

**TENANT DATA**  
**ADDRESS:** 1122 SOLANO AVENUE, ALBANY CA  
**OWNER:** WILDCARD BREWING CO.  
**TENANT USE:** EXISTING RETAIL BEER TASTING NEW BEER TASTING  
**TENANT RENTABLE AREA:**  
 FIRST FLOOR 1,090 SF NO CHANGE  
 MEZZANINE 377 SF 363 SF  
 TOTAL AREA 1,467 SF 1,453 SF  
**MEZZANINE AREA:** MEZZANINE IS REDUCED TO 33% OF 1ST FLOOR AREA  
**TENANT OCCUPANT LOAD:**

1 <sup>ST</sup> FLOOR	AREA FACTOR	LOAD
TASTING ROOM	484 SF	15
BAR	117 SF	100
CORRIDOR/HALL	185 SF	100
WALK-IN COOLER	109 SF	300
TOILET & JANITOR	68 SF	0
STORAGE	48 SF	300
USABLE AREA	1,011 SF	
OCCUPANT LOAD		35.8

MEZZANINE	AREA FACTOR	LOAD
TASTING ROOM	182 SF	15
HALL	22 SF	100
STORAGE	136 SF	300
USABLE AREA	340 SF	
OCCUPANT LOAD		12.8
<b>TOTAL OCCUPANT LOAD</b>		<b>48.6</b>

**OFF STREET PARKING:** NO EXISTING NO CHANGE

**BUILDING DATA**  
**APN:** 65-2660-01  
**ZONING:** SC - SOLANO COMMERCIAL  
**LOT AREA:** 8,928 SF (BASED ON COUNTY RECORDS)  
**BUILDING AREA:** EXISTING UNKNOWN NO CHANGE NEW NO CHANGE  
**BUILDING OCCUPANCY:** MERCANTILE (M) NO CHANGE BUSINESS (B) NO CHANGE RESIDENTIAL (R-2) NO CHANGE  
**BUILDING HEIGHT:** 2 STORY NO CHANGE (INCLUDING MEZZANINE)  
**HISTORIC STRUCTURE:** NO NO CHANGE  
**BUILDING TYPE:** TYPE V-A NO CHANGE  
**BUILDING CONSTRUCTION:** CONCRETE FLOOR SLAB W/ WOOD FRAMED WALLS, FLOORS & ROOF.  
**AUTOMATIC SPRINKLERS:** NONE NO CHANGE

### 4 PROJECT DATA

- THE WORK SHALL COMPLY WITH ALL CURRENT STATE BUILDING CODES AND LOCAL CITY & COUNTY ORDINANCES & REGULATIONS.
- THE CONTRACTOR & SUBCONTRACTORS SHALL MAINTAIN CURRENT CONSTRUCTION LICENSES & BONDS REQUIRED BY THE STATE. THE CONTRACTOR & SUBCONTRACTORS SHALL ALSO MAINTAIN CURRENT WORKERS COMPENSATION, PUBLIC LIABILITY, PROPERTY DAMAGE & AUTOMOBILE INSURANCES IN THE AMOUNTS REQUIRED BY LAW.
- THE CONTRACTOR & SUBCONTRACTORS SHALL ENSURE A HIGH LEVEL OF SAFETY WHILE PERFORMING THE WORK, INCLUDING PROVIDING PROTECTION TO THE PUBLIC. ALL WORK SAFETY STANDARDS SHALL COMPLY WITH STATE & LOCAL REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT & SERVICES NECESSARY TO COMPLETE THE WORK. ALL WORK SHALL BE GOOD QUALITY & CONSISTENT WITH REASONABLE INDUSTRY STANDARDS.
- THE CONTRACTOR & SUBCONTRACTORS SHALL PROTECT ALL EXISTING PROPERTY & BUILDING ELEMENTS PROXIMATE TO THE WORK. ANY DAMAGE CAUSED BY THE CONTRACTOR & SUBCONTRACTORS SHALL BE REPAIRED OR REPLACED IN KIND AT NO COST TO THE TENANT.
- THE CONTRACTOR SHALL INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK & THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS & THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO STARTING CONSTRUCTION. ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT FOR REVIEW, CLARIFICATION OR REVISION PRIOR TO STARTING THAT PART OF THE WORK.
- THE CONTRACTOR SHALL CLEARLY IDENTIFY ANY WORK NOT INCLUDED IN THE CONTRACT WITH THE TENANT OR TO BE PERFORMED BY OTHERS. THE CONTRACTOR SHALL ALSO IDENTIFY ANY POTENTIAL CHANGE ORDERS PRIOR TO PERFORMING THE WORK. ALL CHANGE ORDERS, IF ANY, SHALL BE SUBMITTED IN WRITING FOR APPROVAL BY THE TENANT PRIOR TO STARTING THE ASSOCIATED WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY & UTILITY PERMITS, INSPECTIONS, INCLUDING A FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY, IF REQUIRED.
- AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL HAND OVER THE SITE TO THE TENANT IN A CLEAN CONDITION READY FOR OCCUPANCY. THE CONTRACTOR SHALL ALSO ENSURE THAT ALL EXISTING & NEW EQUIPMENT IS IN GOOD OPERATING ORDER.
- THE CONTRACTOR & SUBCONTRACTORS SHALL GUARANTEE ALL THEIR WORK AND BE RESPONSIBLE FOR AND MAKE GOOD ALL DEFECTS FOR ONE YEAR AFTER COMPLETION.

### 8 GENERAL NOTES

### ARCHITECTURAL DRAWINGS

- A-1 PROJECT SCOPE & DATA; CODES, INDEX AND SITE PLAN
- AE-1 EXISTING FLOOR PLANS
- AE-2 EXISTING ELEVATIONS & SECTIONS
- A-2 NEW FLOOR & EQUIPMENT/SEATING PLANS
- A-3 NEW ELEVATIONS & SECTIONS

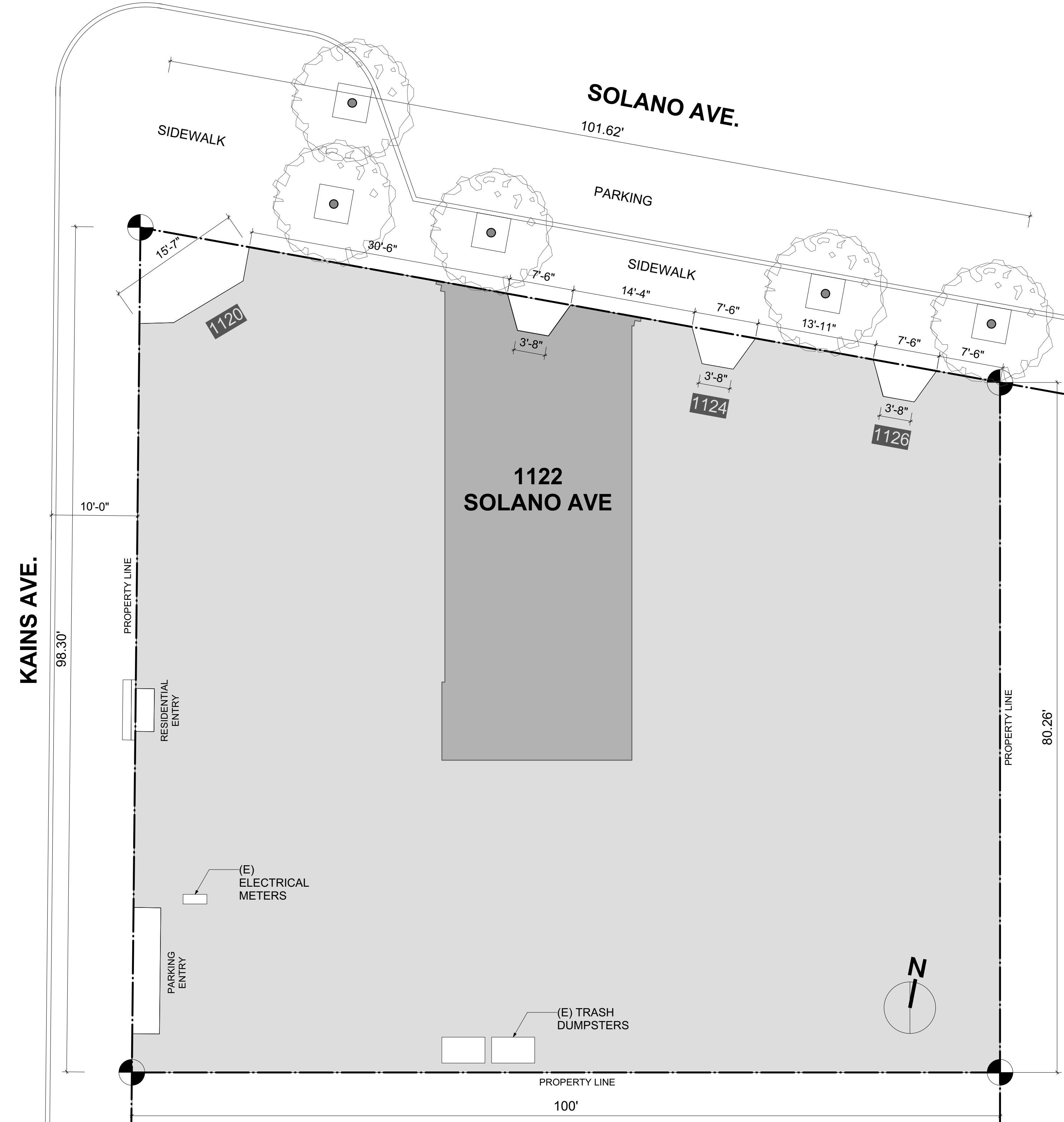
### BUILDING CODES

THE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT STATE CODES.  
 CALIFORNIA BUILDING CODE CBC 2016  
 CALIFORNIA MECHANICAL CODE CMC 2016  
 CALIFORNIA PLUMBING CODE CPC 2016  
 CALIFORNIA ELECTRICAL CODE CEC 2016  
 CALIFORNIA FIRE CODE CFC 2016  
 CALIFORNIA ENERGY CODE 2016  
 CALIFORNIA HEALTH & SAFETY CODE 2016

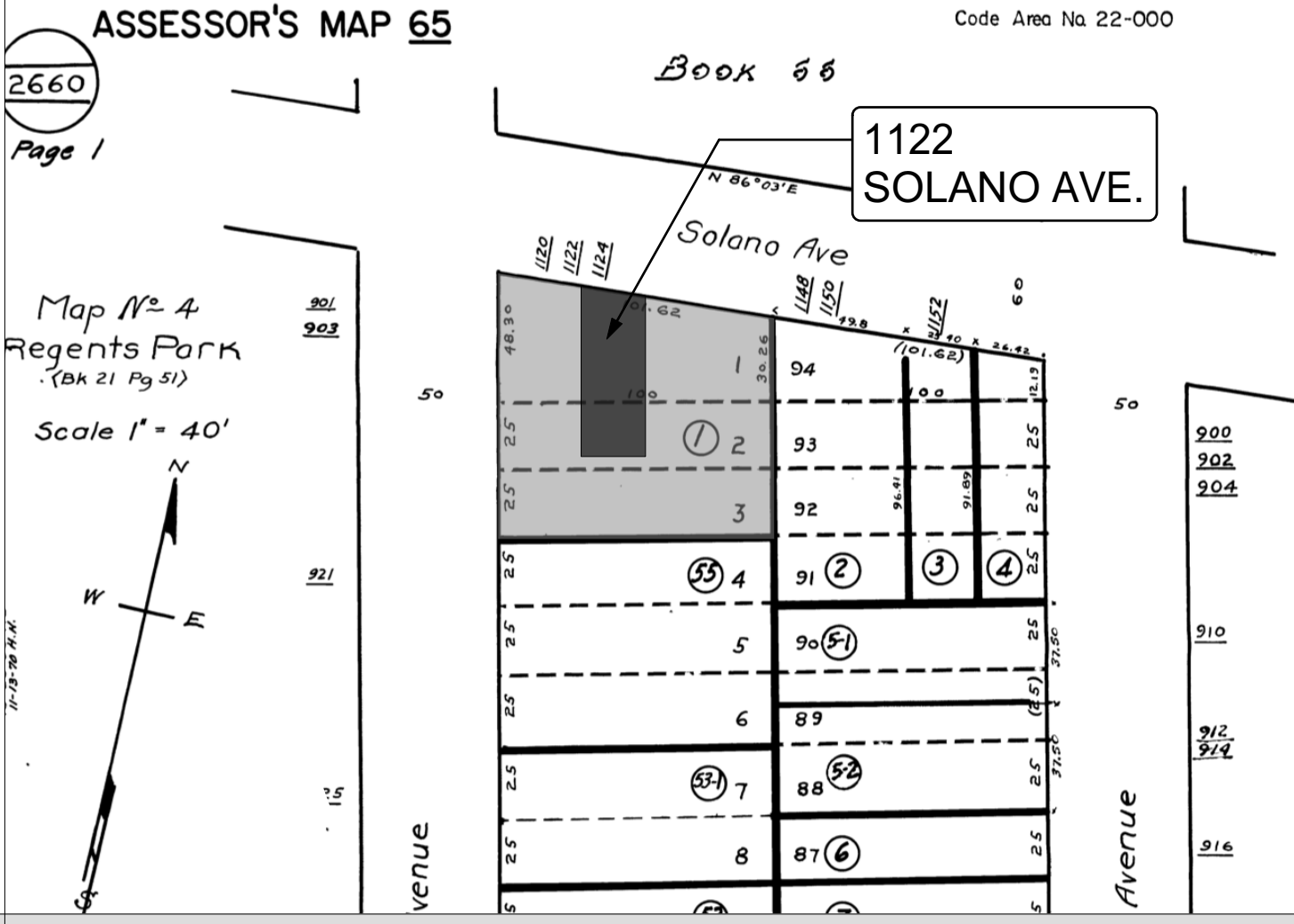
- APPLICATION IS FOR A CITY USE PERMIT FOR A NEW BREWERY TASTING ROOM.
- USE PERMIT IS FOR INTERIOR ALTERATIONS ONLY.
- USE PERMIT ALSO INCLUDES PARKING EXCEPTION.
- EXISTING TENANT SPACE IS ON 1ST FLOOR. IT IS CURRENTLY A VACANT RETAIL SHOP. TENANT SPACE INCLUDES EXISTING MEZZANINE.
- SCOPE OF NEW TASTING ROOM INCLUDES:  
**INTERIOR**  
 BEER TASTING ROOM WITH BAR & CUSTOMER SEATING, WALK-IN COOLER, NEW ADA UNISEX TOILET, JANITOR CLOSET, WATER HEATER CLOSET, & STORAGE CLOSET. RELOCATED STAIR TO EXISTING MEZZANINE WITH CUSTOMER SEATING; AND STORAGE.  
**EXTERIOR**  
 NEW AUTOMATIC OPERATOR & ACTUATORS AT ENTRY DOOR FOR ADA COMPLIANCE EXCEPTION.
- NEW TASTING ROOM SEATING: 1ST FLOOR SEATS.....34 (APPROX)  
 MEZZANINE SEATS.....12 (APPROX)  
 TOTAL SEATS.....46 (APPROX)
- ADA COMPLIANCE INCLUDES UPGRADES TO EXIST ENTRY DOOR, PATH OF TRAVEL & NEW UNISEX TOILET. MEZZANINE SEATING COMPLIES WITH ADA EXCEPTION FOR EQUIVALENT FACILITATION.
- SIGNAGE UNDER SEPARATE SIGNAGE PERMIT.

### 2 PROJECT SCOPE

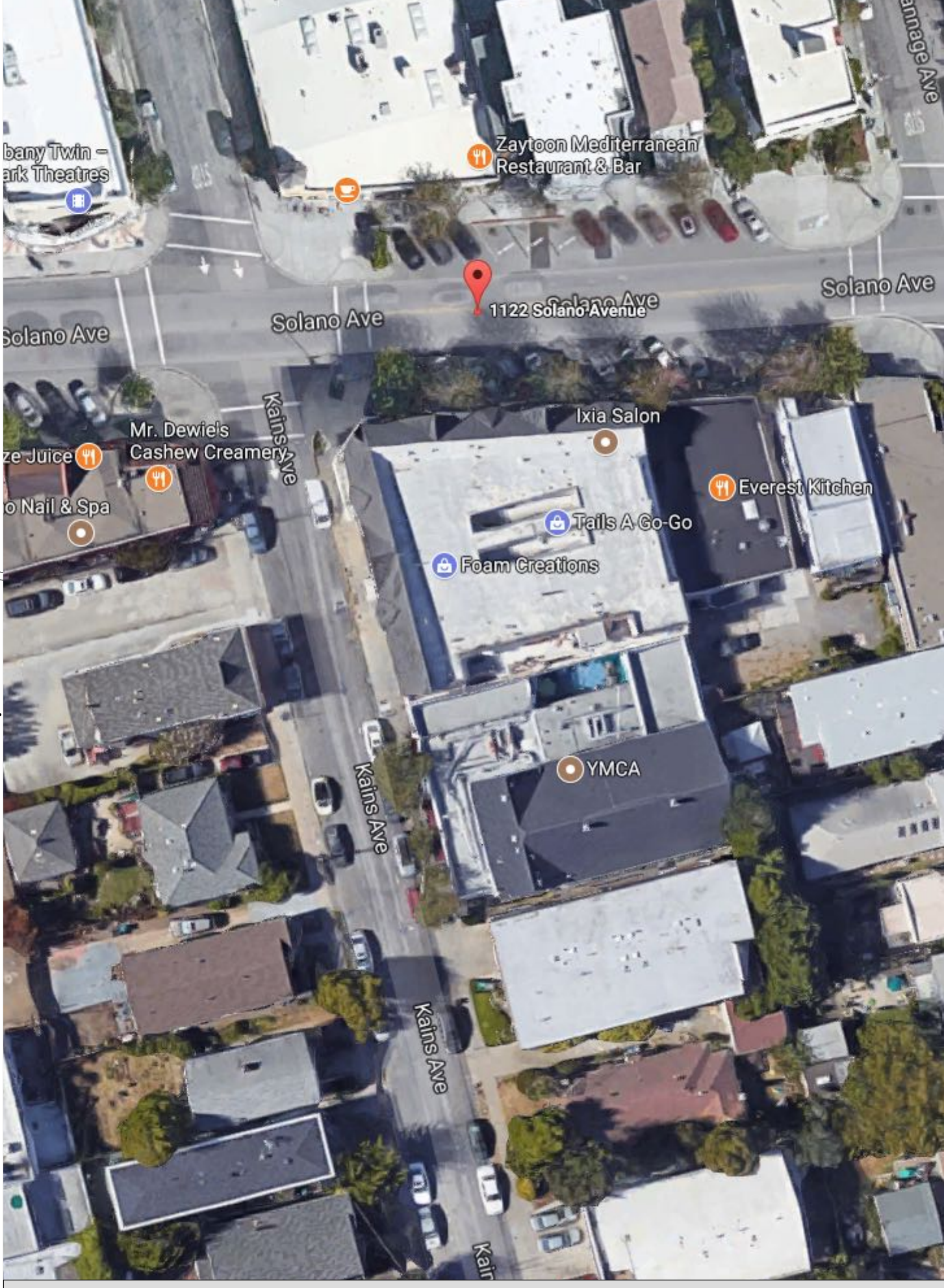
### 3 DRAWING INDEX & STATE CODES



### 7 SITE PLAN



### 1 BLOCK PLAN



### 5 AERIAL VIEW

**OWNER**  
 WILDCARD BREWING CO.  
 9565 CROSSROADS DR.  
 REDDING, CA 96003

**ARCHITECT**  
 RICHARD TAPP & ASSOCIATES  
 12 MARCHANT COURT  
 KENSINGTON, CA 94707  
 TEL: (510) 527-8277

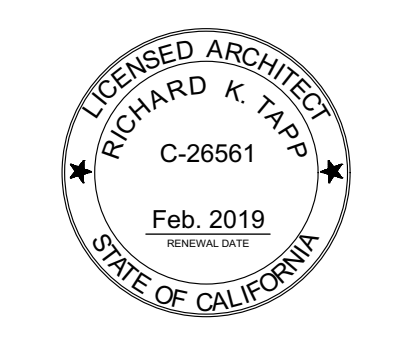
### 6 PROJECT TEAM

# WILDCARD BEER TASTING ROOM

## TENANT IMPROVEMENTS

1122 SOLANO AVE.  
 ALBANY, CA 94706

NO.	ISSUE:	DATE:
01	CLIENT REVIEW	07-11-17
02	USE PERMIT	07-12-17
03	REV USE PERMIT	07-14-17



**Richard Tapp Associates**

Architecture • Planning • Interior Design  
 12 Marchant Court, Kensington, CA. 94707  
 Tel. (510) 527-8277 Fax. (510) 527-1313  
 E-Mail: RTapparchitect@aol.com

DATE:	SCALE:	DRAWN:
JUL 2017	1/8" = 1'-0"	RT & IG

BLOCK PLAN, SCOPE, DATA, DRAWING INDEX, STATE CODES & SITE PLANS

# A-1

**WILDCARD  
BEER  
TASTING ROOM**

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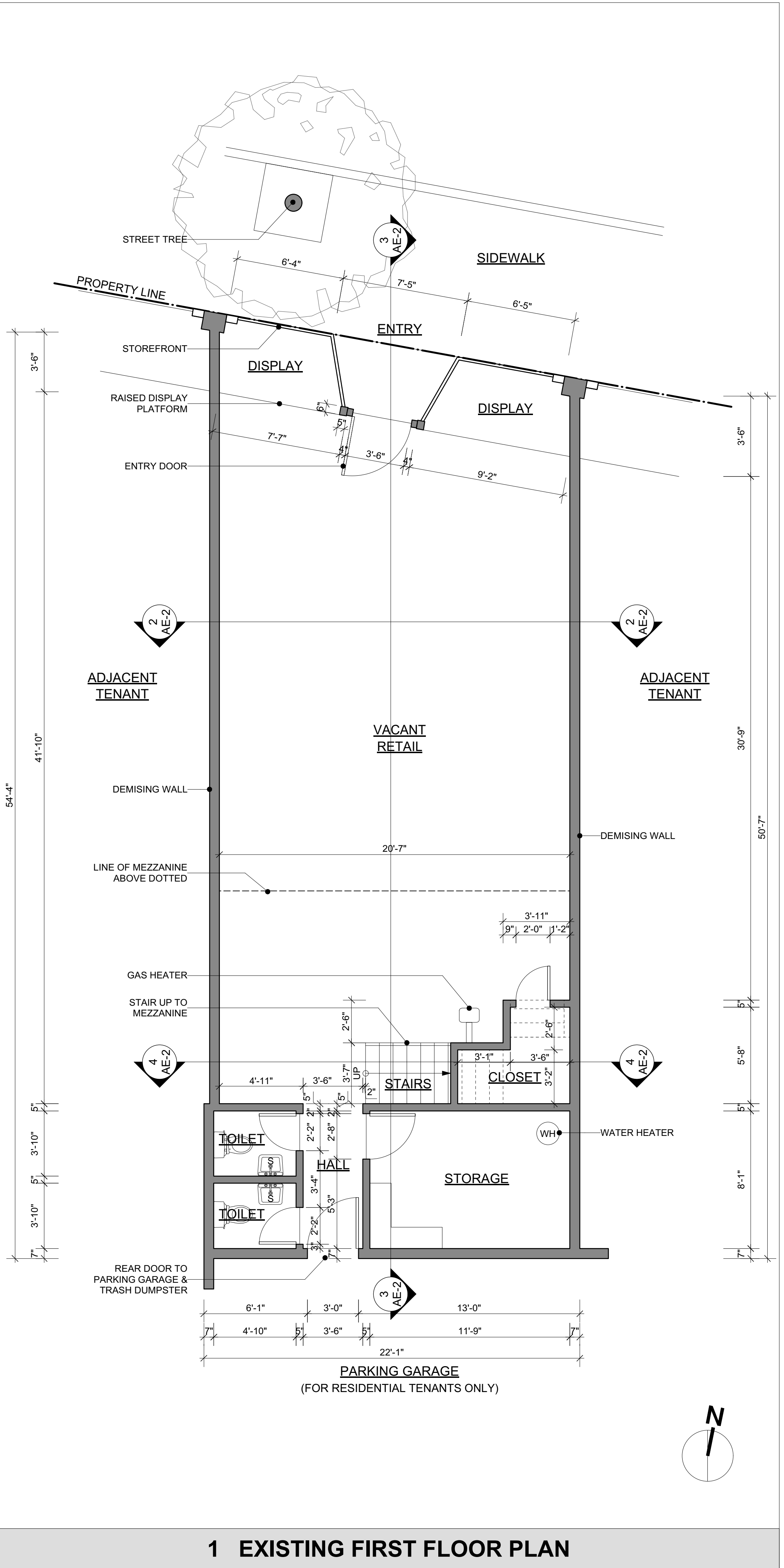
**Richard Tapp  
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Architecture • Planning • Interior Design

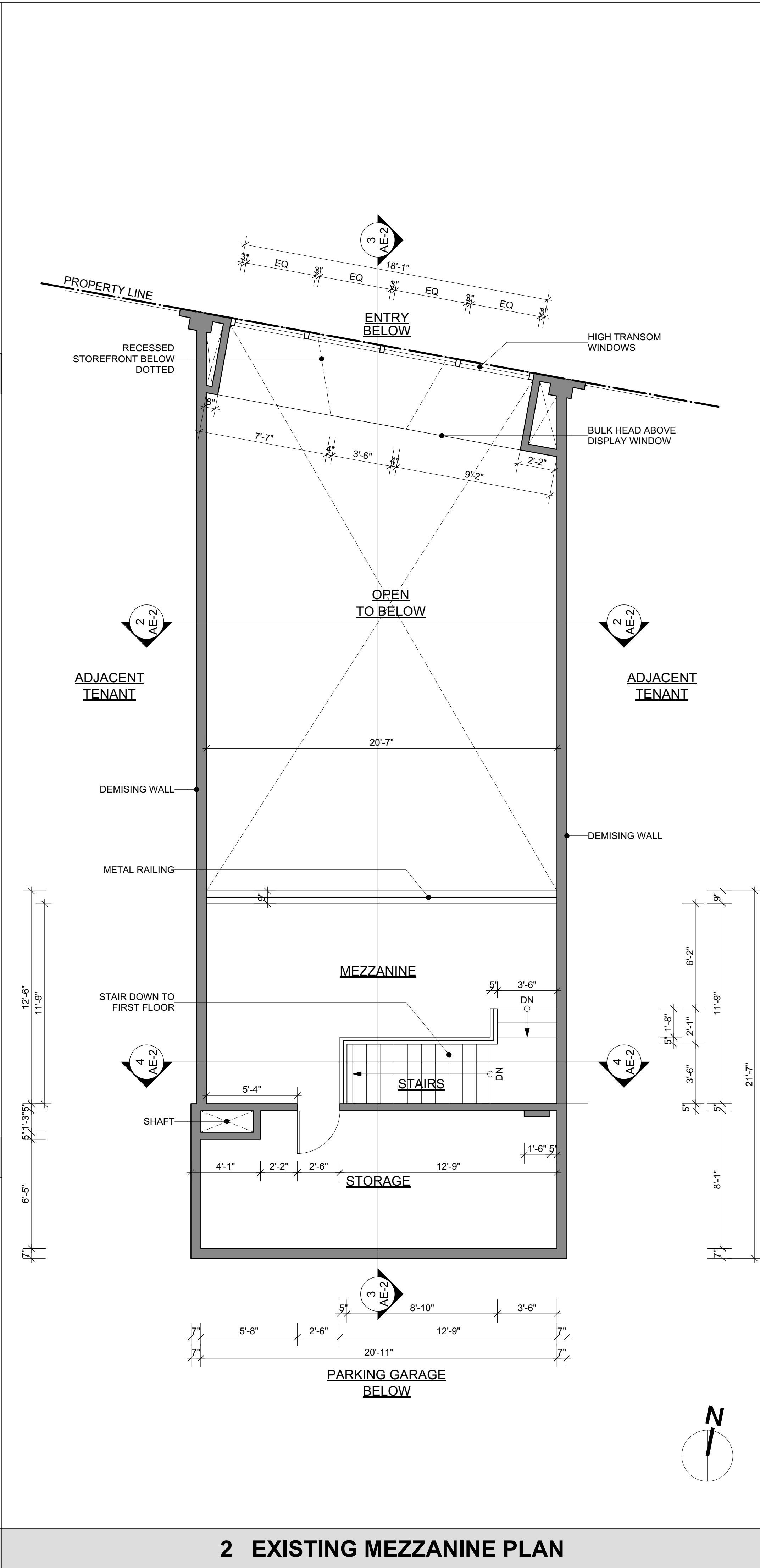
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EXISTING  
FIRST FLOOR &  
MEZZANINE PLANS



**1 EXISTING FIRST FLOOR PLAN**



**2 EXISTING MEZZANINE PLAN**

- EXISTING INTERIOR & EXTERIOR STUD WALL**  
EXISTING INTERIOR STUD WALLS ARE ASSUMED TO BE MINIMUM 2x4 STUDS AT 16" CENTERS WITH EXISTING LATH & PLASTER OR 5/8" TYPE X GYPSUM BOARD BOTH SIDES.
- EXISTING EXTERIOR WALLS ARE ASSUMED TO BE MINIMUM 2x4 STUDS AT 16" CENTERS WITH EXISTING EXTERIOR CEMENT PLASTER AND EXISTING INTERIOR LATH & PLASTER OR 5/8" TYPE X GYPSUM BOARD.
- NEW EXTERIOR 2x4 STUD WALL**  
NEW EXTERIOR WALLS TO BE 2x4 STUDS AT 16" CENTERS W/ 1/2" EXTERIOR PLYWOOD W/ DOUBLE 15 LBS BUILDING PAPER W/ 7/8" EXTERIOR CEMENT PLASTER AS EXTERIOR FINISH AND 5/8" TYPE X GYPSUM BOARD INTERIOR FINISH.
- NEW INTERIOR 2x4 STUD WALL**  
NEW INTERIOR WALLS TO BE 2x4 STUDS AT 16" CENTERS WITH 5/8" TYPE-X GYPSUM BOARD BOTH SIDES.  
**NOTE:** IF 2x4 STUDS EXCEED 10 FT IN HEIGHT... 2x6 STUDS ARE REQUIRED OR DOUBLE 2x4 STUDS AT 16" CENTERS CAN BE SUBSTITUTED TO MAINTAIN WIDTH OF 2x4 WALLS.
- NEW 2x STUD ON SIDE FURRING WALL**  
NEW INTERIOR FURRING TO BE 2x4 STUDS ON THEIR SIDE W/ 5/8" TYPE X GYPSUM BOARD ON INTERIOR SIDE.

**3 LEGEND**

- F** NEW OR EXIST VERIFIED ONE HOUR (1HR.) FIRE RATED WALL
- T** NEW THERMAL INSULATION (2x4 WALLS @ R-13, 2x6 WALLS @ R-19)
- A** NEW ACOUSTICAL INSULATION (WALLS @R-13)
- 3** PLAN NOTE SYMBOL SEE NOTES
- 1-3 E** DOOR SYMBOL
- 1-2 E** WINDOW SYMBOL
- 2 A-4** FIXTURE & EQUIPMENT SYMBOL
- A-5** ENLARGED PLAN REFERENCE SYMBOL
- 2 A-4** BUILDING ELEVATION & SECTION REFERENCE SYMBOL
- 5** INTERIOR ELEVATION REFERENCE SYMBOL

**4 SYMBOLS**

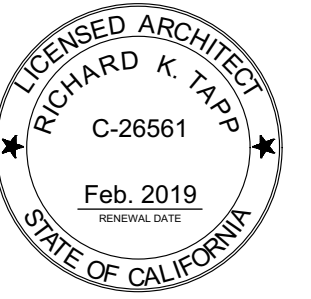
**5 NOTES**

# WILDCARD BEER TASTING ROOM

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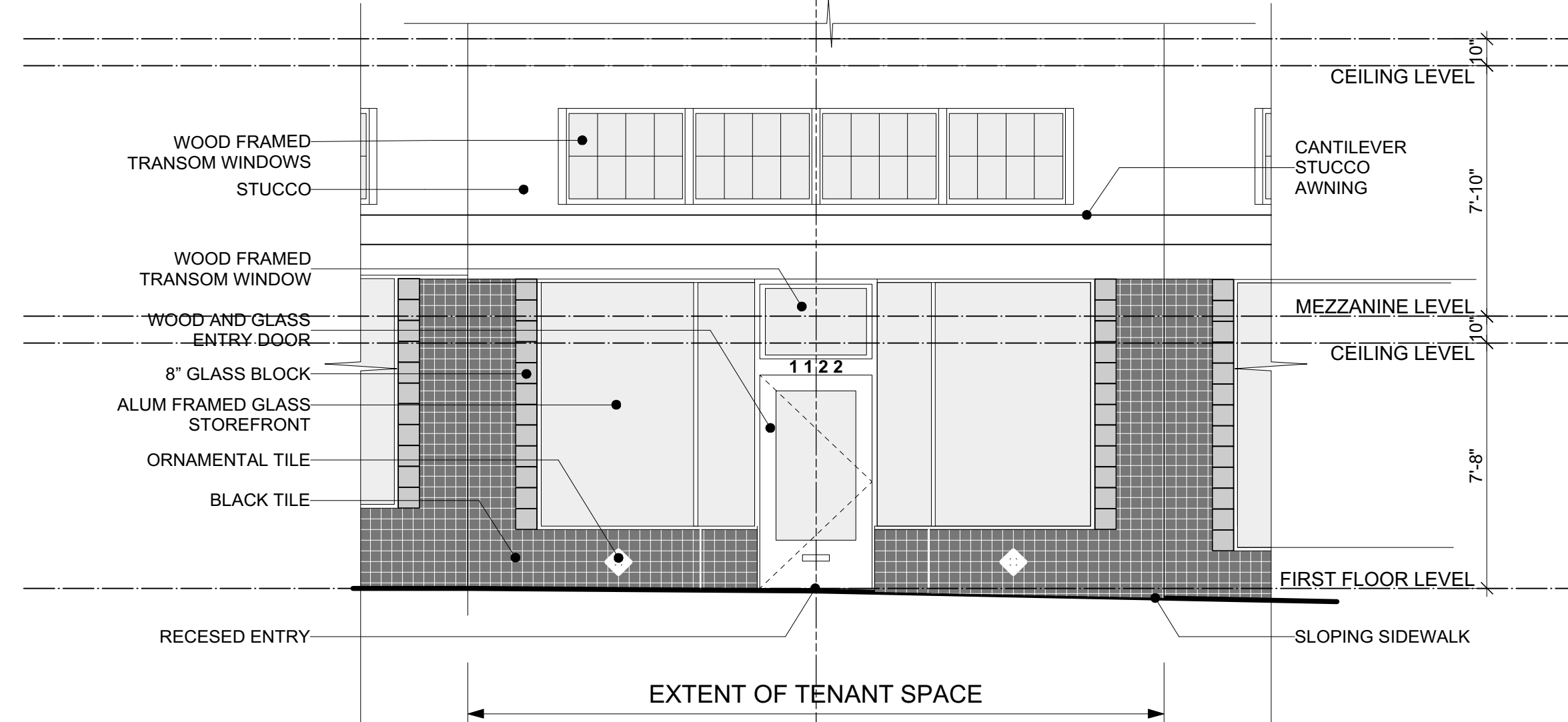


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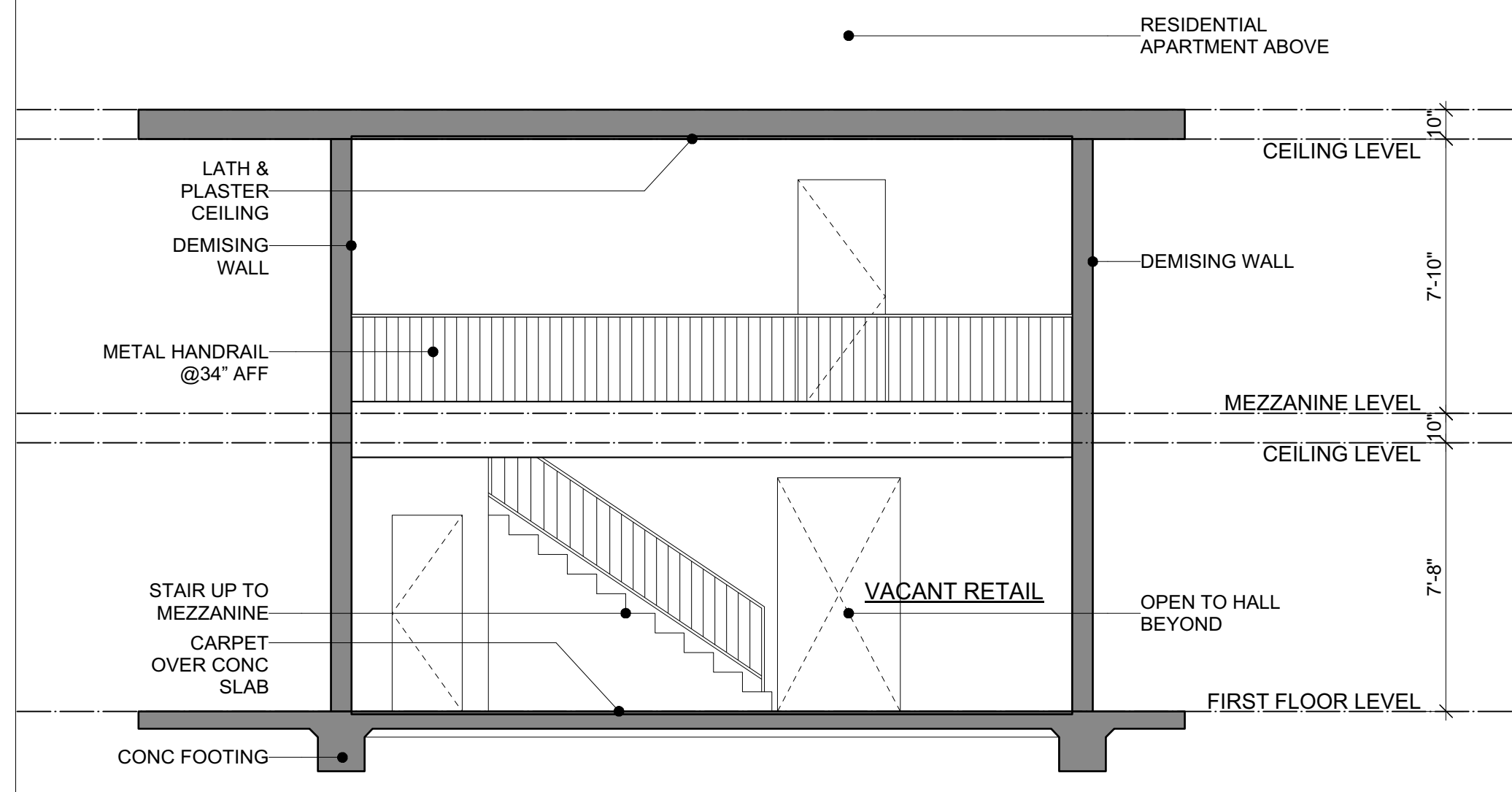
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EXISTING ELEVATIONS & SECTIONS

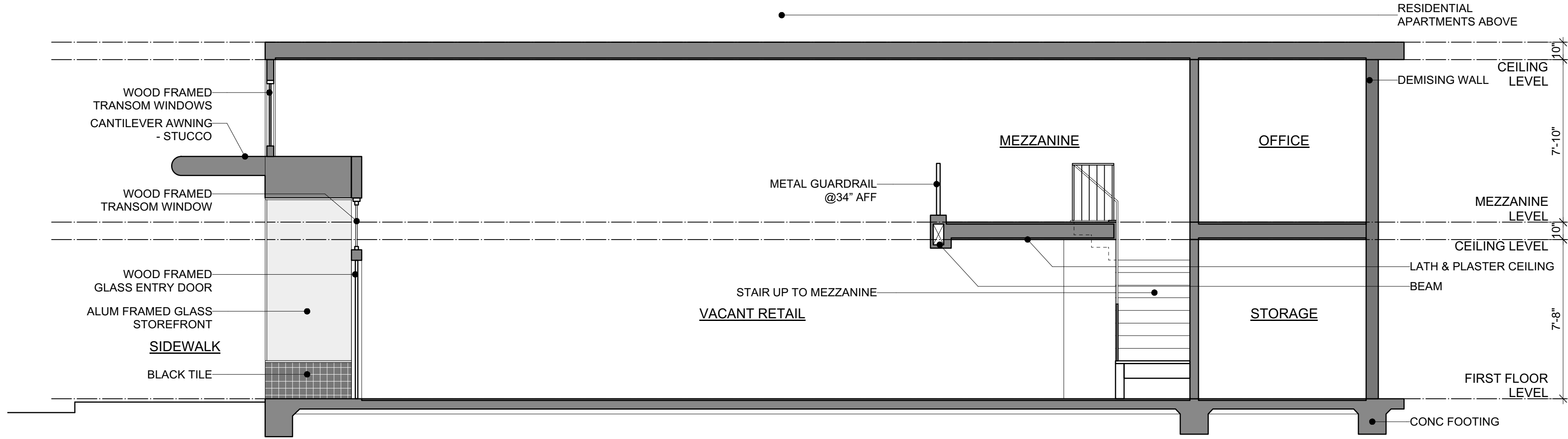
**AE-2**



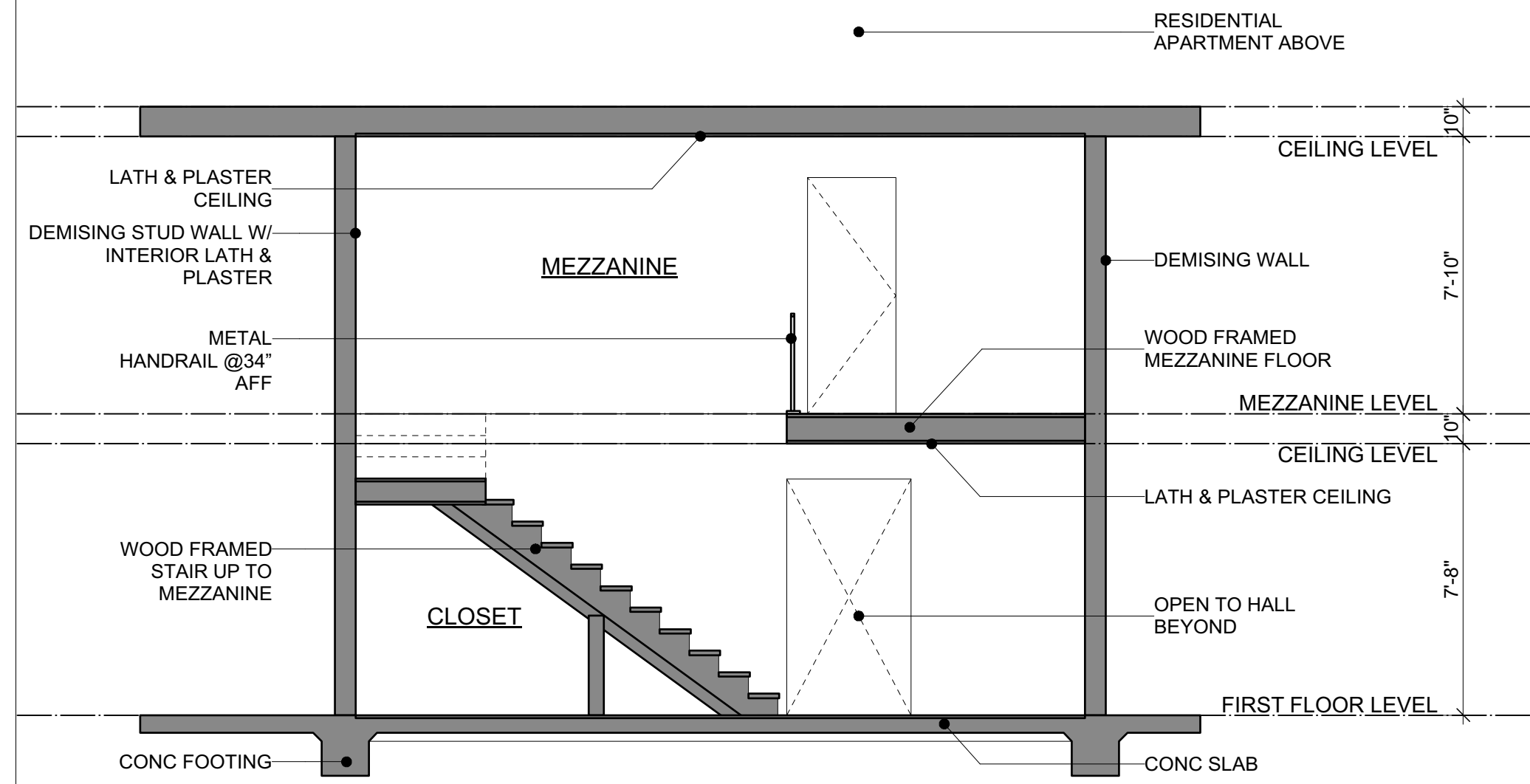
1 EXISTING FRONT (NORTH) ELEVATION



2 EXISTING FRONT (EAST - WEST) SECTION



3 EXISTING LONG (NORTH - SOUTH) SECTION



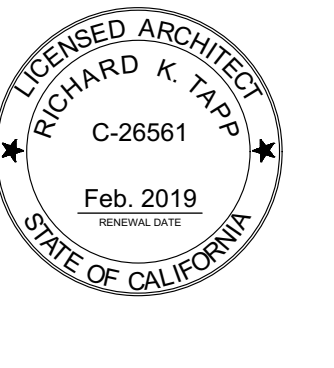
4 EXISTING REAR (EAST - WEST) SECTION

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NEW FIRST FLOOR & MEZZANINE PLANS

**A-2**

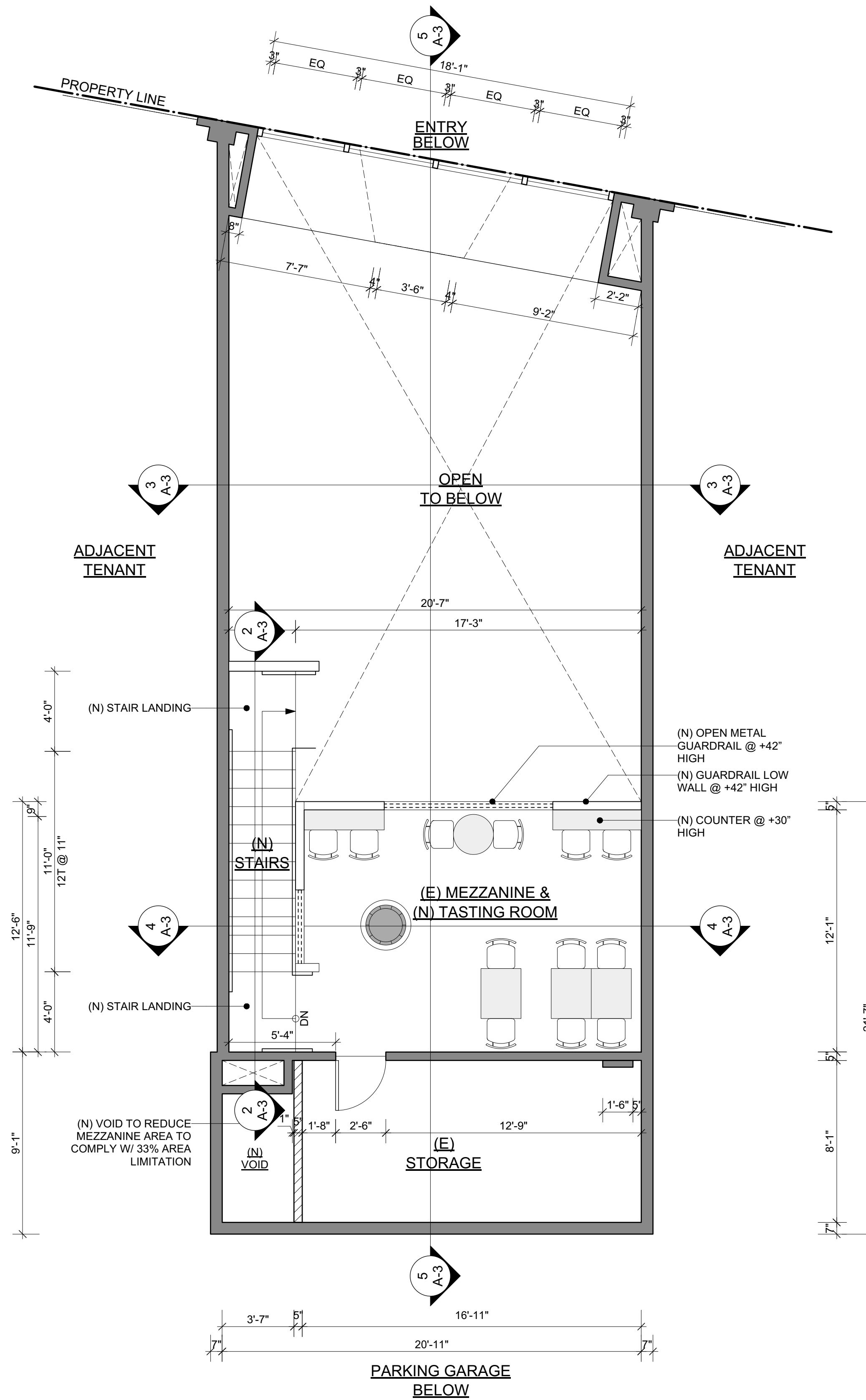
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### 3 LEGEND

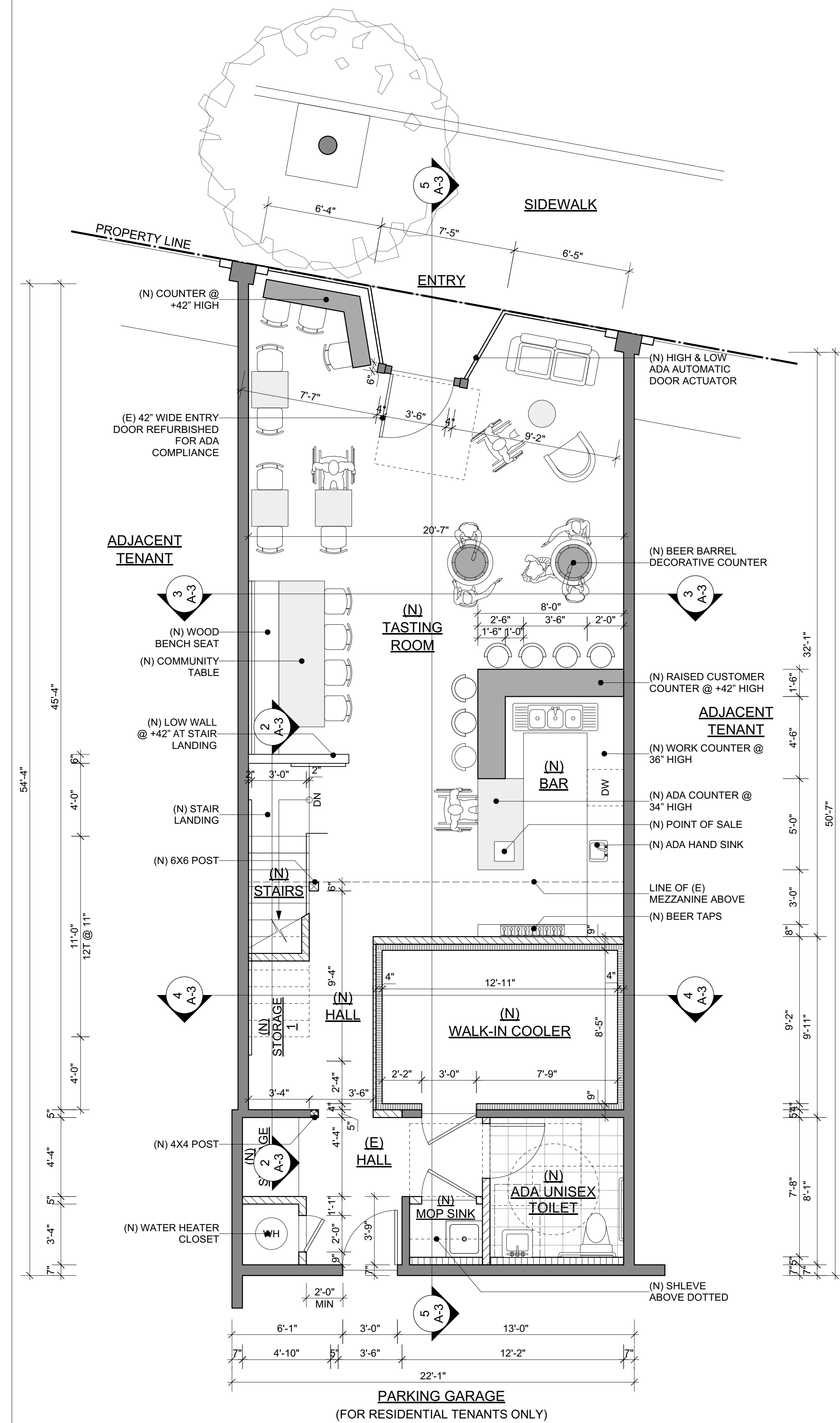
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### 4 SYMBOLS

### 5 NOTES



**2 NEW MEZZANINE PLAN**



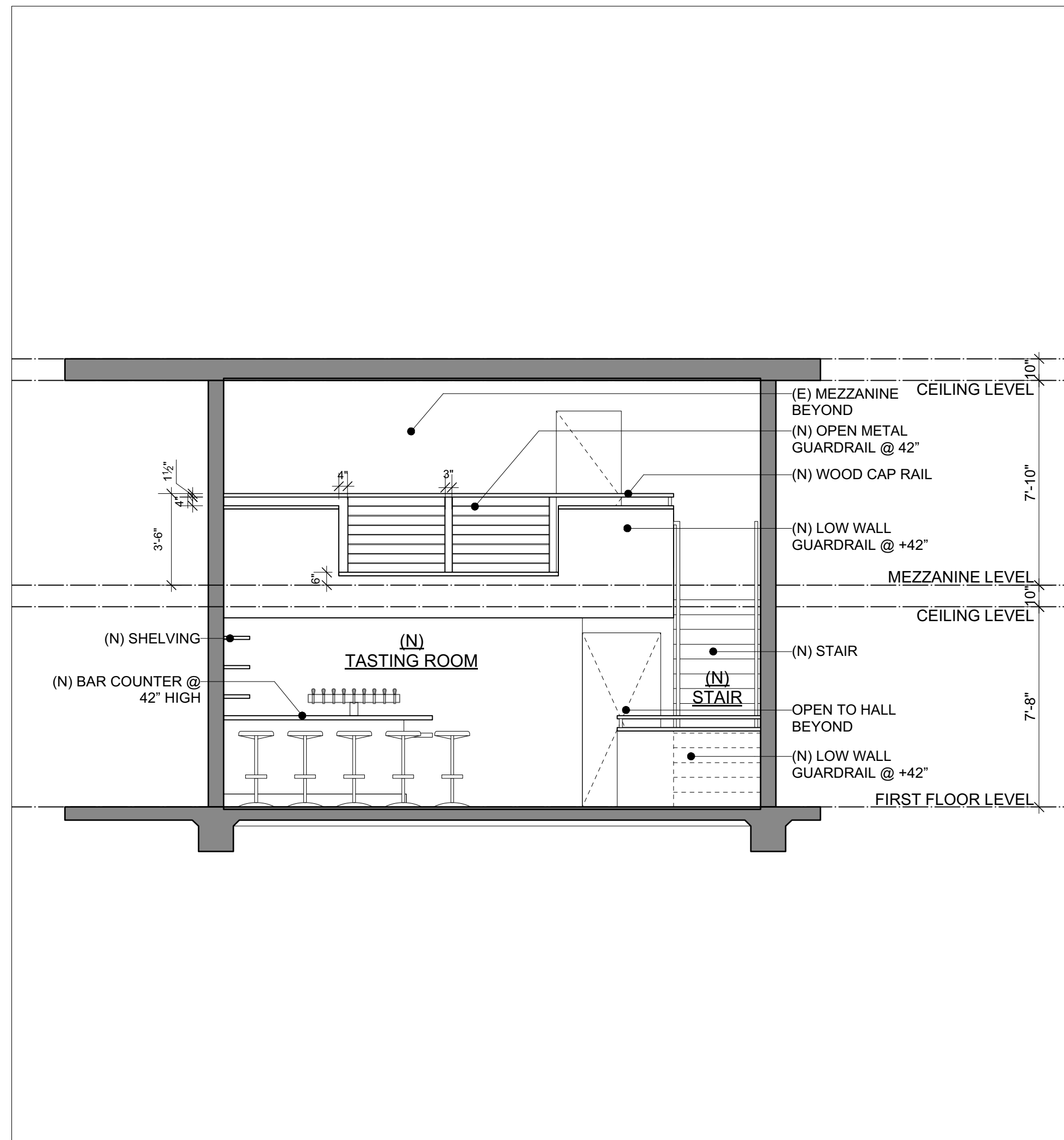
**1 NEW FIRST FLOOR PLAN**

**WILDCARD  
BEER  
TASTING ROOM**

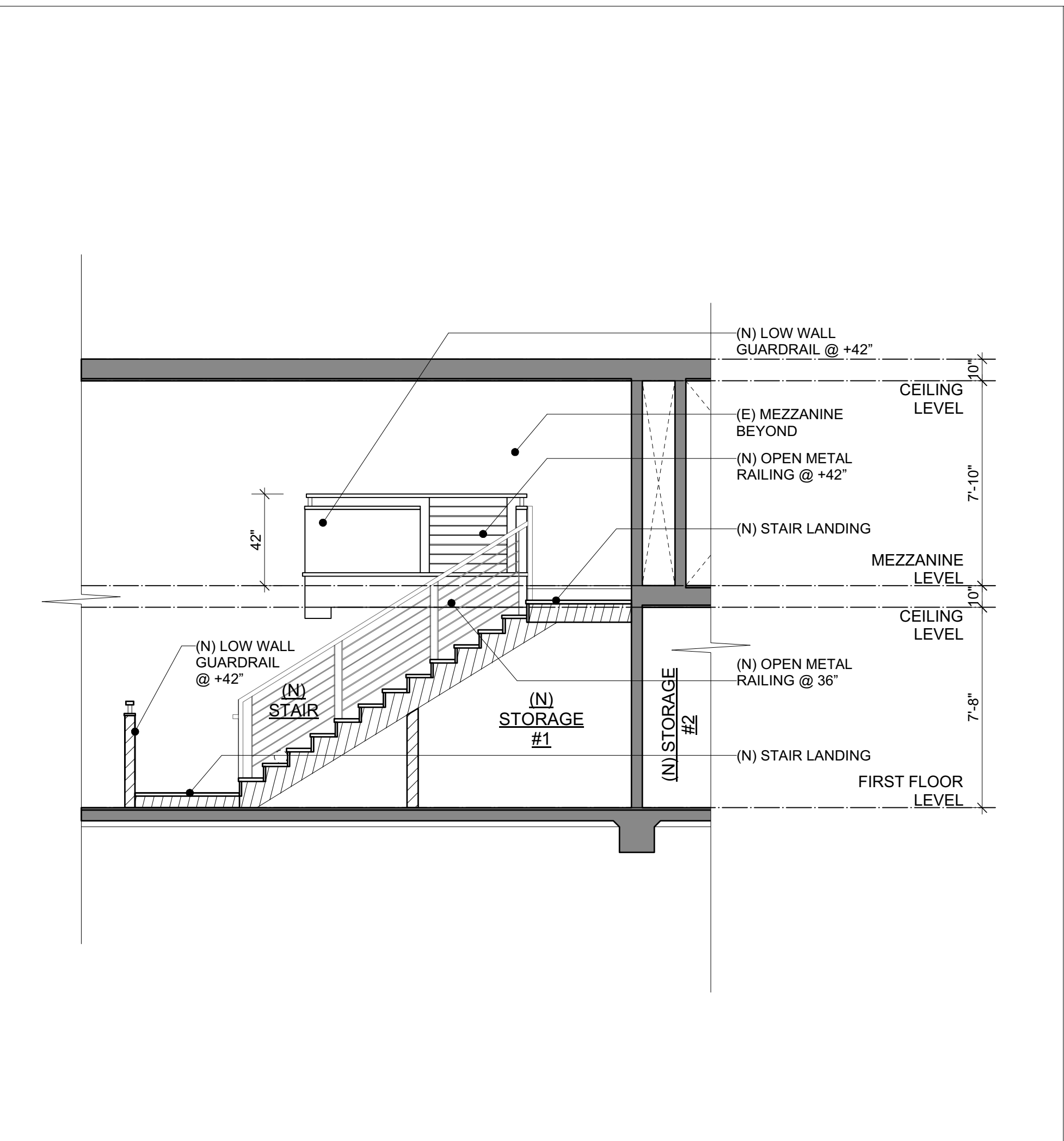
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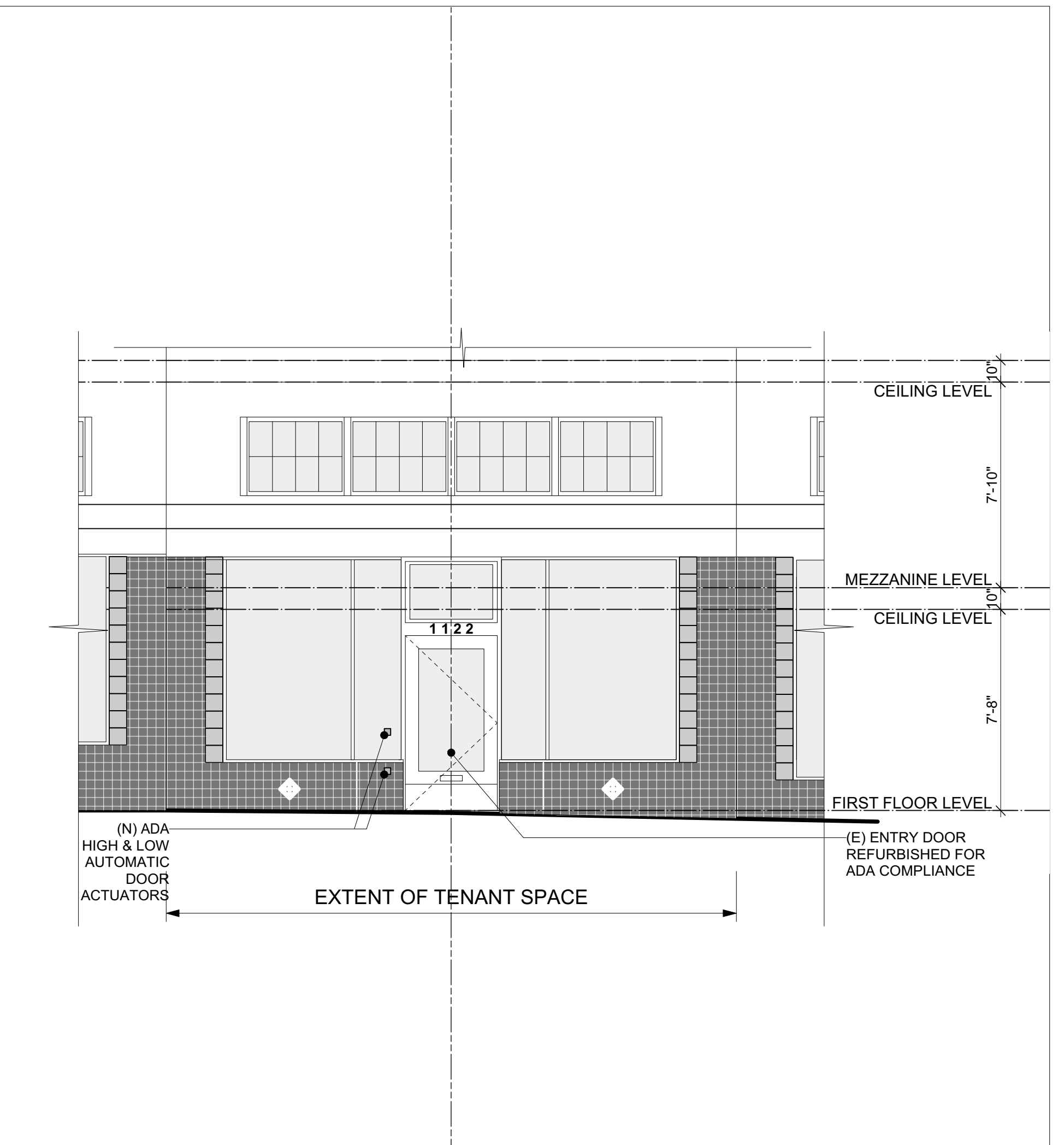
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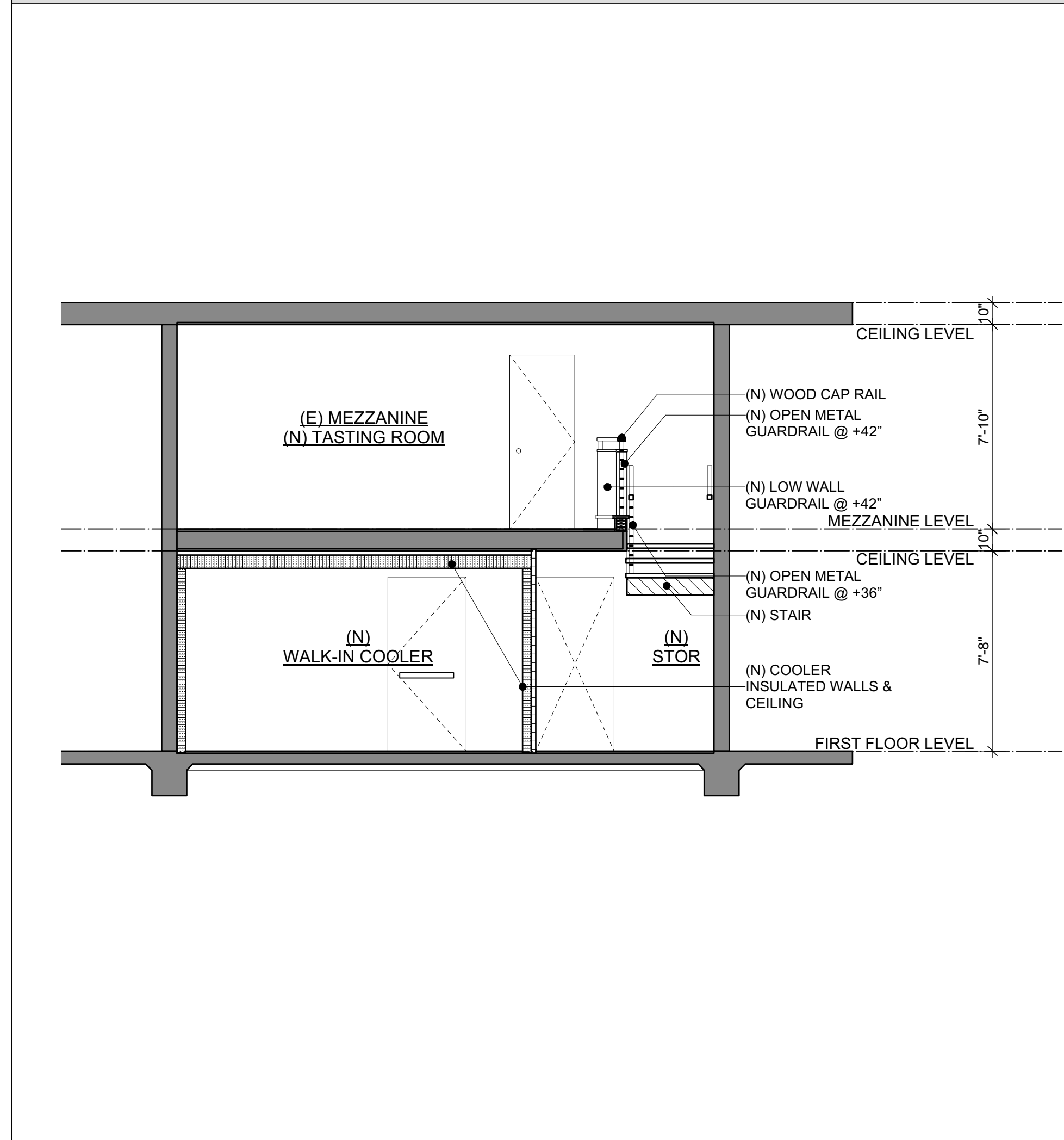
**3 NEW FRONT (EAST - WEST) SECTION**



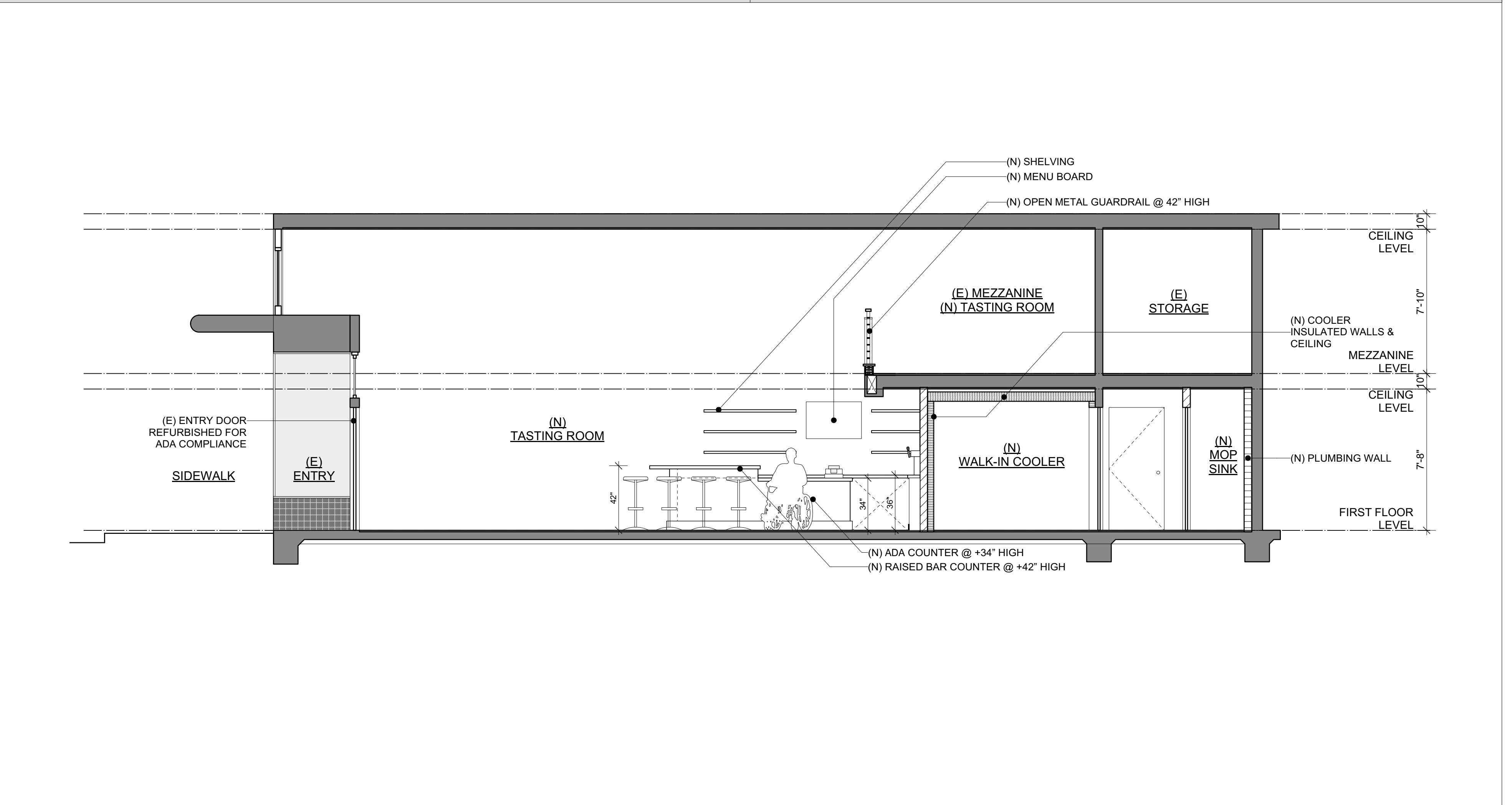
**2 NEW PARTIAL (NORTH-SOUTH) SECTION**



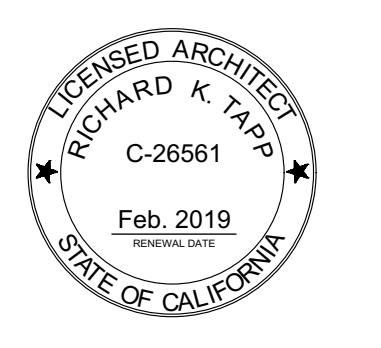
**1 NEW FRONT (NORTH) ELEVATION**



**4 NEW REAR (EAST - WEST) SECTION**



**5 NEW LONG (NORTH - SOUTH) SECTION**



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NEW  
ELEVATIONS & SECTIONS