6 DRAWING INDEX & STATE CODE

1. APPLICATION IS FOR A REVISION TO A PREVIOUSLY APPROVED DESIGN REVIEW & CONDITIONAL USE PERMIT FOR A NEW MIXED-USE BUILDING.

2. PREVIOUSLY APPROVED USE PERMIT INCLUDES DEMOLITION OF AN EXISTING ONE STORY BUILDING.

2. NEW MIXED-USE BUILDING IS 3 STORIES WITH 1ST FLOOR COMMERCIAL TENANT SPACE, 2ND FLOOR MIXED-USE OCCUPANCY AND 3RD FLOOR TWO RESIDENTIAL APARTMENTS.

3. TWO RESIDENTIAL APARTMENTS, 3RD FLOOR TWO RESIDENTIAL APARTMENTS AND COMMON OPEN SPACE.

4. UNBUNDLED PARKING FOR TENANTS AND 4 ADDITIONAL BIKE STORAGE SPACES FOR RESIDENTS REQUIRED TO 3 SPACES PROPOSED. REDUCTION IS BASED ON PROXIMITY TO AC TRANSIT & BART AS الثالث.

5. ENVELOPE AND MATERIALS & COLORS WILL NOT CHANGE UNDER THIS REVISION.

6. SCALING OF 1" = 20'-0" IS ACCURATE.

7. PREVIOUSLY APPROVED SPECIAL PERMITS FOR PROPOSED STORAGE SPACES.

8. PREVIOUSLY APPROVED PARKING PERMITS HAVE BEEN ISSUED. ONE 22'-6" PARKING SPACE & 5 COMPACT SPACE PERMITTED.

9. REVISIONS TO CURRENT CONSTRUCTION LICENSES & BONDS REQUIRED TO BE SUBMITTED TO THE CITY OF ALBANY.

10. THE CONTRACTOR & SUBCONTRACTORS SHALL GUARANTEE THE WORK SAFETY STANDARDS SHALL COMPLY WITH STATE & LOCAL REGULATIONS.

11. THE CONTRACTOR & SUBCONTRACTORS SHALL PROVIDE ALL INSURANCE IN THE AMOUNTS REQUIRED BY LAW.

12. PUBLIC LIABILITY, PROPERTY DAMAGE & AUTOMOBILE INSURANCES IN THE AMOUNTS REQUIRED BY LAW.

13. THE CONTRACTOR & SUBCONTRACTORS SHALL ALSO MAINTAIN CURRENT WORKERS COMPENSATION, BY THE STATE. THE CONTRACTOR & SUBCONTRACTORS SHALL PROVIDE CURRENT CONSTRUCTION LICENSES & BONDS REQUIRED TO BE SUBMITTED TO THE CITY OF ALBANY.

14. THE CONTRACTOR & SUBCONTRACTORS SHALL ENSURE ALL THEIR WORK AND BE RESPONSIBLE FOR AND MAKE GOOD ALL DAMAGES FOR ONE YEAR AFTER COMPLETION.

15. THE CONTRACTOR SHALL CLEARLY IDENTIFY ANY WORK NOT PERFORMANCE OF THE WORK PRIOR TO STARTING THE ASSOCIATED WORK.

16. THE CONTRACTOR SHALL ALSO REPORT ANY WORK NOT INCLUDED IN THE CONTRACT WITH THE TENANT OR TO BE PERFORMANCE OF THE WORK PRIOR TO STARTING THE ASSOCIATED WORK.

17. THE CONTRACTOR SHALL ALSO REPORT ANY WORK NOT INCLUDED IN THE CONTRACT WITH THE TENANT OR TO BE PERFORMANCE OF THE WORK PRIOR TO STARTING THE ASSOCIATED WORK.

18. THE CONTRACTOR SHALL ENSURE ALL IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE TENANT PRIOR TO STARTING THE ASSOCIATED WORK.

19. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL ENSURE THE SITE IS LEFT IN A CLEAN CONDITION READY FOR OCCUPANCY.

20. THE CONTRACTOR SHALL ALSO ENSURE THAT ALL EXISTING & NEW ENTRANCES ARE IN GOOD OPERATING ORDER.

21. THE CONTRACTOR & SUBCONTRACTORS SHALL GUARANTEE ALL THEIR WORK AND BE RESPONSIBLE FOR AND MAKE GOOD ALL DAMAGES FOR ONE YEAR AFTER COMPLETION.

22. THE CONTRACTOR & SUBCONTRACTORS SHALL ENSURE A HIGH LEVEL OF SAFETY WHILE PERFORMING THE WORK, INCLUDING PROVIDING PROTECTION TO THE PUBLIC. ALL CHANGE ORDERS, IF ANY, SHALL BE PERFORMED BY OTHERS. THE CONTRACTOR SHALL ALSO REPORT ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK. ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK.

23. THE CONTRACTOR & SUBCONTRACTORS SHALL ENSURE A HIGH LEVEL OF SAFETY WHILE PERFORMING THE WORK, INCLUDING PROVIDING PROTECTION TO THE PUBLIC. ALL Change ORDERS, IF ANY, SHALL BE PERFORMED BY OTHERS. THE CONTRACTOR SHALL ALSO REPORT ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK. ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK.

24. THE CONTRACTOR & SUBCONTRACTORS SHALL ENSURE A HIGH LEVEL OF SAFETY WHILE PERFORMING THE WORK, INCLUDING PROVIDING PROTECTION TO THE PUBLIC. ALL Change ORDERS, IF ANY, SHALL BE PERFORMED BY OTHERS. THE CONTRACTOR SHALL ALSO REPORT ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK. ANY ERROR, OMISSION OR INCONSISTENCY ON THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO STARTING THE ASSOCIATED WORK.
NO. ISSUE: A-3
DATE: SEPT 2018
SCALE: 1/4" = 1'-0"
DRAWN: RT & IG

NEW MIXED USE BUILDING
COMMERCIAL & RESIDENTIAL APARTMENTS

BALCONY BELOW PROPERTY LINE
COMMON OPEN SPACE 475 SF
COMPOSITE WOOD DECKING

PROPERTY LINE 9'-5"
6'-0"
27'-10"
6'-0"
9'-5"
58'-8"
25'-10"
7'-0"
25'-10"
6'-11"
29'-0"
1'-6"
14'-0"
13'-6"
9'-4"
10'-0"
11'-1"
9'-0"
12'-7"
W/D
R
DW
F
CLOSET
ENTRY
DN
UP
KITCHEN
EATING
LIVING
BED 2
HALL
BED 1
KITCHEN
BATH
CLOSET
ENTRY
UNIT D
752 SF
UNIT C
752 SF

GUARDRAIL
LINE OF SUNSHADE TRELLIS ABOVE
RESCUE WINDOW
CORNER POST
LINE OF SUNSHADE TRELLIS ABOVE
GUARDRAIL
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
NEW MIXED USE BUILDING
COMMERCIAL & RESIDENTIAL APARTMENTS
904 MASONIC AVE. ALBANY, CA

1 FRONT (EAST) ELEVATION W/ NEIGHBORS

1 SIDE (SOUTH) ELEVATION W/ NEIGHBORS
1 SIDE (NORTH) ELEVATION

NEW MIXED USE BUILDING

COMMERCIAL & RESIDENTIAL APARTMENTS

904 MASONIC AVE. ALBANY, CA.

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NO. ISSUE: DATE:
A-6 01 CLIENT REVIEW 06-08-18
02 PLANNING REVIEW 07-08-18
03 FIRE REVIEW 07-11-18
04 CLIENT REVIEW 07-23-18
05 CITY REVIEW 07-11-18
06 CIVIL ENGINEER REVIEW 08-02-18
07 CITY REVIEW 08-08-18
08 SITE REVIEW 09-04-18
09 PC SUBMITTAL 01-12-18
10 PC SUBMITTAL 02-01-19
11 PC SUBMITTAL 03-17-19
12 PC SUBMITTAL 03-17-19

DATE: SEPT 2018
SCALE: 1/4" = 1'-0"
DRAWN: RT & IG

R K. DAHC ING LICENSED A P P L P A C T I O N I N I T A L R.

OPEN SPACE

PROPERTY LINE

MAXIMUM HEIGHT

SECOND FLOOR LEVEL

THIRD FLOOR LEVEL

FIRST FLOOR LEVEL

PROPERTY LINE

STAIR ROOF BEYOND

SECOND FLOOR LEVEL

FOOTPRINT OF NEXT DOOR BUILDING

ROOM LEVEL

EXIST GRADE

SIDEWALK

MASONIC AVE.

(N) STREET TREE

OPEN SPACE

BALCONY

SUNSHADE TRELLIS

STUCCO WALL POST

METAL RAILING

NORTH FACADE STUCCO WITH 3 COMPLIMENTARY COLORS TO PROVIDE MODULATION

STUCCO BUILD OUT ON NORTH FACADE

ALUMINUM CLAD BEAM

NEXT DOOR BUILDING DOTTED 01 CLIENT REVIEW 06-08-18
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1 SIDE (NORTH) ELEVATION