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ARCHITECTURAL

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ALBANY HILL
 ALBANY, CA # 2019-0849

Plot Date: 12.26.2019

COVER / SHEET INDEX

A0.0



STUCCO
 TILTED BUTTERFLY ROOF
 METAL GUARDRAIL

STONE
 TRANSLUCENT GLASS GARAGE DOOR



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SCALE: NTS
 NTS

UPHILL PLAN - SCHEME I
 PERSPECTIVE

AI.0



STONE
TRANSLUCENT GLASS GARAGE DOOR



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SCALE: NTS
NTS

UPHILL PLAN - SCHEME 2
PERSPECTIVE

AI.1



STUCCO
 METAL AWNING
 METAL GUARDRAIL
 CORRUGATED METAL

STONE
 TRANSLUCENT GLASS GARAGE DOOR



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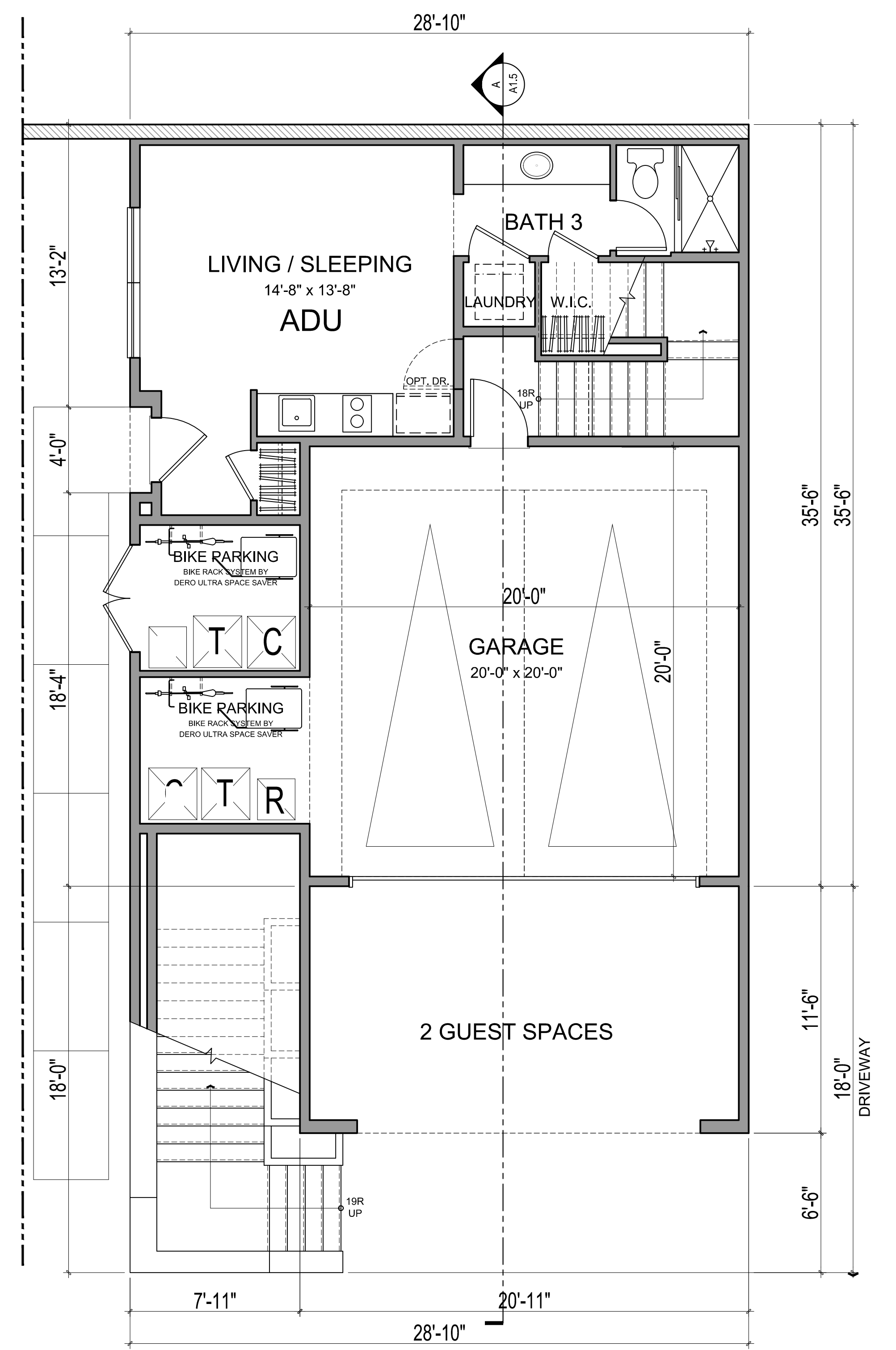
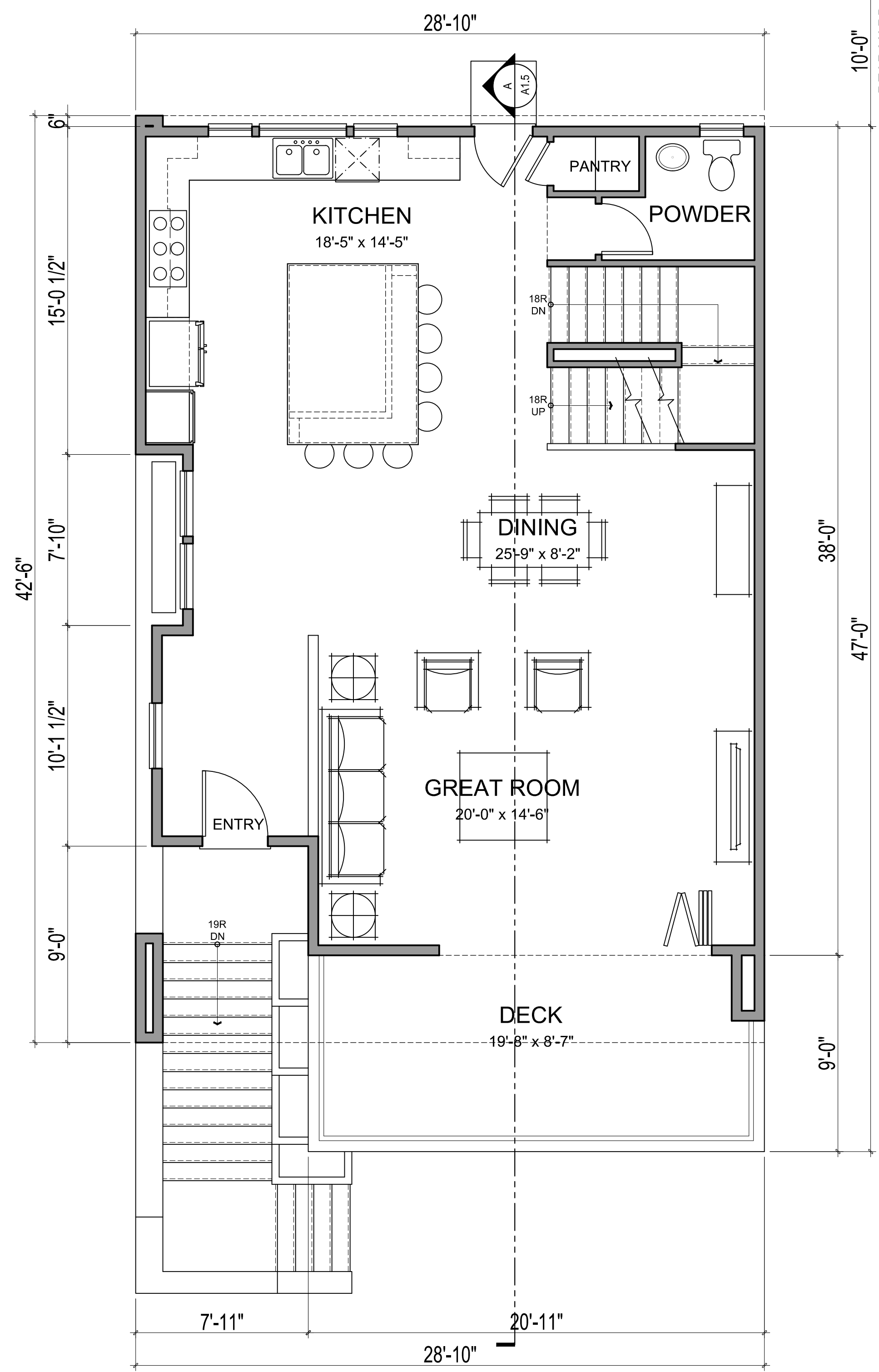
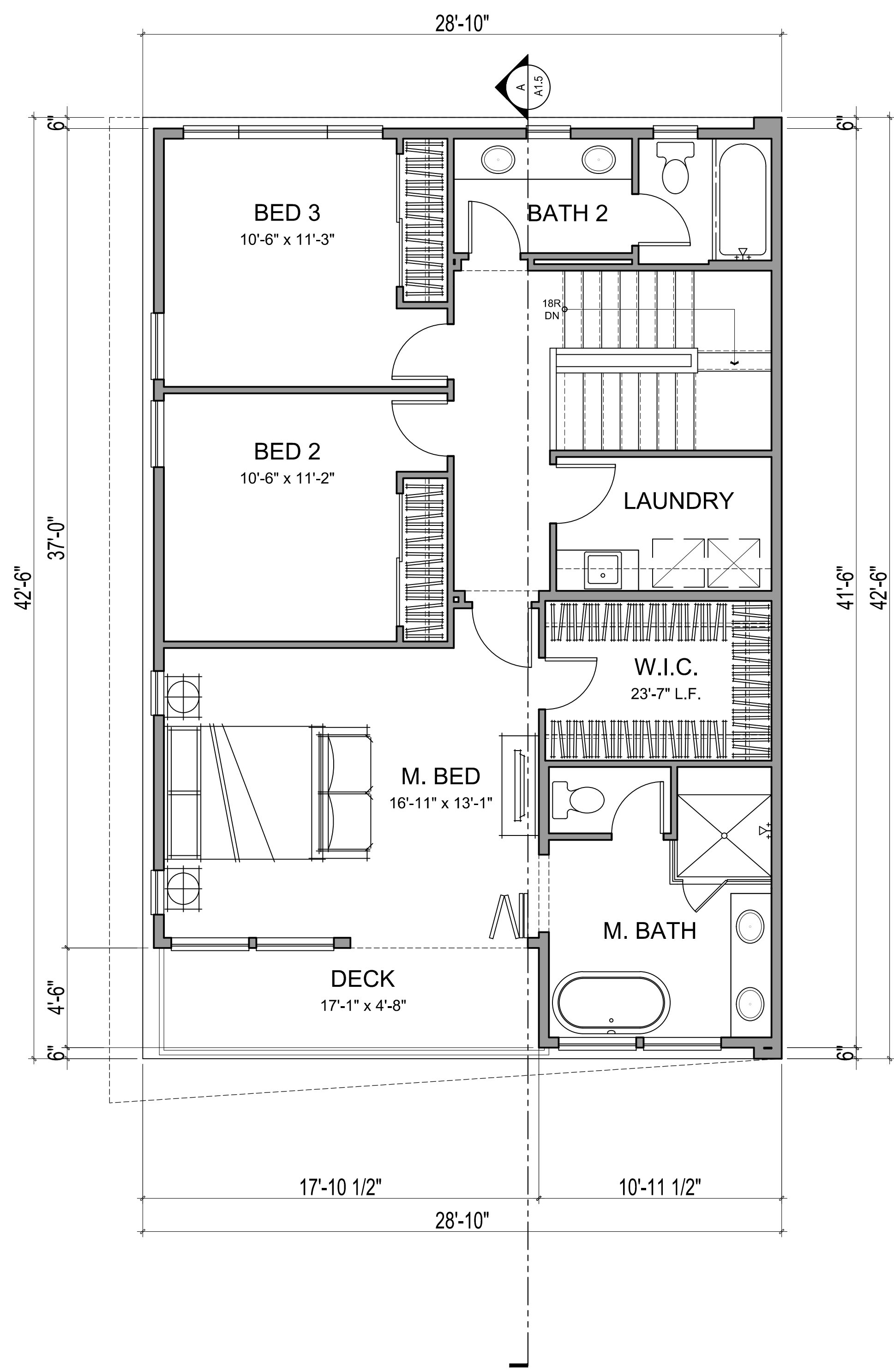
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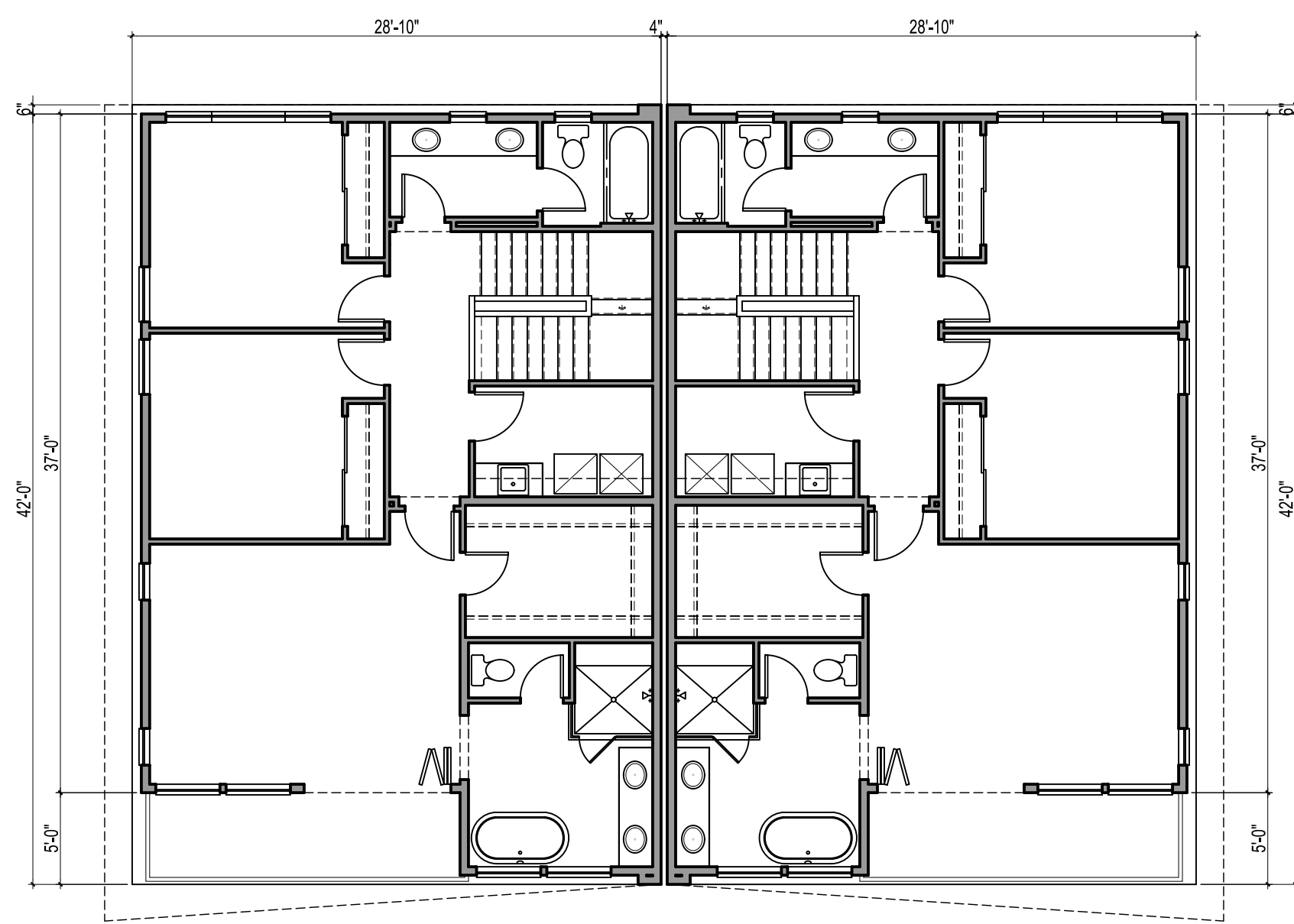
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UPHILL PLAN - SCHEME 3
 PERSPECTIVE

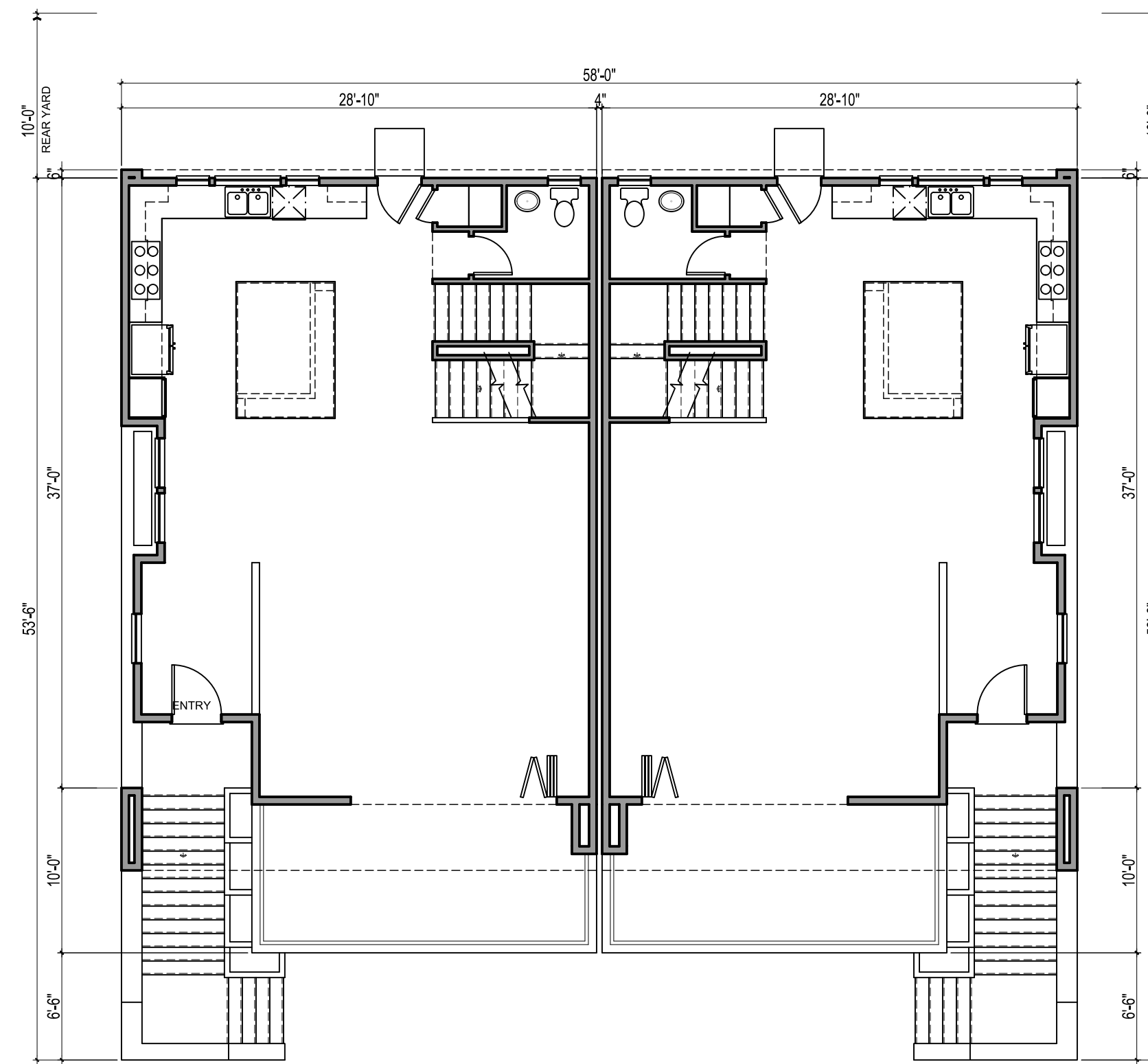
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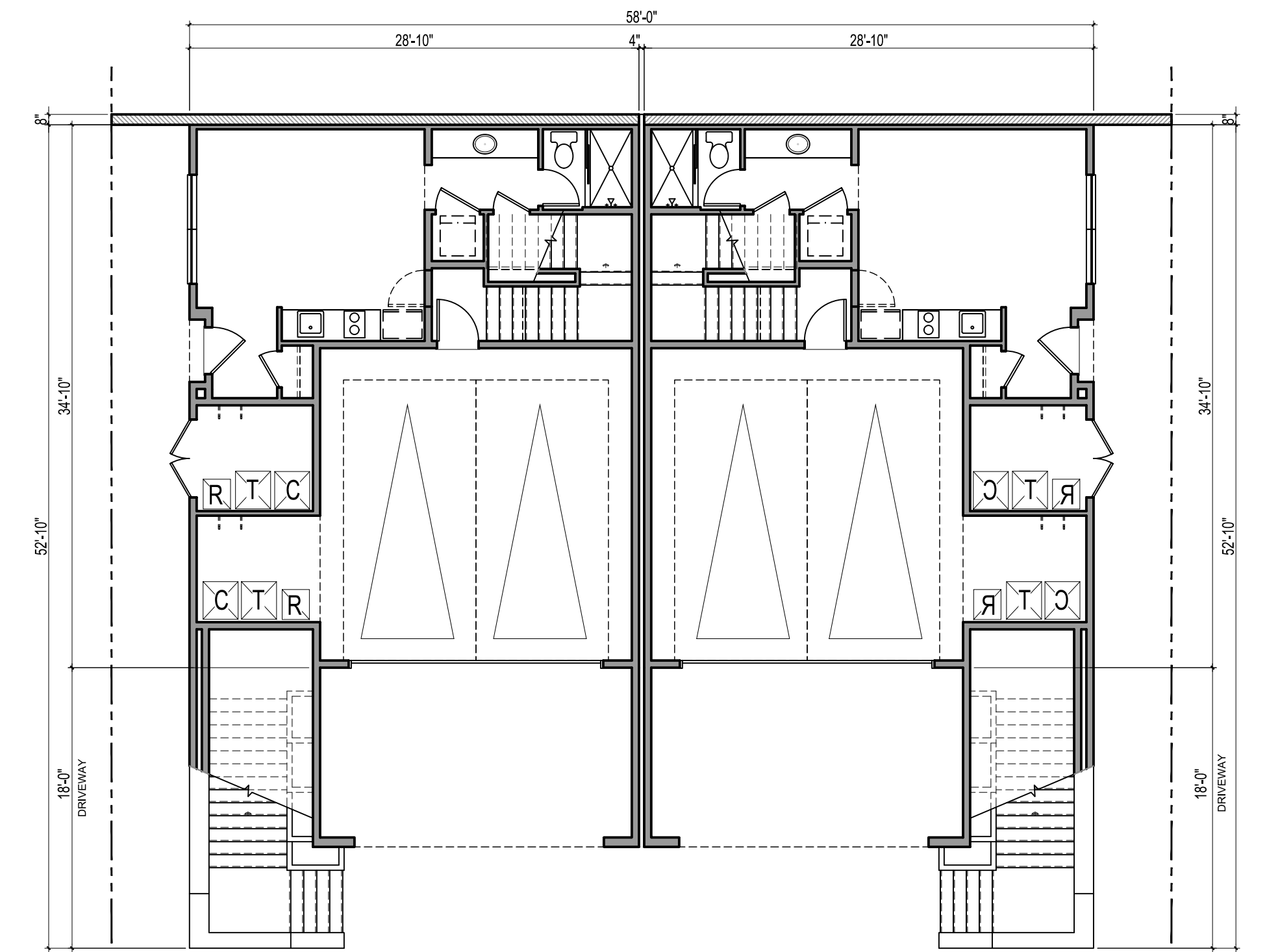
GROSS SF 'UPHILL'	
BASEMENT	440 SQ. FT.
FIRST FLOOR	1032 SQ. FT.
SECOND FLOOR	1016 SQ. FT.
TOTAL LIVING	2487 SQ. FT.
2-CAR GARAGE	539 SQ. FT.
DECK ON 1ST FLOOR	188 SQ. FT.
DECK ON 2ND FLOOR	80 SQ. FT.



SECOND FLOOR



FIRST FLOOR



BASEMENT

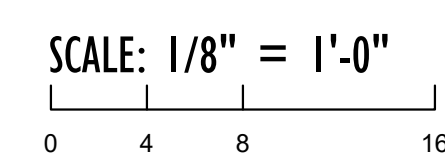


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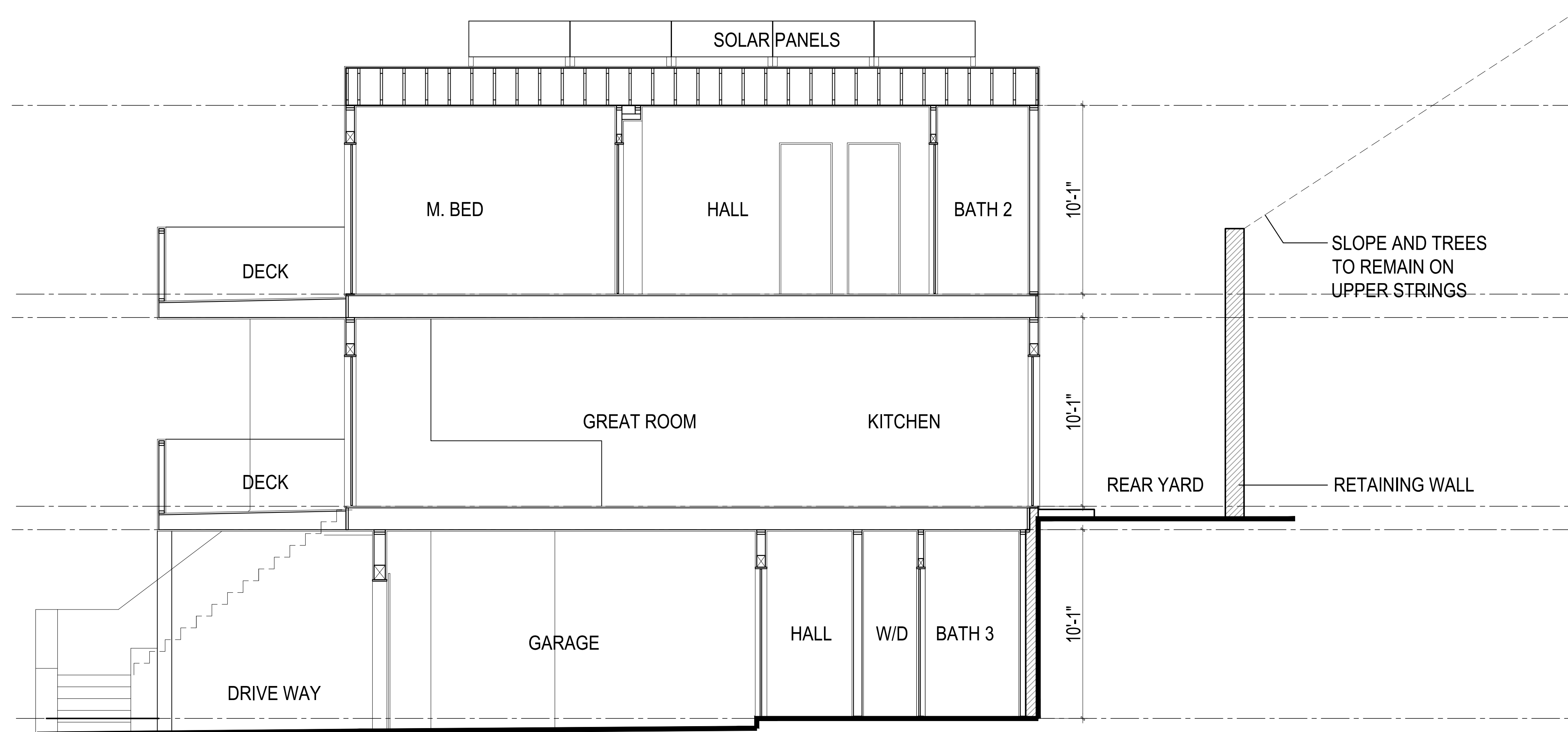
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UPHILL - DUPLEX PLAN

AI.4





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DOWNHILL PLAN - SCHEME 1
PERSPECTIVE

A2.0



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DOWNHILL PLAN - SCHEME 2
PERSPECTIVE

A2.1



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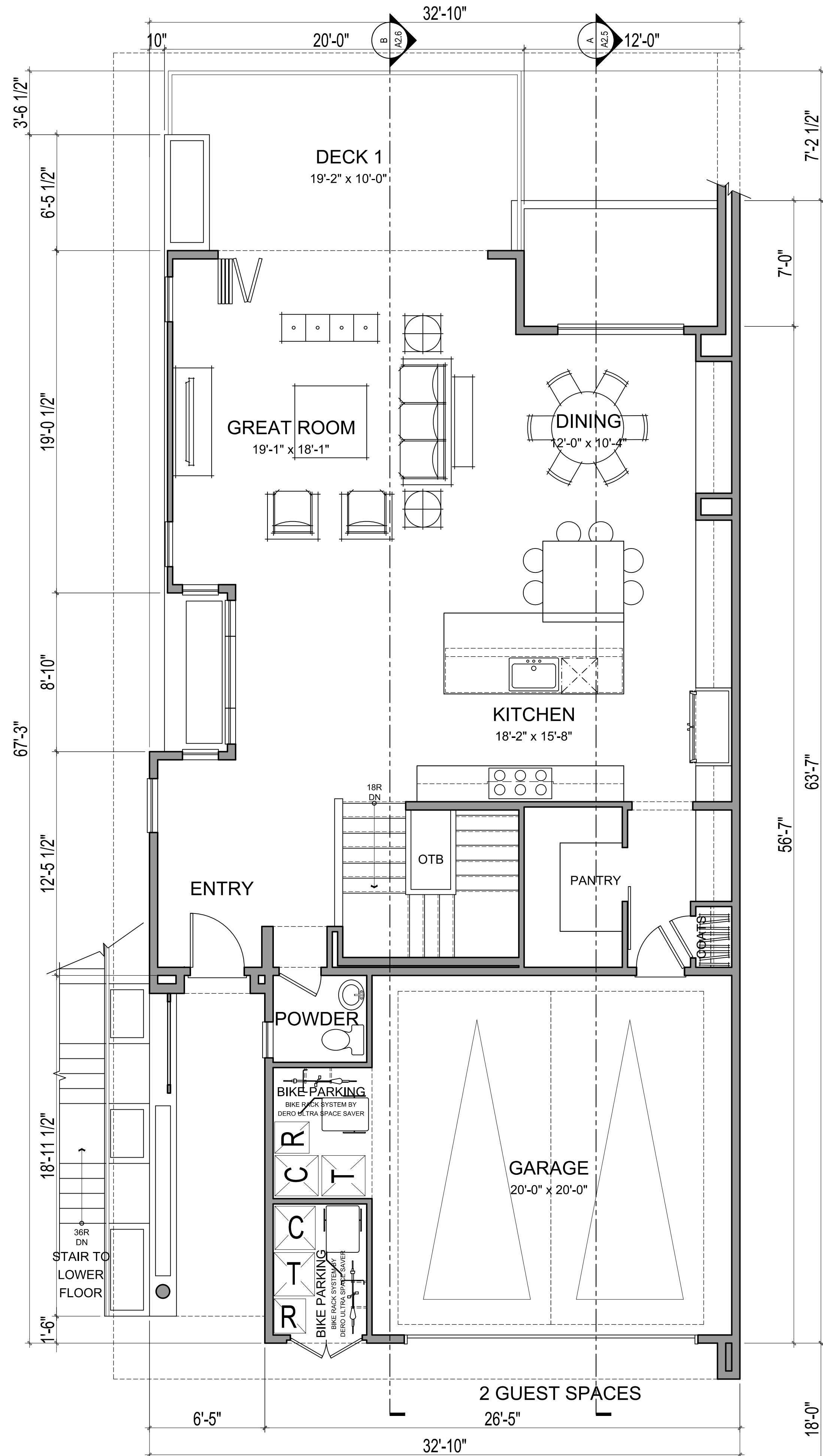
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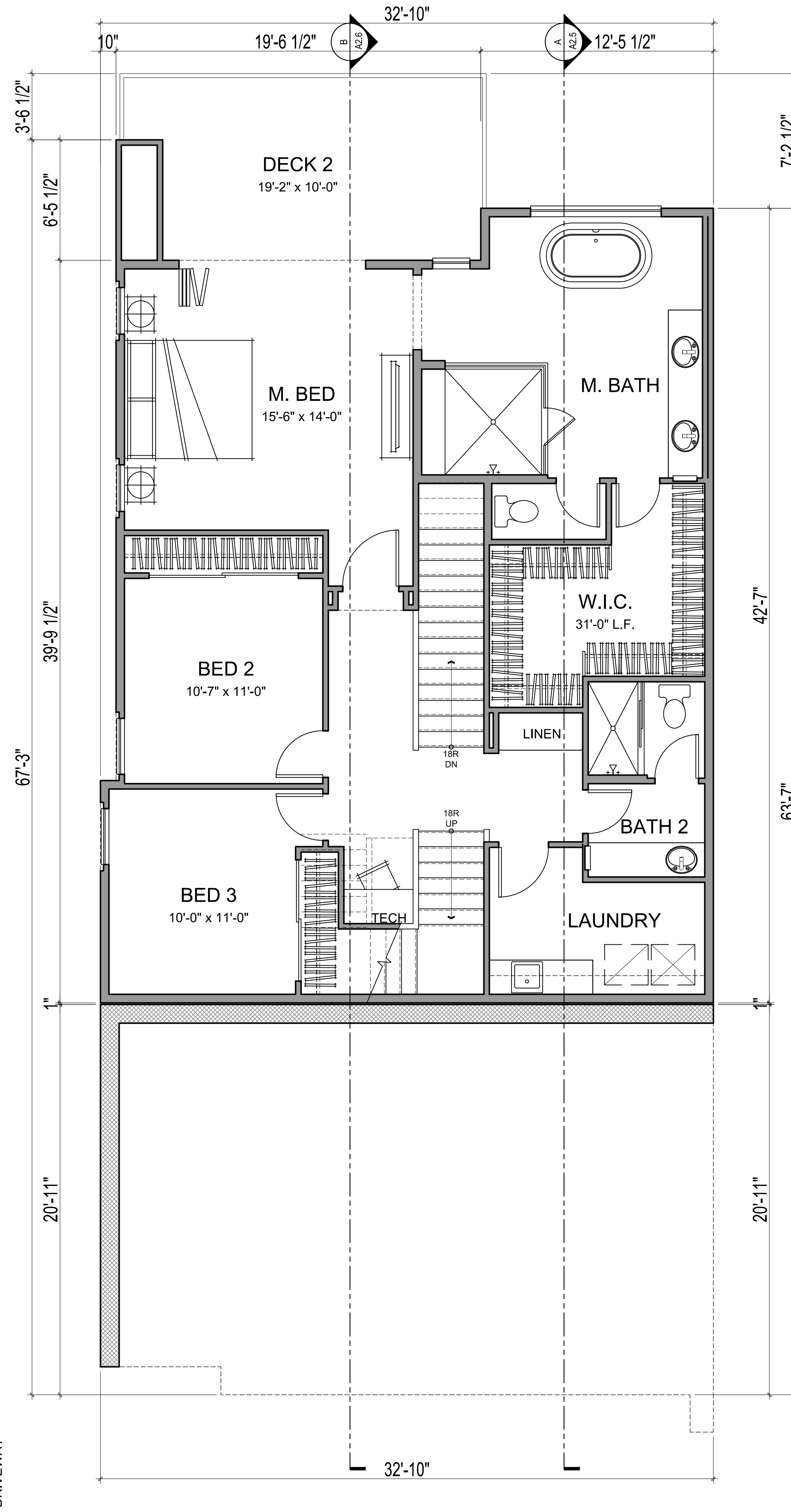
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DOWNHILL PLAN - SCHEME 3
PERSPECTIVE

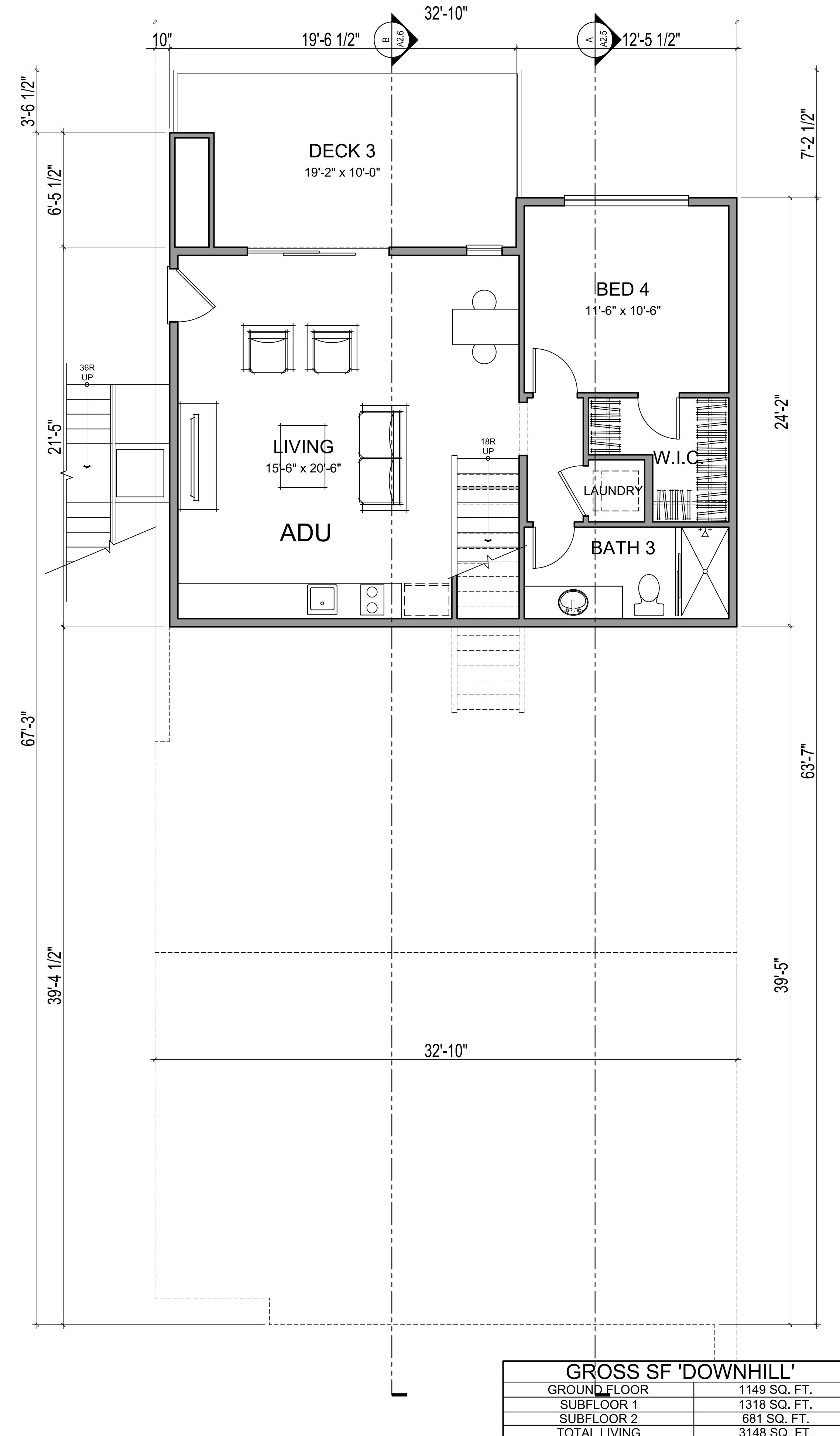
A2.2



GROUND FLOOR



SUBFLOOR 1



SUBFLOOR 2

GROSS SF 'DOWNHILL'	
GROUND FLOOR	1149 SQ. FT.
SUBFLOOR 1	1318 SQ. FT.
SUBFLOOR 2	681 SQ. FT.
TOTAL LIVING	3148 SQ. FT.
2-CAR GARAGE	464 SQ. FT.
DECK 1	193 SQ. FT.
DECK 2	193 SQ. FT.
DECK 3	193 SQ. FT.

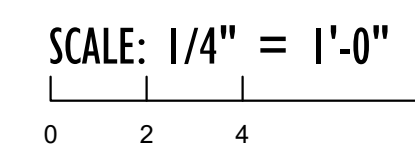


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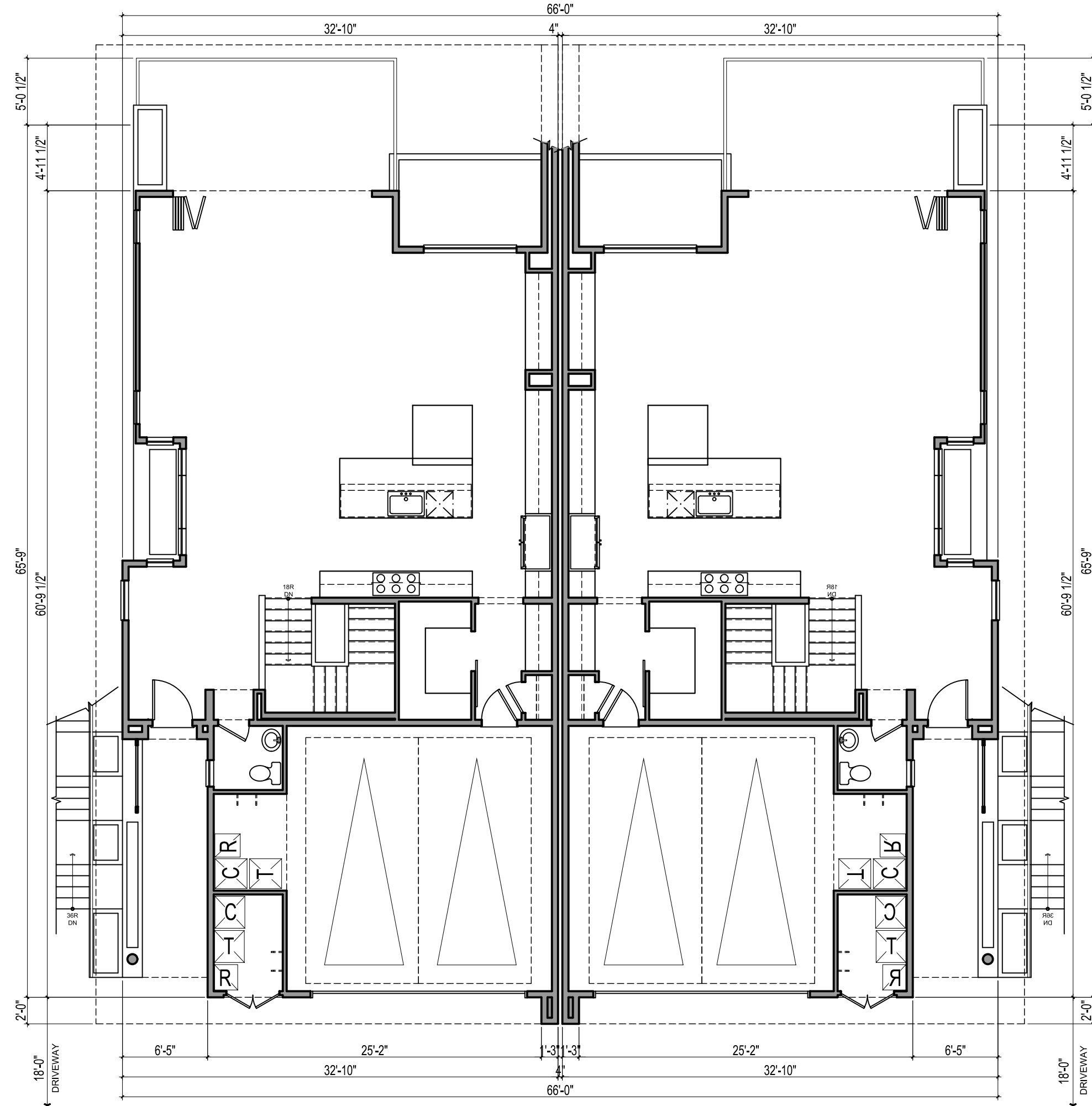
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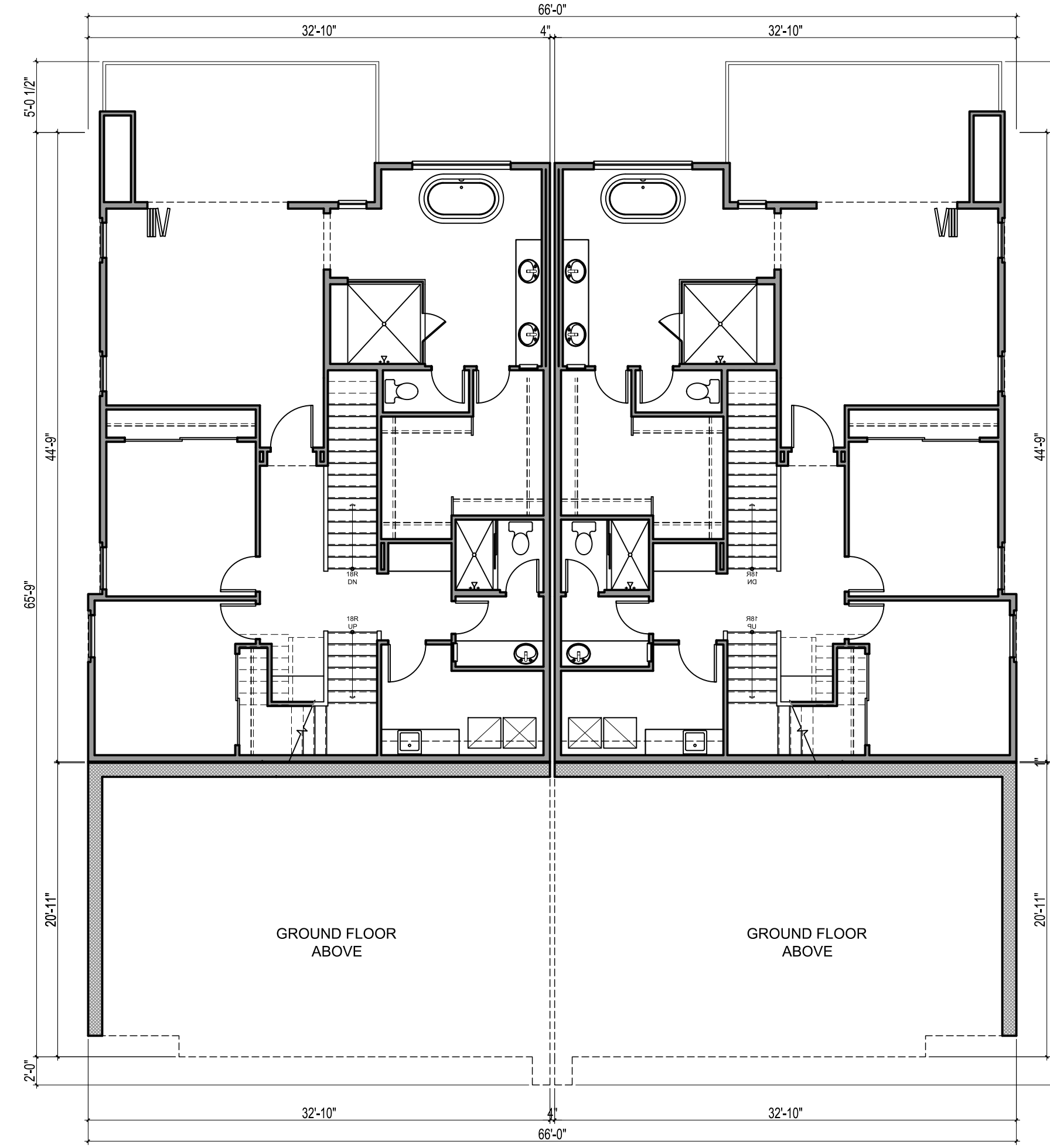


DOWNHILL PLAN

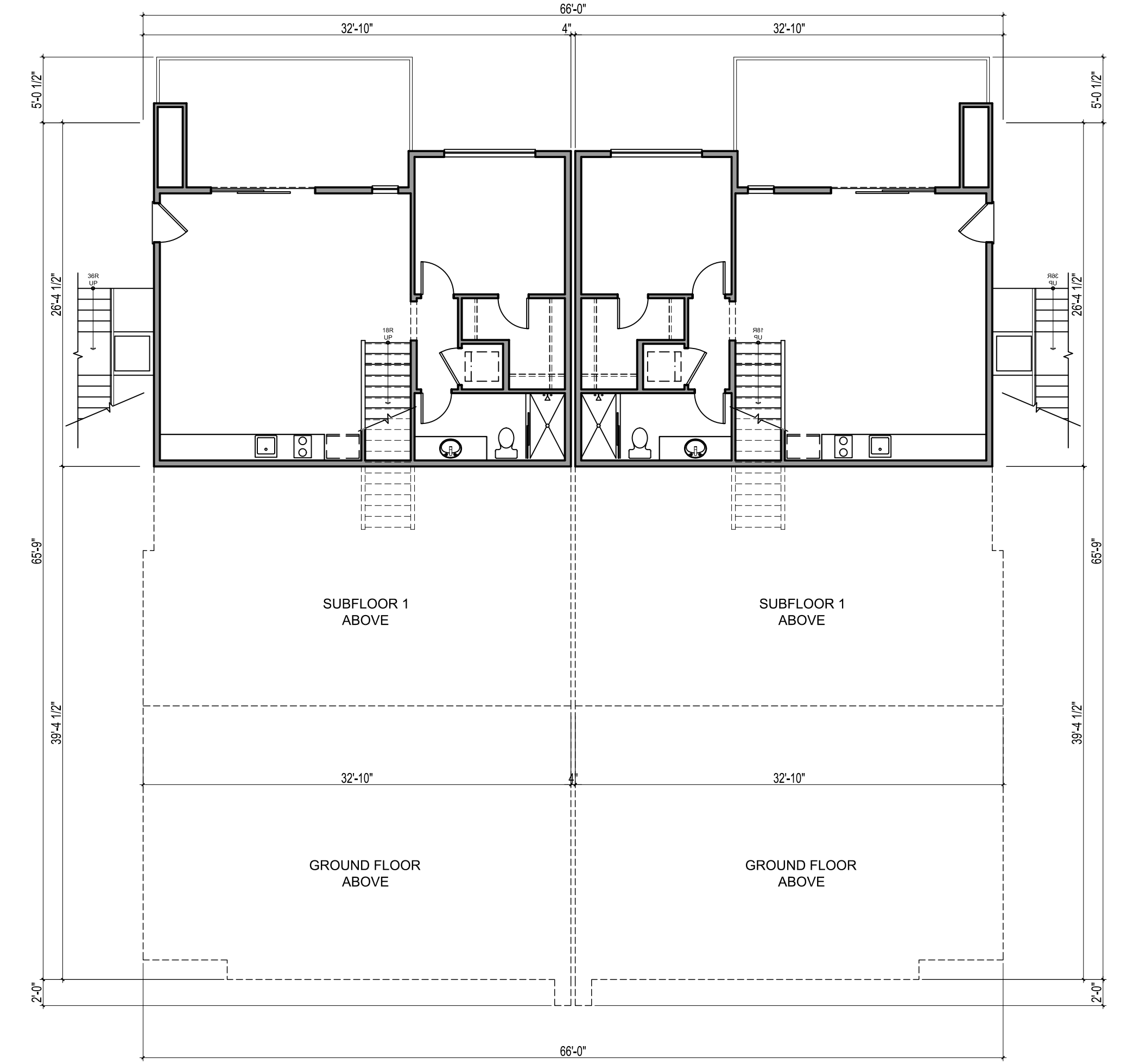
A2.3



GROUND FLOOR



SUBFLOOR I



SUBFLOOR 2



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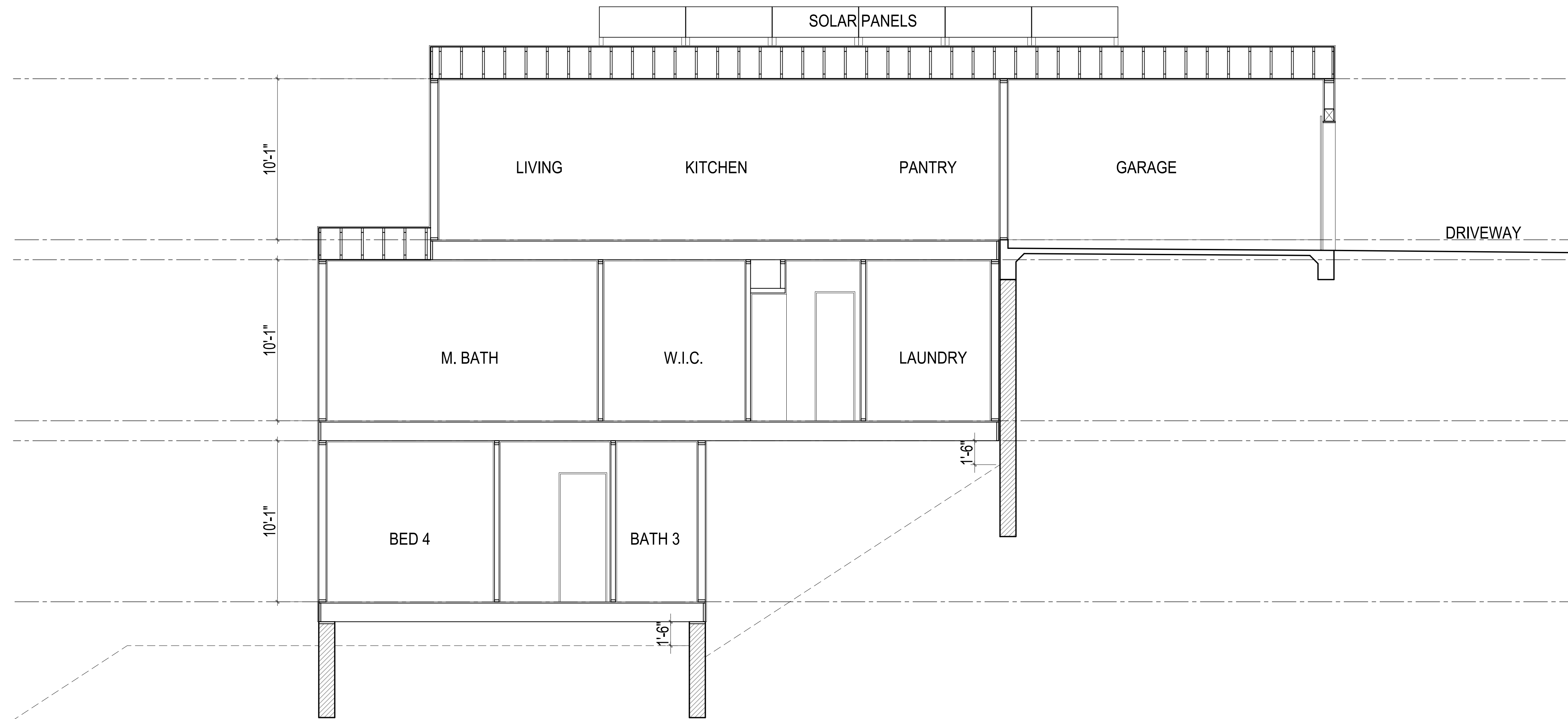
ALBANY HILL
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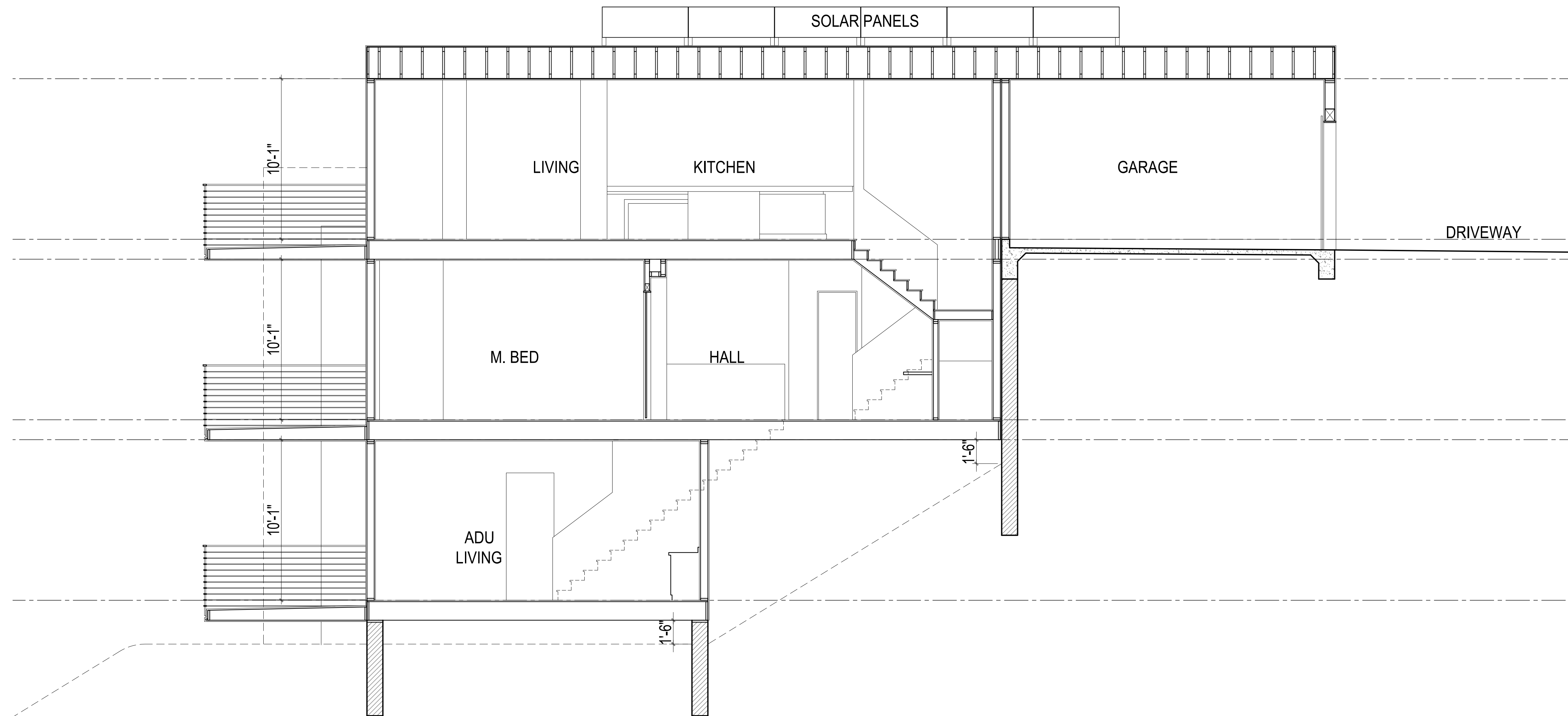
Plot Date: 12.26.2019

SCALE: 1/8" = 1'-0"
0 4 8 16

DOWNHILL - DUPLEX PLAN

A2.4





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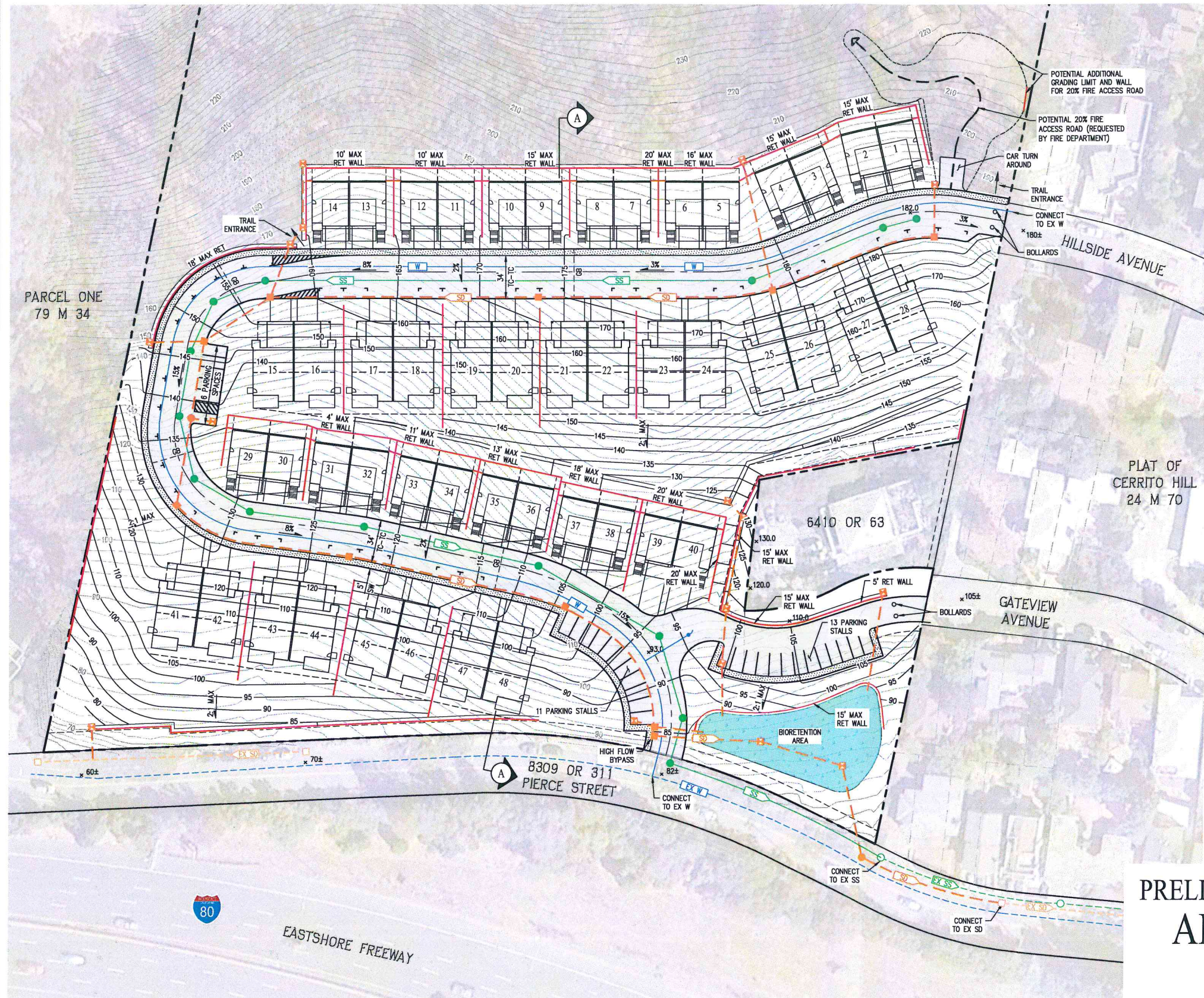
ALBANY HILL
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Plot Date: 12.23.2019

SCALE: 1/4" = 1'-0"
0 2 4 8

DOWNHILL - SECTION B

A2.6



LEGEND

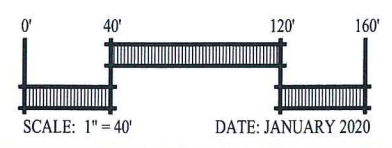
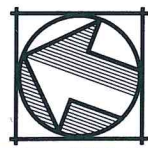
EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROJECT BOUNDARY
- - - - -	- - - - -	SITE RETAINING WALL
- - - - -	- - - - -	BUILDING RETAINING WALL
- - - - -	- - - - -	ROLLED CURB
- - - - -	- - - - -	SIDEWALK
- - - - -	- - - - -	BIORETENTION AREA
- - - - -	- - - - -	STORM DRAIN
- - - - -	- - - - -	CATCH BASIN
- - - - -	- - - - -	STORM DRAIN MANHOLE
- - - - -	- - - - -	SEWER
- - - - -	- - - - -	SEWER MANHOLE
- - - - -	- - - - -	WATER

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE	2 SPACES/DU	96 SPACES	2 SPACES/DU	96 SPACES
DRIVEWAY	-	-	2 SPACES/DU	96 SPACES
ON-STREET (ADU)	1 SPACE/ADU	48 SPACES	1 SPACE/ADU	48 SPACES
ON-STREET (GUEST)	0.25 SPACE/DU	12 SPACES	0.25 SPACE/DU	12 SPACES
ON-STREET (PIERCE)	-	-	0.42 SPACE/DU	20 SPACES
	TOTAL	156 SPACES	TOTAL	272 SPACES

**PRELIMINARY GRADING & UTILITY STUDY
ALBANY HILL - 48 UNITS
PRE-APPLICATION**

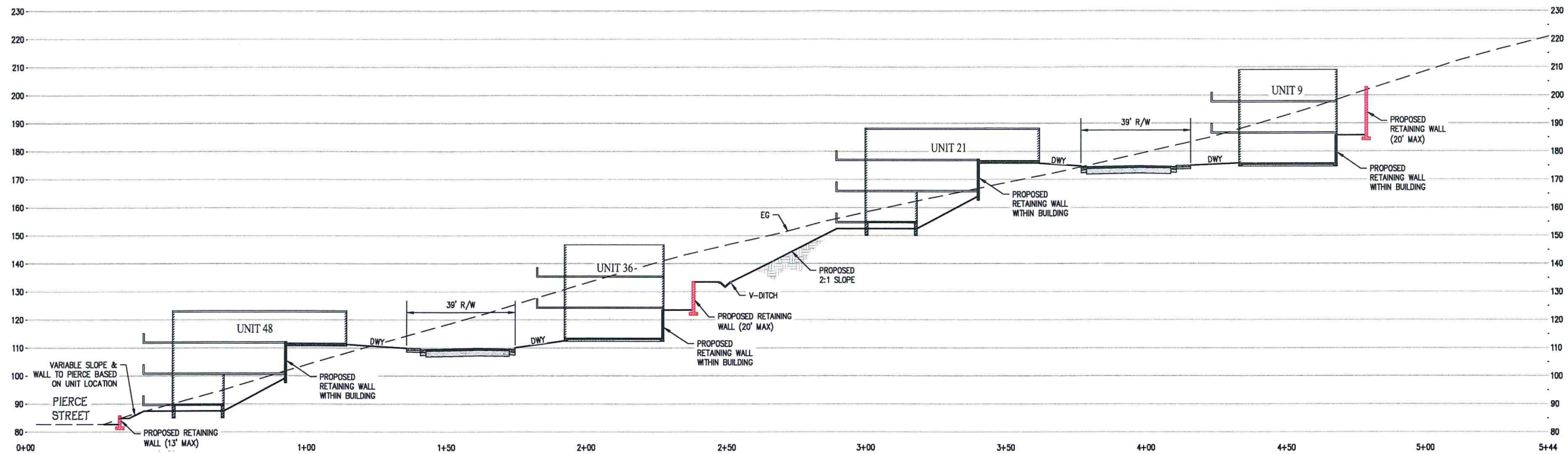
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SHEET NO.
C-1
OF 3 SHEETS

G:\236\ACAD\EX\HRTS\PRE-APPLICATION\ALBANY HILL - PRELIMINARY GRADING STUDY.DWG

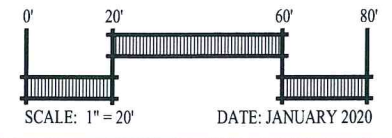


SECTION A PROFILE

TYPICAL SECTION SHOWN
(SEE PLAN FOR ACTUAL WALL
HEIGHTS AND SLOPES AT EACH UNIT)

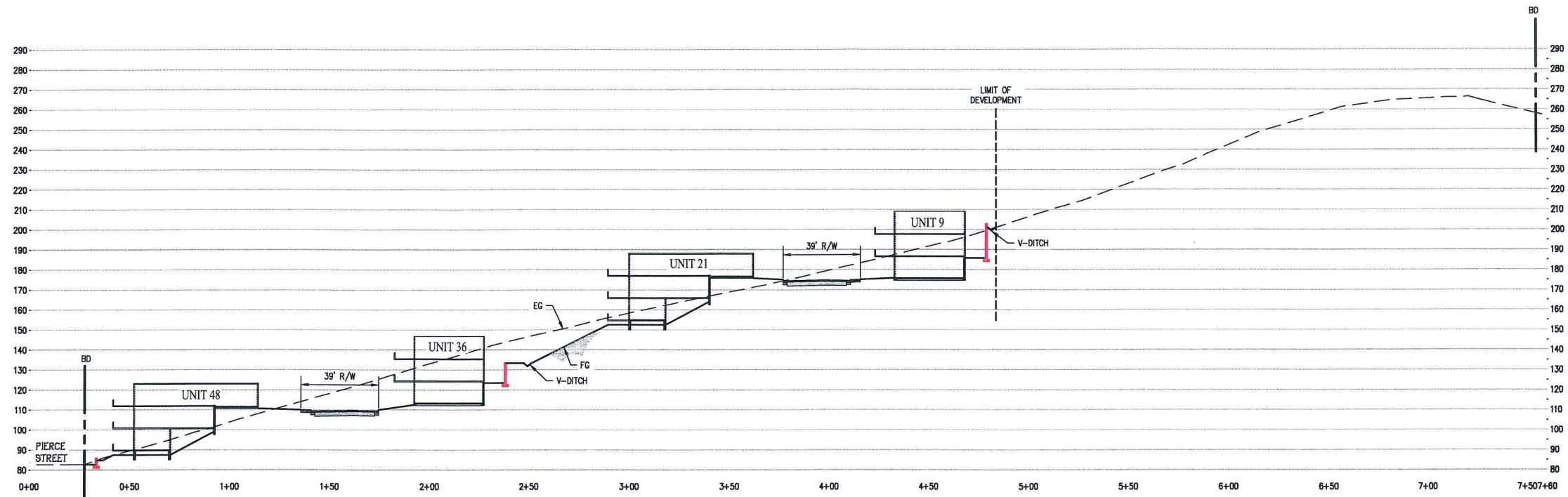
**DEVELOPMENT SITE CROSS SECTION
ALBANY HILL - 48 UNITS
PRE-APPLICATION**

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SHEET NO.
C-2
OF 3 SHEETS

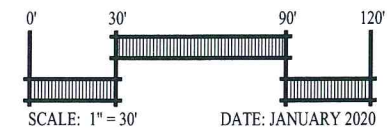


SECTION A PROFILE

TYPICAL SECTION SHOWN THROUGH PROJECT SITE

SITE CROSS SECTION
 ALBANY HILL - 48 UNITS
 PRE-APPLICATION

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DATE: JANUARY 2020



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