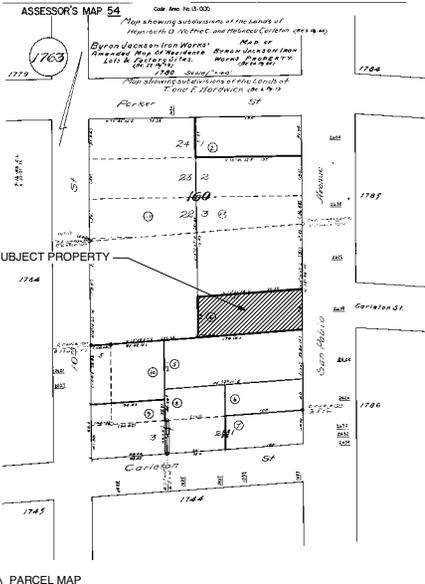
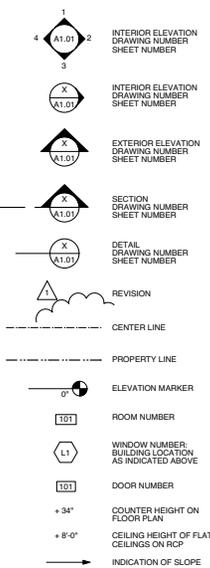


For Assessment Use Only



**DRAWING SYMBOLS ON ARCHITECTURAL DRAWINGS**



**DRAWING INDEX**

- A0.1 PROJECT SUMMARY, CODE ANALYSIS, PROPOSED FLOOR PLAN
- A2.1 DEMOLITION AND ENLARGED FLOOR PLAN
- AS101 SITE PLAN
- AS102 ENLARGED SITE PLAN
- AS103 ELEVATIONS
- AS104 ELEVATIONS
- AS105 PERSPECTIVE
- AS106 PERSPECTIVE

**PROJECT SUMMARY**

**PROPERTY INFORMATION**  
 APN: 54-1763-4  
 Address: 2618 San Pablo Ave., Berkeley, CA 94702  
 Lot Size: 7,290 SF  
 Building Size: 6,398 SF  
 No. of Story: 1-Story  
 Zoning: C-W

**PROPERTY OWNER INFORMATION**  
 Name: Kelly Wood  
 Address: 2618 San Pablo Ave., Berkeley, CA 94702  
 Phone: (510)-684-7606

**SCOPE OF WORK**  
 To establish religious assembly use. Scope of work includes reconfiguring interior partition walls, adding a (N) all-gender restroom, and moving a third exit door.

**APPLICABLE CODES**

Codes which apply to this project include, but not limited to the following (including all additions, changes and interpretations adopted by the enforcing agency)

- 2016 California Building Standards administrative code (Part 1, Title 24, CCR).
- 2016 California Building Code, volumes 1, 2 and 3 (Part 2, Title 24, CCR)
- 2016 California Electrical Code (Part 3, Title 24, CCR)
- 2016 California Plumbing Code (Part 5, Title 24, CCR)
- 2016 California Fire Code (Part 9, Title 24, CCR)
- 2016 California Referenced Standards Code (Part 12, Title 24, CCR)

**CODE ANALYSIS**

Occupancy Type:  
 Existing = Mercantile Group M (bookstore)  
 Proposed = Assembly Group A-3  
 Construction Type: Type II-B (not sprinklered)  
 Max. Height Allowed per CBC Table 503: 2 story  
 Max. Area Allowed per CBC Table 503: 9,500 sf  
 Existing building is 1-story and 6,398 sf (below limitations).  
**The existing building is allowed to be used for A-3 occupancy**

**Risk Category: II - maximum allowed occupancy 300 per CBC Table 1604.5**

**MEANS OF EGRESS REVIEW**

Currently, there are three (3) functioning exit doors equipped with panic hardware and identified by an illuminated EXIT sign (as shown on Egress Plan 1/A0.1).  
 - Exit #1 egress width is 54" and accommodates up to 270 occupants  
 - Exit #2 egress width is 32" and accommodates up to 160 occupants  
 - Exit #3 egress width is 32" and accommodates up to 160 occupants  
 - Exit #2 and #3 merge into a combined exterior egress path that has 48" clear egress width, and can accommodate up to 240 occupants.

Because the loss of any one exit, or access to one exit, shall not reduce the available capacity to less than 50% of the required capacity (CBC 1005.5), the maximum egress capacity of the building is 2 x 240 = **480 total occupants**.

The main exit (Exit #1) accommodates not less than one half of the occupant load as required by CBC 1029.2

**Proposed Occupancy Load:**

NO.	AREA NAME	AREA	OCC. TYPE	ASSEMBLY CONCENTRATED	OCC. FACTOR	OCC. LOAD
1	MAIN HALL	1,625 SF (usable seating area)	CIRCULATION		7 SF NET	236
2	EXIT ALCOVE	245 SF				
3	MEN	143 SF				
4	WOMEN	149 SF				
5	RESTROOM	96 SF				
6	OFFICE	226 SF	BUSINESS		160 SF GROSS	3
7	PREP-KITCHEN	300 SF	KITCHEN		300 SF GROSS	3
8	STAGE	405 SF	STAGES & PLATFORMS		18 SF NET	27
9	STORAGE	399 SF	STORAGE		300 SF GROSS	3
10	AV BOOTH	135 SF	WORKSHOP		50 SF NET	3
11	AV STORAGE	71 SF	STORAGE		300 SF GROSS	3
<b>TOTAL</b>						<b>296</b>

**ACCESSIBILITY REVIEW**

No proposed alteration to existing building. Therefore adjusted construction cost is less than the 2017 valuation threshold of \$156,162. Even though not required, toilet stalls are modified to accommodate a turning circle voluntarily (2/A0.1).

**PLUMBING FIXTURE CALCULATION**

Plumbing Occupancy Load per CPC Chapter 4, Table A:

NO.	AREA NAME	AREA	OCC. TYPE	OCC. FACTOR	OCC. LOAD
1	MAIN HALL	1,625 SF	GROUP A3	30 SF	167
2	ALCOVE	245 SF			
3	MEN	143 SF			
4	WOMEN	149 SF			
5	WC	96 SF			
6	OFFICE	226 SF	GROUP A3	30 SF	8
7	PREP-KITCHEN	300 SF	GROUP A3	30 SF	14
9	STORAGE	399 SF			
10	AV BOOTH	135 SF	GROUP A3		5
11	AV STORAGE	71 SF			
<b>TOTAL</b>					<b>134</b>
					50% Male 67
					50% Female 67

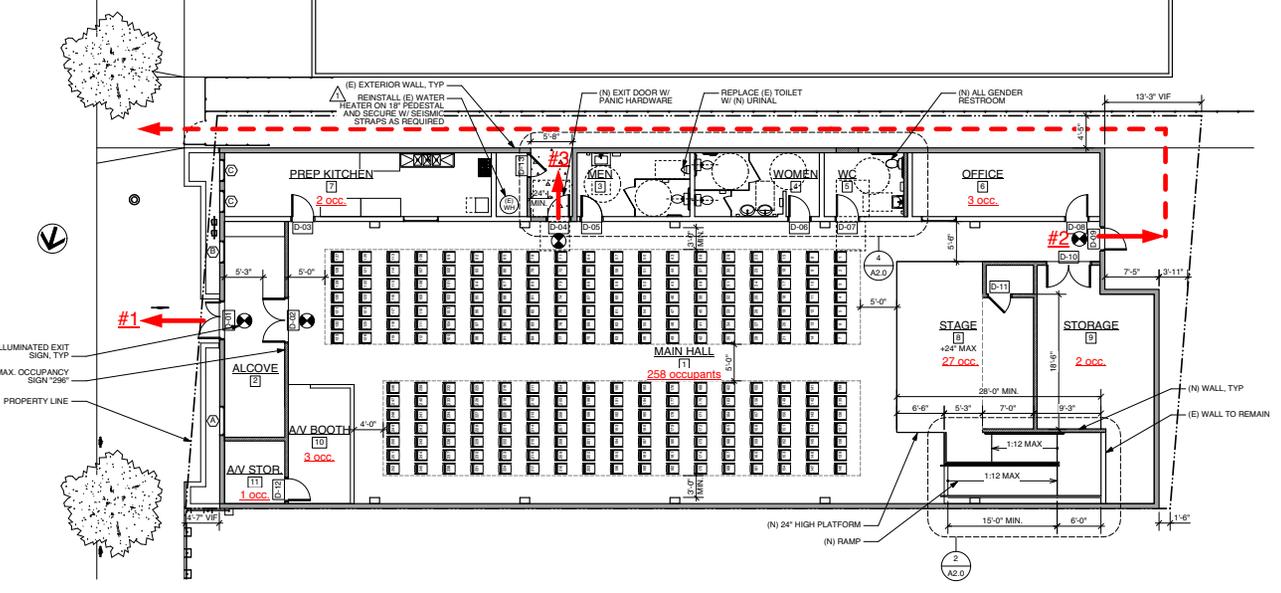
**Plumbing Fixture Count**

PER CPC TABLE 422.1

FIXTURE TYPE	MALE			FEMALE		
	WC	Urinal	Lavatory	WC	Lavatory	
# REQUIRED	1-1-100	1-1-100	1-1-200	3-51-100	1-1-100	
	1	1	1	3	1	

Note:  
 \* One WC is provided as a single occupancy restroom (all gender)

3 PARCEL MAP N.T.S.



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



729 Heinz Avenue, Suite 1  
 Berkeley, CA 94710  
 510 / 848-0895  
 FAX 510 / 848-0897

Project:

**THE EVENT CENTER**  
 2618 San Pablo Ave, Berkeley, CA 94702

Consultants:



No. Date Issue

Issue Note:  
**PERMIT RESUBMITTAL**

05/10/2018

Project ID:  
 Drawn By: TK  
 Review By: JG  
 Plot Date: 05/10/2018

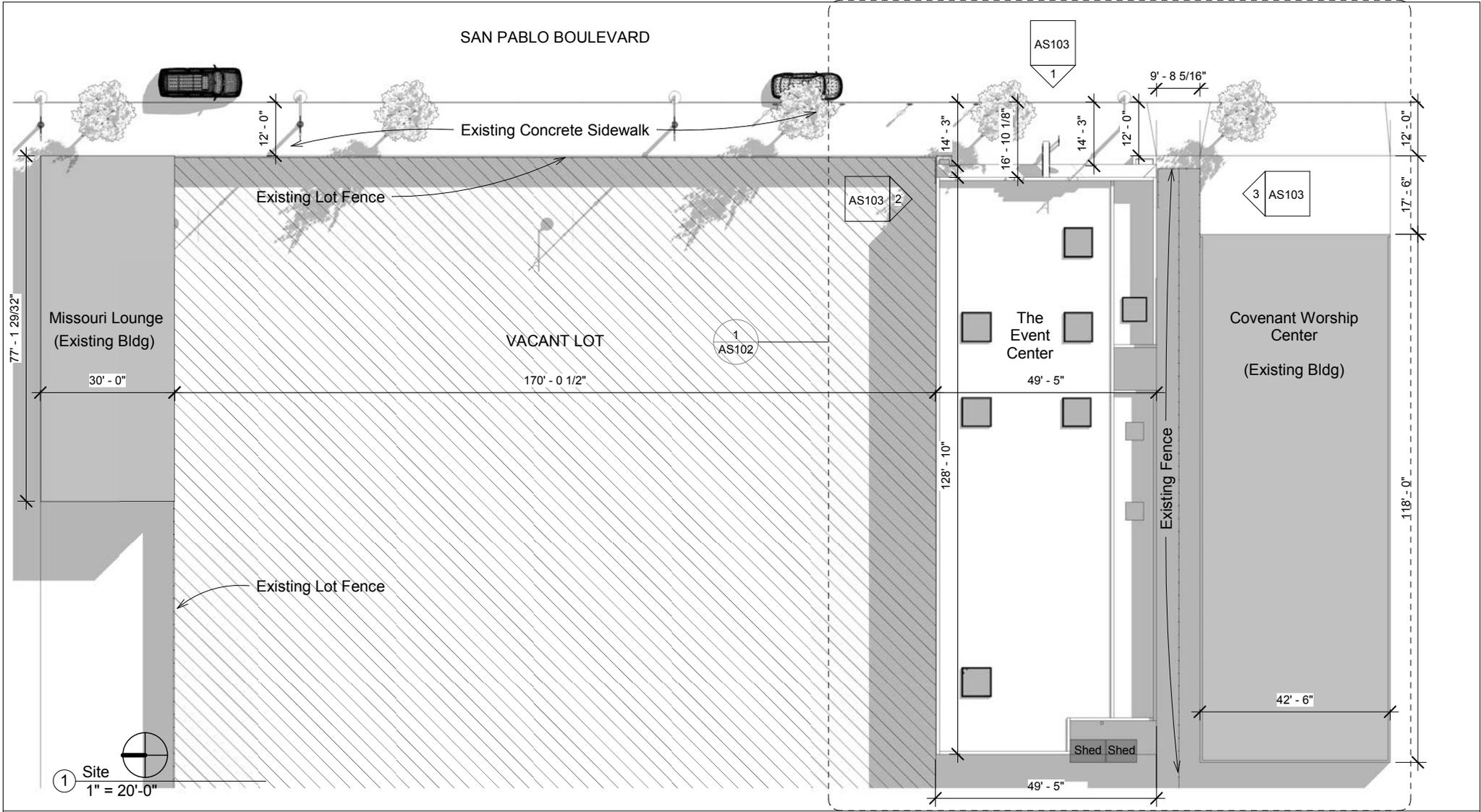
Sheet Title:

**DRAWING INDEX,  
 PROJECT SUMMARY,  
 CODE ANALYSIS**

Sheet No.:

**A0.1**



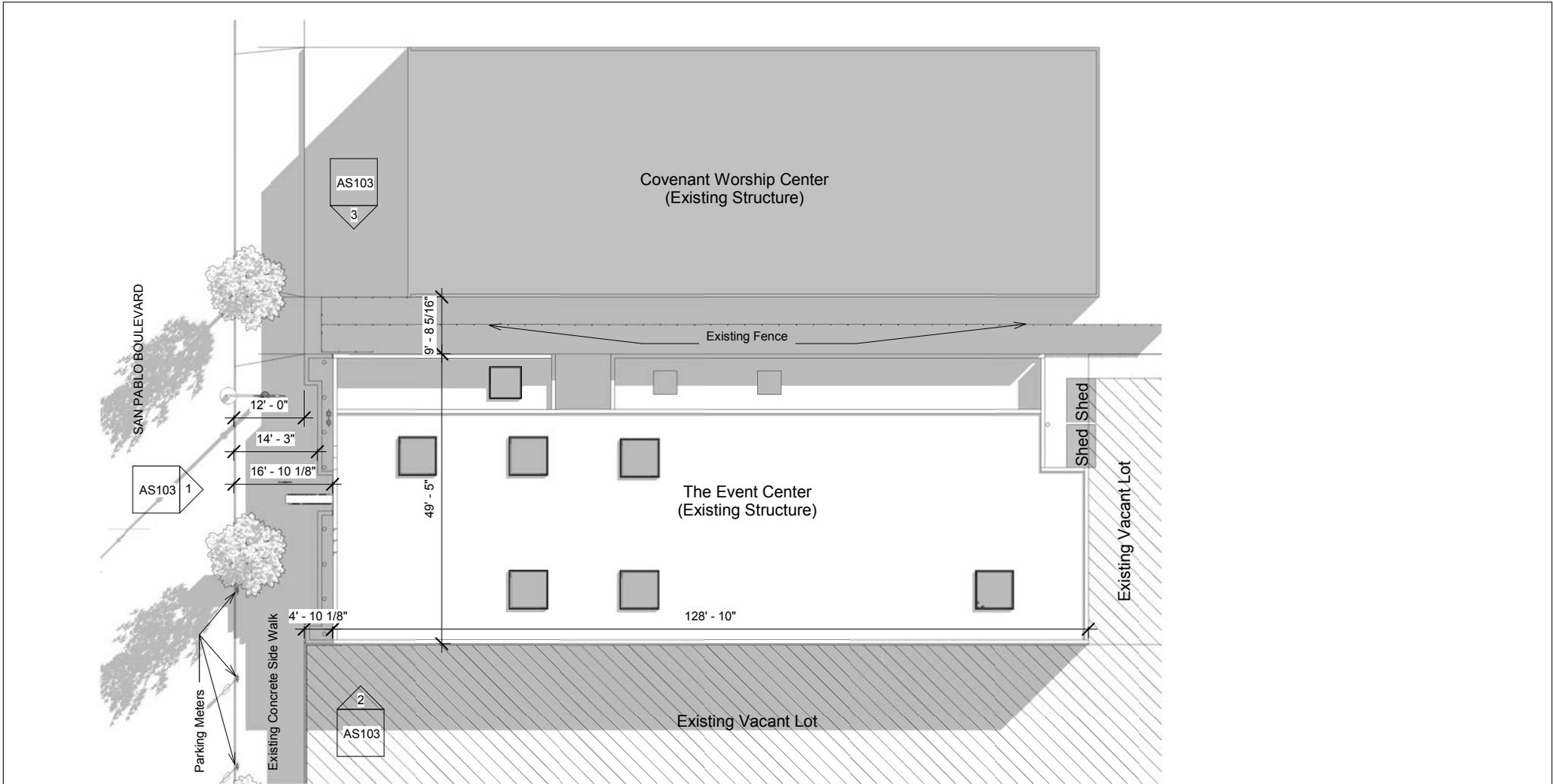


① Site  
1" = 20'-0"

K.R. Woods  
Event Center

No.	Description	Date

Site Plan		AS101
Project number	Project Number	
Date	Jan 13, 2017	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 20'-0"		



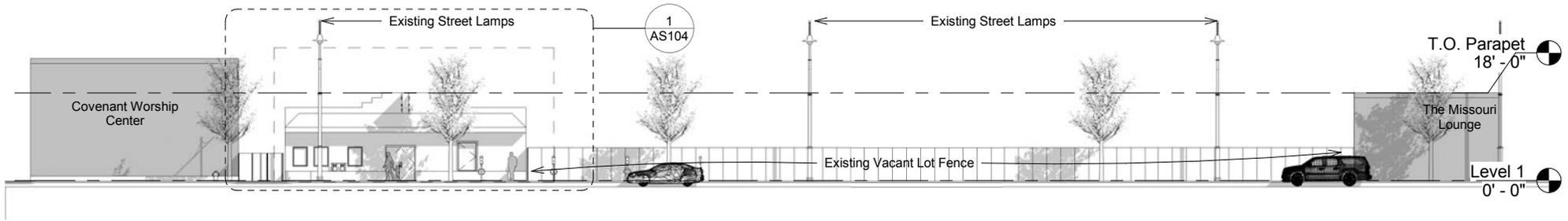
① Enlarged Site plan  
1/16" = 1'-0"

K.R. Woods  
Event Center

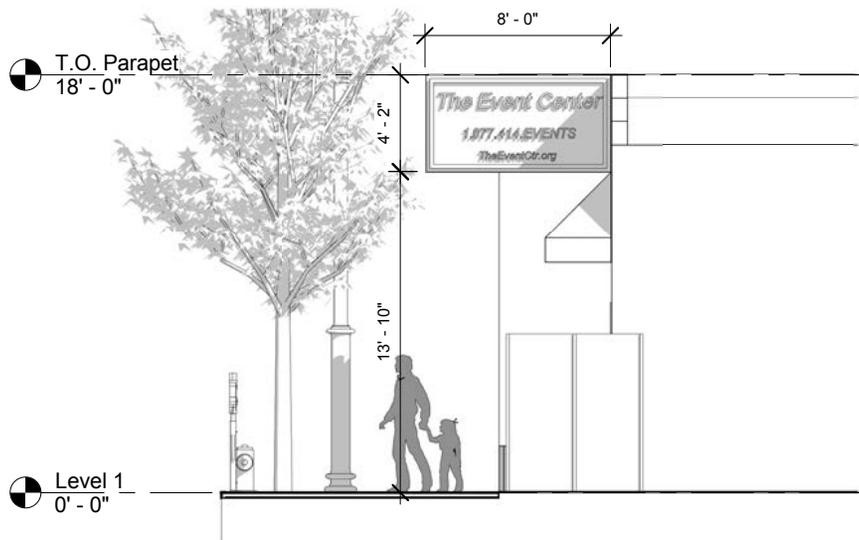
No.	Description	Date

Enlarged Site Plan

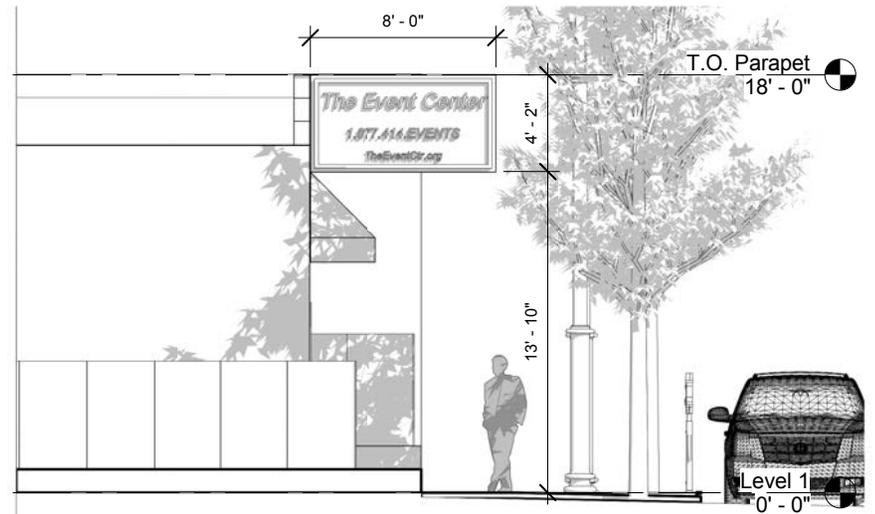
Project number	Project Number	<b>AS102</b>
Date	Jan 13, 2017	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		



① East Site Elevation  
1" = 20'-0"



② West Site Elevation  
3/16" = 1'-0"



③ South Elevation  
3/16" = 1'-0"

K.R. Woods  
Event Center

No.	Description	Date

Elevations		AS103
Project number	Project Number	
Date	Jan 13, 2017	
Drawn by	Author	
Checked by	Checker	
Scale As indicated		



① East Site Elevation - Enlarged  
 3/16" = 1'-0"

--

K.R. Woods  
 Event Center

No.	Description	Date

Elevations		
Project number	Project Number	<b>AS104</b>
Date	Jan 13, 2017	
Drawn by	Author	
Checked by	Checker	
Scale		3/16" = 1'-0"



① Front Perspective

K.R. Woods  
Event Center

No.	Description	Date

Perspective		AS105
Project number	Project Number	
Date	Jan 13, 2017	
Drawn by	BN	
Checked by	Checker	Scale



① Street Perspective

--

K.R. Woods  
Event Center

No.	Description	Date

Perspective		
Project number	Project Number	<b>AS106</b>
Date	Jan 13, 2017	
Drawn by	BN	
Checked by	Checker	
		Scale