RETAIL DEVELOPMENT
SAN PABLO AVENUE AND MONROE STREET
ALBANY, CA 94706

PLANNING STUDY SESSION SUBMITTAL - 6/12/13

PROJECT INFORMATION

CURRENT ZONING: SAN PABLO COMMERCIAL / RESIDENTIAL MEDIUM DENSITY

SITE AREA: 2.87 ACRES = 125,017 SF

BUILDING INFORMATION:
- GROCERY BLDG AREA: 27,000 SF
- RETAIL BLDG AREA: 4,500 SF
- TOTAL BLDG AREA: 31,500 SF

PROPOSED FAR: .26

SETBACKS:
- FRONT: 0'-0" (AT RETAIL BLDG ONLY)
- SOUTH SIDE: 0'-0" (AT RETAIL BLDG ONLY)
- NORTH SIDE: 51'-0" (AT GROCERY STORE)
- REAR: 132'-6"

PARKING ON SITE (PARCEL A):
- SPACES REQ'D (1/400): 79
- SPACES PROVIDED: 136 (5 ADA)
KEY NOTES

1. LANDSCAPE DESIGN FEATURES TBD
2. CART CORRAL
3. PROPOSED CURB CUT LOCATION
4. PROPOSED CYCLE TRACK, SCD
5. (E) TOP OF CREEK BANK, SCD
6. LOADING DOCK
7. OUTDOOR SEATING
8. BIKE PARKING

LEGEND

- GROCERY STORE
- RETAIL BUILDING
- LANDSCAPE AREA
- WATER TREATMENT LANDSCAPE AREA

SITE PLAN

ALBANY SPROUTS RETAIL

06/07/13
SHEET NOTES

NOTE: LANDSCAPING SHOWN ON THESE ELEVATIONS AND IN ANY PERSPECTIVE RENDERINGS IS ILLUSTRATIVE OF A POSSIBLE MATURE LANDSCAPE AND DOES NOT REFLECT THE DESIGN INTENTION OF THE LANDSCAPE ARCHITECT OR THE PROPOSED MATURITY OF ANY TREES TO BE PLANTED.

KEY NOTES

1. CONCRETE MASONRY BLOCK, FINISH TBD
2. PAINTED STUCCO SMOOTH FINISH
3. CORRUGATED METAL SHOP PAINTED
4. STOREFRONT GLAZING VARIOUS GLASS TYPES
5. RECYCLED WOOD FINISH TBD
6. METAL CANOPY PAINTED
7. "GREEN SCREEN" OR SIMILAR TBD
8. BICYCLE PARKING TYPES/SPECS TBD
9. PUBLIC ART MURAL
GROCERY ANCHOR AND CORNER RETAIL - VIEWED FROM PARKING FIELD

PUBLIC ART MURAL ON NORTH EAST WALL OF GROCERY ANCHOR - FROM SAN PABLO

MID-BLOCK PATH TO GROCERY ANCHOR FROM PARCEL B FUTURE RETAIL

BIRD'S EYE VIEW FROM SOUTH WEST

PERSPECTIVES

ALBANY SPROUTS RETAIL

06/07/13
NOTE: EXISTING SITE PLAN REFLECTS PRE-DEMOLITION CONDITIONS. BUILDINGS WITHIN DEVELOPMENT AREA HAVE SINCE BEEN DEMOLISHED
CIRCULATION PLAN

PEDESTRIAN ROUTE
BICYCLE ROUTE (CYCLE TRACK)
BUS STOP