Planning & Development
Land Use Planning Division

MEMORANDUM

April 8, 2026

To: Zoning Adjustments Board

From: Karen C. Hernandez, Assistant Planner

Subject: Revision to the Staff Report and Conditions of Approval for Item 7A, #ZP2025-0096, 830 Bancroft Way

Chair Gaffney and Members of the Zoning Adjustments Board,

BACKGROUND:
After the ZAB packet publication was released on April 2, 2026, the applicant submitted an updated plan set and clarified discrepancies in the total classroom and office areas and counts in the staff report, as well as minor errors in Conditions of Approval #I.A.1, and #I.A.5. This memo provides clarifying information for ZAB review and revisions to the Staff Report, Findings, and Conditions of Approval to reflect the revised information.

ANALYSIS:
Staff received an updated plan set on April 2, 2026, which would replace the plan set (Attachment 4) that is currently attached to the Staff Report, and a memorandum correcting classroom and office size and count, as shown below:

Use Category	Staff Report (Nov 18, 2025 Plan Set)				Approved Set (BP2024-05803) (June 18, 2025 Approved Set)			
	Existing		Proposed		Existing		Proposed	
	Count	SF	Count	SF	Count	SF	Count	SF
Classroom	5	6,962 sf[1]	5	9,331 sf[2]	5	6,960 sf	5[3]	9,399 sf
Former Storage Rooms, Proposed Breakout Rooms[4]	-	-	-	-	3	1,340 sf	3	1,340 sf
Offices	12	5,046 sf[5]	16	2,654 sf	12	5,046 sf	16[6]	2,737 sf

Additionally, the applicant provided the facility's existing hours of operation per Use Permit #A1463.

Currently Approved and Proposed Hours of Operation		
Day	**Current Hours**	**Proposed Hours**
Monday	8:30 am to 9:30 pm	*Remain the same*
Tuesday	8:30 am to 9:30 pm	*Remain the same*
Wednesday	8:30 am to 9:30 pm	*Remain the same*
Thursday	8:30 am to 9:30 pm	*Remain the same*
Friday	8:30 am to 9:30 pm	*Remain the same*
Saturday	Closed	**10:00 AM – 6:00 PM**
Sunday	Closed	**10:00 AM – 6:00 PM**

The Analysis, Project Scope section, Page 8 of the Staff Report has been revised:

Project Scope

The proposed project includes the expansion of the operational hours of the Root and Bloom Institute. ~~to extend from 9:00 a.m. to 9:00 p.m. Monday through Friday, and add weekend hours on Saturday and Sunday from 10:00 a.m. to 6:00 p.m.~~ The current permitted hours of operation per Use Permit #A1463 are Monday through Friday 8:30 a.m. to 9:30 p.m. The Root and Bloom Institute is proposing the hours of 9:00 a.m. to 9:00 p.m. Monday through Friday, and the addition of weekend hours from 10:00 a.m. to 6:00 p.m. Saturday and Sunday to accommodate the expansion of their vocational training use, rental of classrooms to holistic health practitioners for group sessions, and increase of individual holistic health practitioner offices. ~~The allowed hours of operation per Use Permit #A1463 were not identified, but did specify that peak hours would be 8:30 a.m. to 12:30 p.m. and 6:30 p.m. to 9 p.m.~~

Classroom/group spaces available for rent for vocational training and group therapy will ~~increase~~ remain at 5 classrooms with the addition of smaller breakout rooms for each of the 3 classrooms on the first floor; room sizes and capacities are as follows:

- Main Hall (including abutting breakout room): ~~3349~~ 3417 square feet; 50 people maximum; approximately 30 people average group size (typically one group per day)
- Classroom 1 (including abutting breakout room): 1505 square feet; approximately 20 people average per room (typically one group per day)
- Classroom 2 (including abutting breakout room): 1349 square feet; approximately 20 people average per room (typically one group per day)
- Art Room: 591 square feet; approximately 15 people average; rentable in 3-hour blocks
- Classroom on second floor: 2,537 square feet
- ~~Teacher's lounge: 150 square feet; for teachers renting the classrooms~~

The total classroom area available for rent on the first floor would be ~~6794~~ 9399 square feet, where previously ~~4485~~ 6960 square feet was used by staff for instruction. Therapy offices available for rent by individual practitioners will increase from ~~9~~ 12 to 13 offices to serve approximately 50 to 60 therapy clients per weekday. Three offices will serve as administrative offices for the facility. The total area of the individual practitioner office use is ~~2115~~ 2737 square feet, reduced from ~~3689~~ 5046 square feet. The floor plan includes a 150-square-foot teacher's lounge on the first floor for teachers renting the classrooms.

Root and Bloom Institute has obtained a business license with the City of Berkeley, in preparation to begin operation of the business in Spring of 2026 after the internal renovations are completed.

Finding 3(a) in Attachment #2, Page 2 has been revised:

FINDINGS FOR APPROVAL

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

Evidence: The project would continue the nonconforming uses of Vocational Training Center and medical office, permitted by Use Permit #A1463 and AUP #98-20000035, including interior renovations to add ~~two~~ three breakout rooms within ~~two~~ three existing classrooms on the first floor, the addition of four additional medical offices for psychotherapy practitioner, and expansion of operational hours to provide services and instruction to those who cannot participate during typical business hours. The proposed land use meets the findings for approval because the proposed expansion of operational hours to support the increase of classroom area and practitioner offices would not change the legal nonconforming use and aligns with the purposes of the General Plan. Expanding the hours to evenings and weekend days will provide additional therapy services and educational opportunities to clients and individuals pursuing training at the holistic healing, therapy, and teaching center, Root and Bloom Institute. Although the project would intensify the nonconforming use, the overall building occupancy is anticipated to remain the same and the Parking Mitigation Plan will be implemented to mitigate parking impacts in the neighborhood.

Conditions of Approval I.A.1 (Page 1) and I.A.5 (Page 2) in Attachment 3 have been revised:

	I. Administrative Conditions **A. General Project Conditions**
1.	**Project Approval**. This Project approval is for ~~2145 Grant Street~~ 830 Bancroft Way, as substantially shown and described on the Project plans dated ~~October 28,2025~~ July 23, 2025, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on April 9, 2026 ("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 and incorporate any required modifications.
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on ~~February 26, 2026~~ April 9, 2026 and any Conditions of Approval.

RECOMMENDED ACTION: Staff recommends that the ZAB:

1. Accept the revisions to the Staff Report Project Scope; Attachment 2 Findings, Finding 3(a); and Attachment 3 Conditions of Approval, Conditions of Approval I.A.1, and I.A.5; and
2. Replace Attachment 4 plan set received November 18, 2025 with the updated plan set received April 2, 2026.

Attachments:

1. Applicant Supplemental Information Memo
2. Plan Set received April 2, 2026

Memorandum

To: **Zoning Adjustments Board**
From: 830 Bancroft Applicant Team
Date: April 6, 2026
Re: **Supplemental Information – Clarification on Existing & Proposed Numbers for #ZP2025-0096, 830 Bancroft Way**

Dear Zoning Adjustments Board,

The applicant team is submitting this supplemental memorandum on behalf of Root and Bloom Institute, LLC (property owner & applicant) to provide clarification in advance of the upcoming Zoning Adjustments Board (ZAB) hearing on April 9, 2026. This memorandum identifies and corrects the discrepancy between the Staff Report (Page 8, Analysis – Project Scope) and the controlling approved plan set, including square footage and room count changes.

The Staff Report for this project (830 Bancroft Way) references the plan set dated November 18, 2025, which was submitted with this Use Permit application. This plan set does not accurately reflect the approved uses and conditions of the project.

The controlling plan set is the version approved and stamped by the City of Berkeley Planning and Development Department on June 18, 2025 (“Approved Set”). This Approved Set was submitted as part of Building Permit #BP2024-05803, which was issued on July 23, 2025 for interior improvements for the institute, including an increase of practitioner offices and classrooms for rental to non-institute instructors, and other interior improvements. Any evaluation of the project should be based on this Approved Set, including all square footage figures and room counts.

Items Requiring Correction / Clarification :

1. **Existing and Proposed Square Footages and Room Counts**

Table 1 below presents the corrected existing and proposed conditions, as reflected in the Approved Set.

Table 1. Existing and Proposed Numbers

Use Category	Staff Report (Nov 18, 2025 Plan Set)				Approved Set (BP2024-05803) (June 18, 2025 Approved Set)			
	Existing		Proposed		Existing		Proposed	
	Count	SF	Count	SF	Count	SF	Count	SF
Classroom	5	6,962 sf[1]	5	9,331 sf[2]	5	6,960 sf	5[3]	9,399 sf[4]
Former Storage Rooms, Proposed Breakout Rooms[5]	-	-	-	-	3	1,340 sf	3	1,340 sf
Offices	12	5,046 sf[6]	16	2,654 sf	12	5,046 sf	16[7]	2,737 sf

[1] Staff report only includes first floor square footages (4,485 sf existing to 6,794 sf proposed). We've revised this number to reflect the entire building (first & second level).

[2] Staff report only includes first floor square footages (4,485 sf existing to 6,794 sf proposed). We've revised this number to reflect the entire building (first & second level).

[3] 5 classrooms remain with the addition of 3 breakout rooms (previously storage rooms) for each of the 3 classrooms on the first floor.

[4] Includes the former storage rooms' square footages, which are proposed to be breakout rooms for the 3 classrooms.

[5] There are three existing storage rooms that are proposed to be converted into breakout rooms for the classrooms on the first floor. These breakout rooms are intended for the occupants already in the classroom during a session, so no additional occupants. Refer to Sheet A2.00-A2.01 in the Approved Plan Set.

[6] Staff report only includes practitioner offices' square footages (3,689 sf existing to 2,115 sf proposed). We've revised this number to reflect the entire building's office sf & room count.

[7] 13 for practitioner offices (rental) and 3 administrative offices.

2. Minor Clarification on Operational Hours

This Use Permit specifically requests for the expansion of the existing facility's operation hours to weekend hours, which will primarily accommodate community members who cannot attend during weekday business hours, such as working families and studies.

The staff report does not mention the current (approved) operational hours. Based on Use Permit #A1463 dated June 15, 1988, the current (approved) and proposed operational hours are listed below:

Currently Approved and Proposed Hours of Operation		
Day	**Current Hours**	**Proposed Hours**
Monday	8:30 am to 9:30 pm	*Remain the same*
Tuesday	8:30 am to 9:30 pm	*Remain the same*
Wednesday	8:30 am to 9:30 pm	*Remain the same*
Thursday	8:30 am to 9:30 pm	*Remain the same*
Friday	8:30 am to 9:30 pm	*Remain the same*
Saturday	Closed	**10:00 AM – 6:00 PM**
Sunday	Closed	**10:00 AM – 6:00 PM**

The discrepancies identified above are technical in nature and do not affect the fundamental scope of the proposed project. However, the applicant team believes it is important that the ZAB record accurately reflects the approved plans.

The applicant team respectfully requests that Staff incorporates the corrected figures into the Staff Report and/or any supplemental staff memorandum prior to the ZAB hearing.

Sincerely,

830 Bancroft Way Applicant Team

Vision Walkers Collective

830 Bancroft Way
Berkeley, CA 94710

PERMIT SET

REVISION 3

05.29.2025

ENVELOPE Architecture + Design
2212 Sixth Street Berkeley CA 94710
o: 510.644.2400
contact: Alexandra Phelan
e: lex@envelopead.com

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

VALIDITY OF PERMIT
ISSUANCE OF PERMIT OR APPROVAL OF PLANS SHALL NOT BE CONSTRUED AS PERMISSION TO VIOLATE ANY ORDINANCES, CODES OR LAWS OF THE CITY OF BERKELEY OR THE STATE OF CALIFORNIA. IT IS ASSUMED THE INFORMATION PROVIDED ON THE PLANS IS ACCURATE. PERMIT EXPIRES ONE YEAR AFTER DATE OF PERMIT ISSUANCE. UNLESS AN EXTENSION HAS BEEN GRANTED.

APPLICABLE CODES
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) AS ADOPTED BY THE CITY OF BERKELEY (BMC TITLE 19)

BAAQMD NOTIFICATION
THE PERMITEE IS RESPONSIBLE TO COMPLY WITH THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) REGULATION 11, RULE 2 PERTAINING TO DISTURBING REGULATED ASBESTOS-CONTAINING MATERIALS (RACM). PLEASE CONTACT THE BAAQMD AT (415) 749-4762 OR VISIT WWW.BAAQMD.GOV FOR MORE INFORMATION.

AUTOMATIC GAS SHUTOFF VALVE S
INSTALLATION OF AN AUTOMATIC GAS SHUT-OFF VALVE IS REQUIRED IN EXISTING BUILDINGS WHEN ANY ADDITION, ALTERATION OR REPAIR IS MADE FOR WHICH A MECHANICAL OR PLUMBING PERMIT IS ISSUED. (BMC SECTION 19.34.040)

17 NOT USED

PLANNING & DEVELOPMENT DEPARTMENT
LAND USE PLANNING
APPROVED PLANS

BERKELEY FIRE DEPARTMENT
DIVISION OF FIRE PREVENTION
APPROVED
SUBJECT TO FIELD INSPECTION

ENVIRONMENTAL HEALTH DIVISION
REVIEWED FOR CODE COMPLIANCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
Jun 18, 2025
REVIEWED FOR CODE COMPLIANCE

DEPARTMENT OF PUBLIC WORKS
ZERO WASTE DIVISION
Jun 18, 2025
REVIEWED FOR CODE COMPLIANCE

BEST MANAGEMENT PRACTICES REQUIRED
ALL PERSONS WORKING AT THIS SITE MUST IMPLEMENT APPLICABLE PORTIONS OF THE STATE STORM WATER BEST MANAGEMENT PRACTICES MANUAL TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT EROSION AND SEDIMENT INTO THE STORM DRAIN SYSTEM. FAILURE TO UTILIZE ADEQUATE CONTROLS IS A VIOLATION OF BMC 17.20. A COPY OF THIS MANUAL IS AVAILABLE FOR VIEWING AT THE PERMIT SERVICE CENTER.

PERMISSION AND RESPONSIBILITY
APPROVAL OF THIS PERMIT FOR WORK IN THE PUBLIC RIGHT-OF-WAY DOES NOT RELIEVE APPLICANT OF THE RESPONSIBILITY OF OBTAINING PERMISSION TO ENTER NEIGHBORING PROPERTIES IN THE COURSE OF THIS WORK IF NECESSARY. PERMITTEE SHALL NOTIFY AFFECTED PROPERTY OWNER(S) OF INTENTION 72 HOURS PRIOR TO ENTERING THE PROPERTY. APPROVAL SHALL NOT BE CONSTRUED AS A LICENSE TO ALTER OR ADVERSELY IMPACT ANY FACILITIES LOCATED IN THESE EASEMENTS. FULL RESTITUTION AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

18 NOT USED

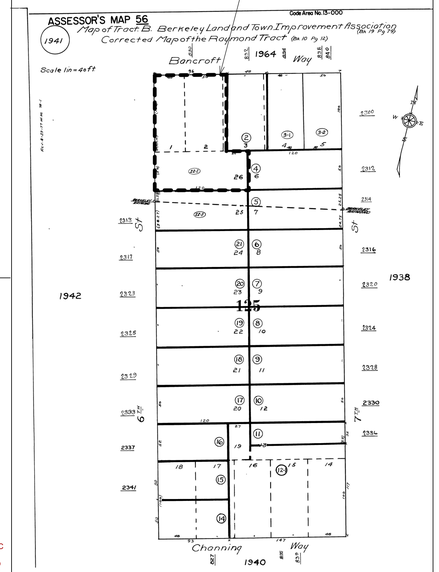
ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
CAB	CABINET
CB	CEMENT BOARD
CBC	CALIFORNIA BUILDING CODE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
DEMO	DEMOLITION, DEMOLISH
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FDN	FOUNDATION
FMG	FRAMING
FF	FLOOR FINISH
FOF	FACE OF FINISH
FRG	FIBER REINFORCED GYPSUM
FRP	FIBER REINFORCED PLASTIC
FS	FURRING STRIP
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
HDR	HEADER
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
I.D.	INSIDE DIAMETER/DIMENSION
IN.	INCH(ES)
INCL	INCLUDING
INS	INSULATION
INT	INTERIOR
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
KIT	KITCHEN
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, + PLUMBING
MFR	MANUFACTURER, (D)
MIN	MINIMUM, MINUTE
MTL	METAL
(N)	NEW
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER/DIMENSION
OP.H.	OPPOSITE HAND
PERF	PERFORATED
PERP	PERPENDICULAR
PG	PAINT GRADE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLWD	PLYWOOD
PT	PRESSURE TREATED
PV	PHOTOVOLTAIC
RCP	REFLECTED CEILING PLAN
REINF	REINFORCE(D), (ING)
REQ	REQUIRED
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RS	ROLLER SHADE
SCD	SEE CIVIL DRAWINGS
SFP	SEE FINISH PLANS
SFSD	SEE FOOD SERVICE DRAWINGS
SG	STAIN GRADE
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
ST	STAIR(S), STREET
STL	STEEL
SUB	SUBCONTRACTOR
SWPD	SEE WATER PROOFING DRAWINGS
TEMP	TEMPORARY
TG	TEMPERED GLASS
T+G	TONGUE AND GROOVE
T.O.	TOP OF
TV	TELEVISION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOIP	VOICE OVER INTERNET PROTOCOL
VWM	VERIFY WITH MANUFACTURER
W/	WITH
WD	WOOD
W/D	WASHER/DRYER
WF	WALL FINISH
WRB	WATER RESISTANT BARRIER

20 ABBREVIATIONS

SPECIAL INSPECTION IS REQUIRED
PROVIDE SPECIAL INSPECTION, MATERIAL TESTING, AND STRUCTURAL OBSERVATION AS REQUIRED PER CBC CHAPTER 17.

SUBJECT PROPERTY



14 ASSESSOR'S MAP
N.T.S.



15 VICINITY MAP
N.T.S.

11 PROJECT DIRECTORY

PROJECT DIRECTORY

CLIENT
Vision Walkers Collective
830 Bancroft Way
Berkeley, CA 94710
Contact: Rachel Berry
rachel@visionwalkerscollective.org

OWNER'S REP
Larry Beck
Contact: Larry Beck
lmbeck1@gmail.com

ARCHITECT
ENVELOPE Architecture + Design
2212 6th St.
Berkeley, CA 94710
Contact: Alexandra Phelan
v: 510.644.2400
lex@envelopead.com

STRUCTURAL ENGINEER
Mosswood Engineering
3360 Adeline Street
Berkeley, CA 94703
Contact: Nate Williams
v: 510.470.9495
nate@mosswoodengineering.com

MECHANICAL + PLUMBING ENGINEER
MHC Engineers, Inc.
150 8th Street
San Francisco, CA 94103
Contact: Gabriel Suller
v: 415.512.7141 x 833
gabrielsuller@mhcengr.com

ELECTRICAL ENGINEER
AJP Associates
98 Battery Street, Suite 603
San Francisco, CA 94111
Contact: Alex Pacheco
v: 415.599.3335
apacheco@ajpassociatesinc.com

CIVIL ENGINEER
Upright Engineering
3705 Mt Diablo Blvd, Suite B
Lafayette, CA 94549
Contact: Austin Payne
v: 925.275.5304
austin@upcivil.com

GENERAL CONTRACTOR
Evolv Commercial Construction Inc.
1407 Oakland Blvd. Suite 301
Walnut Creek, CA 94596
Contact: Matthew Moore
v: 707.803.8430
matthew@evolvconstruction.com
State CSLB# 849970

811 Know what's below. Call before you dig.

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TOTAL NUMBER OF SHEETS 78

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PROJECT DATA

PARCEL DATA

ADDRESS:	830 BANCROFT WAY BERKELEY, CA 94710
APN:	56-1941-22-2
LIQUEFACTION:	YES
PARCEL LARGER THAN OR EQUAL TO 10,000 SF:	YES
PARCEL LARGER THAN OR EQUAL ONE ACRE:	NO

ZONING CLASSIFICATION

ZONING DISTRICT:	R-1A
GENERAL PLAN:	LMDR (LOW MEDIUM DENSITY RESIDENTIAL)
CITY COUNCIL DISTRICT :	DISTRICT 2
HISTORIC STATUS:	NOT OFFICIALLY LANDMARKED

EXISTING BUILDING DATA

YEAR BUILT:	1940
TOTAL BUILDING AREA:	18,380 GROSS SQUARE FEET
STORIES:	TWO
EXISTING + PROPOSED GROUND FLOOR AREA:	13,307 NET SQUARE FEET
EXISTING SECOND FLOOR AREA:	3,514 NET SQUARE FEET
PROPOSED SECOND FLOOR AREA:	3,180 NET SQUARE FEET
CONSTRUCTION TYPE:	VB
SPRINKLERED:	YES, EXISTING AUTOMATIC FIRE EXTINGUISHER SYSTEM IS TO BE MODIFIED AS REQUIRED UNDER SEPARATE PERMIT IN ACCORDANCE W/ CBC 903.3.1.
OCCUPANCY TYPE:	B (PRIMARY USES ARE "EDUCATIONAL OCCUPANCIES FOR STUDENTS ABOVE THE 12TH GRADE; TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL OR ACADEMIC PROGRAM; PROFESSIONAL THERAPY SERVICES" [SEE CBC 304.1])
FIRE ALARMS:	NEW NFPA 72 COMPLIANT FIRE ALARM SYSTEM IS TO BE INSTALLED UNDER SEPARATE PERMIT

APPLICABLE CODES

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Fire Code
2022 California Green Building Standards Code
2022 California Energy Code
2022 California Existing Building Code
Berkeley Municipal Code Title 19

PROJECT DESCRIPTION:

VISION WALKERS COLLECTIVE (VWC) IS A 501(C)3 NONPROFIT ORGANIZATION WHICH PROVIDES HOLISTIC THERAPY TRAINING, RESEARCH AND TREATMENT. VWC'S FUTURE OPERATIONS WITHIN THIS BUILDING WILL ALIGN WITH THE LEGAL NON-CONFORMING USE OF THE PROPERTY THAT HAS CONTINUED SINCE THE ORIGINAL USE PERMIT (UP A1463) WAS ISSUED IN 1988. THE ORGANIZATION'S OPERATIONS INCLUDE PROVIDING AN ADULT EDUCATIONAL AND VOCATIONAL TRAINING CENTER FOR HOLISTIC THERAPY. GROUP TRAININGS, AND GROUP THERAPY SESSIONS WILL BE OFFERED IN THE LARGER ROOMS, AND THE SMALLER ROOMS WILL BE USED FOR OFFICES AND ONE-ON-ONE SESSIONS.

THIS PROJECT INVOLVES THE ALTERATION OF AN EXISTING BUILDING, INCLUDING NEW RESTROOMS (SOME ACCESSIBLE) AND AN ALTERATION OF AN EXISTING SERVICE KITCHEN. A STAIR WILL BE RELOCATED AND AN ADJACENT SPACE WILL BE OPENED TO BE DOUBLE HEIGHT. NEW FINISHES, NEW PLUMBING FIXTURES, EQUIPMENT, AND LIGHT FIXTURES WILL BE INSTALLED.

THE SIXTH STREET ENTRY SHALL BE ALTERED TO BE ACCESSIBLE, INCLUDING GRADING CHANGES AT THE SIDEWALK (DEFERRED SUBMITTAL). THAT ENTRY FACADE WILL RECEIVE A NEW GLASS BLOCK ENCLOSURE. GLASS BLOCK WILL ALSO ENCLOSE THE EXISTING GARAGE DOOR OPENING AT BANCROFT WAY.

ACCESSIBILITY UPGRADES INCLUDE NEW ACCESSIBLE ENTRY ON 6TH STREET, CLEARANCES IN ACCESSIBLE PATHS OF TRAVEL, ACCESSIBLE PLUMBING FIXTURES AT WC ROOMS AND KITCHENETTES, ACCESSIBLE DRINKING FOUNTAIN AND WATER DISPENSER, TACTILE EXIT SIGNS, ACCESSIBLE DOOR HARDWARE THROUGHOUT, ACCESSIBLE COUNTER HEIGHTS AND MOUNTING HEIGHTS.

2ND STORY REPAIR WORK OF THE ROOF AND WALLS, INCLUDING WINDOW REPLACEMENT HAS ALREADY BEEN INITIATED AS EMERGENCY REPAIR WORK DUE TO EXTENSIVE WATER DAMAGE.

WORK ON THE UPPER LEVEL IS LIMITED TO THE MINIMUM REQUIRED FOR EGRESS AND OTHER BASIC LIFE SAFETY MEASURES. OTHER THAN ACCESSING UTILITY EQUIPMENT BY AUTHORIZED QUALIFIED PERSONNEL, THE UPPER LEVEL SPACE WILL NOT BE USED UNTIL AFTER A FUTURE PHASE RENOVATION.

DEFERRED SUBMITTALS / UNDER SEPARATE PERMIT:
- MODIFICATIONS TO EXISTING FIRE SPRINKLER SYSTEM
- NEW FIRE ALARM SYSTEM
- FUTURE IMPROVEMENTS TO 2ND FLOOR
- GRADING AT SIXTH STREET ACCESSIBLE ENTRY SIDEWALK

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

4 PROJECT DATA + DESCRIPTION

[XX] DIRECTION OF SECTION DRAWING NUMBER
@[X.XX] SHEET NUMBER

[XX] DIRECTION OF ELEVATION DRAWING NUMBER
@[X.XX] SHEET NUMBER

[XX] DETAIL DRAWING NUMBER
@[X.XX] SHEET NUMBER
AREA TO BE DETAILED

[XXXX] ROOM NAME
[XXXX] ROOM NUMBER

D-[XXX] DOOR NUMBER
W-[XXX] WINDOW NUMBER
[XX]-[XX] FINISH CALLOUT
[XX]-[XX] WALL FINISH
[XX]-[XX] BASE FINISH
EXTENT OF FINISH
L[XX] LIGHTING TYPE
F-[XX] PLUMBING FIXTURE TYPE
E-[XX] EQUIPMENT / APPLIANCE TYPE
P[X] WALL / PARTITION TYPE

CHANGE IN FLOOR FINISH
ALIGN
CENTER LINE
[Benchmark Title] X'-X" ELEVATION DATUM POINT
COLUMN GRID
REVISION CLOUD
REVISION REFERENCE

16 SYMBOL LEGEND

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803
PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
Andrew Cockrell
Jun 18, 2025
THIS SET OF CONSTRUCTION DOCUMENTS MUST KEPT ON THE PROJECT SITE AT ALL TIMES. ANY DESIGN CHANGES MADE DURING CONSTRUCTION SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE
	AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
PROJECT DATA AND CONTENTS

Sheet Number:
a0.01

Page Number: 1 OF 29

THE CITY OF BERKELEY
USE PERMIT
ZONING ORDINANCE (3018-N.S.) — CHAPTER 20

NAME: Roberto Barragan

LOCATION: 830 Bancroft Way UP #_A1463 NPO #_____

USE PERMITTED: To establish a community center and to change the non-conforming building from a printing plant to a vocational training center.

REQUIRED CONDITIONS:

1. That the operation and maintenance of the use shall comply with all applicable codes and requirements of all regulatory agencies.
2. That the rights granted under this use permit shall be exercised not later than one year from the date of issuance of this permit.
3. That unless otherwise required by the zoning officer, the Board of Adjustments or the City Council, the site development plan, architectural plans, and/or any additional information indicating the proposed manner of operation submitted in connection with an application for a use permit shall be deemed conditions attached to the issuance of the use permit. All use permits shall be deemed to permit only those uses and activities actually proposed and shall be deemed to exclude other uses and activities.
4. That discontinuance of the exercise of any right heretofore or hereafter authorized by any use permit for a continuous period of six (6) months shall be an abandonment of such use permit, and the property affected thereby shall be subject to all of the provisions and regulations of this ordinance applicable to the one in which such property is classified.
5. That the use permit shall be subject to review and the attachment of further conditions and/or revocation in the event that the use permitted under the use permit is expanded substantially or changed in character beyond that intended at the time the permit was issued. (See Section 20.3(e) of the Zoning Ordinance for examples)

SPECIAL CONDITIONS:

See Findings and Conditions on attached sheet.

The use permit described above has been duly granted by the Board of Adjustments of the city of Berkeley on: 10/24/88.

Attest: Vivian Kahn, AICP
Zoning Officer
Secretary-Board of Adjustments

Date Issued: 11/22/88

18 APPROVED USE PERMIT # UP_A1463
DATE: 10/24/1988

City Of Berkeley
Board Of Adjustments
NOTICE OF DECISION

USE PERMIT NO. A1463 /VARIANCE NO. _____
OTHER _____
MEETING DATE: 1024/88

PROJECT LOCATION: 830 Bancroft Way

APPLICANT: Roberto Barragan (2198 Sixth St., Berkeley, CA 94710)

BOARD ACTION: APPROVED Negative Declaration and Use Permits under Sections 5A.2(a) and 16.5(a) to establish a community center in a residential neighborhood and to change the non-conforming use of a non-conforming building from a printing plant to a vocational training center.

REQUIRED CONDITION(S) AND FINDING(S):

See Findings and Conditions on attached sheet.

YES: Alvarez, Davis, deJoie, Duga, Milliken, Moore, Poschman, Taylor
NO: -- ABSTAIN: -- ABSENT: Marsh

DATE MAILED: 11/10/88 | THE APPEAL PERIOD EXPIRES AT 5 PM ON 11/21/88

TO APPEAL: File Appeal with City Clerk with $20 fee prior to the effective date above.

NOTICE: If you object to this project or to any City action or procedure relating to this project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on this project or in written communications presented at or prior to the public hearing.

ATTEST: _____
Secretary - Board of Adjustments

cc: City Clerk
Codes & Inspection
Main Library-Reference Desk
Public Works
Applicant
Other

RE: 830 BANCROFT WAY
Notice of Decision

10/24/88
Roberto Barragan

Findings:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
2. The project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. The project does not have impacts which are individually limited but cumulatively considerable.
4. The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. Based on evidence presented and the knowledge of Boardmembers the granting of the use permits would not only not be detrimental to the neighborhood, but would be a positive benefit to the entire city.
6. As conditioned, the provision of 14 off-site parking spaces will be adequate to meet the needs generated by the project.

Conditions

1. Pedestrian loading zone shall be created at Bancroft entrance.
2. Bus benches shall be provided at the Sixth and Bancroft bus stops.
3. Applicant shall assign staff member who will be responsible for contacting Berkeley Trip to obtain information about transit options and promoting transit use and car pooling including posting and distributing information about transportation alternatives.
4. The neighborhood shall be surveyed to identify the location of available parking and students shall be advised of the availability of on-street parking.
5. The parking lot at 2310 Sixth Street shall be restriped subject to review and approval by the City Traffic Engineer to provide 14 parking spaces.
6. Bike parking facilities shall be provided that are visible from the public way and are usable with a U-shaped bicycle lock.
7. This use permit shall be subject to review and possible imposition of additional conditions upon receipt, by the Chief of Current Planning, of verifiable complaint.

THE CITY OF BERKELEY
USE PERMIT
ZONING ORDINANCE (3018-N.S.) — CHAPTER 20
MODIFICATION

NAME: E. Beringer for Feldenkrais Resources

LOCATION: 830 Bancroft Way UP # A1463 NPO #_____

USE PERMITTED: Modify Use Permit #A1463 to allow the establishment of a private adult educational program.

REQUIRED CONDITIONS:

1. That the operation and maintenance of the use shall comply with all applicable codes and requirements of all regulatory agencies.
2. That the rights granted under this use permit shall be exercised not later than one year from the date of issuance of this permit.
3. That unless otherwise required by the zoning officer, the Board of Adjustments or the City Council, the site development plan, architectural plans, and/or any additional information indicating the proposed manner of operation submitted in connection with an application for a use permit shall be deemed conditions attached to the issuance of the use permit. All use permits shall be deemed to permit only those uses and activities actually proposed and shall be deemed to exclude other uses and activities.
4. That discontinuance of the exercise of any right heretofore or hereafter authorized by any use permit for a continuous period of six (6) months shall be an abandonment of such use permit, and the property affected thereby shall be subject to all of the provisions and regulations of this ordinance applicable to the one in which such property is classified.
5. That the use permit shall be subject to review and the attachment of further conditions and/or revocation in the event that the use permitted under the use permit is expanded substantially or changed in character beyond that intended at the time the permit was issued. (See Section 20.3(e) of the Zoning Ordinance for examples)

SPECIAL CONDITIONS: See attached sheet.

The use permit described above has been duly granted by the Zoning Adjustments Board of the city of Berkeley on: 1/10/94.

Attest: Vivian Kahn, AICP
Zoning Officer
Secretary-Board of Adjustments

Date Issued: 2/1/94

20 MODIFICATION TO USE PERMIT # UP_A1463
DATE: 01/10/1994

644 6534 Suese Swanson

CITY OF BERKELEY
ZONING ADJUSTMENTS BOARD
NOTICE OF DECISION

Board Decision Date: 01/10/94 Use Permit #:A1463
Project Location: 830 Bancroft Way

The Zoning Adjustments Board of the City of Berkeley **APPROVED** the following permits.

PERMIT LISTING:

o Modification of Use Permit #A1463 to allow the establishment of a private adult educational program.

FINDINGS AND CONDITIONS: See attached sheets.

APPROVED PLANS (2 SHEETS) ATTACHED

Staff Suese Swanson 705-8116 705-8111 (fax)

BOARD VOTE:

YES: BLAKE, JOHNSON, HOWERTON, MILLIKEN, MINNER, VON BLANCKENSEE, WEIL, WOFSY
NO: _____ **ABSTAIN:** _____ **ABSENT:** PLANT

DATE NOTICE MAILED: 1/20/94 **APPEAL PERIOD EXPIRATION:** 1/31/94

-OVER FOR MORE INFORMATION-

RE: NOTICE OF DECISION
830 BANCROFT WAY: 01-10-94

Findings:

1. As conditioned below, the use of the structure by Adelante and Feldenkrais Resources will substantially decrease the intensity of use permitted by the original use permit.
2. Given this decrease in intensity of use and the provision of 10 off-site parking spaces, Staff feels that there will not be any detrimental effects from the proposed modification of this permit.
3. The impacts of the proposed use are similar (although less intense) to those of the permitted use of a community center and thus the continuance of a nonconforming use at this site should not be detrimental.

Conditions:

1. Pedestrian loading zone shall be created at Bancroft entrance.
2. Applicant shall assign staff member who will be responsible for contacting Berkeley Trip to obtain information about transit options and promoting transit use and car pooling including posting and distributing information about transportation alternatives.
3. The neighborhood shall be surveyed to identify the location of available parking and students shall be advised of the availability of on-street parking.
4. The applicant shall obtain a total of 10 parking spaces at 2310 Sixth Street and 816 Bancroft Way and shall provide copies of the leases for such spaces to Current Planning prior to the start of classes.
5. Bike parking facilities shall be provided that are visible from the public way and are usable with a U-shaped bicycle lock.
6. The applicant shall prepare a map showing AC transit service available within walking distance of the site and distribute this map to current staff and students and to prospective students with all promotional and informational material about the school. The map must also be posted at the school and available for distribution to students at the school.

Transportation Planner _____
signature date

7. A statement encouraging the use of transit to the school must be included in all promotional and informational material concerning the school.

Transportation Planner _____
signature date

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name: USE PERMIT CONDITIONS

Sheet Number: a0.02

RE: NOTICE OF DECISION
830 BANCROFT WAY: 01-10-94

Conditions cont.:

8. The applicant shall post and distribute information to students and staff concerning transit supplied by the City of Berkeley and Berkeley TRiP.

Transportation Planner _____
signature date

9. This use permit shall be subject to review and possible imposition of additional conditions upon receipt, by the Current Planning Manager, of verifiable complaint.

diskref:g:830banc.nod

additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, whether oral or written, which indicated the proposed structure or manner of operation are deemed conditions of approval.

4. **Subject to all City and Other Regulations** (Section 23B.56.040)

The approved use and/or construction are subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies.

5. **Exercised Permit for Use Survives Vacancy of Property** (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #6 below.

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

A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

B. 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.

C. 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.

SPECIAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD:

7. Condition #4 of Use Permit #A1463 is amended to read:

The applicant shall lease at least 10 off-street parking spaces within a 1,800 foot radius of the property and present evidence of such a lease upon verified complaint from the neighborhood. The Board shall retain jurisdiction to review this condition without Use Permit revocation procedures.

8. All other conditions of Use Permit #A1463 shall obtain.

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Planning and Development Department
Current Planning Division

City of Berkeley
Zoning Adjustments Board

NOTICE OF DECISION

Board Decision Date: **11-26-01** MODIFICATION: **#01-70000024**
Project Location: **830 BANCROFT WAY** USE PERMIT: **A1463**

The Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

Use Permit under Section 23B.48.030(B) of the Zoning Ordinance to modify Condition #4 requiring the rental of 10 off-site parking spaces, as set forth in Use Permit #A1463, as modified by the Board on January 10, 1994.

FINDINGS AND CONDITIONS ATTACHED

BOARD VOTE: YES: BLAKE, CAPITELLI, ISSEL, KATZ, MATTHEWS, SCHWARTZ, SPRAGUE, WEINBERGER

NO: **ABSTAIN:** **ABSENT:** ALVIN

DATE NOTICE MAILED: 12-18-01 **APPEAL PERIOD EXPIRATION: 01-02-02**

QUESTIONS?

For further information contact the Current Planning Division at (510) 705-8111.

cc: City Clerk
Building and Safety
Main Library - Reference Desk
Public Works/Engineering
Zoning Adjustments Board Members
First Source, 1950 Addison, Suite 105, Berkeley, CA 94704
Applicant: Carol Kress and Elizabeth Beringer
Address: 830 Bancroft Way
Berkeley, CA 94710

ATTEST: Matthew Zack for
Mark Rhoades, Secretary
Zoning Adjustments Board

Staff Planner: **Hector Lopez**

NOTICE OF DECISION
830 BANCROFT WAY
Page 5 of 5

additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, whether oral or written, which indicated the proposed structure or manner of operation are deemed conditions of approval.

4. **Subject to all City and Other Regulations** (Section 23B.56.040)

The approved use and/or construction are subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies.

5. **Exercised Permit for Use Survives Vacancy of Property** (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #6 below.

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

A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

B. 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.

C. 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.

SPECIAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD:

7. Condition #4 of Use Permit #A1463 is amended to read:

The applicant shall lease at least 10 off-street parking spaces within a 1,800 foot radius of the property and present evidence of such a lease upon verified complaint from the neighborhood. The Board shall retain jurisdiction to review this condition without Use Permit revocation procedures.

8. All other conditions of Use Permit #A1463 shall obtain.

G:\curplan\nod\830banc

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

LICENSED ARCHITECT
DOUGLAS
BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
USE PERMIT CONDITIONS

Sheet Number:
a0.03

Planning and Development Department
Current Planning Division

City of Berkeley
Zoning Adjustments Board

NOTICE OF DECISION

Board Decision Date: **04-10-03** MOD: **#03-70000006**
Project Location: **830 BANCROFT WAY**

The Zoning Adjustments Board of the City of Berkeley **APPROVED** the following permit:

Modification of Use Permit #A1463 and a previous modification to change use of a 520 square foot room from classroom to office; to change use of a 256 square foot room from kitchen to office and; to maintain ten existing legally non-conforming parking spaces, located off-site as per the Zoning Adjustments Board ruling of January 3, 2002.

FINDINGS AND CONDITIONS ATTACHED

APPROVED PLANS ATTACHED (2 Sheets)

BOARD VOTE: YES: ALLEN, ANTHONY, BLAKE, CAPITELLI, KATZ, MATTHEWS, SPRAGUE, TIEDEMANN, WEINBERGER

NO: **ABSTAIN:** **ABSENT:**

DATE NOTICE MAILED: 04-15-03 **APPEAL PERIOD EXPIRATION: 04-29-03**

GENERAL NON-DETRIMENT FINDINGS:

1. Pursuant to Berkeley Municipal Code Section 23B.32.040, the Zoning Adjustments Board finds that the proposed conversion of a classroom and kitchen to office space, under the circumstances of this particular case, existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use, or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City, for the following reasons:

A. This modification would not involve a substantial change in the types of uses, the impacts of the uses, and the intensity of these uses on the subject premises.

B. The use impacts and intensity (occupancy) levels, in the specific rooms in question, would be less than or equivalent to existing use impacts and intensity levels.

C. The overall use intensity proposed for the entire first floor level would be consistent with what is approved for this space.

D. The proposed changes of use would not conflict with past Board decisions on the types and intensities of uses allowed in the subject area.

CEQA FINDING:

2. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15301 of the CEQA Guidelines as a minor alteration to an existing non-residential use in which there would be negligible or no expansion of use beyond that existing at the current time.

STANDARD CONDITIONS:

The following conditions apply to this permit:

1. **Conditions Shall be Printed on Plans**

The following conditions shall be printed on the first sheet, or on the next sheet thereafter as may be practical, of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'City of Berkeley Conditions of Approval'.

2. **Applicant Responsible for Compliance with Conditions**

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comp0ly with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

STANDARD CONDITIONS – Continued:

3. **Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)**

A. This Permit authorizes only those uses and activities actually proposed in the application and exclude other uses and activities.

B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use for which this Permit is approved is permitted unless the Permit is modified by the Zoning Officer or Zoning Adjustments Board, in conformance with Section 23B.56.020.A.

Changes in the plans for the construction of a building or structure may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project. The Zoning Officer may also approve a maximum two foot variation to Board approved plans, provided, that such variation does not increase a structure's height, reduce the minimum distance to any property line and/or does not conflict with any special objective sought by the Board. In the case of modifications to Use Permits for construction of, or additions of changes to single family homes which required Board review, the Zoning Officer shall follow Board policy adopted March 13, 1997, as follows:

A. Upon applications for modifications to a home where a Use Permit has been granted, Staff shall review the Use Permit to determine if any explicit conditions were placed on the Use Permit that would be affected by the proposed modification.

B. If, prior to acting on a Building Permit, Staff becomes aware of controversy over an earlier application, Staff may choose to conduct a more detailed review of the record to determine if conditions were implied by the Board or offered by the applicant (but not included in the Use Permit conditions) that would be affected by the proposed modification (this does not imply that Staff will review the whole Use Permit record for all applications).

C. If there are explicit conditions (#a) or implied conditions (#b) affected by the proposed modification, the project shall be brought back to the Board as a Use Permit Modification.

D. If there are no explicit conditions that would be affected by the proposed modification, and if Staff is not otherwise aware of implied conditions and the project would otherwise meet the requirements of the Zoning Ordinance, Staff will approve the Building Permit without Board or public review.

STANDARD CONDITIONS – Continued:

5. **Plans and Representations Become Conditions (Section 23B.56.030)**

Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, whether oral or written, which indicated the proposed structure or manner of operation are deemed conditions of approval.

6. **Subject to All City and Other Regulations (Section 23B.56.040)**

The approved use and/or construction are subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies.

7. **Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)**

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #6 below.

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

A. A Permit for the use of a building or a property is exercised when, if required, a valid City Business License has been issued and the permitted use has commenced on the property.

B. 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.

C. 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.

SPECIAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD:

Pursuant to BMC Section 23B.32.040.D, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

9. All conditions imposed in Use Permit #A1463 (1988), in Modification to Use Permit #A1463 (1993) and in further Modification to Use Permit #A1463 (2001) shall continue to apply to the applicant, unless superceded by conditions of approval included herein.

SPECIAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD – Continued:

10. The project shall conform to the plans and statements in the Use Permit.

11. The maximum occupancy level approved for the Feldenkrais adult school, at the first floor of the building at 830 Bancroft Way, shall be explicitly continued as 50. The maximum occupancy level for the two new office spaces, rooms 102 and 111 (the kitchen) combined, shall be limited an average of 22 additional individuals a month (equivalent to two principals and five clients per week). The use of these two new office spaces by individuals who are associated with the adult school, and who are counted in the allowed adult school occupancy total, is explicitly permitted.

G:\Projects by Address\Bancroft Way 830

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
USE PERMIT CONDITIONS

Sheet Number:
a0.04

GENERAL CONDITIONS + NOTES

1. AIA DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFOMANCE OF A CONTRACT ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
2. THE OWNER OR AGENT SHALL APPLY AND PAY FOR THE BUILDING PERMIT. SUB PERMITS, WHEN REQUIRED, ARE THE RESPONSIBILITY OF THE SUBCONTRACTORS.
3. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO: UBC, SEISMIC CODES, CBC, NEC, CEC, NPC, NFPA, ASME, UMC, ANSI, FIRE AND SAFETY CODES, STATE TITLE AND ADMINISTRATIVE CODES, LOCAL CODE AMENDMENTS, AMERICANS WITH DISABILITIES ACT, AND OTHER APPROPRIATE REGULATORY AUTHORITIES' LATEST ENFORCED EDITIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE, OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. ANY DISCREPANCIES IN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
5. SHOULD THE CONTRACT DOCUMENTS CONTRADICT THEMSELVES, CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AND ARCHITECT AS SOON AS POSSIBLE OF ANY APPARENT ERRORS OR INCONSISTENCIES, NOT LIMITED TO TYPOGRAPHICAL OR NOTATIONAL ERRORS IN THE PROJECT DRAWINGS AND SPECIFICATIONS, OR IN WORK DONE BY OTHERS AFFECTING THE WORK. PROVIDE THE MORE STRINGENT OR HIGHER QUALITY OR QUANTITY, UNLESS OTHERWISE ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.
7. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE THEIR BID ON THE EXISTING CONDITIONS.
8. PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO PROVIDE A COMPLETE, PROPERLY OPERATING, AND SAFE FACILITY. THE EXTENT OF THE WORK, AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS, SHALL INCLUDE ALL THAT MAY BE REASONABLY INFERRED TO BE REQUIRED FOR PROPER EXECUTION OR INSTALLATION OF WORK AND FOR COMPLETE SYSTEMS.
9. OWNER OR VENDOR PURCHASED AND INSTALLED PRODUCTS: OWNER OR VENDOR WILL FURNISH PRODUCTS INDICATED. THE WORK INCLUDES RECEIVING, UNLOADING, HANDLING, STORING, PROTECTING, AND INSTALLING OWNER-/VENDOR FURNISHED PRODUCTS AND MAKING BUILDING SERVICES CONNECTIONS.
10. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES, AND OTHER VISIBLE EQUIPMENT WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
12. CONTRACTOR SHALL PATCH AND REPAIR ALL FIRE-PROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR BUILDING OWNERS' AGENT. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
14. CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING , PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED. CONTRACTOR TO NOTIFY ARCHITECT AND BUILDING MANAGER IF CONFLICTS EXIST.
15. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
16. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACT RESPONSIBILITY RESULTANT FROM ARCHITECT'S FAILURE TO DETECT SHOP DRAWING ERRORS AND OMISSIONS IN CONFLICT WITH THE CONTRACT DOCUMENTS.
17. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES TO REMAIN. THE CONTRACTOR SHALL BE RESPONIBLE FOR ANY DAMAGE CAUSED THEREIN DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES WITH THE OWNER AS REQUIRED FOR PRICING AND CONSTRUCTION WORK FIGURED ON AN OVERTIME BASIS.
19. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO HAZARDOUS OR TOXIC MATERIALS, INCLUDING WITHOUT LIMITATION ASBESTOS, PCB'S AND UNDERGROUND STORAGE TANKS. IF CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, CONTRACTOR SHALL PROMPTLY NOTIFY THE BUIDLING OWNERS' AGENT AND SHALL TAKE ALL APPROPRIATE SAFETY PRECAUTIONS IN PERFORMING THE WORK.
20. IN ACCORDANCE WITH THE CBC CHAPTER 8 THE MAXIMUM FLAME SPREAD SHALL NOT EXCEED THE LIMITS OF TABLE 803.13 FOR THE FINISH MATERIALS ON THE CEILING AND INTERIOR WALLS. A CERTIFICATION OF MATERIALS SHALL BE REQUIRED TO PASS INSPECTION IN THE FIELD.
21. CHANGES IN FLOOR GRADE GREATER THAN 1/4" OVER ANY MEASURABLE DISTANCE TO BE THE RESPONSIBILITY OF GENERAL CONTRACTOR. LESSER CHANGES IN FLOOR GRADE TO BE THE RESPONSIBILITY OF FLOORING CONTRACTOR.
22. UPON COMPLETION OF THE WORK, OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE ARCHITECT TO PREPARE A "PUNCH LIST" OF REQUIRED CORRECTIONS, REMEDYING UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
23. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTIES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
24. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE TWO REPRODUCIBLE COMPOSITE SETS OF "AS-BUILT" DRAWINGS FOR HVAC, ELEC., FIRE AND LIFE SAFTEY, SPRINKLER, AND PLUMBING WORK. ONE COMPLETED SET SHOULD BE SUBMITTED TO THE ARCHITECT, ONE SET TO THE BULDING OWNER'S AGENT.

PARTITION NOTES

1. THE CONTRACTOR SHALL VERIFY PARTITION LAYOUT IN FIELD WITH ARCHITECT BEFORE PROCEEDING.
2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
3. ALL PARTITIONS ARE DIMENSIONED FINISH FACE TO FINISH FACE OF GYPSUM BOARD (U.O.N.). ALL VERTICAL DIMENSIONS ARE ABOVE FINISHED FLOOR.
4. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE LINE AND GRADE MARKINGS ON THE FINISH FLOOR FOR RECTIFYING UNLEVEL FLOOR CONDITIONS.
5. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED.
6. PERIMETER PARTITIONS SHOWN WITHOUT DIMENSIONS AND ALIGNMENT CONDITIONS SHALL BE CENTERED ON COLUMN FURRING OR WINDOW MULLION. VERIFY WITH ARCHITECT BEFORE PROCEEDING.
7. THERE SHALL BE A MINIMUM OF 1'-0" CLEAR TO THE NEAREST RETURNING PARTITION, PERMANENT FIXTURE OR MULLION AT THE PULL SIDE OF ALL DOORS.
8. ALL LATCH SETS AND LOCK SETS ON ALL DOORS SHALL COMPLY WITH ALL ACCESSIBILITY CODES.
9. BRACING FOR DOOR FRAME IS NOT REQUIRED AT DOOR JAMBS LOCATED 6" OR LESS FROM 90 DEGREE PARTITION INTERSECTION.
10. THE CONTRACTOR SHALL UNDERCUT BUILDING STANDARD INTERIOR DOORS AS REQUIRED TO CLEAR FINISH FLOOR AND/OR THRESHOLD WITH SEAL BY 1/4". ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FINISH FLOOR BY 1/4". ACOUSTICAL SWEEPS ARE REQUIRED @ ALL (N) DOORS.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING FOR WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO HANDRAILS, CABINETS, COUNTERS, GRAB BARS, LOCKERS, FIXTURES. BACKING SHALL BE FIRE-RETARDANT TREATED WOOD BLOCKING, AS REQUIRED BY CODE, OR HEAVY GAUGE SHEET METAL STRAPPING AS DETAILED OR AS NECESSARY. U.O.N., PROVIDE 20 GAUGE METAL STUDS BEHIND ALL WALL MOUNTED ITEMS. REFER TO PARTITION TYPES FOR ADDITIONAL REQUIREMENTS.
12. INSTALLATION OF ALUMINUM FRAMES SHALL BE SECURED RIGIDLY TO THE ADJACENT SURFACES. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. NO GAPS WITH BE ACCEPTED. ALL SCRATCH MARKS SHALL BE RESTORED USING FINISH TO MATCH EXISTING.

FINISH NOTES

1. CONTRACTOR SHALL PROTECT EXPOSED CONCRETE SURFACES THAT ARE ADJACENT TO PAINTED SURFACES FROM OVERSPRAY/DRIPS/BRUSH MARKS.
2. NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH JEOPORDIZE THE QUALITY OF APPEARANCE OF SUCH WORK.
3. ALL COLORS ARE TO BE SELECTED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE THREE 8" X 10" BRUSH-OUT CARDS OF EACH OPAQUE FINISH COLOR AND OBTAIN ARCHITECT'S APPROVAL OF SAMPLES PRIOR TO APPLICATION. FOR TRANSPARENT FINISHES, PROVIDE THREE 8" X 10" SAMPLES OF EACH FINISHED IN THE SPECIES OF WOOD SPECIFIED AND OBTAIN ARCHITECT'S APPROVAL OF SAMPLES PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL EXAMINE ALL SURFACES TO BE FINISHED UNDER THIS CONTRACT AND SEE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN SATISFACTORY CONDITION TO RECEIVE PAINT, STAIN OR SPECIFIED FINISH. THE APPLICATION OF THE FIRST COAT SHALL INDICATE ACCEPTANCE OF THE SURFACE.
5. ALL SURFACES SHALL BE IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. WOODWORK SHALL BE HAND-SANDED AND DUSTED CLEAN. ALL KNOT HOLES, PITCH POCKETS OR SAPPY PORTION SHALL BE SCRAPED AND SHELLACKED OR SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS OR DEFECTS CAREFULLY PUTTIED AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE ANY OIL OR GREASE WITH MINERAL SPIRITS.
6. INTERIOR WOODWORK FINISHES SHALL BE SANDED BETWEEN COATS. CRACKS, HOLES OR IMPERFECTIONS IN PLASTER OR WALLBOARD SHALL BE FILLED WITH PROPER PATCHING COMPOUND FOR THAT MATERIAL.
7. INTERIOR GYPSUM WALL BOARD SURFACES SHALL BE WIPED WITH DAMP CLOTH JUST PRIOR TO APPLICATION OF FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED DURING THE SANDING PROCESS.
8. AT COMPLETION OF PAINTING, ALL PAINTING MATERIALS AND EQUIPMENT SHALL BE REMOVED, ALL PAINT SPOTS REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK SHALL BE CLEANED UP AS WORK PROGRESSES.
9. RETOUCH OR REFINISH PAINTED SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH WORK SHALL BE BORNE BY THE TRADE RESPONSIBLE FOR THE DAMAGE.
10. PAINTED DOORS AND FRAMES TO BE SEMI-GLOSS FINISH ON COLOR TO MATCH ADJ. WALLS, U.O.N.
11. FLOOR AND BASE FINISHES:
    A. VERIFY THAT SUB-SURFACE IS SMOOTH, LEVEL, AND FREE FROM DEFECTS WHICH WOULD AFFECT THE INSTALLATION. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED. THOROUGHLY CLEAN SUB-FLOOR PRIOR TO APPLICATION OF ADHESIVE.
    B. PAINTED OR OTHERWISE FINISHED SURFACES SHALL BE PROTECTED FROM DAMAGE DURING FLOORING INSTALLATION.
12. ALL PAINTS TO BE LOW-EMITTING PER CALGREEN SECTION 5.504.4.3
13. ALL ADHESIVES AND SEALANTS TO BE LOW-EMITTING ACCORDING TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168 AND CALGREEN SECTION 5.504.4.1
14. ALL COMPOSITE WOOD PRODUCTS TO BE LOW-EMITTING AND MEET CURRENT FORMALDEHYDE LIMITS (PPM) AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AND PER CALGREEN SECTION 5.504.4.5
15. PURCHASE MATERIALS THAT INCLUDE RESPONSIBLE EXTRACTION, HARVESTING, AND MANUFACTURING PROCESSES WITH REPUTABLE STANDARDS AND TRACKING, SUCH AS FOREST STEWARDSHIP COUNCIL (FSC) CERTIFIED WOOD PRODUCTS.

MILLWORK NOTES

1. ALL MILLWORK TO BE FABRICATED PER WIC CUSTOM STANDARDS (U.O.N.)
2. THE GENERAL CONTRACTOR SHALL SUBMIT A REPRODUCIBLE COPY (PDF) OF SHOP DRAWINGS OF ALL MILLWORK TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. ALL WOOD BACKING /BLOCKING/BRACING/ TO BE FIRE-RETARDANT TREATED.
4. ALL CABINET DOORS TO HAVE CONCEALED EUROPEAN-STYLE SELF-CLOSING HINGES (U.O.N.)
5. ALL DRAWERS TO HAVE MEDIUM-DUTY ACCURIDE FULL EXTENSION SLIDES OR EQUAL.
6. REFER TO CABINET ELEVATIONS FOR FINISHES AND LOCATIONS OF PULLS.
7. ALL WOODWORK FINISHES TO MATCH ARCHITECT'S SAMPLE AND BE SUBMITTED TO ARCHITECT FOR APPROVAL.
8. SCRIBE ALL MILLWORK TO WALL WHERE APPLICABLE.

GLAZING GENERAL NOTES

1. SUBMIT MANUFACTURER'S SHOP DRAWINGS, INCLUDING PLANS, ELEVATIONS, SECTIONS, AND DETAILS INDICATING DIMENSIONS, TOLERANCES, MATERIALS, FABRICATION, GLAZING, FASTENERS, HARDWARE, FINISH, OPTIONS AND ACCESSORIES.
2. SUBMIT MANUFACTURER'S SAMPLES OF SELECTED FINISHES AND FOR EACH TYPE OF GLASS (12x12 INCH SIZE).
3. ALL WINDOWS AND GLASS DOORS TO BE "CLEAR" 1" I.G.U.'S (INSULATED GLASS UNITS) W/ LOW E2 COATING, U.O.N. SEE SCHEDULE FOR SPECIFIC LOW-E AND LOW-E2 SPECIFICATIONS.
4. ALL WINDOW AND GLASS DOOR LITES AT THE FOLLOWING HAZARDOUS LOCATIONS SHALL BE SAFTEY GLASS AS PER CBC SECTION 2406

   1. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.

   2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.

   3. GLAZING IN STORM DOORS.

   4. GLAZING IN ALL UNFRAMED SWINGING DOORS.

   5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.

   6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSTION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

   7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
   7.2 EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

   8. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

   9. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   9.1 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE POOL SIDE OF THE GLAZING
   9.2 THE GLAZING IS WITHIN 5' OF A SWIMMING POOL OR SPA WATER'S EDGE.

   10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AN TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
5. GLASS AND GLAZING SHALL BE INSTALLED PER PUBLISHED SPECIFICATIONS, STANDARDS, TESTS AND RECOMMENDED METHODS OF THE TRADE, INDUSTRY OR GOVERNMENTAL ORGANIZATIONS APPLYING WORK IN THIS PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING;
   FEDERAL SPECIFICATION 00-6-001043
   FLAT GLAZE MARKETING ASSOC. (FGMA) "GLAZING MANUAL"
   SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (16 CFT 1201) ISSUED BY THE CONSUMER PRODUCT SAFETY COMMISSION, JULY,6,1977
   ASTM A 240, ASTM A 653, ASTM B 209, ASTM B 221, ASTM C 1048

FIRE NOTES

1. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED NFPA 13 SPRINKLER SYSTEM THROUGHOUT, SPRINKLER DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE BERKELEY FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. THE APPLICANT SHALL ENSURE PROPER DRAINAGE, IN ACCORDANCE WITH THE BERKELEY ENGINEERING STANDARDS, IS AVAILABLE FOR THE FIRE SPRINKLER MAIN DRAIN AND INSPECTOR TEST ON THE BUILDING PLUMBING DRAWINGS.
3. THE FIRE SPRINKLER SYSTEM WILL NOT BE APPROVED BY THE BERKELEY FIRE DEPARTMENT UNTIL THE FIRE PROTECTION UNDERGROUND HAS BEEN SUBMITTED AND APPROVED BY THE BERKELEY BUILDING DEPARTMENT.
4. FIRE SPRINKLER SYSTEM WILL NOT BE PUT OUT OF SERVICE DURING DEMOLITION WORK IN THIS PERMT. IF THIS BECOMES NECESSARY, GENERAL CONTRACTOR SHALL IMPLEMENT A PRE-PLANNED IMPAIRMENT PROGRAM COMPLIANT WITH §901.7.4. SYSTEMS SHALL BE RESTORED TO SERVICE PER §901.7.6.
5. FIRE ALARM DEVICES (SPRINKLERS, SMOKE ALARMS, AND SMOKE DETECTORS) SHALL BE PERMITTED TO BE TEMPORARILY COVERED AS ALLOWED BY §3303.9.1. COVERINGS PLACED ON OR OVER DEVICES SHALL BE IMMEDIATELY REMOVED UPON COMPLETION OF THE WORK EFFECTING THE DEVICE PER §3303.10.
6. DURING CONSTRUCTION:
   A. THE MEANS OF EGRESS SHALL BE MAINTAINED DURING DEMOLITION. [§3312.2]
   B. SMOKING SHALL BE PROHIBITED EXCEPT IN APPROVED AREAS. SIGNS SHALL BE POSTED IN ACCORDANCE WITH §310 [§3305.1]
   C. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. [§3305.2.1]
   D. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT OF WORK. [§3305.2.2]
   E. RUBBISH CONTAINERS WITH A CAPACITY OF MORE THAN 40 GALLONS ARE USED TO TEMPORARILY COLLECT COMBUSTIBLE WASTE MATERIALS SHALL HAVE A CLOSE-FITTING LID AND EITHER BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR BE ASTM E1354 LISTED. [§3305.2.3]
   F. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER. [§3305.2.4]
   G. COOKING SHALL BE PROHIBITED EXCEPT IN APPROVED DESIGNATED COOKING AREAS SEPARATED FROM COMBUSTIBLE MATERIALS BY A MINIMUM OF 10 FEET. [§3305.8]
   H. PORTABLE GENERATORS USED AT CONSTRUCTION AND DEMOLITION SITES SHALL COMPLY WITH §1204. [§3309.1]
   • PORTABLE GENERATORS MANUFACTURED AFTER JANUARY 1, 2021, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2201. [§1204.2]
   • PORTABLE GENERATORS SHALL NOT BE OPERATED WITHIN BUILDINGS OR ENCLOSED AREAS. [§1204.5]
   • A LISTED PORTABLE FIRE EXTINGUISHER COMPLYING WITH §906 WITH A MINIMUM RATING OF 2-A:20-B:C
7. IMMEDIATE ACCESS TO THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE MAINTAINED AT ALL TIMES WITHOUT OBSTRUCTION BY BUSHES, TREES, WALLS, OR ANY OTHER FIXED OR MOVEABLE OBJECTS. A METAL SIGN WITH RAISED LETTERS NOT LESS THAN 1 INCH IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED. [§912.4 AND §912.5]

GREEN BUILDING NOTES

1. REDUCTION IN CEMENT USE: AS ALLOWED BY THE ENFORCING AGENCY, CEMENT USED IN CONCRETE MIX DESIGN SHALL BE REDUCED NOT LESS THAN 25 PERCENT. PRODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGNS INCLUDE, BUT ARE NOT LIMITED TO: FLY ASH, SLAG, SILICA FUME AND RICE HULL ASH.
2. TEMPORARY VENTILATION: THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30-PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION. [CGBSC 5.504.1]
3. COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE CITY OF BERKELEY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS
   WHICH MAY ENTER THE SYSTEM. [CGBSC 5.504.3]
4. FILTERS: IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. EXISTING MECHANICAL EQUIPMENT EXCEPTED. [CGBSC 5.504.5.3]
   • LABELING. INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING. [CGBSC 5.504.5.3.1]
5. ADHESIVES, SEALANTS AND CAULKS: ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL COMPLY WITH CALGREEN TABLE 5.504.4.1 AND 5.504.4.2 FOR VOC LIMITS. PRODUCT UNITS WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND CALIFORNIA CODE OF
   REGULATIONS, TITLE 17. [CGBSC 5.504.4.1]
6. PAINTS AND COATINGS: ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN CALGREEN TABLE 5.504.4.3. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT -HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN CALGREEN TABLE 5.504.4.3 SHALL APPLY. [CGBSC 5.504.4.3]
7. AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMR LIMITS FOR ROC IN CALIFORNIA CODE OF REGULATIONS, TITLE 17 AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49. [CGBSC 5.504.4.3.1]
8. CARPET SYSTEMS: ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350). SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.
   HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/ VOC.ASPX
   ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1. [CGBSC 5.504.4.4]
9. COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SHOWN IN CALGREEN TABLE 5.504.4.5. [CGBSC 5.504.4.5]

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS

BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARPS WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITHIN 14 DAYS.
USE (BUT DON'T OVERUSE) RECLAIMED WATER FOR DUST CONTROL.

HAZARDOUS MATERIALS

LABEL ALL HAZARDOUS MATERIALS AND HAZARDOUS WASTES (SUCH AS PESTICIDES, PAINTS, THINNERS, SOLVENTS, FUEL, OIL, AND ANTIFREEZE) IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
STORE HAZARDOUS MATERIALS AND WASTES IN WATER TIGHT CONTAINERS, STORE IN APPROPRIATE SECONDARY CONTAINMENT, AND COVER THEM AT THE END OF EVERY WORK DAY OR DURING WET WEATHER OR WHEN RAIN IS FORECAST.
FOLLOW MANU

NOTES ON OCCUPANCY AND INTENDED USES

THE CORE MISSION OF VISION WALKERS COLLECTIVE IS TO EXPAND EQUITABLE ACCESS TO EFFECTIVE MENTAL AND BEHAVIORAL HEALTH TREATMENTS THROUGH OFFERING VOCATIONAL TRAINING AND SKILL DEVELOPMENT PROGRAMS FOR INDIVIDUALS SEEKING TO BECOME THERAPIST PRACTITIONERS. THE TRAINING PROGRAMS WILL BE FEE BASED, THOUGH VWC WILL ALSO OFFER GRANTS TO SUPPORT TRAININGS FOR INDIVIDUALS ON BOTH LICENSURE AND NON-LICENSURE PATHS TO PROFESSIONAL DEVELOPMENT. PROFESSIONAL THERAPY SERVICES WILL ALSO BE OFFERED FOR INDIVIDUALS AND GROUPS IN THE BUILDING.

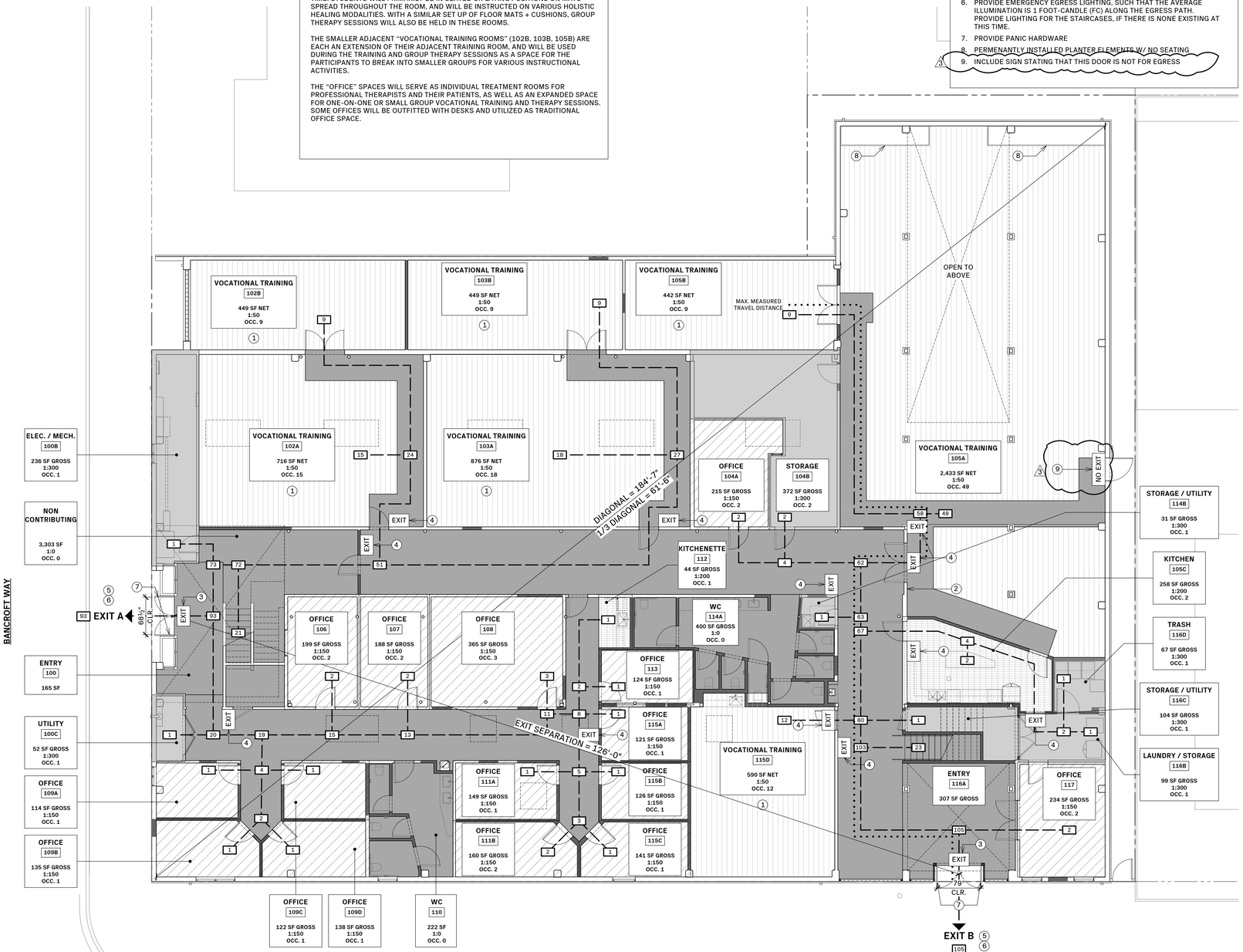
THE LARGER GROUP SPACES, LABELED AS "VOCATIONAL TRAINING ROOMS" ARE INTENDED TO BE USED BY TEACHERS AND GROUPS AVERAGING 20-30 STUDENTS AT A TIME. STUDENTS WILL PRIMARILY BE IN SEATED OR LAYING POSITIONS ON MATS SPREAD THROUGHOUT THE ROOM, AND WILL BE INSTRUCTED ON VARIOUS HOLISTIC HEALING MODALITIES. WITH A SIMILAR SET UP OF FLOOR MATS + CUSHIONS, GROUP THERAPY SESSIONS WILL ALSO BE HELD IN THESE ROOMS.

THE SMALLER ADJACENT "VOCATIONAL TRAINING ROOMS" (102B, 103B, 105B) ARE EACH AN EXTENSION OF THEIR ADJACENT TRAINING ROOM, AND WILL BE USED DURING THE TRAINING AND GROUP THERAPY SESSIONS AS A SPACE FOR THE PARTICIPANTS TO BREAK INTO SMALLER GROUPS FOR VARIOUS INSTRUCTIONAL ACTIVITIES.

THE "OFFICE" SPACES WILL SERVE AS INDIVIDUAL TREATMENT ROOMS FOR PROFESSIONAL THERAPISTS AND THEIR PATIENTS, AS WELL AS AN EXPANDED SPACE FOR ONE-ON-ONE OR SMALL GROUP VOCATIONAL TRAINING AND THERAPY SESSIONS. SOME OFFICES WILL BE OUTFITTED WITH DESKS AND UTILIZED AS TRADITIONAL OFFICE SPACE.

SHEET NOTES

1. THE EDUCATIONAL ROOMS WILL NOT BE USED AS ASSEMBLY SPACES WITHOUT FIXED SEATING AND WILL BE LIMITED TO EDUCATIONAL PURPOSES ONLY
2. LOCATION OF OCCUPANT LOAD SIGN
3. LOCATION OF ILLUMINATED EXIT SIGN + TACTILE SIGN WITH THE WORD "EXIT", SEE 17/a0.08 FOR DETAILS
4. LOCATION OF ILLUMINATED EXIT SIGN + TACTILE SIGN WITH THE WORD "EXIT ROUTE", SEE 17/a0.08 FOR DETAILS
5. PROVIDE EMERGENCY EGRESS LIGHTING FOR THE ENTIRE EGRESS PATH, INCLUDING THE EXTERIOR SPACES, AROUND THE EXIT POINTS
6. PROVIDE EMERGENCY EGRESS LIGHTING, SUCH THAT THE AVERAGE ILLUMINATION IS 1 FOOT-CANDLE (FC) ALONG THE EGRESS PATH. PROVIDE LIGHTING FOR THE STAIRCASES, IF THERE IS NONE EXISTING AT THIS TIME.
7. PROVIDE PANIC HARDWARE
8. PERMENANTLY INSTALLED PLANTER ELEMENTS W/ NO SEATING
9. INCLUDE SIGN STATING THAT THIS DOOR IS NOT FOR EGRESS



20 GROUND FLOOR PLAN: PROPOSED OCCUPANCY + EXITING
1/8" = 1'-0"

OCCUPANCY LOAD BY FUNCTION AND ACCESSIBILITY

*PER CBC TABLE 1004.5

BUSINESS AREA	1:150 GROSS
EDUCATIONAL: SHOPS AND OTHER VOCATIONAL ROOM AREAS	1:50 NET
KITCHENS, COMMERCIAL	1:200 GROSS
ACCESSORY STORAGE ROOMS / MECHANICAL EQUIPMENT ROOM	1:300 GROSS
NON-CONTRIBUTING	1:0

EGRESS PLAN KEY

XX OCCUPANCY LOAD
EGRESS PATH
MAX. MEASURED TRAVEL DISTANCE

PROPOSED OCCUPANT LOAD TABLE

*PER CBC TABLE 1004.5

ROOM	OCCUPANCY GROUP	SQ FT	OCC. FACTOR	TOTAL OCC.
GROUND FLOOR		**14146**		**154**
100	ENTRY (NON-CONTRIBUTING)	165	0	0
100B	UTILITY	236	300	1
100C	UTILITY	52	300	1
102A	VOCATIONAL TRAINING	716	50	15
102B	VOCATIONAL TRAINING	449	50	9
103A	VOCATIONAL TRAINING	876	50	18
103B	VOCATIONAL TRAINING	449	50	9
104A	BUSINESS AREA	215	150	2
104B	STORAGE	372	300	2
105A	VOCATIONAL TRAINING	2433	50	49
105B	VOCATIONAL TRAINING	442	50	9
105C	KITCHEN	258	200	2
106	BUSINESS AREA	199	150	2
107	BUSINESS AREA	188	150	2
108	BUSINESS AREA	365	150	3
109A	BUSINESS AREA	114	150	1
109B	BUSINESS AREA	135	150	1
109C	BUSINESS AREA	122	150	1
109D	BUSINESS AREA	138	150	1
110	WC	222	0	0
111A	BUSINESS AREA	149	150	1
111B	BUSINESS AREA	160	150	2
112	KITCHENETTE	44	200	1
113	BUSINESS AREA	124	150	1
114A	WC	400	0	0
114B	STORAGE / UTILITY	31	300	1
115A	BUSINESS AREA	121	150	1
115B	BUSINESS AREA	126	150	1
115C	BUSINESS AREA	141	150	1
115D	VOCATIONAL TRAINING	590	50	12
116A	ENTRY (NON-CONTRIBUTING)	307	0	0
116B	LAUNDRY / STORAGE	99	300	1
116C	STORAGE / UTILITY	104	300	1
116D	TRASH	67	300	1
117	BUSINESS AREA	234	150	2
	HALLWAY + CIRCULATION	3303	0	0
SECOND FLOOR		**3514**		**44**
200	VOCATIONAL TRAINING	2037	50	41
204	BUSINESS AREA	256	150	2
205	STORAGE	241	300	1
	HALLWAY + CIRCULATION	980	0	0
	BUSINESS AREA	3259	150	24
	VOCATIONAL TRAINING	7992	50	161
	KITCHEN	302	200	4
	STORAGE / UTILITY	1104	300	8
	NON- CONTRIBUTING*	**5377**	**0**	**0**
TOTAL		**17660**		**198**

GROUND FLOOR EXITING

REQUIRED NUMBER OF EXITS
(PER CBC TABLE 1006.3.3)

NUMBER OF OCCUPANTS EXITING:	198
NUMBER OF EXITS REQUIRED:	2
NUMBER OF EXITS PROVIDED:	2

EXIT WIDTH	**REQUIRED**	**PROVIDED**
EXIT A (BANCROFT WAY):	32"	68 1/2"
EXIT B (SIXTH ST.):	32"	79"

REQUIRED EXIT SEPARATION

LONGEST DIAGONAL:	184'-7"
MIN. EXIT SEPARATION REQUIRED:	61'-6"
EXIT SEPARATION PROVIDED:	111'-0"

EXIT SEPARATION PROVIDED MEETS 1/3 THE LONGEST DIAGONAL REQUIREMENT. (PER CBC SECTION 1007.1.1)

ALLOWABLE EXIT TRAVEL DISTANCE
(PER CBC TABLE 1017.2)

ALLOWABLE TRAVEL DISTANCE:	300'-0"
MAX MEASURED TRAVEL DISTANCE:	136'-0"

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

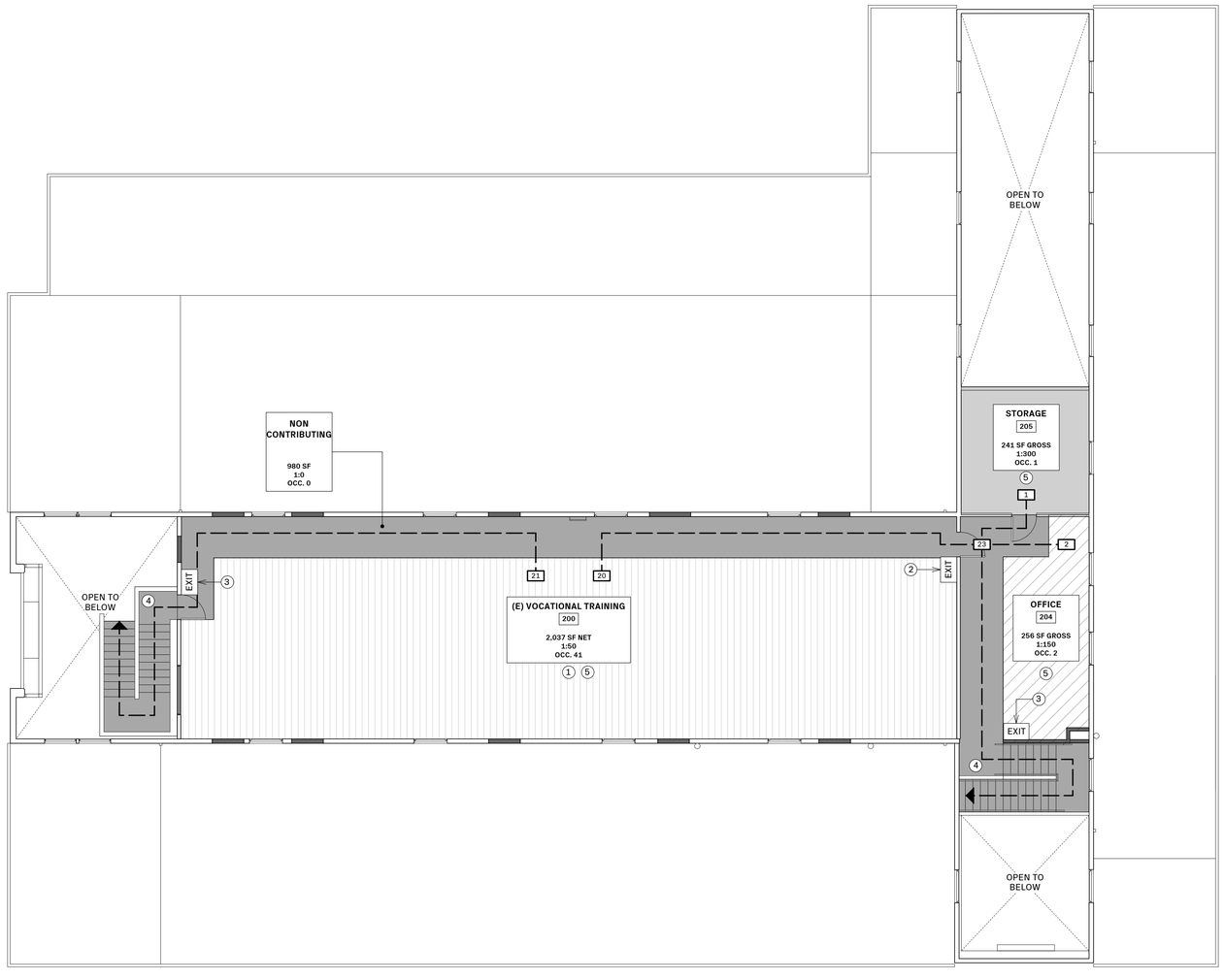
VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
CODE-PROPOSED OCCUPANCY + EXITING

Sheet Number:
a0.06



20 SECOND FLOOR PLAN: PROPOSED OCCUPANCY + EXITING
1/8" = 1'-0"

SHEET NOTES

1. THE EDUCATIONAL ROOMS WILL NOT BE USED AS ASSEMBLY SPACES WITHOUT FIXED SEATING AND WILL BE LIMITED TO EDUCATIONAL PURPOSES ONLY
2. LOCATION OF ILLUMINATED EXIT SIGN + TACTILE SIGN WITH THE WORD "EXIT ROUTE", SEE 17/a0.08 FOR DETAILS
3. LOCATION OF ILLUMINATED EXIT SIGN + TACTILE SIGN WITH THE WORD "EXIT STAIR DOWN", SEE 17/a0.08 FOR DETAILS
4. PROVIDE EMERGENCY EGRESS LIGHTING, SUCH THAT THE AVERAGE ILLUMINATION IS 1 FOOT-CANDLE (FC) ALONG THE EGRESS PATH. PROVIDE LIGHTING FOR THE STAIRCASES, IF THERE IS NONE EXISTING AT THIS TIME.
5. WORK ON THE UPPER LEVEL IS LIMITED TO THE MINIMUM REQUIRED FOR EGRESS AND OTHER BASIC LIFE SAFETY MEASURES. OTHER THAN ACCESSING UTILITY EQUIPMENT BY AUTHORIZED QUALIFIED PERSONNEL, THE UPPER LEVEL SPACE WILL NOT BE USED UNTIL AFTER A FUTURE PHASE RENOVATION.

OCCUPANCY LOAD BY FUNCTION AND ACCESSIBILITY

*PER CBC TABLE 1004.5

BUSINESS AREA	1:150 GROSS
EDUCATIONAL: SHOPS AND OTHER VOCATIONAL ROOM AREAS	1:50 NET
KITCHENS, COMMERCIAL	1:200 GROSS
ACCESSORY STORAGE ROOMS / MECHANICAL EQUIPMENT ROOM	1:300 GROSS
NON-CONTRIBUTING	1:0

EGRESS PLAN KEY

XX	OCCUPANCY LOAD
	EGRESS PATH
	MAX. MEASURED TRAVEL DISTANCE
	ACCESSIBLE PATH
60"	ADA TURNING CIRCLE

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

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PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
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CODE COMPLIANCE

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C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

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2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

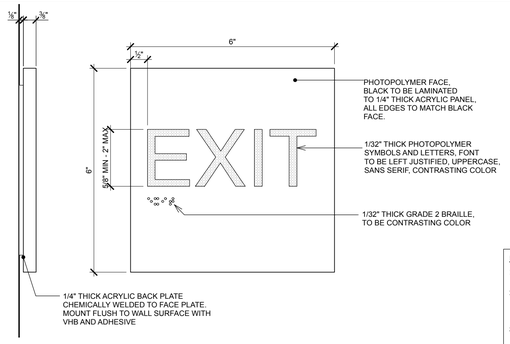
VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

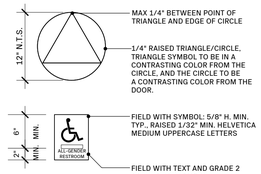
Sheet Information:

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Sheet Name:
CODE-PROPOSED OCCUPANCY + EXITING

Sheet Number:
a0.07

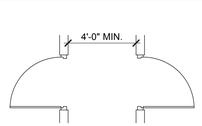




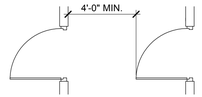
NOTES:

1. TACTILE SIGNS TO BE PROVIDED AS REQUIRED TO COMPLY WITH CBC SECTION 1013.4
2. EDGES SHALL BE EASED OR ROUNDED AT 1/16" (1.59mm) MINIMUM, OR CHAMFERED AT 1/8" (3.2 mm) MAXIMUM. VERTICES SHALL BE RADIUSED BETWEEN 1/8" (3.2 mm) MINIMUM AND 1/4" (6.4 mm) MAXIMUM. (CBC 11B-703-7.2.6.4)
3. RAISED CHARACTERS SHALL COMPLY WITH CBC SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH CBC SECTION 11B-703.3

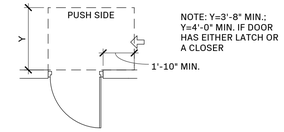
17 ACCESSIBLE EXIT / RESTROOM IDENTIFICATION SIGNAGE
6" = 1'-0"



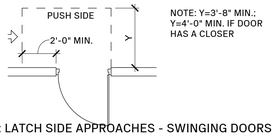
A: CORRIDOR



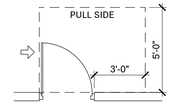
B: CORRIDOR



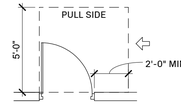
C: HINGE SIDE APPROACHES - SWINGING DOORS



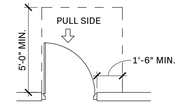
D: LATCH SIDE APPROACHES - SWINGING DOORS



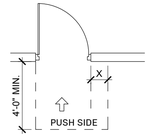
E: HINGE SIDE APPROACHES - SWINGING DOORS



F: LATCH SIDE APPROACHES - SWINGING DOORS



G: FRONT APPROACHES - SWINGING DOORS



H: FRONT APPROACHES - SWINGING DOORS

9 TYPICAL DOOR CLEARANCES
1/4"= 1'-0"

ENVELOPE

ENVELOPE ARCHITECTURE + DESIGN
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510.664.2400 ENVELOPEAD.COM
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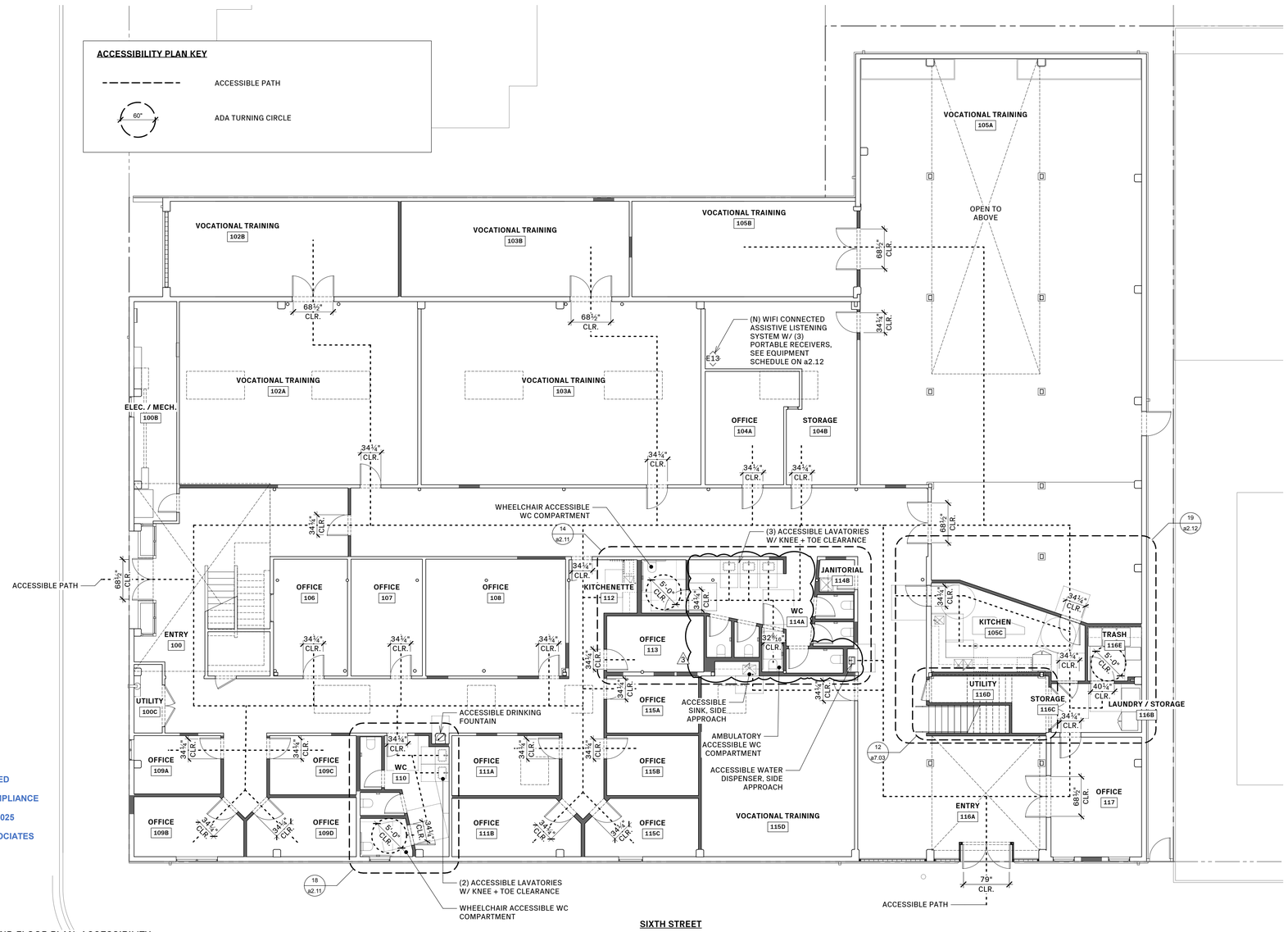
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ACCESSIBILITY PLAN KEY

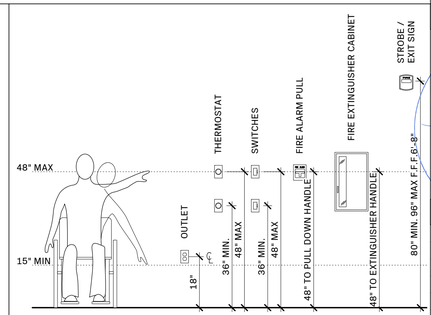
ACCESSIBLE PATH

60"
ADA TURNING CIRCLE

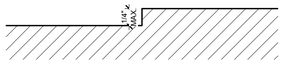


20 GROUND FLOOR PLAN: ACCESSIBILITY
1/8" = 1'-0"

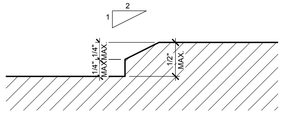
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TRB AND ASSOCIATES



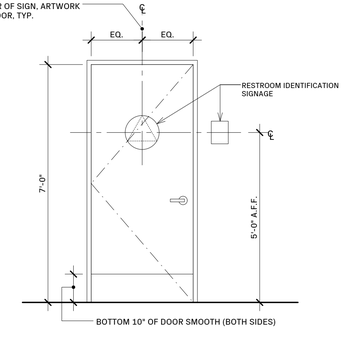
2 TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"



3A VERTICAL CHANGE IN LEVEL
2:1



3B CHAMFERED CHANGE IN LEVEL
2:1



4 RESTROOM IDENTIFICATION MOUNTING HEIGHTS
1/2" = 1'-0"

Stamp:

LICENSED ARCHITECT
DOUGLAS BURNHAM
C25383
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VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

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DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
CODE-ACCESSIBILITY

Sheet Number:
a0.08

Page Number: 8 OF 29

Form #165

Code Compliance Checklist

CALGREEN NON-RESIDENTIAL

Building and Safety Permit Service Center

Projects for new buildings, additions of 1,000 square feet or greater and/or building alterations with a permit valuation of $200,000 or above are subject to the provisions of the California Green Building Standards Code. This checklist is provided by the City of Berkeley in order to demonstrate compliance with the code and facilitate permit approval.

Instructions:

1. Read and understand the requirements of all mandatory measures listed in this checklist.
2. Mark all mandatory measures that are applicable to the proposed project.
3. Coordinate the construction drawings with the mandatory measures.
4. Incorporate this checklist into the submitted set of construction drawings on full sized sheets.

Building and Safety
1947 Center St. 3rd floor
Berkeley, CA 94704
510-981-7440 TTY 6903
buildingandsafety@berkeleyca.gov

Project Information Permit Number:

Project Address: 830 BANCROFT WAY, BERKELEY 94710

Select One: ☐ New Building [N] ☐ Addition [A] ☑ Alteration

Planning and Design

☐ **Storm water pollution prevention.** Projects which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through one or more of the following measures: [CGBSC 5.106.1]

- **Stormwater management.** Comply with the Stormwater management and erosion control requirements per Title 17 of the City of Berkeley Municipal Code. [CGBSC 5.106.1.1]
- **Best management practices (BMP).** Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP. [CGBSC 5.106.1.2]
- **Grading and paving.** Indicate how site grading or drainage system will manage all surface water flows to keep water from entering buildings. [CGBSC 5.106.1.10]

☐ **Bicycle Parking.** Projects adding 10 or more vehicular parking spaces shall comply with the the following or meet the applicable City of Berkeley ordinance, whichever is stricter. [CGBSC 5.106.4.1]

- **Short-term bicycle parking.** Provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5-percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. [CGBSC 5.106.4.1.1]
- **Long-term bicycle parking.** Provide secure bicycle parking for 5-percent of the tenant vehicular parking spaces being added, with a minimum of one space. [CGBSC 5.106.4.1.2]

Electric Vehicle Charging

Definitions

ELECTRIC VEHICLE (EV) CAPABLE SPACE. A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

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☐ **Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device for future EV charging as "EV CAPABLE" and identify the overcurrent protective devices serving EVCS as "EV CHARGER". Raceway termination locations shall be permanently and visibly marked as "EV CAPABLE". [CGBSC 5.106.5.3.1.4]

☐ **Raceways.** Listed raceways and associated conductors shall be sized to accommodate a dedicated 208/240-volt branch circuit for a future EV charger. The raceway shall not be less than nominal 1-inch inside diameter. Raceways shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Construction documents shall identify the raceway termination point. [CGBSC 5.106.5.3.1 and 5.106.5.3.2]

☐ **Electric Vehicle Charging Stations (EVCS).** One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel. [CGBSC 5.106.5.3.2]

☐ **EVCS Accessibility / Location.** When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). [CGBSC 5.106.5.3.4]

EV Spaces

☐ **New Nonresidential Occupancies.** When residential parking is provided: [CGBSC 5.106.5.3 and BMC 19.37.040]

- 20% of spaces shall be EV CAPABLE with RACEWAY, panel service capacity and electrical system sufficient to charge all required spaces at a minimum of 40 amperes.
- 10% of spaces shall be an ELECTRIC VEHICLE CHARGING STATION (EVCS)

Note: Calculation for EV CAPABLE spaces and EVCS shall for CGBSC 5.106.5.3 shall be rounded up to the nearest whole number.

☐ **Light pollution reduction. [N]** Outdoor lighting systems shall be designed and installed to comply with Backlight, Uplight and Glare rating requirements in CALGreen Table 5.106.8 or comply with the City of Berkeley's ordinances, whichever is more stringent. [CGBSC 5.106.8]

Water Efficiency and Conservation

Indoor Water Use: Metering Devices

☐ **New buildings or additions in excess of 50,000 square feet.** Separate sub-meters shall be installed as follows:

- For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day, including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate sub-meters for individual building tenants are unfeasible, for water supplied to the following subsystems:
  a. Makeup water for cooling towers where flow through is greater than 500 gpm.
  b. Makeup water for evaporative coolers greater than 6 gpm.
  c. Steam and hot-water boilers with energy input more than 500,000 Btu/h.

☐ **Excess consumption. [N]** A separate sub-meter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day. [CGBSC 5.303.1.2]

Indoor Water Use: Water Conservation

☑ **Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the US EPA WaterSense Specification for Tank-type Toilets. [CGBSC 5.303.3.1]

Urinals

☐ **Wall-mounted urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.[CGBSC 5.303.3.2.1]

☐ **Floor-mounted urinals.** The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush. [CGBSC 5.303.3.2.2]

Showerheads

☑ **Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the US EPA WaterSense Specification for Showerheads. [CGBSC 5.303.3.3.1]

☐ **Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. [CGBSC 5.303.3.3.2]

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Faucets and Fountains

☑ **Nonresidential lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. [CGBSC 5.303.3.4.1]

☑ **Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGBSC 5.303.3.4.2]

☐ **Wash fountains.** Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi]. [CGBSC 5.303.3.4.3]

☐ **Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. [CGBSC 5.303.3.4.4]

☐ **Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 [rim space (inches) at 60 psi]. [CGBSC 5.303.3.4.5]

Pre-Rinse Spray Valves

☐ **Pre-rinse spray valves.** When installed shall not exceed the maximum flow rate of CGBSC Table H-2 as a function of product class 1, 2, or 3. [CGBSC 5.303.3.4.6]

Commercial Kitchen Equipment

☐ **Food waste disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/noload) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. [CGBSC 5.303.4.1]

Outdoor Water Use

☐ **Outdoor potable water use in landscape areas.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. [CGBSC 5.304.1]

Note: The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.

Material Conservation and Resource Efficiency

Low-carbon Concrete

☑ **Reduction in cement use.** As allowed by the enforcing agency, cement used in concrete mix design shall be reduced not less than 25 percent. Products commonly used to replace cement in concrete mix designs include, but are not limited to fly ash, slag, silica fume, and rice hull ash. [CGBSC 5.405.1 and BMC 19.37.040]

Exception: Minimum cement reductions in concrete mix designs approved by the Engineer of Record may be lower where high early strength is needed for concrete products or to meet an accelerated project schedule.

Water Resistance and Moisture Management

☐ **Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures. [CGBSC 5.407.2.1]

☑ **Entries and openings.** Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: [CGBSC 5.407.2.2]

- **Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using non-absorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: [CGBSC 5.407.2.2.1]
  a. An installed awning at least 4 feet in depth.
  b. The door is protected by a roof overhang at least 4 feet in depth.
  c. The door is recessed at least 4 feet.
  d. Other methods which provide equivalent protection.
- **Flashing.** Install flashings integrated with a drainage plane. [CGBSC 5.4.07-2.2.2]

Construction Waste Reduction, Disposal and Recycling

☑ **Construction waste management plan & excavated soil and land clearing debris.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste and a minimum of 100 percent of excavated soil, land-clearing debris, concrete and asphalt. Provide a completed City of Berkeley Construction Waste Management Plan. [CGBSC 5.408.1 and CGBSC 5.408.3 and BMC 19.37.040]

☐ **Universal waste. [A]** Additions and alterations to a building or tenant space shall require verification that Universal Waste items such as flourescent lamps and ballast and mecury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. [CGBSC 5.408.2]

Building Maintenance and Operation

☑ **Recycling by occupants.** Provide readily accessible areas that serve the entire building and are identified for

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the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals. [CGBSC 5.410.1]

☐ **Additions. [A]** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. [CGBSC 5.410.1.1]

☐ **Commissioning. [N]** For newly constructed buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed by trained personnel with experience on projects of comparable size and complexity. All building operating systems covered by Title 24, Part 6, California Energy Code as well as process equipment and controls, and renewable energy systems shall be included in the scope of the commissioning requirements. [CGBSC 5.410.2]

☐ **Owner's or Owner representative's Project Requirements (OPR). [N]** The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: [CGBSC 5.410.2.1]
(Environmental and sustainability goals, Energy efficiency goals, Indoor environmental quality requirements, Project program, including facility functions and hours of operation, and need for after hours operation, Equipment and systems expectations, Building occupant and operation and maintenance (O&M) personnel expectations)

☐ **Basis of Design (BOD). [N]** A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover: [CGBSC 5.410.2.2]

- Heating, ventilation, air conditioning systems and controls
- Indoor lighting system and controls
- Water heating system
- Renewable energy systems
- Landscape irrigation systems
- Water reuse systems

☐ **Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: [CGBSC 5.410.2.3]

- General project information
- Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.
- Systems to be commissioned.
  Plans to test systems and components shall include:
  (An explanation of the original design intent, Equipment and systems to be tested, including the extent of tests, Functions to be tested, Conditions under which the test shall be performed, Measurable criteria for acceptable performance.)
- Commissioning team information.
- Commissioning goals.

☐ **Functional performance testing. [N]** Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, testing methods utilized, and any readings and adjustments made. [CGBSC 5.410.2.4]

☐ **Documentation and training. [N]** A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations. [CGBSC 5.410.2.5]

☐ **Commissioning report. [N]** A report of commissioning process activities undertaken through design and construction phases of the building project shall be completed and provided to the owner or representative. [CGBSC 5.410.2.6]

☐ **Testing and adjusting.** Testing and adjusting of systems shall be required for newly constructed buildings less than 10,000 square feet, or new systems to serve an addition or alteration, as applicable. [CGBSC 5.410.4]

- HVAC systems and controls
- Indoor and outdoor lighting and controls
- Water heating systems
- Renewable energy systems
- Landscape irrigation systems
- Water reuse systems

☐ **Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. [CGBSC 5.410.4.3]

☐ **HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

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Standards; Associated Air Balance Council National Standards or as approved by the City of Berkeley. [CGBSC 5.410.3.1]

☐ **Reporting.** After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. [CGBSC 5.410.4.4]

☐ **Operation and maintenance (O&M) manual.** Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O&M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. [CGBSC 5.410.4.5]

Environmental Quality

☐ **Fireplaces.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code Section 150. [CGBSC 5.503.1]

☐ **Woodstoves.** Woodstove and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. [CGBSC 5.503.1.1]

Pollutant Control: Mechanical Systems

☑ **Temporary ventilation.** The permanent HVAC system shall only be used during construction if necessary to condition the building within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30-percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. [CGBSC 5.504.1]

☑ **Covering of duct openings & protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the City of Berkeley to reduce the amount of dust, water and debris which may enter the system. [CGBSC 5.504.3]

☑ **Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. Existing mechanical equipment excepted. [CGBSC 5.504.5.3]

- **Labeling.** Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. [CGBSC 5.504.5.3.1]

☐ **Environmental tobacco smoke (ETS) control.** Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of the City of Berkeley, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions. [CGBSC 5.504.7]

Pollutant Control: Finish Material

☑ **Adhesives, sealants and caulks.** Adhesives, sealants and caulks used on the project shall comply with CALGreen Table 5.504.4.1 and 5.504.4.2 for VOC limits. Product units which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces shall comply with statewide VOC standards and California Code of Regulations, Title 17. [CGBSC 5.504.4.1]

☑ **Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in CALGreen Table 5.504.4.3. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat -High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in CALGreen Table 5.504.4.3 shall apply. [CGBSC 5.504.4.3]

☑ **Aerosol paints and coatings.** Aerosol paints and coatings shall meet the PWMIR Limits for ROC in California Code of Regulations, Title 17 and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49. [CGBSC 5.504.4.3.1]

☑ **Carpet systems.** All carpet and carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx All carpet adhesive shall meet the requirements of Table 5.504.4.1. [CGBSC 5.504.4.4]

☑ **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as shown in

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CALGreen Table 5.504.4.5. [CGBSC 5.504.4.5]

☐ **Resilient Flooring Systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx [CGBSC 5.504.4.4]

☐ **Carbon Dioxide Monitoring with Demand Control Ventilation.** For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code 120.1(c)(4). [CGBSC 5.506.2]

Environmental Comfort

☐ **Acoustical Control.** Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method. [CGBSC 5.507.4]

☐ **Exterior Noise Transmission, Prescriptive Method.** Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations [CGBSC 5.507.4.1]:

1. Within the 65 CNEL noise contour of an airport.
2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

☐ **Exterior Noise Transmission, Performance Method.** For buildings located as defined in CGBSC 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1Hr) of 50 dBA in occupied areas during any hour of operation. [CGBSC 5.507.4.2]

☐ **Interior Sound Transmission.** Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. [CGBSC 5.507.4.3]

Outdoor Air Quality

☐ **Ozone depletion and greenhouse gas reductions.** Installations of HVAC, refrigeration and fire suppression equipment shall comply with the following: [CGBSC 5.508.1]

- **Chlorofluorocarbons (CFCs).** Install HVAC, re-frigeration & fire suppression equipment that do not contain CFCs.
- **Halons.** Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.
- **Supermarket refrigerant leak reduction.** New commercial refrigeration systems containing high-global-warming potential refrigerants (GWP of 150 or greater) installed in retail food stores with 8,000 square feet or more of conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units shall comply with refrigerant leak reduction measures. [CGBSC 5.508.2]

Additional:

I certify that I have read and acknowledged all of the Code Requirements noted above. I accept full responsibility for complying with all of the above requirements, as applicable to my project. I further agree that if I fail to comply with the code requirements, due to error or omission, I will correct all deficiencies prior to final inspection.

DOUGLAS BURNHAM		12.2.2024
Name	Signature	Date

Check One: ☐ Contractor ☐ Owner ■ Owner's Agent

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
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510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE
	AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:

CALGREEN CHECKLIST

Sheet Number:

a0.09

CF-01 — (N) PAINTED INTERIOR GYPSUM BOARD. - CEILING

NOTES: PREPPING + PAINTING OF PROPOSED GYPSUM BOARD CEILINGS

1. SHALL BE INSTALLED IN ACCORDANCE WITH MOST CURRENT EDITION OF APPLICABLE BUILDING CODE.
2. ALL EXPOSED CORNERS AND EDGES SHALL HAVE CORNER BEADS AND CASING BEADS RESPECTIVELY.
3. FINISH SHALL BE LEVEL 4 U.O.N.
4. USE WATERPROOF GYPSUM BOARD AT ALL WET AREAS.
5. PAINT TO BE SEMI-GLOSS LATEX AT UN-TILED KITCHEN + BATH AREAS AND MATTE/EGGSHELL AT ALL OTHER AREAS
6. COLOR TO BE SELECTED BY ARCHITECT. ALLOW FOR 2-3 COLORS PER ROOM FOR HALLS + LARGER CLASSROOMS; 1 COLOR PER ROOM FOR OFFICES, UTILITY, + OTHER SMALL ROOMS.

CF-02 — PAINTED (E) FRAMING + DECKING UNDERSIDE - CEILING

NOTES: PREPPING + TOUCH-UP / REPAIR + PAINTING OF EXISTING FRAMING + DECKING AS NEEDED THROUGHOUT:

PAINT IS TO BE SEMI-GLOSS LATEX IN KITCHEN + BATH AREAS + MATTE / EGGSHELL AT ALL OTHER AREAS.

COLOR IS TO BE SELECTED BY ARCHITECT. ALLOW FOR 2-3 COLORS PER ROOM FOR HALLS + LARGER CLASSROOMS; 1 COLOR PER ROOM FOR OFFICES, UTILITY, + OTHER SMALL ROOMS.

CF-03 — CLEAR SEALED (E) FRAMING + DECKING UNDERSIDE - CEILING

NOTES: SANDBLAST (E) FRAMING + DECKING THEN CLEAR SEAL, SPEC. TBD

CF-04 — (E) WOOD PANEL - CEILING

NOTES: (E) WOOD PANEL CEILING TO REMAIN AS SHOWN ON DRAWINGS. PATCH / REPAIR AS NEEDED + MATCH (E) FINISH.

CT-01 — COUNTERTOP

MANUF: EUROSTONE
COLOR: BASE GRAIN
NOTES:

CT-02 — BUTCHERBLOCK COUNTERTOP

MANUF: GREEN MOUNTAIN
WOOD: REDWOOD
THICKNESS: 2"
FINISH: NATURAL OIL

FF-02 — EXPOSED CONCRETE FLOOR

MANUF: ECO SAFETY PRODUCTS
PRODUCT: SOYCRETE CONCRETE STAIN & SEALER, OR SIMILAR
COLOR: SEMI-TRANSPARENT; COLOR TBD (PROVIDE 3X SAMPLES)

FLOOR PREP + INSTALL: FILL OPEN TRENCHES, HOLES AND LARGE CRACKS; BEADBLAST ENTIRE SURFACE TO CREATE MIN SURFACE PROFILE OF CSP-3; APPLY ONE COAT CONCRETE STAIN & SEALER PER MANUFACTURER INSTRUCTIONS; APPLY 1 COAT ECO-TUFF CLEARCOAT (OR SIMILAR) WITH MATTE FINISH

DESCRIPTION: ZERO VOC, CERTIFIED BIOPREFERRED, RED LIST FREE

FF-03 — (N) CARPET FLOOR

MANUF: EGE STRUCTURE
PRODUCT: ECO WALL TO WALL CARPET
COLOR: ALLOW FOR 3X COLORS TOTAL

DESCRIPTION: MADE FROM 100% REGENERATED PA6 NYLON MATERIAL
ACOUSTIC BACKING MADE OF 100% RECYCLED POLYESTER, PVC FREE
RATED CLASS 33 - COMMERCIAL - HEAVY
FIRE CLASSIFICATION: ASTM CLASS 1
CRADLE TO CRADLE BRONZE CERTIFICATION

FLOOR PREP + INSTALL: PROVIDE LEVEL (+/- 2MM), SOLID AND FIRM FLOOR SURFACE, WITHOUT CRACKES AND EDGES. ALIGN SLAB WITH ADJACENT SLABS USING SELF-LEVELING COMPOUND WHERE NECESSARY. FLOOR MUST BE CLEAN, DRY AND EVENLY ABSORBENT. CARPET LENGTHS MUST ALWAYS BE PLACED IN THE SAME DIRECTION AND BE FITTED SELVEDGE TO SELVEDGE. FOLLOW ALL MANUFACTURER INSTRUCTIONS.

FF-05 — (N) TILE FLOOR - KITCHEN

MANUF: FIRECLAY
PRODUCT: NATURAL PRESS
FINISH: SATIN + NON-SLIP ABRASION
COLOR: RED IRON OXIDE
SIZE: 6" SQUARE

NOTES: TOTAL AREA APPROX. 230 SF
6" COVE BASE TILE AT ENTIRE PERIMETER

FF-06 — (E) UNFINISHED PLYWOOD FLOOR

NOTES: (E) PLYWOOD DECKING AT 2ND FLOOR IS TO REMAIN UNFINISHED UNTIL FUTURE PROJECT PHASE. PATCH HOLES AS NEEDED FOR SAFETY.

GL-01 — GLASS BLOCK - REPLACE (E) EMBEDDED GLASS BLOCK

NOTES:
1. CONDUCT A DETAILED SURVEY OF THE EXISTING GROUND FLOOR GLASS BLOCK, IDENTIFYING + QUANTIFYING ALL DAMAGED OR MISSING BLOCKS ALONG THE ENTIRE GROUND FLOOR FACADE. IN ADVANCE OF THE SURVEY RESULTS, ASSUME REPLACEMENT OF 25% OF ALL GROUND FLOOR GLASS BLOCK OPENINGS PER THE BELOW FOR PRICING ESTIMATE.
2. REMOVE AND REPLACE ANY GLASS BLOCKS THAT ARE CRACKED ON THE EXTERIOR, SHOWING OBVIOUS SIGNS OF LEAKAGE, OR WHICH HAVE BEEN INADEQUATELY CLOSED WITH GLASS OR PLASTIC. GLASS BLOCKS THAT MAY BE DAMAGED (I.E. ON THE INTERIOR SIDE ONLY) AND DO NOT PRESENT AN IMMEDIATE CONCERN FOR WATER INTRUSION, WILL BE EARMARKED FOR FUTURE REPLACEMENT.
   A. COMPLETELY REMOVE DAMAGED GLASS BLOCK, GLASS SHARDS AND CHIP OUT MORTAR AROUND PERIMETER OF OPENING.
   B. APPLY A BED OF MORTAR TO THE INTERIOR SURFACE OF THE OPENING, AND INSERT GLASS BLOCK UNIT INTO OPENING. CLEAN ANY STRAY MORTAR OR RESIDUE OFF THE FACE OF THE BLOCK AND SURROUNDING CONCRETE SURFACES.
   C. WHEN MORTAR HAS COMPLETELY SET, SEAL THE PERIMETER WITH A GLASS BLOCK SEALANT ON INTERIOR AND EXTERIOR.
3. INCLUDE PROVIDING AND INSTALLING A SAMPLE GLASS BLOCK REPLACEMENT.

GL-02 — GLASS BLOCK - (N) ENCLOSURE

MANUF: SEVES
PRODUCT: 4" PREMIER SERIES
SIZE: 7-3/4" x 7-3/4" x 3-7/8"
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS, COORDINATE WITH STEEL TUBE FRAMES AND NEW CONCRETE SILL WALLS IN EXISTING OPENINGS IN CONCRETE WALLS

MI-01 — MIRROR: WALL MOUNTED

STYLE: 1/4" FRAMELESS MIRROR W/ FLAT POLISHED EDGE
COLOR: -
SIZE: SEE ELEVATIONS
NOTES: ADHERE W/ MASTIC OR FASTEN W/ CLIPS TO WALL

MT-01 — PERFORATED SECURITY SCREENS

MANUF.: McNICHOLS
PRODUCT: WINDSOR 2045
FINISH:
NOTES: SEE DETAILS

MW-01 — MILLWORK: KITCHEN

MATERIAL: PLASTIC LAMINATE
MANUF: TBD
COLOR: TBD
FINISH: TBD
NOTES:

WF-01 — (E) PAINTED INTERIOR WALLS

NOTES: PREPPING + TOUCH-UP/REPAIR + PAINTING OF EXISTING GYPSUM BOARD AND CONCRETE WALLS AS NEEDED THROUGHOUT;

PAINT TO BE SEMI-GLOSS LATEX IN KITCHEN + BATH AREAS AND MATTE/EGGSHELL AT ALL OTHER AREAS

COLOR TO BE SELECTED BY ARCHITECT
ALLOW FOR 2-3 COLORS PER ROOM FOR HALLS + LARGER CLASSROOMS; 1 COLOR PER ROOM FOR OFFICES, UTILITY, + OTHER SMALL ROOMS.

WF-02 — (E) PAINTED INTERIOR GYPSUM BOARD - MURAL SURFACE PREP.

NOTES: PREPPING EXISTING GYPSUM BOARD WALLS AT LOCATIONS FOR NEW MURAL IN ENTRY + HALLWAY

FINAL SPEC TBD

WF-03 — (N) PAINTED INTERIOR GYPSUM BOARD - WALLS

NOTES: PREPPING + PAINTING OF PROPOSED GYPSUM BOARD WALLS

1. SHALL BE INSTALLED IN ACCORDANCE WITH MOST CURRENT EDITION OF APPLICABLE BUILDING CODE.
2. ALL EXPOSED CORNERS AND EDGES SHALL HAVE CORNER BEADS AND CASING BEADS RESPECTIVELY.
3. FINISH SHALL BE LEVEL 4 U.O.N.
4. USE WATERPROOF GYPSUM BOARD AT ALL WET AREAS.
5. PAINT TO BE SEMI-GLOSS LATEX AT UN-TILED KITCHEN + BATH AREAS AND MATTE/EGGSHELL AT ALL OTHER AREAS
6. COLOR TO BE SELECTED BY ARCHITECT. ALLOW FOR 2-3 COLORS PER ROOM FOR HALLS + LARGER CLASSROOMS; 1 COLOR PER ROOM FOR OFFICES, UTILITY, + OTHER SMALL ROOMS.

WF-04 — (N) TILE WALLS - WC

MANUF: FIRECLAY
PRODUCT: ESSENTIALS
FINISH: MATTE
COLOR: TBD
SIZE: 4" SQUARE

NOTES: USE WATERPROOF GYPSUM BACKING BOARD TO +6'-0" ABOVE FINISH FLOOR MIN., INCLUDE SCHLUTER-DILEX-AHKA 3/8" PROFILE TOP MOUNTED COVED BASE + SCHLUTER-JOLLY AT TOP OF TILE TRANSITION

WF-06 — FRP WALL FINISH

MANUF: PANOLAM
COLOR: TBD

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
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LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS
BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:

SPECIFICATIONS

Sheet Number:

a0.10

DOOR SCHEDULE

NO.	ROOM	TYPE	LOCATION	(N)/(E)/(REUSE)	WIDTH	HEIGHT	MTRL	FRAME	FINISH	RATING	TRANSOM	DOOR NOTES	HARDWARE NOTES
GROUND FLOOR													
D-100.2	100	DBL SWING	ENTRY	(N)	6'-0"	7'-0"	STL	AL	PM	NR		(E) DOUBLE ENTRY DOORS WITHIN (E) GLASS ALUMINUM STOREFRONT TO BE REMOVED + REPLACED WITH (N) OUT-SWINGING GLASS ALUMINUM ENTRY DOORS + HARDWARE	BOTH LEAVES TO RECEIVE: PANIC HARDWARE ON INSIDE, DOOR CLOSERS ON INTERIOR, PULL HANDLE + KEYPAD ENTRY LOCK ON EXTERIOR
D-100.3	100	SWING	ENTRY + ELECTRICAL/MECH.	(REUSE)	3'-0"	7'-0"	WD	MF	PWD	NR		DEMO + REMOVE (E) HOLLOW CORE WOOD DOOR + FRAME; REPLACE WITH ADJACENT DOOR + FRAME + HARDWARE CURRENTLY AT ENTRY OF OFFICE 101; EXISTING DOOR + FRAME TO BE PRIMED AND PAINTED PRIOR TO REINSTALL	REUSE (E) DOOR CLOSER + HARDWARE IF POSSIBLE. LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-100.4	100	DBL SWING	ENTRY + UTILITY	(E)	6'-0"	7'-0"	HWD	WD	PWD	NR		(E) DOOR TO REMAIN; DOOR + FRAME TO BE PRIMED AND PAINTED	
D-100.5	100	SWING	ENTRY + STORAGE	(E)	3'-0"	7'-0", V.I.F.	HWD	WD	PWD	NR		(E) DOOR TO REMAIN; DOOR + FRAME TO BE PRIMED AND PAINTED	
D-100.6	100	SWING	ENTRY + HALLWAY	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	
D-102A	102A	SWING	VOCATIONAL TRAINING	(E)	3'-0"	7'-0"	WD	MF	PWD	NR		(E) DOOR TO REMAIN; DOOR + FRAME TO BE PRIMED AND PAINTED	REUSE (E) DOOR CLOSER + HINGES IF FUNCTIONAL. (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-102B	102B	DBL SWING	VOCATIONAL TRAINING	(N)	6'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) ENLARGED OPENING	(N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-103A	103A	SWING	VOCATIONAL TRAINING	(E)	3'-0"	7'-0"	WD	MF	PWD	NR		(E) DOOR TO REMAIN; DOOR + FRAME TO BE PRIMED AND PAINTED	REUSE (E) DOOR CLOSER + HARDWARE IF POSSIBLE. LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-103B	103B	DBL SWING	VOCATIONAL TRAINING	(N)	6'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOUBLE DOOR, FRAME + HARDWARE IN (E) OPENING BETWEEN CLASSROOM 103A AND STORAGE 103B; DEMO + REMOVE (E) WOOD FRAME + ADJACENT FRAMED OUT ENTRY SITUATION	(N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-104A	104A	SWING	VOCATIONAL TRAINING	(E)	3'-0"	7'-0"	WD	MF	PWD	NR		(E) DOOR TO REMAIN; DOOR + FRAME TO BE PRIMED AND PAINTED	REUSE (E) DOOR CLOSER + HARDWARE IF POSSIBLE. LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-104B.1	104B	SWING	VOCATIONAL TRAINING	(REUSE)	3'-0"	7'-0"	WD	MF	PWD	NR		DEINSTALL (E) SOLID CORE WOOD DOOR (WITH GLASS LITE); REPLACE WITH (E) DOOR + HARDWARE CURRENTLY AT (E) KITCHEN 105C (WITHOUT GLASS LITE); DOOR + FRAME TO BE PRIMED AND PAINTED PRIOR TO REINSTALL	" " "
D-104B.2	104B	SWING	VOCATIONAL TRAINING	(N)	3'-0"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	
D-105A.1	105A	DBL SWING	VOCATIONAL TRAINING	(N)	6'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOUBLE DOOR, FRAME + HARDWARE IN (N) OPENING	BOTH LEAVES TO RECEIVE: PANIC HARDWARE ON INSIDE / PUSH SIDE, DOOR CLOSERS, PULL HANDLE + CLASSROOM TYPE LOCK-/LATCHSET ON PULL SIDE
D-105A.2	105A	EXT. SWING	VOCATIONAL TRAINING / EXTERIOR	(E)	3'-0"	7'-0"	MT	MF	PM	NR		(E) DOOR + FRAME TO REMAIN; MODIFY FOR NEW HARDWARE; PRIME + PAINT (E) DOOR + FRAME	(N) EXTERIOR HIGH SECURITY LOCKSET + HARDWARE
D-105A.3	105A	EXT. GATE	VOCATIONAL TRAINING / EXTERIOR GATE	(N)	3'-0"	4'-6" +/-, V.I.F.	MT	WD	PM	NR			(N) EXTERIOR HIGH SECURITY LOCKSET + HARDWARE
D-105B	105B	DBL SWING	VOCATIONAL TRAINING	(N)	6'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	DEMO + REMOVE (E) HOLLOW CORE WOOD DOOR + FRAME; REPLACE WITH (N) DOOR + FRAME + HARDWARE; EXISTING DOOR + FRAME TO BE PRIMED AND PAINTED PRIOR TO REINSTALL; ENSURE DOOR OPENING HEIGHT ALLOWS FOR FUTURE FINISH FLOOR ELEVATION	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-105C.1	105C	SWING	KITCHEN	(REUSE)	3'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	DEINSTALL (E) SOLID CORE WOOD DOOR (WITHOUT GLASS LITE); REPLACE WITH (E) DOOR + HARDWARE CURRENTLY AT CLASSROOM 104B (WITH GLASS LITE); DOOR + FRAME TO BE PRIMED AND PAINTED PRIOR TO REINSTALL	REUSE (E) DOOR CLOSER + HARDWARE IF POSSIBLE. LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-105C.2	105C	SWING	KITCHEN	(N)	3'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-106	106	SWING	OFFICE	(E)	3'-0"	7'-0"	WD	WD	PWD	NR		PROVIDE ADD ALT PRICE FOR (N) DOOR, FRAME + HARDWARE	ADD ALT FOR (N) HARDWARE: DOOR CLOSER, LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-107	107	SWING	OFFICE	(E)	3'-0"	7'-0"	WD	WD	PWD	NR		PROVIDE ADD ALT PRICE FOR (N) DOOR, FRAME + HARDWARE	ADD ALT FOR (N) HARDWARE: DOOR CLOSER, LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-108	108	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-109A	109A	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-109B	109B	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-109C	109C	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-109D	109D	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-110A	110	SWING	WC	(N)	3'-0"	7'-0"	WD	WD	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-110B	110	SWING	WC	(N)	2'-6"	7'-0"	WD	WD	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-110C	110	SWING	WC	(N)	2'-10"	7'-0"	WD	WD	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-110D	110	SWING	WC	(N)	3'-0"	7'-0"	WD	WD	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-111A	111A	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-111B	111B	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-112	112	SWING	KITCHEN	(N)	3'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-113	113	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-114A.1	114A	SWING	WC	(N)	2'-10"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114A.2	114A	SWING	WC	(N)	2'-10"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114A.3	114A	SWING	WC	(N)	2'-10"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114A.4	114A	SWING	WC	(N)	3'-0"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) PULL AT BOTH SIDES; PRIVACY TYPE LOCK W/ NO LATCH
D-114A.5	114A	SWING	WC	(N)	2'-10"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114A.6	114A	SWING	WC	(N)	2'-10"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114A.7	114A	SWING	WC	(N)	3'-0"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE PRIVACY TYPE LOCK-/LATCHSET
D-114B	114B	SWING	JANITORIAL	(N)	2'-6"	7'-0"	WD	MF	PWD	NR		(N) DOOR IN (N) WALL	(N) PASSAGE SET W/ CLOSER, INCLUDE CLOSER + HOLD OPEN HARDWARE
D-115A	115A	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-115B	115B	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-115C	115C	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR IN (N) WALL	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-115D	115D	SWING	VOCATIONAL TRAINING	(N)	3'-0"	7'-0"	WD	WD	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-116A.1	116A	DBL SWING	ENTRY	(N)	6'-10 1/2"	8'-9"	STL	MF	AA	NR		(N) EXTERIOR DOOR + FRAME IN (N) GLASS BLOCK ENCLOSURE	BOTH LEAVES TO RECEIVE: PANIC HARDWARE ON INSIDE, DOOR CLOSERS ON INTERIOR, PULL HANDLE + KEYPAD ENTRY LOCK ON EXTERIOR
D-116A.2	116A	DBL SWING	ENTRY	(N)	6'-0"	7'-0"	WD/GL	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) CMU BLOCK WALL OPENING	ONE LEAF TO RECEIVE CLASSROOM TYPE LOCK-/LATCHSET; OTHER LEAF TO HAVE TOP AND BOTTOM FLUSH BOLT, ACCESSED ONLY WHEN DOOR IS OPEN
D-116B	116B	SWING	LAUNDRY/STORAGE	(N)	3'-0"	7'-0"	WD	MF	PWD	NR	FULL WIDTH x 2'-0" HIGH	(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
D-116C.1	116C	SWING	UTILITY / STORAGE	(N)	3'-0"	7'-0"	WD	WD	PWD	NR		(N) DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DEADBOLT AT OUTSIDE + THUMBTURN AT INSIDE
D-116C.2	116C	DBL SWING	UTILITY / STORAGE	(N)	6'-0"	6'-8" V.I.F. HEIGHT BELOW STAIR	WD	WD	PWD	NR		(N) DOUBLE DOOR, FRAME + HARDWARE IN (N) OPENING	(N) DOOR CLOSER; ONE LEAF TO RECEIVE (N) DEADBOLT AT OUTSIDE + THUMBTURN AT INSIDE; OTHER LEAF TO HAVE TOP AND BOTTOM FLUSH BOLT
D-116D	116D	SWING	TRASH	(N)	3'-6"	7'-0"	STL	MF	PM	NR		(N) DOOR, FRAME + HARDWARE IN (N) OPENING, LOUVER DOORS FOR VENTILATION	(N) PASSAGE SET W/ CLOSER, INCLUDE CLOSER + HOLD OPEN HARDWARE
D-117.1	117	SWING	OFFICE	(N)	3'-0"	7'-0"	WD	MF	PWD	NR		(N) DOOR, FRAME + HARDWARE IN (E) CMU BLOCK WALL OPENING	(N) DOOR CLOSER; (N) LEVER + LOCK SHOULD BE CLASSROOM TYPE LOCK-/LATCHSET
SECOND FLOOR													
D-200	200	SWING	VOCATIONAL TRAINING	(E)	3'-0"	7'-0"	WD	WD	PWD	NR		(E) DOOR + FRAME TO REMAIN	(E) TO REMAIN
D-204	204	SWING	OFFICE	(E)	3'-0"	7'-0"	WD	WD	PWD	NR		" "	" "
D-205	205	SWING	STORAGE	(E)	3'-0"	7'-0"	WD	WD	PWD	NR		" "	" "

SCHEDULE NOTES

MATERIAL / CONSTRUCTION
- AL ALUMINUM
- HM HOLLOW METAL
- STL STEEL
- GL GLASS
- WD SOLID CORE WOOD (1 3/4")
- HWD HOLLOW CORE WOOD
- PMP PERFORATED METAL PANEL

FRAME
- AL ALUMINUM
- MF METAL FRAME
- STL STEEL FRAME
- WD WOOD FRAME

FINISH
- AA ANODIZED ALUMINUM
- MT METAL
- PM PAINTED METAL
- PWD PAINTED WOOD

RATING
- NR NOT RATED
- #HR FIRE RESISTANCE RATING
- STC# ACOUSTIC RATING

SHEET NOTES

1. ENSURE FUNCTIONALITY OF ALL EXISTING TO REMAIN DOORS + REPLACE/REPAIR HARDWARE AS NEEDED. ALL EXISTING TO REMAIN DOORS + FRAMES TO BE PRIMED + PAINTED TO MATCH ADJACENT WALL COLOR U.O.N.
2. ALL HARDWARE TO BE ADA COMPLIANT, EXCEPT AT MECHANICAL CLOSETS, NON-ADA WC'S, ETC. MAXIMUM EFFORT TO OPERATE ALL INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS.
3. ALL EGRESS DOORS SHALL OPEN FREELY IN THE DIRECTION OF TRAVEL, WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. ACCESS-/KEYPAD-CONTROLLED DOORS SHALL NOT RESTRICT / BLOCK ACCESS IN THE DIRECTION OF EXIT. KEYPAD CONTROLS SHOULD BE TIED INTO EXISTING KNOX KEY SWITCH AT BUILDING LOBBIES, AND TESTED PRIOR TO OCCUPANCY.
5. PROVIDE ACOUSTIC GASKETING + DOOR SWEEPS AT ALL (E) TO REMAIN AND (N) CLASSROOM AND OFFICE DOORS.

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
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LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED ARCHITECT
DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
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NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name: DOOR SCHEDULE

Sheet Number: a0.11

Page Number: 11 OF 29

Banks Landi Lighting Design
401 Second Street, #630
San Francisco, CA 94107

Project: VWC Bancroft
Issue: Progress Set
Date: 03/13/24

VWC BANCROFT
LIGHTING FIXTURE SCHEDULE

General Notes
1. Fixture finishes to be confirmed by Architect.
2. Contractor to provide all necessary accessories and components for complete installation.
3. Contractor to provide all necessary accessories and components for complete installation.
4. Shop drawings are to be provided for continuous linear fixtures for approval prior to ordering. Drawings to be prepared by the manufacturer showing all details of construction, lengths of required runs, lamp layout, power location, finishes and list of materials. Drawings must be to scale.
5. Fixture mounting heights are TBD. Pendant and vertical surface mounted fixtures are to be mounted X'-X" AFF. Refer to architectural drawings for more information.

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
F- TYPES									
F1	WALL RECESSED LED STEPLIGHT - 3" W X 3" L	MODERN FORMS - STEP LIGHT Fixture:SL-LED150-3000K-FINISH PER ARCH-3.2-22k	Stairs	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
F2	CEILING SUSPENDED LINEAR TRACK SYSTEM	LUMENTURE - 4.36XW Track kit: 99-LENGTH PER PLAN-FINISH PER ARCH Track heads: T65-3xD-1500-40-FINISH PER ARCH-J-ACCESSORIES AS REQ'D	Entry & Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	16	EA	120V	1. Finish to be confirmed by Architect. 2. Contractor to confirm ceiling thickness and fixture compatibility prior to installation with lighting designer. 4. Contractor to provide all necessary accessories and components for complete installation. 5. See general notes.
F3A	CEILING SURFACE MOUNTED LUMINAIRE - 1"T DIA, L 14" H	LANO - SLIM FORM LED Fixture: 20F S 12IN 18LM-SWHS-90CRI-MVOLT ZT-WH	Restrooms	White LEDs (Provided by Manufacturer) 2700K-3000K	Integral, Electronic - (Dimmable)	19.8	EA	120V-277V	1. Finish to be confirmed by Architect. 2. Contractor to confirm ceiling thickness and fixture compatibility prior to installation. 4. See general notes.
F3B	CEILING SURFACE MOUNTED LUMINAIRE - 1" DIA., 72" H	LANO - SLIM FORM LED Fixture: 20F 7IN 18LM-SWHS-90CRI-MVOLT ZT-WH-LGL	Restrooms	White LEDs (Provided by Manufacturer) 2700K-3000K	Integral, Electronic - (Dimmable)	9.1	EA	120V-277V	1. Finish to be confirmed by Architect. 2. Contractor to confirm ceiling thickness and fixture compatibility prior to installation. 4. See general notes.
F4	SURFACE MOUNTED LINEAR LINE VOLTAGE COVE LIGHT	TROY - L45 Fixture: L45-LENTH PER PLAN-06-30-90-MULT-120-FINISH PER ARCH	Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	6	LF	120V-277V	1. Fixture lengths to be confirmed with architectural dwgs and field conditions. 2. Contractor to provide all necessary accessories and components for complete installation. 3. Fixtures/wire connections to be clean and concealed from all viewlocale area. 4. See general notes.
F5	SURFACE MOUNTED LINEAR LED 0785- 48" L	LITHONIA LIGHTING - ZL1D Fixture: ZL1D-48"-SMR-3000-FST-MVOLT-30K-90CRI-FINISH PER ARCH-ACCESSORIES AS REQ'D	BOH	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	30	LF	120V-277V	1. Fixture lengths to be confirmed with architectural dwgs and field conditions. 2. Contractor to provide all necessary accessories and components for complete installation. 3. See general notes.
F6	SURFACE MOUNTED LINEAR LED TAPE-IN-CHANNEL UNDER CABINET LIGHT	KELVIX - CH 502 A Fixture channel: CH-502-A-LENGTH PER PLAN- FR-CP-EC	Undercabinet Millwork	White LEDs (Provided by Manufacturer) 1800K-3000K	Integral, Electronic - (Dimmable)	NA	LF		1. Fixture lengths to be confirmed with architectural dwgs and field conditions. 2. Contractor to provide all necessary accessories and components for complete installation. 3. Fixtures/wire connections to be clean and concealed from all viewlocale area. 4. Refer to architectural package for mounting intent and required dimensions. This sketch is not intended for construction. Refer to architectural drawings for additional information. 6. See general notes.
		Fixture LED strip: UNI-CHI 1-300-1830K-24V-NA				4.3	LF	120V Primary 24V Secondary	
		Remote driver: ULV96-120-277 VAC-96W-24V				4.3	LF		
F7	SURFACE MOUNTED LINEAR LED SPLIGHT LUMINAIRE - 20" W - 12" L	ARTEMIDE - SURF WALL 300 Fixture: SURF WALL 300- LED 3000K-WHITE	Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	40	EA	220V-240V	1. Mounting height per Architectural Drawings. 2. Finish to be confirmed by Architect. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D- TYPES									
D1	CEILING SUSPENDED PENDANT - 15.3" L 17" H	AKARI CEILING LAMPS - AKARI 21A	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2A	CEILING SUSPENDED PENDANT - 13 DIA, 8" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2007-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2B	CEILING SUSPENDED PENDANT - 14" DIA, 12" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2008-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.

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VWC BANCROFT
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Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
D2C	CEILING SUSPENDED PENDANT - 14" DIA., 25" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2009-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2D	CEILING SUSPENDED PENDANT - 22" DIA., 14" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2006-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Finish to be confirmed by Architect. 2. Contractor to provide all necessary manufacturer supplied optics, prior to confirmation with lighting designer. 4. Contractor to provide all necessary accessories and components for complete installation. 5. See general notes.
D3	WALL MOUNTED SCONCE - 7" H, 4" WIDE	IN COMMON WITH - FIXED DOWN SCONCE Fixture: FIXED DOWN SCONCE-FINISH PER ARCH-2200K-3000K	Classroom	Lamp: Tala Sphere I SPHR-G50-4W-2000-2800K 012-MP-120V	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D4	CEILING SUSPENDED PENDANT - 9" L	AKARI CEILING LAMPS - AKARI 8ID	Corridors	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D5	WALL MOUNTED SCONCE - 9.8" DIA.	TUDO & CO. - SONOMA WOOD & STONE WALL LIGHT Fixture: Model A	Corridors	Lamp: Tala G9 Ceramic G9-4W-2700K-RA97-120V	Integral, Electronic - (Dimmable)	4	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D6-OPT 1	CEILING SUSPENDED PENDANT - 23.3" DIA.	MULITO - STRAND Fixture: Open 23.5"	Office	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D6-OPT 2	CEILING SUSPENDED PENDANT - 22.3" DIA.	LUXX BOXX - KURTAIN LX-KUX Fixture: LX-KU-M-FINISH PER ARCH-3000K-DI-UNV-CD	Office	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	48.3	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D7-OPT 1	CEILING SUSPENDED PENDANT - 14" DIA.	QANTRI - BIJIA PENDANT Fixture: 3000K-FINISH PER ARCH	Kitchen	Lamp: Tala Sphere I SPHR-G50-4W-2000-2800K 012-MP-120V	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D7-OPT 2	CEILING SUSPENDED PENDANT - 19" DIA.	LUXX BOXX - ILLI Fixture: IL-F-FINISH PER ARCH-30-UNV-CD	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	25.9	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D8	CEILING SUSPENDED PENDANT - 9" L	AKARI CEILING LAMPS - AKARI 16A	Offices	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K 026-MP-120V	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D9	WALL MOUNTED SCONCE -5.9" DIA.	TUDO&CO - NERO BIANCO MINIMALIST STONE WALL SCONCE	Offices	Lamp: Tala G9 Ceramic G9-4W-2700K-RA97-120V	Integral, Electronic - (Dimmable)	4	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D10	CEILING SUSPENDED SHOP LIGHTS - 12" DIA.	EARNLIGHT - MARATHON SERIES Fixture: BLE-O-TDM12-FINISH PER ARCH-5BK	Storage/ Laundry	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	23	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.

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Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
D11	WALL MOUNTED BARN LIGHT - 12" DIA.	BARNLIGHT - ORIGINAL SERIES Fixture: BLE-C-WHS12"-FINISH PER ARCH-5BK	Façade Signage	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	23	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D12-OPT 1	CEILING SUSPENDED PENDANT	STICKBUILD - TREELINE SERIES Fixture: TL-DI-LENGTH PER PLAN-FINISH PER ARCH-CRI9CRI-96-ME-30-DIM-DIN-156-W-X-010	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	5.8	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D12-OPT 2	CEILING SUSPENDED PENDANT	LUXX BOXX - LINEA Fixture: LX-LIN-LENGTH PER PLAN-HO-B-30-I-UNV-CD-FINISH PER ARCH	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	5.8	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D13-OPT 1	SURFACE MOUNTED LUMINAIRE	VIBIA - TOP 1150 Fixture: FINISH PER ARCH-2700K	Classroom	White LEDs (Provided by Manufacturer) 2700K	Integral, Electronic - (Dimmable)	10	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D13-OPT 2	SURFACE MOUNTED LUMINAIRE	MODERN FORMS- PRESTON Fixture: PM-12926-FINISH PER ARCH	Classroom	White LEDs (Provided by Manufacturer) 2700K	Integral, Electronic - (Dimmable)	10	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

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830 Bancroft Way
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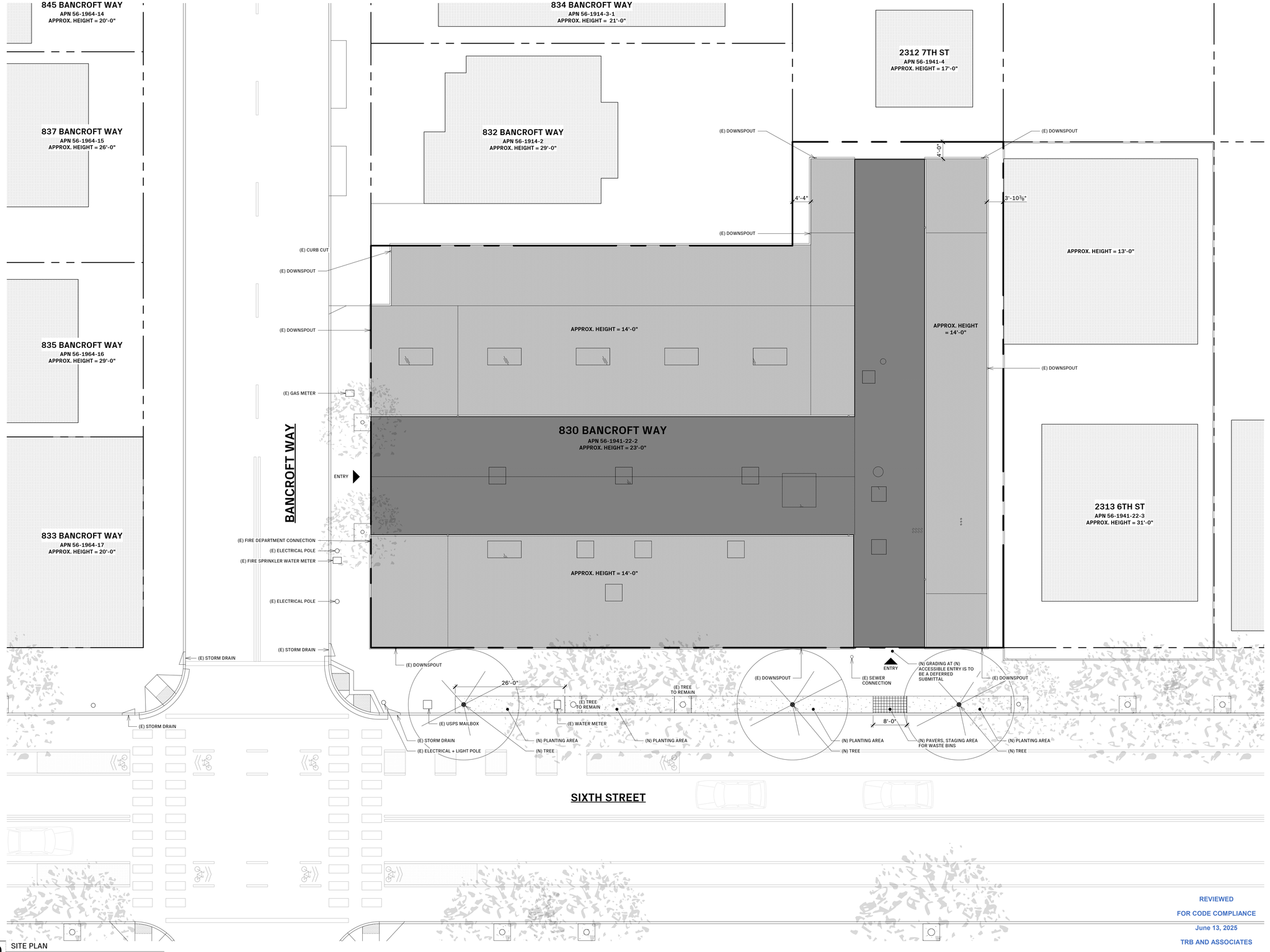
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Sheet Name:
LIGHT FIXTURE SCHEDULE

Sheet Number:
a0.12

Page Number: 12 OF 29

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June 13, 2025
TRB AND ASSOCIATES



20 SITE PLAN
1" = 10'-0"

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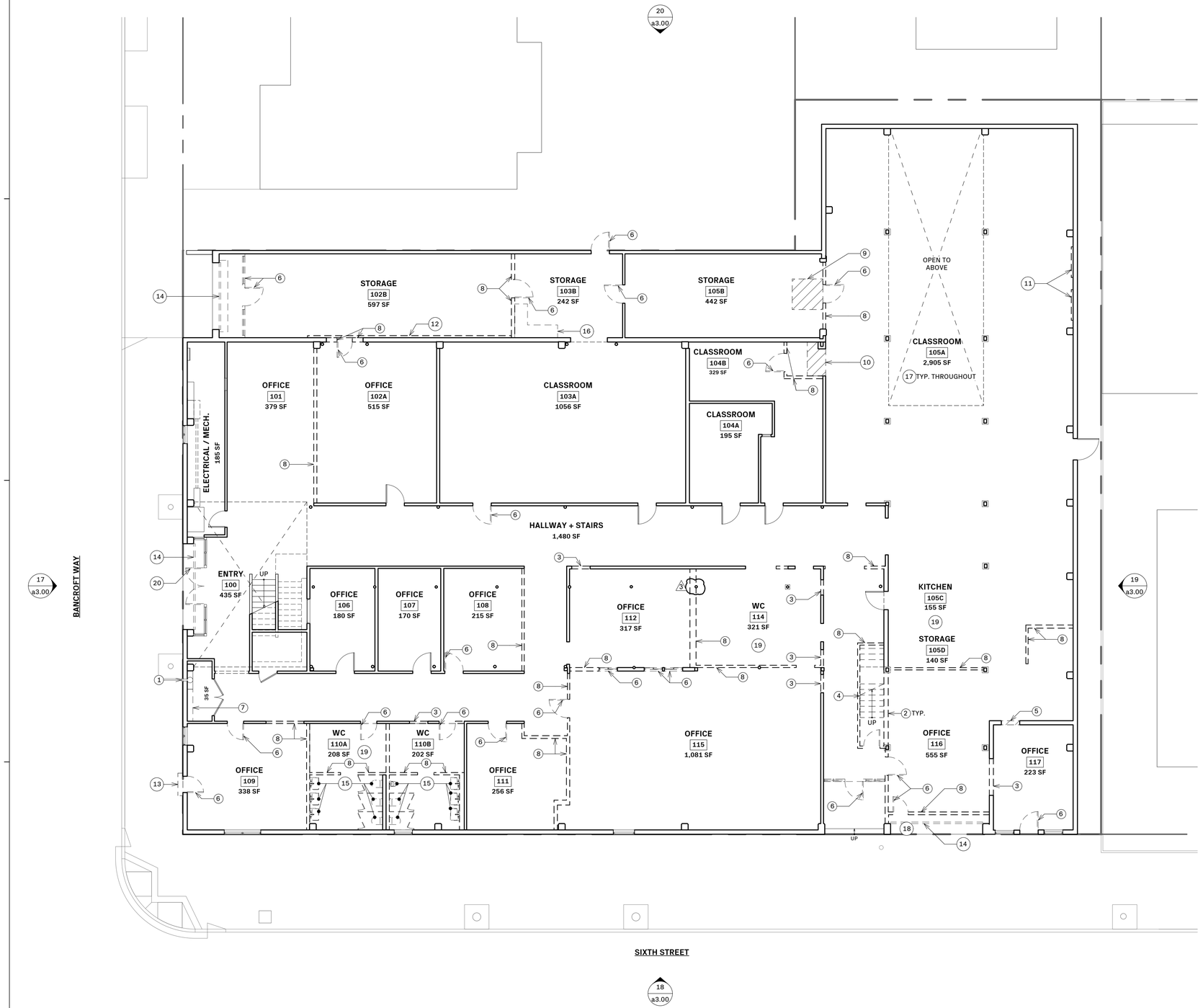
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SITE PLAN

Sheet Number:
a1.00



20 EXISTING/DEMOLITION FLOOR PLAN: GROUND LEVEL
1/8" = 1'-0"

DEMOLITION LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) CASEWORK/EQUIPMENT TO BE DEMOLISHED
- (E) TILE FLOOR / PAVERS TO BE DEMOLISHED
- (E) CARPET FLOOR TO BE DEMOLISHED
- (E) FLOOR / CEILING TO BE DEMOLISHED

SHEET NOTES

1. (E) TO REMAIN FIRE RISER + FDC
2. DEMO PORTION OF (E) NONBEARING WALL
3. (N) OPENING IN (E) NONBEARING WALL
4. DEMO (E) STAIR
5. DEMO (E) CONCRETE CURB AT DOOR
6. REMOVE (E) DOOR/WINDOW + FRAME / STOREFRONT
7. REMOVE (E) TELEPHONE LINES / CABLES / DEFUNCT EQUIPMENT, TYP. THROUGHOUT
8. DEMO (E) NONBEARING WALL
9. DEMO PLATFORM LANDING
10. DEMO RAMP
11. DEMO FRAMING
12. DEMO FURRED OUT WALL
13. REMOVE (E) CONCRETE STEP
14. REMOVE (E) ROLL-UP GATE
15. REMOVE (E) PLUMBING FIXTURE
16. REMOVE (E) CASEWORK
17. ROOM NAMES REFLECT LAST APPROVED USES FROM 2001 USE PERMIT MODIFICATION #UP_A1463_MOD#01-70000024
18. EXCAVATE FOR (N) FOUNDATION AT ENTRY, S.S.D.
19. TRENCH AS NEEDED FOR (N) PLUMBING FIXTURES IN THIS ZONE, SEE PLUMBING DRAWINGS
20. REMOVE (E) DOOR IN (E) STOREFRONT FRAME

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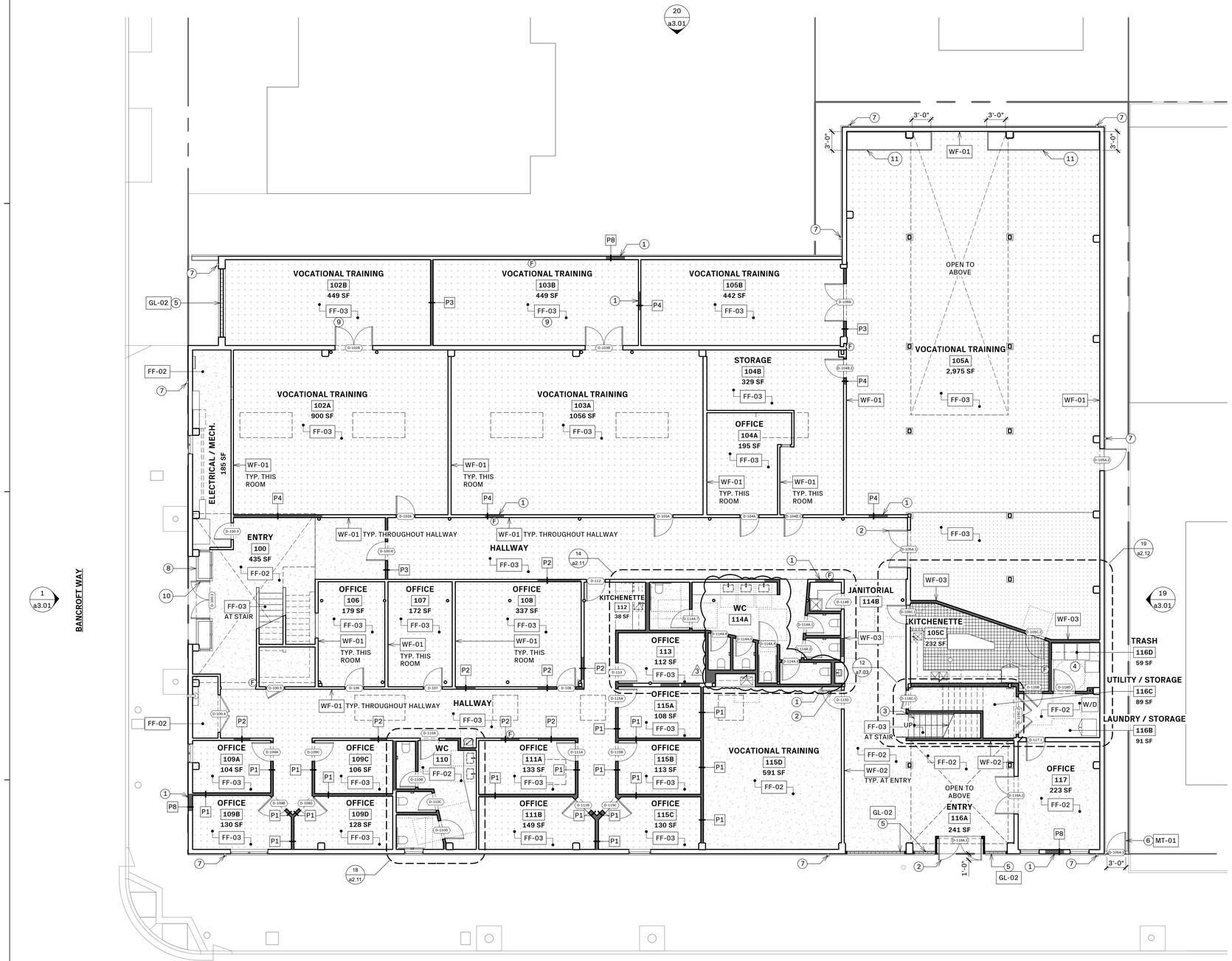
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Sheet Name:
EXISTING/DEMO GROUND FLOOR PLAN

Sheet Number:
a2.00



SHEET LEGEND:

- (E) WALL TO REMAIN
- (N) WALL
- (N) TILE FLOOR FINISH
- (N) CARPET FLOOR FINISH
- CONCRETE FLOOR FINISH
- (F) PORTABLE FIRE EXTINGUISHER CABINET (MAX. TRAVEL DISTANCE BETWEEN CABINETS = 75 FT.)

SHEET NOTES

1. (N) FILL IN (E) OPENING
2. (N) DOOR
3. (N) STAIR
4. WASTE BIN STORAGE
5. (N) GLASS BLOCK ENCLOSURE AT (E) OPENING
6. (N) GATE
7. (E) DOWNSPOUT
8. (N) SECURITY SCREEN FOR STOREFRONT
9. USE TOPPING SLAB OVER (E) SLAB TO ALIGN WITH ADJACENT FLOOR SLAB BEFORE INSTALLING FLOOR FINISH
10. (N) DOOR IN (E) STOREFRONT FRAME
11. (N) BUILT-IN PLANTER BOX

PROPOSED NOTES

A. GROUND LEVEL GLASS BLOCK REPAIR/REPLACEMENT
1. CONDUCT A DETAILED SURVEY OF GROUND FLOOR GLASS BLOCK, IDENTIFYING + QUANTIFYING ALL DAMAGED OR MISSING BLOCKS ALONG THE ENTIRE GROUND FLOOR FACADE.
2. REMOVE AND REPLACE ANY GLASS BLOCKS THAT ARE CRACKED ON THE EXTERIOR, SHOWING OBVIOUS SIGNS OF LEAKAGE, OR WHICH HAVE BEEN INADEQUATELY CLOSED WITH GLASS OR PLASTIC. GLASS BLOCKS THAT MAY BE DAMAGED (I.E. ON THE INTERIOR SIDE ONLY) AND DO NOT PRESENT AN IMMEDIATE CONCERN FOR WATER INTRUSION, WILL BE EARMARKED FOR FUTURE REPLACEMENT.
A. COMPLETELY REMOVE DAMAGED GLASS BLOCK, GLASS SHARDS AND CHIP OUT MORTAR AROUND PERIMETER OF OPENING.
B. APPLY A BED OF MORTAR TO THE INTERIOR SURFACE OF THE OPENING, AND INSERT GLASS BLOCK UNIT INTO OPENING. CLEAN ANY STRAY MORTAR OR RESIDUE OFF THE FACE OF THE BLOCK AND SURROUNDING CONCRETE SURFACES.
C. WHEN MORTAR HAS COMPLETELY SET, SEAL THE PERIMETER WITH A GLASS BLOCK SEALANT ON INTERIOR AND EXTERIOR.
3. INCLUDE PROVIDING AND INSTALLING A SAMPLE GLASS BLOCK REPLACEMENT.

B. GROUND LEVEL CONCRETE WATERPROOFING + PAINTING
1. SAFELY REMOVE ANY FLAKING OR PEELING EXTERIOR PAINT, COMPLYING WITH THE CAL/OSHA LEAD IN CONSTRUCTION REGULATION.
2. IDENTIFY AND REPAIR ANY LARGE CRACKS, HOLES OR DAMAGED AREAS IN THE CONCRETE USING A SUITABLE PATCHING COMPOUND.
3. AT THE BASE OF THE WALL, WHERE THE WALL MEETS THE FOUNDATION, APPLY A SPECIALIZED BASE SEALANT TO ENSURE A DURABLE AND WATERTIGHT SEAL.
A. WHERE WALL MEETS CONCRETE DRIVE OR SIDEWALKS: CLEAN GAP BETWEEN BASE OF WALL AND SIDEWALKS OF ANY DIRT AND DEBRIS. INSERT A BACKER ROD INTO THE GAP, AND APPLY CAULK SEALANT INTO THE GAP, ENSURING IT IS FULLY FILLED. THEN SMOOTH CAULK AGAINST WALL AND SIDEWALK FOR A SEAMLESS FINISH. USE A SEALANT THAT MATCHES THE CONCRETE'S COLOR.
B. WHERE WALL MEETS FILL AND IS SLIGHTLY SUBMERGED (I.E. GREAT HALL EAST WALL + PARTIAL SOUTH + NORTH WALLS): REMOVE 1-2 FT OF FILL MATERIAL AWAY FROM WALL AND FOUNDATION. APPLY WATERPROOFING MEMBRANE TO CONCRETE WALL FROM T.O. FOUNDATION TO 8" ABOVE GRADE. INSTALL A CONTINUOUS DRAINAGE PIPE AROUND PERIMETER. FILL WITH GRAVEL TO 1' FROM WALL, THEN BACKFILL TO FILL REMAINING CHANNEL.
4. PRIME AND PAINT ENTIRE CONCRETE FACADE SURFACE.
A. PRIMER TO BE SHERWIN WILLIAMS LOXON XP WATERPROOFING MASONRY PRIMER/SEALER, OR SIMILAR.
B. PROTECTIVE FLAT COAT TO BE PREMIUM EXTERIOR, ULTRA-LOW VOC, ACRYLIC PAINT. DUNN-EDWARDS EVERSHIELD OR SIMILAR.
C. FINAL COAT TO BE BENJAMIN MOORE AURA EXTERIOR PAINT OR SIMILAR. COLOR SPEC TBD.
D. INCLUDE CAREFULLY TAPING ALL CONCRETE BLOCK AND OTHER OPENINGS.

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20 PROPOSED FLOOR PLAN: GROUND LEVEL
1/8" = 1'-0"

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PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
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DOUGLAS
BURNHAM
C25383
ARCHITECT
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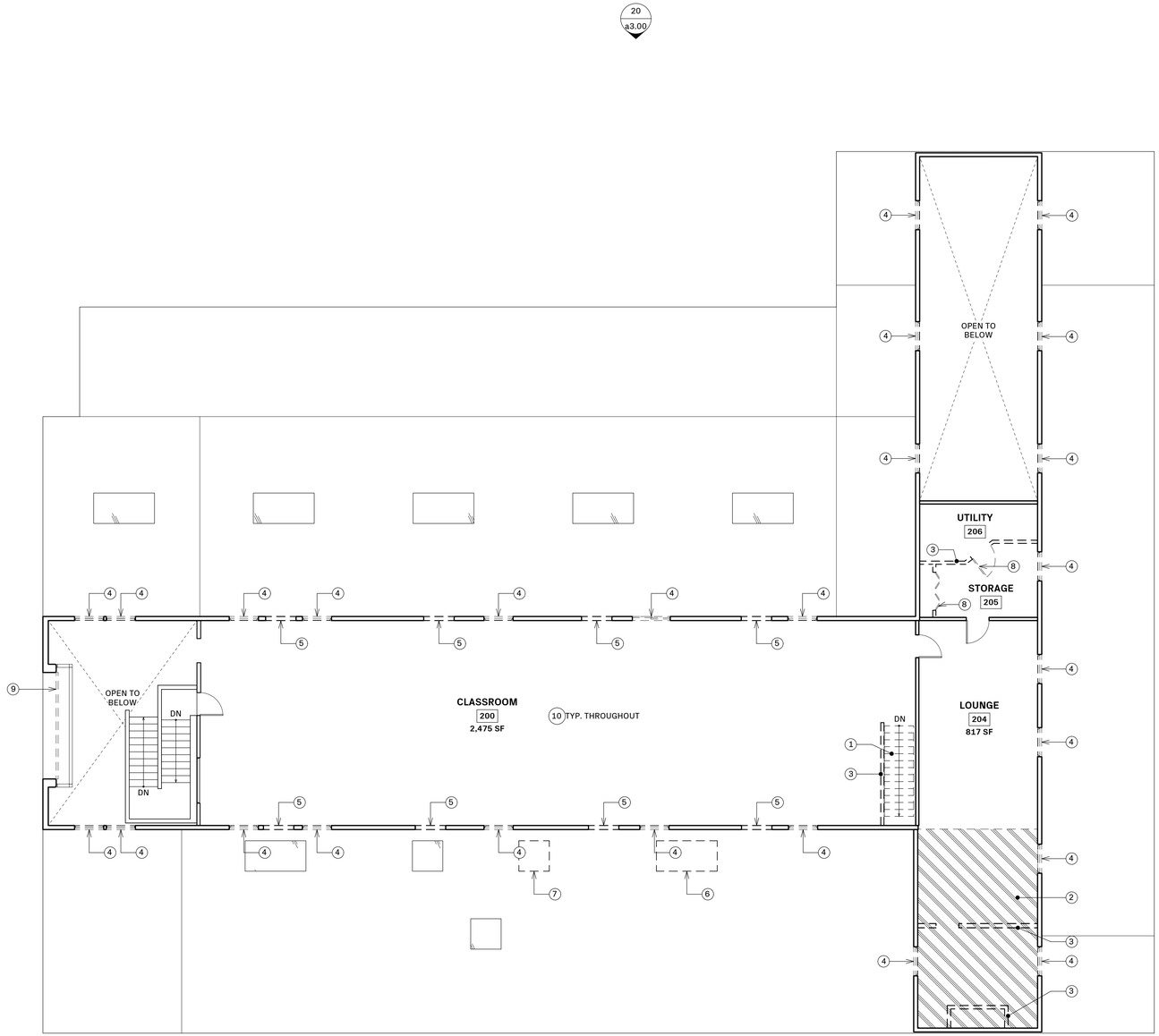
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PROPOSED GROUND FLOOR PLAN

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WORK ON THE UPPER LEVEL IS LIMITED TO THE MINIMUM REQUIRED FOR EGRESS AND OTHER BASIC LIFE SAFETY MEASURES. OTHER THAN ACCESSING UTILITY EQUIPMENT BY AUTHORIZED QUALIFIED PERSONNEL, THE UPPER LEVEL SPACE WILL NOT BE USED UNTIL AFTER A FUTURE PHASE RENOVATION.



20 EXISTING/DEMOLITION FLOOR PLAN: SECOND LEVEL
1/8" = 1'-0"

DEMOLITION LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) CASEWORK/EQUIPMENT TO BE DEMOLISHED
- (E) TILE FLOOR / PAVERS TO BE DEMOLISHED
- (E) CARPET FLOOR TO BE DEMOLISHED
- (E) FLOOR / CEILING TO BE DEMOLISHED

SHEET NOTES

1. DEMO (E) STAIR
2. DEMO (E) FLOOR AS SHOWN
3. DEMO (E) NONBEARING WALL
4. REMOVE (E) WINDOW
5. (N) OPENING FOR (N) WINDOW
6. REMOVE (E) SKYLIGHT
7. (N) OPENING IN ROOF FOR (N) SKYLIGHT
8. REMOVE (E) DOOR/WINDOW + FRAME
9. REMOVE (E) ROLL-UP GATE
10. ROOM NAMES REFLECT LAST APPROVED USES FROM 2001 USE PERMIT MODIFICATION #UP_A1463_MOD#01-70000024

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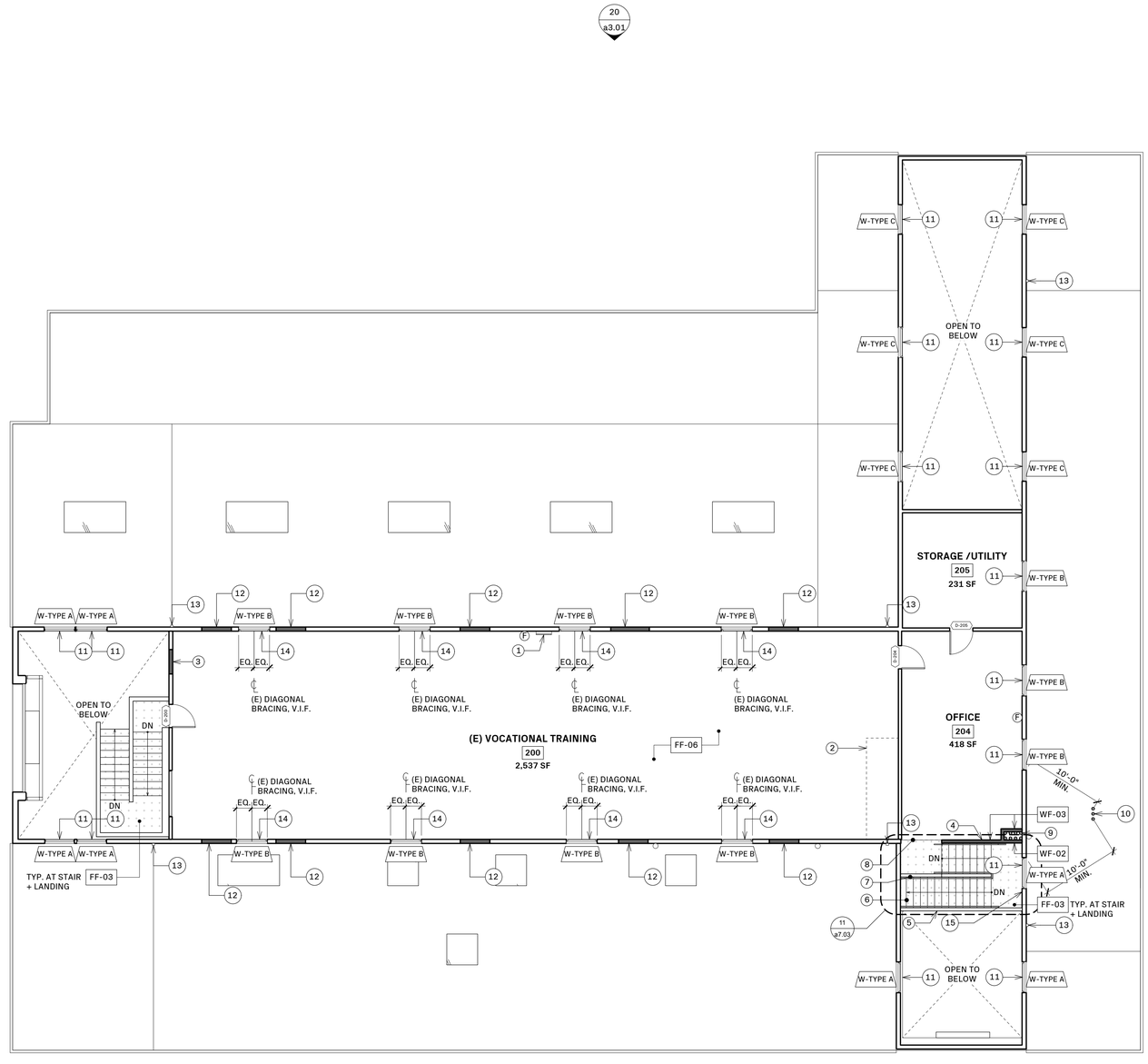
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EXISTING/DEMO SECOND FLOOR PLAN

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SHEET LEGEND:

- (E) WALL TO REMAIN
- (N) WALL
- (N) TILE FLOOR FINISH
- (N) CARPET FLOOR FINISH
- CONCRETE FLOOR FINISH
- (F) PORTABLE FIRE EXTINGUISHER CABINET (MAX. TRAVEL DISTANCE BETWEEN CABINETS = 75 FT.)

SHEET NOTES

1. (E) ELECTRICAL PANEL AT (N) LOCATION (T.B.D.)
2. (N) FILL IN FLOOR AT DEMOLISHED STAIR
3. (N) FILL IN (E) OPENING IN WALL
4. (N) FULL HEIGHT WALL AT TOP OF (N) STAIR
5. (N) PARTIAL HEIGHT WALL BELOW
6. (N) STAIR
7. (N) GUARDRAIL
8. (N) STAIR LANDING, MATCH HEIGHT + FINISH OF (E) FLOOR
9. (N) CHASE FOR VENTILATION DUCTS TO ROOF
10. (N) VENTILATION DUCTS EXHAUST AT ROOF
11. (N) WINDOW IN REFRAMED OPENING HORIZONTALLY CENTERED AT (E) OPENING
12. INFILL WALL IN (E) OPENING
13. (N) DOWNSPOUT
14. (N) WINDOW IN (N) OPENING
15. (N) FILL IN WALL BETWEEN (E) BEAM + (N) STAIR LANDING

PROPOSED NOTES

A. REMOVE AND REPLACE ANY WALL FRAMING MEMBERS THAT ARE SUBJECT TO ADVANCED DRY ROT. INCLUDE ANY NECESSARY SHORING IN SECTIONS WHERE ENTIRE LENGTHS ARE BEING REPLACED.

B. REMOVE ALL EXISTING UPPER FLOOR WINDOWS. REFRAME OPENINGS WHERE NECESSARY. INSTALL SPECIFIED WINDOWS WITH APPROPRIATE NAIL FLANGE TO ACCEPT STUCCO WALL FINISH. INCLUDE ALL NECESSARY WATERPROOFING, CONTINUOUS FLASHING, SEALANT, ETC TO ENSURE A WATERTIGHT WINDOW INSTALLATION. FOR MOTORIZED AWNING WINDOWS, PROVIDE CONCEALED, IN WALL ELECTRICAL CONNECTIONS, AS NEEDED.

C. MAXIMUM ACHIEVABLE R-VALUE FOR THE EXISTING FRAMING DEPTH WITH FIBERGLASS BATT INSULATION (KRAFT PAPER FACED).

D. EXTERIOR SHEATHING + CONTINUOUS WEATHER RESISTANT BARRIER
1. SHEATHING TO BE EXTERIOR GRADE PLYWOOD, MINIMUM 1/2" THICK. PLYWOOD TO BE GAPPED 1/8" AT ALL EDGES.
2. WATERPROOF MEMBRANE TO BE BITUTHENE, CONTINUOUS ON ALL EXTERIOR SURFACES AND AROUND CORNERS.
3. PROVIDE NEW BITUTHENE FLASHING AROUND ALL OPENINGS.
4. PROVIDE SHEET METAL FLASHING AND COUNTER-FLASHING AT WALL TO ROOF INTERSECTION.

E. INSTALL THREE-COAT STUCCO EXTERIOR WALL FINISH TO ALL UPPER LEVEL FACADE AREAS
1. COMPLY WITH STUCCO MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE BUILDING CODES FOR INSTALLATION OF METAL LATH AND STUCCO FINISH.
2. INSTALL SCRATCH + BROWN COATS TO A MINIMUM 3/8" THICKNESS FOR EACH APPLICATION TO A MINIMUM 3/4" TOTAL THICKNESS. USE SUFFICIENT PRESSURE TO FULLY EMBED LATH, FILLING ALL SPACES AND ENSURING CONSISTENT THICKNESS OF BASECOAT. ROD THE SURFACE TO TRUE PLANE AND FLOAT TO DENSIFY. TROWEL TO SMOOTH AND UNIFORM SURFACE TO RECEIVE FINISH.
3. APPLY INTEGRAL COLOR ACRYLIC FLAT FINISH COATING TO FULLY CURED BROWN COAT USING A STAINLESS STEEL TROWEL FOLLOWED BY FLOATING TO OBTAIN UNIFORM SAND-TYPE / FINE TEXTURE.
4. INSTALL CONTINUOUS EXPANSION AND CONTROL JOINTS INSTALLED IN LOCATIONS IN ACCORDANCE WITH ASTM C1063 AND ASTM C926, MANUFACTURER'S INSTRUCTIONS, AND APPROVED BY ARCHITECT PRIOR TO STUCCO INSTALL.
5. AFTER INSTALL, PROTECT STUCCO FROM UNEVEN AND EXCESSIVE EVAPORATION DURING DRY WEATHER, WINDY CONDITIONS AND DIRECT SUNLIGHT.
6. INCLUDE CREATING A 3' X 3' SAMPLE BOARD (PRIMED + PAINTED) FOR CLIENT AND ARCHITECT APPROVAL.

WINDOW SCHEDULE

NO.	ROOM	LOCATION	QUANTITY	TYPE	WIDTH	HEIGHT	MANUFACTURER	MODEL	INTERIOR FINISH	EXTERIOR FINISH	GLAZING TYPE	HARDWARE GROUP	RATING	NOTES
W-TYPE A	100, 116A	ENTRY, OFFICE / ENTRY / STAIR	7	FIXED	4'-0"	4'-0"	ALL WEATHER	5000 SERIES ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	TBD	TBD	0.30 U-FACTOR OR LOWER	(N) INSULATED WINDOW AT (E) LOCATION
W-TYPE B	200, 204, 205	VOCATIONAL TRAINING, OFFICE. STORAGE	11	HOPPER	4'-0"	4'-0"	ALL WEATHER	5000 SERIES ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	TBD	TBD	0.30 U-FACTOR OR LOWER	(N) INSULATED + OPERABLE WINDOW AT (E) LOCATION
W-TYPE C	105A	VOCATIONAL TRAINING	6	AWNING (MOTORIZED)	3'-8"	3'-8"	ALL WEATHER	5000 SERIES ALUMINUM	DARK BRONZE ANODIZED	DARK BRONZE ANODIZED	TBD	TBD	0.30 U-FACTOR OR LOWER	(N) INSULATED + ELECTRONICALLY OPERABLE WINDOW AT (E) LOCATION

20 PROPOSED FLOOR PLAN: SECOND LEVEL
1/8" = 1'-0"

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20 EXISTING/DEMOLITION REFLECTED CEILING PLAN: GROUND LEVEL
1/8" = 1'-0"

DEMOLITION LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) CASEWORK/EQUIPMENT TO BE DEMOLISHED
- (E) TILE FLOOR / PAVERS TO BE DEMOLISHED
- (E) CARPET FLOOR TO BE DEMOLISHED
- (E) FLOOR / CEILING TO BE DEMOLISHED

SHEET NOTES

1. REMOVE (E) LIGHTING FIXTURES
2. REMOVE (E) FANS
3. REMOVE (E) CEILING HUNG MECH. UNIT
4. DEMOLISH (E) FLOOR / CEILING ASSEMBLY IN THIS ZONE
5. DEMOLISH WOOD CEILING ABOVE
6. REMOVE (E) SKYLIGHT
7. DEMOLISH (E) CEILING FINISH ABOVE
8. REMOVE (E) ROLL-UP DOOR

EXISTING ELECTRICAL LEGEND:

- (E) PENDANT LIGHT FIXTURE
- (E) PENDANT LIGHT FIXTURE
- (E) LED 4' TRACK + LIGHT FIXTURES
- (E) PENDANT LIGHT FIXTURE
- (E) POWER POINT

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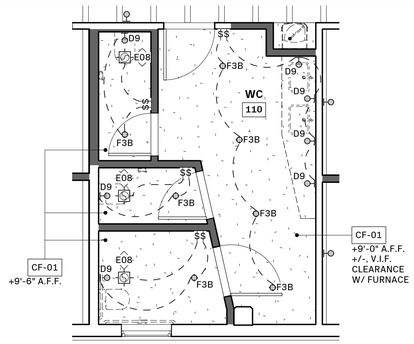
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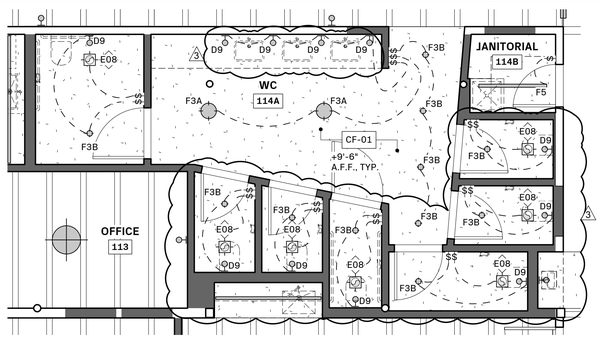
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EXISTING/DEMO GROUND FLOOR - REFLECTED CEILING PLAN

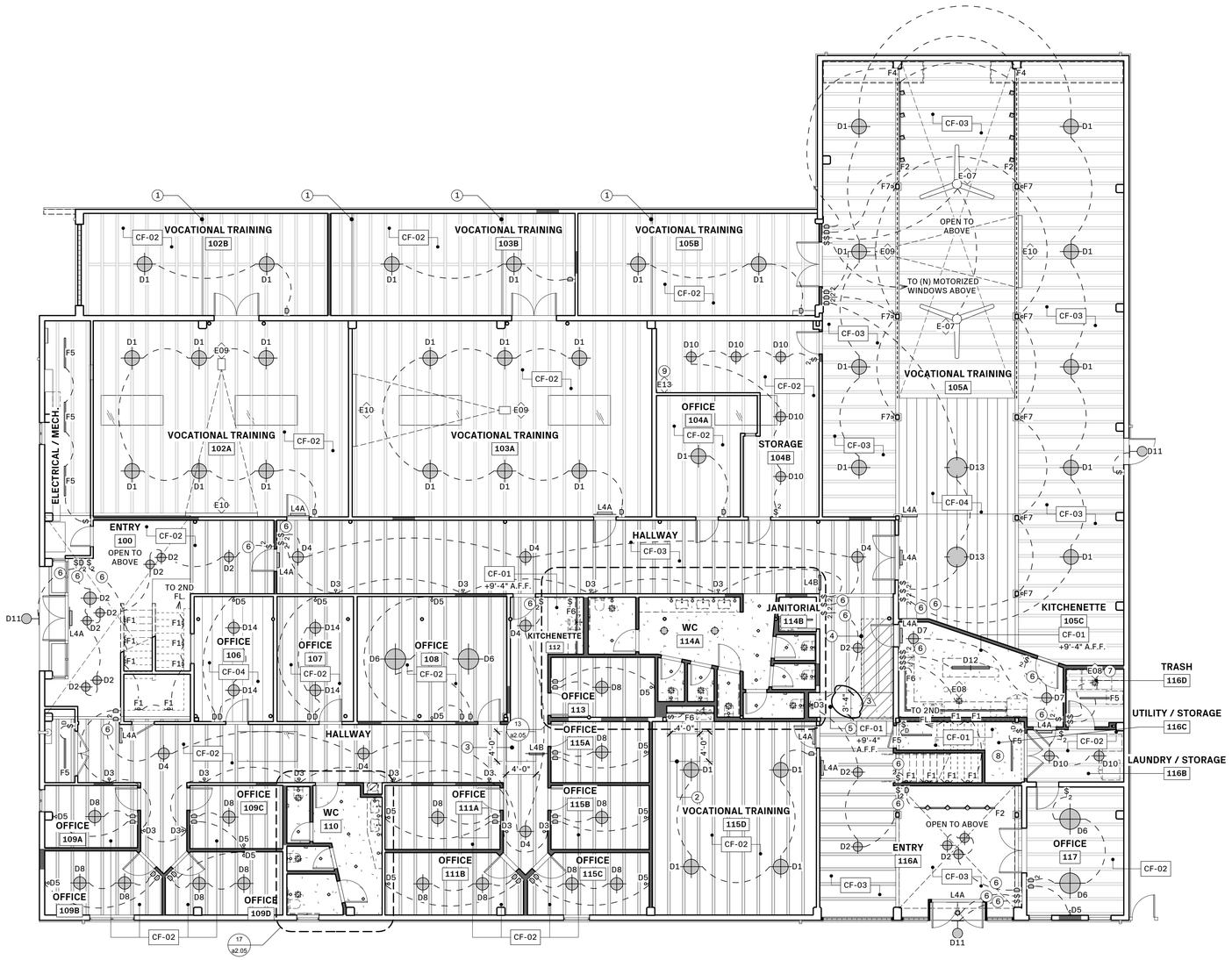
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a2.04



17 ENLARGED REFLECTED CEILING PLAN: WC 110
1/4" = 1'-0"



13 ENLARGED REFLECTED CEILING PLAN: WC 114
1/4" = 1'-0"



20 PROPOSED REFLECTED CEILING PLAN: GROUND LEVEL
1/8" = 1'-0"

SHEET NOTES

1. (E) STRUCTURAL BRACE TO REMAIN
2. (N) SKYLIGHT IN REFRAMED OPENING
3. (N) SKYLIGHT IN (N) OPENING
4. (N) INFILL UPPER LEVEL FLOOR ASSEMBLY AT DEMOLISHED STAIR
5. (N) SOFFIT FOR PIPES + DUCTS
6. CONNECT CIRCUIT TO EMERGENCY BACKUP POWER (EMERGENCY EGRESS LIGHTING)
7. DEDICATED EXHAUST FAN IN ROOM 116E IS TO HAVE CONSTANT OPERATION
8. (N) 1-HOUR FIRE RATED CEILING UNDER STAIR
9. (N) WIFI CONNECTED ASSISTIVE LISTENING SYSTEM W/ (3) PORTABLE RECEIVERS

REFLECTED CEILING PLAN NOTES:

A. CONTRACTOR SHALL VERIFY COMPATABILITY OF ALL ARCHITECTURAL MOUNTING CONDITIONS WITH LIGHTING FIXTURE AND HARDWARE ACCESSORIES. G.C. SHALL COORDINATE THE LOCATION OF ALL CEILING HEIGHTS AND CEILING ELEMENTS AGAINST ACTUAL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING.

B. ALL RECEPTICALS TO BE +12" FROM CENTER LINE OF BOX TO F.F., U.O.N.

C. ALL (N) SWITCHES TO BE AT +48" FROM CENTER LINE OF BOX TO F.F., U.O.N.

D. WHERE NO NEW FIXTURES ARE SHOWN, ASSUME (E) FIXTURES REMAIN

E. USE EXISTING LIGHTING GRID POWER POINTS TO INSTALL (N) FIXTURES WHERE POSSIBLE.

F. ALL EXISTING CEILINGS AND SOFFITS THAT WILL REMAIN ARE TO BE PATCHED AND PAINTED, U.O.N.

G. COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS IN GYP BOARD CEILINGS TO BE FIBERGLASS OR PAINTED METAL.

H. FIRE SPRINKLER HEADS ARE TO BE RECONFIGURED AS NECESSARY TO ENSURE CODE COMPLIANT COVERAGE (UNDER SEPARATE PERMIT).

I. INTERLOCK BATHROOM LIGHT FIXTURES AND EXHAUST FANS

REFLECTED CEILING PLAN LEGEND:

- (N) 1/2" DRYWALL CEILING
- (E) WOOD SLAT CEILING TO REMAIN
- (N) SURFACE MOUNTED LIGHT FIXTURE
- (N) PENDANT LIGHT FIXTURE
- (N) LINEAR PENDANT - DIRECT/INDIRECT
- (N) RECESSED LIGHT FIXTURE
- (N) WALL MOUNTED LIGHT FIXTURE
- (N) WALL MOUNTED LIGHT FIXTURE
- (N) CEILING EXHAUST FAN
- (N) WALL MOUNTED EXIT SIGN: SINGLE SIDE
- (N) WALL MOUNTED EXIT SIGN: DOUBLE SIDE
- SWITCH
- 2-WAY SWITCH
- DIMMER SWITCH
- 2-WAY DIMMER SWITCH
- DOOR ACTIVATED SWITCH

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PROPOSED GROUND FLOOR - REFLECTED CEILING PLAN

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20 PROPOSED ROOF PLAN
1/8" = 1'-0"

SHEET LEGEND:

- (E) WALL TO REMAIN
- (N) WALL
- (N) TILE FLOOR FINISH
- (N) CARPET FLOOR FINISH
- CONCRETE FLOOR FINISH
- (F) PORTABLE FIRE EXTINGUISHER CABINET (MAX. TRAVEL DISTANCE BETWEEN CABINETS = 75 FT.)

SHEET NOTES

1. (E) DOWNSPOUT
2. NOT USED

PROPOSED NOTES

A. PROVIDE INSTALLED ROOFING SYSTEM THAT REMAINS WATERTIGHT, RESISTS SPECIFIED UPLIFT PRESSURES AND EXPOSURE TO NORMAL WEATHERING CONDITIONS WITHOUT FAILURE.

B. REPLACE ANY ROOF FRAMING MEMBERS THAT ARE SUBJECT TO ADVANCED DRY ROT.

C. INSTALL GUTTERS AND DOWNSPOUTS. FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED AND VERIFIED BY ARCHITECT PRIOR TO INSTALL. COLOR OF ALL FLASHING, GUTTERS, AND DOWNSPOUTS TO MATCH BUILDING FACADE COLOR, VERIFY WITH ARCHITECT PRIOR TO PAINTING.

D. INCLUDE REMOVAL AND SEALING OF ANY ROOF PENETRATIONS THAT ARE NO LONGER NEEDED.

E. PROVIDE ANY NEW PENETRATIONS (TO ACCOMMODATE COMPONENTS LIKE PLUMBING VENTS, CHIMNEYS, SKYLIGHTS, HVAC SYSTEMS, EXHAUST VENTS, ETC.) AS NEEDED, INCLUDING ALL NECESSARY FLASHING AND SEALANT TO ENSURE A WATERTIGHT ROOF.

F. REPLACE ANY ROOF FRAMING MEMBERS THAT ARE SUBJECT TO ADVANCED DRY ROT ON LOWER PORTION OF THE ROOF. IT IS UNDERSTOOD THAT THE LOWER PORTIONS OF ROOF ALONG THE EAST AND WEST SIDES OF THE UPPER STORY HAVE NOT YET BEEN DEMOLISHED, AND THEREFORE THE EXTENT OF DRY ROT IN THESE AREAS IS NOT DEFINED.

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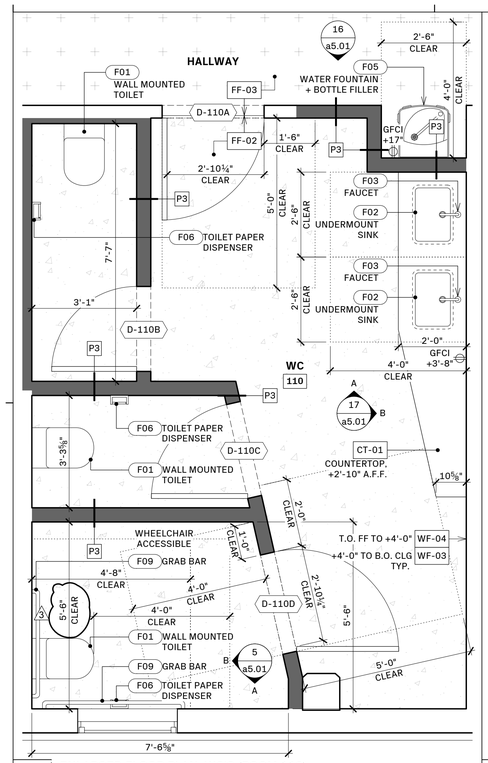
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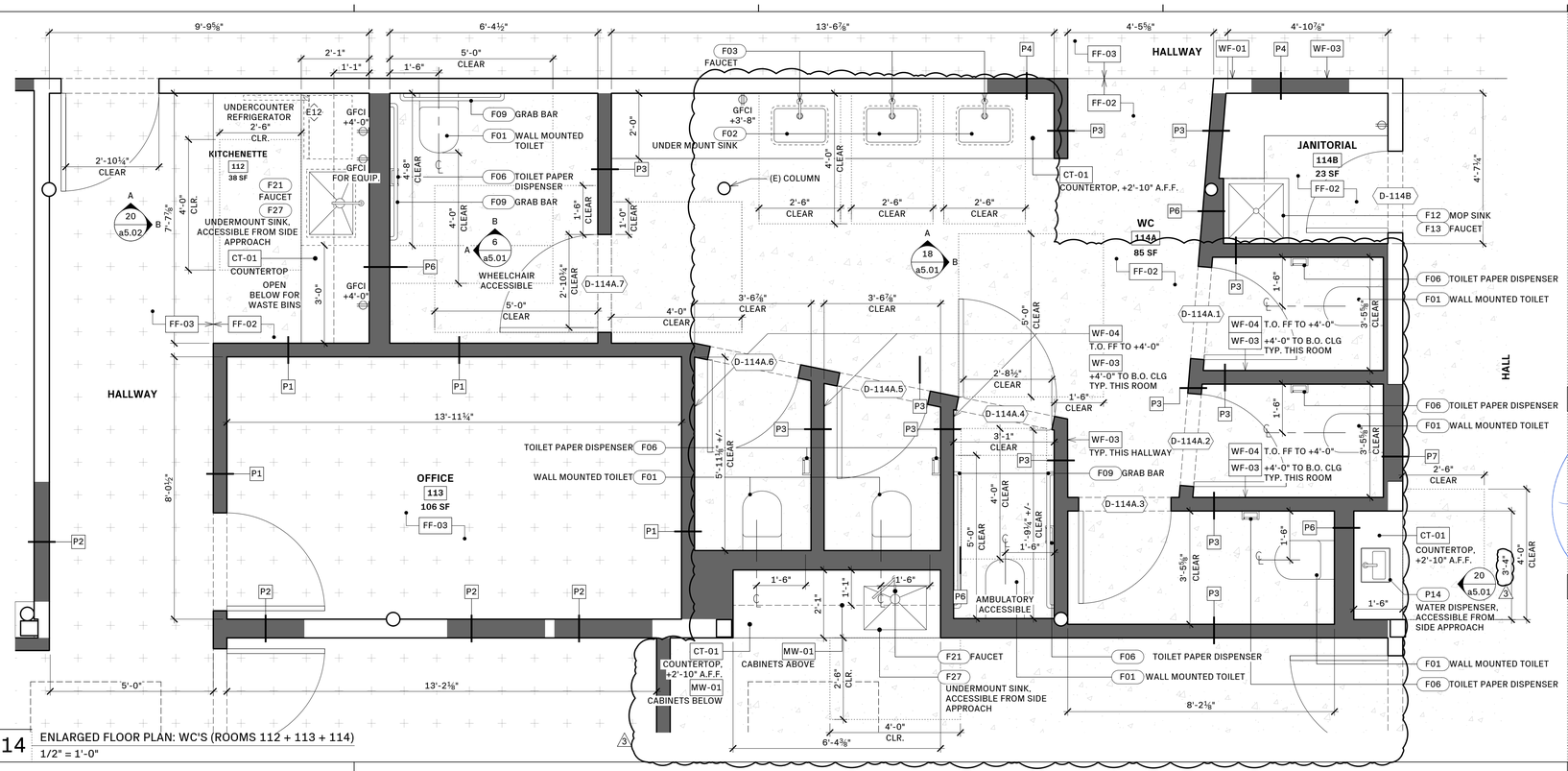
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PROPOSED ROOF PLAN

Sheet Number:
a2.06

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18 ENLARGED FLOOR PLAN: WC'S (ROOM 110)
1/2" = 1'-0"



14 ENLARGED FLOOR PLAN: WC'S (ROOMS 112 + 113 + 114)
1/2" = 1'-0"

SHEET LEGEND:

- (E) WALL TO REMAIN
- (N) WALL
- (N) TILE FLOOR FINISH
- (N) CARPET FLOOR FINISH
- CONCRETE FLOOR FINISH
- Ⓕ PORTABLE FIRE EXTINGUISHER CABINET (MAX. TRAVEL DISTANCE BETWEEN CABINETS = 75 FT.)

19 LEGEND + NOTES

PLUMBING FIXTURE TABLE

* Per CPC Table 422.1

OCCUPANCY	OCCUPANT LOAD	WC	LAVATORIES	URINALS	DRINKING FOUNTAIN	SERVICE SINK / LAUNDRY TRAY
GROUP B	99 MALE + 99 FEMALE = 198 TOTAL			-		
TOTAL REQUIRED *		2 MALE + 4 FEMALE = 6 TOTAL	2 MALE + 2 FEMALE = 4 TOTAL	1	1	1
TOTAL PROVIDED		**10**	**5**	**0 (SUBSTITUTE WC)**	**2**	**1**
TOTAL PROVIDED ACCESSIBLE + GENDER NEUTRAL		2 WHEELCHAIR + 1 AMBULATORY = 3 TOTAL	5			
TOTAL PROVIDED NON ACCESSIBLE + GENDER NEUTRAL		7	0			

20 PLUMBING FIXTURE TABLE

PLUMBING FIXTURE SCHEDULE

NO.	ROOM	ITEM	MANUFACTURER	MODEL	STYLE	FINISH	SIZE	QTY.	NOTES
F01.1	WC 110, WC 114A	TOILET	DURAVIT	252909..92	WALL MOUNT	WHITE	14 1/8"W x 22 1/2"D x 14" H	10	ADA COMPLIANT, 1.28 GALLONS PER FLUSH
F01.2	WC 110, WC 114A	IN-WALL TANK + CARRIER	DURAVIT	WD1022000091	WALL MOUNT		23 1/4"W x 3 1/2"D x 45 1/4"H	10	1.28 GALLONS PER FLUSH MAX.
F01.3	WC 110, WC 114A	FLUSH ACTUATOR PLATE	DURAVIT	WD5008..1090	WALL MOUNT	WHITE	8 1/2"W x 5 3/4"H	10	DUAL FLUSH
F01.4	WC 110, WC 114A	TOILET SEAT	DURAVIT	002009..00	WALL MOUNT	WHITE	14 3/4"W x 1 5/8"H	10	SOFT CLOSE
F02.1	WC 110, WC 114A	SINK	KOHLER	K-2214-G-0	UNDER MOUNT	WHITE	20 7/8" L x 14 3/8" W x 8 1/8" H	5	ADA COMPLIANT
F02.2	WC 110, WC 114A	DRAIN	T.B.D.					5	
F02.3	WC 110, WC 114A	DRAIN TRAP	T.B.D.					5	
F03	WC 110, WC 114A	FAUCET	DELTA	559LF-HGM-PP	DECK MOUNT, SINGLE HOLE	CHROME	1 11/16" W x 4 13/16" D x 5 7/8" H	5	ADA COMPLIANT, 0.5 GALLONS PER MINUTE AT 60 PSI
F04	NOT USED								
F05	HALLWAY	WATER FOUNTAIN + BOTTLE FILLER	SLOAN	DRS110-UNFIL-REF-BLK	WALL MOUNT	BLACK	19" L X 19" X 39 W 11/16" H	1	ADA COMPLIANT
F06	WC 110, WC 114A	TOILET PAPER HOLDER	KOHLER	K-29224	WALL MOUNT	POLISHED CHROME	11-13/16" L x 4-5/16" W x 2 7/8" H	10	
F07	WC 110, WC 114A	PAPER TOWEL DISPENSER	BOBRICK	B-2620	WALL MOUNT	SATIN STAINLESS STEEL	10 3/4" W x 4" D x	2	ADA COMPLIANT
F08	WC 110, WC 114A	HAND SOAP DISPENSER	TBD						
F09	WC 110, WC 114A	GRAB BAR SET	WINGITS	STANDARD - WGB5		KNURLED SATIN S/S	1 1/4" DIA.	3 SET	REFER TO DRAWINGS FOR LENGTHS WALL MOUNT: (1) 36" + (1) 42"
F10	NOT USED								
F11	WC 110, WC 114A	WALL SUPPLY STOPS	DELTA	DT022201	ANGLE	CHROME	7 11/16"D x 2 3/4"H	18	
F12	JANITORIAL 114B	MOP SINK	REGENCY	#600SM24246	FLOOR MOUNT	STAINLESS STEEL	24"W x24"D x 6"H	1	
F13	JANITORIAL 114B	FAUCET	T&S	B-0665-BSTR	WALL MOUNT	CHROME	12 5/8"W x 9 1/8"D x 14 5/16"H	1	PROVIDE WALL BACKING FOR PAIL HOOK WALL BRACE
F14	HALLWAY	WATER TAP	REGENCY	600GFWS41012	DECK MOUNT	STAINLESS STEEL	13"L x 11"W x 12"H	1	1.2 GPM

12 PLUMBING FIXTURE SCHEDULE: WC

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
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Stamp:

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DOUGLAS BURNHAM
C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	12.02.24
1 PLAN CHECK RESPONSE 1	03.24.25
2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

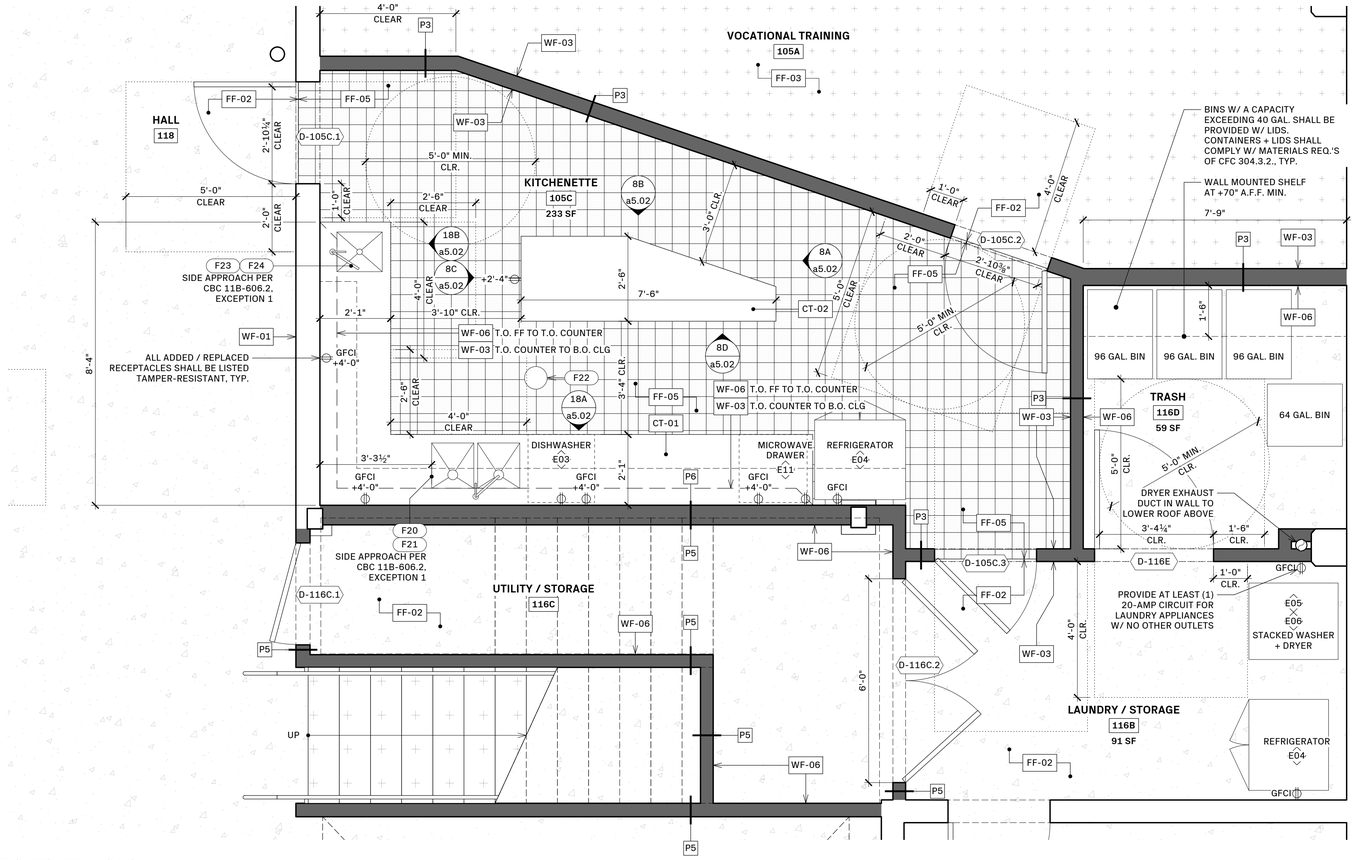
VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
ENLARGED PLAN: WC

Sheet Number:
a2.11



19 ENLARGED FLOOR PLAN: KITCHENETTE (105C) + ROOM (116)
1/2" = 1'-0"

CODE NOTES

1. PER 2024 CA RETAIL FOOD CODE, THIS KITCHEN DOES NOT QUALIFY AS A "FOOD FACILITY" AS IT PROVIDES FOOD TO ITS MEMBERS AND GUESTS, AND NOT TO THE GENERAL PUBLIC, AT AN EVENT THAT OCCURS NOT MORE THAN THREE DAYS IN ANY 90-DAY PERIOD
2. ROOM 105C WILL SERVE AS A SERVICE / PREP KITCHEN ONLY. OTHER THAN A MICROWAVE, NO COOKTOP, STOVE, RANGE, OVEN, EXHAUST HOODS, NOR OTHER COOKING EQUIPMENT ARE REQUIRED.

EQUIPMENT SCHEDULE

NO.	LOCATION	ROOM	QTY.	ITEM	MANUFACTURER	MODEL	SIZE (WxDxH)	VOLTS/CYCLE	AMPS/WATTS	DIRECT/PLUG	NOTES
E01	WC/HALL	114	1	HOT WATER HEATER							REFER TO PLUMBING DRAWINGS
E02	UTILITY / STORAGE	116C	1	HOT WATER HEATER							REFER TO PLUMBING DRAWINGS
E03	KITCHENETTE	105C	1	DISHWASHER	BOSCH	300 SERIES - SGE53C55UC	23 9/16"W x 32 1/16"H x 22 9/16"D	120V / 60HZ	12 AMPS /1440 W	PLUG	
E04	KITCHENETTE, LAUNDRY	105C, 116B	2	REFRIGERATOR	SAMSUNG	RF18A5101SR	32 1/8"W x 68 7/8"H x 28 1/8"D	115V / 60Hz		PLUG	17.5 CU. FT.
E05	LAUNDRY / STORAGE	116B	1	WASHER	SAMSUNG	WF45T6000AW	27"W x 38 3/4"H x 31 3/8"D	120 V	15 AMPS	PLUG	4.5 CU. FT.
E06	LAUNDRY / STORAGE	116B	1	DRYER	SAMSUNG	DVE45T6000W	27"W x 38 3/4"H x 31 1/2"D	240 V	30 AMPS	PLUG	7.5 CU. FT.
E07	VOCATIONAL TRAINING	105A	2	CEILING FAN	TBD	TBD					
E08	KITCHENETTE, WC, LAUNDRY, STORAGE	105C, 113, 114, 116B, 116D	8	CEILING EXHAUST FAN	BROAN/NUTONE	BES8	7 1/4" x 7 1/2" x 5 3/4" D (HOUSING)	120V	0.4 AMPS	DIRECT	80 CFM, HUMIDITY SENSING, ENERGY STAR
E09	VOCATIONAL TRAINING	102A, 103A, 105A	3	PROJECTOR	TBD	TBD					
E10	VOCATIONAL TRAINING	102A, 103A, 105A	3	PROJECTION SCREEN	TBD	TBD					
E11	KITCHENETTE	105C, 112	2	MICROWAVE DRAWER	SHARP	SMD2480CS	23.6" W x 23.4" D x 16" H	120V / 60HZ	15 AMPS	PLUG	
E12	KITCHENETTE	112	1	REFRIGERATOR	SUMMIT	ASDS2413	23.38" W x 17.75" D x 32" H	115V / 60HZ	1.0 AMPS	PLUG	UNDER COUNTER, ADA INSTALLATION
E13	STORAGE	104B	1	ASSISTIVE LISTENING SYSTEM	LISTEN TECHNOLOGIES	LW-210-04-01	1.77" x 19.02" x 4.6"	100-240 VAC, 50-60Hz	6.0 AMPS	PLUG	WIFI CONNECTED SYSTEM W/ (3) PORTABLE RECEIVERS

PLUMBING FIXTURE SCHEDULE - ROOMS 105C + 116

NO.	ROOM	ITEM	MANUFACTURER	MODEL	STYLE	FINISH	SIZE	QTY.	NOTES
F20	KITCHENETTE 105C	KITCHEN SINK	BLANCO	SKU 442768	UNDERMOUNT	SATIN POLISH	33"W x18"D x 9"H	1	
F21	KITCHENETTE 105C, KITCHENETTE 112	KITCHEN FAUCET	T&S	B-1123-XS-F12	DECK MOUNT	CHROME	16"W x 5 11/16"D x 10 11/16"H	2	ADA COMPLIANT, 1.2 GALLONS PER MINUTE AT 60 PSI DEFAULT, 2.2 GALLONS PER MINUTE AT 60 PSI MAXIMUM
F22	KITCHENETTE 105C	FLOOR DRAIN						1	SEE PLUMBING DRAWINGS
F23	KITCHENETTE 105C	KITCHEN HAND SINK	BLANCO	SKU 442767	UNDERMOUNT	SATIN POLISH	16"W x18"D x 9"H	1	
F24	KITCHENETTE 105C	KITCHEN HAND SINK FAUCET	T&S	B-2866-05FC05	DECK MOUNT	CHROME	16"W x18"D x 9"H	1	ADA COMPLIANT, 0.5 GALLONS PER MINUTE AT 60 PSI DEFAULT
F25	NOT USED								
F26	NOT USED								
F27	KITCHENETTE 112	KITCHEN SINK	BLANCO	SKU 515819	UNDERMOUNT	SATIN POLISH	25"W x18"D x 10"H	1	

20 PLUMBING FIXTURE + EQUIPMENT SCHEDULE: KITCHEN

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FOR CODE COMPLIANCE
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ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
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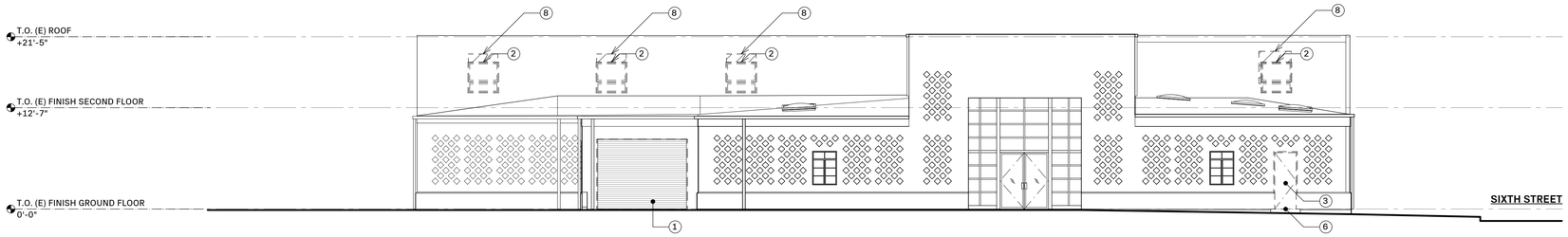
VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

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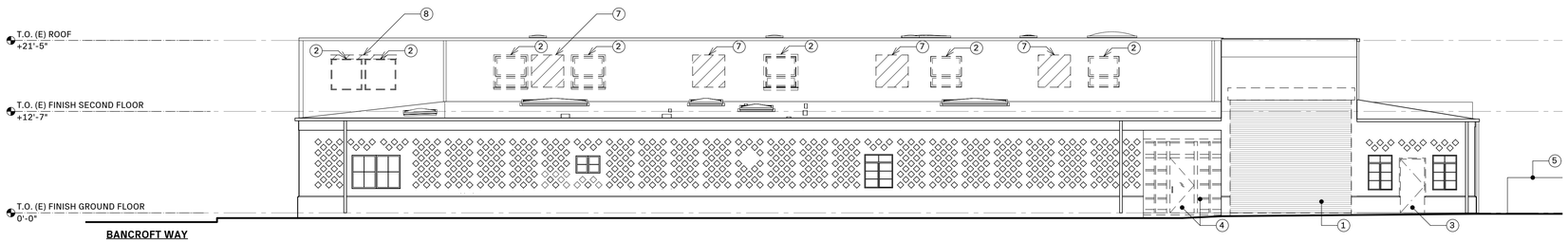
DATE	05.29.2025
DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
ENLARGED PLAN: KITCHENETTE

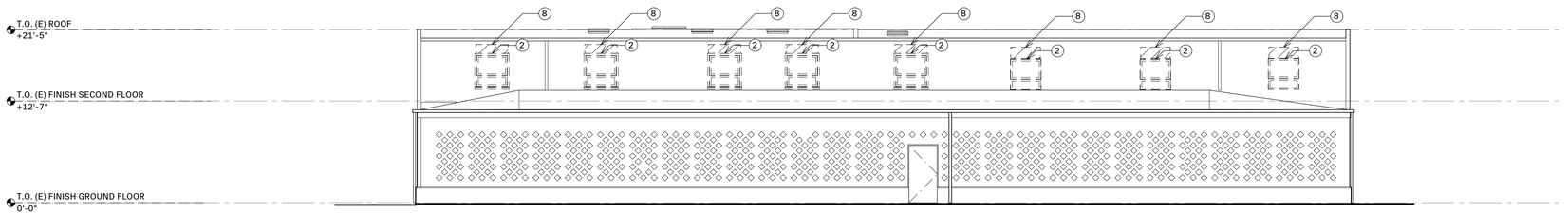
Sheet Number:
a2.12



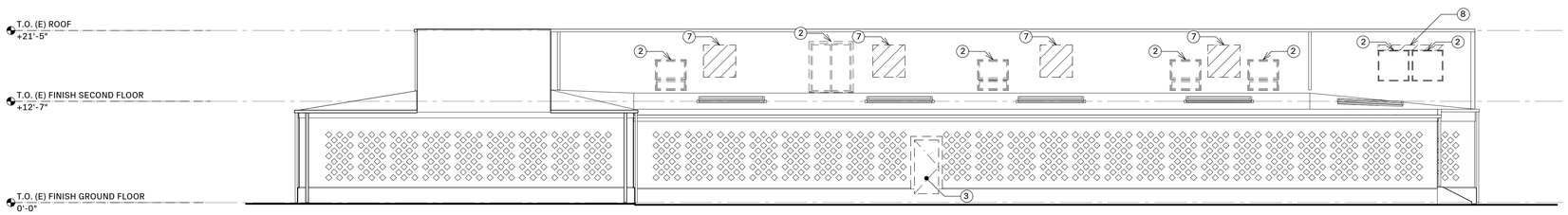
17 EXISTING / DEMO EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



18 EXISTING / DEMO EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



19 EXISTING / DEMO EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



20 EXISTING / DEMO EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

ELEVATION LEGEND:

DEMO

DEMOLITION NOTES

1. REMOVE (E) SECURITY GATE
2. REMOVE (E) WINDOW
3. REMOVE (E) DOOR
4. REMOVE (E) STOREFRONT, INCLUDING DOOR
5. (E) NEIGHBOR'S FENCE
6. REMOVE (E) CONCRETE LANDING
7. (N) OPENING FOR (N) WINDOW
8. EXPAND (E) OPENING FOR (N) WINDOW

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ENVELOPE

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Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

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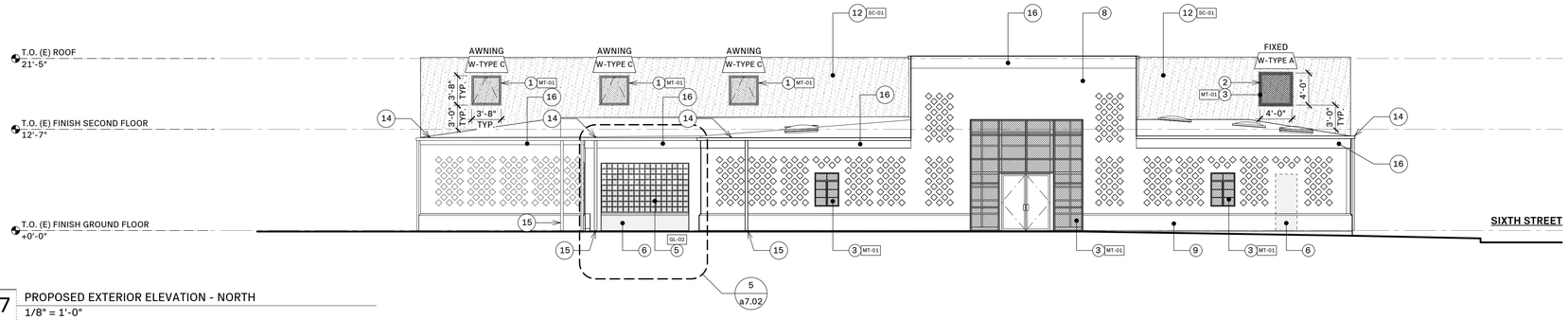
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EXISTING/DEMO EXTERIOR ELEVATIONS

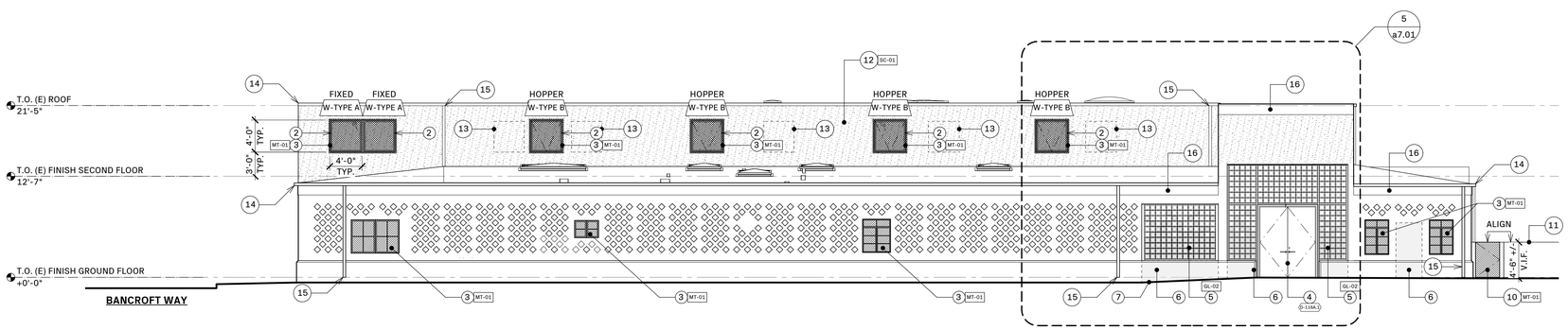
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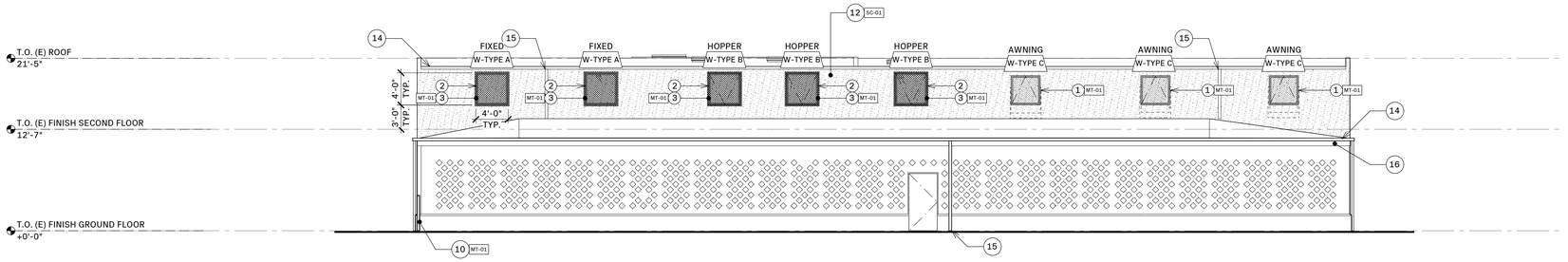
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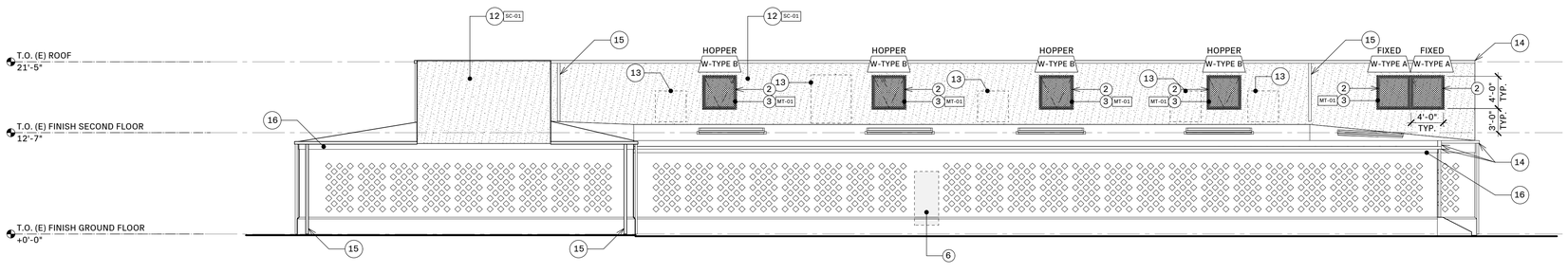
17 PROPOSED EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



18 PROPOSED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



19 PROPOSED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



20 PROPOSED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

ELEVATION LEGEND:

- (N) GLASS BLOCK INFILL
- (N) CONCRETE INFILL
- (N) STUCCO WALL FINISH

PROPOSED NOTES

1. (N) WINDOW IN REFRAMED OPENING W/ MOTORIZED OPERABILITY + SECURITY GRILLE AT INTERIOR FACE
2. (N) WINDOW IN REFRAMED OPENING W/ SECURITY GRILLE AT EXTERIOR FACE
3. (N) SECURITY GRILLE AT EXTERIOR FACE OF WINDOW
4. (N) DOUBLE ENTRY DOOR
5. (N) GLASS BLOCK ENCLOSURE AT (E) OPENING
6. (N) CONCRETE CURB INFILL AT (E) OPENING
7. REGRADE CONCRETE NEAR (N) ENTRY DOORS TO CREATE FLAT + LEVEL LANDING AT DOOR AND MAX 1:20 SLOPE TO MEET ADJACENT GRADE
8. LOCATION OF ADDRESS IDENTIFICATION, CONTRAST W/ BACKGROUND, CHARACTERS MIN. 4" HIGH + 1/2" MIN. STROKE WIDTH
9. (E) FIRE DEPARTMENT CONNECTION FOR ENTIRE BUILDING
10. (N) PERFORATED METAL GATE
11. (E) NEIGHBOR'S FENCE
12. (N) EXTERIOR STUCCO WALL FINISH, 3 COAT, ACRYLIC W/ LIQUID MEMBRANE SEALER, TYP. AT UPPER LEVEL
13. FILL IN (E) OPENING, MATCH FINISHES
14. (E) GUTTER AT ROOF EDGE
15. (E) DOWNSPOUT
16. (E) FLASHING AT TOP OF CONCRETE WALL

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VWC Bancroft
830 Bancroft Way
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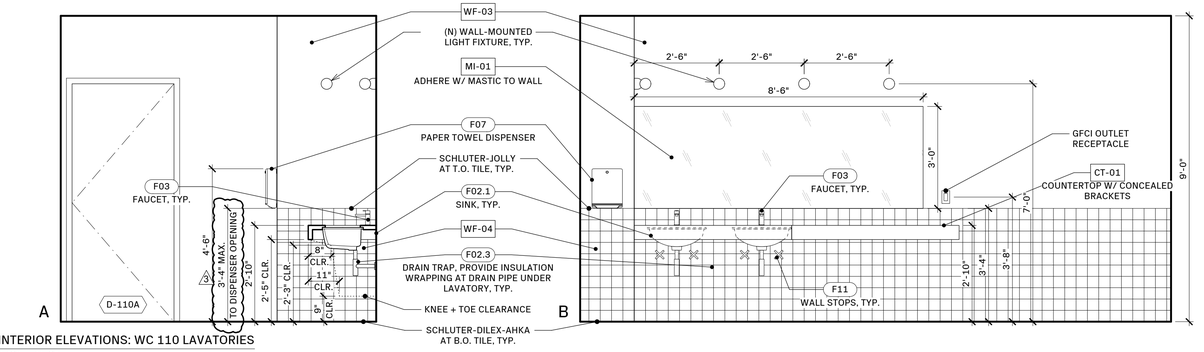
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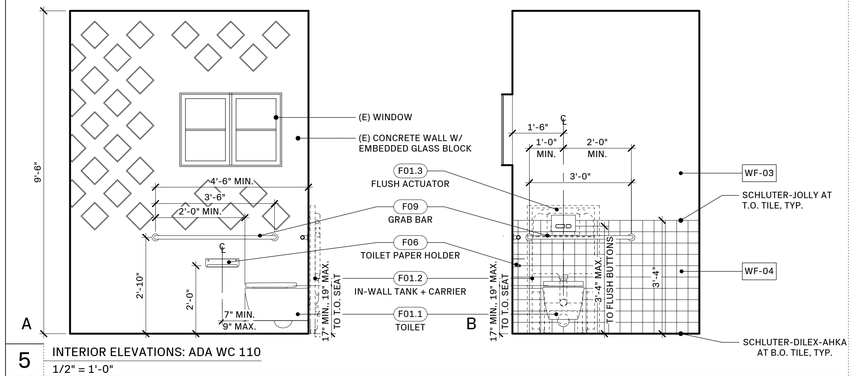
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PROPOSED EXTERIOR ELEVATIONS

Sheet Number:
a3.01

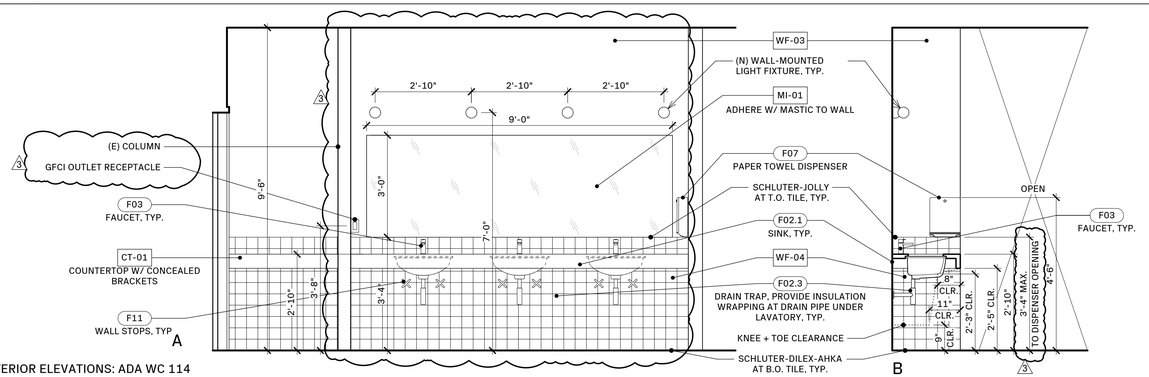
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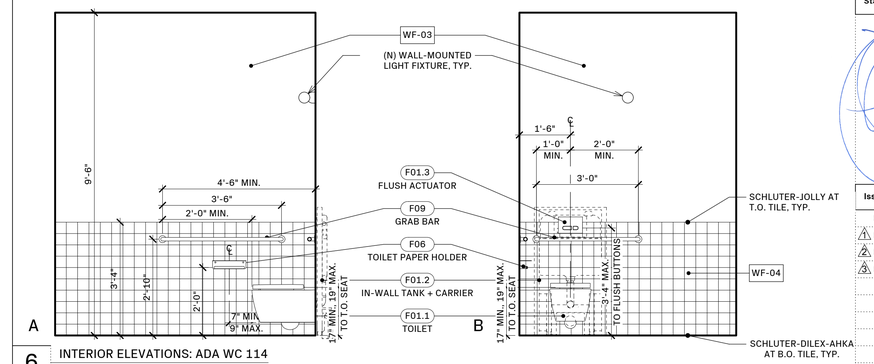
17 INTERIOR ELEVATIONS: WC 110 LAVATORIES
1/2" = 1'-0"



5 INTERIOR ELEVATIONS: ADA WC 110
1/2" = 1'-0"



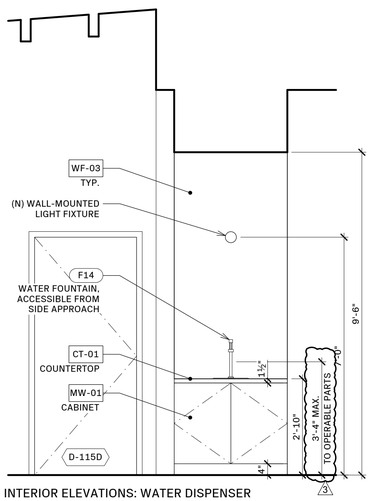
18 INTERIOR ELEVATIONS: ADA WC 114
1/2" = 1'-0"



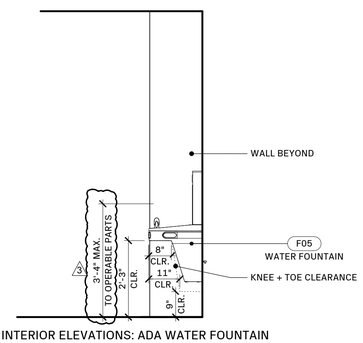
6 INTERIOR ELEVATIONS: ADA WC 114
1/2" = 1'-0"

FINISH NOTES:

CF-01	(N) GYPSUM BOARD CEILING, PAINTED
CF-02	UNDERSIDE OF (E) WOOD CEILING FRAMING + DECKING, PAINTED
CF-03	UNDERSIDE OF (E) WOOD CEILING FRAMING, CLEAR SEALED
CF-04	(E) WOOD PANEL CEILING TO REMAIN
CT-01	STONE COUNTERTOP
CT-02	BUTCHERBLOCK COUNTERTOP
FF-02	CONCRETE FLOOR FINISH
FF-03	(N) CARPET FLOOR
FF-05	(N) TILE FLOOR - KITCHEN
FF-06	(E) UNFINISHED PLYWOOD FLOOR
GL-01	GLASS BLOCK, REPLACE (E)
GL-02	GLASS BLOCK, (N) ENCLOSURES
MI-01	WALL MOUNTED MIRROR
MT-01	PERFORATED METAL SECURITY SCREENS
MW-01	KITCHEN CABINETS
WF-01	(E) PAINTED INTERIOR WALLS
WF-02	(E)/(N) PAINTED INTERIOR WALLS - MURAL SURFACE PREP.
WF-03	(N) PAINTED INTERIOR WALLS
WF-04	(N) TILE WALL - WC
WF-06	(N) FRP WALL FINISH



20 INTERIOR ELEVATIONS: WATER DISPENSER
1/2" = 1'-0"



16 INTERIOR ELEVATIONS: ADA WATER FOUNTAIN
1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE

NO.	ROOM	ITEM	MANUFACTURER	MODEL	STYLE	FINISH	SIZE	QTY.	NOTES
F01.1	WC 110, WC 114A	TOILET	DURAVIT	252909..92	WALL MOUNT	WHITE	14 1/8"W x 22 1/2"D x 14" H	10	ADA COMPLIANT, 1.28 GALLONS PER FLUSH
F01.2	WC 110, WC 114A	IN-WALL TANK + CARRIER	DURAVIT	WD1022000091	WALL MOUNT		23 1/4"W x 3 1/2"D x 45 1/4"H	10	1.28 GALLONS PER FLUSH MAX.
F01.3	WC 110, WC 114A	FLUSH ACTUATOR PLATE	DURAVIT	WD5008..1090	WALL MOUNT	WHITE	8 1/2"W x 5 3/4"H	10	DUAL FLUSH
F01.4	WC 110, WC 114A	TOILET SEAT	DURAVIT	002009..00	WALL MOUNT	WHITE	14 3/4"W x 1 5/8"H	10	SOFT CLOSE
F02.1	WC 110, WC 114A	SINK	KOHLER	K-2214-G-0	UNDER MOUNT	WHITE	20 7/8" L x 14 3/8" W x 8 1/8" H	5	ADA COMPLIANT
F02.2	WC 110, WC 114A	DRAIN	T.B.D.					5	
F02.3	WC 110, WC 114A	DRAIN TRAP	T.B.D.					5	
F03	WC 110, WC 114A	FAUCET	DELTA	559LF-HGM-PP	DECK MOUNT, SINGLE HOLE	CHROME	1 11/16" W x 4 13/16" D x 5 7/8" H	5	ADA COMPLIANT, 0.5 GALLONS PER MINUTE AT 60 PSI
F04	NOT USED								
F05	HALLWAY	WATER FOUNTAIN + BOTTLE FILLER	SLOAN	DRS110-UNFIL-REF-BLK	WALL MOUNT	BLACK	19" L X 19" X 39 W 11/16" H	1	ADA COMPLIANT
F06	WC 110, WC 114A	TOILET PAPER HOLDER	KOHLER	K-29224	WALL MOUNT	POLISHED CHROME	11-13/16" L x 4-5/16" W x 2 7/8" H	10	
F07	WC 110, WC 114A	PAPER TOWEL DISPENSER	BOBRICK	B-2620	WALL MOUNT	SATIN STAINLESS STEEL	10 3/4" W x 4" D x	2	ADA COMPLIANT
F08	WC 110, WC 114A	HAND SOAP DISPENSER	TBD						
F09	WC 110, WC 114A	GRAB BAR SET	WINGITS	STANDARD - WGB5		KNURLED SATIN S/S	1 1/4" DIA.	3 SET	REFER TO DRAWINGS FOR LENGTHS WALL MOUNT; (1) 36" + (1) 42"
F10	NOT USED								
F11	WC 110, WC 114A	WALL SUPPLY STOPS	DELTA	DT022201	ANGLE	CHROME	7 11/16"D x 2 3/4"H	18	
F12	JANITORIAL 114B	MOP SINK	REGENCY	#600SM24246	FLOOR MOUNT	STAINLESS STEEL	24"W x24"D x 6"H	1	
F13	JANITORIAL 114B	FAUCET	T&S	B-0665-BSTR	WALL MOUNT	CHROME	12 5/8"W x 9 1/8"D x 14 5/16"H	1	PROVIDE WALL BACKING FOR PAIL HOOK WALL BRACE
F14	HALLWAY	WATER TAP	REGENCY	600GFWS41012	DECK MOUNT	STAINLESS STEEL	13"L x 11"W x 12"H	1	1.2 GPM

12 PLUMBING SCHEDULE

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ENVELOPE
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PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
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C25383
ARCHITECT
11.30.2025
STATE OF CALIFORNIA

Issue - Date:

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2 PLAN CHECK RESPONSE 2	05.08.25
3 PLAN CHECK RESPONSE 3	05.29.25

Project Name:

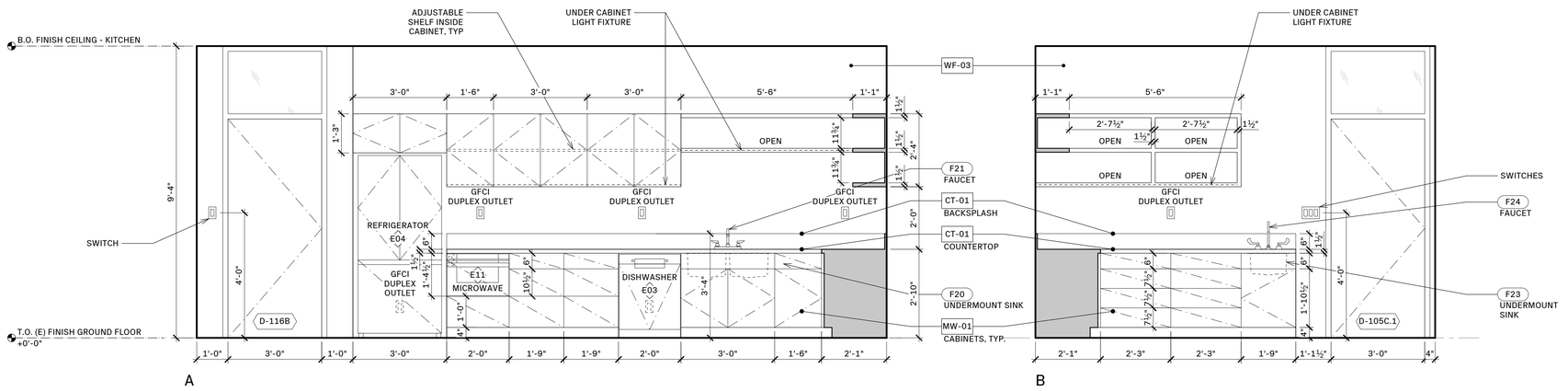
VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

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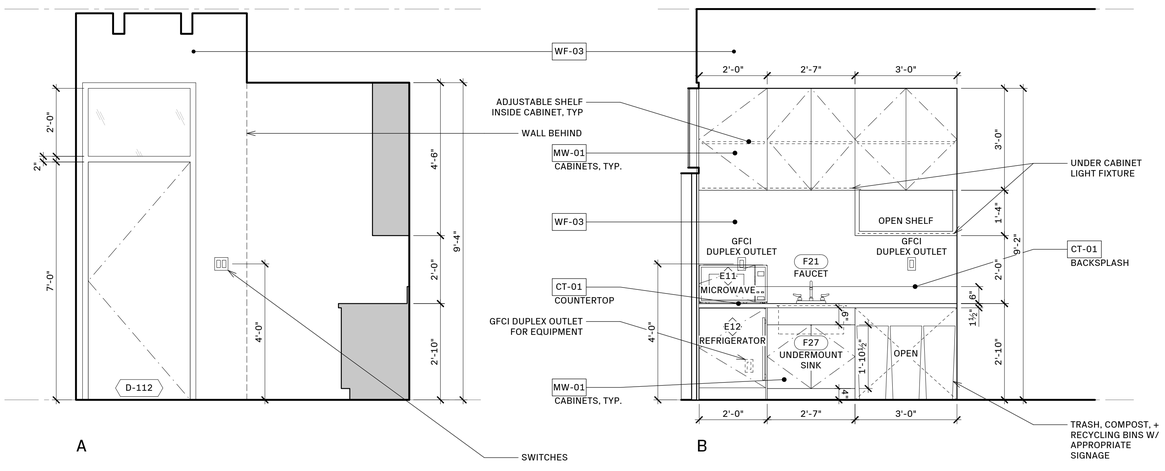
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DRAWN BY	NI, BL
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

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INTERIOR ELEVATIONS

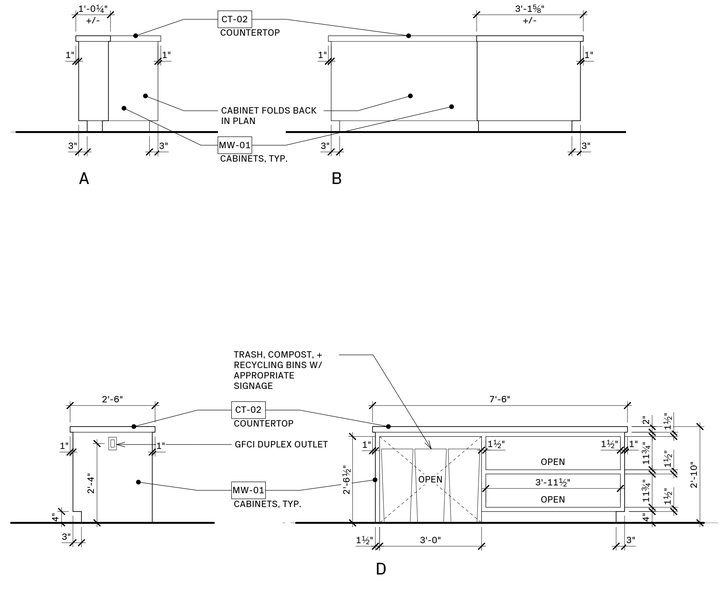
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a5.01



18 INTERIOR ELEVATIONS: KITCHENETTE (105C)
1/2" = 1'-0"



20 INTERIOR ELEVATIONS: KITCHENETTE (112)
1/2" = 1'-0"



8 INTERIOR ELEVATIONS: KITCHENETTE (105C) ISLAND
1/2" = 1'-0"

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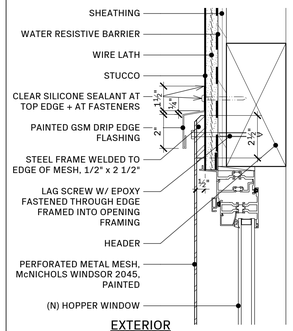
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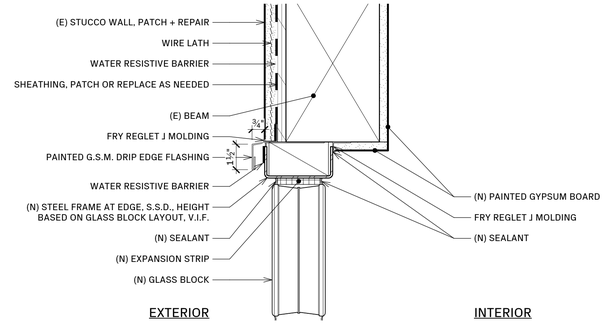
DATE 05.29.2025
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INTERIOR ELEVATIONS

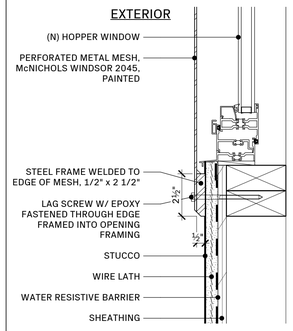
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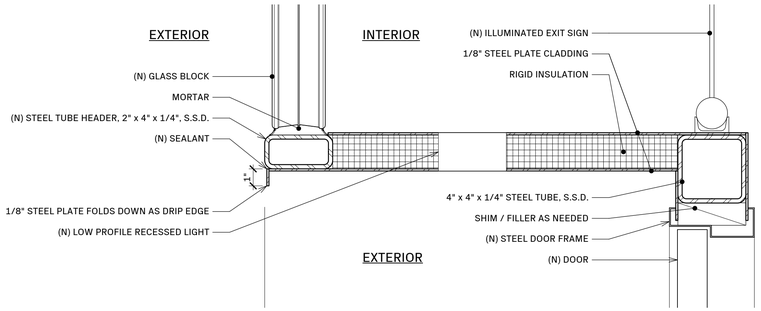
17 SECTION DETAIL AT UPPER LEVEL WINDOW HEAD
3" = 1'-0"



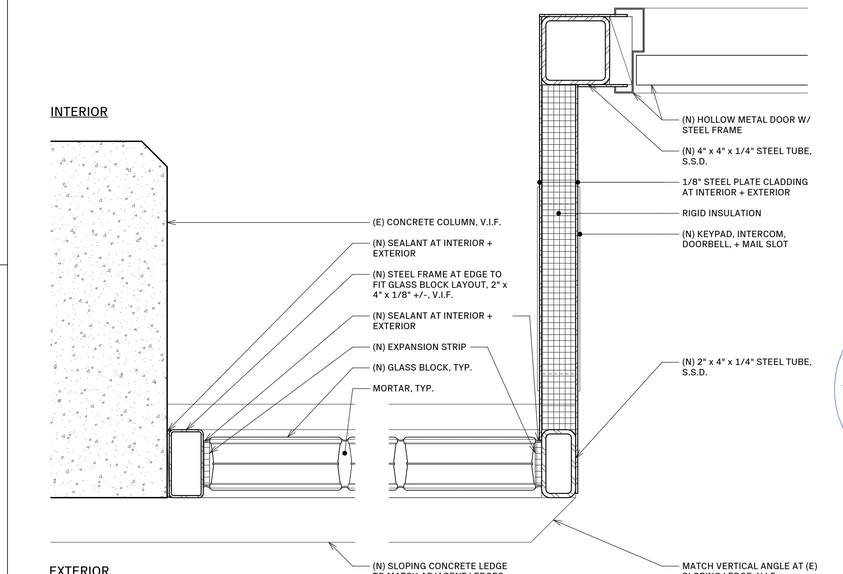
13 DETAIL AT DOOR IN GLASS BLOCK + STUCCO HEADER
3" = 1'-0"



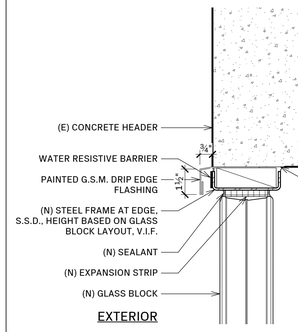
18 SECTION DETAIL AT UPPER LEVEL WINDOW SILL (SIM. AT JAMB)
3" = 1'-0"



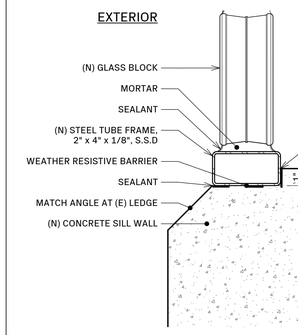
14 SECTION DETAIL AT RECESSED DOOR IN GLASS BLOCK
3" = 1'-0"



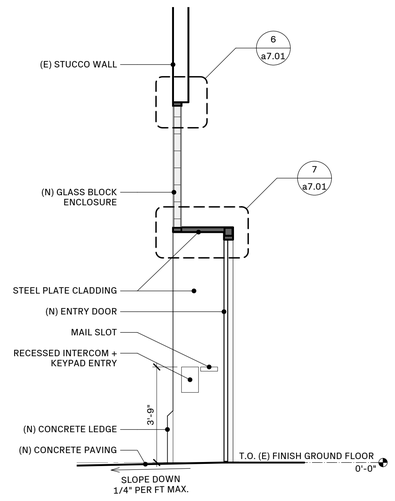
6 PLAN DETAIL AT RECESSED DOOR IN GLASS BLOCK
3" = 1'-0"



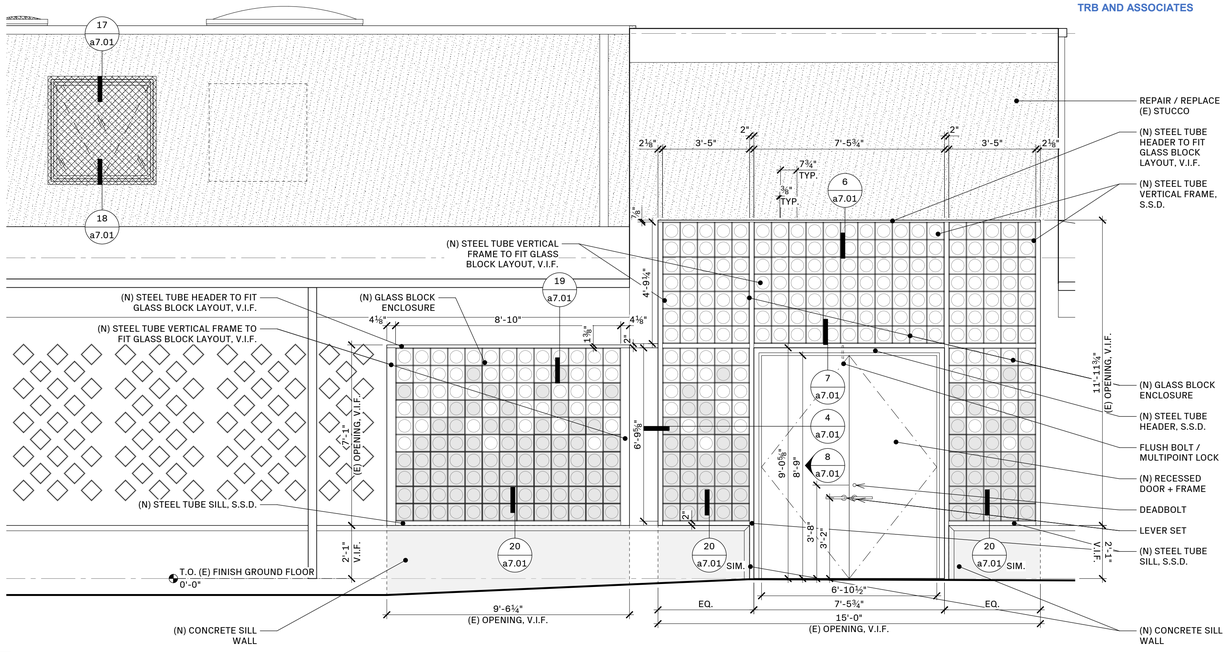
19 SECTION DETAIL AT GLASS BLOCK + CONCRETE HEADER
3" = 1'-0"



20 SECTION DETAIL AT GLASS BLOCK + CONCRETE SILL
3" = 1'-0"



16 SECTION / ELEVATION AT SIXTH STREET ENTRY
3/8" = 1'-0"



12 ENLARGED ELEVATION AT GLASS BLOCK ENCLOSURE - WEST
3/8" = 1'-0"

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Berkeley, CA. 94710

Sheet Information:

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NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
DETAILS

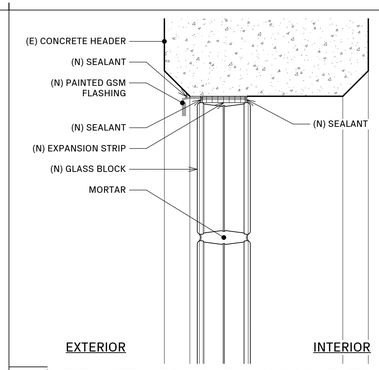
Sheet Number:
a7.01

17 NOT USED

13 NOT USED

9 NOT USED

5 NOT USED



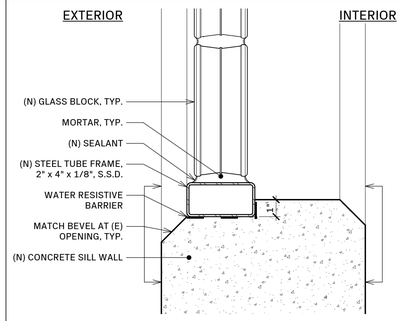
1 SECTION DETAIL AT BANCROFT GLASS BLOCK HEADER
3" = 1'-0"

18 NOT USED

14 NOT USED

10 NOT USED

6 NOT USED



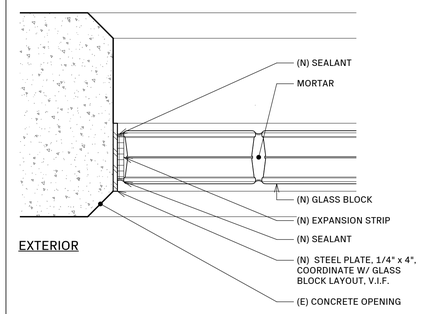
2 SECTION DETAIL AT BANCROFT GLASS BLOCK SILL
3" = 1'-0"

19 NOT USED

15 NOT USED

11 NOT USED

7 NOT USED

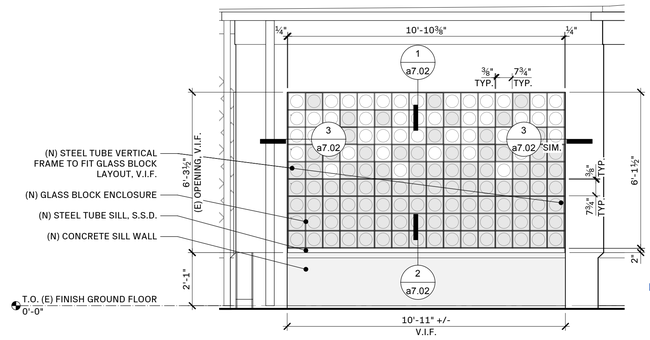


3 PLAN DETAIL AT BANCROFT GLASS BLOCK JAMB
3" = 1'-0"

20 NOT USED

16 NOT USED

12 NOT USED



8 ENLARGED ELEVATION AT GLASS BLOCK ENCLOSURE - NORTH
3/8" = 1'-0"

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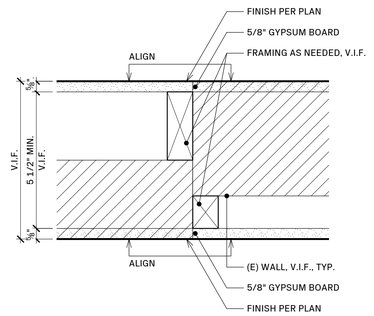
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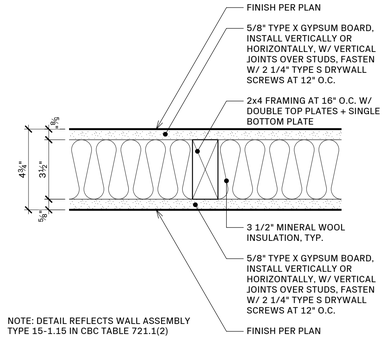
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17 NOT USED

13 NOT USED

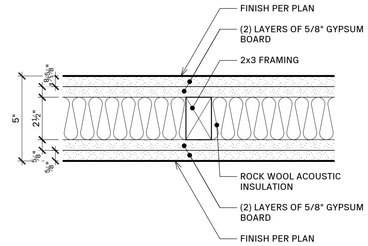


9 P7 PARTITION TYPE: PLUMBING WALL, INFILL
3" = 1'-0"



NOTE: DETAIL REFLECTS WALL ASSEMBLY TYPE 15-1.15 IN CBC TABLE 721.1(2)

5 P5 PARTITION TYPE: 1-HOUR FIRE RATED
3" = 1'-0"

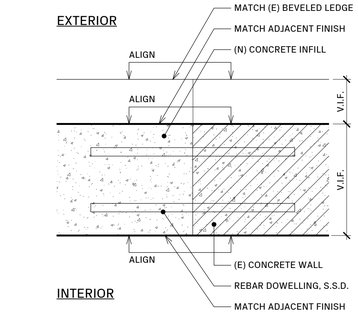


1 P1 PARTITION TYPE: ACOUSTIC PARTITIONS, NEW WALL LAYOUT
3" = 1'-0"

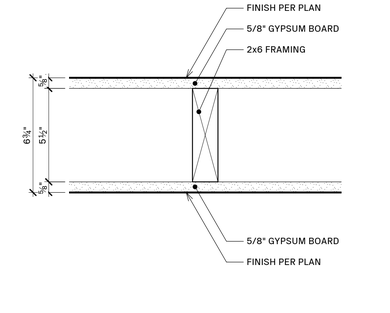
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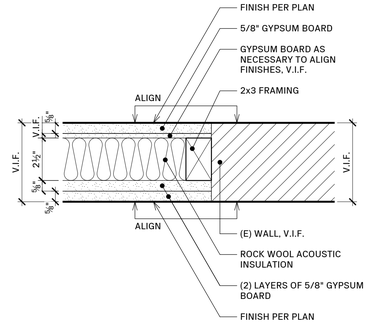
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10 P8 PARTITION TYPE: EXTERIOR CONCRETE: INFILL
3" = 1'-0"



6 P6 PARTITION TYPE: PLUMBING WALL, NEW LAYOUT
3" = 1'-0"



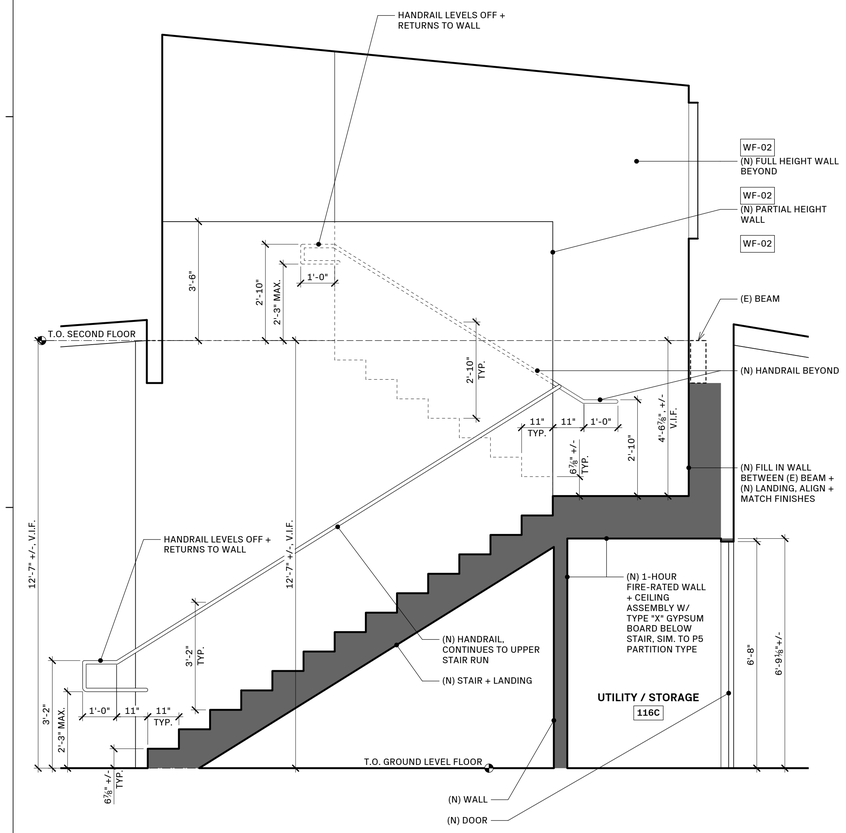
2 P2 PARTITION TYPE: ACOUSTIC PARTITIONS, INFILL
3" = 1'-0"

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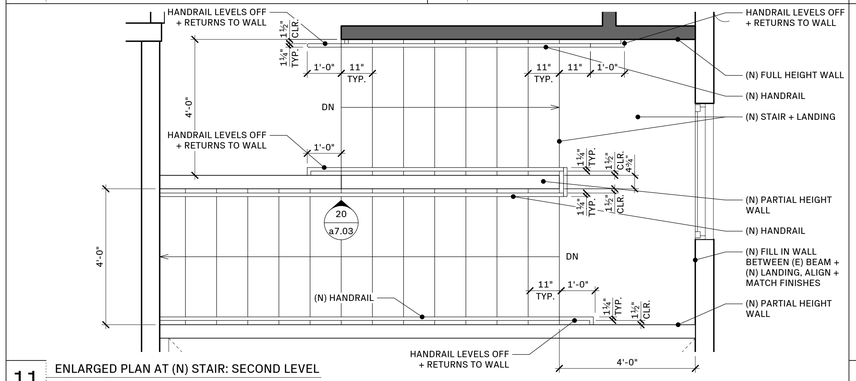
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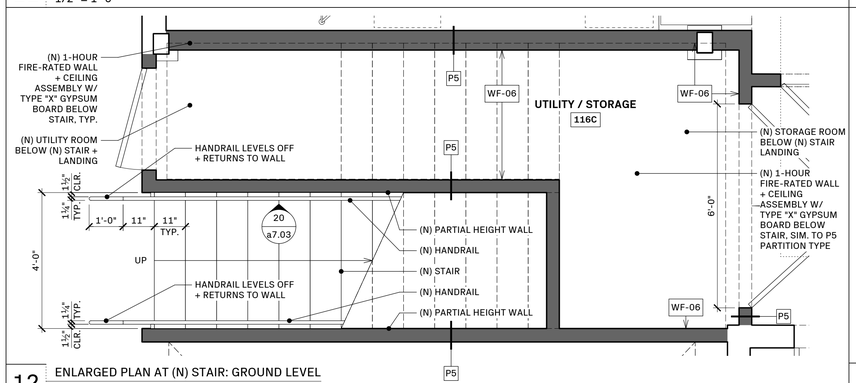
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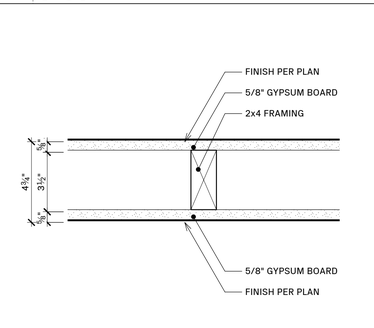
20 INTERIOR ELEVATION AT (N) STAIR
1/2" = 1'-0"



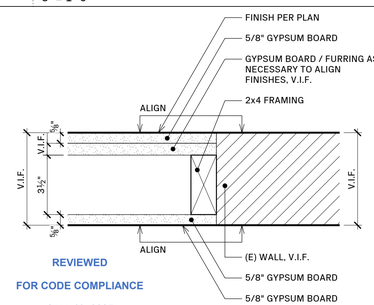
11 ENLARGED PLAN AT (N) STAIR: SECOND LEVEL
1/2" = 1'-0"



12 ENLARGED PLAN AT (N) STAIR: GROUND LEVEL
1/2" = 1'-0"



3 P3 PARTITION TYPE: TYPICAL WALL, NEW LAYOUT
3" = 1'-0"



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4 P4 PARTITION TYPE: TYPICAL WALL, INFILL
3" = 1'-0"

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830 Bancroft Way
Berkeley, CA. 94710

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Sheet Name: DETAILS

Sheet Number: a7.03

Page Number: 29 OF 29

GENERAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE, VERIFY FIELD CONDITIONS, REVIEW PLAN AND SPECIFICATIONS AND SHALL INCLUDE IN HIS PRICE THE NECESSARY COST TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MECHANICAL DRAWING AND SHALL MEET ALL APPLICABLE CODES.
2. ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP DURING THE PERIOD DUE TO FAULTY WORKMANSHIP OR MATERIAL, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
3. CONTRACTOR IS TO REVIEW THE PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT BETWEEN DUCTS, CONDUITS, SPRINKLERS, PIPING, LIGHTING FIXTURES, ETC. NO EXTRAS WILL BE ALLOWED FOR CORRECTION OF CONFLICTS DUE TO LACK OF COORDINATION.
4. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF PIPING, DUCT WORK OR DIFFUSERS.
5. THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCY OR CONFLICTS IN THE PLANS OR THE SITE CONDITIONS. ALL NECESSARY CHANGES MUST BE APPROVED IN WRITING BY THE ARCHITECT BEFORE START OF WORK.
6. CONTRACTOR TO SUBMIT CATALOG CUT SHEETS OF ALL THE MATERIAL AND EQUIPMENT TO BE USED AND WORKING SHOP DRAWINGS FOR APPROVAL BEFORE START OF WORK.
7. SUPPORTS FOR ALL PIPING AND DUCTWORK SHALL BE IN ACCORDANCE WITH LATEST SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS" AND CMC.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.
9. MHC ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ANY EXISTING WORK TO REMAIN. EXISTING DESIGN DRAWING IS BASE ON AS-BUILT RECORD DRAWING PROVIDED BY LANDLORD.
10. ALL WORK TO COMPLY WITH 2022 CMC AND BERKELEY AMENDMENTS.

MECHANICAL GENERAL NOTES

1. VERIFY EXACT SIZE AND LOCATION OF OPENINGS THROUGH BEAMS, CONCRETE WALLS AND SLABS WITH STRUCTURAL ENGINEER, PRIOR TO INSTALLATION OR PURCHASE.
2. ALL NEW DUCTS SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENT OF 2022 CMC 603.0 AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING; THE USE OF SEISMIC RESTRAINT GUIDELINES PER SMACNA IS ALSO APPLICABLE.
3. SEAL ALL AIR PLENUMS, DUCT SHAFTS AND PENETRATIONS AIRTIGHT.
4. ALL DUCTWORK AND PLENUMS SHALL BE FABRICATED OF GALVANIZED STEEL AND HAVE THE MINIMUM GAUGE PER SMACNA UNLESS OTHERWISE NOTED.
5. FACTORY-MADE DUCTWORK SHALL BE CONSTRUCTED OF CLASS 0 OR CLASS 1 MATERIALS PER 2022 CMC CHAPTER 6.
6. PROVIDE NECESSARY TRANSITION PIECES UNDER BEAMS TO AVOID CONFLICT WITH CEILING, LIGHTS, PIPING, ETC. AS REQUIRED.
7. ALL SEAMS AND CONNECTIONS IN DUCTWORK AND INSULATION SHALL BE SEALED PER SMACNA STANDARD.
8. ALL MATERIALS AND EQUIPMENT INSTALLED ABOVE CEILINGS SHALL BE NON-COMBUSTIBLE AND U.L. APPROVED. ALL WIRING SHALL BE NON-COMBUSTIBLE OR SHALL BE ENCLOSED IN METAL CONDUIT.
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECT BEFORE PURCHASING DIFFUSERS AND REGISTERS TO VERIFY SIZE, TYPE AND FINISH. COORDINATE LOCATIONS WITH LIGHTING AND REFLECTED CEILING PLANS.
10. LINING MATERIALS INSTALLED WITHIN DUCTS TO HAVE MOLD, HUMIDITY, AND EROSION RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF 2022 CMC 605.0.
11. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE-DEVELOPED NOT EXCEEDING 50 WHEN TESTED AS A COMPOSITE INSTALLATION PER 2022 CMC 605.0.
12. SUPPLY AND RETURN AIR DUCTS AND PLENUMS OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED TO ACHIEVE THE MINIMUM THERMAL (R) VALUE AS SET FORTH IN 2022 CMC CHAPTER 605.0 AND 2022 CEnC 120.4. APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING, OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD, HUMIDITY, AND EROSION-RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF THE REFERENCED STANDARD FOR AIR DUCTS IN CMC CHAPTER 17. INSULATION APPLIED TO THE SURFACE OF DUCTS, INCLUDING DUCT COVERINGS, LININGS, TAPES, AND ADHESIVES, LOCATED IN BUILDINGS SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50), WHEN TESTED AS A COMPOSITE INSTALLATION (2022 CMC 605.0).
13. CONTRACTOR SHALL BALANCE SUPPLY AND EXHAUST DIFFUSER/GRILLE/DUCT DISCHARGE TO AIRFLOW (CFM) AS NOTED ON DRAWING. ALL EQUIPMENT TESTING, ADJUSTING AND BALANCING SHALL BE DONE BY A AABC CERTIFIED TECHNICIAN.
14. ALL DUCT OPENINGS AND MECHANICAL EQUIPMENT SHALL BE PROTECTED FROM DAMAGE AND CONTAMINATION OF CONSTRUCTION DUST/DEBRIS DURING THE DURATION OF CONSTRUCTION. MECHANICAL EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION.
15. ALL NEW HVAC EQUIPMENT SHALL BE TESTED AND ADJUSTED. CONTRACTOR SHALL BALANCE SUPPLY AND EXHAUST DIFFUSER/GRILLE/DUCT DISCHARGE TO AIRFLOW (CFM) AS NOTED ON DRAWING. ALL EQUIPMENT TESTING, ADJUSTING AND BALANCING SHALL BE DONE BY A AABC CERTIFIED TECHNICIAN.
16. NO HALONS OR CFCs SHALL BE USED IN ANY HVAC SYSTEMS.
17. CONTRACTOR SHALL PROVIDE MIN. MERV-13 FILTERS ON HVAC EQUIPMENT FOR REGULARLY OCCUPIED, ACTIVELY VENTILATED SPACES. REFER TO EQUIPMENT SCHEDULE.
18. ALL FLEXIBLE AIR DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN 2022 CMC 603.4. FLEXIBLE AIR DUCTS SHALL NOT BE MORE THAN 5 FEET IN LENGTH PER 2022 CMC 603.4.1.
19. DUCT LEAKAGE TEST SHALL BE CONDUCTED PER 2022 CMC 603.9.2..

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

LEGENDS & ABBREVIATIONS

HVAC LEGEND

SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
8"Ø	--	DUCT SIZE (DIAMETER)		CSD	CEILING SUPPLY DIFFUSER
10X6	--	DUCT SIZE (WIDTH x DEPTH)		CRR	CEILING RETURN REGISTER
	VD	MANUAL VOLUME DAMPER		AP	ACCESS PANEL/DUCT ACCESS
	--	FLEXIBLE DUCT. 5FT MAX. ALLOWED		EF	EXHAUST FAN
UP DN	RA/EXH	RETURN AIR / EXHAUST AIR		CAP CFF	DUCT CAP CAP FOR FUTURE
UP DN	SA/OA	SUPPLY AIR / OUTSIDE AIR		BDD	BACKDRAFT DAMPER *ARROW INDICATES AIR FLOW DIRECTION
#	--	SHEET NOTES NOTATION			
UP LO	--	EQUIPMENT TAG		DD	DUCK SMOKE DETECTOR
S	--	TEMPERATURE SENSOR		FSD	FIRE/SMOKE DAMPER
T	--	THERMOSTAT		VD	VOLUME DAMPER
C	--	FAN CONTROLLER		FD	FIRE DAMPER
HHWS	HHWS	HEATING HOT WATER SUPPLY		(N)	NEW
HHWR	HHWR	HEATING HOT WATER RETURN		(E)	EXISTING
CD	CD	CONDENSATE DRAIN		(D)	DEMO
	--	PUMP		POC	POINT OF CONNECTION
	OBD	MOTORIZED OPPOSED BLADE DAMPER		POD	POINT OF DISCONNECTION

ABBREV.	DESCRIPTION
EF	EXHAUST FAN
RTU	ROOFTOP UNIT
VD	VOLUME DAMPER
DN	DOWN
RA	RETURN AIR
SA	SUPPLY AIR
OA	OUTSIDE AIR
EXH	EXHAUST
MIN	MINIMUM
MAX	MAXIMUM
TYP.	TYPICAL
CFF	CAP FOR FUTURE
TBD	TO BE DETERMINED
SQFT	SQUARE FEET
POC	POINT OF CONNECTION
SWD	SIDE WALL DIFFUSER
SWR	SIDE WALL REGISTER
CSD	CEILING SUPPLY DIFFUSER
CRR	CEILING RETURN REGISTER
TG	TRANSFER GRILLE
CD	CONDENSATE DRAIN
(N)	NEW
(D)	DEMOLISH
(E)	EXISTING
(R)	RELOCATE
TEMP.	TEMPERATURE

HEAT PUMP SCHEDULE

TAG	MAKE / MODEL	TONS	CLG CAP TOT MBH	HTG CAP TOT MBH	EFFICIENCIES			ELECTRICAL			DIMENSIONS HxWxD [IN.]	NET WEIGHT [LBS]	LOCATION	REMARKS
					EER2	SEER2	HSPF2	V / PH / HZ	MCA	MOCP				
HP-1	CARRIER / 38VMB060HDS3-1	5.0	60.0	66.0	9.5	18.6	8.7	230 / 1 / 60	40	45	52½x35x15½	220	ROOF	1,2,3
HP-2	CARRIER / 38VMB060HDS3-1	5.0	60.0	66.0	9.5	18.6	8.7	230 / 1 / 60	40	45	52½x35x15½	220	ROOF	1,2,3
HP-3	CARRIER / 38VMB036HDS3-1	3.0	36.0	40.0	12.1	19.2	9.2	230 / 1 / 60	36	40	52½x35x15½	220	ROOF	1,2,3
HP-4	CARRIER / 38VMB060HDS3-1	5.0	60.0	66.0	9.5	18.6	8.7	230 / 1 / 60	40	45	52½x35x15½	220	ROOF	1,2,3
HP-5	CARRIER / 38MARQ18B3	1.5	16.5	17.0	12.5 EER	20.0 SEER	10.5 HSPF	230 / 1 / 60	16	25	26½x35x13½	101	ROOF	1,2,3

1. COORDINATE WITH ELECTRICIAN TO PROVIDE & INSTALL DISCONNECT SWITCH.
2. PROVIDE COPPER DX LINE SET. INSULATE ALL PIPING WITH CLOSED-CELL FOAM INSULATION. PROVIDE ANTI-UV JACKETING ON ALL EXPOSED INSULATION.
3. PROVIDE 1/2" THICK WAFFLE PAD AT MOUNTING POINTS.

FANCOIL UNIT SCHEDULE

HP TAG	FC UNIT TAG	MAKE / MODEL	TONS	FAN DATA		CLG. CAP.	HTG. CAP.	ELECTRICAL			DIMENSIONS HxWxD [IN.]	NET WT. [LBS]	SYSTEM AREA	REMARKS
				CFM	ESP	MBTUH	MBTUH	V / PH / HZ	MCA	MOCP				
HP-1	FC-1, FC-2, FC-3	CARRIER / 40VMF024A---3	2.0	1000	N/A	24.3	27.0	230 / 1 / 60	1.3	15	11¾ x33⅜x33⅛	69.0	VOCATIONAL TRAINING 102B, 103B, 105B	1,2,3,4
HP-2	FC-4, FC-5	CARRIER / 40VMF030A---3	2.5	950	N/A	30.4	34.0	230 / 1 / 60	1.7	15	11¾ x33⅜x33⅛	69.0	VOCATIONAL TRAINING 102A, 103A	1,2,3,4
	FC-6	CARRIER / VMI005---3	0.5	198	N/A	5.0	6.0	230 / 1 / 60	0.3	15	6x42x16⅜	35.0	TEACHER LOUNGE 104A	1,2,3,4
HP-3	FC-7	CARRIER / 40VMF024A---3	2.0	1000	N/A	24.3	27.0	230 / 1 / 60	1.3	15	11¾ x33⅜x33⅛	69.0	VOC. TRAINING 115	1,2,3,4
	FC-8	CARRIER / 40VMW012---3	1.0	360	N/A	12.1	13.5	230 / 1 / 60	0.5	15	11⅜x9x36	30.0	RECEPTION 116A	1,2,3,4
	FC-9	CARRIER / VMI005---3	0.5	198	N/A	5.0	6.0	230 / 1 / 60	0.3	15	6x42x16⅜	35.0	OFFICE 117	1,2,3,4
HP-4	FC-10, FC-11, FC-12, FC-13	CARRIER / VMI015---3	1.3	379	N/A	15.2	17.0	230 / 1 / 60	0.4	15	7⅛x51⅛x18	50.0	VOCATIONAL TRAINING 200	5
HP-5	FC-14	CARRIER / VMI015---3	1.3	379	N/A	15.2	17.0	230 / 1 / 60	0.4	15	7⅛x51⅛x18	50.0	OFFICE 204	5

1. COORDINATE WITH ELECTRICIAN TO PROVIDE AND INSTALL DISCONNECT SWITCH.
2. COORDINATE WITH PLUMBING TO INSTALL CONDENSATE DRAIN PIPE. CONDENSATE SHALL INDIRECTLY DRAIN TO NEARBY FLOOR SINK OR INDIRECT DRAIN. DUCTLESS UNITS INCLUDE BUILT-IN CONDENSATE LIFT (27½ INCHES). PROVIDE CONDENSATE FLOAT SWITCH TO SHUT OFF FANCOILS WHEN THE PRIMARY DRAIN IS BLOCKED.
3. MOUNT WITH NEOPRENE VIBRATION ISOLATORS.
4. PROVIDE MANUFACTURER OPTION THERMOSTAT.
5. FANCOILS ARE FOR FUTURE 2ND FLOOR BUILD OUT. PROVIDE SEPARATE PRICING ONLY. PROCUREMENT AND INSTALL SHALL BE UPON CLIENT APPROVAL ONLY. SEE PLANS FOR BASE SCOPE TO PROVIDE HEAT PUMPS AND REFRIGERANT STUB-INS.

FAN SCHEDULE

TAG	MAKE / MODEL	FUNCTION	FAN INFORMATION				MOTOR INFORMATION		SOUND DATA		DIMENSIONS HxWxD [IN.]	NET WEIGHT [LBS.]	SYSTEM AREA	REMARKS
			VOLUME [CFM]	SP [IN. W.C]	FAN RPM	AMPS	V/PH/HZ	WATTS	OUTLET [dBA]	SONES				
EF-B (TYP OF 10)	PANASONIC / FV-0511VKS2	BATHROOM EXHAUST	70	0.10	1182	0.2	120/1/60	--	--	0.8	7⅝x10⅞x10¼	12	RESTROOMS	1,2,3
EF-1	GREENHECK / SQ-90-VG	ENVIRONMENTAL EXHAUST	200	0.20	1260	1.4	120/1/60	--	49	5.2	15x15x18	40	LAUNDRY/STORAGE	1,3,4
EF-2	PANASONIC / FV-0511VKS2	TRASH EXHAUST	70	0.10	1182	0.2	120/1/60	--	--	0.8	7⅝x10⅞x10¼	12	TRASH ROOM	1,2,5

1. COMPLETE WITH FLEX CONNECTIONS, DISCONNECTS, AND VIBRATION ISOLATORS.
2. EXHAUST FAN INCLUDES BACKDRAFT DAMPER.
3. PROVIDE BATHROOM EXHAUST FANS WITH MANUFACTURER OPTION MOTION SENSOR (FV-MSVK1) FOR AUTOMATIC OPERATION AND 20 MINUTE DELAY OFF TIMER.
4. PROVIDE BACKDRAFT DAMPER AND TIME CLOCK FOR FAN SCHEDULING.
5. FAN TO OPERATE CONTINUOUSLY AT 70 CFM.

EXISTING GAS FURNACE SCHEDULE

TAG	MAKE / MODEL	HEATING INFORMATION			FAN INFORMATION			MOTOR INFORMATION		SOUND DATA	DIMENSIONS HxWxD [IN.]	NET WEIGHT [LBS.]	SYSTEM AREA	REMARKS
		INPUT [MBH]	OUTPUT [MBH]	EFFICIENCY [%]	SUPPLY AIR [CFM]	SP [IN. W.C]	MIN. OUTSIDE AIR [CFM]	V/PH/HZ	AMPS	OUTLET [dBA]				
GF-1	CARRIER / 59MN7A120V2420	120.0	116.0	97.0	2000	0.5	450	120/1/60	14.1		35x24¼x29½	205	VOC. TRAINING 105A	1,2,3,4,5
GF-2	CARRIER / 59MN7A120V2420	120.0	116.0	97.0	2000	0.5	1100	120/1/60	14.1		35x24¼x29½	205	HP-1,2, & 3 ZONES	1,2,3,4,5
GF-3	CARRIER / 59MN7A120V2420	120.0	116.0	97.0	2000	0.5	620	120/1/60	14.1		35x24¼x29½	205	NORTH WEST OFFICES	1,2,3,4,5

1. UNITS PROVIDED WITH EXISTING DISCONNECT SWITCH.
2. UNITS PROVIDED WITH EXISTING GAS CONNECTION (WITH FLEXIBLE CONNECTION AND SHUT OFF VALVE) AND CONDENSATE DRAIN (WITH CONDENSATE NEUTRALIZER KIT). COORDINATE ROUTING OF EXISTING CONDENSATE LINES TO APPROVED AIR INDIRECT DRAINAGE RECEPTOR.
3. UNITS PROVIDED WITH EXISTING PVC DIRECT VENT PIPES AND TERMINATION TO EXTERIOR.
4. UNITS PROVIDED WITH FILTER BOX (MIN. 2" THICK MERV-13 FILTER) AND FLEXIBLE DUCT CONNECTIONS AT SUPPLY AND RETURN.
5. UNITS PROVIDED WITH DIGITAL PROGRAMMABLE THERMOSTAT WITH SETBACK CAPABILITIES.
6. UNITS PROVIDED WITH DUCT DETECTOR (UL268A COMPLIANT) AT SUPPLY PLENUM FOR AUTOMATIC SHUTOFF REQUIRED FOR FURNACES PER CMC 609.1. ANY DETECTION OF SMOKE WITHIN THE SUPPLY PLENUM SHALL SHUT OFF ASSOCIATED AIR MOVING EQUIPMENT BY INTERRUPTION OF POWER SOURCE.

DRAWING INDEX

SHEET NO.	DESCRIPTION
M-0.0	MECHANICAL GENERAL NOTES, LEGENDS, & SCHEDULES
M-0.1	MECHANICAL SCHEDULES AND DETAILS
M-0.2	MECHANICAL DETAILS
M-1.0	MECHANICAL EXISTING/DEMO - GROUND LEVEL
M-1.1	MECHANICAL EXISTING/DEMO - SECOND LEVEL
M-2.0	MECHANICAL PLAN - GROUND LEVEL
M-2.1	MECHANICAL PLAN - SECOND LEVEL
M-2.2	MECHANICAL PLAN - ROOF
M-3.0	MECHANICAL TITLE-24
M-3.1	MECHANICAL TITLE-24
M-3.2	MECHANICAL TITLE-24
M-3.3	MECHANICAL TITLE-24
M-3.4	MECHANICAL TITLE-24
M-3.5	MECHANICAL TITLE-24

SCOPE OF WORK

1. REUSE EXISTING GAS FURNACES. BALANCE OUTSIDE AIR DISTRIBUTION THROUGH FURNACES. MODIFY DUCT DISTRIBUTION PER PLAN.
2. PROVIDE MULTI-SPLIT HEAT PUMP SYSTEM WITH DUCTLESS FAN COILS.
3. INSTALL NEW EXHAUST FANS FOR RESTROOMS, LAUNDRY, AND STORAGE AREA PER PLAN.

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
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510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
MECHANICAL GENERAL NOTES, LEGEND, AND SCHEDULES

Sheet Number:
M-0.0

ZONING CONTROLS SCHEDULE

TAG	MAKE / MODEL	DUCT SIZE	MAX CFM	FUNCTION	REMARKS
ZD-1, ZD-3, ZD-4, ZD-5, ZD-6, ZD-7, ZD-8, ZD-9, ZD-10, ZD-11, ZD-12, ZD-13	YOUNG REGULATOR / 4075-IF	6"Ø	100	ZONE DAMPER	1,2
ZD-2	YOUNG REGULATOR / 4075-IF	8"Ø	200	ZONE DAMPER	1,2
BD-1	HONEYWELL / CPRD14	14"Ø	1000	BYPASS DAMPER	3

1. 24VAC MOTORIZED DAMPERS FOR ZONE CONTROLPROVIDE DEDICATED 24VAC TRANSFORMER (PART #3035) TO POWER YOUNG REGULATOR DAMPER. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER TO TRANSFORMER. 120VAC LINE VOLTAGE REQUIRED FOR EACH ZONE DAMPER.
2. PROVIDE WITH YOUNG REGULATOR T-720-IF THERMOSTAT.
3. SET BYPASS DAMPER TO 0.6" STATIC PRESSURE. ADJUST BYPASS DAMPER AS NEEDED AFTER AIR BALANCE. BYPASS DAMPER SHALL BE CLOSED DURING NORMAL OPERATION OF ALL ZONES. BYPASS DAMPER SHALL BEGIN TO OPEN AS ZONE DAMPERS BEGIN TO CLOSE.

SILENCER SCHEDULE

TAG	MAKE	INLET DIM	OUTSIDE DIM	LENGTH	REMARK
SIL-1, SIL-3, SIL-4, SIL-5, SIL-6, SIL-7, SIL-8, SIL-9, SIL-10, SIL-11, SIL-12, SIL-13	FANTECH / LD6	6"Ø	10¼"Ø	23⅝	--
SIL-2	FANTECH / LD8	8"Ø	12½"Ø	23⅝	--

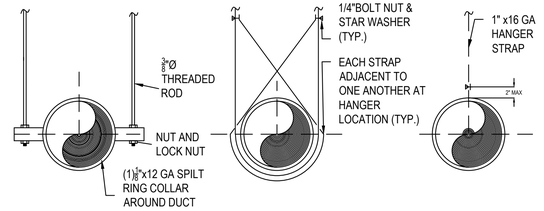
DIFFUSER SCHEDULE

TAG	MAKE	MODEL	CFM RANGE	NOMINAL NECK SIZE	FRAME DIMENSIONS	REMARKS
SWD CSD	TITUS	272FS	50-100 101-200 201-400	8x6 12x6 18x6	9⅞"x7¾" 13⅜"x7¾" 19⅜"x7¾"	1,2
SWR EXH	TITUS	4FL	50-100 101-200 1000-2000	8x6 12x6 42x18	9⅞"x7¾" 13⅜"x7¾" 43⅜"x19¾"	1,2

1. CONTRACTOR TO COORDINATE W/ ARCHITECT FOR SURFACE TYPE AND FINISH.
2. COMPLETE W/OPPOSED BLADE DAMPER.

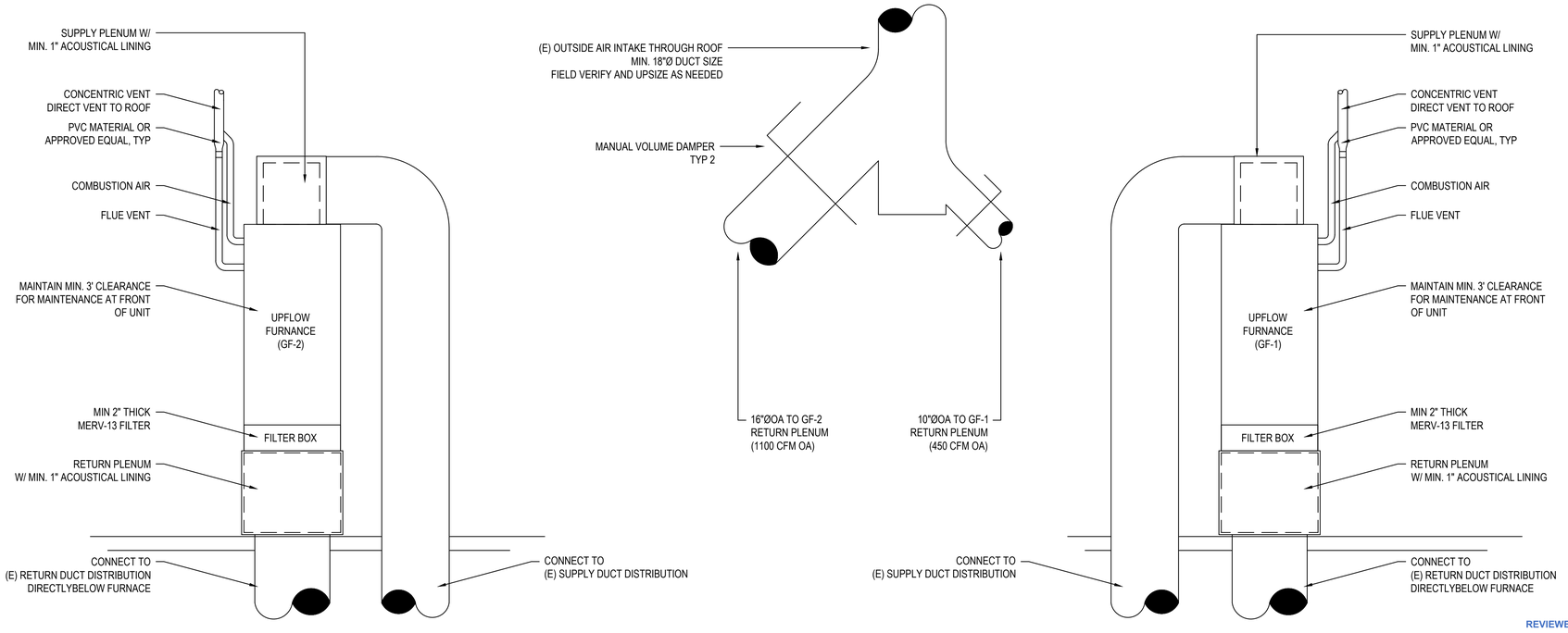
FIRE SMOKE DAMPER

TAG	MAKE / MODEL	INLET / OUTLET [IN.]	SLEEVE	SERVICE	LEAKAGE CLASS	TEMP RATING	AIR VELOCITY	HUMIDITY	FIRE RATING	LOCATION	ACTUATOR	
										NAME	TYPE	FAIL
FSD-1	RUSKIN / FSDR25	6Ø	17	EXHAUST	1	165	263 FPM	50%	1½ HOUR	STORAGE 116C	ELEC FUSIBLE LINK	N.C.



NOTES:
1. REFER TO SPECIFICATION FOR HANGER SPACINGS.
2. PROVIDE SWAY & SEISMIC BRACING PER SMACNA SEISMIC GUIDELINES.
3. HANGER MATERIAL SUPPORTING FLEXIBLE DUCT SHALL IN NO CASE BE LESS THAN 1½" WIDE. FLEXIBLE DUCT SHALL BE SUPPORTED PER MANUFACTURER RECOMMENDED MATERIALS, BUT AT NO GREATER DISTANCE THAN 4FT MAX. PERMISSIBLE SAG IS MAX. ½" PER FOOT OF SPACING BETWEEN SUPPORTS.

2 DUCT HANGER DETAIL
SCALE: NTS



1 EXISTING FURNACE SCHEMATIC AT 2ND FLOOR UTILITY ROOM
SCALE: N.T.S.

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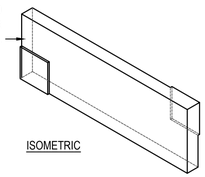
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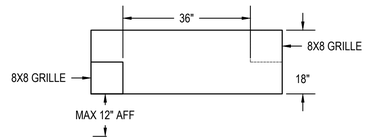
Sheet Name:
MECHANICAL SCHEDULES AND DETAILS

Sheet Number:
M-0.1

PROVIDE WITH ACOUSTICAL LINING MIN. 1" THICK MIN NRC 0.70 FIBERGLASS OR EQUAL



ISOMETRIC



ELEVATION VIEW

4 Z-DUCT
SCALE: NTS

DVE45T6000W

SAMSUNG

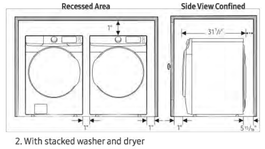
Samsung 7.5 cu. ft. Front Load Electric Dryer with Sensor Dry

Installation Specifications

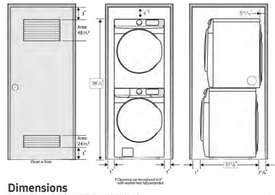
If the washer and dryer are installed together or the dryer alone, the closet front must have two unobstructed air openings for a combined minimum total area of 72-inch² (see stacked build below). Your washer alone does not require a specific air opening.
*Required opening (external exhaust vent may require additional space)

1. Alcove or closet installation
Minimum Clearance for Closet and Alcove Installations:

Recessed Area | Side View Confined

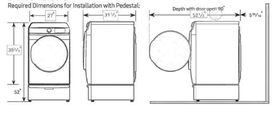


2. With stacked washer and dryer



Dimensions

Required Dimensions for Installation with Pedestal:



4-Way Venting (Back, Bottom, Left, Right)

10 Preset Drying Cycles:
Normal, Heavy Duty, Permanent Press, Activewear, Bedding, Delicates, Sanitize, Time Dry, Air Fluff, Quick Dry

9 Additional Drying Options:
Mixed Load Bell, Wrinkle Prevent, Adjust Time (Up), Adjust Time (Down), Eco Dry, Child Lock, Smart Care, Sound, Drum Light

5 Temperature Levels:
High, Medium High, Medium, Medium Low, Low

5 Dry Levels:
Very Dry, More Dry, Normal Dry, Less Dry, Damp Dry

Warranty
One (1) Year Parts and Labor

Product Dimensions & Weight (WxHxD)
Dimensions: 27" x 38 3/4" x 31 1/2"
Weight: 114.6 lbs

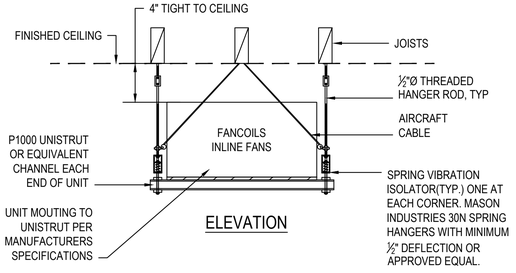
Shipping Dimensions & Weight (WxHxD)
Dimensions: 29 1/4" x 42 5/8" x 33 1/2"
Weight: 121.3 lbs

	Model #	UPC Code
Electric	DVE45T6000W	887276412634
Gas	DVG45T6000W	887276412641
Matching Washer	WF45T6000AW	887276394794
Pedestal	WE402NW	887276310152
Riser	WE272NW	887276197647
Accessories		
Stacking Kit	SKK-BK	887276344034
Vent Kit	DV-2A	887276146416

	Recommended	Use only for short-run installation
Weather hood type	4"	2.5"
Number of 90° elbows	Rigid	Rigid
0	80 ft.	74 ft.
1	68 ft.	62 ft.
2	57 ft.	51 ft.
3	47 ft.	41 ft.

Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.
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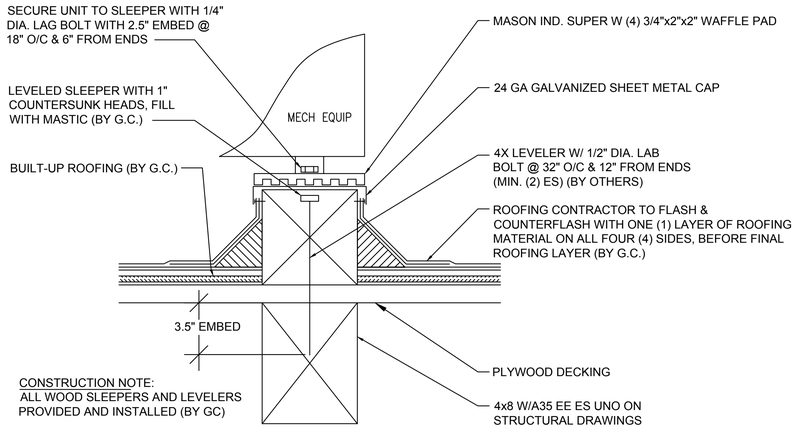
3 CLOTHES DRYER INTALL REQ
SCALE: NTS



ELEVATION

NOTES:
1. DETAIL IS SHOWN DIAGRAMMATICALLY. INSTALL UNIT TIGHT TO CEILING. PROVIDE A MINIMUM 7'-0" CLEAR FROM BOTTOM OF SYSTEM SUPPORT SYSTEM TO THE FINISHED FLOOR BELOW.
2. HOLES FOR ANCHORS SHALL BE DRILLED USING A METHOD THAT WILL NOT CUT OR DAMAGE EXISTING REINFORCING.
3. USE STANDARD CONNECTION HARDWARE AND NUTS TO CONNECT SUPPORT CHANNELS AND SEISMIC BRACING.

2 EQUIPMENT SUPPORT DETAIL
SCALE: NTS



CONSTRUCTION NOTE:
ALL WOOD SLEEPERS AND LEVELERS PROVIDED AND INSTALLED (BY GC)

1 CONDENSER SLEEPER MOUNTING DETAIL
SCALE: NTS

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B2024-05803

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Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

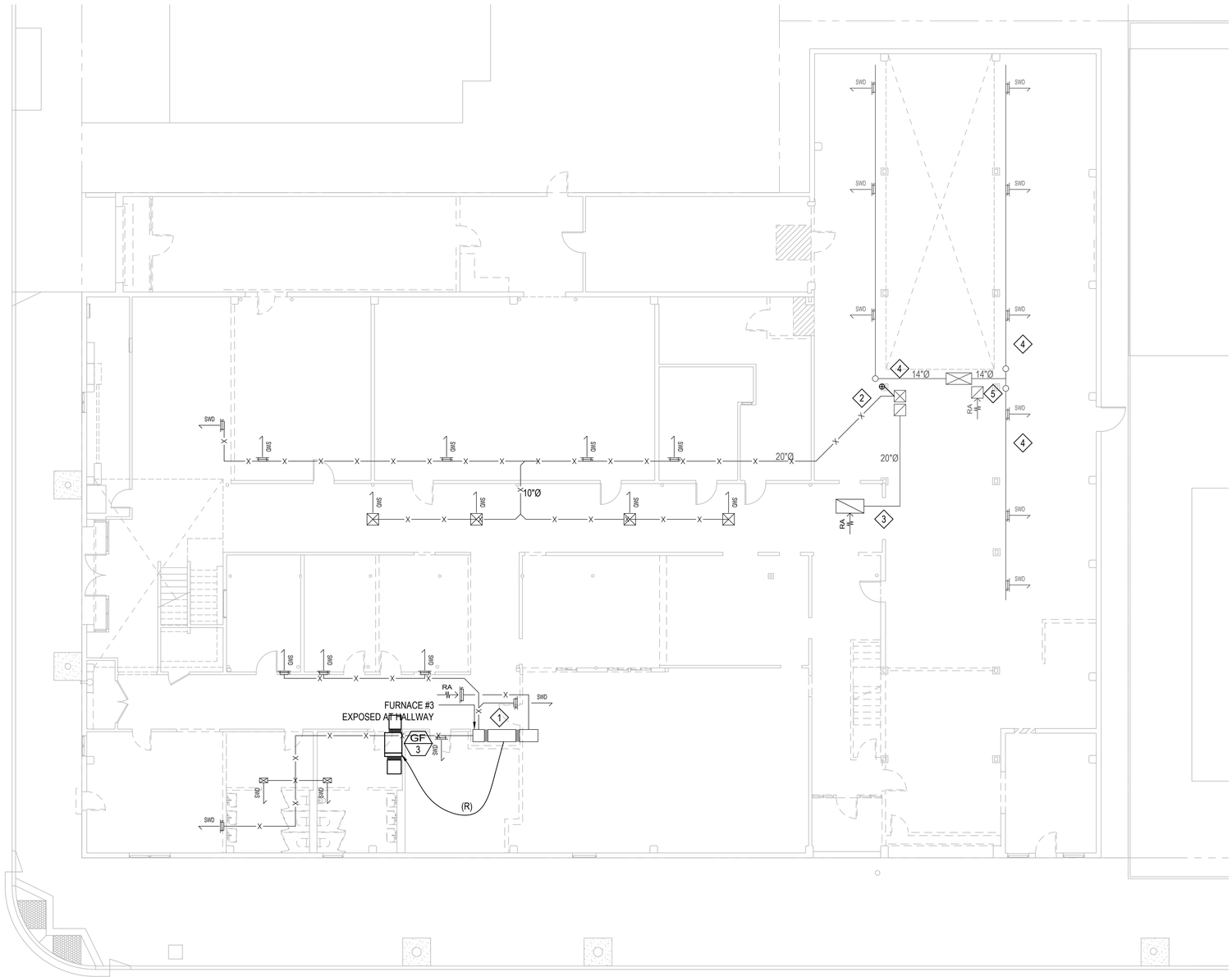
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Sheet Name:
MECHANICAL DETAILS

Sheet Number:
M-0.2



SHEET NOTES

1. EXISTING GAS FURNACE TO BE RELOCATED. DEMO EXISTING DUCT DISTRIBUTION. SEE M-2.0 FOR PROPOSED RELOCATION.
2. DEMO SUPPLY DUCT DOWNSTREAM OF SUPPLY PLENUM AT CEILING. NEW DISTRIBUTION TO BE PROVIDED.
3. DEMO RETURN DUCT GRILLE AND DUCT WORK BACK TO WALL. RETURN DUCT SHALL BE RECONNECTED TO NEW HIGH WALL RETURN GRILLE.
4. EXISTING SUPPLY DUCT DISTRIBUTION TO BE REUSED.
5. EXISTING RETURN DUCT AND RETURN GRILLE AT CEILING TO BE REUSED.

1 MECHANICAL EXISTING/DEMO - GROUND LEVEL

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

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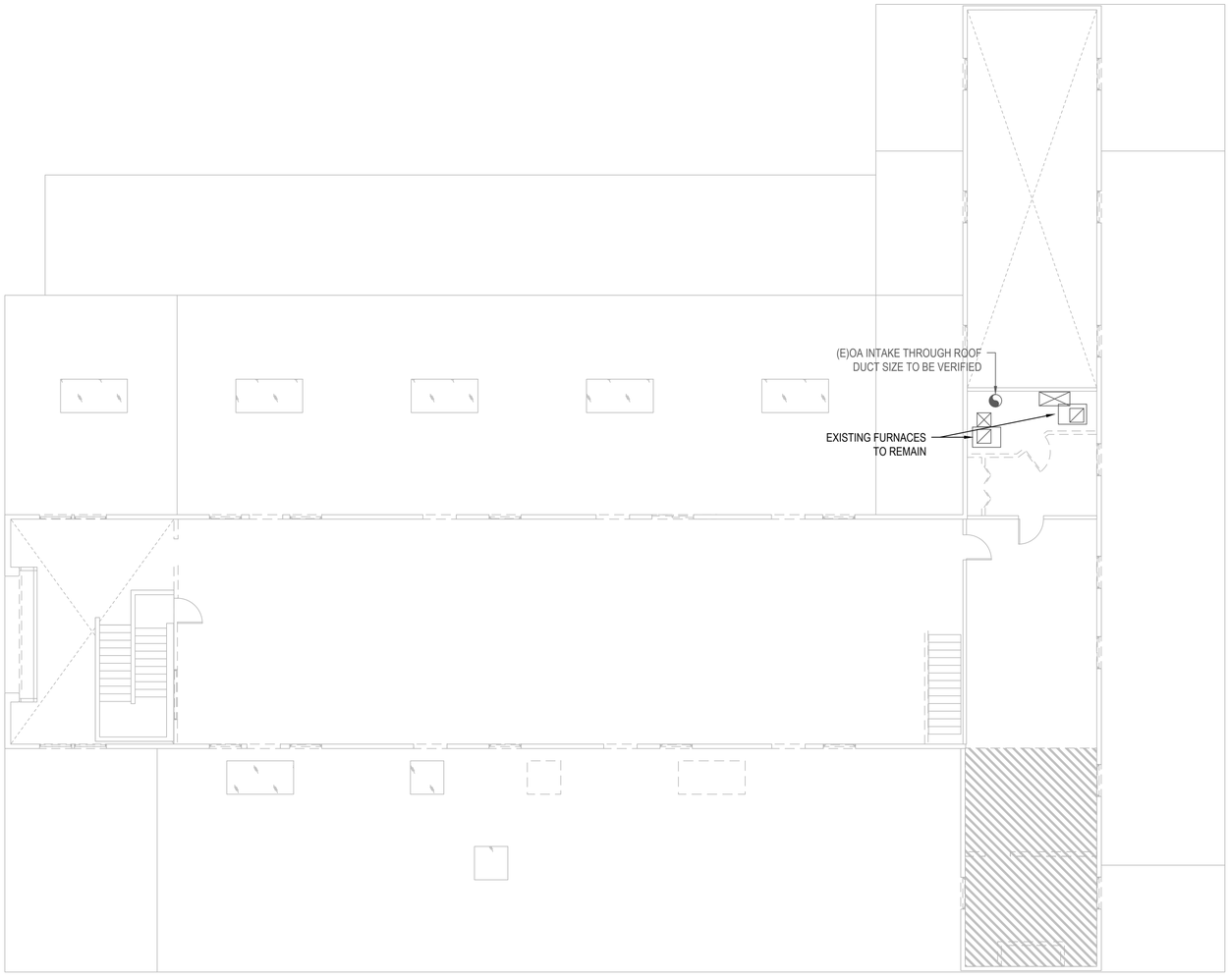
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Sheet Name:
MECHANICAL EXISTING/DEMO - GROUND LEVEL

Sheet Number:
M-1.0



1 **MECHANICAL PLAN - SECOND LEVEL**
SCALE: 1/8" = 1'-0"

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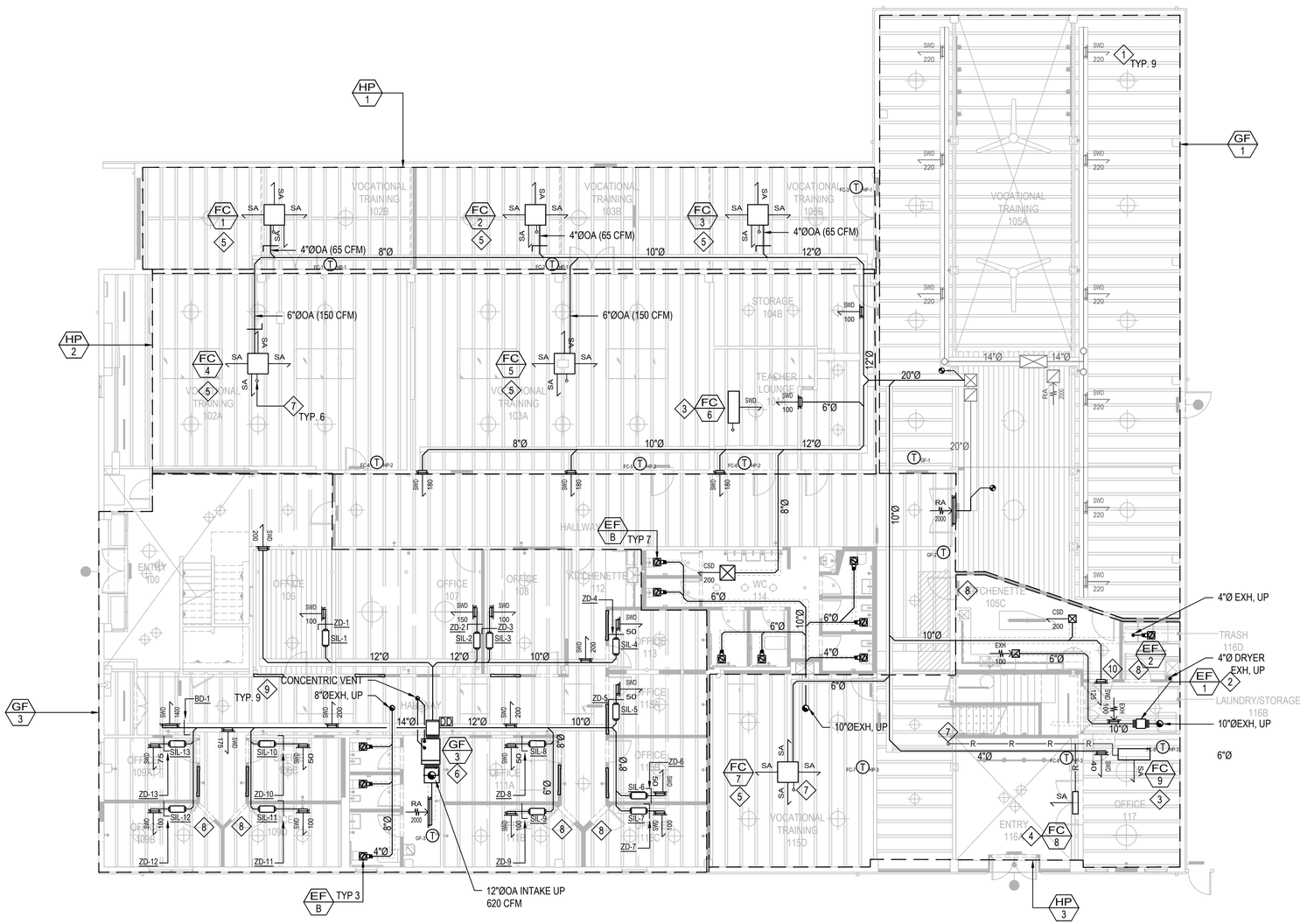
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Sheet Name:
MECHANICAL PLAN - SECOND LEVEL

Sheet Number:
M-1.1

Page Number: 5 OF14



1 **MECHANICAL PLAN - GROUND LEVEL**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. DASHED AREAS INDICATE ROOMS THAT ARE GROUPED TOGETHER TO EACH HEAT PUMP SYSTEM OR CENTRAL FURNACE. EQUIPMENT TAG PROVIDED FOR IDENTIFICATION.

2. ALL SUPPLY AND RETURN DUCTS LOCATED WITHIN CONDITIONED AREAS ARE NOT REQUIRED TO BE INSULATED. ANY SUPPLY AND RETURN DUCTS LOCATED WITHIN CONCEALED CEILING ASSEMBLIES SHALL BE PROVIDED WITH MINIMUM R-8 INSULATION IN ACCORDANCE WITH MECHANICAL GENERAL NOTE #12 ON SHEET M-0.0.

SHEET NOTES

1. BALANCE EXISTING SUPPLY GRILLES TO INDICATED CFM.
2. EXHAUST FAN PROPOSED TO BE INSTALLED SUSPENDED FROM CEILING JOISTS AND EXPOSED IN LAUNDRY ROOM. MAINTAIN 3' SERVICE CLEARANCE IN FRONT OF UNIT.
3. 1-WAY DUCTLESS CEILING CASSETTE PROPOSED TO BE INSTALLED BETWEEN EXPOSED JOISTS. FACE OF FANCOIL SHALL BE FLUSH WITH BOTTOM OF JOIST.
4. DUCTLESS HIGH WALL MOUNT FANCOIL PROPOSED TO BE INSTALLED AT 8FT AFF. COORDINATE FINAL ELEVATION WITH ARCHITECT.
5. DUCTLESS 4-WAY CEILING CASSETTE PROPOSED TO BE INSTALLED BELOW JOISTS. ROUTE OUTSIDE AIR DUCT TO FRESH AIR KNOCKOUT AT FANCOIL. PROVIDE VOLUME DAMPER FOR OUTSIDE AIR DUCT AND BALANCE TO INDICATED CFM.
6. GAS FURNACE INSTALLED IN HORIZONTAL CONFIGURATION MAINTAIN MINIMUM 3FT CLEARANCE IN FRONT OF UNIT FOR MAINTENANCE. IN ADDITION TO MAINTENANCE CLEARANCE. A MINIMUM OF 1" CLEARANCES IS REQUIRED ON ALL SIDES OF FURNACE. PROVIDE ACCESS PANEL (MIN. 24x24) FOR ACCESS TO FILTERS OR INSTALL EXPOSED AT HALLWAY. COORDINATE WITH ARCHITECT.
7. PROVIDE REFRIGERANT LINESETS FROM ROOF ABOVE. SEE M-2.1.
8. PROVIDE ⅝" DOOR UNDERCUT FOR RETURN AIR PATH.
9. PROVIDE Z-DUCT WITH 8x8 RETURN GRILLE OPENINGS BETWEEN ROOM TO HALLWAY. PROVIDE WITH 1" ACOUSTICAL INSULATION. OFFSET OPENINGS HORIZONTALLY BY 36" TO MAINTAIN ACOUSTICAL SEPARATION. LOW OPENING TO BE ON OFFICE SIDE AND WITHIN 12" ABOVE FLOOR. TYPICAL FOR ALL OFFICE ROOMS. REFER TO DETAIL 4/M-0.2.
10. PROVIDE HI-LO DOOR LOUVERS AT LAUNDRY ROOM DOOR. REFERENCE DETAIL 3/M-0.2 FOR LOUVER SIZING AND PLACEMENT PER MANUFACTURER REQUIREMENTS.

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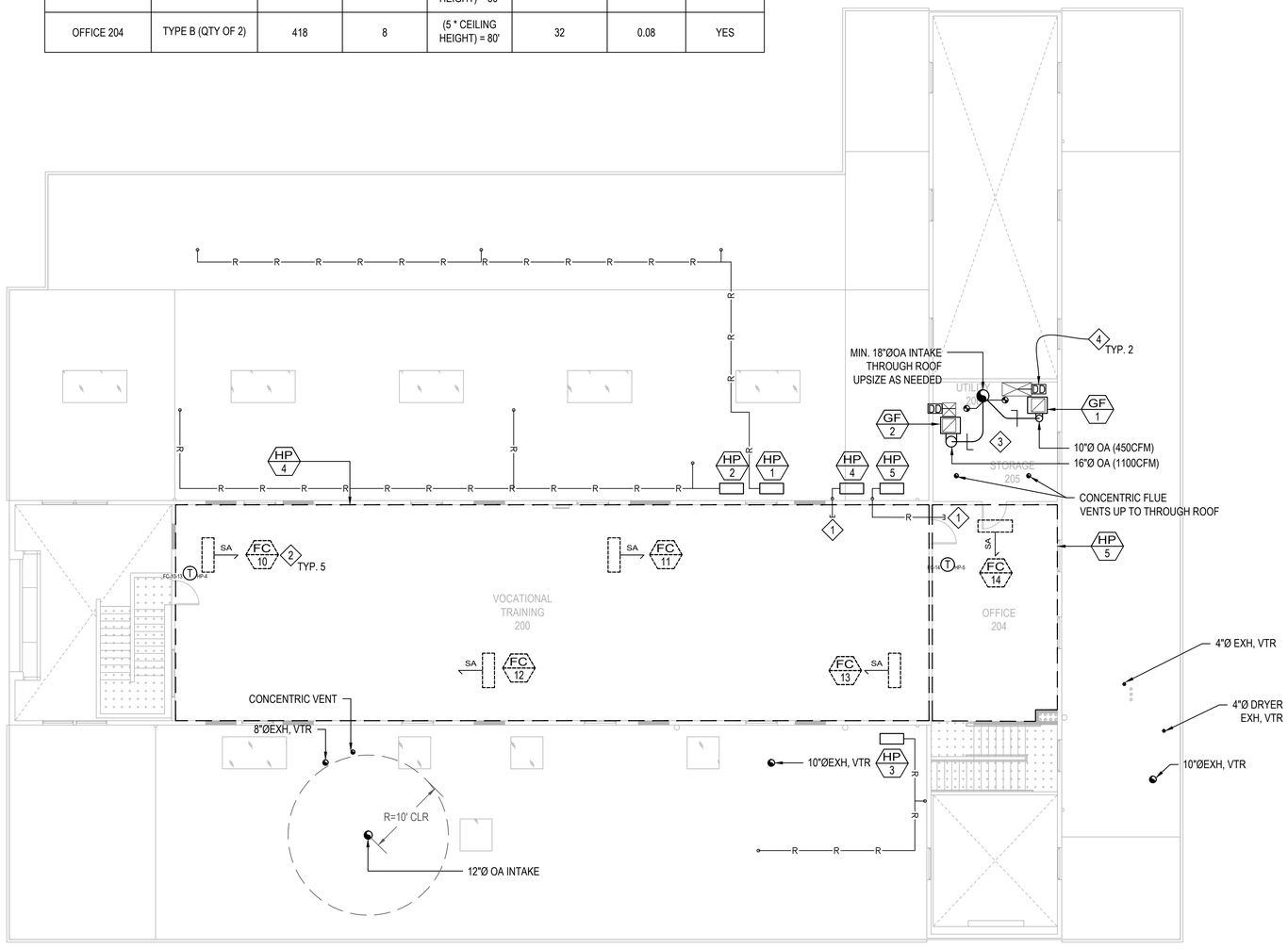
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MECHANICAL PLAN - GROUND LEVEL

Sheet Number:
M-2.0

NATURAL VENTILATION CALCULATION							
ROOM	DESIGNATED WINDOWS	FLOOR AREA TO BE VENTILATED [SQFT]	CEILING HEIGHT [FT]	MAX ALLOWED DISTANCE FROM OPERABLE OPENING [FT]	WINDOW AREA [SQFT]	WINDOW TO FLOOR AREA [SQFT]	MIN 4% WINDOW TO FLOOR AREA? (0.04)
CLASSROOM 200	TYPE B (QTY OF 8)	2537	8	(5 * CEILING HEIGHT) = 80'	128	0.05	YES
OFFICE 204	TYPE B (QTY OF 2)	418	8	(5 * CEILING HEIGHT) = 80'	32	0.08	YES



GENERAL NOTES

1. DASHED AREAS INDICATE ROOMS THAT ARE GROUPED TOGETHER TO EACH HEAT PUMP SYSTEM OR CENTRAL FURNACE. EQUIPMENT TAG PROVIDED FOR IDENTIFICATION.
2. EXHAUST TERMINATIONS SHALL MAINTAIN A MINIMUM 10' CLEARANCE TO MECHANICAL INTAKES, 3' CLEARANCE TO BUILDING OPENINGS, AND 3' CLEARANCE TO PROPERTY LINE.

SHEET NOTES

1. STUB-IN REFRIGERANT LINESET FROM HP-4 AND HP-5 INTO VOCATIONAL TRAINING AND OFFICE SPACE AS SHOWN.
2. DUCTLESS 1-WAY CEILING CASSETTES PROPOSED TO BE INSTALLED IN BETWEEN CEILING JOISTS FOR FUTURE PHASE. SHOWN FOR REFERENCE AND SEPARATE PRICING TO BE PROVIDED TO CLIENT.
3. SUPPLY AND RETURN DUCTS LOCATED INSIDE UTILITY ROOM SHALL BE PROVIDED WITHA MINIMUM R-8 INSULATION AND SHALL COMPLY WITH INSULATION REQUIREMENTS AS OUTLINED PER MECHANICAL GENERAL NOTE #12 ON SHEET M-0.0.
4. PROVIDE DUCT DETECTORS AT SUPPLY PLENUM OF EXISTING GAS FURNACES.

1 MECHANICAL PLAN - SECOND LEVEL

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

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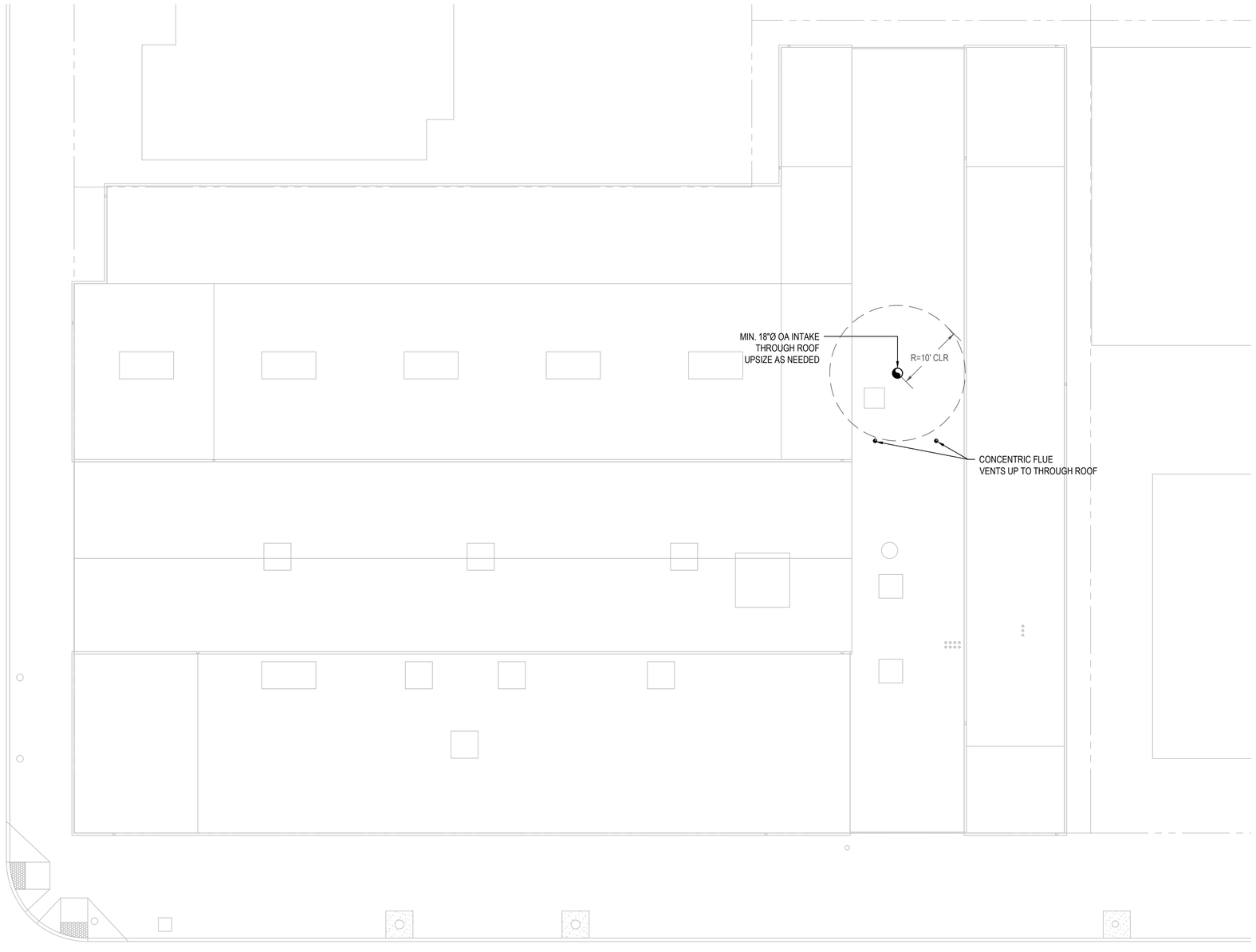
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Sheet Name:
MECHANICAL PLAN - SECOND LEVEL

Sheet Number:
M-2.1

GENERAL NOTES

1. EXHAUST TERMINATIONS SHALL MAINTAIN A MINIMUM 10' CLEARANCE TO MECHANICAL INTAKES, 3' CLEARANCE TO BUILDING OPENINGS, AND 3' CLEARANCE TO PROPERTY LINE.



1 **MECHANICAL PLAN - ROOF**
SCALE: 1/8" = 1'-0"

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FOR CODE COMPLIANCE
June 13, 2025
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MECHANICAL PLAN - ROOF

Sheet Number:
M-2.2

STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name:	VWC Bancroft	Report Page: (Page 1 of 22)
Project Address:	830 Bancroft Way	Date Prepared: 3/18/2025

This document is used to demonstrate compliance with mandatory requirements in 110.8(g) and 120.7(b)/ 160.1 for newly constructed nonresidential, hotel/ motel, multifamily and mixed-use buildings, and 141.0(b)1/ 180.2 for alterations, related to roof, wall and floor assemblies. It is also used to demonstrate compliance with prescriptive requirements in 140.3/ 170.2 for newly constructed buildings, and 141.0/ 180.1/ 180.2 for additions and alterations, related to roof, wall, floor, door, fenestration and daylighting requirements.

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	94710	06	Total Conditioned Floor Area (ft²)	15705
03	Climate Zone	3	07	Total Unconditioned Floor Area (ft²)	0
04	Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per 100.0(f).		08	☐ Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	

● Office ● Support Areas ● All Other Occupancies

[1] FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in 140.3(c)/ 170.2(b). Compliance with 140.3(c)/ 170.2(b) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in 140.3/ 170.2 and 141.0(a)1/ 180.1 and 141.0(b)1 and 2/ 180.2 for additions and alterations.

My project consists of (check all that apply)		Component Types					
01		02					
☐	New Construction or Newly Conditioned Space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft						
☐	Addition is <=700 ft²			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition is >700 ft²						
☒	Alteration of conditioned space	☒	Roof Assembly	☒	Walls		
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☐	Roofing Material[2]	☐	Floors	☒	Fenestration

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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name:	VWC Bancroft	Report Page: (Page 2 of 22)
		Date Prepared: 3/18/2025

B. PROJECT SCOPE

[1] FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.
[2] Roof recovers and replacements must also check "Roof Assembly" box and document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes		Yes	No		

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in 140.3(a)1B/ 170.2(a)1B for new construction, 141.0(a)/ 180.1 for additions, or 141.0(b)2Biii/ 180.2 for alterations,

01	Indicate roof types included in the project:	☒	Framed	☐	Framed-Multifamily	☐	SIPS	☐	Span Deck & Concrete	☐	Metal Panels	☐	Metal Building

Framed Roof Assemblies

01	☒	Include Framed Roof Assemblies in Area-Weighted Average U-factor Calculation[1]		
02	03	04	05	06

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Project Name:	VWC Bancroft	Report Page: (Page 3 of 22)
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F. ROOF ASSEMBLY SCHEDULE

Framed Roof Assemblies

Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in §141.0(b)2Bii (Alts. Only)	Occupancy Type
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
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4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ

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F. ROOF ASSEMBLY SCHEDULE

Framed Roof Assemblies

4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ
4" Polyiso - Roof No Attic	Roof	Altered		Nonresidential/ Relocatable 1 CZ

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		2975
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		670
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		104
								per Software/ Other	0.037	

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		130
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		106
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		128
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		117
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		149
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		108
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		113
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		130
								per Software/ Other	0.037	

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		499
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		399
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		442
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		836
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		992
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		163
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		223
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		555
								per Software/ Other	0.037	

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		2425
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		394
								per Software/ Other	0.037	
Roof	JA4 Tables	Wood		0	23.6	U-factor	0.082	per JA4		245
								per Software/ Other	0.037	

[1] FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.
[2] For alterations using U-factor as the Thermal Performance Unit, at least R-10 insulation must be above deck.
[3] If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.
[4] Roof area minus any fenestration/ skylight area

Area-Weighted Average U-factor Compliance Calculation for Framed/ SIPs/ Span Deck & Concrete/ Metal Panel Roofs

01	02	03	04	05
Roof Type	Total Area of Roof Type (ft²)	Area-weighted U-factor for Roof Type		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
Framed	11903	0.082	0.037	
Total for all Roof Types:	**11903**	**0.082**	**0.037**	**COMPLIES**

G. RATED ROOFING MATERIAL (COOL ROOF)

This section does not apply to this project.

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H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in 140.3(a)/ 170.2(a) for new constructions, 141.0(a)/ 180.1 for additions and 141.0(b)1B/ 180.2 for alterations.

01	Indicate wall types included in the project:[1]	☒	Framed	☐	Mass (new only)	☐	Concrete Sandwich Panel (new only)	☐	SIPS	☐	ICF (new only)
		☐	Metal Panels	☐	Metal Building	☐	Spandrel/ Curtain Wall	☐	Straw Bale	☐	Log Home (new only)

[1] FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.

Framed Walls

01	☐	Calculate Area-Weighted Average U-factor for Metal Framed Walls[1]
02	☒	Include Wood Framed Walls in Area-Weighted Average U-factor Calculation[1]

03	04	05	06	07	08	09	10	11	12		13
Tag/Plan Detail ID	Occupancy & Status	How Design U-factor was determined	Location/ Fire Rating	Frame Material, Spacing & Depth	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[3] ft²
West	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Wood 1/2" gyp 16" OC 2x4	13	0	U-factor	0.11	per JA4		124
									per Software/ Other	0.102	
East	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Wood 1/2" gyp 16" OC 2x4	13	0	U-factor	0.11	per JA4		164
									per Software/ Other	0.102	
East	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Wood 1/2" gyp 16" OC 2x4	13	0	U-factor	0.11	per JA4		906
									per Software/ Other	0.102	
West	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Wood 1/2" gyp 16" OC 2x4	13	0	U-factor	0.11	per JA4		906
									per Software/ Other	0.102	

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H. WALL ASSEMBLY SCHEDULE

03	04	05	06	07	08	09	10	11	12		13
Tag/Plan Detail ID	Occupancy & Status	How Design U-factor was determined	Location/ Fire Rating	Frame Material, Spacing & Depth	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[3] ft²
South	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Exterior wall	Wood 1/2" gyp 16" OC 2x4	13	0	U-factor	0.11	per JA4		241
									per Software/ Other	0.102	

[1] FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal framed walls may not be combined with other wall types. Wood framed walls are combined with SIPS, spandrel & curtain, metal panel and straw bale wall types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.
[2] If "R-value" is shown in cell 10 as the Thermal Performance Unit, the R-value shown here is for cavity insulation per 141.0(b)1B.
[3] Wall area minus any fenestration area

Area-Weighted Average U-factor Compliance Calculation for Wood Framed/ SIPs/ Spandrel/ Curtain/ Metal Panel/ Straw Bale Wall Types

01	02	03	04	05
Wall Type	Total Area of Wall Type (ft²)	Area-weighted U-factor for Wall Type		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
Framed	2341	0.11	0.102	
Total for all Wall Types:	2341	0.11	0.102	COMPLIES

I. FLOOR ASSEMBLY SCHEDULE

This section does not apply to this project.

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PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE
June 13, 2025

TRB AND ASSOCIATES

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE

AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:

MECHANICAL TITLE-24

Sheet Number:

M-3.0

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J. EXTERIOR DOOR SCHEDULE

This table demonstrates compliance with prescriptive exterior door requirements in 140.3(a)7/ 170.2(e)4 for new construction or additions. Doors which are being replaced (alterations) do not need to be documented in this table because there are no Title 24, Part 6 requirements that apply. Exterior doors separate conditioned space from unconditioned space or from ambient air. Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on Table K with fenestration per Table 8.

01	02	03	04	05	06	07	
Tag/Plan Detail ID	Name/Description	Occupancy Type	Door Type	Door Insulation	Maximum Allowed U-factor	U-factor per Design	
	Metal Door	Nonresidential	Swinging	Any other wood door	0.7	per JA4	0.7

K. FENESTRATION AND GLAZED DOOR SCHEDULE

This table demonstrates compliance with prescriptive fenestration requirements in 140.3(a)5/ 170.2(e)3 for new constructions, 141.0(a)/ 180.1 for additions, or 141.0(b)2A/ 180.2 for alterations. Exterior doors that are more than 25% glass in area are considered Glazed Doors and should be documented on this table with fenestration.

01	Indicate fenestration types included in the project:[1]	☒ Vertical (alterations)	☐ Vertical (new)	☒ Skylights	☐ Glazed Doors (new only)

[1] FOOTNOTES: Fenestration types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Vertical Fenestration and Glazed Doors[1]
02	☒	Calculate Area-Weighted Average (R)SHGC for Vertical Fenestration and Glazed Doors[1]
03	☒	Calculate Area-Weighted Average VT for Vertical Fenestration and Glazed Doors[1]

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Type C	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.48	39
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.2	
						VT (min)	0.32	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	80
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	56
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
Type C	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.48	39
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.2	
						VT (min)	0.32	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	29
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Window	Operable window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	1.28	1.28	151
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.8	0.8	
						VT (min)	0.96	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	25
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Type A	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.37	32
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.24	
						VT (min)	0.42	0.5	
Type A	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.37	32
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.24	
						VT (min)	0.42	0.5	
(A) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.58	78
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.68	
						VT (min)	0.42	0.5	
(E) Window	Operable window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	1.28	1.28	12.5
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.8	0.8	
						VT (min)	0.96	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	7.5
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	7.5
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
(E) Window	Operable window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	1.28	1.28	25
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.8	0.8	
						VT (min)	0.96	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	15
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	24
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	31
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	20
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	48
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Type B	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.52	8
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.18	
						VT (min)	0.32	0.5	
(A) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.58	62
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.68	
						VT (min)	0.42	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	48
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	50
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(A) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.58	140
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.68	
						VT (min)	0.42	0.5	
(A) Window	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.37	32
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.24	
						VT (min)	0.42	0.5	

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CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: VWC Bancroft	Report Page:	(Page 15 of 22)
	Date Prepared:	3/18/2025

K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
(A) Window	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.37	16
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.24	
						VT (min)	0.42	0.5	
(E) Window	Operable window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	1.28	1.28	26
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.8	0.8	
						VT (min)	0.96	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	4
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	24
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	40
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	
Type B	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.52	64
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.18	
						VT (min)	0.32	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Type B	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.52	64
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.18	
						VT (min)	0.32	0.5	
Type B	Operable window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.58	0.52	48
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.41	0.18	
						VT (min)	0.32	0.5	
(E) Glass Block	Fixed window	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.57	0.57	19
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.5	

[1] FOOTNOTES: If any individual fenestration product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.
[2] The NA6 Default Calculation can only be used for alterations or dwelling units in buildings with <= 3 habitable stories. Alterations are limited to 200ft² of site built glazing and dwelling units are limited to 250ft² or 5% of conditioned floor area. If the fenestration does not meet these conditions, the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.
[3] Overhangs must extend past the left and right window the same distance as the depth of the overhang or greater to show an affect on the RSHGC. If an overhang does not meet this requirement, the affect of the overhang will be ignored.
[4] Projecting includes casement and awning windows.

Skylights- Total Area

01	02	03	04
Building has Atria > 55ft?	Gross Exterior Roof Area (ft²)	Maximum Allowed Skylight Area[3] (ft²)	Total Skylight Area per Design (ft²)
No	12,311	616	408

[5] FOOTNOTES: 5% of total roof area allowed for areas other than atria > 55 ft. 10% allowed for atria > 55 ft.

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Skylights- U-factor, Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Skylights[1]
02	☒	Calculate Area-Weighted Average SHGC for Skylights[1]
03	☒	Calculate Area-Weighted Average VT for Skylights[1]

04	05	06	07	08	09	10		11	12
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	Calculation Method for Performance Values per Design[2]	Glaze/ Diffuser with Haze Value > 90%?	Compliance Method for Multifamily Alterations	Required Product Performance		Product Performance per Design	Area ft²
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	48
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	
(A) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	NFRC Certified			U-factor (max)	0.88	0.88	32
						SHGC (max)	0.83	0.83	
						VT (min)	0.64	0.5	
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	16
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	64
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Skylights- U-factor, Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Skylights[1]
02	☒	Calculate Area-Weighted Average SHGC for Skylights[1]
03	☒	Calculate Area-Weighted Average VT for Skylights[1]

04	05	06	07	08	09	10		11	12
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	Calculation Method for Performance Values per Design[2]	Glaze/ Diffuser with Haze Value > 90%?	Compliance Method for Multifamily Alterations	Required Product Performance		Product Performance per Design	Area ft²
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	64
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	32
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	
(A) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	NFRC Certified			U-factor (max)	0.88	0.88	16
						SHGC (max)	0.83	0.83	
						VT (min)	0.64	0.5	
(A) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	NFRC Certified			U-factor (max)	0.88	0.88	48
						SHGC (max)	0.83	0.83	
						VT (min)	0.64	0.5	

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ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
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510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
REVIEWED FOR
CODE COMPLIANCE
Jun 18, 2025
FOR CODE COMPLIANCE
REVIEWED FOR
CODE COMPLIANCE
June 13, 2025

TRB AND ASSOCIATES

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE

AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:

MECHANICAL TITLE-24

Sheet Number:

M-3.1

STATE OF CALIFORNIA
Envelope Component Approach CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Skylights- U-factor, Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Skylights[1]
02	☒	Calculate Area-Weighted Average SHGC for Skylights[1]
03	☒	Calculate Area-Weighted Average VT for Skylights[1]

04	05	06	07	08	09	10		11	12
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	Calculation Method for Performance Values per Design[2]	Glaze/ Diffuser with Haze Value > 90%?	Compliance Method for Multifamily Alterations	Required Product Performance		Product Performance per Design	Area ft²
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	64
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	
(E) Skylight	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	§110.6 Defaults			U-factor (max)	1.98	1.98	24
						SHGC (max)	0.83	0.83	
						VT (min)	1	0.5	

[1]*FOOTNOTES: If any individual skylight product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.*
[2]*The NA6 Default Calculation can only be used for alterations or dwelling units in buildings with <= 3 habitable stories. Alterations are limited to 200ft² of site built glazing and dwelling units are limited to 250ft² or 5% of conditioned floor area. If the fenestration does not meet these conditions, the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.*

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CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Area-Weighted Average U-factor, SHGC, VT Compliance Calculation for Vertical Fenestration And Glazed Doors

01	02	03	04	05
Product Performance Unit:	Total Area of Fenestration (ft²)	Area-weight Calculation for Fenestration		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
U-Factor	1396.5	0.58	0.515	COMPLIES
(R)SHGC	1396.5	0.41	0.407	COMPLIES
VT	1396.5	0.32	0.5	COMPLIES

Area-Weighted Average U-factor, SHGC, VT Compliance Calculation for Skylights

01	02	03	04	05
Product Performance Unit:	Total Area of Fenestration (ft²)	Area-weighted Calculation for Fenestration		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
U-Factor	408	0.88	0.88	COMPLIES
(R)SHGC	408	0.83	0.83	COMPLIES
VT	408	0.64	0.5	DOES NOT COMPLY

L. DAYLIGHT IN LARGE ENCLOSED SPACES

This section does not apply to this project.

M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ENV-01-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Envelope Component Approach CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: VWC Bancroft	Report Page:	(Page 21 of 22)
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N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, form user must provide an explanation in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/. Individuals who perform the field testing and verification work, and provide the information required for completion of the fenestration Certificate of Acceptance documentation are not required to be licensed professionals. However, the person who signs the Certificate of Acceptance document to certify compliance with the acceptance requirements shall be licensed as specified in Standards Section 10-103(a)4 and NA7.3.1

Form/Title	Systems/Spaces To Be Field Verified
NRCA-ENV-02-F must be submitted for all new, added or altered site built fenestration.	Fenestration;

O. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

STATE OF CALIFORNIA
Envelope Component Approach CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: VWC Bancroft	Report Page:	(Page 22 of 22)
Project Address: 830 Bancroft Way	Date Prepared:	3/18/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Meng Hsiu Chen	
Company: MHC Engineers, Inc	Signature Date: 2025-03-18
Address: 150 8th Street	CEA/ HERS Certification Identification (if applicable): M19582
City/State/Zip: San Francisco CA 94103	Phone: 415-512-7141

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Douglas Burnham	Responsible Designer Signature:
Company: Envelope Architecture + Design	Date Signed: 2025-03-18
Address: 2212 6th Street	License: C25383
City/State/Zip: Berkeley CA 94710	Phone: 510.664.2400

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.		
Project Name: VWC Bancroft	Report Page:	(Page 1 of 24)
Project Address: 830 Bancroft Way	Date Prepared:	3/18/2025

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	04	Total Conditioned Floor Area	15705
02	Climate Zone	3	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

● Classroom ● Office ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 2 of 24)
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C. COMPLIANCE RESULTS

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

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(i), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)												COMPLIES			

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
1st Floor NW Offices (FURNACE 3)	1	Single zone	Alteration		☐
Vocational Training 102B/103B/105B (HP-1)	1	Multi-zone	New/ Addition		☐

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
Vocational Training 102A/103A Lounge 104A (HP-2)	1	Multi-zone	New/ Addition		☐
1st Floor SW (HP-3)	1	Multi-zone	New/ Addition		☐
Vocational Training 200 (HP-4)	1	Multi-zone	New/ Addition		☐
Office 204	1	Single zone	New/ Addition		☐
Outside Air (FURNACE 2)	1	Single zone	Alteration		☐

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
				Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]			Cooling Output[2,3]		Load Calculations[3,4]	
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
1st Floor NW Offices (FURNACE 3)	Furnace/ Unit Heater	Warm-air central furnace, gas-fired	NA: Altered per 141.0(b)2E and 180.2(b)2	120	120	0	0	0	155.36	169.54
Vocational Training 102B/103B/105B (HP-1)	Variable Refrigerant Flow	VRF heat pump, air cooled	NA: Load Controls	65.7	66	0	59.16	50	86.13	92.33
Vocational Training 102A/103A Lounge 104A (HP-2)	Variable Refrigerant Flow	VRF heat pump, air cooled	NA: Load Controls	65.7	66	0	57.17	50	70.85	134.29
1st Floor SW (HP-3)	Variable Refrigerant Flow	VRF heat pump, air cooled	NA: Load Controls	35.84	36	0	28	25	78.57	94.07
Vocational Training 200 (HP-4)	Variable Refrigerant Flow	VRF heat pump, air cooled	NA: Load Controls	65.7	66	0	57.61	50	83.32	150.07
Office 204	Unitary Heat Pumps	Air-cooled, split (1phase)	NA: Load Controls	12.7	17	0	13.77	11.2	16.07	24.38
Outside Air (FURNACE 2)	Furnace/ Unit Heater	Warm-air central furnace, gas-fired	NA: Altered per 141.0(b)2E and 180.2(b)2	120	120	0	0	0	34.26	36.73

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 5 of 24)
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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11

[1]*FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.*
[2]*It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.*
[3] *If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.*
[4] *Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).*

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
		Heating Mode				Cooling Mode		
Name or Item Tag	Size Category (Btu/h)	Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
1st Floor NW Offices (FURNACE 3)	<65,000		AFUE	0.8	0.9	SEER2	14.3	10
Vocational Training 102B/103B/105B (HP-1)	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	8.7	SEER	13.0	18.6
Vocational Training 102A/103A Lounge 104A (HP-2)	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	8.7	SEER	13.0	18.6
1st Floor SW (HP-3)	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	9.2	SEER	13.0	19.2

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Stamp:

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830 Bancroft Way
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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
Vocational Training 200 (HP-4)	<65,000	47 °Fdb/ 43 °Fwb OSA	HSPF	7.7	8.7	SEER	13.0	18.6
Office 204	<65,000		HSPF2	7.5	10.5	SEER2	14.3	20
Outside Air (FURNACE 2)	<65,000		AFUE	0.8	0.9	SEER2	14.3	10

G. PUMPS

This section does not apply to this project.

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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	1st Floor NW Offices (FURNACE 3)	Quantity	1	Fan System Status	Alteration	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,000	Site Elevation	345	Economizer	NA: Altered packaged AC or HP <54 kBtu/h
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		464		Manufacturer provided		0.67
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		278				
			Gas heat	100		116				
			Supply Fan System	100		278				
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1.14	Fan System Electrical Output (kW)	0.67

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	Office 204	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	0	Site Elevation	345	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		0		Manufacturer provided		0
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		0				
			Hydronic/DX cooling coil or heat pump coil	100		0				
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1	Fan System Electrical Output (kW)	0

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	Outside Air (FURNACE 2)	Quantity	1	Fan System Status	Alteration	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,000	Site Elevation	345	Economizer	NA: Altered packaged AC or HP <54 kBtu/h
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		464		Manufacturer provided		0.67
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		278				
			Gas heat	100		116				
			Supply Fan System	100		278				
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)			Fan System Allowance (kW)[3]		1.14	Fan System Electrical Output (kW)	0.67

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35
[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.
[3] Fan system allowance includes fan system base allowance.
[4] Filter pressure loss can only be counted once per fan system.
[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.
[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11

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H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
1st Floor NW Offices (FURNACE 3)	None Applies	1
Vocational Training 102B/103B/105B (HP-1)	None Applies	1
Vocational Training 102A/103A Lounge 104A (HP-2)	None Applies	1
1st Floor SW (HP-3)	None Applies	1
Vocational Training 200 (HP-4)	None Applies	1
Office 204	None Applies	1
Outside Air (FURNACE 2)	None Applies	1

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I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
1st Floor NW Offices (FURNACE 3)	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	DR Tstat per 110.12	NA: Would increase energy use	NA: Alteration Project
Vocational Training 102B/103B/105B (HP-1)	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Would increase energy use	NA: No operable windows
Vocational Training 102A/103A Lounge 104A (HP-2)	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Would increase energy use	NA: No operable windows
1st Floor SW (HP-3)	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Would increase energy use	NA: No operable windows
Vocational Training 200 (HP-4)	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	DR Tstat per 110.12	Included	Provided
Office 204	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	DR Tstat per 110.12	Included	Provided
Outside Air (FURNACE 2)	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Serves < 25k ft²	DR Tstat per 110.12	NA: Alteration	NA: Alteration Project

[1] FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

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J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:\24refnolink\160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04		05			06			07
System Name	Vocational Training 105A (FURNACE 1)	System Design OA CFM Airflow[1]		446	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3 Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Exh. Vent per 120.1(c)4 & 160.2(c)4 Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
Vocational Training 105A	All others	2975			446.2	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				446	18	Ventilation for this System Complies?		Yes

04		05			06			07
System Name	1st Floor NW Offices (FURNACE 3)	System Design OA CFM Airflow[1]		615	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

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J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3 Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Exh. Vent per 120.1(c)4 & 160.2(c)4 Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
Entry 100	Main Entry Lobby	435			217.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Hallway	Corridor	750			112.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Offices	Office space	1897			284.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				615	18	Ventilation for this System Complies?		Yes

04		05			06			07
System Name	Vocational Training 102B/103B/105B (HP-1)	System Design OA CFM Airflow[1]		201	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3 Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Exh. Vent per 120.1(c)4 & 160.2(c)4 Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	

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J. VENTILATION AND INDOOR AIR QUALITY

Vocational Training	All others	1340			201	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				201	18	Ventilation for this System Complies?		Yes

04		05			06			07
System Name	Vocational Training 102A/103A Lounge 104A (HP-2)	System Design OA CFM Airflow[1]		391	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3 Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Exh. Vent per 120.1(c)4 & 160.2(c)4 Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
Vocational Training	All others	1956			293.4	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Teacher Lounge 104A	Break room	195			97.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				391	18	Ventilation for this System Complies?		Yes

04		05			06			07
System Name	1st Floor SW (HP-3)	System Design OA CFM Airflow[1]		156	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

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June 13, 2025

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Stamp:

REGISTERED PROFESSIONAL ENGINEER
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J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Exh. Vent per 120.1(c)4 & 160.2(c)4: Required Min CFM	Exh. Vent per 120.1(c)4 & 160.2(c)4: Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
Entry 116A	Main Entry Lobby	241			120.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Office 117	Office space	223			33.4	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Vocational Training 115D	All others	571			85.6	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				240	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	Vocational Training 200 (HP-4)	System Design OA CFM Airflow[1]		381	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		

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J. VENTILATION AND INDOOR AIR QUALITY

Vocational Training 200	All others	2537			380.6	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				381	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	Office 204	System Design OA CFM Airflow[1]		63	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
Office 204	Office space	418			62.7	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				63	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	Outside Air (FURNACE 2)	System Design OA CFM Airflow[1]		397	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3				Exh. Vent per 120.1(c)4 & 160.2(c)4			DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 17 of 24)
	Date Prepared:	3/18/2025

J. VENTILATION AND INDOOR AIR QUALITY

Laundry/Storage	All others	116			17.4	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Hallway	Corridor	1233			185	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Restrooms	Toilet, private	527	10		0	500	70	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Kitchenette 105C	Break room	232			116	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
Trash	All others	59			8.8	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				327	18	Ventilation for this System Complies?		Yes

[1] *FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*

[2] *Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*

[3] *Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*

[4] *See Standards Tables 120.1-A and 120.1-B.*

[5] *For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.*

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CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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J. VENTILATION AND INDOOR AIR QUALITY

[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:	Vocational Training	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 19 of 24)
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L. DISTRIBUTION (DUCTWORK and PIPING)

	102B/103B/105B (HP-1)	**Dwelling Units:** Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

The answers to the questions below apply to the following duct systems:	1st Floor SW (HP-3)	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

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Project Name: VWC Bancroft	Report Page:	(Page 20 of 24)
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L. DISTRIBUTION (DUCTWORK and PIPING)

		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

The answers to the questions below apply to the following duct systems:		**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 21 of 24)
	Date Prepared:	3/18/2025

L. DISTRIBUTION (DUCTWORK and PIPING)

	Vocational Training 200 (HP-4)	**Dwelling Units:** Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

M. COOLING TOWERS

This section does not apply to this project.

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 22 of 24)
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N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	Gas Furnace; Carrier 38VMB060; Carrier 38VMB060; Carrier 38VMB036; Carrier 38VMB060; Carrier 38MARQ18; Gas Furnace;
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes'. If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	Gas Furnace; Carrier 38MARQ18; Gas Furnace;
NRCA-MCH-16-A Supply Air Temperature Reset Controls	Gas Furnace; Carrier 38VMB060; Carrier 38VMB060; Carrier 38VMB036;

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: VWC Bancroft	Report Page:	(Page 23 of 24)
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Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location: M-Sheets

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

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ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
MECHANICAL TITLE-24

Sheet Number:
M-3.4

Page Number: 13 OF14

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	VWC Bancroft	**Report Page:**	**(Page 24 of 24)**
Project Address:	830 Bancroft Way	**Date Prepared:**	3/18/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Meng Hsiu Chen	Documentation Author Signature:
Company: MHC Engineers, Inc	Signature Date:
Address: 150 8th Street	CEA/ HERS Certification Identification (if applicable): M19582
City/State/Zip: San Francisco CA 94103	Phone: 415-512-7141

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Meng Hsiu Chen	Responsible Designer Signature:
Company: MHC Engineers, Inc	Date Signed: 2025-03-18
Address: 150 8th Street	License: M19582
City/State/Zip: San Francisco CA 94103	Phone: 415.512.7140

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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BUILDING & SAFETY DIVISION
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CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
MECHANICAL TITLE-24

Sheet Number:
M-3.5

GENERAL NOTES

1. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS WHICH MAY AFFECT BID. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID. ANY ITEMS NOT FULLY UNDERSTOOD SHALL BE BROUGHT UP TO THE ATTENTION OF ARCHITECT/ENGINEER PRIOR TO BIDDING.
2. PROVIDE ELECTRICAL INSTALLATION IN IN ACCORDANCE WITH THE LATEST ENFORCED EDITION OF THE C.E.C., AS WELL AS STATE, AND LOCAL CODES AND REQUIREMENTS, AND REQUIREMENTS OF UTILITY COMPANIES FURNISHING SERVICE TO INSTALLATION.
3. PROVIDE ITEMS NECESSARY FOR COMPLETE ELECTRICAL SYSTEMS. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EVERY CONDUIT, RACEWAY, BOX, CONDUCTOR, OR SIMILAR ITEMS FOR A COMPLETE INSTALLATION.
4. WHERE EVER THE WORD 'PROVIDE' IS USED, IT MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
5. COORDINATE ELECTRICAL WORK WITH ALL OTHER TRADES.
6. UNLESS OTHERWISE NOTED, ALL WORK SHOWN ON DRAWINGS IS NEW AND TO BE PROVIDED AND INSTALLED UNDER THIS CONTRACT.
7. PROVIDE PARITY SIZED GREEN GROUND WIRE IN ALL POWER CONDUITS, BRANCH CIRCUITS (LIGHTING & POWER) AND HOMERUNS.
8. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, AND DETAILS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES. COORDINATE LOCATIONS OF ALL LIGHTING FIXTURES, OUTLETS AND JUNCTION BOXES WITH DIVISION 23 PRIOR TO ROUGH-IN.
9. VERIFY EXACT CONNECTION REQUIREMENTS, OUTLET TYPE, HEIGHT, AND LOCATION OF ALL OWNER SUPPLIED EQUIPMENT OR EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF THE SPECIFICATIONS PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EQUIPMENT LOCATIONS.
10. ALL PIPES, CONDUITS, ETC. PASSING THROUGH FIRE RATED WALLS OR FLOORS SHALL HAVE A U.L. RATED ASSEMBLY, WITH PIPE CONDUIT SUPPORTED PER U.L. REQUIREMENTS ON BOTH SIDES OF PENETRATION.
11. OUTLET AND DEVICES IN FIRE RATED WALL SHALL BE SEPARATED BY MINIMUM OF 24" IN ADJACENT STUDS. IF NOT POSSIBLE, PROVIDE WRAP AND BOXES WITH FIRE RATED PUTTY PER FIRE MARSHAL APPROVAL.
12. PROVIDE ALL NECESSARY FIRE CAUKING AND UL LISTED FIRE STOPPING SYSTEMS AROUND MEMBRANE AND THROUGH PENETRATIONS. ALL RECESSED ITEMS/RACEWAYS PENETRATING RATED ASSEMBLIES SHALL BE PROVIDED FIRE RATED PROTECTION. CONTRACTOR SHALL PROVIDE FIRE PROTECTIVE SOLUTIONS (INCLUDING FOR LUMINAIRES AND BOXES) TO MAINTAIN ALL FIRE RATINGS.
13. THE CONTRACTOR SHALL VERIFY ALL CEILING TYPES BEFORE ORDERING OF FIXTURES. ALSO VERIFY THAT ALL FEATURES CALLED FOR IN FIXTURE DESCRIPTIONS ON THE FIXTURE SCHEDULE ARE INCLUDED WITH CATALOG NUMBERS LISTED ON THE FIXTURE SCHEDULE AND ARE INCLUDED AS PART OF THE LIGHTING SUBMITTALS FOR THIS PROJECT.
14. MAINTAIN "AS-BUILT" RECORDS AT ALL TIMES, SHOWING EXACT LOCATION OF ALL UNDERGROUND AND/OR CONCEALED CONDUITS AND SERVICES INSTALLED UNDER THIS CONTRACT, INCLUDING CIRCUIT IDENTIFICATION WHERE APPLICABLE. PROVIDE OWNER WITH "AS-BUILT" DOCUMENTS UPON COMPLETION OF PROJECT.
15. DRAWINGS INDICATE THE LOCATION OF DEVICES, FIXTURES AND EQUIPMENT AND THE CIRCUIT NUMBER AND PANEL DESIGNATION WHICH SUPPLIES THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ON THE DRAWINGS.
16. ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF THE CA ELECTRICAL CODE 2022. PROVIDE PARITY SIZED EQUIPMENT GROUND WIRE WITH ALL BRANCH CIRCUITS UNLESS OTHERWISE NOTED.
17. PROVIDE RACEWAY AND WIRING AS NOTED, ROUTED CONCEALED WITHIN BUILDING WHERE POSSIBLE. ANY EXPOSED RACEWAYS SHALL BE SENT AS AN RFI FOR OWNER/ARCHITECT/ENGINEER TO REVIEW.
18. EQUIPMENT OVERLOADS AND FUSES SHALL BE PROVIDED AND INSTALLED AS PER NAME PLATE ON THE EQUIPMENT TO BE INSTALLED.
19. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
20. ALL EXIT SIGNS SHALL COMPLY WITH SECTIONS 1013-2 AND 1013-3 OF THE C.B.C.
21. EXIT SIGNS, EMERGENCY 'BUGEYES', AND LUMINAIRES EQUIPPED WITH EMERGENCY BATTERY PACKS, SHALL BE CONNECTED TO AN UNSWITCHED LEG OF DESIGNATED CIRCUIT.
22. ALL DIVISION 23 EQUIPMENT LOW VOLTAGE CONTROL WIRING AND RACEWAY REQUIREMENTS SHALL BE PROVIDED BY DIVISION 23 U.O.N.

GENERAL NOTES (CONT.)

23. COORDINATE INSTALLATION OF ALL RECESSED LIGHT FIXTURES WITH DIVISION 23 PRIOR TO INSTALLATION OF HVAC DUCTS AND SPRINKLER HEADS. ENSURE AFTER INSTALLATION OF FIXTURES THAT THERE IS NO CONTACT BETWEEN DUCTS AND FIXTURES TO AVOID VIBRATION IN FIXTURES.
24. ALL EQUIPMENT SHALL CONFORM TO UL LISTING.
25. COPPER CONDUCTORS SHALL BE USED THROUGHOUT THE JOB. SIZE NO. 8 AND SMALLER SHALL BE TYPE THWN OR THHN AND SIZE NO. 6 AND LARGER SHALL BE TYPE THHN OR XHHW.
26. PERMANENTLY AND EFFECTIVELY GROUND RACEWAYS, EQUIPMENT AND UTILIZATION EQUIPMENT IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE CODES.
27. OUTDOOR EXPOSED RACEWAYS, ROUTED ON ROOF OR EXPOSED TO WEATHER, SHALL BE EMT OR RMC. PROVIDE WATER TIGHT CONNECDTIONS AND FITTINGS. RACEWAY ON ROOF SHALL BE INSTALLED A MINIMUM OF 1" ABOVE ROOF SURFACE.
28. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN INTERIOR SPACES. MC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING SUBJECT TO THE LOCAL CODE AUTHORITY HAVING JURISDICTION.
29. RIGID METAL CONDUITS JOINTS, FITTINGS, COUPLINGS AND TERMINATIONS SHALL BE THREADED TYPE. REAM CONDUIT AFTER THREADS ARE CUT. EMT COUPLING AND CONNECTORS SIZED 3/4" AND LESS SHALL BE SET SCREW OR COMPRESSION TYPE 1" AND LARGER SHALL BE COMPRESSION TYPE. CONNECTORS MUST HAVE INSULATED THROATS.
30. PROVIDE GRS, METALLIC FLEX, OR LIQUIDTIGHT FLEX FOR CONNECTIONS TO MOTORS OR MOTORIZED EQUIPMENT.
31. OUTLET BOXES:

A. INTERIOR. GALVANIZED OR SHERARDIZED, ONE PIECE PRESSED STEEL, KNOCK OUT TYPE, STANDARD SIZE SUITABLE FOR USE INTENDED.

B. MANUFACTURERS. APPLETTON, BRYANT, STEEL CITY, OR APPROVED EQUAL.

32. WIRING DEVICES: ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY LEVITON, HUBBELL OR SIERRA
33. LIGHTING: MOUNTING HARDWARE SHALL BE COMPATIBLE WITH FIXTURE TYPE, CEILING CONSTRUCTION AND MOUNTING POSITION PER CODE SPECIFIED SEISMIC CONSTRAINT REQUIREMENTS.
34. PROVIDE LUMINAIRES WITH PROPER FITTINGS, FLANGES, MOUNTING SUPPORTS, AND ACCESSORY ITEMS FOR CONDITIONS OF USE AND INSTALLATION.
35. ALL RECEPTACLES, TELEPHONE AND DATA SHALL BE MOUNTED AT +18" U.O.N.
36. REMOVE EXISTING UNUSED/ABANDONED CONDUIT AND CABLES.
37. ACCESS PANELS SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
38. PROVIDE HANGING SUPPORTS, WHERE NECESSARY DUE TO OTHER TRADES, OR EXISTING CONDITIONS, ETC, FOR INSTALLATION OF LIGHT FIXTURES, RACEWAYS ETC.

VWC BANCROFT

830 BANCROFT WAY
BERKELEY, CA 94710

PROJECT DATA

PARCEL DATA	
ADDRESS	830 BANCROFT WAY BERKELEY CA 94710
APN	56-1941-22-2
LIQUEFACTION	YES
PARCEL LARGER THAN 10,000 SF	YES
PARCEL LARGER THAN 1-ACRE	YES
ZONING CLASSIFICATION	
ZONING DISTRICT	R-1A
GENERAL PLAN	LMDR (LOW MEDIUM DENSITY RESIDENTIAL
CITY COUNCIL DISTRICT	DISTRICT 2
HISTORIC STATUS	NOT OFFICIALLY LANDMARKED
EXISTING BUILDING DATA	
YEAR BUILT	1940
TOTAL BUILDING AREA	18,380 GROSS SQFT
STORIES	TWO
EXISTING + PROPOSED GROUND FLOOR AREA	13,307 NET SQFT
EXISTING SECOND FLOOR AREA: PROPOSED SECOND FLOOR AREA	3,514 NET SQFT 3,180 NET SQFT
CONSTRUCTION TYPE	VB
SPRINKLERED	YES, EXISTING AUTOMATIC FIRE EXTINGUISHER SYSTEM IS TO BE MODIFIED AS REQUIRED UNDER SEPARATE PERMIT IN ACCORDANCE W/ CBC 903.3.1
OCCUPANCY TYPE	B (PRIMARY USES ARE 'EDUCATIONAL OCCUPANCIES FOR STUDENTS ABOVE THE 12TH GRADE; TRAINING AND SKILL DEVELOPMENT NOT IN A SCHOOL OR ACADEMIC PROGRAM; PROFESSIONAL THERAPY SERVICES" [SEE CBC 304.1])
FIRE ALARM	NEW NFPA 72 COMPLIANT FIRE ALARM SYSTEM IS TO BE INSTALLED UNDER SEPARATE PERMIT

APPLICABLE CODES

CA BUILDING CODE 2022
CA ELECTRICAL CODE CEC 2022
CA FIRE CODE CFC 2022
CA ENERGY CODE 2022
CA GREEN BUILDING CODE 2022
CA GREEN BUILDING STANDARDS CODE 2022
BERKELEY MUNICIPAL CODE TITLE 19

SCOPE OF WORK: EXISTING OFFICE BUILDING RENOVATION: NEW LIGHTING FIXTURES AND ASSOCIATED CIRCUITING/CONTROLS, POWER AND SIGNAL DEVICES AND ASSOCIATED WIRING, NEW SUBPANELS,

THIS PROJECT SHALL COMPLY WITH 2022 CALIFORNIA ELECTRICAL CODE AND ANY LOCAL ELECTRICAL CODE AMENDMENTS.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING, COMPLETING AND SIGNING T24 INSTALLATION AND ACCEPTANCE FORMS AT THE COMPLETION OF THE JOB.

NON-INFRINGEMENT STATEMENT:

LIFE SAFETY NON-INFRINGEMENT STATEMENT:

IT IS THE PROFESSIONAL JUDGEMENT, WHOSE SIGNATURE APPEARS ON THIS DRAWING, THAT DESIGN DESCRIBED IN THIS SET OF DRAWINGS AND SPECIFICATIONS DOES NOT ADVERSELY INFRINGE UPON THE BASIC LIFE SAFETY SYSTEMS OF THE BUILDING.

DRAWING INDEX

NO.	DESCRIPTION
E.00	ELECTRICAL COVER SHEET
E.01	CA TITLE 24
E.02	CA TITLE 24
E.03	CA TITLE 24
E.04	CA TITLE 24
E.05	CA TITLE 24
E.06	CA TITLE 24
1E.1	LIGHTING PLAN, 1ST FLOOR
1E.2	POWER AND SIGNAL PLAN, 1ST FLOOR
1E.3	ENLARGED ELECTRICAL PLANS
2E.1	LIGHTING PLAN 2ND FLOOR
2E.2	ELECTRICAL PLAN 2ND FLOOR
E.4	PANEL SCHEDULES, SINGLE LINE DIAGRAM
E.5A	LIGHT FIXTURE SCHEDULE
E.5B	LIGHT FIXTURE SCHEDULE

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

EVOLV™ COMMERCIAL CONSTRUCTION
1407 Oakland Blvd Ste 301
Walnut Creek CA 94596

AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT

IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH RUGGERI
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NOT TO SCALE

Sheet Name:
ELECTRICAL COVER SHEET

Sheet Number:
E.00

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: VWC Bancroft	**Report Page:** (Page 1 of 17)
Project Address: 830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	04	Total Conditioned Floor Area (ft²)	13,245
02	Climate Zone	3	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	2
● School or Classroom					

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	13245	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	13245			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:** (Page 2 of 17)
830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)					Compliance Results
	01	02	03	04	05		06	07	08			09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	**Total Allowed** (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	**Total Adjusted** (Watts) *Includes Adjustments			**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)	=	≥	(See Table F)	(See Table P)	=			
Conditioned		7,640.3	1,007.5		= 8,647.8	≥	8,473.25		= 8473.25			COMPLIES
Unconditioned					=	≥			=			
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

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

Track Lighting has been included in this project, details are provided in Table G.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:** (Page 3 of 17)
830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F1	Wall recessed step light fixture, LED	No	NA	3.2	Mfr. Spec	14	No	44.8	☐	☐
F2-10	10' Linear tracklight fixture, LED	Yes	NA	120	See Other Section	1	No	120	☐	☐
F2-12	12' Linear tracklight fixture, LED	Yes	NA	120	See Other Section	2	No	240	☐	☐
F3A	11" Diameter surface mounted light fixture, LED	No	NA	19.8	Mfr. Spec	3	No	59.4	☐	☐
F3B	7" Diameter surface mounted light fixture, LED	No	NA	9.1	Mfr. Spec	14	No	127.4	☐	☐
F4	44.25' Linear cove light fixture, LED	No	NA	265.5	Mfr. Spec	2	No	531	☐	☐
F5	4' Surface mounted linear light fixture, LED	No	NA	30	Mfr. Spec	7	No	210	☐	☐
F6-7	7' Undercabinet linear tape light fixture, LED	No	NA	30.1	Mfr. Spec	1	No	30.1	☐	☐
F6-20	20' Undercabinet linear tape light fixture, LED	No	NA	86	Mfr. Spec	1	No	86	☐	☐
F7	Surface mounted linear uplight fixture, LED	No	NA	40	Mfr. Spec	8	No	320	☐	☐
D1	Surface mounted linear uplight fixture, LED, E26 socket	No	NA	60	Mfr. Spec	32	No	1,920	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:** (Page 4 of 17)
830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

D2A	Pendant decorative light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	6	No	360	☐	☐
D2B	Pendant decorative light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	4	No	240	☐	☐
D2C	Pendant decorative light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	3	No	180	☐	☐
D2D	Pendant decorative light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	1	No	60	☐	☐
D3	Wall mounted sconce, LED, E12 socket	No	NA	40	Mfr. Spec	16	No	640	☐	☐
D4	Ceiling mounted pendant light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	7	No	420	☐	☐
D5	Wall mounted sconce, LED, G9 socket	No	NA	40	Mfr. Spec	15	No	600	☐	☐
D6	Pendant light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	2	No	120	☐	☐
D7	Pendant light fixture, LED, E12 socket	No	NA	40	Mfr. Spec	2	No	80	☐	☐
D8	Pendant light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	13	No	780	☐	☐
D9	Wall mounted wall sconce light fixture, LED, G9 socket	No	NA	40	Mfr. Spec	15	No	600	☐	☐
D10	Pendant light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	7	No	420	☐	☐
D12	5' Linear pendant D/I light fixture, LED	No	NA	21.75	Mfr. Spec	1	No	21.75	☐	☐
D13	Surface mounted downlight fixture, LED	No	NA	26.4	Mfr. Spec	2	No	52.8	☐	☐
D14	Ceiling mounted pendant light fixture, LED, E26 socket	No	NA	60	Mfr. Spec	2	No	120	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:** (Page 5 of 17)
830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

F. INDOOR LIGHTING FIXTURE SCHEDULE

L6	Recessed downlight fixture, LED	No	NA	15	Mfr. Spec	6	No	90	☐	☐
							Total Designed Watts: CONDITIONED SPACES	8,473.25		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This table calculates wattage for modular lighting systems/ track lighting fixtures indicated on Table F and transfers wattage to Table F.

01	02	03							04
Name or Item Tag	Complete Track Description	Calculation Method per 130.0(c)6							Track Wattage
F2-10	10' Linear tracklight fixture, LED	☐ i Installed Luminaires vs Default 30 W/ft	☒ ii Current Limiter	☐	iii Overcurrent Protection Panel	☐ iv Power supplied by driver, power supply or transformer[1]			
		VA of current limiter 120							120
F2-12	12' Linear tracklight fixture, LED	☐ i Installed Luminaires vs Default 30 W/ft	☒ ii Current Limiter	☐	iii Overcurrent Protection Panel	☐ iv Power supplied by driver, power supply or transformer[1]			
		VA of current limiter 120							120

[1]*FOOTNOTE: For power-over-Ethernet lighting systems, power provided to installed non-lighting devices may be subtracted from the total power rating of the power-over-Ethernet system.*

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:** (Page 6 of 17)
830 Bancroft Way, Berkeley, CA	**Date Prepared:** 2025-03-26T14:16:51-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
Required >= 4,000W subject to multilevel	See Area/Space Level Controls		

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Skylit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Electrical / Mechanical	Electrical Mechancial Telephone Room	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Entry 100	Main Entry Lobby	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
Hallway 1	Corridor	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Kitchen 105C	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Kitchen 112	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Laundry / Storage	Laundry	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Office 106, 107, 108	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Office 109A, 111A	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ANDREW JOSEPH PROSSER
Exp. 12.31.2026
ELECTRICAL
E19378
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NONE

EVOLV™ COMMERCIALCONSTRUCTION
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Consulting Electrical Engineers
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San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

Sheet Name: CA TITLE 24

Sheet Number: E.01

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
Project Name: VWC Bancroft — **Report Page:** (Page 7 of 17)
830 Bancroft Way, Berkeley, CA — **Date Prepared:** 2025-03-26T14:16:51-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Office 109C, 115A, 115B, 113	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Office 109B, 109D, 111B, 115C, 117	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Reception 116A	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
Stair	Stairwell	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Storage 116B, Storage	All Other Space Types	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Storage 104B	All Other Space Types	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Teacher Lounge 104A	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Trash	All Other Space Types	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Utility	All Other Space Types	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Vocational Training 102A,103A	Classroom, Lecture, or Training Vocational	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Vocational Training 102B, 103B, 105B	Classroom, Lecture, or Training Vocational	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Vocational Training 105A	Classroom, Lecture, or Training Vocational	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: General Ltg < 120W	No	☐	☐
Vocational Training 115D	Classroom, Lecture, or Training Vocational	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
WC 110A, 110B, 114	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
WC 110C	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
Project Name: VWC Bancroft — **Report Page:** (Page 8 of 17)
830 Bancroft Way, Berkeley, CA — **Date Prepared:** 2025-03-26T14:16:51-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Hallway 2	Corridor	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	No	☐	☐

13
Plan Sheet Showing Daylit Zones:
1E.1

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft^2)	Area (ft^2)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Electrical / Mechanical	Electrical Mechancial Telephone Room	0.4	195	78	No	No
Entry 100	Main Entry Lobby	0.7	376	263.2	No	No
Hallway 1	Corridor	0.4	822	328.8	Yes	No
Kitchen 105C	Lounge	0.55	234	128.7	Yes	No
Kitchen 112	Lounge	0.55	76	41.8	Yes	No
Laundry / Storage	Laundry	0.45	91	40.95	No	No
Office 106, 107, 108	Office (<=250 square feet)	0.65	688	447.2	Yes	No
Office 109A, 111A	Office (<=250 square feet)	0.65	238	154.7	Yes	No
Office 109C, 115A, 115B, 113	Office (<=250 square feet)	0.65	446	289.9	Yes	No
Office 109B, 109D, 111B, 115C, 117	Office (<=250 square feet)	0.65	763	495.95	Yes	No
Reception 116A	Lounge	0.55	450	247.5	Yes	No
Stair	Stairwell	0.6	271	162.6	No	No
Storage 116B, Storage	All Other Space Types	0.4	66	26.4	No	No
Storage 104B	All Other Space Types	0.4	278	111.2	No	No
Teacher Lounge 104A	Lounge	0.55	195	107.25	No	No

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
Project Name: VWC Bancroft — **Report Page:** (Page 9 of 17)
830 Bancroft Way, Berkeley, CA — **Date Prepared:** 2025-03-26T14:16:51-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Trash	All Other Space Types	0.4	60	24	No	No
Utility	All Other Space Types	0.4	55	22	No	No
Vocational Training 102A,103A	Classroom, Lecture, or Training Vocational	0.6	1,970	1,182	No	No
Vocational Training 102B, 103B, 105B	Classroom, Lecture, or Training Vocational	0.6	1,352	811.2	No	No
Vocational Training 105A	Classroom, Lecture, or Training Vocational	0.6	2,991	1,794.6	Yes	No
Vocational Training 115D	Classroom, Lecture, or Training Vocational	0.6	577	346.2	No	No
WC 110A, 110B, 114	Restroom	0.65	412	267.8	No	No
WC 110C	Restroom	0.65	51	33.15	No	No
Hallway 2	Corridor	0.4	588	235.2	Yes	No
			TOTALS:	13,245	7,640.3	See Tables J, or P for detail

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
Project Name: VWC Bancroft — **Report Page:** (Page 10 of 17)
830 Bancroft Way, Berkeley, CA — **Date Prepared:** 2025-03-26T14:16:51-04:00

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C /170.2-M

Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Area Description	Primary Function Area	Applicable Qualifying Lighting System from Table 140.6-C	Allowed Density (W/ft^2 or W/lf or W/unit)	Ltg Area, Length or ATM/Mirror (ft^2, lf or #)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	Number of Luminaires	Total Design Watts
Hallway 1	Corridor	DecorativeDisplay C	0.25	1072	268	D3	40	4	160
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
160	268	160							
Kitchen 105C	Lounge	DecorativeDisplay C	0.25	274	68.5	F6-20	86	1	86
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
86	68.5	68.5							
Kitchen 112	Lounge	DecorativeDisplay C	0.25	81	20.25	F6-7	30.1	1	30.1
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
30.1	20.25	20.25							
Office 106, 107, 108	Office (250 square feet)	DecorativeDisplay B	0.2	738	147.6	D5	40	4	160

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

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Project Name: VWC Bancroft — **Report Page:** (Page 11 of 17)
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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
160	147.6	147.6							
Office 109A, 111A	Office (250 square feet)	DecorativeDisplay B	0.2	238	47.6	D5	40	2	80
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
80	47.6	47.6							
Office 109C, 115A, 115B, 113	Office (250 square feet)	DecorativeDisplay B	0.2	446	89.2	D5	40	4	160
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
160	89.2	89.2							
Office 109B, 109D, 111B, 115C, 117	Office (250 square feet)	DecorativeDisplay B	0.2	818	163.6	D5	40	5	200
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
200	163.6	163.6							
Reception 116A	Lounge	DecorativeDisplay C	0.25	498	124.5	F2-10	120	1	120
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
120	124.5	120							

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CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**
Project Name: VWC Bancroft — **Report Page:** (Page 12 of 17)
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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

Vocational Training 105A	Classroom, Lecture, or Training Vocational	WhiteChalkBoardLighting	7	0	0	F2-12	120	2	240
						F4	265.5	2	531
						F7	40	8	320
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
1091	0	0							
Hallway 2	Corridor	DecorativeDisplay C	0.25	763	190.75	D3	40	12	480
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
480	190.75	190.75							
11									
Total Additional Allowance (Watts) CONDITIONED SPACES		1007.5							

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER — ANDREW JOSEPH PASQUALE — E19378 — Exp. 12.31.2026 — ELECTRICAL — STATE OF CALIFORNIA

Issue - Date:

03.24.2025 ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE 03.24.2025
DRAWN BY DR/AP
NORTH | SCALE: NONE

Sheet Name:
CA TITLE 24

Sheet Number:
E.02

EVOLV™ COMMERCIALCONSTRUCTION
1407 Oakland Blvd Ste 301
Walnut Creek CA 94596

AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

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CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:16:56-04:00

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

Indoor Lighting Mandatory Measures:

130.1(f) CONTROL INTERACTIONS
EACH LIGHTING CONTROL INSTALLED TO MEET 130.1 REQUIREMENTS SHALL INCORPORATE THE FUNCTIONS OF OTHER LIGHTING CONTROLS REQUIRED BY THIS SECTION.

1. FOR GENERAL LIGHTING, MANUAL AREA CONTROL SHALL PERMIT THE LEVEL OF LIGHT PROVIDED WHILE LIGHTING IS ON TO BE SET OR ADJUSTED BY CONTROLS SPECIFIED IN 130.1(b), (c), (d) and (e).

2. MANUAL AREA CONTROL SHALL PERMIT SHUTOFF CONTROL TO TURN THE LIGHTING DOWN OR OFF.

3. MULTILEVEL CONTROL SHALL PERMIT THE AUTOMATIC DAYLIGHTING CONTROL TO ADJUST ELECTRIC LIGHTING IN RESPONSE TO DAYLIGHT.

4. MULTILEVEL CONTROL SHALL PERMIT THE DEMAND RESPONSIVE (DR) CONTROL TO ADJUST LIGHTING DURING A DR EVENT THEN RETURN IT TO THE LEVEL SET BY THE CONTROL AFTER THE EVENT.

5 SHUTOFF CONTROL SHALL PERMIT THE MANUAL AREA CONTROL TO TURN THE LIGHTING ON.

6. AUTOMATIC DAYLIGHTING CONTROL SHALL PERMIT MULTILEVEL LIGHTING CONTROL TO ADJUST THE LIGHTING LEVEL.

7. FOR LIGHTING CONTROLLED BY MULTILEVEL LIGHTING CONTROLS AND OCCUPANT SENSING CONTROLS THAT PROVIDE AUTOMATIC-ON FUNCTION, CONTROLS SHALL PROVIDE A PARTIAL-ON FUNCTION THAT IS CAPABLE OF AUTOMATICALLY ACTIVATING BETWEEN 50-70% OF CONTROLLED LIGHTING POWER.

8. RESERVED

9. FOR SPACE CONDITIONING SYSTEM ZONES SERVING ONLY SPACES THAT ARE REQUIRED TO HAVE OCCUPANT SENSING CONTROLS SHALL BE CONTROLLED BY OCCUPANCY SENSING CONTROLS.

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CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Electrical / Mechanical; Entry 100; Hallway 1; Kitchen 105C; Kitchen 112; Laundry / Storage; Office 106, 107, 108; Office 109A; Office 109C, 111A, 115A, 115B, 113; Office 109B, 109D, 111B, 115C, 117; Reception 116A; Stair; Storage 116B, Storage; Storage 104B; Teacher Lounge 104A; Trash; Utility; Vocational Training 102A,103A; Vocational Training 102B, 103B, 105B; Vocational Training 105A; Vocational Training 115D; WC 110A, 110B, 114; WC 110C; Hallway 2
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	Entry 100; Kitchen 105C; Laundry / Storage; Office 109B, 109D, 111B, 115C, 117; Reception 116A; Storage 104B; Vocational Training 102A, 103A; Vocational Training 102B, 103B, 105B; Vocational Training 115D; Hallway 2

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Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	Electrical / Mechanical; Entry 100; Hallway 1; Kitchen 105C; Kitchen 112; Laundry / Storage; Office 106, 107, 108; Office 109A; Office 109C, 111A, 115A, 115B, 113; Office 109B, 109D, 111B, 115C, 117; Reception 116A; Stair; Storage 116B, Storage; Storage 104B; Teacher Lounge 104A; Trash; Utility; Vocational Training 102A, 103A; Vocational Training 102B, 103B, 105B; Vocational Training 105A; Vocational Training 115D; WC 110A, 110B, 114; WC 110C; Hallway 2

Indoor Lighting Mandatory Measures:

130.1(d) AUTOMATIC DAYLIGHTING CONTROLS
ALL GENERAL LIGHTING IN THE FOLLOWING ZONES SHALL HAVE CONTROLS THAT AUTOMATICALLY ADJUST THE INSTALLED LIGHTING POWER UP AND DOWN TO KEEP TOTAL LIGHT LEVEL STABLE AS INCOMING DAYLIGHT CHANGES:
- PRIMARY SIDELIT DAYLIT ZONES
- SECONDARY SIDELIT DAYLIT ZONES
- COMBINED PRIMARY AND SECONDARY SIDELIT DAYLIT ZONES IN PARKING GARAGES

ALL DAYLIT ZONES MUST BE SHOWN ON PLANS.

NOTE: PARKING AREAS ON THE ROOF OF A PARKING STRUCTURE ARE NOT SKYLIT DAYLIT AREAS.

IN ADDITION, AUTOMATIC DAYLIGHTING CONTROLS SHALL PROVIDE SEPARATE CONTROL FOR LUMINAIRES IN EACH TYPE OF DAYLIT ZONE. LUMINAIRES THAT FALL IN BOTH SKYLIT AND SIDELIT DAYLIT ZONE SHALL BE CONTROLLED AS PART OF THE SKYLIT ZONE.

130.1(d)3 THE AUTOMATIC DAYLIGHTING CONTROLS SHALL ACHIEVE ALL OF THE FOLLOWING:
A. ADJUST LIGHTING VIA CONTINUOUS DIMMING OR THE NUMBER OF CONTROL STEPS PROVIDED BY THE MULTILEVEL CONTROLS (FOR SPACES REQUIRED TO INSTALL MULTILEVEL CONTROLS UNDER SECTION 130.1(b)).

B. FOR EACH SPACE, ENSURE COMBINED ILLUMINANCE FROM CONTROLLED LIGHTING AND DAYLIGHT IS NOT LESS THAN ILLUMINANCE FROM CONTROLLED LIGHTING WHEN NO DAYLIGHT IS AVAILABLE.

C. ENSURE THAT THE GENERAL LIGHTING POWER IN A DAYLIT ZONE SHALL BE REDUCED BY AT LEAST 90% WHEN DAYLIGHT ILLUMINANCE IN THAT ZONE IS GREATER THAN 150% OF DESIGN ILLUMINANCE RECEIVED FROM THE GENERAL LIGHTING SYSTEM AT FULL POWER (NOT APPLICABLE TO PARKING GARAGES).

D. (FOR PARKING GARAGES ONLY) ENSURE THAT WHEN ILLUMINANCE LEVELS MEASURED AT THE FARTHEST EDGE OF THE SECONDARY SIDELIT ZONE AWAY FROM GLAZING OR OPENING ARE GREATER THAN 150% OF THE ILLUMINANCE PROVIDED BY THE CONTROLLED LIGHTING WHEN NO DAYLIGHT IS AVAILABLE, THE CONTROLLED LIGHTING POWER IN THE COMBINED PRIMARY AND SECONDARY SIDELIT DAYLIT ZONES SHALL BE REDUCED BY 100%.

130.1(d)4 WHEN PHOTOSENSORS ARE LOCATED WITHIN THE DAYLIT ZONE, AT LEAST ONE PHOTOSENSOR SHALL BE LOCATED SO THAT IT IS NOT READILY ACCESSIBLE TO UNAUTHORIZED PERSONNEL.

130.1(d)5 THE LOCATION WHERE CALIBRATION ADJUSTMENTS ARE MADE TO AUTOMATIC DAYLIGHTING CONTROLS SHALL BE READILY ACCESSIBLE TO AUTHORIZED PERSONNEL BUT MAY BE INSIDE A LOCKED CASE OR UNDER A COVER THAT REQUIRES A TOOL FOR ACCESS.

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 17 of 17)**
Project Address: 830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:16:56-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dennis Ramos	Documentation Author Signature: Dennis J Ramos
Company: AJP Associates Inc.	Signature Date: 03/24/205
Address: 98 Battery Street, Suite 603	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name: Alexander Pacheco	Responsible Designer Signature:
Company: AJP Associates Inc.	Date Signed: 03/24/2025
Address: 98 Battery Street, Suite 603	License: E19378
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

Indoor Lighting Mandatory Measures:

110.9 LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

110.12(c) DEMAND RESPONSIVE LIGHTING CONTROLS
BUILDINGS WITH NONRESIDENTIAL LIGHTING SYSTEMS HAVING A TOTAL INSTALLED LIGHTING POWER OF 4,000 WATTS OR GREATER THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 130.1(B):
- 1. LIGHTING CONTROLS SHALL DEMONSTRATE A 15 PERCENT OR GREATER REDUCTION IN LIGHTING POWER AS DESCRIBED IN NA7.6.3.
- 2. FOR BUILDINGS WHERE DEMAND RESPONSE CONTROLS ARE REQUIRED, DEMAND RESPONSIVE CONTROLS SHALL CONTROL THE GENERAL LIGHTING THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 130.1(B) AND MAY CONTROL ADDITIONAL LIGHTING.
- 3. GENERAL LIGHTING SHALL BE REDUCED IN A MANNER CONSISTENT WITH THE UNIFORM LEVEL OF ILLUMINATION REQUIREMENTS IN TABLE 130.1-A.

NOTE: THE EXCEPTED SPACES DO NOT COUNT TOWARDS THE 10,000 FT2 THRESHOLD.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.1(a) MANUAL AREA CONTROLS
EACH ROOM OR AREA WITH FLOOR-TO-CEILING WALLS IN THIS BUILDING SHALL HAVE LIGHTING CONTROLS THAT ALLOW LIGHTING TO BE MANUALLY TURNED ON AND OFF MANUAL CONTROLS SHALL:

1. BE READILY ACCESSIBLE

2. BE LOCATED IN THE SAME ENCLOSED AREA WITH THE LIGHTING IT CONTROLS.

3. PROVIDE SEPARATE CONTROL OF GENERAL, FLOOR, WALL, WINDOW CASE DISPLAY, ORNAMENTAL AND SPECIAL EFFECTS LIGHTING SO EACH TYPE CAN BE TURNED ON AND OFF SEPARATELY WITHOUT AFFECTING OTHER LIGHTING OR EQUIPMENT.

130.1(b) MULTILEVEL LIGHTING CONTROLS
GENERAL LIGHTING IN ALL ROOMS AND AREAS 100 FT2 OR GREATER AND WITH MORE THAN 0.5 WATTS PER FT2 OF LIGHTING LOAD SHALL HAVE MULTILEVEL CONTROLS THAT ALLOW LIGHT LEVELS TO BE ADJUSTED UP AND DOWN. CONTROLS SHALL PROVIDE NUMBER OF CONTROL STEPS AND UNIFORM ILLUMINANCE LIGHT LEVELS PER TABLE 130.1-A.

130.1(c): SHUTOFF CONTROLS
ALL INSTALLED INDOOR LIGHTING SHALL BE EQUIPPED WITH CONTROLS TO AUTOMATICALLY REDUCE LIGHTING POWER WHEN SPACE IS TYPICALLY UNOCCUPIED.

130.1(c)1: CONTROL REQUIREMENTS
ALL INSTALLED INDOOR LIGHTING SHALL HAVE ALL OF THE FOLLOWING:
A. CONTROL(S) CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING IN THE SPACE WHEN TYPICALLY UNOCCUPIED (OCCUPANT SENSING CONTROL, AUTOMATIC TIME-SWITCH CONTROL, OR OTHER)
B. SEPARATE CONTROLS FOR LIGHTING ON EACH FLOOR (OTHER THAN STAIRWELLS)

C. SEPARATE CONTROLS FOR A SPACE ENCLOSED BY CEILING HEIGHT PARTITIONS NOT EXCEEDING 5,000 FT2

Indoor Lighting Mandatory Measures:

130.1(c)5 REQUIRED USE OF FULL-OFF OCCUPANT SENSORS
FULL-OFF OCCUPANT SENSING CONTROLS THAT ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING WHEN THE THE CONTROL ZONE IS UNOCCUPIED FOR 20 MINUTES OR LESS ARE REQUIRED FOR:
- OFFICES 250 FT^2 OR SMALLER
- MULTIPURPOSE ROOMS <1000 FT^2
- CLASSROOMS OF ANY SIZE
- CONFERENCE ROOMS OF ANY SIZE
- RESTROOMS OF ANY SIZE

ADDITIONAL FULL-OFF CONTROL FUNCTIONALITY:
WHEN MULTILEVEL CONTROL IS REQUIRED PER 130.1(b) (ENCLOSED AREA >=100 SQUARE FEET AND LIGHTING LOAD <0.5 W/FT2) PROVIDE VACANCY SENSOR OR PARTIAL-ON OCCUPANCY SENSOR. WHEN MULTILEVEL CONTROL IS NOT REQUIRED PER 130.1(b), PROVIDE OCCUPANT SENSOR, PARTIAL-ON OCCUPANT SENSOR, OR VACANCY SENSOR.

130.1(c)6 PARTIAL OR FULL-OFF OCCUPANT SENSORS
PROVIDE PARTIAL OR FULL-OFF OCCUPANT SENSORS, IN ADDITION TO SHUTOFF CONTROLS PER 130.1(c)1 AND 130.1(c)2, IN THE FOLLOWING SPACES:
- AISLE WAYS AND OPEN AREAS IN WAREHOUSES
- LIBRARY BOOK STACK AISLES
- CORRIDORS AND STAIRWELLS
- OFFICES GREATER THAN 250 SQ. FT.

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH PACHECO
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025 ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

D A T E	03.24.2025
D R A W N B Y	DR/AP

NORTH	S C A L E
	NONE

Sheet Name:
CA TITLE 24

Sheet Number:
E.03

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COMMERCIALCONSTRUCTION
1407 Oakland Blvd Ste 301
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AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

Electrical Power Distribution Mandatory Measures:

110.12(a) DEMAND RESPONSIVE (DR) CONTROLS
ALL DEMAND RESPONSIVE CONTROLS SHALL:

1. BE EITHER A. CERTIFIED OPENADR 2.0a OR OPENADR 2.0b VIRTUAL END NODE (VEN); OR B. CERTIFIED BY THE MANUFACTURER AS BEING CAPABLE OF RESPONDING TO A DR SIGNAL FROM A CERTIFIED OPENADR 2.0b VEN AUTOMATICALLY IMPLEMENTING THE CONTROL FUNCTIONS REQUESTED BY THE VEN FOR THE EQUIPMENT IT CONTROLS.
2. BE CAPABLE OF COMMUNICATING USING ONE OR MORE OF THE FOLLOWING: WI-FI, ZIGBEE, BACNET, ETHERNET, OR HARD-WIRING.
3. CONTINUE TO PERFORM ALL OTHER CONTROL FUNCTIONS PROVIDED BY THE CONTROL WHEN COMMUNICATIONS ARE DISABLED OR UNAVAILABLE.
4. DR CONTROL THERMOSTATS SHALL COMPLY WITH REFERENCE JOINT APPENDIX 5 (JA5), TECHNICAL SPECIFICATIONS FOR OCCUPANT CONTROLLED SMART THERMOSTATS.

110.12(d) DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER CONTROL
CONTROLS FOR ELECTRONIC MESSAGE CENTERS GREATER THAN 15KW SHALL BE CAPABLE OF REDUCING THE LIGHTING POWER BY A MINIMUM OF 30% WHEN RECEIVING A DR SIGNAL.

130.5(c) VOLTAGE DROP
THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii		
Project Name: VWC Bancroft	**Report Page:**	**(Page 1 of 4)**
Project Address: 830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-24T17:19:14-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	02	Climate Zone	3
			03	Occupancy Types Within Project:	All Other Occupancies

B. PROJECT SCOPE
This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
N/A (existing electrical distribution system)	Add/Alt to feeders and branch circuits only	---	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 2 of 4)**
830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-24T17:19:14-04:00

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: if any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND			COMPLIES

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

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

H. VOLTAGE DROP
This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Piii/ 180.2(b)4Bviic.

01	02				03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method				Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
							Pass	Fail
N/A (existing electrical distribution system)	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E.04	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*
[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

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	VOLTAGE DROP CALCULATION RESULTS				
ITEM	VOLTAGE	DISTANCE	AMPS	WIRE SIZE	VOLTAGE DROP %
TYPICAL RECEPTACLE LOAD	120	100	8	12	2.64 %
TYPICAL LIGHTING LOAD	120	100	8	12	2.64 %
(N)PANEL-1L1	240V 1Ø	50	180	4/0	0.54 %
(N)PANEL-1L2	240V 1Ø	146	180	4/0	1.59 %
(N)PANEL-1L3	240V 1Ø	50	80	1	0.53 %
(N)PANEL-2L1	240V 3Ø	100	180	4/0	0.94 %
WATER HEATER	240V 1Ø	50	24	10	1.19 %
HEAT PUMP	240V 1Ø	90	32	6	1.11 %
DRYER	240V 1Ø	120	24	10	2.73 %
KITCHEN APPLIANCE (1L2)	120V	100	10	12	3.01 %
PROJECTOR	120V	100	10	12	2.41 %

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 3 of 4)**
830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-24T17:19:14-04:00

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no NRCA forms required for this project.

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 4 of 4)**
Project Address: 830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-24T17:19:14-04:00

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

Documentation Author Name: Dennis Ramos	Documentation Author Signature: Dennis J Ramos
Company: AJP Associates Inc.	Signature Date: 03/24/205
Address: 98 Battery Street, Suite 603	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

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

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

Responsible Designer Name: Alexander Pacheco	Responsible Designer Signature:
Company: AJP Associates Inc.	Date Signed: 03/24/2025
Address: 98 Battery Street, Suite 603	License: E19378
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 | Documentation Software: Energy Code Ace Compliance ID: 281832-0325-0019 Report Generated: 2025-03-24 14:19:16

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH PACHECO
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NONE

Sheet Name:
CA TITLE 24

Sheet Number:
E.04

EVOLV™ COMMERCIALCONSTRUCTION
1407 Oakland Blvd Ste 301
Walnut Creek CA 94596

AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I, for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.			
Project Name:	VWC Bancroft	**Report Page:**	**(Page 1 of 9)**
Project Address:	830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:20:48-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	04	Total Illuminated Hardscape Area (ft²)	300
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● School or Classroom					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2I. / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	VWC Bancroft	**Report Page:**	**(Page 2 of 9)**
	830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:20:48-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2I. / 180.2(b)4Bv													Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
280.3	+	57	+	---	+	---	+	0	OR	---	=	337.3	≥	240	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
D11	Wall mounted downlight fixture, LED, E26 socket	☐ Linear	60	Mfr. Spec	3	New	☐	180	NA: < 6200 lumens	☐	☐
D15	Downlight fixture, LED, E26 socket	☐ Linear	60	Mfr. Spec	1	New	☐	60	NA: < 6200 lumens	☐	☐
							Total Design Watts:	240			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	VWC Bancroft	**Report Page:**	**(Page 4 of 9)**
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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Hardscape: "D11"	Astronomical Timer	Provided	NA: Lighting for Public Roadways	☐	☐
Hardscape: "D15"	Astronomical Timer	Provided	NA: Lighting for Public Roadways	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(c) CONTROLS FOR OUTDOOR LIGHTING
ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE

2. AUTOMATIC SCHEDULING CONTROLS
   A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
   B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name:	VWC Bancroft	**Report Page:**	**(Page 5 of 9)**
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☒ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Hardscape	300	0.021	6.3	120	0.2	24	30.3
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		280.3

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	**CALCULATED ALLOWANCE (Watts)**			**DESIGN WATTS**				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Entrance/Exit	Building Entrance/Exit	3	19	57	D11	60	3	180	57
					D15	60	1	60	
					Total Design Watts for this Area:			240	
					Total Allowance (Watts) All Areas:				57

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

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TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH RUGGERI
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NONE

Sheet Name:
CA TITLE 24

Sheet Number:
E.05

EVOLV™ COMMERCIALCONSTRUCTION
1407 Oakland Blvd Ste 301
Walnut Creek CA 94596

AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 7 of 9)**
830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:20:48-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B /Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Specific Area Type per Table 140.7-B	Specific Area (ft^2)[1]	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
							Total Allowance (Watts) All Areas:		

[1] *FOOTNOTES: See Table 140.7-B /Table 170.2-S for rules for calculating the specific areas (ft^2 for these additional lighting allowances.*
[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
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P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Hardscape: "D11"; Hardscape: "D15"

Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(c) CONTROLS FOR OUTDOOR LIGHTING
ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE

2. AUTOMATIC SCHEDULING CONTROLS
   A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
   B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: VWC Bancroft	**Report Page:**	**(Page 9 of 9)**
Project Address: 830 Bancroft Way, Berkeley, CA	**Date Prepared:**	2025-03-25T14:20:48-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dennis Ramos	Documentation Author Signature: Dennis J Ramos
Company: AJP Associates Inc.	Signature Date: 03/24/2025
Address: 98 Battery Street, Suite 603	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Alexander Pacheco	Responsible Designer Signature:
Company: AJP Associates Inc.	Date Signed: 03/24/2025
Address: 98 Battery Street, Suite 603	License: E19378
City/State/Zip: San Francisco, CA 94111	Phone: 415-599-3335

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE ARCHITECTURE + DESIGN
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510.664.2400 ENVELOPEAD.COM
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B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
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Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH PACHECO
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NONE

Sheet Name: CA TITLE 24

Sheet Number: E.06

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Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

EXTERIOR LIGHTING CONTROLS DETAILED REQUIREMENTS

1. TIME-SWITCH LIGHTING CONTROLS: ALL CONTROLS THAT PROVIDE TIME-SWITCH FUNCTIONALITY, INCLUDING ALL AUTOMATIC AND ASTRONOMICAL TIME-SWITCH CONTROLS, SHALL HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF THE DEVICE'S SCHEDULE FOR AT LEAST 7 DAYS, AND THE DEVICE'S DATE AND TIME FOR AT LEAST 72 HOURS IF POWER IS INTERRUPTED. IN ADDITION:
   - A. TIME-SWITCH CONTROLS INSTALLED IN NONRESIDENTIAL BUILDINGS SHALL
     - I. FOR EACH CONNECTED LOAD, BE CAPABLE OF PROVIDING MANUAL OVERRIDE TO EACH CONNECTED LOAD AND OF RESUMING NORMALLY SCHEDULED OPERATION AFTER A MANUAL OVERRIDE IS INITIATED WITHIN 2 HOURS; AND
     - II. PROVIDE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE THAT TURNS OFF ALL CONNECTED LOADS FOR AT LEAST 24 HOURS AND THEN RESUMES NORMALLY SCHEDULED OPERATION.
   - B. ASTRONOMICAL TIME-SWITCH CONTROLS SHALL:
     - I. HAVE SUNRISE AND SUNSET PREDICTION ACCURACY WITHIN PLUS-OR-MINUS 15 MINUTES AND TIMEKEEPING ACCURACY WITHIN 5 MINUTES PER YEAR;
     - II. BE CAPABLE OF DISPLAYING DATE, CURRENT TIME, SUNRISE TIME, SUNSET TIME, AND SWITCHING TIMES FOR EACH STEP DURING PROGRAMMING;
     - III. BE CAPABLE OF AUTOMATICALLY ADJUSTING FOR DAYLIGHT SAVINGS TIME; AND
     - IV. HAVE THE ABILITY TO INDEPENDENTLY OFFSET THE ON AND OFF FOR EACH CHANNEL BY AT LEAST 90 MINUTES BEFORE AND AFTER SUNRISE OR SUNSET.
   - C. MULTI-LEVEL TIME-SWITCH CONTROLS SHALL INCLUDE AT LEAST 2 SEPARATELY PROGRAMMABLE STEPS PER ZONE.
   - D. TIME-SWITCH CONTROLS INSTALLED OUTDOORS SHALL HAVE SETBACK FUNCTIONS THAT ALLOW THE LIGHTING ON EACH CONTROLLED CHANNEL TO BE SWITCHED OR DIMMED TO LOWER LEVELS. THE SET BACK FUNCTIONS SHALL BE CAPABLE OF BEING PROGRAMMED BY THE USER FOR AT LEAST ONE SPECIFIC TIME OF DAY.

CA ENERGY EFFICIENCY STANDARDS: 130.2(C):

1. DAYLIGHT AVAILABILITY. ALL INSTALLED OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTO CONTROL, ASTRONOMICAL TIME-SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.
2. AUTOMATIC SCHEDULING CONTROLS.
   - A. AUTOMATIC SCHEDULING CONTROLS SHALL BE CAPABLE OF REDUCING THE OUTDOOR LIGHTING POWER BY AT LEAST 50 PERCENT AND NO MORE THAN 90 PERCENT, AND SEPARATELY CAPABLE OF TURNING THE LIGHTING OFF, DURING SCHEDULED UNOCCUPIED PERIODS.
   - B. AUTOMATIC SCHEDULING CONTROLS SHALL ALLOW SCHEDULING OF A MINIMUM OF TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS, AND MAY INCLUDE AN OVERRIDE FUNCTION THAT TURNS LIGHTING ON DURING ITS SCHEDULED DIM OR OFF STATE FOR NO MORE THAN TWO HOURS WHEN AN OVERRIDE IS INITIATED.
   - C. ACCEPTANCE TESTS OF OUTDOOR LIGHTING CONTROLS SHALL VERIFY THE SCHEDULED OCCUPIED AND UNOCCUPIED PERIODS, AS SPECIFIED IN SECTION 130.4(A)6.
   - D. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING, AND MAY BE INSTALLED IN COMBINATION WITH OTHER OUTDOOR LIGHTING CONTROLS.

GENERAL NOTES

1. PROVIDE DIMMABLE DRIVER/POWER SUPPLY FOR ALL FIXTURES SHOWN ON THE PLAN CONTROLLED BY DIMMER SWITCH(S) WHETHER THE FIXTURE SPECIFICATION NUMBER INCLUDES DIMMING PROVISION OR NOT. DIMMING DRIVER/POWER SUPPLY SHALL BE COMPATIBLE WITH LIGHTING CONTROL SYSTEM.
2. PROVIDE AUTOMATIC DAYLIGHT ZONE DIMMING FOR ALL PERIMETER LIGHTING ADJACENT TO WINDOWS WHEN SHOWN ON PLAN (PRIMARY, SECONDARY, AND SKYLIT DAYLIGHT ZONES).
3. PROVIDE DIMMABLE "ROOM CONTROLLER" FOR SWITCHLEGS INTENT SHOWN ON DRAWING. PROVIDE ALL REQUIRED INTERCONNECTION WIRING BETWEEN ALL CONTROLLERS, PLUG LOAD SWITCHPACK, SENSORS, AND WALL SWITCHES/DIMMERS FOR COMPLETE WORKING DEMAND RESPONSE CAPABLE SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. REFER TO EQUIPMENT INSTALLATION MANUALS FOR DETAILED INFORMATION. PROVIDE LUTRON HEADEND EQUPMENT AS REQUIRED.
4. FIELD COORDINATE EXACT LOCATION OF LIGHTING CONTROLLERS. PROVIDE WORKING CLEARANCES FROM OTHER SYSTEMS AS REQUIRED. LOCATE ABOVE NEAREST DROPPED CEILING WHEN FEASIBLE.
5. DUAL TECHNOLOGY OCCUPANCY SENSORS SHALL BE LOCATED NO CLOSER THAN FOUR (4) FEET FROM A HVAC DIFFUSER, PER TITLE 24 CODE NA7.6, WHEN FEASIBLE.
6. CONTROLS VENDOR SHALL REVIEW FINAL APPROVED LIGHTING SUBMITTAL AND PROVIDE APPROPRIATE DIMMING CONTROLLER BASED UPON FINAL LOAD TYPE AND DIMMING PROTOCOL, 0-10V, ELV, MLV, INCANDESCENT, REVERSE PHASE, ETC.
7. CIRCUITING SHOWN REFLECT DESIGN INTENT, LOAD CALCULATIONS AND BALANCING. CONTRACTOR SHALL FIELD VERIFY EXACT CIRCUITS AVAILABLE.
8. ALL OCCUPANCY SENSORS SHALL AUTOMATICALLY TURN OFF CONTROLLED LIGHTING LOADS WHEN THE SPACE IS UNOCCUPIED FOR MORE THAN 20MINUTES.
9. PROVIDE AUTOMATIC-ON OF ALL LIGHTING IN LARGE OPEN SPACES, COMMON CORRIDORS, BREAK ROOMS, RESTROOMS, AND SIMILAR COMMON AREAS, BUT ONLY TO A MAXIMUM OF 70% OF CONTROLLED WATTAGE AS REQUIRED BY CODE, SUBSEQUENT OPERATION OF LOCAL MANUAL CONTROLS SHALL ENABLE FULL RANGE CONTROLS.
10. WHERE WALL CONTROLS ARE SHOWN ADJACENT TO EACH OTHER, THEY SHALL BE GANGED TOGETHER AND COVERED BY A COMMON COVER PLATE.
13. PROVIDE SEPARATE/ADDITIONAL DIMMING CONTROLLER(S) AS REQUIRED FOR LIGHT FIXTURES CONTROLLED BY A DIFFERENT LIGHTING CIRCUIT, VOLTAGE, DIMMING PROTOCOL, OR SWITCHLEG. VERIFY WITH FINAL FIXTURE SPECIFICATIONS.
14. LOCATION OF CEILING OCCUPANCY SENSORS IS DIAGRAMMATIC AND REFLECTS DESIGN INTENT. FIELD COORDINATE EXACT LOCATIONS WITH EXISTING SPRINKLER HEAD LOCATIONS.
15. COORDINATE WITH ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR THOSE FIXTURES NOT LOCATED ON CEILING.
16. PROVIDE #10AWG FOR ALL LIGHTING CIRCUITS WIRING.

KEYED NOTES

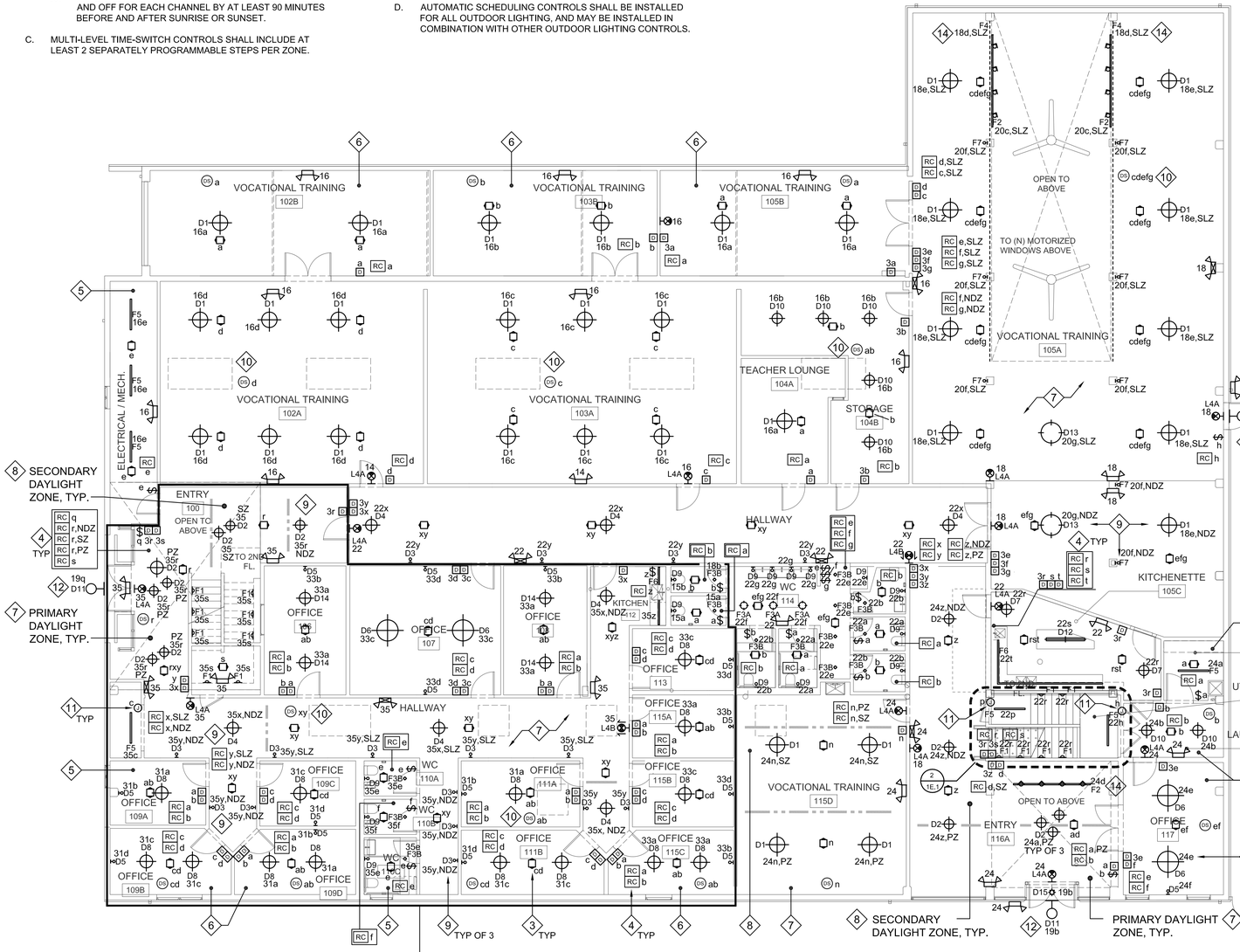
1. TYPICAL CIRCUIT AND SWITCHLEG FED FROM PANEL- 1L3 U.O.N.
2. CIRCUIT NUMBERS REFLECT DESIGN INTENT, LOAD CALCULATIONS AND LOAD BALANCING. FIELD COORDINATE EXACT CIRCUITS AVAILABLE FOR WORK.
3. CONFIGURE OCCUPANCY SENSORS TO AUTOMATICALLY TURN OFF ALL LIGHTING IN THE AREA AFTER MAXIMUM OF 20-MINUTES IF NO MOTION IS DETECTED.
4. INSTALL ABOVE/NEAR CEILING. FIELD COORDINATE EXACT LOCATION OF LIGHTING DIMMING CONTROLLERS. PROVIDE WORKING CLEARANCES FROM OTHER SYSTEMS AS REQUIRED.
5. AUTOMATIC DAYLIGHT ZONE CONTROLS NOT REQUIRED AS THERE IS LESS THAN 120 WATTS OF LIGHTING IN PRIMARY ZONE AND SECONDARY ZONE, EACH.
6. SECONDARY DAYLIGHT ZONE CONTROLS NOT REQUIRED AS THERE IS LESS THAN 120 WATTS OF LIGHTING IN SECONDARY ZONE, EACH.
7. CONNECT ALL FIXTURES WITHIN THIS ZONE TO PRIMARY/SKYLIT DAYLIGHT ZONE DIMMING CONTROLLER ASSOCIATED WITH INDICATED SWITCHLEG.
8. CONNECT ALL FIXTURES WITHIN THIS ZONE TO SECONDARY DAYLIGHT ZONE DIMMING CONTROLLER ASSOCIATED WITH INDICATED SWITCHLEG.
9. CONNECT ALL FIXTURES WITHIN THIS ZONE TO NON DAYLIGHT ZONE DIMMING CONTROLLER ASSOCIATED WITH INDICATED SWITCHLEG.
10. PROVIDE AUTOMATIC "SKYLIT" DAYLIGHT ZONE DIMMING.
11. PROVIDE DOOR STRIKE SWITCH.
12. PROVIDE ASTRONOMICAL SCHEDULED TIMECLOCK SHUTOFF FOR ALL OUTDOOR LIGHTING. ALL LOCAL CONTROLS SHALL ACT AS AN 'AFTERHOURS TIMECLOCK OVERRIDE'.
13. CONTRACTOR/CONTROLS VENDOR SHALL REVIEW FINAL APPROVED LIGHTING SUBMITTAL AND PROVIDE APPROPRIATE DIMMING CONTROLLER COMPATIBLE WITH FIXTURE DIMMING PROTOCOL (0-10V, ELV, MLV, REVERSE PHASE, INCANDESCENT, ETC.)
14. PROVIDE 1-AMP CURRENT LIMITER INTEGRAL TO TRACK RAIL, FOR TITLE-24 COMPLIANCE.

LEGEND 13

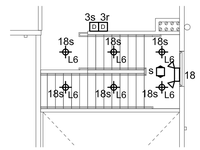
- D a — WALL MOUNTED DIMMER SWITCH WITH ON/OFF/RAISE/LOWER, WIRELESS, +48"AFF MAXIMUM TO TOP OF DEVICE. LUTRON PICO (MAESTRO FOR NON-0-10V DIMMING LOADS). "3" SUBSCRIPT INDICATES 3-WAY CONTROLS.
- $ — WALL MOUNTED DIGITAL ON/OFF TOGGLE SWITCH, +48"AFF MAX TO TOP OF DEVICE, LUTRON VIVE
- a — CEILING MOUNTED OCCUPANCY SENSOR, WIRELESS LUTRON LRF2-OCR2B-P-WH
  - ALPHABETICAL SUBSCRIPT INDICATES SWITCHLEG SHUTOFF ZONE.
- (D) — DAYLIGHT SENSOR, FOR AUTOMATIC DAYLIGHT ZONE DIMMING, LUTRON VIVE
- CEILING MOUNTED JUNCTION BOX
- WALL OR CEILING MOUNTED EXIT SIGN WITH NUMBER OF FACES AND DIRECTIONAL ARROWS AS SHOWN, INTEGRAL 90-MINUTE BATTERY, BATTERY CHARGER, AND TEST SWITCH, UL 924 LISTED
- SELF-CONTAINED EMERGENCY HIGH OUTPUT LIGHTING UNIT 'BUGEYE' WITH 90-MINUTE BATTERY, BATTERY CHARGER, AND TEST SWITCH
- SELF-CONTAINED EMERGENCY STANDARD OUTPUT LIGHTING UNIT 'BUGEYE' WITH 90-MINUTE BATTERY, BATTERY CHARGER, AND TEST SWITCH

- RC PZ, a — 1-ZONE DIMMING CONTROLLER (0-10V), INSTALLED ABOVE/NEAR CEILING. LUTRON RMJS-8TN-DV-B
  - LOCAL MANUAL CONTROLS ZONES:
  - PZ: PRIMARY DAYLIGHT ZONE
  - SZ: SECONDARY DAYLIGHT ZONE
  - NDZ: NON-DAYLIGHT ZONE
  - SLZ: SKYLIT DAYLIGHT ZONE
- EM — INDICATES EMERGENCY EGRESS LIGHT FIXTURE EQUIPPED WITH INTEGRAL 90-MINUTE BATTERY, BATTERY CHARGER AND TEST SWITCH
- NL — CONNECT TO UNSWITCHED 'NIGHTLIGHT' CIRCUIT
- (R) — RELOCATED
- U.O.N. — UNLESS OTHERWISE NOTED
- TYP — TYPICAL

SEE DWGS E.5A AND E.5B FOR LIGHT FIXTURE SCHEDULE



1 LIGHTING PLAN: GROUND LEVEL
1/8" = 1'-0"



2 PARTIAL LIGHTING PLAN: SECOND LEVEL (N) STAIR
1/8" = 1'-0"

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ALEXANDER JOSEPH RUGGIERO
E19378
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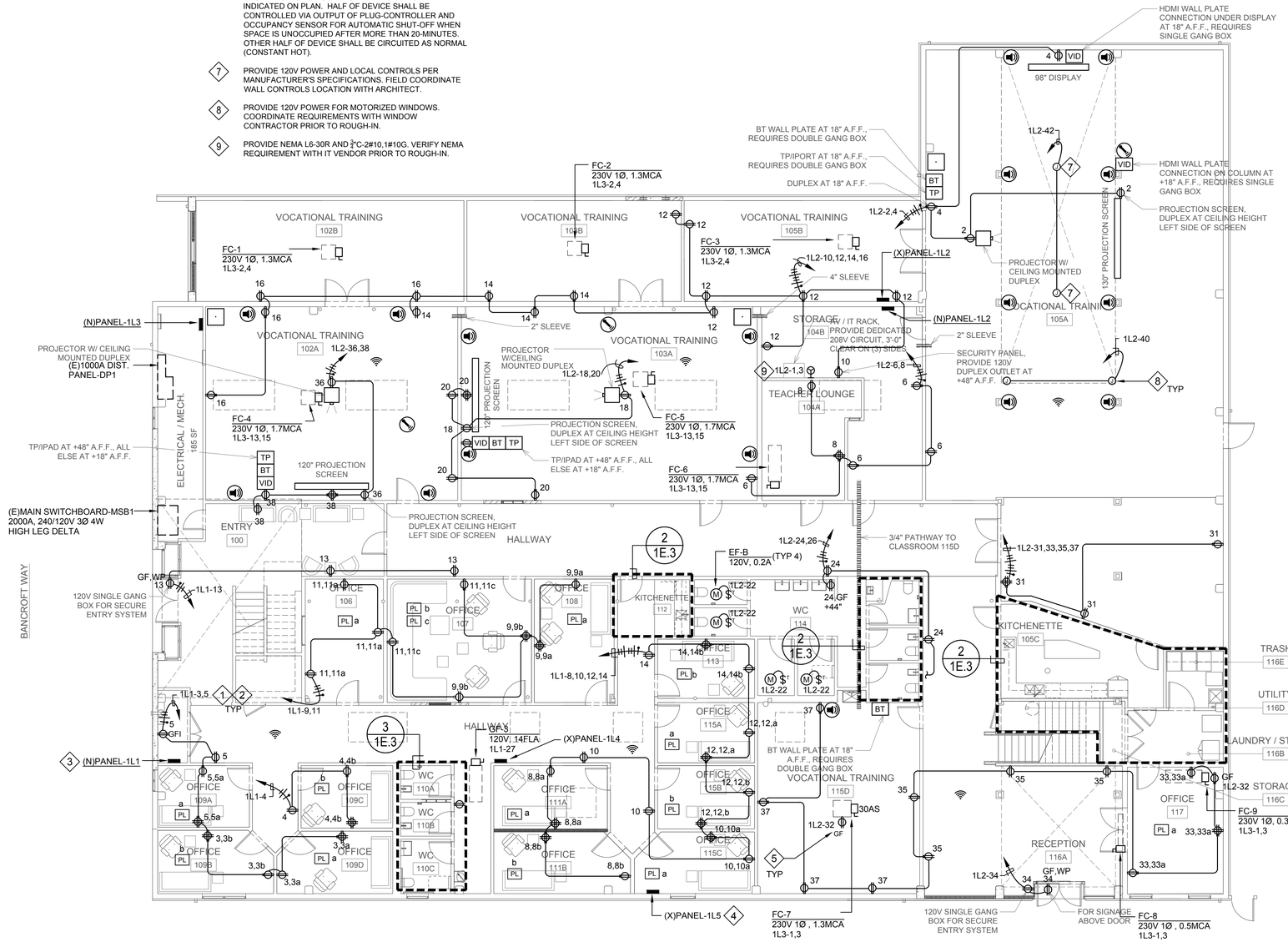
AJP JOB NO: 25-017

Sheet Name:
LIGHTING PLAN
1ST FLOOR

Sheet Number:
1E.1

KEYED NOTES

1. PROVIDE COMMON TRIP HANDLE TIE FOR ALL CIRCUITS SHARING COMMON NEUTRAL.
2. CIRCUITS SHOWN REFLECT DESIGN INTENT, LOAD BALANCING, AND LOAD CALCULATIONS. FIELD VERIFY EXACT CIRCUITS AVAILABLE FOR NEW WORK.
3. REPLACE (E)PANEL WITH (N). SEE SINGLE LINE.
4. DEMOLISH (E)PANEL BACK TO SOURCE, INCLUDING (E)GUTTER AND CONDUIT.
5. PROVIDE MAINTENANCE RECEPTACLE (GFCI PROTECTED) INSTALLED WITHIN 25FT OF MECH UNIT, AS SHOWN.
6. PROVIDE "SPLIT-WIRED" DUPLEX/QUADRAPLEX RECEPTACLES FOR CONTROLLED RECEPTACLE INDICATED ON PLAN. HALF OF DEVICE SHALL BE CONTROLLED VIA OUTPUT OF PLUG-CONTROLLER AND OCCUPANCY SENSOR FOR AUTOMATIC SHUT-OFF WHEN SPACE IS UNOCCUPIED AFTER MORE THAN 20-MINUTES. OTHER HALF OF DEVICE SHALL BE CIRCUITED AS NORMAL (CONSTANT HOT).
7. PROVIDE 120V POWER AND LOCAL CONTROLS PER MANUFACTURER'S SPECIFICATIONS. FIELD COORDINATE WALL CONTROLS LOCATION WITH ARCHITECT.
8. PROVIDE 120V POWER FOR MOTORIZED WINDOWS. COORDINATE REQUIREMENTS WITH WINDOW CONTRACTOR PRIOR TO ROUGH-IN.
9. PROVIDE NEMA L6-30R AND 3#C-2#10,1#10G. VERIFY NEMA REQUIREMENT WITH IT VENDOR PRIOR TO ROUGH-IN.



1 POWER AND SIGNAL PLAN: GROUND LEVEL
1/8" = 1'-0"

POWER + DATA PLAN NOTES:

A. CONTRACTOR SHALL VERIFY COMPATABILITY OF ALL ARCHITECTURAL MOUNTING CONDITIONS WITH ELECTRICAL FIXTURES AND HARDWARE ACCESSORIES. G.C. SHALL COORDINATE THE LOCATION OF ALL ELEMENTS AGAINST ACTUAL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING.

B. ALL RECEPTICALS TO BE +12" FROM CENTER LINE OF BOX TO F.F., U.O.N.

C. ALL (N) SWITCHES TO BE AT +48" FROM CENTER LINE OF BOX TO F.F., U.O.N.

D. REMOVE ALL EXISTING AND UNUSED ELECTRICAL WIRING + RECEPTACLES.

E. SEE ENLARGED PLANS FOR RECEPTACLES IN THOSE AREAS.

F. COORDINATE ELECTRICAL REQUIREMENTS WITH EQUIPMENT SPECS.

G. ALL RECEPTACLE BOXES AT STUD FRAMED WALLS SHALL BE RECESSED.

H. ALL RECEPTACLE BOXES AT (E) MASONRY WALLS SHALL BE SURFACE MOUNTED W/ CONDUIT. COORDINATE CONDUIT ROUTING IN FIELD W/ ARCHITECT.

I. ALL 15A & 20A 125V AND 250V NON LOCKING TYPE RECEPTACLES TO BE TAMPER PROOF PER 460.12.

J. PROVIDE PARITY SIZED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUITS UNLESS OTHERWISE NOTED.

POWER + DATA PLAN LEGEND:

- (N) WALL MOUNTED DUPLEX ELECTRICAL OUTLET RECEPTACLE, NEMA 5-15R, +18"AFF UON
- (N) WALL MOUNTED QUAD ELECTRICAL OUTLET RECEPTACLE, NEMA 5-15R, +18"AFF UON
- PL — PLUG LOAD CONTROLLER, LUTRON VIVE
- DISCONNECT SWITCH
- GF — GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- AS — AMP SWITCH
- X.Xa / X.Xa / 6 — "SPLITWIRED" DUPLEX OR QUAD AS SHOWN ON PLAN. HALF OF DEVICE SHALL BE CONTROLLED VIA OUTPUT PLUG LOAD CONTROLLER. PLUG LOAD CONTROLLER SHALL BE CONNECTED TO OCCUPANCY SENSOR(S) IN THE SPACE FOR AUTOMATIC SHUT-OFF.

  FOR ALL WALL MOUNTED OCCUPANCY SENSOR SHUT-OFF CONTROLLED RECEPTACLES, PROVIDE PLUGLOAD CONTROLLABLE DECORATOR RECEPTACLE WITH MANUFACTURED MARKING PRINTED ON THE FACE OF RECEPTACLE.
- VID — (N) AV OVER IP HDMI WALL PLATE INTERFACE [QSC NV-1-H-WE]
- BT — (N) ANALOG + BLUETOOTH WALL PLATE INTERFACE [QSC UND6IO-BT]
- TP — (N) IPAD CONTROLLER [IPORT CONNECT PRO WALL STATION]
- (N) 6 1/2" SURFACE MOUNTED SPEAKER [SONANCE PS-S63T]
- (N) SUBWOOFER [SONANCE PS-S210SUBT]
- (N) WIRELESS MICROPHONE ANTENNA [SHURE UA864]
- (N) 6200 LUMEN PROJECTOR [EPSON POWERLITE L630U]. PROVIDE POWER AND DATA DROP.
- (N) WIRELESS ACCESS POINT [QTY: 6]. PROVIDE POWER AND DATA DROP.
- CEILING MOUNTED JUNCTION BOX
- (X) — REMOVE, DEMOLISH BACK TO SOURCE.
- (RR) — REMOVED AND RELOCATE
- (R) — RELOCATED.

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REGISTERED PROFESSIONAL ENGINEER — ANDREW JOSEPH PASQUINELLI — E18378 — Exp. 12.31.2026 — ELECTRICAL — STATE OF CALIFORNIA

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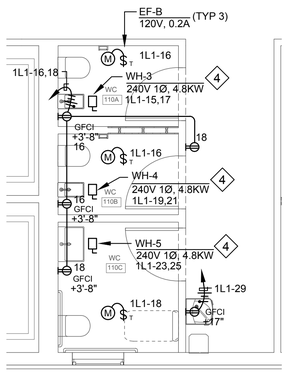
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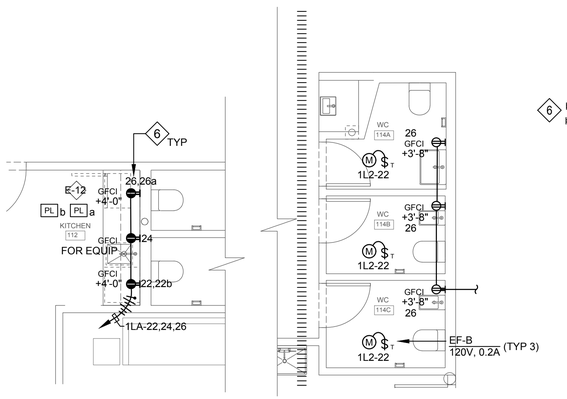
AJP JOB NO: 25-017

Sheet Name:
POWER AND SIGNAL PLAN
1ST FLOOR

Sheet Number:
1E.2



3 ENLARGED FLOOR PLAN : WC'S (ROOM 110)
1/4" = 1'-0"



2 ENLARGED FLOOR PLAN KITCHEN (105C) + ROOM (116)
1/4" = 1'-0"

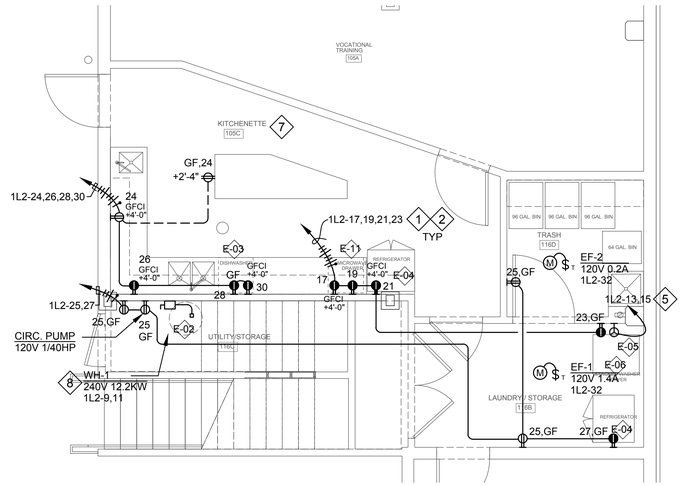
KEYED NOTES

1. PROVIDE COMMON TRIP HANDLE TIE FOR ALL CIRCUITS SHARING COMMON NEUTRAL.
2. CIRCUITS SHOWN REFLECT DESIGN INTENT, LOAD BALANCING, AND LOAD CALCULATIONS. FIELD VERIFY EXACT CIRCUITS AVAILABLE FOR NEW WORK.
3. PROVIDE 3/4"C-2#8,1#10G. WATER HEATER LOCATED IN CABINET ABOVE.
4. PROVIDE 3/4"C-2#10,1#10G.
5. PROVIDE 3/4"C-2#10,1#10G. WITH NEMA L6-30R. 24FLA ELECTRIC CLOTHES DRYER ASSUMED. VERIFY APPLIANCE REQUIREMENTS PRIOR TO ROUGH-IN.
6. PROVIDE "SPLIT-WIRED" DUPLEX/QUADRAPLEX RECEPTACLES FOR CONTROLLED RECEPTACLE INDICATED ON PLAN. HALF OF DEVICE SHALL BE CONTROLLED VIA OUTPUT OF PLUG-CONTROLLER AND OCCUPANCY SENSOR FOR AUTOMATIC SHUT-OFF WHEN SPACE IS UNOCCUPIED AFTER MORE THAN 20-MINUTES. OTHER HALF OF DEVICE SHALL BE CIRCUITED AS NORMAL (CONSTANT HOT).
7. KITCHENETTE IS NOT A "KITCHEN AREA WITHIN AN OFFICE SPACE' THUS, CA ENERGY CODE 130.5(d) IS NOT APPLICABLE.
8. PROVIDE 1"C-2#4, 1#8G

LEGEND

- DISCONNECT SWITCH
- COMPLETE ELECTRICAL CONNECTION
- (M) FLEXIBLE MOTOR CONNECTION
- $_T MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
- GFCI/GF GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- WALL MOUNTED DUPLEX RECEPTACLE, +18" AFF UON, NEMA 5-15R
- WALL MOUNTED DUPLEX RECEPTACLE, FED BY DEDICATED CIRCUIT, +18"AFF UON, NEMA 5-20R
- (FSD) FIRE SMOKE DAMPER. PROVIDE 120V CIRCUIT IF REQUIRED. COORDINATE WITH LIFE SAFETY VENDOR.
- (D)$_D DUCT MOUNTED SMOKE DETECTOR. PROVIDE 120V CIRCUIT IF REQUIRED. COORDINATE WITH LIFE SAFETY VENDOR.
- 6 X,Xa / X,Xa "SPILTWIRED" DUPLEX OR QUAD AS SHOWN ON PLAN. HALF OF DEVICE SHALL BE CONTROLLED VIA OUTPUT PLUG LOAD CONTROLLER. PLUG LOAD CONTROLLER SHALL BE CONNECTED TO OCCUPANCY SENSOR(S) IN THE SPACE FOR AUTOMATIC SHUT-OFF.

  FOR ALL WALL MOUNTED OCCUPANCY SENSOR SHUT-OFF CONTROLLED RECEPTACLES, PROVIDE PLUGLOAD CONTROLLABLE DECORATOR RECEPTACLE WITH MANUFACTURED MARKING PRINTED ON THE FACE OF RECEPTACLE.
- PL PLUG LOAD CONTROLLER. CONNECT TO OCCUPANCY SENSOR CONTROLLER IN THE SPACE FOR AUTOMATIC SHUTOFF. LUTRON VIVE



1 ENLARGED FLOOR PLAN KITCHEN (105C) + ROOM (116)
1/4" = 1'-0"

EQUIPMENT SCHEDULE										
NO.	LOCATION	ROOM	QTY.	ITEM	MANUFACTURER	MODEL	VOLTS/CYCLE	AMPS/WATTS	DIRECT/PLUG	NOTES
E-02	UTILITY	116D	1	HOT WATER HEATER	TBD	TBD	TBD	TBD	TBD	
E-03	KITCHEN	105C	1	DISHWASHER	BOSCH	300 SERIES - SGE53C55UC	120V / 60HZ	12 AMPS /1440 W	PLUG	
E-04	KITCHENETTE, LAUNDRY	105C, 116B	2	REFRIGERATOR	SAMSUNG	RF18A5101SR	115V / 60HZ		PLUG	
E-05	LAUNDRY	116B	1	WASHER	SAMSUNG	WF45T6000AW	120 V	15 AMPS	PLUG	
E-06	LAUNDRY	116B	1	DRYER	SAMSUNG	DVE45T6000W	240 V	30 AMPS	PLUG	
E-07	TRAINING	105A	2	CEILING FAN	TBD	TBD				
E-08	KITCHEN, WC, LAUNDRY, STORAGE	105C, 113, 114, 116B, 116D	8	CEILING EXHAUST FAN	BROAN/NUTONE	BES8	120V	0.4 AMPS	DIRECT	
E-09	TRAINING	102A, 103A, 105A	3	PROJECTOR	TBD	TBD				
E-10	TRAINING	102A, 103A, 105A	3	PROJECTION SCREEN	TBD	TBD				
E-11	KITCHENETTE	105C	1	MICROWAVE DRAWER	SHARP	SMD2480CS	120V / 60HZ	15 AMPS	PLUG	
E-12	KITCHEN	112	1	REFRIGERATOR	SUMMIT	ASDS2413	115V / 60HZ	1.0 AMPS	PLUG	UNDER COUNTER; ADA INSTALLATION

SHEET NOTES

A. CONTRACTOR SHALL VERIFY COMPATABILITY OF ALL ARCHITECTURAL MOUNTING CONDITIONS WITH ELECTRICAL FIXTURES AND HARDWARE ACCESSORIES. G.C. SHALL COORDINATE THE LOCATION OF ALL ELEMENTS AGAINST ACTUAL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING.

B. ALL RECEPTICALS TO BE +12" FROM CENTER LINE OF BOX TO F.F., U.O.N.

C. ALL (N) SWITCHES TO BE AT +48" FROM CENTER LINE OF BOX TO F.F., U.O.N.

D. REMOVE ALL EXISTING AND UNUSED ELECTRICAL WIRING + RECEPTACLES.

E. SEE ENLARGED PLANS FOR RECEPTACLES IN THOSE AREAS.

F. COORDINATE ELECTRICAL REQUIREMENTS WITH EQUIPMENT SPECS.

G. ALL RECEPTACLE BOXES AT STUD FRAMED WALLS SHALL BE RECESSED.

H. ALL RECEPTACLE BOXES AT (E) MASONRY WALLS SHALL BE SURFACE MOUNTED W/ CONDUIT. COORDINATE CONDUIT ROUTING IN FIELD W/ ARCHITECT.

I. ALL 15A & 20A 125V AND 250V NON LOCKING TYPE RECEPTACLES TO BE TAMPER PROOF PER 460.12.

J. PROVIDE PARITY SIZED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUITS UNLESS OTHERWISE NOTED.

REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ANDREW JOSEPH PASQUINELLI
No. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025	ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NOT TO SCALE

Sheet Name:
ENLARGED ELECTRICAL PLANS

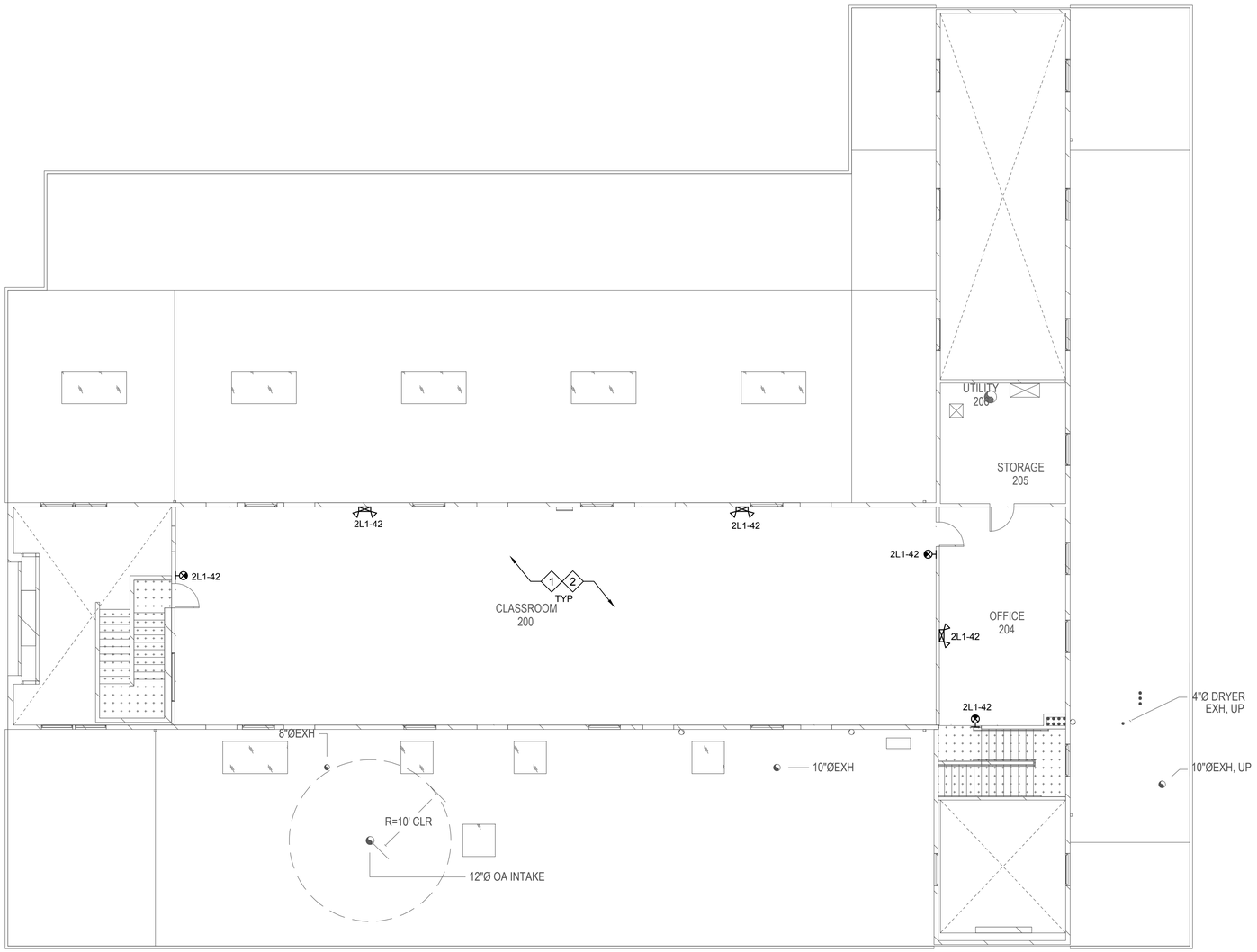
Sheet Number:
1E.3

EVOLV™ COMMERCIALCONSTRUCTION
1407 Oakland Blvd Ste 301
Walnut Creek CA 94596

AJP ASSOCIATES INC.
Consulting Electrical Engineers
98 Battery Street, Suite 603
San Francisco, CA 94111
Tel: 415 599-3335

NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017



KEYED NOTES

1. EMERGENCY EGRESS AND EXIT SIGNAGE PROVIDED FOR THIS SCOPE-OF-WORK.
2. WORK ON THE UPPER LEVEL IS LIMITED TO THE MINIMUM REQUIRED FOR EMERGENCY EGRESS. OTHER THAN ACCESSING UTILITY EQUIPMENT BY AUTHORIZED QUALIFIED PERSONNEL, THE UPPER LEVEL SPACE WILL NOT BE USED UNTIL AFTER A FUTURE PHASE RENOVATION.

LEGEND

- WALL OR CEILING MOUNTED EXIT SIGN WITH NUMBER OF FACES AND DIRECTIONAL ARROWS AS SHOWN, INTEGRAL 90-MINUTE BATTERY, BATTERY CHARGER, AND TEST SWITCH, UL 924 LISTED
- SELF-CONTAINED EMERGENCY HIGH OUTPUT LIGHTING UNIT 'BUGEYE' WITH 90-MINUTE BATTERY, BATTERY CHARGER, AND TEST SWITCH, LITHONIA, UL924-LISTED. #ELM6L-UVOLT-LTP-HO-SDRT

1 LIGHTING PLAN: SECOND LEVEL
1/8" = 1'-0"

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LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER JOSEPH RUGGERI
E19378
Exp. 12-31-2026
ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

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Project Name:

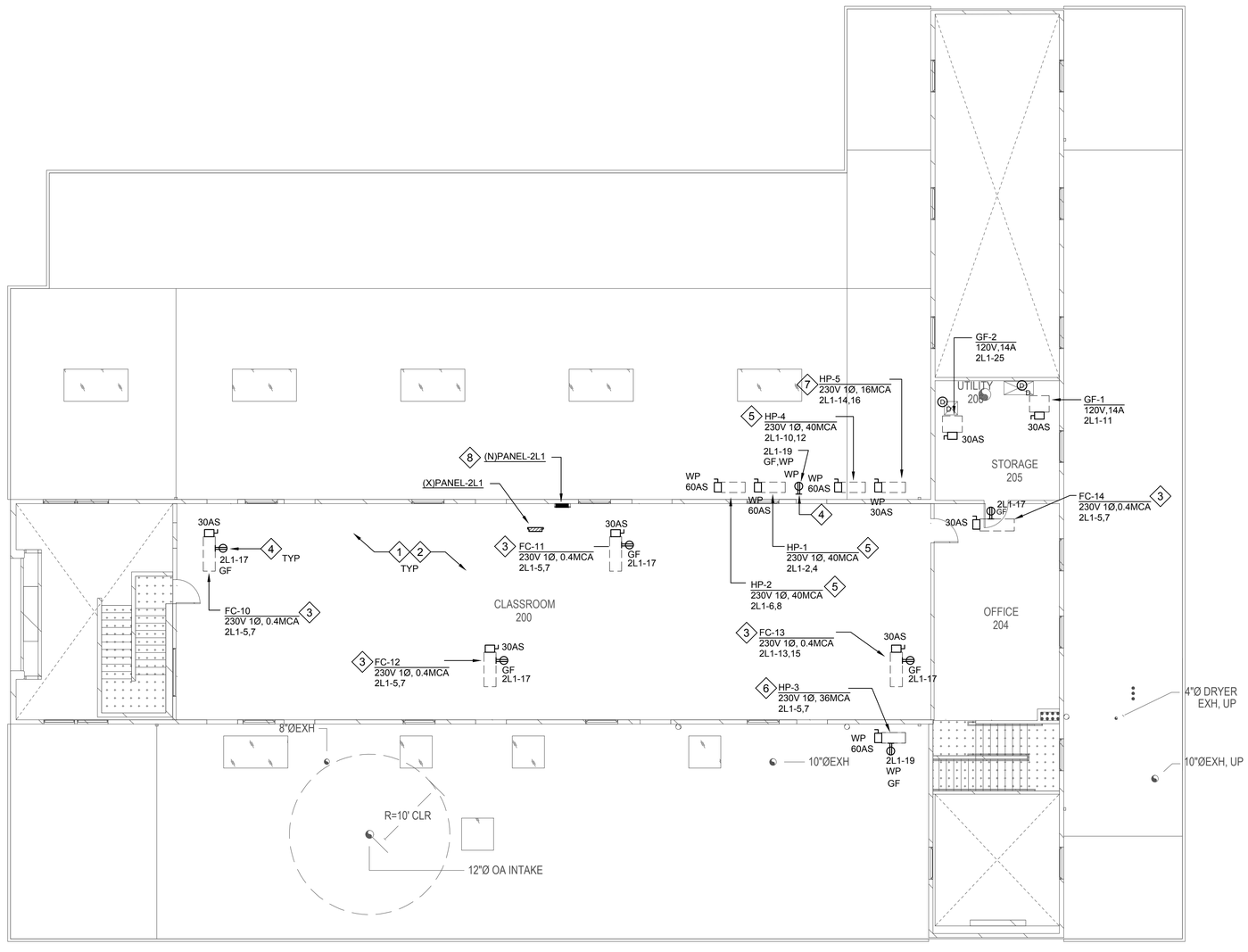
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830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
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NORTH	SCALE

Sheet Name:
LIGHTING PLAN
2ND FLOOR

Sheet Number:
2E.1



1 ELECTRICAL PLAN: SECOND LEVEL
1/8" = 1'-0"

KEYED NOTES

1. PROVIDE COMMON TRIP HANDLE TIE FOR ALL CIRCUITS SHARING COMMON NEUTRAL.
2. CIRCUITS SHOWN REFLECT DESIGN INTENT, LOAD BALANCING, AND LOAD CALCULATIONS. FIELD COORDINATE EXACT CIRCUITS USED.
3. FOR FUTURE 2ND FLOOR BUILD-OUT. PROVIDE SEPARATE PRICING FOR FULL ELECTRICAL CONNECTIONS AS SHOWN.
4. PROVIDE GFCI PROTECTED MAINTENANCE RECEPTACLE WITHIN 25FT OF MECH UNITS AS SHOWN.
5. PROVIDE 3/4"C-2#6, 1#10G
6. PROVIDE 3/4"C-2#8, 1#10G.
7. PROVIDE 3/4"C-2#10,1#10G.
8. FIELD COORDINATE EXACT LOCATION. PROVIDE ALL CODE REQUIRED WORKING CLEARANCES AND DEDICATED EQUIPMENT SPACE.

LEGEND

AS	AMP SWITCH
	DISCONNECT SWITCH
	DUPLEX RECEPTACLE, NEMA 5-15R
GFCI/GF	GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
D	DUCT MOUNTED SMOKE DETECTOR. PROVIDE 120V IF REQUIRED. VERIFY WITH LIFE SAFETY VENDOR.

REVIEWED
FOR CODE COMPLIANCE
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ANDREW JOSEPH PAPROCKI
No. 03.31.2026
ELECTRICAL
STATE OF CALIFORNIA

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NON-INFRINGEMENT STATEMENT
IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

Sheet Name:
ELECTRICAL PLAN
2ND FLOOR

Sheet Number:
2E.2

(E) DIST.PANEL-DP1

ENCL NEMA: 1

SERVICE: 120 /240V,3ø,4W
MAIN BREAKER: NONE
LOCATION: 1ST FLOOR MAIN ELEC ROOM
MOUNTING: FLOOR MOUNTED
MAIN BUS: 1000A
FEEDER: EXISTING

DESCRIPTION	TYPE	VA A	VA B	VA C	CIR#	FUSE	SN	FUSE	CIR#	VA A	VA B	VA C	TYPE	DESCRIPTION
					1		*		2					
SPARE					3	200/3	*	200/3	4					SPARE
					5		*		6					
SPARE					7		*		8					
					9	200/3	*	200/3	10					SPARE
					11		*		12					
SPARE					13		*		14					
					15	200/3	*	200/3	16					SPARE
					17		*		18					
(N)PANEL-1L3		1540			19		*		20					
					21	100/3	*	100/3	22					SPARE
				1540	23		*		24					
TOTAL PHASE A		1540					1,540 VA			0				
TOTAL PHASE B			0				0 VA				0			
TOTAL PHASE C				1540			1,540 VA					0		
TOTAL CONNECTED LOAD							3,080 VA							

DEMAND LOAD SUMMARY	CONN. VA	DEMAND FACTOR	DEMAND VA	DEMAND AMP
TYPE "M": NON-CONTINUOUS / MISC. LOADS	0	100%	0	
TYPE "L": LIGHTING / CONTINUOUS LOADS	0	125%	0	
TYPE "R": RECEPTACLES (FIRST 10KVA)	1,080	100%	1,080	
TYPE "R": RECEPTACLES (OVER 10KVA)	0	50%	0	
TYPE "H": HVAC / MECHANICAL LOADS	2,000	100%	2,000	
TYPE "K": KITCHEN EQUIPMENT LOADS	0	65%	0	
	3,080		3,080	7

(N) PANEL- 1L1

ENCL NEMA: 1

SERVICE: 120 /240V,1ø,3W
MAIN BREAKER: NONE
LOCATION: ELEC CLOSET 1ST FLOOR
DOOR WITHIN DOOR
MOUNTING: SURFACE
MAIN BUS: 225A
FEEDER: SEE SINGLE LINE DIAGRAM

DESCRIPTION	TYPE	VA A	VA B	CIR#	BRK	SN	BRK	CIR#	VA A	VA B	TYPE	DESCRIPTION
SPARE				1	20/1	*		2				SPARE
REC OFFICE 109B	R		1080	3	20/1	*	20/1	4		900	R	REC OFFICE 109C
REC OFFICE 109A, ELEC CLOSET	R	900		5	20/1	*	20/1	6				SPARE
SPARE				7	20/1	*	20/1	8	1080		R	REC OFFICE 111A,B
REC OFFICE 107,108	R	1260		9	20/1	*	20/1	10	900		R	REC CONV. HALL, OFFICE 115C
REC OFFICE 106,107	R		1080	11	20/1	*	20/1	12		1260	R	REC OFFICE 115A,B
REC ENTRY	R	540		13	20/1	*	20/1	14	900		R	REC OFFICE 113,TRAINING 115D
WH-3	M		2400	15	25/2	*	20/1	16		360	R	REC RESTROOM 110A,B
	M	2400		17		*	20/1	18	360		R	REC RESTROOM 110C
WH-4	M		2400	19	25/2	*	20/1	20				SPARE
	M	2400		21		*	20/1	22	500		K	REC BREAK 112 COUNTER
WH-5	M		2400	23	25/2	*	20/1	24		600	K	REC BREAK 112 E12 REFRIGE
	M	2400		25		*	20/1	26	500		K	REC BREAK 112 COUNTER
GF-3	H		1680	27	20/1	*	20/1	28				SPARE
WATER FOUNTAIN	M	500		29	20/1	*	20/1	30				SPARE
LIGHTING N/E	L		800	31	20/1	*	20/1	32				SPARE
LIGHTING N/E	L	1000		33	20/1	*	20/1	34				SPARE
LIGHTING N/E	L		1000	35	20/1	*	20/1	36				SPARE
SPARE				37	20/1	*	20/1	38				SPARE
SPARE				39	20/1	*	20/2	40		100	M	SUBMETERING SYSTEM
SPARE				41	20/1	*		42	100		M	
TOTAL PHASE A		11400				14,660 VA			3260			
TOTAL PHASE B			12840			17,140 VA				4300		
TOTAL CONNECTED LOAD						31,800 VA						

DEMAND LOAD SUMMARY	CONN. VA	DEMAND FACTOR	DEMAND VA	DEMAND AMP
TYPE "M": NON-CONTINUOUS / MISC. LOADS	15,100	100%	15,100	
TYPE "L": LIGHTING / CONTINUOUS LOADS	2,800	125%	3,500	
TYPE "R": RECEPTACLES (FIRST 10KVA)	10,000	100%	10,000	
TYPE "R": RECEPTACLES (OVER 10KVA)	620	50%	310	
TYPE "H": HVAC / MECHANICAL LOADS	1,680	100%	1,680	
TYPE "K": KITCHEN EQUIPMENT LOADS	1,600	65%	1,040	
	31,800		31,630	132

(N) PANEL- 2L1

ENCL NEMA: 1

SERVICE: 120 /240V,3ø,4W
MAIN BREAKER: NONE
LOCATION: 2ND FLOOR. SEE PLAN
MOUNTING: SURFACE
MAIN BUS: 225A
FEEDER: SEE ELECTRICAL SINGLE LINE

DESCRIPTION	TYPE	VA A	VA B	VA C	CIR#	BRK	SN	BRK	CIR#	VA A	VA B	VA C	TYPE	DESCRIPTION
SPACE					1		*	45/2	2	3840			H	HP-1
					3		*		4		3840		H	
FC-10,11,12,13,14	H			240	5	15/2		* 45/2	6			3840	H	HP-2
	H	240			7		*		8	3840			H	
(DO NOT USED FOR 120V)					9		*	45/2	10		3840		H	HP-4
GF-1	H			1680	11	20/1	*		12			3840	H	
SPACE					13		*	25/2	14	1550			H	HP-5
					15		*		16		1550		H	
REC MAINTENANCE	R			720	17	20/1	*		18					SPACE
REC MAINT. OUTDOOR	R	360			19	20/1	*		20					
HP-3	H		3460		21	40/2	*		22					(DO NOT USE FOR 120V)
	H			3460	23		*	20/1	24					SPARE
GF-2	H	1680			25	20/1	*	20/1	26					SPARE
(DO NOT USE FOR 120V)					27		*		28					(DO NOT USE FOR 120V)
SPARE					29	20/1		* 20/1	30					SPARE
SPARE					31	20/1	*	20/1	32					SPARE
(DO NOT USE FOR 120V)					33		*		34					(DO NOT USE FOR 120V)
SPARE					35	20/1		* 20/1	36					SPARE
SPARE					37	20/1	*	20/1	38					SPARE
(DO NOT USE FOR 120V)					39		*		40					(DO NOT USE FOR 120V)
SPARE					41	20/1		* 20/1	42			100	L	EXIT SIGN, BUGEYE 2ND FLR
TOTAL PHASE A		2280					11,510 VA			9230				
TOTAL PHASE B			3460				12,690 VA				9230			
TOTAL PHASE C				6100			13,880 VA					7780		
TOTAL CONNECTED LOAD							38,080 VA							

DEMAND LOAD SUMMARY	CONN. VA	DEMAND FACTOR	DEMAND VA	DEMAND AMP
TYPE "M": NON-CONTINUOUS / MISC. LOADS	0	100%	0	
TYPE "L": LIGHTING / CONTINUOUS LOADS	100	125%	125	
TYPE "R": RECEPTACLES (FIRST 10KVA)	1,080	100%	1,080	
TYPE "R": RECEPTACLES (OVER 10KVA)	0	50%	0	
TYPE "H": HVAC / MECHANICAL LOADS	36,900	100%	36,900	
TYPE "K": KITCHEN EQUIPMENT LOADS	0	65%	0	
	38,080		38,105	92

(N) PANEL- 1L3

ENCL NEMA: 1

SERVICE: 120 /240V,1ø,3W
MAIN BREAKER: NONE
LOCATION: 1ST FLOOR MAIN ELEC ROOM
DOOR WITHIN DOOR
MOUNTING: SURFACE
MAIN BUS: 100A
FEEDER: SEE SINGLE LINE

DESCRIPTION	TYPE	VA A	VA B	CIR#	BRK	SN	BRK	CIR#	VA A	VA B	TYPE	DESCRIPTION
FC-7,8,9	H	300		1	15/2	*	15/2	2	500		H	FC-1,2,3
	H		300	3		*		4		500	H	
SPARE				5	20/1	*	20/1	6				SPARE
SPARE				7	20/1	*	20/2	8				SPARE
SPARE				9	20/2	*		10				
SPARE				11		*	30/2	12				SPARE
FC-4,5,6	H	500		13	15/2	*		14				
	H		500	15		*	20/1	16		1200	L	LIGHTING N/E TRAINING
SPARE				17	20/1	*	20/1	18	1200		L	LIGHTING S/E TRAINING
SPARE				19	20/1	*	20/1	20		1200	L	LIGHTING S/E TRAINING
SPARE				21	20/1	*	20/1	22	1200		L	LIGHTING
SPARE				23	20/1	*	20/1	24		1200	L	LIGHTING
SPARE				25	20/1	*	20/1	26				SPARE
SUBMETERING SYSTEM	M		100	27	20/2	*	20/1	28				SPARE
	M	100		29		*	20/1	30				SPARE
TOTAL PHASE A		900				3,800 VA			2900			
TOTAL PHASE B			900			5,000 VA				4100		
TOTAL CONNECTED LOAD						8,800 VA						

DEMAND LOAD SUMMARY	CONN. VA	DEMAND FACTOR	DEMAND VA	DEMAND AMP
TYPE "M": NON-CONTINUOUS / MISC. LOADS	200	100%	200	
TYPE "L": LIGHTING / CONTINUOUS LOADS	6,000	125%	7,500	
TYPE "R": RECEPTACLES (FIRST 10KVA)	0	100%	0	
TYPE "R": RECEPTACLES (OVER 10KVA)	0	50%	0	
TYPE "H": HVAC / MECHANICAL LOADS	2,600	100%	2,600	
TYPE "K": KITCHEN EQUIPMENT LOADS	0	65%	0	
	8,800		10,300	43

(N) PANEL- 1L2

ENCL NEMA: 1

SERVICE: 120 /240V,1ø,3W
MAIN BREAKER: NONE
LOCATION: STORAGE 104A
DOOR WITHIN DOOR
MOUNTING: SURFACE
MAIN BUS: 225A
FEEDER: SEE SINGLE LINE DIAGRAM

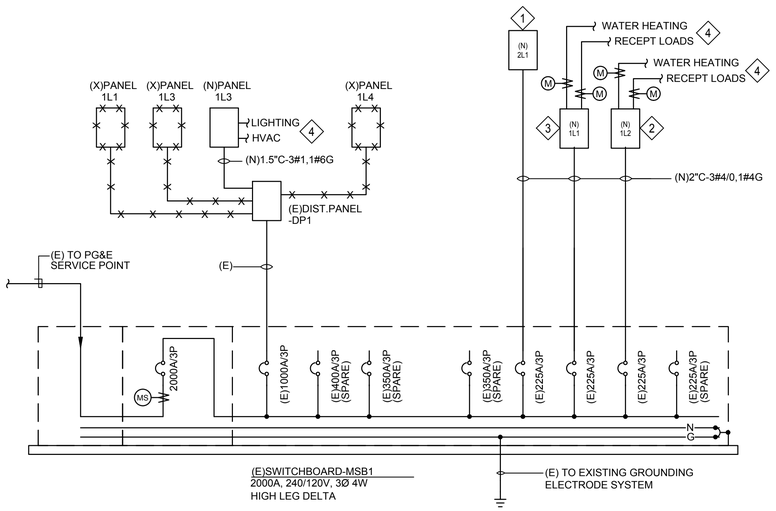
DESCRIPTION	TYPE	VA A	VA B	CIR#	BRK	SN	BRK	CIR#	VA A	VA B	TYPE	DESCRIPTION
AV RACK	M	1500		1	30/2	*	20/1	2	900		R	REC PROJECTOR CLASS 105A
	M		1500	3		*	20/1	4		600	R	REC TV TRAINING 105A
SPACE				5		*	20/1	6	720		R	REC TRAINING 105A
				7		*	20/1	8		540	R	REC TEACHER LOUNGE 104A
WH-2	M	6100		9	70/2	*	20/1	10	400		R	SECURITY PANEL
	M		6100	11		*	20/1	12		900	R	REC MEETING 105B, STORGE104B
DRYER	M	2880		13	30/2	*	20/1	14	720		R	REC TRAINING 103A,102, 103B
	M		2880	15		*	20/1	16		720	R	REC TRAINING 102, BRKOUT 102B
REC BREAK COUNTER 105C	K	500		17	20/1	*	20/1	18	800		R	REC PROJECTOR CLASS 103A
E11 MICROWAVE BREAK 105C	K		1200	19	20/1	*	20/1	20		900	R	REC TRAINING 102, 103A
REFRIGERATOR BREAK 105C	K	800		21	20/1	*	20/1	22	240		H	EF-B (TYP 7)
REC WASHER @ LAUNDRY	R		1200	23	20/1	*	20/1	24		500	K	REC BREAK 105C
REC @ LAUNDRY, STORAGE	R	540		25	20/1	*	20/1	26	500		K	REC BREAK 105C
E04 REFRIGERATOR	K		800	27	20/1	*	20/1	28		1200	K	REC DISHWASHER BREAK 105C
SPARE				29	20/1	*	20/1	30	500		K	REC BREAK 105C
REC TRAINING 105A	R		1080	31	20/1	*	20/1	32		400	M	EF-1, EF-2
REC OFFICE 17	R	900		33	20/1	*	20/1	34	500		M	SIGNAGE, ENTRY SYSTEM
REC RECEPTION 116A	R		720	35	20/1	*	20/1	36		1000	R	REC PROJECTOR, SCREEN 102A
REC TRAINING 115D	R	720		37	20/1	*	20/1	38	720		R	REC TRAINING 102A, ENTRY 100
SUBMETERING	M		100	39	20/2	*	20/1	40		1000	R	MOTORIZED WINDOWS 105A
	M	100		41		*	20/1	42	1000		M	CEILING FANS 105A
TOTAL PHASE A		14040					21,040 VA		7000			
TOTAL PHASE B			15580				23,340 VA			7760		
TOTAL CONNECTED LOAD							44,380 VA					

DEMAND LOAD SUMMARY	CONN. VA	DEMAND FACTOR	DEMAND VA	DEMAND AMP
TYPE "M": NON-CONTINUOUS / MISC. LOADS	23,060	100%	23,060	
TYPE "L": LIGHTING / CONTINUOUS LOADS	0	125%	0	
TYPE "R": RECEPTACLES (FIRST 10KVA)	10,000	100%	10,000	
TYPE "R": RECEPTACLES (OVER 10KVA)	5,080	50%	2,540	
TYPE "H": HVAC / MECHANICAL LOADS	240	100%	240	
TYPE "K": KITCHEN EQUIPMENT LOADS	6,000	65%	3,900	
	44,380		39,740	166

ELECTRICAL SERVICE CALCULATION

240V 3PHASE LOADS:	PANEL-2L1 -	92AMPS
240V 1PHASE LOADS:	PANEL-1L1 -	132AMPS
	PANEL-1L2 -	166AMPS
	PANEL-1L3 -	37AMPS
	PANEL-1L4 -	7AMPS
		284AMPS

THUS, EXISTING 2000AMP 240V 3PHASE ELECTRICAL SERVICE IS ADEQUATE FOR ELECTRICAL DESIGN



2 ELECTRICAL SINGLE LINE DIAGRAM

SCALE: NTS

KEYED NOTES

1. REPLACE EXISTING FLUSH PANEL-2L1 WITH NEW SURFACE MOUNTED PANELBOARD IN NEW LOCATION. PROVIDE NEW FEEDER AS SHOWN. SEE 2E.2 FOR LOCATION.
2. REPLACE (E)PANEL WITH NEW, IN (N) LOCATION. PROVIDE NEW FEEDER AS SHOWN. SEE 1E.2 FOR LOCATION.
3. REPLACE EXISTING LOAD CENTER WITH NEW PANEL AND FEEDER . SEE 1E.2 FOR LOCATION.
4. FOR COMPLIANCE WITH CA ENERGY CODE 'TITLE-24' SECTION 130.5 DISAGGREGATION OF LOADS AND TABLE 130.5-B: PROVIDE ELECTRICAL SUBMETERS (EMON DMON, OR ELECTRO-INDUSTRIES SHARK) TO SEPARATELY SUBMETER INDICATED LOADS IN AGGREGATE. PROVIDE SEPARATE GUTTER OR ENCLOSURE FOR CURRENT SENSORS. PROVIDE CURRENT SENSORS AS REQUIRED. [EXCEPTION 1 TO SECTION 130.5(b): 'FOR EACH SEPARATE LOAD TYPE, UP TO 10% OF CONNECTED LOAD MAY BE OF ANY LOAD TYPE' AND UNMETERED.

PANELBOARD NOTES

1. ALL MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, PER CEC 2022 SECTION 210.4(B), WHETHER SHOWN ON PANEL SCHEDULES OR NOT. FOR SINGLE PHASE MULTIWIRE BRANCH CIRCUITS, PROVIDE AND INSTALL TWO SINGLE-POLE CIRCUIT BREAKERS WITH A LISTED AND FACTORY-SUPPLIED HANDLE-TIE, OR A 2-POLE SWITCH OR CIRCUIT BREAKER. FOR A 3-PHASE INSTALLATION, PROVIDE AND INSTALL A 3-POLE CIRCUIT BREAKER. SEE FLOOR PLANS FOR LOCATIONS AND CIRCUIT NUMBERS OF ALL MULTIWIRE BRANCH CIRCUIT HOMERUNS.

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NON-INFRINGEMENT STATEMENT

IN MY PROFESSIONAL JUDGEMENT, TENANT WORK SHOWN HEREON DOES NOT INFRINGE UPON NOR ADVERSELY AFFECT THE EXISTING BUILDING FIRE/LIFE SAFETY SYSTEM.

AJP JOB NO: 25-017

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BUILDING & SAFETY DIVISION
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E19378
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ELECTRICAL
STATE OF CALIFORNIA

Issue - Date:

03.24.2025 ISSUED FOR PERMIT

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	03.24.2025
DRAWN BY	DR/AP
NORTH	SCALE: NOT TO SCALE

Sheet Name:

PANEL SCHEDULES, SINGLE LINE DIAGRAM

Sheet Number:

E.4

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
F- TYPES									
F1	W ALL RECESSED LED STEPLIGHT - 5" W X 3" L	MODERN FORMS - STEP LIGHT Fixture:SL-LED100-3000K-FINISH PER ARCH-3.2-228-	Stairs	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Finish to be confirmed by Architect. 3. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
F2	CEILING SUSPENDED LINEAR TRACK SYSTEM	LUMENTURE - K BEAM Track rail: KB-LENGTH PER PLAN-FINISH PER ARCH Track beads: T65-30D-1500-40-FINISH PER ARCH-J-ACCESSORIES AS REQ'D	Entry & Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	16	EA	120V	1. Finish to be confirmed by Architect. 2. Contractor shall not discard manufacturer supplied optics, prior to confirmation with lighting designer. 4. Contractor to provide all necessary accessories and components for complete installation. 5. See general notes.
F3A	CEILING SURFACE MOUNTED LUMINAIRE - 11" DIA.,1.14" H	JUNO - SLIM FORM LED Fixture: JSF 0 13IN 18LM-SWW5-90CRI-MVOLT ZT-WH	Restrooms	White LEDs (Provided by Manufacturer) 2700K-5000K	Integral, Electronic - (Dimmable)	19.8	EA	120V-277V	1. Finish to be confirmed by Architect. 2. Contractor to confirm ceiling thickness and fixture compatibility prior to installation 3. See general notes.
F3B	CEILING SURFACE MOUNTED LUMINAIRE - 7" DIA., .75" H	JUNO - SLIM FORM LED Fixture: JSF-7IN 10LM-SWW5-90CRI-MVOLT ZT-WH LGL	Restrooms	White LEDs (Provided by Manufacturer) 2700K-5000K	Integral, Electronic - (Dimmable)	9.1	EA	120V-277V	1. Finish to be confirmed by Architect. 2. Contractor to confirm ceiling thickness and fixture compatibility prior to installation 3. See general notes.
F4	SURFACE MOUNTED LINEAR LINE VOLTAGE COVE LIGHT	TROV - L45 Fixture: L45-I-LENTH PER PLAN-06-30-90-MULT-120-FINISH PER ARCH	Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	6	LF	120V-277V	1. Fixture lengths to be confirmed with architectural dwgs and field conditions. 2. Contractor to provide all necessary accessories and components for complete installation. 3. Fixture/wire connections to be clean and concealed from all view/site lines. 4. See general notes.
F5	SURFACE MOUNTED LINEAR LED STRIP- 48" L	LITHONIA LIGHTING - ZL1D Fixture: ZL1D-48"-SMR-3000-FST-MVOLT-30K-90CRI-FINISH PER ARCH-ACCESSORIES AS REQ'D	BOH	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	30	LF	120V-277V	1. Fixture lengths to be confirmed with architectural dwgs and field conditions. 2. Contractor to provide all necessary accessories and components for complete installation. 3. See general notes.
F6	SURFACE MOUNTED LINEAR LED TAPE-IN-CHANNEL UNDER CABINET LIGHT	KELVIX - CH 502 A Fixture channel: CH-502-A-LENGTH PER PLAN- FR-CP-EC	Undercabinet Millwork	White LEDs (Provided by Manufacturer) 1800K-3000K	Integral, Electronic - (Dimmable)	NA	LF	120V Primary 24V Secondary	1. Fixture requires remote driver. Driver to be located in accessible location. 2. Fixture lengths to be confirmed with architectural dwgs and field conditions. 3. Contractor to provide all necessary accessories and components for complete installation. 4. Fixture/wire connections to be clean and concealed from all view/site lines. 5. Refer to architectural package for mounting intent and required dimensions. This sketch is not intended for construction. Refer to architectural drawings for additional information. 6. See general notes.
		Fixture LED strip: UNI-DW-1-300-1830K-24V-NA				4.3	LF		
		Remote driver: ULV96-120-277 VAC-96W-34V				4.3	LF		
F7	SURFACE MOUNTED LINEAR LED UPLIGHT LUMINAIRE - 25" W , 12" L	ARTEMIDE - SURF WALL 300 Fixture: SURF WALL 300- LED 3000K-WHITE	Classroom	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	40	EA	220V-240V	1. Mounting height per Architectural Drawings. 2. Finish to be confirmed by Architect. 3. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.

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Sheet Information:

D A T E	03.24.2025
D R A W N B Y	DR/AP
NORTH	S C A L E: NOT TO SCALE

Sheet Name:
LIGHT FIXTURE SCHEDULE

Sheet Number:
E.5A

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit		Voltage	Notes
D- TYPES									
D1	CEILING SUSPENDED PENDANT - 25.5" L 11" H	AKARI CEILING LAMPS - AKARI 21A	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2A	CEILING SUSPENDED PENDANT - 13 DIA., 6" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2007-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2B	CEILING SUSPENDED PENDANT - 14" DIA. 13" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2008-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2C	CEILING SUSPENDED PENDANT - 14" DIA., 25" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2009-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D2D	CEILING SUSPENDED PENDANT - 22" DIA., 14" H	GRAY PANTS - SCRAPLIGHTS PEBBLE PENDANT Fixture:SCRAP-GP2006-W-WHT-EXT-E26	Classroom	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D3	W ALL MOUNTED SCONCE - 7" H, 4-5/8" D	IN COMMON WITH - FIXED DOWN SCONCE Fixture: FIXED DOWN SCONCE-FINISH PER ARCH-2200K-3000K	Classroom	Lamp: Tala Sphere I SPHR-G50-4W-2000-2800K-E12-MP-120V E12 SOCKET	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D4	CEILING SUSPENDED PENDANT - 24" L	AKARI CEILING LAMPS - AKARI 60D	Corridors	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D5	W ALL MOUNTED SCONCE - 9.8" DIA.	TUDO & CO - SONOMA WOOD & STONE WALL LIGHT Fixture: Model A	Corridors	Lamp: Tala G9 Ceramic G9-4W-2700K-RA97-120V G9 SOCKET	Integral, Electronic - (Dimmable)	4	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D6- OPT 1	CEILING SUSPENDED PENDANT - 23.5" DIA.	MUUTO - STRAND Fixture: Open 23.5"	Office	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D6- OPT 2	CEILING SUSPENDED PENDANT - 22.3" DIA.	LUXX BOXX - KURTAIN LX-KUX Fixture: LX-KU-M-FINISH PER ARCH-3000K-DI-UNV-CD	Office	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	48.3	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D7- OPT 1	CEILING SUSPENDED PENDANT - 9.48" DIA.	GANTRI - BUIA PENDANT Fixture: 3000K-FINISH PER ARCH	Kitchen	Lamp: Tala Sphere I SPHR-G50-4W-2000-2800K-E12-MP-120V E12 SOCKET	Integral, Electronic - (Dimmable)	3.2	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D7- OPT 2	CEILING SUSPENDED PENDANT - 19" DIA.	LUXX BOXX - ILLI Fixture: IL-P-FINISH PER ARCH-30-UNV-CD	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	25.9	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D8	CEILING SUSPENDED PENDANT - 20" L	AKARI CEILING LAMPS - AKARI 16A	Offices	Lamp: Tala Sphere III SPHR-G100-7W-2000-2800K-E26-MP-120V E26 SOCKET	Integral, Electronic - (Dimmable)	7	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D9	W ALL MOUNTED SCONCE -3.9" DIA.	TUDO&CO - NERO BIANCO MINIMALIST STONE WALL SCONCE	Offices	Lamp: Tala G9 Ceramic G9-4W-2700K-RA97-120V G9 SOCKET	Integral, Electronic - (Dimmable)	4	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D10	CEILING SUSPENDED SHOP LIGHTS - 12" DIA.	BARNLIGHT - MARATHON SERIES Fixture: BLE-C-YDM12-FINISH PER ARCH-SBK	Storage/ Laundry	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	23	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D11	W ALL MOUNTED BARN LIGHT -12" DIA.	BARNLIGHT - ORIGINAL SERIES Fixture: BLE-C-WHS12"-FINISH PER ARCH-SBK	Façade Signage	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	23	EA	120V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D12- OPT 1	CEILING SUSPENDED PENDANT	STICKBULB - TREELINE SERIES Fixture: TL-DI-LENGTH PER PLAN-FINISH PER ARCH-CRWCW-06-ME-30-DO8-DW-106-IW-S-010	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	5.8	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D12- OPT 2	CEILING SUSPENDED PENDANT	LUXX BOXX - LINEA Fixture: LX-LN-LENGTH PER PLAN-HO-B-30-I-UNV-CD-FINISH PER ARCH	Kitchen	White LEDs (Provided by Manufacturer) 3000K	Integral, Electronic - (Dimmable)	5.8	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D13- OPT 1	SURFACE MOUNTED LUMINAIRE	VIBIA - TOP 1160 Fixture: FINISH PER ARCH-2700K	Classroom	White LEDs (Provided by Manufacturer) 2700K	Integral, Electronic - (Dimmable)	10	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
D13- OPT 2	SURFACE MOUNTED LUMINAIRE	MODERN FORMS- PRESTON Fixture: FM-12508-FINISH PER ARCH	Classroom	White LEDs (Provided by Manufacturer) 2700K	Integral, Electronic - (Dimmable)	10	EA	120V-277V	1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components for complete installation. 4. See general notes.
				Lamp:	Integral,				1. Mounting height per Architectural Drawings. 2. Contractor to provide all necessary accessories and components

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REGISTERED PROFESSIONAL ENGINEER ALEXANDER JOSEPH RUGGERI E19378 Exp. 12-31-2026 ELECTRICAL STATE OF CALIFORNIA

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830 Bancroft Way
Berkeley, CA. 94710

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E.5B

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AJP JOB NO: 25-017

GENERAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE, VERIFY FIELD CONDITIONS, REVIEW PLAN AND SPECIFICATIONS AND SHALL INCLUDE IN HIS PRICE THE NECESSARY COST TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MECHANICAL DRAWING AND SHALL MEET ALL APPLICABLE CODES.
2. ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP DURING THE PERIOD DUE TO FAULTY WORKMANSHIP OR MATERIAL, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
3. CONTRACTOR IS TO REVIEW THE PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT BETWEEN DUCTS, CONDUITS, SPRINKLERS, PIPING, LIGHTING FIXTURES, ETC. NO EXTRAS WILL BE ALLOWED FOR CORRECTION OF CONFLICTS DUE TO LACK OF COORDINATION.
4. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF PIPING, DUCT WORK OR DIFFUSERS.
5. THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCY OR CONFLICTS IN THE PLANS OR THE SITE CONDITIONS. ALL NECESSARY CHANGES MUST BE APPROVED IN WRITING BY THE ARCHITECT BEFORE START OF WORK.
6. CONTRACTOR TO SUBMIT CATALOG CUT SHEETS OF ALL THE MATERIAL AND EQUIPMENT TO BE USED AND WORKING SHOP DRAWINGS FOR APPROVAL BEFORE START OF WORK.
7. SUPPORTS FOR ALL PIPING AND DUCTWORK SHALL BE IN ACCORDANCE WITH LATEST SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS" AND CMC.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.
9. MHC ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ANY EXISTING WORK TO REMAIN. EXISTING DESIGN DRAWING IS BASE ON AS-BUILT RECORD DRAWING PROVIDED BY LANDLORD.
10. ALL WORK TO COMPLY WITH 2022 CPC AND BERKELEY AMENDMENTS.

PLUMBING GENERAL NOTES

1. PROVIDE ISOLATED COUPLINGS AND/OR UNIONS AT POINTS OF CONNECTION BETWEEN COPPER, STEEL AND BRASS PIPING, EPCO OR EQUAL.
2. ALL WATER PIPING SYSTEMS AND DRAINAGE PIPING SYSTEMS, INCLUDING SUPPLY, WASTE AND DRAIN SHALL BE INSTALLED WITH VIBRATION ISOLATORS AND SHALL BE ISOLATED FROM ANY STRUCTURAL MEMBERS, WALL SECTIONS OR OTHER MATERIALS THAT COULD TRANSMIT SOUND TO THE OCCUPIED AREAS. ALL HANGERS, STRAPS, BRACKETS, AND SUPPORTS SHALL HAVE ACOUSTICAL COMPONENTS OR COMBINED NEOPRENE AND PLASTIC FOAM BY TECH SPECIALTIES, DIVISION OF SPECIALTY PRODUCTS CO. TO ISOLATE COMPLETE PIPE CONTACT AREA. ALL ISOLATION MATERIAL SHALL HAVE A MINIMUM THICKNESS OF ½." INSTALL ALL COMPONENTS AS PER MANUFACTURER'S INSTRUCTIONS.
3. INSTALL ALL CLEANOUTS WHERE REQUIRED BY CODE AND ORDINANCES, AND AT ENDS OF HOUSE DRAINS, AT ALL CHANGES IN DIRECTIONS, IN ALL STRAIGHT RUNS AT 100 FOOT INTERVALS, WHERE HORIZONTAL MAINS CHANGE SIZE, AND AT ALL ENDS OF ALL BRANCH PIPES WHICH ARE 5' OR OVER IN LENGTH.
4. PLUMBING FIXTURES SHALL BE COMPLETE WITH ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
5. SELECTION OF FAUCETS AND FITTINGS SHALL AVOID THE TYPE WITH POTENTIAL FOR LEAD CONTAMINATION.
6. INSTALL STOP VALVES ON HOT AND COLD WATER SUPPLIES TO EACH FIXTURE.
7. ALL FLOOR DRAINS MUST HAVE ½" COLD WATER CONNECTED TO TRAP PRIMER (PIPING NOT SHOWN FOR CLARITY).
8. MATERIALS, METHODS AND LOCATIONS OF SERVICE MAINS CONNECTING THE NEW CONSTRUCTION TO ALL NEW SERVICES SHALL BE IN STRICT ACCORDANCE WITH RULES, REGULATIONS, CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THIS INSTALLATION. COORDINATE LOCATION OF WATER AND SEWER CONNECTIONS WITH SITE UTILITY WORK.
9. CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES AND TRIM AS SHOWN ON THE ARCHITECTURAL PLANS. ROUGH-IN FOR ALL FIXTURES SHALL BE EXACTLY TO MEASUREMENTS FURNISHED BY FIXTURE MANUFACTURER. ALL EXPOSED PARTS TO BE CHROMIUM PLATED UNLESS SPECIFIED OTHERWISE.
10. CAULK AIRTIGHT ALL PLUMBING PENETRATIONS IN SOUND RATED WALLS AND FLOOR/CEILINGS. SEAL PENETRATIONS OF CONCRETE FLOORS WITH CEMENT GROUT. MINIMIZE PENETRATIONS THROUGH SOUND RATED CONSTRUCTION.
11. KEEP ROUGH-IN CUTS WITHIN THE PLATE LINES AND DO NOT CUT COMPLETELY THROUGH PLATES IN SOUND-RATED WALLS. DRILL OR SAW NEAT ROUND HOLES FOR ALL PIPING. SIZE APPROXIMATELY ½" LARGER THAN THE PIPE DIAMETER.
12. PROVIDE AERATION DEVICES ON ALL KITCHEN SINK AND LAVATORY FAUCETS.
13. PIPE LINES SHALL BE INSTALLED FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE AND GRADE WITH SUITABLE SUPPORTS PROPERLY SPACED.
14. HORIZONTAL LINES SHALL HAVE HANGERS OR SUPPORTS SPACED AS FOLLOWS (BASED ON 2022 CPC TABLE 313.3):
    - A. CAST IRON PIPE - EVERY OTHER JOINT, UNLESS OVER 4', EVERY JOINT.
    - B. STEEL PIPE - 10' CENTERS FOR ¾" AND SMALLER, 12' FOR 1" AND LARGER.
    - C. COPPER TUBING - 5' CENTERS FOR 1¼" AND SMALLER, 10' FOR 2" AND LARGER.
15. PIPING SHALL BE NEW AND FREE FROM FOREIGN SUBSTANCES. REAM OUT ALL BURRS FORMED IN CUTTING PIPE. THREADS SHALL BE CUT ACCURATELY AND NOT OVER TWO THREADS SHALL SHOW BEYOND THE FITTING. FRICTION WRENCHES SHALL BE USED WITH PLATED POLISHED, OR SOFT METAL PIPING.
16. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS, AND BUSHING WILL NOT BE PERMITTED.
17. UNION CONNECTION SHALL BE INSTALLED DOWNSTREAM OF ALL VALVES, AT ALL EQUIPMENT CONNECTIONS AND AT OTHER POINTS AS REQUIRED.
18. CUTTING OR BORING OF HOLES THROUGH JOISTS OR STRUCTURAL MEMBERS SHALL BE DONE ONLY WHEN IT IS IMPOSSIBLE TO ROUTE PIPING IN ANOTHER MANNER. IF CUTTING OR BORING IS NECESSARY IT SHALL FOLLOW LIMITATION ESTABLISHED BY STRUCTURAL ENGINEER OR IN SPECIAL CIRCUMSTANCES BE ACCOMPLISHED ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER.

PLUMBING GENERAL NOTES CONT.

19. WATER OR DRAINAGE PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT UNLESS ADEQUATE INSULATION PROTECTION IS PROVIDED AGAINST DRIP CAUSED BY CONDENSATION OR LEAKS.
20. DO NOT ALLOW THE PIPING, VALVES OR CONNECTORS TO FORM A RIGID CONNECTION WITH THE STRUCTURE OR OTHER PIPES. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT.
21. PROVIDE WATER HAMMER ARRESTORS IN SUPPLY LINES CONNECTED TO FIXTURES AND APPLIANCES. (18" LONG AIR CHAMBER ACCEPTABLE.)
22. THE DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM WITHIN THE BUILDING SHALL BE STERILIZED WITH CHLORINE IN SOLUTION IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION PUBLICATION C-651-1999.
23. PRESSURE TEST ENTIRE HOT AND COLD PIPING AND DRAINAGE SYSTEM FROM CAPPED CONNECTIONS, TO AND INCLUDING VENTS ABOVE ROOF.
24. HOT WATER PIPING TO BE INSULATED PER 2022 CALIFORNIA ENERGY CODE TABLE 120.3-A.
25. SUBMIT SHOP DRAWINGS OF WASTE AND WATER LINES FOR REVIEW AND APPROVAL BEFORE COMMENCING WORK.
26. HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND A UNIFORM SLOPE OF NOT LESS THAN 1/4" PER FT AS PER 2022 CPC 708.
27. ALL DOMESTIC WASTE AND VENT (DWV) PIPING SHALL BE CAST IRON.
28. CONCEAL ALL PIPING INSIDE WALL WHENEVER POSSIBLE. OTHERWISE CONSULT ARCHITECT FOR LOCATION FOR EXPOSED PIPES.
29. VERTICAL LINES PIPING SHALL BE BRACED AND SUPPORTED AT EVERY FLOOR LEVEL.
30. COPPER, COPPER ALLOYS, LEAD AND LEAD ALLOYS INCLUDING BRASS, SHALL NOT BE USED FOR BUILDING SANITARY SEWER SYSTEMS EXCEPT FOR DOMESTIC WASTE SINK TRAPS AND SHORT LENGTHS OF ASSOCIATED CONNECTION PIPES WHERE ALTERNATE MATERIALS ARE NOT PRACTICAL.
31. INSTALL ALL LAVATORY TRAP, HOT/COLD WATER SUPPLY WITH PLASTIC PROTECTIVE DEVICE, SUCH AS TRUEBRO.
32. PROVIDE ACCESS PANEL FOR ALL STUB OUTS ENDED INSIDE CEILING OR WALL.
33. THE ROOF DRAIN BODY AND FIRST 15 FEET OF STORM DRAIN PIPING (LOCATED IN CEILING SPACE AND/OR OVER CONDITIONED AREA) SHALL BE INSULATED AND PROVIDED WITH VAPOR BARRIER TO MITIGATE CONDENSATION.
34. ALL MATERIALS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN COMPLIANCE WITH NSF 61.
35. ALL FIXTURES SHALL BE TRAPPED AND VENTED IN ACCORDANCE WITH CPC.

LEGENDS & ABBREVIATIONS

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
— — — —	W	WASTE BELOW FLOOR	— — — —	SD	STORM DRAIN
- - - - - - - -	V	VENT	——G——	G	GAS
—-—-—	CW FCW RO	COLD WATER FILTERED COLD WATER REVERSE OSMOSIS WATER	——- - ——	HWS	HOT WATER SUPPLY
			——- - - - ——	HWR	HOT WATER RETURN
—CD—	CD	CONDENSATE DRAIN		--	PRESSURE REGULATOR
	P.O.C.	POINT OF CONNECTION		--	SHUT-OFF VALVE
=	CO	CLEAN OUT		GC	GAS COCK
	FCO	FLOOR CLEAN OUT		--	FLEX PIPE CONNECTION
	WCO	WALL CLEAN OUT	EQ #	--	EQUIPMENT TAG
	--	PIPE UP			
	--	PIPE DOWN	#	--	SHEET NOTES NOTATION
	FSK	FLOOR SINK - 1/2 GRATE ZURN Z1901 OR EQUAL		FD-2	FLOOR DRAIN WATTS FD-100-EG OR EQUAL
	FD-1	FLOOR DRAIN WATTS FD-100-B OR EQUAL		AG	FIXED AIR GAP FITTING ZURN MODEL AG OR EQUAL
	--	FLOW DIRECTION 2% SLOPE FOR GRAVITY LINES U.O.N	--	VTR	VENT THROUGH ROOF

DRAWING INDEX

SHEET NO.	DESCRIPTION
P-0.0	PLUMBING GENERAL NOTES, LEGENDS, & SCHEDULES
P-0.1	PLUMBING DETAILS & CALCULATIONS
P-0.2	PLUMBING DETAILS
P-0.3	PLUMBING DETAILS
P-1.0	PLUMBING EXISTING/DEMO - GROUND LEVEL
P-1.1	PLUMBING EXISTING/DEMO - SECOND LEVEL
P-2.0	PLUMBING PLAN - WASTE & VENT GROUND LEVEL
P-2.1	PLUMBING PLAN - WASTE & VENT SECOND LEVEL
P-2.2	PLUMBING PLAN - WASTE & VENT ROOF
P-3.0	PLUMBING PLAN - CW, HW, GAS - GROUND LEVEL
P-3.1	PLUMBING PLAN - CW, HW, GAS - SECOND LEVEL
P-4.0	PLUMBING PLAN - RISER DIAGRAMS
P-4.1	PLUMBING PLAN - RISER DIAGRAMS
P-5.0	PLUMBING TITLE-24

WATER HEATER SCHEDULE

TAG	MAKE / MODEL	GAL	UEF	RECOVERY [GPH]	ELECTRICAL			DIMS HxØ [IN.]	FILLED WEIGHT [LBS]	REMARKS
					kW	V / PH / HZ	MAX AMPS			
WH-1	AO SMITH / DEN-80	80	N/A	81	12.2	240 / 3 / 60	30	59⅜x26½	878	1,2,3,5
WH-3, WH-4 WH-5	CHRONOMITE / CM-20L/240	POINT OF USE	N/A	N/A	4.8	240 / 1 / 60	20	6¼Hx9⅝Wx2¾D	5	6

1. PROVIDE WITH QUARTER TURN SHUT OFF BALL VALVES ON CW AND HW CONNECTIONS.
2. PROVIDE WITH DRAIN PAN. DRAIN TO MOP SINK OR FLOOR SINK.
3. PROVIDE ONE ¾" T&P AND ONE ¾" DRAIN LINE.
4. PROVIDE WITH 16" HIGH WATER HEATER STAND: HOLDRITE #40-S-24A OR APPROVED EQUAL.
5. PROVIDE WITH WALL MOUNT WATER HEATER STAND: HOLDRITE #50-SWHP-WM AOR APPROVED EQUAL.
6. POINT OF USE WATER HEATER PROVIDED UNDER LAVATORY. PROVIDE DUAL OUTLET FROM COLD WAER ANGLE STOP AT LAVATORY.

PUMP SCHEDULE

TAG	MAKE / MODEL	TYPE	DESIGN POINT			ELECTRICAL				DIMENSIONS HxWxD [IN.]	WEIGHT [LBS]	REMARKS
			FLOW (GPM)	HEAD (FT)	MAX PSI	HP	V/PH/HZ	RPM	AMPS			
CP-1	ARMSTRONG / ASTRO 2 220SSU050S-TA	INLINE	0.5	3.0	125	1/40	115/1/60	3250	0.30	5⅞x7x6	8	1,2,3

1. CIRCULATION PUMP TO BE NO LEAD, AB1953 EQUIVALENT. USE ABOVE OR APPROVED EQUIVALENT.
2. OPERATE VIA TIME CLOCK AND AQUASTAT. COORDINATE HOURS OF OPERATION WITH BUILDING HOURS.
3. SUSPEND PUMP ON NEOPRENE HANGERS EQUAL TO MASON HD. PROVIDE FLEXIBLE RUBBER PIPE CONNECTORS EQUAL TO MASON SAFEFLEX.

THERMAL EXPANSION TANK

TAG	MAKE / MODEL	TANK VOLUME [GAL.]	DIMENSIONS (ØxH) [IN.]	DRY WEIGHT [LBS]	LOCATION	REMARKS
EXP-1	AMTROL / ST-5C-DD	2	8x14	10	INLINE AT WATER HEATER (WH-1) COLD WATER INLET	1

1. NSF/ANSI 61 COMPLIANT FOR POTABLE WATER.

REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTER SCHEDULE

TAG	MAKE / MODEL	CONNECTION INLET	DIMENSIONS (LxWxH) [IN.]	WEIGHT [LBS]	LOCATION	REMARKS
BFP-1	ZURN / 975XL2	1½"Ø	26½x6½x11¾	34	HALLWAY	1,2

1. PROVIDE WITH FACTORY OPTION QUARTER TURN BALL VALVE AND STRAINER.
2. SHALL BE OF LEAD FREE CONSTRUCTION FOR POTABLE WATER.

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SCOPE OF WORK

1. PROVIDE NEW ELECTRIC TANK AND POINT OF USE WATER HEATERS.
2. PROVIDE NEW WATER DISTRIBUTION FOR EXISTING 1" WATER METER.
3. REUSE EXISTING GAS DISTRIBUTION FOR GAS FURNACES.
4. PROVIDE NEW PLUMBING VENTS AND PROVIDE NEW WASTE LINES FOR NEW PLUMBING FIXTURES. CONNECT FIXTURES TO EXISTING 4" WASTE LINE.

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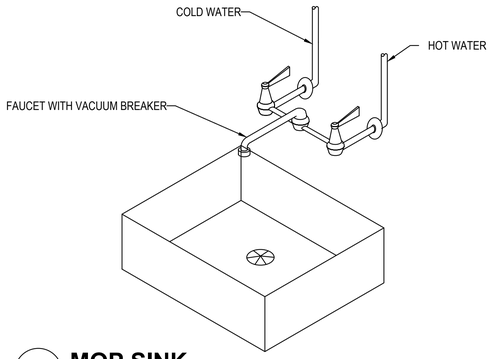
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Sheet Name:
PLUMBING GENERAL NOTES, LEGEND, AND SCHEDULES

Sheet Number:
P-0.0

REQUIRED FOR HOOKUP
1)1/2" COMP X 1/2"MIP SINK RISER
CONNETED TO COLD SIDE OF WATER LINE FOR MOP SINK
FAUCET FOR ADVANCD CHEM CO. DISPENSER HOOK



5 MOP SINK
SCALE: NTS

PLUMBING SIZING CALCULATIONS - TANK TYPE TOILETS

TAG	FIXTURE	QTY.	DRAIN VENT F.U.	W	WATER SUPPLY F.U.	HW x .75	CW
LAV	LAVATORY	9	1.0	9.0	1.0	6.8	9.0
MS	MOP SINK	1	3.0	3.0	3.0	2.3	3.0
KS	KITCHEN SINK	3	2.0	6.0	1.5	3.4	4.5
US	UTILITY SINK	1	2.0	2.0	1.5	1.1	1.5
DW	DISHWASHER	2	2.0	4.0	1.5	2.3	3.0
WM	WASHING MACHINE	1	3.0	3.0	4.0	3.0	4.0
WC	WATER CLOSET (GRAVITY TANK)	10	4.0	40.0	2.5	0.0	25.0
DF	DRINKING FOUNTAIN	1	0.5	0.5	0.50	0.0	0.5
WS	WATER STATION	1	0.5	0.5	0.50	0.0	0.5
FD	FLOOR DRAIN	3	2.0	6.0	0.0	0.0	0.0
FSK	FLOOR SINK	2	2.0	4.0	0.0	0.0	0.0
TOTAL DFU				78.0	TOTAL WFU	18.8	51
					GPM	15	30
	MAIN SERVICE CONNECTION SIZE			4"W		1"HW	1½"CW MAIN MIN. 1"METER

GAS LINE SIZING CALCULATIONS

LOCATION	TAG	DESCRIPTION	QTY.	DIST. FROM METER (FT)	MBTUH INPUT	MBTUH TOTAL
1ST FLOOR	GF-3	GAS FURNACE	1	--	120.0	120.0
2ND FLOOR	GF-1	GAS FURNACE	1	--	120.0	120.0
2ND FLOOR	GF-2	GAS FURNACE	1	--	120.0	120.0
					TOTAL	360.0
	CUBIC FEET PER HOUR (1000CFH/1100BTUH)					327.3
	DISTANCE FROM FURTHEST FIXTURE TO GAS METER IN FEET					150
	PROVIDED GAS LINE SIZE (IN)					2"Ø
	CAPACITY OF GAS LINE AT LISTED DISTANCE (CFH) STANDARD PRESSURE (0.25 PSI)					928

PLUMBING FIXTURE CONNECTION SIZES*

TAG	FIXTURE TYPE	MATERIAL DESCRIPTION W	V	HW	CW	NOTE
WC	WATER CLOSET (GRAVITY TANK)	3"Ø	2"Ø	--	½"Ø	
LAV	LAVATORY	2"Ø	1½"Ø	½"Ø	½"Ø	1
KS	KITCHEN SINK	2"Ø	1½"Ø	½"Ø	½"Ø	
SH	SHOWER	2"Ø	1½"Ø	½"Ø	½"Ø	
DF	DRINKING FOUNTAIN	2"Ø	1½"Ø	--	½"Ø	
FD	FLOOR DRAIN	2"Ø	1½"Ø	--	--	
MS	MOP SINK	3"Ø	2"Ø	½"Ø	½"Ø	

REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE PLUMBING FIXTURE SCHEDULE. SCHEDULE IN PLUMBING DRAWINGS PROVIDED FOR REFERENCE ONLY. PURCHASING SHALL BE BASED ON ARCHITECTURAL SCHEDULE.

1. PROVIDE WITH EAGLE GROUP MODEL 375612 TEMPERING VALVE W/ 100° SET TEMP.

PIPING INSULATION THICKNESS

FLUID DESIGN OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE SIZE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY (BTU*INCH)/(H*FT²*°F)	MEAN TEMPERATURE RATING (°F)	<1	1 TO 1-½	1-½ TO <4	4 TO <8	>8
			INSULATION THICKNESS (INCHES)				
>350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22 - 0.28	100	1.0	1.0	1.5	1.5	1.5

PIPE MATERIAL SCHEDULE

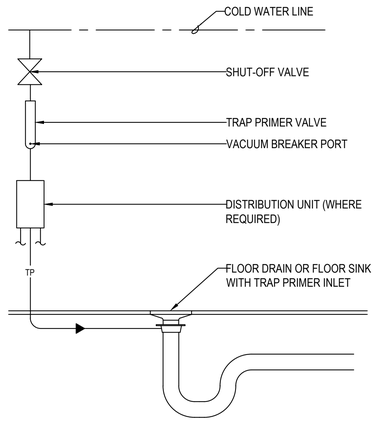
SERVICE TYPE		TYPE L COPPER	TYPE K COPPER	CAST IRON NO-HUB	BLACK STEEL SCH. 40	GALVENIZED STEEL SCH 40	REMARKS
DOMESTIC COLD WATER	ABOVE GRADE	X					1
	BELOW GRADE		X				1
FILTERED COLD WATER	ABOVE GRADE	X					1
	BELOW GRADE		X				1
DOMESTIC HOT WATER	ABOVE GRADE	X					1
	BELOW GRADE		X				1
WASTE	ABOVE GRADE			X			2
	BELOW GRADE			X			2
	INDIRECT	X					--
VENT	ABOVE GRADE			X			2
	BELOW GRADE			X			2

1. LEAD FREE SOLDER JOINTS SIZES ½"-2". SIL-FOS FITTINGS 2½" AND LARGER.
2. NO HUB CAST IRON PIPE AND FITTINGS WITH STAINLESS STEEL SHIELDED COUPLINGS WITH NEOPRENE GASKETS.
3. APPLY RUST INHIBITING PAINT.

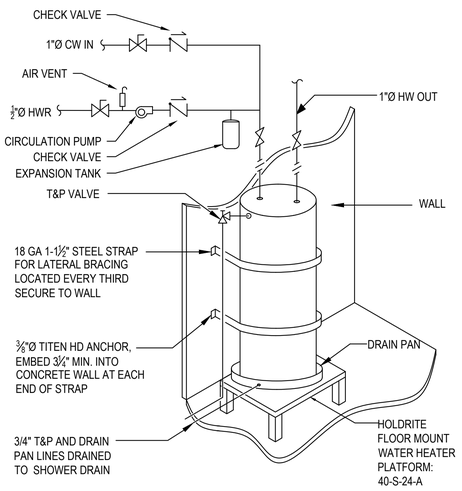
FIXTURE FLOW REQUIREMENTS*

FIXTURE TYPE	MAX FLOW
LAVATORY	0.5 GPM
WATER CLOSET	1.28 GPF
KITCHEN FAUCETS	1.8 GPM

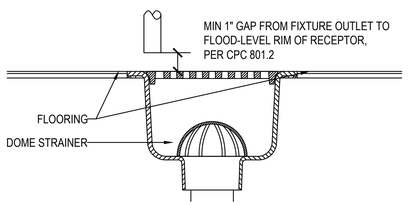
* FLOW RATES ARE IN ACCORDANCE WITH 2022 CGBC SECTION 5.303.3.



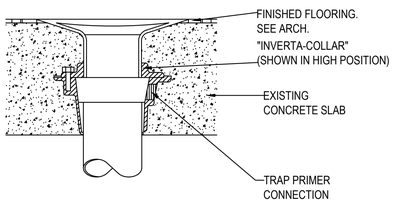
4 TRAP PRIMER DETAIL
SCALE: NTS



3 WATER HEATER (WH-1) - FLOOR MOUNT
SCALE: NTS



2 FLOOR SINK DETAIL
SCALE: NTS



1 FLOOR DRAIN DETAIL
SCALE: NTS

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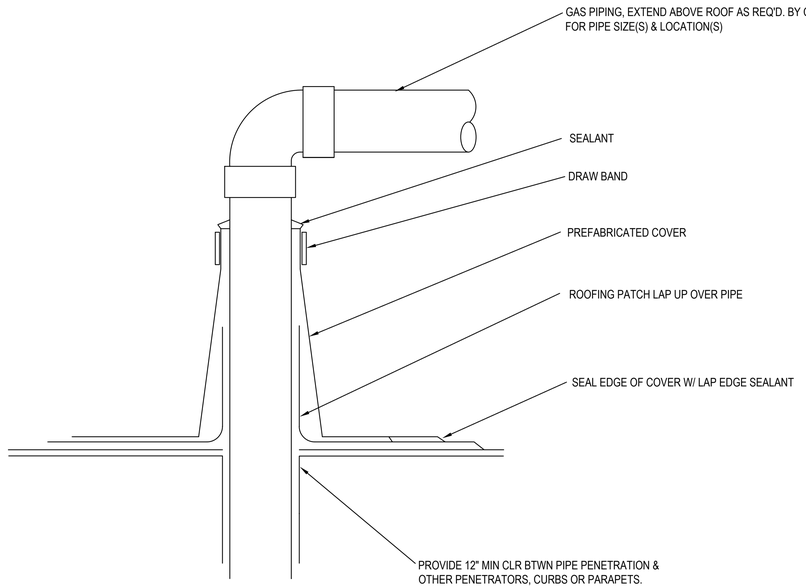
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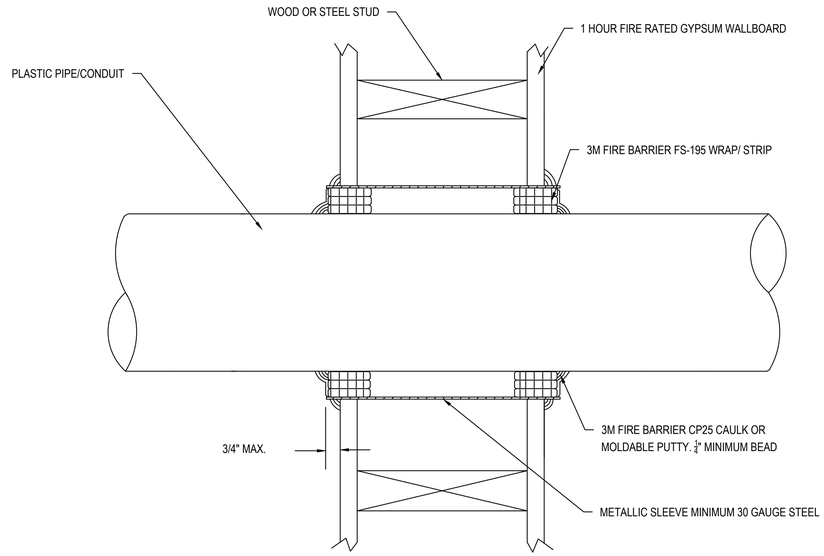
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PLUMBING DETAILS & CALCULATIONS

Sheet Number:
P-0.1

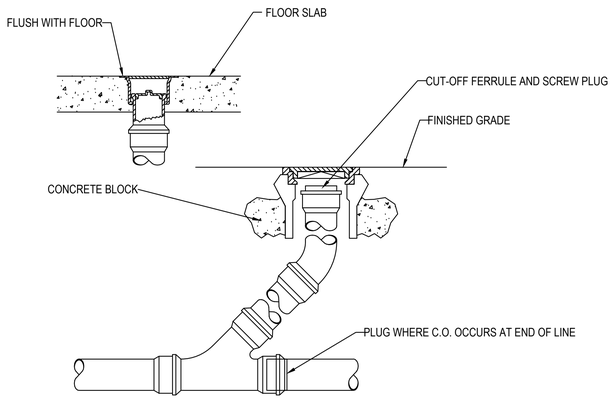


4 PIPE THROUGH ROOF
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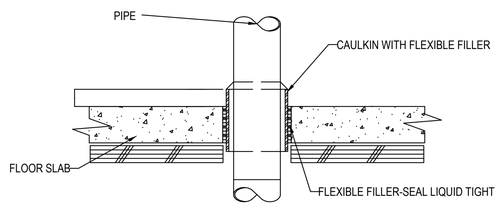
PENETRATION FIRESTOP FOR VARIOUS PLASTIC PIPES IN A SLEEVED OPENING THROUGH A GYPSUM WALLBOARD ASSEMBLY.



3 PENETRATION FIRESTOP
SCALE: NTS



3 FLOOR AND GRADE CLEAN OUT
SCALE: NTS

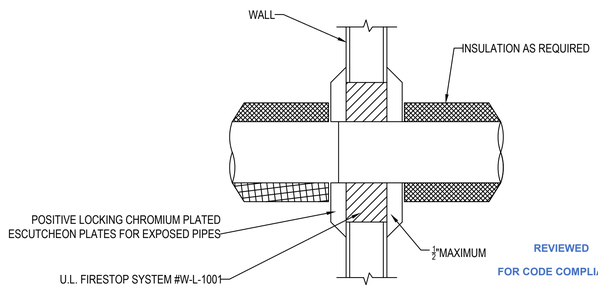


PER UL ASSEMBLY #F-C-1010 AT FLOOR - CEILING ASSEMBLY

PER UL ASSEMBLY #F-C-1009
#F-C-1013
#F-C-1016
} AT CHASE WALL

PER UL ASSEMBLY #F-C-1031 AT FLOOR - CEILING ASSEMBLY WITH WALL BELOW.

2 PIPE THROUGH FLOOR
SCALE: N.T.S.



1 PIPE THROUGH WALL
SCALE: N.T.S.

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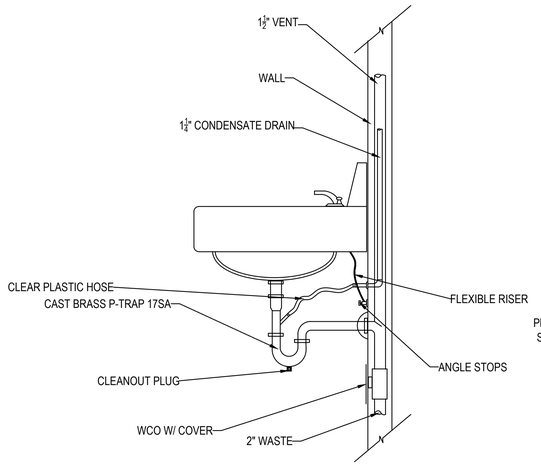
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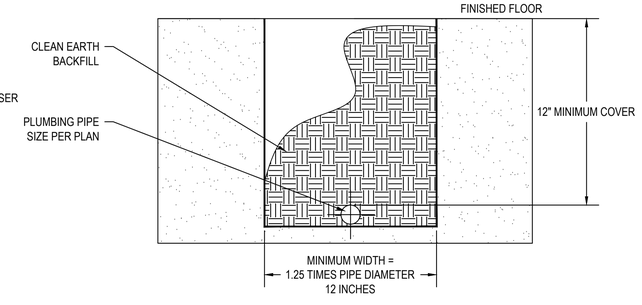
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PLUMBING DETAILS

Sheet Number:
P-0.2

Page Number: 3 OF 14



2 CONDENSATE TAILPIPE CONNECTION
SCALE: N.T.S.



1 OPEN TRENCH DETAIL
SCALE: N.T.S.

OPEN TRENCH REQUIREMENTS:

1. EXCAVATIONS REQUIRED TO BE MADE FOR INSTALLATION OF A BUILDING DRAINAGE SYSTEM OR PART THEREOF, WITHIN THE WALLS OF A BUILDING, SHALL BE OPEN TRENCH WORK AND SHALL BE KEPT OPEN UNTIL PIPING HAS BEEN INSPECTED, TESTED, AND ACCEPTED.
2. EXCAVATIONS SHALL BE COMPLETELY BACKFILLED AS SOON AFTER INSPECTION AND PRACTICABLE. PRECAUTION SHALL BE TAKE TO ENSURE COMPACTNESS OF BACKFILL AROUND PIPING WITHOUT DAMAGE TO SUCH PIPING. TRENCHES SHALL BE BACKFILLED IN THIN LAYERS TO 12 INCHES ABOVE THE TOP OF THE PIPING WITH CLEAN EARTH, WHICH SHALL NOT CONTAIN STONES, BOULDERS, CINDER FILL, FROZEN EARTH, CONSTRUCTION DEBRIS, OR OTHER MATERIALS THAT WILL DAMAGE OR BREAK THE PIPING OR CAUSE CORROSIVE ACTION.
3. WIDTH OF TRENCH SHALL BE NOT LESS THAN 1.25 TIMES THE OUTSIDE DIAMETER OF THE PIPING PLUS 12 INCHES WITH SHALL NOT BE LESS THAN 16 INCHES.

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LICENSED ARCHITECT NO. C25383

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PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

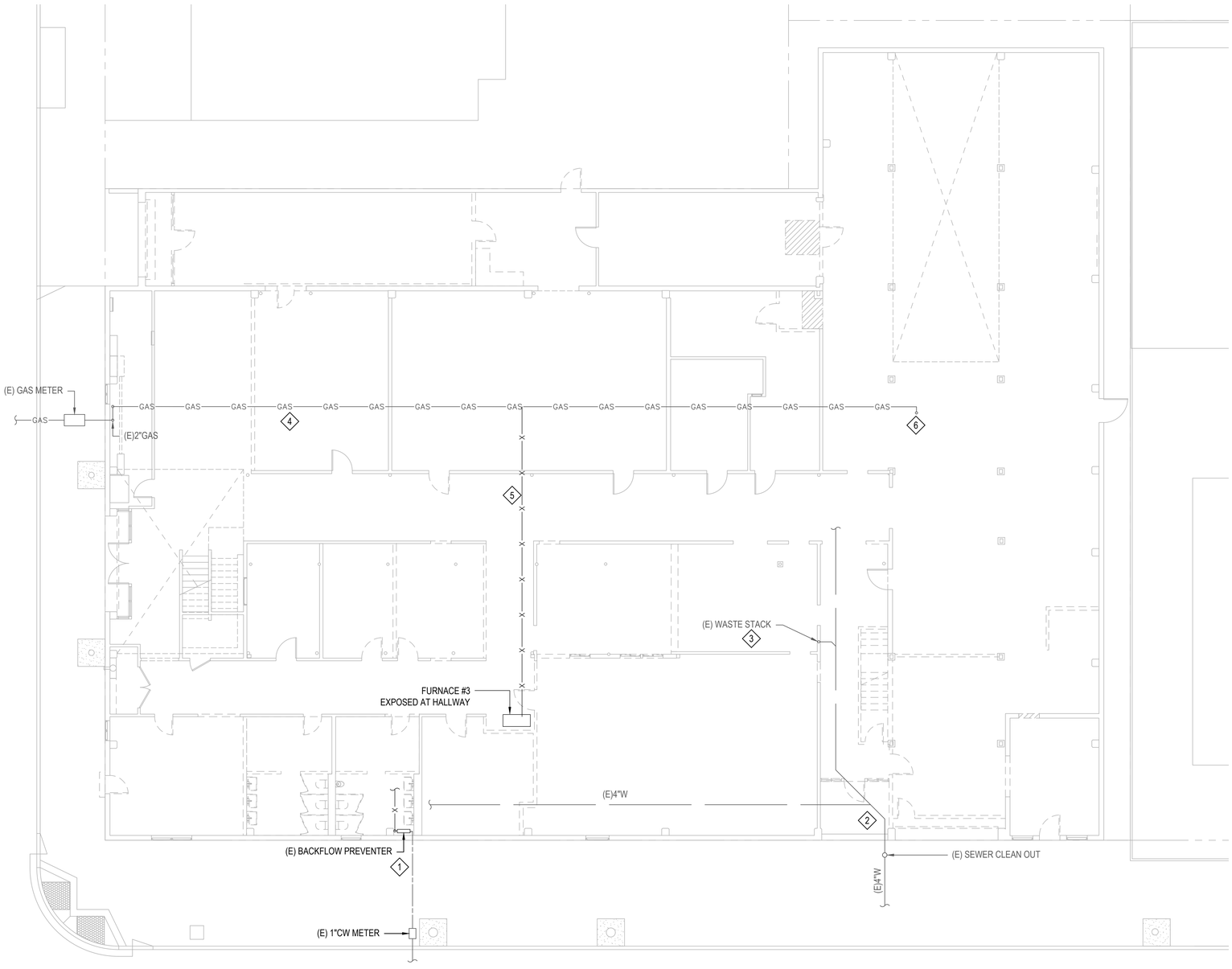
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Sheet Information:

DATE	02.14.2025
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NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name:
PLUMBING DETAILS

Sheet Number:
P-0.3



SHEET NOTES

1. (E) 1" WATER METER AND LATERAL TO BUILDING TO REMAIN. REPLACE EXISTING BACKFLOW PREVENTER. SEE P-2.0.
2. (E) 4" SEWER LATERAL TO REMAIN FOR CONNECTION OF NEW AND RELOCATED PLUMBING FIXTURES. CONTRACTOR TO VERIFY EXACT ROUTING OF EXISTING UNDERGROUND DISTRIBUTION.
3. FIELD VERIFY PURPOSED OF (E) WASTE STACK. DEMO ONLY IF NO LONGER USED.
4. (E) GAS LINE DISTRIBUTION TO REMAIN FOR REPLACEMENT GAS FURNACES. COORDINATE WITH MECHANICAL CONTRACTOR FOR FURNACE LOCATIONS FOR POINT OF CONNECTION.
5. DEMO (E) GAS LINE TO FURNACE LOCATED AT HALL. FURNACE TO BE REPLACED AND RELOCATED.
6. (E) GAS LINE UP TO 2ND FLOOR FURNACES TO REMAIN FOR REUSE.

1 PLUMBING EXISTING/DEMO - GROUND LEVEL

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

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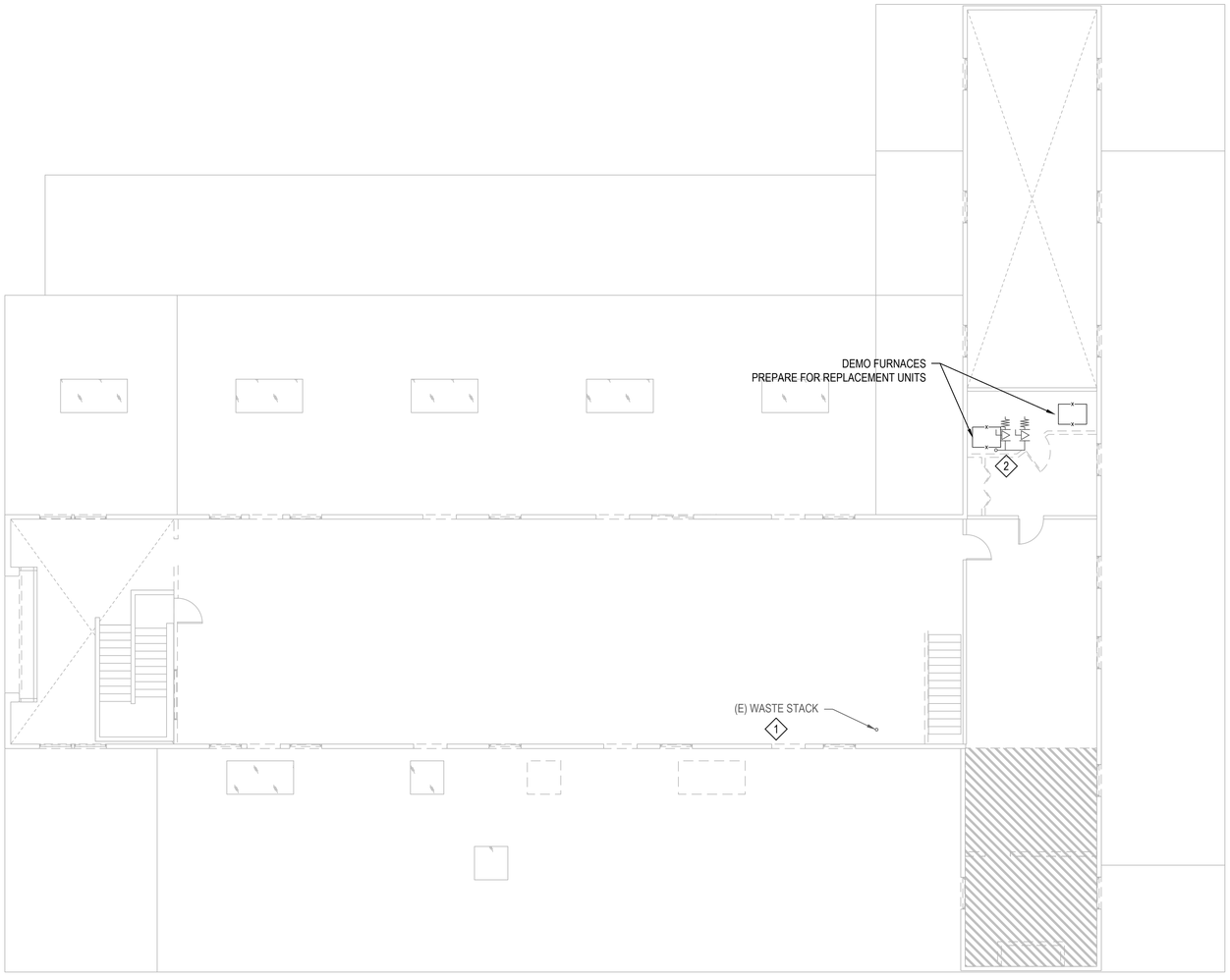
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PLUMBING EXISTING/DEMO GROUND LEVEL

Sheet Number:
P-1.0

SHEET NOTES

1. FIELD VERIFY PURPOSE OF EXISTING WASTE STACK. DEMO ONLY IF NO LONGER USED.
2. EXISTING 1½"Ø GAS MANIFOLD TO REMAIN FOR REPLACEMENT GAS FURNACES.



1 PLUMBING EXISTING/DEMO - SECOND LEVEL

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

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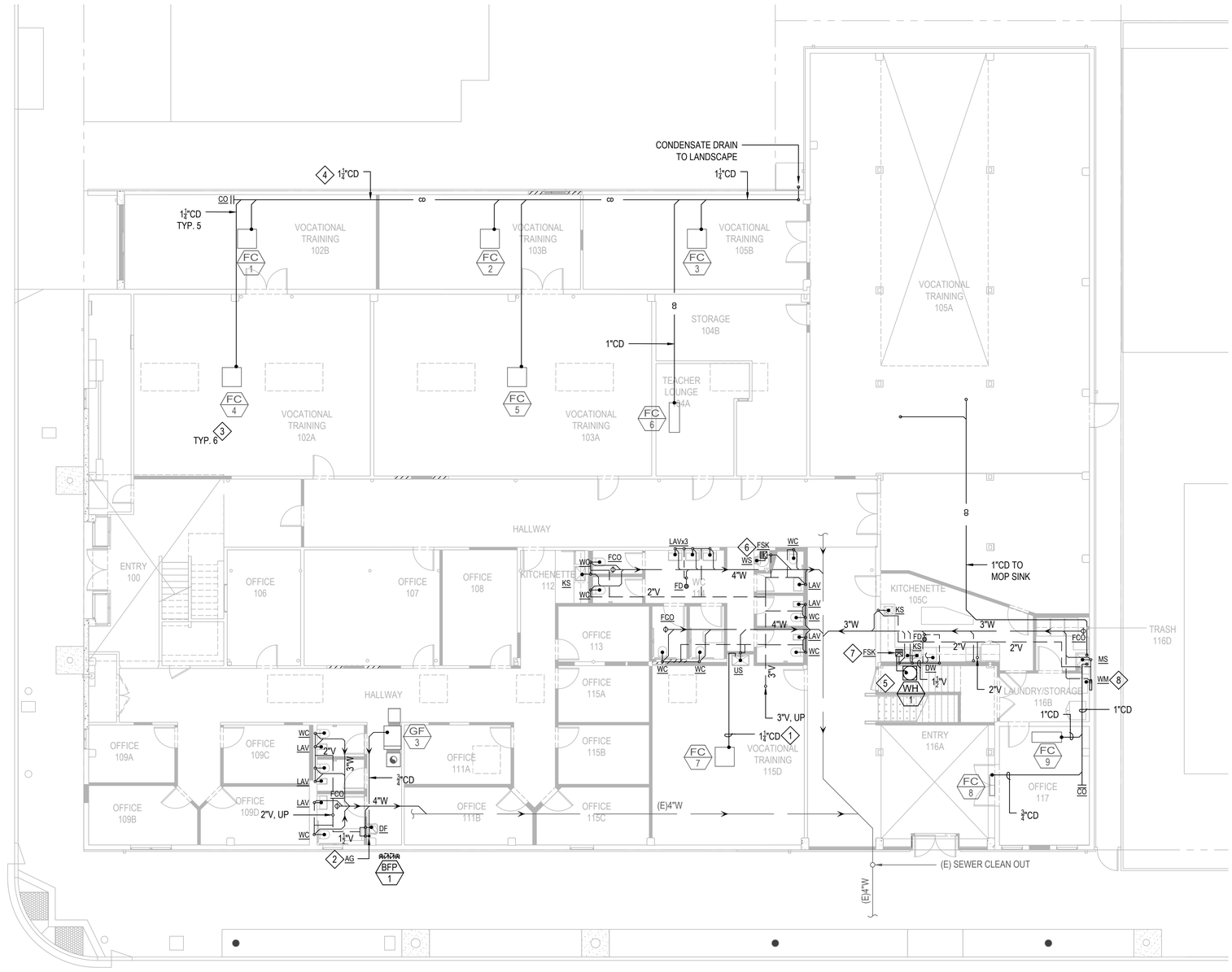
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Sheet Name:
PLUMBING EXISTING/DEMO
SECOND LEVEL

Sheet Number:
P-1.1



1 PLUMBING PLAN - WASTE & VENT GROUND LEVEL

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

GENERAL NOTES

1. COORDINATE CONDENSATE DRAINAGE FOR MECHANICAL FANCOILS AND GAS FURNANCES WITH MECHANICAL CONTRACTOR. FURNACES REQUIRE CONDENSATE NEUTRALIZER KIT PRIOR TO DISCHARGE TO WASTE SYSTEM.
2. ALL SEWER LINES SHALL SLOPE AT A MINIMUM 2%. ALL CONDENSATE LINES SHALL SLOPE AT A MINIMUM 1%.

SHEET NOTES

1. ROUTE 1¼" CONDENSATE DRAIN TO UTILITY SINK. SEE DETAIL 2/P-0.3.
2. ZURN MODEL AG-4 OR EQUAL (AIR GAP ADAPTER FITTING) FOR FURNACE DRAIN.
3. MECHANICAL FANCOIL UNITS ARE INCLUDED WITH INTEGRAL CONDENSATE PUMPS RATED FOR 27" LIFT. ROUTE CONDENSATE DRAINS UP AND TIGHT TO CEILING WITHIN CEILING JOISTS. PROVIDE MINIMUM 1% SLOPE FOR CONDENSATE DRAINS.
4. 1¼" CONDENSATE ROUTED TIGHT TO CEILING. ROUTE TO EXTERIOR AND DRAIN TO LANDSCAPE. PROVIDE MINIMUM 1% SLOPE FOR CONDENSATE DRAINS.
5. STAIR ENCLOSURE IS FIRE RATED. COORDINATE ANY PIPE PENETRATIONS WITH REQUIRED FIRESTOP.
6. WATER FOUNTAIN DRAIN SHALL INDIRECT DRAIN TO FLOOR SINK PROVIDED BELOW.
7. DISHWASHER AND WATER HEATER DRAIN SHALL INDIRECT DRAIN TO FLOOR SINK PROVIDED.
8. WASHING MACHINE OUTLET BOX FOR WASTE AND WATER CONNECTIONS. OATEY WASHING MACHINE OUTLET BOX OR APPROVED EQUAL.

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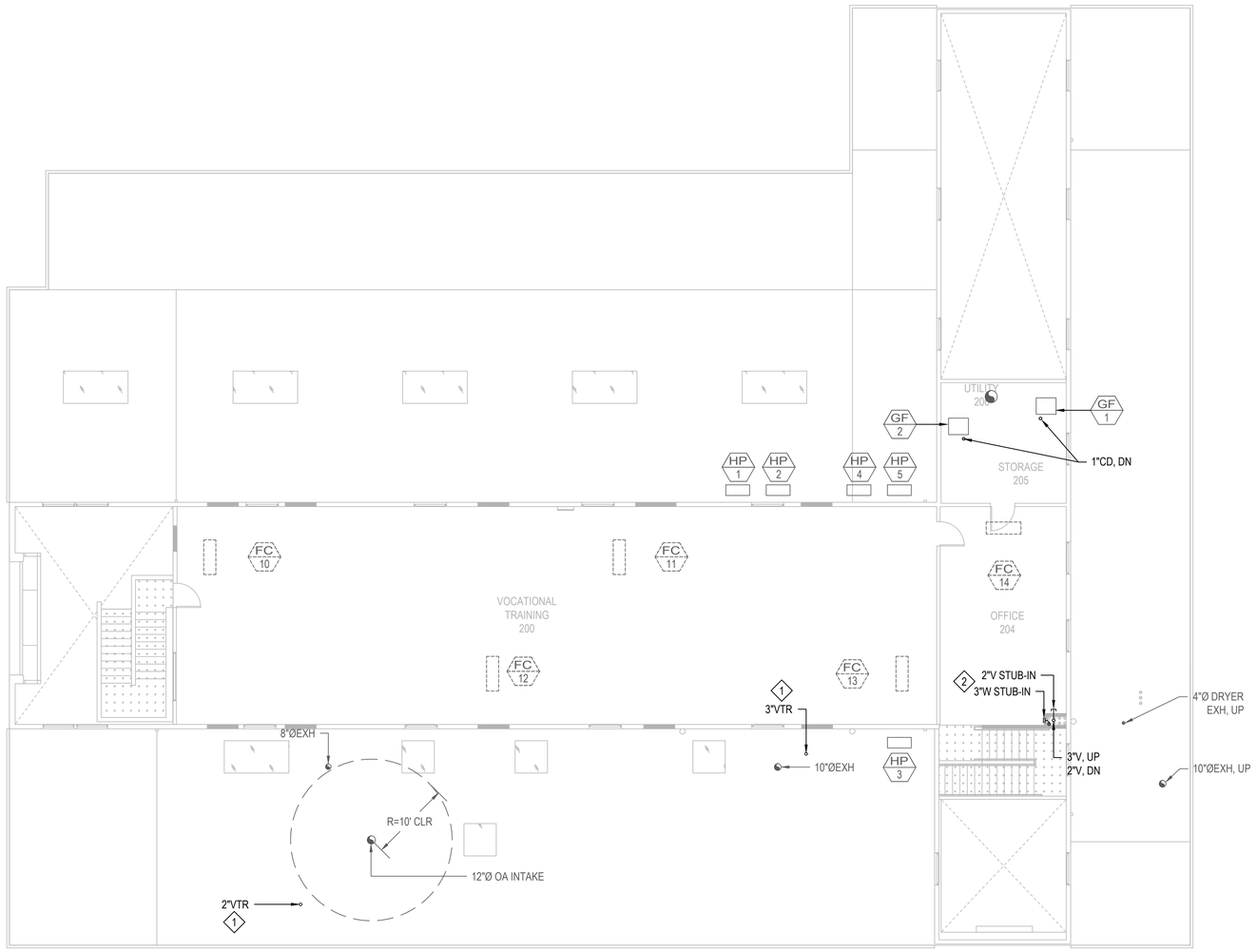
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Sheet Name:
PLUMBING PLAN
WASTE & VENT GROUND LEVEL

Sheet Number:
P-2.0

SHEET NOTES

1. PLUMBING VENTS SHALL MAINTAIN A MINIMUM 10' CLEARANCE TO MECHANICAL INTAKES AND A MINIMUM 3' CLEARANCE TO BUILDING OPENINGS.
2. PLUMBING STUB-INS FOR FUTURE 2ND FLOOR RESTROOMS.



1 **PLUMBING PLAN - WASTE & VENT SECOND LEVEL**
SCALE: 1/8" = 1'-0"

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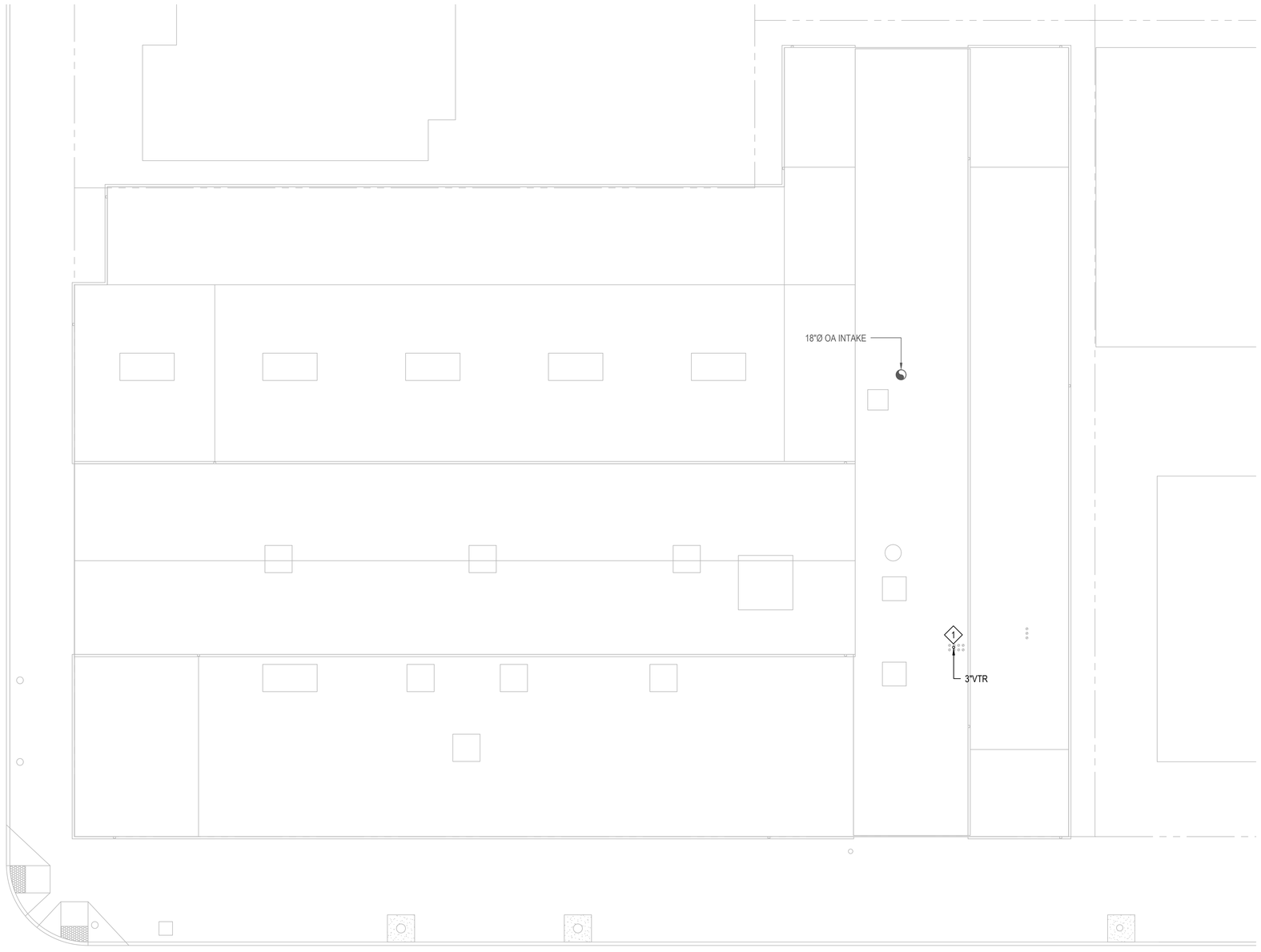
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WASTE & VENT SECOND LEVEL

Sheet Number:
P-2.1

SHEET NOTES

1. PLUMBING VENTS SHALL MAINTAIN A MINIMUM 10' CLEARANCE TO MECHANICAL INTAKES AND A MINIMUM 3' CLEARANCE TO BUILDING OPENINGS.



1 **PLUMBING PLAN - WASTE & VENT ROOF**
SCALE: 1/8" = 1'-0"

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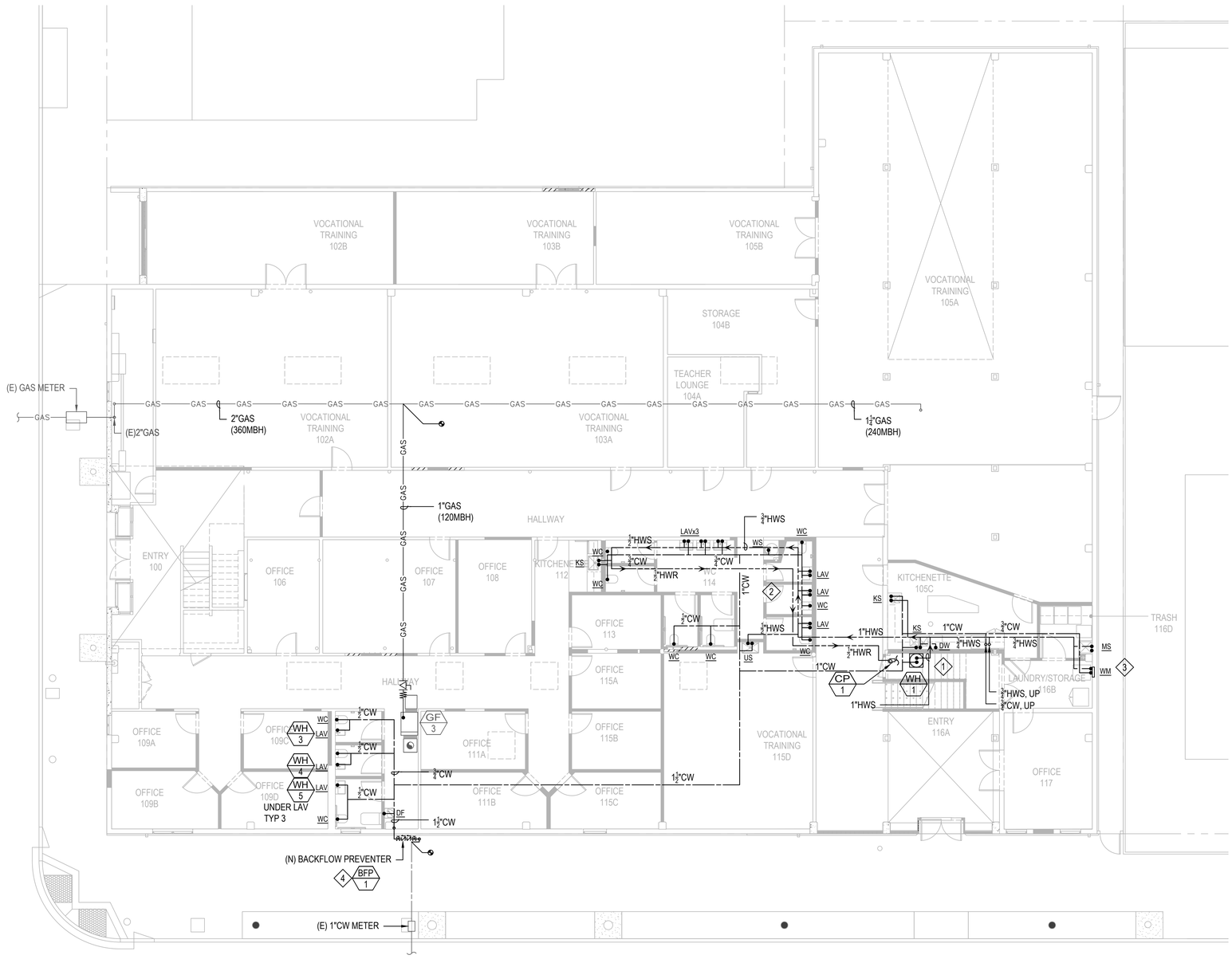
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PLUMBING PLAN
WASTE & VENT ROOF

Sheet Number:
P-2.2



1 **PLUMBING PLAN - CW, HW, & GAS GROUND LEVEL**
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. STAIR ENCLOSURE IS FIRE RATED. COORDINATE ANY PIPE PENETRATIONS WITH REQUIRED FIRESTOP.
2. WALL MOUNTED WATER HEATER, SEE DETAIL 5/P-0.1. PROVIDE ACCESS PANEL IN FRONT OF WATER HEATER TO ACHIEVE A MINIMUM 3' ACCESS AT FRONT OF WATER HEATER.
3. WASHING MACHINE OUTLET BOX FOR WASTE AND WATER CONNECTIONS. OATEY WASHING MACHINE OUTLET BOX OR APPROVED EQUAL.
4. REPLACE EXISTING DOMESTIC WATER BACKFLOW PREVENTER WITH NEW 1½" MODEL PER EQUIPMENT SCHEDULE. INSTALL BACKFLOW ON EXTERIOR WALL.

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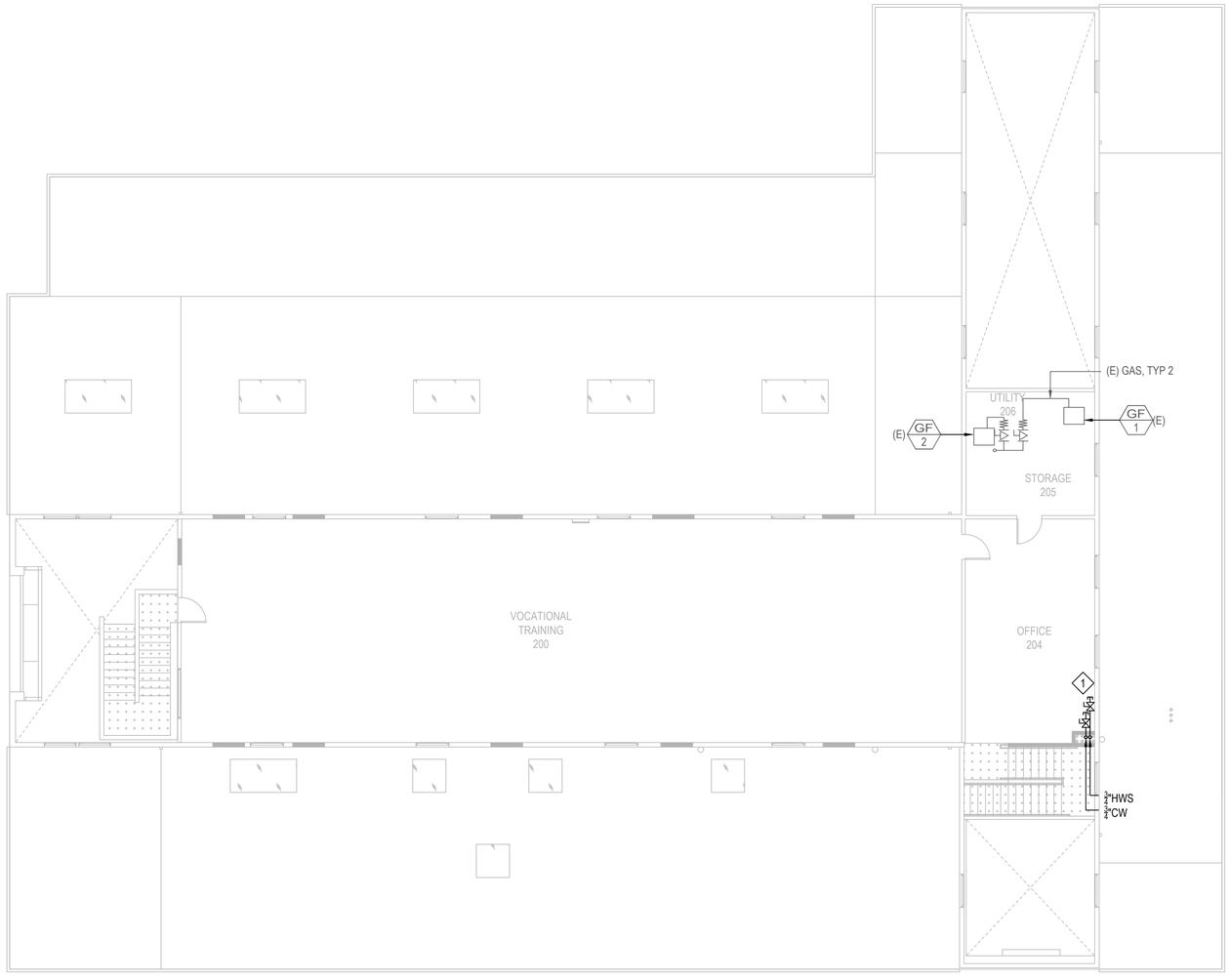
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PLUMBING PLAN
CW, HW, & GAS GROUND LEVEL

Sheet Number:
P-3.0

Page Number: 10 OF 14

SHEET NOTES

1. COLD AND HOT WATER SUPPLY STUB-INS WITH SHUT OFF VALVE FOR FUTURE 2ND FLOOR RESTROOMS.



1 PLUMBING PLAN - CW, HW, & GAS SECOND LEVEL

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

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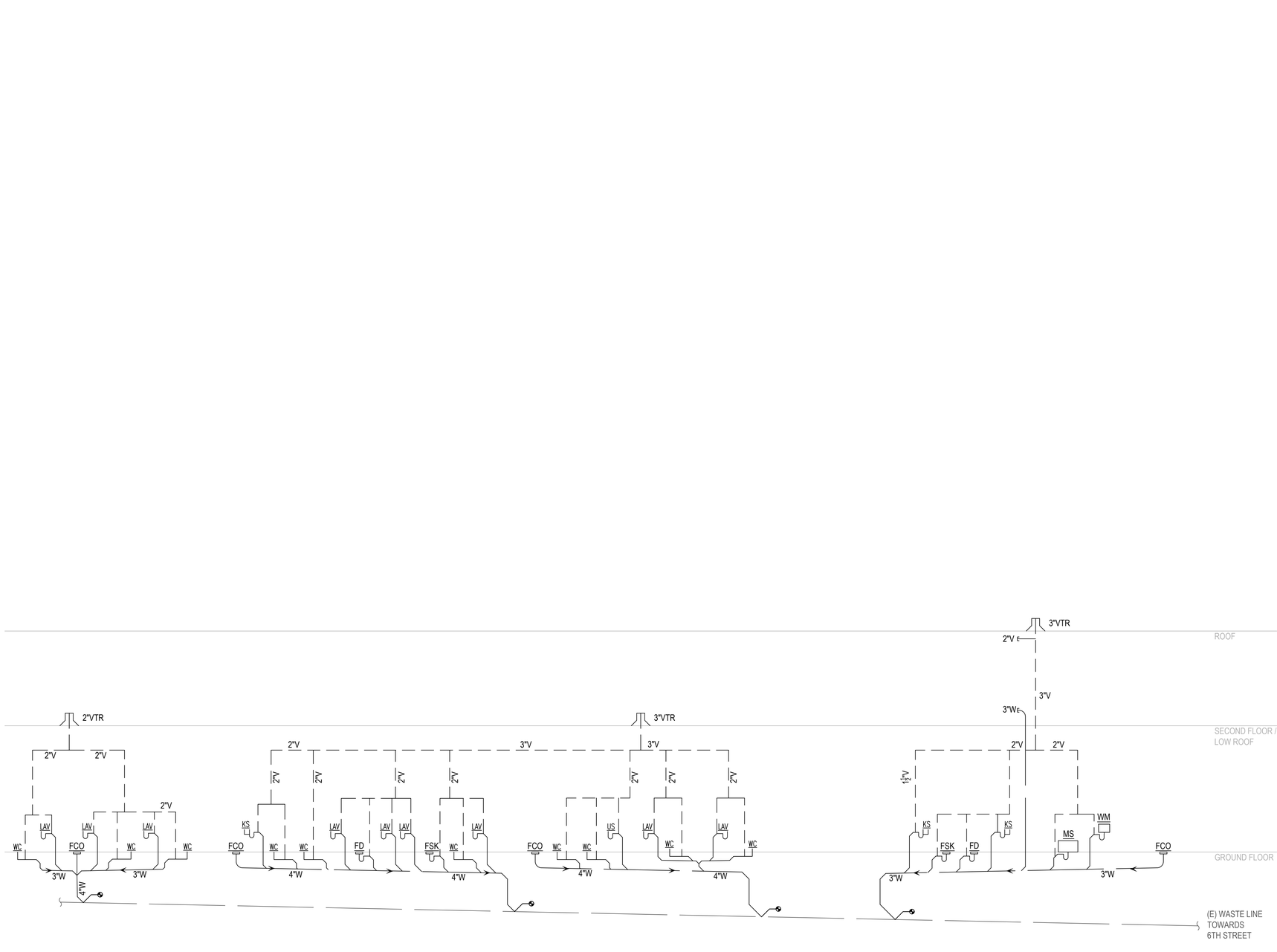
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Sheet Name:
PLUMBING PLAN
CW, HW, & GAS SECOND LEVEL

Sheet Number:
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1 **RISER DIAGRAM - W&V**
SCALE: NTS

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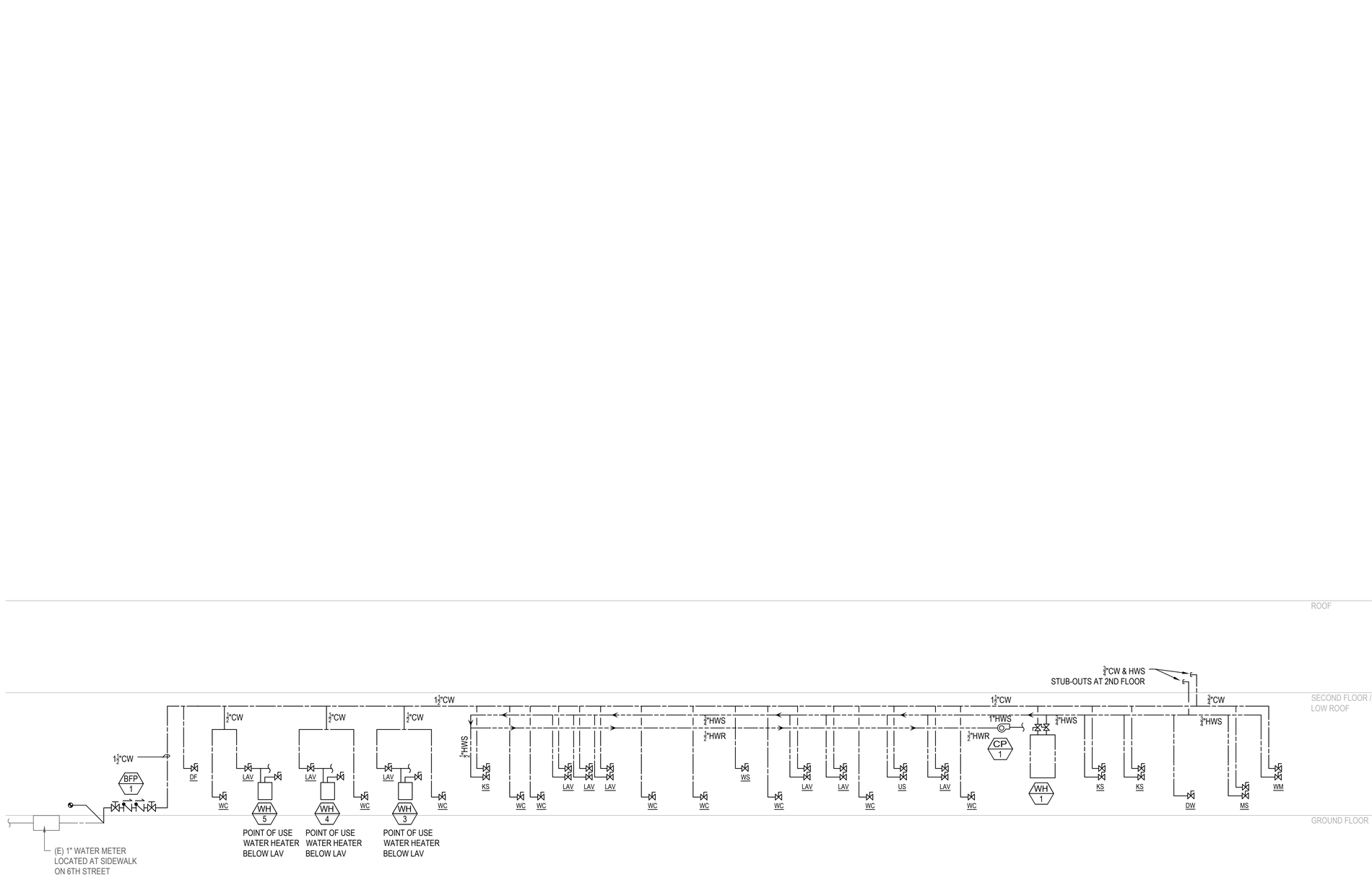
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PLUMBING PLAN
RISER DIAGRAMS

Sheet Number:
P-4.0



1 **RISER DIAGRAM - CW&HW**
SCALE: NTS

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RISER DIAGRAMS

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P-4.1

Page Number: 13 OF 14

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-PLB-E**

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

Project Name:	VWC Bancroft	**Report Page:**	**(Page 1 of 8)**
Project Address:	830 Bancroft Way	**Date Prepared:**	3/26/2025

A. GENERAL INFORMATION

01	Project Location (city)	Berkeley	02	Climate Zone	3
03	Occupancy Types Within Project (select all that apply):				

● Classroom ● Office ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140./ 170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03		
My project consists of (check all that apply):	System Type[1,2]	System Components		
☒ New system (DHW system being installed for the first time)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution	☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution	☐ Controls

[1]FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.
[2] Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.
[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

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

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

D. EXCEPTIONAL CONDITIONS

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

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 2 of 8)**
		Date Prepared:	3/26/2025

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-5638-0325-2723 | Report Generated: 2025-03-26 14:58:06

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 3 of 8)**
		Date Prepared:	3/26/2025

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03	04		05	06			
System Name	80 Gallon Electric	Exception to 140.5(c)/ 170.2(d)3		☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %	

07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
80 Gallon Electric	Consumer Rated Electric Storage	80	38,308	FHR >=75	0.92	0.91	UEF		

03	04		05	06			
System Name	Point of Use	Exception to 140.5(c)/ 170.2(d)3		☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %	

07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
Point of Use	Consumer Rated Electric Instantaneous (<=12kW)	0	15,072	FHR >=75	0.92	0.91	UEF		

[1]FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.

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Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 4 of 8)**
		Date Prepared:	3/26/2025

F. DOMESTIC HOT WATER EQUIPMENT

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☐	☒	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☒	☐	☐	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

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Project Name:	VWC Bancroft	**Report Page:**	**(Page 5 of 8)**
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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Report Version: 2022.0.000 | Schema Version: rev 20220101 | Compliance ID: EnergyPro-5638-0325-2723 | Report Generated: 2025-03-26 14:58:06

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 6 of 8)**
		Date Prepared:	3/26/2025

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity (dgte/) 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

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STATE OF CALIFORNIA
Domestic Water Heating System
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CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 7 of 8)**
		Date Prepared:	3/26/2025

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

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STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	VWC Bancroft	**Report Page:**	**(Page 8 of 8)**
Project Address:	830 Bancroft Way	**Date Prepared:**	3/26/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Meng Hsiu Chen	Documentation Author Signature:
Company: MHC Engineers, Inc	Signature Date: 2025-03-26
Address: 150 8th Street	CEA/ HERS Certification Identification (if applicable): M19582
City/State/Zip: San Francisco CA 94103	Phone: 415-512-7141

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Meng Hsiu Chen	Responsible Designer Signature:
Company: MHC Engineers, Inc	Date Signed: 2025-03-26
Address: 150 8th Street	License: M19582
City/State/Zip: San Francisco CA 94103	Phone: 415.512.7140

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REVIEWED
FOR CODE COMPLIANCE
June 13, 2025
TRB AND ASSOCIATES

ENVELOPE
ENVELOPE ARCHITECTURE + DESIGN
2212 6TH ST BERKELEY, CA 94710 USA
510.664.2400 ENVELOPEAD.COM
LICENSED ARCHITECT NO. C25383

B2024-05803

PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
Jun 18, 2025
REVIEWED FOR
CODE COMPLIANCE

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M19582
EXP. 9/30/25
MECHANICAL
STATE OF CALIFORNIA

Issue - Date:

PERMIT SET	03.26.25

Project Name:

VWC Bancroft
830 Bancroft Way
Berkeley, CA. 94710

Sheet Information:

DATE	02.14.2025
DRAWN BY	GS
NORTH	SCALE: AS NOTED WHEN PRINTED 24" x 36"

Sheet Name: PLUMBING TITLE-24

Sheet Number: P-5.0

Page Number: 14 OF 14

STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2022 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

C. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.

F. THESE DRAWINGS ARE TO SHOW STRUCTURAL INFORMATION ONLY. FOR ALL NON-STRUCTURAL INFORMATION AND DETAILS INCLUDING BUT NOT LIMITED TO WATERPROOFING, DRAINAGE, FINISHES, ACCESSIBILITY, FIRE PROTECTION, ETC. REFER TO ARCHITECT'S DRAWINGS.

G. HOLES AND OPENINGS THROUGH WALLS AND FLOOR DUCTS, PIPING, AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATION AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS.

H. DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AND MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

I. AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES. CONTACT THE ENGINEER OF RECORD.

J. WHEREVER PRACTICAL, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.

2. DESIGN CRITERIA

A. STRUCTURAL DESIGN PER CHAPTER 16 OF THE CALIFORNIA BUILDING CODE, EDITION 2022 USING ALLOWABLE STRESS DESIGN (ASD).

B. DEAD LOADS

ROOF:	15 PSF
FLOOR:	15 PSF
DECK:	8 PSF

C. LIVE LOADS (REDUCIBLE)

ROOF:	20 PSF
FLOOR/STAIRS:	40 PSF
DECK:	60 PSF

D. LATERAL LOADS

1. N/A

3. EXISTING CONDITIONS

A. EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS ARE REPRESENTED BASED ON EXISTING DRAWINGS (IF AVAILABLE), DOCUMENTATION BY OTHERS, AND KNOWN CONSTRUCTION PRACTICES. MOSSWOOD ENGINEERING DOES NOT WARRANT THAT THESE CONDITIONS ARE REPRESENTATIVE OF THOSE EXISTING. THE OWNER AND CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

B. WHERE DRAWINGS INDICATE EXISTING CONDITIONS, OR VERIFY IN FIELD (V.I.F.), IT IS REQUIRED THAT THE CONTRACTOR EITHER VERIFY THE EXISTING CONDITION, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITION, OR NOTIFY THE ENGINEER OF CONFLICTING CONDITIONS.

C. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF VISUAL OBSERVATION OR DEMOLITION EXPOSE CONDITIONS THAT CONFLICT WITH THE DRAWING.

4. GEOTECHNICAL NOTES

A. MOSSWOOD ENGINEERING HAS NOT MADE A SUBSURFACE INVESTIGATION OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SUITABILITY FOR THE PROPOSED PROJECT. A REVIEW BY A SOILS ENGINEER MAY BE DESIRED BY THE OWNER.

B. FOUNDATION DESIGN IS BASED ON THE MAXIMUM SOIL PRESSURE AS SET FORTH IN TABLE 1806.2 OF THE CBC CHAPTER 18. THE DESIGN ASSUMES A CLASS 5 SOIL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION INDEX OF LESS THAN 20.

C. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON DRAWINGS.

D. ALL FOOTING EXCAVATIONS SHALL BE NEAT. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.

5. CONCRETE

A. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

B. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE II, LOW ALKALI.

C. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS.

LOCATION	MIN. STRENGTH @ 28 DAYS -- PSI	MAX. AGG. SIZE -- INCHES	MAX. SLUMP -- INCHES
FOOTINGS	2500	3/4	4
SLAB ON GRADE	2500	3/8	4

D. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.

E. WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE OR MASONRY, ROUGHEN SURFACE OF EXISTING MATERIAL BY EITHER SANDBLASTING OR SCARIFYING TO 1/4" AMPLITUDE AND APPLY BONDING AGENT. BONDING AGENT SHALL BE LARSEN PRODUCTS CORPORATION'S WELD-CRETE OR APPROVED EQUIVALENT. AT EXISTING BRICK, ROUGHENING NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE. BONDING AGENT IS NOT REQUIRED AT EXISTING BRICK SURFACE UNLESS OTHERWISE NOTED ON PLANS AND/OR DETAILS.

6. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS EXCEPT AS NOTED BELOW SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 LATEST EDITION, GRADE 60.

B. WELDING OF REINFORCEMENT BARS SHALL COMPLY WITH AWS SECTION D1.4. USE GRADE A706 UNLESS SHOWN OTHERWISE.

C. SUITABLE DEVICES OF STANDARD MANUFACTURER SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE.

D. LAP SPLICE ALL BARS A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. STAGGER ALL LAPS A MINIMUM OF 24 INCHES.

E. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS (PER ACI 318, SECTION 1905):

1. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
2. 2" FOR #6 AND LARGER, 1-1/2" FOR #5 AND SMALLER, FOR CONCRETE EXPOSED TO EARTH OR WEATHER.
3. 3/4" FOR #11 AND SMALLER, FOR SLABS, WALLS & JOISTS: FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.

7. SAWN LUMBER

A. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. FSC CERTIFIED LUMBER IS PREFERRED.

B. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW UNLESS OTHERWISE NOTED ON PLAN:

USE	SPECIES/GRADE	Fb (PSI)
STUDS 2" AND WIDER	DF-LARCH STUD GRADE	700
DIM. LUMBER 2" TO 4" THICK	DF-LARCH #1	1000
BEAMS 5" x 5" AND GREATER	DF-LARCH #1	1350
POSTS 5"x5" AND GREATER	DF-LARCH #1	1250

C. ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED, UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED.

D. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURER'S REQUIREMENTS. ALLOWABLE LOADS FOR THE SUBSTITUTED ACCESSORIES SHALL HAVE AN EQUAL OR GREATER CAPACITY THAN THE SIMPSON ACCESSORIES. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER PER CBC 2304.10.5.

E. ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES" AND NER-272 "POWER-DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH. NAILING NOT SHOWN SHALL BE AS INDICATED ON 2022 CBC TABLE 2304.10.1. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER (IN.)	MIMIMUM PENETRATION INTO FRAMING MEMBER (IN.)
8d	0.131	1.625
10d	0.148	1.75
16d	0.162	2

F. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.

G. STRUCTURAL SCREWS TO BE "R4 MULTI PURPOSE SCREW" OR "RSS RUGGED STRUCTURAL SCREW" BY GRK FASTENERS, A DIVISION OF ILLINOIS TOOL WORKS, INC. SIMPSON SDS SCREWS OF THE SAME LENGTH MAY BE SUBSTITUTED.

H. SALVAGED LUMBER SHALL BE GRADES BY AN APPROVED GRADING AGENCY PRIOR TO USE AND SHALL MEET THE MINIMUM BENDING STRESSES SHOWN ABOVE.

8. WOOD STRUCTURAL PANELS

A. UNLESS NOTED OTHERWISE, PANELS SHALL BE APA RATED SHEATHING, STRUCTURAL 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

B. WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

C. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.

D. NEW EXTERIOR WALLS NOT NOTED AS SHEARWALLS SHALL BE SHEATHED WITH ½" CD-X SHEATHING w/ 8d @ 6" o.c. EDGE NAILING AND 8d @ 12" o.c. FIELD NAILING.

9. STRUCTURAL COMPOSITE LUMBER (SCL)

A. ENGINEERED COMPOSITE WOOD PRODUCTS SUCH AS LAMINATED VENEER LUMBER (MICROLLAM), PARALLEL STRAND LUMBER (PARALLAM), AND LAMINATED STRAND LUMBER (TIMBERSTRAND) SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY TRUS JOIST MCMILLAN OR AN APPROVED EQUAL.

B. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

COMPOSITE LUMBER TYPE	MODULUS OF ELASTICITY (PSI)	FLEXURAL STRESS* (PSI)
PSL	2,200,000	2,900
LVL	2,000,000	2,600
LSL	1,500,000	2,000

*FLEXURAL STRESSES ARE FOR A 12-INCH MEMBER. DEEPER MEMBERS SHALL BE DESIGNED FOR REDUCED STRESSES PER THE MANUFACTURER'S REQUIREMENTS.

10. STRUCTURAL STEEL

A. STRUCTURAL STEEL SHALL BE:

W SHAPES	ASTM A992, GRADE 50
OTHER SHAPES, PLATES, AND BARS	ASTM A36
HSS SECTIONS	ASTM A500, GRADE B
PIPES	ASTM A53, GRADE B

B. ALL BOLTS, NUTS, AND WASHERS SHALL CONFORM WITH ASTM A307 UNLESS OTHERWISE NOTED.

C. ALL HIGH-STRENGTH BOLTS SHALL CONFORM WITH ASTM A490 UNLESS OTHERWISE NOTED.

D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL AND FRAMING.

E. WELDING SHALL CONFORM WITH THE LATEST EDITION OF THE AWS SPECIFICATIONS. USE E70 ELECTRODES.

F. STEELWORK EXPOSED TO WEATHER TO BE EITHER HOT-DIPPED GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153, OR PAINTED AS SPECIFIED BELOW.

1. PAINT SPECIFICATION BASED ON EXTERIOR EXPOSURE AND COASTAL ENVIRONMENT.
2. SHOP PRIMER: TNEMEC SERIES 90-97 TNEME-ZINC, 2.5 TO 3.5 MILS.
3. FIELD INTERMEDIATE: TNEMEC SERIES 66 OR 69 HI-BUILD EPOXOLINE, 4.0 TO 6.0 MILS.
4. FIELD FINISH: TNEMEC SERIES 73, 74 OR 75 ENDURA-SHIELD, 3.0 TO 5.0 MILS. COLOR PER OWNERS SPECIFICATION.
5. ALTERNATIVES TO THE SPECIFIED PAINT SYSTEM WILL BE CONSIDERED UPON SUBMISSION OF MANUFACTURE'S DOCUMENTS AND APPROVAL BY OWNER.

G. THE CONTRACTOR IS TO FIELD LOCATE BOLT POSITIONS FOR BASE PLATES, ANCHOR PLATES, ETC. TO BE ATTACHED TO CONCRETE, AND INCLUDE ON THE SHOP DRAWING DETAILS.

H. THE CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS SHOWING THE FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL TO BE USED ON THIS PROJECT FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO ORDERING OR INSTALLING THE STRUCTURAL STEEL ELEMENTS.

11. INSTALLING EPOXY-SET DOWELS AND ANCHOR BOLTS

A. EPOXY OR RESIN ADHESIVE SHALL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE OR MASONRY.

B. CONTRACTOR SHALL MIX AND INSTALL RESIN AND HARDENER.

C. HOLES SHALL BE DRILLED WITH ROTARTY DRILL. FOR HOLES IN BRICK MASONRY, A HAMMER ACTION DRILL SHALL NOT BE USED. SIZE SHALL BE PER MANUFACTURER'S RECOMMENDATION.

D. HOLES IN CONCRETE SHALL NOT BE CORE-DRILLED UNLESS SPECIFICALLY NOTED IN THE DETAILS.

E. EXISTING REINFORCEMENT SHALL NOT BE CUT OR DAMAGED UNLESS PERMITTED IN WRITING BY THE ENGINEER.

F. IMMEDIATELY BEFORE APPLYING ADHESIVE, HOLES SHALL BE REAMED WITH A CIRCULAR WIRE BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL-FREE COMPRESSED AIR.

G. ADHESIVE SHALL BE SIMPSON STRONG-TIE'S SET-XP (ICC ESR NO. 2508) OR HILTI'S HIT-RE500 (ICC ESR-2322) ADHESIVE FOR ALL SEISMIC APPLICATIONS INCLUDING SHEARWALL AND HOLDOWN ANCHOR BOLTS TO EXISTING CONCRETE, SIMPSON STRONG-TIE'S SET ADHESIVE OR HILTI'S HIT HY-150 MAX ADHESIVE MAY BE USED FOR ALL OTHER CONDITIONS. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF SPECIFICATIONS AND EVALUATION REPORT.

12. TESTS, INSPECTIONS, AND OBSERVATIONS

A. TESTS AND INSPECTIONS SHALL BE PROVIDED FOR ALL ITEMS AS REQUIRED BY THE CBC, CHAPTER 17.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING AND INSPECTION LABORATORY TO PERFORM ALL REQUIRED TESTING AND INSPECTION.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TESTING AND INSPECTION LABORATORY WITH CONSTRUCTION SCHEDULES TO ENSURE PROPER COORDINATION OF WORK.

D. THE FOLLOWING ITEMS SHALL BE INSPECTED BY AN APPROVED TESTING AND INSPECTION LABORATORY:

1. STRUCTURAL STEEL CONSTRUCTION AND WELDING (CBC 1705.2 AND 1705.11.1)

E. IN ADDITION TO ANY SPECIAL INSPECTIONS, THE FOLLOWING SPECIFIED ITEMS SHALL HAVE PERIODIC STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD:

1. WOOD FRAMING AND CONNECTIONS
2. STRUCTURAL STEEL CONSTRUCTION.

F. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR INSPECTOR A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS) PRIOR TO THE TIME OF A REQUIRED INSPECTION OR OBSERVATION.

ABBREVIATIONS

AB	ANCHOR BOLT	LSL	LAMINATED STRAND LUMBER
ACI	AMERICAN CONCRETE INSTITUTE	LVL	LAMINATED VENEER LUMBER
ADD'L	ADDITIONAL	MAX	MAXIMUM
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MISC	MISCELLANEOUS
AWS	AMERICAN WELDING SOCIETY	(N)	NEW
BLD'G	BUILDING	NTS	NOT TO SCALE
BM	BEAM	o/	OVER
BN	BOUNDARY NAILING	o.c.	ON CENTER
BOT	BOTTOM	OH	OPPOSITE HAND
B.O.	BOTTOM OF	OPN'G	OPENING
c.c.	CENTER TO CENTER	PCF	POUNDS PER CUBIC FOOT
C.B.	CEILING BEAM	PERIM	PERIMETER
CBC	CALIFORNIA BUILDING CODE	PERP	PERPENDICULAR
CL	CENTERLINE	PL	PLATE
CLR	CLEAR	PLYWD	PLYWOOD
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONN	CONNECTION	PSL	PARALLEL STRAND LUMBER
CONT	CONTINUOUS	PT	PRESSURE TREATED
DBL	DOUBLE	REF	REFERENCE
DIA, Ø	DIAMETER	REINF	REINFORCING
DIAG	DIAGONAL	REQ'D	REQUIRED
DJ	DOUBLE JOIST	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DL	DEAD LOAD	SCHED	SCHEDULE
DTL	DETAIL	SCL	STRUCTURAL COMPOSITE LUMBER
DWG	DRAWING	SHRWL	SHEARWALL
(E), EXIST	EXISTING	SHT	SHEET
EA	EACH	SHT'G	SHEATHING
EMBED	EMBEDMENT	SIM	SIMILAR
EN	EDGE NAILING	SN	SILL NAILING
EOR	ENGINEER OF RECORD	S.O.G.	SLAB ON GRADE
EQ	EQUAL	SPEC	SPECIFICATION
ES	EDGE SCREWING	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FDN	FOUNDATION	STD	STANDARD
FN	FIELD NAILING	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FT	FOOT	S.W.	SHEARWALL
FTG	FOOTING	SYM	SYMMETRY
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	TO	TOP OF
GLB	GLUE-LAMINATED BEAM	T&G	TONGUE AND GROOVE
HDG	HOT-DIPPED GALVANIZED	TS	TUBE STEEL
HGR	HANGER	TYP	TYPICAL
HORIZ	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING MATERIALS	U.O.N.	UNLESS OTHERWISE NOTED
IN	INCH	VERT	VERTICAL
INT	INTERIOR	V.I.F.	VERIFY IN FIELD
K	KIPS	w/	WITH
KSF	KIPS PER SQUARE FOOT	WD	WOOD
KSI	KIPS PER SQUARE INCH	WF	WIDE FLANGE
LB	POUND	w/o	WITHOUT
LL	LIVE LOAD	WP	WORK POINT
		WWF	WELDED WIRE FABRIC

LEGEND

WALL BELOW	POST BELOW
WALL ABOVE	POST ABOVE (OR ABOVE & BELOW)
SHEARWALL BELOW	HOLDOWN @ POST (2-2x MIN. IF NO POST)
SHEARWALL ABOVE	BEAM w/ HANGER PER SCHEDULE
SHEARWALL TYPE AND MINIMUM LENGTH (X, 4'-0")	CONCEALED FLANGE HGR, HUC UNO
JOISTS BEARING ON WALL/BEAM	STRAP BELOW FRM'G
FLUSH FRAMED JOIST, PROVIDE HGR PER SCHED	STRAP ABOVE FRM'G
	STRAP TO F.O. FRM'G

HANGER SCHEDULE
(TYP U.O.N.)

SAWN LUMBER MEMBER SIZE	FACE MOUNT [2]	I-JOIST/SCL MEMBER SIZE	FACE MOUNT [2]
2x [1]	LUS [1]	I-JOIST	IUS
4x8 or SMALLER	HUS	1 3/4" x LVL	HU
4x10 or LARGER	HHUS	3 1/2" x LVL/PSL	HHUS
6x6	HUS	5 1/4" x LVL/PSL	HHUS
6x8 or LARGER	HHUS	7" x LVL/PSL	HGUS

NOTES:
1. USE ROUGH SAWN LUMBER HANGER PER 2024-2025 SIMPSON CATALOG FOR (E) 2x MEMBERS WITH THICKNESS GREATER THAN 1-1/2"
2. CONTACT E.O.R. FOR TOP FLANGE HANGER OPTION IF DESIRED

STRAP SCHEDULE

S1	LSTA24 [1]	S4	MST27 [2]
S2	LSTA30 [1]	S5	MST37 [2]
S3	MSTA36 [1]	S6	MST48 [2]

1. USE 2x OR 1 3/4" SCL BLK'G
2. USE 4x OR 3 1/2" SCL BLK'G

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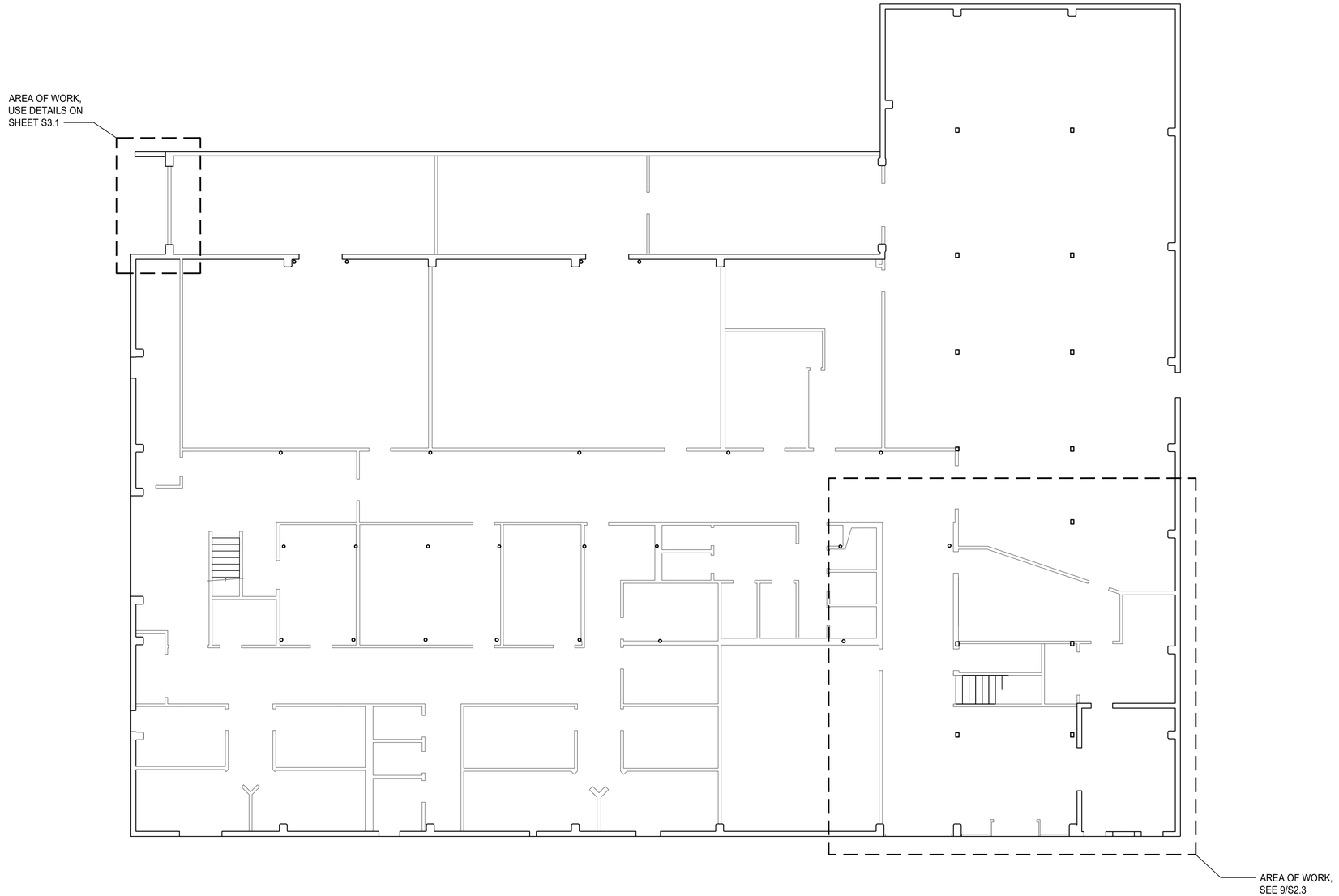
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Sheet Name: STRUCTURAL NOTES

Sheet Number: S1.0

Page Number: 10 OF 6



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15 GROUND FLOOR/ FOUNDATION PLAN
1/8"=1'-0"

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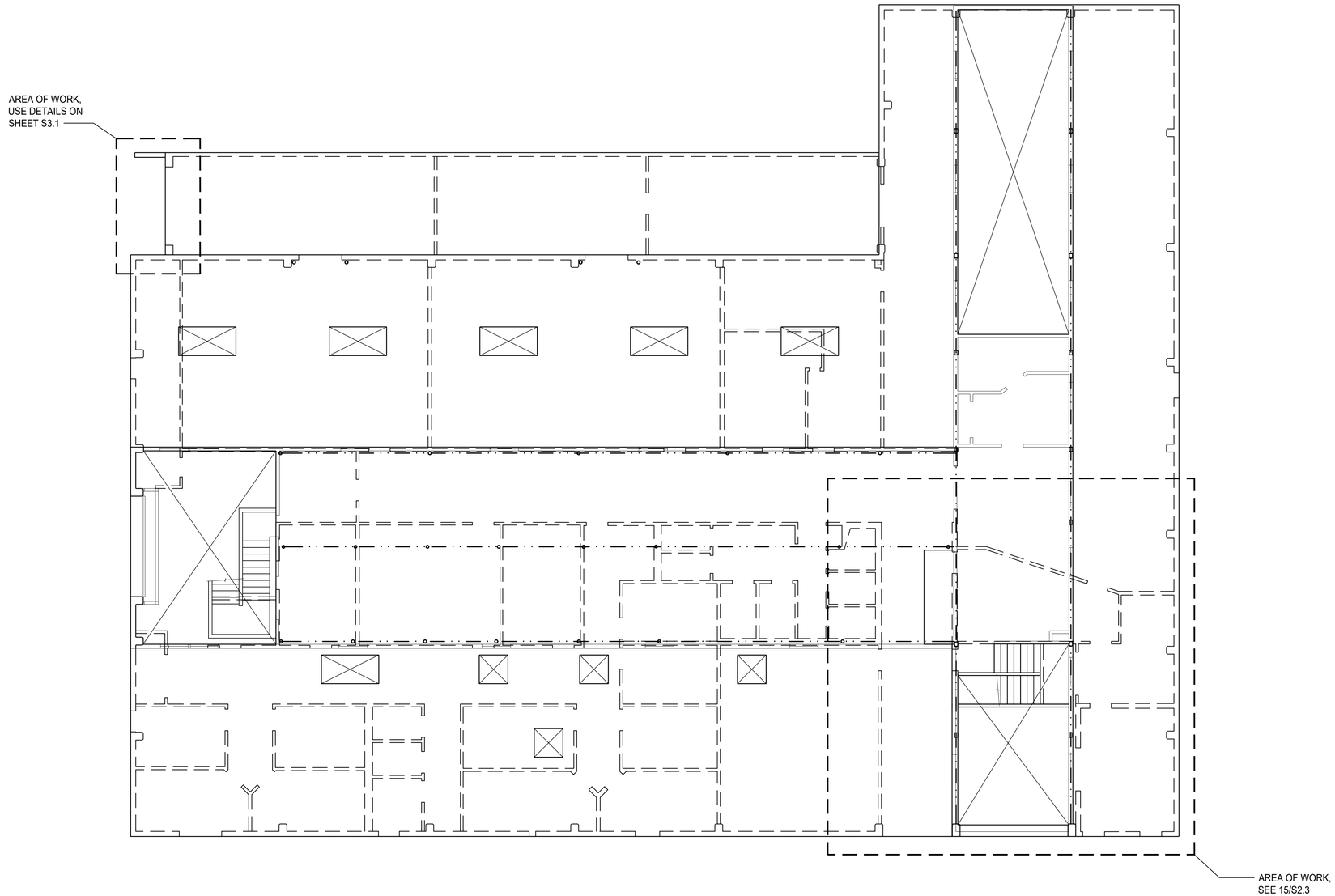
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15 SECOND FLOOR/LOWER ROOF FRAMING PLAN
1/8"=1'-0"

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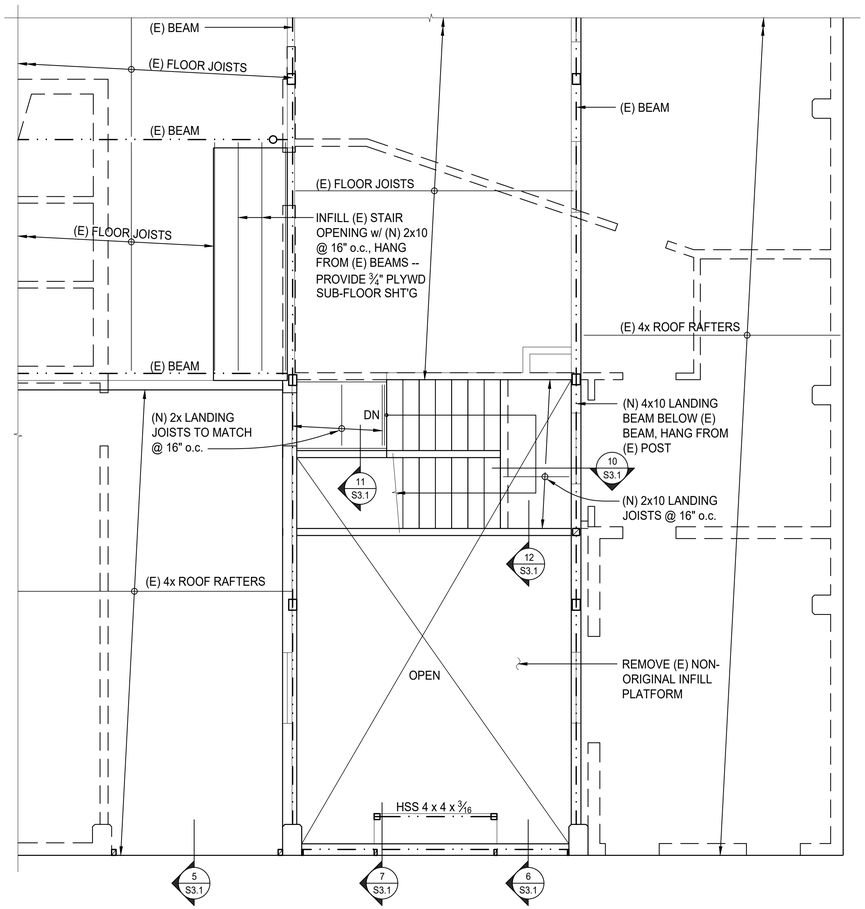
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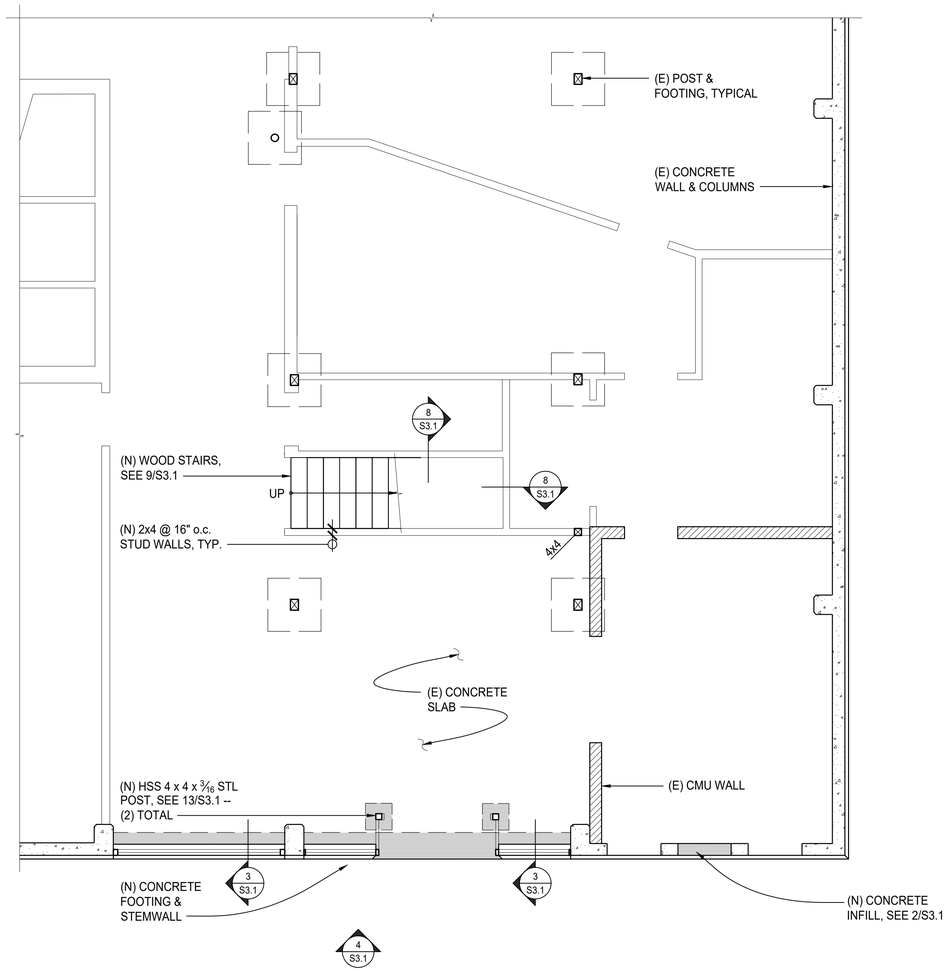
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SECOND FLOOR/ LOWER ROOF FRAMING PLAN

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15 PARTIAL SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



9 PARTIAL FOUNDATION PLAN
1/4"=1'-0"

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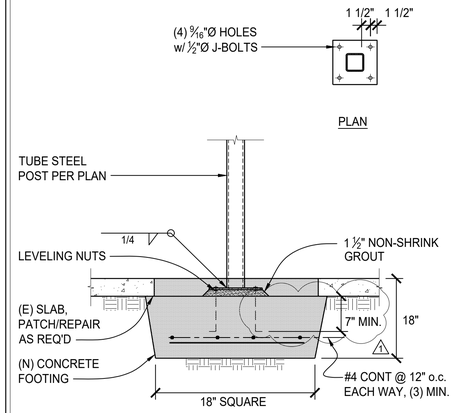
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PARTIAL STRUCTURAL PLANS

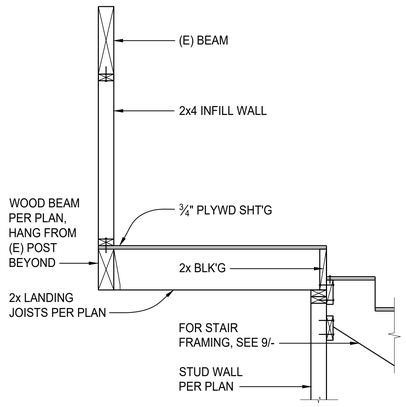
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13 (N) STEEL POST FOOTING @ INTERIOR
3/4"=1'-0"

14 STEEL POST @ CONT. FOOTING
1"=1'-0"

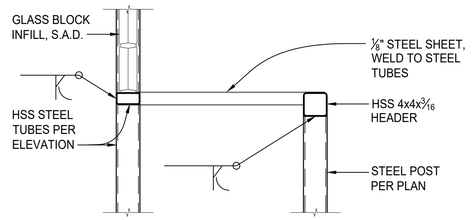


10 STAIR LANDING SECTION
3/4"=1'-0"

11 RAILING WALL
3/4"=1'-0"

FOR INFORMATION NOT
NOTED, SEE DETAIL 12/-

12 RAILING WALL
3/4"=1'-0"

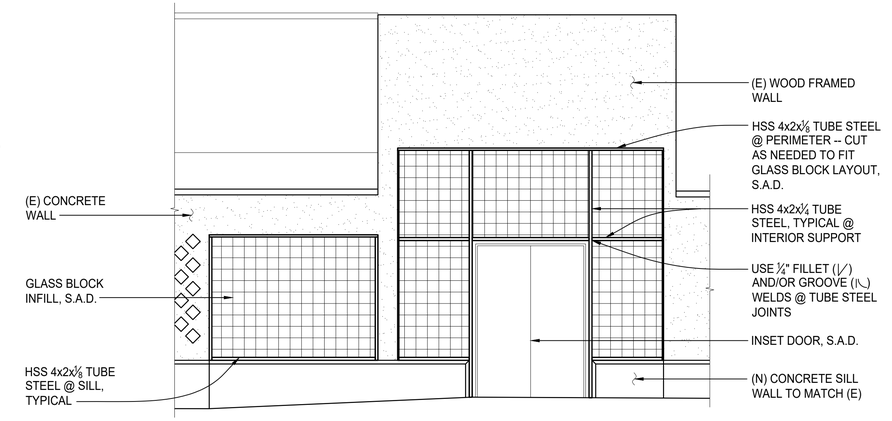


7 (N) GLASS BLOCK STEEL FRAME @ WOOD HEADER
1"=1'-0"

NOTE: LIGHT GAUGE
STEEL STUDS MAY
BE USED IN LIEU OF
WOOD

8 NON-BEARING WALL @ (E) SLAB
3/4"=1'-0"

9 TYPICAL STAIR CONSTRUCTION
N.T.S.



4 GLASS BLOCK INFILL ELEVATION
1/4"=1'-0"

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5 (N) GLASS BLOCK STEEL FRAME @ CONC HDR
1"=1'-0"

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6 (N) GLASS BLOCK STEEL FRAME @ WOOD HEADER
1"=1'-0"

2 FILL IN (E) OPENING
1/2"=1'-0"

3 (N) CONCRETE FOOTING & STEM WALL
1"=1'-0"

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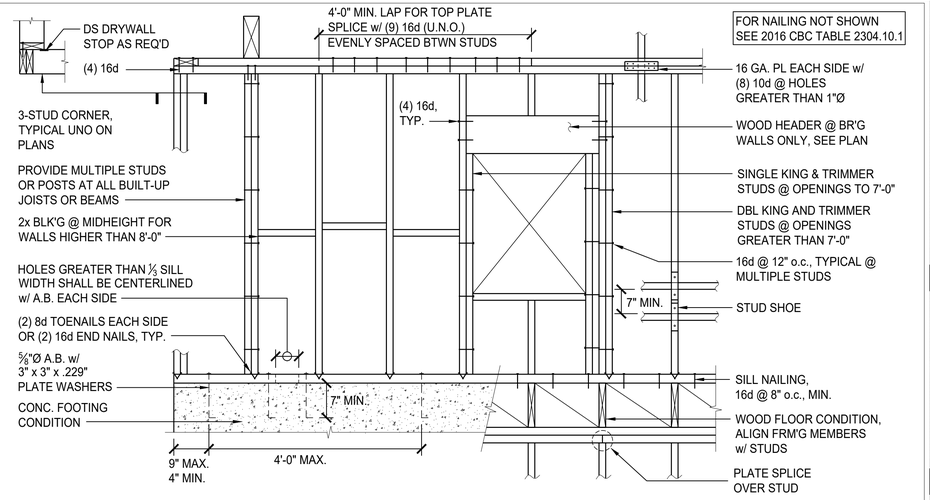
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4 TYPICAL WALL CONSTRUCTION (UP TO 10'-0")
N.T.S.

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