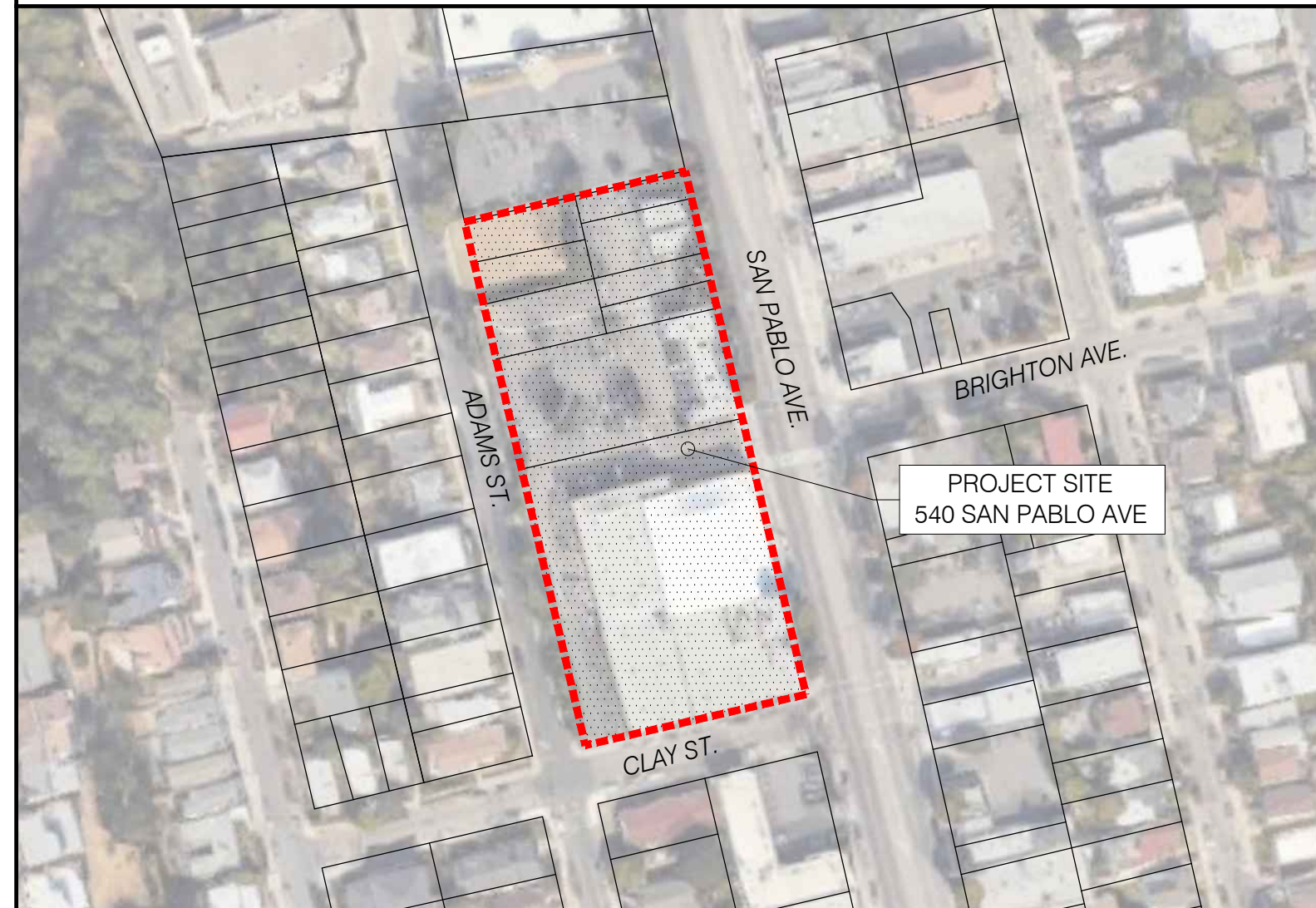


VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST																																																																																																
	<p>OWNER/APPLICANT: R&S Realty, LLC 2025 Fourth Street Berkeley, CA 94710</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 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) ZONING: SPC SEE SHEET A0.1 FOR COMPLETE ZONING CODE DATA</p>	<table border="1"> <thead> <tr> <th colspan="2">SHEET NO. & TITLE</th> <th colspan="2">ARCHITECTURAL</th> </tr> </thead> <tbody> <tr> <td>A0.0</td> <td>GENERAL INFORMATION</td> <td>A4.1</td> <td>BUILDING SECTION</td> </tr> <tr> <td></td> <td></td> <td>MAT</td> <td>MATERIAL BOARD</td> </tr> <tr> <td colspan="4">A0.1A ZONING & BUILDING CODE DATA</td> </tr> <tr> <td colspan="4">A0.1B OPEN SPACE DIAGRAMS</td> </tr> <tr> <td colspan="4">A0.2 VICINITY MAP</td> </tr> <tr> <td colspan="4">A0.3 SITE CONTEXT PHOTOS</td> </tr> <tr> <td colspan="4">A1.0 SITE SURVEY</td> </tr> <tr> <td colspan="4">A1.1 SITE SURVEY</td> </tr> <tr> <td colspan="4">A2.1 GROUND LEVEL / SITE PLAN</td> </tr> <tr> <td colspan="4">A2.2 PLAN AT LEVEL 2</td> </tr> <tr> <td colspan="4">A2.3 PLAN AT LEVELS 3 - 5</td> </tr> <tr> <td colspan="4">A2.4 PLAN AT LEVELS 6</td> </tr> <tr> <td colspan="4">A2.5 PLAN AT ROOF</td> </tr> <tr> <td colspan="4">A2.6 TYPICAL RESIDENTIAL UNIT PLANS</td> </tr> <tr> <td colspan="4">A3.1 BUILDING ELEVATIONS</td> </tr> <tr> <td colspan="4">A3.2 BUILDING ELEVATIONS</td> </tr> <tr> <td colspan="4">A3.3 STREET STRIP ELEVATIONS</td> </tr> <tr> <td colspan="4">A3.4 PERSPECTIVE VIEWS</td> </tr> <tr> <td colspan="4">A3.5 PERSPECTIVE VIEWS</td> </tr> <tr> <td colspan="4">A3.6 PERSPECTIVE VIEWS</td> </tr> <tr> <td colspan="4">A3.7 PERSPECTIVE VIEWS</td> </tr> <tr> <td colspan="4">A3.8 PERSPECTIVE VIEWS</td> </tr> <tr> <td colspan="4">A3.9 PERSPECTIVE VIEWS</td> </tr> </tbody> </table>	SHEET NO. & TITLE		ARCHITECTURAL		A0.0	GENERAL INFORMATION	A4.1	BUILDING SECTION			MAT	MATERIAL BOARD	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 PERSPECTIVE VIEWS				A3.5 PERSPECTIVE VIEWS				A3.6 PERSPECTIVE VIEWS				A3.7 PERSPECTIVE VIEWS				A3.8 PERSPECTIVE VIEWS				A3.9 PERSPECTIVE VIEWS			
SHEET NO. & TITLE		ARCHITECTURAL																																																																																																	
A0.0	GENERAL INFORMATION	A4.1	BUILDING SECTION																																																																																																
		MAT	MATERIAL BOARD																																																																																																
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 PERSPECTIVE VIEWS																																																																																																			
A3.5 PERSPECTIVE VIEWS																																																																																																			
A3.6 PERSPECTIVE VIEWS																																																																																																			
A3.7 PERSPECTIVE VIEWS																																																																																																			
A3.8 PERSPECTIVE VIEWS																																																																																																			
A3.9 PERSPECTIVE VIEWS																																																																																																			

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

VIEW ALONG SAN PABLO LOOKING SOUTH-WEST



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:
GENERAL INFORMATION

A0.0

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

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	(2)	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	(3)	
Side, interior	(8)	(8)	(9)		
Rear	(6)(10)	(8)(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

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 (rounded up)	% Bonus x Base # Units (rounded up)
138	15%	20.70	21.00	50.0%	69.00	69	207

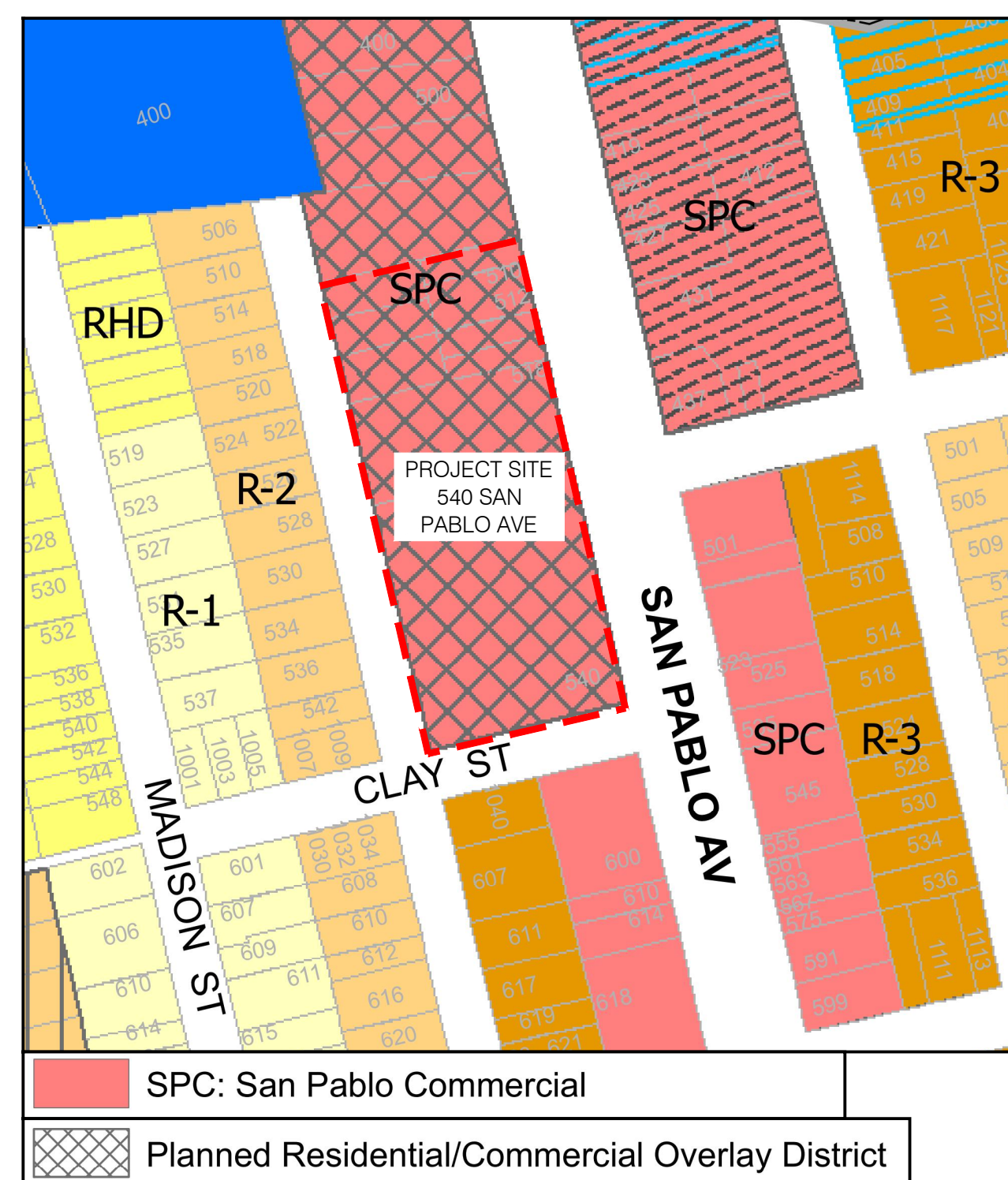
DENSITY BONUS MATRIX

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 AMCs/units up at .5	(From State DB Table)				
138	15%	20.7	21	21	0	21

4 DENSITY BONUS & AFFORDABLE HOUSING



2 ZONING MAP

PROJECT DATA

	BASE ZONING	ALLOWABLE W/ DENSITY BONUS	PROPOSED 50% DENSITY BONUS	COMPLIANCE	
				SPC	N/A
ZONING				SPC	N/A
ZONING OVERLAY				PLANNED RESIDENTIAL/ COMMERCIAL OVERLAY	N/A
ALLOWABLE CONCESSIONS	N/A	3	1		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	2.76		DB WAIVER
ALLOWABLE GSF	214,101	321,152	262,499		N/A
REMAINING UNUTILIZED GSF	N/A	N/A	58,653		COMPLIES
COMMERCIAL PORTION OF FAR	0.95 MAX	N/A	0.06		COMPLIES
COMMERCIAL AREA	90,398	N/A	5,500		COMPLIES
LOT COVERAGE	100%	100%	59%		COMPLIES
SETBACKS					
SAN PABLO	0'	0'	0'		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	21,170		CONCESSION
PARKING (SEE TABLE)	N/A	117	181		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	11,027	22,068	33,095							0
TOTAL	129,915	22,068	151,983	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	8,817	13,328	22,145							0
TOTAL	94,944	13,328	108,272	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	748		748							0
LEVEL 2	748		748							0
LEVEL 1	318	430	748							9
TOTAL	1,814	430	2,244	0	0	0	0	0	0	9

TOTAL PROJECT

	FLOOR AREA	GARAGE	CONST. SF	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL		
TOTAL UNITS	226,673	35,826	262,499	20	10	75	80	13	9	207		
FAR	2.76					9.7%	4.8%	36.2%	38.6%	6.3%	4.3%	100%

AFFORDABLE HOUSING

	DENSITY BONUS (15% X BASE ALLOWABLE UNITS)	STUDIO	LOFT	1-BR	2-BR	3-BR	3-BR TH	TOTAL
		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	60.5	83	82	1		0.69
BUILDING B	77	0.5	39	56	55	1		0.73
TOWNHOUSES	9	0.5	5	18			18	2.00
COMMERCIAL PARKING	5,500	1/400	14	24		24		4.36
TOTAL			117	181	137	26	18	

BICYCLE PARKING

	REQUIRED			PROVIDED				
	UNITS OR SF	RATIO PER	ZONING REQ.	PROVIDED	BLDG A	BLDG B	OUTDOOR	TH
RESIDENTIAL	207	1.0	207	256	127	93	0	36
COMMERCIAL	9,500	1/1500	6	12	0		12	0
TOTAL			213	268	127	93	12	36
			CARGO BIKES	31	15	7		9

1 ZONING INFORMATION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:

ZONING INFORMATION

A0.1A

**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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:

OPEN SPACE
DIAGRAMS

A0.1B

OPEN SPACE	ZONING REQUIREMENT		
	UNITS	RATIO	TOTAL REQ.
UNITS	207	200	41,400
TOTAL PROVIDED (W/ CONCESSION)		102	21,170
	SQ. FT.	RATIO	TOTAL
COMMON AREA			
PLAZA A	600	1	600
PLAZA B	600	1	600
PARK ON ADAMS	1,848	1	1,848
BUILDING A PODIUM	5,505	1	5,505
BUILDING B PODIUM	3,581	1	3,581
BUILDING B 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	1,848		
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	11,023		

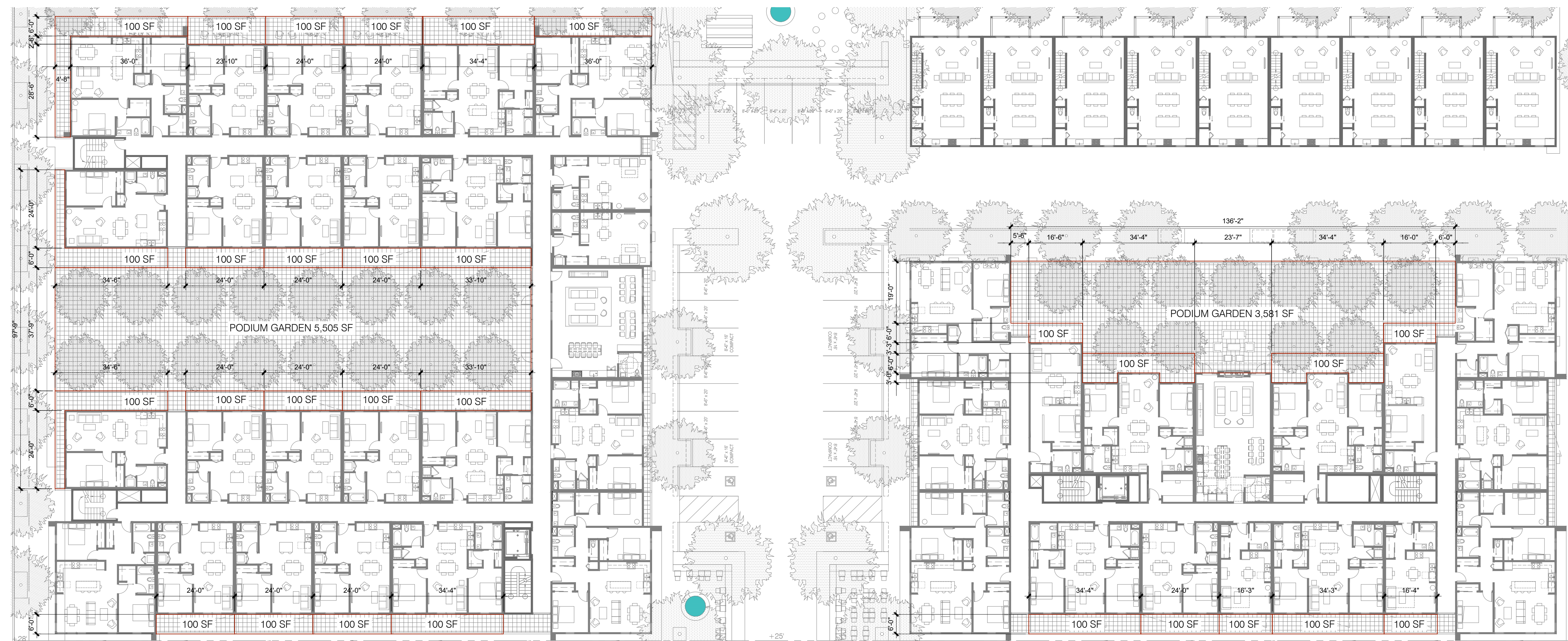
OPEN SPACE TABLE



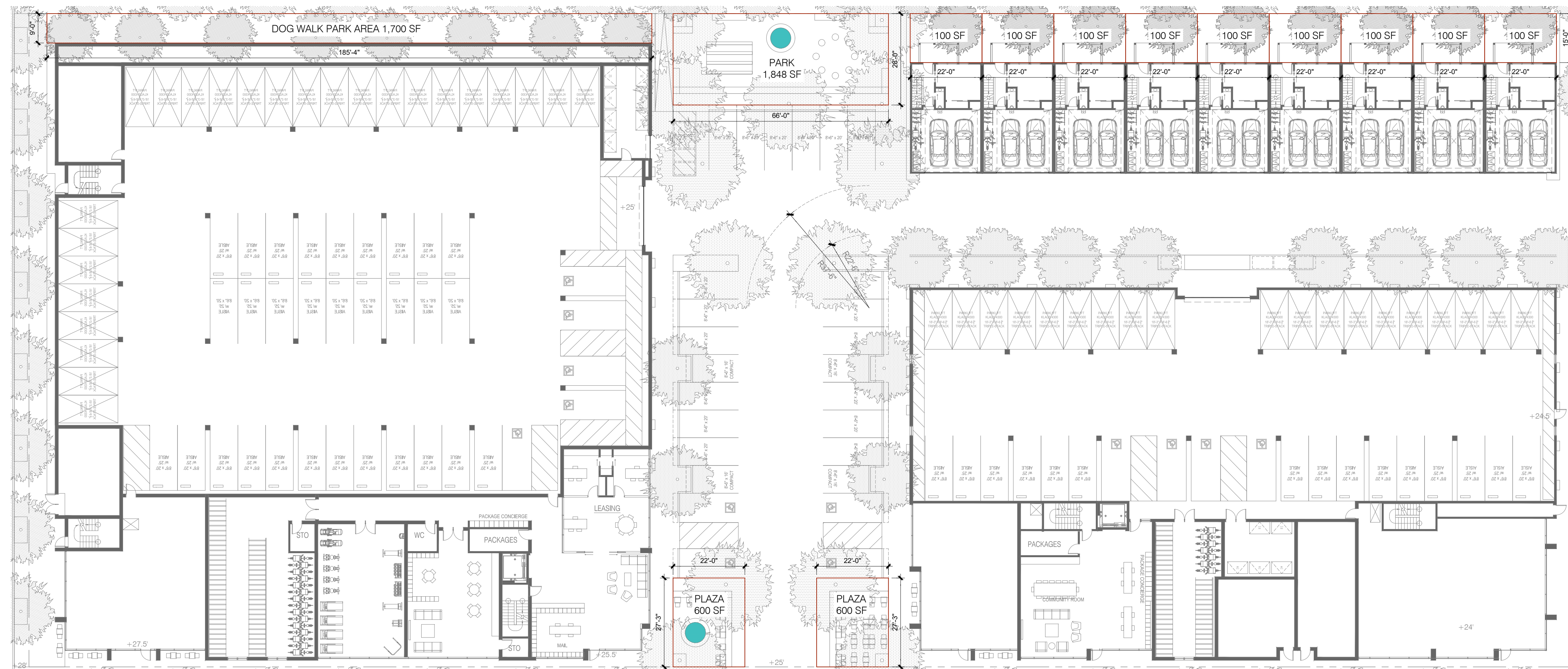
BUILDING B ROOF DECK



BUILDING A ROOF DECK



PODIUM LEVEL PLAN



GROUND LEVEL PLAN

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

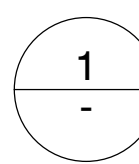
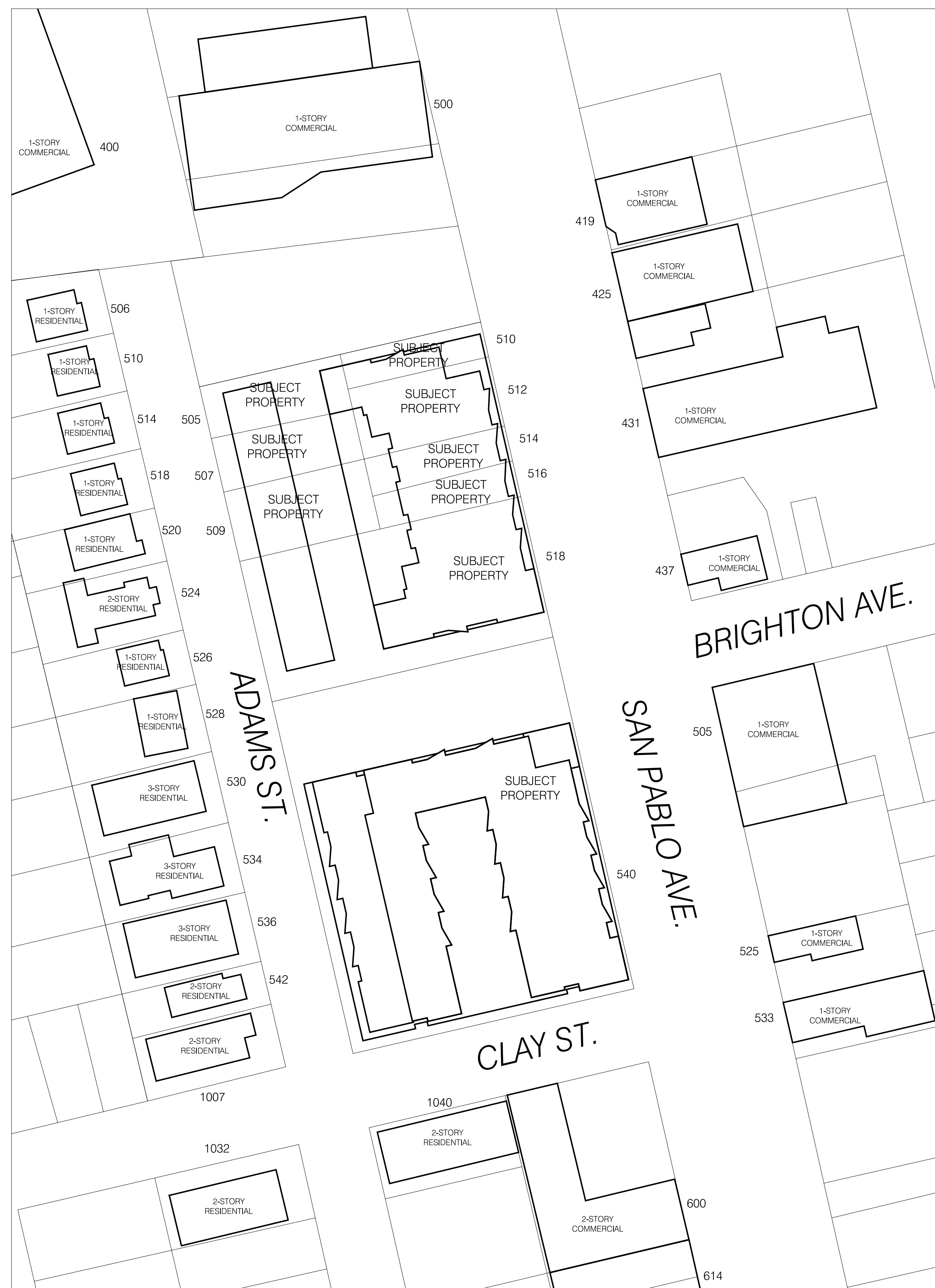
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:

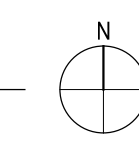
VICINITY MAP

A0.2



VICINITY MAP

1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

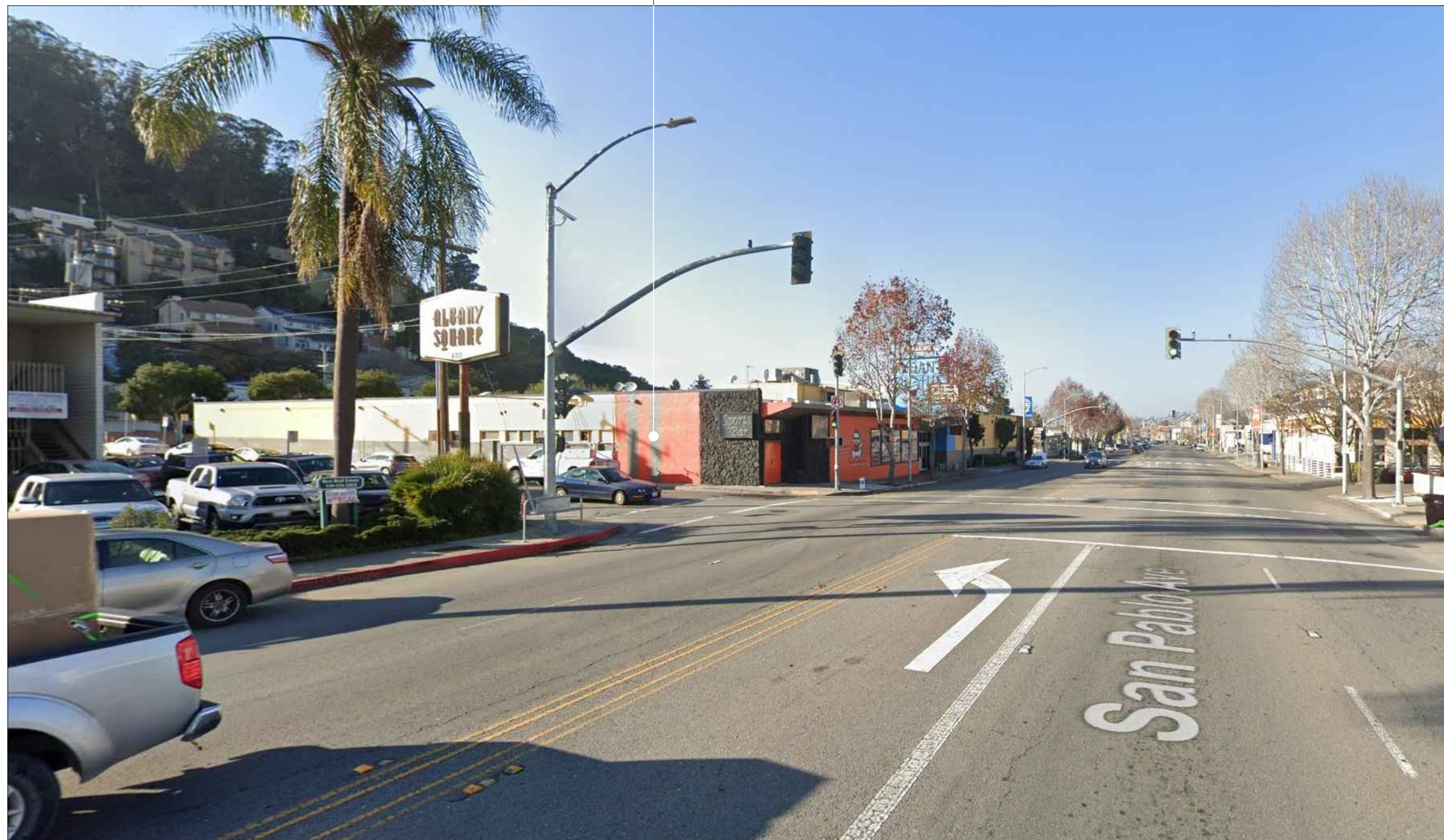
JOB: 2026

SHEET:

SITE CONTEXT
PHOTOS

A0.3

PROJECT SITE
540 SAN PABLO



4 VIEW ALONG SAN PABLO - LOOKING NORTH

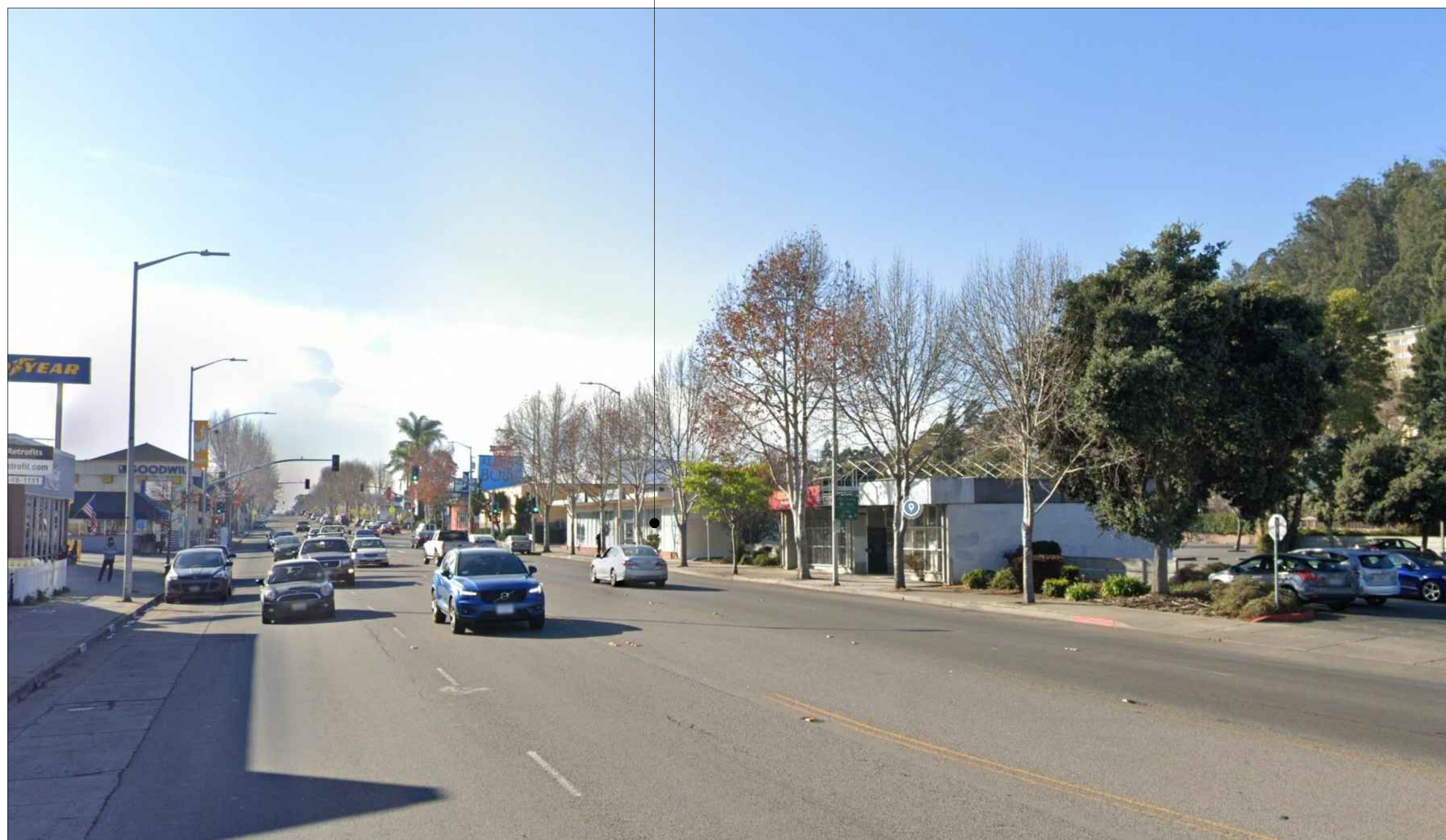
PROJECT SITE
540 SAN PABLO

PROJECT SITE
540 SAN PABLO



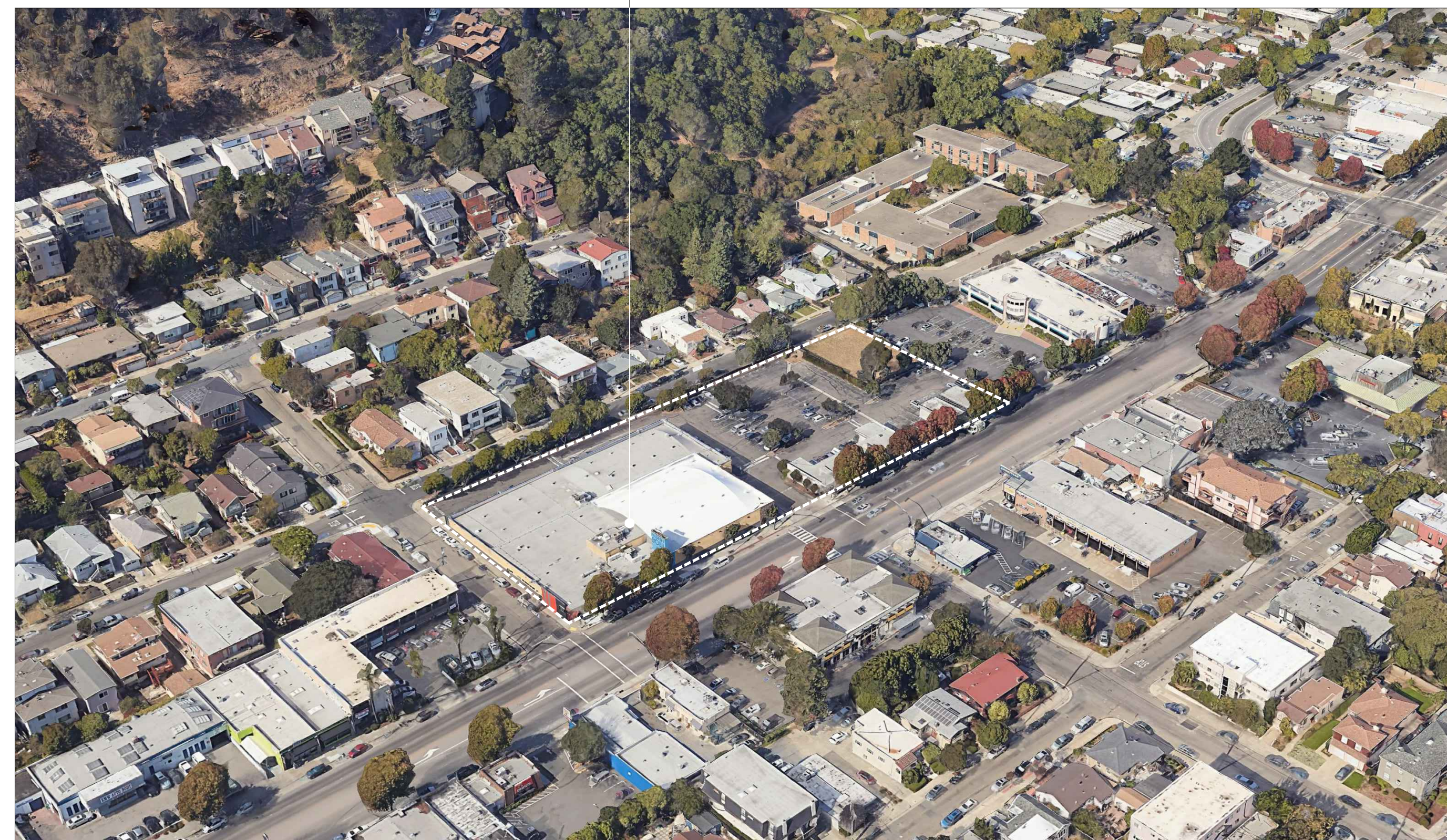
2 VIEW ALONG BRIGHTON - LOOKING WEST

PROJECT SITE
540 SAN PABLO



3 VIEW ALONG SAN PABLO - LOOKING SOUTH

PROJECT SITE
540 SAN PABLO



1 AERIAL VIEW

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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:

BOUNDARY & TOPOGRAPHIC SURVEY

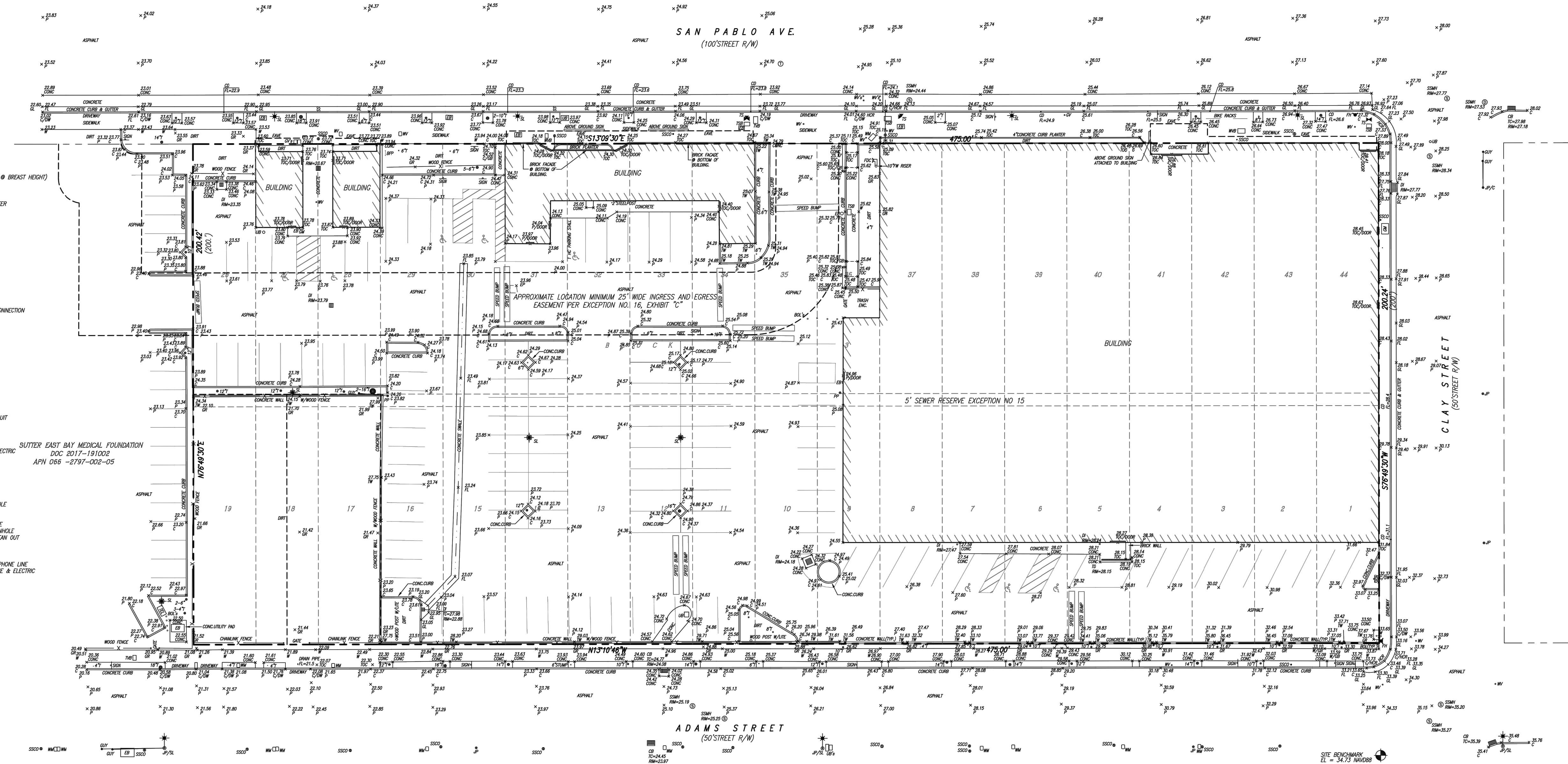
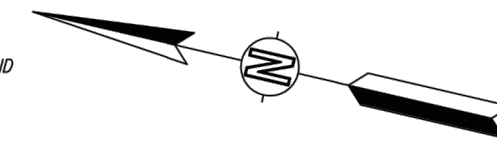
A1.0

SEE SHEET A1.0

MATCH LINE

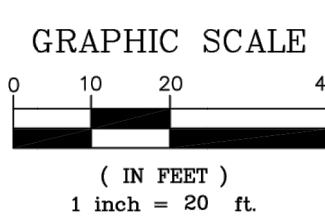
GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: THE BEARING S17°09'30"W ON THE WEST LINE OF SAN PABLO ESTABLISHED BY A SPLIT OF THE CURB ALONG SAN PABLO AVENUE.
5. SITE BENCHMARK: W/4 IN SIDEWALK AT THE NORTHWEST CORNER OF CLAY STREET AND ADAMS STREET, ELEVATION 34.73' NAVD83 DATUM.
6. BOUNDARY LINES ARE BASED ON THE SPLIT OF IMPROVEMENTS ALONG SAN PABLO AVENUE, CLAY STREET AND ADAMS STREET.
7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.



LEGEND

- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
- AD = AREA DRAIN
- AP = ANGLE POINT
- BC = BUILDING CORNER
- BFP = BACK FLOW PREVENTER
- BL = BUILDING LINE
- BOL = BOLLARD
- BWP = BOTTOM OF WALL
- C = TOP OF CURB
- CB = CATCH BASIN
- CL = CENTER LINE
- COL = COLUMN
- CONC = CONCRETE
- DI = DRAIN INLET
- DW = DAYLIGHT
- ED = EDGE OF DRIVEWAY
- E = EDGE OF PAVEMENT
- ES = EDGE OF SIDEWALK
- EP = EDGE OF PAVEMENT
- F = FIRE DEPARTMENT CONNECTION
- FF = FINISH FLOOR
- FT = FIRE TIGHT
- FL = FLOW LINE
- GL = GROUND ELEVATION
- GS = GROUND SURFACE
- GR = GROUND BREAK
- GU = GUY WIRE
- GM = GAS METER
- GP = GATE POST
- GR = GROUND ELEVATION
- GW = GUY WIRE
- GV = GAS VALVE
- HB = HOSE BIB
- HCR = HANDICAP RAMP
- HW = HOLE
- JP = JOINT POLE
- JP/C = JOINT POLE W/CONDUIT
- MH = MAN HOLE
- PP = PARAPET
- PPB = POWER POLE
- PBC = PACIFIC BELL BOX
- PGE = PACIFIC GAS AND ELECTRIC
- PLNTR = PLANTER
- POC = POINT ON CURVE
- RET = RETURN
- RMP = RAMP
- R/W = RIGHT OF WAY
- S = SIDE
- SD = STORM DRAIN LINE
- SDM = STORM DRAIN MANHOLE
- SL = STREET LIGHT
- SLB = SANITARY SEWER LINE
- SSM = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEAN OUT
- STR = STAIR
- T = TOP OF SLOPE
- TEL = TELEPHONE
- TEL/E = TELEPHONE & ELECTRIC
- TOC = TOP OF CONCRETE
- TM = TOP OF MALL
- UB = UTILITY BOX
- W = WALK
- WV = WATER VALVE
- WV = WATER VALVE



APN:

<p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>FIELD BOOK No. FILE MAP: 22 M 52 TITLE CO. POLICY No. DATUM: NAVD83 MISC. REF.</p>	<p>REFERENCES</p>	<p>REVISIONS</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksterinc.net</p>	<p>DESCRIPTION BOUNDARY & TOPOGRAPHIC SURVEY 540 SAN PABLO AVENUE</p>
	<p>FOR: R & S INVESTMENTS</p>	<p>SCALE: 1" = 20'</p>	<p>JOB No. 20229</p>	<p>DATE: 09/18-2020</p>	<p>DATE: 09/18/2020</p>



Patrick M. Rei
DATE: 09/18/2020

P:\projects\20229\DWG\SURVEY\20229_10-05-2020.dwg 10/06/20

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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

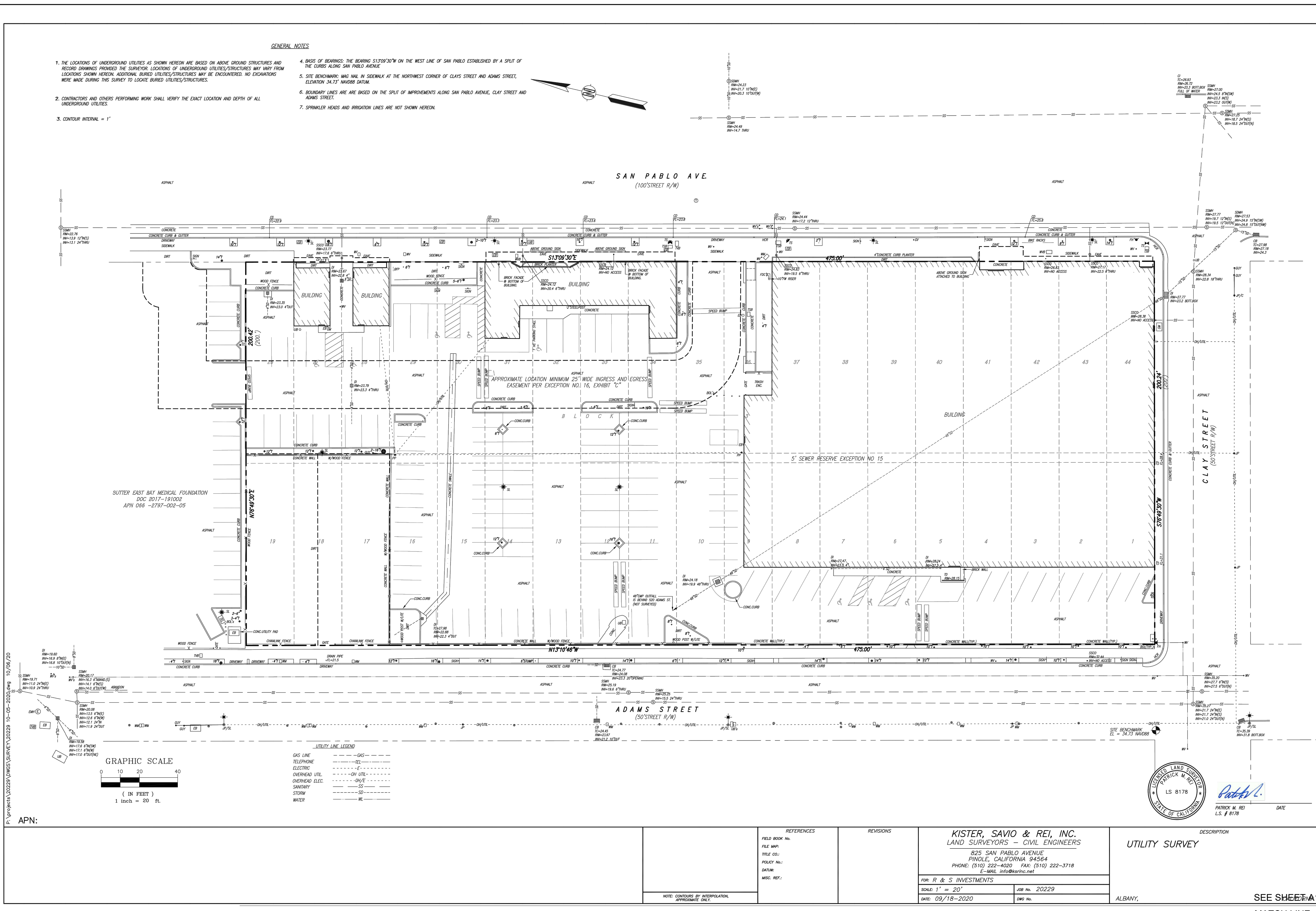
SHEET:

UTILITY SURVEY

A1.1

SEE SHEET A1.0

MATCH LINE



- GENERAL NOTES**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
 3. CONTOUR INTERVAL = 1'
 4. BASIS OF BEARINGS: THE BEARING S17°09'30"W ON THE WEST LINE OF SAN PABLO ESTABLISHED BY A SPLIT OF THE CURB ALONG SAN PABLO AVENUE.
 5. SITE BENCHMARK: MAG NAIL IN SIDEWALK AT THE NORTHWEST CORNER OF CLAY'S STREET AND ADAMS STREET, ELEVATION 34.73' MVD08 DATUM.
 6. BOUNDARY LINES ARE BASED ON THE SPLIT OF IMPROVEMENTS ALONG SAN PABLO AVENUE, CLAY STREET AND ADAMS STREET.
 7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.

<p>APN:</p> <p>GRAPHIC SCALE 0 10 20 40 (IN FEET) 1 inch = 20 ft.</p> <p>UTILITY LINE LEGEND</p> <p>GAS LINE ——— GAS ——— TELEPHONE ——— TEL ——— ELECTRIC ——— E ——— OVERHEAD UTIL. ——— OH UTIL. ——— OVERHEAD ELEC. ——— OHE ——— SANITARY ——— S ——— STORM ——— SD ——— WATER ——— W ———</p>	<p>REFERENCES</p> <p>FIELD BOOK No. FILE MAP TITLE CO. POLICY No. DATE MISC. REF.</p>	<p>REVISIONS</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS — CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p>FOR: R & S INVESTMENTS SCALE: 1" = 20' DATE: 09/18-2020</p>	<p>DESCRIPTION</p> <p>UTILITY SURVEY</p> <p>ALBANY,</p>
<p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>JOB No. 20229 DWG No.</p>	<p>DATE: 09/18-2020</p>	<p>DATE: 09/18-2020</p>	<p>DATE: 09/18-2020</p>

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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2026

SHEET:

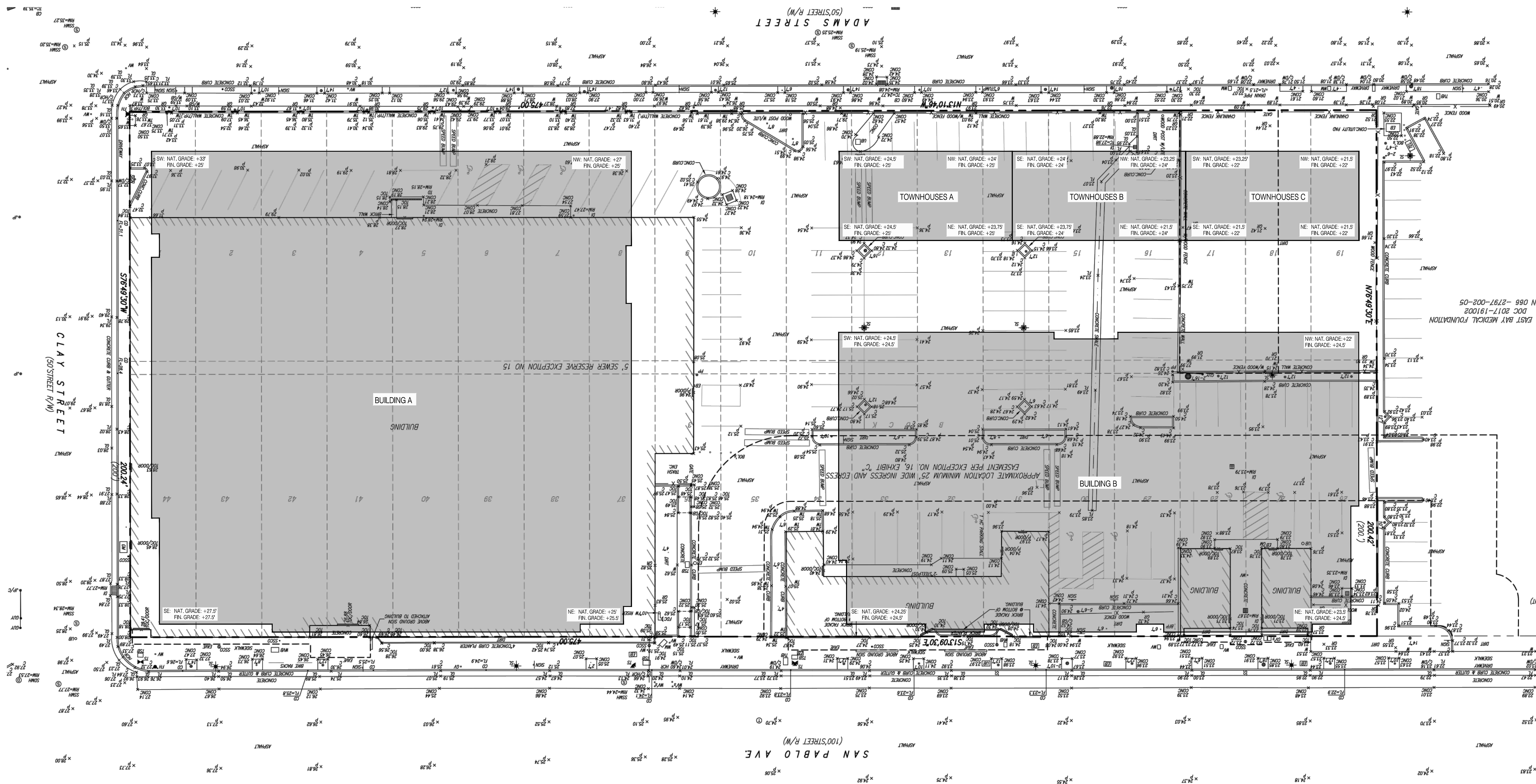
**FOOTPRINT OVERLAY
PLAN**

A1.2

ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

BUILDING A			TOWNHOUSES A			TOWNHOUSES C		
TOTAL CUBIC YARDS OF CUT			TOTAL CUBIC YARDS OF CUT			TOTAL CUBIC YARDS OF CUT		
8920			8920			8920		
TOTAL AREA OF CUT			TOTAL AREA OF CUT			TOTAL AREA OF CUT		
991 (SQ. YARDS)			991 (SQ. YARDS)			991 (SQ. YARDS)		
AVERAGE DEPTH OF CUT			AVERAGE DEPTH OF CUT			AVERAGE DEPTH OF CUT		
1.71 (YARDS)			0.6875			1.4375		
CORNER 1 - NW	27	23	CORNER 1 - NW	24	23.5	CORNER 1 - NW	21.5	20.5
CORNER 2 - NE	25	23	CORNER 2 - NE	23.75	23.5	CORNER 2 - NE	21.5	20.5
CORNER 3 - SE	27.5	23	CORNER 3 - SE	24.5	23.5	CORNER 3 - SE	21.5	20.5
CORNER 4 - SW	33	23	CORNER 4 - SW	24.5	23.5	CORNER 4 - SW	23.25	20.5

BUILDING B			TOWNHOUSES B			CUMULATIVE EXCAVATED QUANTITIES		
TOTAL CUBIC YARDS OF CUT			TOTAL CUBIC YARDS OF CUT			TOTAL CUBIC YARDS OF CUT		
8920			8920			2953 (CUBIC YARDS)		
TOTAL AREA OF CUT			TOTAL AREA OF CUT			TOTAL AREA OF CUT		
991 (SQ. YARDS)			991 (SQ. YARDS)			991 (SQ. YARDS)		
AVERAGE DEPTH OF CUT			AVERAGE DEPTH OF CUT			AVERAGE DEPTH OF CUT		
1.0625			0.625			0.21 (YARDS)		
CORNER 1 - NW	22	22.5	CORNER 1 - NW	23.25	22.5	CORNER 1 - NW	21.5	20.5
CORNER 2 - NE	23.5	22.5	CORNER 2 - NE	21.5	22.5	CORNER 2 - NE	-1	-0.33333 (YARDS)
CORNER 3 - SE	24.25	22.5	CORNER 3 - SE	23.75	22.5	CORNER 3 - SE	1.25	0.42 (YARDS)
CORNER 4 - SW	24.5	22.5	CORNER 4 - SW	24	22.5	CORNER 4 - SW	1.5	0.5 (YARDS)



BUILDING FOOTPRINT OVERLAY
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36