



Office of the City Manager

INFORMATION CALENDAR
February 14, 2023

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: 1767-1771 Alcatraz Avenue/#LMSAP2022-0010

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 January 31, 2023.

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 February 14, 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 – #LMSAP2022-0010/1767-1771 Alcatraz 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: November 3, 2022
DATE NOTICE MAILED: January 30, 2023
APPEAL PERIOD EXPIRATION: February 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal): February 15, 2023¹

1767-1771 Alcatraz Avenue – Wells Fargo Bank South Berkeley Branch

Structural Alteration Permit #LMSAP2022-0010 to replace storefronts on a non-historic commercial building that is located on a City Landmark property.

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

PERMITS REQUIRED:

- Structural Alteration Permit

APPLICANT: Denise Hall Montgomery, Denise Hall Montgomery Architecture, Berkeley, CA

ZONING DISTRICT: Commercial Adeline Corridor (C-AC)

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>

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

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NOTICE OF DECISION
#LMSAP2022-0010
1767-1771 Alcatraz Avenue
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FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 7-0-1-1

YES: ADAMS, CRANDALL, ENCHILL, LEUSCHNER, LINVILL, SCHWARTZ, TWU

NO: [NONE]

ABSTAIN: FINACOM

ABSENT: 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

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Berkeley”):

- a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$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

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California or United States Constitutions, your appeal of this decision must including the following information:

- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been 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, dated **AUGUST 24, 2022**

ATTEST:



Fatema Crane, Principal Planner
Secretary to the Landmarks Preservation Commission

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cc: City Clerk
Applicant: Denise Hall Montgomery, Denise Hall Montgomery Architecture,
1769 Alcatraz Avenue, Berkeley, CA 94703
Property Owner: Allan Cadgene and Tom Goetzl, 2088 Union Street, San
Francisco, CA 94123

Findings and Conditions

1767-1771 Alcatraz Avenue

Wells Fargo Bank South Berkeley Branch

Structural Alteration Permit #LMSAP2022-0010 to replace storefronts on a non-historic commercial building that is located on a City Landmark property.

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. The proposed project does not require a change of use. The property will retain its historic commercial use.
2. The project avoids removal of distinctive materials and any alteration of features that characterize the property. The project scope is limited to work within the façade of non-historic building and will not result in changes to its form or any changes to the historic Wells Fargo Bank South Berkeley Branch building.
3. The new storefront systems will not resemble or replicate designs from the property’s historic period. These new features are contemporary and will not result in a false sense of historical development.
4. The subject property does not feature changes that have acquired significance in their own right.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize the Beaux-Arts Wells Fargo Bank South Berkeley Branch

building will be substantially retained and preserved with this project that will not affect the historic structure.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project does not have the potential to affect any archaeological resources because the applicant proposes no excavation.
9. The proposed 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, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

FINDINGS 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 area of scope is located adjacent, but not a part of, the landmarked structures and no changes are proposed on the landmarked building.
 - b. The proposed project would provide an energy efficient replacement of the existing storefront system. 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 the landmarked commercial building.

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. The proposed storefront renovation project is approved as shown on the drawings dated "08/24/2022" subject to the following conditions.
- 7. No changes can be made to these approved plans without prior approval.
- 8. **Repair and replacement of character-defining features.** 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.

9. **Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
10. **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.
11. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit storefront details for review and approval by the Landmarks plan checker.
12. **CLEAR GLASS** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff
13. **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.
14. 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.
15. 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.
16. 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.
17. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's

expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS; 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CMC, 2022 CPC, 2022 CFC & 2022 CEC AS AMENDED BY THE CITY OF BERKELEY AND 2022 TITLE 24 ENERGY STANDARDS. THE CBC IS BASED ON THE 2021 IBC, 2021 UMC, 2021 UPC, 2021 15 IFC & 2021 NEC. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

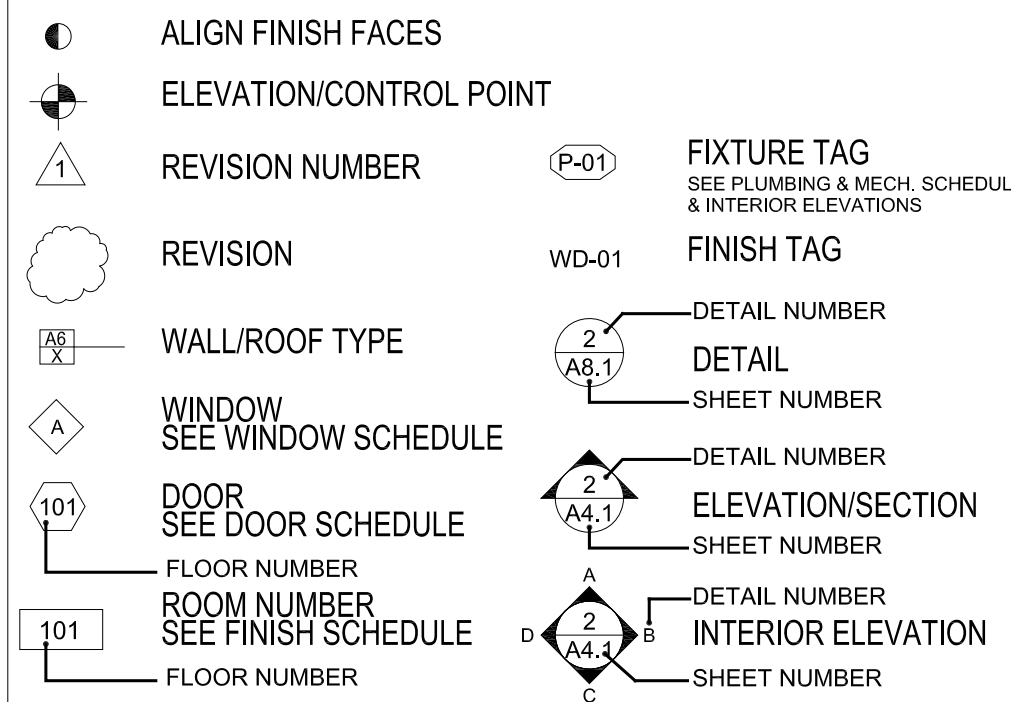
21. CONTRACTOR WILL BE RESPONSIBLE FOR PERMITS REQUIRED FOR CONSTRUCTION STAGING, PARKING, SIDEWALK, DRAINAGE AND/OR SEWER WORK IN THE PUBLIC RIGHT-OF-WAY.

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

ABBREVIATIONS

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

SYMBOL LEGEND



PROJECT DESCRIPTION

PROJECT ADDRESS: 1767, 1769, 1771 ALCATRAZ AVE, BERKELEY, CA 94703
 ASSESSOR'S PARCEL NO.: 52-1531-6
 DESCRIPTION OF WORK: STOREFRONT REPLACEMENT
 OCCUPANCY: M - MERCANTILE
 CONSTRUCTION: V - NON SPRINKLERED (AT ADDITION)

ZONING: C-AC
 FIRE ZONE: 1
 LIQUEFACTION ZONE: YES
 YEAR BUILT: 1906 - 3290 ADELINE - BUILDING AT CORNER (NO WORK PROPOSED)

HIST STATUS: COB STRUCTURE OF MERIT @ 3290 ADELINE BUILDING ONLY

PROJECT FEATURES

	EXISTING	PROPOSED	PERMITTED/REQ.
DWELLING UNITS	0	NO CHANGE	
PARKING SPACES	0	NO CHANGE	

SETBACKS

	EXISTING	PROPOSED	PERMITTED/REQ.
FRONT YARD	0	NO CHANGE	NO MINIMUM
SIDE YARD LEFT	5'3"	NO CHANGE	NO MINIMUM
RIGHT	0	NO CHANGE	NO MINIMUM
REAR YARD	0	NO CHANGE	NO MINIMUM

BUILDING HEIGHT

	EXISTING	PROPOSED	PERMITTED/REQ.
AVERAGE	1 STORY	NO CHANGE	4 STORIES MAX
MAXIMUM	19'-2"	NO CHANGE	
	19'-2"	NO CHANGE	45' MAX

AREAS

	EXISTING	PROPOSED	PERMITTED/REQ.
LOT AREA	7956 SF	NO CHANGE	

GROSS FL AREA:

	EXISTING	PROPOSED	PERMITTED/REQ.
FIRST FLOOR		NO CHANGE	
SUBJECT BLDG	2948 SF		
HISTORIC BLDG	4141 SF		
SECOND FLOOR			
HISTORIC BLDG	3737 SF	NO CHANGE	
TTL GROSS FL AREA	10909 SF	NO CHANGE	

BUILDING FOOTPRINT:

	EXISTING	PROPOSED	PERMITTED/REQ.
MAIN BUILDING			
SUBJECT BLDG	2948 SF		
HISTORIC BLDG	4224 SF		
TTL FOOTPRINT:	7172 SF	NO CHANGE	

USEABLE OPEN SPACE: 784 SF NO CHANGE NO MINIMUM

FLOOR AREA RATIO (FAR): 1.37 NO CHANGE 2.5 MAX.

SCOPE OF WORK

ADDRESS: 3290 ADELINE STREET (HISTORIC BUILDING AT CORNER); NO CHANGE

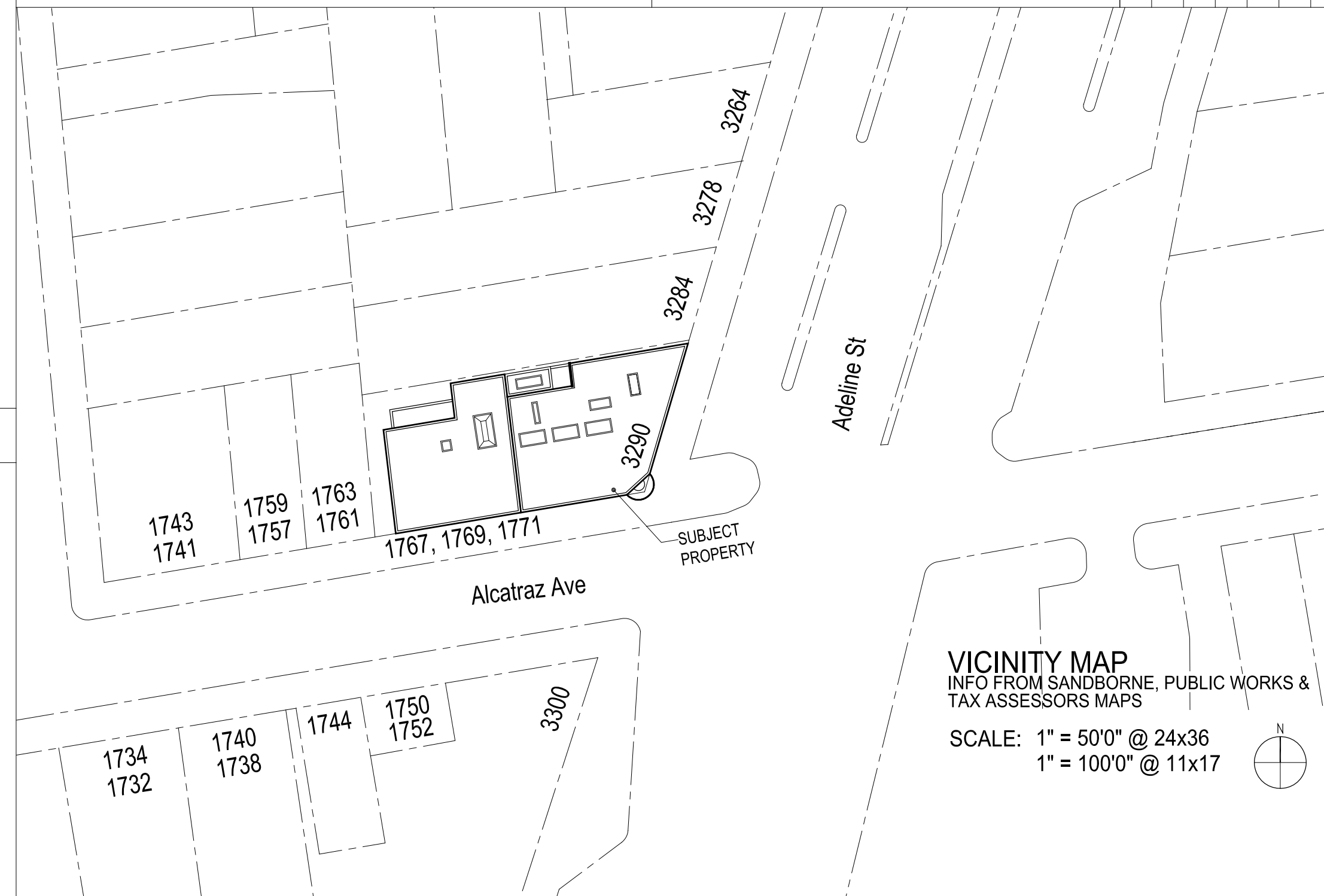
ADDRESS: 1767, 1769, 1771 ALCATRAZ AVENUE (SINGLE STORY BUILDING); REPLACE EXISTING ALUMINUM STORE FRONT SYSTEM WITH CODE COMPLIANT ALUMINUM STOREFRONT SYSTEM ONLY.

NO CHANGE TO:

- EXTERIOR SIDING
- EXTERIOR PAINT COLORS
- EXTERIOR SIGNAGE
- BUILDING INTERIOR

DRAWING INDEX

SHEET NO. & TITLE	SUBMISSION & DATE
A0.0 GENERAL INFORMATION	X
A0.1 ACCESSIBILITY NOTES	
A0.3 SITE PHOTOGRAPHS	X
A0.7 WINDOW & DOOR SCHEDULES	X
A1.0 SITE AND ROOF PLAN - EXISTING	X
A2.1 FIRST FLOOR PLANS - EXIST/DEMO & PROPOSED	X
A2.2 SECOND FLOOR PLAN - EXISTING	X
A2.3 ENLARGED FLOOR PLANS - EXIST/DEMO & PROPOSED	X
A3.0 BUILDING ELEVATIONS - EXISTING & PROPOSED	X
A3.1 BUILDING ELEVATIONS - EXISTING & PROPOSED	X
A3.2 BUILDING SECTION	X
A8.3 BUILDING DETAILS - WINDOWS & DOORS	
A8.4 BUILDING DETAILS - DOORS & WINDOWS	
T1.0 TITLE 24 ENERGY CALCULATIONS	
T2.0 TITLE 24 ENERGY CALCULATIONS	



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DATE: 24.AUG.2022	SCALE: AS NOTED
JOB: 22003	DRAWN BY: dhm/ jb

SHEET

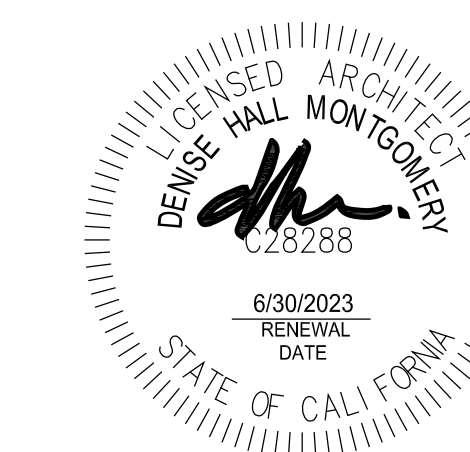
GENERAL INFORMATION

A0.0

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SHEET

SITE
PHOTOS

A0.3

ALCATRAZ AVENUE ELEVATIONS



ADELINE STREET ELEVATIONS



1 ELEVATION PHOTOMONTAGE
NTS



1767 ALCATRAZ - (E) FACADE



1769 ALCATRAZ - (E) FACADE



1771 ALCATRAZ - (E) FACADE

DOOR SCHEDULE

ID	ROOM NUM - NAME	TYPE	MANUFACTURER	DOOR CONFIG.	DOOR SIZE			DOOR FINISH		FRAME FINISH		HDWR		REMARKS
					X - WIDTH	Y - HEIGHT	THK.	EXT.	INT.	EXT.	INT.	J	B	
01	SUITE 1767	1	ARCADIA	OUTSWING	3'-8"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	
02	SUITE 1769	1	ARCADIA	INSWING	3'-1 1/2"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	
03	SUITE 1771	1	ARCADIA	OUTSWING	3'-1 1/2"	7'-1 1/2"	1 3/4"	AL	AL	CLR AL	CLR AL	J	B	

DOOR TYPES



HARDWARE SCHEDULE

- FINISH TBD. CONTRACTOR TO CONFIRM FINISH WITH ARCHITECT BEFORE ORDERING.
- ALL DOORS RECEIVE 2 HINGES, LATCHSET OR LOCKSET, FLOOR STOP, WALL BUMPER IF APPLICABLE, CLOSER OR HOLD OPEN AS NOTED.
- HARDWARE TYPE:
 - A. N/A
 - B. CLOSER
 - C. PASSAGE SET
 - D. PRIVACY LOCK
 - E. ENTRANCE/OFFICE SET
 - F. FINGER PULL
 - G. EXIT LOCK
 - J. SECURITY LOCK
 - K. PULL
 - L. CONCEALED HINGE
 - M. DOUBLE ACTING HINGE
 - N. SELF-CLOSER

MATERIAL AND FINISH KEY

PTD:	PAINTED
CLR:	CLEAR SEALED
STSL:	STAINED & SEALED
SGDF:	STAIN GRADE DOUG. FIR
PGW:	PAINT GRADE WOOD
SGDW:	PAINT GRADE DOUG. FIR
PR WT:	PRIMED WHITE
BRZ AL:	BRONZE ANODIZED ALUMINUM
CLR AL:	CLR ANODIZED ALUMINUM
HM:	HOLLOW METAL
GALV:	GALVANIZED
AL:	ALUMINUM
WD:	WOOD
ST. STL:	STAINLESS STEEL
GL:	GLAZED

GENERAL DOOR NOTES

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

STOREFRONT SCHEDULE

ID	LOCATION	TYPE	OPERATION	MANUFACTURER	FRAME DIMENSION			MATERIAL		FINISH		HARDWARE STYLE	HARDWARE FINISH	GLAZING	REMARKS	
					W	X	Y	Z	EXT.	INT.	EXT.					INT.
A1	SUITE 1767	A	FIXED	ARCADIA	-	13'-0"	9'-2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
A2	SUITE 1771	A	FIXED	ARCADIA	-	11'-7"	9'-2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
B1	SUITE 1769	B	FIXED	ARCADIA	-	5'-6"	9'-2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
C1	SUITE 1769	C	FIXED	ARCADIA	-	5'-6"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
C2	SUITE 1771	C	FIXED	ARCADIA	-	5'-5"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X
D1	SUITE 1767	D1	FIXED	ARCADIA	-	4'-0"	11'-1 1/2"	11'-1 1/2"	AL	AL	CLR AL	CLR AL	-	CLR AL	TEMPERED	X

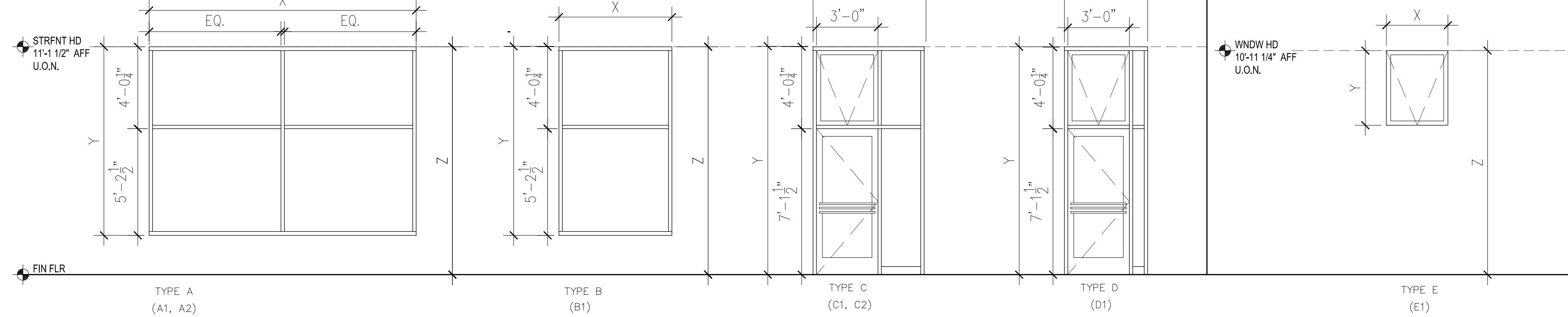
WINDOW SCHEDULE

ID	LOCATION	TYPE	OPERATION	MANUFACTURER	FRAME DIMENSION			MATERIAL		FINISH		HARDWARE STYLE	HARDWARE FINISH	GLAZING	REMARKS	
					W	X	Y	Z	EXT.	INT.	EXT.					INT.
E1	SUITE 1767	E	HOPPER	ALL WEATHER	-	3'-8"	3'-3"	10'-11 1/2"	AL	AL	CLR AL	CLR AL	LOOP PULL	CLR AL	TEMPERED	BLOCKSET
E2	SUITE 1769 & 1771	E	HOPPER	ALL WEATHER	-	3'-1 1/2"	3'-3"	10'-11 1/2"	AL	AL	CLR AL	CLR AL	LOOP PULL	CLR AL	TEMPERED	BLOCKSET

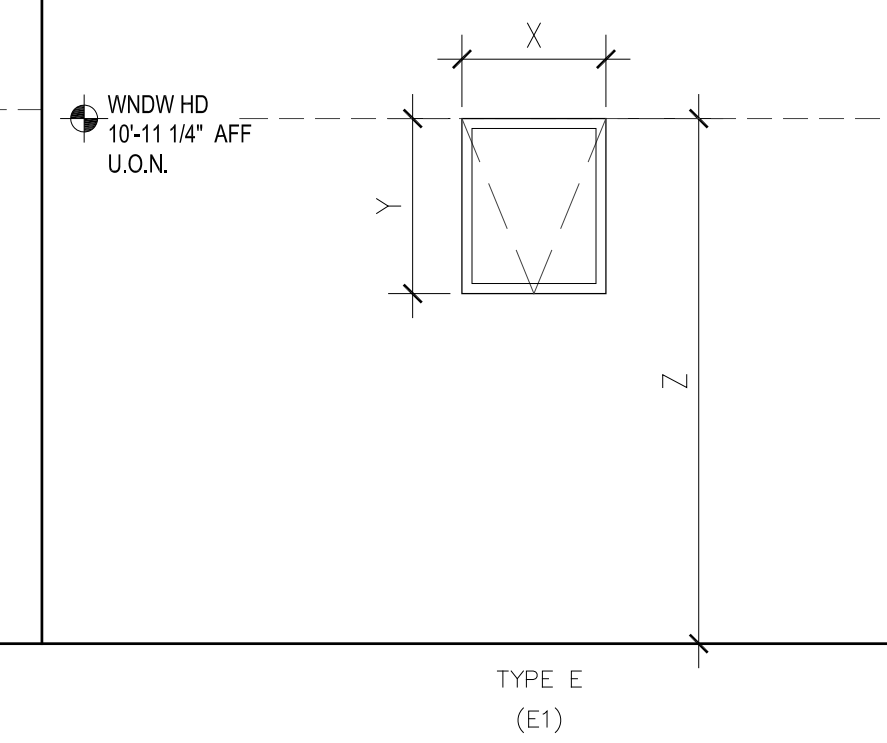
GENERAL STOREFRONT & WINDOW NOTES

- VERIFY QUANTITY OF WINDOWS WITH FLOOR PLANS.
- VERIFY DIRECTION OF SWING / ACTION WITH ELEVATIONS
- DIMENSIONS SHOWN ON WINDOW TYPE DIAGRAMS ARE FRAME SIZE, U.O.N.
- VERIFY ALL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO WINDOW FABRICATION.
- PROVIDE SAFETY GLAZING AS REQUIRED PER CBC 2406.4
- ALL EXTERIOR GLAZING TO BE DOUBLE-PANED, CLEAR, LOW-E INSULATED GLAZING UNITS, U.O.N.
- ALL OPERABLE WINDOWS TO HAVE LOOP PULL
- INSTALLER TO VERIFY FIELD CONDITIONS AND DIMENSIONS PRIOR TO PLACING WINDOW ORDER.

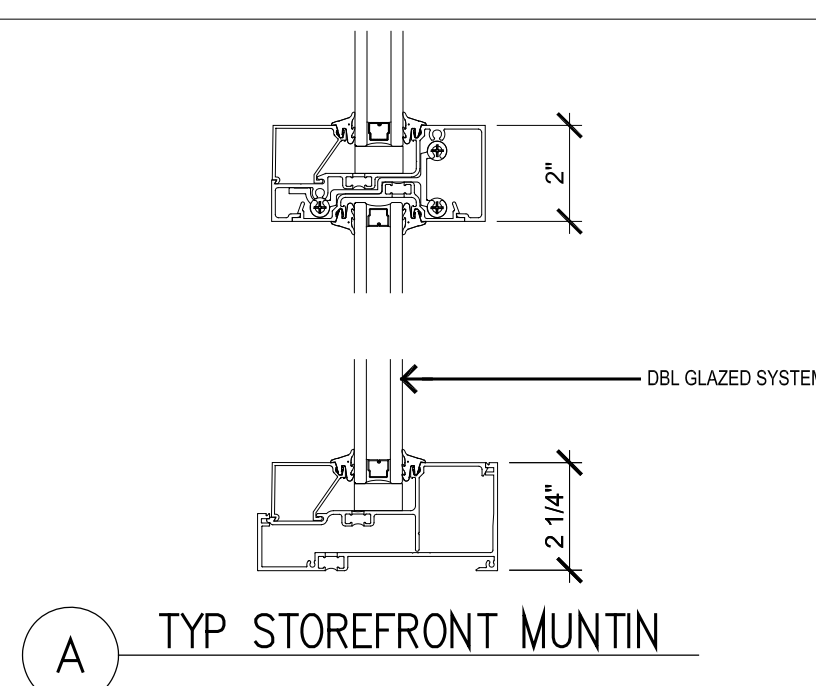
STOREFRONT TYPES



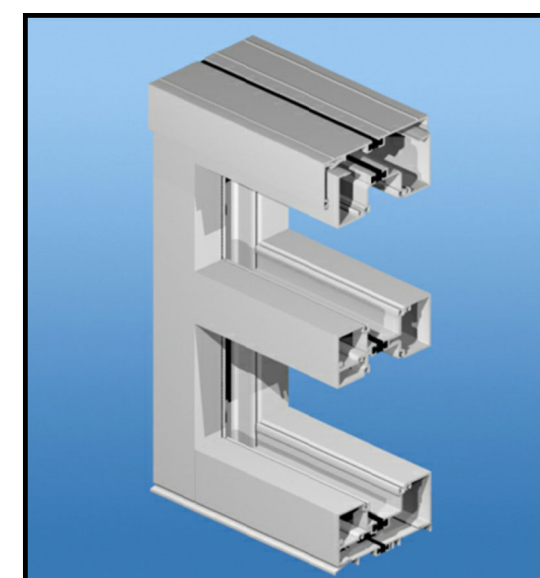
WINDOW TYPES



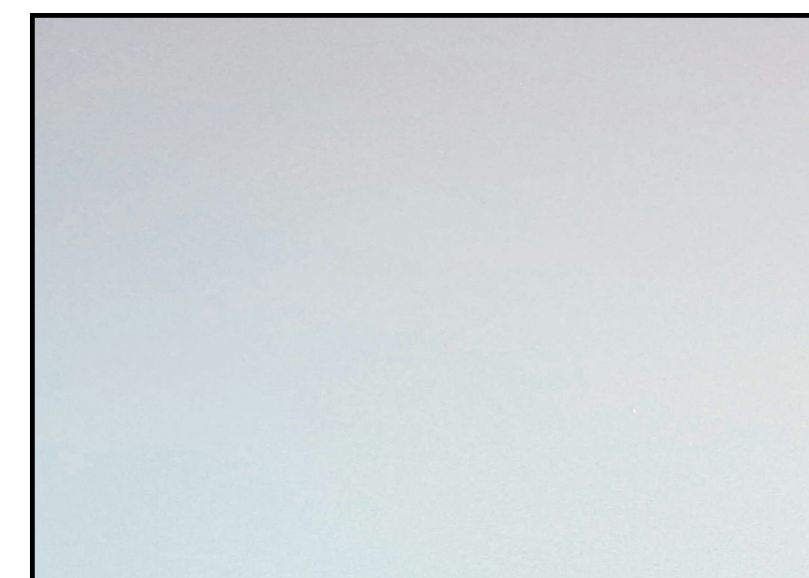
STOREFRONT DETAILS



COLORS AND MATERIALS



PROPOSED STOREFRONT: CLEAR ANODIZED ALUMINUM



HOPPER WNDW LOOP PULL

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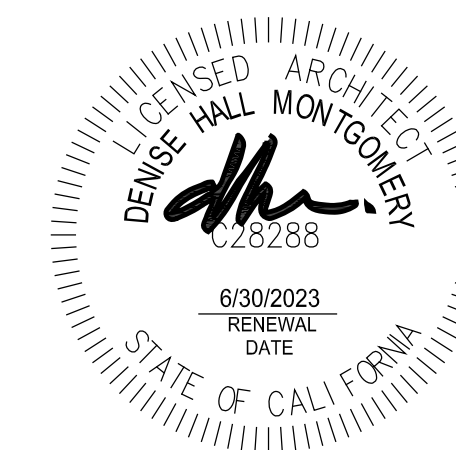
SCHEDULES

A0.7

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SHEET

SITE & ROOF PLAN
EXISTING &
PROPOSED

A1.0

GENERAL NOTES

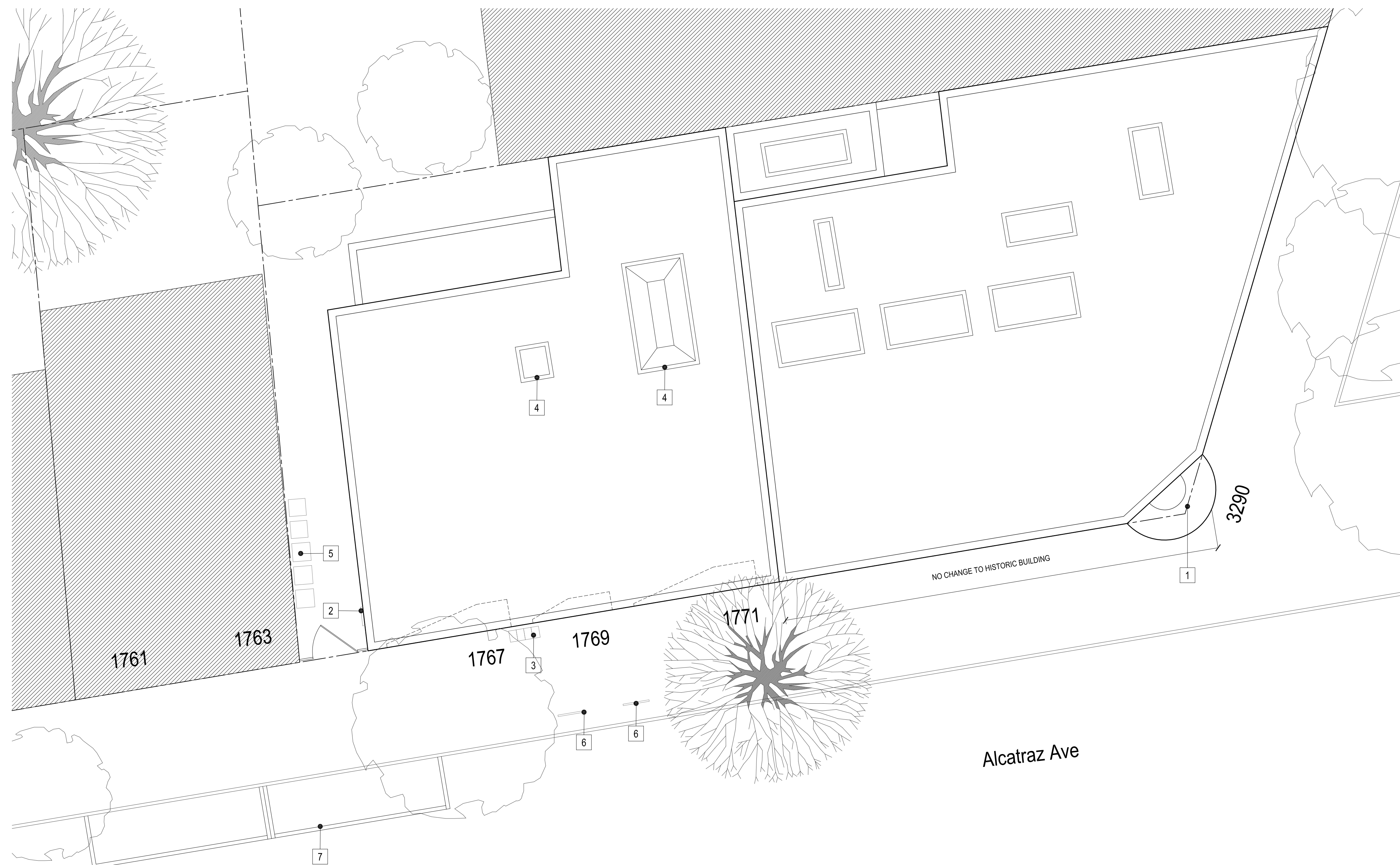
- SITE PLAN BASED ON ASSESSOR'S MAP AND SITE MEASUREMENTS.
- SIDEWALKS IN DISREPAIR SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARDS.

KEY

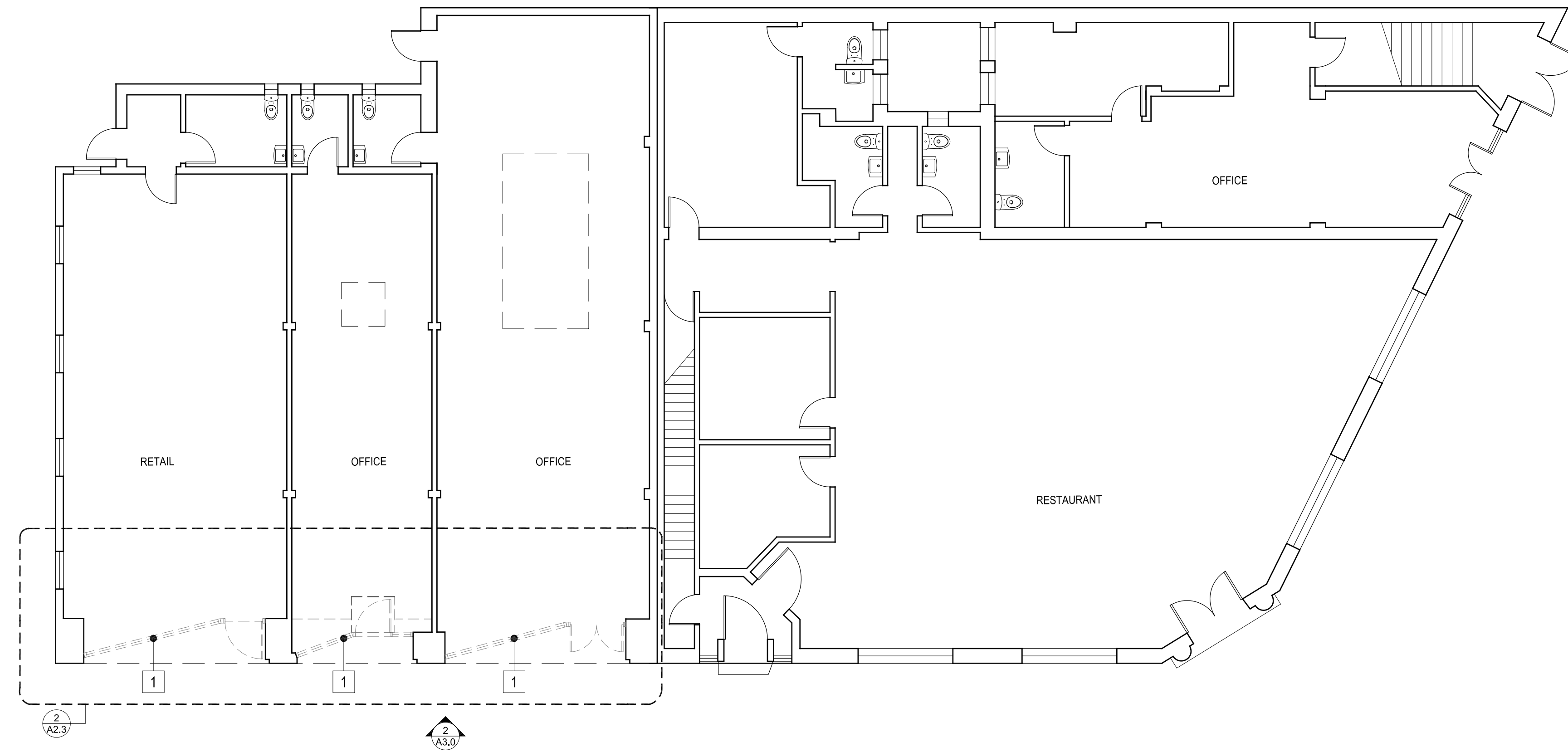
- (E) WALL / COMPONENT TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ===== (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

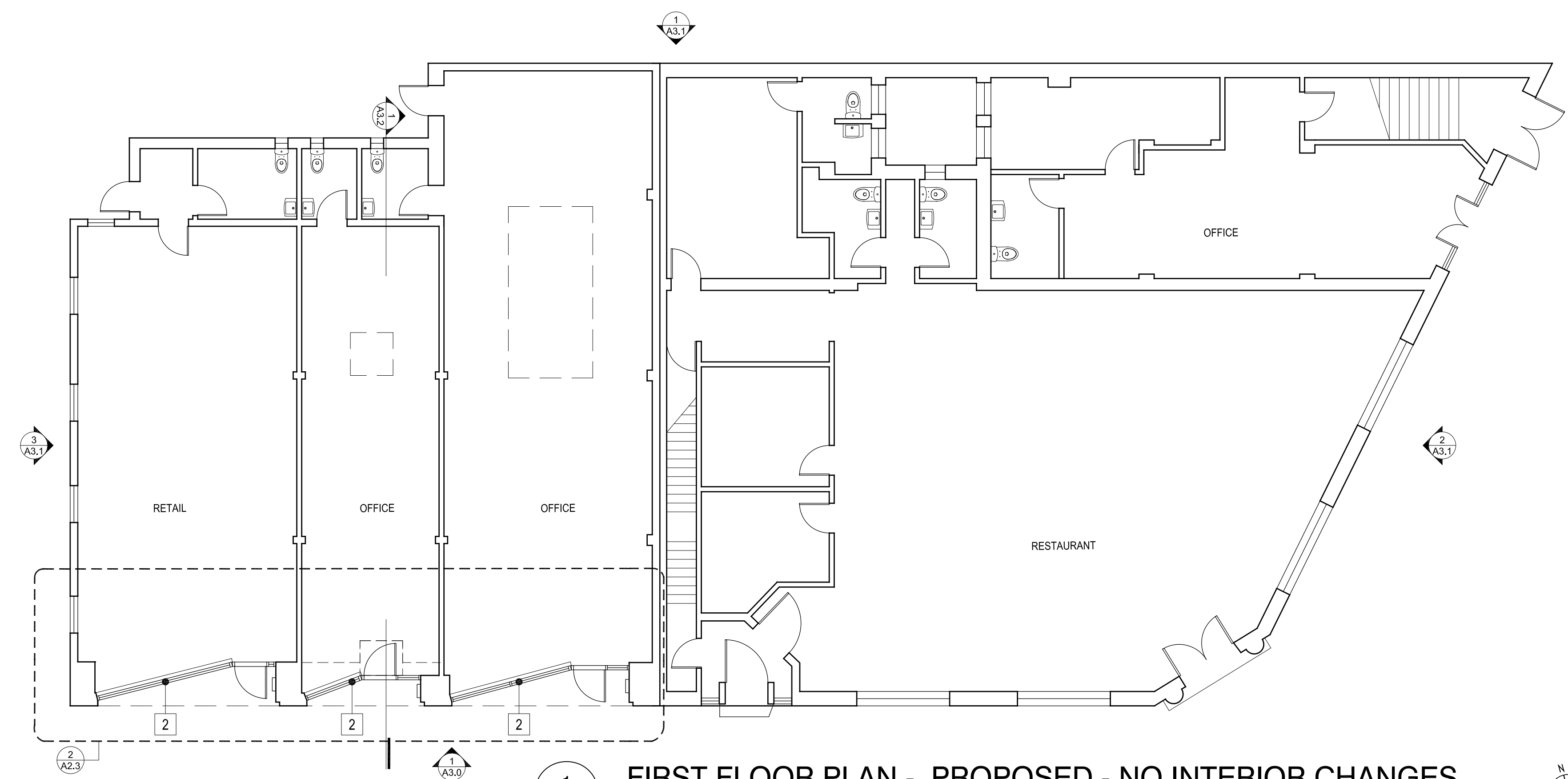
- 1 PROPERTY LINE
- 2 (E) ELECTRICAL & WATER METERS
- 3 (E) GAS METER
- 4 (E) SKYLIGHT
- 5 (E) TRASH BINS
- 6 (E) BIKE RACK
- 7 (E) PARKLET



1 EXISTING SITE AND ROOF PLAN - NO CHANGE
1/8" = 1'0" @ 24x36; 1/16" = 1'0" @ 11x17



2 FIRST FLOOR PLAN - EXISITNG - NO INTERIOR CHANGES
 1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17



1 FIRST FLOOR PLAN - PROPOSED - NO INTERIOR CHANGES
 1/8" = 1'-0" @ 24x36; 1/16" = 1'-0" @ 11x17

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.
3. INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
4. INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILINGS U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
5. INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
6. FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

KEY

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

SHEET NOTES

- 1 DEMO (E) STOREFRONT
- 2 (N) STORREFRONT

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SHEET

FIRST FLOOR
PLAN EXISTING &
PROPOSED

A2.1

GENERAL PLAN NOTES

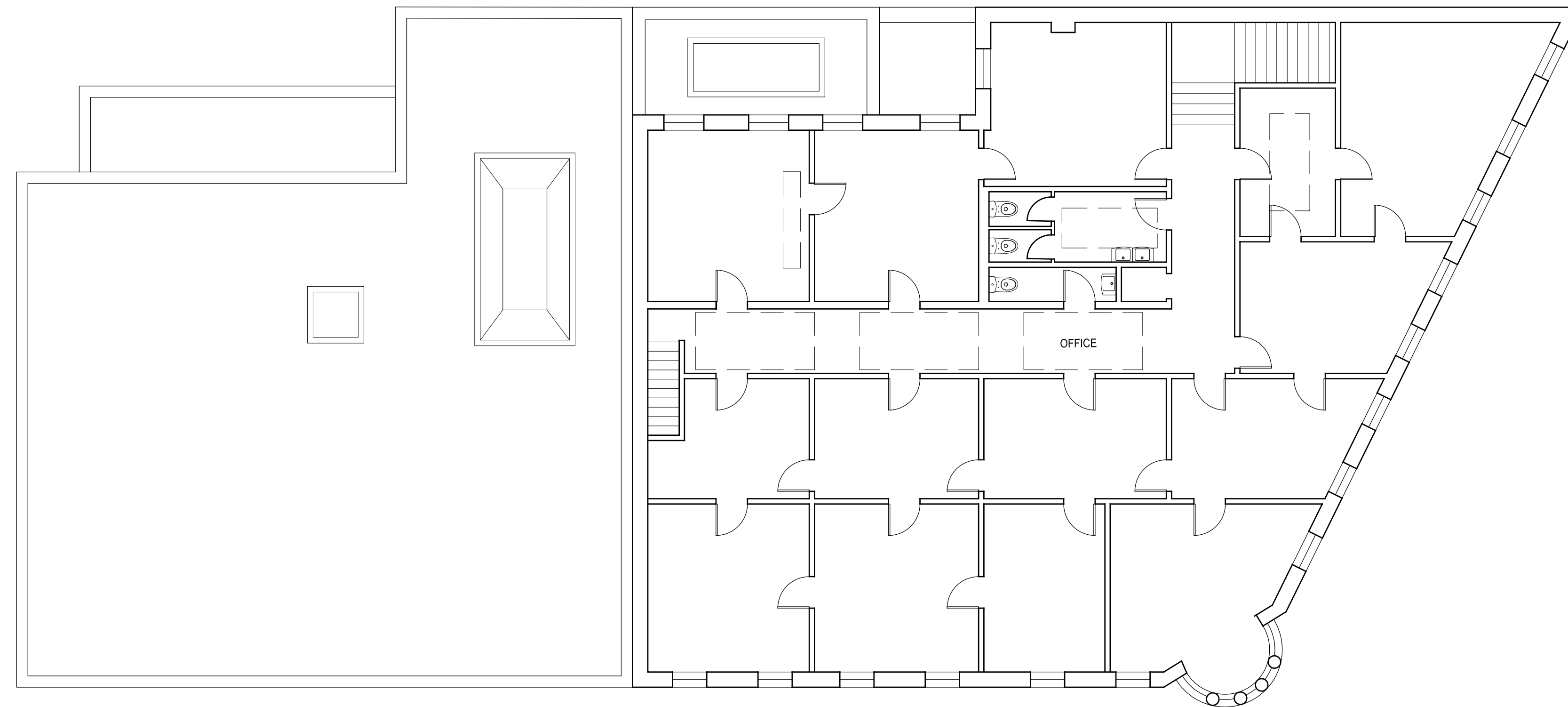
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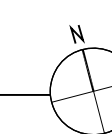
- 1 x
- 2 x
- 3 x



1

ROOF PLAN / SECOND FLOOR PLAN - EXISITING - NO CHANGE

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TITLE 24 ENERGY ANALYSIS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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CONSENT OF DENISE HALL MONTGOMERY, ARCHITECT.

DATE:	24.AUG.2022	SCALE:	AS NOTED
JOB:	22003	DRAWN BY:	dhm/ jb

SHEET

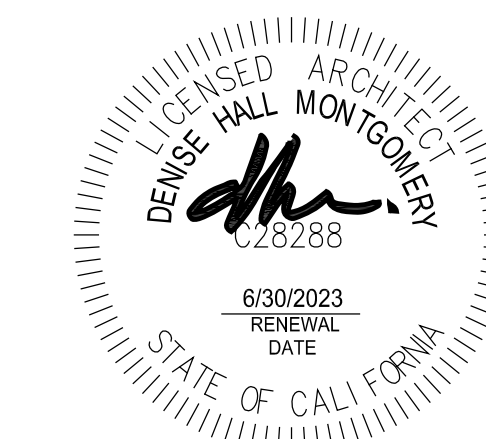
**SECOND FLOOR
PLAN EXISTING &
PROPOSED**

A2.2

ARCHITECT

architecture
denise hall montgomery

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dhm@dnhmarchitecture.com



PROJECT

Allan Cadgene & Tom Goetzl
ALCATRAZ AVE STOREFRONT
REPLACEMENTS

1767, 1769, 1771 Alcatraz Ave,
Berkeley, CA 94703

DIRECTORY

OWNERS

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ENLARGED FLOOR PLAN
EXISTING &
PROPOSED

A2.3

GENERAL PLAN NOTES

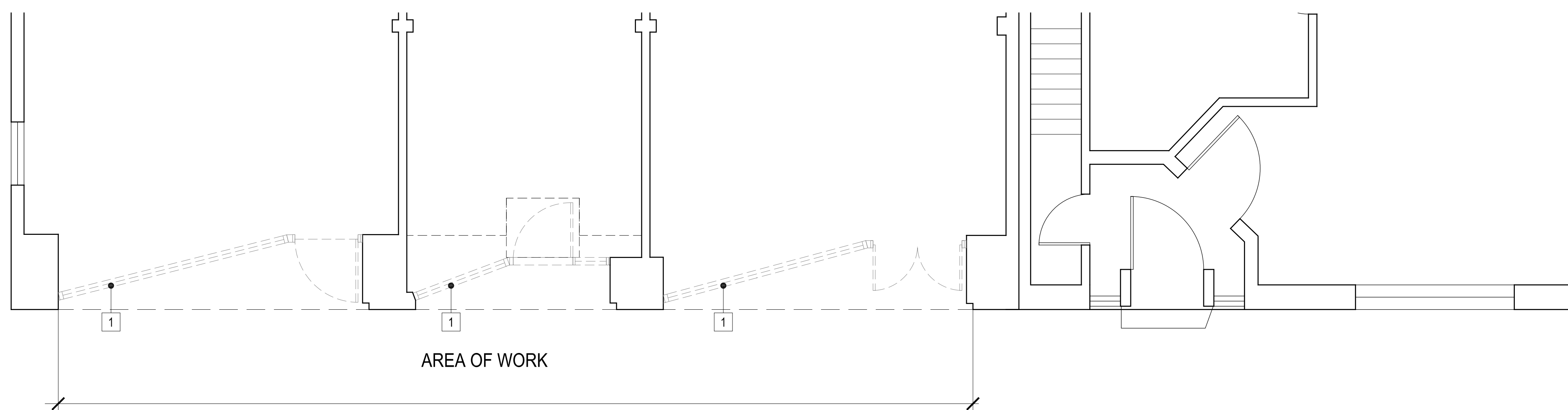
1. ALL DIMENSIONS ARE TO FACE OF FINISH FRAMING, U.O.N.
2. VERIFY ALL DIMENSIONS IN FIELD. CONTRACTOR TO BRING ALL DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION AND FABRICATION OR BEAR THE COST OF CORRECTION.
3. INSTALL R-13 FIBERGLASS BATT INSULATION @ ALL 2X4 EXTERIOR WALLS. INSTALL R-19 FIBERGLASS BATT INSULATION @ ALL 2X6 EXTERIOR WALLS.
4. INSTALL 5/8" GYP. BD. AT ALL WALLS AND CEILINGS U.O.N. SEE PLAN AND WALL TYPE SCHEDULE.
5. INSTALL 5/8" TYPE X GYPSUM BOARD UNDER ALL STAIRWAY SPACES.
6. FOR ALL WET AREAS, USE 1/2" GLASS MAT GYPSUM BACKER BOARD
7. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF BUILDING FOOTPRINT PER CRC R401.3
8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL

KEY

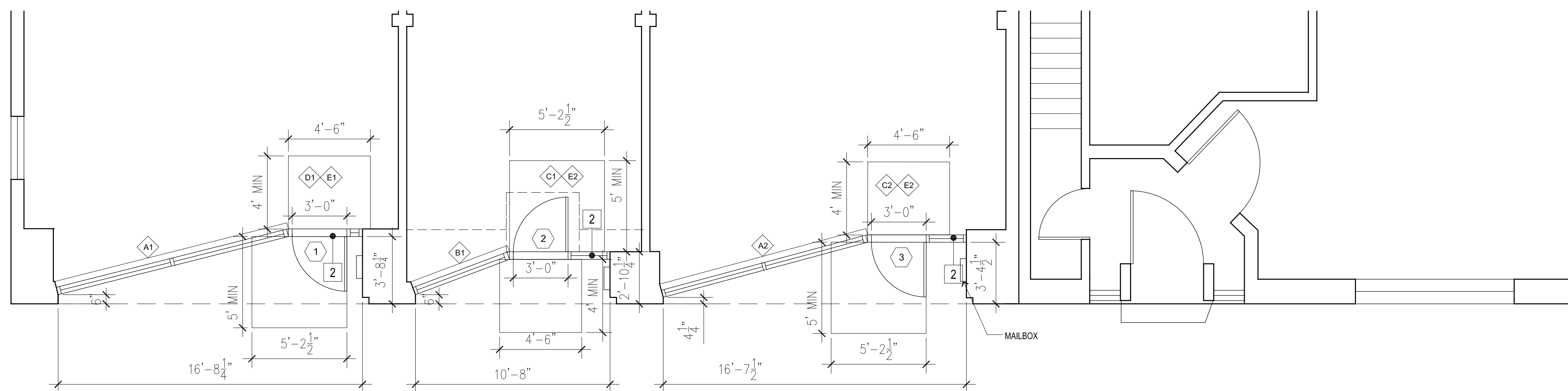
- (E) WALL / COMPONENT TO BE REMOVED
- ==== (E) WALL TO REMAIN
- ==== (N) WALL
- (E) OR (N) BUILDING ELEMENT ABOVE

SHEET NOTES

- 1 DEMO (E) STOREFRONT
- 2 (N) STOREFRONT



2 ENLARGED FLOOR PLAN - EXISTING - NO INTERIOR CHANGES
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17



1 ENLARGED FLOOR PLAN - PROPOSED - NO INTERIOR CHANGES
1/4" = 1'-0" @ 24x36; 1/8" = 1'-0" @ 11x17

KEY

- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL

SHEET NOTES

- 1 REPLACE STOREFRONT OF SUITES 1767, 1769, AND 1771



2 NORTH (FRONT) ELEV - EXISTING
3/16" - 1'-0"



1 NORTH (FRONT) ELEV - PROPOSED
3/16" - 1'-0"

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SHEET

EXTERIOR BUILDING
ELEVATIONS
EXISTING &
PROPOSED

A3.0

KEY

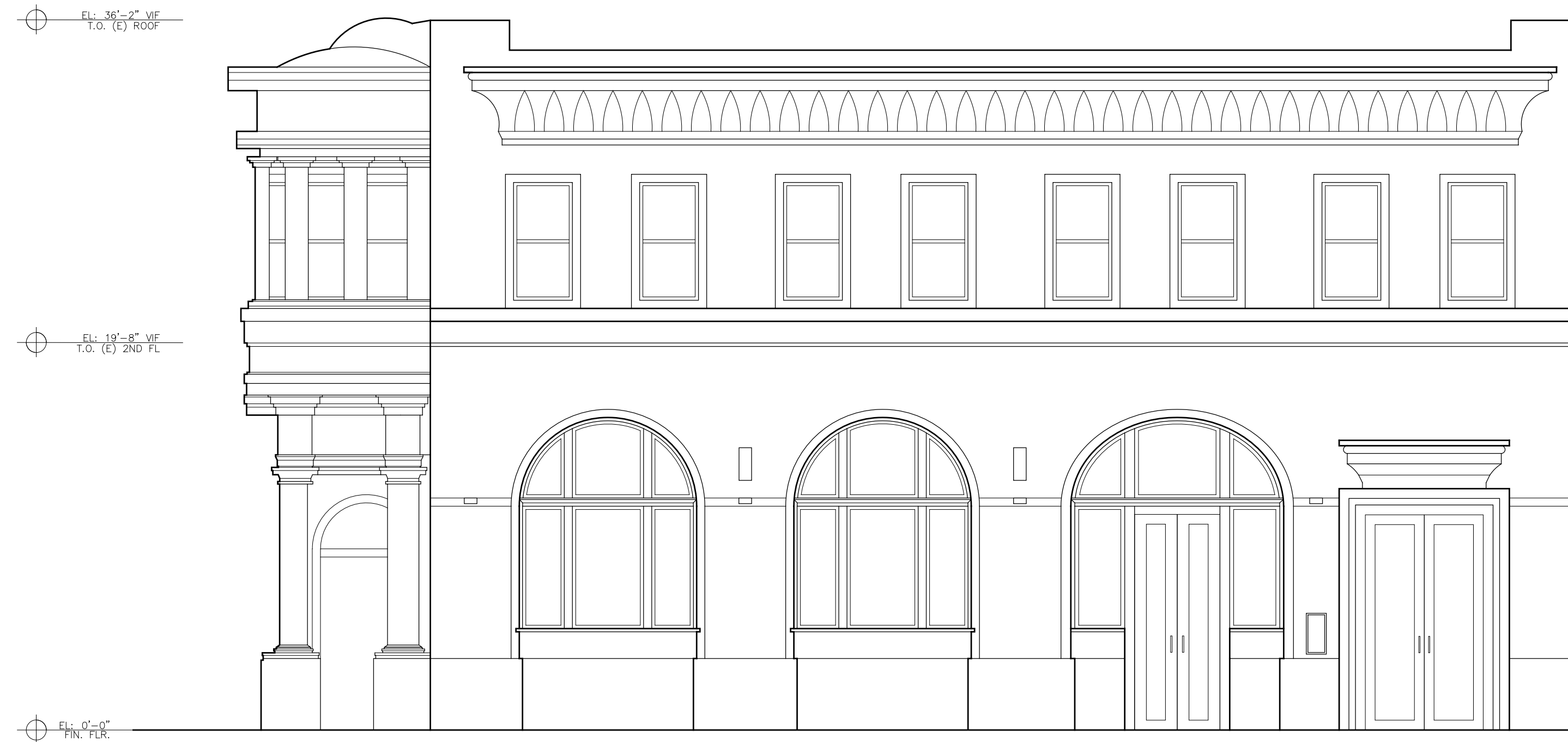
- (E) WALL / COMPONENT TO BE REMOVED
- (E) WALL TO REMAIN
- (N) WALL

SHEET NOTES

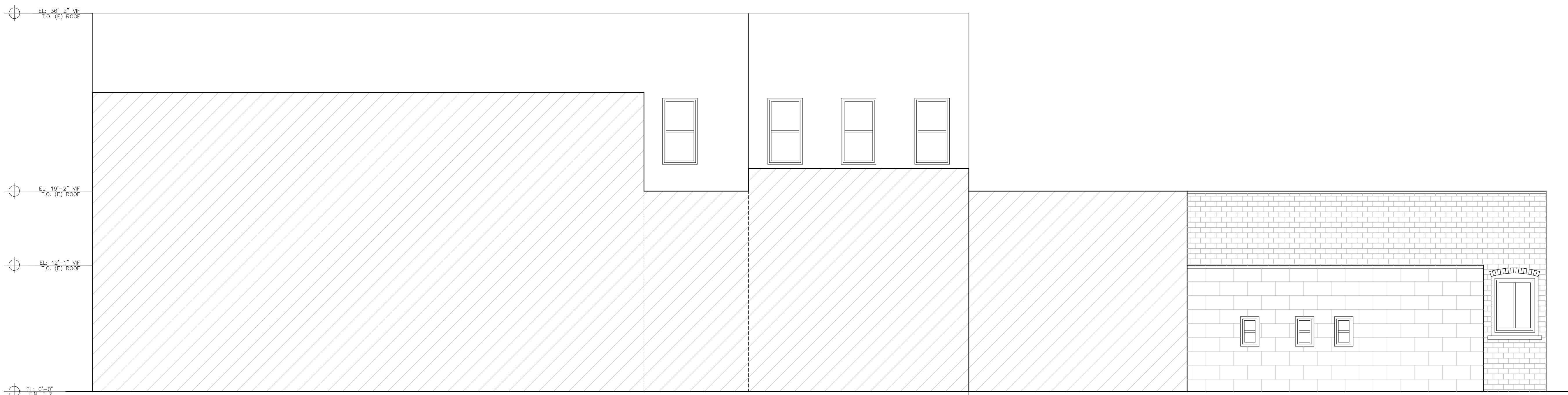
- 1 REPLACE STOREFRONT OF SUITES 1767, 1769, AND 1771



3 WEST (SIDE) ELEV - NO CHANGE
3/16" - 1'-0"



2 EAST (SIDE) ELEV - NO CHANGE
3/16" - 1'-0"



1 SOUTH (REAR) ELEV - NO CHANGE
3/16" - 1'-0"

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JOB: 22003	DRAWN BY: dhm/ jb

SHEET

EXTERIOR BUILDING
ELEVATIONS
EXISTING

A3.1

SHEET NOTES

- 1 x
- 2 x
- 3

GENERAL NOTES

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8. SALVAGE & PROTECT ALL INTERIOR DOORS TO BE REUSED IN REMODEL
9. REFER TO SHEETS A5.0 AND A6.0 SERIES FOR INTERIOR ELEVATION INFORMATION

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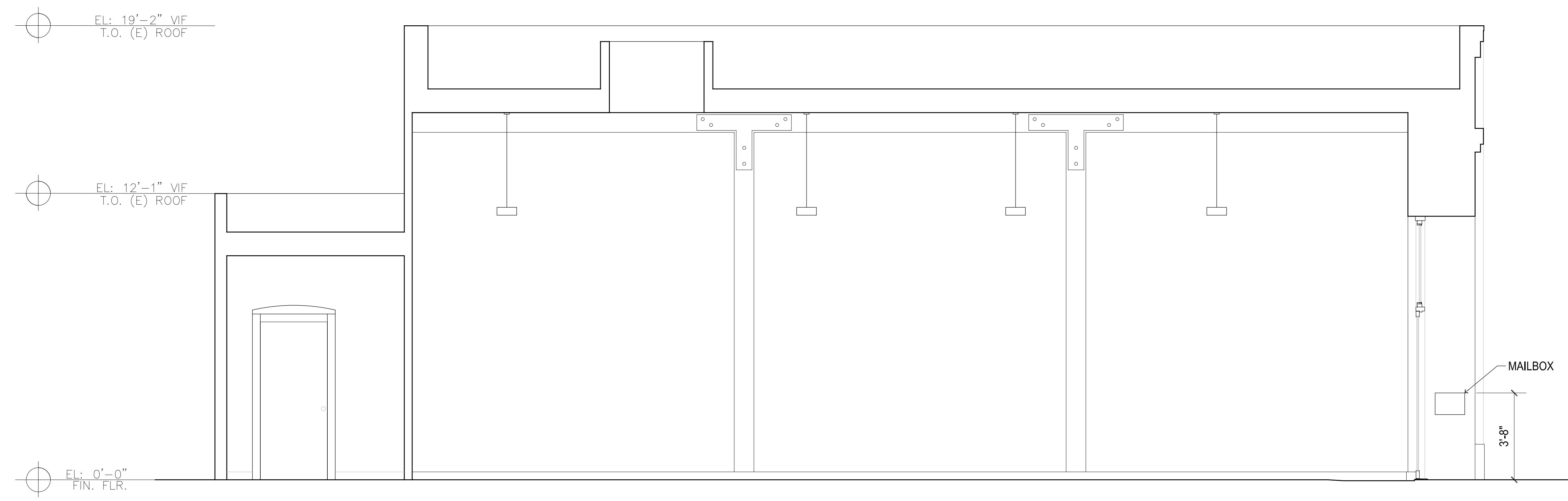
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SHEET

**BUILDING
SECTIONS**

A3.2



1 **BUILDING SECTION - TYPICAL**
3/8" - 1'-0" @ 24 x 36; 3/16" - 1'-0" @ 11 x 17