RETAIL DEVELOPMENT
UNIVERSITY VILLAGE - PARCEL B
SAN PABLO AVENUE AND MONROE STREET, ALBANY, CA

PLANNING SUBMITTAL - 05/22/15
EXISTING CONDITIONS

UNIVERSITY VILLAGE - PARCEL B
ALBANY, CA

01/01/13 05/22/15 PLANNING SUBMITTAL TV

12" = 1'-0"

1. EXISTING SITE MAP

2. SAN PABLO FACING NORTH

3. SAN PABLO FACING SOUTH

4. NORTHEAST SIDE OF PROJECT SITE

5. NORTHWEST SIDE OF PROJECT SITE

6. MONROE FACING WEST

7. MONROE FACING SOUTH

8. MONROE FACING EAST

9. CORNER OF SAN PABLO AND MONROE
EXISTING CONDITIONS

1. 05/22/15 PLANNING SUBMITTAL TV

12" = 1'-0"

1. SAN PABLO NEIGHBORS TO SOUTH
2. SAN PABLO NEIGHBORS AT MONROE
3. SAN PABLO NEIGHBORS TO NORTH 1
4. SAN PABLO NEIGHBORS TO NORTH 2
5. SAN PABLO NEIGHBORS TO NORTH 3
6. PLAYGROUND TO SOUTH OF SITE
7. BUILDINGS TO WEST OF SITE 1
8. BUILDINGS TO WEST OF SITE 2

NOT FOR CONSTRUCTION
SHEET NOTES

1. SKYLIGHT AND ROOFTOP MECHANICAL UNIT LOCATIONS ARE TO BE DETERMINED BY LIGHTING DESIGNER AND MECHANICAL ENGINEER AT A LATER DATE. LAYOUT ILLUSTRATES POTENTIAL QUANTITIES, SIZES AND LOCATIONS.

2. TREES AND LANDSCAPING ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR TREE TYPES AND DIMENSIONS.

3. NEIGHBORING BUILDING "BELMONT PROJECT" SHOWN FOR REFERENCE ONLY AND IS NOT PART OF THIS PROJECT.

KEY NOTES

1. OUTDOOR DINING
2. TRANSFORMER
3. ARRIVING ABOVE
4. TRASH AND RECYCLING AREA WITH TRACK DOORS
5. UTILITY ROOM TO INCLUDE ELEC. METERS AND FIRE RISER
6. GAS METERS
7. MECHANICAL UNIT
8. ARRIVING BELOW
9. SITE LIGHTING

LEGEND

- ROOF AREA
- PARAPET WALL
- 24' SINGLE-SIDED PARKING LIGHTING
- 18' LIGHT POLE
- MAIN ENTRY

OTHER

- SHEET ISSUE DATE: 5/22/2015 10:31:12 AM
- DRAWN BY: OPPIDAN
- CONSULTANT: OPPIDAN
- CONSULTANT STAMP
- PROJECT NAME: UNIVERSITY VILLAGE - PARCEL B
- ALBANY, CA
- FLOOR PLAN & ROOF PLAN
PROPOSED PARCEL B

PARCEL A

MONROE STREET

NEIGHBORING BUILDING "BELMONT PROJECT" SHOWN FOR REFERENCE ONLY AND IS NOT PART OF THIS PROJECT.
1. DIMENSIONS FOR REFERENCE ONLY. SEE SITE PLAN ON SHEET A2.1 FOR DIMENSIONED DRAWINGS

- TREE
- LANDSCAPE DRAWINGS
- ROOFTOP MECHANICAL UNIT
- OUTDOOR SEATING
- AWNING

LEGEND
- GROCERY ANCHOR
- RETAIL
- TRASH / UTILITY

BUILDING SECTIONS
- GRAPHIC SCALE: 1" = 1'-0"
**SIGNAGE SUMMARY**

**SIGN TYPE 1: RETAIL ILLUMINATED WALL SIGNS**
- **SIGN TEXT:** TENANT SIGNAGE
- **SIGN AREA:** 28 SF
- **SIGN QUANTITY:** 7
- **TYPE 1 TOTAL SIGNAGE AREA:** 196 SF

**SIGN TYPE 2: RETAIL ILLUMINATED BLADE SIGNS**
- **SIGN TEXT:** TENANT SIGNAGE
- **SIGN AREA:** 9.75 SF
- **SIGN QUANTITY:** 5
- **TYPE 2 TOTAL SIGNAGE AREA:** 49 SF

**TOTAL SIGNAGE AREA:** 245 SF

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**SIGNAGE LEGEND**

- RETAIL SIGNAGE, SURFACE MOUNTED ILLUMINATED WALL SIGNS
- RETAIL SIGNAGE, BLADE SIGN ILLUMINATED WALL SIGNS
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1  8/14/13  PLANNING SUBMITTAL
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3  10/25/13  PLANNING RESUBMITTAL

TM-2

TENTATIVE PARCEL MAP

LEGEND

BOUNDARY LINE
EASEMENT LINE
CENTER LINE

SEE SHEET TM-3
NOTES

1. CALIFORNIA ZONE B, 1995 NORTH AMERICAN DATUM (NAD 1988), EARTH WITH SEA LEVEL DEPRESSED FROM GLOBAL DATUM EARTH MAJOR AXIAL SYSTEM (GEMAS) Based on NAD88 Datum, at Datum Point 08-19-19, "SALT MEAN" IS GIVEN FOR CONTROL POINT 08-20-19-19, ELEV. 253', CONTROL POINT 08-20-19-19, ELEV. 253', AND SKY AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN AN 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TM-7
UTILITY PLAN
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STORMWATER TREATMENT PLAN

NOTES: 1) REQUIRED TREATMENT AREA BASED ON 4% OF NEW IMPERVIOUS AREA.

STORMWATER TREATMENT PLAN

BIORETENTION AREA

EXCESS TREATMENT AREA (SF)

POTENTIAL TREATMENT AREA (SF)

REQUIRED TREATMENT AREA (SF)

PROPOSED TREATMENT AREA (SF)

TREATMENT AREA (SF)

MAPPING:

- Bioretention Area
- Excess Treatment Area
- Potential Treatment Area
- Proposed Treatment Area
- Required Treatment Area

NOTES:
1. Structural bioretention retaining wall required at all locations where bioretention zones are less than 1 feet from curb or wall. See structural plans for bioretention retaining wall design.

DRAWING
ACR
PROJECT NAME
DESCRIPTION

TM-8B

ELEVATION DRIP EDGE/SEDIMENT DRIP EDGE

Bioretention Area

Structural elements of the bioretention area include:
- Overflow drain
- Bioretention area
- Bioretention wall
- Interface of bioretention bed

Scale:
1" = 20' (20 feet)
### PROJECT TO CONFORM TO BAY-FRIENDLY BASICS POLICY

1. **Water**
   - Provide 40% of all new planting areas for water-efficient plants.
   - Use ground covering or mulch for 30% of total planting area.

2. **Soil**
   - Use native soils or soils that are adapted to local conditions.

3. **Native Species**
   - Use native plants for at least 30% of total planting area.

4. **Plant Quality**
   - Use plants that are free of pests and diseases.

5. **Plant Spacing**
   - Use proper plant spacing to reduce water and maintenance needs.

### UNDERSTORY PLANTING LIST

#### UNDERSTORY TYPE 1 - SNAKE BALL FORMATIVE PLANT

<table>
<thead>
<tr>
<th>Plant</th>
<th>Common Name</th>
<th>Description</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parthenocissus quinquefolia (Virginia Creeper)</td>
<td>[Image]</td>
<td>Climbing vine</td>
<td>3&quot;</td>
<td>For shade and support</td>
</tr>
<tr>
<td>Ligustrum vicaryi</td>
<td>[Image]</td>
<td>Evergreen shrub</td>
<td>1&quot;</td>
<td></td>
</tr>
</tbody>
</table>
Calculations have been performed according to IES standards and good practice. All values shown are maintained horizontal footcandles at grade.