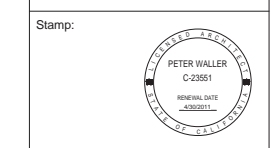


**UNIVERSITY VILLAGE
SENIOR HOUSING &
MARKETPLACE**
1030 - 1130 SAN PABLO AVENUE,
ALBANY, CA 94706

Client:
University of California, Berkeley
Real Estate Services
200 A&E Building
Berkeley, CA 94720-1382

Revision Schedule		
Rev. No.	Issue	Date
REVIS	PUD & RE-ZONING SUBMITTAL	3/30/11



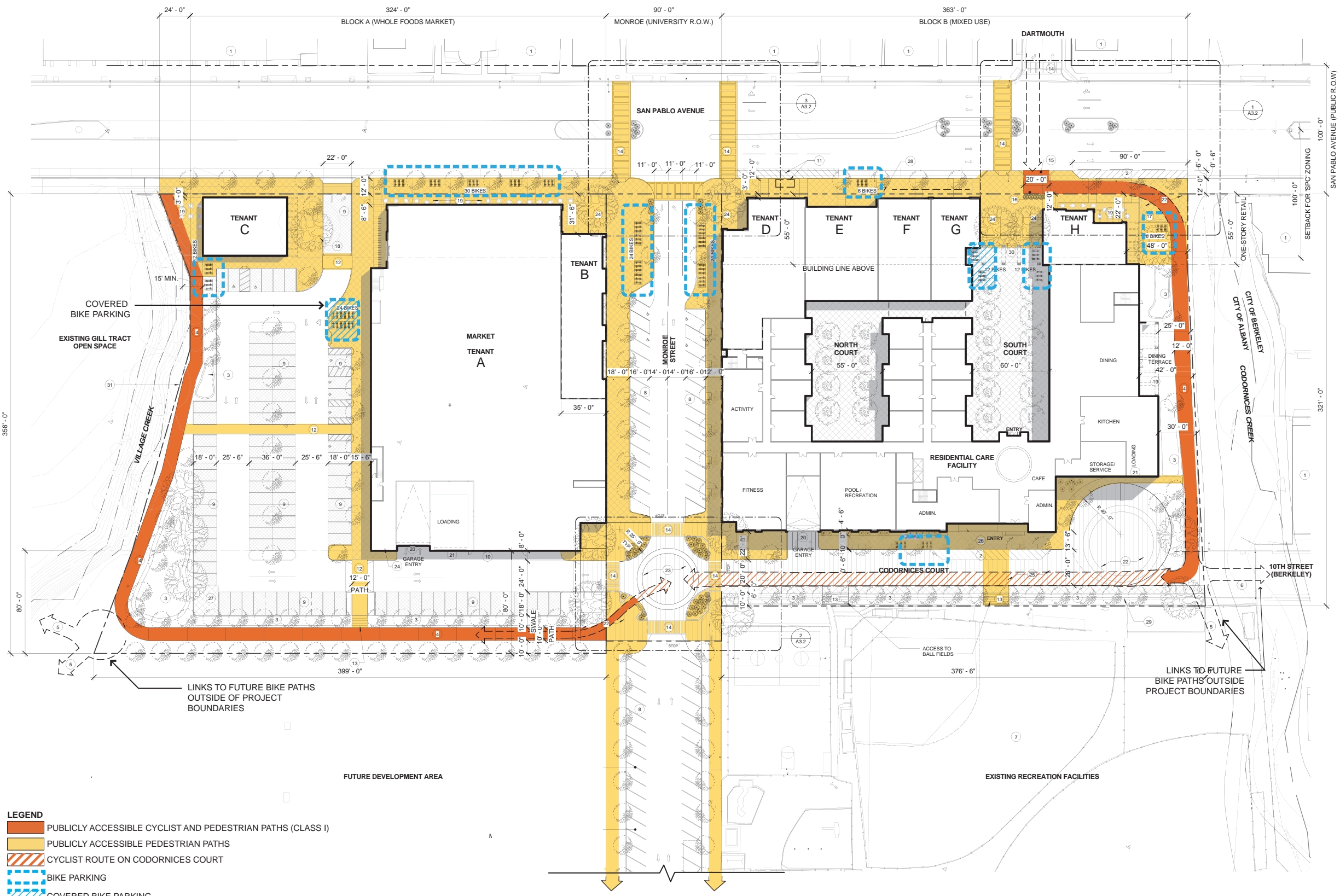
Job Number: 0507
Drawn by: BPH
Checked by: PW
Date: 01/11/2011
Scale: 1" = 30'-0"

Title
PEDESTRIAN AND CYCLIST CIRCULATION

Sheet

A3.1

Not-For-Construction



- LEGEND**
- PUBLICLY ACCESSIBLE CYCLIST AND PEDESTRIAN PATHS (CLASS I)
 - PUBLICLY ACCESSIBLE PEDESTRIAN PATHS
 - CYCLIST ROUTE ON CODORNICES COURT
 - BIKE PARKING
 - COVERED BIKE PARKING

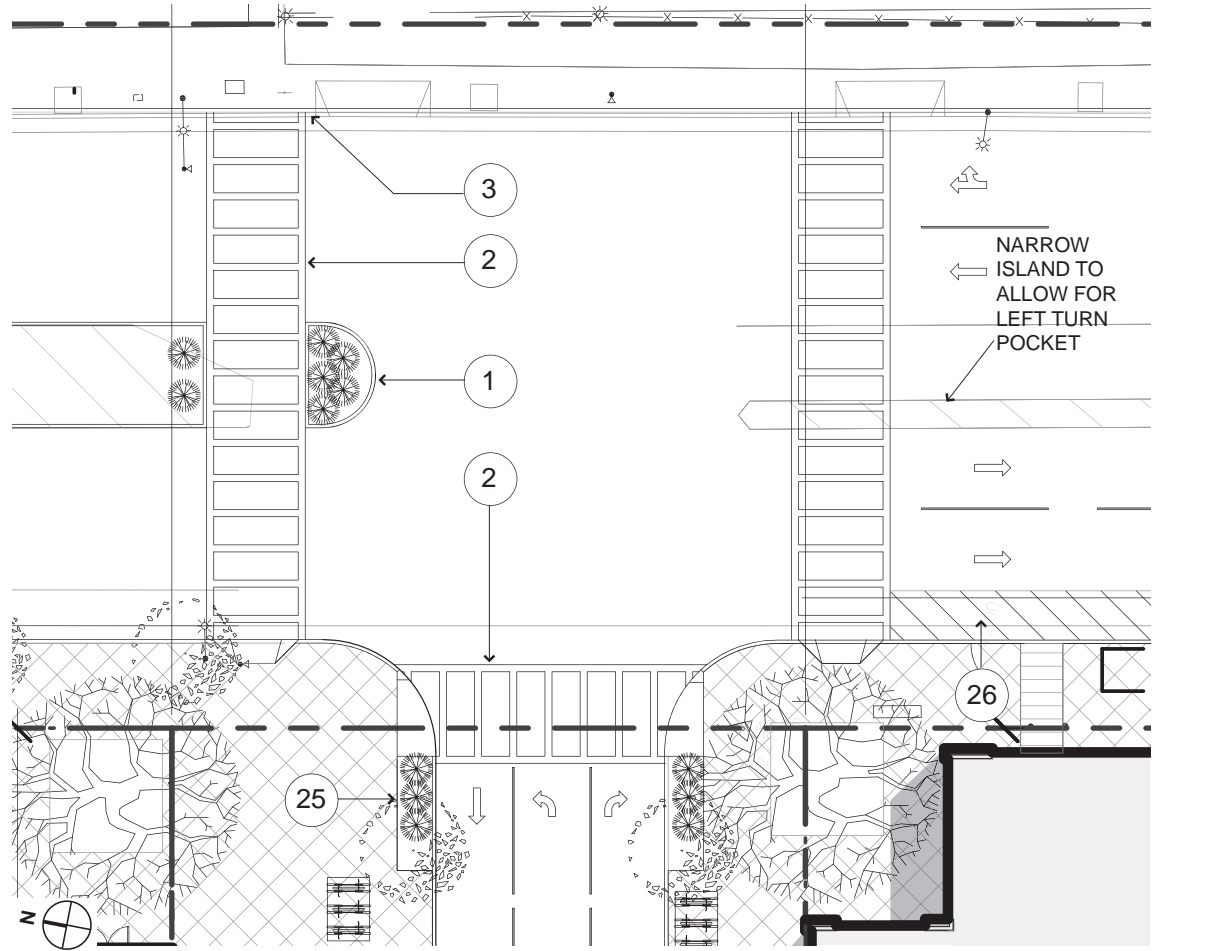
PARCEL A: 90 BIKE PARKING SPACES
PARCEL B: 72 BIKE PARKING SPACES
TOTAL: 162 BIKE PARKING SPACES



PEDESTRIAN AND CYCLIST CIRCULATION

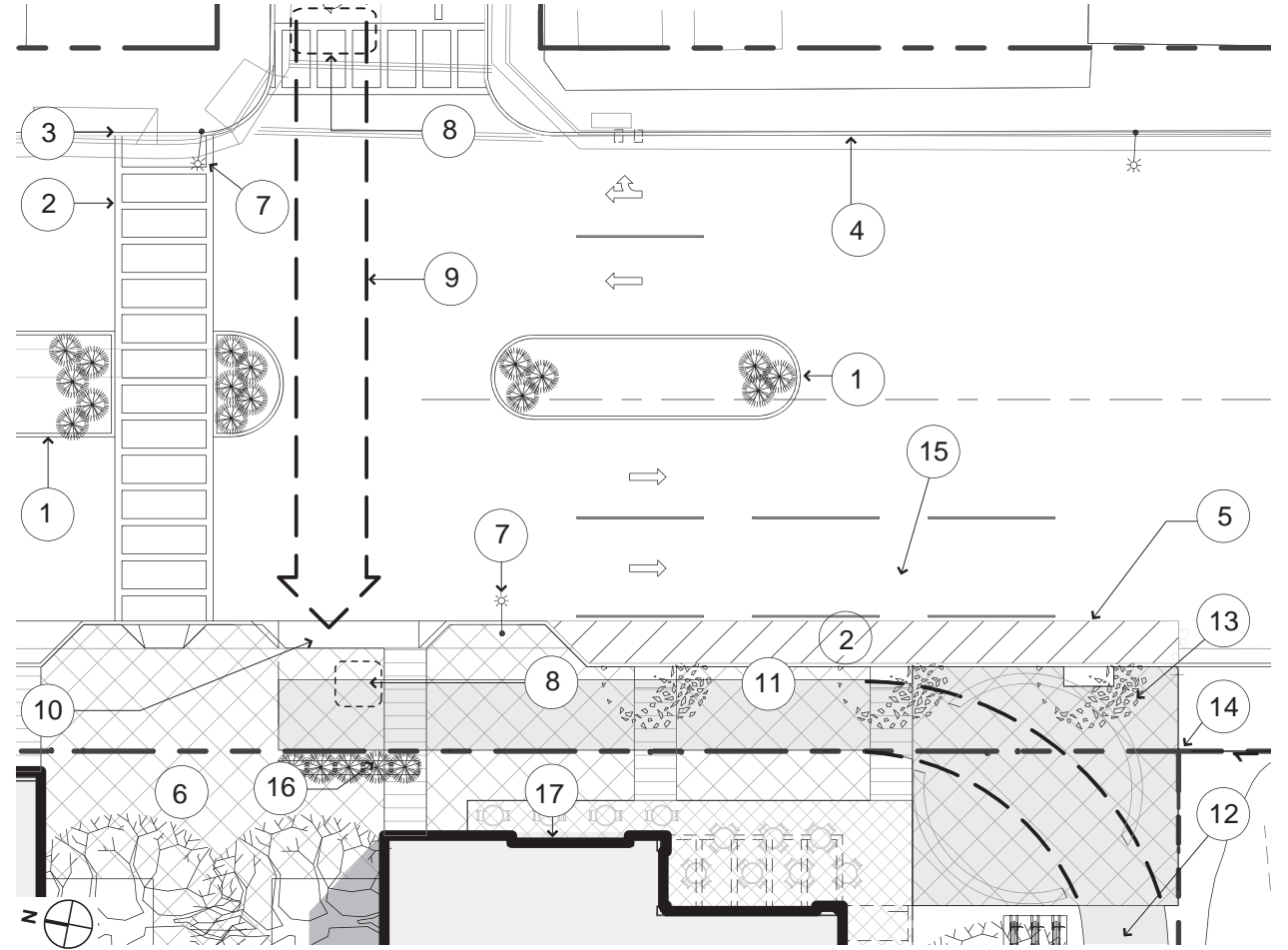
SCALE:

1



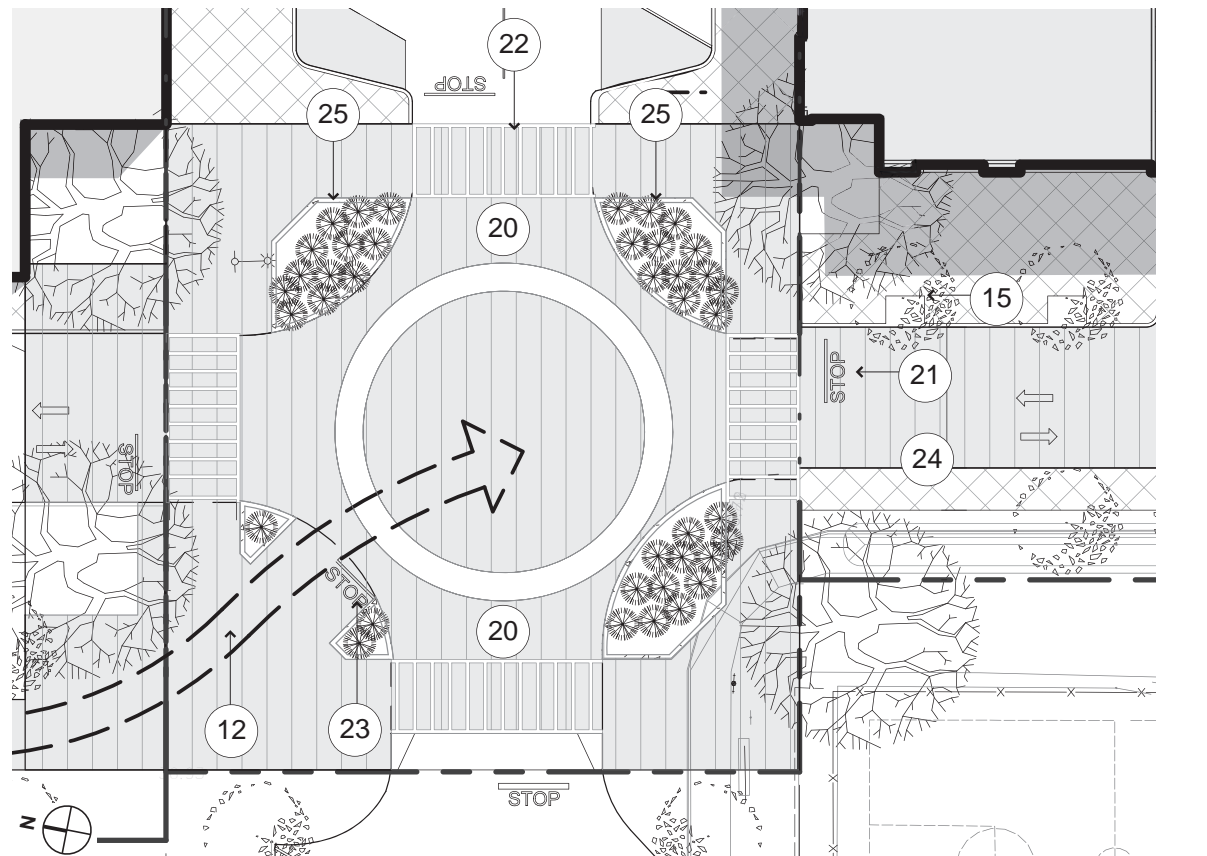
MONROE STREET AT SAN PABLO AVENUE ③

SCALE: 10' 20' 40'



DARTMOUTH STREET AT SAN PABLO AVENUE ①

SCALE: 10' 20' 40'



MONROE STREET AT 10TH STREET ②

SCALE: 10' 20' 40'

GENERAL NOTES

A. All improvements at San Pablo Avenue subject to review and approval by Caltrans

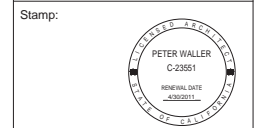
KEYED NOTES

1. New traffic island to provide mid-street refuge for pedestrians
2. New pedestrian crosswalk
3. New curb cuts at crosswalks
4. Existing curb line at San Pablo
5. 6'-0" curb extension
6. New sidewalk paving at San Pablo frontage
7. New signal, activated by auto, cyclist, or pedestrians
8. Bicycle loop detector
9. Cyclist route from Dartmouth
10. Curb cut for cyclists
11. Cyclist path at sidewalk, defined by distinct paving and signage
12. Dedicated cyclist and pedestrian path
13. Special paving pattern indicating pedestrian/cyclist interface
14. Existing property line at San Pablo Avenue
15. New street tree plantings
16. Raised planter at termination of bike crossing
17. Line of new building
18. Not used
19. Not used
20. Raised speed table to slow cross traffic, with patterned and colored concrete paving
21. Stop signs at all four corner
22. Striped pedestrian crossings at all four corners
23. Cyclist crossing with stop sign
24. On-street bike route at Codornices creek
25. Planting beds to provide separation between vehicles and pedestrians
26. Relocated bus stop

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Rev. No.	Issue	Date
REVIS	PUD & RE-ZONING SUBMITTAL	3/30/11



Job Number: 0507
Drawn by: BPH
Checked by: PW
Date: 01/11/2011
Scale: 1" = 30'-0"

Title
ENLARGED PLANS AT INTERSECTIONS

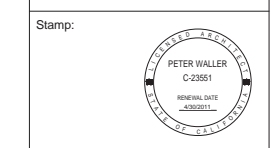
Sheet

A3.2

**UNIVERSITY VILLAGE
SENIOR HOUSING &
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ALBANY, CA 94706

Client:
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Berkeley, CA 94720-1382

Revision Schedule		
Rev. No.	Issue	Date
1	REVISED PUD & RE-ZONING SUBMITTAL	3/30/11



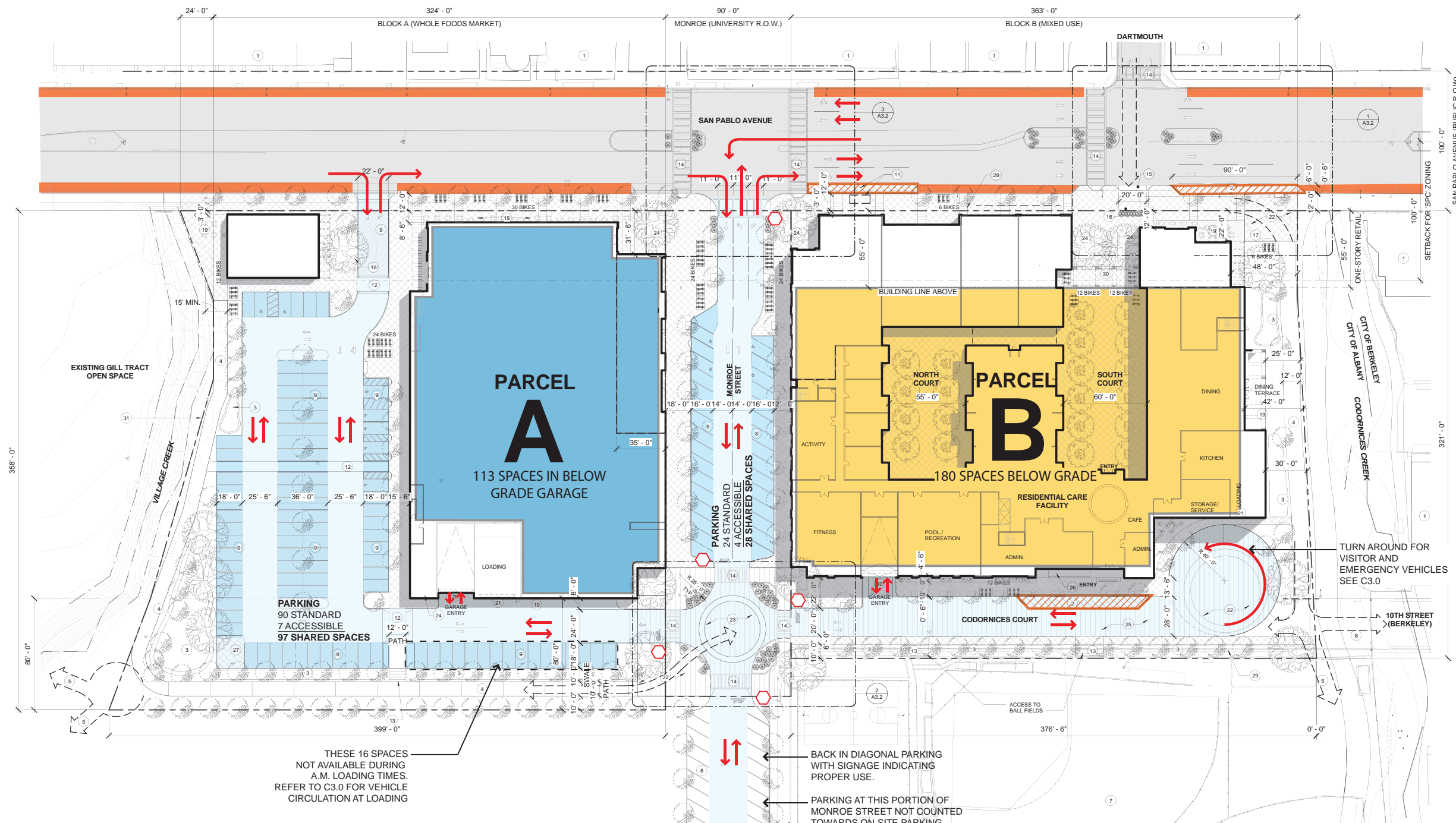
Job Number: 0507
Drawn by: BPH
Checked by: PW
Date: 01/11/2011
Scale: 1" = 30'-0"

Title
PARKING AND VEHICLE CIRCULATION

Sheet

A3.3

Not-For-Construction



THESE 16 SPACES NOT AVAILABLE DURING A.M. LOADING TIMES. REFER TO C3.0 FOR VEHICLE CIRCULATION AT LOADING

BACK IN DIAGONAL PARKING WITH SIGNAGE INDICATING PROPER USE.

PARKING AT THIS PORTION OF MONROE STREET NOT COUNTED TOWARDS ON-SITE PARKING

TURN AROUND FOR VISITOR AND EMERGENCY VEHICLES SEE C3.0

Parking Summary

Use	Area	Zoning Standard	Total required	Total Provided	Surplus (Deficit)
Retail/Commercial					
Grocery	45,000	One space per 400 SF	112	210 97 surface 113 garage	80
Community Retail Parcel A	7,000	One space per 400 SF	18	Included above	
Community Retail Parcel B	19,200	One space per 400 SF	48	27 (On Monroe)	(21)
Total Retail	71,200		178	237	59
Residential Care Facility (RCF)					
RCFE Residential Care Facility for the Elderly	175 units/suites	1.5 space per unit, based on reduction for adequate on-street parking	263	180	(83)
Total Parcel A & B			441 required	417 provided	(24) deficit

- LEGEND**
- PUBLIC STREET
 - PASSENGER LOADING ZONES
 - PRIVATE STREET OR DRIVEWAY
 - SURFACE PARKING
 - BELOW GRADE PARKING AT GROCERY
 - BELOW PARKING AT RESIDENTIAL CARE FACILITY
 - ON-STREET PARKING AT PUBLIC STREETS
 - BUS STOP
 - STOP SIGN

PARKING AND VEHICLE CIRCULATION

SCALE: 1" = 30'-0"

