



SAFEWAY - ALBANY, CALIFORNIA

COMMUNITY MEETING: 4/18/2012 PLANNING SUBMITTAL: 4/19/2012





1500 Solano Avenue, Albany, CA STORE #2869

CURRENT OWNER: SAFEWAY
TENANT: SAFEWAY
STORE NUMBER: 2869

CONTACT PERSON:
TODD PARADIS
5918 STONERIDGE MALL ROAD
PLEASANTON, CA 94588-3229
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F) 925.467.3755
E MALL todd paradis@cafoway.com

E-MAIL - todd.paradis@safeway.com

ASSESSOR'S PARCEL NUMBER: 65-2639-28-1

CONSULTANTS



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SHEET TITLE

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ABBREVIATIONS

ABOVE FINISHED FLOOR QUALITY QUANTITY QUAN ADJ ADJUSTABLE ALIGN PRESSURE/PRESERVATIVE TREATED ALTERNATE **PRESTRESSED** ANCHOR BOLT PARTITION **APPROVED** ARCH ARCHITECTURAL RAD **AUTOMATIC** RAIN WATER LEADER RWL RECEPTACLE BLDG BUILDING REFERENCE BLOCKING REINFORCEMENT REINFORCED BEAM REQUIRED BOARD REDWOOD BOTTOM OF RIGHT HAND RIGHT HAND REVERSE ROOM RND ROUND CAST IRON ROUGH OPENING CAST IN PLACE REVISION COL CTR CENTER SANITATRY SEWER CL CTC CER CENTER LINE SEE ARCHITECTURAL DRAWINGS CENTER TO CENTER SCD SEE CONSULTANT DRAWINGS CERAMIC SEE ELECTRICAL DRAWINGS CONSTRUCTION JOINT SEE KITCHEN CONSULTANT DRAWINGS SSD SMD SEE STRUCTURAL DRAWINGS CONCRETE MASONRY UNIT SEE MECHANICAL DRAWINGS CONNECTION SEE FINISH CARPENTRY DRAWINGS CONTINUOUS SEE PLUMBING DRAWINGS COMPLETE PENETRATION SEISMIC JOINT COUNTERSUNK SCHEDULE, SCHEDULE COLD WATER SECTION SHEET DET SHEET METAL DEPT DEPARTMENT SIM SIMILAR DIAMETER SPACE DIVISION SPECIFICATION SQUARE DOUBLE SQUARE FOOT DOUGLAS FIR STRAP TIE STAG STAGGERED DIAGONAL SHEATHING STAINLESS STEEL DWG DRWR STAND **STANDARD** DRAWER **STORAGE** EXISTING **STRUCT** STRUCTURA SUSPENDED EACH FACE SYMMETRICAL EACH WAY SYSTEM EDGE NAILING ELEVATION ELEVATOR THICKNESS ELECTRICAL THREADED ENGINEER TIE DOWN TOP AND BOTTOM **EQUIPMENT** TONGUE AND GROOVE **EXHAUST** TOP OF CONCRETE EXPEDITE TOP OF FINISH **EXTERIOR** TOP OF PLATE TOP OF STEEL FABRICATE TOW TOP OF WALL FOC FACE OF CONCRETE TRUE NORTH FACE OF FINISH TYPICAL FACE OF STUD FACE OF WALL UNLESS OTHERWISE NOTED FINISHED FLOOR UTIL UTILITY, UTILITIES FIRE EXTINGUISHER FLOOR VERIFY IN FIELD FLUORESCENT VEST VESTIBULE FOUNDATION FOOTING WATER CLOSET FR **FRAMING** WATER HEATER FURRING WITH OUT W/O WOOD GALV GALVANIZED, GALVANIZING GLASS, GLAZING GLUE LAMINATED BEAM GYPSUM BOARD HEATING VENTILATION & AIR CONDITIONING HIGH STRENGTH RODS HIGH STRENGTH BOLT HEIGHT HOLD DOWN HORIZONTAL HOT WATER INCLUDING, INCLUDED INFORMATION INTERIOR JOIST HANGER LAMINATE LEFT HAND REVERSE LIGHT LIGHT WEIGHT LONG, LENGTH MACHINE BOLTS MAINTENANCE MAXMAXIMUM MECHANICAL MANUFACTURER MŢL METAL MEZZANINE

MINIMUM MISCELLANEOUS

MOUNTED

NEGATIVE

NOT IN CONTRACT

PARTIAL PENETRATION

PLASTIC LAMINATE

PLATE NAILING

PANELPOWER ACTUATED

NOT TO SCALE

ON CENTER OUTSIDE DIAMETER

OPENING OPPOSITE ORIGINAL

FASTENER

PLYWOOD

PRESSURE

PLATE

POINT

POUND

NOMINAL

MULLION

MTD

MUL

NTS

PLAM

PLYWD

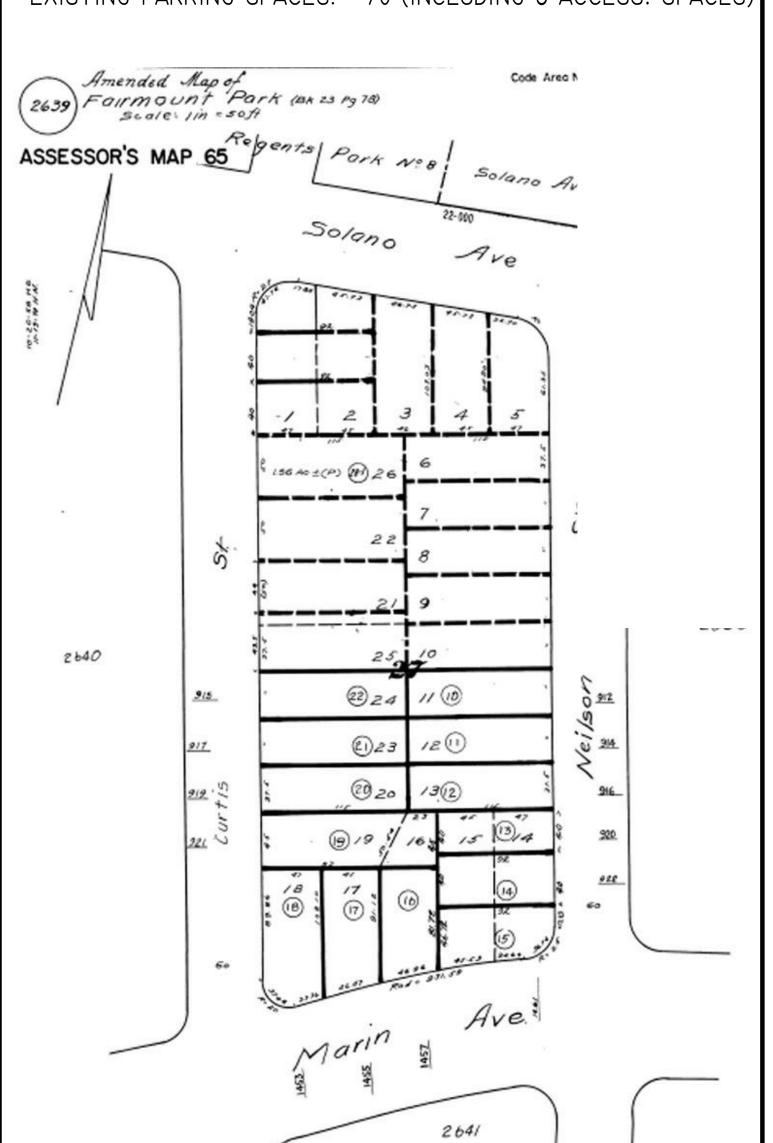
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EXISTING BUILDING AND SITE INFORMATION

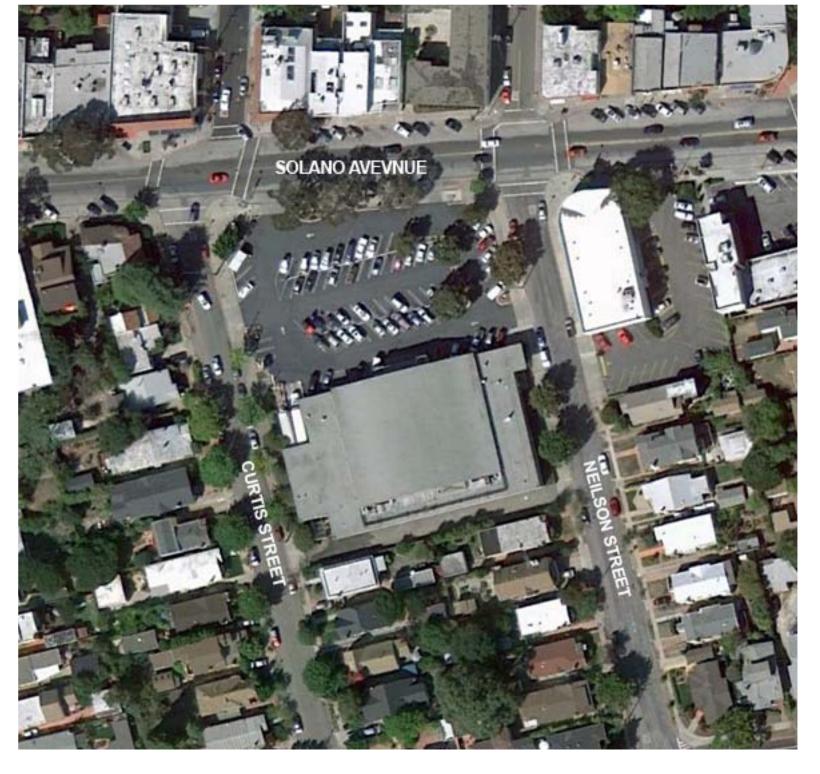
EXISTING BUILDING INFORMATION

65-2639-28-1 EXISTING BUILDING AREA: APPROX. 25,956 SF

EXISTING PARKING SPACES: 70 (INCLUDING 3 ACCESS. SPACES)



VICINITY MAP



ZONING SUMMARY

SC - SOLANO COMMERCIAL DISTRICT

PROPOSED GROSS BUILDING AREA

AREA SCHEDULE (GROSS BUILDING)

SAFEWAY 56133 SF 852 SF SOLANO RETAIL 2 SOLANO RETAIL I 4082 SF 61067 SF **TOTAL GROSS BUILDING AREA***

* DOES NOT INCLUDE PARKING AREAS

EXISTING BUILDING AREA (TO BE DEMOLISHED) = 25,956 SF

FLOOR AREA RATIO

FAR MAX.:

PROPOSED FAR: 61,178 SF BUILDING AREA /

67,401 SF LOT AREA =

EXISTING FAR: 25,956 SF BUILDING AREA /

67,401 SF LOT AREA =

0.39

LOT COVERAGE

63,939 SF IMPERVIOUS AREA /

67,401 SF SITE AREA =

0.95

CONDITIONAL USE PERMITS

- HEIGHT LIMITATION 35'
- ALCOHOL SALES

EXCAVATION

APPROXIMATELY 29,000 CUBIC YARDS OF EXCAVATION

DRAWING LIST

SHEET INDEX SHEET **NUMBER** SHEET NAME COVER PROJECT INFORMATION **EXISTING CONDITIONS** A0.3 SITE PHOTOS SITE PHOTOS A0.5 SITE PHOTOS SITE PLAN LOWER PARKING LEVEL A2.1 SOLANO LEVEL PLAN SAFEWAY LEVEL PLAN A2.3 PUBLIC ART EXHIBIT **EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS** A3.2 LONGITUDINAL SECTIONS **CROSS SECTIONS** A3.4 SECTIONS **PERSPECTIVES**

> **PERSPECTIVES PERSPECTIVES GRADING PLAN** STORMWATER PLAN

L1.0 MATERIALS AND FINISHES PLAN L2.0 PLANTING PLAN

PERSPECTIVES

L3.0 PATIO PLAN

PARKING

A4.2

A4.3

C1.0

C2.0

AREA NAME NET AREA (SF) STALL RATIO PARKING STALLS SAFEWAY 56,133 1:400 4,934 TOTAL PARKING REQUIRED 154 STALLS

TOTAL PARKING PROVIDED

LOWER PARKING LEVEL 91 SOLANO LEVEL 106

197 STALLS

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE REPLACEMENT OF THE EXISTING SAFEWAY STORE AT 1500 SOLANO AVENUE IN ALBANY, CA WITH A NEW, UPDATED SAFEWAY STORE. THIS NEW 53,000SF STORE WILL BE A PODIUM STYLE STORE, LOCATED ABOVE A LEVEL OF 4,600 SQUARE FEET RETAIL AND 106 PARKING SPACES. THE EXISTING SITE SLOPES DOWN TOWARDS THE SOUTH APPROXIMATELY 18 FEET. THIS ALLOWS FOR AN ADDITIONAL LOWER LEVEL OF PARKING TO BE ACCESSED AT THE SOUTHWEST CORNER OF THE SITE OFF OF CURTIS STREET. 91 PARKING SPACES ARE PROVIDED AT THIS LOWER LEVEL. TRUCK UNLOADING ALSO OCCURS AT THIS LOWER LEVEL.

A VARIANCE IS REQUESTED FOR EXCEEDING THE 35 FOOT HEIGHT LIMIT FOR THIS ZONE.



SAFEWAY_{TM}

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PROJECT INFORMATION

Project

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SHEET TITLE

A0.1



SOLANO AVENUE NEIL SON STREET

1 EXISTING SITE PLAN
1" = 30'-0"

KEYNOTES

- (I) EXISTING SAFEWAY
- 2 EXISTING DRIVEWAY
- 3 EXISTING REAR DRIVEWAY
- 4 EXISTING POWER POLE
- 5 EXISTING STREET LIGHT





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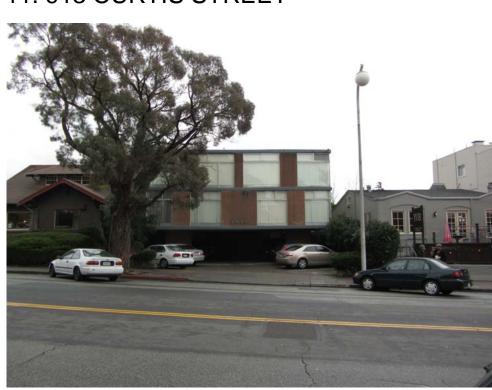
1. 919 CURTIS STREET



6. 908 CURTIS STREET



11. 913 CURTIS STREET



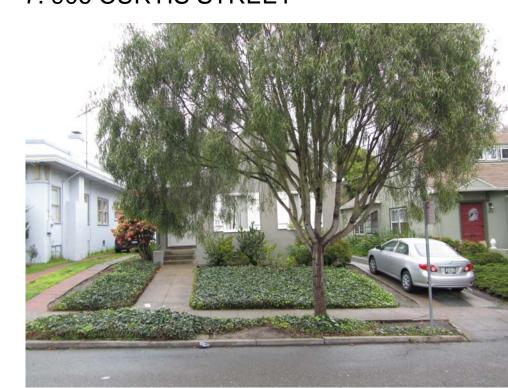
16. 1494 SOLANO AVENUE



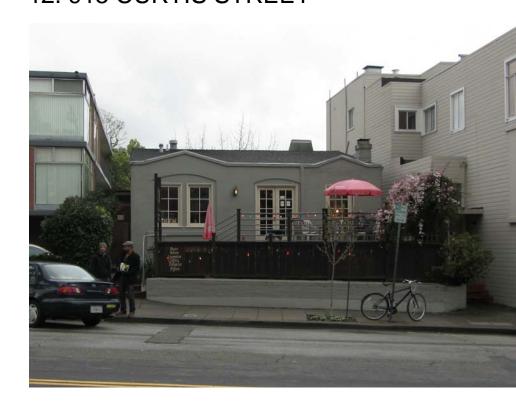
2. 919 CURTIS STREET



7. 906 CURTIS STREET



12. 915 CURTIS STREET



17. 1492 SOLANO AVENUE



20. 1488-1484 SOLANO AVENUE



3. 918 CURTIS STREET



8. 904 CURTIS STREET



13. 917 CURTIS STREET



18. 1490 SOLANO AVENUE



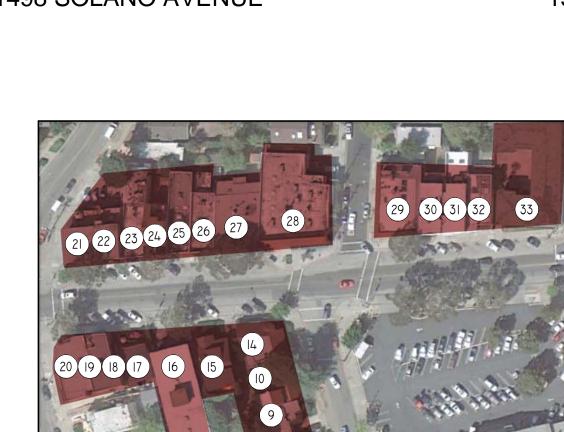
4. 912 CURTIS STREET



9. 902 CURTIS STREET



14. 1498 SOLANO AVENUE



5. 910 CURTIS STREET



10. 902 CURTIS STREET



15. 1496 SOLANO AVENUE





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SITE PHOTOS

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21. 1475 SOLANO AVENUE



26. 1485 SOLANO AVENUE



31. 1513 SOLANO AVENUE



36. 1545 SOLANO AVENUE



39. 1559 SOLANO AVENUE



22. 1477 SOLANO AVENUE



27. 1491 SOLANO AVENUE



32. 1519 SOLANO AVENUE



37. 1547 SOLANO AVENUE



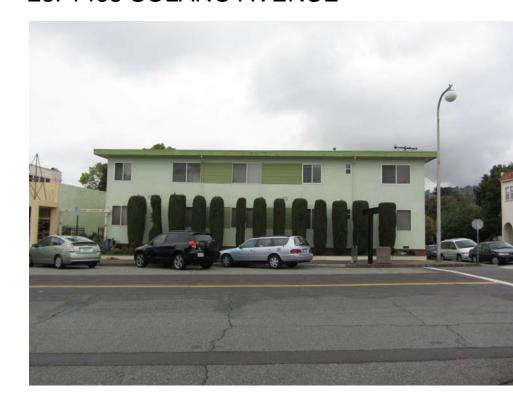
40. 1540-1520 SOLANO AVENUE



23. 1479 SOLANO AVENUE



28. 1495 SOLANO AVENUE



33. 1525 SOLANO AVENUE



38. 1551 SOLANO AVENUE



41. 1516-1518 SOLANO AVENUE

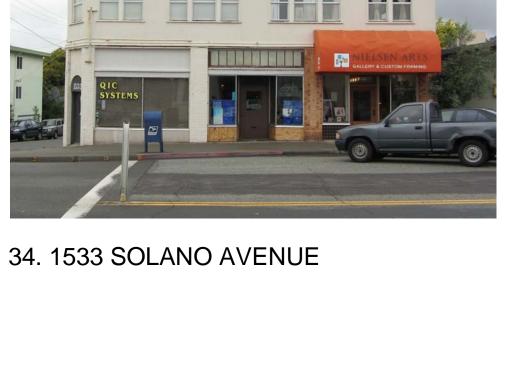


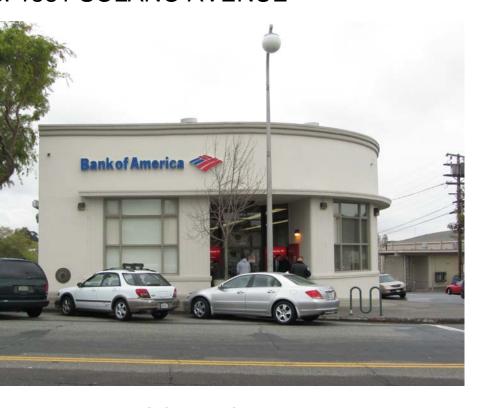
24. 1481 SOLANO AVENUE



29. 1501 SOLANO AVENUE









25. 1483 SOLANO AVENUE



30. 1505 SOLANO AVENUE



35. 1539 SOLANO AVENUE







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SHEET NUMBER

A0.4



42. 1516-1518 SOLANO AVENUE CONT.



47. 915 NEILSON STREET



43. 907 NEILSON STREET



48. 912 NEILSON STREET



44. 909 NEILSON STREET



49. 914 NEILSON STREET



45. 911 NEILSON STREET



50. 916 NEILSON STREET



46. 913 NEILSON STREET



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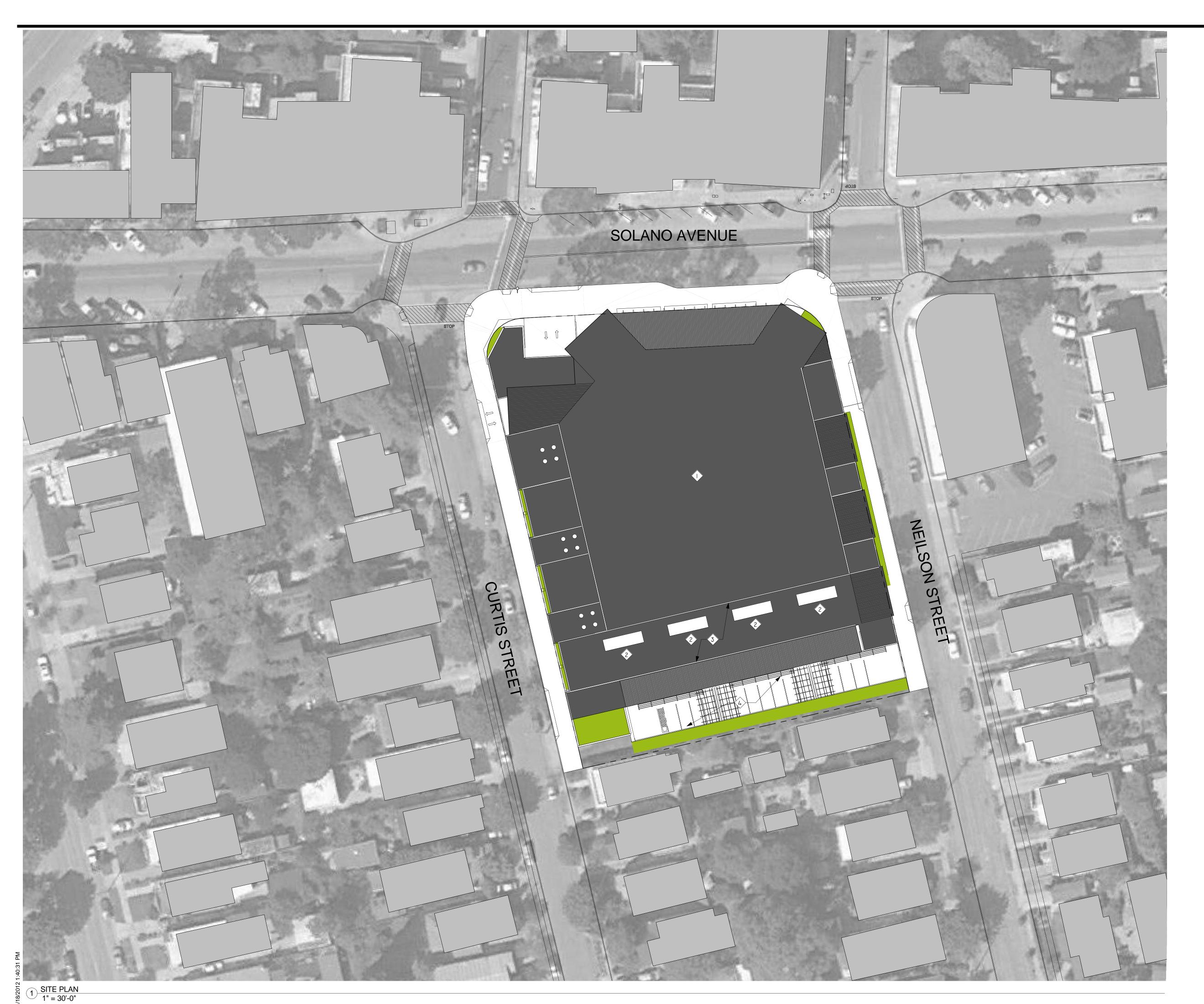
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- (I) PROPOSED SAFEWAY
- 2 PROPOSED ROOFTOP MECHANICAL EQUIPMENT
- 3 ROOFTOP EQUIPMENT SCREENING
- 4 PARKING LEVEL BELOW





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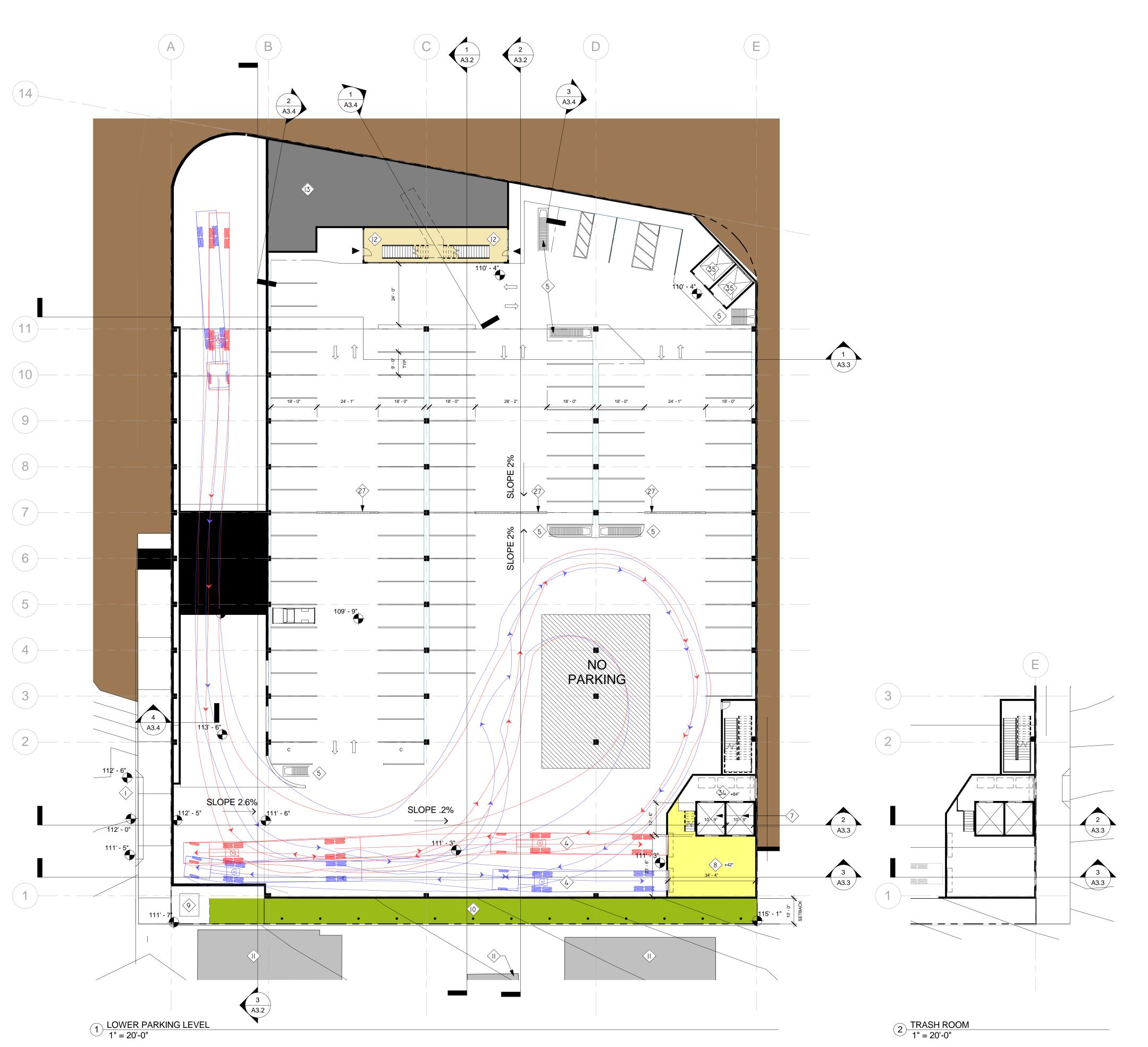
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SITE PLAN

SHEET NUMBER



- (N) DRIVEWAY / CURB CUT
- (N) COVERED BIKE RACKS
- 3 PLANTER IN DRIVEWAY ENCLOSURE, SEE SLD
- 4 PATH OF INCOMING TRUCKS
- 5 CART CORRALS, TYP.
- 6 OUTLINE OF STORE ABOVE
- 7 FREIGHT ELEVATOR FROM LOADING DOCK TO STORE
- (8) ENCLOSED LOADING DOCK
- (9) (N) TRANSFORMER LOCATION
- 10 PLANTER, SLD
- NEIGHBORING BUILDING
- LOWER PARKING LEVEL LOBBY / STAIR UP TO SOLANO LEVEL
- (13) MECHANICAL/UTILITIES
- (14) CONCRETE GIRDERS SUPPORTING STORE LEVEL
- (15) ACCESSIBLE PATH OF TRAVEL
- (6) STAIR UP TO STORE LEVEL
- (17) STAIR DN TO LOWER PARKING LEVEL
- (18) OPEN TO BELOW
- ESCALATOR/CARTAVATOR UP FROM SOLANO LEVEL TO STORE LEVEL
- ESCALATOR/CARTAVATOR FROM STORE LEVEL TO SOLANO LEVEL
- (21) RECESSED RETAIL ENTRY, TYP
- 22 RAMP
- (N) BUS TURNOUT PER AC TRANIST SPEC'S
- 24 STAIR UP FROM SOLANO LEVEL
- 25 OUTDOOR AREA
- 26 PLANTING AREA, SLD
- 27 TRENCH DRAIN
- 28 CHECK OUT STANDS
- (N) CURB RAMP
- (N) STREETLIGHT, SCD
- (N) BUS STOP
- 32 UPDATED CROSSWALK
- 33 PATH OF EGRESSING TRUCKS
- 34 TRASH ROOM
- 35 ELEVATOR



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LOWER PARKING LEVEL

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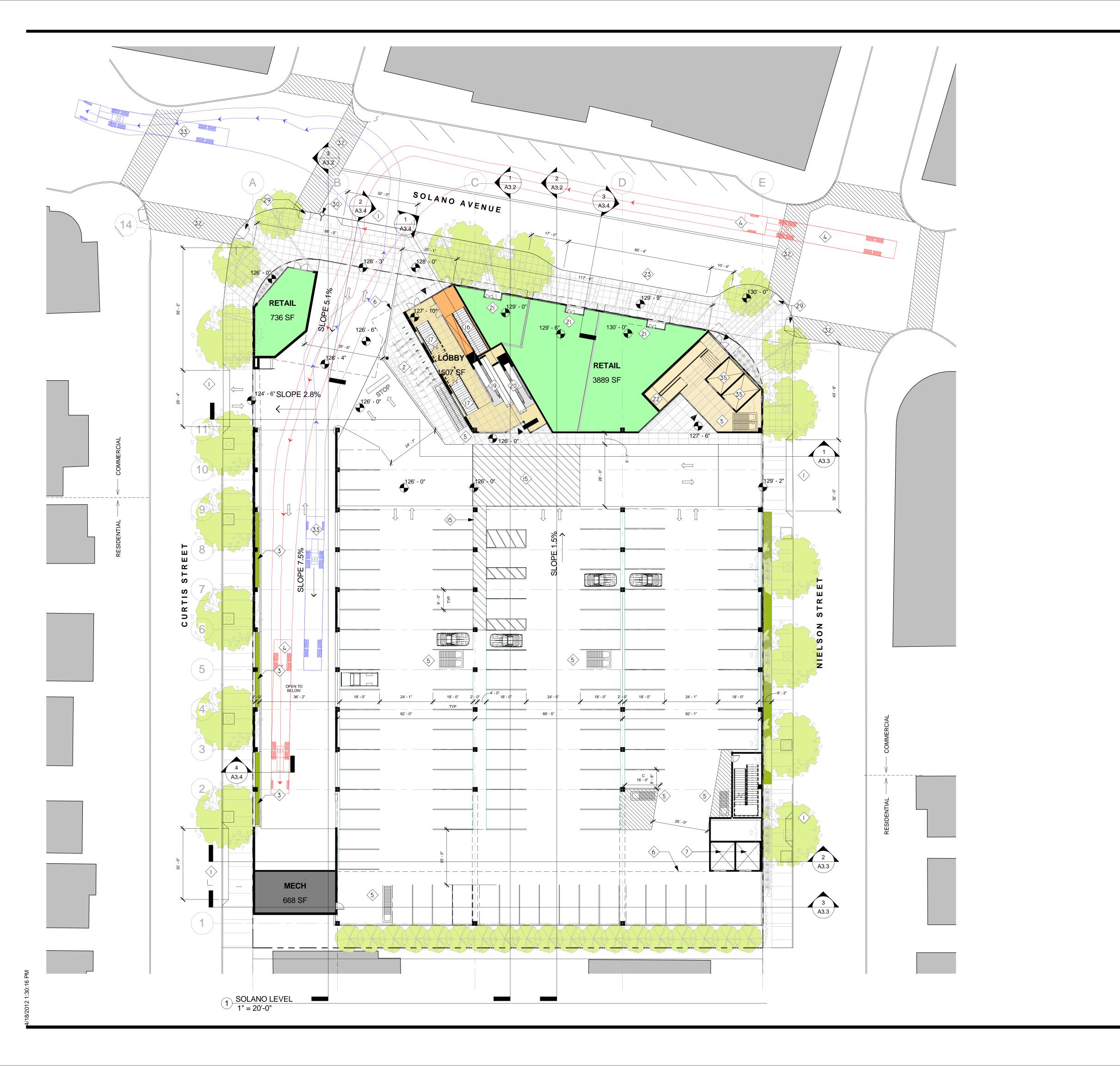
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LANDSCAPE AREA OUTDOOR PATIO

RETAIL

LOADING



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- (N) COVERED BIKE RACKS
- 3 PLANTER IN DRIVEWAY ENCLOSURE, SEE SLD
- 4 PATH OF INCOMING TRUCKS
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SOLANO LEVEL PLAN

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PLAN LEGEND
SAFEWAY

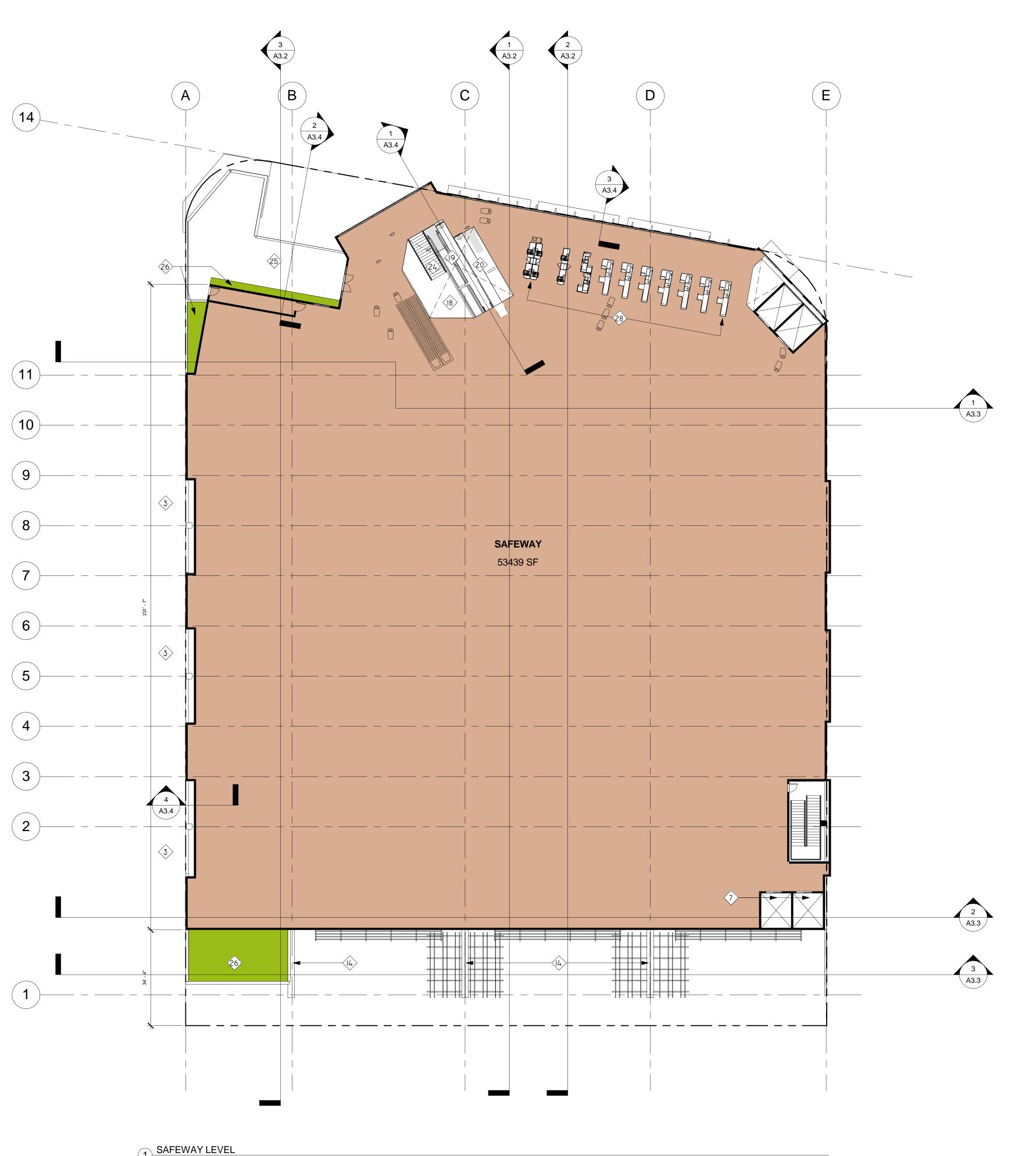
LANDSCAPE AREA

OUTDOOR PATIO

LOBBY

RETAI

LOADING



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SAFEWAY LEVEL PLAN

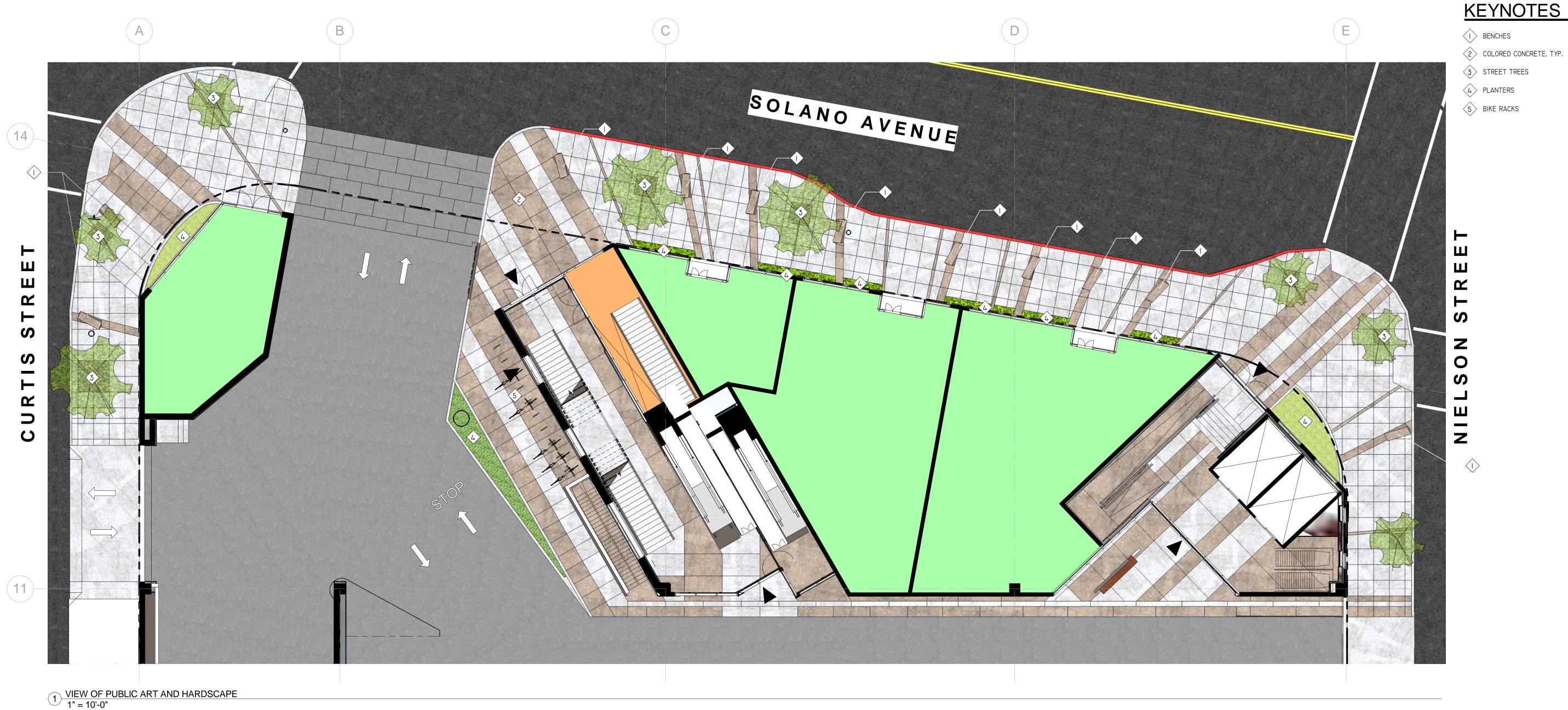
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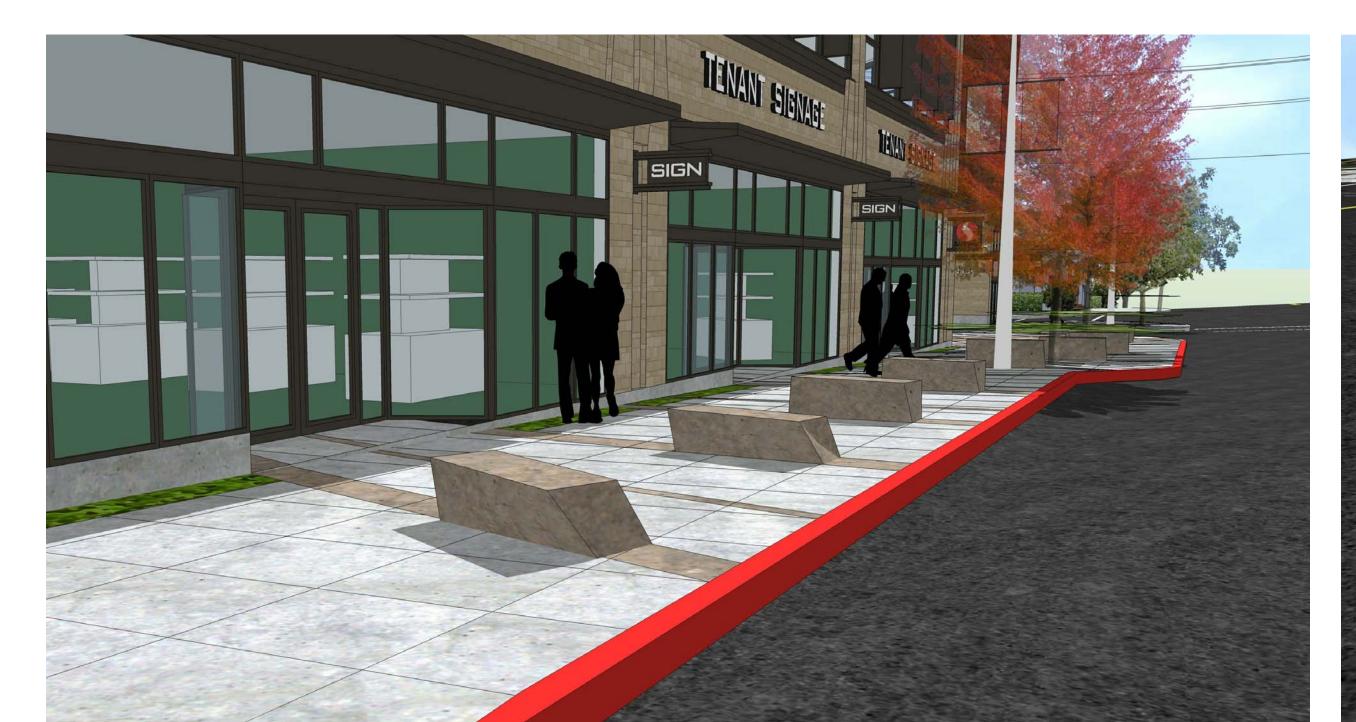
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PLAN LEGEND

SAFEWAY LANDSCAPE AREA OUTDOOR PATIO

LOADING

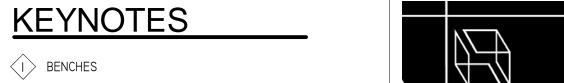






SITE BENCHES ALONG SOLANO AVENUE

SITE BENCHES AT CORNER OF SOLANO AVENUE AND CURTIS STREET



360 Seventeenth Street, Suite 100 Oakland, California 94612



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PUBLIC ART EXHIBIT

SHEET NUMBER