

MASONIC ADU + ADDITION

926 MASONIC AVE., ALBANY, CA 94706

GENERAL NOTES

- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM THE 2025 CALIFORNIA RESIDENTIAL CODE, AND SHALL BE EQUAL TO OR EXCEED LOCAL AND COUNTY MINIMUM CONSTRUCTION REQUIREMENTS
 - ENGINEER'S NOTES TAKE PRECEDENCE OVER THESE NOTES.
 - STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE A.S.T.M.
 - WRITTEN DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALED DRAWINGS
 - DIMENSIONS ARE FROM FACE OF FINISH U.O.N.
 - SITE CONDITIONS TAKE PRECEDENCE OVER ALL NOTES AND DRAWINGS. BUILDER SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS
 - FLASH AND COUNTERFLASH TO PROVIDE A WATERTIGHT JOB. STEPFASH SKYLIGHTS AND CHIMNEYS AND ALL OTHER PERPENDICULAR INTERSECTIONS.
 - ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 - PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS, HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR OR SLAB TO THE FINISHED FACE OF CEILING
 - DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT
 - THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
 - ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE OVERALL CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. ON THE BASES OF THE GENERAL SCOPE INDICATE OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE REGULATIONS AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK NOTIFY THE ARCHITECT AND OWNER IN WRITING AT ONCE FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER WITH NO RESULTING COST TO THE OWNER. SHOULD A CONFLICT OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON THE CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIAL AND

CONSTRUCTION METHODS INVOLVED UNLESS A WRITTEN DECISION FROM THE ARCHITECT/ OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS OR UNLESS THE ORIGINAL BID IS APPROPRIATELY QUALIFIED.

18. COMPLETE CITY DEMOLITION DEBRIS RECOVERY PLAN WORKSHEET. ALL WASTE MUST BE HAULED BY CITY-REGISTERED WASTE TRANSPORTER TO A CITY-REGISTERED DIVERSION FACILITY. PROJECT TO DOCUMENT AT LEAST 65% WASTE DIVERSION.

GREEN BUILDING NOTES

- WATER CLOSETS TO BE WATERSENSE CERTIFIED, 1.28 GALLONS PER FLUSH MAXIMUM, OR DUAL FLUSH PER CPC 411.2.
- SHOWERHEADS TO BE WATERSENSE CERTIFIED, 1.8 GALLONS PER MINUTE AT 80 PSI MAXIMUM PER CPC 408.2. IF SHOWER HAS >1 SHOWERHEAD/SPRAYER, COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS/MINUTE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET IN OPERATION AT A TIME.
- RESIDENTIAL LAVATORY FAUCETS: BETWEEN 0.8 GPM @ 20PSI AND 1.2GPM @ 60 PSI PER CPC 407.2.2.
- NON-RESIDENTIAL LAVATORY FAUCETS: 0.5 GALLONS PER MINUTE AT 60 PSI.
- KITCHEN FAUCETS AND WASH FOUNTAINS: 1.8 GPM MAXIMUM @ 60PSI PER CPC 420.2.1 & 420.2.2. NOTE: KITCHEN FAUCETS MY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE AT 60PSI, AND MUST DEFAULT TO 1.8 GPM.
- COMMERCIAL FOOD WASTE DISPOSER. DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NOLOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8GPM OF WATER.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLAINT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (CALGREEN 4.504.2, 5.504.4)
- CARPET: ALL CARPET INSTALLED IN THE BUILDING INTERIOR TO MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING: (1) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM, (2) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOCs (SPECIFICATION 01350), (3) NSF/ANSI 140 AT THE GOLD LEVEL, OR (4) SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD. ALL CARPET CUSHION TO MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE TO MEET CALGREEN TABLE 4.504.1 LIMITS. (CALGREEN 4.504.3, 5.504.4)
- RESILIENT FLOORING: WHERE RESILIENT FLOORING (CORK, LINOLEUM, SHEET VINYL, RUBBER, ETC.) IS INSTALLED, RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS OF ONE OF THE FOLLOWING: (1) COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHIPS) HIGH PERFORMANCE PRODUCTS DATABASE, (2) GREENGUARD CHILDREN & SCHOOLS CERTIFICATION, (3) RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE CERTIFICATION, OR (4) MEET CALIFORNIA DEPT. OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOCs (SPECIFICATION 01350)." (CALGREEN 4.504.4, 5.504.4)
- COMPOSITE WOOD: NEW NON-STRUCTURAL HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET CALIFORNIA AIR RESOURCES BOARD FORMALDEHYDE LIMITS ("CARB PHASE 2). SEE TABLE A4.504.1. (CALGREEN 4.504.5, 5.504.4)

CONCRETE FOUNDATION NOTES

- WHERE DRAIN ROCK IS USED, AGGREGATE SIZE TO BE 1" MAX AND 3/4" MIN. WHERE DRAIN PIPE IS USED, LAY PERFORATED PIPE WITH HOLES DOWN.

CARPENTRY NOTES

- ALL CARPENTRY SHALL BE CAREFULLY LAID OUT, CUT, FITTED, AND ERECTED. BRACE, PLUMB AND/OR LEVEL. ALL MEMBERS AND PLACE THEM TO BEAR FULLY & ACCURATELY. SOLID-BLOCK ALL JOISTS AND BEAMS AT BEARINGS AND ENDS. NAIL, SPIKE, OR BOLT AS SHOWN OR AS REQUIRED.
- FOLLOW ENGINEERING CALCULATIONS AND DETAILS REGARDING ALL BEAMS, TRUSSES, RAFTERS, JOISTS, AND CONNECTIONS. ALL TIMBER CONNECTORS SHALL BE I.C.B.D. RATED AND INSTALLED AS RECOMMENDED BY MANUFACTURER. HARDWARE INDICATED IS FROM SIMPSON STRONG-TIE CATALOG.
- ALL BEAMS TO HAVE FULL WOOD BEARING TO FOUNDATION BELOW.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, SUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

PLUMBING NOTES

- ALL FIXTURES TO BE SELECTED BY OWNER, U.O.N.
- WHERE OCCURS, PROVIDE SEISMIC STRAPS AT THE TOP 3RD AND BOTTOM 3RD OF THE WATER HEATER PER CPC 507.2.

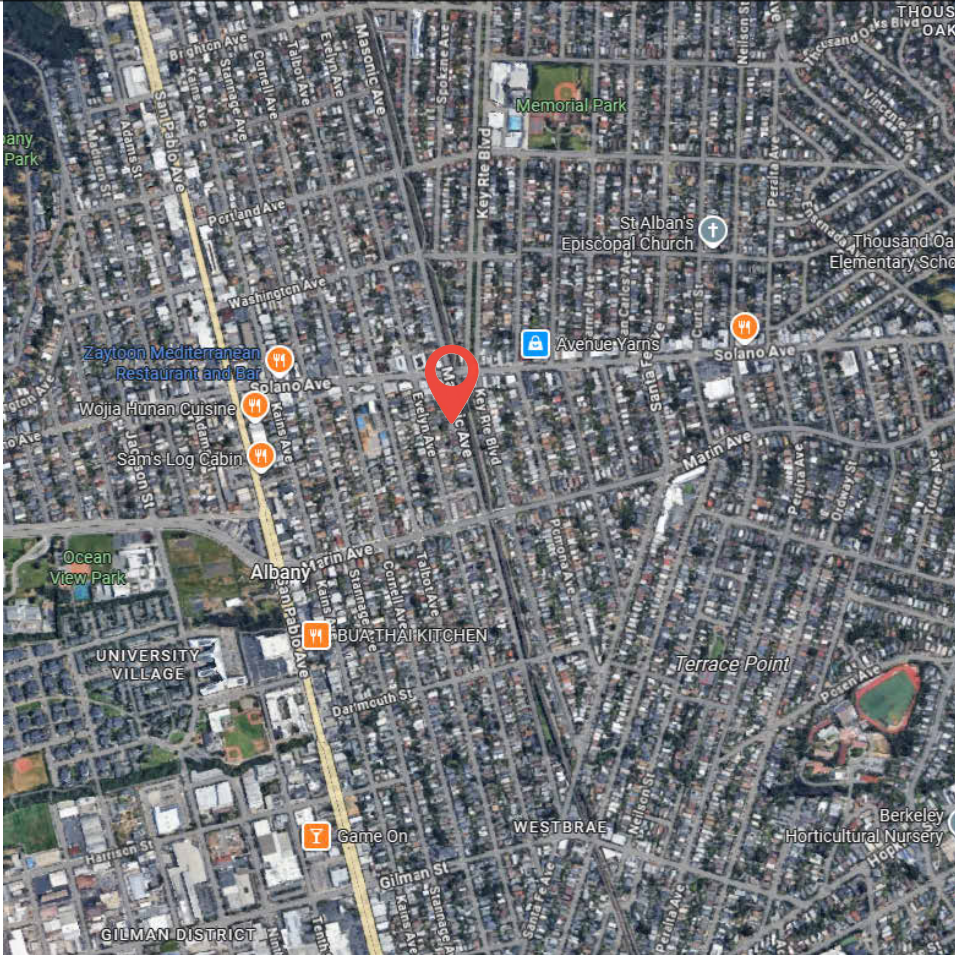
ELECTRICAL NOTES

- OUTDOOR RECEPTACLES AT GRADE SHALL BE GFCI PROTECTED.
- ALL FIXTURES TO BE SELECTED BY OWNER, U.O.N.
- CONTRACTOR TO CONFIRM LOCATIONS OF BOXES WITH OWNER.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PANELS HVAC EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.
- ALL MATERIALS SHALL BE HANDLED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- NEW LOW RISE RESIDENTIAL BUILDINGS (THREE STORIES OR LESS) TO HAVE ELECTRIC FUEL SOURCE FOR SPACE HEATING, WATER HEATING, AND CLOTHES DRYERS. STOVES MAY STILL USE NATURAL GAS IF DESIRED. PREWIRING FOR ELECTRIC APPLIANCES IS REQUIRED WHERE NATURAL GAS APPLIANCES ARE USED.

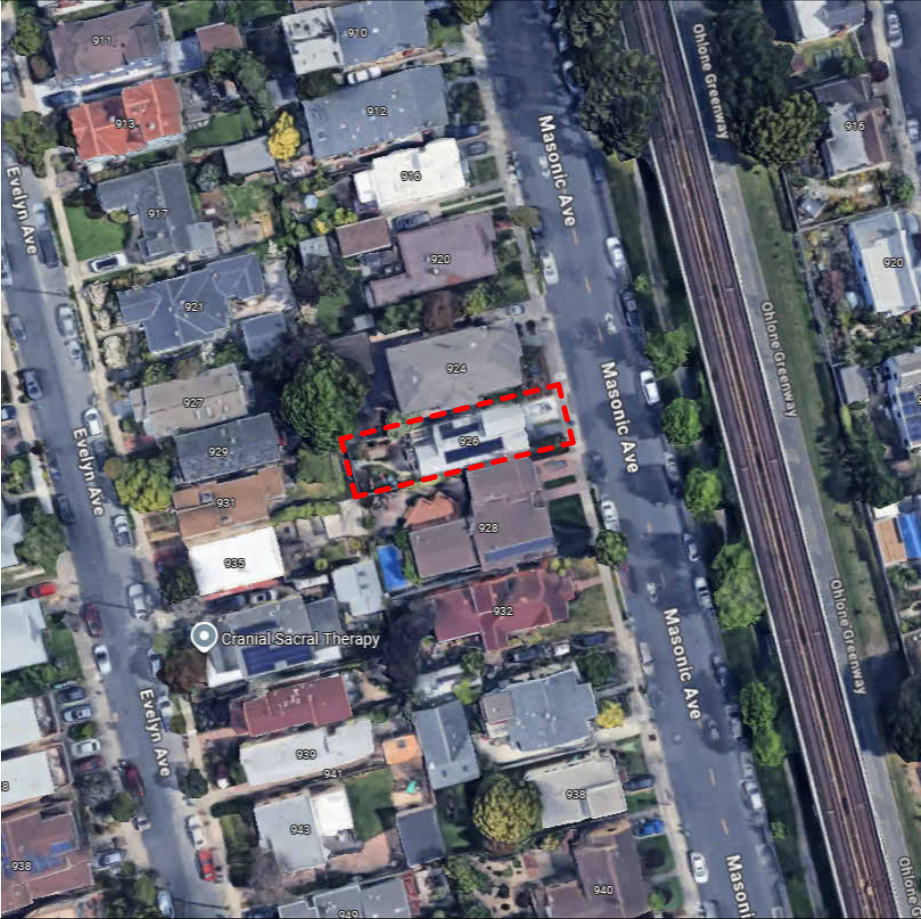
ABBREVIATIONS

d	PENNY (NAIL)	D.	DEEP	H.R.	HAND RAIL	O'	OVER	T	TREAD
PL	PROPERTY LINE	DBL	DOUBLE	H	HIGH	O.C.	ON CENTER	T.B.	TOWEL BAR
&	AND	DEMO	DEMOLISH	H.B.	HOSE BIBB	O.D.	OUTSIDE DIAMETER	T.C.	TOP OF CURB
/	ANGLE	DEPT	DEPARTMENT	HDR.	HEADER	OFF.	OFFICE	T.D.	TIE DOWN
@	AT	DET.	DETAIL	HDWD.	HARDWOOD	O.H.	OPPOSITE HAND	TEL.	TELEPHONE
Ø	DIAMETER, ROUND	D.F.	DOUGLAS FIR	HDWR.	HARDWARE	OPNG.	OPENING	TEMP.	TEMPERED
#	POUND, NUMBER	DIAM.	DIAMETER	HORIZ.	HORIZONTAL	OPP.	OPPOSITE	TER.	TERRAZZO
(E)	EXISTING	DIAG.	DIAGONAL	HR.	HOUR			T&G	TONGUE AND GROOVE
(N)	NEW	DNL	DIMENSION	HT.	HEIGHT	PARTNL.	PARTITION	TG	TILE GROUT
		DN.	DOWN			PG.	PAGE	THK.	THICK
A.B.	ANCHOR BOLT	D.O.	DOOR OPENING	LD.	INSIDE DIAMETER	PLUMB.	PLUMBING	THR.	THRESHOLD
ABV.	ABOVE	DWG.	DRAWING	INCAND.	INCANDESCENT	PL.	PLATE	T.O.	TOP OF
ACOUS.	ACOUSTICAL	DWR.	DRAWER	INSUL.	INSULATION	P.LAM	PLASTIC LAMINATE	T.O.C	TOP OF CEILING
ADJ.	ADJUSTABLE, ADJACENT	D.S.	DOWNSPOUT	INT.	INTERIOR	PLAS.	PLASTER	T.O.S.	TOP OF STRUCTURE
A.F.F.	ABOVE FINISH FLOOR	DW	DISHWASHER	INTERM.	INTERMEDIATE	PLYWD.	PLYWOOD	TRANSF.	TRANSFORMER
AGGR.	AGGREGATE					PRCST.	PRECAST	T.O.W.	TOP OF WALL
ALUM.	ALUMINUM	E.	EAST			PREFAB.	PRE-FABRICATED	TYP.	TYPICAL
ALT.	ALTERNATE	EA	EACH	JST.	JOIST	PTDF	PRESSURE TREATED DOUGLAS FIR	U.O.N.	UNLESS OTHERWISE NOTED
A.P.	ACCESS PANEL	E.F.	EXHAUST FAN	J.H.	JOIST HANGER	PR.	PAIR		
APPROX.	APPROXIMATE	EFF	EFFICACY	JT.	JOINT	PT.	POINT		
ARCH.	ARCHITECT	E.J.	EXPANSION JOINT			PTD	PAINTED		
ASPH.	ASPHALT	ELEC.	ELECTRICAL	KIT. OR K	KITCHEN	R.	RADIUS	VCT	VINYL COMPOSITION TILE
		EVL	EQUAL	K.D.	KILN DRY	RB	RISE, RISER, REFRIGERATOR	VERT.	VERTICAL
		E.P.	ELECTRICAL PANEL			RS	RESILIENT BASE	VGF	VERTICAL GRAIN FIR
		EQ.	EQUIP			RECY.	RECYCLING	V.I.F.	VERIFY IN FIELD
BTW.	BETWEEN	EQUIP	EQUIPMENT			REF.	REFERENCE		
BD	BOARD	EQPT	EQUIPMENT	L.B.	LAG BOLT	REFER.	REFRIGERATOR	W	WIDE
BTUM.	BITUMINOUS	(E)	EXISTING	LAM.	LAMINATE	REIN.	REINFORCED	W.	WEST
BLDG.	BUILDING	EXPO.	EXPOSED	LAV.	LAVATORY	REOD	REQUIRED	W/	WITH
BLK.	BLOCK	EXP.	EXPANSION			RESIL.	RESILIENT	WC	WATER CLOSET
BLKG.	BLOCKING	EXT.	EXTERIOR			RET.	RETAINING	WD	WOOD
BM.	BEAM			L.	LONG	REV.	REVISION, REVISED	WOW	WINDOWS
B.O.	BOTTOM OF			LT.	LIGHT	RM.	ROOM	WKPT.	WORKPOINT
B/R	BEDROOM	F.D.	FLOOR DRAIN	LR	LIVING ROOM	R.O.	ROUGH OPENING	W.O.	WHERE OCCURS
		FDN.	FOUNDATION			R.O.	ROUGH OPENING	W/O	WITHOUT
CAB.	CABINET	F.F.	FINISH FLOOR			RWDW.	REDWOOD	WR	WATER RESISTANT
CEM.	CEMENT	FIN.	FINISH	MAX.	MAXIMUM	R.W/L	RAIN WATER LEADER	W.S.	WOOD SCREW
CEM. PLAS.	CEMENT PLASTER	FIXT.	FIXTURE	M.C.	MEDICINE CABINET	R.B.	RUBBER BASE	WST.	WAINSCOT
CER.	CERAMIC	FLR.	FLOOR	MECH.	MECHANICAL	S	SOUTH	WT.	WEIGHT
C.I.	CAST IRON	FLASH.	FLASHING	MEMB.	MEMBRANE	S.B.	SETBACK		
C.J.	CONTROL JOINT	FLUR.	FLUORESCENT	MFR.	MANUFACTURER	S.C.	SOLID CORE		
↕	CENTERLINE	FRON.	FOUNDATION	MK.	MINIMUM	SCH.	SCHEDULE		
CLG.	CEILING	FRNG.	FRAMING	MIR.	MIRROR	SECT.	SECTION		
CLGK.	CAULKING	F.O.C.	FACE OF CONCRETE	MISC.	MISCELLANEOUS	SF	SQUARE FOOT, SQUARE FEET		
CLO.	CLOSET	F.O.F.	FACE OF FINISH	MOD. BIT.	MODIFIED BITUMINOUS	SH.	SHELF		
CLR.	CLEAR	F.O.S.	FACE OF STUDS	MOD. BIT.	MODIFIED BITUMINOUS	SHR.	SHOWER		
C.O.	CLEAR OUT	FRM.	FRAMING	MTD.	MOUNTED	SHT.	SHEET		
COL.	COLUMN	FT	FOOT, FEET	MTL.	METAL	SM.	SIMILAR		
COMP.	COMPOSITION	FTG.	FOOTING	MUL.	MULLION	S.M.	SHEET METAL		
CONC.	CONCRETE	FURR.	FURRING			SPEC.	SPECIFICATION		
CONT.	CONTINUOUS	FUT.	FUTURE	(N)	NEW	SQ.	SQUARE		
C.T.	CERAMIC TILE			N	NORTH	S.S.	STAINLESS STEEL		
CTSK.	COUNTERSINK	GA.	GAUGE	N.I.C.	NOT IN CONTRACT	S.S.D.	SEE STRUCTURAL DRAWINGS		
CHTR.	COUNTER	GALV.	GALVANIZED	NO.	NUMBER	STG.	STORAGE		
CPT.	CARPET	G.B.	GRAB BAR	NOM.	NOMINAL	STL.	STEEL		
CTR.	CENTER	GL.	GLASS	N.T.S.	NOT TO SCALE	STR.	STRUCTURAL		
		GND.	GROUND			STOR.	STORAGE		
		GR.	GRADE			STRUCT.	STRUCTURAL		
		GYP.	GYPSPUM			SYM.	SYMMETRICAL		
		G.F.I.	GROUND FAULT INTERRUPTER						
		GWB.	GYPSPUM WALL BOARD						

IMMEDIATE VICINITY MAP



SITE MAP



SYMBOLS LEGEND

	DRAWING TITLE
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	ELEVATION TARGET
	SECTION KEY
	DETAIL PLAN KEY
	WALL TAG REFER TO WALL SCHEDULE
	WINDOW TAG REFER TO WINDOW SCHEDULE
	DOOR TAG REFER TO DOOR SCHEDULE

DRAWING INDEX

A-0.0	TITLE PAGE
A-0.1	AREA PLANS & EXTERIOR PHOTOS
A-0.5	SURVEY
A-1.0	(E) + (N) SITE PLAN
A-1.1	LANDSCAPE PLAN
A-2.0	(E) FIRST AND SECOND FLOOR PLANS
A-2.1	(N) FIRST AND SECOND FLOOR PLANS
A-2.2	(E) + (N) ROOF PLANS
A-3.1	(E) ELEVATIONS
A-3.2	(N) ELEVATIONS
A-3.3	(N) COLOR ELEVATIONS
A-3.4	STREET VIEW ELEVATION
A-4.0	(E) + (N) LONG SECTION 1
A-4.1	(E) + (N) LONG SECTION 2
A-8.0	DOOR + WINDOW SCHEDULE ARCHITECTURAL

SCOPE OF WORK

NEW 309 SF ADU AND NEW 150 ADDITION TO EXISTING 940 SF SINGLE FAMILY HOME, RESULTING IN A 2 BEDROOM, 1 BATHROOM 1,085 SF SINGLE FAMILY HOME WITH A 1 BEDROOM, 1 BATHROOM 309 SF ADU.

CODE SUMMARY

APN #:	65-2652-14
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	R-3
ZONING:	R-1

SITE INFORMATION

	EXISTING	PROPOSED	TOTAL
# OF DWELLING UNITS	1	1	2
# OF PARKING SPACES	2	0	2
# OF BEDROOMS: -MAIN BULD. - ADUs	2 0	0 1	2 1
FRONT YARD SETBACK	15'	NO CHANGE	15'
SIDE YARD SETBACK (L)	3'	NO CHANGE	3'
SIDE YARD SETBACK (R)	3'	NO CHANGE	3'
REAR YARD SET BACK	20'	NO CHANGE	20'
ADU REAR YARD SET BACK	N/A	3'	3'
BUILDING HEIGHT - STORIES	2	NO CHANGE	2
BUILDING HEIGHT	18'	NO CHANGE	18'
ADU HEIGHT	N/A	12'	12'
LOT AREA	2,500 SF	NO CHANGE	2,500 SF
GROSS BUILDING FLOOR AREA	1,089 SF	150.2 SF	1,239.2 SF
GROSS ADU FLOOR AREA	N/A	309 SF	309 SF
BUILDING FOOTPRINT	817 SF	150.2 SF	967.2 SF
PROPOSED ADU FOOTPRINT	N/A	309 SF	309 SF
LOT COVERAGE (EXCLUDING ADU)	817 SF	150.2 SF	967.2 SF
FIRE SPRINKLERS	NO	NO CHANGE	NO

NOTE: ADU'S UNDER 800 SF ARE EXEMPT FROM FAR & LOT COVERAGE CALCULATION PER ADU DEVELOPEMENT REGULATIONS FROM CITY OF ALBANY. [CITY OF ALBANY MUNICIPAL CODE 20.24.020 TABLE 2A, NOTE 5.]

PROJECT TEAM

OWNER:	PATRICK HORAN & MARCIA DELONGE 926 MASONIC AVE ALBANY, CA 94706
ARCHITECT:	TYLER KOBICK, AIA DESIGN DRAW BUILD 2866 WEBSTER ST OAKLAND, CA 94609
SURVEYOR:	SOUSA LAND SURVEYOS BRIAN SOUSA 180 E MONTE VISTA AVE VACAVILLE, CA 95688

CODE REGULATIONS

THE FOLLOWING CODES AS AMENDED BY THE CITY OF ALBANY.

THE 2025 CALIFORNIA RESIDENTIAL BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2024 UNIFORM BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS).

THE 2025 CALIFORNIA ENERGY CODE WITH NO LOCAL AMENDMENTS- CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT HTTP://WWW.ENERGY.CA.GOV FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC)

THE 2025 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2023 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)

THE 2025 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2024 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO).

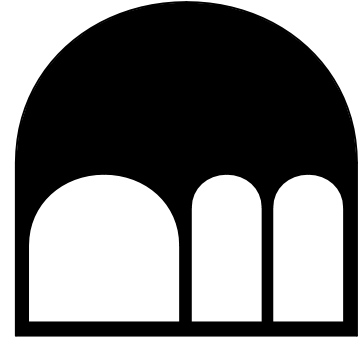
THE 2025 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2024 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO).

THE 2025 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2024 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY BY ICC).

THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE.

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION

TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION

926 MASONIC AVE.,

ALBANY, CA 94706

07/07/2026



1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY	CC, SS, TK
----------	------------

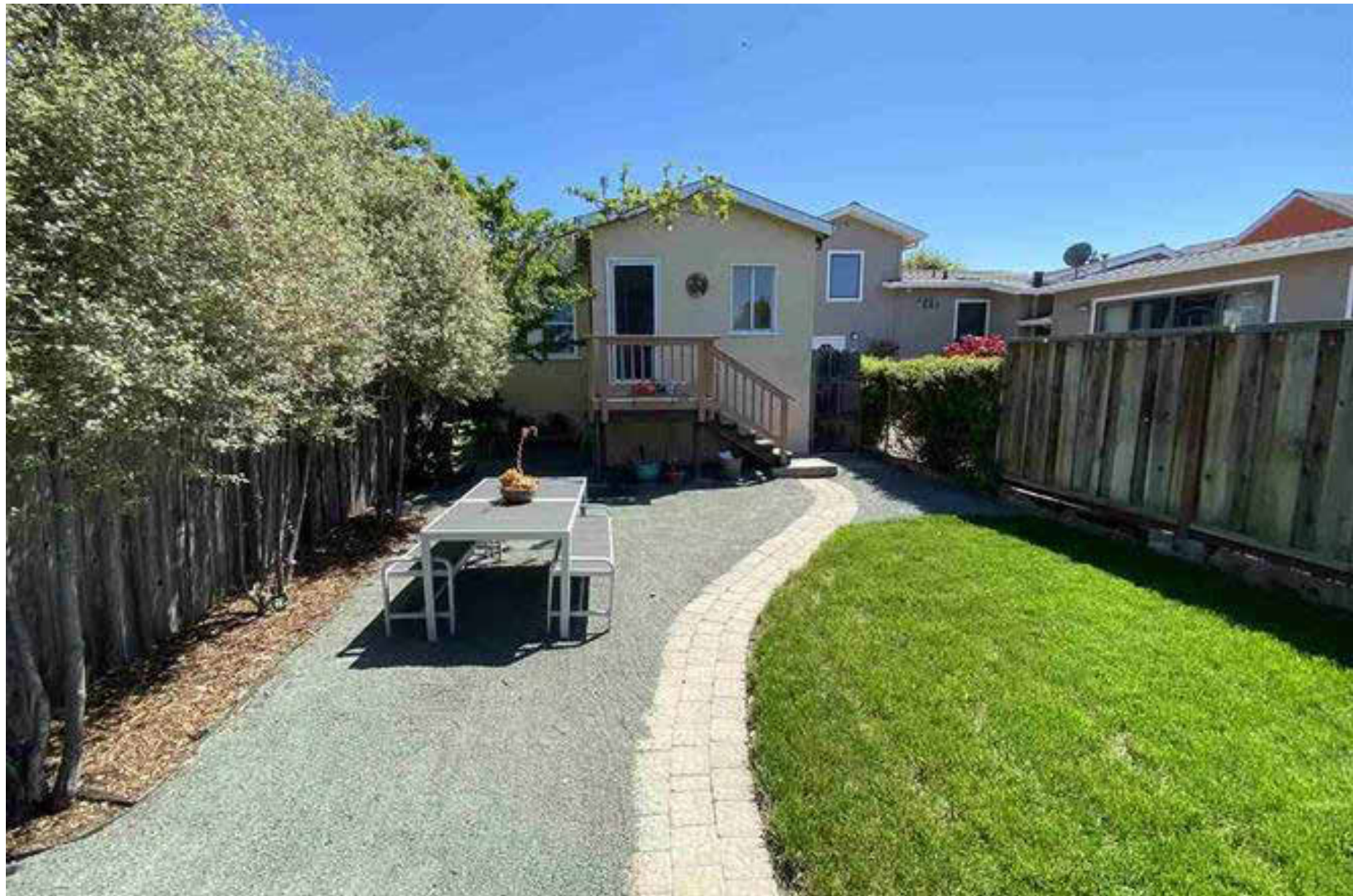
REV	SET ISSUE	DATE
-----	-----------	------

TITLE PAGE

A-0.0



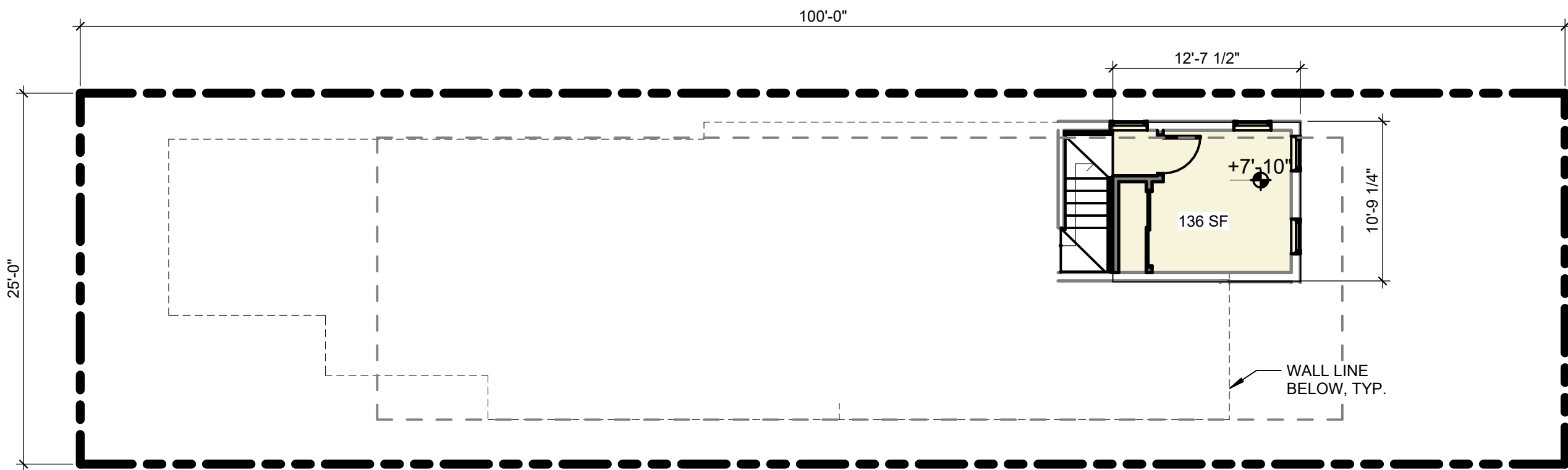
FRONT OF HOUSE FROM STREET VIEW



BACKYARD VIEW 1 - PROPOSED AREA OF DEVELOPMENT

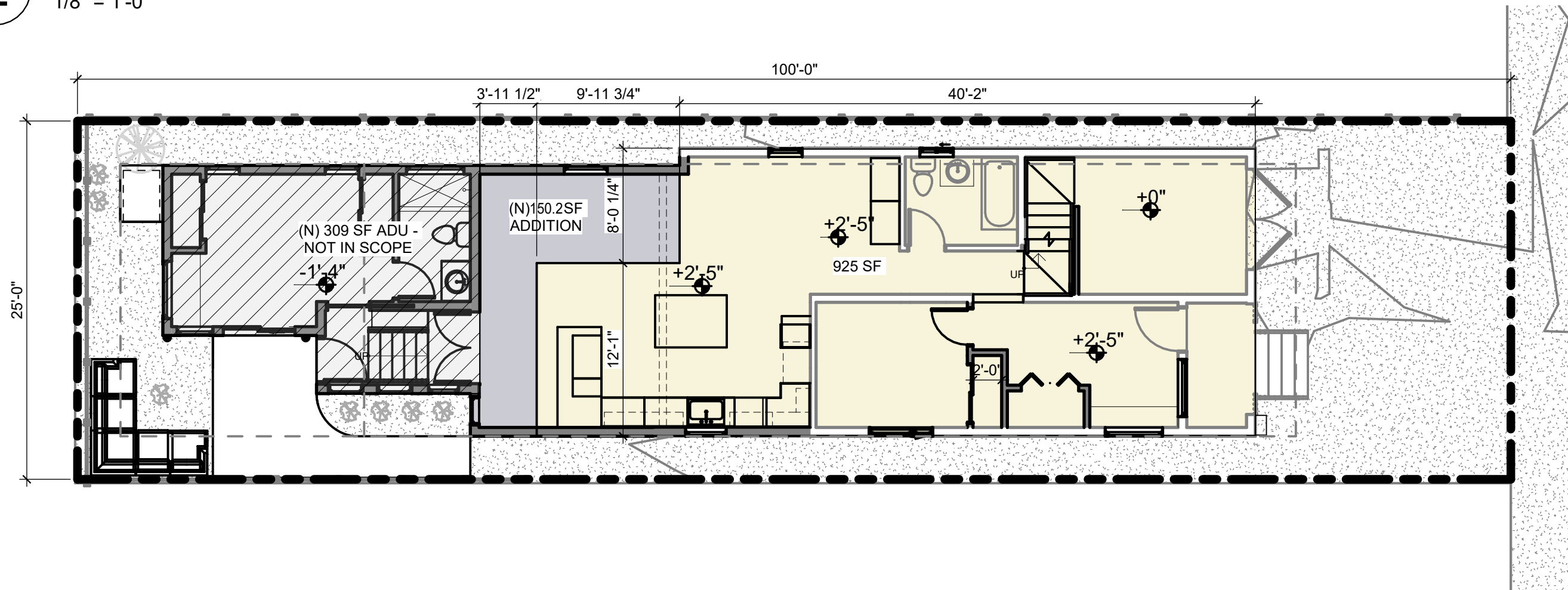


BACKYARD VIEW 2



2 (N) SECOND FLOOR AREA PLAN

1/8" = 1'-0"



1 (N) FIRST FLOOR AREA PLAN

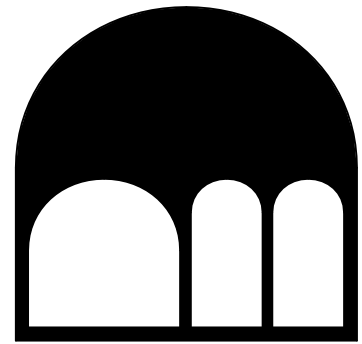
1/8" = 1'-0"

FAR CALCULATIONS	
(E) LOT SIZE	2,500 SF
ALLOWABLE FAR	0.6 OR 1,500 SF*
(E) FAR	0.43 OR 1,089 SF
(N) FAR	0.48 OR 1,239.2 SF
NOTE:	ADU EXCLUDED FROM FAR CALCULATIONS

* THE PLANNING AND ZONING COMMISSION MAY APPROVE A FLOOR/AREA RATIO OF UP TO 0.60 BASED ON DETERMINATION THAT ANY OF THE FOLLOWING CONDITIONS EXIST:
(A) THE SITE IS OF SUCH A SIZE THAT APPLICATION OF THE 0.55 FLOOR/AREA RATIO WOULD RESULT IN A GROSS SQUARE FOOTAGE OF LESS THAN 1,500 SQUARE FEET.

LOT COVERAGE TABLE	
(E) LOT SIZE	2,500 SF
ALLOWABLE LOT COVERAGE	50% OR 1,250 SF
(E) LOT COVERAGE	817 SF
(N) LOT COVERAGE	967.2 SF
NOTE:	ADU EXCLUDED FROM LOT COVERAGE CALCULATIONS

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026



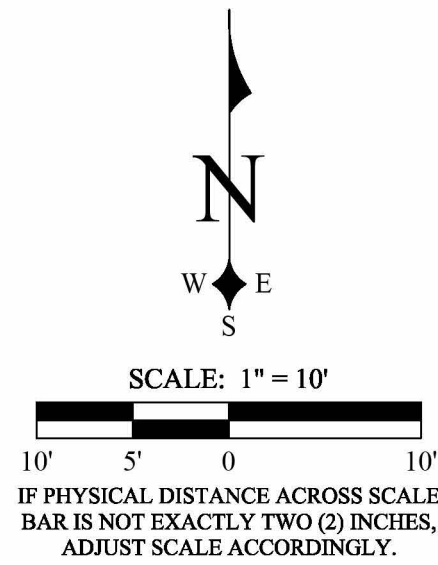
1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY CC

REV SET ISSUE DATE

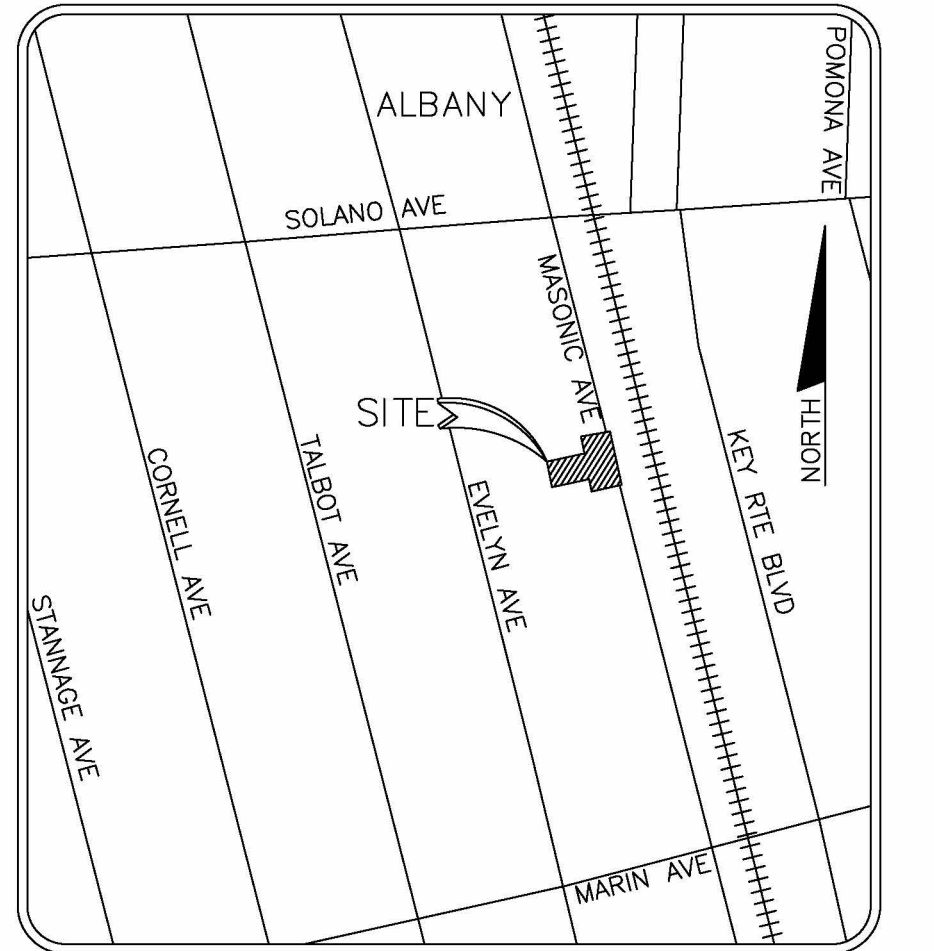
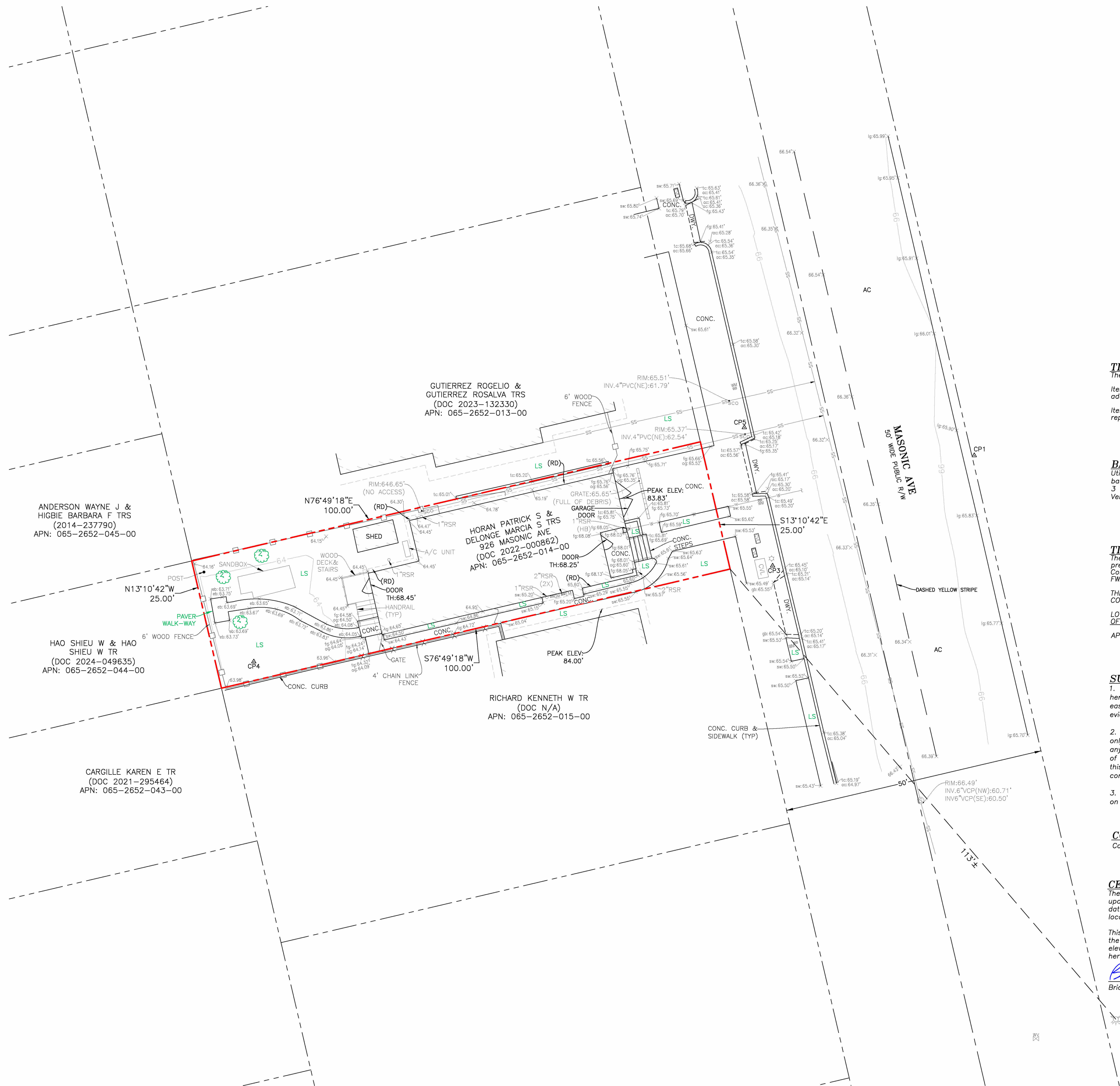
AREA PLANS &
EXTERIOR PHOTOS

A-0.1



LEGEND

	Existing property boundary
	Existing parcel lines of adjacent properties
	Existing street centerline
	Existing grade break line
	Underground sanitary sewer line
	Underground water line
	Existing building line at ground level
	Existing building overhang
	Existing fence line, as noted
	Existing wood fence
	Existing point line
	Existing ADA Truncated Domes
	Existing wall, as noted
	Existing minor contour
	Existing major contour
	Asphaltic Concrete
	Air Conditioning
	Assessor Parcel Number
	Concrete
	Control Point #
	Communication Vault
	Driveway
	Edge of Brick
	Elevation
	Electric Vault
	Finished Grade
	Flow Line
	Grade Break
	Hose Bibb
	Pipe Invert
	Lip of Gutter
	Landscaping
	Original Grade
	Polyvinyl Chloride
	Riser
	Right of Way
	Edge of Sidewalk
	Top of Curb
	Threshold
	Typical
	Vitrified Clay Pipe
	Electric meter
	Fire hydrant
	Survey control point, as noted
	Gas meter
	Sanitary sewer clean out
	Sanitary sewer manhole
	Street light
	Water meter
	Water valve
	Contour elevation
	Spot elevation
	Tree w/ trunk Ø



VICINITY MAP
NO SCALE

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:
Items 1-2; Property taxes and the lien of supplemental taxes, if any. (Not addressed herein; refer to the title report for particulars)

Items 3-7; Title company statements. (Not addressed herein; refer to the title report for particulars)

BASIS OF BEARINGS & DATUM NOTE

Utilizing OPUS corrected GPS coordinates, the bearings shown on this survey are based upon the North American Datum of 1983 (NAD83), California State Plane Zone 3 and the elevations shown on this survey are based upon the North American Vertical Datum of 1988 (NAVD88).

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated February 18, 2020, prepared by Chicago Title Company at 6210 Medau Place, Oakland, CA 94611, under Order No. FWAC-585190091-GF.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 65, BLOCK 6, MAP NO. 4, RECENTS PARK, FILED AUGUST 27, 1906, BOOK 21 OF MAPS, PAGE 51, ALAMEDA COUNTY RECORDS.

APN: 065-2652-014-00

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

3. No observable evidence of earth moving work or building construction were visible on the site.

CONTOUR INTERVAL NOTE

Contours shown on this survey are plotted at a 1 foot interval.

CERTIFICATION

The boundary and easement information shown hereon is based upon the preliminary title report order no. FWAC-585190091-GF, dated February 18, 2020, prepared by Chicago Title Company located at 6210 Medau Place Oakland CA, 94611.

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa
Brian L. Sousa, L.S. 7917

Date: June 4, 2026

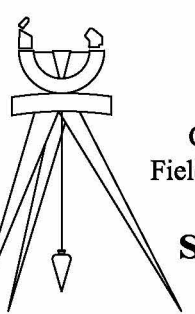


Topographic Survey

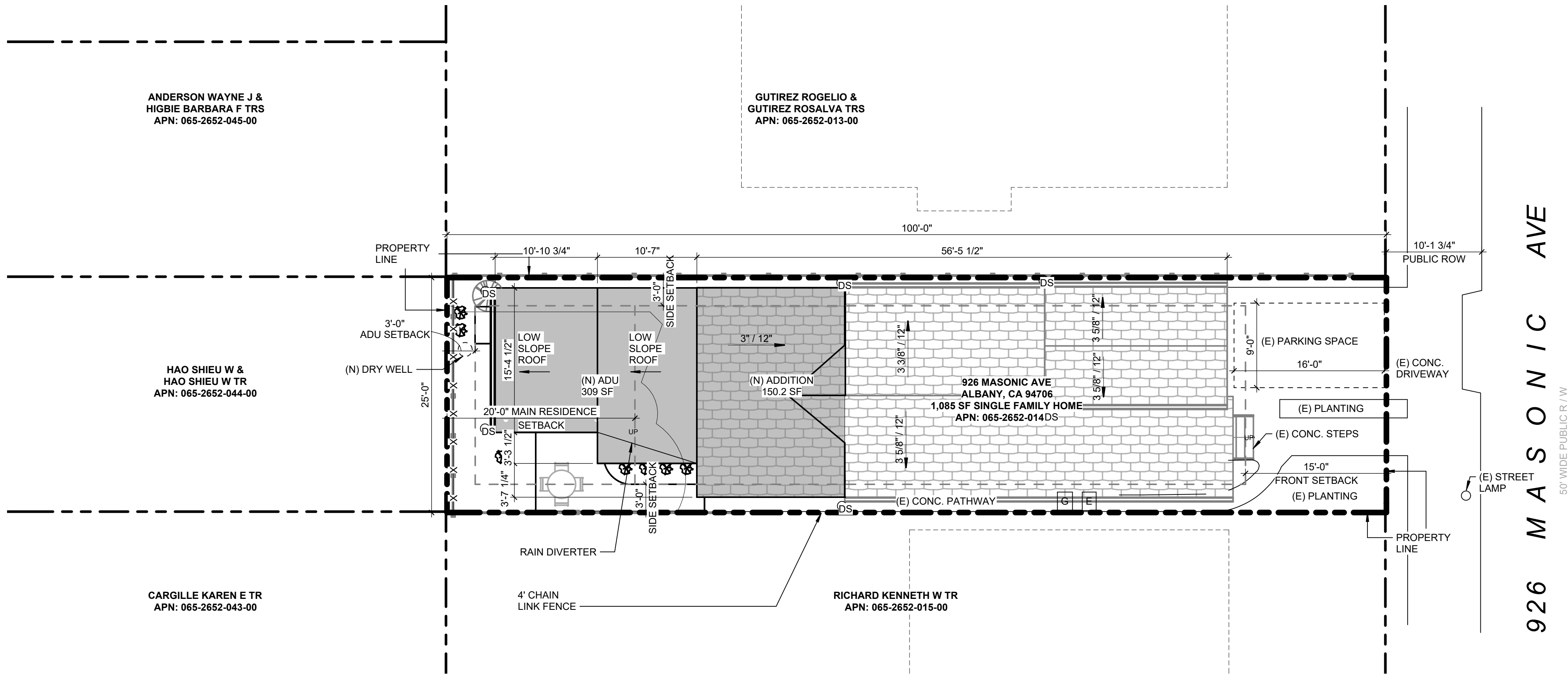
Lot 65, Block 6

Map No. 4
Book 21 of Maps, Page 51
County of Alameda, California
Field Survey Date: February 23, 2026

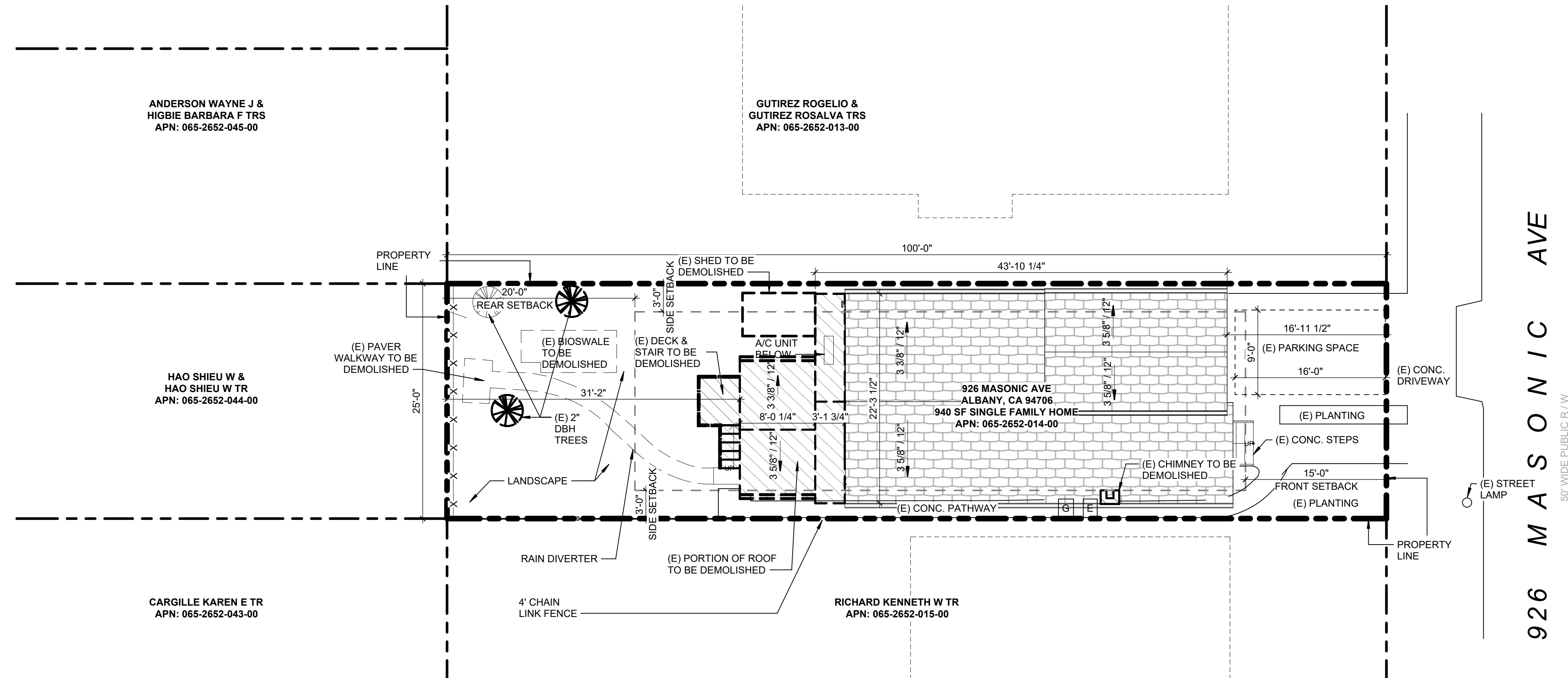
Sousa Land Surveys



tel 707.425.4300 fax 707.471.0318
180 E. Monte Vista, Vacaville, CA 95688
Job No. 26027



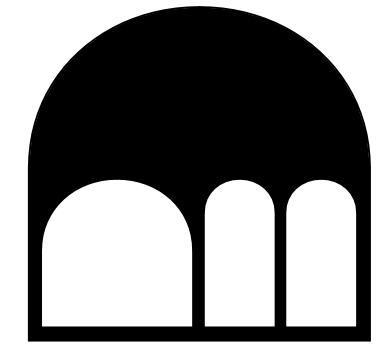
2 (N) SITE PLAN
1/8" = 1'-0"



1 (E) SITE PLAN
1/8" = 1'-0"

- LINE TYPE LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - - - SETBACK LINE
 - [E] ELECTRIC METER
 - [G] GAS METER
 - X-X-X- 6' WOOD FENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026



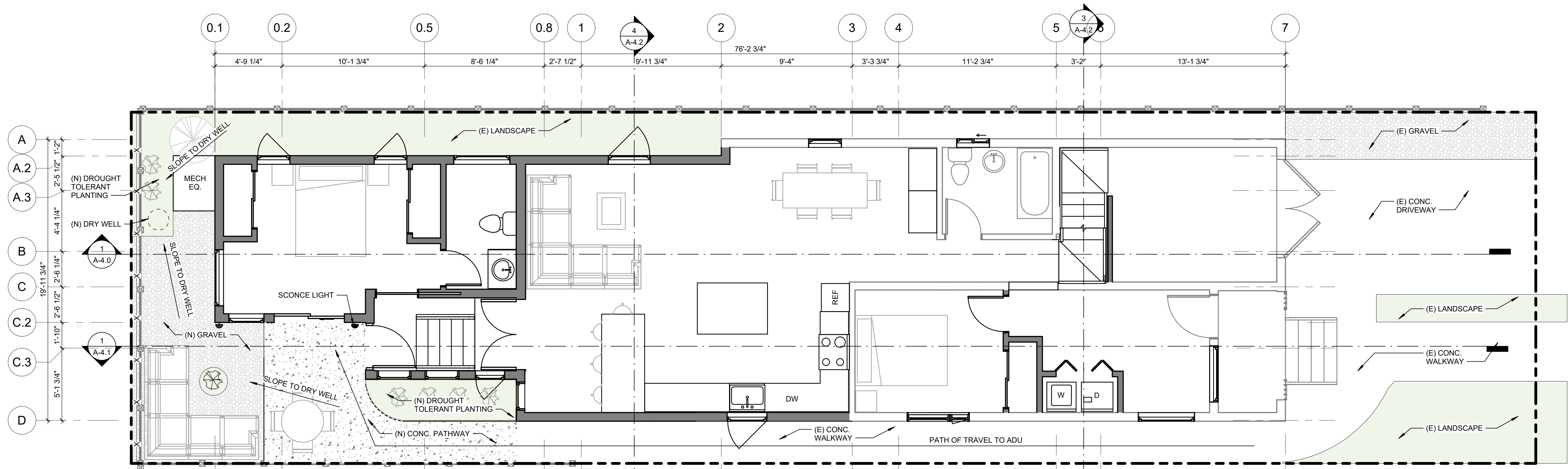
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
- WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY CC, SS

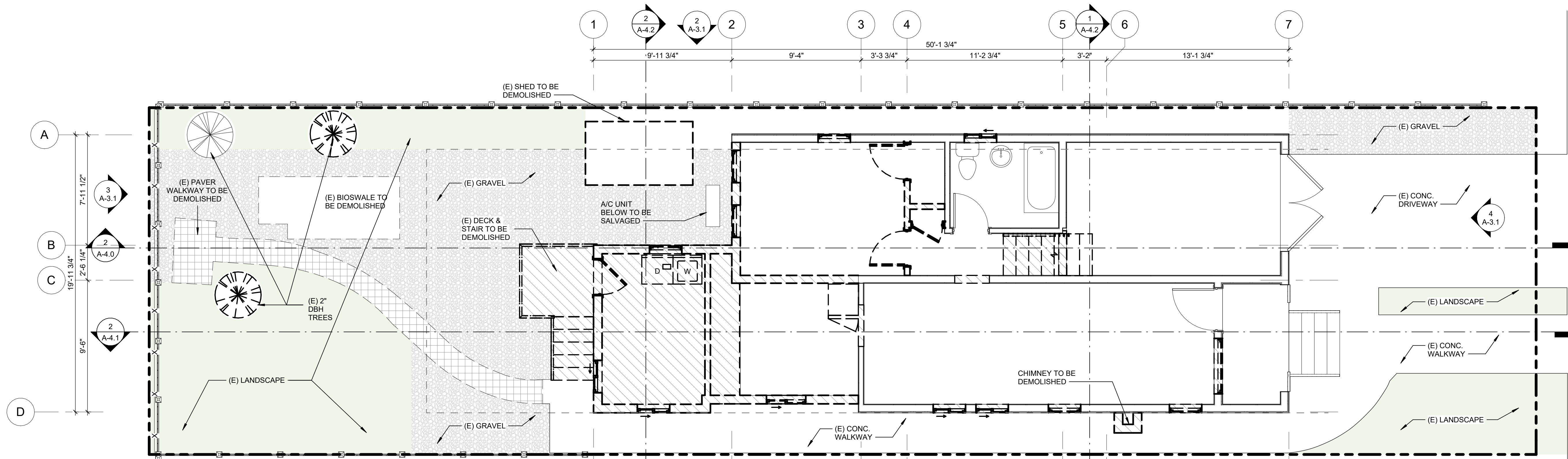
REV SET ISSUE DATE

(E) + (N) SITE PLAN

A-1.0



2 (N) LANDSCAPE PLAN
1/4" = 1'-0"



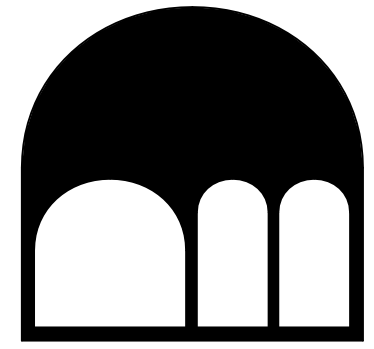
1 (E) LANDSCAPE PLAN
1/4" = 1'-0"

LANDSCAPE LEGEND

- PROPERTY LINE
- 6" WOOD FENCE
- GRAVEL
- LANDSCAPE
- (N) CONCRETE
- MOONGLOW CALIFORNIA POPPY

- MOONGLOW CALIFORNIA POPPY
- | | |
|-------------|-----------------------|
| SUN REQ'D | : FULL SUN-PART SHADE |
| WATER REQ'D | : LOW |
| BLOOMING | : SPRING-FALL |
| SEASON | : YES |
| CA NATIVE | : YES |
| EVERGREEN | : NO |

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

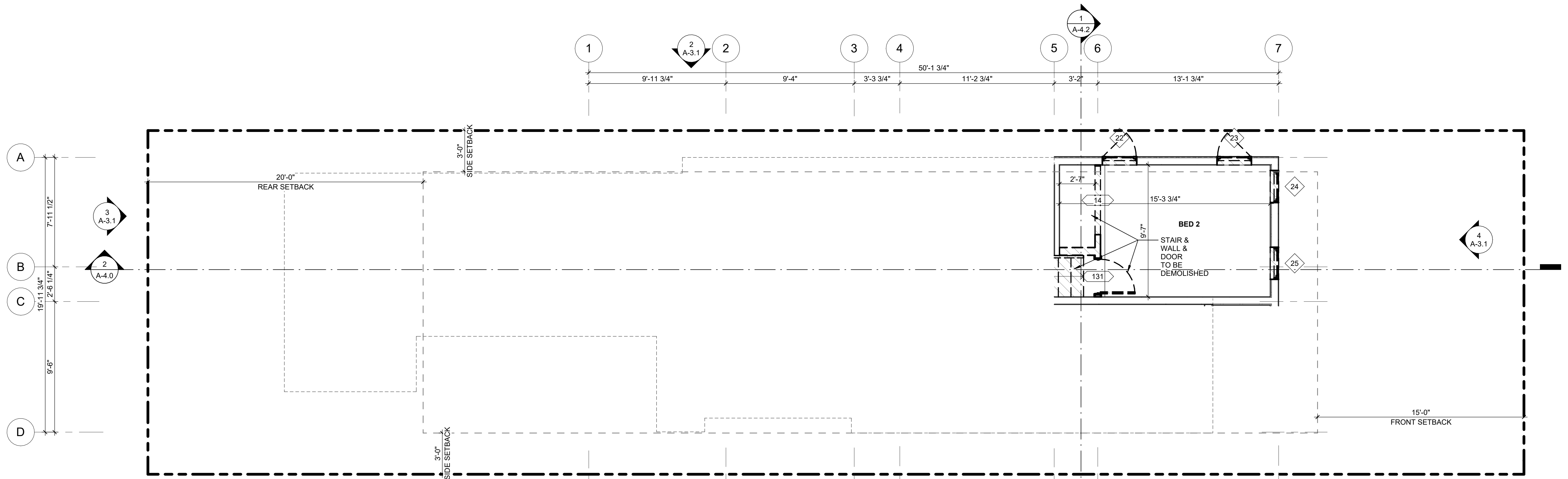


- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
- WORK TO FIGURED DIMENSIONS ONLY

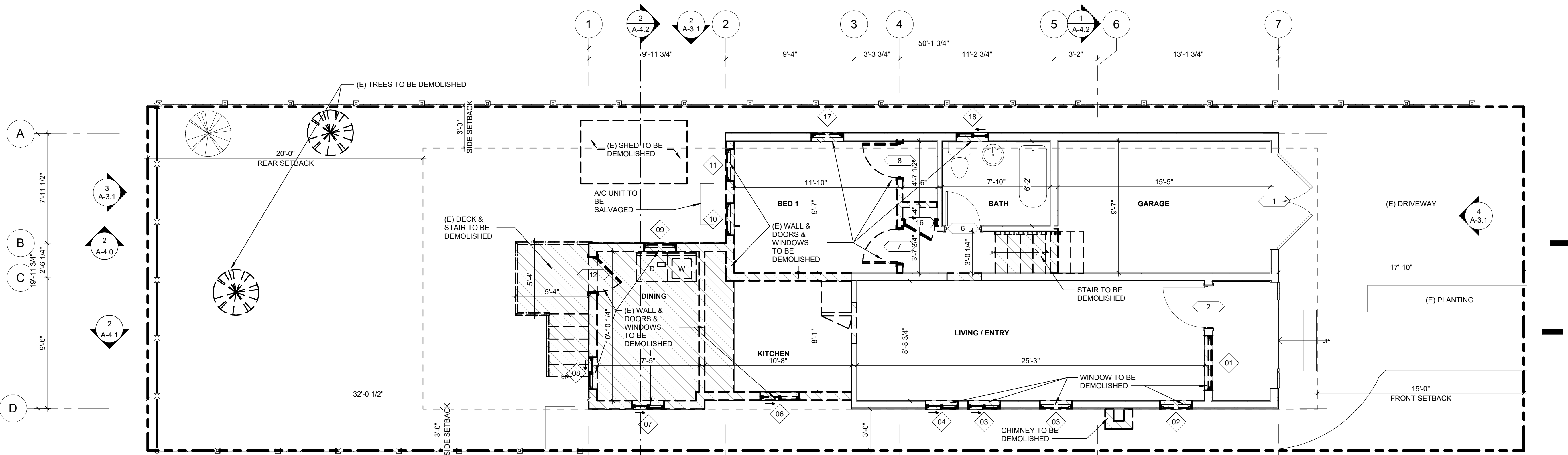
DRAWN BY	SS
REV / SET ISSUE	DATE

LANDSCAPE PLAN

A-1.1



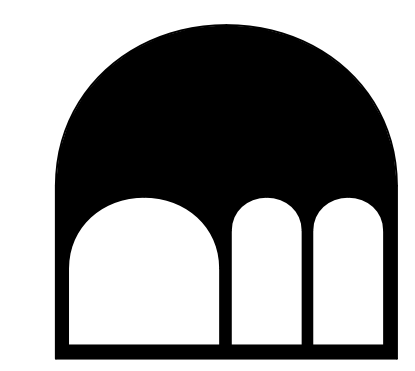
2 (E) SECOND FLOOR PLAN
1/4" = 1'-0"



1 (E) FIRST FLOOR PLAN
1/4" = 1'-0"

- WALL LEGEND**
- (E) WALL
 - TO BE DEMOLISHED
 - (N) WALL
 - (N) 1-HR FIRE RATED WALL
 - NOT IN PLANNING SCOPE
 - (N) ADDITION TO MAIN RESIDENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

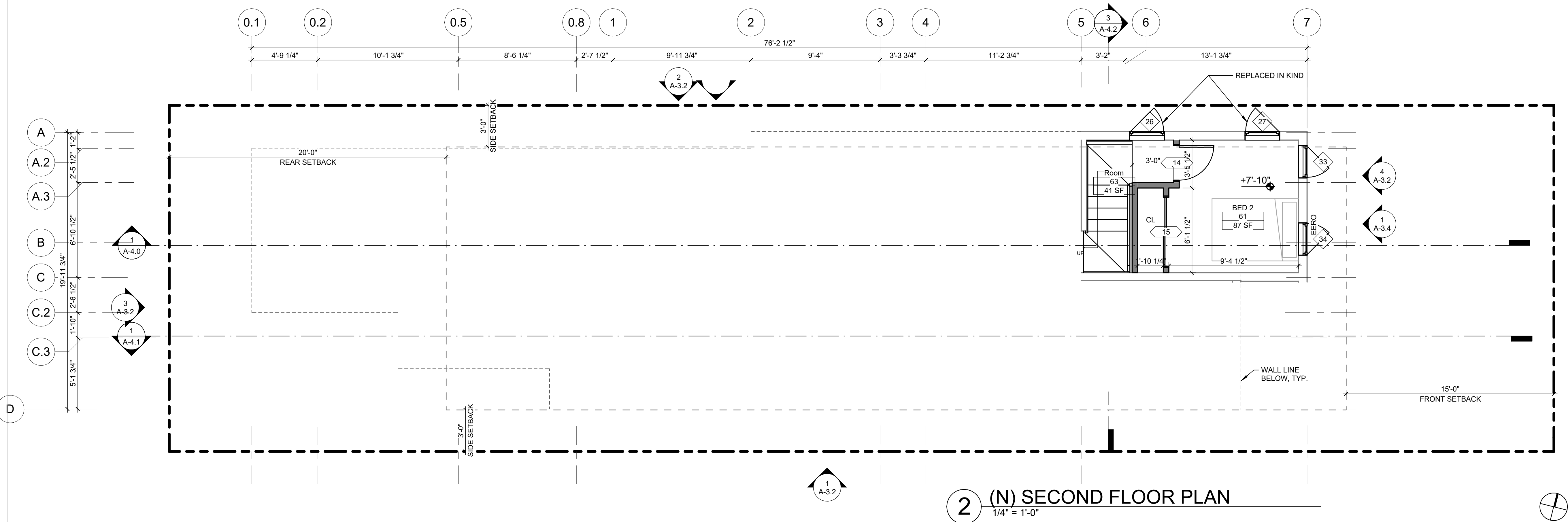


1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

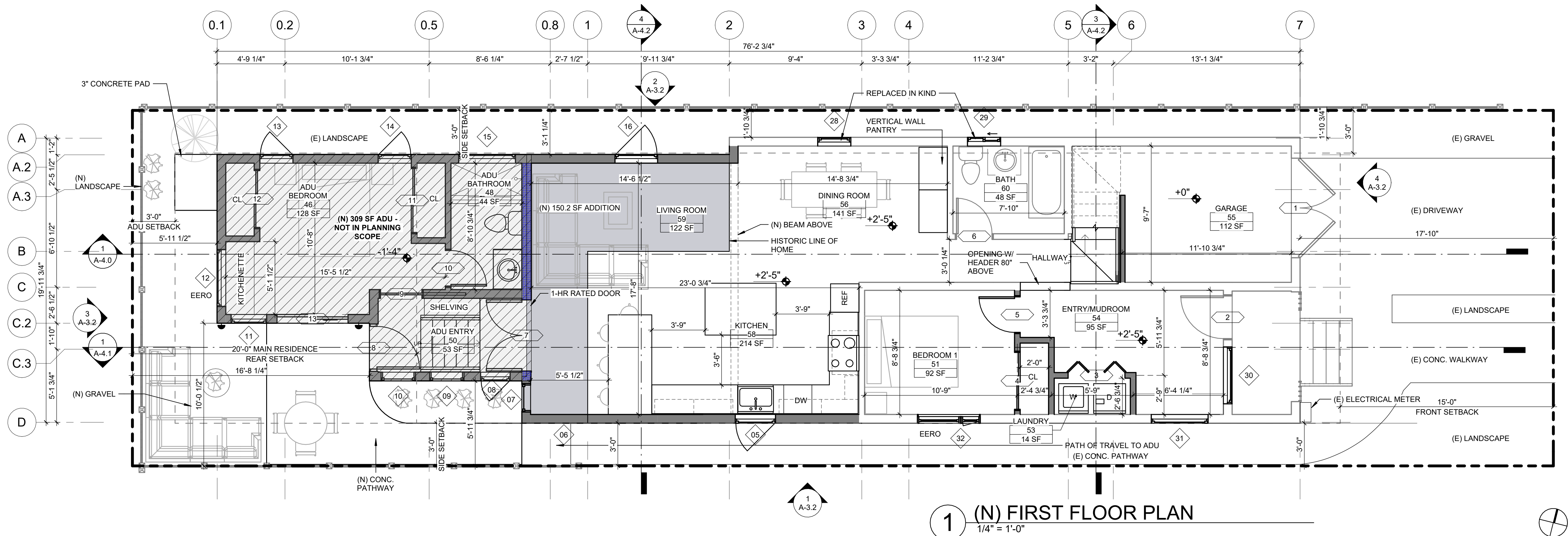
DRAWN BY		SS, CC	
/	SET ISSUE	DATE	

(E) FIRST AND SECOND FLOOR PLANS

A-2.0



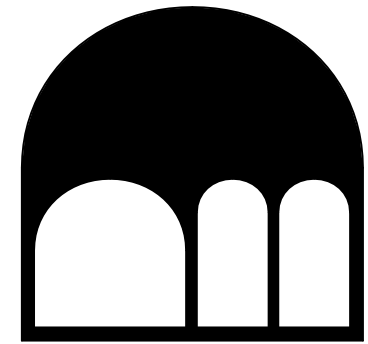
2 (N) SECOND FLOOR PLAN
1/4" = 1'-0"



1 (N) FIRST FLOOR PLAN
1/4" = 1'-0"

- WALL LEGEND**
- (E) WALL
 - TO BE DEMOLISHED
 - (N) WALL
 - (N) 1-HR FIRE RATED WALL
 - NOT IN PLANNING SCOPE
 - (N) ADDITION TO MAIN RESIDENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

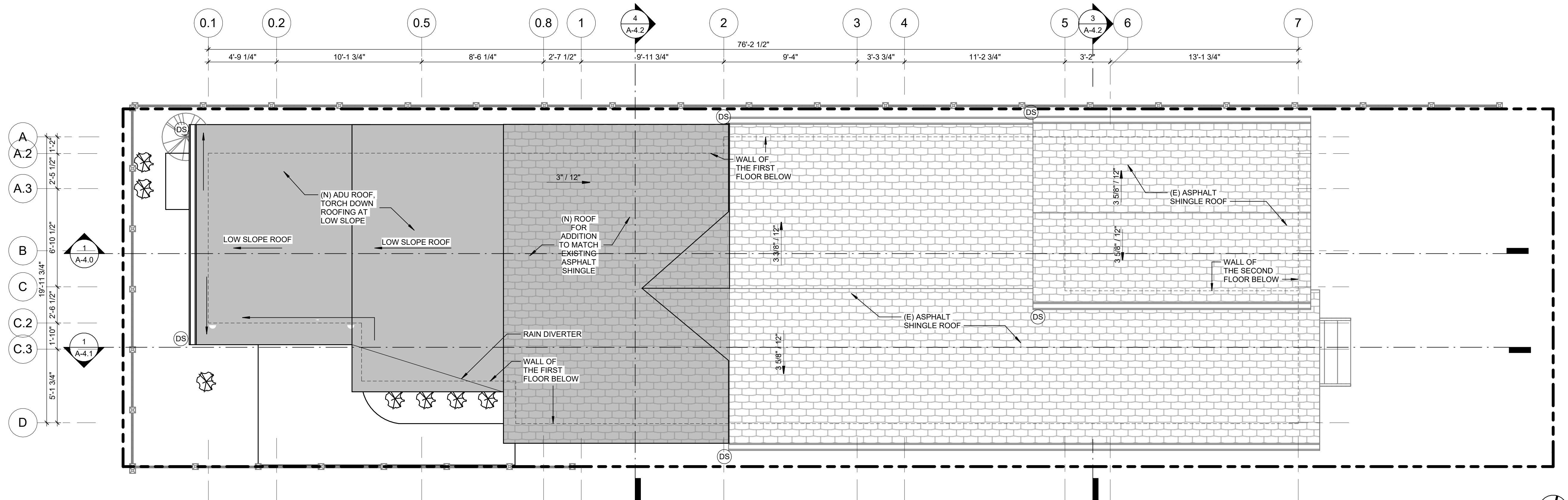


1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

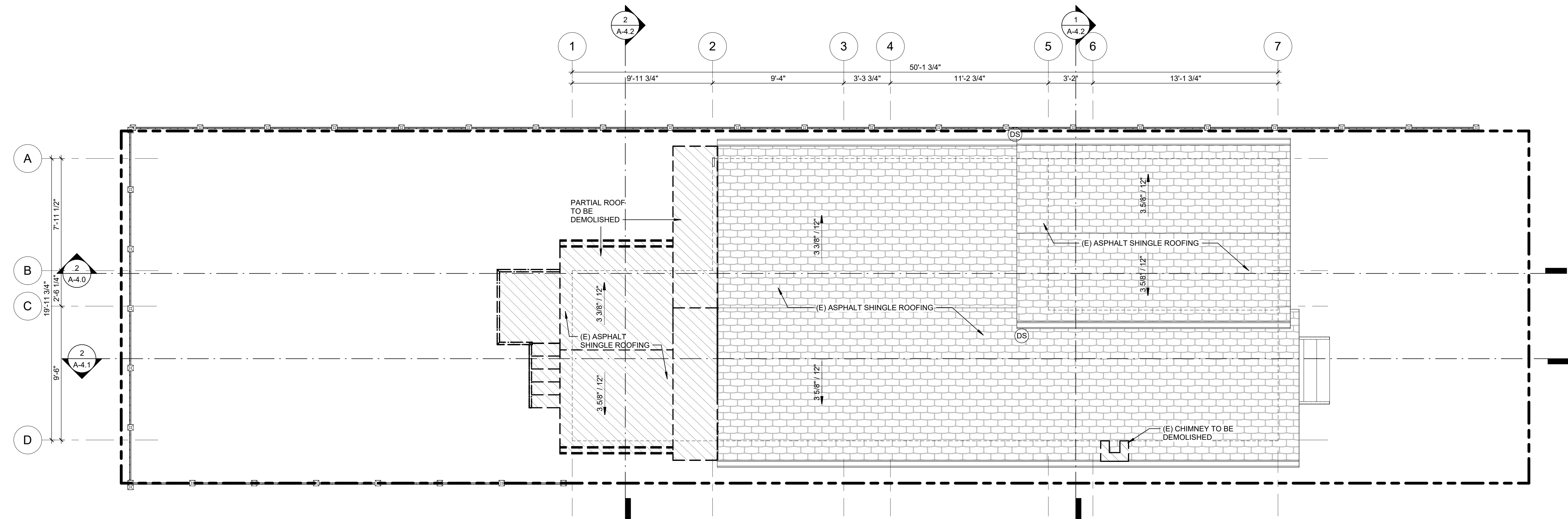
DRAWN BY	Author
REV / SET ISSUE	DATE

(N) FIRST AND
SECOND FLOOR
PLANS

A-2.1



2 (N) ROOF PLAN
1/4" = 1'-0"



1 (E) ROOF PLAN
1/4" = 1'-0"

- WALL LEGEND**
- (E) WALL
 - TO BE DEMOLISHED
 - (N) WALL
 - (N) 1-HR FIRE RATED WALL
 - NOT IN PLANNING SCOPE
 - (N) ADDITION TO MAIN RESIDENCE
- LINE TYPE LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - ELECTRIC METER
 - GAS METER
 - 6' WOOD FENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com

MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

LICENSED ARCHITECT
TYLER KOBICK
C-36432
10-31-2027
RENEWAL DATE
STATE OF CALIFORNIA

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

3. WORK TO FIGURED DIMENSIONS ONLY

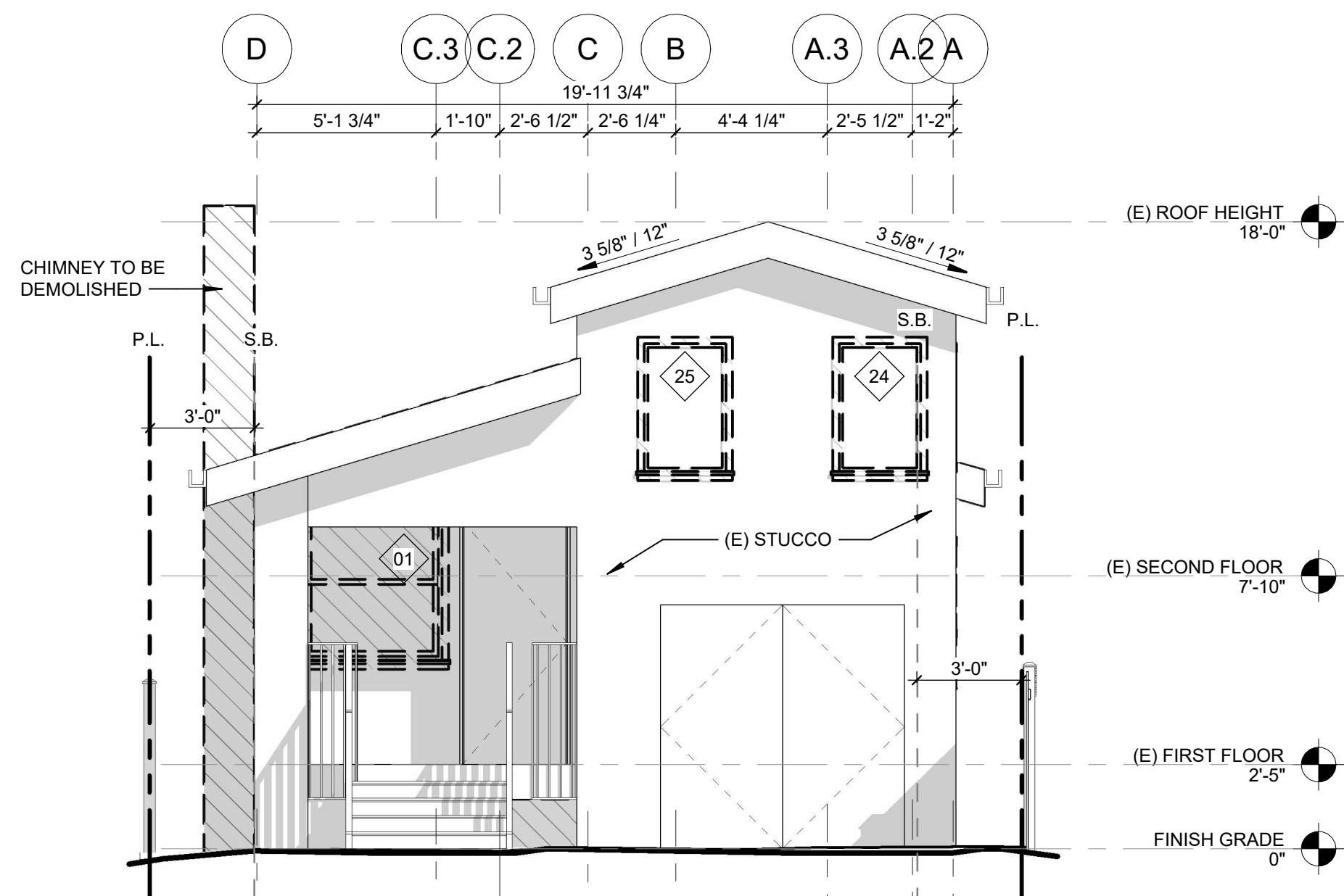
DRAWN BY

REV	SET ISSUE	DATE
-----	-----------	------

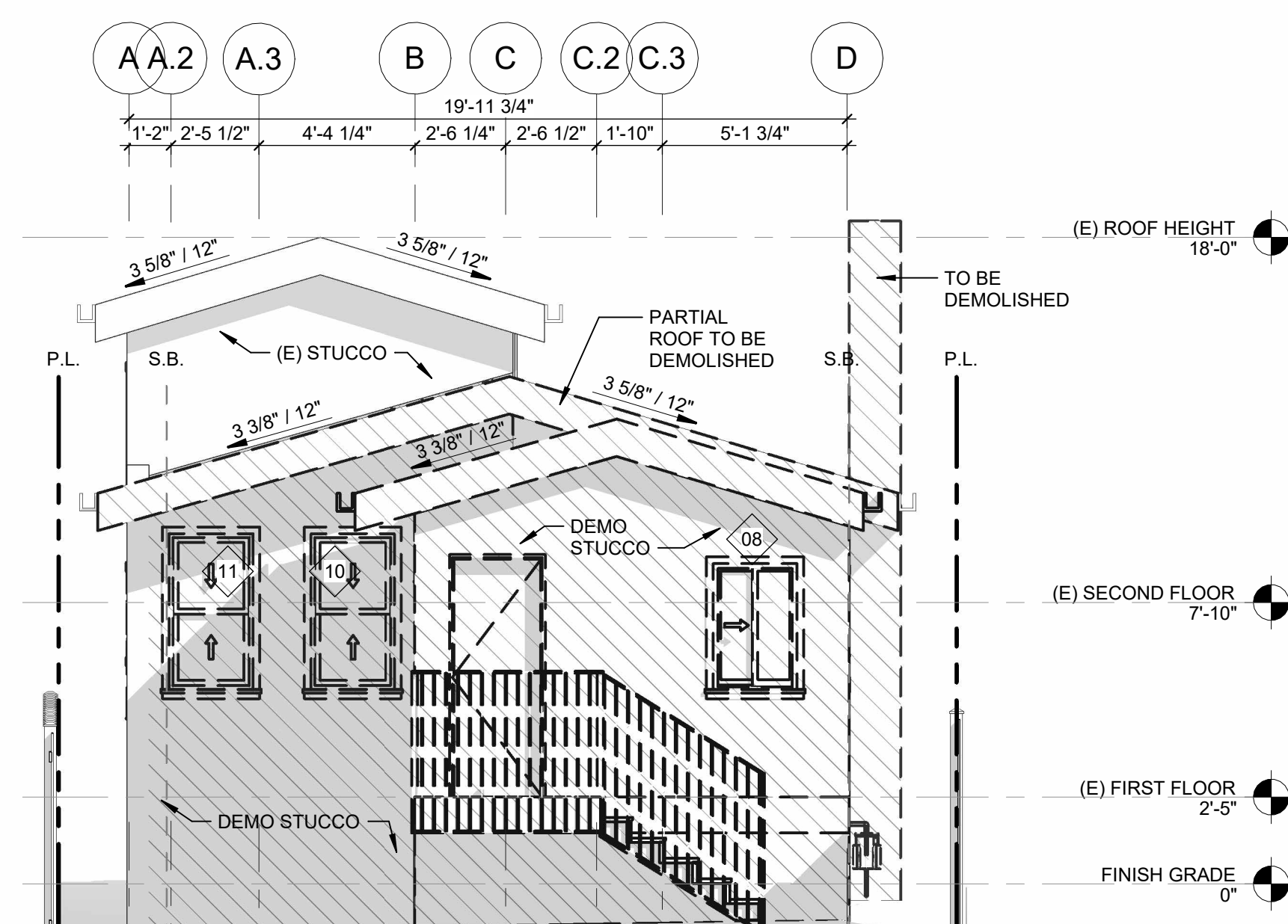
(E) + (N) ROOF PLANS

A-2.2

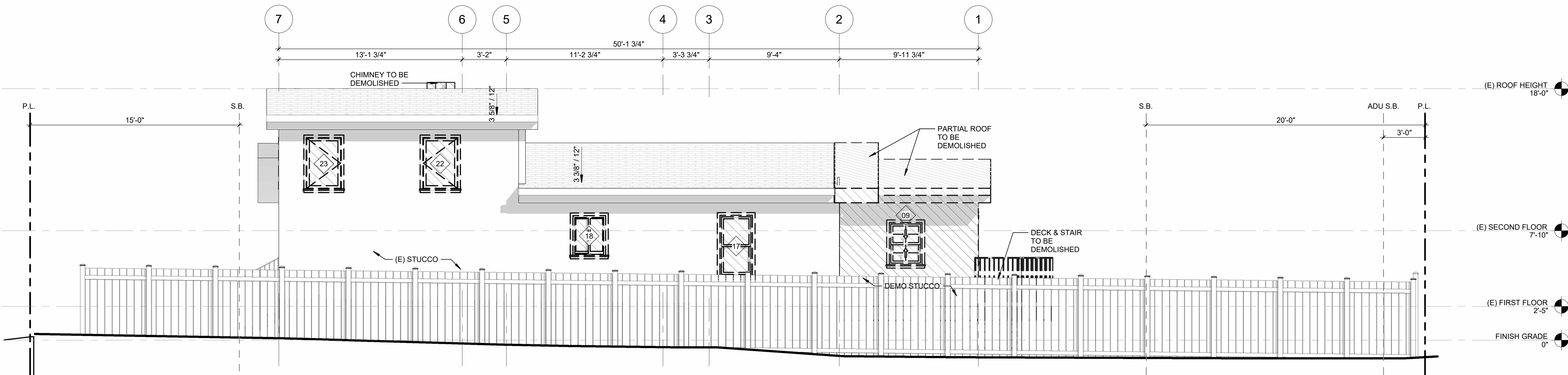
7/16/2026 3:27:22 PM



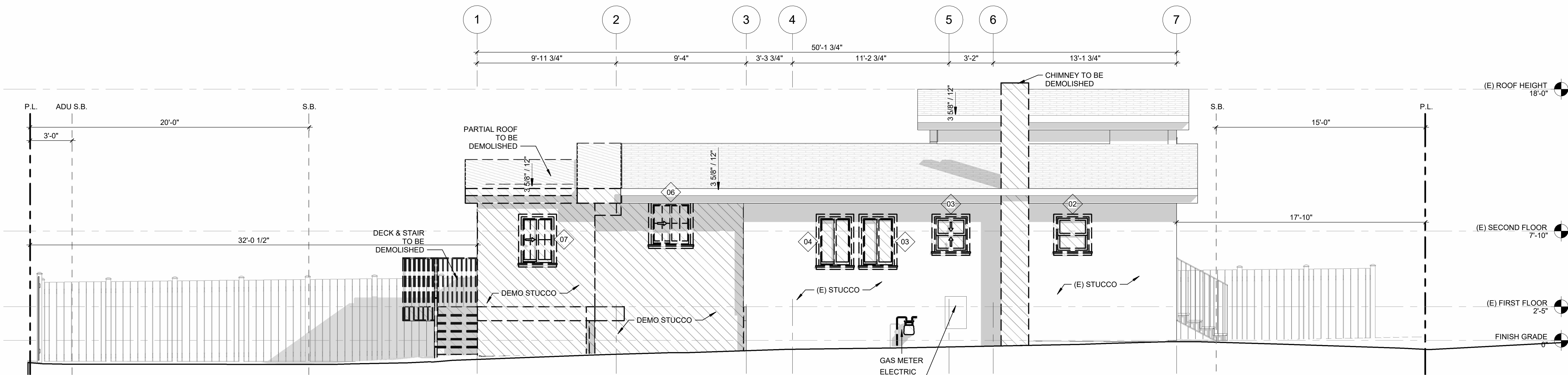
4 (E) EAST ELEVATION
1/4" = 1'-0"



3 (E) WEST ELEVATION
1/4" = 1'-0"

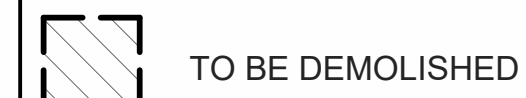


2 (E) NORTH ELEVATION
1/4" = 1'-0"



1 (E) SOUTH ELEVATION
1/4" = 1'-0"

PHASE LEGEND

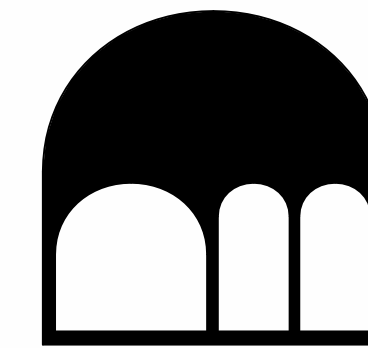


TO BE DEMOLISHED



NEW

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026



1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY CC, SS

REV SET ISSUE DATE

(E) ELEVATIONS

A-3.1



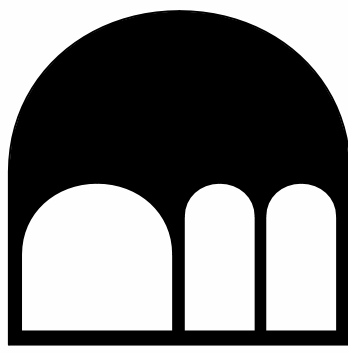
PHASE LEGEND

TO BE DEMOLISHED

NEW

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION

TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

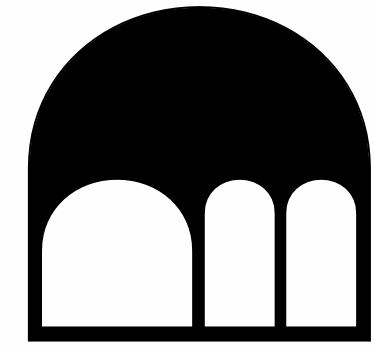


1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY		CC, SS
REV	SET ISSUE	DATE

(N) ELEVATIONS

A-3.2



1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY		CC,SS
REV	SET ISSUE	DATE

(N) COLOR
ELEVATIONS

A-3.3

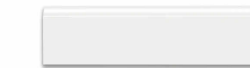
MATERIALS LEGEND



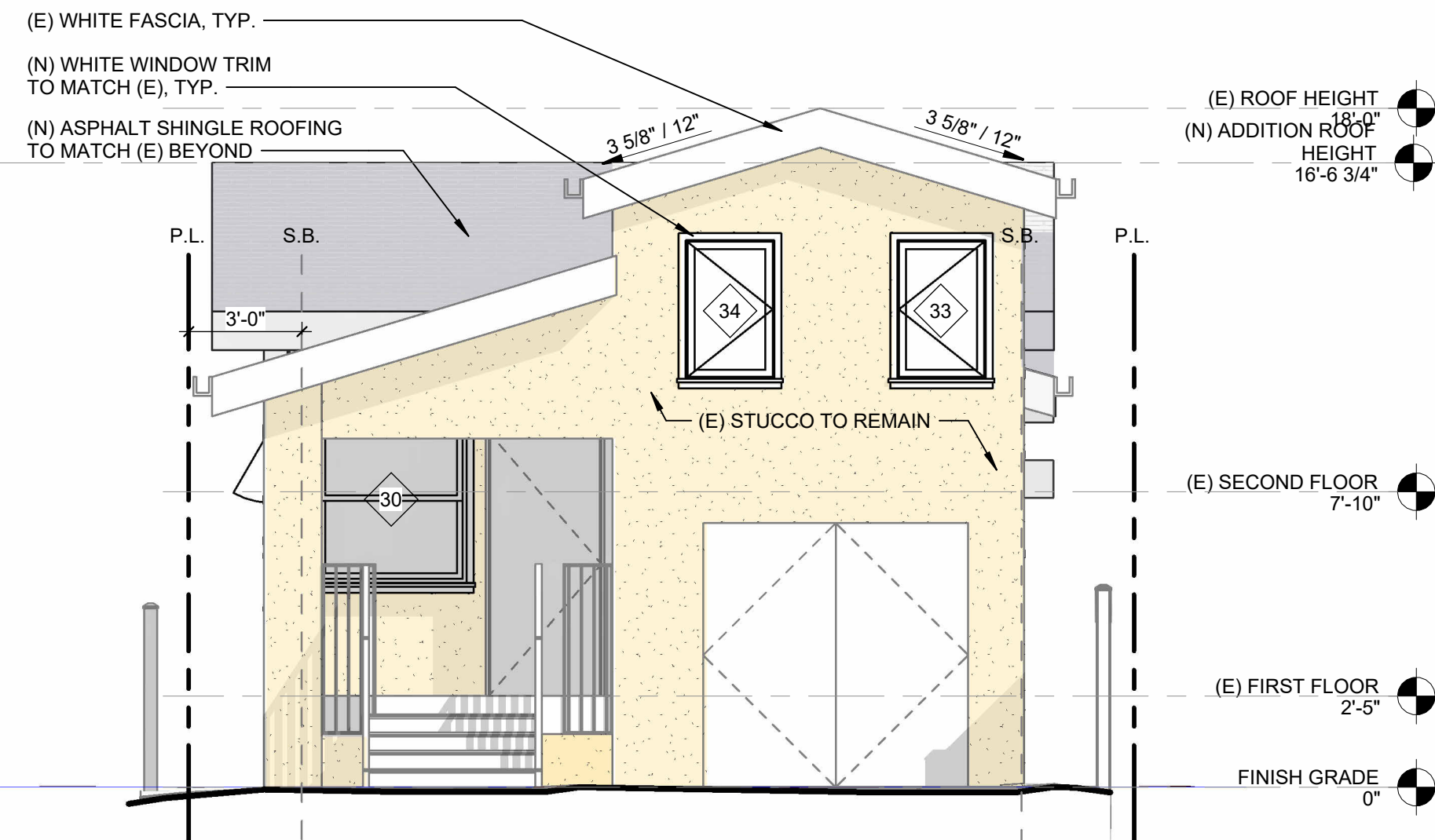
(N) INTEGRAL COLOR BEIGE STUCCO TO MATCH EXISTING



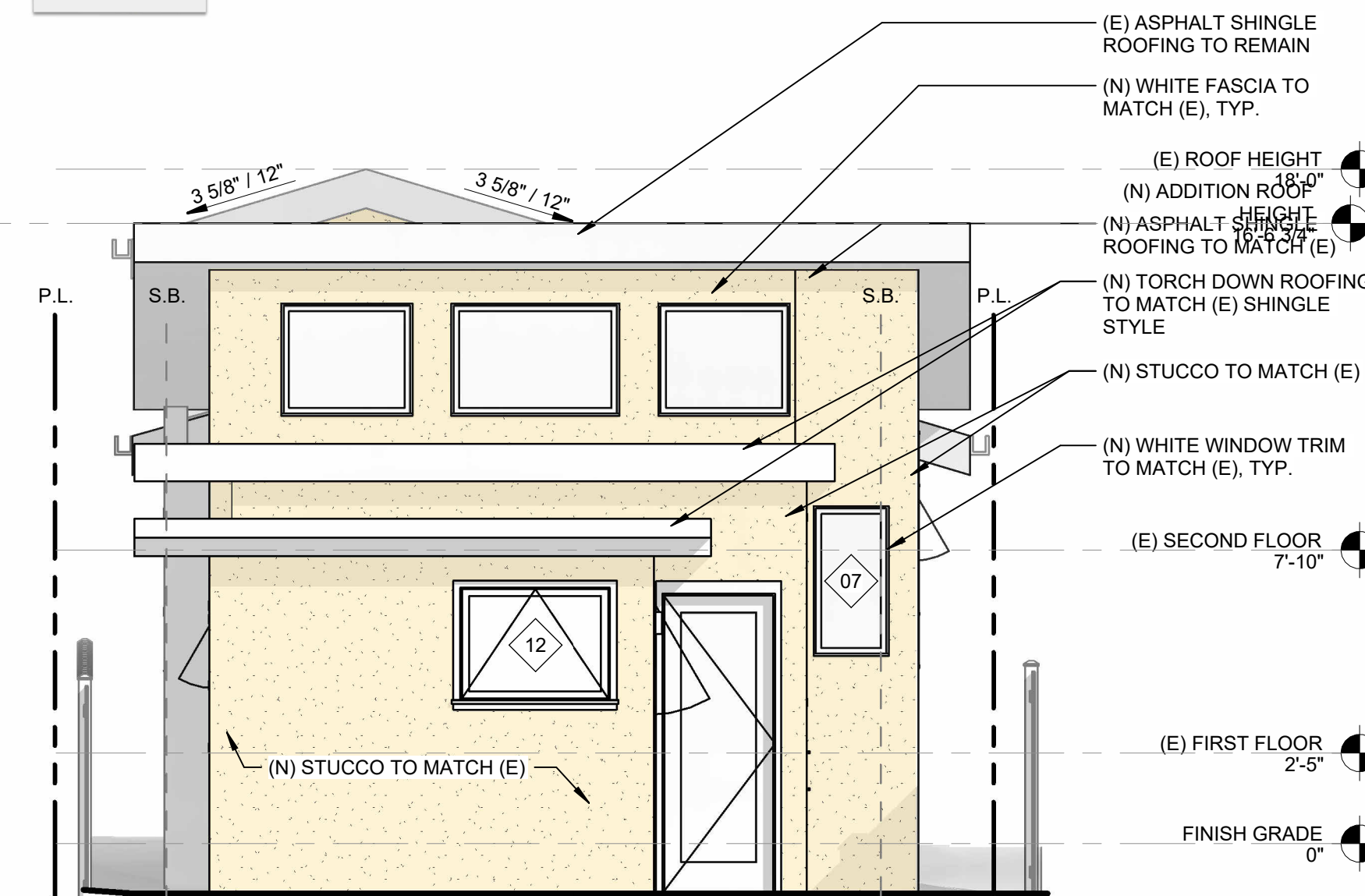
(N) WHITE BIRCHWOOD GAF ARCHITECTURAL SHINGLE TO MATCH EXISTING



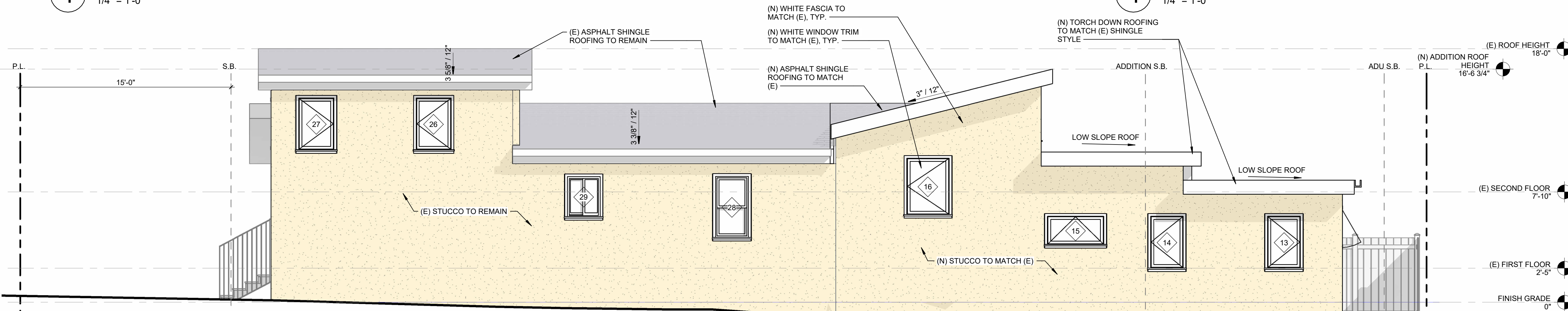
(N) WHITE WINDOW TRIM TO MATCH EXISTING



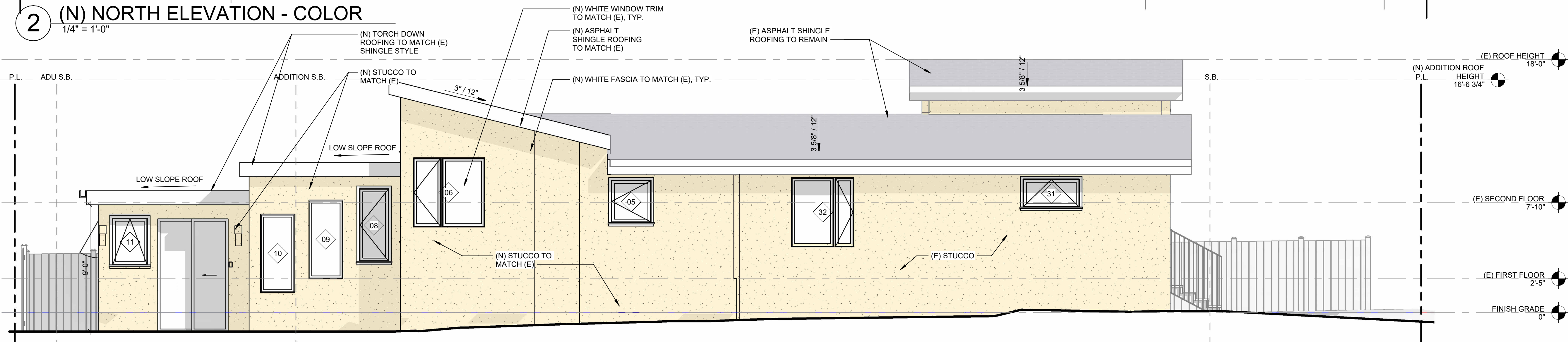
1 (N) EAST ELEVATION - COLOR
1/4" = 1'-0"



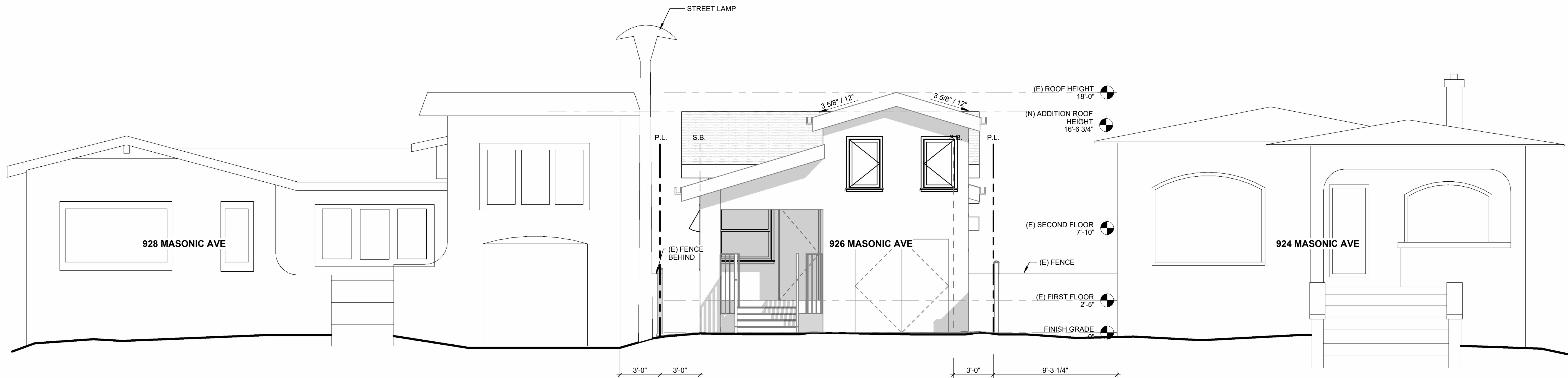
4 (N) WEST ELEVATION - COLOR
1/4" = 1'-0"



2 (N) NORTH ELEVATION - COLOR
1/4" = 1'-0"



3 (N) SOUTH ELEVATION - COLOR
1/4" = 1'-0"

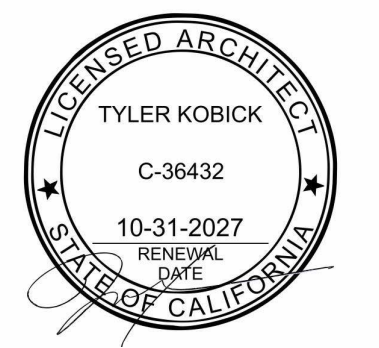
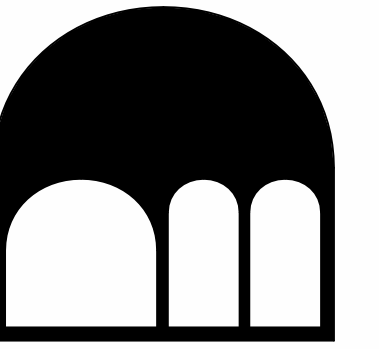


(N) EAST ELEVATION W/
NEIGHBORING PROPERTIES

MASONIC AVE

1

1/4" = 1'-0"



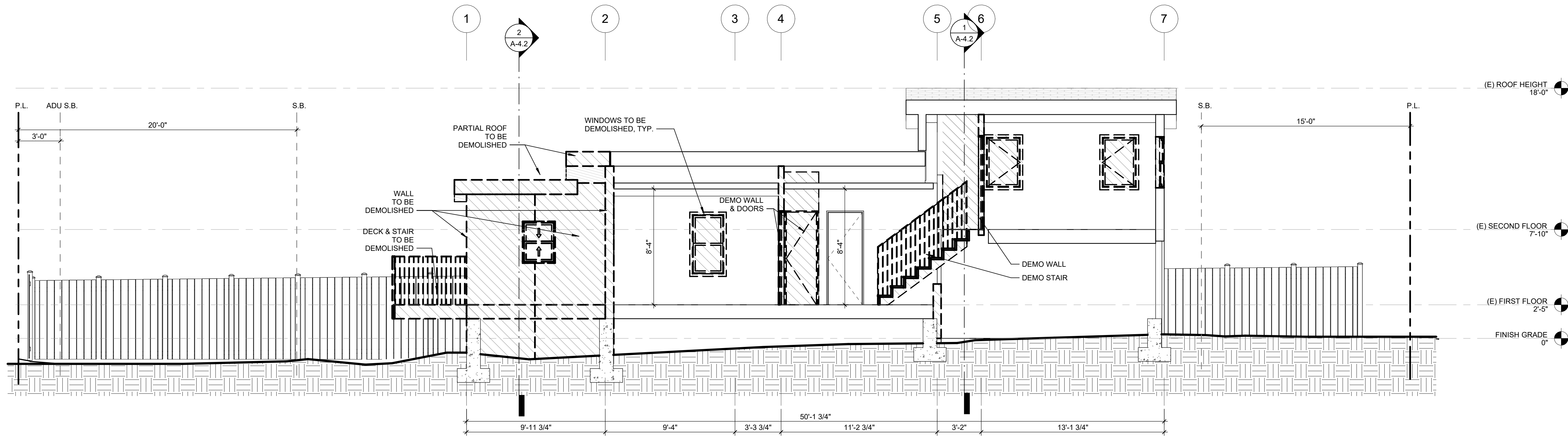
1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY CC,SS

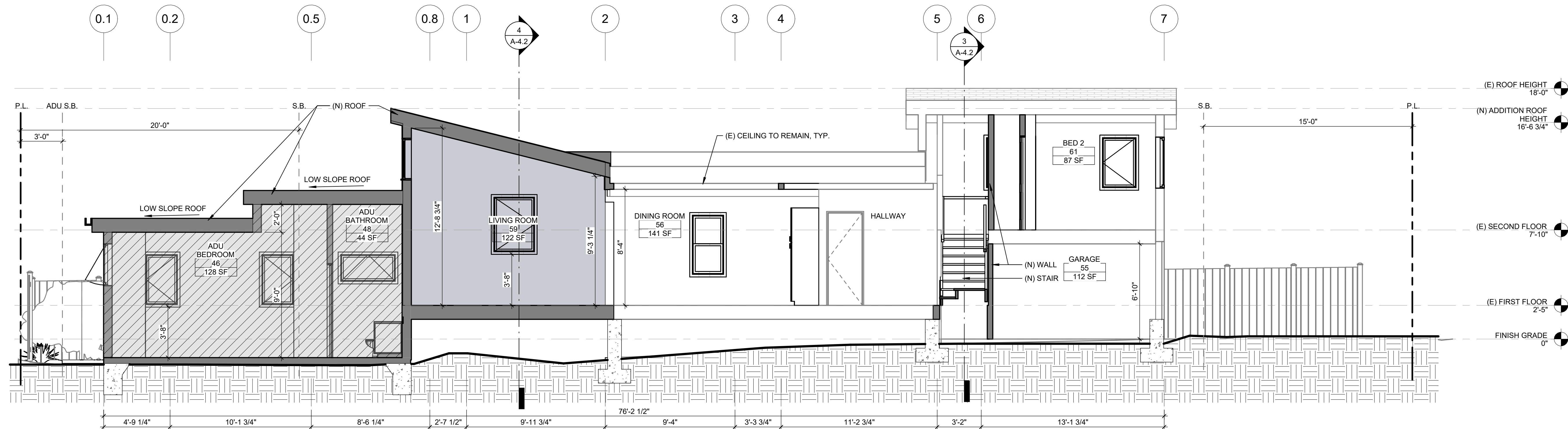
REV SET ISSUE DATE

STREET VIEW
ELEVATION

A-3.4



2 (E) LONG SECTION 1
1/4" = 1'-0"

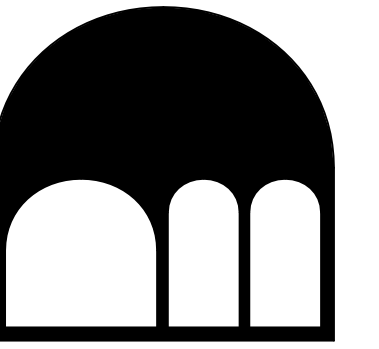


1 (N) LONG SECTION 1
1/4" = 1'-0"

WALL LEGEND

- (E) WALL
- TO BE DEMOLISHED
- (N) WALL
- (N) 1-HR FIRE RATED WALL
- NOT IN PLANNING SCOPE
- (N) ADDITION TO MAIN RESIDENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026



1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

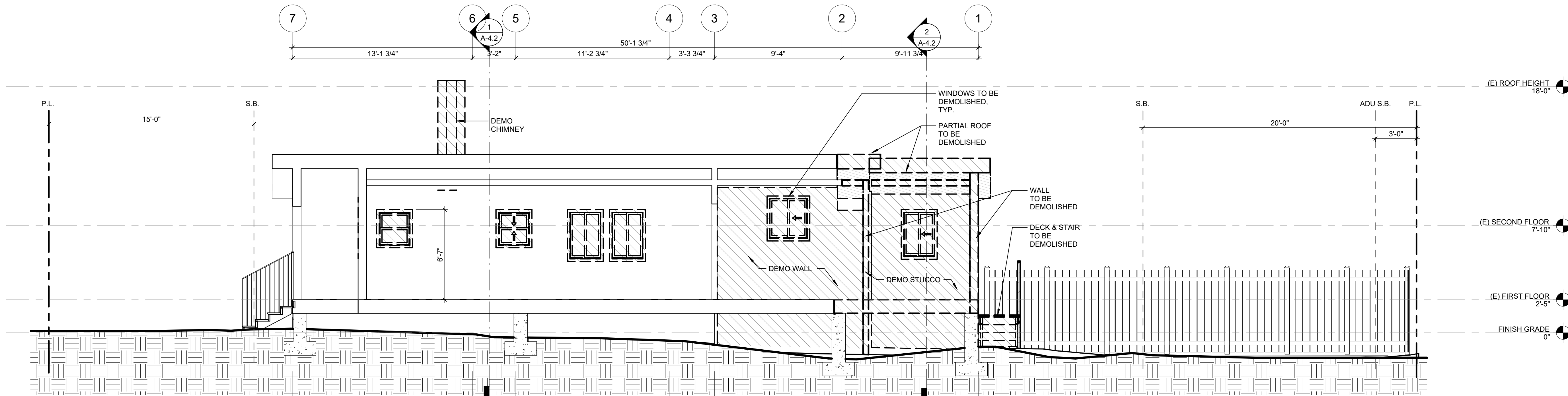
3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY SS

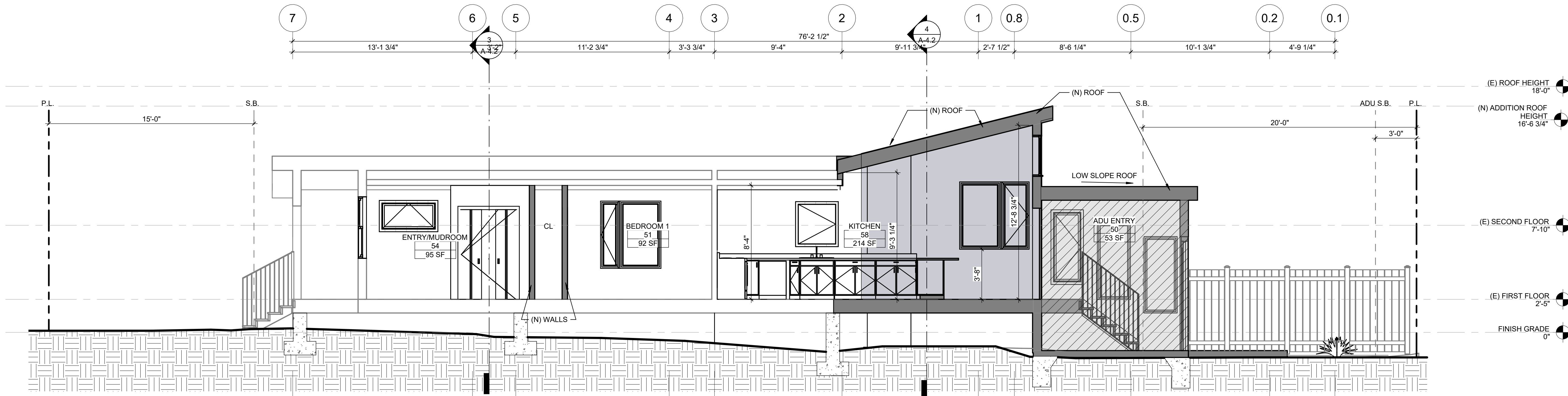
REV SET ISSUE DATE

(E) + (N) LONG SECTION 1

A-4.0



2 (E) LONG SECTION 2
1/4" = 1'-0"



1 (N) LONG SECTION 2
1/4" = 1'-0"

- WALL LEGEND**
- (E) WALL
 - TO BE DEMOLISHED
 - (N) WALL
 - (N) 1-HR FIRE RATED WALL
 - NOT IN PLANNING SCOPE
 - (N) ADDITION TO MAIN RESIDENCE

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION

TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
510.833.2643
www.designdrawbuild.com

MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026

LICENSED ARCHITECT
TYLER KOBICK
C-36432
10-31-2027
RENEWAL DATE
STATE OF CALIFORNIA

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS

3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY		SS
REV	SET ISSUE	DATE

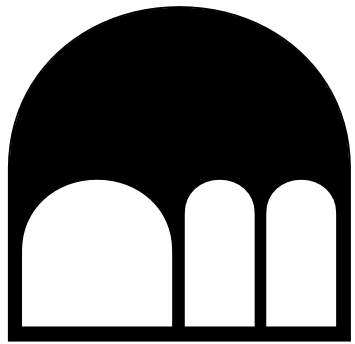
(E) + (N) LONG
SECTION 2

A-4.1

WINDOW SCHEDULE									
Mark	Level	Room	Operation	Phase Created	Width	Height	Sill Height	Material	Comments
(E) FIRST FLOOR									
05	(E) FIRST FLOOR	KITCHEN	CASEMENT	NEW	2'-10"	3'-0"	4'-0"		TEMPERED GLAZING
06	(E) FIRST FLOOR	KITCHEN	CASEMENT	NEW	5'-1"	4'-11 1/4"	3'-8"		TEMPERED GLAZING
07	(E) FIRST FLOOR	KITCHEN	FIXED	NEW	2'-0"	4'-0"	2'-7"		
08	(E) FIRST FLOOR	ADU HALL	CASEMENT	NEW	2'-1"	5'-2"	1'-2 3/4"		HAZARD; TEMPERED GLAZING
09	(E) FIRST FLOOR	ADU HALL	FIXED	NEW	2'-5"	5'-7 1/4"	-1/4"		
10	(E) FIRST FLOOR	ADU HALL	FIXED	NEW	2'-5"	5'-7"	-1'-0"		HAZARD; TEMPERED GLAZING
11	(E) FIRST FLOOR	ADU	AWNING	NEW	2'-6"	3'-4"	11 3/4"		EERO; TEMPERED GLAZING
12	(E) FIRST FLOOR	ADU	AWNING	NEW	4'-0"	3'-0"	1'-5"		
13	(E) FIRST FLOOR	ADU	CASEMENT	NEW	2'-4"	3'-8"	1/4"		TEMPERED GLAZING
14	(E) FIRST FLOOR	ADU	CASEMENT	NEW	2'-4"	3'-8"	1/4"		TEMPERED GLAZING
15	(E) FIRST FLOOR	ADU BATH	AWNING	NEW	4'-0"	2'-0"	1'-8 1/4"		TEMPERED GLAZING
16	(E) FIRST FLOOR	LIVING	CASEMENT	NEW	3'-0"	4'-0"	3'-9 3/4"		TEMPERED GLAZING
28	(E) FIRST FLOOR	BED 1	DOUBLE HUNG	NEW	2'-4"	4'-4"	2'-2 1/4"		TEMPERED GLAZING
29	(E) FIRST FLOOR	BATH	SLIDING	NEW	2'-4"	2'-10"	3'-8"		TEMPERED GLAZING
30	(E) FIRST FLOOR	ENTRY	DOUBLE HUNG	NEW	4'-0"	4'-6"	3'-0"		
31	(E) FIRST FLOOR	ENTRY	AWNING	NEW	4'-0"	2'-0"	5'-1"		TEMPERED GLAZING
32	(E) FIRST FLOOR	BED 1	CASEMENT	NEW	4'-5"	4'-11 1/4"	2'-3 1/4"		EERO; TEMPERED GLAZING
(E) SECOND FLOOR									
19	(E) SECOND FLOOR	CLERESTORY	FIXED	NEW	3'-6"	3'-0"	3'-7"		
20	(E) SECOND FLOOR	CLERESTORY	FIXED	NEW	4'-6"	3'-0"	3'-7"		
21	(E) SECOND FLOOR	CLERESTORY	FIXED	NEW	3'-6"	3'-0"	3'-7"		
26	(E) SECOND FLOOR	BED 2	CASEMENT	NEW	2'-6"	3'-8"	3'-0"		TEMPERED GLAZING
27	(E) SECOND FLOOR	BED 2	CASEMENT	NEW	2'-6"	3'-8"	3'-0"		TEMPERED GLAZING
33	(E) SECOND FLOOR	BED 2	CASEMENT	NEW	2'-4"	3'-8"	3'-0"		
34	(E) SECOND FLOOR	BED 2	CASEMENT	NEW	2'-4"	3'-8"	3'-0"		EERO; TEMPERED GLAZING

Grand total: 24

DESIGN DRAW BUILD
ARCHITECTURE + CONSTRUCTION
TYLER KOBICK, AIA
2866 WEBSTER STREET
OAKLAND, CA 94609
51083332643
www.designdrawbuild.com



MASONIC ADU + ADDITION
926 MASONIC AVE.,
ALBANY, CA 94706
07/07/2026



1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN DESIGN DRAW BUILD INC. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S DRAWINGS AND SPECIFICATIONS
3. WORK TO FIGURED DIMENSIONS ONLY

DRAWN BY	CC
----------	----

REV	SET ISSUE	DATE
-----	-----------	------

DOOR + WINDOW
SCHEDULE
ARCHITECTURAL

A-8.0