

1600 SOLANO

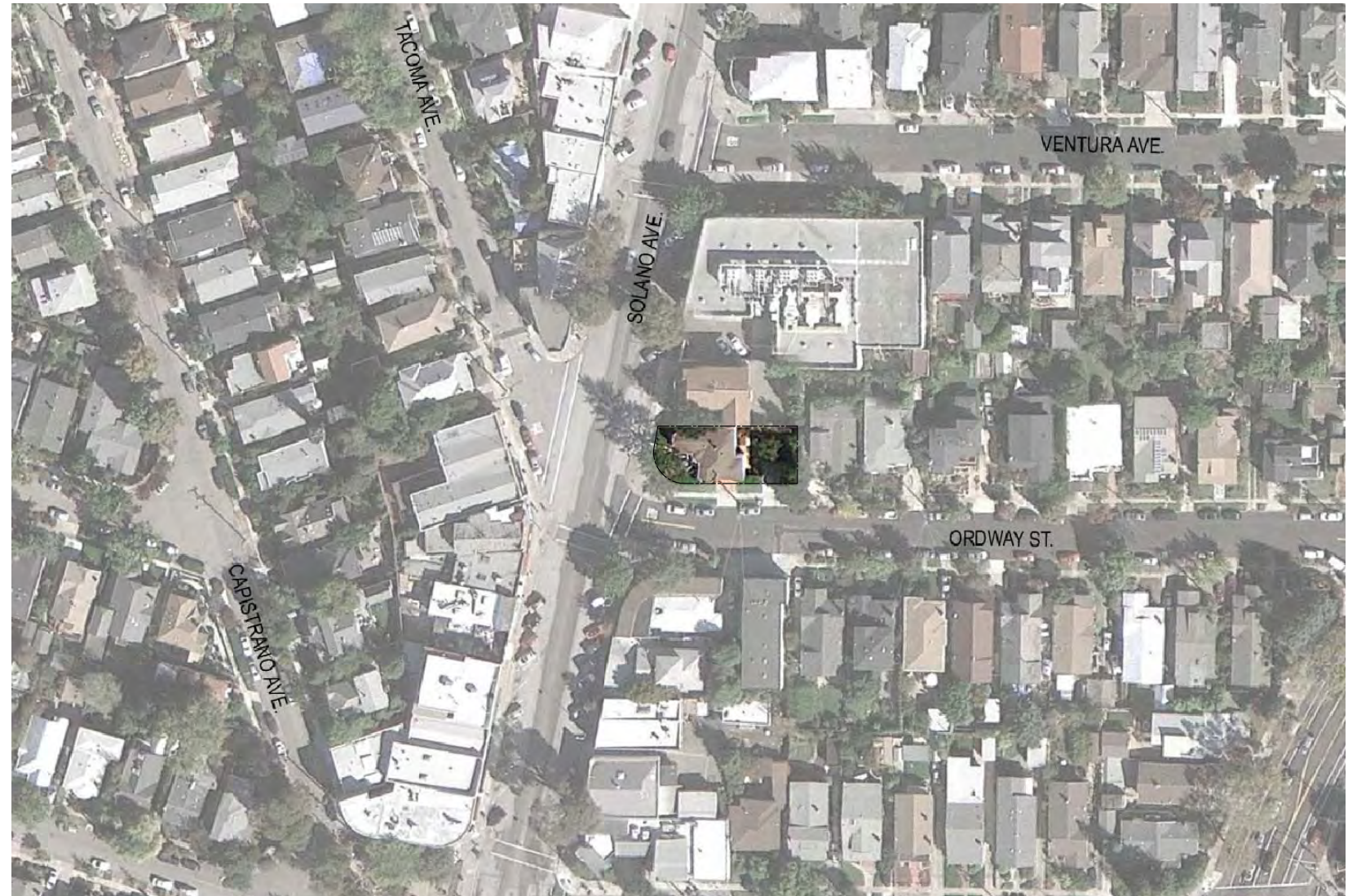
1600 SOLANO AVENUE ALBANY, CA 94707

PLANNING INFO:

SITE APN NUMBER: 065-2625-001
ZONE: SC (SOLANO COMMERCIAL)
LOT AREA: 5,127 SF
MAX. FAR: 1.25
MAX. BLDG. HEIGHT: 35'-0" ABOVE GRADE
LOT COVERAGE: 3,150 SF = 61%
PROPOSED USES: MEDICAL OFFICES (DENTAL) = 4,000 SF
RETAIL = 1,200 SF
REQUIRED PARKING: NONE FOR UP TO 1,500 SF OF RETAIL
1/200 FOR 4,000 SF OF MEDICAL OFFICE SPACE
= 20 SPACES TOTAL
PARKING PROVIDED: TOTAL SELF-PARK = (11)
TOTAL WITH TANDEM PARKING = (15)
TOTAL WITH VALET PARKING = (24, IF REQUIRED)

SHEET LIST:

A0.0 COVER SHEET
A0.1 FAR DIAGRAM & CALCULATIONS
A0.2 SITE PHOTOS
A0.3 SITE PHOTOS
SS1.0 EXISTING SITE SURVEY
A1.1 SITE PLAN
A2.0 BASEMENT PLAN
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A3.1 NORTH (SOLANO AVE.) ELEVATION
A3.2 WEST (ORDWAY ST.) ELEVATION
A3.3 SOUTH ELEVATION
A3.4 EAST ELEVATION
A3.5 CONTEXT ELEVATIONS
A3.6 NORTH SOUTH SECTION
A3.7 EAST WEST SECTION
A3.8 PERSPECTIVE
A10.0 COLOR BOARD



PROJECT SUMMARY:

On a sloping site on the southeast corner of Solano Avenue and Ordway Streets, the project includes the construction of a two story mixed-use building above a partially underground parking level. Retail storefront and a lobby leading to medical office space open to the sidewalk at Solano Avenue. The parking level below is accessed from Ordway Street. The building provides 4,000 square feet of medical office, 1,200 square feet of retail, and if required, up to 24 valet facilitated off-street parking spaces. The site and the adjoining lots are situated in the Solano Commercial Zone. Work will include the demolition of an existing wood frame building. Some excavation will be required, with approximately 500 cubic yards to be removed.

COVER SHEET

NOT TO SCALE

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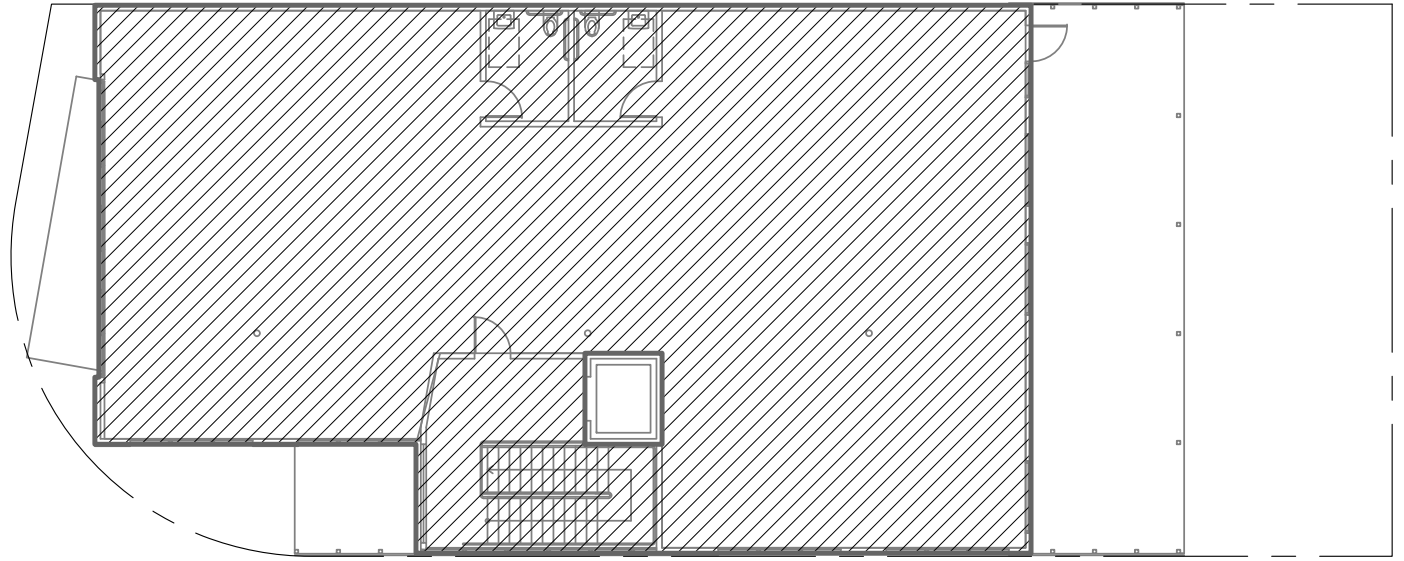
KMA PROJECT NO. 1140.00

A0.0

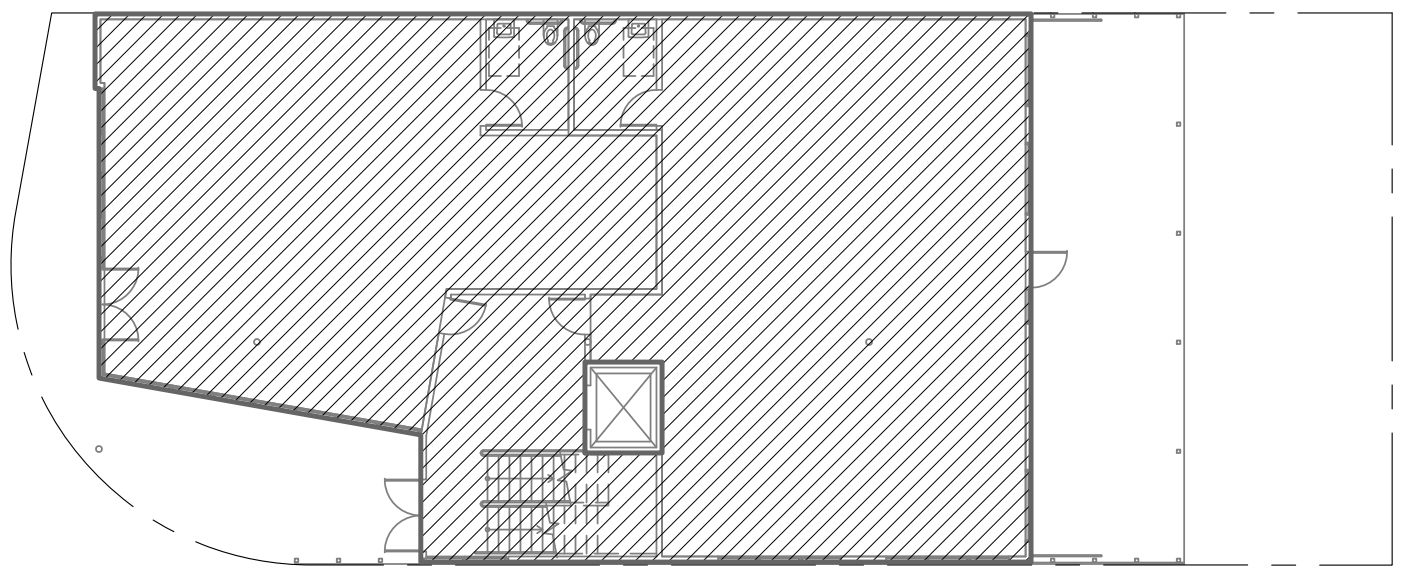
KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710
p 510.644.1920 | f 510.644.1929

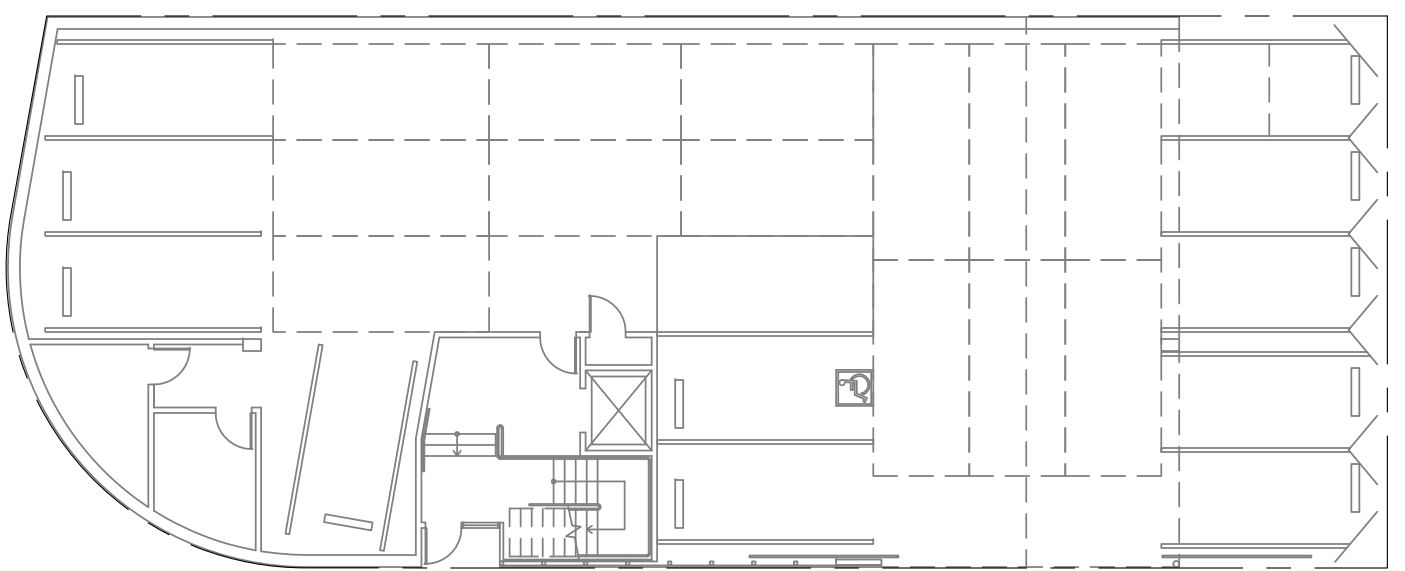
LOT AREA	5,127 SF
MAXIMUM FAR	1.25
BASEMENT AREA	0 SF
FIRST FLOOR AREA	3,150 SF
SECOND FLOOR AREA	3,260 SF
TOTAL BUILDING AREA	6,410 SF
FAR	6,410 / 5,127 = 1.25



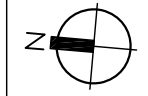
SECOND FLOOR (3,260 SF FLOOR AREA) 3
 1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)



FIRST FLOOR (3,150 SF FLOOR AREA) 2
 1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)



BASEMENT (0 SF FLOOR AREA) 1
 1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)



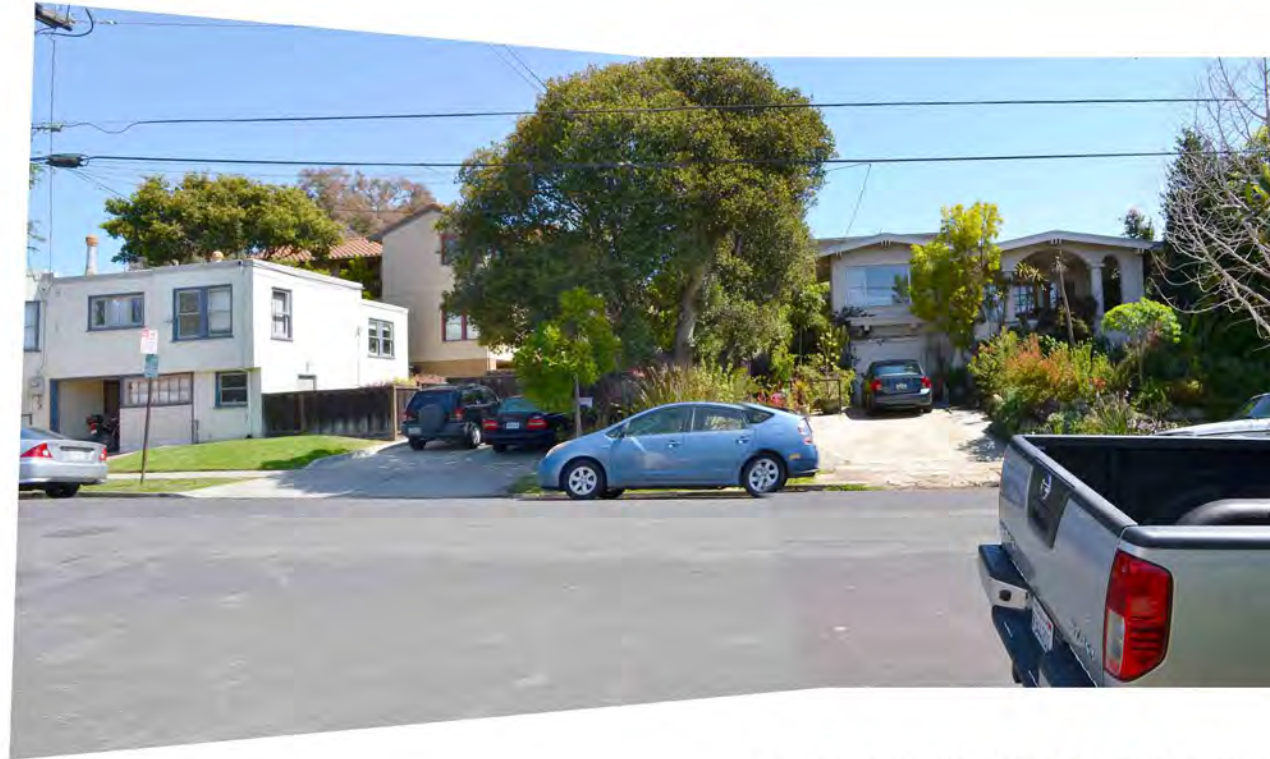
FAR DIAGRAM & CALCULATIONS
 SCALE AS SHOWN
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KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
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COMPOSITE PHOTO - LOOKING EAST ON ORDWAY

2



COMPOSITE PHOTO - LOOKING NORTHEAST TO SOLANO ON ORDWAY

1



COMPOSITE PHOTO - LOOKING EAST ON ORDWAY @ SOLANO

4



COMPOSITE PHOTO - LOOKING EAST ON ORDWAY

3

SITE PHOTOS
NOT TO SCALE
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A0.2

KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710
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COMPOSITE PHOTO - LOOKING SOUTHEAST ON SOLANO @ ORDWAY

2



COMPOSITE PHOTO - LOOKING SOUTHWEST ON SOLANO @ ORDWAY

1



COMPOSITE PHOTO - LOOKING SOUTHEAST ON SOLANO

4



COMPOSITE PHOTO - LOOKING SOUTHWEST TO ORDWAY FROM SOLANO

3

SITE PHOTOS
NOT TO SCALE
14 MAY 2012

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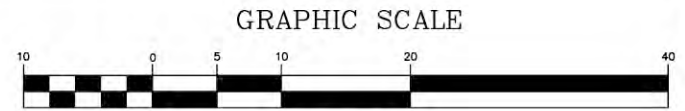
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A0.3

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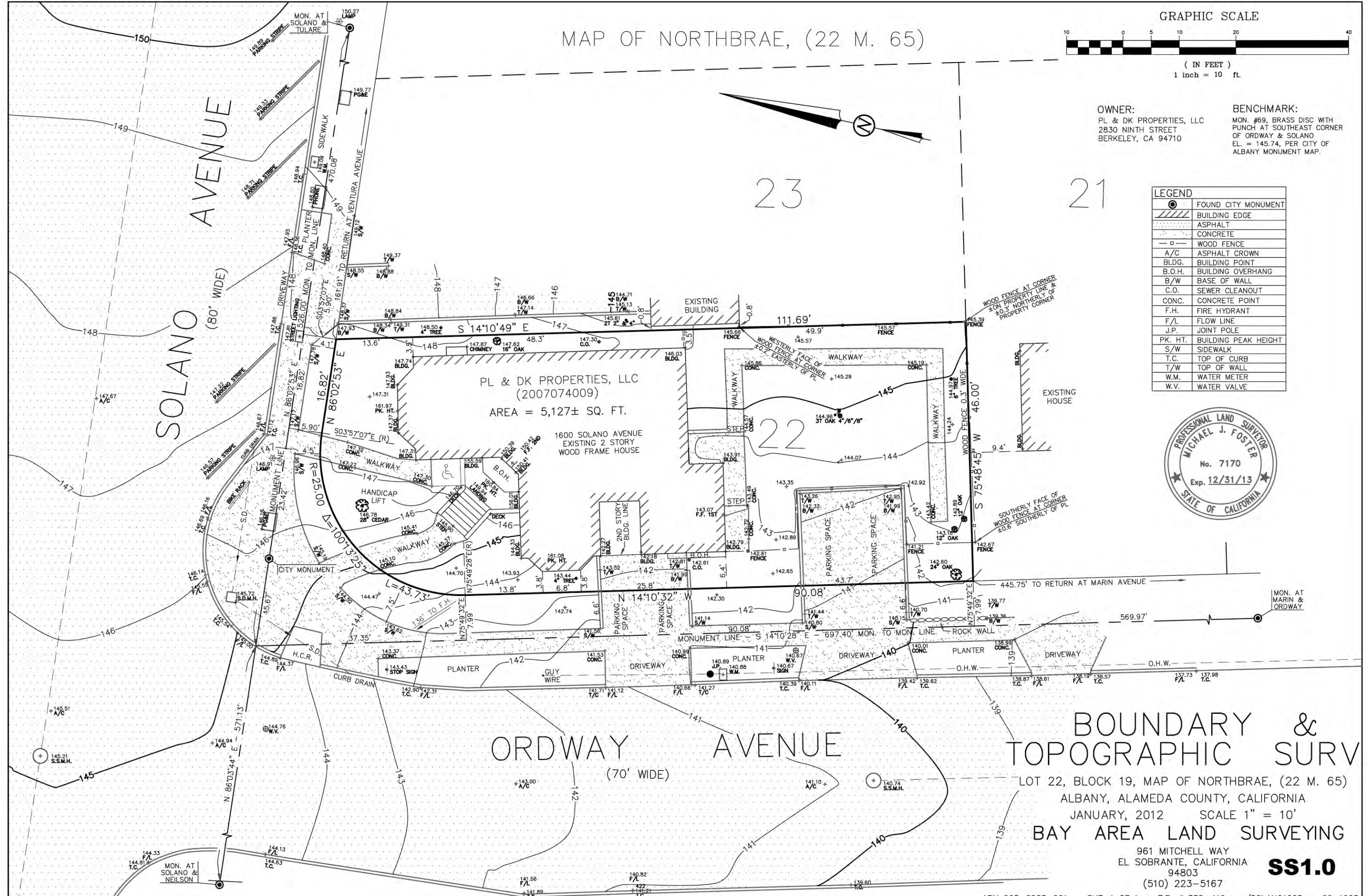
MAP OF NORTHBRAE, (22 M. 65)



OWNER:
PL & DK PROPERTIES, LLC
2830 NINTH STREET
BERKELEY, CA 94710

BENCHMARK:
MON. #69, BRASS DISC WITH
PUNCH AT SOUTHEAST CORNER
OF ORDWAY & SOLANO
EL. = 145.74, PER CITY OF
ALBANY MONUMENT MAP.

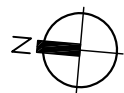
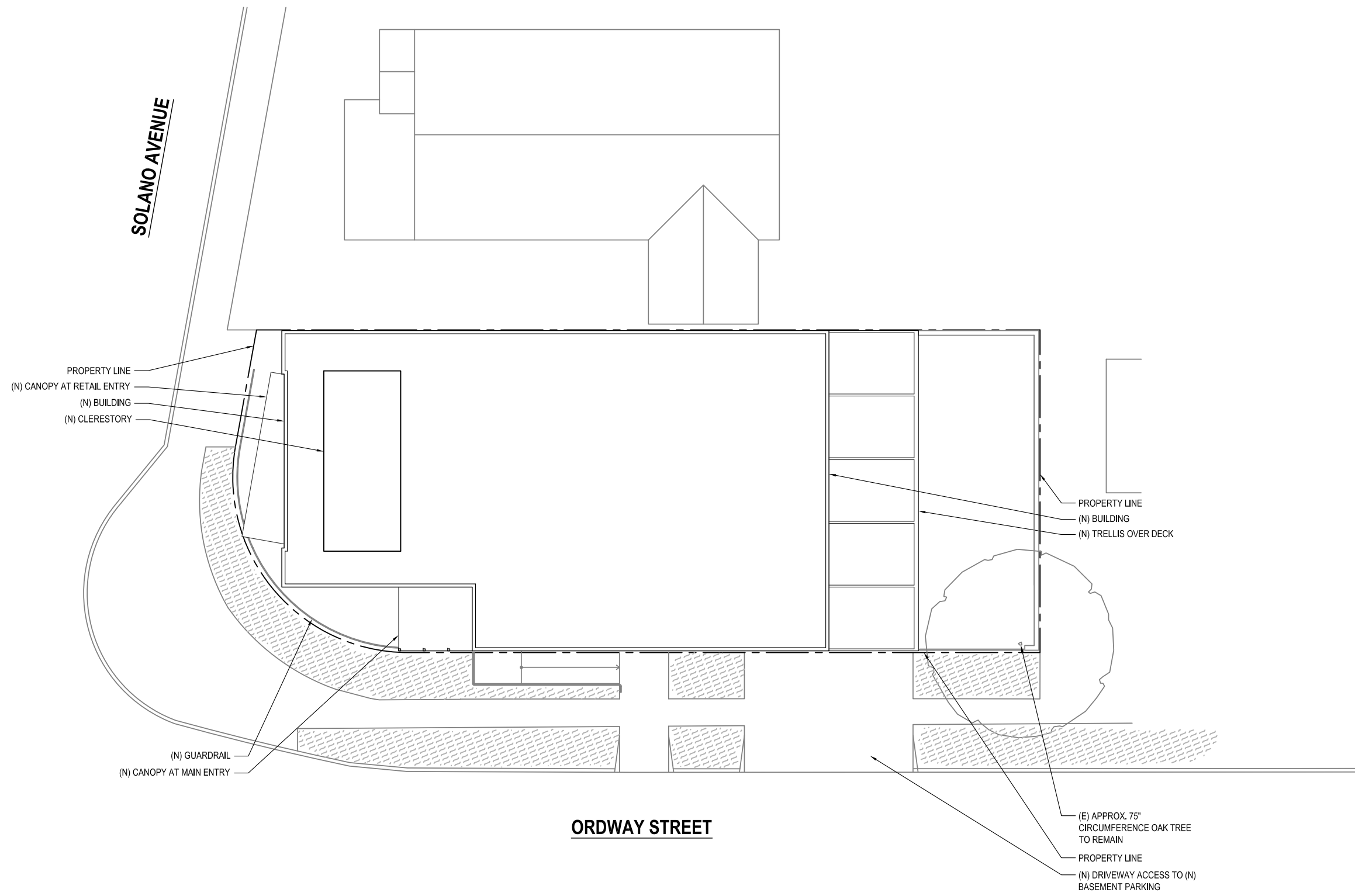
LEGEND	
	FOUND CITY MONUMENT
	BUILDING EDGE
	ASPHALT
	CONCRETE
	WOOD FENCE
	A/C ASPHALT CROWN
	BLDG. BUILDING POINT
	B.O.H. BUILDING OVERHANG
	B/W BASE OF WALL
	C.O. SEWER CLEANOUT
	CONC. CONCRETE POINT
	F.H. FIRE HYDRANT
	F/L FLOW LINE
	J.P. JOINT POLE
	PK. HT. BUILDING PEAK HEIGHT
	S/W SIDEWALK
	T.C. TOP OF CURB
	T/W TOP OF WALL
	W.M. WATER METER
	W.V. WATER VALVE



BOUNDARY & TOPOGRAPHIC SURV

LOT 22, BLOCK 19, MAP OF NORTHBRAE, (22 M. 65)
ALBANY, ALAMEDA COUNTY, CALIFORNIA
JANUARY, 2012 SCALE 1" = 10'
BAY AREA LAND SURVEYING

961 MITCHELL WAY
EL SOBRANTE, CALIFORNIA
94803
SS1.0
(510) 223-5167



SITE PLAN

1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)

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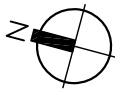
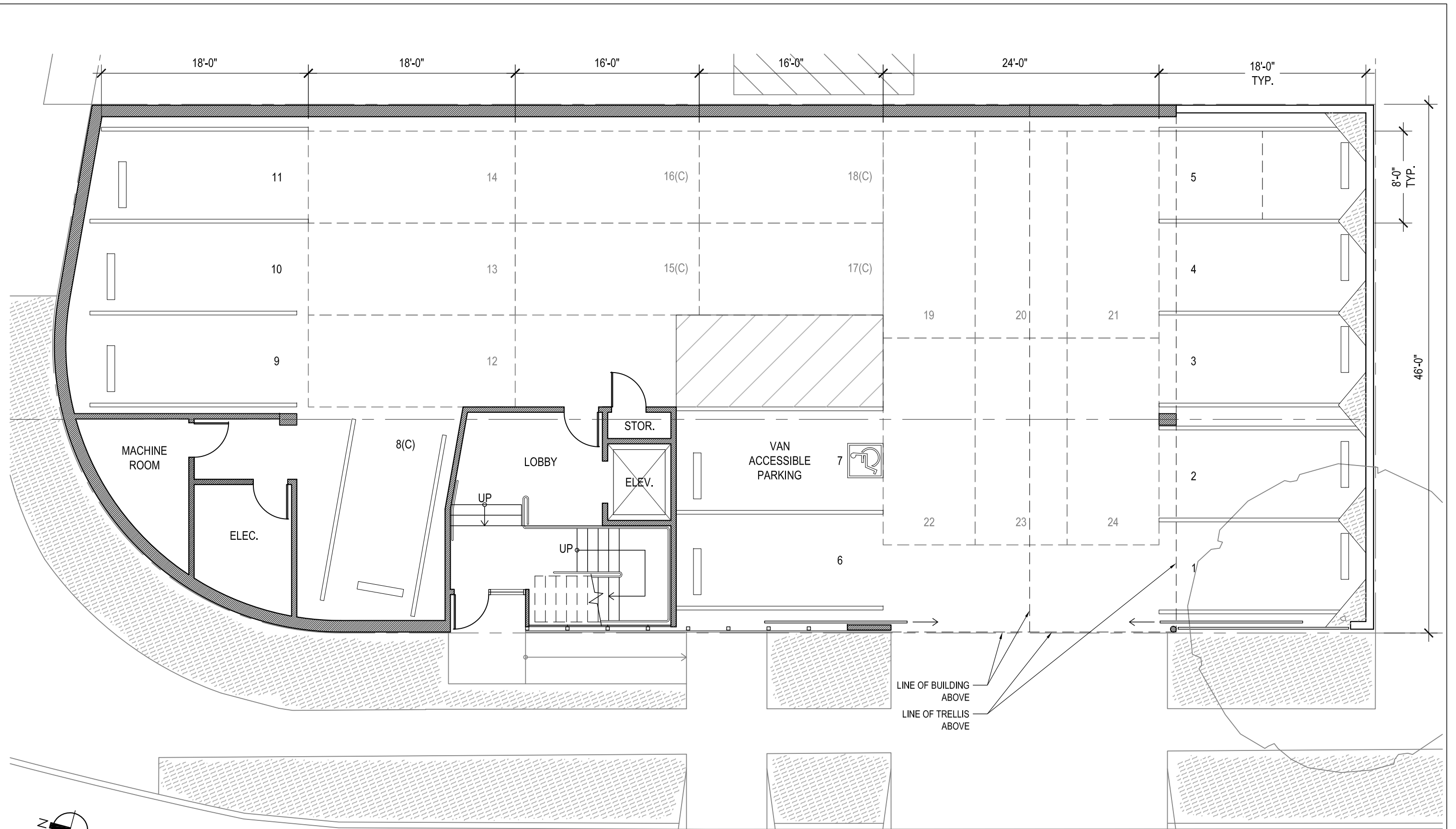
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BASEMENT PLAN

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

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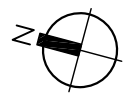
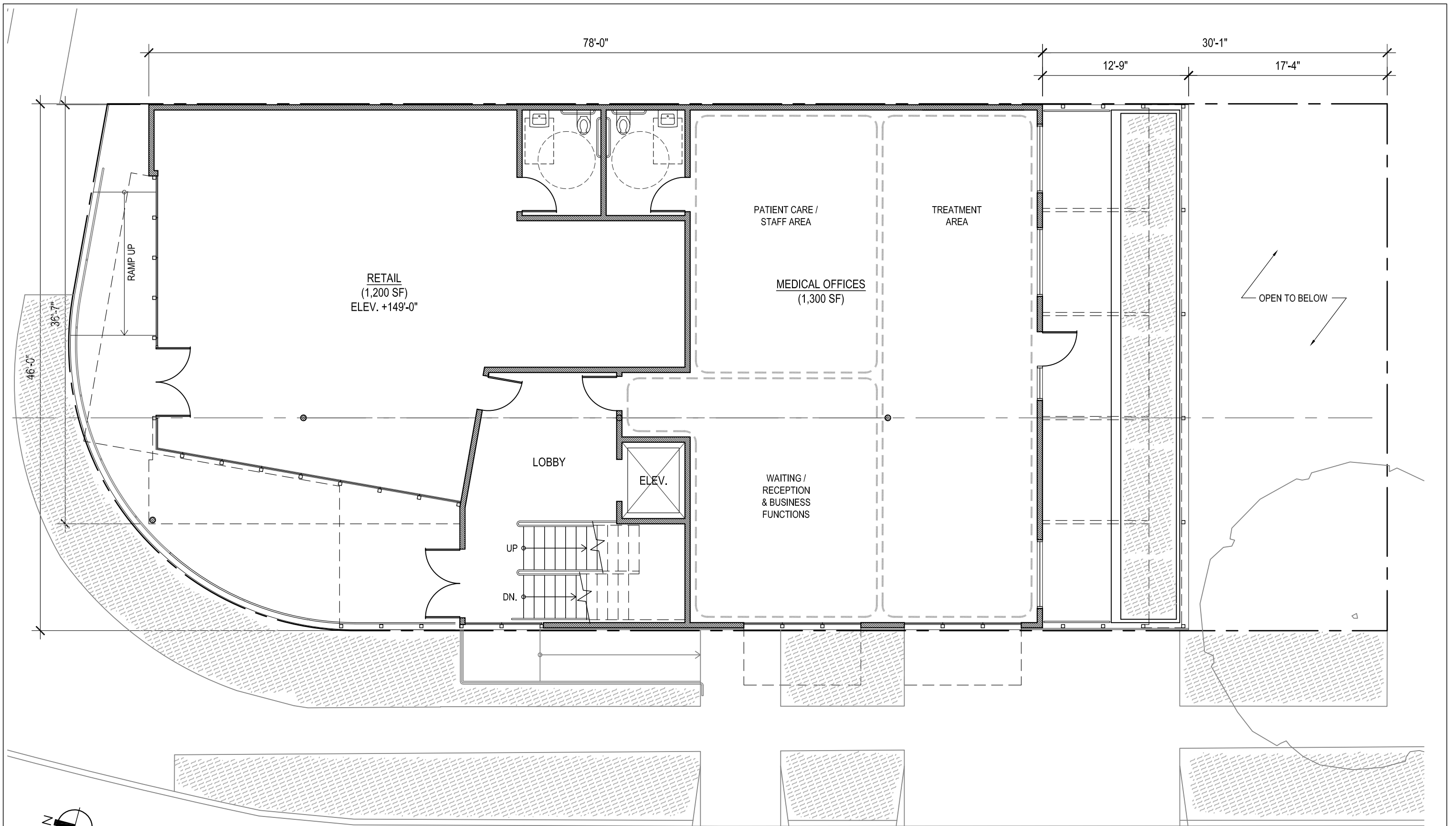
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FIRST FLOOR PLAN

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

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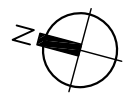
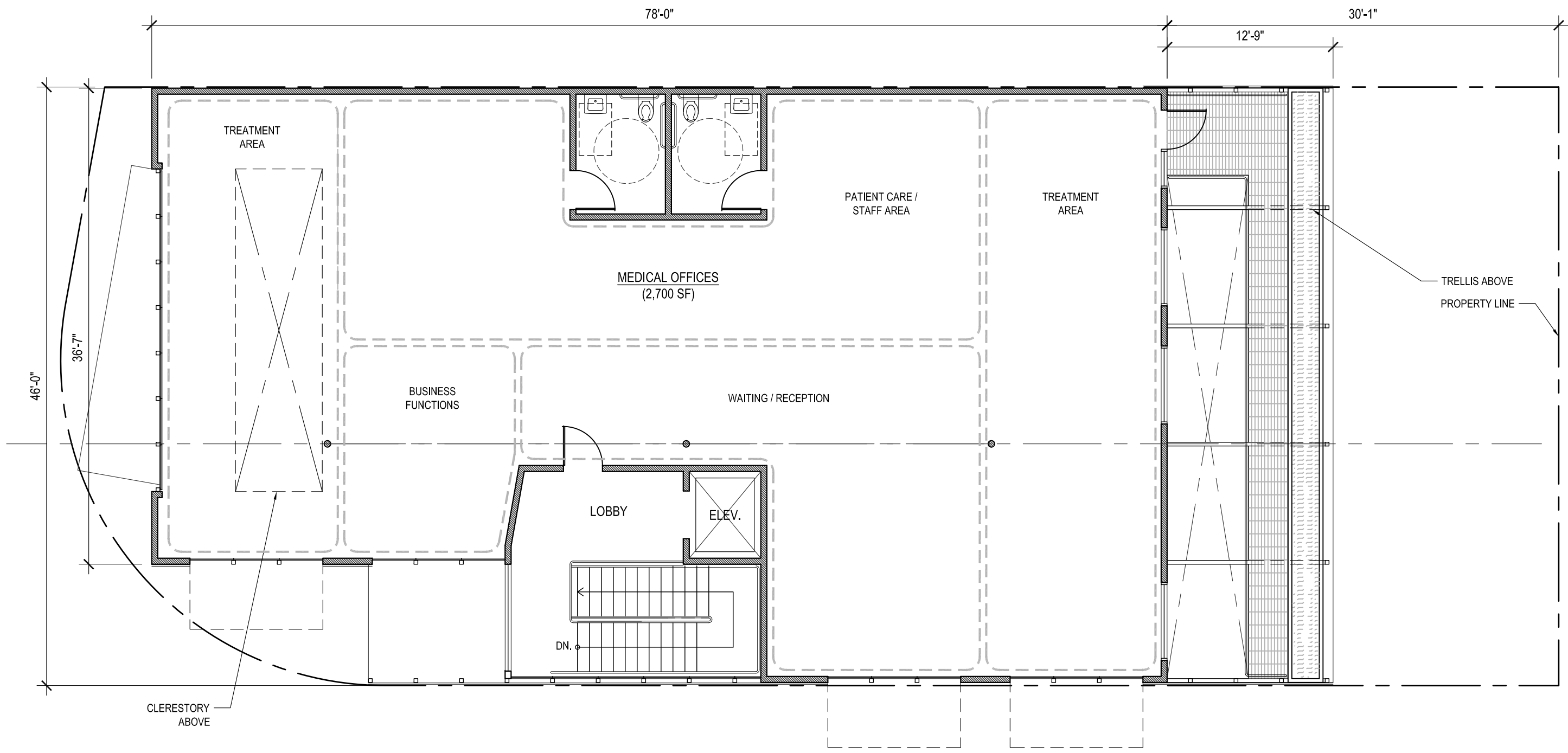
KMA PROJECT NO. 1140.00

A2.1

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SECOND FLOOR PLAN

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

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EL. +180'-9"
T.O. CLERESTORY

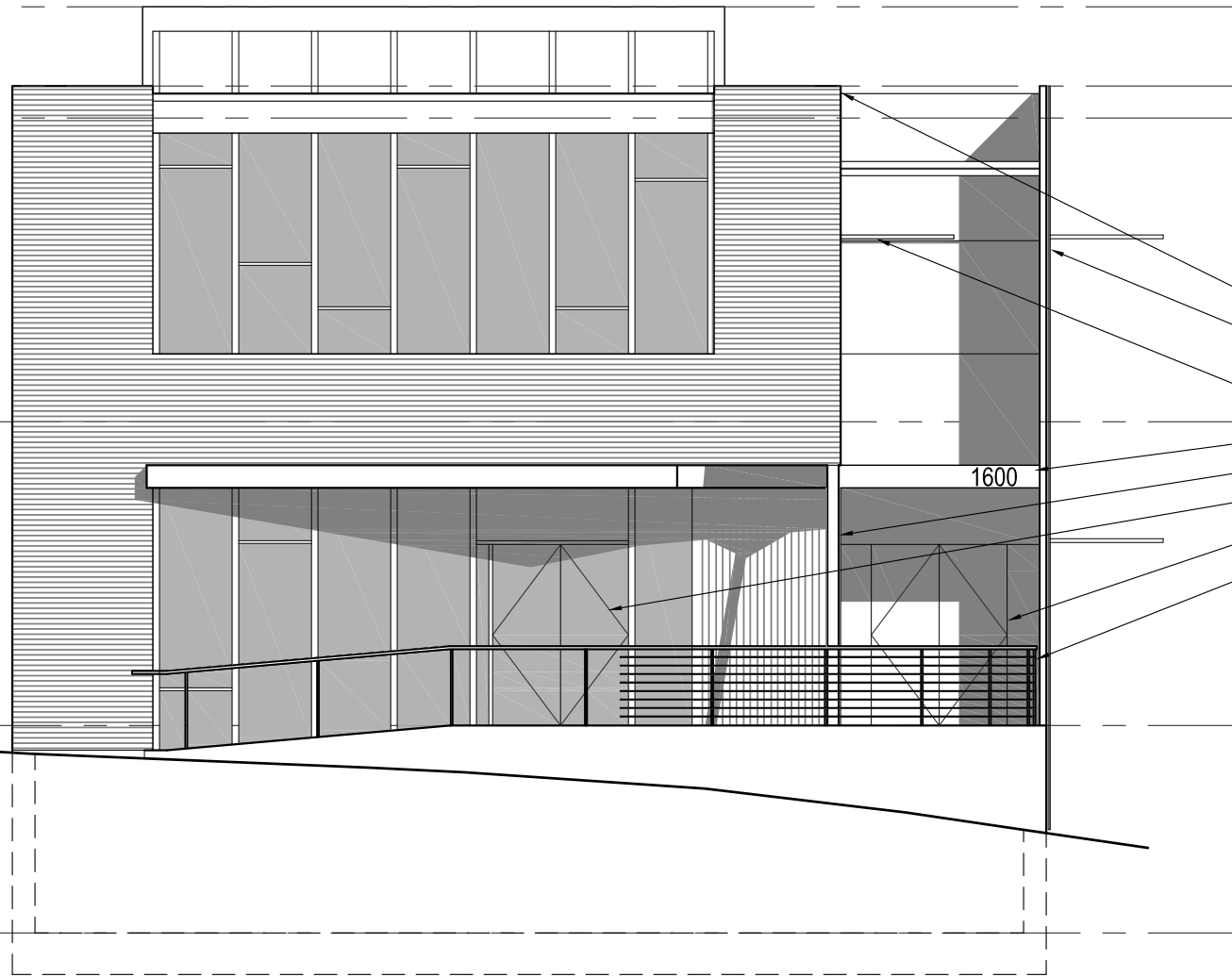
EL. +177'-3"
T.O. PARAPET

EL. +175'-10"
ROOF

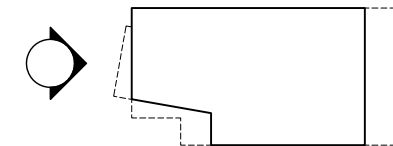
EL. +162'-5"
SECOND FLOOR

EL. +149'-0"
FIRST FLOOR

EL. +139'-10"
BASEMENT FLOOR



- CORRUGATED METAL
- PERFORATED CORRUGATED METAL SCREEN ALONG ORDWAY STREET
- SHADE / SCREEN
- CANOPY
- STEEL POST
- RETAIL ENTRY
- MEDICAL OFFICE ENTRY
- GUARDRAIL



SOLANO AVENUE ELEVATION (NORTH ELEVATION)

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

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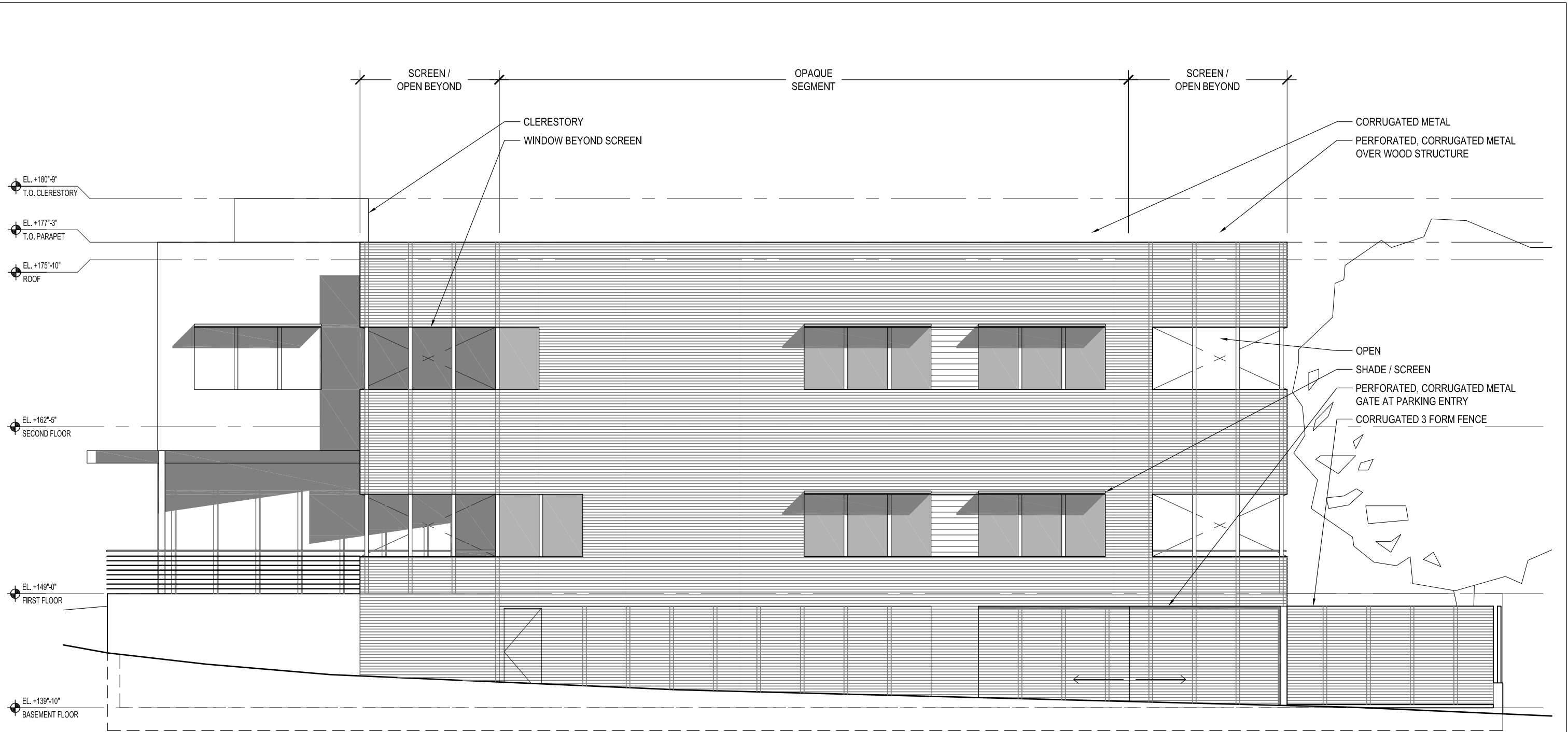
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A3.1 

KAVA MASSIH ARCHITECTS

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WEST (ORDWAY ST.) ELEVATION

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

14 MAY 2012

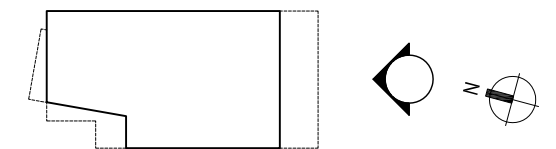
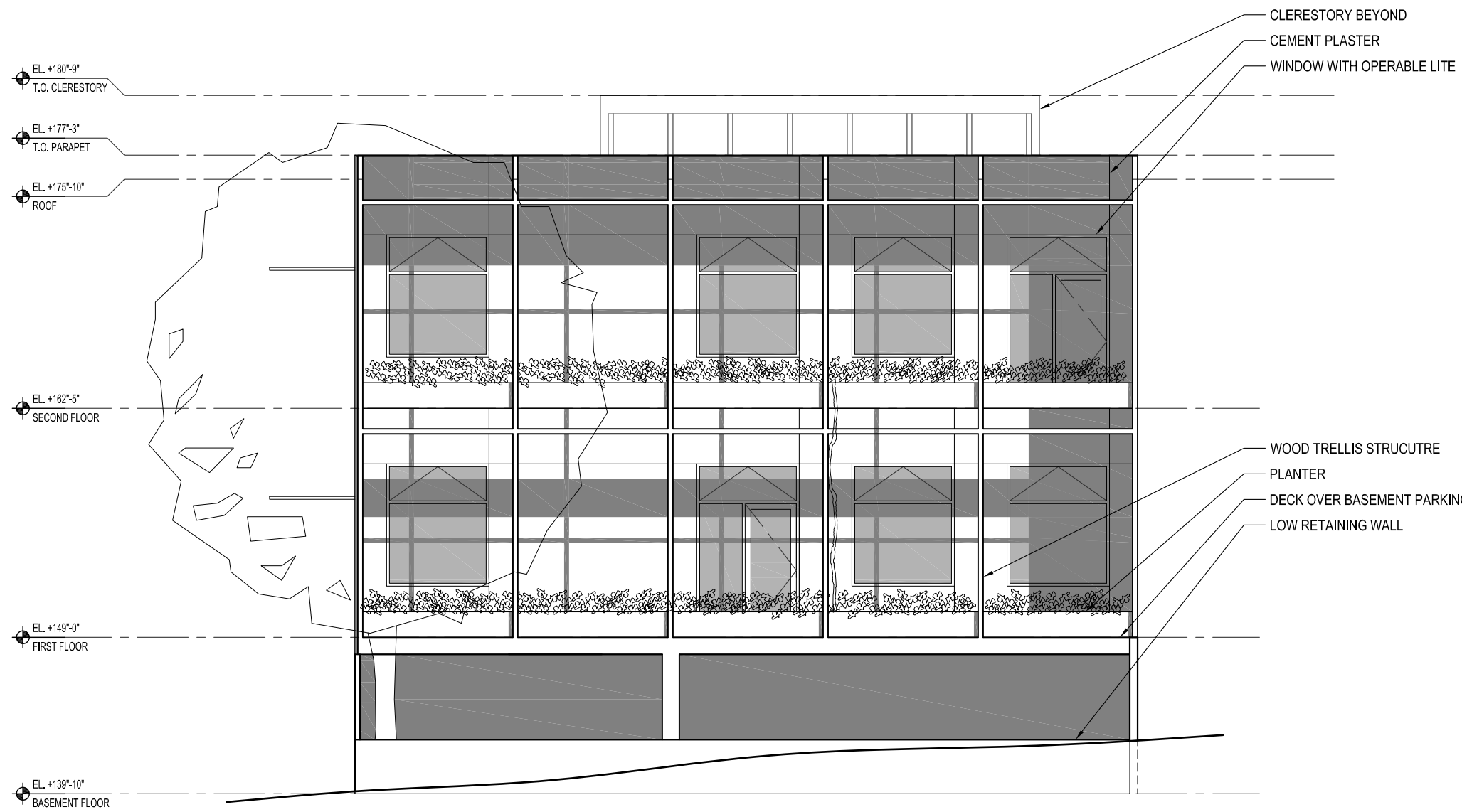
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A3.2

KAVA MASSIH ARCHITECTS

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SOUTH ELEVATION

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)
14 MAY 2012

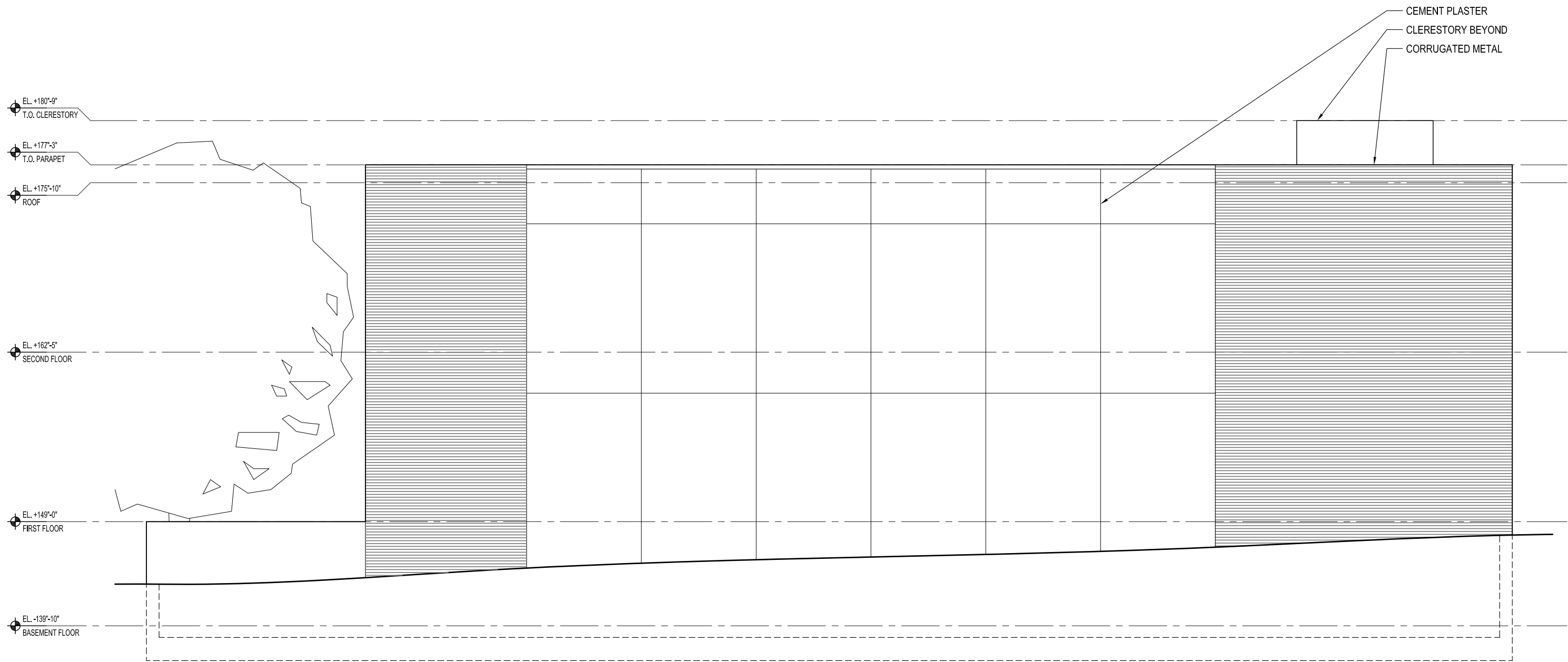
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A3.3 

KAVA MASSIH ARCHITECTS

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WEST ELEVATION

1/8" = 1'-0" (11 x 17) 1/4" = 1'-0" (22 x 34)

14 MAY 2012

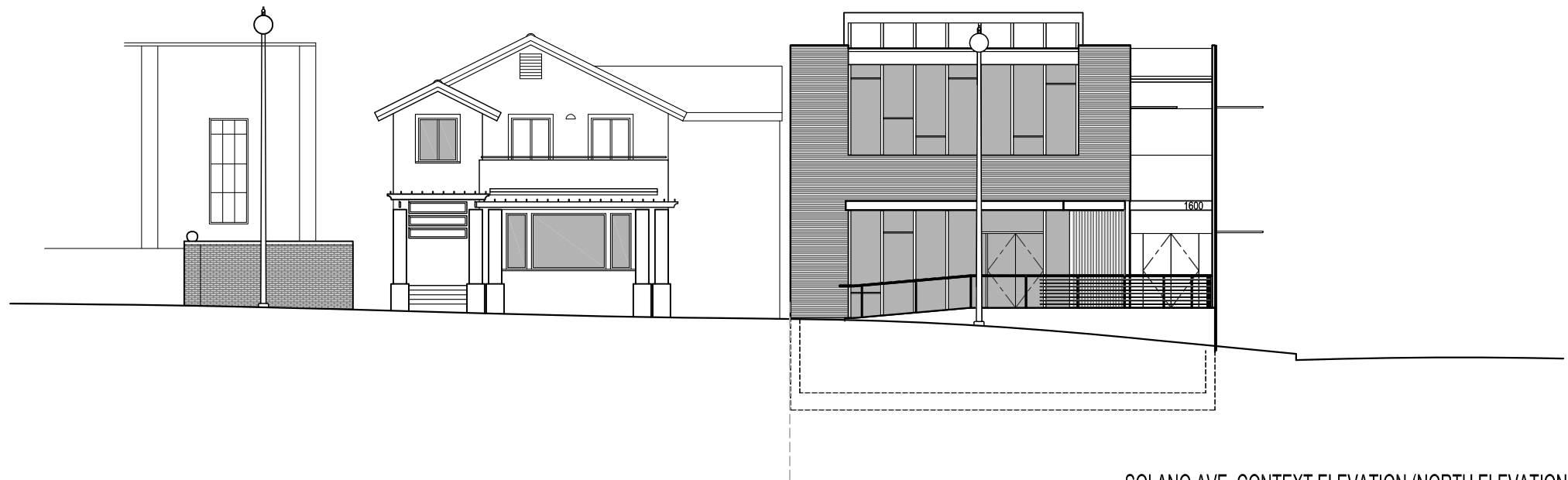
1600 Solano | Albany, CA

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A3.4 

KAVA MASSIH ARCHITECTS

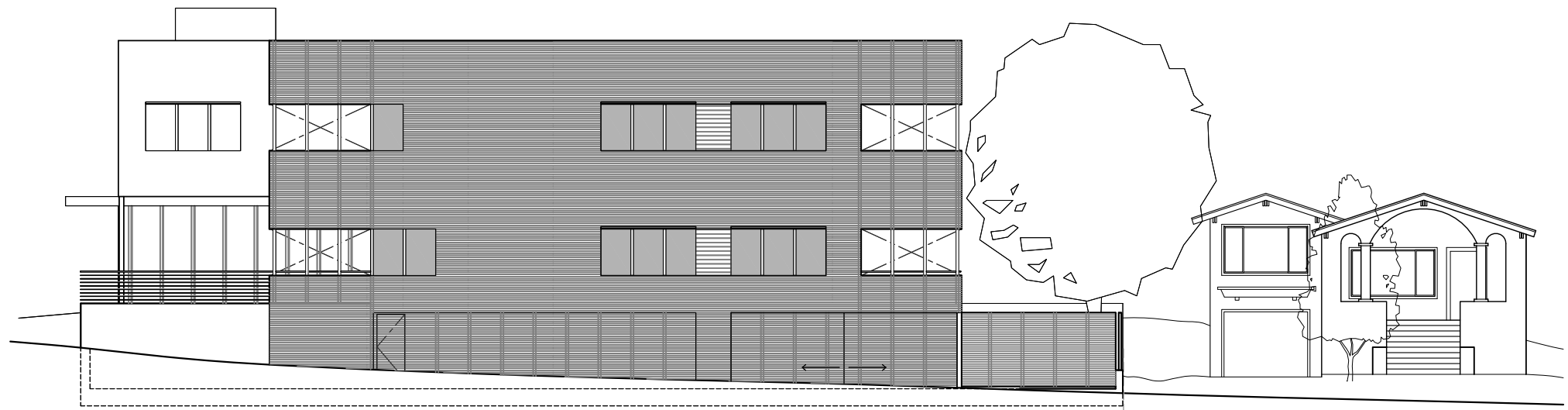
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p 510.644.1920 | f 510.644.1929



SOLANO AVE. CONTEXT ELEVATION (NORTH ELEVATION)

1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)

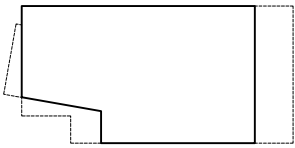
2



ORDWAY ST. CONTEXT ELEVATION (WEST ELEVATION)

1/16" = 1'-0" (11 x 17) 1/8" = 1'-0" (22 x 34)

1



1



CONTEXT ELEVATIONS

SCALE AS NOTED

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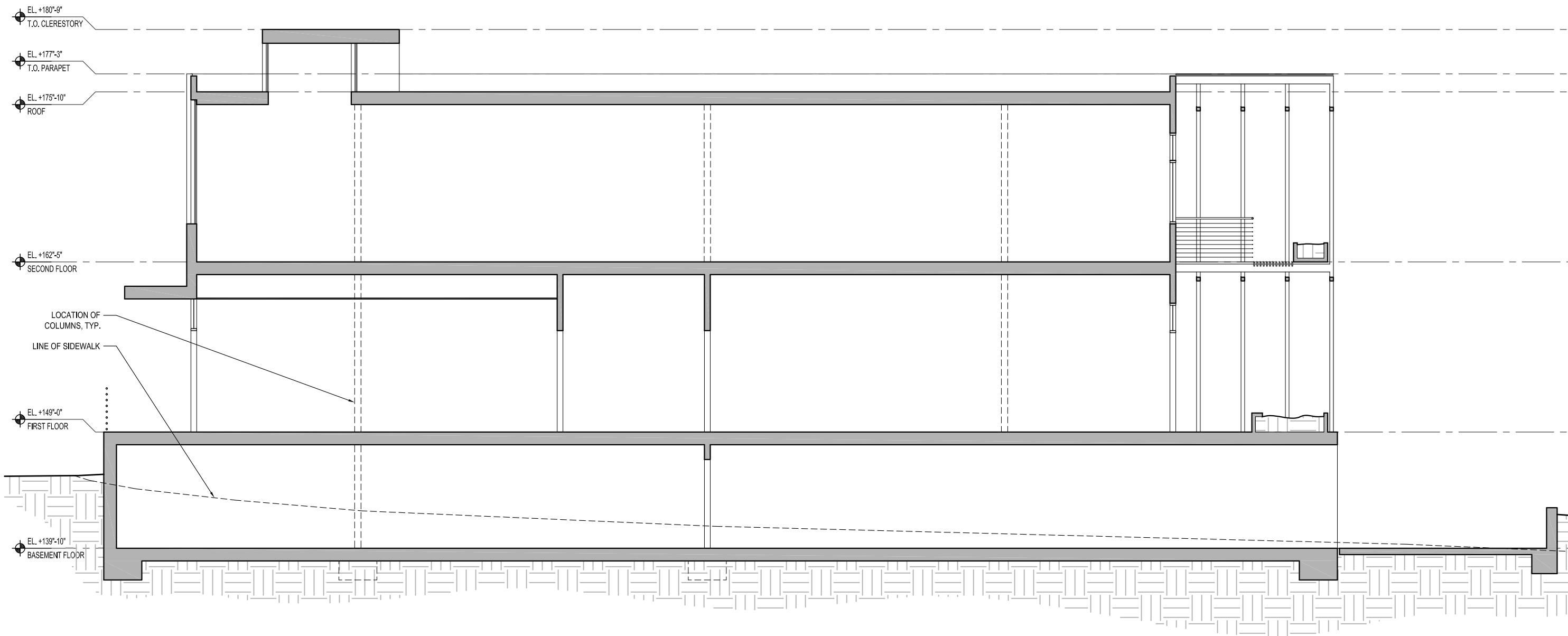
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A3.5

KAVA MASSIH ARCHITECTS

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NORTH SOUTH SECTION

1/8" = 1'-0" (11 x 17)

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A3.6

KAVA MASSIH ARCHITECTS

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EL. +177'-3"
T.O. PARAPET

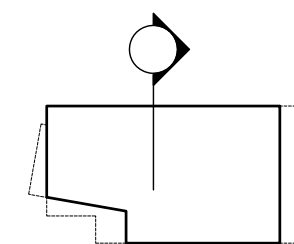
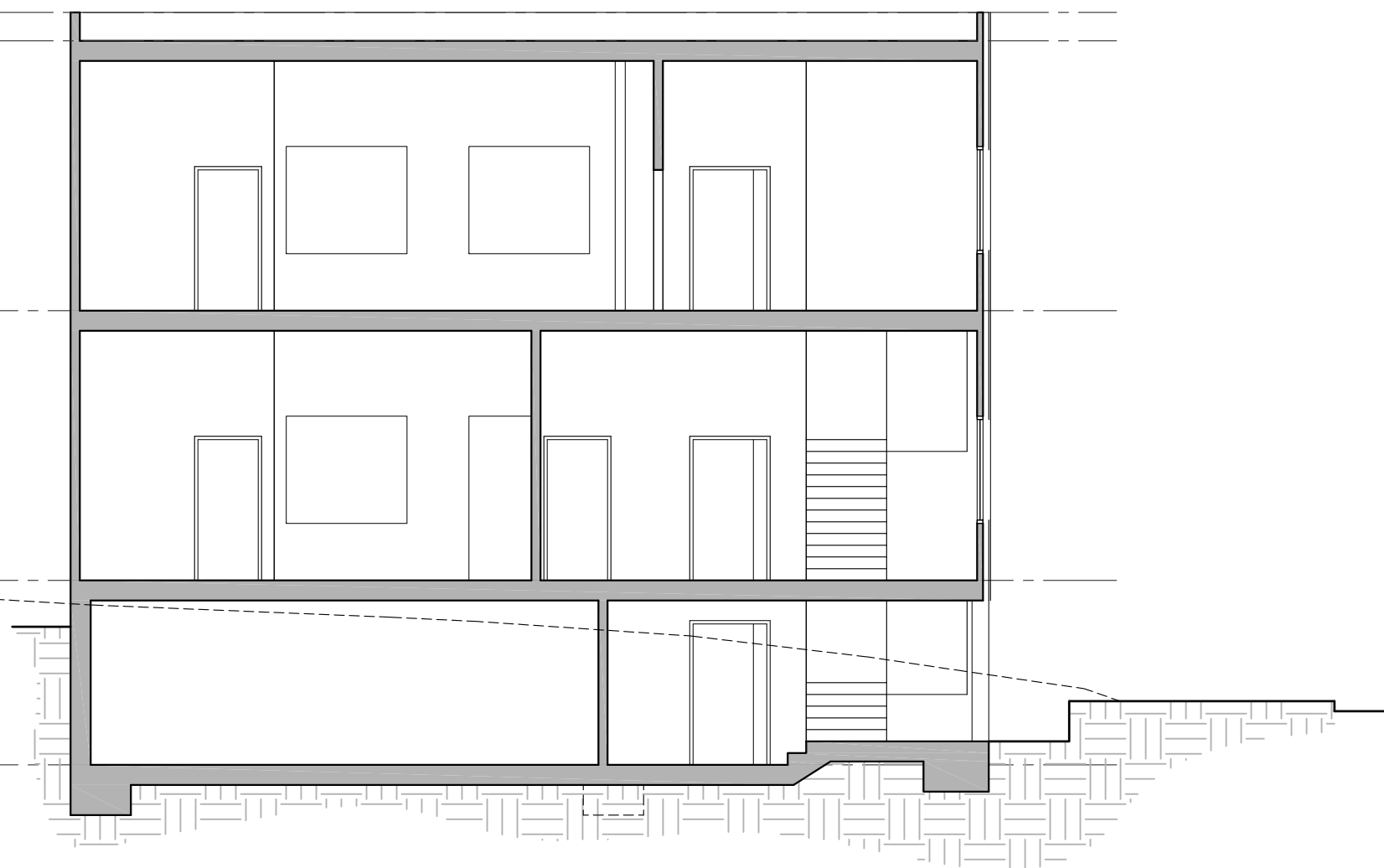
EL. +175'-10"
ROOF

EL. +162'-5"
SECOND FLOOR

EL. +149'-0"
FIRST FLOOR

EL. +139'-10"
BASEMENT FLOOR

LINE OF SIDEWALK



EAST WEST SECTION

1/8" = 1'-0" (11 x 17)

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A3.7

KAVA MASSIH ARCHITECTS

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PERSPECTIVE (LOOKING SOUTHEAST FROM SOLANO @ ORDWAY)

NOT TO SCALE

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A3.8 

KAVA MASSIH ARCHITECTS

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CORRUGATED 3FORM @ FENCE



WOOD STRUCTURE @ SCREEN WALL



CUTOUT @ PERFORATED CORRUGATED METAL SCREEN



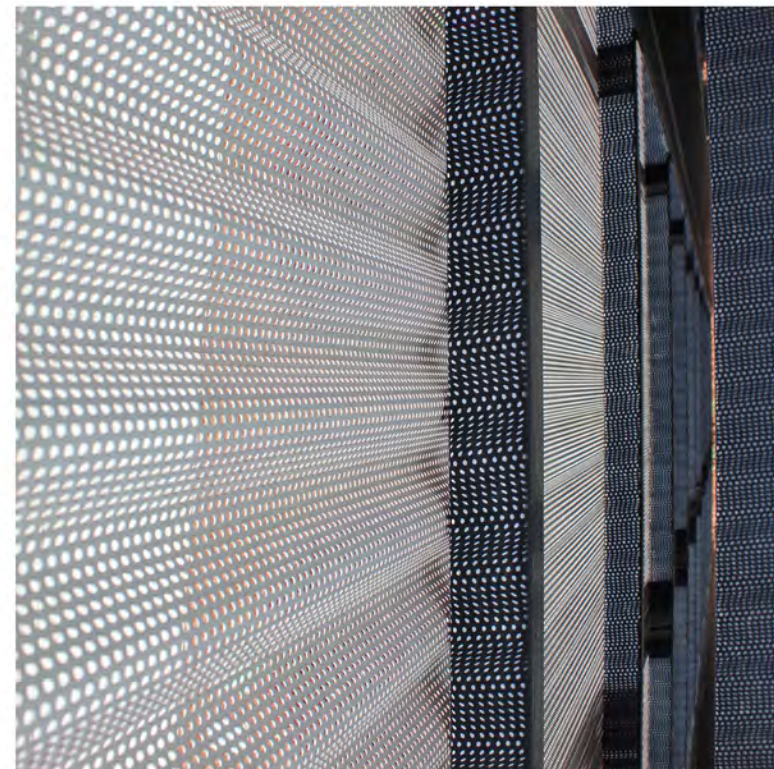
ALUMINUM WINDOWS @ CEMENT PLASTER WALL



PERFORATED @ SCREEN



CUSTOM WOOD & STEEL STOREFRONT



PERFORATED CORRUGATED METAL SCREEN



STEEL & WOOD CANOPY @ ENTRY



GRATE @ TRELIS WALKWAY

COLOR BOARD
NOT TO SCALE
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KMA PROJECT NO. 1140.00

A10.0

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