**PROJECT DESCRIPTION**

PROJECT: 634 Kains Ave

PROJECT ADDRESS: 634 KAINS AVENUE ALBANY 94706 & 1113 PORTLAND AVE ALBANY 94706 (APN: 67-2813-9 & 67-2813-14-2)

SCOPE OF WORK:

PROPOSED CONSTRUCTION OF A STATE OF CALIFORNIA DENSITY BONUS DEVELOPMENT WITH 9 NEW TOWNHOUSES ON A PORTION OF AN EXISTING PARKING LOT.

**PROJECT DIRECTORY**

**DRAWING LIST**

**EXISTING CONTEXT / VICINITY MAP**

**PROPOSED CONTEXT / VICINITY MAP**

**ZONING MAP**

**ZONING INFORMATION**

**PROJECT CODE SUMMARY**

**GENERAL INFORMATION**
(REFERENCE) BASE PROJECT W/ 8 UNITS - SITE PLAN

(REFERENCE) BASE PROJECT W/ 8 UNITS - SECTION

DENSITY BONUS PROJECT W/ 9 UNITS - SITE PLAN

DENSITY BONUS PROJECT W/ 9 UNITS - SECTION

DENSITY BONUS CALCULATIONS

DENSITY BONUS PROJECT - ZONING COMPLIANCE TABLE

DENSITY BONUS PROJECT W/ 9 UNITS - ZONING COMPLIANCE TABLE

Kains & Portland Townhouses
634 Kains Ave
Albany, CA 94706

TRACHTENBERG ARCHITECTS
3421 Fourth Street
Berkeley, California 94710

www.TrachtenbergArch.com

634 Kains Ave
Townhouses
Portland
Kains &

A0.2
PORTLAND AVENUE

ALL SITE IMPROVEMENTS IN HATCH TO BE REMOVED U.O.N.

OPTIONAL JOINT POLE TO BE SHIFTED

ALL (E) STREET TREES & SIDEWALK ALONG KAINS AVE. & PORTLAND AVE. FRONTAGE TO BE REMOVED AND REPLACED

(E) HYDRANT TO REMAIN

(E) SIGNS AT SIDEWALK TO REMAIN, TYP.

SIT DEMO PLAN

1/16"=1'-0" @ 11X17

1/8"=1'-0" @ 24X36

80416

TRACHTENBERG ARCHITECTS

Kains & Portland Townhouses

634 Kains Ave
Albany, CA 94706

SITE DEMO PLAN

A1.1
UNIT TYPE B (DECK AT REAR)

<table>
<thead>
<tr>
<th>UNIT AREA TABLE</th>
<th>NET AREA</th>
<th>GARAGE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEVEL 3</td>
<td>540</td>
<td></td>
<td>540</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>720</td>
<td>304</td>
<td>1024</td>
</tr>
<tr>
<td>GROUND</td>
<td>391</td>
<td>304</td>
<td>695</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1691</td>
<td>304</td>
<td>1995</td>
</tr>
</tbody>
</table>

UNIT TYPE B DECK AT REAR

A2.6
NE AERIAL VIEW IN SITE CONTEXT
**Kains & Portland Townhouses**

634 Kains Ave
Albany, CA 94706

**ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.**

**6'-0" FENCING**

**INTEGRAL COLOR STUCCO INFILL, DARK TONE**

**COMP. SHINGLE ROOFING, POTENTIAL SOLAR PANELS ON ALL SOUTH-FACING SLOPES**

**INTEGRAL COLOR STUCCO, TYP., IN 3 TONES**

**WINDOW SYSTEM, TBD, ALUMINUM OR SIMILAR TO INTEGRITY BY MARVIN W/ DARK FINISH**

**ELEVATIONS**

A3.4

NORTH ELEVATION

3/16" = 1'-0" @ 24X36
3/32" = 1'-0" @ 11X17

SOUTH ELEVATION

3/16" = 1'-0" @ 24X36
3/32" = 1'-0" @ 11X17

ELEVATIONS
Aerial View of Kains

View Looking South West - With Entry Stairs
INTEGRAL COLOR STUCCO, TYP., IN 3 TONES

SOLID WOOD DOOR W/ FROSTED GLAZING

WINDOW SYSTEM, TBD, ALUMINUM OR SIMILAR TO INTEGRITY BY MARVIN W/ DARK FINISH

IPE WOOD STAIRS

FIBERGLASS GARAGE DOORS, PAINTED FINISH

PARKLEX OR THERMOWOOD SIDING

COMPOSITE SHINGLES

WOOD FENCE

STEEL AWNING W/ DARK FINISH

7'-6" GARAGE DOOR

KAINS & PORTLAND TOWNHOUSES

634 Kains Ave
Albany, CA 94706

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LANDSCAPE NOTES

GENERAL
1. CONTRACTOR SHALL CONFINE HIS ACTIVITIES WITHIN THE PROJECT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THIS PLAN AND THE CONTRACTUAL DOCUMENTS OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CONFLICTS BETWEEN THE CONTRACTUAL DOCUMENTS shall be resolved prior to starting the work. THE WORKER shall be a professional in the field of landscape architecture or landscape construction.
2. PLANT MATERIALS shall be of the type and exposure (type, size, hardiness, and size) specified on the plant material list or in the contract documents. ALL PLANT MATERIALS shall be delivered to the job site prior to the start of the construction. CONTRACTOR shall notify LANDSCAPE ARCHITECT prior to the delivery of any plant materials, including water features, irrigation systems, structures, and other equipment.
3. PLANT MATERIALS shall be installed in accordance with specifications provided by LANDSCAPE ARCHITECT.
4. PLANT MATERIALS shall be installed in accordance with specifications provided by LANDSCAPE ARCHITECT.
5. PLANTER SHALL BE COMPLIANT WITH ALL LOCAL Codes.

SOIL PREPARATION
1. CONTRACTOR shall conform to the soil preparation as per local codes.
2. CONTRACTOR shall conform to the soil preparation as per local codes.
3. CONTRACTOR shall conform to the soil preparation as per local codes.
4. CONTRACTOR shall conform to the soil preparation as per local codes.
5. CONTRACTOR shall conform to the soil preparation as per local codes.

YARD NURSERY, GROUND COVER
1. CONTRACTOR shall conform to the yard nursery, ground cover, and soil preparation as per local codes.
2. CONTRACTOR shall conform to the yard nursery, ground cover, and soil preparation as per local codes.
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5. CONTRACTOR shall conform to the yard nursery, ground cover, and soil preparation as per local codes.

WATER CONSERVATION CONCEPT STATEMENT
1. CONTRACTOR shall conform to the water conservation concept statement as per local codes.
2. CONTRACTOR shall conform to the water conservation concept statement as per local codes.
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4. CONTRACTOR shall conform to the water conservation concept statement as per local codes.
5. CONTRACTOR shall conform to the water conservation concept statement as per local codes.

PLANT LIST

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>SPECIES</th>
<th>DESCRIPTION</th>
<th>TYPE</th>
<th>SIZE</th>
<th>LIGHT</th>
<th>SOIL</th>
<th>WATER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crape Myrtle</td>
<td>Prunus</td>
<td>Crape Myrtle</td>
<td>Shade</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>LOW</td>
</tr>
<tr>
<td>Sage</td>
<td>Salvia</td>
<td>Mexican Sage</td>
<td>Shade</td>
<td>2' x 3’</td>
<td>Partial Sun</td>
<td>Moderate</td>
<td>LOW</td>
</tr>
<tr>
<td>Dwarf Fountain Grass</td>
<td>Carex</td>
<td>Dwarf Fountain Grass</td>
<td>Shade</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>LOW</td>
</tr>
<tr>
<td>Sedum</td>
<td>Sedum</td>
<td>Angelina Stonecrop</td>
<td>Ground Cover</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Verbena</td>
<td>Verbena</td>
<td>Angelina</td>
<td>Flower</td>
<td>2' x 3’</td>
<td>Partial Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Myrtle</td>
<td>Myrica</td>
<td>Myrtle</td>
<td>Shrub</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Rose</td>
<td>Rosa</td>
<td>Rose</td>
<td>Shrub</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Holly</td>
<td>Ilex</td>
<td>Holly</td>
<td>Shrub</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Oak</td>
<td>Quercus</td>
<td>Oak</td>
<td>Shrub</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>Beech</td>
<td>Fagus</td>
<td>Beech</td>
<td>Shrub</td>
<td>2' x 3’</td>
<td>Full Sun</td>
<td>Moderate</td>
<td>Low</td>
</tr>
</tbody>
</table>