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

PLANNING RESUBMITTAL - 07/09/15
The proposed project would construct one new retail store retail building on the undeveloped site.

**Project Description**

**Location:**
UNIVERSITY VILLAGE
PARCEL B
SAN PABLO AVE. & MONROE ST.
ALBANY, CA 94706

**Current Zoning:**
SPO-2
SAN PABLO COMMERCIAL 1 (RESIDENTIAL) MEDIAN-ACCESSIBILITY

**Site Area:**
3.89 ACRES = 125,812 SF

**Building Areas:**

- **Total:**
  - 11,700 SF

- **Lot Coverage:**
  - 4670 WILLOW ROAD, SUITE 250

- **Living Area:**
  - 11,700 SF

**Use Permits for 3 Tenant Spaces Required:**
1. 1,000 SF per floor for the first 4 floors & 2,000 SF for the 5th floor subject to tenant approval.

**Project Information**

- **Architect:** Lowney Architecture
- **Engineer:** BKT Engineers
- **Consultant:**
  - Landscape
  - Structural
  - Civil
  - Electrical
  - Plumbing
  - Mechanical
  - HVAC
  - Fire Protection

**Abbreviations**

- ABBREVIATIONS
- PROJECT DIRECTORY
- PROJECT DESCRIPTION
- PROJECT INFORMATION
- DRAWING LIST

**Graphic Symbols**

- DETAIL REFERENCE
- DETAIL SECTION REFERENCE
- BUILDING SECTION REFERENCE
- EXTERIOR ELEVATION REFERENCE
- REVISION REFERENCE
- ELEVATION DATUM
- ROOM NUMBER
- DOOR REFERENCE
- WINDOW REFERENCE

**Consultant Stamp**

- OPPIDAN
- OPPIDAN
- NOT FOR CONSTRUCTION

**Consultant:**

- Lowney Architecture
- BKT Engineers
- Landscape
- Structural
- Civil
- Electrical
- Plumbing
- Mechanical
- HVAC
- Fire Protection

**Index**

- ASSESSORS PARCEL MAP
- DRAWING LIST
- PROJECT INFORMATION
- PROJECT DIRECTORY
- PROJECT DESCRIPTION
- GRAPHIC SYMBOLS
- PROJECT LOCATION

**Additional Information**

- **Graphic Symbols:**
  - DETAIL REFERENCE
  - DETAIL SECTION REFERENCE
  - BUILDING SECTION REFERENCE
  - EXTERIOR ELEVATION REFERENCE
  - REVISION REFERENCE
  - ELEVATION DATUM
  - ROOM NUMBER
  - DOOR REFERENCE
  - WINDOW REFERENCE

- **Consultant Stamp:**
  - OPPIDAN
  - OPPIDAN
  - NOT FOR CONSTRUCTION

- **Index:**
  - ASSESSORS PARCEL MAP
  - DRAWING LIST
  - PROJECT INFORMATION
  - PROJECT DIRECTORY
  - PROJECT DESCRIPTION
  - GRAPHIC SYMBOLS
  - PROJECT LOCATION

**Not Applicable:**

- TRUE
- NOT APPLICABLE
- NOT APPLETABLE
EXISTING CONDITIONS

1. 05/22/15 PLANNING SUBMITTAL TV
2. 07/02/15 PLANNING RESUBMITTAL TV
3. 07/09/15 PLANNING RESUBMITTAL TV

EXISTING SITE MAP

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

UNIVERSITY VILLAGE - PARCEL B
ALBANY, CA

A1.2
1. Rooftop mechanical unit locations are to be determined by mechanical engineer at a later date. Lay-outs illustrate 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 NOTATIONS**

- OUTDOOR DINING
- TRANSFORMER
- TRASH AND RECYCLING AREA WITH TRACK DOORS
- GAS METERS
- MECHANICAL UNIT
- ARRIVING ABOVE
- SITE LIGHTING
- FIRE DEPT. CONNECTION
- LANDSCAPE FEATURE, SLD
- PEDESTRIAN PATH
- CROSSWALK
- SHORT-TERM BIKE RACKS

**LEGEND**

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

**FLOOR PLAN & ROOF PLAN**
NEIGHBORING BUILDING
"BELMONT PROJECT"
SHOWN FOR REFERENCE
ONLY AND IS NOT
PART OF THIS PROJECT.

PROPOSED PARCEL B
PARCEL A (PREVIOUSLY ENTITLED)

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

PROPOSED PARCEL B
PARCEL A (PREVIOUSLY ENTITLED)
1. DIMENSIONS FOR REFERENCE ONLY. SEE SITE PLAN ON SHEET A2.1 FOR DIMENSIONED DRAWINGS.
2. STREET ELEVATIONS SHOWN ARE APPROXIMATE, SEE CIVIL DRAWINGS FOR MORE INFORMATION.

- 1. TREE, SEE LANDSCAPE DRAWINGS
- 2. ROOFTOP MECHANICAL UNIT
- 3. OUTDOOR SEATING
- 4. SITE LIGHTING
- 5. AWNING

- FINISH FLOOR 0' - 0"
- FINISH CEILING 12' - 0"
- PARAPET 20' - 0"
- ROOF LEVEL 15' - 0"

- LANDSCAPE AREA VARIES 58' - 0" 19' - 6" 40' - 6"

- RETAIL

---

**LEGEND**

- RETAIL
- TRASH / UTILITY

---

**GRAPHIC SCALE:** 1" = 1'-0"
OVERVIEW 1

VIEW FROM 10TH ST

OVERVIEW 2

VIEW FROM SAN PABLO ST

3D VIEWS
RETAIL SIGNAGE, SURFACE MOUNTED ACRYLIC LETTERS ON RECLAIMED WOOD PANELS OR STUCCO.
FULLY SHIELDED LIGHTING, DIRECTED AT LETTERS, MOUNTED BELOW

SIGNAGE LEGEND

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