

ALBANY
MIXED-USE

540 San Pablo Ave.
Albany, CA 94706

- 01.14.2021 STUDY SESSION
- 03.01.2021 STUDY SESSION REVISIONS
- 06.11.2021 ZONING SUBMITTAL
- 07.28.2021 ZONING REVISIONS
- 09.20.2021 PLANNING COMMISSION
- 10.11.2021 CITY COUNCIL

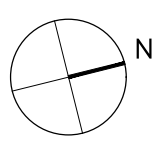
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JOB: 2026

SHEET:

PLAN AT ROOF

A2.5



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JOB: 2026

SHEET:

TYPICAL
RESIDENTIAL
UNIT PLANS

A2.6



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JOB: 2026

SHEET:

ELEVATIONS

A3.1



2
-
NORTH ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



1
-
SAN PABLO ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36

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JOB: 2026

SHEET:

ELEVATIONS
PLANS

A3.2



2
-
CLAY ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



1
-
ADAMS ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36

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JOB: 2026

SHEET:

RENDERED
VIEW

A3.4



1 VIEW AT SAN PABLO AND CLAY LOOKING NORTH

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JOB: 2026

SHEET:

RENDERED
VIEW

A3.5



1 VIEW FROM BRIGHTON TOWARD ENTRY COURT

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JOB: 2026

SHEET:

RENDERED
VIEW

A3.6



1 VIEW OF ENTRY COURT FROM SAN PABLO

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JOB: 2026

SHEET:

RENDERED
VIEW

A3.7



1 VIEW ALONG SAN PABLO LOOKING SOUTH

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JOB: 2026

SHEET:

RENDERED
VIEW

A3.9



1 VIEW ALONG ADAMS LOOKING WEST

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SHEET:

RENDERED
VIEW

A3.10



1 VIEW OF PARKLET FROM ADAMS

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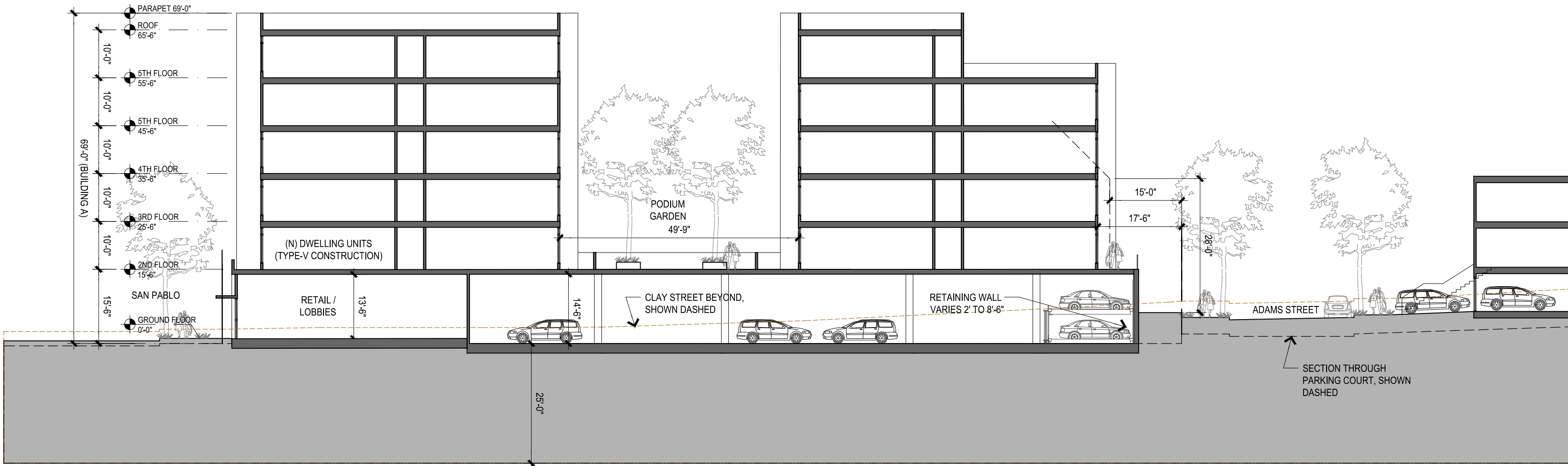
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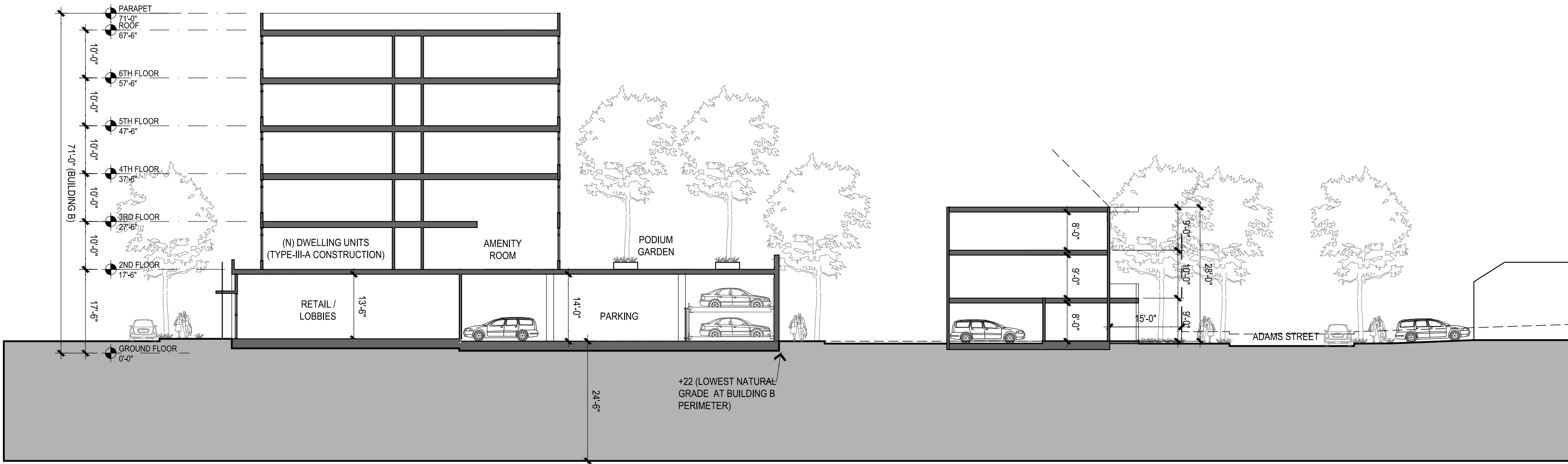
SHEET:

BUILDING SECTIONS

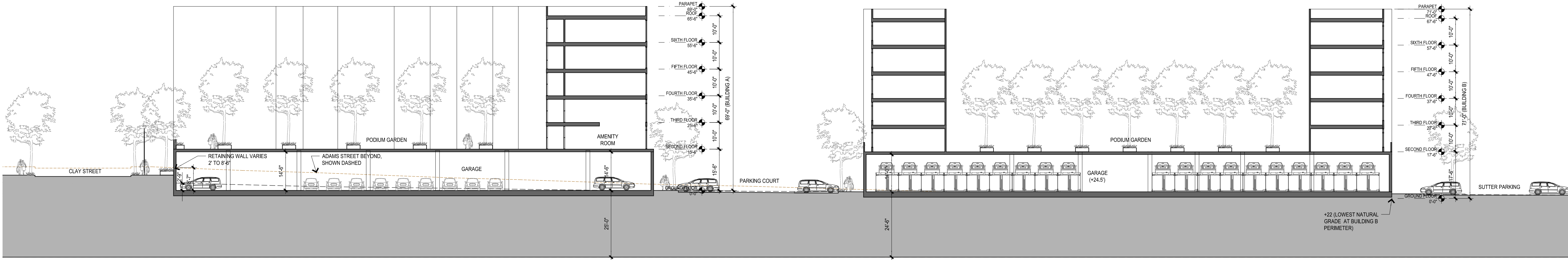
A4.1



3 SECTION THROUGH BUILDING A LOOKING SOUTH
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



2 SECTION THROUGH BUILDING B LOOKING SOUTH
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



1 LONGITUDINAL SECTION LOOKING WEST TOWARDS ADAMS STREET
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



2
-
SAN PABLO ELEVATION - BUILDING A
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 11x17



1
-
SAN PABLO ELEVATION - BUILDING B
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

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JOB: 2026

SHEET:

MATERIAL
BOARD

MAT-1

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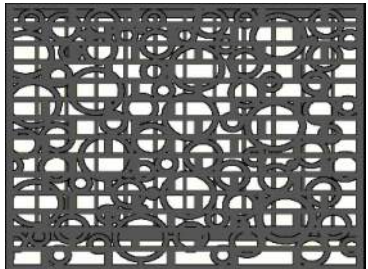
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JOB: 2026

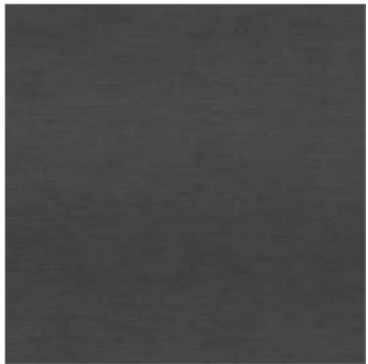
SHEET:

townhosueTOWNHOUSE
MATERIAL
BOARD

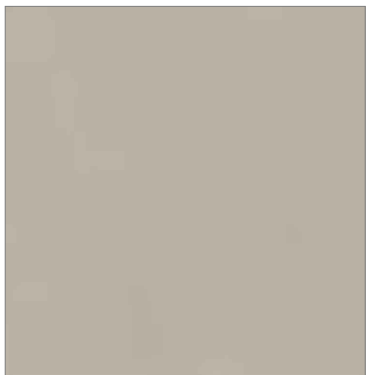
MAT-2



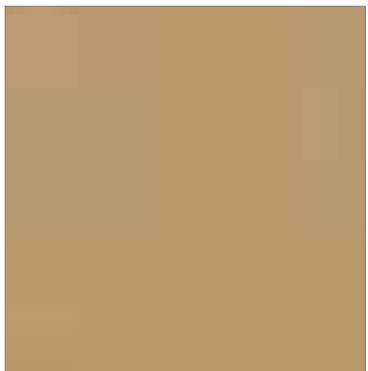
DECORATIVE METAL
RAILING



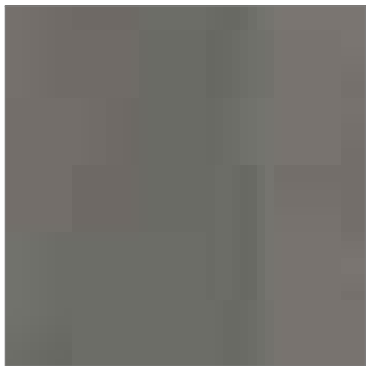
METAL PANEL, PTD.



INTEGRAL COLOR STUCCO
WITH HARD TROWEL FINISH



INTEGRAL COLOR STUCCO
WITH HARD TROWEL FINISH



INTEGRAL COLOR STUCCO
WITH HARD TROWEL FINISH



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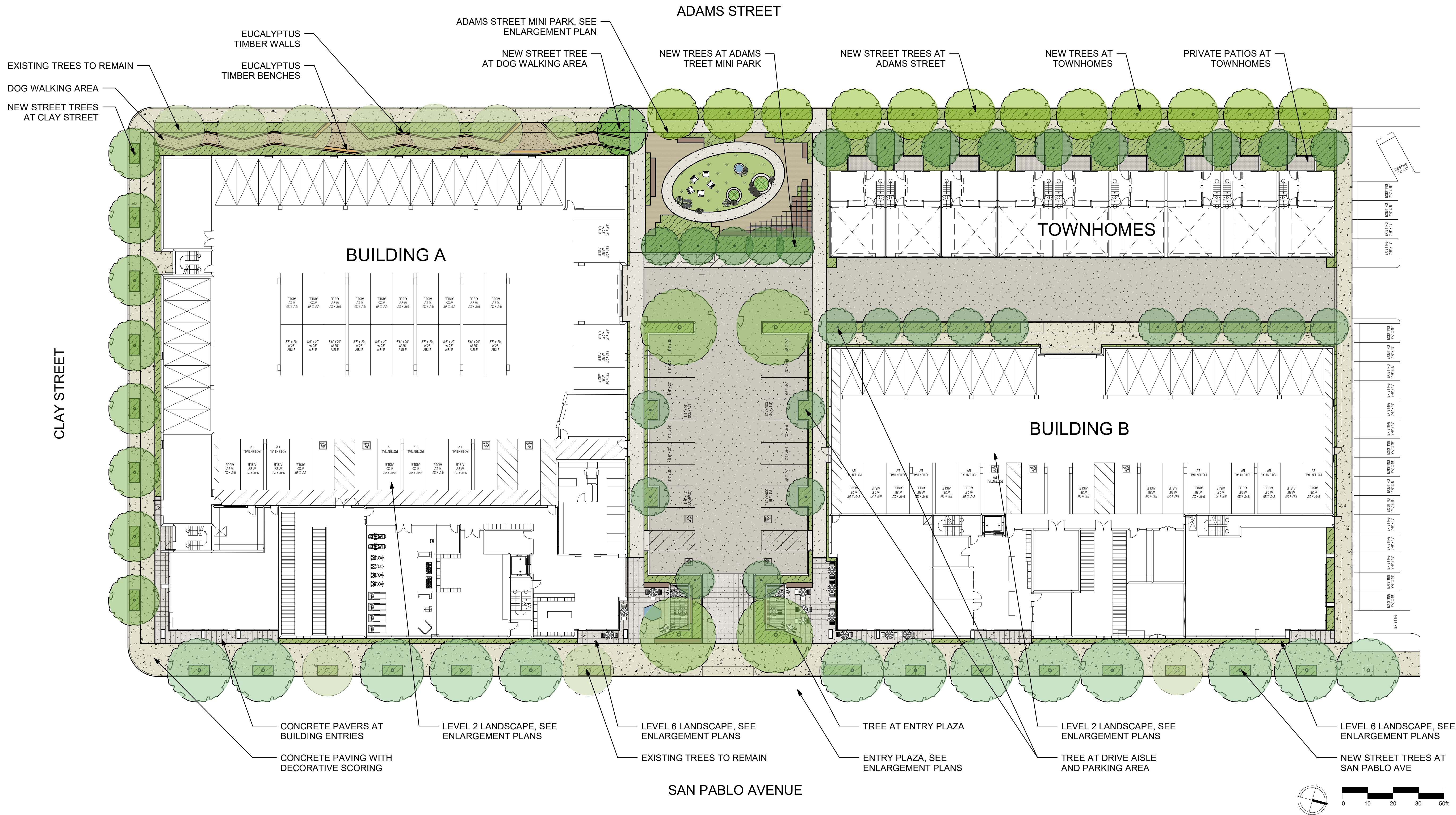
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JOB: 2026

SHEET:

L1.1

LANDSCAPE SITE PLAN



STREET TREE AT DOG WALKING AREA
TRISTANOOPSIS LAURINA



STREET TREE AT SAN PABLO AVENUE
QUERCUS COCCINEA



STREET TREE AT ADAMS STREET
SEARSIA LANCEA



STREET TREE AT CLAY STREET
CORYMBIA APPARRERINJA



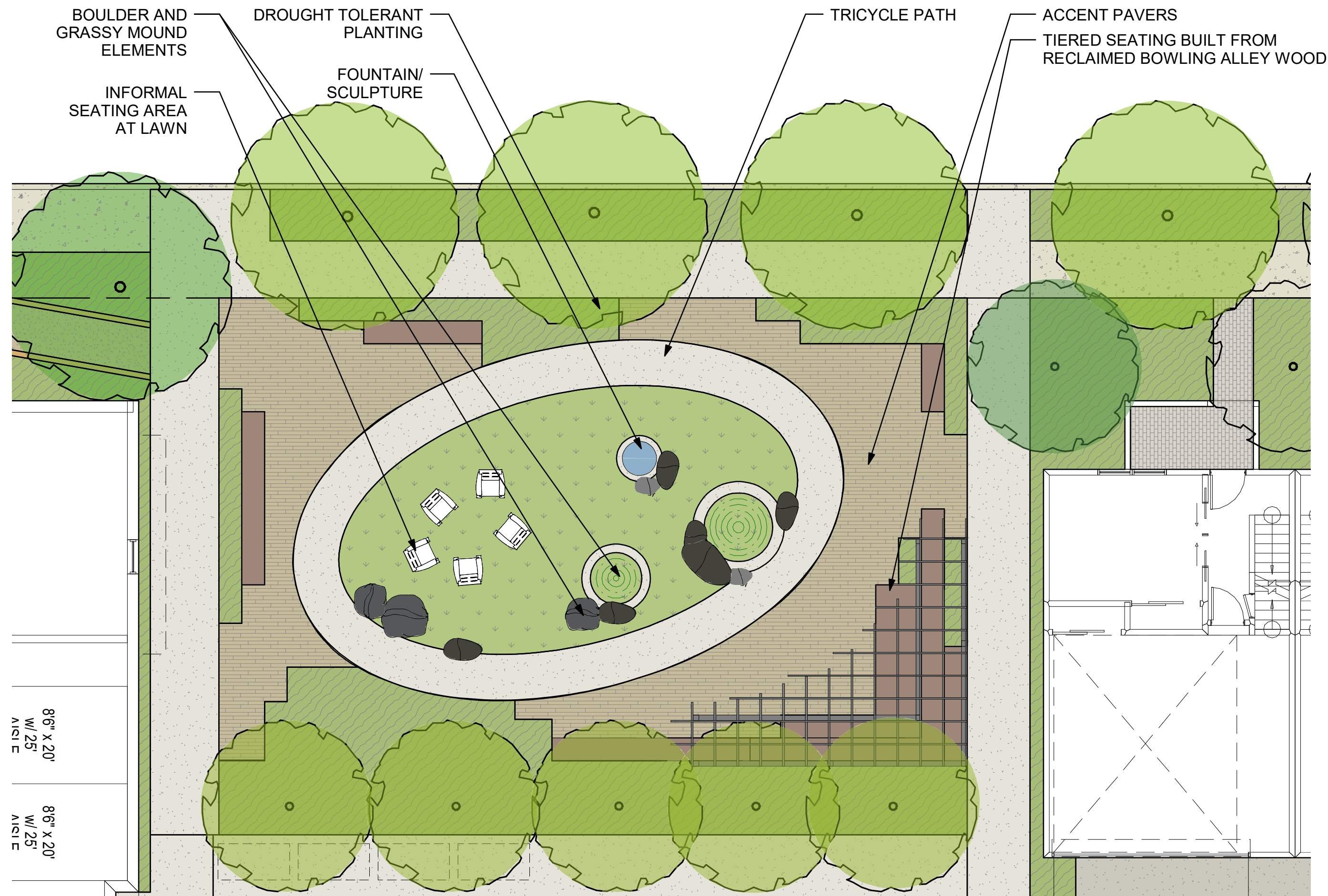
TREE AT DRIVE AISLE AND PARKING AREA
ROBINIA X AMBIGUA 'PURPLE ROBE'



TREE AT ENTRY PLAZA
PLATANUS RACEMOSA 'ROBERTS'

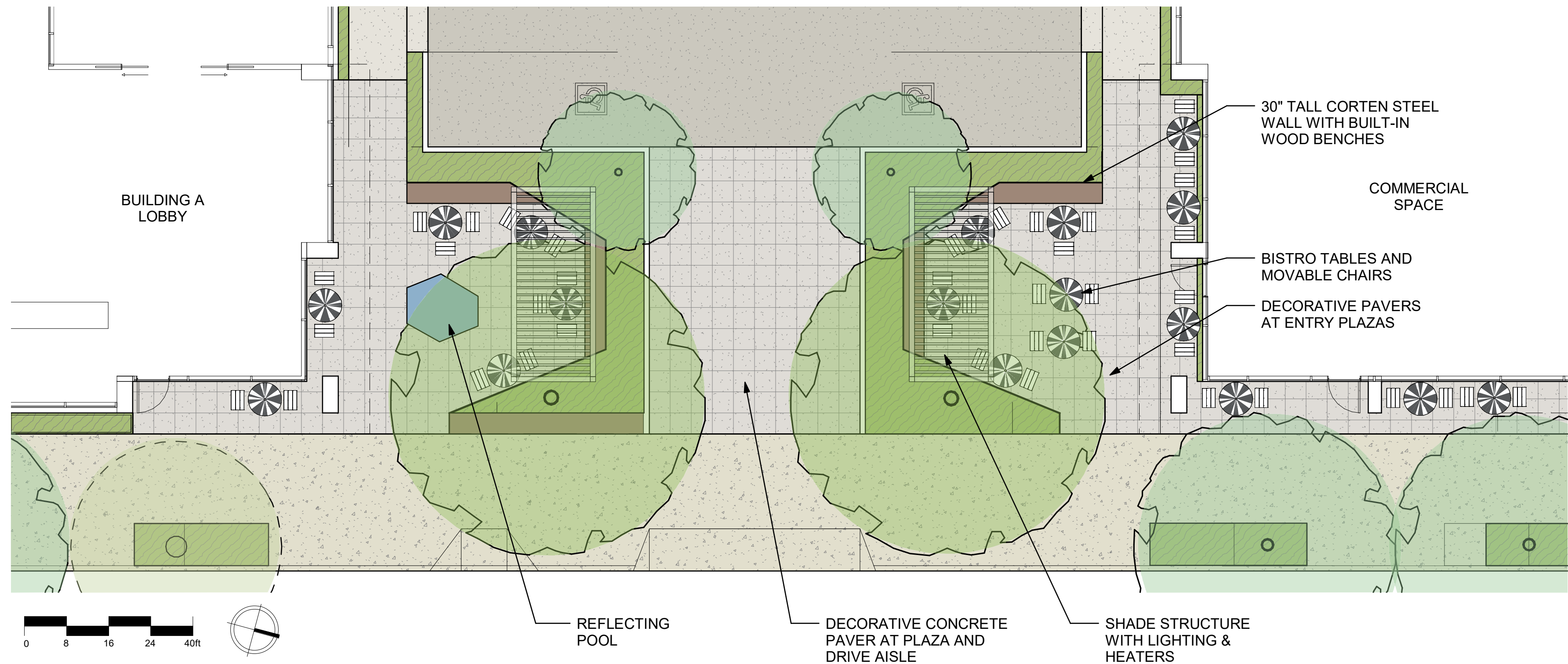


TREE AT ADAMS STREET MINI PARK
CHITALPA X TASHKENSIS



1
L1.2
ADAMS STREET MINI PARK
1/8" = 1'-0"

0 8 16 24 40ft



2
L1.2
ENTRY PLAZA
1/8" = 1'-0"



VIEW OF NEW PARKLET



SEATING ELEMENTS



BOULDERS



ACCENT PAVERS



EARTHEN MOUND WITH BOWLING BALL FOUNTAIN AT LAWN AREA



TIERED SEATING MADE OUT OF BOWLING ALLEY WOOD



REFLECTING POOL AT LOBBY ENTRY



CONCRETE PAVERS ENTRY PLAZAS

CONCRETE PAVERS AT DRIVE AISLE



BUILT IN BENCHES AT CORTEN STEEL WALL



BISTRO TABLES

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SHEET:

L1.2

LANDSCAPE
LEVEL 1 PLAN
ENLARGEMENTS

ALTERNATE SEAT WALL DESIGN

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SHEET:

L1.3

LANDSCAPE SITE
PLAN-ALL LEVELS

ADAMS STREET

ADAMS STREET MINI PARK, SEE
ENLARGEMENT PLAN

NEW STREET TREE
AT DOG WALKING AREA

NEW TREES AT ADAMS
TREET MINI PARK

NEW STREET TREES AT
ADAMS STREET

NEW TREES AT
TOWNHOMES

PRIVATE PATIOS AT
TOWNHOMES

EUCALYPTUS
TIMBER WALLS

EUCALYPTUS
TIMBER BENCHES

EXISTING TREES TO REMAIN

DOG WALKING AREA

NEW STREET TREES
AT CLAY STREET

BUILDING A

TOWNHOMES

BUILDING B

CONCRETE PAVERS AT
BUILDING ENTRIES

CONCRETE PAVING WITH
DECORATIVE SCORING

LEVEL 2 LANDSCAPE, SEE
ENLARGEMENT PLANS

LEVEL 6 LANDSCAPE, SEE
ENLARGEMENT PLANS

EXISTING TREES TO REMAIN

TREE AT ENTRY PLAZA

ENTRY PLAZA, SEE
ENLARGEMENT PLANS

LEVEL 2 LANDSCAPE, SEE
ENLARGEMENT PLANS

TREE AT DRIVE AISLE
AND PARKING AREA

LEVEL 6 LANDSCAPE, SEE
ENLARGEMENT PLANS

NEW STREET TREES AT
SAN PABLO AVE

SAN PABLO AVENUE



STREET TREE AT DOG WALKING AREA
TRISTIANOPSIS LAURINA



STREET TREE AT SAN PABLO AVENUE
QUERCUS COCCINEA



STREET TREE AT ADAMS STREET
SEARSIA LANCEA



STREET TREE AT CLAY STREET
CORYMBIA APARRERINJA



TREE AT DRIVE AISLE AND PARKING AREA
ROBINIA X AMBIGUA 'PURPLE ROBE'



TREE AT ENTRY PLAZA
PLATANUS RACEMOSA 'ROBERTS'



TREE AT ADAMS STREET MINI PARK
CHITALPA X TASHKENSIS

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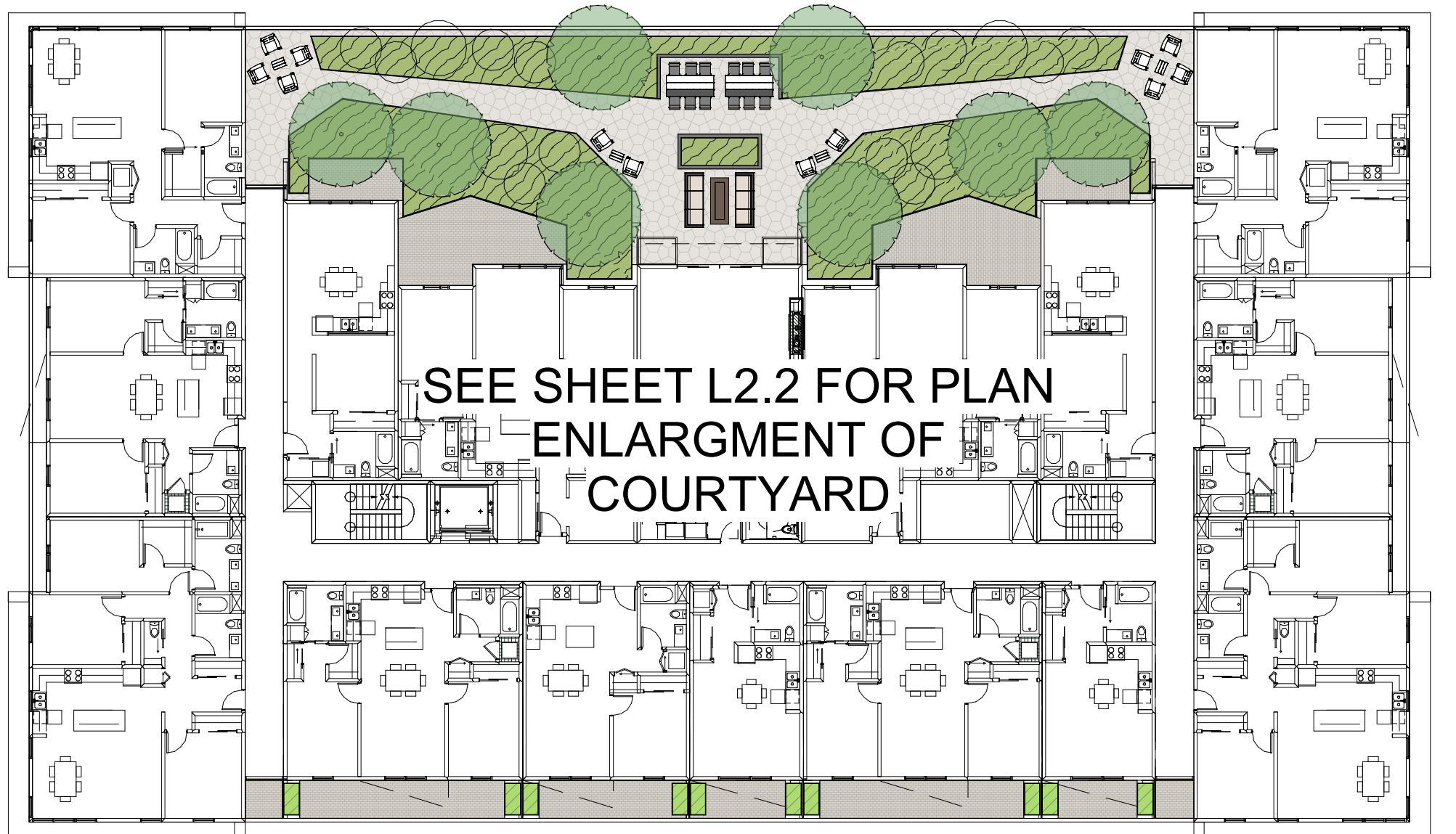
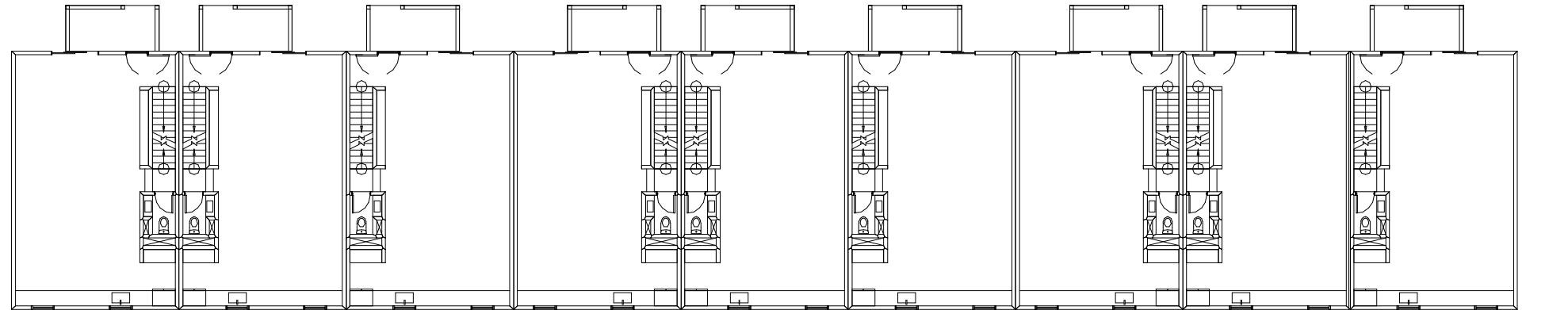
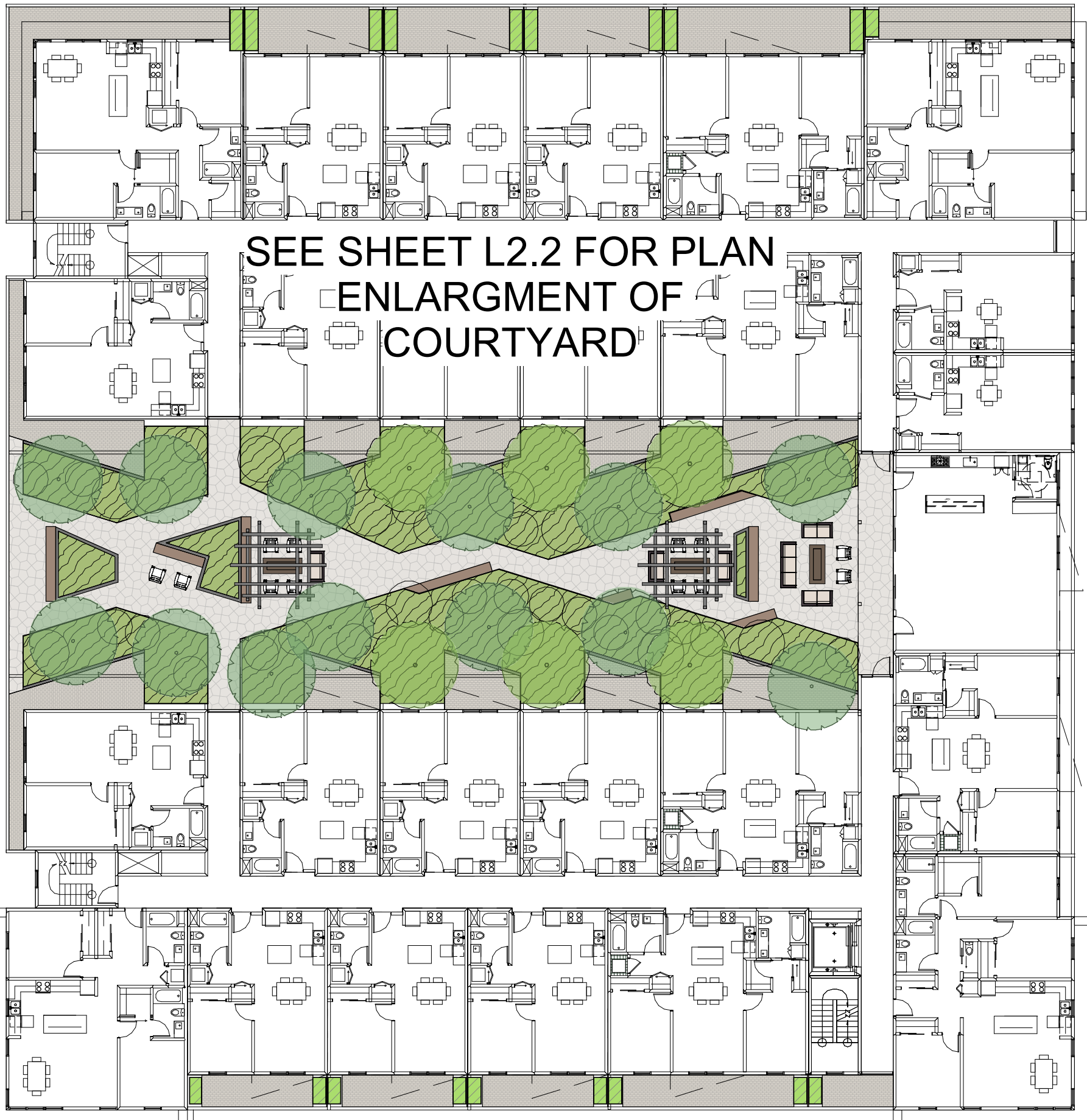
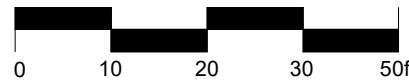
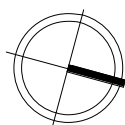
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SHEET:

L2.1

LANDSCAPE
LEVEL 2 PLANS



1 LANDSCAPE PLAN - LEVEL 2
L2.1 1" = 20'-0"

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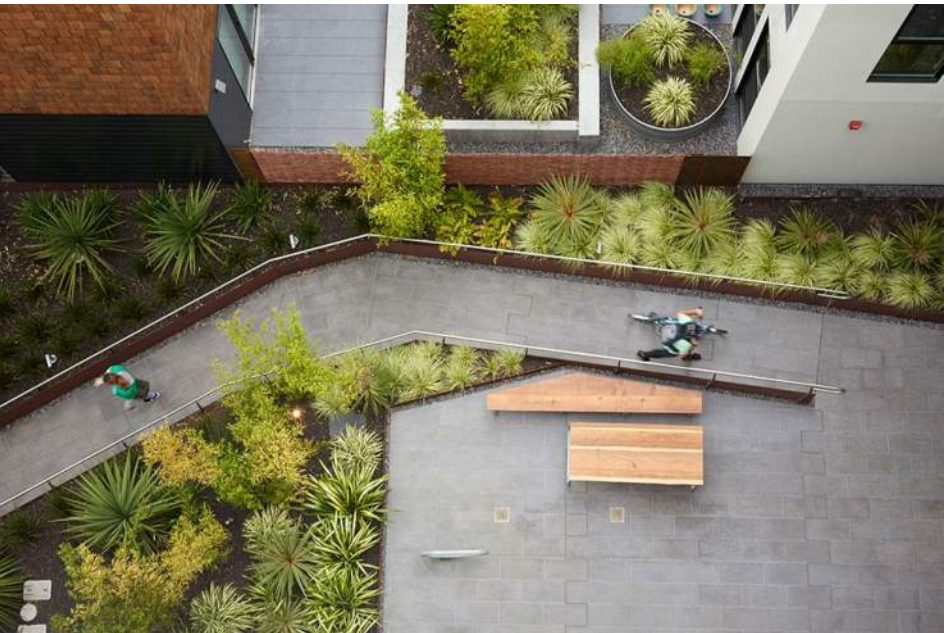
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SHEET:

L2.2

LANDSCAPE
LEVEL 2 PLAN
ENLARGEMENTS



TIERED METAL PLANTER WALLS



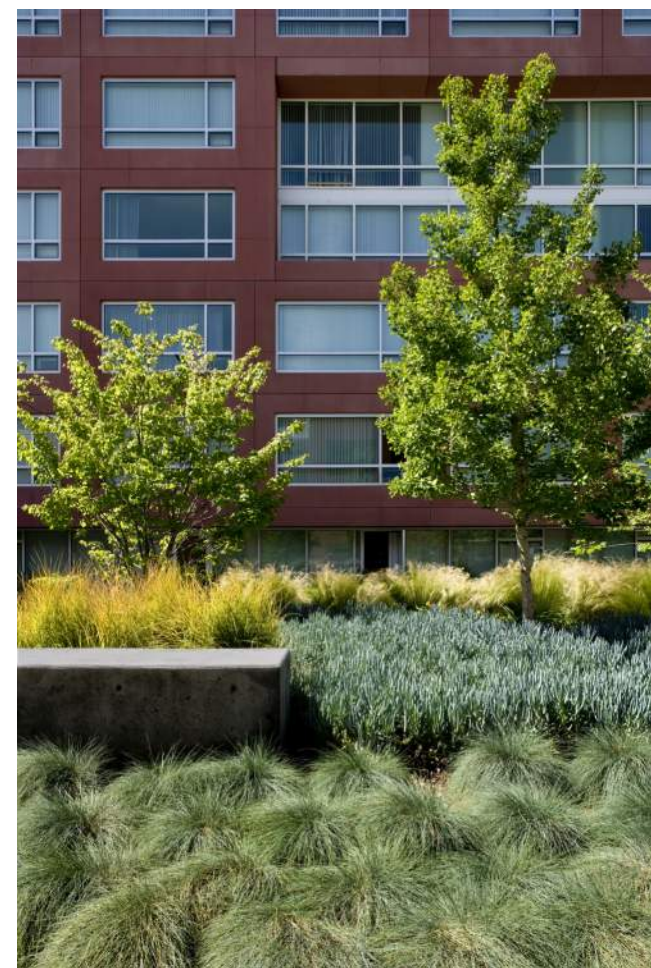
BUILT IN WOOD BENCH AT PLANTERS



PAVERS AT PRIVATE PATIOS



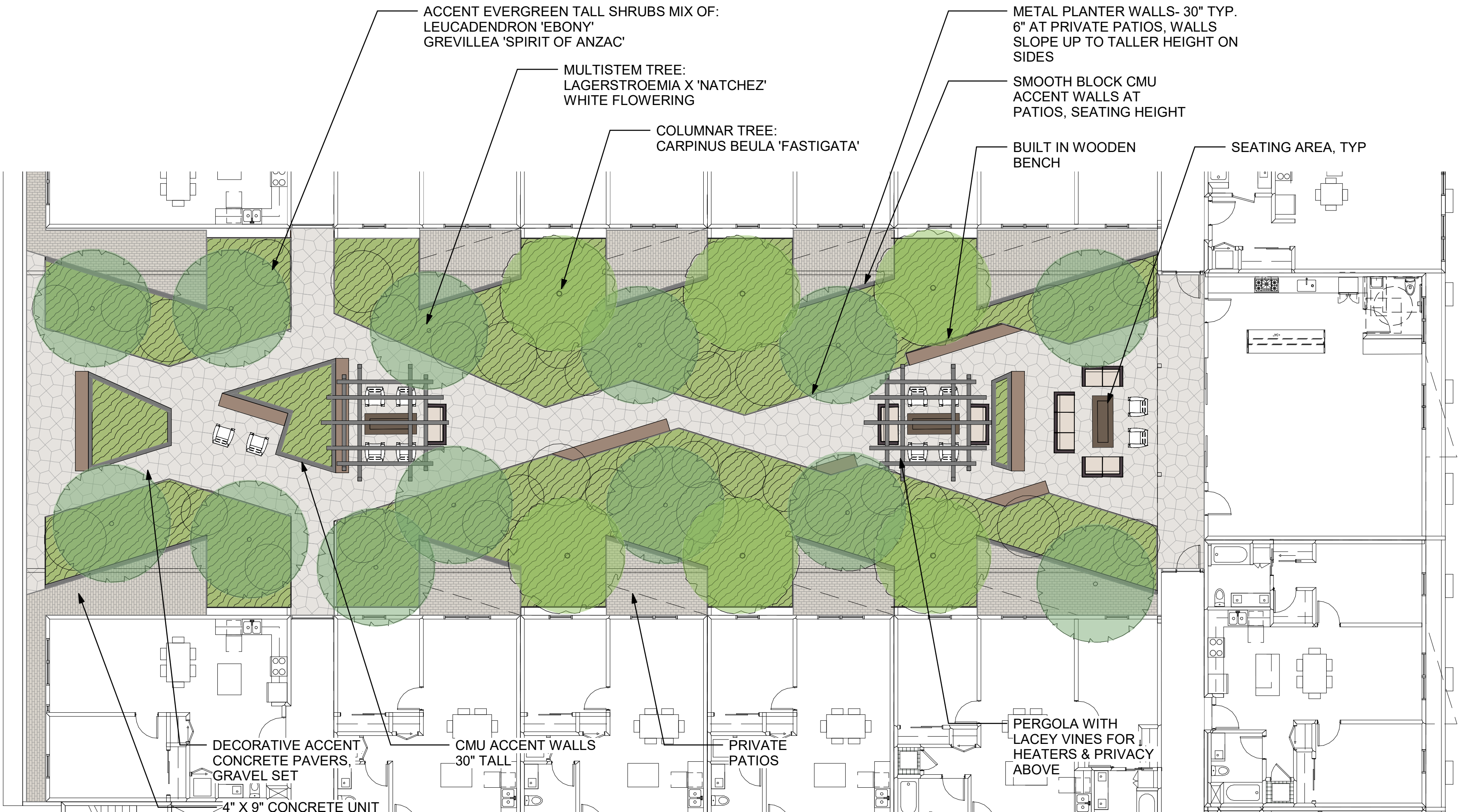
OUTDOOR LIVING ROOM WITH FIREPITS



PLANTING AT PODIUM COURTYARD 2

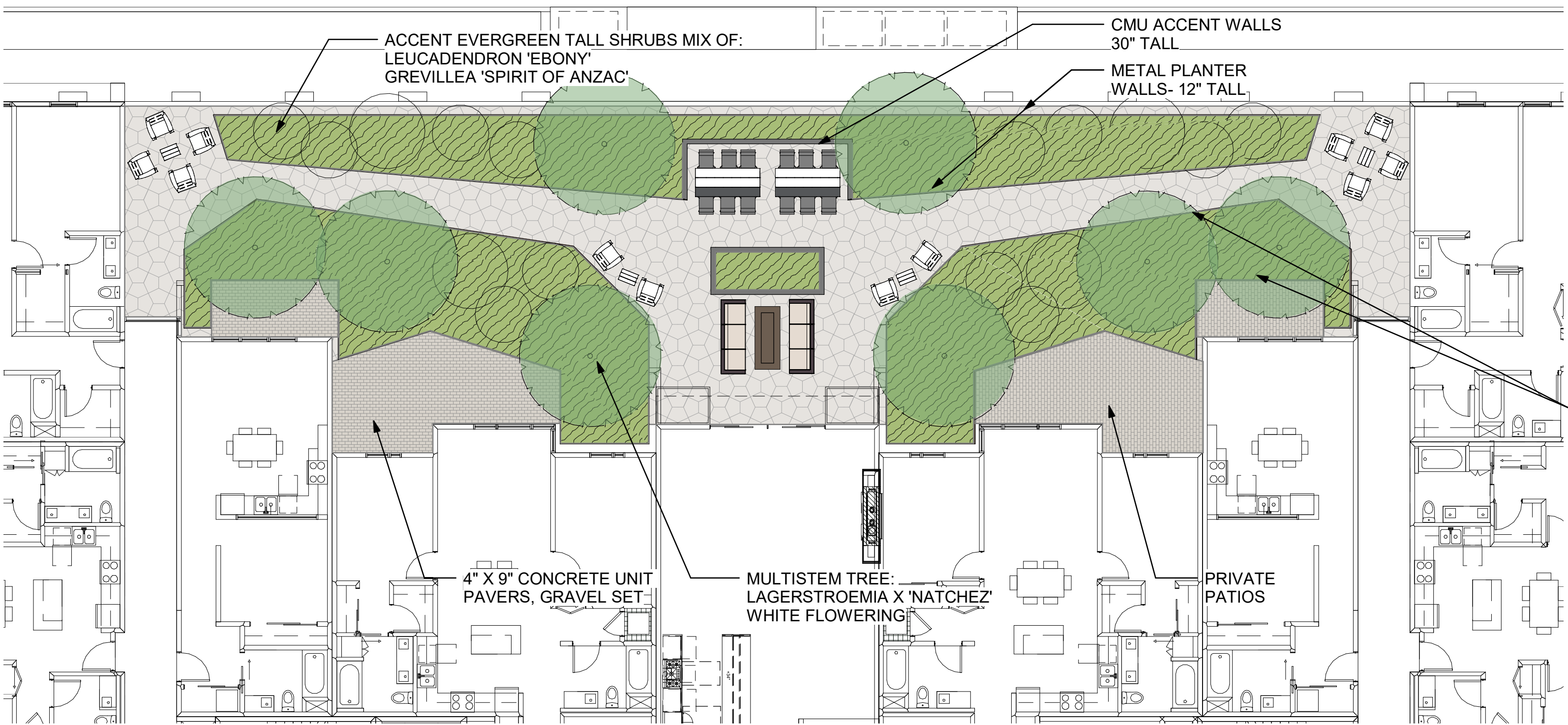


PLANTING AT PODIUM COURTYARD 1



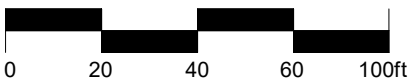
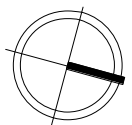
1
L2.2

LEVEL 2-BLDG A
1" = 10'-0"



2
L2.2

LEVEL 2-BLDG B
1" = 10'-0"



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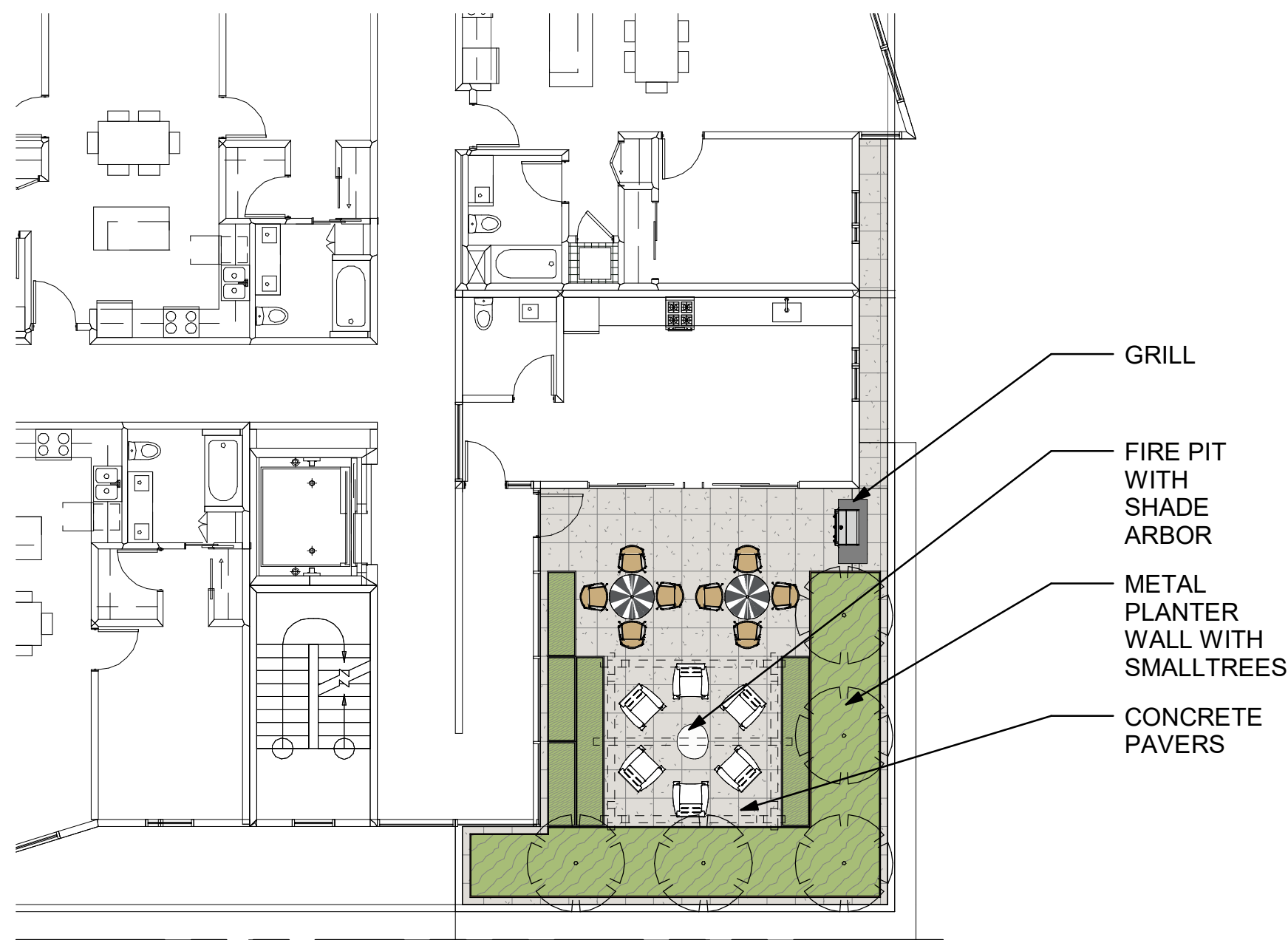
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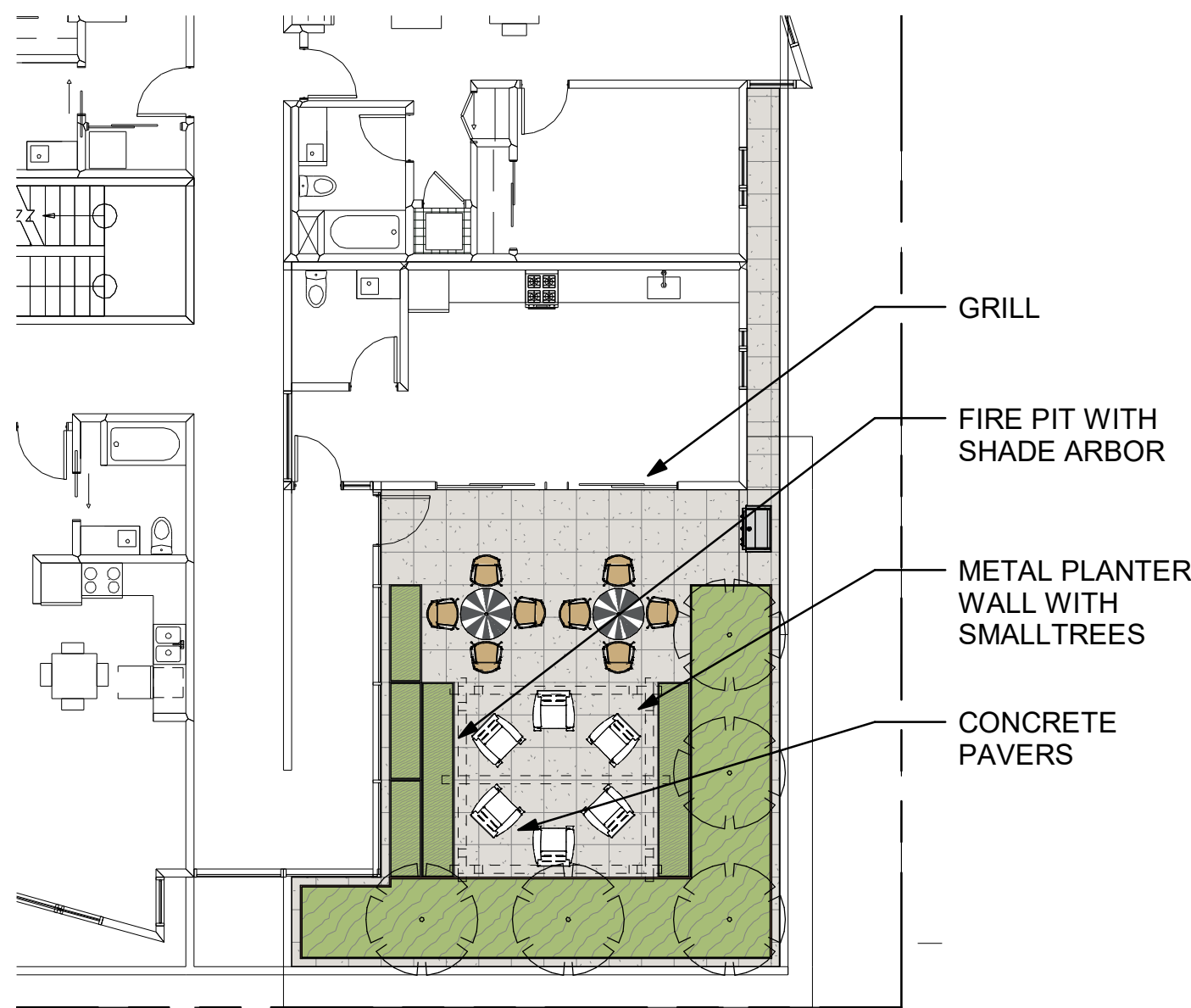
SHEET:

L3.1

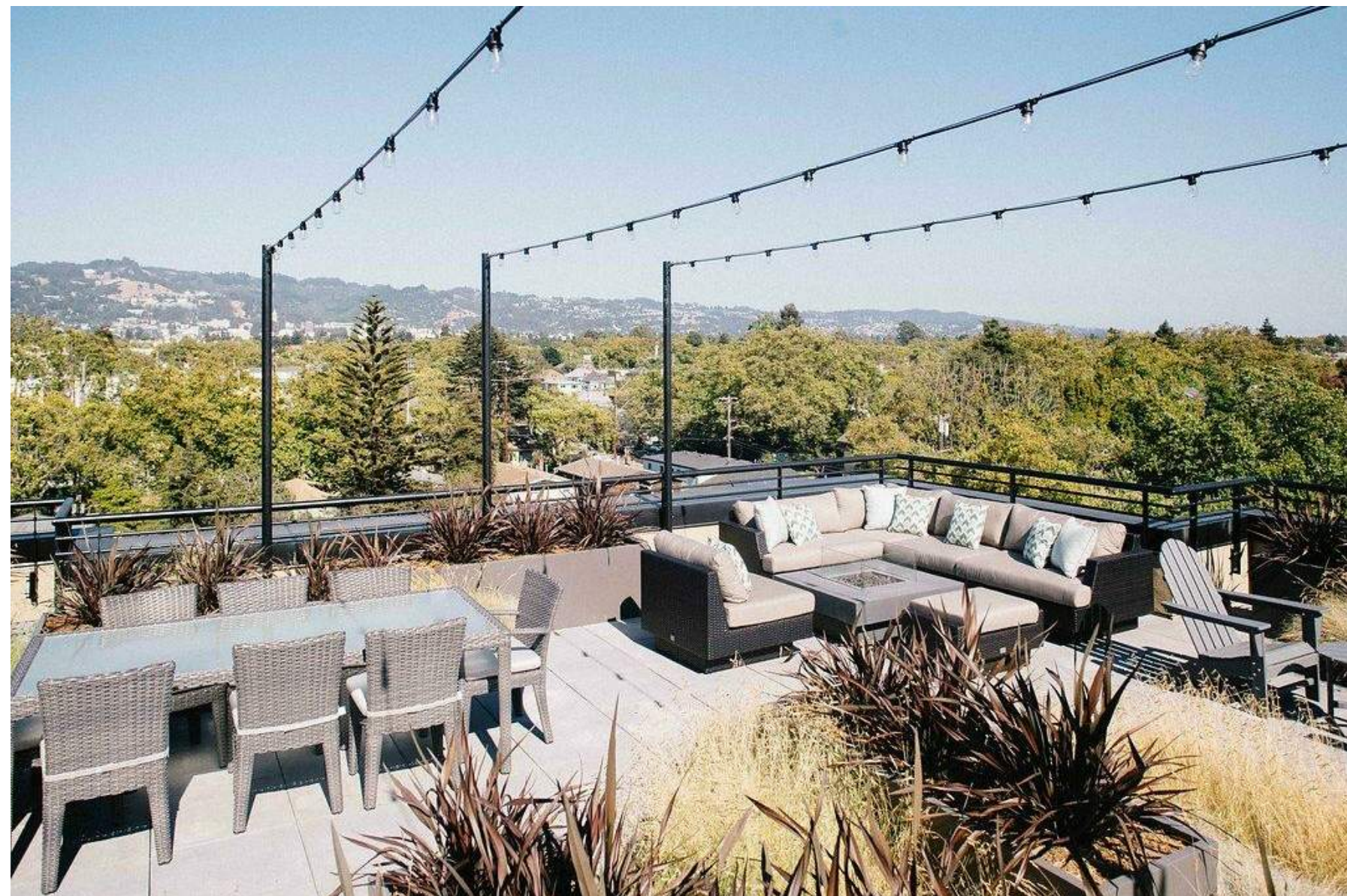
LANDSCAPE
LEVEL 6 PLANS



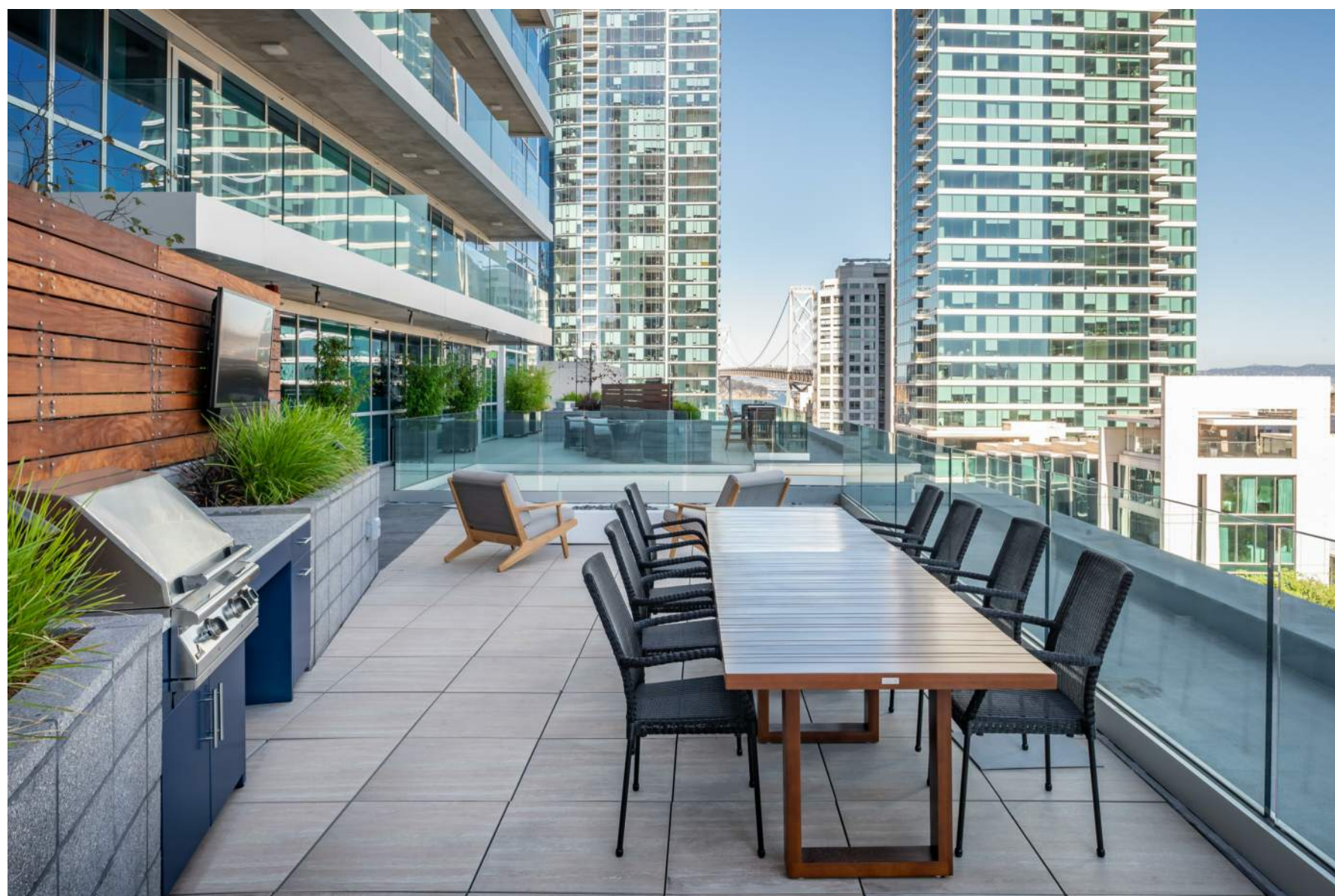
1
L3.1
LEVEL 6 - ROOF PLAN-BLDG A
1" = 10'-0"



2
L3.1
LEVEL 6 - ROOF PLAN-BLDG B
1" = 10'-0"



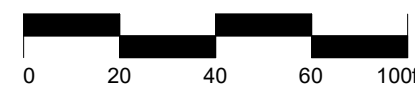
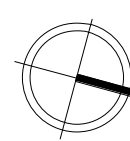
OUTDOOR LIVING ROOM WITH FIREPIT AND OVERHEAD LIGHTING



OUTDOOR DINING TABLE WITH GLASS GUARDRAIL



PLANTING AND PREFAB METAL PLANTERS



ADAMS STREET

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

ALBANY
MIXED-USE

540 San Pablo Ave.
Albany, CA 94706

01.14.2021 STUDY SESSION
03.01.2021 STUDY SESSION REVISIONS
06.11.2021 ZONING SUBMITTAL
07.27.2021 ZONING REVISIONS

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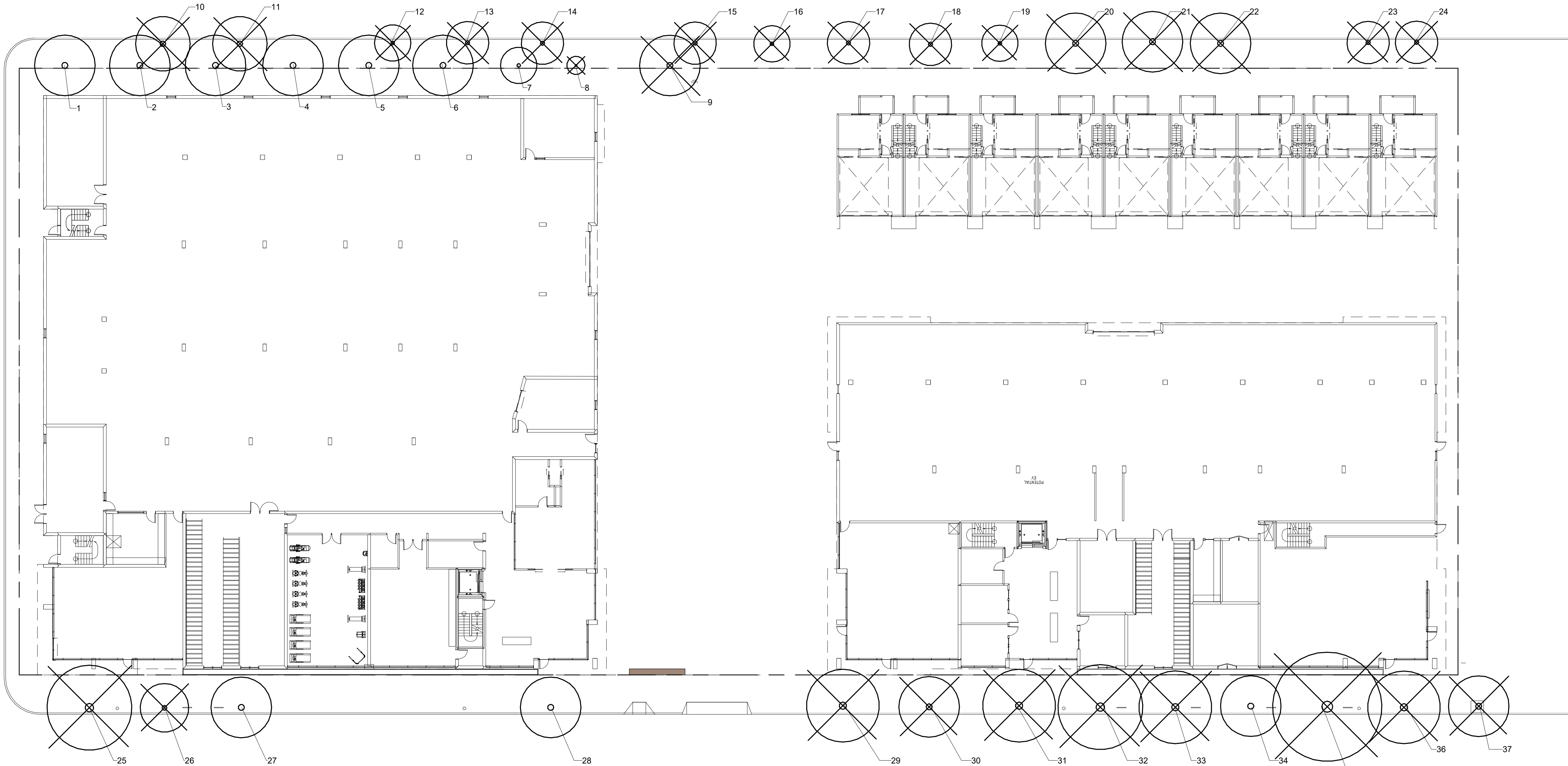
JOB: 2026

SHEET:

L4.1

TREE
PRESERVATION
AND REMOVAL
PLAN

CLAY STREET



SAN PABLO AVENUE

EXISTING TREE INVENTORY

TREE NUMBER	BOTANIC NAME	COMMON NAME	DBH	REMOVE
1	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
2	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
3	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
4	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
5	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
6	TRISTANIOPSIS LAURINA	WATER GUM	10"	NO
7	TRISTANIOPSIS LAURINA	WATER GUM	6"	NO
8	TRISTANIOPSIS LAURINA	WATER GUM	3"	YES
9	TRISTANIOPSIS LAURINA	WATER GUM	10"	YES
10	TRISTANIOPSIS LAURINA	FLOWERING CHERRY	8"	YES
11	PRUNUS SERRULATA	FLOWERING CHERRY	8"	YES
12	PRUNUS SERRULATA	FLOWERING CHERRY	8"	YES
13	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	14"	NO
14	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	14"	NO
15	PRUNUS SERRULATA	FLOWERING CHERRY	12"	YES
16	PRUNUS SERRULATA	FLOWERING CHERRY	6"	YES
17	PRUNUS SERRULATA	FLOWERING CHERRY	14"	YES
18	PRUNUS SERRULATA	FLOWERING CHERRY	10"	YES

EXISTING TREE INVENTORY

TREE NUMBER	BOTANIC NAME	COMMON NAME	DBH	REMOVE
19	PRUNUS SERRULATA	FLOWERING CHERRY	6"	YES
20	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	14"	YES
21	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	16"	YES
22	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	12"	YES
23	ACER SP.	MAPLE	4"	YES
24	ACER SP.	MAPLE	4"	YES
25	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	14"	YES
26	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	8"	YES
27	QUERCUS SHUMARDII	SHUMARD OAK	8"	NO
28	QUERCUS SHUMARDII	SHUMARD OAK	2"	NO
29	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12"	YES
30	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	10"	YES
31	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12"	YES
32	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	10", 10"	YES
33	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12"	YES
34	QUERCUS SHUMARDII	SHUMARD OAK	6"	NO
35	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	18"	YES
36	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12"	YES
37	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	10"	YES

