



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

S T A F F R E P O R T

FOR ADVISORY COMMENTS
DECEMBER 5, 2024

2428-2430 BANCROFT WAY

Staff-Level Design Review referral #DRSL2024-0005 for consideration of exterior alterations to a commercial building originally constructed in 1923 and listed on the State Historic Resource Inventory.

I. Application Basics

- **Land Use Designation** Telegraph Commercial District (C-T)

A. Parties Involved

- **Architect:** Lisa Harvey, Architect
Harvey Architecture
P.O. Box 862
San Anselmo, CA 94979
- **Applicant & Property Owner:** Dr. Nima Pakravan
2136 University Avenue
Berkeley, CA 94704

- B. Staff Recommendation:** Consider proposed project design and provide advisory comments.

Figure 1: Vicinity Map highlighting nearby City Landmarks

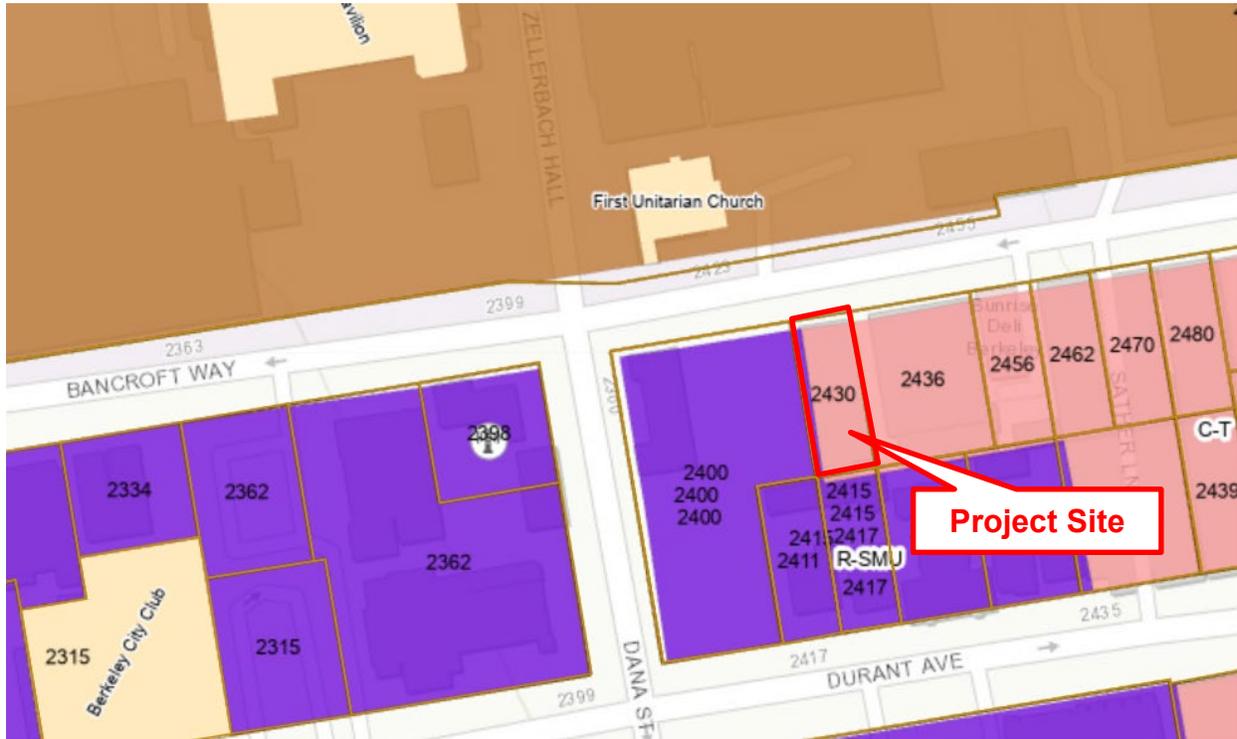


Figure 2: Site Photograph, Existing Elevation: North Elevation (Bancroft Street)



II. Background

[Application chronology and legal mandates]

The subject property is located on the south side of Bancroft Way between Dana and Telegraph in the R-SMU district across from the U.C. Berkeley Campus.

The interior lot is currently occupied by a two-story mixed-use structure with two commercial suites on the ground floor and 8 apartment units on the second floor.

The building was constructed in 1924 for T.E. Davis by contractor McWethy and Greenleaf and is an example of the Italianate-Mediterranean style. Design features of note include:

- Ornamentally cast cornice with pairs of glyphs supporting a clay tile roof edge;
- Textured and painted stucco exterior wall finish;
- Ornamental cast plaster grillwork, rosettes and panels;
- Inset upper story window openings with molded wood casings
- Continuous flat string course under the second-floor sill line;
- Raised sign panels with molded plaster frames above each storefront and a cast plaster panel above the central entry depicting a boar;
- Central entrance portal with chamfered upper corners, an outer fixed wood transom with 5 vertical lites, a recessed entry doorway with wood transom window and separate wood window above;
- Two 1-1/2 story storefront openings with chamfered upper corners and fixed wood transom windows with vertical lites – the left side 3 window units each with 7 lites, the right 2 units each with 8 lites, each unit separated by a turned wood spindle (3 total);
- Metal framed fixed storefront windows over tile aprons flanking funnel entries each with a recessed, wood-framed single-panel glazed wood door;
- Frontward east side façade treatments, including clay tile capped cornice with a terminal block at its south end, 2 single upper story windows with transoms, and a narrow flush storefront window upon tile apron with 7 vertical lite wood sash transom window.

The main façade on Bancroft has an a-symmetrical ground floor layout with a larger tenant space located at the east corner of the building and a smaller space located at the west corner. A recessed entry door that connects to the second floor is located between the two retail spaces. The scope of work included in this application is limited to the façade of the west tenant space.

While the retail spaces differ in size, the storefronts share a common design language. Each features a keystone shaped recessed entry, a continuous tile bulkhead, an ornamental transom and sign bands provided both below and above the transom.

The Department of Parks and Recreation Primary Record and historic evaluation are included as attachments to this report. The project plans are also attached for reference.

LPC Referral Requirement

Berkeley Municipal Code (BMC) 23.406.070.1(A) – *Responsibility for Design Review*, requires applications for design review of projects which involve a building or structure listed on the State Historic Resources Inventory (SHRI), or on the List of Structures or Sites adopted by the Landmarks Preservation Commission (LPC) under Chapter 3.24, be referred to the LPC for comment, prior to approval of the application. This site is on the SHRI list with a 6Y status code, thus the project is being referred to the LPC for comments. The 6Y status deems the building ineligible for National Register by consensus through the Section 106 process but does not evaluated for Cultural significance or local register.

III. Project Description

The proposed project would provide upgrades to the west tenant space at 2430 Bancroft for accessibility purposes for the new dental use. Upgrades include demolishing a portion of the original storefront and relocating the entry to a more accessible location on the sloped sidewalk as well as new signage.

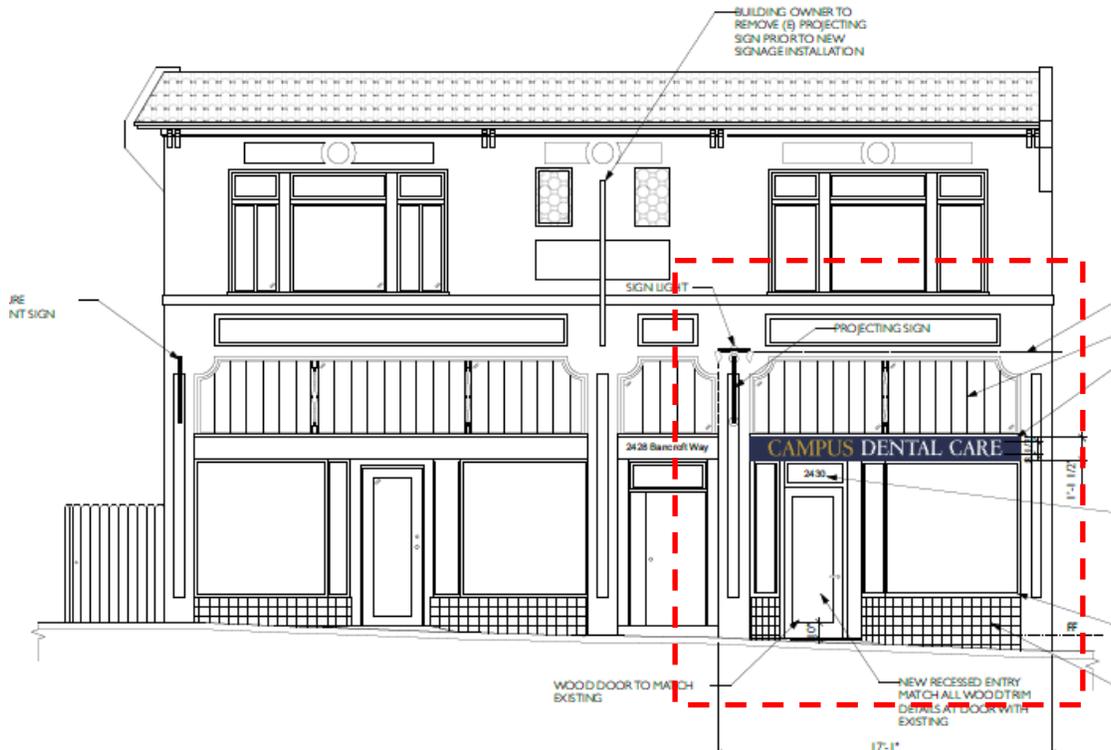
Location on the Building	Existing Features to be Removed	Proposed Design Features	Page Number
Upper Facade	<ul style="list-style-type: none"> • Non-conforming blade sign 	<ul style="list-style-type: none"> • No alterations proposed 	Sheet A5.0
Lower Facade	<ul style="list-style-type: none"> • Storefront and entry door • Portions of the tile bulkhead 	<ul style="list-style-type: none"> • New storefront with relocated entry • Two new blade signs • Tile bulkhead infill to match existing. 	

The demolition of the storefront would not affect the transom or the overall width of the storefront, however it proposes to demolish a portion of the existing bulkhead and the existing glazing and entry door. The relocated entry would retain the design language established with the adjacent tenant space, incorporating a similar keystone shaped recess and tile bulkhead that would match the existing design. The proposal would include an automatic door opener and interior swinging door.

Figure 3 Existing East Elevation, Sheet A5.0, Attachment 1- Project Plans



Figure 4 Proposed East Elevation, Sheet A5.0, Attachment 1- Project Plans



IV. Issues and Analysis

Staff has identified relevant criteria pertinent to this project from the established Design Review practices and general City-wide design guidelines, the City's Sign Ordinance, and Downtown Design Guidelines for Signs and Awnings. Excerpts from those documents are outlined below with special attention to those that could benefit from input from the Commission at this time.

A. City-Wide Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

Page 1 A) Building and Parking Siting

(1) Setbacks a. *The street facade of commercial streets should be respected, in order to create or maintain the sense of urban space. No new building line facing a street should be significantly in front of, or behind adjacent building facades unless such a variation complements or enhances the immediate urban space.*

Page 2 B) Street Facades

(1) Harmony with Surroundings *The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings. This is especially important when the architectural style of the proposed design is in strong contrast to that of adjacent structures. Form, color, materials and texture of existing buildings should be considered in design of new structures. Landscaping should also be compatible with surroundings.*

Staff Analysis: The use of the City-Wide Design Guidelines is mandated by BMC Section 23.406.070(G)(2) in the review of project proposing exterior changes to buildings in non-residential districts. One of the purposes of Design Review listed in the Ordinance is to “ensure that development is compatible with its urban context” and “provide a pleasing urban environment...”. The design as proposed would provide continuity within the building by maintaining the language of the storefront established by the original design of the two matching tenant suites and providing an accessible entrance is key to the urban fabric of the area. The upgrades would to continue key design features of the façade, including the tile bulkhead and the keystone entry door configuration. Outside of the storefront, the character defining features of the building will remain untouched. Staff finds that the alterations proposed by the applicant uphold the objectives of Design Review as stated in the Ordinance, and as prescribed by the City-Wide Guidelines.

B. Title 20: The Sign Ordinance

Regulations for signage can be found in Title 20 of the Berkeley Municipal Code (BMC). The following standards apply to the proposed signage in this application:

BMC Section 20.24.030 Commercial Signs

(A) On premises with one street frontage, any combination of two of the following: one wall sign, one projecting sign, one ground sign, one roof sign, one marquee sign, one moving sign.

BMC Section 20.16.130 Projecting (blade) Signs

(A) A sign may project horizontally from the exterior wall of a building; provided, that such projection does not violate other sections of this chapter or interfere with the allowable signs permitted on the premises being encroached upon. As used in this section, projecting signs shall not be construed to be off-premises signs.

(C) The height of a projecting sign shall not exceed twenty-five (25) percent of the height of the building wall to which it is attached. No portion of a projecting sign shall extend more than one-third of the sign height or eight feet, whichever is less, above the highest point of a parapet wall or more than four feet above an eave line. The lowest point of the sign must be at least eight feet above the surface of any sidewalk or street.

BMC Section 20.16.150

(A) Height. No portion of a wall sign shall be higher than the roof of a building or lower than three feet above existing ground level. No portion of a wall sign shall be permitted above the third floor space, or forty (40) feet above the existing grade adjacent to the building, whichever is less.

Staff Analysis: As proposed, the signage is well within the requirements of the Sign Ordinance. The size and locations are appropriate for the intended use within this commercial district and fit within the architectural design of the building.

C. Downtown Berkeley Design Guidelines for Signs are not applicable for this project but are used City-wide as recommendations where no such design measures have yet been adopted to ensure consistency. Excerpts from the Downtown Guidelines are included below for your reference:

Page 49-54 Signs & Graphics

All Signs

- (2) Signs should reflect the character of the building and its use. When the building has little or no architectural character, it is imperative that the sign design adds interest and beauty to the façade.*
- (6) The size of signs and sign letters should be in scale and proportional to the space in which they are located, with letters typically between 6 and 16 inches high.*

Projecting Signs

(1) *Design and locate signs which are compatible in scale, proportion and design with the façade. Rectangular signs should typically be vertically oriented and of minimal size (under 12 square feet per face).*

Staff Analysis: The proposed signage fits within the designated sign bands provided within the existing building design. The two proposed projecting (blade) signs would ensure that both tenant spaces have equitable and compatible visibility for their signage. The size and orientation is complimentary to the scale of the building and the high volume of pedestrian traffic experienced by this location.

V. Discussion Items

Consistent with the City's established practices for Design Review, Staff recommends that the Commission study and consider the following aspects of this design proposal:

Proposed Storefront Design

- Potential impacts to historical integrity

VI. Recommendation

Staff recommends that the Commission review the proposed alterations and provide advisory comments to staff for the pending Staff Level Design Review application, in accordance with BMC Section 23.406.070.1(A).

Attachments

1. Historic Evaluation prepared by Mark Hulbert, received October 1, 2024
2. Proposed Project Plans, received November 19, 2024

Prepared by: Desiree Dougherty, Assistant Design Review Planner; ddougherty@berkeleyca.gov; 510-981-7431
Reviewed by: Fatema Crane, Principal Planner; fcrane@berkeleyca.gov; 510-981-7410

October 1, 2024

2430 Bancroft Way, Berkeley
City of Berkeley Historical Evaluation

This historical and historic architectural evaluation addresses the existing property and building at the above address and based on the City of Berkeley's historical and cultural resource evaluation criteria. This overall effort has been based on site visits, the acquisition and review of city permit records, deed research at the County, U.S. census, historic telephone directory and newspaper searches, along with general historical and architectural research. The following first summarizes the subject resource then proceeds to the City of Berkeley evaluation.

The subject parcel (APN 55-1878-17), which spans 2426-2430 Bancroft (hereafter 2430 Bancroft) is located at the south side of Bancroft Way directly south of the U. C. Berkeley campus (figs.1-3). The parcel houses a 2 story residential over commercial building (fig.4).

Evaluation Summary

The subject building is listed in the State Office of Historic Preservation's (OHP) inventory, the *Built Environment Resource Directory (BERD @https://ohp.parks.ca.gov/?page_id=30338)*, where it has been assigned a rating based on a 2006 federal transportation related survey. In this case, the assigned rating is "6Y," which indicates that the property has been determined ineligible for the National Register and has not been evaluated for either state or local historical listing. This building is also not a local landmark or structure of merit nor is there a landmark application in play and neither is the address listed in the LPC's informal list of potential landmark initiations. Consequently, this property is not, at present, a potential historic resource under the California Environmental Quality Act (CEQA) nor under the City of Berkeley's Landmarks Preservation Ordinance (LPO).

Based on generally available historical research and documentation, the current evaluation and documentation effort affirms historic resource potential where none has been previously identified and for the purpose of addressing a modest project that would alter one of the building's storefronts. As such, exhaustive research and documentation have not been undertaken as doing so would exceed the requisite to identify whether a potential historic resource exists and, if so, as in this case, measure the potential impact of a modest alteration on the potential historic resource.

As demonstrated herein, 2430 Bancroft Way is eligible as a City of Berkeley Structure of Merit. The simple basis for such a finding is its good, largely intact exterior architecture and which contextual character contributes to its urban setting, the historic extant character and characteristics of which are located entirely at the front and the frontward east side (as no original plans or photos have been located, presumed original except as noted) and include, from top to bottom:

- Ornamentally cast cornice with pairs of glyphs supporting a clay tile roof edge, its west end terminated by a shaped projecting block;
- Textured and painted stucco exterior wall finish;
- Ornamental cast plaster grillwork, rosettes and panels;
- Inset upper story window openings with panels above, molded wood casings and 3-part wood windows each with transom windows (excluding the replacement sashes at east side window);
- Central inset and blank sign panel;
- Continuous flat string course under the second floor sill line;

- Raised sign panels with molded plaster frames above each storefront and a cast plaster panel above the central entry depicting a boar;
- Central entrance portal with chamfered upper corners, an outer fixed wood transom with 5 vertical lites, a recessed entry doorway with wood transom window and separate wood window above (excluding non-original wood entry door);
- Two 1-1/2 story storefront openings with chamfered upper corners and fixed wood transom windows with vertical lites – the left side 3 window units each with 7 lites, the right 2 units each with 8 lites, each unit separated by a turned wood spindle (3 total).
- Metal framed fixed storefront windows over tile aprons flanking funnel entries each with a recessed, wood-framed single-panel glazed wood door.
- Frontward east side façade treatments, including clay tile capped cornice with a terminal block at its south end, 2 single upper story windows with transoms, and a narrow flush storefront window upon tile apron with 7 vertical lite wood sash transom window.

Identifiable frontward exterior non-historic alterations include:

- Replacement central front entry door.
- Replacement sashes in the upper left (east) window.
- Removal of a transom plaque at the east side;
- Signage, including the central projecting banner, pier/mounted and storefront transom and window signs.
- Exterior lighting, miscellaneous equipment and appurtenances.

Summary History

2430 Bancroft Way was constructed in 1923-24 as an apartment-store building with, per the October 1923 building permit (#15340), 8 apartments. Prior to then, the subject parcel was undeveloped. The building's construction was originally announced in the November 1923 *Building and Engineering News*, where the wood frame building was labeled "Apartments," its owner T. E. Davis, contractor McWethy & Greenleaf, the architect listed as "none" thus, evidently, design-built by the contractor. A building completion notice was recorded March 2, 1924.

The building's original owner and developer, Tracy E. Davis, who acquired the subject property from E. B. and Benjamin Bangs in February 1923, was a stationer and bookseller whose Davis' Student Supply Store was then located at 2431 Bancroft. The subject building's first directory listings, in 1924, were for a range of residential tenants at the addresses 2426 and 2430, with doctor's offices at 2428. In 1926, the same year Davis sold the business to L. K. Emory and C. R. Warfel, the bookstore was first listed at 2430 Bancroft under the name Davis Bookstore; then in 1927 as E. B. Emory, bookseller and in 1928 Chas T. Travis, bookseller. In 1930, the name Tracy E. Davis Bookstore returned and remained until the building was sold, in 1937, by Davis to Boyd W. and Mary Frost Lucas. The 1937 directory then listed the store as the Campus Textbook Exchange at 2430 Bancroft.

The bookstore originally occupied only a part of the early building, presumably the east side, though later fully occupied the ground floor – by 1944 the address 2426 was not listed and the B. W. Lucas College Book Co. was listed at 2430, presumably the entire first floor. A bookstore thereafter partly remained until 2020. In the interim, a separate shop at the address 2426 appears to have first been created in the mid-1960s, when Lucas Books remained at 2430. At this juncture, a cafe occupies the

eastern storefront, the western commercial space is vacant and the upper floor (2428) houses offices and apartments.

Only a few permit records exist for this property (from microfiche at City of Berkeley):

<i>year</i>	<i>work</i>	<i>address</i>	<i>owner</i>
1923	Store with 8 apartments	2426-28-30	T. E. Davis
1924	Addition [interior?]	2428	Dr. Denman (tenant)
1945	Reroof	2430	B. N. Lucas
1949	Sign	2430	Lucas Book Store
1966	Repair fire walls	2430	Mrs. Lucas
1968	Int. alts.	2426	Boyd Lucas
1969	Sign alt.	--	B.W. Lucas College Book Co.
1975	Int, alts.	2430	James Lucas
1978	Repair stucco, door, rear wall	2430	U.P.B. Investment Group (tenant?)
1980	Sign	--	Jas. R. Lucas
1981	Remodel int., add mezz.	--	William J. McClung

The Boyd family retained ownership until August 1981 when the property was deeded to a partnership, the UPB Investment Group, whose founder was William McClung, whose University Press Books first occupied the ground floor in 1974 and for whom the 1981 permit separately created University Press Books in the western store and The Musical Offering café in the eastern store. Per news accounts (no recent deed has been researched), UPB sold the building in 2013.

Summary Descriptions (figs.4-11)

2430 Bancroft Way is a 2-story structure with mixed office-residential over commercial uses. Built on original lot 4 of block 1 of the Beaver Tract (current lot 17 of block 1878), the building fronts on Bancroft to the north and largely occupies its 50 foot wide by 130 foot deep site but for shallow east side and rear setbacks.

The stuccoed Italianate-Mediterranean style facade is asymmetrical with, at street level, a narrow central entrance way with recessed entry door (to the upper stories) flanked by a storefront bay at each side, the left (east) side approximately a third wider than the right storefront, atop which are second floor windows of equal width and symmetrically placed relative to overall façade. At the ground floor the building stands on narrow piers with inset panels at each corner and between the central entry way and storefronts.

Facade treatments – including the clay tile capped cornice with a terminal block at its south end, two single upper story windows and a narrow storefront window with apron – return around the northeast building corner before stepping back and giving way to a very basic and long east side wall. The building's west side and rear (south) walls adjoin neighboring properties so are not visible from the street.

Each of the façades features are as summarized above, as are non-historic alterations.

Associated Persons

Persons directly associated with the subject property and building include Tracy E. Davis, a bookseller who developed the building and briefly operated a bookstore therein. Subsequent owners

include Boyd Lucas, who owned the building and where the Lucas Bookstore operated from 1937 until his passing in 1973. From 1981 to 2013, William J. McClung and the UPB Investment Group owned the building, where they operated the bookstore and café, the former closed in 2020, the café still in operation. In each case, these owners were associated with this building and its commercial uses while no other identifiable associations have been found. A mix of apartment tenants have also occupied this building, some identifiable via directory listings, none of any direct potential historic importance relative to this building.

Evaluation

As stated, the subject property and building have not been previously evaluated for historical potential. Concomitantly, based on the City's *LPO* criteria (per Section 3.24.110 Landmarks, Historic Districts and Structures of Merit Designation Criteria for Consideration), this effort concludes with a Berkeley Landmark/Structure of Merit evaluation, first under the Landmarks criteria followed by Structure of Merit criteria.

Under the *LPO*'s Landmark criteria, the residential-commercial property and building at 2430 Bancroft:

- Is not a "first, last, only or most significant architectural property of its type in the region," as the extant 1924 building is common locally and regionally (*LPO* Section A.1.a).
- Is not prototypical or outstanding as there are, again, many other buildings of its type and period, locally and regionally; has no identified architect or engineer: and is not the work of an historically important builder. (Leroy) McWethy & (Franklin) Greenleaf were Oakland building contractors in the 1920s who, based on general building construction periodicals (*Building and Engineering News, Organized Labor*), built houses, multi-residential and commercial buildings, largely in Oakland, and who are without identified or identifiable importance (*LPO* Section A.1.b).
- Is not architecturally worthy of preservation for any exceptional value as part of the neighborhood fabric (*LPO* Section A.1.c).
- Is not associated with the movement or evolution of religious, cultural, governmental, social or economic developments of the City (*LPO* Section A.2). In its early-20th century, off-campus development context, there are no development patterns of potential historic importance associated with this property or its building.
- Is not worth preserving for usefulness as an educational force, as there is no potential educational value associated with the subject residential-commercial building or its uses (*LPO* Section A.3).
- Does not embody or express the history of Berkeley/Alameda County/California/United States (*LPO* Section A.4).
- Is not eligible for listing on the National Register (*LPO* Section A.5).

Under Structure of Merit criteria, the subject building façade:

- Is worthy of preservation as part of the block and street frontage (*LPO* sec.B.1) as the contextual, frontward architectural character of the extant building contributes to its urban setting.
- Is not contemporary with a designated landmark within the neighborhood (*LPO* Sec.B.2.a1). In the context of which, the nearest non-residential landmarks include: Berkeley City Club (Morgan, 1929-30); Edwards Stadium (Perry & Jory, 1932); Odd Fellows' Temple (Plachek, 1930); and

Howard Auto Co. (Reimers, 1930). Each are directly related to one another by age yet do not directly relate to the subject 1924 building. The landmarked First Unitarian Church (A.C. Schweinfurth, 1898) is also close by yet even further unrelated. Further to the east on Bancroft, other landmarks include; Fred Turner Building (Morgan, 1940); University YWCA (Esherick, 1958); University Art Museum and (Ciampi, etal, 1970), none of which are related to 2430 Bancroft. Therefore, the subject building has no direct historical or historic architectural associations to or compatibility with any identified landmarks in the direct vicinity.

- Is not contemporary with an historic period or event of significance to the City or to this neighborhood, block, street frontage, or group of buildings (LPO sec.B.2.a2).
- Is not compatible in size, scale, style, materials or design with any nearby Berkeley Landmarks (LPO sec.B.2b).
- Is a good example of contextual architectural design (LPO Sec.B.2c) with its 2-part façades of Italianate-Mediterranean design character.
- Is historically significant to its block and street frontage (LPO sec.B.2d) as a contextual building.

In conclusion, based on this evaluation of the City's historical criteria, the residential-commercial building at 2430 Bancroft Way in Berkeley is not eligible as a City of Berkeley Landmark yet is eligible as a Structure of Merit on the simple basis of its good, largely intact frontward exterior architecture and which contributes to its neighborhood context.

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-11 (pp.6-9)



Fig.1 – 2430 Bancroft (circled) – Location aerial (Google Earth, 2024, north is up)



Fig.2 – 2430 Bancroft (highlighted) – Aerial (Google Earth, 2022, north is up)

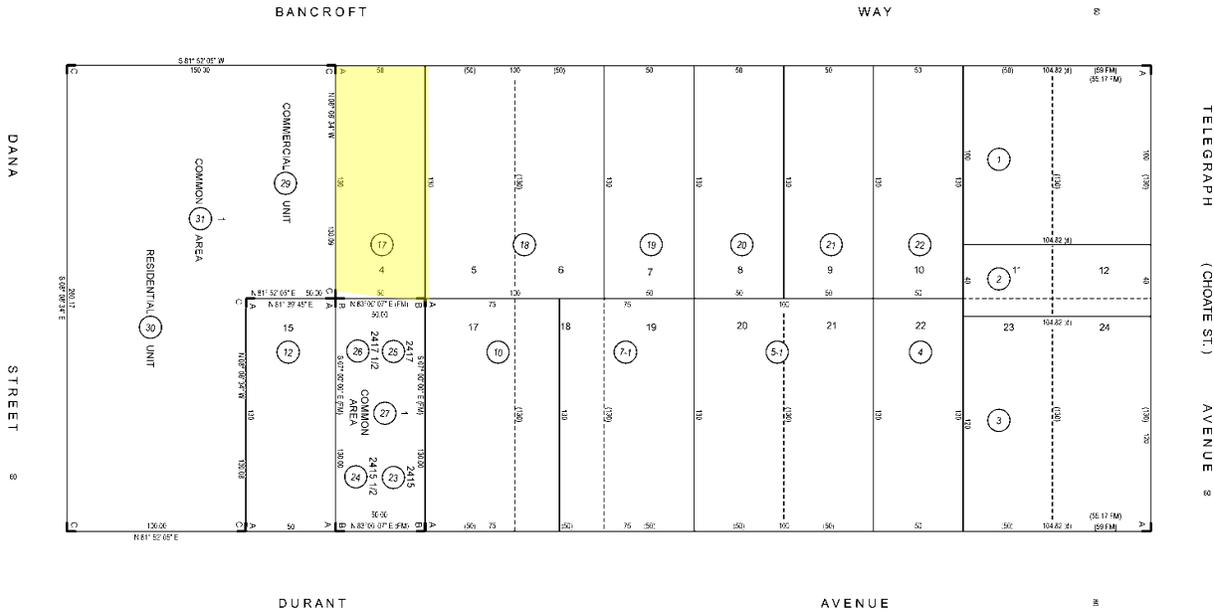
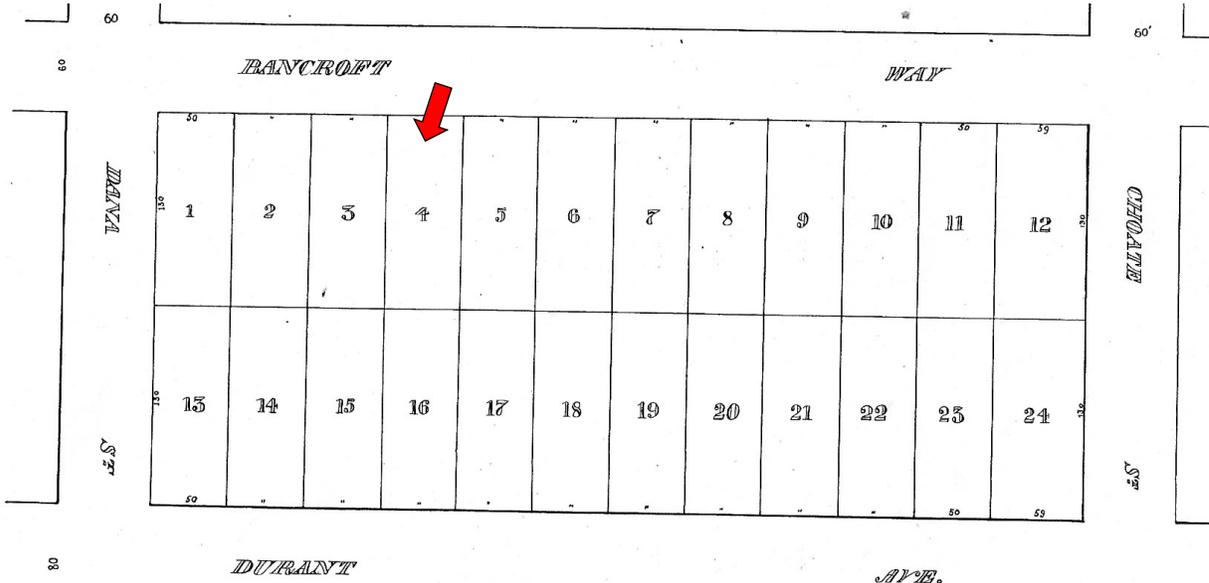


Fig.3 – 2430 Bancroft (highlighted) – from Assessor's Parcel Map



6/2535
 254
 Filed at the request of J.L. Benker
 July 22nd 1884 at 10 min past 9 am.
 in the Office of the County Recorder of
 the County of Alameda State of California
 J.L. Benker County Recorder
 By W.D. Hamilton Deputy Recorder.

MAP
 OF THE
 BEAVER TRACT BLOCK N-1

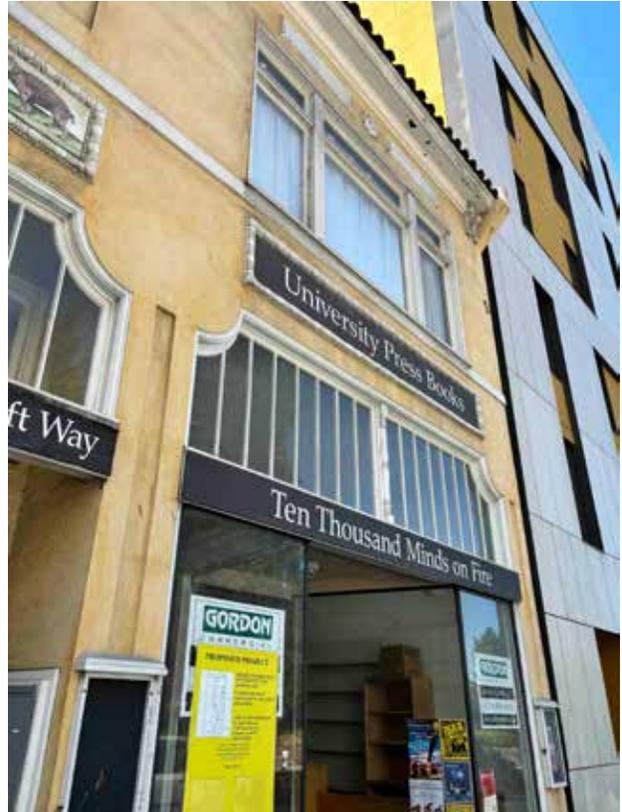
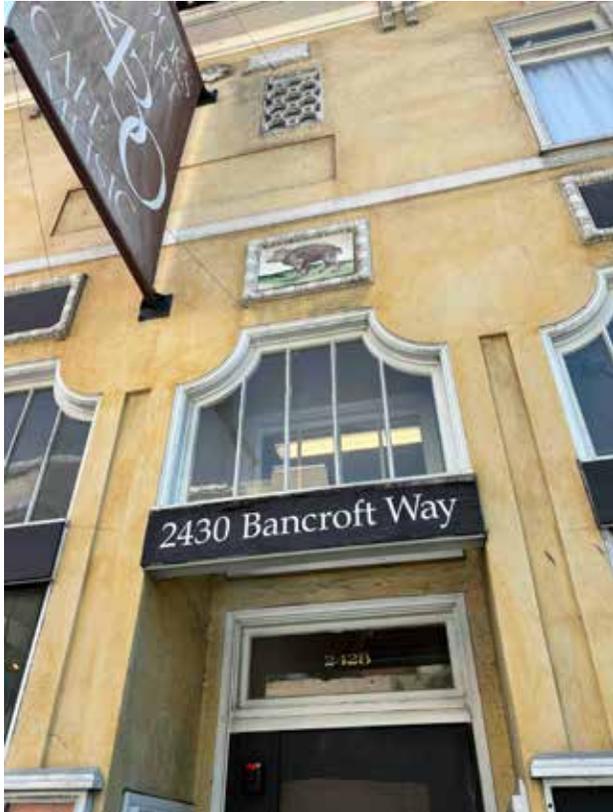
Fig.4 – 2430 Bancroft (future location) – 1884 tract map



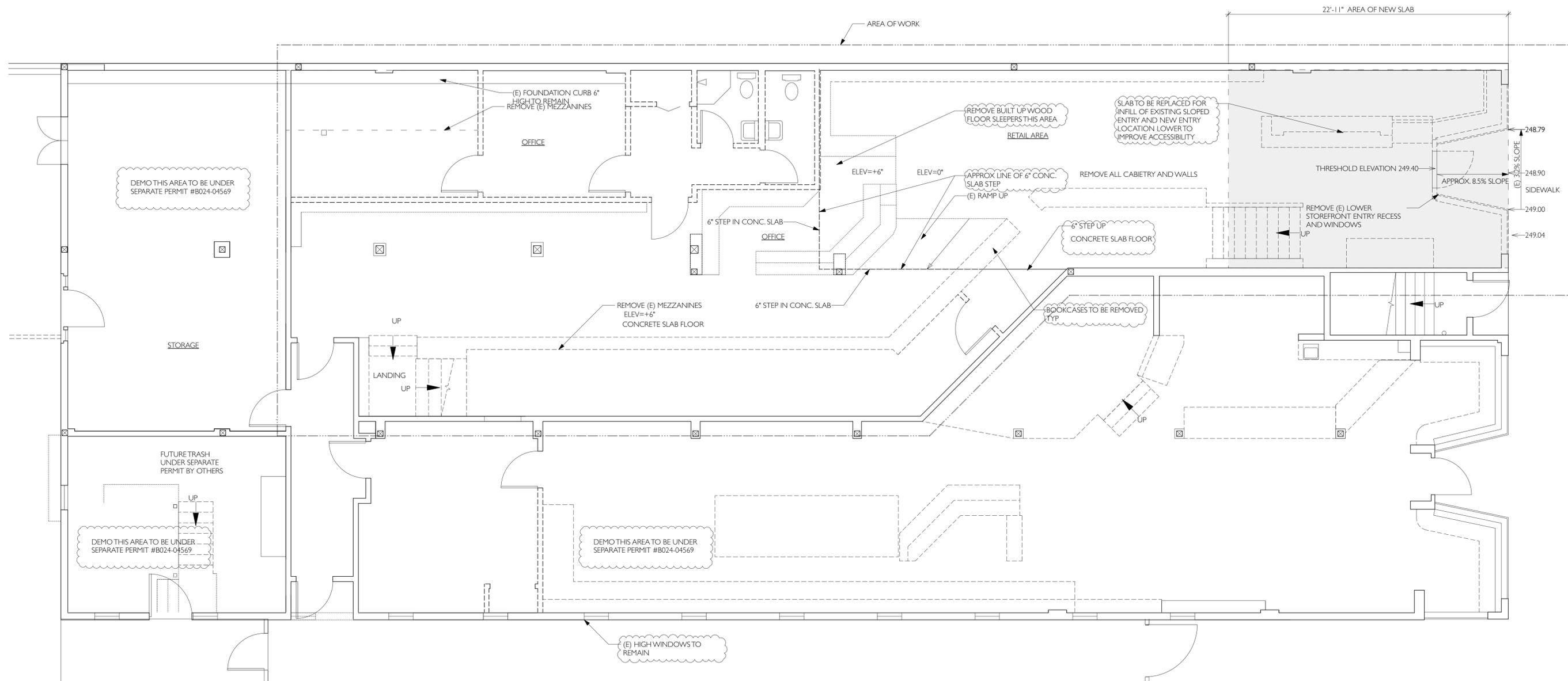
Fig.5 – 2430 Bancroft – Front (north – Google Earth, 2024)



Figs.6-7 – 2430 Bancroft – Fronts, from northeast (left) and northwest (figs.4-11, MH 2024)



Figs.8-11 – 2430 Bancroft – Front details



1 FIRST FLOOR EXISTING/DEMO PLAN
A2.0 Scale: 1/4" = 1'-0"

WASTE GENERATED DURING CONSTRUCTION WILL BE MINIMIZED THROUGH A COMBINATION OF EFFICIENT DESIGN, CAREFUL AND ACCURATE MATERIAL ORDERING, HANDLING AND STORAGE, PANELIZED OR PREFABRICATED CONSTRUCTION, REUSE, AND/OR SALVAGE WHERE POSSIBLE.

UNIVERSAL AND HAZARDOUS WASTE
DISPOSAL OF ASBESTOS-CONTAINING MATERIALS, BATTERIES, ELECTRONIC WASTE, FLUORESCENT BULBS, LEAD BASED PAINTS, MERCURY CONTAINING EQUIPMENT AND REFRIGERANTS, REQUIRE SPECIAL PROCESSING PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION ACTIVITIES. ADDITIONAL INFORMATION CAN BE FOUND AT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT, ALAMEDA COUNTY HEALTHY HOMES DEPARTMENT, AND THE CITY OF BERKELEY TOXICS MANAGEMENT DIVISION. CONTRACTOR TO VERIFY EXISTENCE OF ANY HAZARDOUS WASTE AND DISPOSE OF IN A RESPONSIBLE, SAFE AND VERIFIABLE MANNER PER THE ABOVE AGENCIES.

VERIFICATION SHALL BE PROVIDED THAT UNIVERSAL WASTE ITEMS, SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS, AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS, ARE DISPOSED OF PROPERLY, AND ARE DIVERTED FROM LANDFILLS.
DIVERSION DOCUMENTATION
GREEN HALO TRACKING IS REQUIRED
A CONSTRUCTION WASTE MANAGEMENT PLAN HAS BEEN SUBMITTED VIA GREEN HALO AT WWW.BERKELEYWASTETRACKING.COM.
PRIOR TO PERMIT FINAL WEIGHT TICKETS FOR ALL MATERIALS DISPOSED AND RECYCLED MUST BE UPLOADED. PHOTOS ARE ACCEPTABLE FOR SALVAGED/REUSED MATERIALS. CONTRACTOR TO SUBMIT TO GREEN HALO AS REQUIRED

GREEN HALO TRACKING NUMBER: GH270-948-8787

- WALL LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW WALL
 - WINDOW

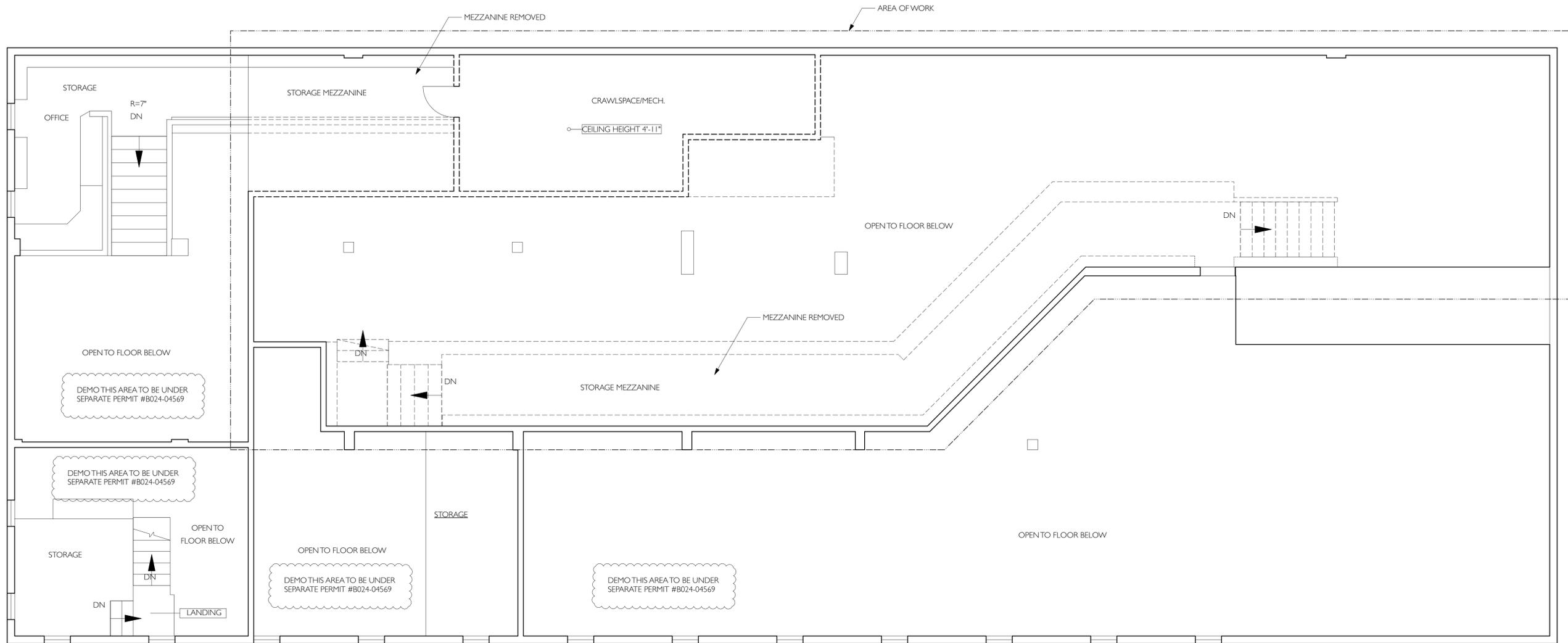
date/revisions:	9/18/24

Harvey Architecture
PoBox 862
San Anselmo, 94979
415 460-1204



Campus Dental Care
2430 Bancroft Way
Berkeley Ca

sheet title:	FIRST FLOOR EXISTING/DEMO PLAN
sheet number:	A2.0



AREA OF MEZZANING REMOVED = 760 SF

1 MEZZANINE EXISTING/DEMO PLAN
A2.1 Scale: 1/4" = 1'-0"

- WALL LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW WALL
 - MAINTAIN (E) ONE HOUR FIRE RATED WALL
 - NEW ONE HOUR FIRE RATED WALL
 - WINDOW

<p>9/18/24</p> <p>date/revisions:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Harvey Architecture</p> <p>PoBox 862 San Anselmo, 94979 415 460-1204</p>		<p>Campus Dental Care</p> <p>2430 Bancroft Way Berkeley Ca</p>	<p>sheet title:</p> <p>MEZZANINE EXISTING / DEMOLITION PLAN</p> <p>sheet number:</p> <p style="font-size: 24pt; font-weight: bold;">A2.1</p>
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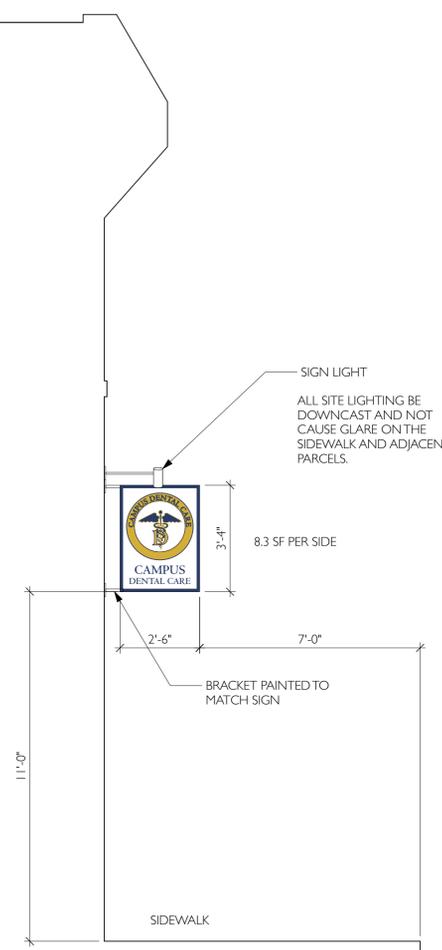


1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

WALL SIGN AREA ALLOWED = 15% OF TENANT WALL AREA = 38.4 SF - 16 SF PROVIDED
PROJECTING SIGN AREA ALLOWED = 10% OF AREA = 25.6 SF - 16.6 SF PROVIDED



3 PROJECTING SIGN
Scale: 3/8" = 1'-0"

COLORS

- Dark Blue #d4af37ff
- Gold #d4af37ff

date/revisions:	9/18/24	Harvey Architecture PoBox 862 San Anselmo, 94979 415 460-1204		Campus Dental Care 2430 Bancroft Way Berkeley Ca	sheet title:	EXTERIOR ELEVATIONS
					sheet number:	A5.0