

# 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

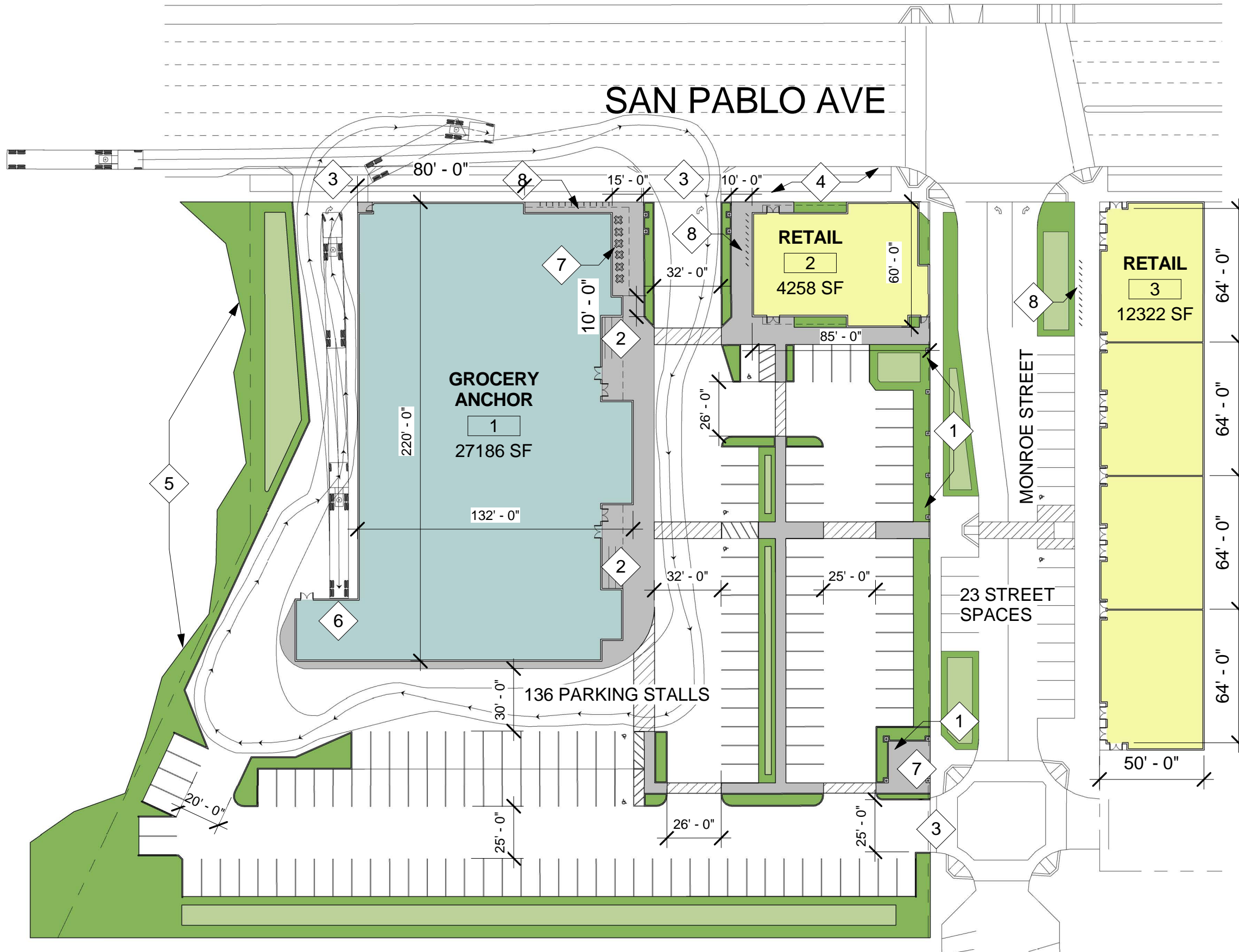
## SETBACKS:

FRONT: 0'-0" (AT RETAIL BLDG ONLY)  
SOUTH SIDE: 0'-0" (AT RETAIL BLDG ONLY)  
142'-0" (AT GROCERY STORE)  
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)

# SAN PABLO AVE



## 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

1 SITE PLAN  
1" = 50'-0"

# 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



- PARAPET 25' - 0"
- FINISH CEILING 15' - 0"
- FINISH FLOOR 0' - 0"

1 EXTERIOR ELEVATION - SPROUTS  
1/32" = 1'-0"



- PARAPET 25' - 0"
- FINISH CEILING 15' - 0"
- FINISH FLOOR 0' - 0"

2 EXTERIOR ELEVATION - SAN PABLO  
1/32" = 1'-0"

- 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



BIRD'S EYE VIEW FROM SOUTH EAST



CORNER RETAIL BUILDING AT SAN PABLO AND MONROE



MAIN DRIVEWAY AT GROCERY ANCHOR - VIEWED FROM SAN PABLO



CORNER RETAIL BUILDING AND GROCERY ANCHOR - VIEWED FROM SAN PABLO



GROCERY ANCHOR AND CORNER RETAIL - VIEWED FROM PARKING FIELD



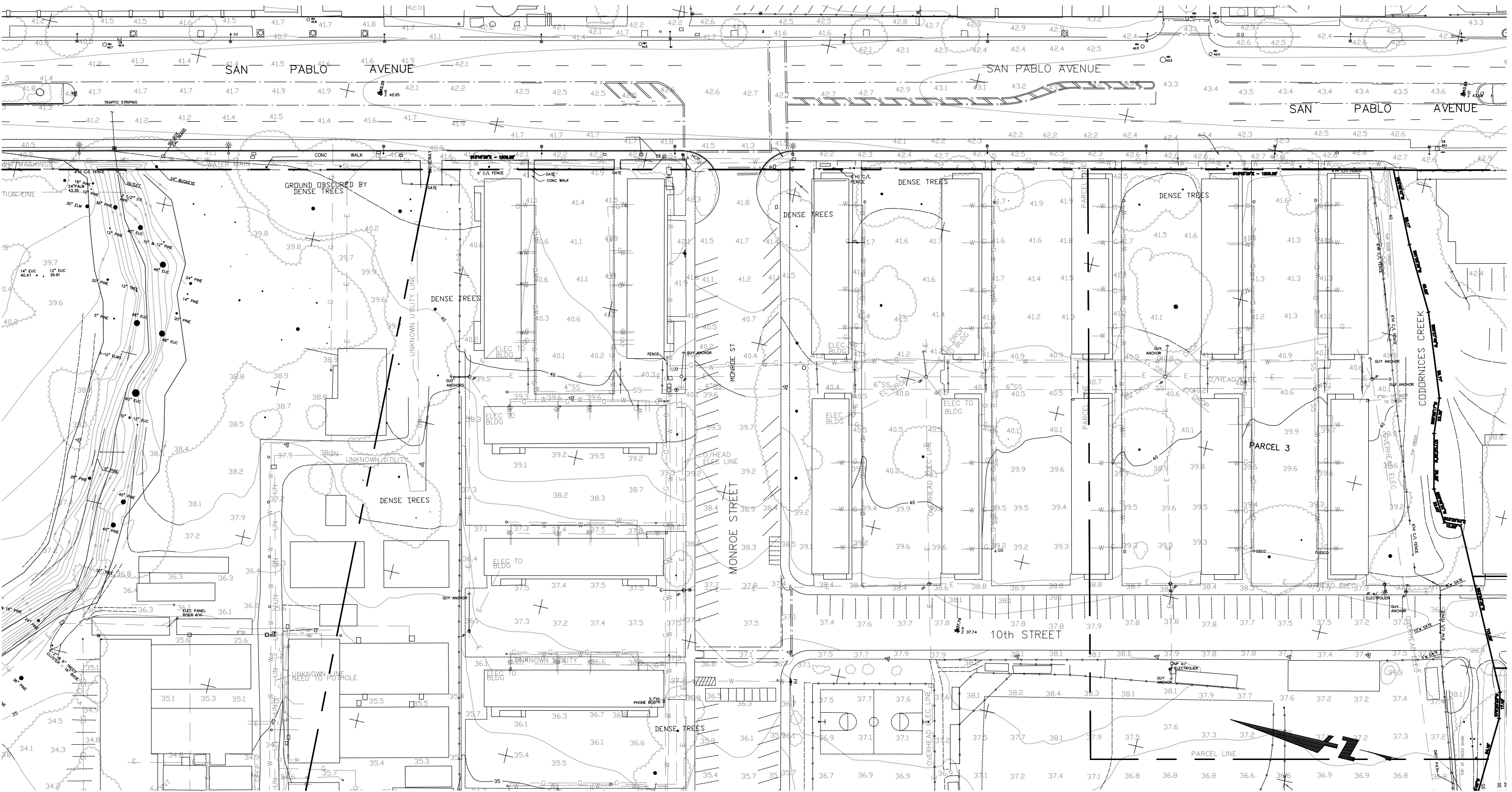
PUBLIC ART MURAL ON NORTH EAST WALL OF GROCERY ANCHOR - FROM SAN PABLO



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



BIRD'S EYE VIEW FROM SOUTH WEST

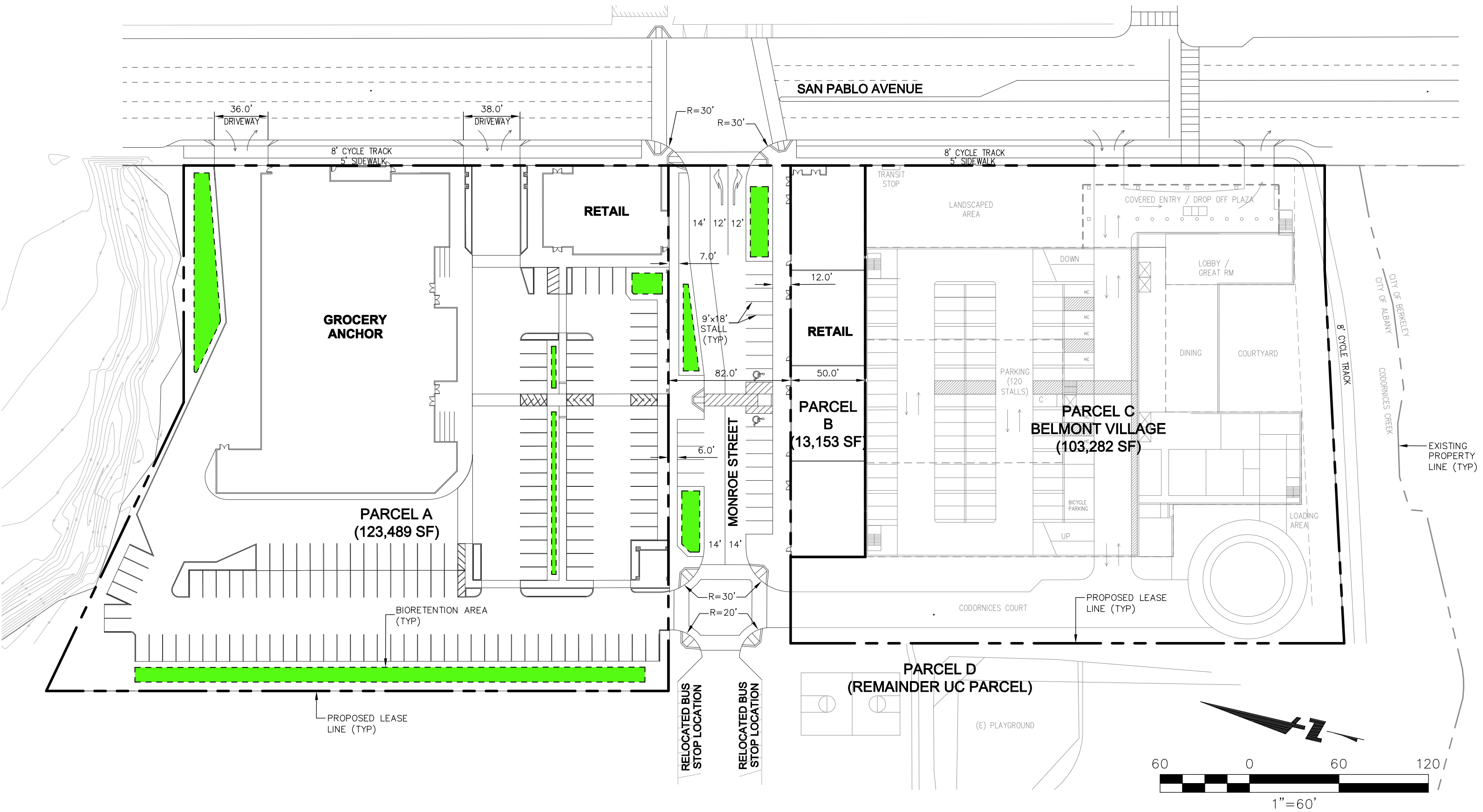


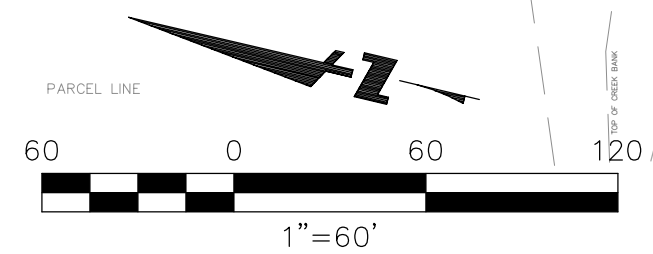
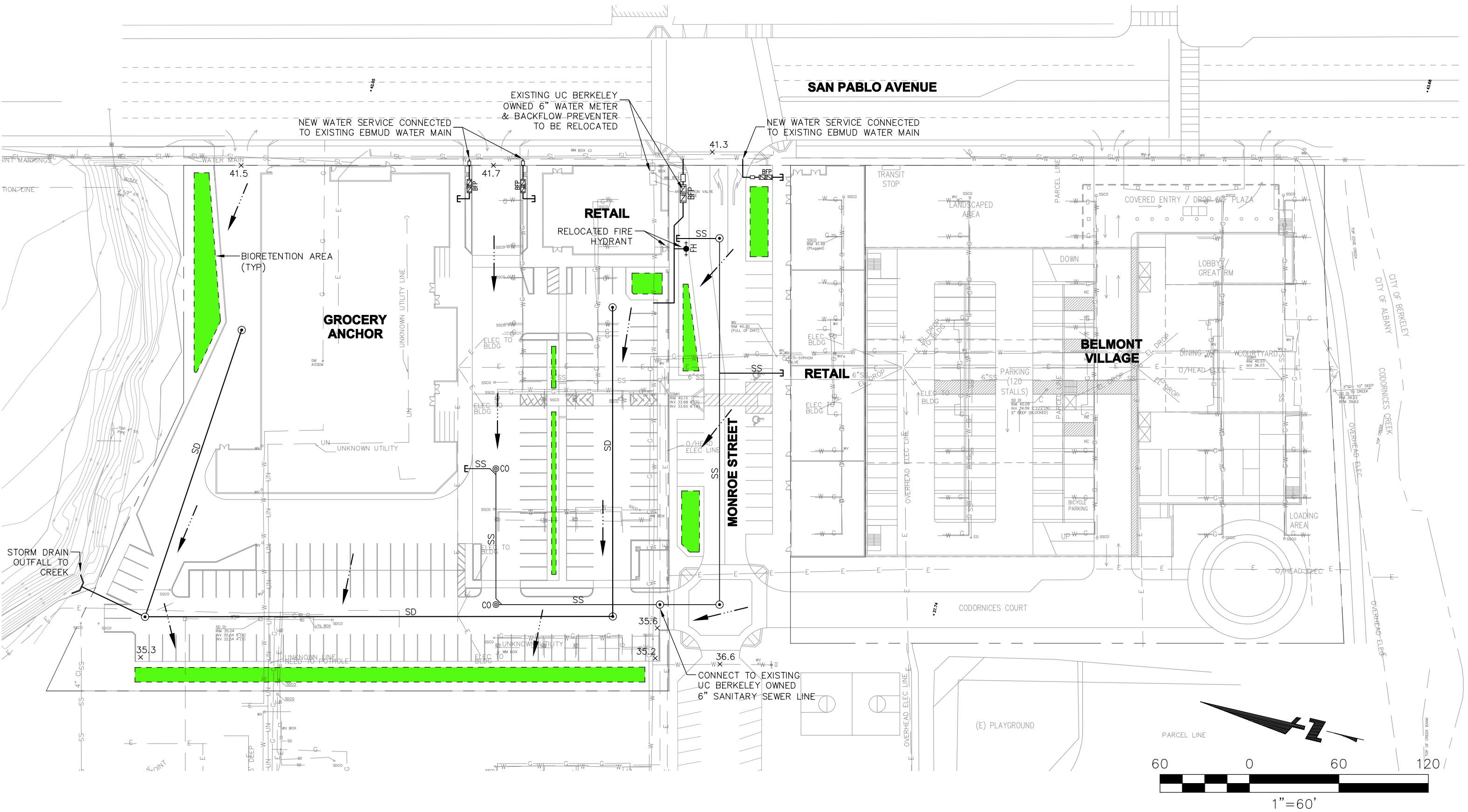
4670 WILLOW ROAD, SUITE 250  
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**EXISTING SITE PLAN**

NOTE: EXISTING SITE PLAN REFLECTS PRE-DEMOLITION CONDITIONS. BUILDINGS WITHIN DEVELOPMENT AREA HAVE SINCE BEEN DEMOLISHED

**SPROUTS ALBANY**  
 5/30/13



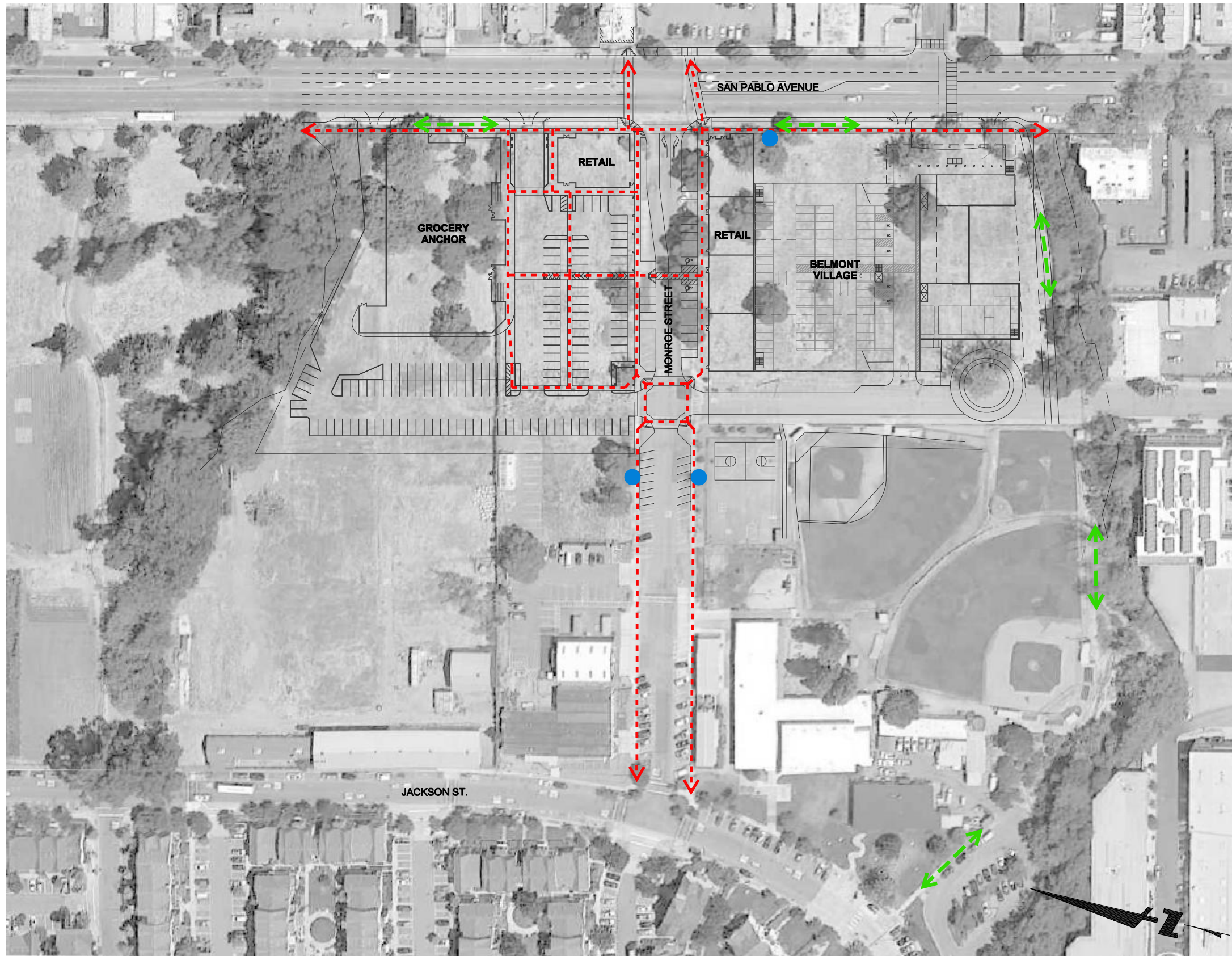


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**PROPOSED UTILITIES**

**SPROUTS ALBANY**  
 5/30/13





- CIRCULATION LEGEND:**
- - - PEDESTRIAN ROUTE
  - - - BICYCLE ROUTE (CYCLE TRACK)
  - BUS STOP

