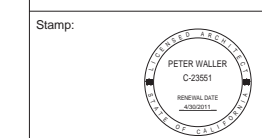


**UNIVERSITY VILLAGE
SENIOR HOUSING &
MARKETPLACE**
1030 - 1130 SAN PABLO AVENUE,
ALBANY, CA 94706

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

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



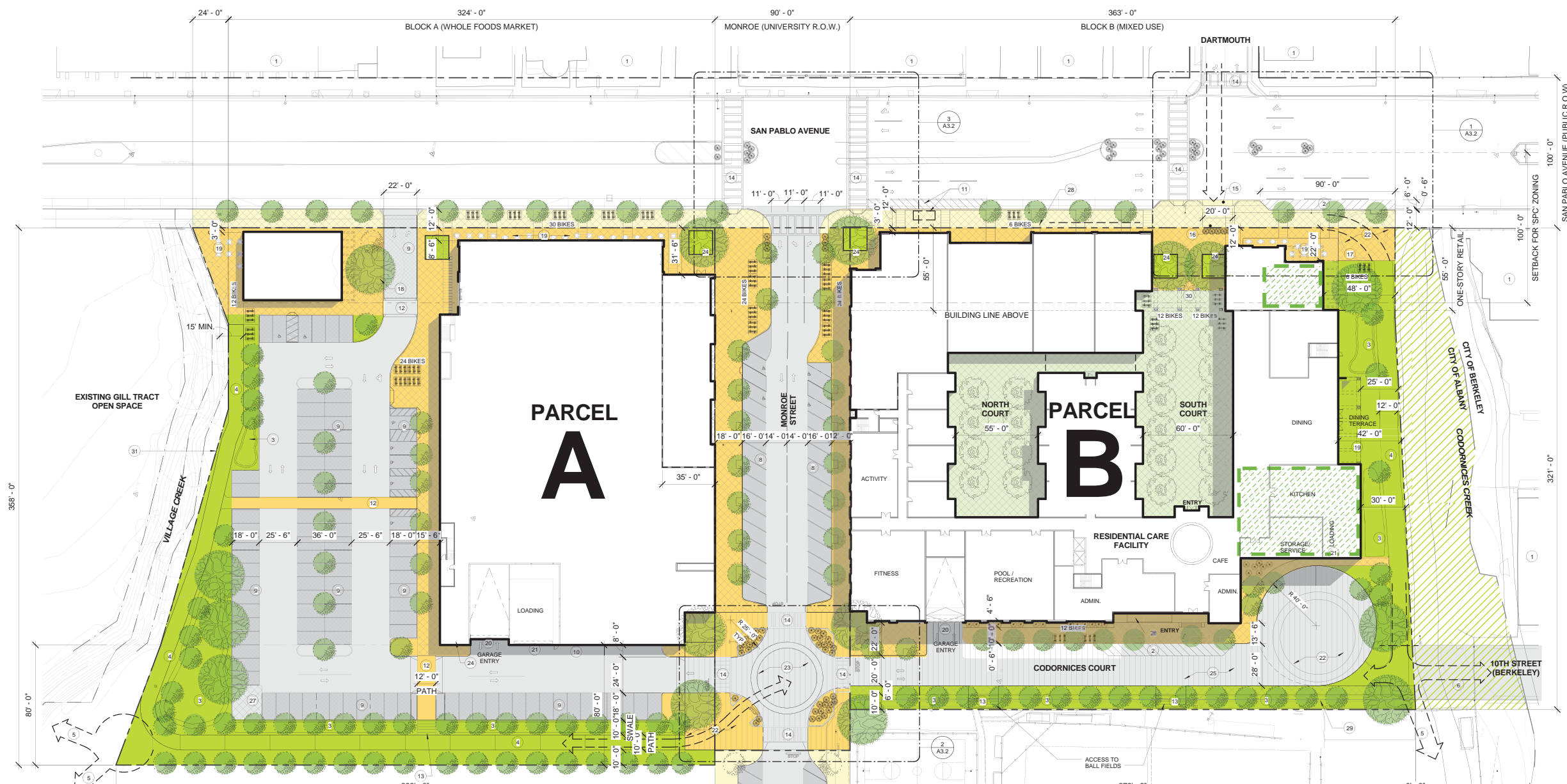
Job Number: 0507
Drawn by: BPH
Checked by: PW
Date: 01/11/2011
Scale: 1" = 30'-0"

Title:
OPEN SPACE AND SITE COVERAGE

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Not-For-Construction



OPEN SPACE AND SITE COVERAGE TABULATION	PARCEL A	PARCEL B	MONROE ST	TOTAL	%
TOTAL SITE AREA	125,000 SF 2.87 ACRES	118,000 SF 2.71 ACRES	31,300 SF .72 ACRES	274,300 SF 6.3 ACRES	100
BUILDING FOOTPRINT (IN SQUARE FEET)	49,800	61,600	-	111,400	41
PARKING	16,400	-	4,800	21,200	8
VEHICLE CIRCULATION	21,900	13,100	12,400	47,400	17
TOTAL PARKING AND VEHICLE CIRCULATION	38,300	13,100	17,200	68,600	25
PUBLICLY ACCESSIBLE OPEN SPACE:					
PAVED FOR PEDESTRIANS AND CYCLISTS	13,600	11,300	13,000	38,300	14
PRIMARILY PLANTED AREAS	23,300	14,900	1,200	39,400	14
TOTAL PUBLICLY ACCESSIBLE WALKWAYS & OPEN SPACE	36,900	28,200	14,600	79,700	29
SHARED OPEN SPACE AT R.F.C.E. AT GROUND LEVEL	-	16,900	-	16,900	6
TOTAL OF PRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE	36,900	45,100	14,600	96,600	35
TOTAL OF ALL GROUND LEVEL USES	125,100	120,000	31,300	276,400	100%
IMPROVED PUBLIC RIGHT OF WAY AT SAN PABLO AVENUE	-	-	-	10,200	4
CODORNICES CREEK FRONTAGE DEDICATED AS OPEN SPACE TO ALLOW FOR FUTURE CREEK RESTORATION AND/OR PRESERVATION	-	17,000	-	17,000	9
SHARED OPEN SPACE ON ROOF SERVING R.F.C.E.	-	-	-	-	-

OPEN SPACE AND SITE COVERAGE



1

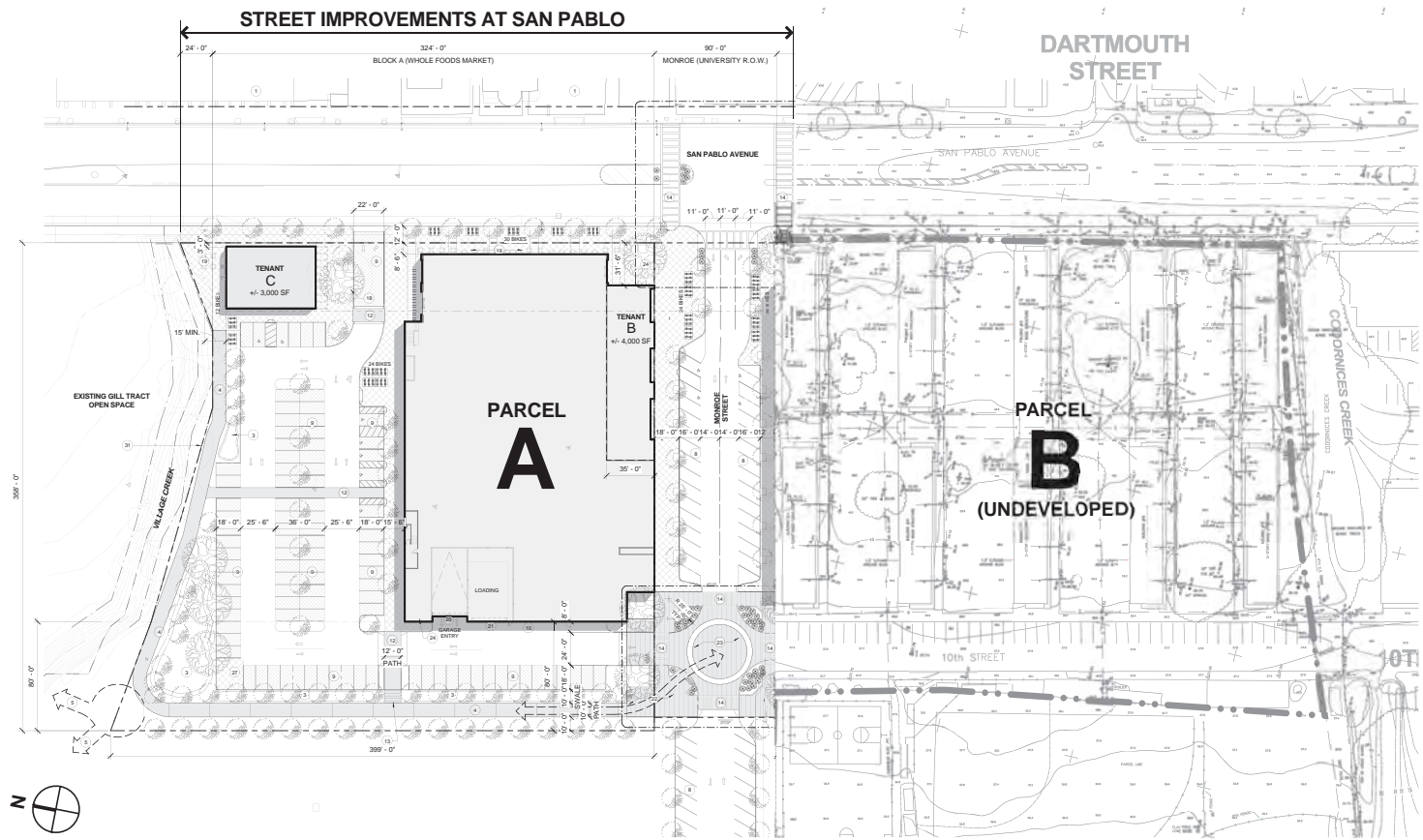


GENERAL NOTES

1. The intent is to construct the entire development in a single phase of construction. In the event that one parcel is developed in advance of the other, a detailed phasing plan will be provided. Below is an overview of the two primary phasing options

PARCEL A COMPLETED FIRST

1. Phase I would include construction of grocery, community serving retail, and all associated site improvements indicated on Parcel A.
2. Monroe Street: Phase I would include full build out of Monroe Street, including limited improvements between Codornices Court and Jackson Street.
3. Utility Services: Phase I will include construction of all primary utility services at Monroe Street.
4. Improvements at San Pablo Avenue: Phase I would include new street improvements fronting Parcel A and improved pedestrian crossings at Monroe Street. New pedestrian and cyclist crossing at Dartmouth Street would be completed in Phase II.
5. Pedestrian and Cycling Circulation: All pedestrian and cyclist facilities on Parcel A would be completed in Phase I. Facilities on Parcel B, including path adjacent to Codornices Creek, would be completed as part of Phase II.
6. Vehicle Circulation: Circulation for autos, loading and emergency vehicles will be fully functional and is not reliant on improvements on Parcel B
7. Parking: Grocery is self sufficient in terms of parking.



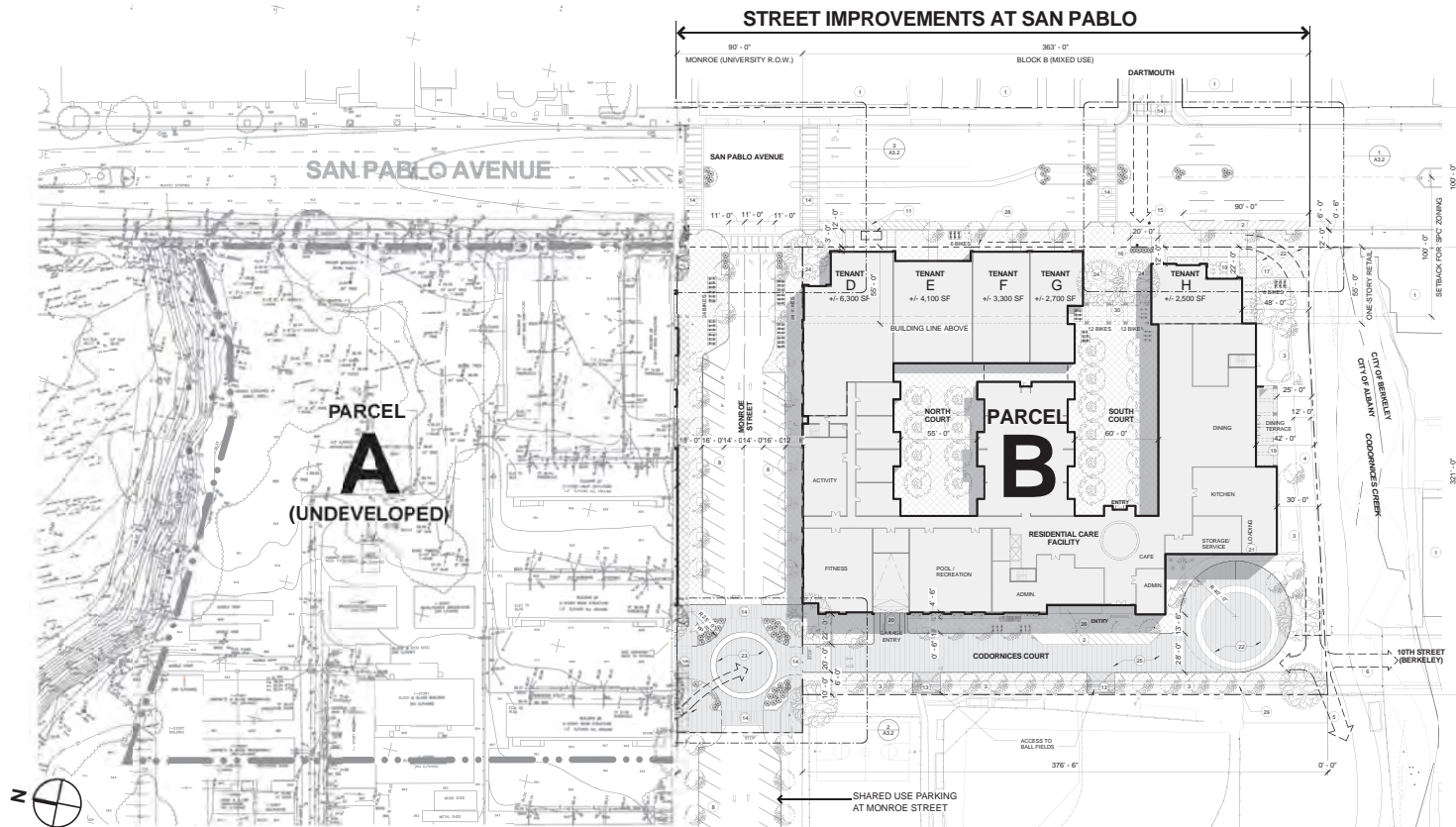
PHASING DIAGRAM - BLOCK A

SCALE: 0' 50' 100' 200'

1

PARCEL B COMPLETED FIRST

1. Phase I would include construction of community serving retail, Residential Care Facility and all associated site improvements indicated on Parcel B.
2. Monroe Street: Phase I would include full build out of Monroe Street, including limited improvements between Codornices Court and Jackson Street.
3. Utility Services: Phase I will include construction of all primary utility services at Monroe Avenue.
4. Improvements at San Pablo Ave: Phase I would include new street improvement fronting Parcel B, including improved pedestrian crossings at Monroe Avenue and the new pedestrian and cyclist crossing at Dartmouth.
5. Pedestrian and Cycling Circulation: All pedestrian and cyclist facilities on Parcel B would be completed in Phase I. Facilities on Parcel A, including path adjacent to Village Creek, would be completed as part of Phase II.
6. Vehicle Circulation: Circulation for autos, loading and emergency vehicles will be fully functional and is not reliant on improvements on Parcel A
7. Parking: In Phase I, Parcel B would utilize 59 parking spaces on Monroe Street between Codornices Court and Jackson Street to meet shared-use requirement.



PHASING DIAGRAM - BLOCK B


SCALE: 0' 50' 100' 200'

2

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