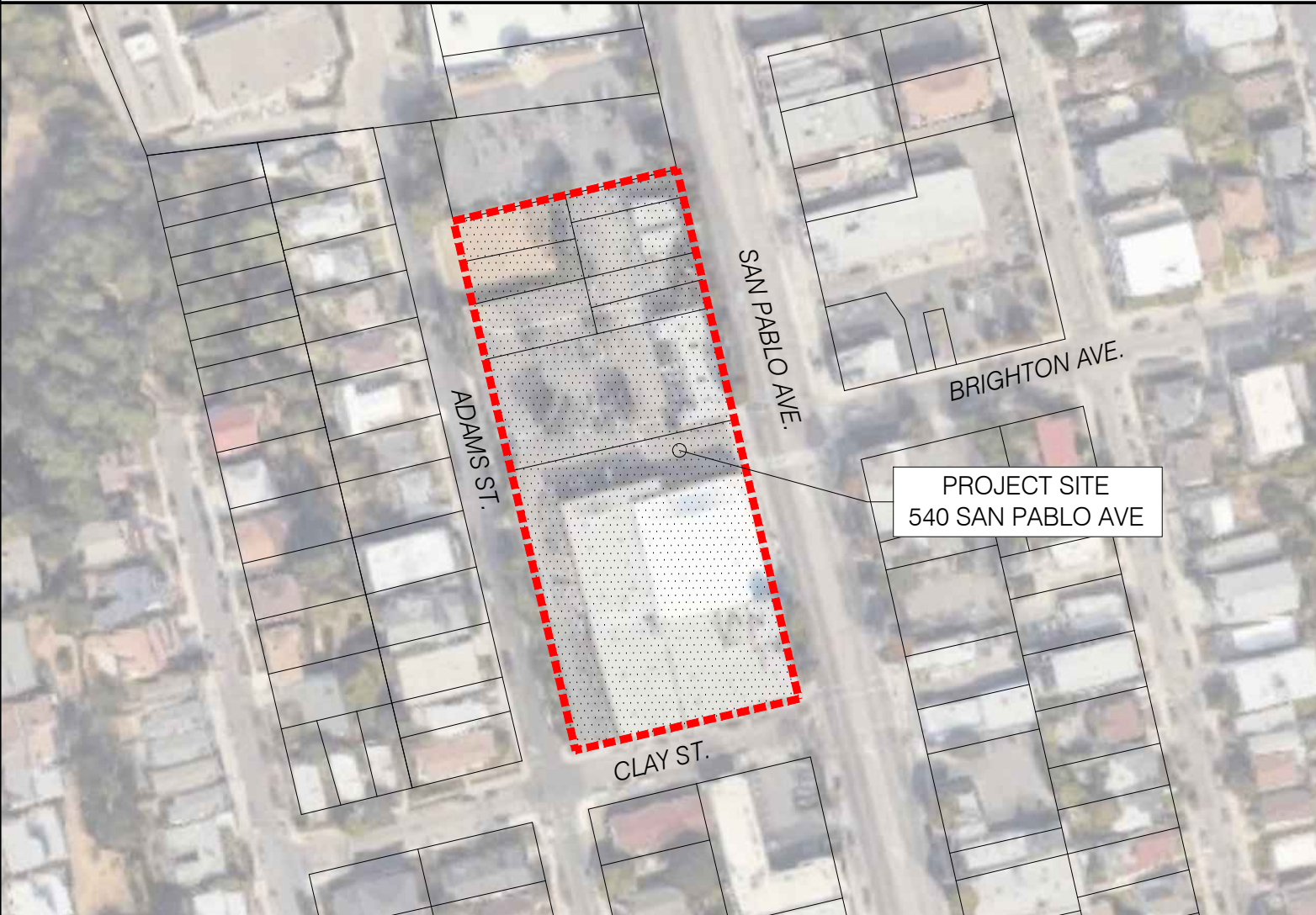


VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST																																																																								
	<p>OWNER/APPLICANT: R&S Realty, LLC 2025 Fourth Street Berkeley, CA 94710</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p>	<p>PROJECT ADDRESS: 540 San Pablo Avenue, Albany, CA 94706 (APN: 66-2797-2-3, 66-2797-4, 66-2797-5, 66-2797-6, 66-2797-7-2, 66-2797-9-2, 66-2797-23, 66-2797-24, 66-2797-25)</p> <p>SCOPE OF WORK: PROPOSED DEMOLITION OF THE EXISTING COMMERCIAL BUILDINGS ON SITE TO CONSTRUCT A NEW MIXED-USE PROJECT WITH 207 DWELLING UNITS, GROUND LEVEL COMMERCIAL SPACES AND LOBBIES, AND PARKING (COVERED AND UNCOVERED), UTILIZING THE STATE OF CALIFORNIA DENSITY BONUS.</p> <p>ZONING CODE SUMMARY (BASED ON THE ALBANY MUNICIPAL ZONING CODE)</p> <p>ZONING: SPC</p> <p>SEE SHEET A0.1 FOR COMPLETE ZONING CODE DATA</p>	<table><tr><th colspan="2">SHEET NO. & TITLE</th></tr><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>A0.0</td><td>GENERAL INFORMATION</td></tr><tr><td>A0.1A</td><td>ZONING & BUILDING CODE DATA</td></tr><tr><td>A0.1B</td><td>OPEN SPACE DIAGRAMS</td></tr><tr><td>A0.2</td><td>VICINITY MAP</td></tr><tr><td>A0.3</td><td>SITE CONTEXT PHOTOS</td></tr><tr><td>A1.0</td><td>SITE SURVEY</td></tr><tr><td>A1.1</td><td>SITE SURVEY</td></tr><tr><td>A2.1</td><td>GROUND LEVEL / SITE PLAN</td></tr><tr><td>A2.2</td><td>PLAN AT LEVEL 2</td></tr><tr><td>A2.3</td><td>PLAN AT LEVELS 3 - 5</td></tr><tr><td>A2.4</td><td>PLAN AT LEVELS 6</td></tr><tr><td>A2.5</td><td>PLAN AT ROOF</td></tr><tr><td>A2.6</td><td>TYPICAL RESIDENTIAL UNIT PLANS</td></tr><tr><td>A3.1</td><td>BUILDING ELEVATIONS</td></tr><tr><td>A3.2</td><td>BUILDING ELEVATIONS</td></tr><tr><td>A3.3</td><td>STREET STRIP ELEVATIONS</td></tr><tr><td>A3.4</td><td>RENDERED VIEW</td></tr><tr><td>A3.5</td><td>RENDERED VIEW</td></tr><tr><td>A3.6</td><td>RENDERED VIEW</td></tr><tr><td>A3.7</td><td>RENDERED VIEW</td></tr><tr><td>A3.8</td><td>RENDERED VIEW</td></tr><tr><td>A3.9</td><td>RENDERED VIEW</td></tr><tr><td>A3.10</td><td>RENDERED VIEW</td></tr><tr><td>A4.1</td><td>BUILDING SECTION</td></tr><tr><td>MAT-1</td><td>MATERIAL BOARD</td></tr><tr><td>MAT-2</td><td>TOWNHOUSES MATERIAL BOARD</td></tr></table> <table><tr><th colspan="2">LANDSCAPE</th></tr><tr><td>L1</td><td>LANDSCAPE SITE PLAN</td></tr><tr><td>L2</td><td>LANDSCAPE LEVEL 1 ENLARGED PLANS</td></tr><tr><td>L3</td><td>LANDSCAPE SITE PLAN - ALL LEVELS</td></tr><tr><td>L4</td><td>LANDSCAPE LEVEL 2 PLANS</td></tr><tr><td>L5</td><td>LANDSCAPE LEVEL 2 ENLARGED PLANS</td></tr><tr><td>L6</td><td>LANDSCAPE LEVEL 6 PLANS</td></tr><tr><td>L7</td><td>TREE PRESERVATION & REMOVAL PLANS</td></tr></table>	SHEET NO. & TITLE		ARCHITECTURAL		A0.0	GENERAL INFORMATION	A0.1A	ZONING & BUILDING CODE DATA	A0.1B	OPEN SPACE DIAGRAMS	A0.2	VICINITY MAP	A0.3	SITE CONTEXT PHOTOS	A1.0	SITE SURVEY	A1.1	SITE SURVEY	A2.1	GROUND LEVEL / SITE PLAN	A2.2	PLAN AT LEVEL 2	A2.3	PLAN AT LEVELS 3 - 5	A2.4	PLAN AT LEVELS 6	A2.5	PLAN AT ROOF	A2.6	TYPICAL RESIDENTIAL UNIT PLANS	A3.1	BUILDING ELEVATIONS	A3.2	BUILDING ELEVATIONS	A3.3	STREET STRIP ELEVATIONS	A3.4	RENDERED VIEW	A3.5	RENDERED VIEW	A3.6	RENDERED VIEW	A3.7	RENDERED VIEW	A3.8	RENDERED VIEW	A3.9	RENDERED VIEW	A3.10	RENDERED VIEW	A4.1	BUILDING SECTION	MAT-1	MATERIAL BOARD	MAT-2	TOWNHOUSES MATERIAL BOARD	LANDSCAPE		L1	LANDSCAPE SITE PLAN	L2	LANDSCAPE LEVEL 1 ENLARGED PLANS	L3	LANDSCAPE SITE PLAN - ALL LEVELS	L4	LANDSCAPE LEVEL 2 PLANS	L5	LANDSCAPE LEVEL 2 ENLARGED PLANS	L6	LANDSCAPE LEVEL 6 PLANS	L7	TREE PRESERVATION & REMOVAL PLANS
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VIEW ALONG SAN PABLO LOOKING SOUTH-WEST



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GENERAL
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A0.0

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SHEET:

ZONING
INFORMATION

A0.1A

PROJECT DATA

	BASE ZONING	ALLOWABLE W/ DENSITY BONUS	PROPOSED 50% DENSITY BONUS	COMPLIANCE
ZONING	SPC			N/A
ZONING OVERLAY	PLANNED RESIDENTIAL/ COMMERCIAL OVERLAY			N/A
ALLOWABLE CONCESSIONS	N/A	3	3	N/A
SITE AREA (SQ. FT.)	95,156	95,156	95,156	N/A
SITE AREA (ACRES)	2.18	2.18	2.18	N/A
DENSITY	63	95	95	COMPLIES
ALLOWABLE UNITS	138	207	207	COMPLIES
FAR	2.25	3.375	2.96	DB WAIVER
ALLOWABLE GSF	214,101	321,152	281,482	N/A
REMAINING UNUTILIZED GSF	N/A	N/A	39,670	COMPLIES
COMMERCIAL PORTION OF FAR	0.95 MAX	N/A	0.06	COMPLIES
COMMERCIAL AREA	90,398	N/A	5,750	COMPLIES
LOT COVERAGE	100%	100%	66%	COMPLIES
SETBACKS				
SAN PABLO	0'	0'	2'	COMPLIES
CLAY	0'	0'	8'	COMPLIES
ADAMS	15'	15'	16'-9"	COMPLIES
NORTH	0'	0'	7'	COMPLIES
PARKING SETBACK AT ADAMS	10'	10'	10'	COMPLIES
PORCH/STAIR PROJECTIONS AT YARDS	6'	6'		COMPLIES
SOLAR PLANE AT ADAMS				DB WAIVER
HEIGHT BUILDING A (TO NATURAL GRADE)	38' (4-STORIES)	69' (6-STORIES)	69' (6-STORIES)	DB WAIVER
HEIGHT BUILDING B (TO NATURAL GRADE)	38' (4-STORIES)	71' (6-STORIES)	71' (6-STORIES)	DB WAIVER
OPEN SPACE (SEE TABLE ON A0.1B)	N/A	41,400	22,390	CONCESSION
PARKING (SEE TABLE)	N/A	114	172	COMPLIES

BUILDING A

	FLOOR AREA	GARAGE	CONST. SF	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
LEVEL 6	18,888		18,888	2		11	6			19
LEVEL 5	25,117		25,117	2		14	9	1		26
LEVEL 4	25,117		25,117	2		14	9	1		26
LEVEL 3	25,117		25,117	2		14	8	1		25
LEVEL 2	24,649		24,649	2		14	8	1		25
LEVEL 1	11,629	22,512	34,141							0
TOTAL	130,517	22,512	153,029	10	0	67	40	4	0	121

BUILDING B

	FLOOR AREA	GARAGE	CONST. SF	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
LEVEL 6	16,631		16,631	2	2	2	8	1		15
LEVEL 5	17,421		17,421	2	2	2	8	2		16
LEVEL 4	17,421		17,421	2	2	2	8	2		16
LEVEL 3	17,421		17,421	2	2	1	8	2		15
LEVEL 2	17,233		17,233	2	2	1	8	2		15
LEVEL 1	8,807	13,323	22,130							0
TOTAL	94,934	13,323	108,257	10	10	8	40	9	0	77

TOWNHOUSES

	FLOOR AREA	GARAGE	CONST. SF	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
LEVEL 3	6,732		6,732							0
LEVEL 2	6,732		6,732							0
LEVEL 1	2,862	3,870	6,732						9	9
TOTAL	16,326	3,870	20,196	0	0	0	0	0	9	9

TOTAL PROJECT

	FLOOR AREA	GARAGE	CONST. SF	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
TOTAL UNITS	241,777	39,705	281,482	20	10	75	80	13	9	207
FAR	2.96									
UNIT MIX				9.7%	4.8%	36.2%	38.6%	6.3%	4.3%	100%

AFFORDABLE HOUSING

				STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
DENSITY BONUS (15% X BASE ALLOWABLE UNITS)				2	1	8	8	1	1	21
UNIT MIX				10%	5%	38%	38%	5%	5%	100%
SEE STATE DENSITY BONUS TABLE & CITY OF ALBANY INCLUSIONARY HOUSING REQ. TABLE FOR MORE DETAIL										

PARKING

	DENSITY BONUS REQUIREMENT			PROVIDED				
	UNITS OR SF	RATIO PER	ZONING REQ.	PROVIDED	INDOOR	OUTDOOR	TH	RATIO
BUILDING A	121	0.5	61	81	80	1		0.67
BUILDING B	77	0.5	39	55	54	1		0.71
TOWNHOUSES	9	0.5	5	18			18	2.00
COMMERCIAL (Excludes 2,000 SF)	3,750	1/400	9	18		18		3.13
TOTAL			114	172	134	20	18	

BICYCLE PARKING

	REQUIRED			PROVIDED			
	UNITS OR SF	RATIO PER	ZONING REQ.	PROVIDED	BLDG A	BLDG B	OUTDOOR TH
RESIDENTIAL	207	1.0	207	270	141	93	0 36
COMMERCIAL	5,750	1/1500	4	12			12 0
TOTAL			211	282	141	93	12 36
CARGO BIKES				37	21	7	9

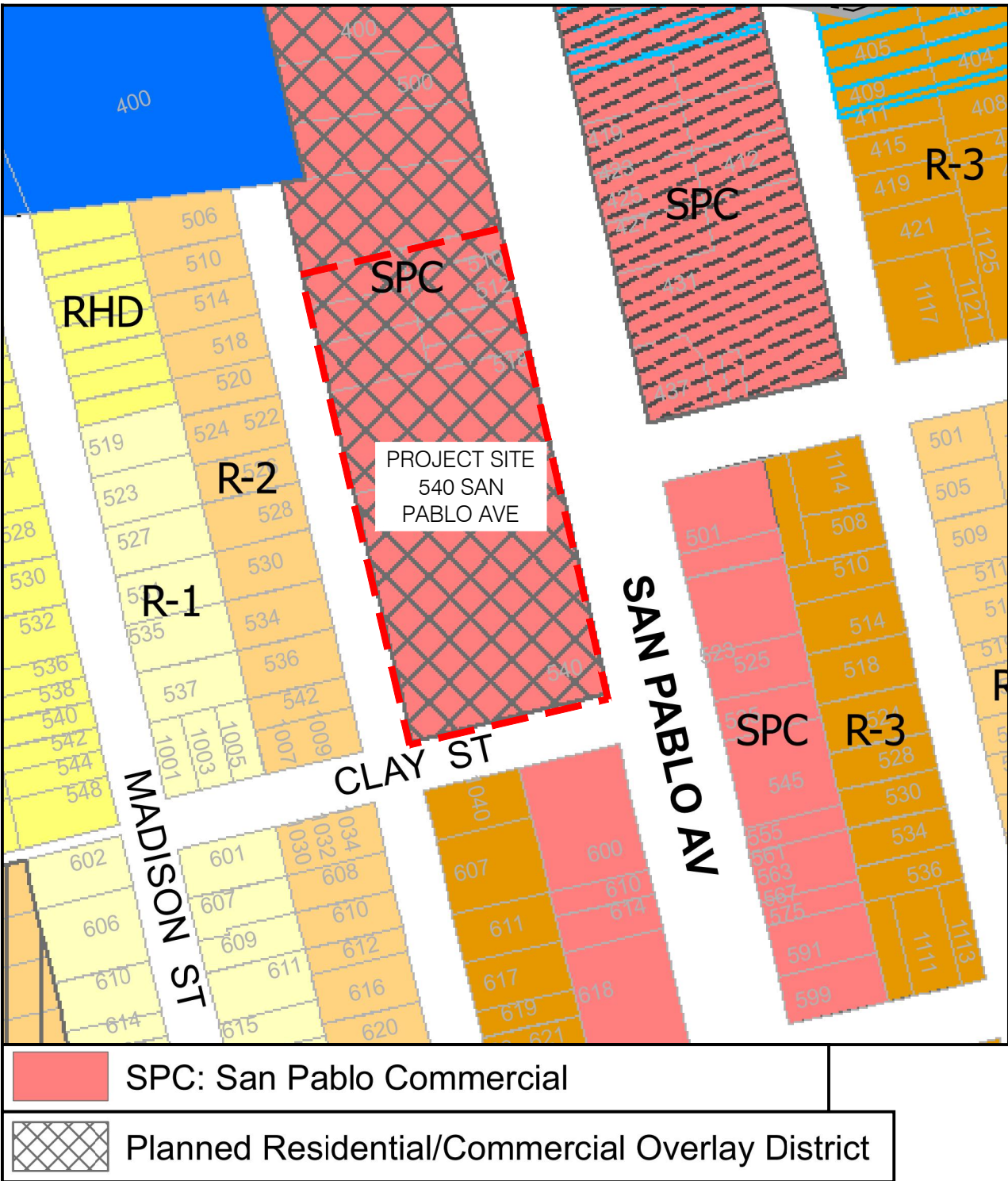
ZONING INFORMATION

Table 2B. Site Regulations by District: Nonresidential (20.24.020)					
Standard	Zoning District				
	SC	SPC	CMX	WF ⁽¹⁾	PF ⁽¹⁾
Maximum Density (dwelling units/acre where residential development is proposed)	20 unit minimum 63	20 unit minimum 63	N/A	N/A	N/A
Maximum FAR (floor area/lot area ratio)					
Mixed-use development (more than 1 use, including residential and commercial or other permitted nonresidential uses)	1.25	2.25	0.5	0.5	N/A
Commercial portion of any development (not to be exceeded, regardless of mix with other uses, or any bonus increase in the total FAR of development)	1.25	0.95	0.5	0.5	N/A
Multifamily dwelling, where it is the sole use of a site	1.25	N/A	N/A	N/A	N/A
Live/work space	N/A	N/A	(4)	N/A	N/A
Minimum Lot Area per Dwelling Unit (square feet)	N/A	N/A	(3)	N/A	N/A
Minimum Lot Size (square feet)	None	None	5,000		None
Minimum Lot Width (feet)	None	None	50		None
Maximum Lot Coverage (% of lot area)	100%	100%	80%		

Table 2B. Site Regulations by District: Nonresidential (20.24.020)					
Standard	Zoning District				
	SC	SPC	CMX	WF ⁽¹⁾	PF ⁽¹⁾
Maximum Building Height (feet)	35	38/20/12 ⁽⁴⁾	45		40
Minimum Yard Setbacks (feet)					
Front, or exterior side	(6)(7)	(6)(7)	None	(5)	
Side, interior	(8)	(8)	(9)		
Rear	(6)(10)	(6)(10)	(9)		
Maximum Fence Height	See Subsection 20.24.110				
Minimum Usable Open Space (multifamily dwellings)	See Subsection 20.24.090				

3

BASE ZONING STANDARDS



2

ZONING MAP

1

ZONING INFORMATION

STATE DENSITY BONUS TABLE							
Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
Max. Residential Density/Site Area (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units	%Bonus x Base # Units (rounded up)
138	15%	20.70	21.00	50.0%	69.00	69	207

DENSITY BONUS MATRIX

Base Project # Units	# VLI	% VLI	% DB	Total Units with DB	# of Allowable Concessions
138	7	5%	20.0%	166	1
138	9	6%	22.5%	170	1
138	10	7%	25.0%	173	1
138	12	8%	27.5%	176	1
138	13	9%	30.0%	180	1
138	14	10%	32.5%	183	2
138	16	11%	35.0%	187	2
138	17	12%	38.8%	192	2
138	18	13%	42.5%	197	2
138	20	14%	46.3%	202	2
138	21	15%	50.0%	207	3

CITY OF ALBANY INCLUSIONARY HOUSING REQUIREMENT TABLE

(Does not include Density Bonus Units)

Base # New Units	Inclusionary %	Total Inclusionary Units Req.	Total Inclusionary Units Req.	#VLI Units	#LI Units	Total Inclusionary Units Provided
See Above	Per AMI	unds Up at .5)	(From State DB Table)			
138	15%	20.7	21	21	0	21

4

DENSITY BONUS & AFFORDABLE HOUSING

OPEN SPACE			
	ZONING REQUIREMENT		
	UNITS	RATIO	TOTAL REQ
UNITS	207	200	41,400
TOTAL PROVIDED (W / CONCESSION)		108	22,390
	SQ. FT.	RATIO	TOTAL
COMMON AREA			
PLAZA A	600	1	600
PLAZA B	600	1	600
PARK ON ADAMS	3,068	1	3,068
BUILDING A PODIUM	5,505	1	5,505
BUILDING B PODIUM	3,581	1	3,581
BUILDING A ROOF DECK	718	1	718
BUILDING B ROOF DECK	718	1	718
PRIVATE PATIOS (MAX 100 SF PER UNIT)			
BUILDING A (20X100)	2,000	2	4,000
BUILDING B (9X100)	900	2	1,800
TOWNHOUSES (9X100)	900	2	1,800
PUBLICLY ACCESSIBLE SITE AMENITIES			
PARK ON ADAMS	3,068		
CAFÉ PLAZA	600		
FOUNTAIN PLAZA	600		
DOG WALK AREA ON ADAMS	1,645		
PED. CONNECTIONS TO ADAMS	4,000		
CLAY SIDEWALK WIDENING	1,600		
SAN PABLO SIDEWALK WIDENING	730		
TOTAL	12,243		

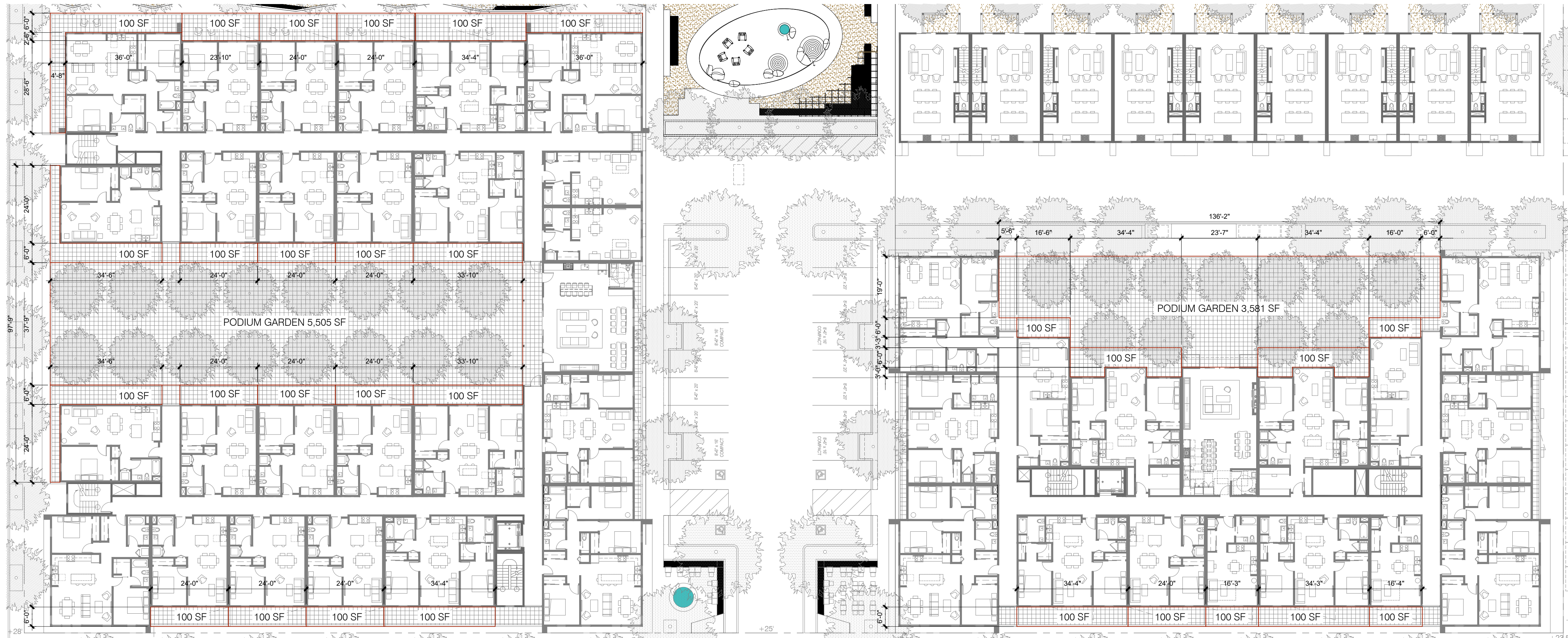
OPEN SPACE TABLE



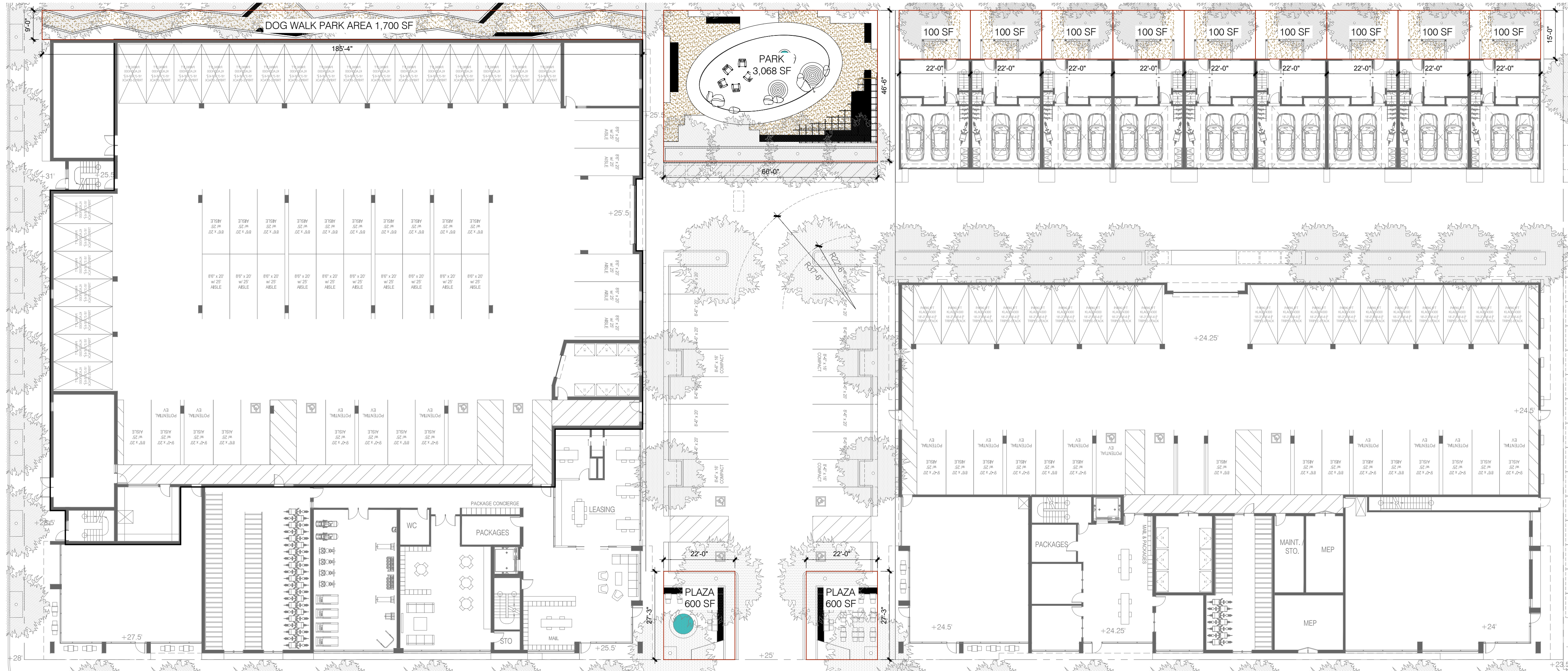
BUILDING B ROOF DECK



BUILDING A ROOF DECK



PODIUM LEVEL PLAN



GROUND LEVEL PLAN

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OPEN SPACE
DIAGRAMS

A0.1B

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SHEET:

VICINITY MAP

A0.2



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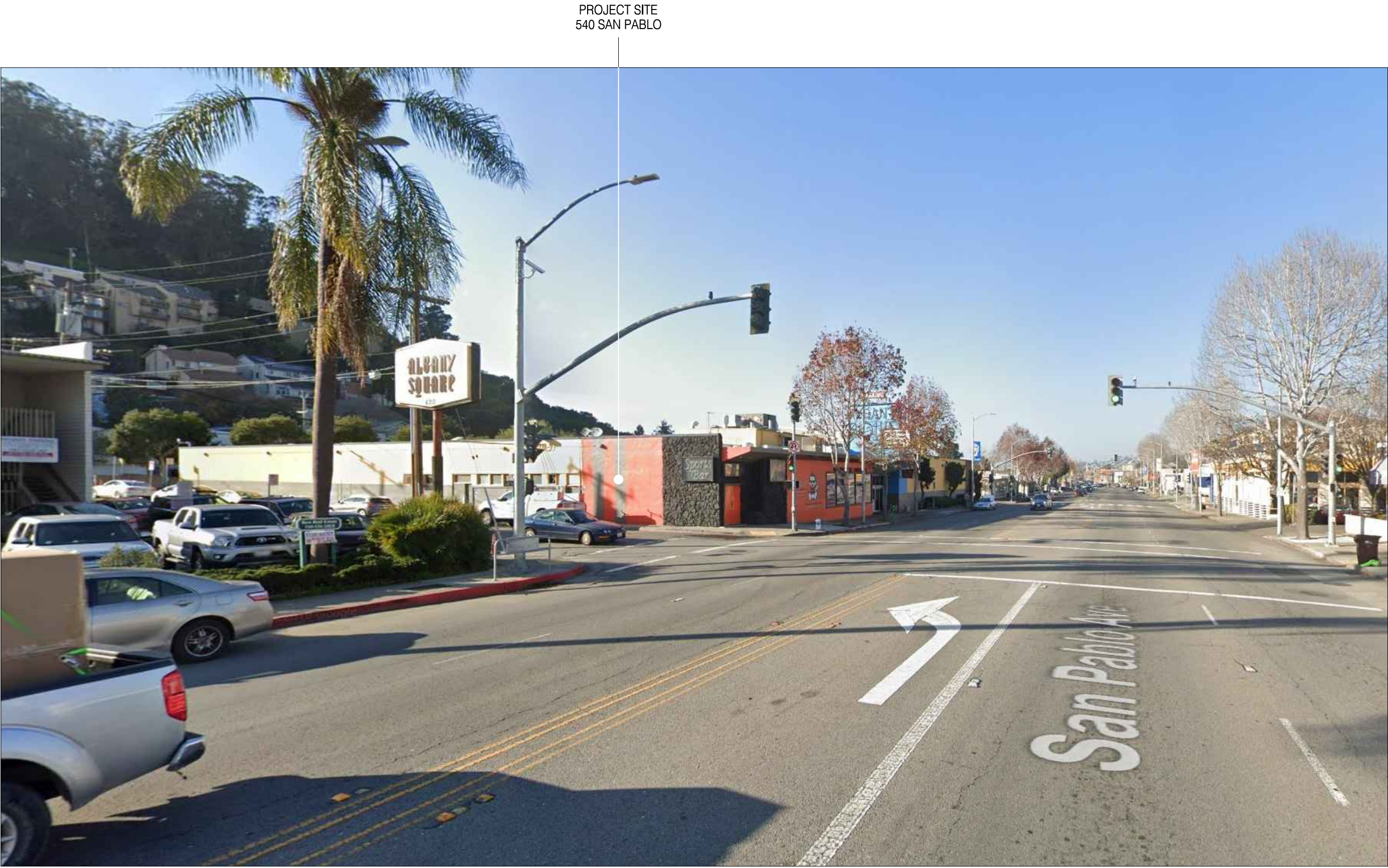
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SITE CONTEXT
PHOTOS

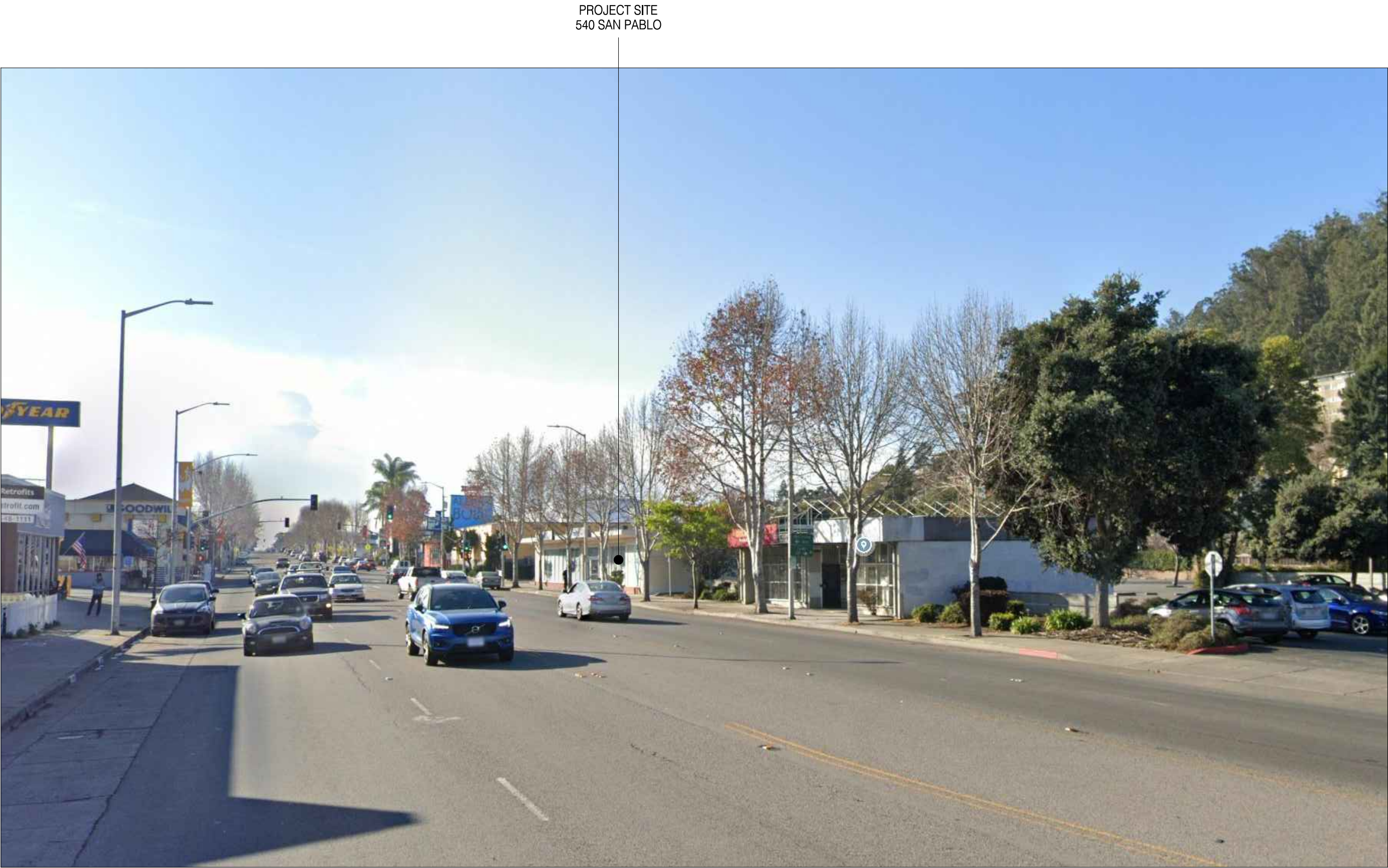
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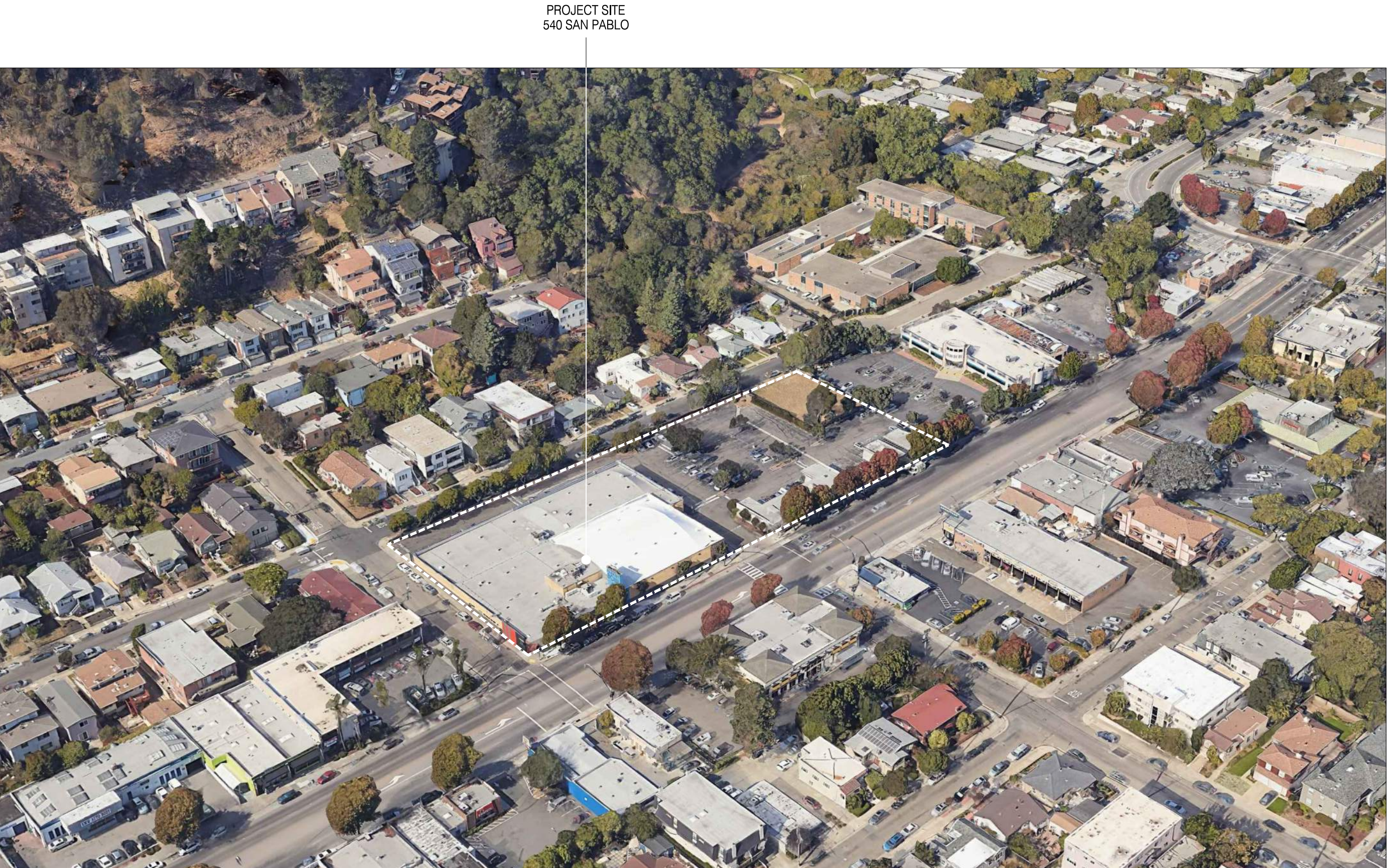
4
-
VIEW ALONG SAN PABLO - LOOKING NORTH



2
-
VIEW ALONG BRIGHTON - LOOKING WEST



3
-
VIEW ALONG SAN PABLO - LOOKING SOUTH



1
-
AERIAL VIEW

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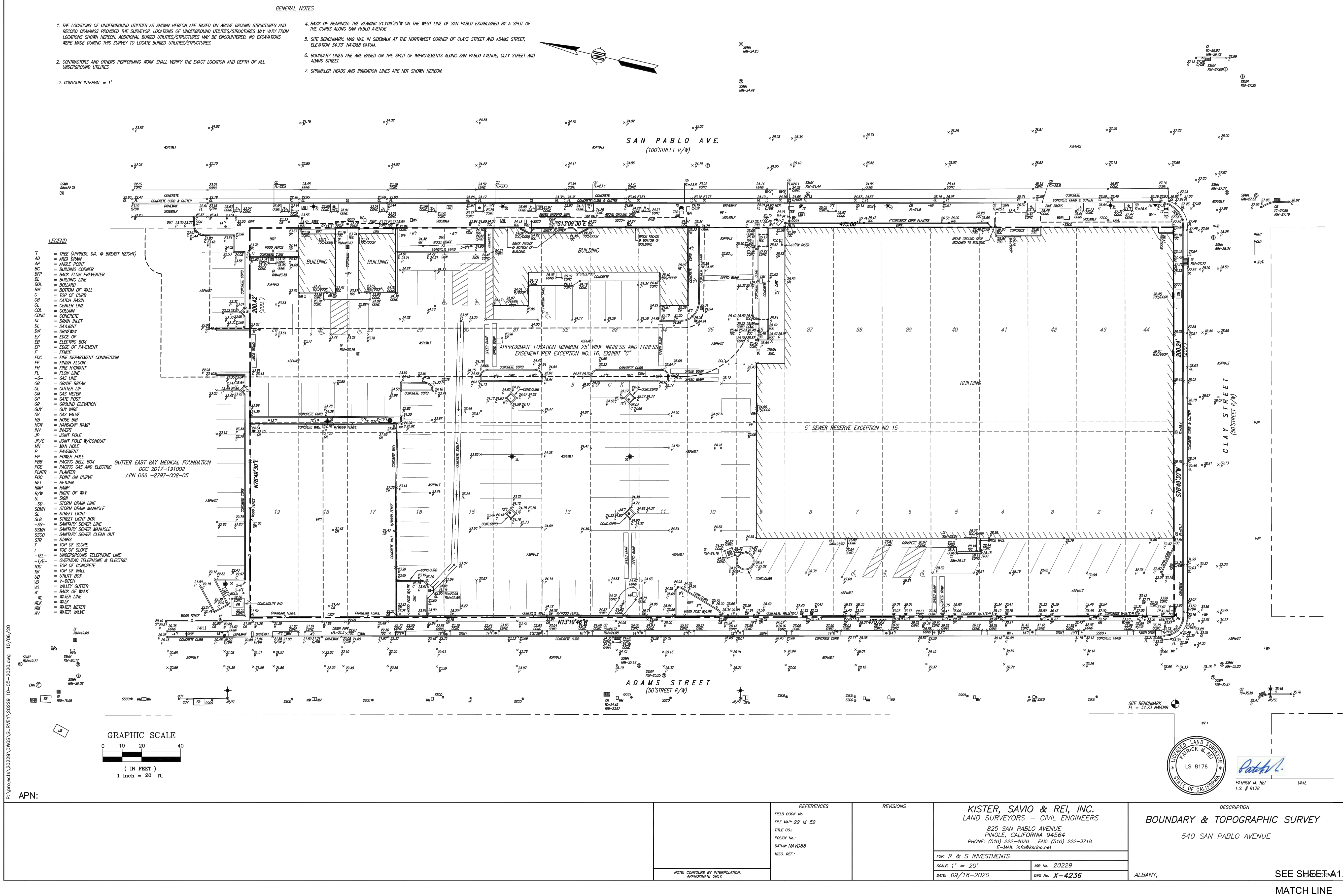
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BOUNDARY &
TOPOGRAPHIC
SURVEY

A1.0



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- | |
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| 09.20.2021 PLANNING COMMISSION |
| 10.11.2021 CITY COUNCIL |

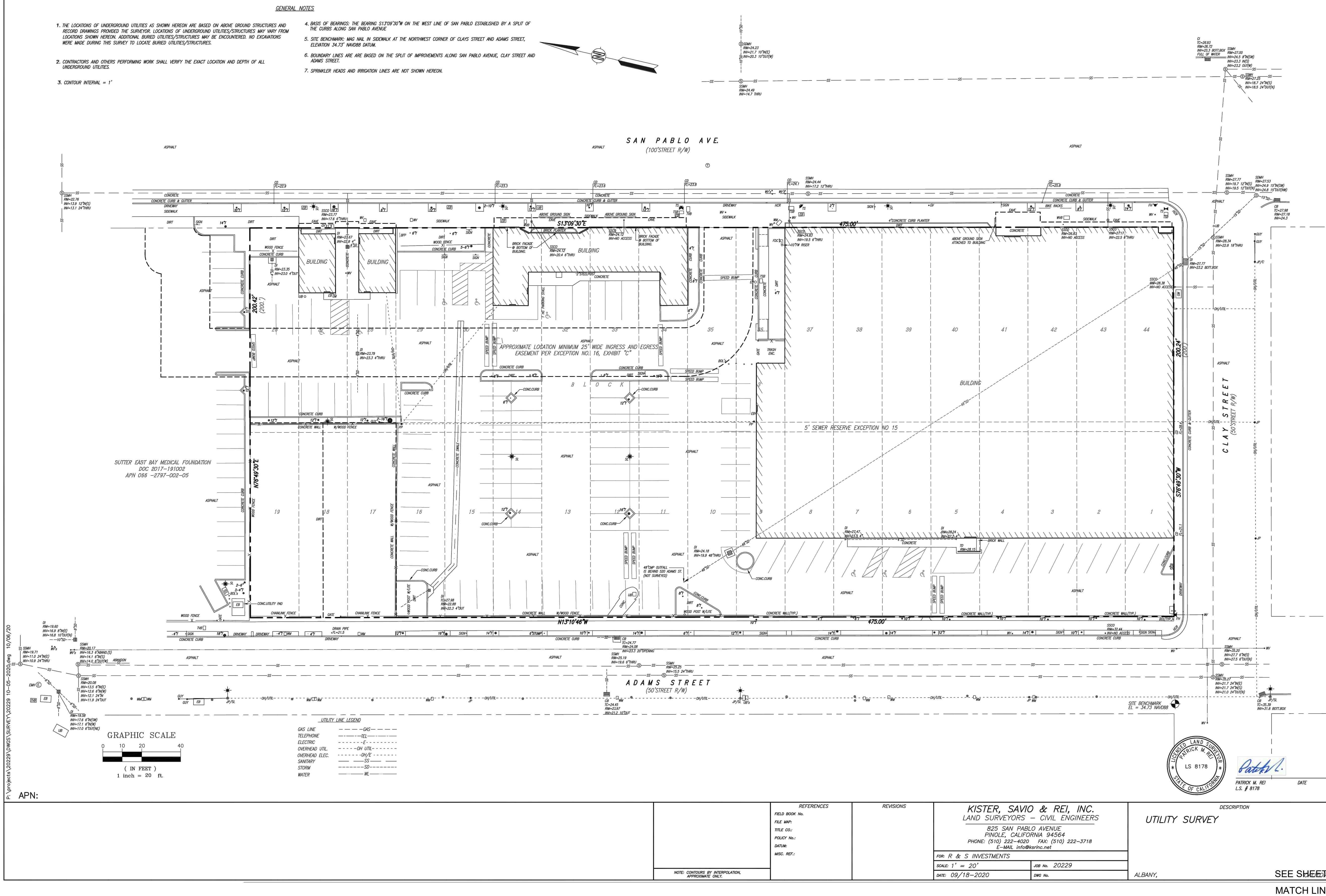
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JOB: 2026

SHEET:

UTILITY SURVEY

A1.1



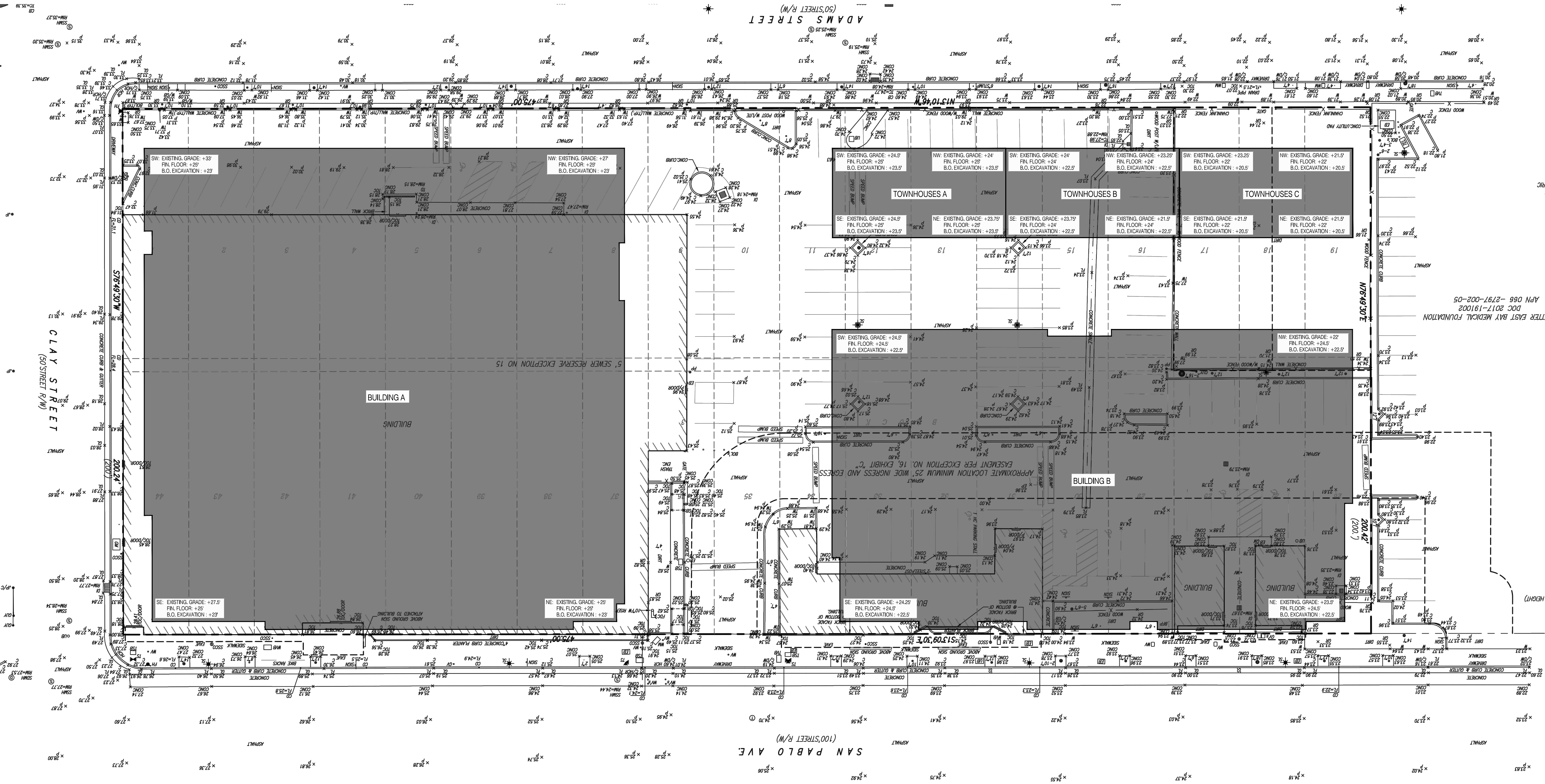
ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

BUILDING A			FEET	YARDS	TOWNHOUSES A			FEET	YARDS	TOWNHOUSES C			FEET	YARDS
TOTAL CUBIC YARDS OF CUT				6281.92 (CUBIC YARDS)	TOTAL CUBIC YARDS OF CUT				57.14 (CUBIC YARDS)	TOTAL CUBIC YARDS OF CUT				119.47 (CUBIC YARDS)
TOTAL AREA OF CUT			33095	3677.22 (SQUARE YARDS)	TOTAL AREA OF CUT			2244	249.33 (SQUARE YARDS)	TOTAL AREA OF CUT			2244	249.33 (SQUARE YARDS)
AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	5.125	1.71 (YARDS)	AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	0.6875	0.23 (YARDS)	AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	1.4375	0.48 (YARDS)
CORNER 1 - NW	27	23	4	1.33 (YARDS)	CORNER 1 - NW	24	23.5	0.5	0.17 (YARDS)	CORNER 1 - NW	21.5	20.5	1	0.33 (YARDS)
CORNER 2 - NE	25	23	2	0.67 (YARDS)	CORNER 2 - NE	23.75	23.5	0.25	0.08 (YARDS)	CORNER 2 - NE	21.5	20.5	1	0.33 (YARDS)
CORNER 3 - SE	27.5	23	4.5	1.50 (YARDS)	CORNER 3 - SE	24.5	23.5	1	0.33 (YARDS)	CORNER 3 - SE	21.5	20.5	1	0.33 (YARDS)
CORNER 4 - SW	33	23	10	3.33 (YARDS)	CORNER 4 - SW	24.5	23.5	1	0.33 (YARDS)	CORNER 4 - SW	23.25	20.5	2.75	0.92 (YARDS)

BUILDING B			FEET	YARDS	TOWNHOUSES B			FEET	YARDS	CUMULATIVE EXCAVATED QUANTITIES			FEET	YARDS
TOTAL CUBIC YARDS OF CUT				870.90 (CUBIC YARDS)	TOTAL CUBIC YARDS OF CUT				51.94 (CUBIC YARDS)	TOTAL CUBIC YARDS OF CUT				7381.37 (CUBIC YARDS)
TOTAL AREA OF CUT			22131	2459.00 (SQUARE YARDS)	TOTAL AREA OF CUT			2244	249.33 (SQUARE YARDS)					
AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	1.0625	0.35 (YARDS)	AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	0.625	0.21 (YARDS)					
CORNER 1 - NW	22	22.5	-0.5	-0.17 (YARDS)	CORNER 1 - NW	23.25	22.5	0.75	0.25 (YARDS)					
CORNER 2 - NE	23.5	22.5	1	0.33 (YARDS)	CORNER 2 - NE	21.5	22.5	-1	-0.33 (YARDS)					
CORNER 3 - SE	24.25	22.5	1.75	0.58 (YARDS)	CORNER 3 - SE	23.75	22.5	1.25	0.42 (YARDS)					
CORNER 4 - SW	24.5	22.5	2	0.67 (YARDS)	CORNER 4 - SW	24	22.5	1.5	0.50 (YARDS)					

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01.14.2021 STUDY SESSION

03.01.2021 STUDY SESSION REVISIONS

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