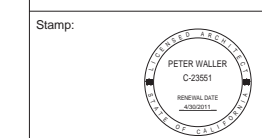


**UNIVERSITY VILLAGE  
SENIOR HOUSING &  
MARKETPLACE**  
1030 - 1130 SAN PABLO AVENUE,  
ALBANY, CA 94706

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

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



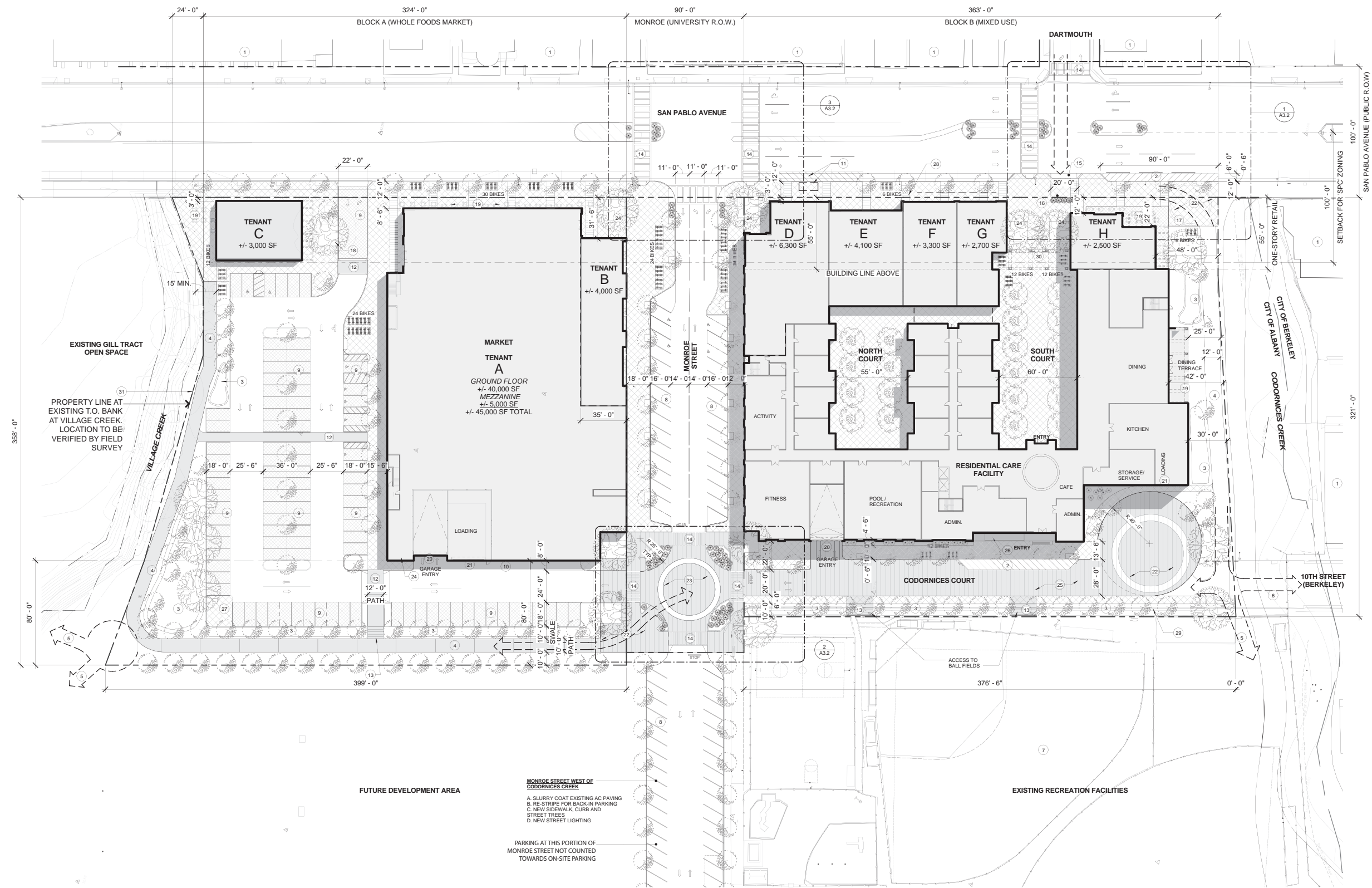
Job Number: 0507  
Drawn by: BPH  
Checked by: PW  
Date: 01/11/2011  
Scale: 1" = 30'-0"

Title  
**SITE PLAN**

Sheet

**A2.0**

Not-For-Construction



- LEGEND**
- PEDESTRIAN PAVING
  - BICYCLE PATH - CLASS 1
  - PROPOSED PROPERTY LINE
  - BIKE PARKING RACKS
  - BIKE ROUTE

- KEYED NOTES**
1. EXISTING BUILDING
  2. PASSENGER LOADING ZONE
  3. STORMWATER SWALE
  4. BIKE / PEDESTRIAN PATH
  5. FUTURE BIKE / PEDESTRIAN PATH
  6. EXISTING CREEK CROSSING AT 10TH STREET TO BE REPLACED WITH PEDESTRIAN AND BIKE BRIDGE AS PART OF CREEK RESTORATION
  7. EXISTING RECREATION FIELDS
  8. BACK-IN ANGLED PARKING (9x18' AT 60 DEGREES)
  9. PERVIOUS PAVING AT PARKING SPACES

- MONROE STREET WEST OF CODORNICES CREEK**
- A. SLURRY COAT EXISTING AC PAVING
  - B. RE-STRIPE FOR BACK-IN PARKING
  - C. NEW SIDEWALK, CURB AND STREET TREES
  - D. NEW STREET LIGHTING
- PARKING AT THIS PORTION OF MONROE STREET NOT COUNTED TOWARDS ON-SITE PARKING
10. COMMERCIAL LOADING ZONE
  11. RELOCATED BUS STOP (AC TRANSIT)
  12. RAISED PEDESTRIAN AND BICYCLE WALK AND/OR SPEED PILLOW(S)
  13. PEDESTRIAN BRIDGE AT SWALE
  14. NEW PEDESTRIAN CROSSWALK
  15. BICYCLE RAMP
  16. 4' H. BOLLARDS AND 4' H. GUARDRAIL
  17. CYCLIST AND PEDESTRIAN PLAZA
  18. EXISTING TREE TO REMAIN
  19. POTENTIAL AREA FOR OUTDOOR SEATING

20. ENTRY TO BELOW GRADE GARAGE
21. LOADING DOCK
22. SPECIAL PAVING AT CYCLIST PEDESTRIAN INTERFACE
23. RAISED SPEED TABLE WITH PATTERNED CONCRETE
24. PLANTING AREA WITH GREEN SCREENS
25. CONCRETE PAVING, PATTERNED AND COLORED
26. RAMP TO ENTRY
27. STORAGE FOR SHOPPING CARTS
28. CONTRASTING PAVING BANDS
29. EXPANDED STORMWATER SWALE



**SITE PLAN** 1  
SCALE: 1" = 30'-0"  
30' 60' 120'

Consultants:

**PGA DESIGN**  
444 17th Street,  
Oakland, CA 94612

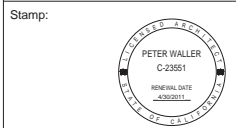
**BKF ENGINEERS**  
4670 Willow Road, Suite 250,  
Pleasanton, CA 94588

**BICYCLE SOLUTIONS**  
338 S. Fremont St. #112,  
San Mateo, CA 94401-3374

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**CONCEPTUAL MASSING STUDY**

Sheet

**A2.1**

Not-For-Construction



**GENERAL NOTES**

- A. Conceptual massing: The image describes the general scale, massing and articulation of the proposed structures. Architectural elements such as roof shapes and trellis are preliminary, and are intended only to convey the general character.
- B. Streetscape: The intent of the streetscape elements is to create a unified character from Village Creek to Codornices Creek. All elements such as plantings, pavings and other amenities are intended only to convey the general character.
- C. In the subsequent package submitted for design review, the specifics of the massing and streetscape elements may vary significantly from these preliminary concepts.

**KEYED NOTES**

1. Residential Care Facility for the Elderly (RCF): Narrow building wings face towards San Pablo Avenue with landscaped courtyards between, and building steps down one full story adjacent to Codornices Creek.
2. Community Serving Retail at San Pablo and Monroe: Maximum height 28'. Street front retail is characterized by varied building forms with consistent architectural elements that create a unified street frontage for parcels A and B.
3. Grocery Store: Maximum height 30'. Gently sloped roof at grocery allows large north-facing glazing to maximize interior day-lighting, and provides south facing roof for potential installation of solar panels.
4. Cyclist and pedestrian path at Codornices Creek
5. Tree canopy per conceptual plan for future restoration of Codornices Creek
6. Outdoor dining terrace at RCF with porch and/or trellis above
7. Rooftop open space with partial shade structure
8. Rooftop open space serving RCF, over retail
9. Retail steps back to allow additional space for cyclists and potential outdoor seating
10. San Pablo Avenue entry to RCF with covered waiting area
11. Top floor of RCF set back 10' at facade fronting San Pablo Avenue
12. Green roofs at portion of retail, with potential for 'green cornice' visible from street
13. 10' Setback at grocery to allow covered outdoor porch at street frontage
14. Established trees at major focal points. (These may include existing on-site trees to be relocated)
15. Existing elm tree to be retained, if feasible, or replaced with established tree
16. Special paving treatment linking pedestrian frontage between Codornices and Village creeks
17. New street trees at San Pablo Avenue at 25'-35' on center (trees not shown for clarity)
18. New street lighting at public sidewalk, to be coordinated with street trees
19. New cyclist and pedestrian crossing at Dartmouth Street
20. Improved pedestrian crossing at San Pablo Avenue
21. Existing community center
22. Existing housing at University Village
23. Existing tree canopy at village creek
24. New tree plantings and sidewalks at Monroe Street