INFORMATION CALENDAR
June 25, 2019

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Timothy Burroughs, Director, Planning and Development

Subject: LPO NOD: 2140 Shattuck Avenue, #LMSAP2018-0004

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

CURRENT SITUATION AND ITS EFFECTS
The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on June 17, 2019.

BACKGROUND
BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by June 25, 2019. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.
ENVIRONMENTAL SUSTAINABILITY
Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
There are no known fiscal impacts associated with this action.

CONTACT PERSON
Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:
1: Notice of Decision – #LMSAP2018-004, 2140 Shattuck Avenue
DATE OF BOARD DECISION: May 2, 2019
DATE NOTICE MAILED: June 10, 2019
APPEAL PERIOD EXPIRATION: June 25, 2019
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): June 26, 2019

2140 Shattuck Avenue
The Chamber of Commerce/Wells Fargo Building

Structural Alteration Permit application #LMSAP2018-0004 to install and to operate an exterior lighting program on a City Landmark building in Downtown.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, APPROVED the Structural Alteration Permit for this project.

APPLICANT: Maelisa Reed, Maelight, 121 Broadway, #526, San Diego, CA 92101

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

ENVIRONMENTAL REVIEW STATUS: Projects that are found to be consist with the Secretary of the Interior Standards for the Treatment of Historic Properties may be exempt from environmental review under CEQA Guidelines Section 15331.

The Application materials for this project are available online at:
http://www.cityofberkeley.info/zoningapplications

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

COMMISSION VOTE:  6-0-0-2 (one vacancy)

YES:  ABRACHAS DA SILVA, ADAMS, ALLEN, CHAGNON, FINACOM, SCHWARTZ

NO:  NONE

ABSTAIN:  NONE

ABSENT:  CRANDALL, O’MALLEY

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

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk’s telephone number is (510) 981-6900.

2. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

3. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
   a. The basic fee for persons other than the applicant is $500. This fee may be reduced to $100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
   b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is $500, which may not be reduced.
   c. The fee for all appeals by Applicants is $2500.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:
http://www.ci.berkeley.ca.us/permitservicecenter/.
NOTICE CONCERNING YOUR LEGAL RIGHTS:
If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you
or someone else raised at the public hearing described in this notice, or in written
 correspondence delivered to the Landmarks Preservation Commission at, or prior to, the
 public hearing.

2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of
the action of the Landmarks Preservation Commission is mailed. It is your obligation to
 notify the Land Use Planning Division in writing of your desire to receive a Notice of
 Decision when it is completed.

3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section
65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil
Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed
more than ninety (90) days after the date the decision becomes final, as defined in Code of
Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period
will be barred.

4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant
that the 90-day protest period for any fees, dedications, reservations, or other exactions
 included in any permit approval begins upon final action by the City, and that any challenge
must be filed within this 90-day period.

5. If you believe that this decision or any condition attached to it denies you any reasonable
economic use of the subject property, was not sufficiently related to a legitimate public
purpose, was not sufficiently proportional to any impact of the project, or for any other
reason constitutes a “taking” of property for public use without just compensation under the
California or United States Constitutions, your appeal of this decision must including the
 following information:
   A. That this belief is a basis of your appeal.
   B. Why you believe that the decision or condition constitutes a "taking" of property as set
      forth above.
   C. All evidence and argument in support of your belief that the decision or condition
      constitutes a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been
taken, both before the City Council and in court.
LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
LMSAP2018-0004
2140 Shattuck Avenue
April 8, 2019
Page 4 of 4

PUBLIC COMMENT:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:
Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:
1. Approved Findings and Conditions
2. Project Plans, received MARCH 18, 2019

ATTEST:
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant: Maelisa Reed
Maelight
121 Broadway, #526
San Diego, CA 92101

Owner: Bollibokka Shattuck LLC
Pacific West Asset Management
P.O. Box 19068
Irvine, CA 92623
2140 Shattuck Avenue
The Chamber of Commerce/Wells Fargo Building

Structural Alteration Permit #LMSAP2018-0004
To install and to operate an exterior lighting system on a City Landmark building in Downtown.

CEQA FINDINGS
1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”) if it adheres to the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not cause a substantial adverse change to the significance of a historical resource.

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS
Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The historic bank, office and commercial use of the subject building will continue and is not proposed to change with this alteration permit request for an exterior lighting program.

2. The historic character of the Chamber of Commerce building will be retained and preserved with the proposed installation of an exterior lighting program. The distinctive materials of the building would not be removed, and there would be no alteration of the building’s spaces.

3. The building will continue to be recognized as a physical record of Berkeley’s early period of commercial growth in the Downtown. The proposed installation of light fixtures would not create a false sense of historical development because the fixtures are distinctly contemporary in their design and materials, and not similar to fixtures from the building’s historic period.
4. There are no known changes to this property that have acquired historic significance in their own right and, therefore, this standard would not apply to this property or alteration proposal.

5. The proposed lighting installation project does not include a proposal to repair any existing deteriorated features of the subject building. This standard does not apply to this project.

6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible as a condition of this permit, though none are anticipated with this project.

7. Any archeological resources at this site will be unaffected by the proposed work which includes no excavation.

8. The proposed installation of light fixtures could be undertaken such that, if the fixtures were removed in the future, the essential, overall form and integrity of the 12-story Chamber of Commerce building would be unimpaired.

ZONING ORDNANCE DESIGN REVIEW FINDINGS
In accordance with Berkeley Municipal Code Sections 23E.08.020 (Design Review Standards) and 23E.08.040 (Design Review Applicability), the Commission finds that the proposed project is permissible.

LANDMARK PRESERVATION ORDINANCE FINDINGS
As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve and enhance the characteristics and features specified in the designation for this property.
STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

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

   The conditions of this Permit shall be printed on the second sheet of each plan set submitted for a building permit pursuant to this Permit, under the title ‘Structural Alteration Permit Conditions’. Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2” by 11” sheets are not acceptable.

2. **Plans and Representations Become Conditions**

   Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. **Subject to All Applicable Laws and Regulations**

   The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

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

   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.

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

5. **Indemnification Agreement**

   The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.
6. **Chemical Treatments.** Any chemical treatments needed as installation progresses or as lighting fixtures are removed shall be undertaken using the gentlest means possible.

7. **Repair and maintenance.** Fixtures shall be maintained in good condition and repaired as needed to remain like new condition. All work to remove or replace fixtures in the future shall be undertaken with expert care to protect, preserve and/or restore the building’s historic features, character and finishes as recommended by the National Park Service.

8. **Lighting.** Prior to staff sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. All exterior lighting shall be shielded and directed away from property lines to prevent excessive glare beyond the subject property.

9. **Colors.** Prior to staff sign-off of the building permit set of drawings, the applicant shall submit color and materials information (including lighting color) for review and approval by staff.

10. **Energy Efficient Lighting.** At all times, all lighting shall be energy efficient and shall adhere to or exceed the standards of Title 24 of the California Building Code.

11. **Hours of Non-Operation.** The subject lighting program shall be turned off between the hours of midnight and sunrise.

12. **Performance Review and Mandatory Adjustments.** All exterior building lighting shall be installed with a dimmer. There shall be a six-month review period after installation for staff to determine whether there should be adjustments to the lighting levels, and the property owner shall make adjustments accordingly. The applicant shall notify staff once the lighting is installed.
Maelisa Reed Lighting

2140 Shattuck Ave – Exterior Building Illumination Supplemental Submission 3
Re-Design Uplight Specification 3/13/19

Our goal in illuminating this beautiful building and highlighting the dramatic architecture is to contribute to the downtown Berkeley skyline and to add the visual enjoyment of the downtown area by the residents, businesses, students and tourists.

It is our assertion that the illumination of this building to highlight the fine historical architectural details will surely add value to each of the neighboring views in comparison to a dark building fascia with sparsely lit office windows.
In response to the lighting design program concerns per city staff dated February 15, 2019, we would like to submit the following as a prescription to solve the design criteria concerns.

- The proposed lighting installation and program are not successfully coordinated with the architectural style of the subject building.

Our intention when specifying this particular LED Uplight as stated on our original submission is because this platform allows us to paint them to the exact color of the building materials where the fixtures will reside so to blend in and disappear into the other details of the architecture, and only be slightly visible to a passerby who might be looking up at the 2nd and 3rd floor. The fixture itself is simplest designs amongst building light fixtures in the lighting industry.

Please review these “like” historical lighting projects and notice the industrial look of the fixtures another designer had selected. For the Shattuck lighting project, we carefully selected the specific fixtures because of our attention given to have the fixtures blend and disappear into the building fascia with a minimum visual sign of fixtures.

Comparable Historical Building San Diego Uplight Project – Using Alternate Uplight Fixtures

LED Uplights on Historical San Diego commerce building
These lights are far more industrial than what we would like to observe on Shattuck building.
Comparable Historical Building San Diego Uplight Project – Using Alternate Uplight Fixtures

LED Uplights on Historical US Grant Hotel

These lights are far more industrial than what we would like to observe on Shattuck building.
In response to the lighting design program concerns per city staff dated February 15, 2019, we would like to submit the following as a prescription to solve the design criteria concerns.

- The proposed installation is not integrated with the design of the building or site owing primarily to the [obtrusive] profile of proposed fixtures, which are not in scale with the existing building’s details.
- The proposed fixtures would project beyond the profile of the existing architectural features and design details of the building and, therefore, have the potential to degrade the character and special qualities of the building.

We have opted to remove the extension arm previously submitted in our design and simply place these fixtures against the fascia creating a smaller more compact profile. The fixtures will be shielded from any view below from pedestrians looking up at the 2nd and 3rd floor when passing by and be largely shielded by the existing architectural ledge on the building.
In response to the lighting design program concerns per city staff dated February 15, 2019, we would like to submit the following as a prescription to solve the design criteria concerns.

- The project may not be appropriate for this site because the proposed lighting is not shielded to avoid glare from the vantage points within the immediate vicinity of the project where residential and commercial uses and activities occur 24-hour daily.

We will install shielding on the Uplight fixtures to prevent light pollution to adjacent buildings. The fixture “as manufactured” is highly engineered to create an extremely narrow 7-degree column of light with no light overspill, in taking into considerations of concerns from staff, we also propose to install side light barriers onto the fixtures as an additional measure focus the soft illumination only on the intended location.

We also propose to install a timer system to the lighting program that would comply with any request to have the lighting partially or fully turned off at desired hours of the night.
2140 SHATTUCK AVE.
1. The contractor shall furnish all conduits and/or conductors required for a complete and operational electrical system.

2. The contractor shall furnish all switchgear and circuit breakers, unless otherwise directed by the owner.

3. The contractor shall furnish all control devices, unless otherwise directed by the owner.

4. The contractor shall furnish all lighting fixtures and switches, unless otherwise directed by the owner.

5. The contractor shall furnish all plumbing fixtures and faucets, unless otherwise directed by the owner.

6. The contractor shall furnish all mechanical equipment, unless otherwise directed by the owner.

7. The contractor shall furnish all HVAC systems, unless otherwise directed by the owner.

8. The contractor shall furnish all electrical control systems, unless otherwise directed by the owner.

9. The contractor shall furnish all fire protection systems, unless otherwise directed by the owner.

10. The contractor shall furnish all communication systems, unless otherwise directed by the owner.

11. The contractor shall furnish all security systems, unless otherwise directed by the owner.

12. The contractor shall furnish all life safety systems, unless otherwise directed by the owner.

13. The contractor shall furnish all emergency systems, unless otherwise directed by the owner.

14. The contractor shall furnish all energy management systems, unless otherwise directed by the owner.

15. The contractor shall furnish all operational systems, unless otherwise directed by the owner.
14. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL CORRECT DEFECTS AT CONTRACTOR'S EXPENSE.

13. EXISTING LIGHT FIXTURES, SWITCHGEAR, ELECTRICAL EQUIPMENT, ETC. BEING REMOVED SHALL BE RETURNED TO THEIR ORIGINAL LOCATIONS, OR AS DIRECTED BY THE CONTRACTOR, PRIOR TO COMPLETION OF THE PROJECT.

B. DO NOT SCALE DRAWINGS AS THEY ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. CONTRACTOR SHALL PROVIDE DRAWINGS, AND EXISTING SYSTEMS, WORK INCORPORATING ALL MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICT WITH OTHER TRADES, TO PROVIDE ACCESS FOR OTHER TRADES WORK, AND TO MEET ALL APPLICABLE STANDARDS.

ELECTRICAL CODE, TITLE 24, PART 6 AND OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, SHALL BE FOLLOWED. COMPLETELY REPRODUCED DRAWINGS, AND EXISTING SYSTEMS, SHALL BE RETURNED TO THE OWNER, EXCEPT FOR THOSE ITEMS BEING REMOVED.

DETERMINE EXTENT OF WORK INVOLVED. PROVIDE LABOR AND MATERIALS AS REQUIRED TO MAINTAIN AND/OR RESTORE CONTINUITY OF SERVICE TO EXISTING CIRCUITS.

7. PLACED IN A HARD COVER THREE RING BINDER WITH INDEX PAGE AND INDEX TABS. ALL NAME TAGS ARE AUTHENTICATED. RESPONSIBILITY FOR ALL MATERIALS AND DOCUMENTATION SHOWN ON THE SHEET RESTS WITH THE CONTRACTOR.

1. CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE (O&M) MANUALS FOR ALL ELECTRICAL EQUIPMENT AND MATERIALS SPECIFIED. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA.

2. CONTRACTOR SHALL PREPARE SHOPS FOR INSTALLATION, AS WELL AS INSTALLATION AND ACCEPTANCE OF ALL ELECTRICAL PARTS, DEVICES, CONDUIT, WIRE, CABLE SIZES AND BATTERY CALCULATIONS TO BE USED AND SHALL BE STAMPED. CONTRACTOR SHALL PROVIDE INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITY, INCONSISTENCY OR ERROR WITHIN FIVE (5) DAYS OF DISCOVERY.

7. ALL EQUIPMENT SUCH AS SWITCHBOARDS, DISTRIBUTION BOARDS, DISCONNECT SWITCHES, TRANSFORMERS, DISTRIBUTION PANELS SHALL BE PLACED IN ELECTRICAL ENCLOSURES AND REMAINING TO BE RE-CONNECTED TO NEW OR EXISTING SWITCHBOARDS / PANELBOARDS. PROVIDE SWITCHES, FUSE RATING SPECIFIED. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA FOR ELECTRICAL THICKNESS AND QUALITY OF MATERIALS, SIZE OF WIRE, SIZE OF CIRCUIT TO SOURCE.

B. CONTRACTOR SHALL APPLY TRANSFORMER WITH HINGED, LOCKABLE COVERS SECURED WITH TAMPER-PROOF SCREWS.

CONTRACTOR TO MAINTAIN AIR FLOW AND ACCESS.

1. PROVIDE CERTIFIED TECHNICIAN. SUBMIT TO ENGINEER PRIOR TO SUBMITTAL TO FIRE ALARM DEPARTMENT.

2. FIXTURES INDICATED AS BEING EMERGENCY SHALL BE PROVIDED WITH BATTERY POWERED INVERTER UNIT FOR TRANSFER TO BATTERY SUPPLY ON LOSS OF NORMAL AC POWER AND TO OPERATE AT 1300 LUMENS MINIMUM FOR RECESSED FIXTURES AND MINIMUM 700 LUMENS FOR RECESSED DOWNLIGHTS.

3. BOXES SHALL BE MINIMUM 4" SQUARE WITH REQUIRED EXTENSIONS AND PLASTER OR TILE RINGS. CLIP FIXTURE TO GRID ON TWO SIDES WITH FACTORY-FURNISHED CLIPS. FINAL CONNECTION TO RECEPTACLE INSIDE A WEATHER-PROOF ENCLOSURE, TAYMAC (HUBBELL), SINGLE GANG, IN-USE COVER PLUG TO PREVENT MOISTURE FROM ENTERING FIXTURE.

21. FINAL CONNECTIONS TO MOTEUR, TRANSFORMER AND OTHER DIRECTED EQUIPMENT SHALL BE WITH COPPER WIRE, SEAMLESS,绑架接头, OR UL LISTED, RATED CLASS 'R' FUSES ONLY AND REJECT OTHERS. INSTALL DISCONNECT SWITCH ON TWO (2)-24" LONG UNI-STRUT CONDUIT. THIS CONDUIT, DUMPED SUBSTATION CONDUIT, OR SIMILAR ELECTRICAL ENCLOSURE SHALL BE MANUFACTURED OF SEAMLESS STAINLESS STEEL, NOT LESS THAN 14-GAUGE THICKNESS. THE USE OF ALUMINUM CONDUCTORS SHALL BE SOLELY DETERMINED BY THE OWNER.

20. CONDUITS PENETRATING THROUGH ROOF SHALL HAVE ROOF FLASHING WITH CAULK TYPE COUNTER FLASHING INSTALLED TO MAINTAIN THE SOUND INTEGRITY OF THE WALL.

13. CONTRACTOR SHALL PROVIDE CONTROLS, INTER-LOCKS, ACCESSORIES AS REQUIRED FOR MOTOR CONTROL. THE CONTROL PANELS SHALL BE MANUFACTURED OF STEEL OR ALUMINUM, RATED CLASS 'R' FUSES ONLY AND REJECT OTHERS. INSTALL DISCONNECT SWITCH ON TWO (2)-24" LONG UNI-STRUT CONDUIT. THIS CONDUIT, DUMPED SUBSTATION CONDUIT, OR SIMILAR ELECTRICAL ENCLOSURE SHALL BE MANUFACTURED OF SEAMLESS STAINLESS STEEL, NOT LESS THAN 14-GAUGE THICKNESS. THE USE OF ALUMINUM CONDUCTORS SHALL BE SOLELY DETERMINED BY THE OWNER.

9. PROVIDE THE INSTALLER TO TRACE AND CORRECT CIRCUIT FAILURE IF IT SHOULD OCCUR. INSTALL BACK-UP ALARMS IN EACH LOCATION WITH COMPONENTS TO THE FIRE ALARM SYSTEM.

5. PROVIDE THRESHOLD BARS WITH SOFT ENSCAPED EDGE ON ALL TEES OR MTS.

E. FIRE ALARMS SHALL BE PHOTOELECTRIC TYPE FURNISHED BY ELECTRICAL CONTRACTOR, INSTALLED IN THE SUPPLY DUCTS AND SIGNED BY LOCAL FIRE DEPARTMENT. SYSTEM CALIBRATION AND TESTING SHALL BE BY FACTORY CERTIFIED TECHNICIAN AND O&M MANUALS.

2. FIXTURES INDICATED AS BEING EMERGENCY SHALL BE PROVIDED WITH BATTERY POWERED INVERTER UNIT FOR TRANSFER TO BATTERY SUPPLY ON LOSS OF NORMAL AC POWER AND TO OPERATE AT 1300 LUMENS MINIMUM FOR RECESSED FIXTURES AND MINIMUM 700 LUMENS FOR RECESSED DOWNLIGHTS.

4. COMBINATION POWER & DATA RECESSED FLOOR BOXES (RFB) SHALL BE HUBBELL SYSTEMONE SERIES, FITTINGS AND TRANSFORMERS.

2. CONTRACTOR TO PROVIDE CONTROLS, INTER-LOCKS, ACCESSORIES AS REQUIRED FOR MOTOR CONTROL. THE CONTROL PANELS SHALL BE MANUFACTURED OF STEEL OR ALUMINUM, RATED CLASS 'R' FUSES ONLY AND REJECT OTHERS. INSTALL DISCONNECT SWITCH ON TWO (2)-24" LONG UNI-STRUT CONDUIT. THIS CONDUIT, DUMPED SUBSTATION CONDUIT, OR SIMILAR ELECTRICAL ENCLOSURE SHALL BE MANUFACTURED OF SEAMLESS STAINLESS STEEL, NOT LESS THAN 14-GAUGE THICKNESS. THE USE OF ALUMINUM CONDUCTORS SHALL BE SOLELY DETERMINED BY THE OWNER.

9. PROVIDE THE INSTALLER TO TRACE AND CORRECT CIRCUIT FAILURE IF IT SHOULD OCCUR. INSTALL BACK-UP ALARMS IN EACH LOCATION WITH COMPONENTS TO THE FIRE ALARM SYSTEM.

5. PROVIDE THRESHOLD BARS WITH SOFT ENSCAPED EDGE ON ALL TEES OR MTS.

E. FIRE ALARMS SHALL BE PHOTOELECTRIC TYPE FURNISHED BY ELECTRICAL CONTRACTOR, INSTALLED IN THE SUPPLY DUCTS AND SIGNED BY LOCAL FIRE DEPARTMENT. SYSTEM CALIBRATION AND TESTING SHALL BE BY FACTORY CERTIFIED TECHNICIAN AND O&M MANUALS.
GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK.

2. LABELS AND DIRECTORIES SHALL BE UPDATED ON EXISTING PANELS THAT ARE BEING USED WITHIN THE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL TURN ALL UNUSED BREAKERS TO THE 'OFF' POSITION AND LABEL AS 'SPARE'.

3. ALL POWER SHUT-DOWNS SHALL BE PERFORMED DURING 'OFF' HOURS, WEEKENDS OR ON HOLIDAYS ONLY. ALL POWER SHUT-DOWNS SHALL BE COORDINATED AND APPROVED BY OWNER IN WRITING. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM OF TWO WEEKS ADVANCED NOTICE IN WRITING PRIOR TO ANY SCHEDULED SHUT-DOWNS.

KEY NOTES

- PROVIDE NEW 120V, 20A/1P, CIRCUIT BREAKER IN AVAILABLE SPACE. NEW CIRCUIT BREAKER SHALL MATCH EXISTING MANUFACTURER, FRAME, TYPE AND AIC BREAKER AS REQUIRED. UPDATE PANEL SCHEDULES WITH REVISED LOAD.
- REFER TO ELEVATIONS ON SHEETS E4.01 & E4.02 FOR EXACT PLACEMENT OF FIXTURE. SCOPE OF WORK SHALL BE DONE IN A HISTORICAL BUILDING AND ALL CONDUITS SHALL BE ROUTED IN THE INTERIOR OF BUILDING AND STUBBED-UP AT FIXTURE LOCATION. FIELD VERIFY EXACT CONDUIT ROUTING WITH EXISTING CONDITIONS PRIOR TO START OF WORK.
- PROVIDE AND INSTALL NEW TITLE 24 COMPLIANT PHOTO-CONTROLS FOR EXTERIOR LIGHTING. ROUTE BRANCH CIRCUIT THROUGH PHOTO-CONTROLS AS REQUIRED.

SIGNED 10-18-18

SIGNED 10-18-18

ATTACHMENT 2

LPC  05-02-19

Page 10 of 28
KEY NOTES

1. PROVIDE NEW 120V, 20A/1P, CIRCUIT BREAKER IN AVAILABLE SPACE. NEW CIRCUIT BREAKER SHALL MATCH EXISTING MANUFACTURER, FRAME, TYPE AND AIC BREAKER AS REQUIRED. UPDATE PANEL SCHEDULES WITH REVISED LOAD.

2. REFER TO ELEVATIONS ON SHEETS E4.01 & E4.02 FOR EXACT PLACEMENT OF FIXTURE. SCOPE OF WORK SHALL BE DONE IN A HISTORICAL BUILDING AND ALL CONDUITS SHALL BE ROUTED IN THE INTERIOR OF BUILDING AND STUBBED-UP AT FIXTURE LOCATION. FIELD VERIFY EXACT CONDUIT ROUTING WITH EXISTING CONDITIONS PRIOR TO START OF WORK.

3. PROVIDE AND INSTALL NEW TITLE 24 COMPLIANT PHOTO-CONTROLS FOR EXTERIOR LIGHTING. ROUTE BRANCH CIRCUIT THROUGH PHOTO-CONTROLS AS REQUIRED.

GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK.

2. LABELS AND DIRECTORIES SHALL BE UPDATED ON EXISTING PANELS THAT ARE BEING USED WITHIN THE PROJECT SCOPE OF WORK. LABELS AND DIRECTORIES FOR ALL BREAKER AND FUSES SHALL BE DETACHED FROM PANELS.

3. ALL POWER SHUT-DOWNS SHALL BE PERFORMED DURING 'OFF' HOURS, WEEKENDS OR ON HOLIDAYS ONLY. ALL POWER SHUT-DOWNS SHALL BE COORDINATED AND APPROVED BY OWNER IN WRITING. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM OF TWO WEEKS ADVANCED NOTICE IN WRITING PRIOR TO ANY SCHEDULED SHUT-DOWNS.
INTERCEPT EXISTING BRANCH CIRCUITS ABOVE ACCESSIBLE CEILING, EXTEND EXISTING BRANCH CIRCUITS AS REQUIRED AND CIRCUIT ACCORDINGLY AS SHOWN.

PROVIDE AND INSTALL ONE-PIECE, 4X4 COMBINATION POWER/TELECOM, FLUSH-MOUNTED, FIRE-RATED POKE-THROUGH DEVICE WITH JUNCTION BOX, FOUR (4) PRE-WIRED RECEPTACLES AND FOUR (4) TEL/DATA MODULAR JACKS (S1SP4X4 SUB-PLATE), HUBBELL, SYSTEMONE FRPT SERIES, CATALOG NO. S1PT4X4BLJ, WITH BLACK FINISH. COORDINATE EXACT FINISHES WITH ARCHITECT PRIOR TO ORDERING. EXACT LOCATION OF DEVICE SHALL BE FIELD COORDINATED AND FIELD VERIFIED WITH FURNITURE VENDOR PRIOR TO CORING.

PROVIDE AND INSTALL ONE-PIECE, 4X4 COMBINATION AUDIO / VISUAL, FLUSH-MOUNTED, FIRE-RATED POKE-THROUGH DEVICE WITH JUNCTION BOX, HUBBELL, SYSTEMONE FRPT SERIES, CATALOG NO. S1PT3IMBLJ, WITH BLACK FINISH. COORDINATE EXACT FINISHES WITH ARCHITECT PRIOR TO ORDERING. EXACT LOCATION OF DEVICE SHALL BE FIELD COORDINATED AND FIELD VERIFIED WITH FURNITURE VENDOR PRIOR TO CORING.

GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK.

2. LABEL ALL CONDUCTORS AND CIRCUITS AS SHOWN! TERMINAL BLOCKS (#12 WIRE) TO BE LABELLED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES (NEC). TERMINAL BLOCKS (#12 WIRE) TO BE LABELED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES (NEC).

3. LABEL ALL EXIT ROUTES ADEQUATELY. MANUFACTURER'S INSTRUCTIONS TO BE FOLLOWED. WIRING TO BE SOURCED FROM MANUFACTURER. TERMINAL BLOCKS (#12 WIRE) TO BE LABELLED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES (NEC).

4. PROVIDE AND INSTALL ONE-PIECE, 4X4 COMBINATION AUDIO / VISUAL, FLUSH-MOUNTED, FIRE-RATED POKE-THROUGH DEVICE WITH JUNCTION BOX, HUBBELL, SYSTEMONE FRPT SERIES, CATALOG NO. S1PT3IMBLJ, WITH BLACK FINISH. COORDINATE EXACT FINISHES WITH ARCHITECT PRIOR TO ORDERING. EXACT LOCATION OF DEVICE SHALL BE FIELD COORDINATED AND FIELD VERIFIED WITH FURNITURE VENDOR PRIOR TO CORING.
GENERAL NOTES

1. Field verify existing conditions prior to start of work.

2. Labels and directories shall be updated by existing panels that are being used within the project scope of work. The contractor shall turn all unused breakers to the 'OFF' position and label as 'SPARE'.

3. All power shutdowns shall be performed during 'OFF' hours, weekends or on holidays only. All power shutdowns shall be coordinated and approved by the owner in writing. The contractor shall provide the owner with a minimum of two weeks' advanced notice in writing prior to any scheduled shutdowns.

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The intention of illuminating 2140 Shattuck Ave is to highlight the splendor of the historic building. We are proposing a set of luminaires that produce warm white, highly controlled lighting output most successfully illuminates the finest details of the architecture.

July 2018 Berkeley Shattuck Building Lighting Program

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Location</th>
<th>Voltage</th>
<th>Wattage</th>
<th>Lumens</th>
<th>Color</th>
<th>CCT</th>
<th>CRI</th>
<th>Life Hours</th>
<th>Dimmable</th>
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<tbody>
<tr>
<td>ALS800T</td>
<td>C-617G</td>
<td>120V</td>
<td>20W</td>
<td>2100</td>
<td>3000</td>
<td>2700</td>
<td>90</td>
<td>5000</td>
<td>True</td>
</tr>
<tr>
<td>L2 Crown</td>
<td>C-617G</td>
<td>120V</td>
<td>20W</td>
<td>2100</td>
<td>3000</td>
<td>2700</td>
<td>90</td>
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</tr>
</tbody>
</table>

Signed 10-18-18

PHASE C
CONSULTING
5332 SEVILLE CIRCLE
LA PALMA, CA 90623
562.292.5613
WWW.PHASE-C.COM

E7.00
Maelisa Reed Lighting

L1 Example
L1 - Light Fixture Type Mounting Visuals

L1 Uplight Fixture Mounting

Refillable Drill Holes / Stainless Anchor Bolts

Hidden/Painted Conduit

Ledge

Dimensions:
- 12-3/4" horizontal distance
- 21-3/4" vertical distance
- 9-1/2" horizontal distance
L1 Scale

Fixtures Painted To Match Building

Tile Height is 21"
L1 - Light Fixture Mounting

The LED up light fixtures will be at the second story level on all four sides of the building. There will be no public opportunity to touch, move or vandalize these fixtures once installed.
L2 Elevation View
L2- Light Fixture Type Mounting Visuals

1 1/2 Inch Light Strip

6 Inch Ledge
MOUNTING CLIPS

L2 LINEAR CROWN AREA & L6 LINEAR ARCH AREA

L2 - Light Fixture Mounting

The application of the LED linear up light fixtures will be at the top crown level mounted between window openings on all four sides of the building.

There will be no public opportunity to touch, move or vandalize these fixtures once installed.
L6 Elevation
L6- Light Fixture Type Mounting Visuals

Looking Down To Mounting

- 3 Inch Total Standoff From Wall
- Glare Shield 4" Wide
- Light Strip 1.5 Inches Wide
- Brick Wall
MOUNTING CLIPS
L2 LINEAR CROWN AREA & L6 LINEAR ARCH AREA

L6 - Light Fixture Mounting
The application of the LED linear up light fixtures will be mounted between window openings on all four sides of the building well above pedestrian level.

There will be no public opportunity to touch, move or vandalize these fixtures once installed.
Per city guidelines:

21 Building lighting, if any, should highlight signs, entrances and walkways, display windows, or outstanding architectural features. Do not use building lighting which blinks or changes.

Our proposed lighting program will highlight the richness of the architects’ thoughtful design, bring attention to the appeal of this building’s design features and will enhance the overall experience of the historical area. Our fixtures are static soft-glow light with zero ability to blink or flash.

22 Conceal all electrical boxes and conduits from view, and position light sources to prevent glare for pedestrians and vehicles.

Our careful planning of the installation includes hiding and painting any conduits as well as the painting of the light fixtures to seamlessly blend into the fascia. Each of the high-end light fixtures was selected for its highly controllable light glare control and glare diffuser trims. The lighting design placement is intended to hide the source of the light and light only the building as to not disturb neighboring business, vehicles or pedestrians.

S1 Retain and repair original building elements

All building elements will be left in their original form except for single drill holes for anchor bolts that could be simply filled and painted should any future owner wish to remove the light fixtures. No other hardware shall be applied.

S2 New or replacement elements should visually match the original as closely as possible.

There are no existing lighting elements to match.

1 Provide lighting at building entrances and for security at ground level.
Our new lighting design plan enhances the lumens at ground level

2. Provide accent lighting to highlight interesting architectural features. Each fixture and placement are intended to highlight perfectly the splendor of this architect's work and the materials used to create the building design.

3. Design and locate light fixtures which coordinate with and complement the architectural style of the building.

The light fixtures on this particular project are intended to disappear by day and blend into the facia.

4. Lighting should be integral to the design of the building or site.

The light fixtures on this particular project are intended to disappear by day and blend into the facia.

5. Shield lighting to avoid direct glare into adjacent uses.

Each of our intended fixtures offers shielding and glare lenses to protect the surrounding environment.

EQUIPMENT

1. Building equipment, including air conditioning units, pipes, ducts, meters, transformers and dumpsters must be enclosed, buried, or otherwise concealed from public view, including views from nearby buildings.

All materials used in installation will be hidden and painted to blend into the facia to disappear from neighboring buildings. All fixtures and mountings are above pedestrian view as well.