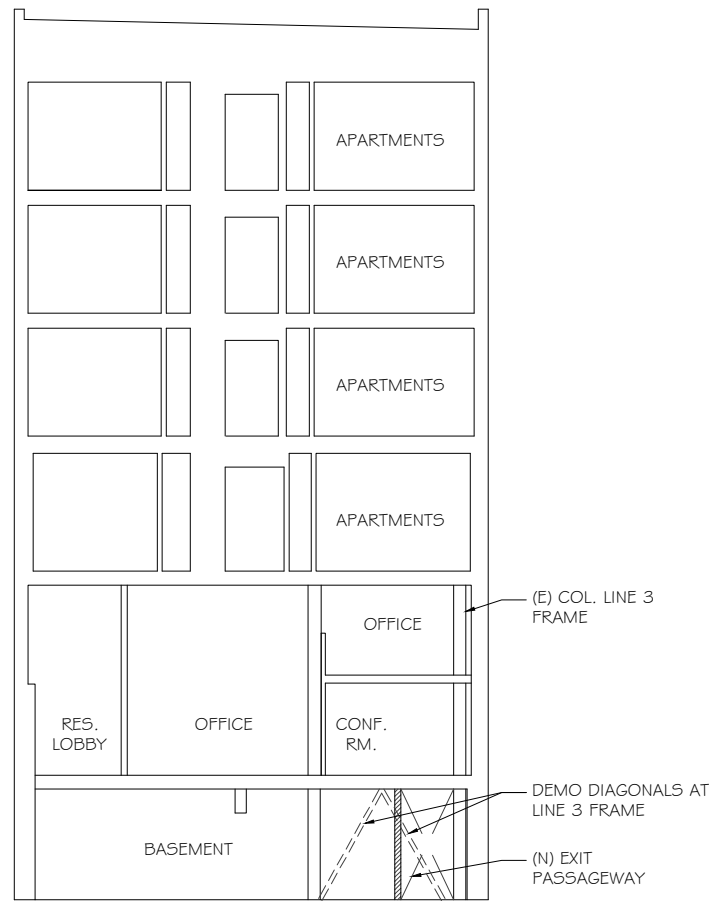
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EXTERIOR ELEVATIONS - STOREFRONT

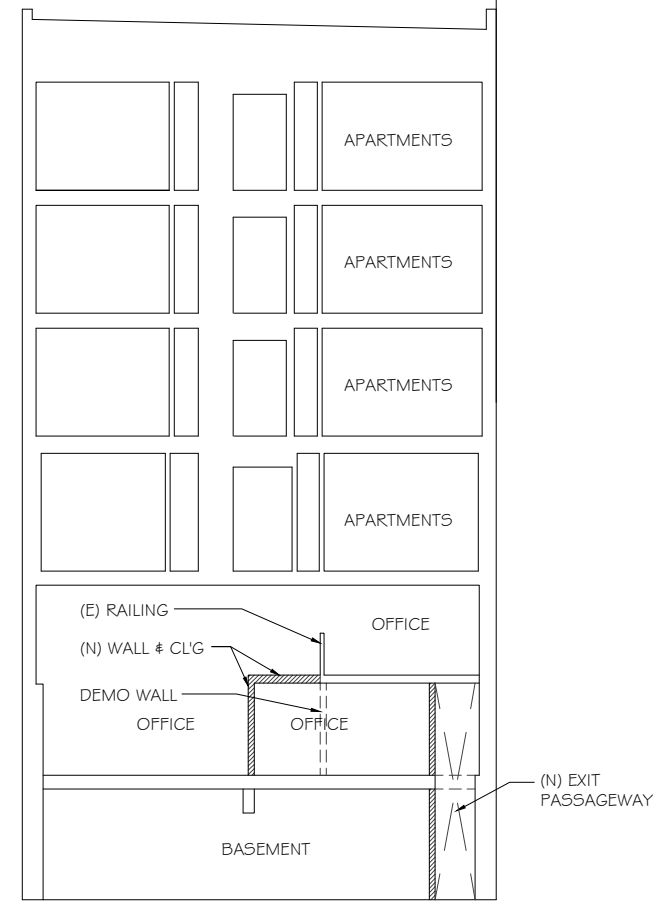
A2.1
DRAWING SHEET



SECTION LOOKING EAST 6

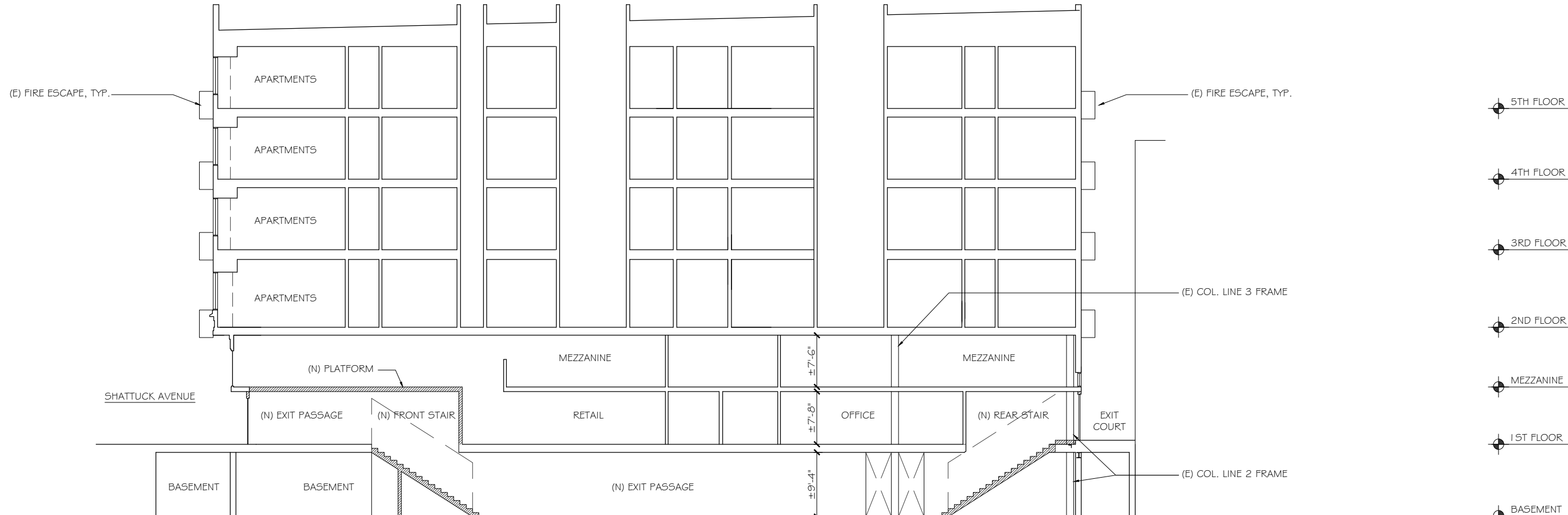


SECTION LOOKING EAST 4



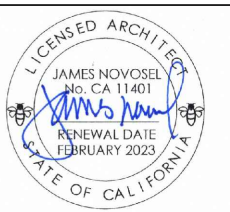
SECTION LOOKING EAST 2

- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- MEZZANINE
- 1ST FLOOR
- BASEMENT

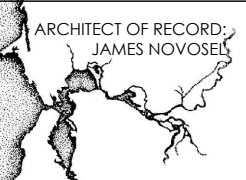


LONGITUDINAL SECTION LOOKING NORTH 1

- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- MEZZANINE
- 1ST FLOOR
- BASEMENT



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SECTIONS
A3.1
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