



PROJECT DESCRIPTION

Albany Family Housing is a 62-units affordable apartment community proposed for a City of Albany-owned site formerly owned by Caltrans. The 1.13 acre parcel is on Cleveland Avenue north of Washington Avenue. The property is located at the foot of the “East Shore/Solano Hill” neighborhood and adjacent to the new Peggy Thomsen Pierce Street Park which will eventually be connected with a bike path to Cleveland Avenue. The building is cut into the sloped site to effectively minimize the building massing and hide the parking podium below grade. The podium will be lined by three residences, the main entry lobby, management office and bike room on Cleveland Avenue. Care has been taken to locate access to the parking, trash, and utilities to prevent conflict. The building activates Washington Avenue with apartments at the courtyard level, corner residence, stepping planters, and secure resident entry to the podium courtyard from Washington Avenue.

The building design responds to the surrounding adjacencies. The L-shaped building shapes the courtyard and protects it from the traffic noise of the on-ramp and raised I-80/I-580 freeway. The southern elevation facing Washington Avenue has a vertical rhythm of bays responding to the residential neighborhood. The western Cleveland Avenue façade refines this rhythm with a slightly larger scale acknowledging the reality of the freeway and Cleveland Avenue, while projecting residential character with a simple pattern of windows and material changes. To the East, the property backs up on the 4-story apartment building and its parking on Calhoun Street, and a single family home facing Washington Avenue. The landscaped area between the podium and the new privacy fence, and the small trees serve to screen the courtyard and provide privacy to and from the adjacent properties.

The 62 units of affordable family housing will be an important community asset that will harmonize with the East Shore/Solano Hill neighborhood, will help activate and make Pierce Street park a safer place, will allow the future bike path to be implemented by the City, and will meet the City’s sustainability goals and principles. This will be a housing community which is part of the neighborhood and wider community, an asset to the City of Albany, and a concrete example of Albany’s commitment to housing for all income levels.

VICINITY MAP



PROJECT DIRECTORY

DEVELOPER

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CIVIL ENGINEER

LUK AND ASSOCIATES
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LANDSCAPE

JETT LANDSCAPE ARCHITECTURE + DESIGN
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E. BRUCEJ@JETT.LAND

SHEET INDEX

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A0.0



1. VIEW FROM CLEVELAND AVE.



2. VIEW FROM WASHINGTON AVE.



3. VIEW TOWARDS CALHOUN ST. CUL DE SAC



4. VIEW OF AMTRAK FROM CLEVELAND AVE.



5. VIEW OF SOLANO AVE. TOWN HOMES



6. VIEW OF PIERCE STREET PARK



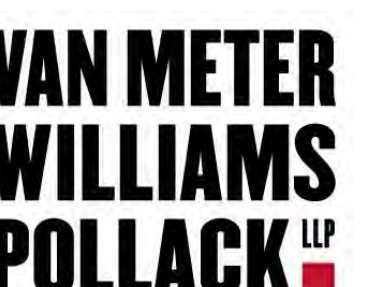
AREA PLAN



A0.2

ALBANY FAMILY HOUSING | RENDERED VIEW AT CLEVELAND / WASHINGTON **DRAFT**

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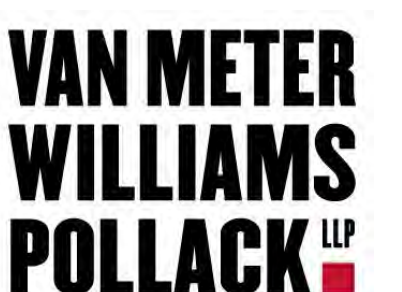




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ALBANY FAMILY HOUSING | RENDERED VIEW ALONG WASHINGTON DRAFT

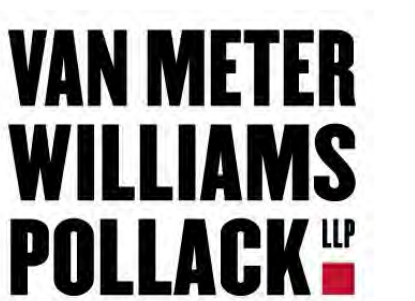
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ALBANY FAMILY HOUSING | RENDERED VIEW OF ENTRY ON CLEVELAND DRAFT

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

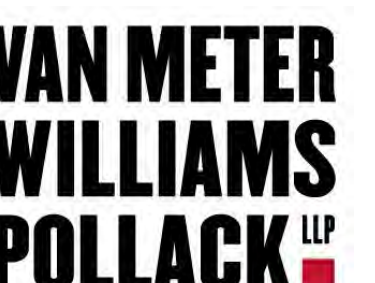




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ALBANY FAMILY HOUSING | RENDERED VIEW FROM PIERCE STREET PARK **DRAFT**

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Albany Family Housing	Pts. Targeted	Community	Energy	Health	Resources	Water	Responsible Party	Blueprint Page No.
ALGreen								
CALGreen Res (REQUIRED)								
A. SITE								
A1. Job Site Construction Waste Diversion								
A2. 75% C&I Waste Diversion (Including Alternative Daily Cover)								
A3. Recycled Content Base Material								
B. FOUNDATION								
B1. Fly Ash and/or Slag in Concrete								
C. LANDSCAPE								
C1. Plants Grouped by Water Needs (Hydrozoning)								
C2. Three Inches of Mulch in Planting Beds								
C3. Resource Efficient Landscapes								
C3.1 No Invasive Species Listed by Cal-IPC								
C3.2 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species								
C4. Minimal Turf in Landscape								
C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide								
C4.2 Turf on a Small Percentage of Landscaped Area								
C6. High-Efficiency Irrigation Systems								
C10. Submeter or Dedicated Meter for Landscape Irrigation								
C13. Reduced Light Pollution								
C14. Large Stature Trees								
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1. Optimal Value Engineering								
D1.2 Non-Load Bearing Door and Window Headers Sized for Load								
D3. Engineered Lumber								
D3.1 Engineered Beams and Headers								
D3.2 Wood Joints or Web Trusses for Floors								
D9. Reduced Pollution Entering the Home from the Garage								
D9.2 Mitigation Strategies for Attached Garage								
D10. Structural Pest and Rot Controls								
D10.1 All Wood Located At Least 12 Inches Above the Soil								
E. EXTERIOR								
E2. Flashing Installation Third-Party Verified								
E4. Durable and Non-Combustible Cladding Materials								
E5. Durable Roofing Materials								
E5.1 Durable and Fire Resistant Roofing Materials or Assembly								
E5.2 Roofing Warranty for Strategic Roofing								
F. INSULATION								
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
F1.1 Walls and Floors								
F1.2 Ceilings								
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
F2.1 Walls and Floors								
F2.2 Ceilings								
F3. Insulation That Does Not Contain Fire Retardants								
F3.1 Cavity Walls and Floors								
F3.2 Ceilings								
G. PLUMBING								
G1. Efficient Distribution of Domestic Hot Water								
G1.1 Insulated Hot Water Pipes								
G2. Install Water-Efficient Fixtures								
G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve								
G2.2 WaterSense Bathroom Faucets with 1.0 gpm or less								
G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams, 1.28gpf C6, 1.1 gpf								
H. HEATING, VENTILATION, AND AIR CONDITIONING								
H1. Sealed Combustion Units								
H1.1 Sealed Combustion Furnace								
H1.2 Sealed Combustion Water Heater								
H3. Effective Ductwork								
H3.1 Duct Mastic on Duct Joints and Seams								
H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified								
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards								
H6.2 High Efficiency HVAC Filter (MERV 13+)								
I. RENEWABLE ENERGY								
I6. Solar Hot Water Systems to Preheat Domestic Hot Water								
J. BUILDING PERFORMANCE AND TESTING								
J6. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24								
J5.1 Home Outperforms Title 24								
J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst								
K. FINISHES								
K2. Zero-VOC Interior Wall and Ceiling Paints								
L. FLOORING								
L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential								
L3. Durable Flooring								
M. APPLIANCES AND LIGHTING								
M1. ENERGY STAR® Dishwasher								
M2. Efficient Clothes Washing and Drying								
M2.1 CEE-Rated Clothes Washer								
M3. Size-Efficient ENERGY STAR Refrigerator								
M6. Electric Vehicle Charging Stations and Infrastructure								
M7. Central Laundry								
N. COMMUNITY								
N1. Smart Development								
N1.1 Infill Site								
N1.3 Conserve Resources by Increasing Density								
N1.5 Home Size Efficiency								
N3. Pedestrian and Bicycle Access								
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services								
N3.2 Enter the number of Tier 1 services								
N3.3 Enter the number of Tier 2 services								
N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide								
N3.5 Bicycle Storage for Residents								
N3.7 Reduced Parking Capacity								
N4. Outdoor Gathering Places								
N4.1 Public or Semi-Public Outdoor Gathering Places for Residents								
N6. Social Interaction								
N5.1 Residence Entries with Views to Callers								
N5.2 Entrances Visible from Street and/or Other Front Doors								
N7. Adaptable Building								
N7.1 Universal Design Principles in Units								
N10. Affordability								
N10.1 Dedicated Units for Households Making 80% of AMI or Less								
N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less								
O. OTHER								
O1. GreenPoint Rated Checklist in Blueprints								
O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors								
O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs								
O6. Green Building Education								
O6.2 Green Building Signage								
O7. Green Appraisal Addendum								
O10. Vandalism Deterrence Practices and Vandalism Management Plan								
Summary								
Total Available Points in Specific Categories								
Minimum Points Required in Specific Categories								
Total Points Targeted								

PLANNING INFORMATION & ZONING SUMMARY

ZONING & PLANNING POLICY DOCUMENTS:		CITY OF ALBANY MUNICIPAL CODE CITY OF ALBANY 2015-2023 HOUSING ELEMENT	
ZONE		R3	
LOT AREA		49,287 SQ. FT. = 1.13 ACRES	
TOTAL UNITS		62 UNITS TOTAL	
		2 STUDIOS	
		23 ONE-BEDROOM UNITS	
		20 TWO-BEDROOM UNITS	
		17 THREE-BEDROOM UNITS	
SITE REGULATIONS (TABLE 2.A. 20.24.020)		REQUIRED	PROPOSED
MAXIMUM DENSITY (63 DU/AC)		71 units	-
MAXIMUM DENSITY W/ 35% DENSITY BONUS (85 DU/AC)		96 units	62
			1.89/1.42
MAXIMUM FLOOR AREA RATIO		1.50	(1.42 if below grade parking is excluded per 20.24.050.C.1)
MINIMUM LOT AREA PER UNIT (SQ. FT.)		690	795
MINIMUM LOT SIZE (SQ. FT.)		3,750	49,287
MINIMUM LOT WIDTH (FT)		50	98 minimum
MAXIMUM LOT COVERAGE (% OF LOT)		50%	43%
MAXIMUM BUILDING HEIGHT (FT)		35/28'	48
MINIMUM YARD SETBACKS (FT)			
FRONT (Washington Ave.)		15'	8'-9" minimum
SIDE, INTERIOR (East Property Line)		5'	6'-4" minimum
SIDE, EXTERIOR (Cleveland Ave.)		7.5'	10'-5" minimum
REAR (Pierce Street Park)		15'	57'-1" minimum @ overhangs
MINIMUM USABLE OPEN SPACE PER 20.24.090 (200 SQ. FT. per unit)		12,400	13,423
VEHICULAR PARKING (TABLE 4. 20.28.030)		REQUIRED	PROPOSED
STANDARD PARKING SPACES 8'-6"x20" (Table 7.20.28.050)			46
1' to be provided where abutting a wall or obstruction			
COMPACT SPACES 8'-6"x16" (Table 8.20.28.050)			12
25% max. of all required spaces, 1' to be provided where abutting a wall or obstruction			
ACCESSIBLE SPACES (2% min. of covered units per 1109A.3)		1.3	2
EV READY SPACES			
- 3% per Cal Green 4.106.4.2		2	2
- at least one adjacent to an 8' wide aisle per Cal Green 4.106.4.2.2.3			
(0.5) SPACES PER UNIT for affordable housing projects per Section 20.28.030		31	62
Bicycle Parking Requirements (TABLE 6.20.28.030)		REQUIRED	PROPOSED
1 PROTECTED BICYCLE SPACE PER UNIT		62	64

PROPOSED WAIVERS:

- Building Height Increase
- Setback Reduction

BUILDING AREAS							
	Residential Units (Net)	Common Space & Offices (Net)	Circulation (Gross)	Utilities	Garage	Patios/Courtyard	Gross Bldg. Area*
Garage Level	1,474	1,013	1,820	1,938	23,446	-	29,691
2nd Floor	13,105	1,754	5,736	539	-	6,823	21,134
3rd Floor	15,885	0	4,364	963	-	-	21,212
4th Floor	15,302	931	4,561	418	-	-	21,212
	45,766	2,767	16,481	3,858	23,446		93,249

*Perimeter walls are included in Gross Bldg. Area. Patios and courtyard are not included in building areas.

UNIT MIX					
	STUDIO	1BR	2BR	3BR	Unit Count
Garage Level	-	3	-	-	3
2nd Floor	-	6	6	5	17
3rd Floor	1	7	7	6	21
4th Floor	1	7	7	6	21
TOTAL	2	23	20	17	62
Unit Type %	3%	37%	32%	27.4%	100%

COMMON AREAS		Net Area
Community Room		718 SQ. FT.
Services Office		300 SQ. FT.
Management Office		316 SQ. FT.
2nd Floor Multipurpose Room		326 SQ. FT.
Total Net Common Areas:		1660 SQ. FT.

VEHICLE PARKING		
	Accessible	1
	Van Accessible	1
	EV Ready (Accessible)	2
	Compact (less than 25% of total)	12
	Standard	46
	TOTAL:	62

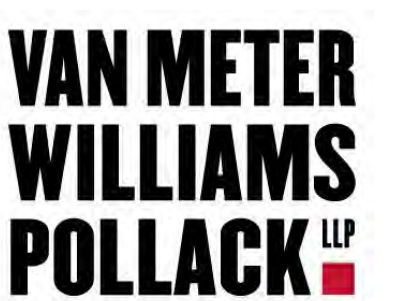
BICYCLE PARKING		
	Bike Room	36
	Additional Bike Storage @ Garage	28
	TOTAL:	64

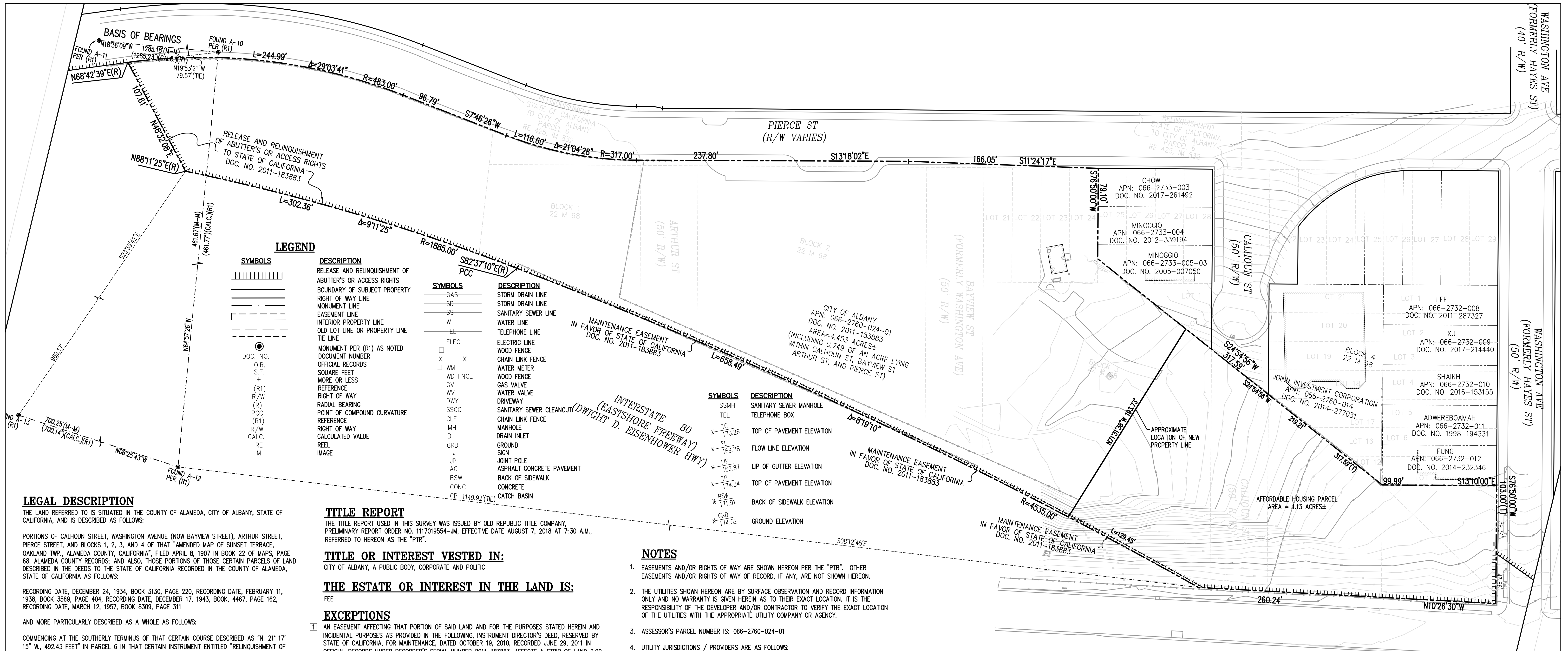
BUILDING SITE	
Zone	R-3
Site Area	49,287 SF=1.13 Acre
DU/Acre	55

A0.6

ALBANY FAMILY HOUSING | PROJECT DATA DRAFT

ALBANY, CA | 09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





LEGEND

SYMBOLS	DESCRIPTION
	RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS
=====	BOUNDARY OF SUBJECT PROPERTY
-----	RIGHT OF WAY LINE
-----	MONUMENT LINE
-----	EASEMENT LINE
-----	INTERIOR PROPERTY LINE
-----	OLD LOT LINE OR PROPERTY LINE
-----	THE LINE
●	MONUMENT PER (R1) AS NOTED
○	DOCUMENT NUMBER
○	OFFICIAL RECORDS
○	SQUARE FEET
±	MORE OR LESS
(R1)	REFERENCE
R/W	RIGHT OF WAY
(R)	RADIAL BEARING
PCC	POINT OF COMPOUND CURVATURE
(R1)	REFERENCE
R/W	RIGHT OF WAY
CALC.	CALCULATED VALUE
RE	REEL
IM	IMAGE

SYMBOLS	DESCRIPTION
○	STORM DRAIN LINE
○	STORM DRAIN LINE
○	SANITARY SEWER LINE
○	WATER LINE
○	TELEPHONE LINE
○	ELECTRIC LINE
○	WOOD FENCE
○	CHAIN LINK FENCE
○	WATER METER
○	WOOD FENCE
○	CV
○	WATER VALVE
○	DRIVEWAY
○	SANITARY SEWER CLEANOUT
○	CLF
○	CHAIN LINK FENCE
○	MH
○	DI
○	GRD
○	SIGN
○	JOINT POLE
○	AC
○	BSW
○	CONC
○	CB

SYMBOLS	DESCRIPTION
SSMH	SANITARY SEWER MANHOLE
TEL	TELEPHONE BOX
TC	TOP OF PAVEMENT ELEVATION
FL	FLOW LINE ELEVATION
LIP	LIP OF GUTTER ELEVATION
TP	TOP OF PAVEMENT ELEVATION
BSW	BACK OF SIDEWALK ELEVATION
GRD	GROUND ELEVATION

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF ALBANY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PORTIONS OF CALHOUN STREET, WASHINGTON AVENUE (NOW BAYVIEW STREET), ARTHUR STREET, PIERCE STREET, AND BLOCKS 1, 2, 3, AND 4 OF THAT "AMENDED MAP OF SUNSET TERRACE, OAKLAND TWP., ALAMEDA COUNTY, CALIFORNIA", FILED APRIL 8, 1907 IN BOOK 22 OF MAPS, PAGE 68, ALAMEDA COUNTY RECORDS; AND ALSO, THOSE PORTIONS OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN THE DEEDS TO THE STATE OF CALIFORNIA RECORDED IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA AS FOLLOWS:

RECORDING DATE, DECEMBER 24, 1934, BOOK 3130, PAGE 220, RECORDING DATE, FEBRUARY 11, 1938, BOOK 3569, PAGE 404, RECORDING DATE, DECEMBER 17, 1943, BOOK, 4467, PAGE 162, RECORDING DATE, MARCH 12, 1957, BOOK 8309, PAGE 311

AND MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "N. 21° 17' 15\"/>

EXCEPTING THEREFROM, THOSE PORTIONS OF SAID CALHOUN STREET, WASHINGTON AVENUE (NOW BAYVIEW STREET), ARTHUR STREET, AND PIERCE STREET, LYING WITHIN THE ABOVE DESCRIBED 4.453 ACRES PARCEL.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THOSE PORTIONS OF SAID CALHOUN STREET, WASHINGTON AVENUE (NOW BAYVIEW STREET), ARTHUR STREET, AND PIERCE STREET, LYING WITHIN SAID 4.453 ACRES PARCEL.

APN: 066-2760-024-01

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 1117019554-JM, EFFECTIVE DATE AUGUST 7, 2018 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE OR INTEREST VESTED IN:

CITY OF ALBANY, A PUBLIC BODY, CORPORATE AND POLITICAL

THE ESTATE OR INTEREST IN THE LAND IS:

FEF

EXCEPTIONS

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING, INSTRUMENT DIRECTOR'S DEED, RESERVED BY STATE OF CALIFORNIA, FOR MAINTENANCE, DATED OCTOBER 19, 2010, RECORDED JUNE 29, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-183883, AFFECTS A STRIP OF LAND 2.00 FEET WIDE, THE WESTERLY SIDELINE BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY CORNER OF THE HEREIN ABOVE DESCRIBED 4.453 ACRES PARCEL OF LAND; THENCE ALONG THE GENERAL WESTERLY LINE OF LAST SAID PARCEL, FROM A RADIAL LINE THAT BEARS SOUTH 74° 18' 00" EAST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4535.00 FEET, THROUGH AN ANGLE OF 7° 06' 35", AN ARC LENGTH OF 562.74 FEET, THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN AT THE EASTERLY LINE OF SAID CLEVELAND AVENUE
UPON THE TERMS AND CONDITIONS CONTAINED THEREIN (EXC. 4 - PLOTTED).
- RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM EASTSHORE FREEWAY (I-80), UPON WHICH PREMISES ABUTS, AS FOLLOWS, INSTRUMENT DIRECTOR'S DEED, TO CITY OF ALBANY, A PUBLIC BODY, CORPORATE AND POLITICAL, DATED OCTOBER 19, 2010, RECORDED JUNE 29, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-183883 (EXC. 5 - PLOTTED).

BENCHMARK

BENCHMARK NUMBER 523, BASEMAP SHEET #4, BEING RR SPIKE LOCATED AT THE INTERSECTION OF SOLANO AVENUE AND CLEVELAND AVENUE, 15 FEET SOUTHWEST FROM SANITARY SEWER MANHOLE. ELEVATION = 15.8 FEET, CITY OF ALBANY DATUM.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE FOUND STANDARD C.H.C. BRASS DISKS A-10 AND A-11 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON MAY 22, 2006, IN BOOK 31 OF RECORDS OF SURVEY, AT PAGES 1 TO 5, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 18°36'09" WEST (CALC. PER (R1)).

RECORD REFERENCES

(R1) RECORD OF SURVEY FILED ON MAY 22, 2006, IN BOOK 31 OF RECORDS OF SURVEY, AT PAGES 1 TO 5, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

NOTES

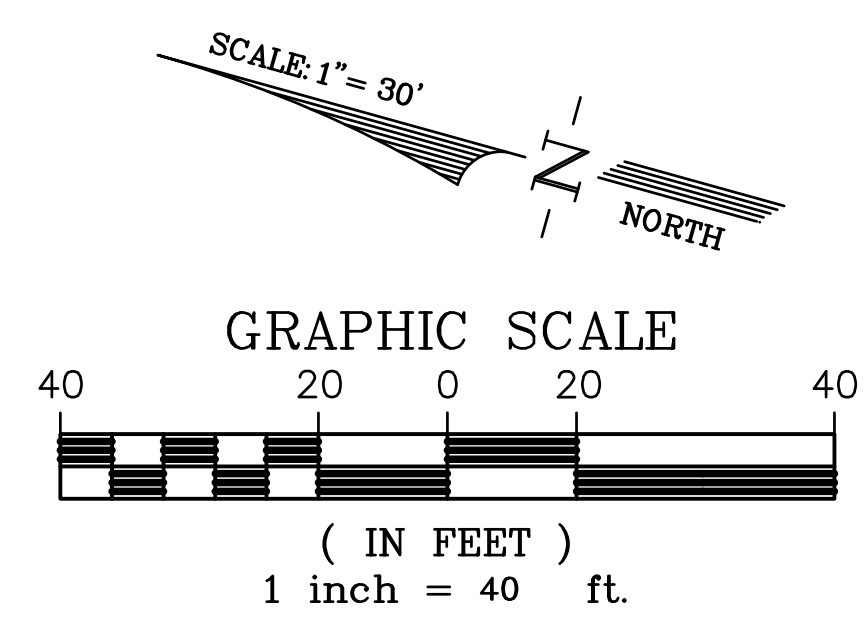
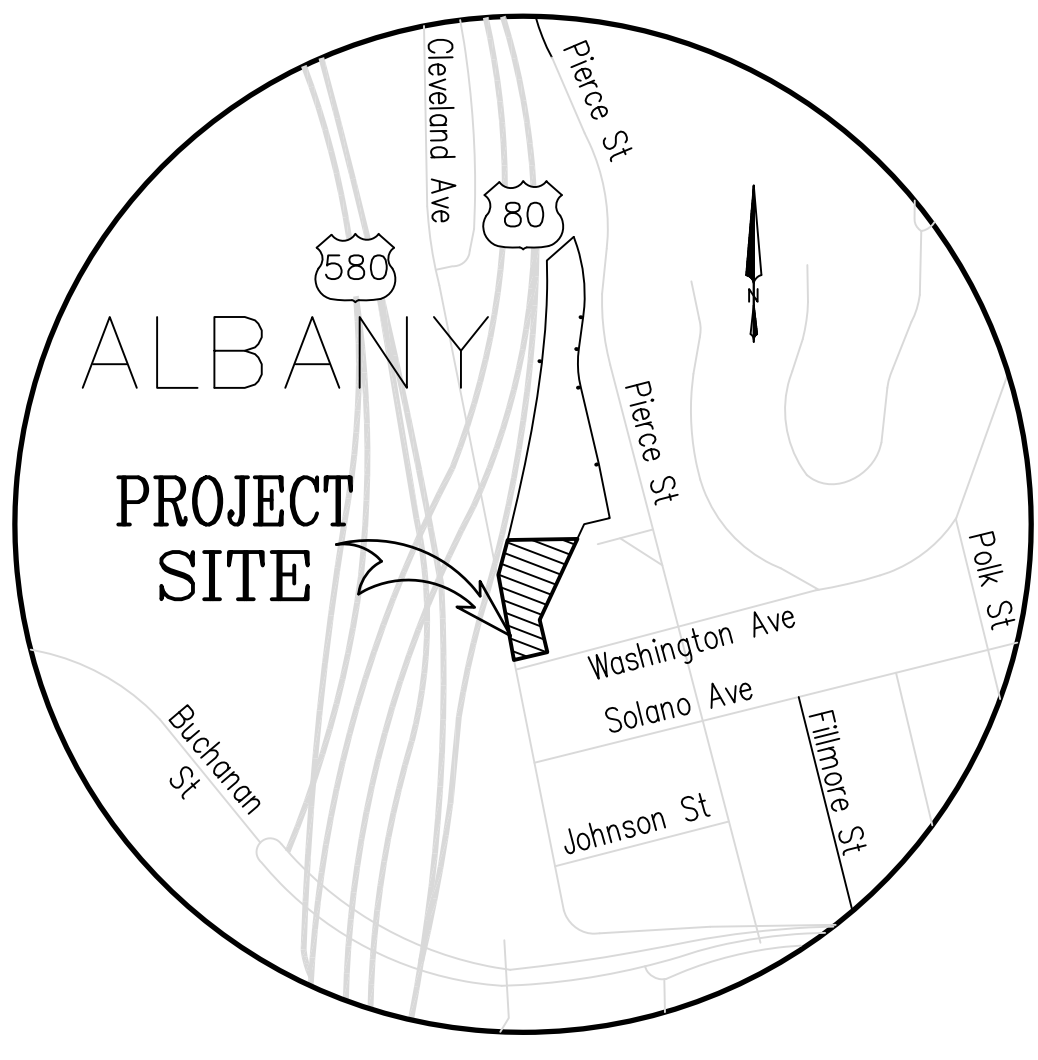
- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PTR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- ASSESSOR'S PARCEL NUMBER IS: 066-2760-024-01
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF ALBANY
SANITARY SEWER: CITY OF ALBANY
WATER: EAST BAY MUNICIPAL DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- DATE OF FIELD SURVEY: OCTOBER 9, 11 AND 12, 2018 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT

SURVEYOR'S CERTIFICATE

TO CITY OF ALBANY, A PUBLIC BODY, CORPORATE AND POLITICAL; AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 11 AND 12, 2018.

J. Luk
JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC. DATE: NOVEMBER 16, 2018



ALBANY FAMILY HOUSING

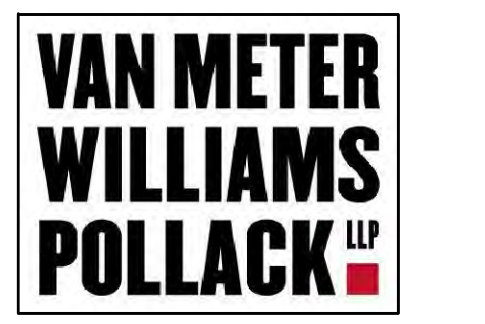
08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

Date:	AUGUST 2019	Job No.:	18144A10
Scale:	1" = 10'	Drawing No.:	MASTER-18144A10
Drawn By:	C.W.	Plot Date:	09/04/2019
Checked By:	J.L.		

BOUNDARY SURVEY

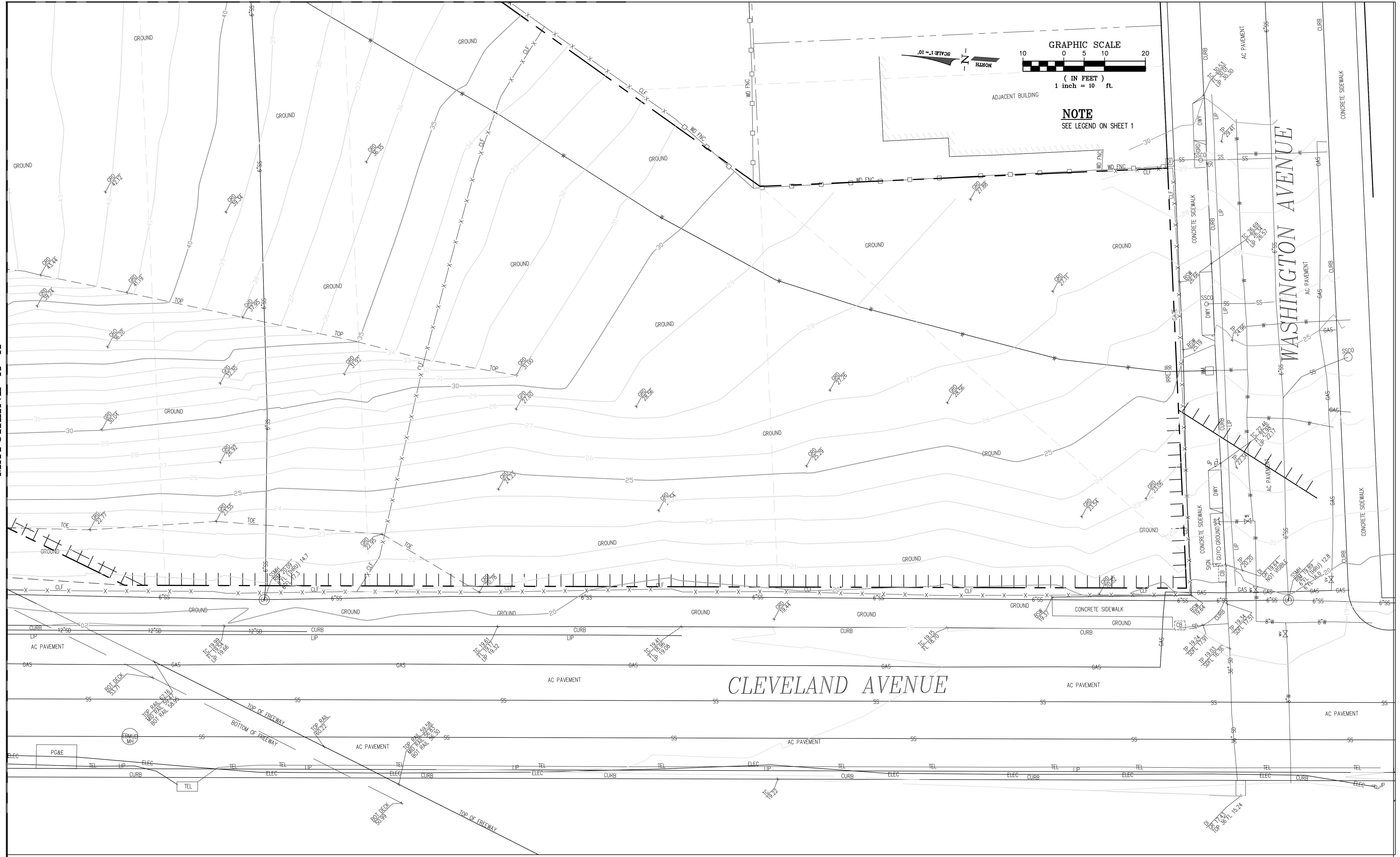
C-1.1

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383



MATCHLINE B-B

MATCHLINE A-A



ALBANY FAMILY HOUSING
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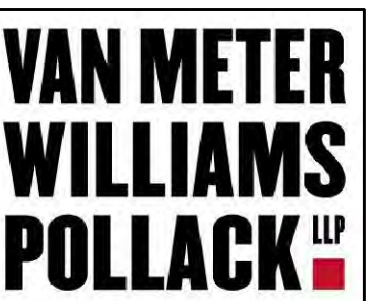
Date: AUGUST 2019	Job No.: 18144A10
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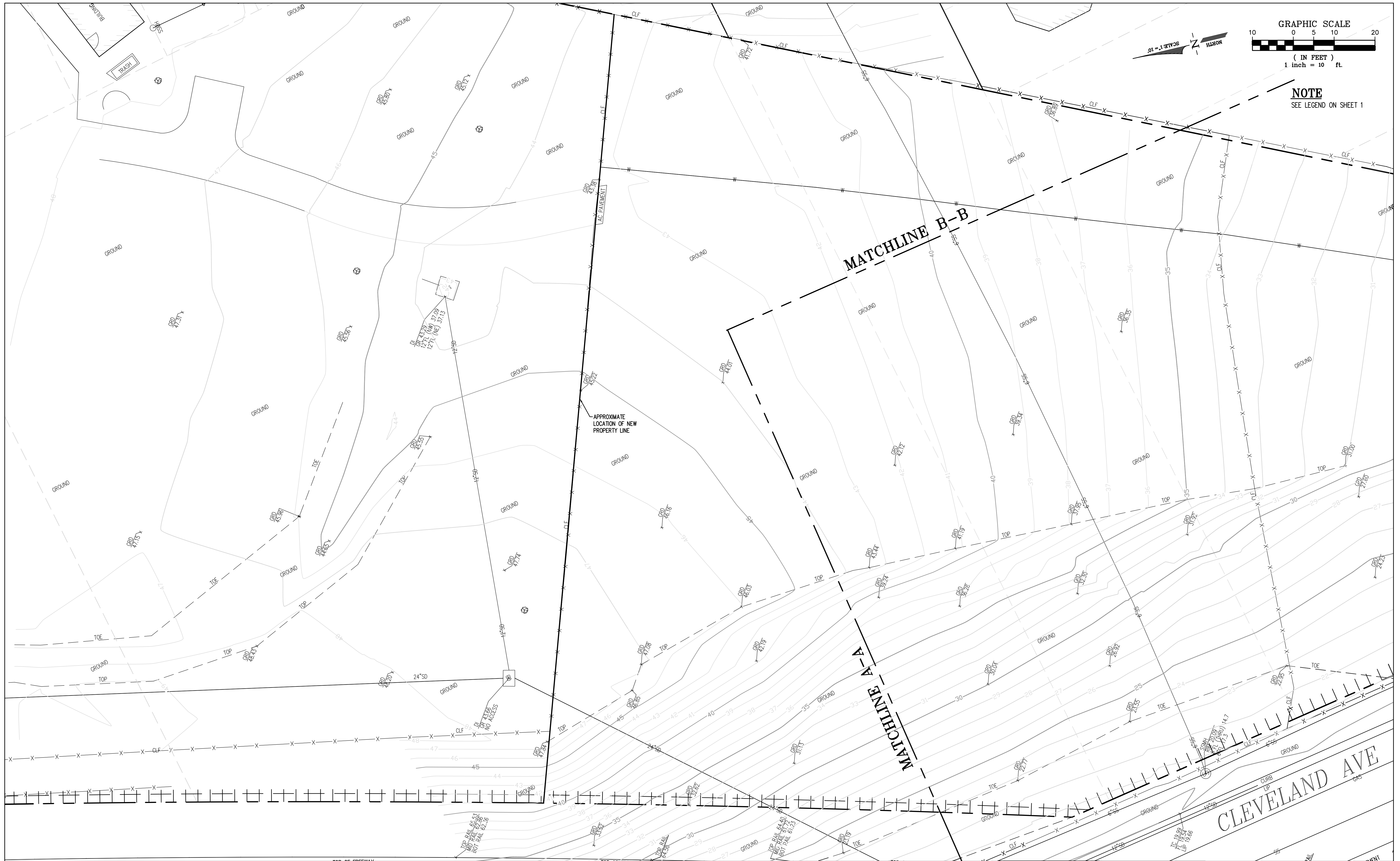
TOPOGRAPHIC
SURVEY

C-1.2

Seal:

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

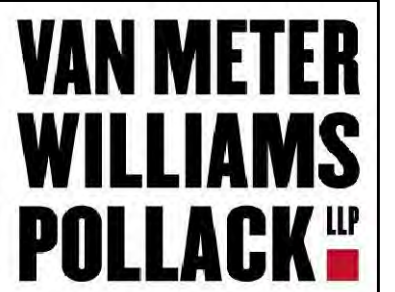
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Scale: 1" = 10'	Drawing No.: MASTER-18144A10
Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: J.L.	

TOPOGRAPHIC
SURVEY

C-1.3

Seal:

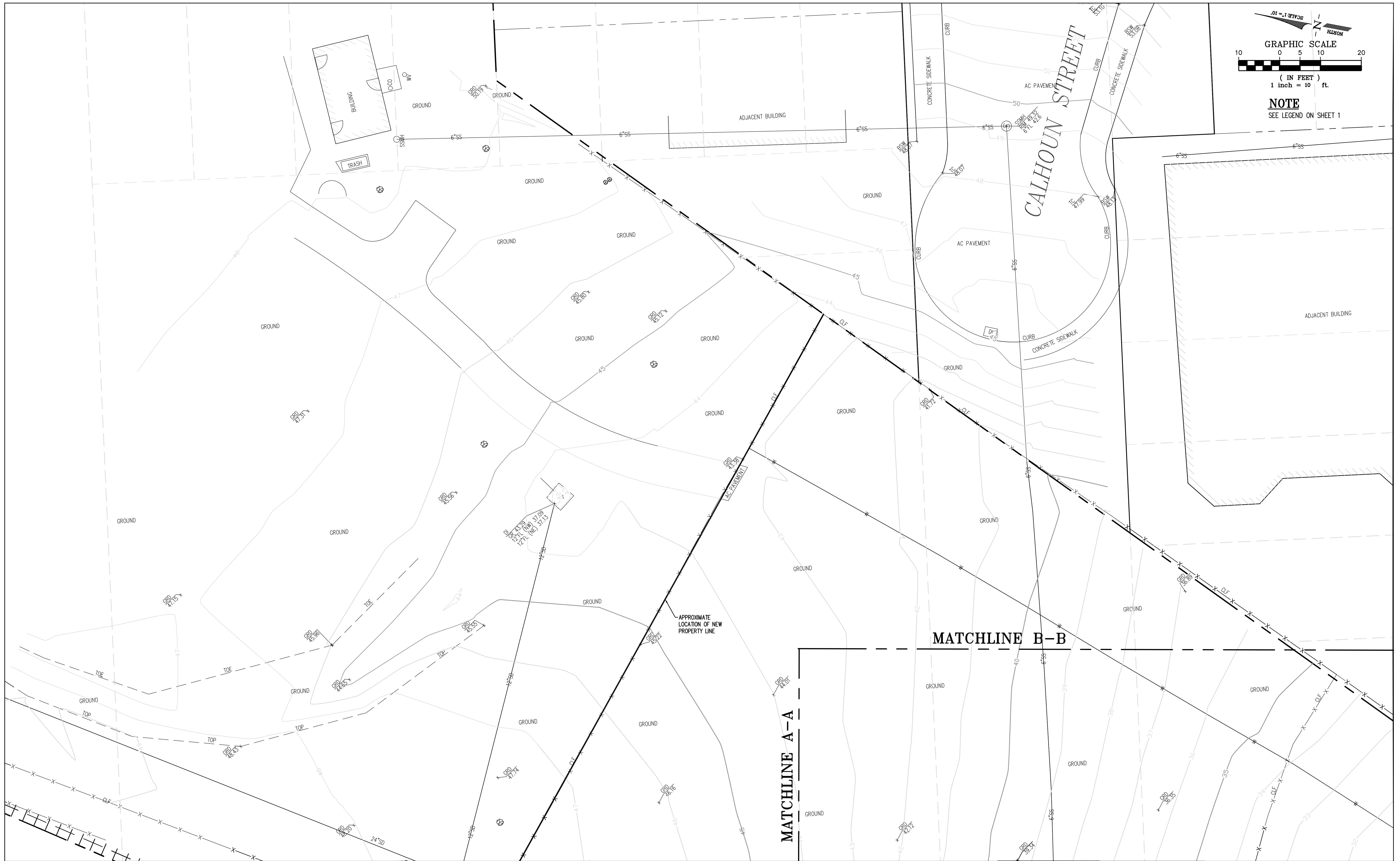
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SCALE 1" = 10'

GRAPHIC SCALE
 10 0 5 10 20
 (IN FEET)
 1 inch = 10 ft.

NOTE
 SEE LEGEND ON SHEET 1



ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

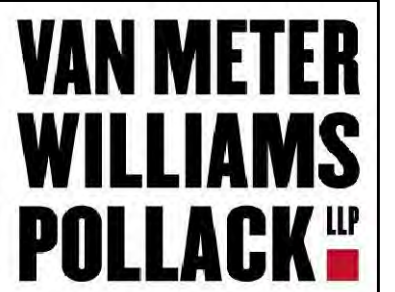
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Scale: 1" = 10'	Drawing No.: MASTER-18144A10
Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: J.L.	

TOPOGRAPHIC
 SURVEY

C-1.4

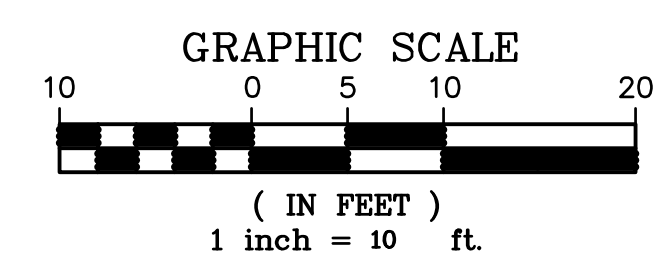
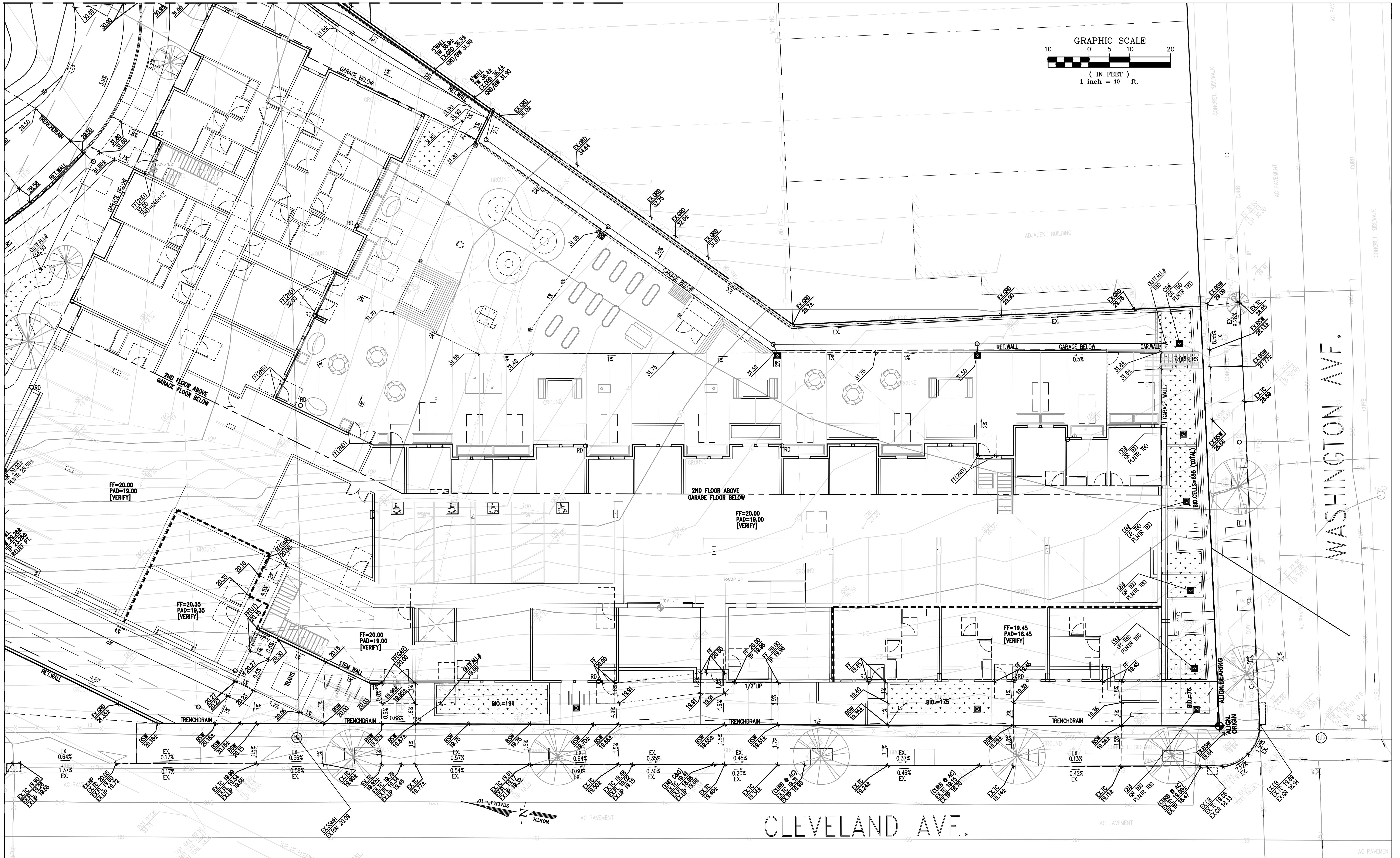
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MATCHLINE B-B

MATCHLINE A-A



WASHINGTON AVE.

CLEVELAND AVE.

ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

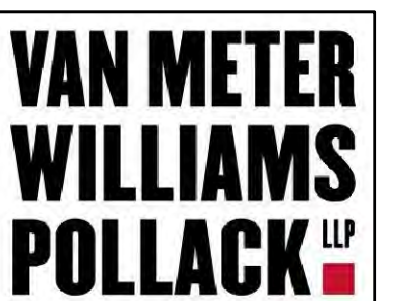
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Drawn By:	C.W.	Plot Date:	09/04/2019
Checked By:	.11		

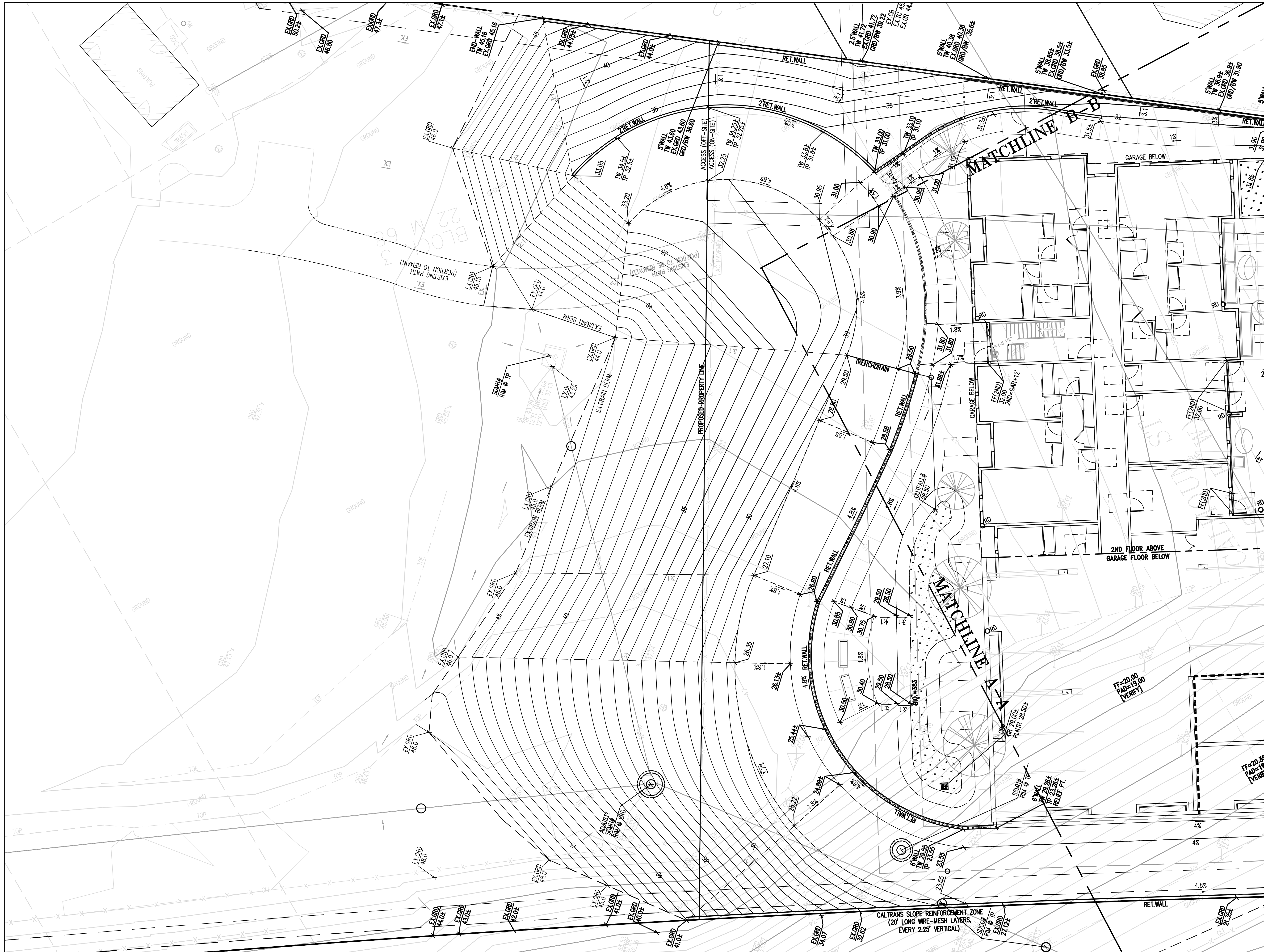
PRELIMINARY
GRADING PLAN:
ELEVATIONS

C-4.1

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

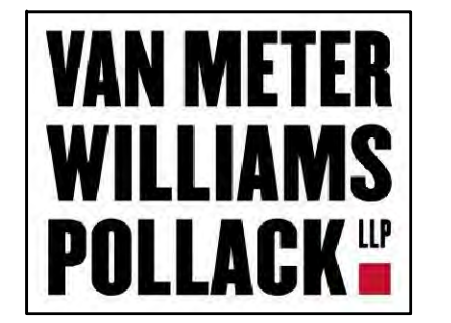
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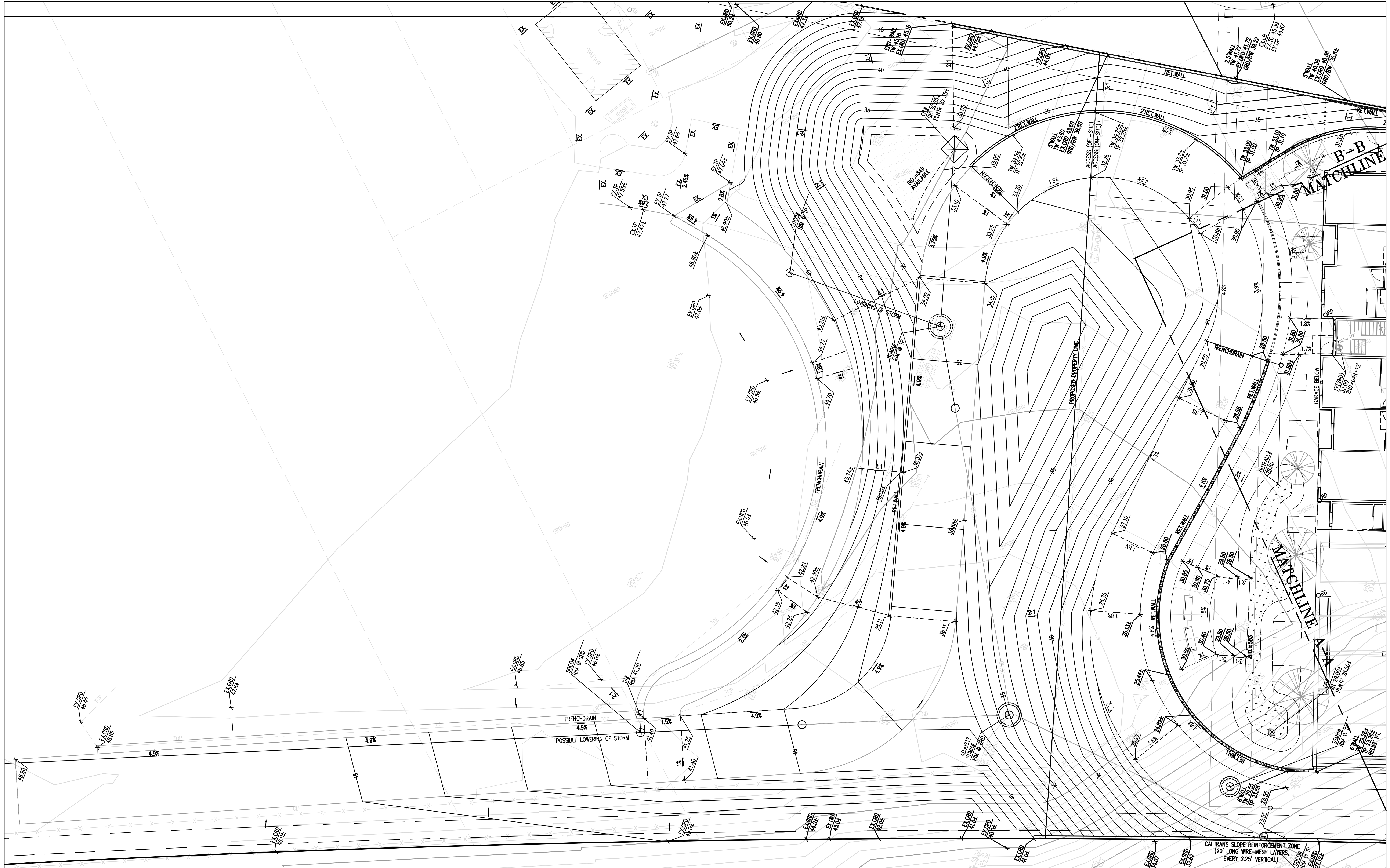
PRELIMINARY
GRADING PLAN:
ELEVATIONS

C-4.2

Seal:

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

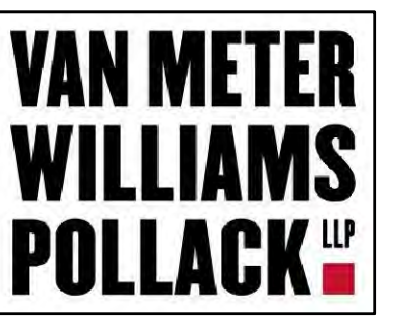
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Checked By: .11	

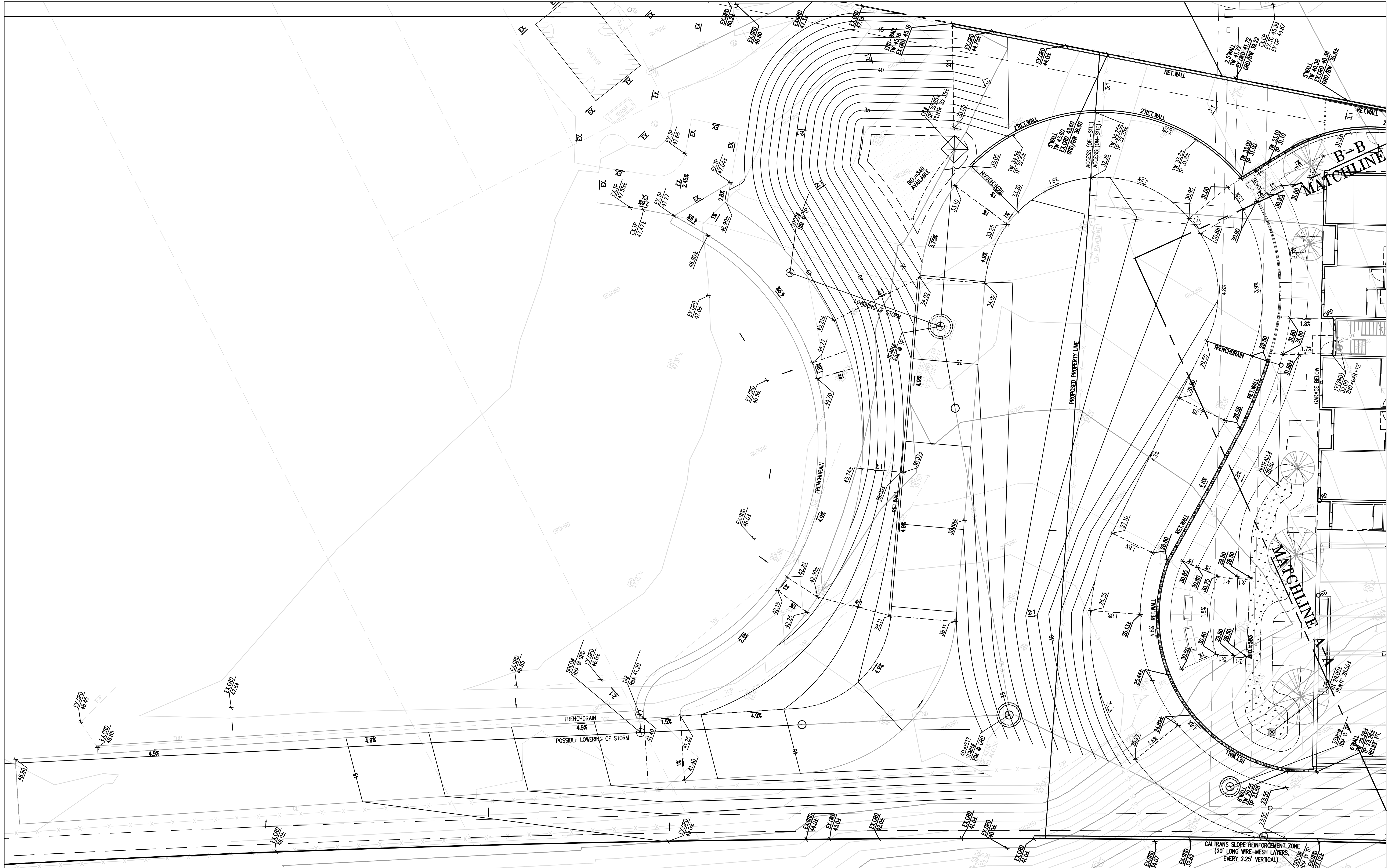
FOR REFERENCE
FUTURE GRADING
FOR BIKE PATH
(NO GRADING ON SAHA SITE)

C-4.3

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

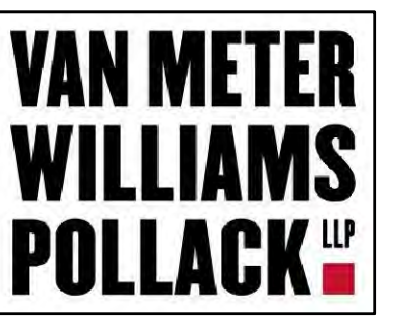
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Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: .11	

FOR REFERENCE
FUTURE GRADING
FOR BIKE PATH
(GRADING ON SAHA SITE)

C-4.4

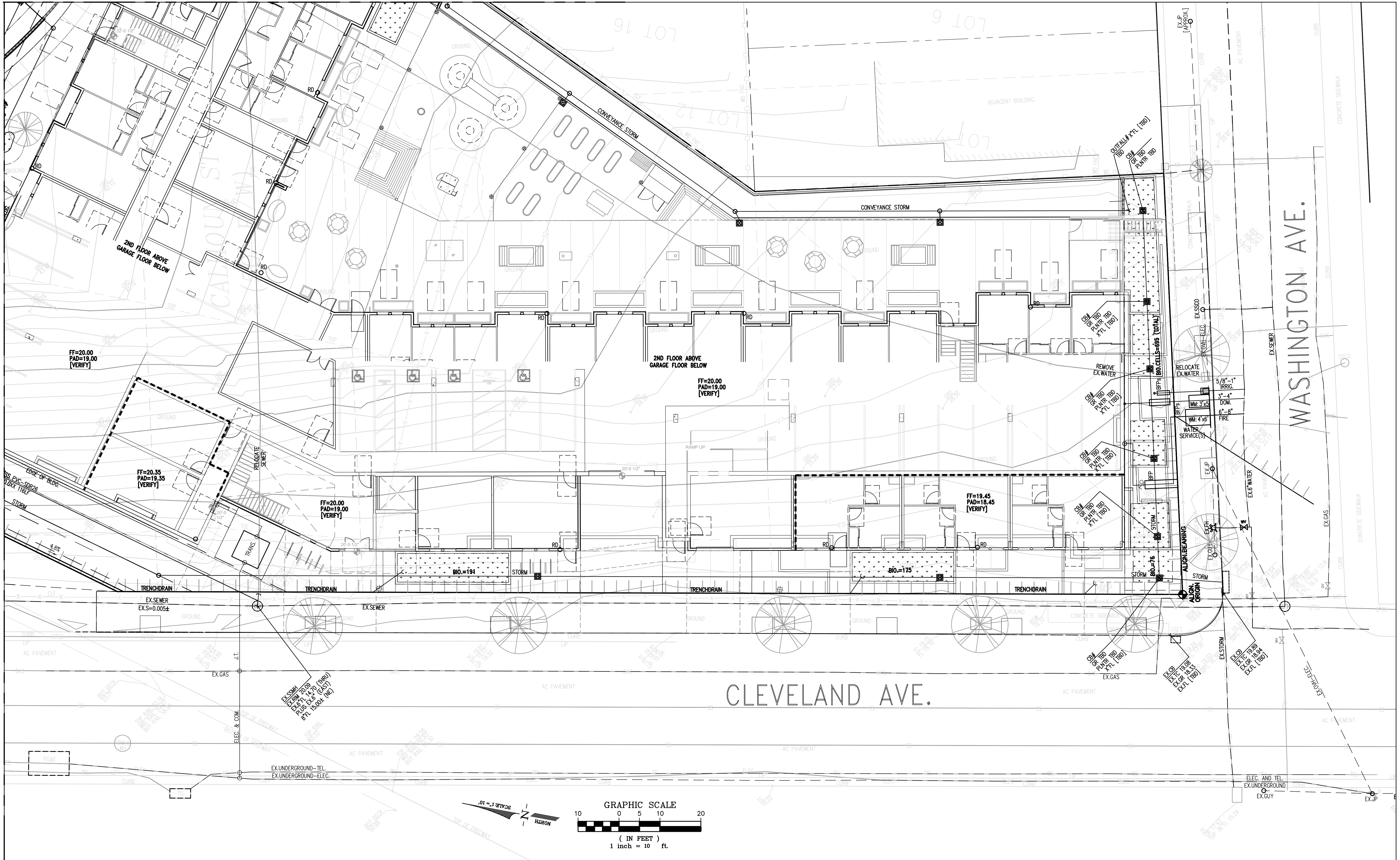
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MATCHLINE B-B

MATCHLINE A-A



ALBANY FAMILY HOUSING
 08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

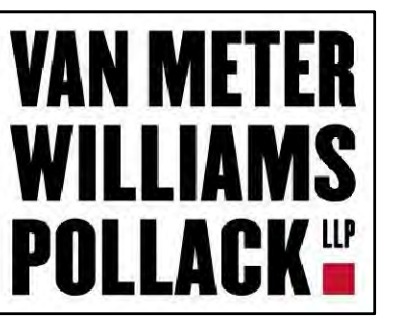
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Scale: 1" = 10'	Drawing No.: MASTER-18144A10
Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: .11	

PRELIMINARY
 UTILITY PLAN

C-5.1

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

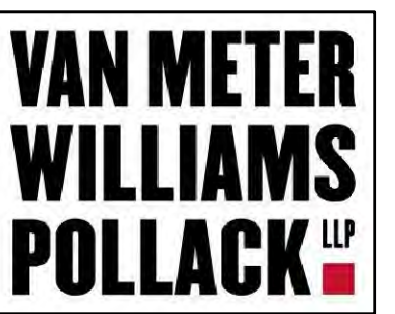
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Drawn By: C.W.	Plot Date: 09/04/2019
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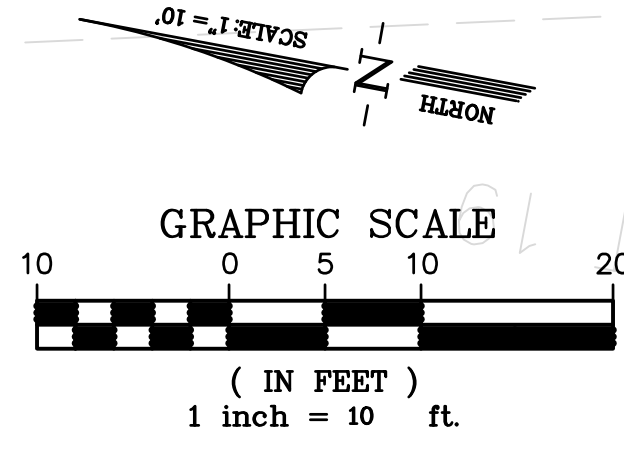
PRELIMINARY
UTILITY PLAN

C-5.2

Seal:

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

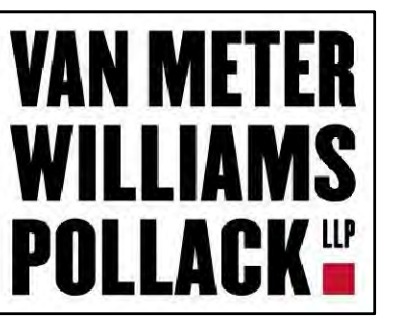
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Scale: 1" = 10'	Drawing No.: MASTER-18144A10
Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: .11	

PRELIMINARY
UTILITY PLAN

C-5.3

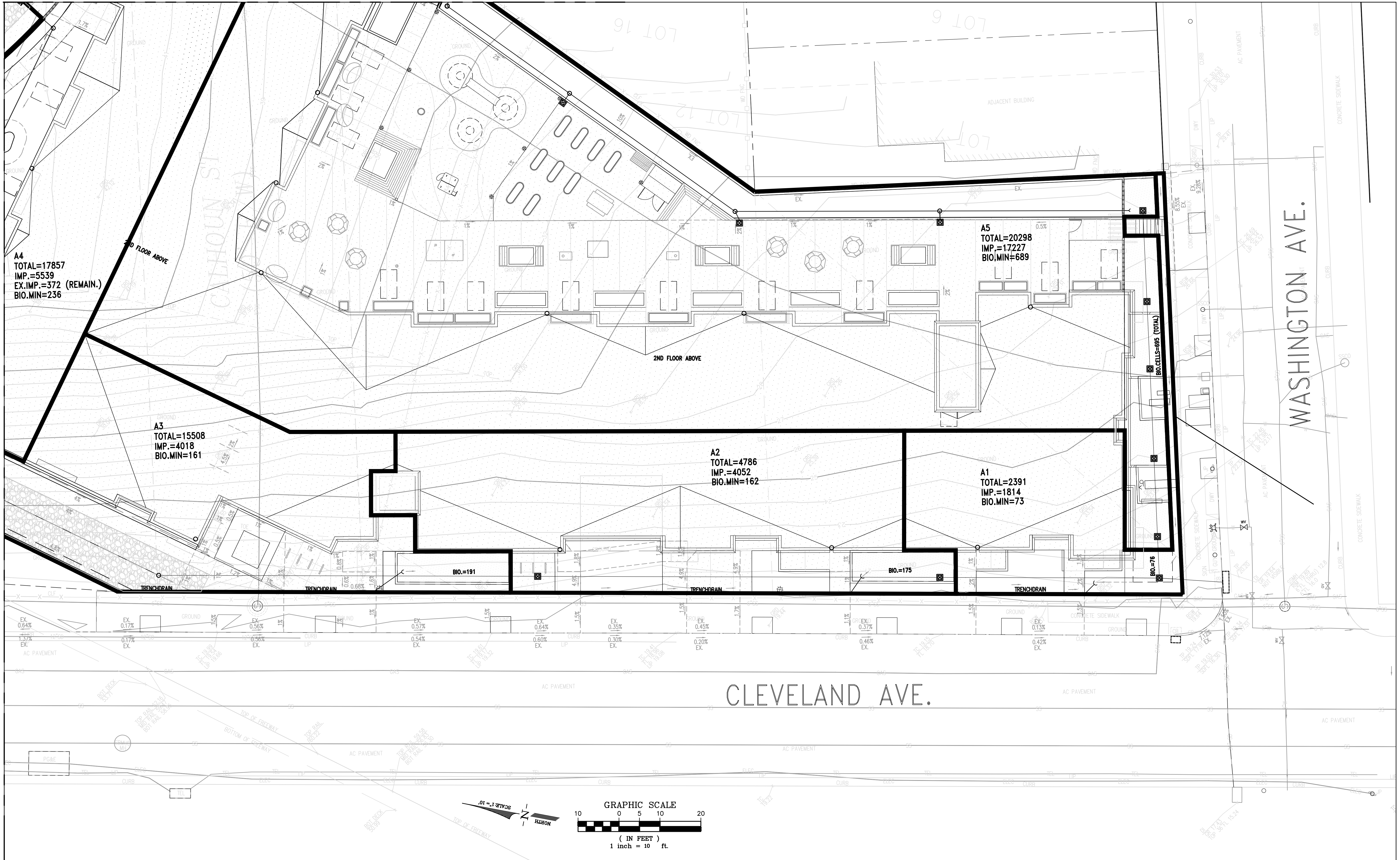
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MATCHLINE B-B

MATCHLINE A-A



ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

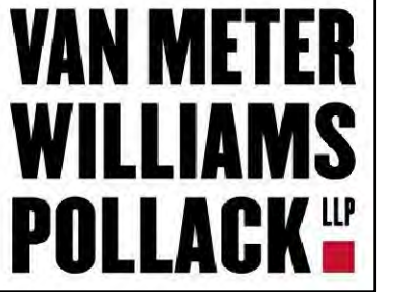
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Drawn By: C.W.	Plot Date: 09/04/2019
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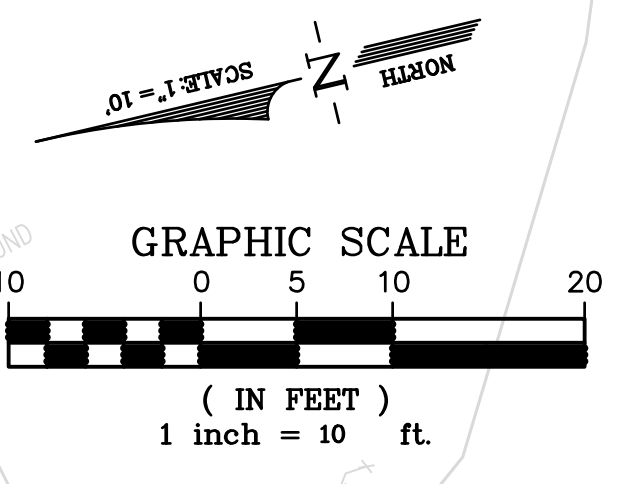
PRELIMINARY
STORMWATER
TREATMENT PLAN

C-6.1

Seal:

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ALBANY FAMILY HOUSING

08/12/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

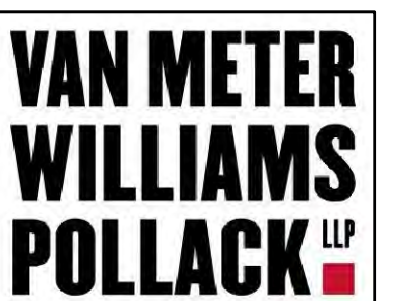
Date: AUGUST 2019	Job No.: 18144A10
Scale: 1" = 10'	Drawing No.: MASTER-18144A10
Drawn By: C.W.	Plot Date: 09/04/2019
Checked By: .11	

PRELIMINARY
STORMWATER
TREATMENT PLAN

C-6.2

Seal:

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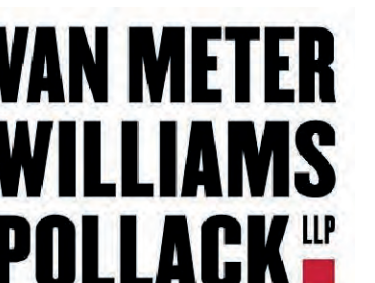


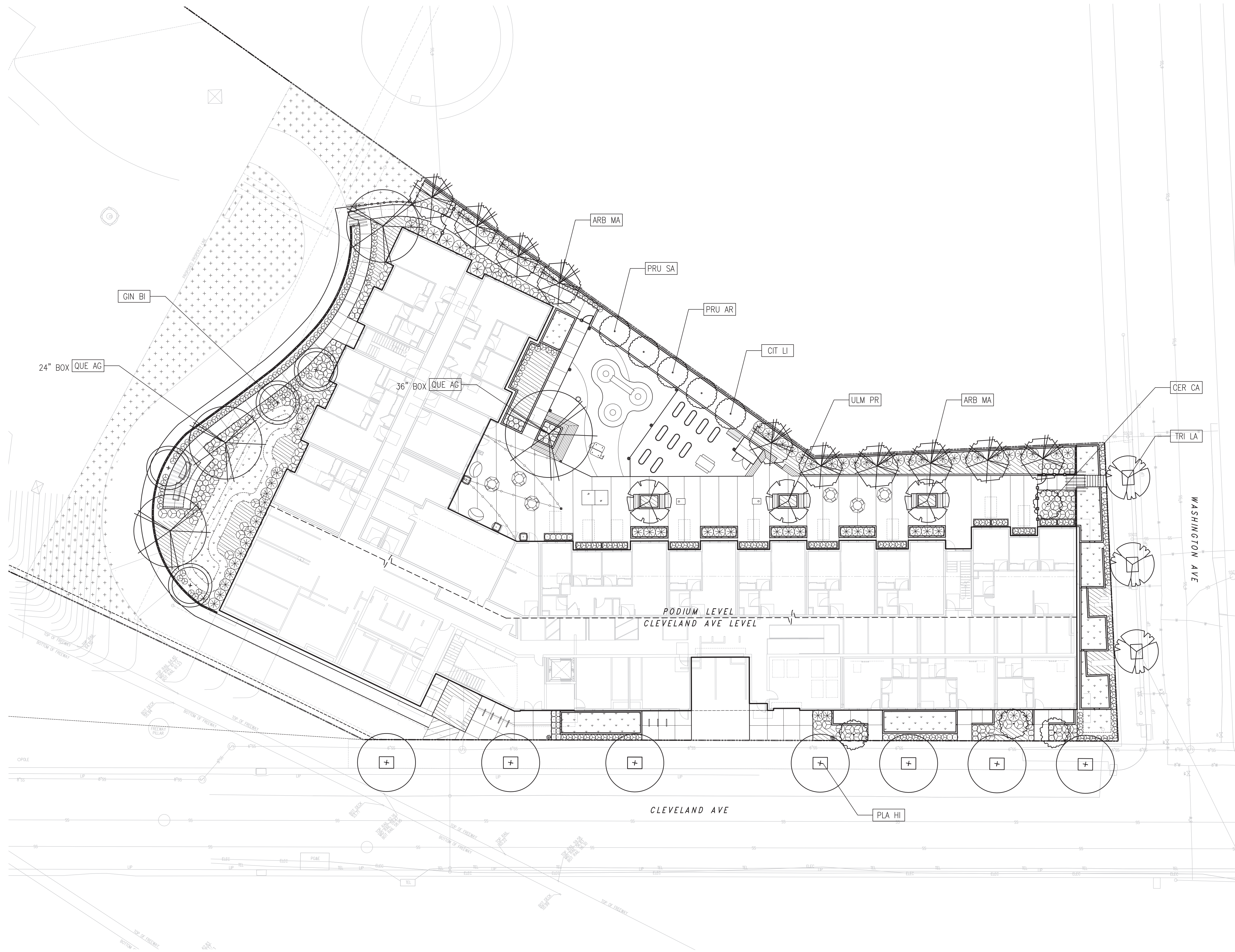


ALBANY FAMILY HOUSING | PRELIMINARY LANDSCAPE PLAN

9/05/19 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

L1.1





PRELIMINARY PLANT LIST

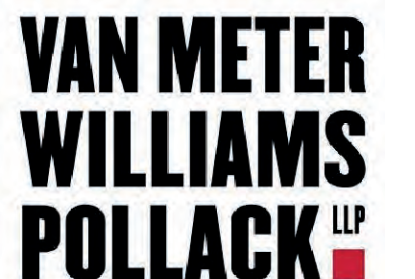
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	
TREES						
ARB MA	ARBUTUS MARINA	STRAWBERRY TREE	24" BOX	PER PLAN	VL	
CER CA	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	PER PLAN	M	
GIN BI	GINKGO BILOBA 'AUTUM GOLD	MAIDENHAIR TREE	24" BOX	PER PLAN	L	
PLA HI	PLATANUS X HISPANICA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	M	
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK	VARIABLES	PER PLAN	VL	
TRI LA	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	PER PLAN	L	
ULM PR	ULMUS P. 'EMERALD SUNSHINE'	EMERALD SUN. ELM	24" BOX	PER PLAN	L	
FRUIT TREES						
CIT LI	CITRUS LIMON 'MEYER'	MEYER LEMON	15 GAL	PER PLAN	M	
PRU AR	PRUNUS ARMENIACA 'BLENHEIM'	BLENHEIM APRICOT	15 GAL	PER PLAN	L	
PRU SA	PRUNUS SALICINA 'SATSUMA'	SATSUMA PLUM	15 GAL	PER PLAN	L	
LARGE SHRUBS						
⊗	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L	
	PITOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE	5 GAL	4'-0" OC	L	
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L	
	RIBES SANGUINEUM	FLOWERING CURRANT	5 GAL	5'-0" OC	L	
MEDIUM SHRUBS, GRASSES & PERENNIALS						
⊙	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC	L	
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L	
	BUXUS 'GREEN MOUNTAIN'	BOXWOOD	5 GAL	3'-0" OC	M	
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L	
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L	
	PITOSPORUM 'WHEELERS DWARF'	MOCK ORANGE	5 GAL	4'-0" OC	L	
	SMALL SHRUBS, GRASSES & PERENNIALS					
	⊙	ANIGOZANTHOS SPP.	KANGAROO PAWS	1 GAL	3'-0" OC	L
LIMONIUM PEREZII		SEA LAVENDER	1 GAL	3'-0" OC	L	
CISTANTHE GRANDIFLORA		ROCK PURSLANE	1 GAL	2'-0" OC	L	
PENSTEMON 'MARGARITA BOB'		BEARD TONGUE	1 GAL	2'-0" OC	L	
POLYSTICHUM MUNITUM		WEST. SWORD FERN	1 GAL	3'-0" OC	L	
GROUND COVER						
⊘	COTONEASTER D. 'CORAL BEAUTY'	COTONEASTER	1 GAL	6'-0" OC	L	
	CEANOTHUS G. 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	5'-0" OC	L	
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	1 GAL	4'-0" OC	L	
	SARCOCOCCA H. VAR HUMILIS	HIMALAYAN SWEET BOX	1 GAL	3'-0" OC	L	
	SCAEVOLA ALBIDA 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	1 GAL	4'-0" OC	M	
STORMWATER PLANTING MIX						
⊘	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	L	
	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC	L	
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	L	
	SYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	3'-0" OC	L	
VINES						
	HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	5 GAL	PER PLAN	L	
NON-IRRIGATED HYDROSEEDED NATIVE GRASS MIX						
⊘	ACHILLEA MILLIFOLIUM OCCIDENTALIS	YARROW	-	SEEDED	L	
	ESCHOLZIA CALIFORNICA	CALIFORNIA POPPY	-	SEEDED	L	
	FESTUCA RUBRA 'MOLATE'	MOLATE RED FESCUE	-	SEEDED	L	
	FESTUCA OCCIDENTALIS	WESTERN FESCUE	-	SEEDED	L	
	FESTUCA IDAHOENSIS	NATIVE IDAHO FESCUE	-	SEEDED	L	
	LUPINUS NANUS	LUPINE	-	SEEDED	L	

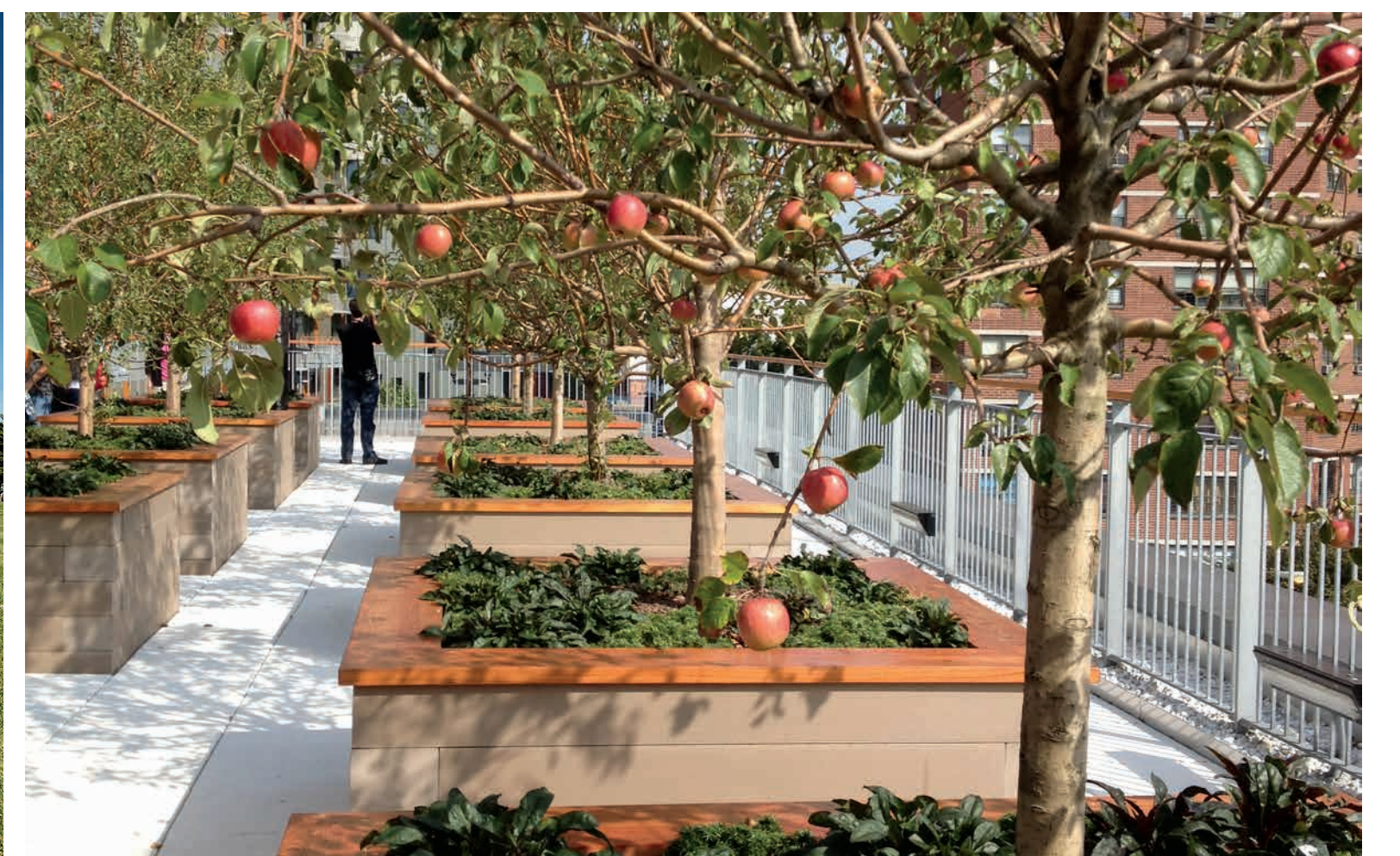
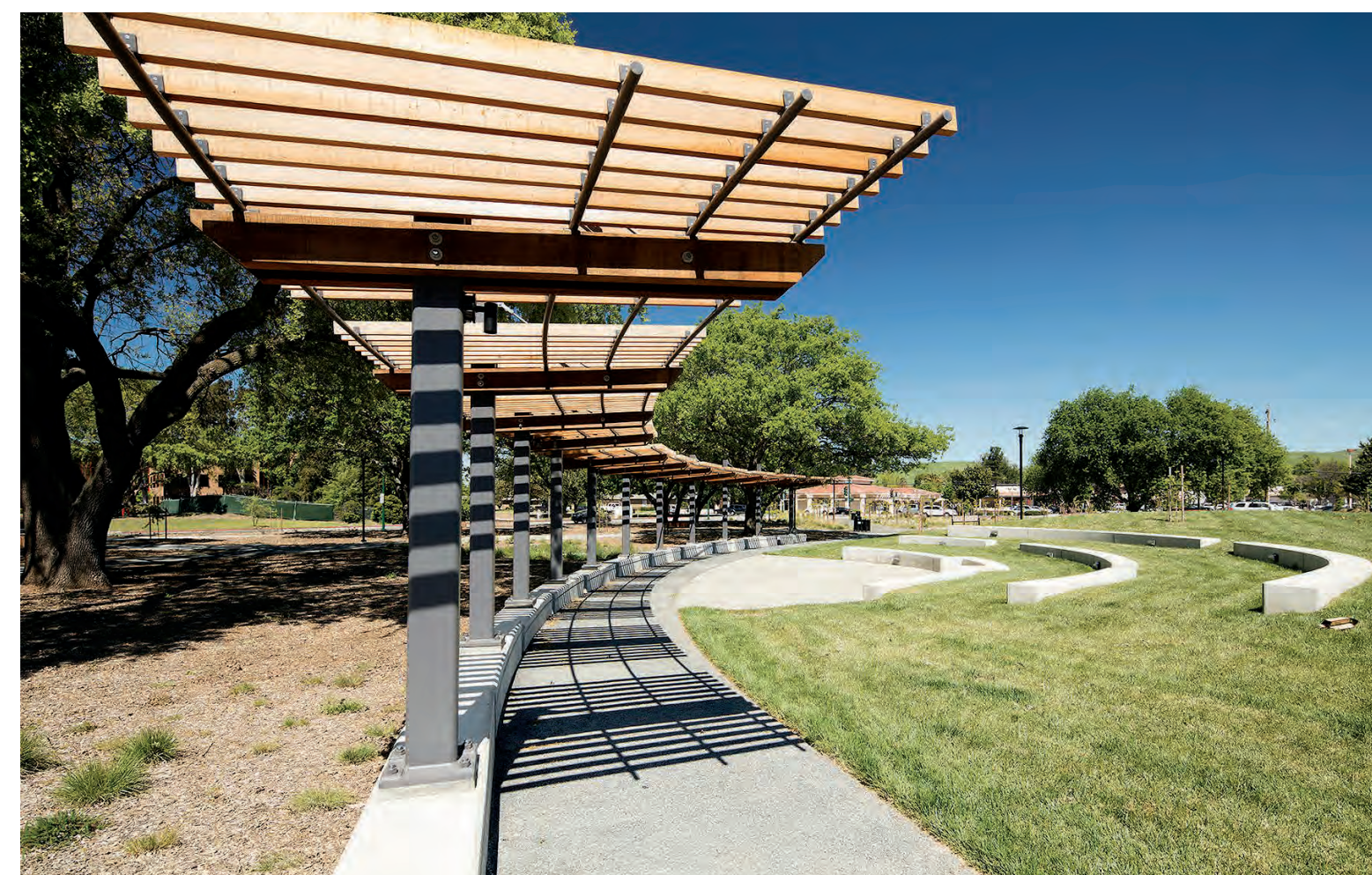
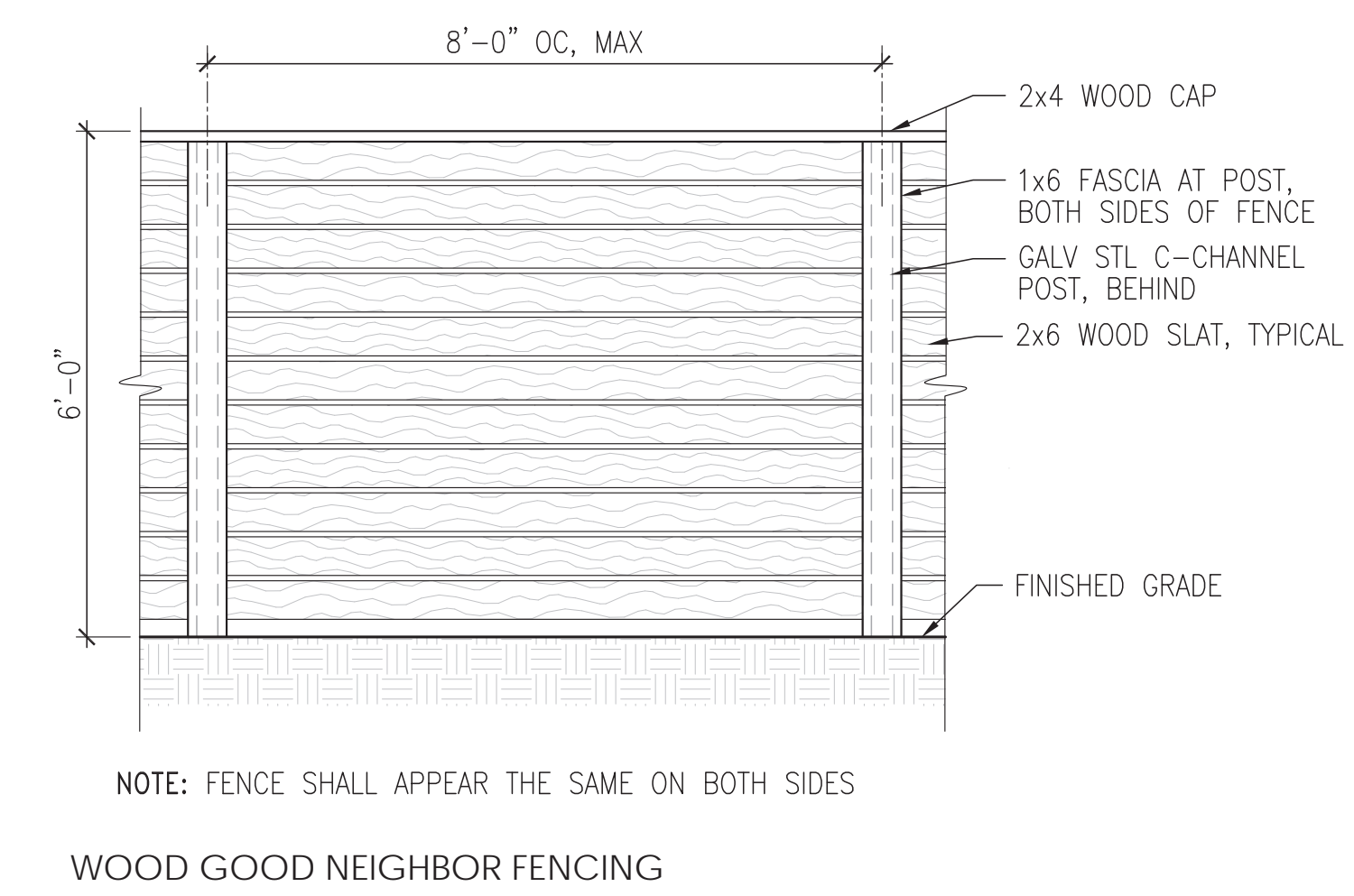
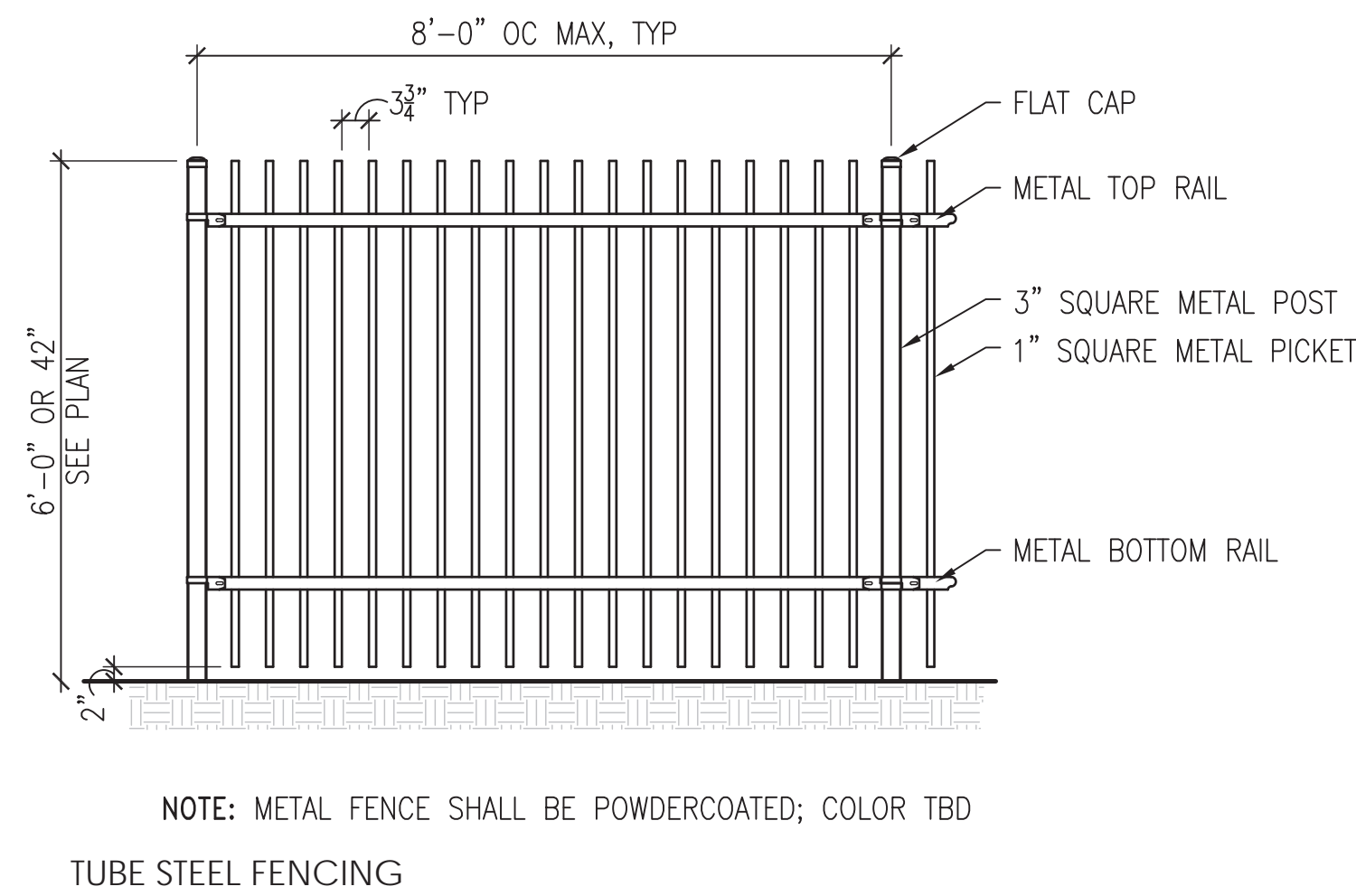
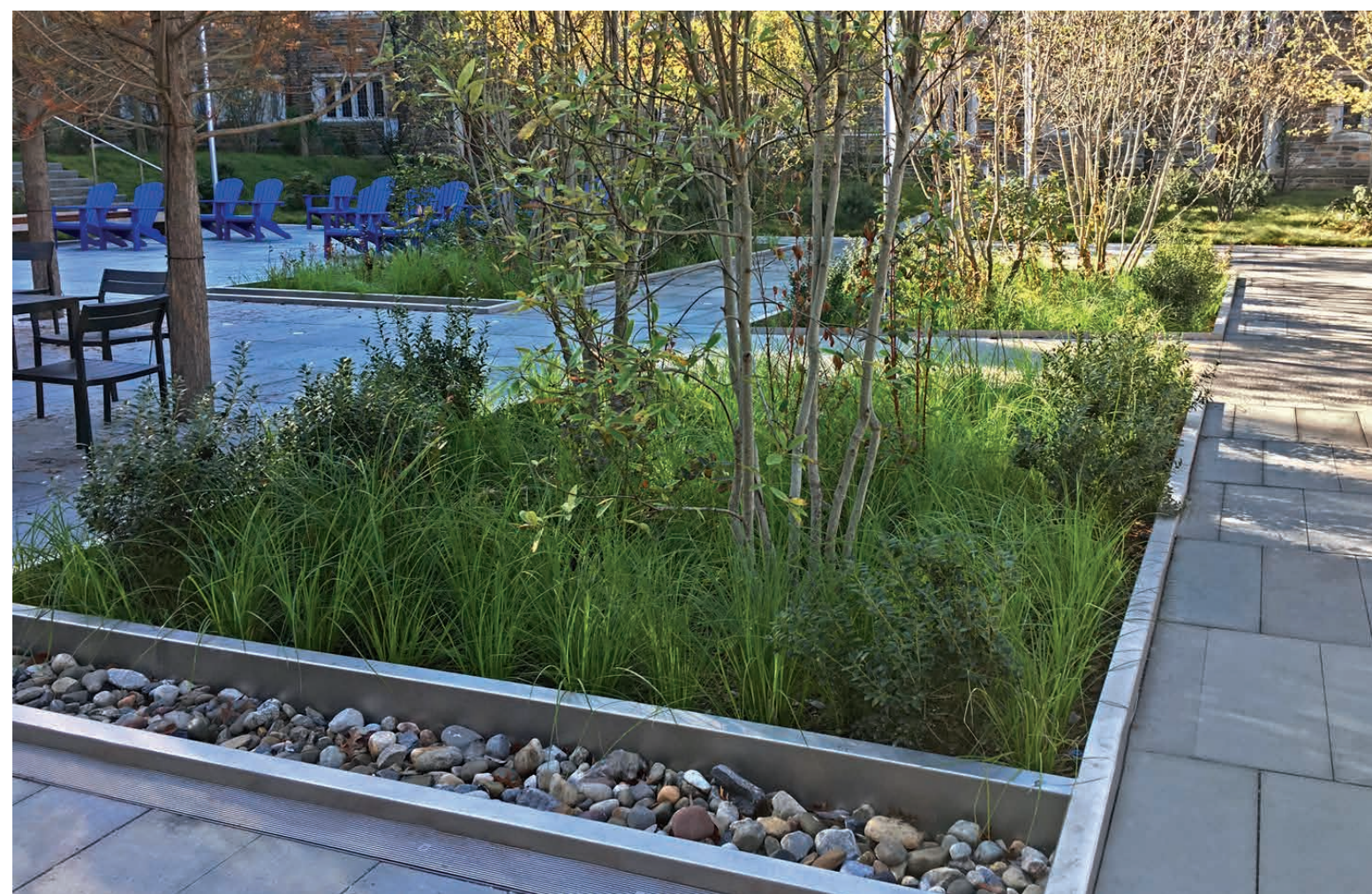


ALBANY FAMILY HOUSING | PRELIMINARY PLANTING PLAN

9/05/19 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

L2.1

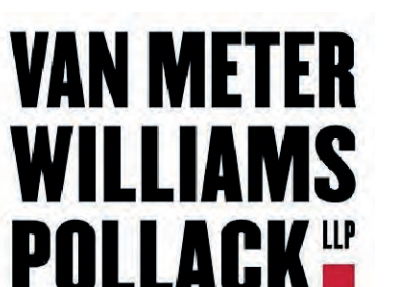




ALBANY FAMILY HOUSING | PRECEDENT IMAGES

9/05/19 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

L3.1





ARBUTUS MARINA



CERCIS CANADIENSIS



GINKGO BILOBA



PLATANUS 'COLUMBIA'



QUERCUS AGRIFOLIA



TRISTANIOPSIS LAURINA



ULMUS 'EMERALD SUNSHINE'



CITRUS LIMON



PRUNUS ARMENIACA



PRUNUS SALICINA



ARCTOSTAPHYLOS X SUNSET



PITOSPORUM TOBIRA VARIEGATA



RHAMNUS CALIFORNICA



RIBES SANGUINEUM



ACACIA COGNATA 'COUSIN ITT'



AGAVE ATTENUATA



BUXUS GREEN MOUNTAIN



DIETS BICOLOR



LOMANDRA LONGIFOLIA



LOROPETALUM SUZANNE



MUHLENBERGIA RIGENS



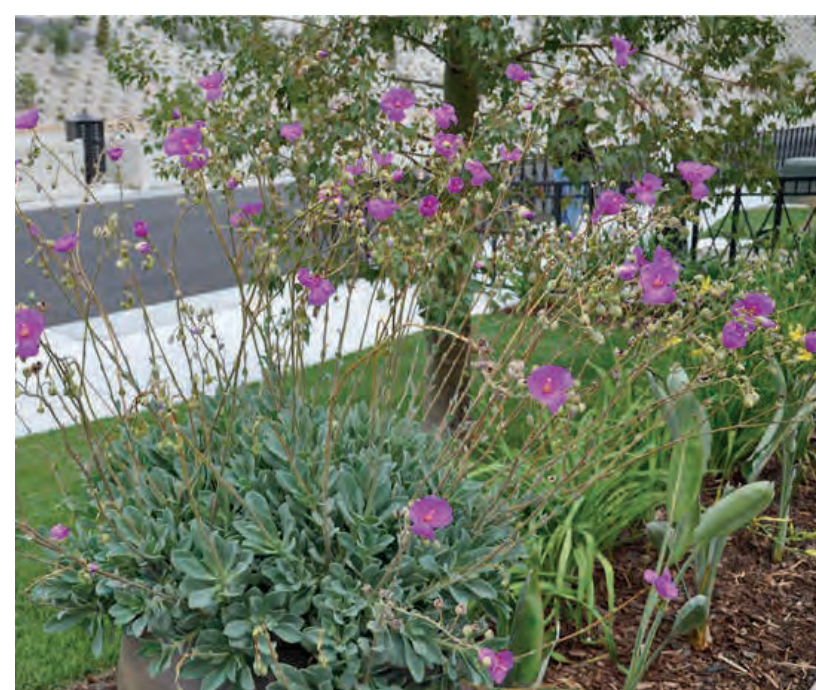
PITOSPORUM WHEELERS DWARF



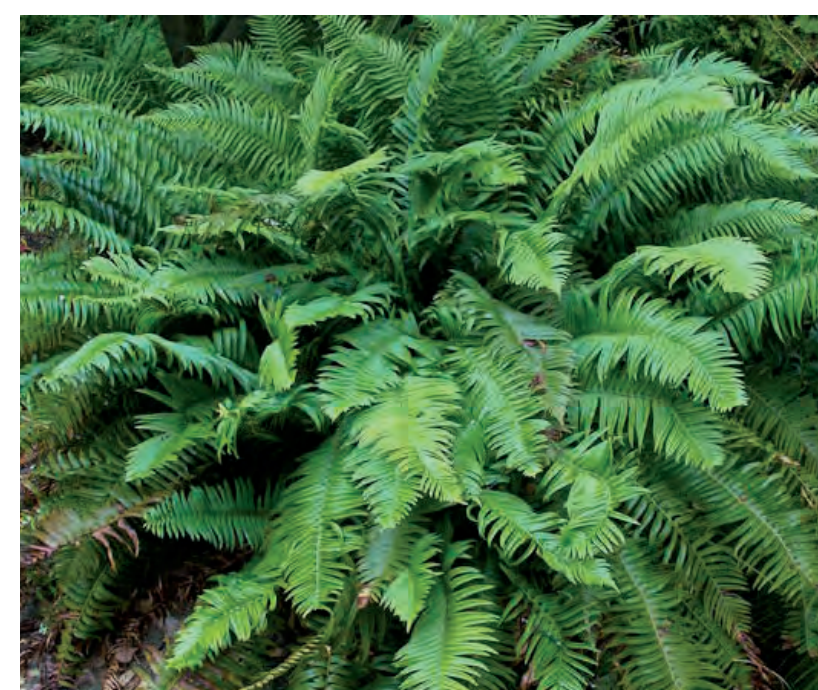
ANIGOZANTHOS



LIMONIUM PERZII



CISTANTHE GRANDIFLORA



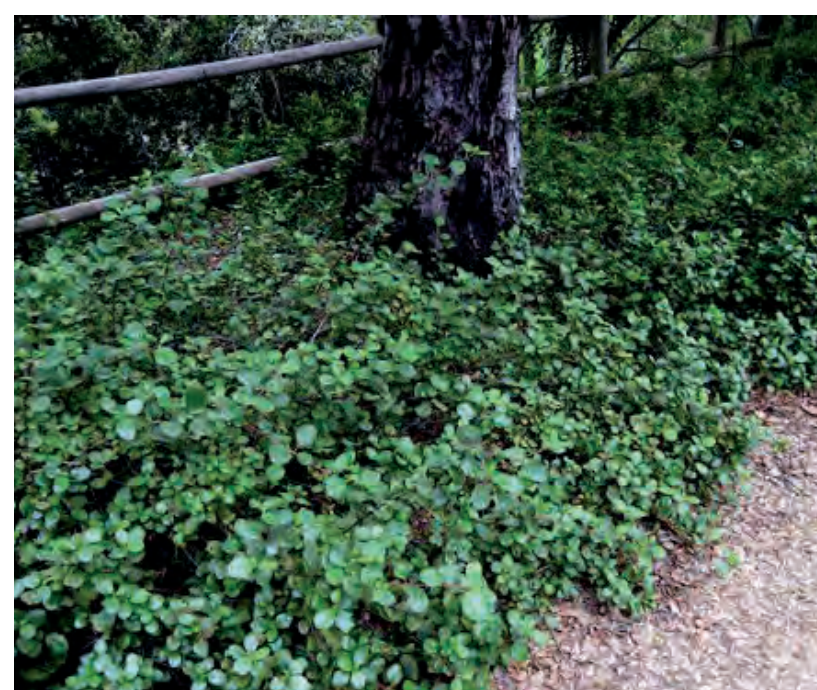
POLYSTICHUM MUNITUM



COTONEASTER DAMMERI



CEANOTHUS ANCHOR BAY



RIBES VIBURNIFOLIUM



SARCOCOCCA HUMILIS



SCAEVOLA 'MAUVE CLUSTERS'

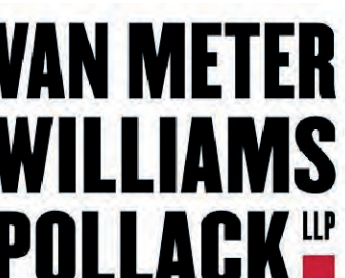


HARDENBERGIA VIOLACEA

ALBANY FAMILY HOUSING | PLANT IMAGES

9/05/19 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

L3.2





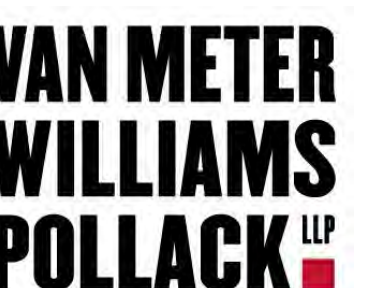
NOT TO SCALE

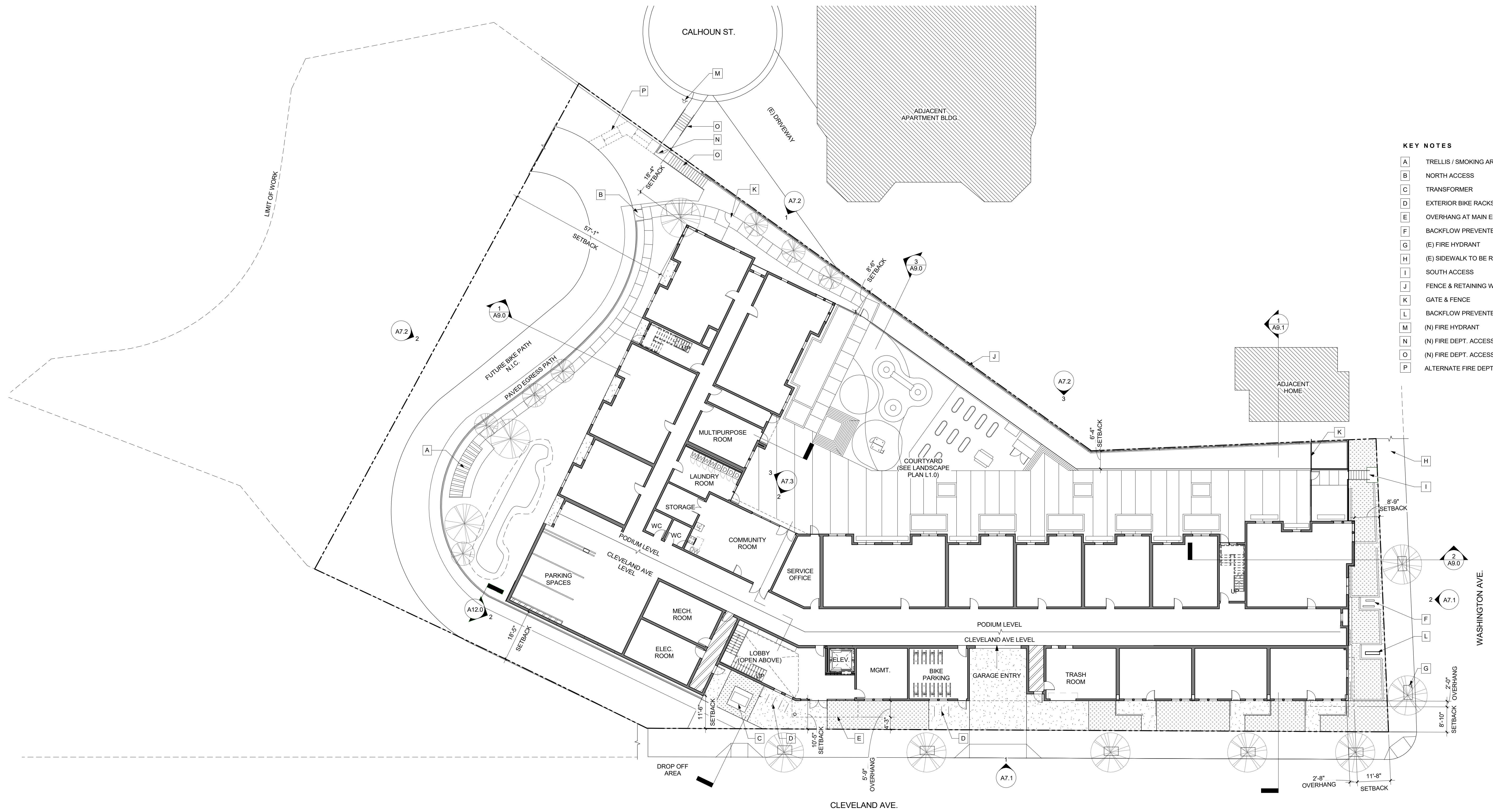


ALBANY FAMILY HOUSING | SATELLITE VIEW **DRAFT**

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

A1.0





- KEY NOTES**
- [A] TRELLIS / SMOKING AREA
 - [B] NORTH ACCESS
 - [C] TRANSFORMER
 - [D] EXTERIOR BIKE RACKS
 - [E] OVERHANG AT MAIN ENTRY
 - [F] BACKFLOW PREVENTER
 - [G] (E) FIRE HYDRANT
 - [H] (E) SIDEWALK TO BE REPLACED
 - [I] SOUTH ACCESS
 - [J] FENCE & RETAINING WALL (6' HEIGHT)
 - [K] GATE & FENCE
 - [L] BACKFLOW PREVENTER (FIRE WATER LINE)
 - [M] (N) FIRE HYDRANT
 - [N] (N) FIRE DEPT. ACCESS GATE
 - [O] (N) FIRE DEPT. ACCESS STAIR
 - [P] ALTERNATE FIRE DEPT. ACCESS STAIR

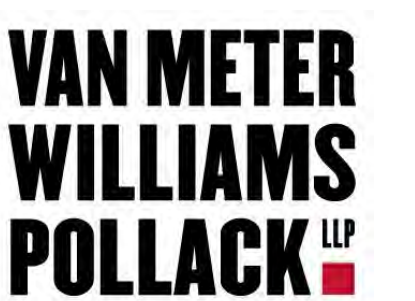
1 SITE PLAN
A1.1 SCALE: 1/16" = 1'-0"



A1.1

ALBANY FAMILY HOUSING | ARCHITECTURAL SITE PLAN DRAFT

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

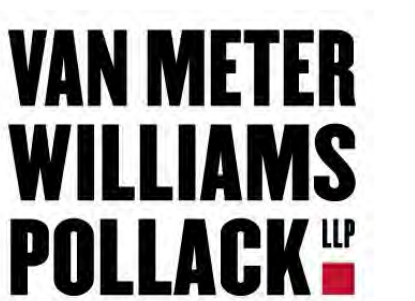


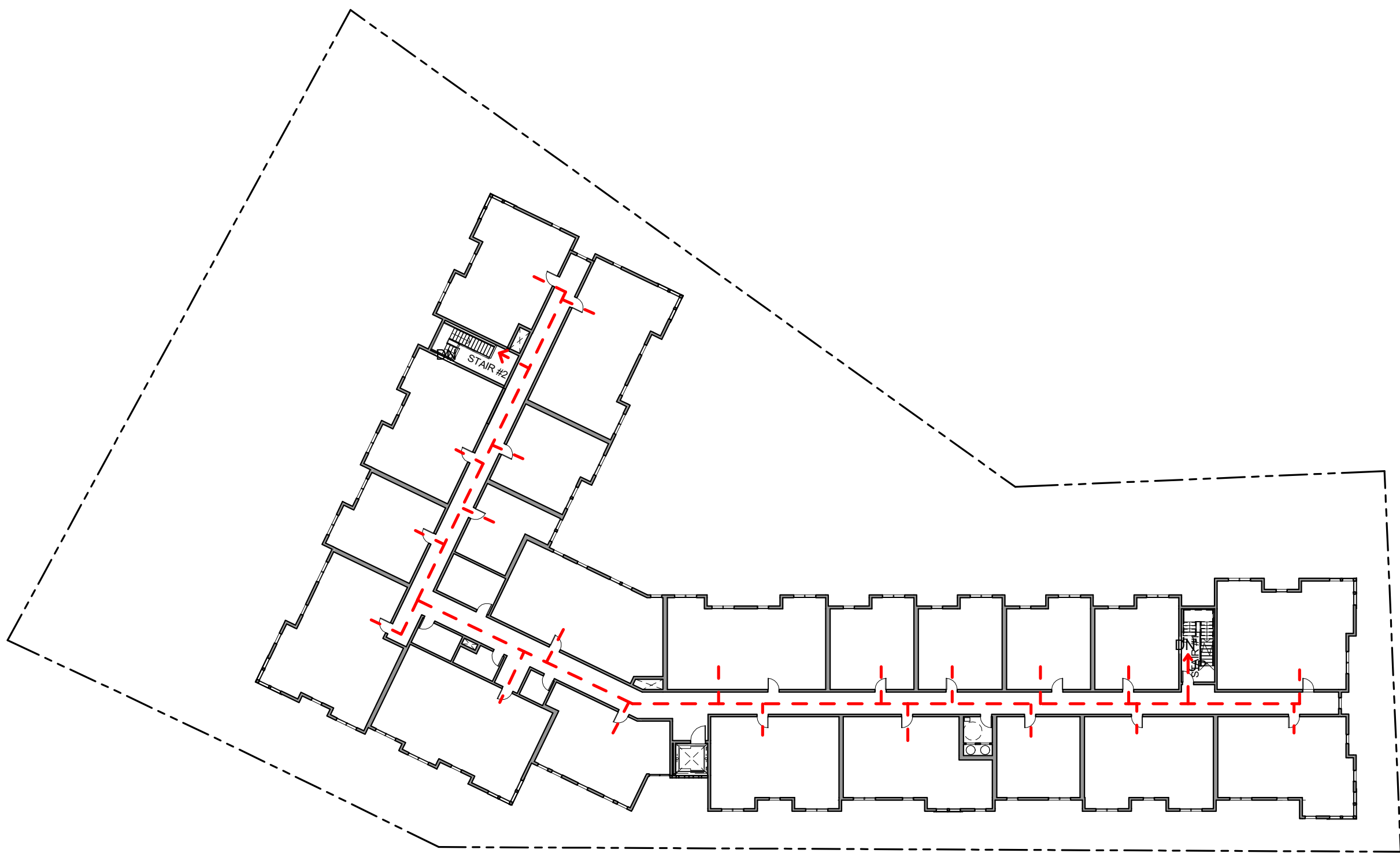


A1.2

ALBANY FAMILY HOUSING | FIRE DEPARTMENT ACCESS DIAGRAMS **DRAFT**

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

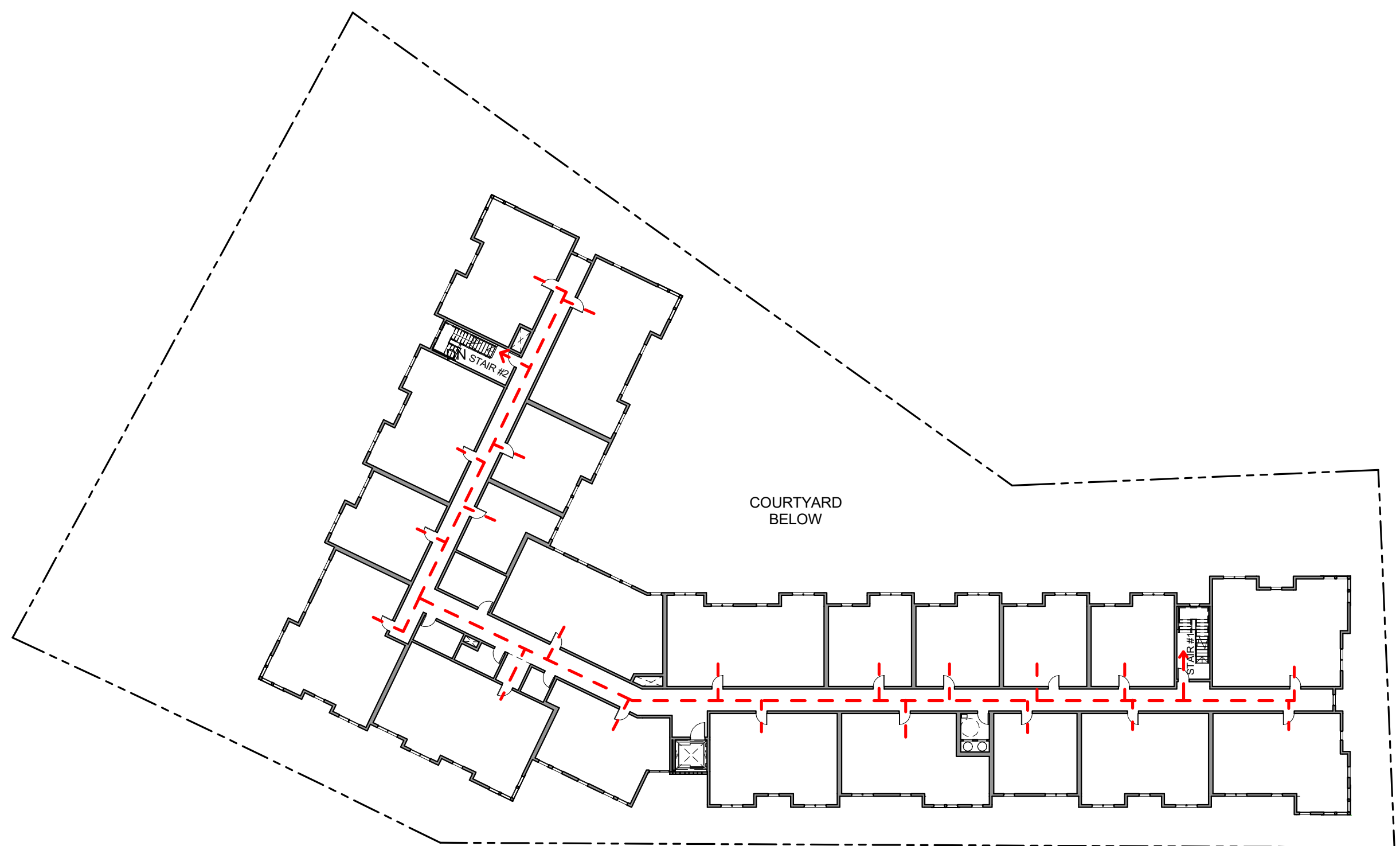




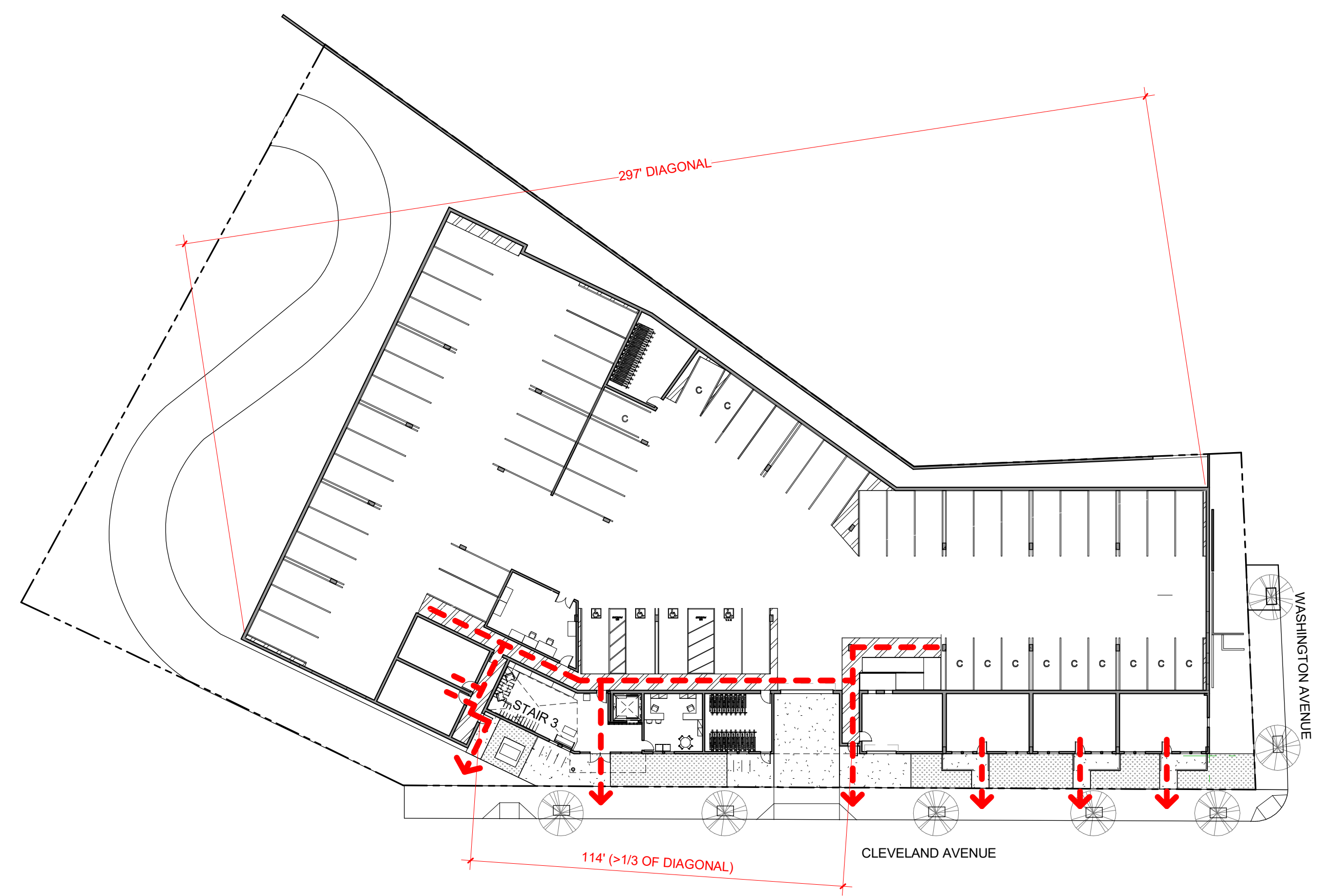
4 4TH FLOOR EXITING
A1.3 SCALE: 1" = 30'-0"



2 2ND FLOOR EXITING
A1.3 SCALE: 1" = 30'-0"

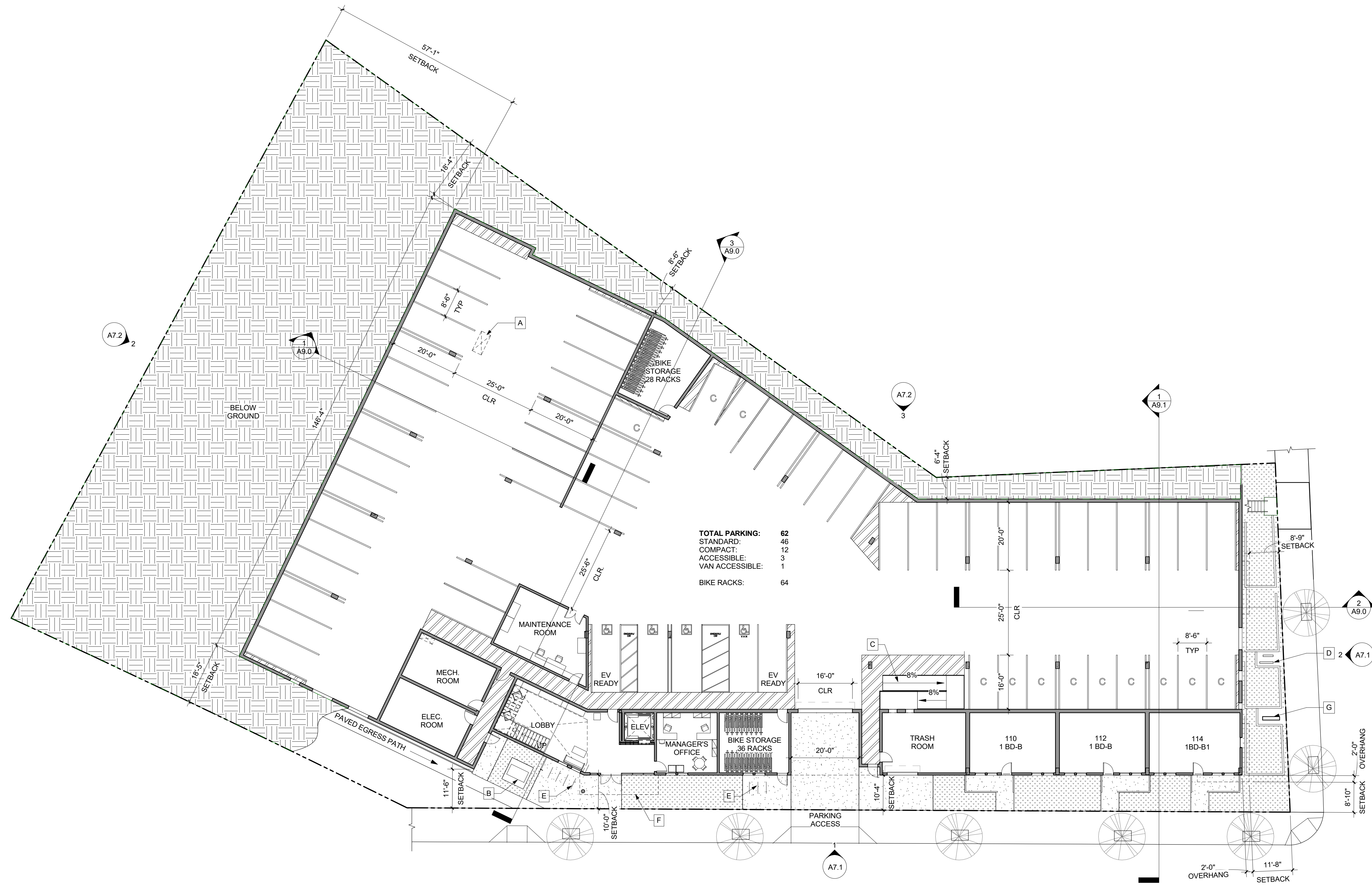


3 3RD FLOOR EXITING
A1.3 SCALE: 1" = 30'-0"



1 GROUND FLOOR EXITING
A1.3 SCALE: 1" = 30'-0"





- KEY NOTES**
- A GARAGE VENTILATION SHAFT ABOVE
 - B ELECTRICAL TRANSFORMER
 - C RAMP TO TRASH CHUTE
 - D BACKFLOW PREVENTER
 - E EXTERIOR BIKE RACKS
 - F CANOPY AT MAIN ENTRY
 - G BACKFLOW PREVENTER (FIRE WATER LINE)

TOTAL PARKING: 62
STANDARD: 46
COMPACT: 12
ACCESSIBLE: 3
VAN ACCESSIBLE: 1
BIKE RACKS: 64

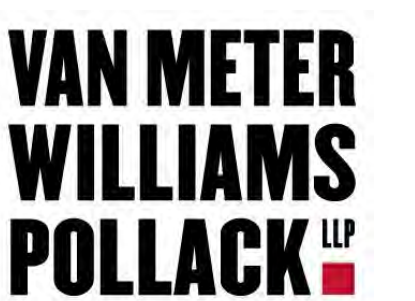
1 GROUND FLOOR
 A2.0 SCALE: 1/16" = 1'-0"

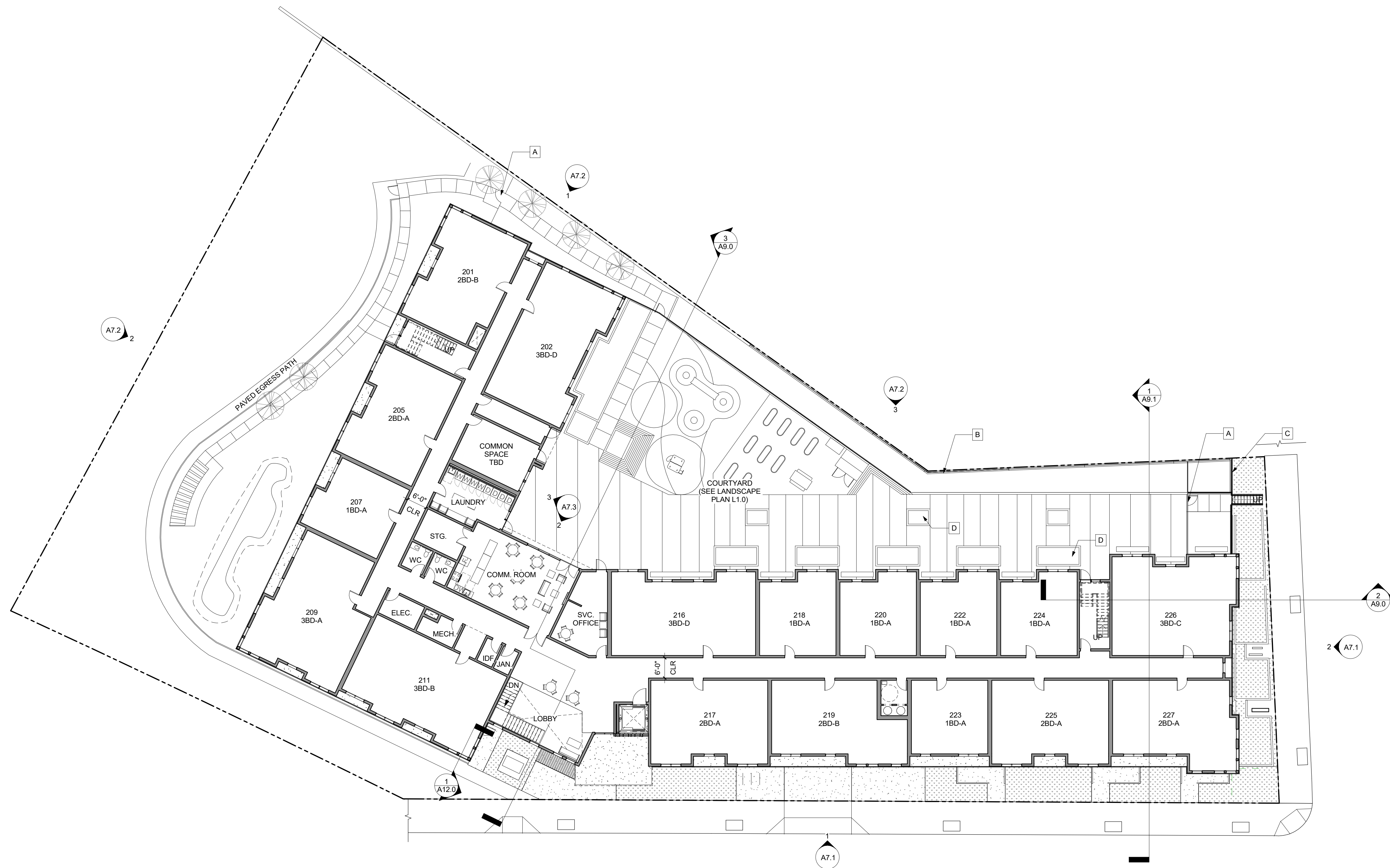


A2.0

ALBANY FAMILY HOUSING | GROUND FLOOR PLAN DRAFT

ALBANY, CA | 09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





- KEY NOTES**
- A GATE & FENCE
 - B FENCE & RETAINING WALL (6' HEIGHT)
 - C GUARDRAIL
 - D LANDSCAPE PLANTERS, TYP

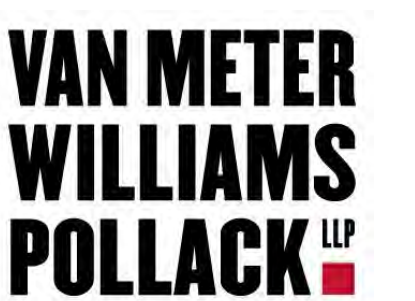
1 2ND FLOOR
A3.0 SCALE: 1/16" = 1'-0"

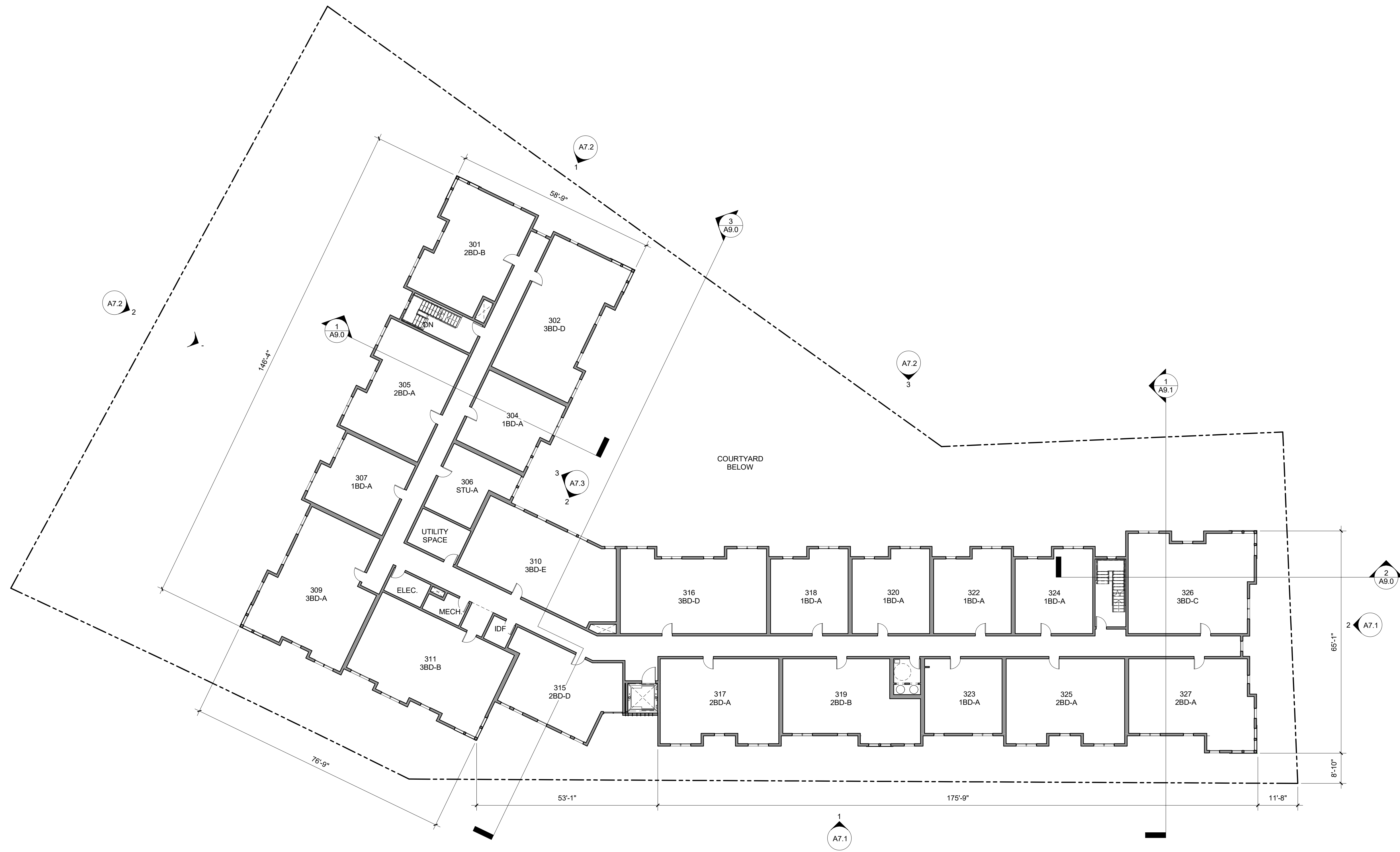


A3.0

ALBANY FAMILY HOUSING | SECOND FLOOR PLAN DRAFT

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





1 3RD FLOOR
A4.0 SCALE: 1/16" = 1'-0"

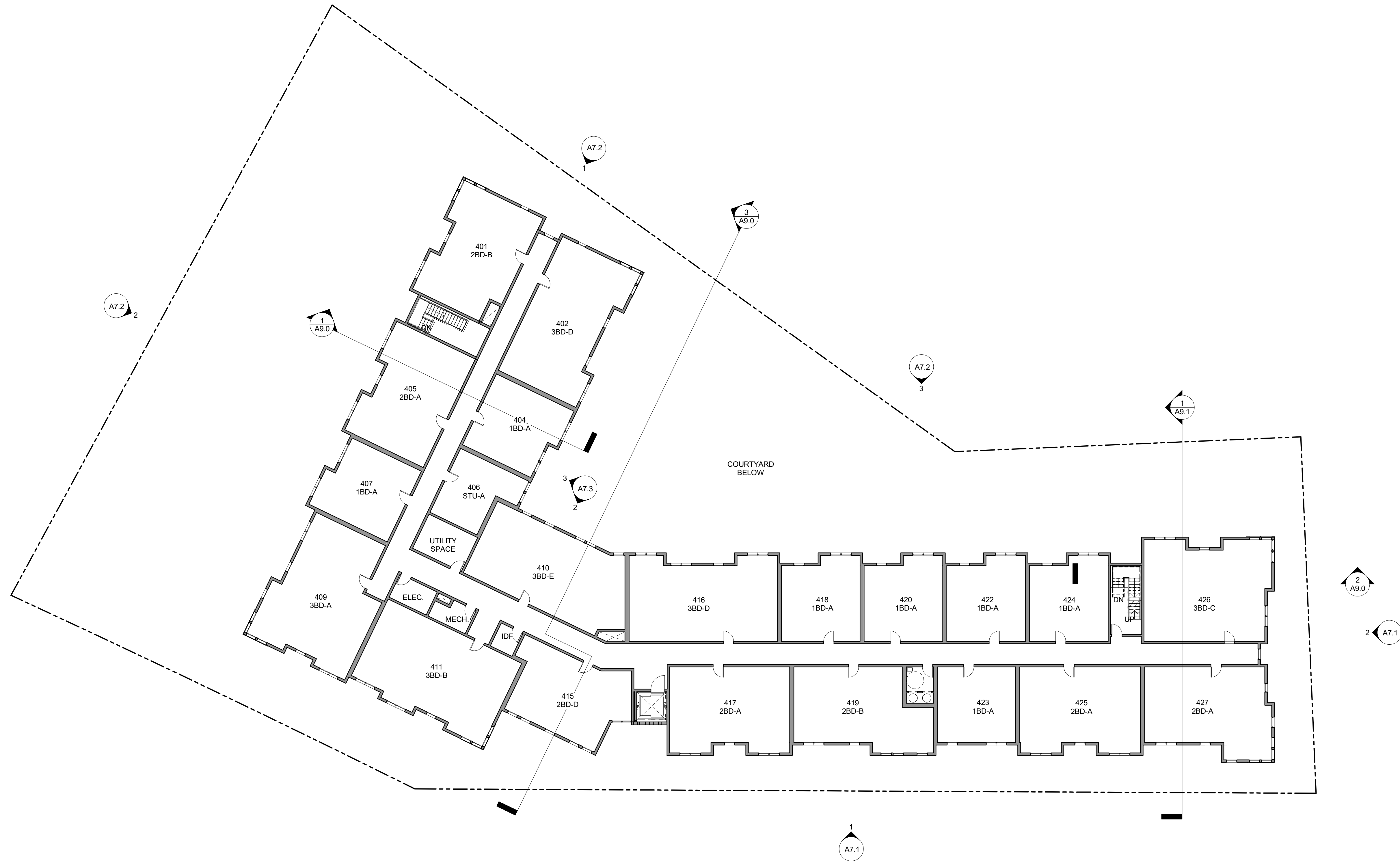


ALBANY FAMILY HOUSING | THIRD FLOOR PLAN **DRAFT**

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES



A4.0



1 4TH FLOOR
A5.0 SCALE: 1/16" = 1'-0"



ALBANY FAMILY HOUSING | FOURTH FLOOR PLAN **DRAFT**

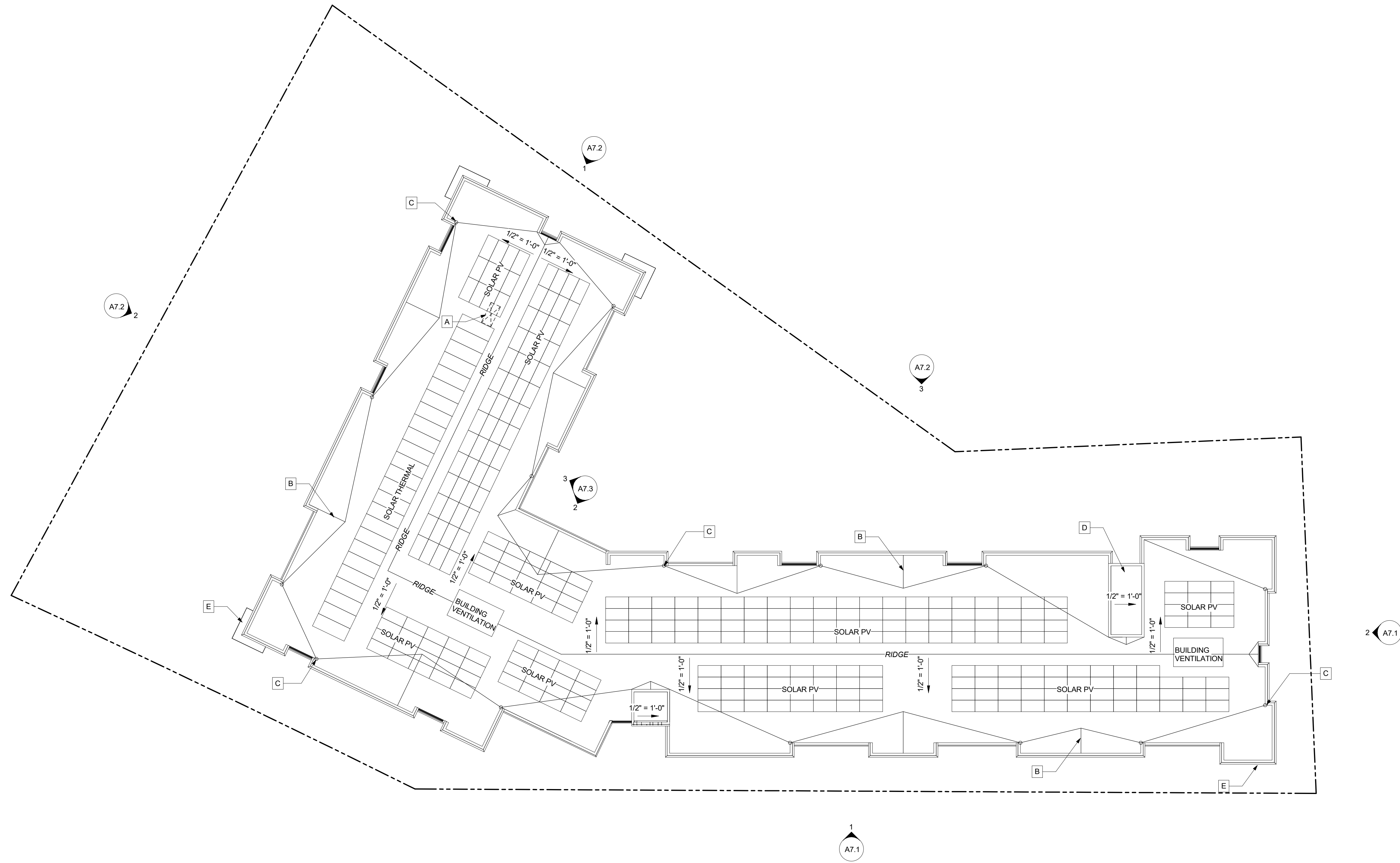
09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES



A5.0

KEY NOTES

- A VENTILATION SHAFT
- B ROOF CRICKET, TYP
- C CONNEXION TO DOWNSPOUT, TYP
- D STAIR CORE & ROOF ACCESS
- E AWNING, TYP



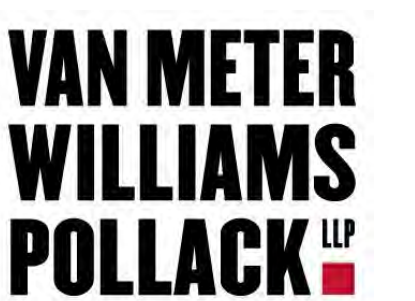
1 ROOF PLAN
A6.0 SCALE: 1/16" = 1'-0"



A6.0

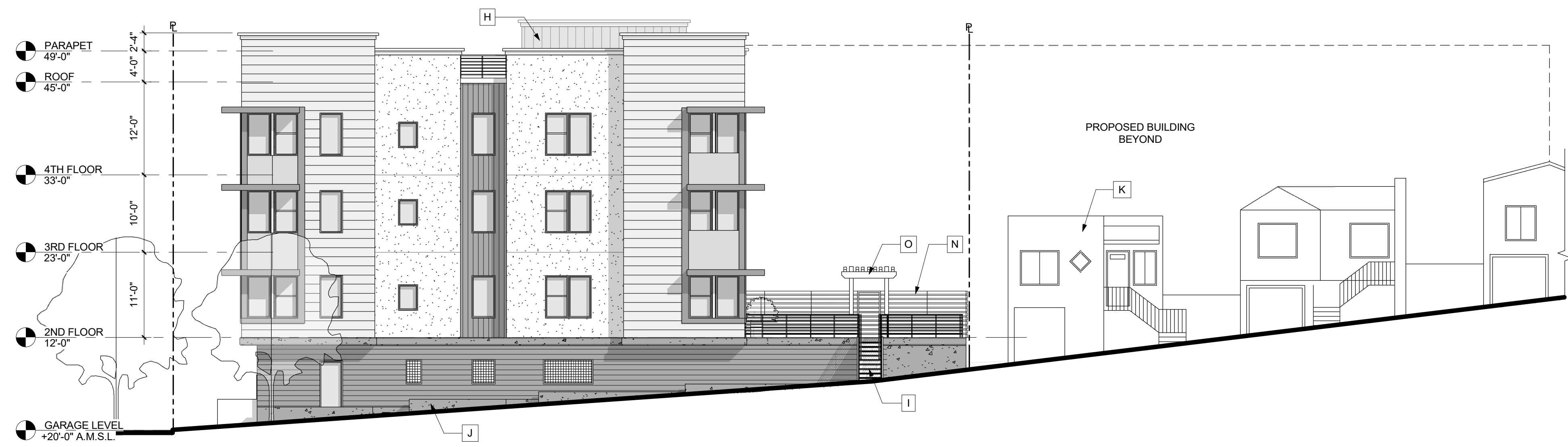
ALBANY FAMILY HOUSING | ROOF PLAN DRAFT

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





1 WEST ELEVATION
A7.1 SCALE: 1" = 10'-0"



2 SOUTH ELEVATION
A7.1 SCALE: 1" = 10'-0"

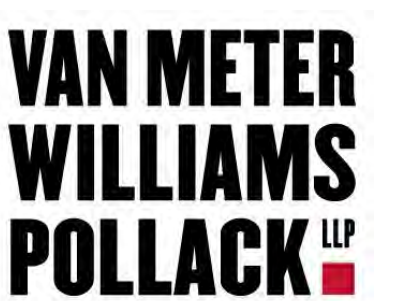
- KEY NOTES**
- A FUTURE BIKE PATH
 - B TRANSFORMER
 - C CANOPY AT MAIN ENTRY
 - D BIKE RACKS
 - E LOBBY ENTRY
 - F ELEVATOR CORE
 - G GARAGE ENTRY
 - H STAIR CORE BEYOND
 - I STAIR TO BUILDING COURTYARD
 - J BIO RETENTION PLANTER, TYP
 - K EXISTING ADJACENT HOMES, TYP
 - L GROUND UNIT EXTERIOR VESTIBULE, TYP
 - M GRAVITY WALL
 - N 6' FENCE
 - O ACCESS TRELLIS

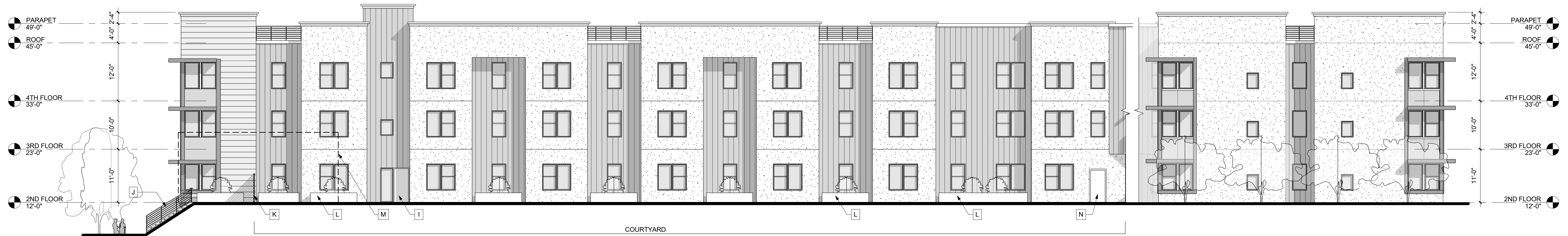


A7.1

ALBANY FAMILY HOUSING | ELEVATIONS DRAFT

ALBANY, CA | 09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES





1 EAST ELEVATION
A7.2 SCALE: 1" = 10'-0"



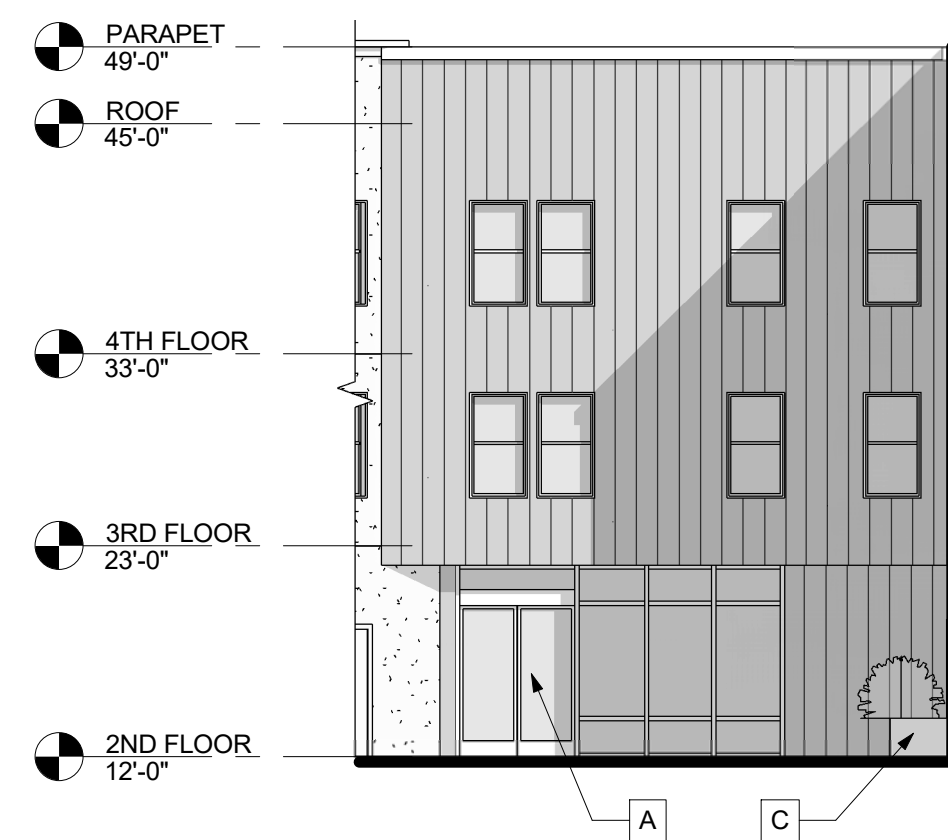
2 NORTH ELEVATION
A7.2 SCALE: 1" = 10'-0"

KEY NOTES

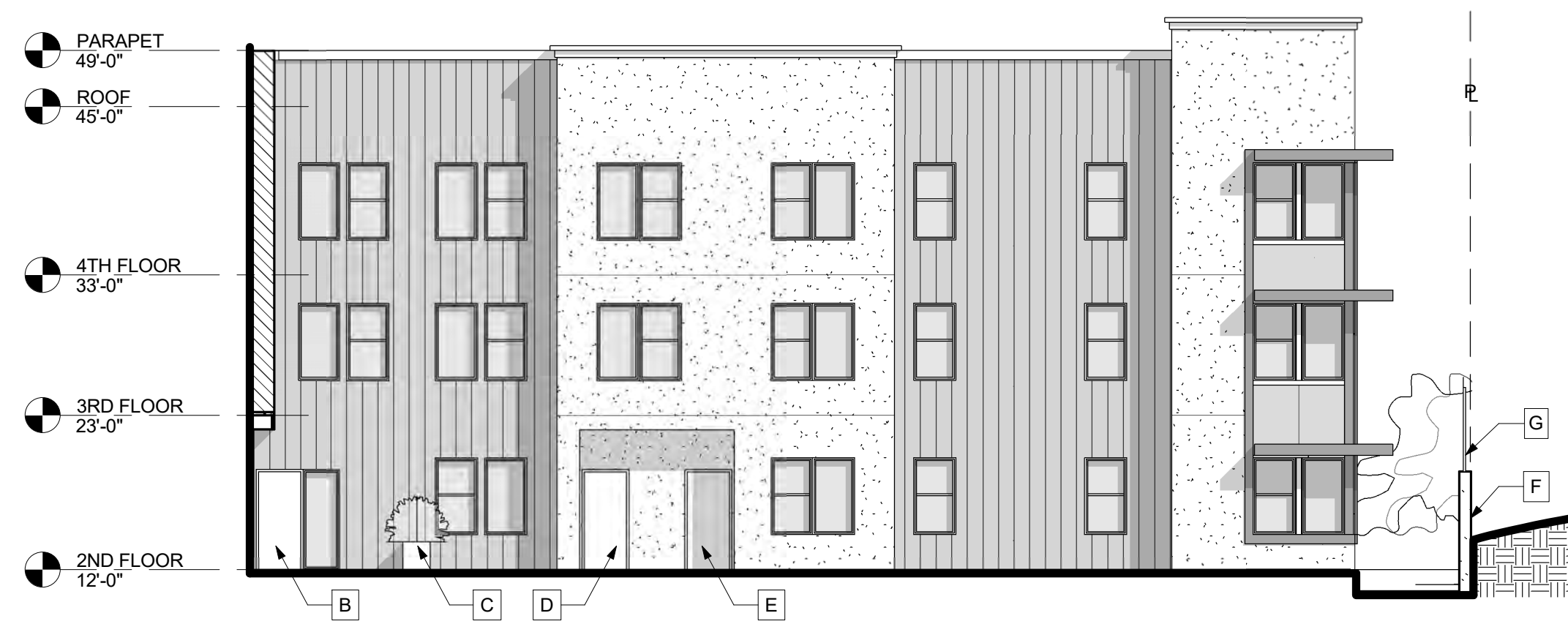
- A FUTURE BIKE PATH
- B RETAINING WALL WITH 6' FENCE
- C ACCESS GATE BELOW
- D ACCESS TRELLIS
- E GRAVITY WALL
- F LOW FENCE ON GRAVITY WALL
- G TRELLIS / SMOKING AREA
- H PAVED EGESS PATH
- I EXIT THROUGH STAIR CORE
- J STAIR TO COURTYARD
- K 6' FENCE
- L PLANTER, TYP
- M ADJACENT HOME PROJECTION
- N SERVICES OFFICE EXIT



A7.2



2 COURTYARD NORTH - EAST ELEVATION
A7.3 SCALE: 1" = 10'-0"



3 COURTYARD SOUTH ELEVATION
A7.3 SCALE: 1" = 10'-0"

- KEY NOTES**
- A COMMUNITY ROOM EXIT
 - B LAUNDRY EXIT
 - C PLANTER
 - D COMMON SPACE EXIT
 - E CORRIDOR EXIT
 - F RETAINING WALL
 - G 6' FENCE





WEST ELEVATION



A PERFORATED METAL PANEL



B SIDING & AWNING AT CORNERS



C SUNSHADES



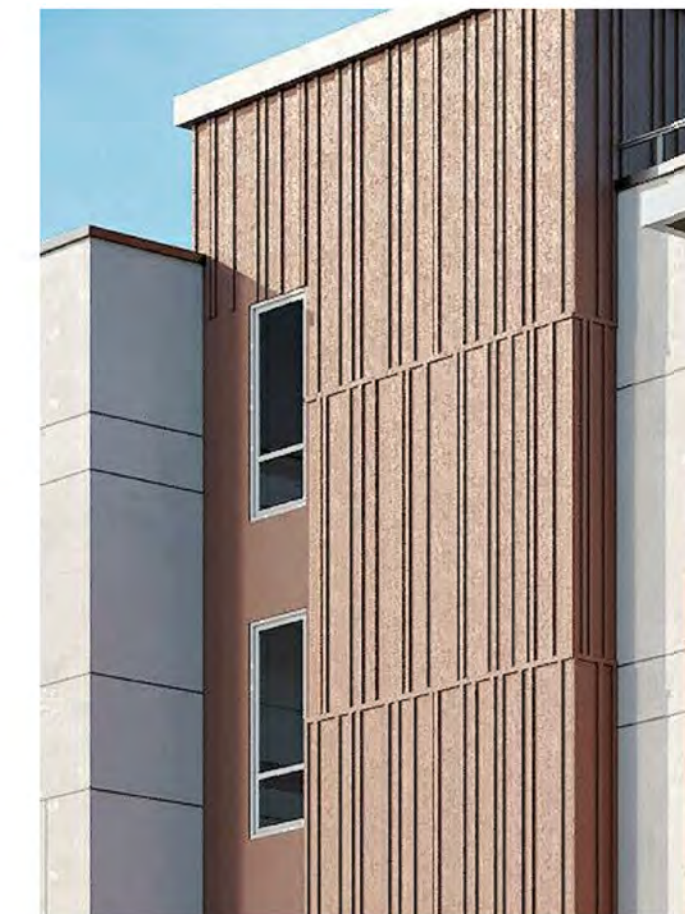
D GRAVITY WALL AND LOW FENCE



E 6' FENCE AT EAST PROPERTY LINE



F 6' FENCE AT SOUTH COURTYARD ACCESS



G BOARD & BATTEN RANDOM



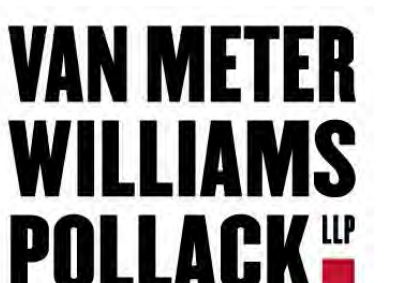
H BOARD & BATTEN REGULAR

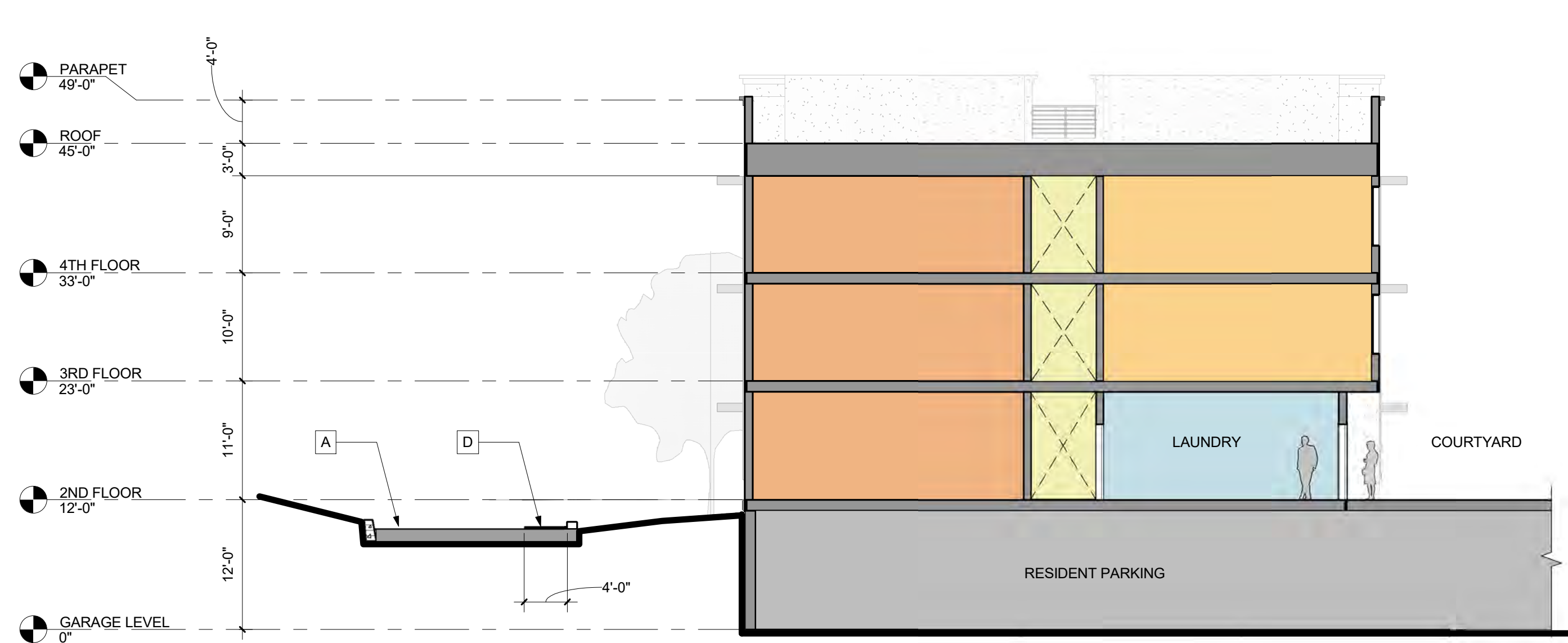


A8.0

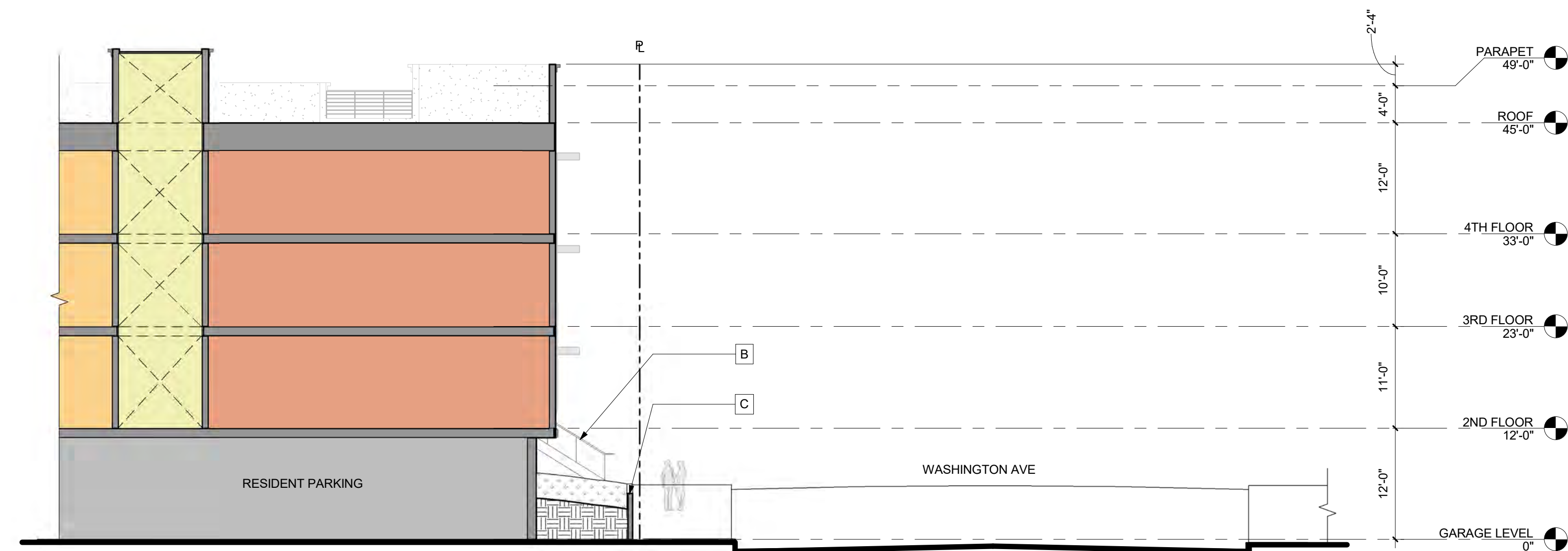
ALBANY FAMILY HOUSING | BUILDING MATERIALS & SYSTEMS **DRAFT**

09/06/2019 | SATELLITE AFFORDABLE HOUSING ASSOCIATES

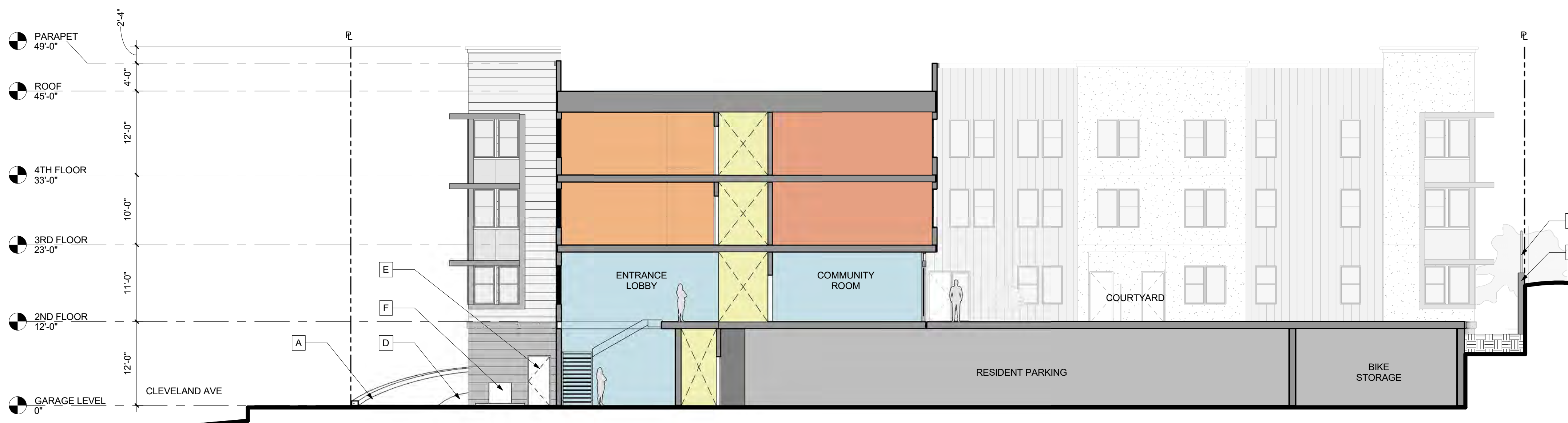




1 SECTION 1
A9.0 SCALE: 1" = 10'-0"



2 SECTION 2
A9.0 SCALE: 1" = 10'-0"



3 SECTION 3
A9.0 SCALE: 1" = 10'-0"

KEY NOTES

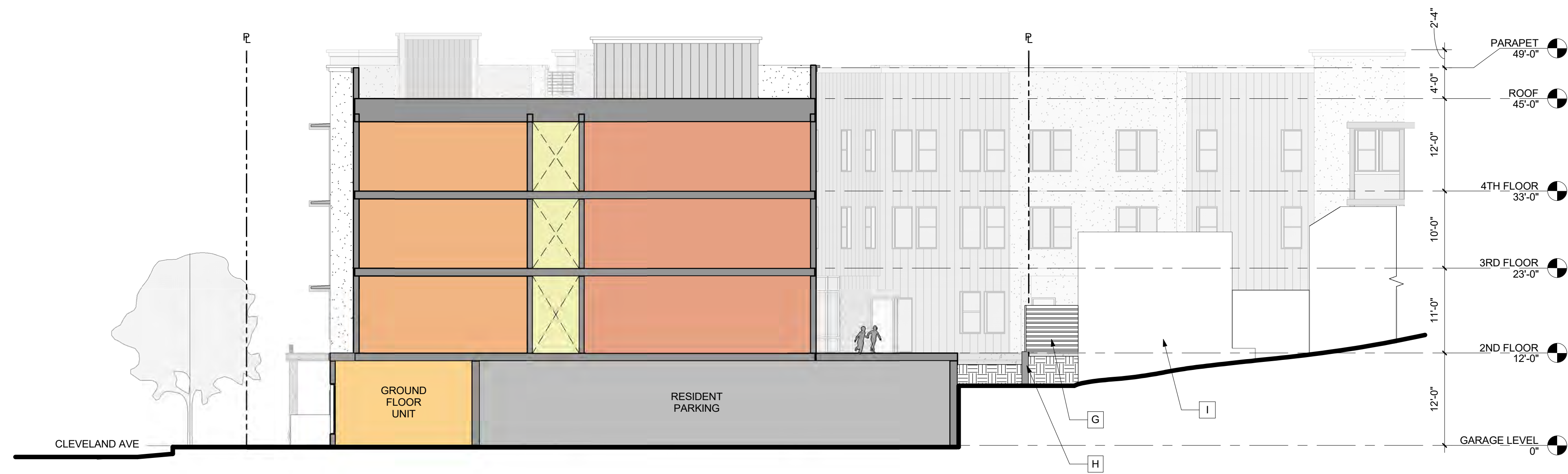
- A FUTURE BIKE PATH (N.I.C)
- B STAIRS TO SOUTH ACCESS
- C BIO RETENTION WALL
- D PAVED EGRESS PATH
- E SERVICE ACCESS
- F TRANSFORMER
- G 6' FENCE
- H RETENTION WALL
- I EXISTING ADJACENT HOMES, TYP

LEGEND

- STUDIO
- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- CIRCULATION
- COMMON AREAS
- STORAGE



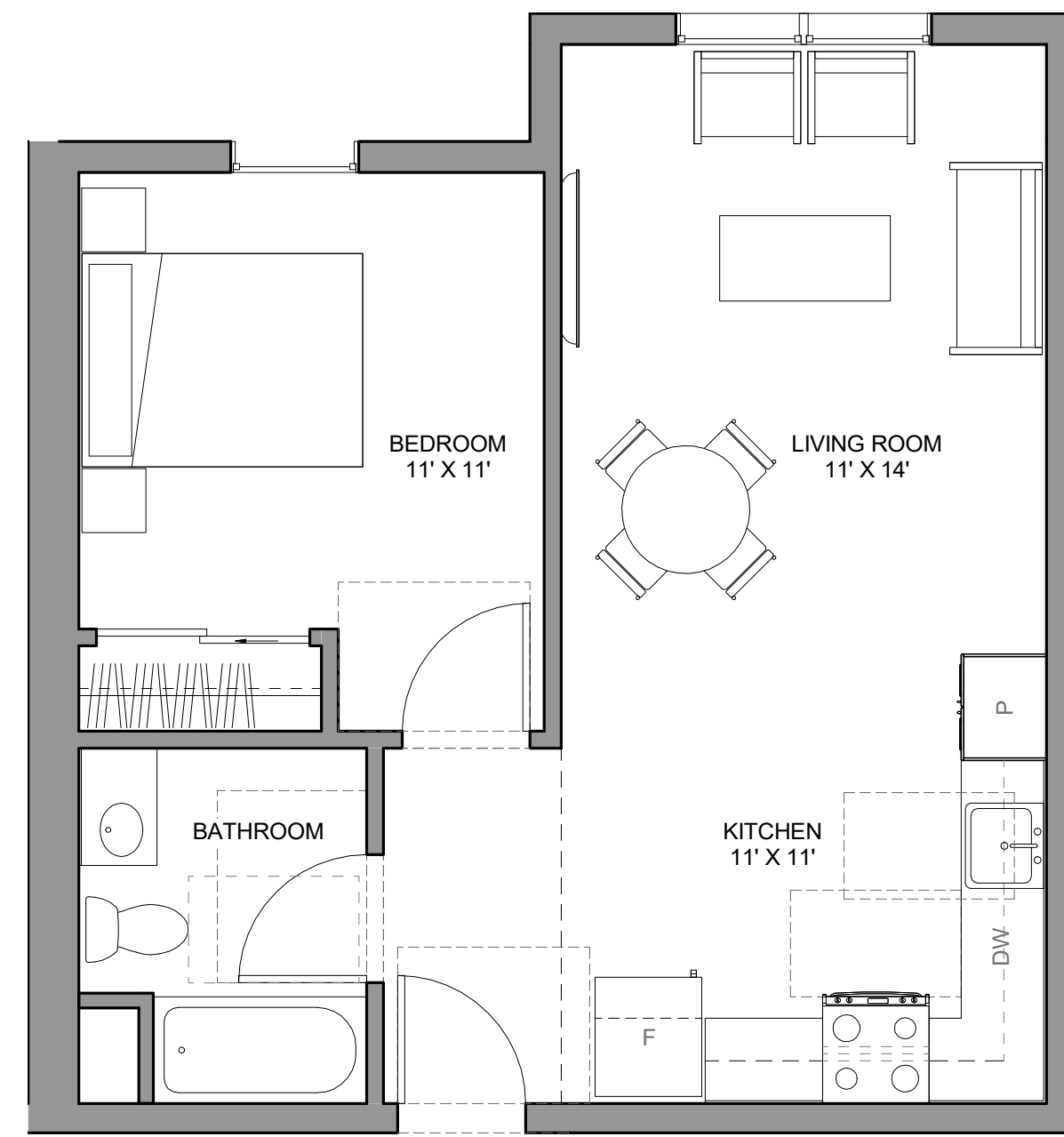
A9.0



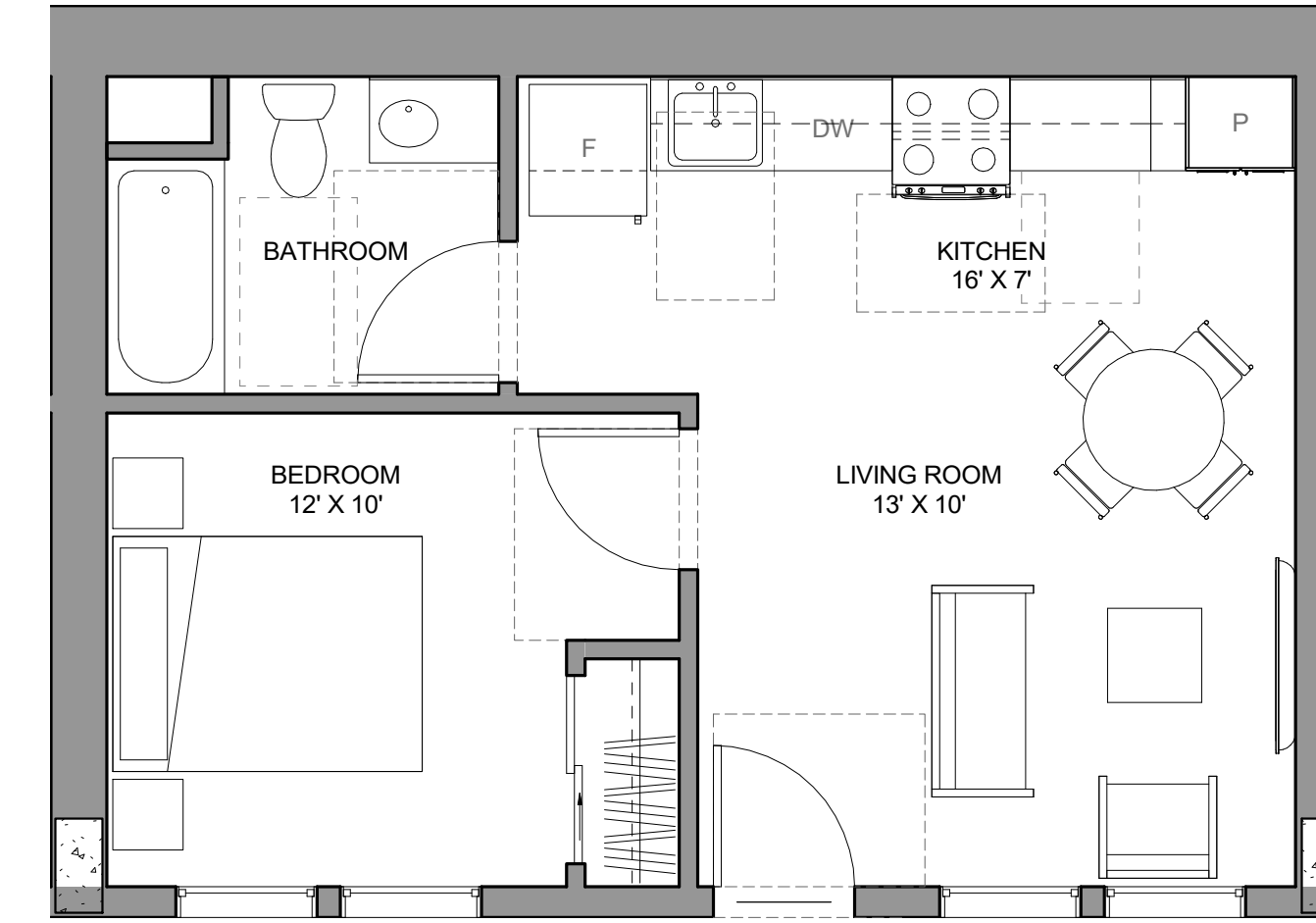
- KEY NOTES**
- A FUTURE BIKE PATH (N.I.C)
 - B STAIRS TO SOUTH ACCESS
 - C BIO RETENTION WALL
 - D PAVED EGRESS PATH
 - E SERVICE ACCESS
 - F TRANSFORMER
 - G 6' FENCE
 - H RETENTION WALL
 - I EXISTING ADJACENT HOMES, TYP
- LEGEND**
- STUDIO
 - 1 BR UNIT
 - 2 BR UNIT
 - 3 BR UNIT
 - CIRCULATION
 - COMMON AREAS
 - STORAGE

1 SECTION 4
A9.1 SCALE: 1" = 10'-0"

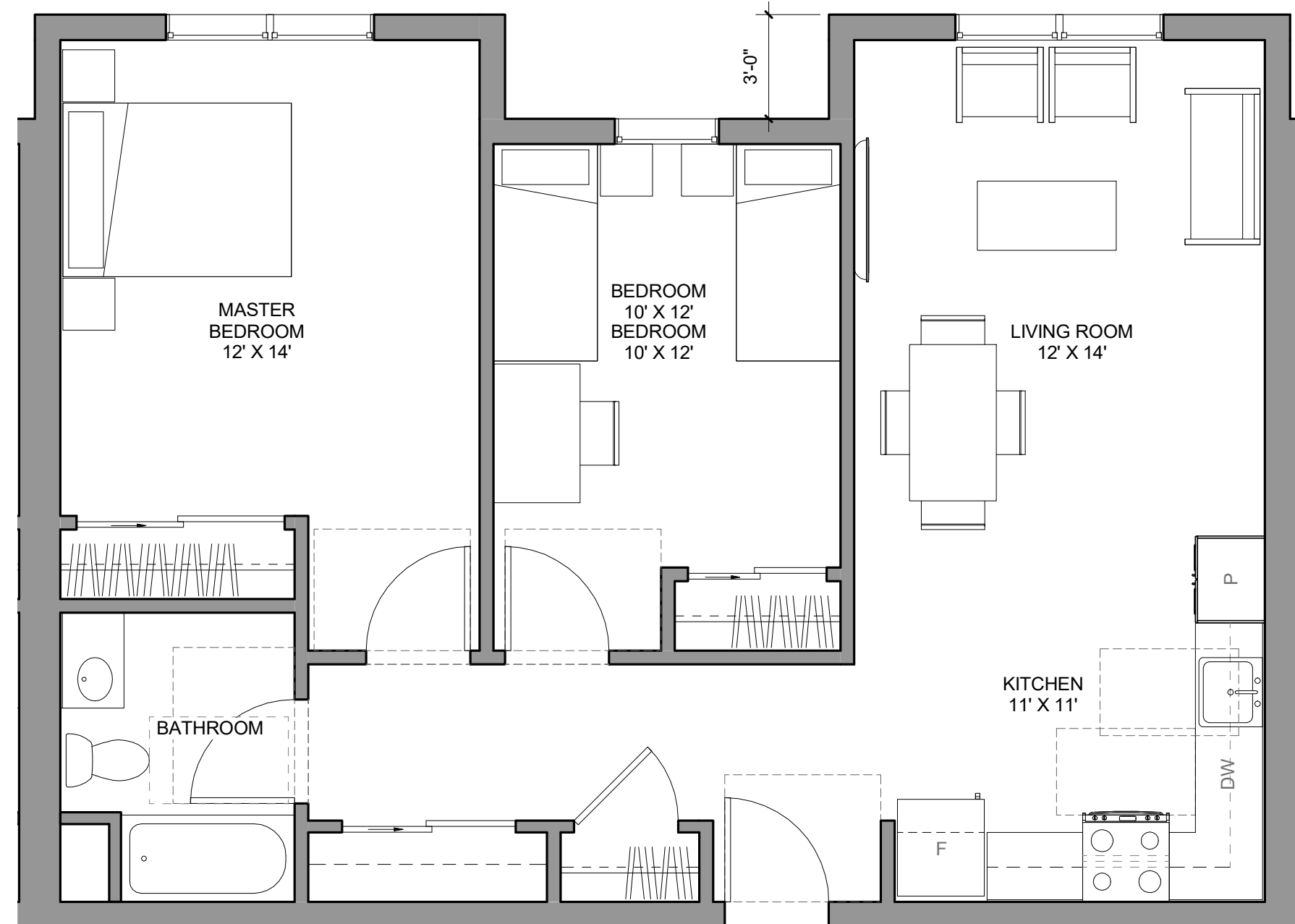




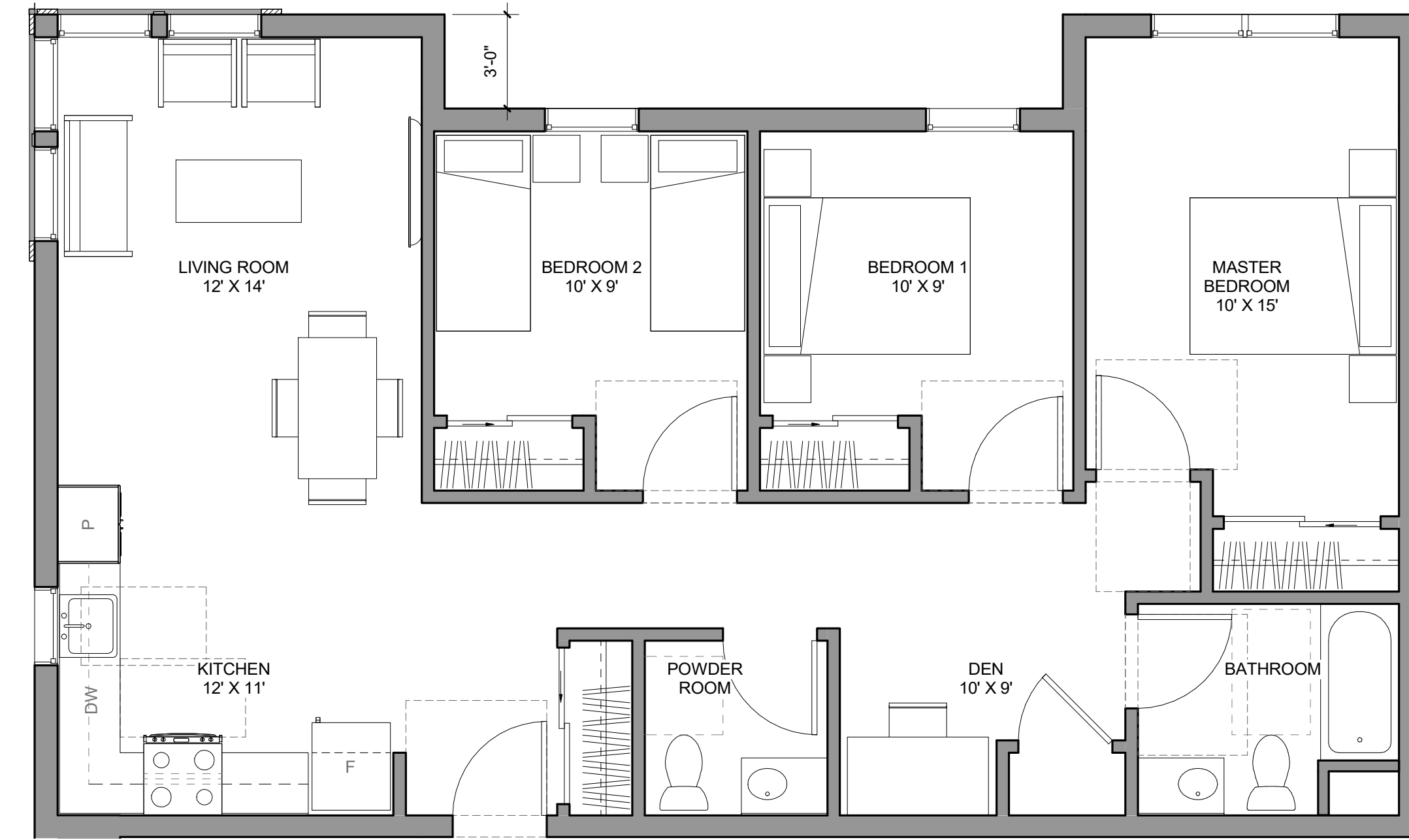
1 1 BEDROOM TYPE A
 A10.0 SCALE: 1/4" = 1'-0" 555 SF



2 1 BEDROOM TYPE B
 A10.0 SCALE: 1/4" = 1'-0" 486 SF



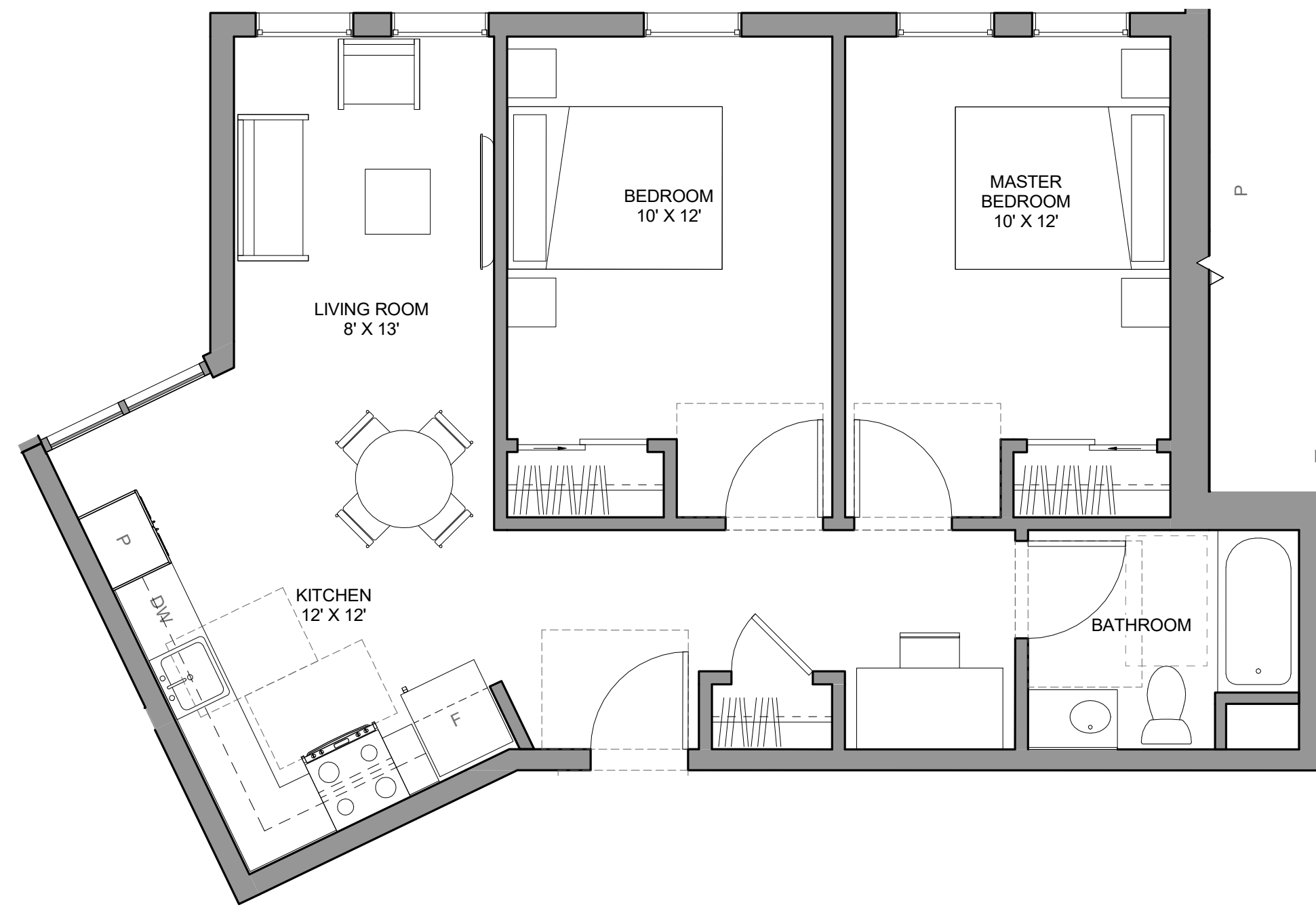
3 2 BEDROOM TYPE A
 A10.0 SCALE: 1/4" = 1'-0" 843 SF



4 3 BEDROOM TYPE D
 A10.0 SCALE: 1/4" = 1'-0" 1,117 SF

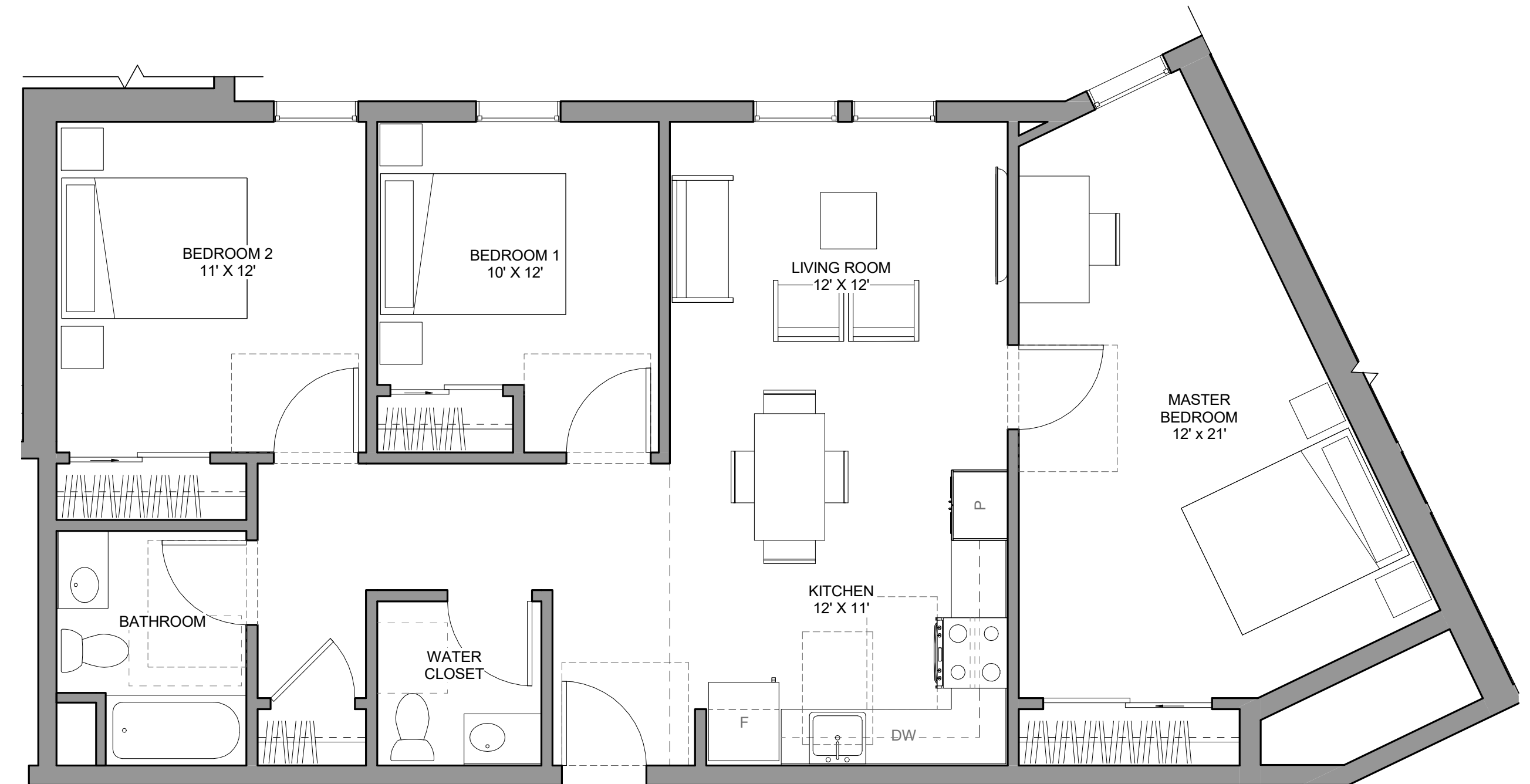
NOTE:
 ALL UNITS ARE 11A ADAPTABLE PER CBC. UNLESS OTHERWISE NOTED





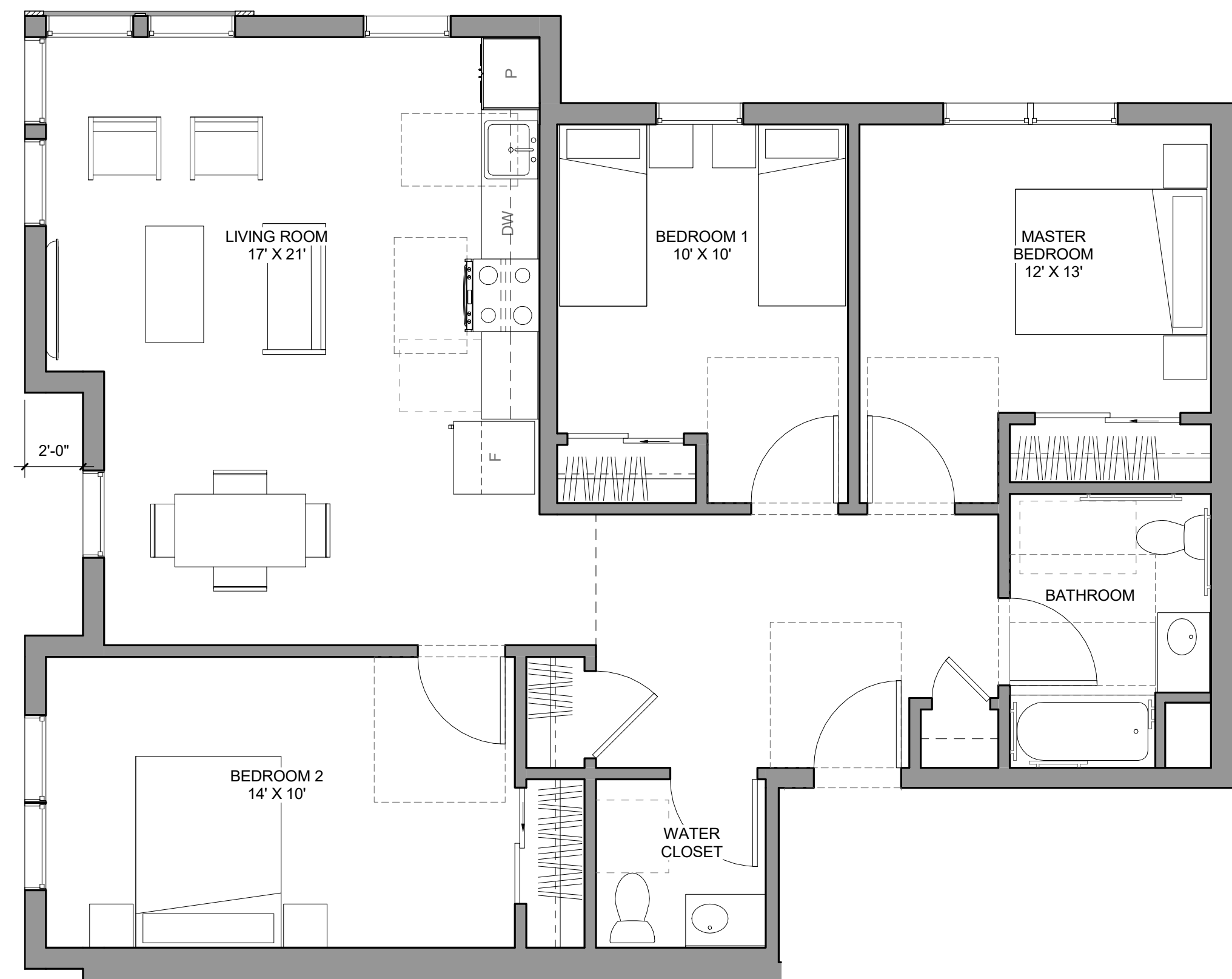
1 2 BEDROOM TYPE D
A10.1 SCALE: 1/4" = 1'-0"

729 SF



2 3 BEDROOM TYPE E
A10.1 SCALE: 1/4" = 1'-0"

1,057 SF



3 3 BEDROOM TYPE A (11B ACCESSIBLE)
A10.1 SCALE: 1/4" = 1'-0"

1,103 SF

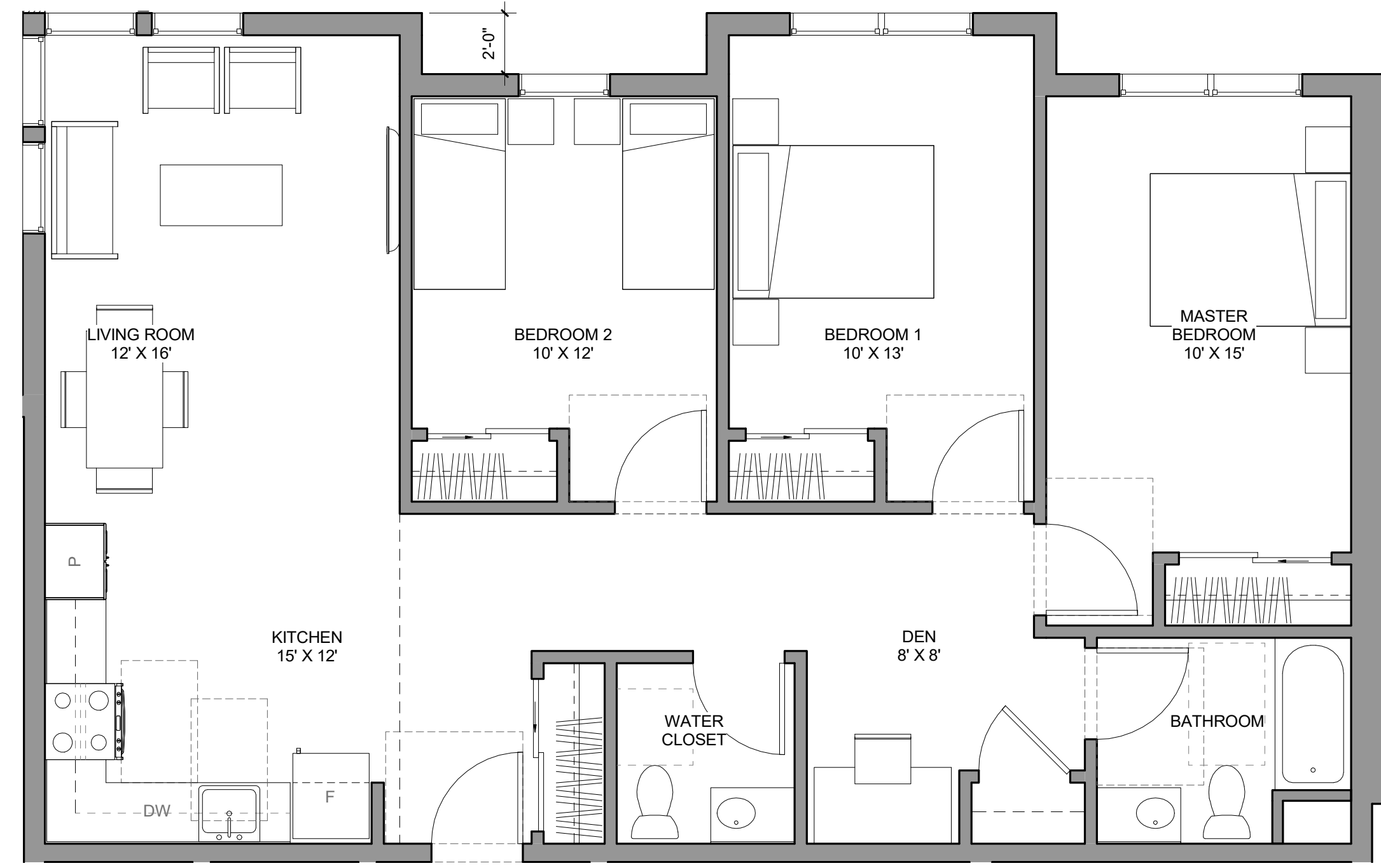


4 3 BEDROOM TYPE A
A10.1 SCALE: 1/4" = 1'-0"

1,103 SF

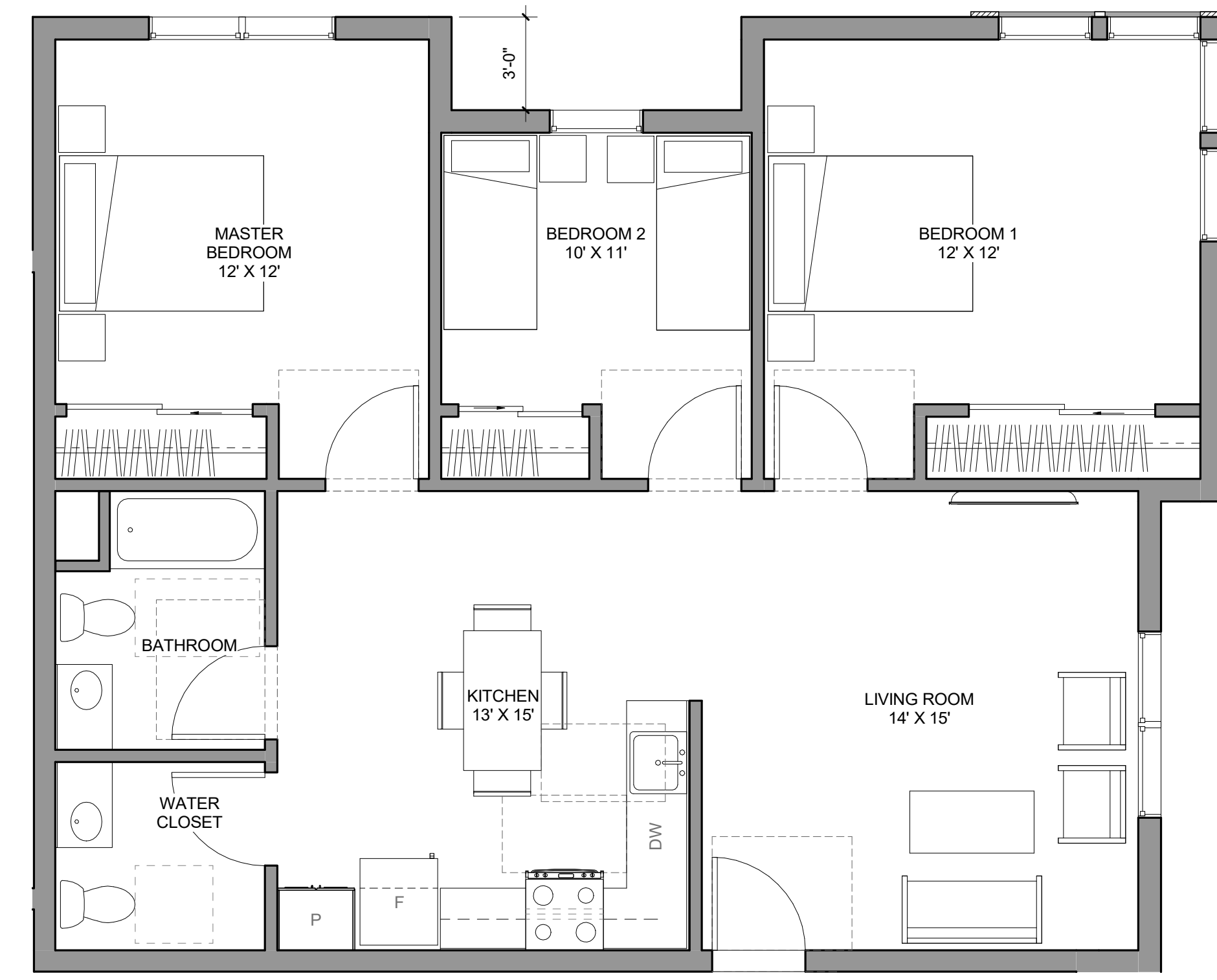
NOTE:
ALL UNITS ARE 11A ADAPTABLE PER CBC, UNLESS OTHERWISE NOTED





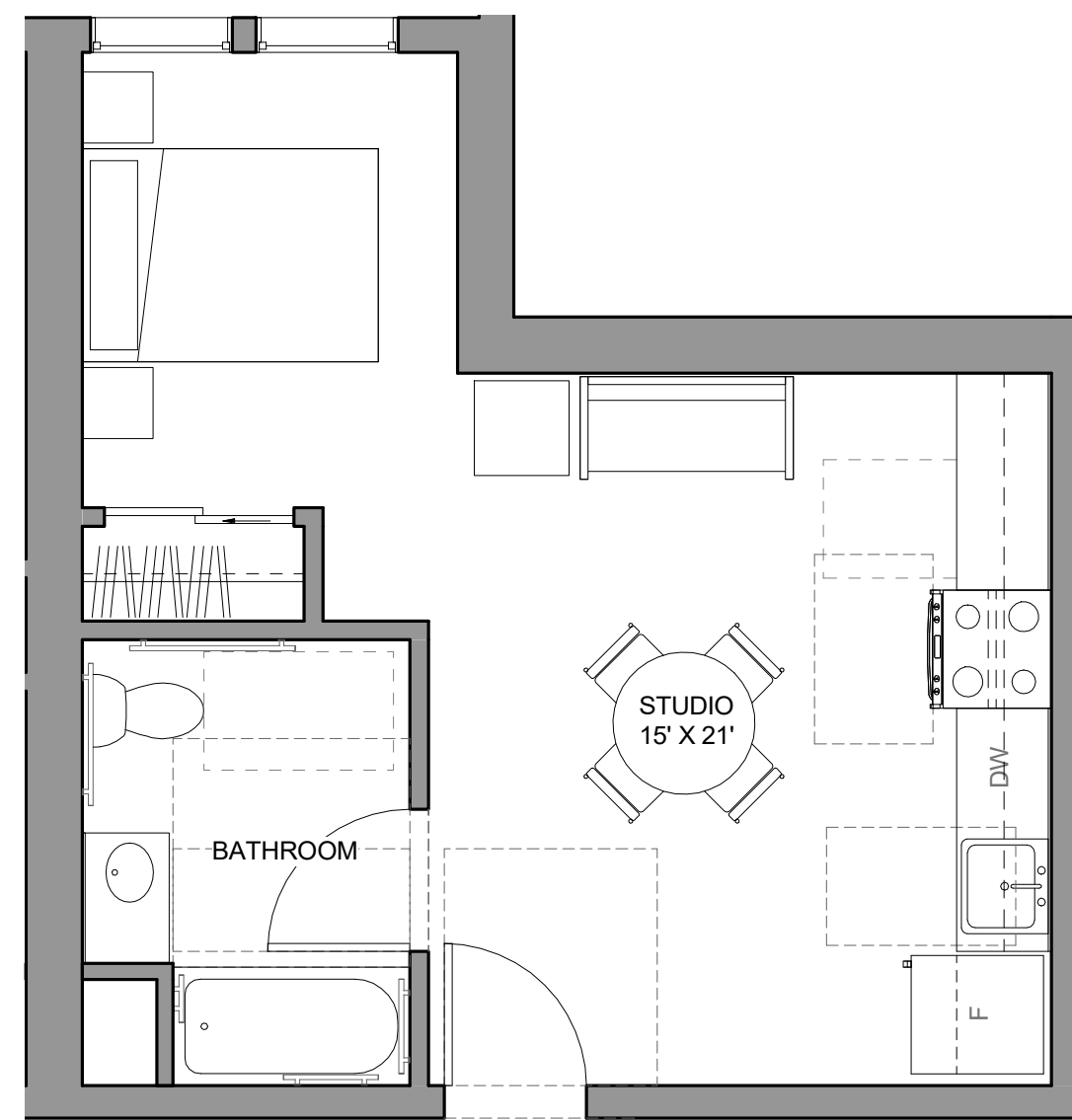
1 3 BEDROOM TYPE B
A10.2 SCALE: 1/4" = 1'-0"

1,119 SF



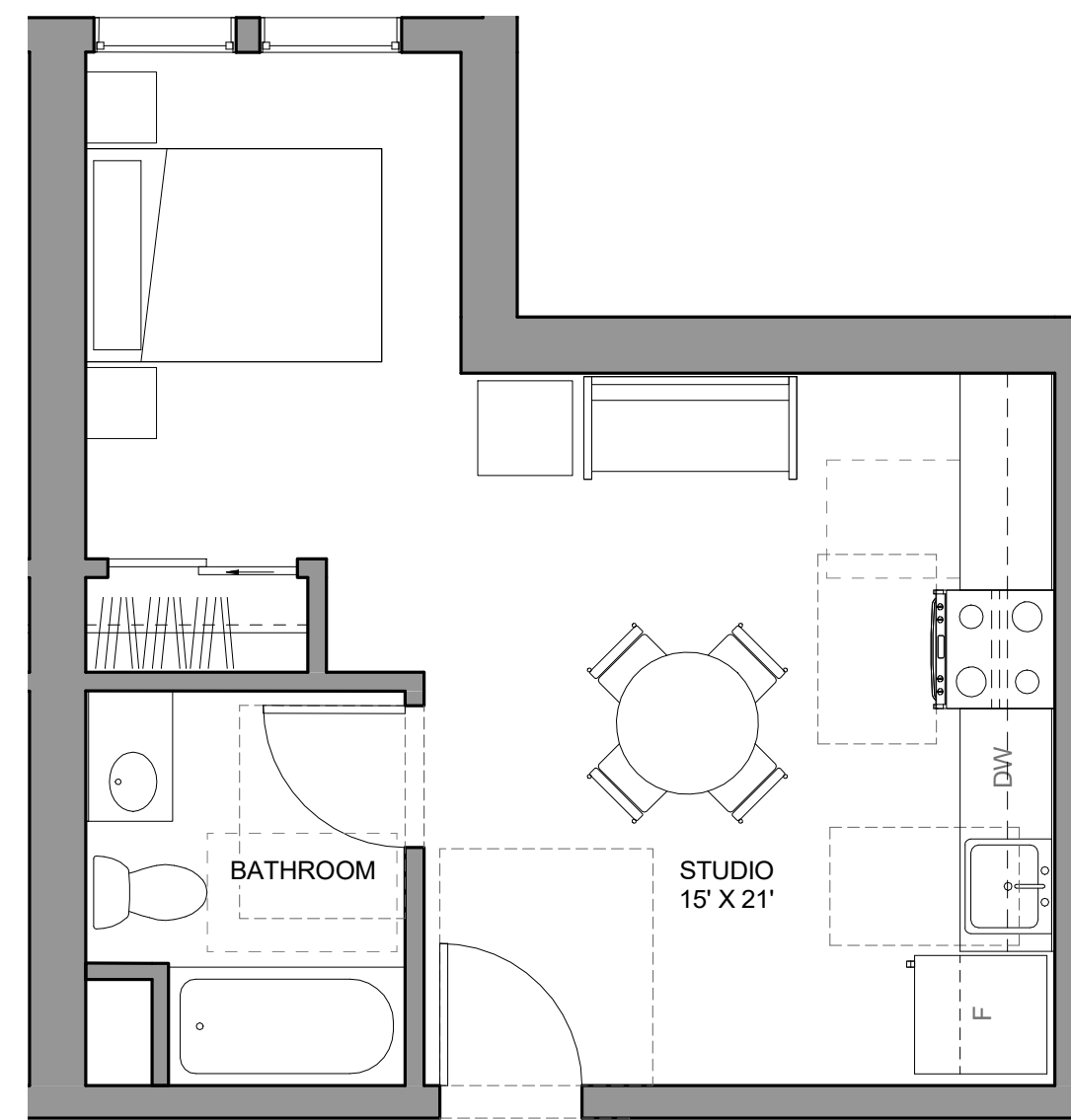
2 3 BEDROOM TYPE C
A10.2 SCALE: 1/4" = 1'-0"

1,019 SF



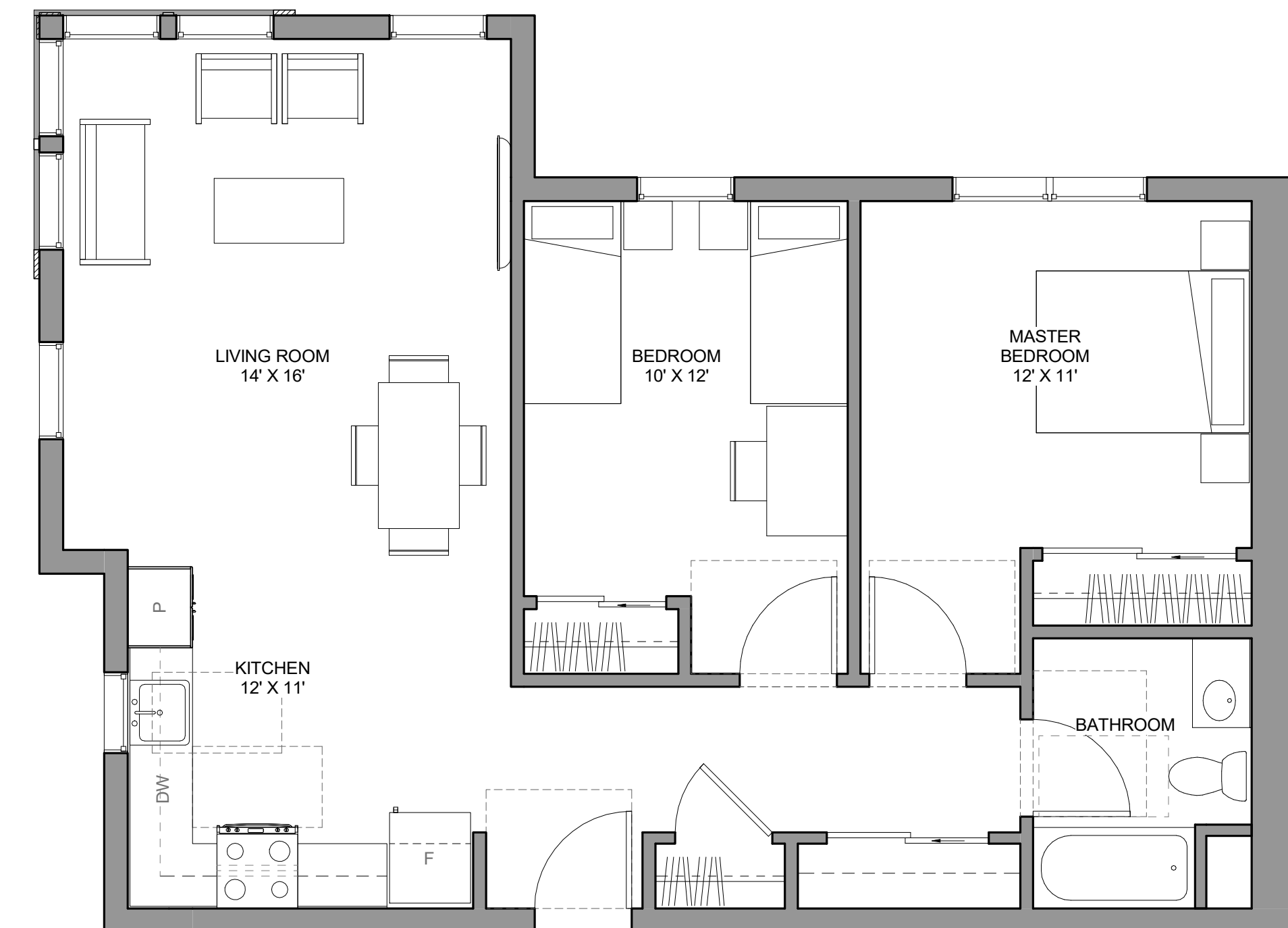
4 STUDIO A (11B ACCESSIBLE)
A10.2 SCALE: 1/4" = 1'-0"

402 SF



3 STUDIO TYPE A
A10.2 SCALE: 1/4" = 1'-0"

402 SF

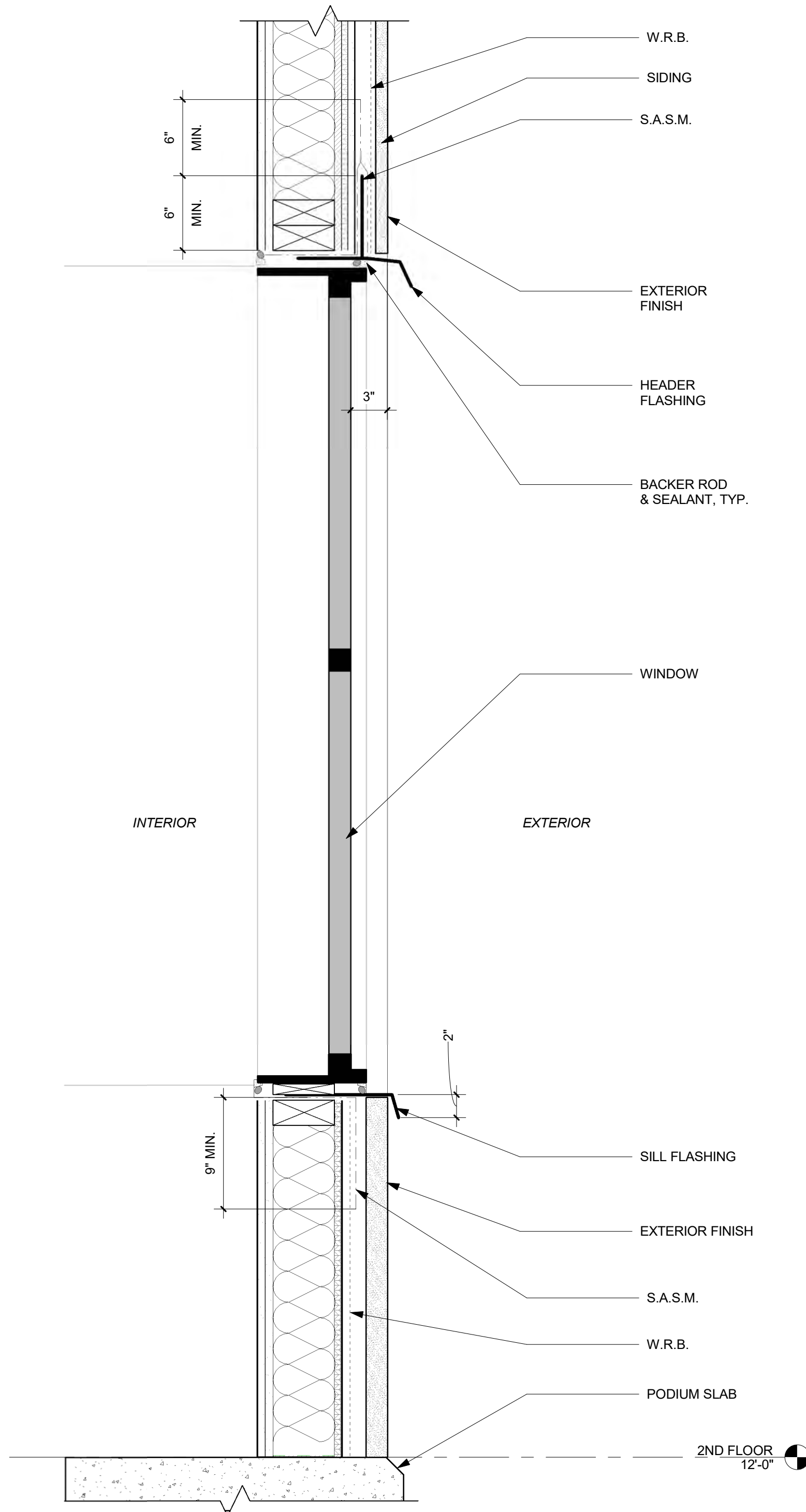


5 2 BEDROOM TYPE C
A10.2 SCALE: 1/4" = 1'-0"

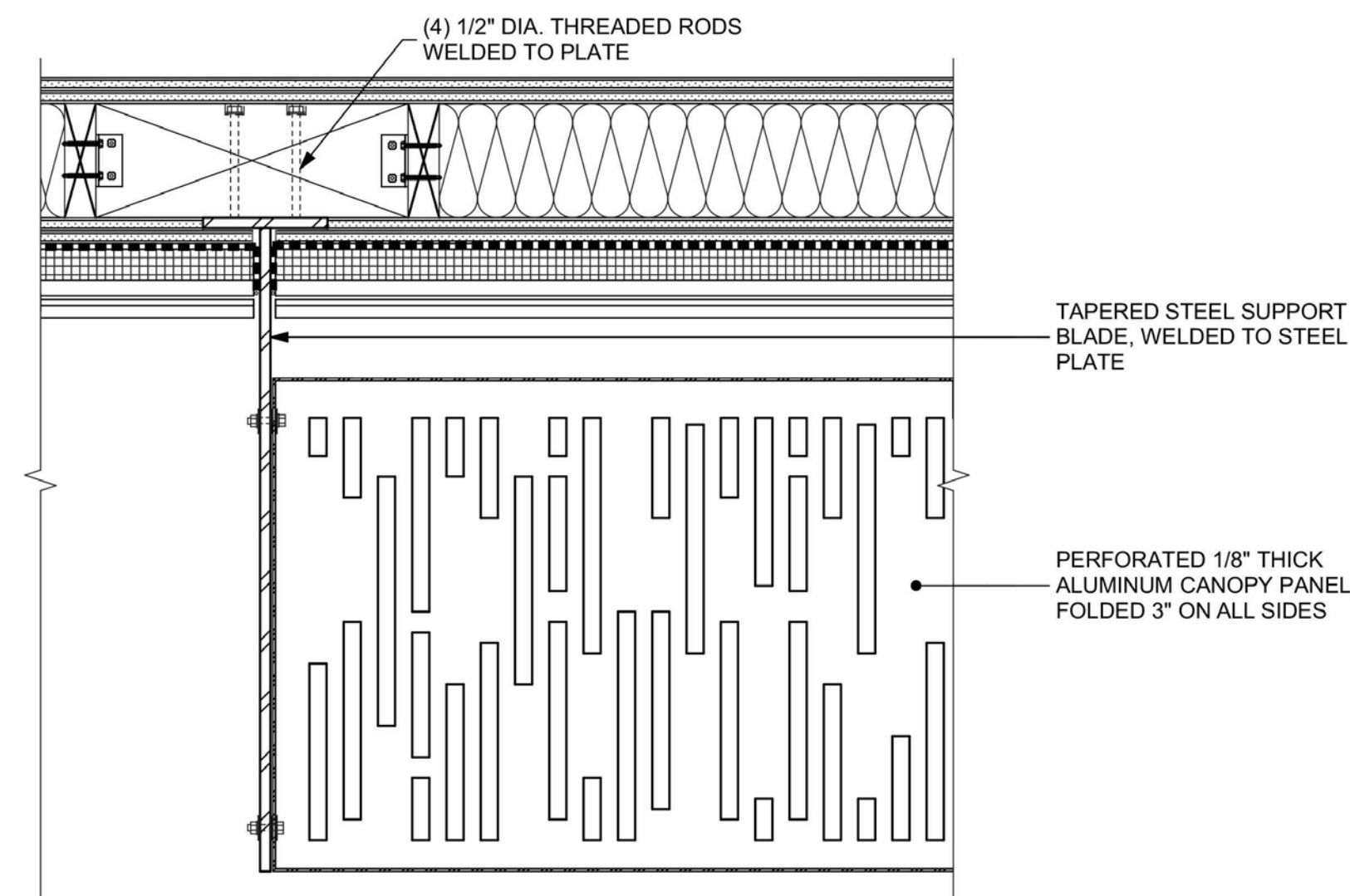
862 SF

NOTE:
ALL UNITS ARE 11A ADAPTABLE PER CBC, UNLESS OTHERWISE NOTED

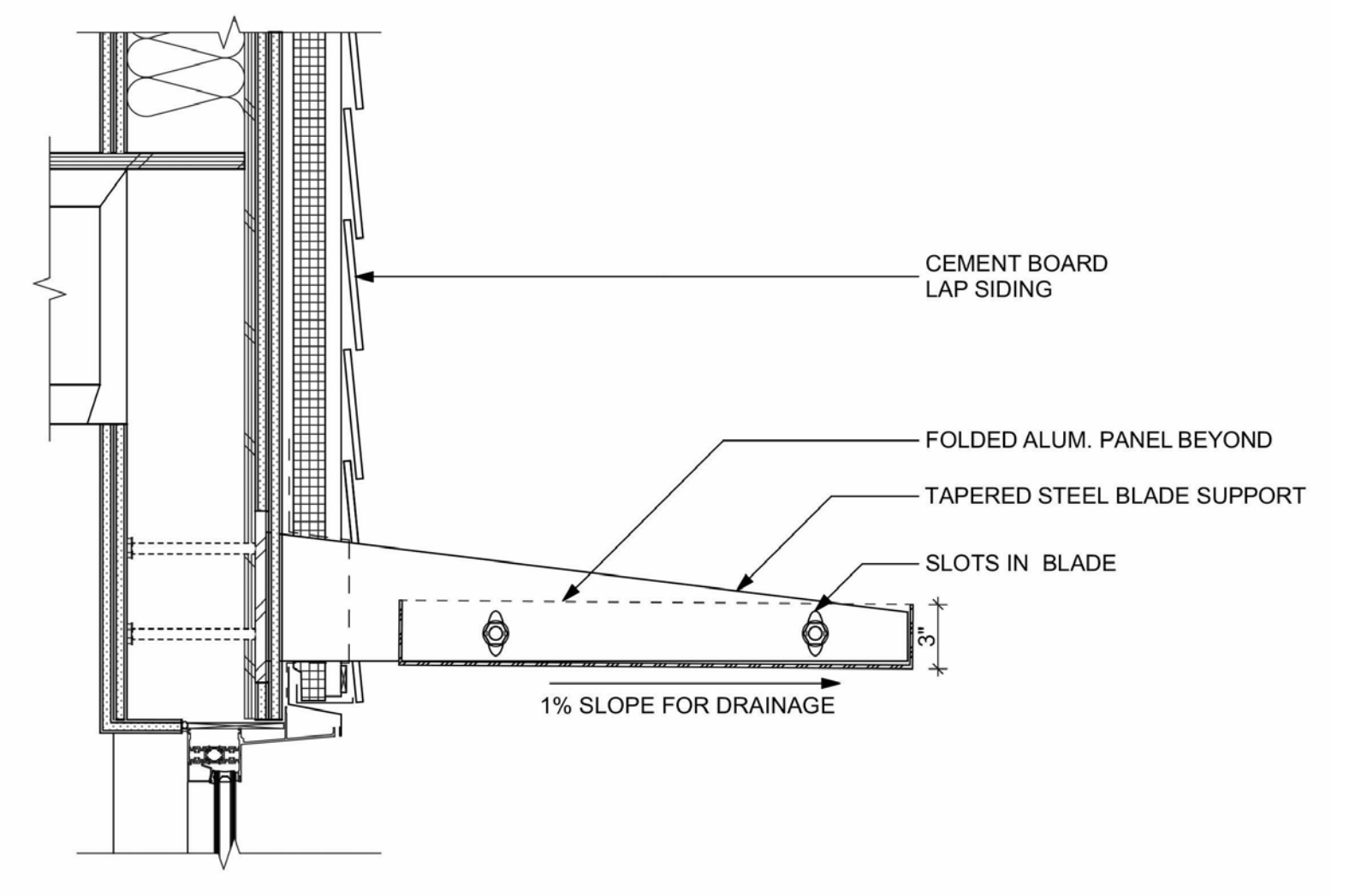




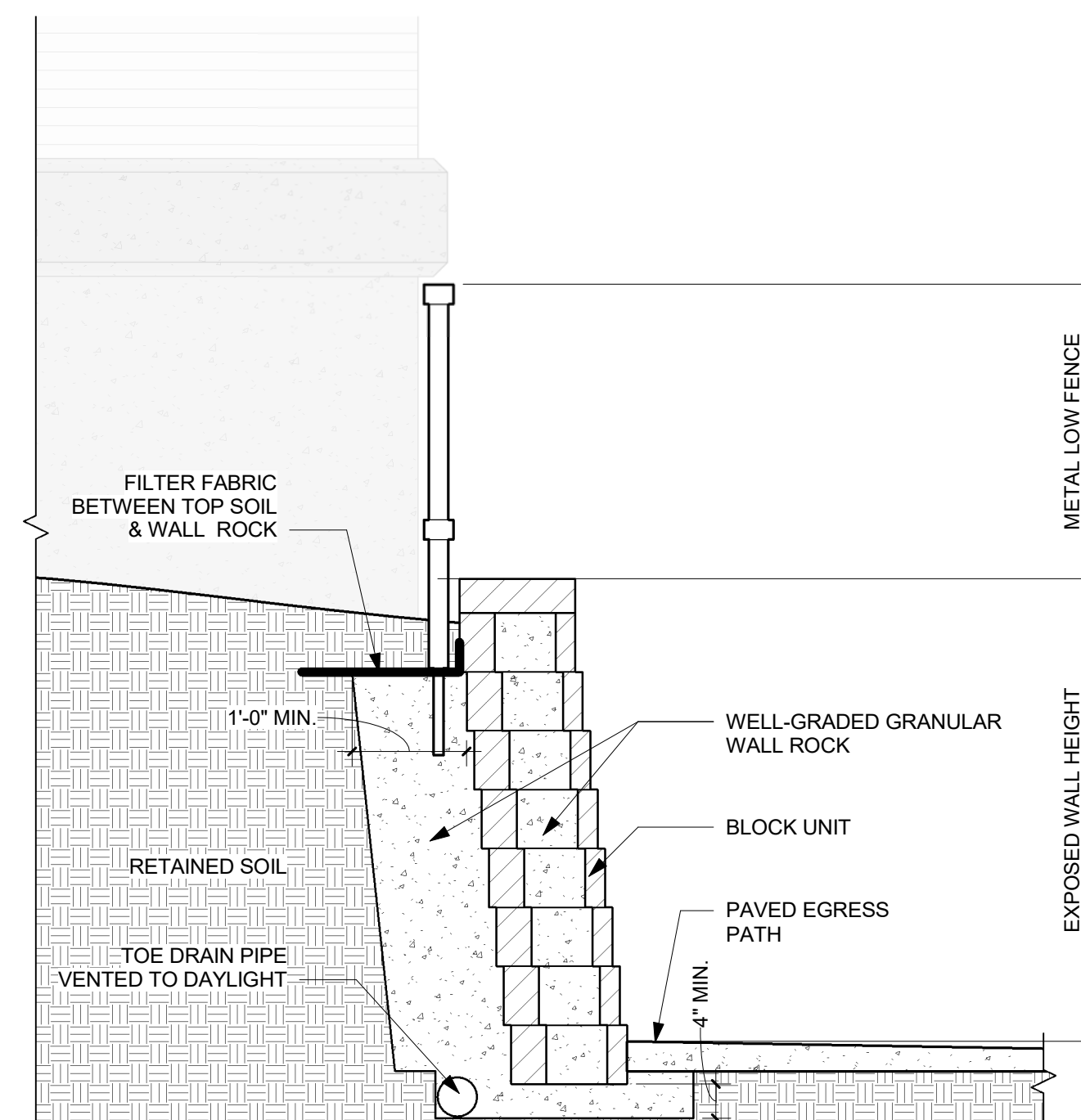
3 Typical Window Detail
A12.0 SCALE: 1 1/2" = 1'-0"



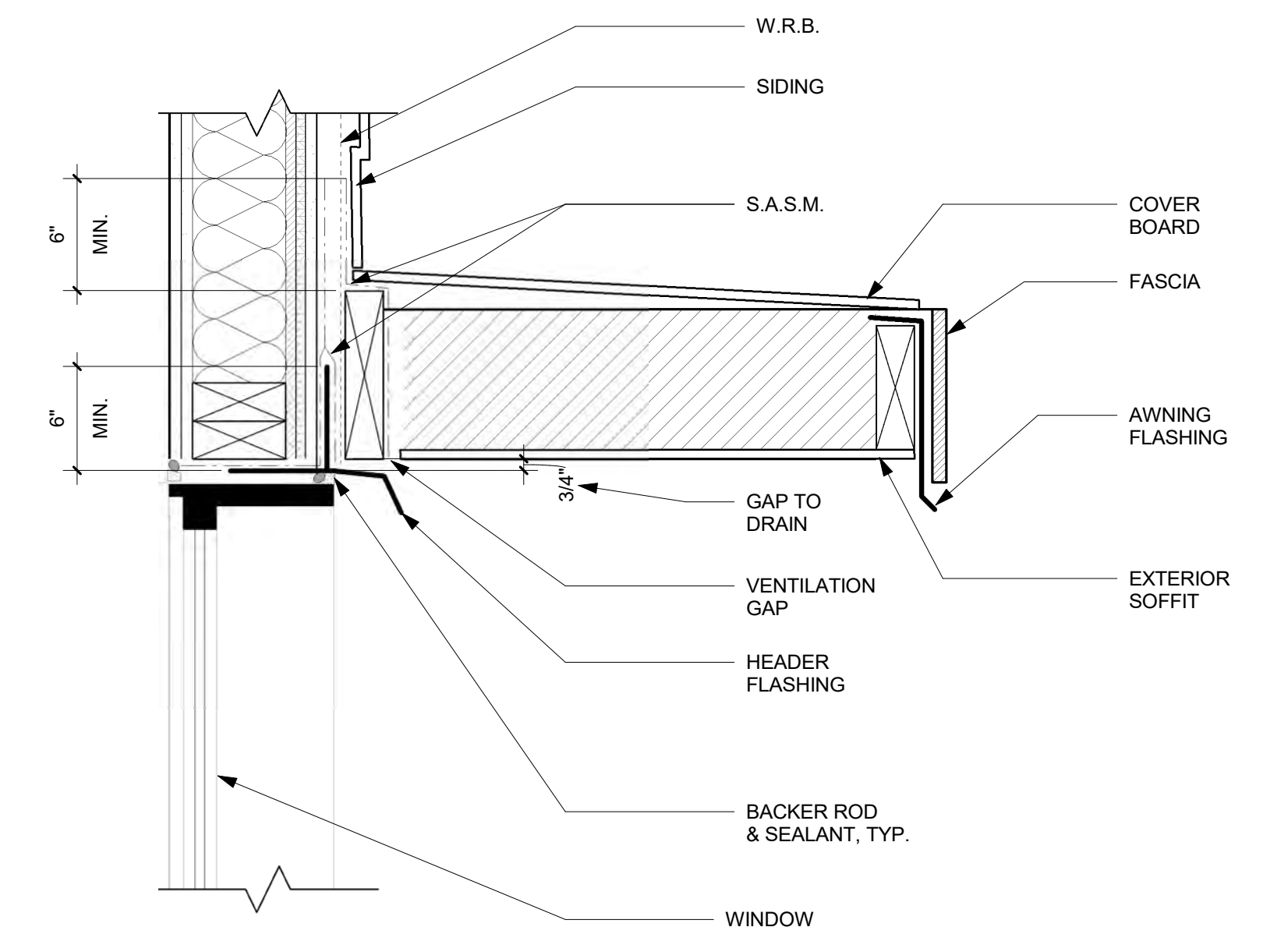
4 Sunshade
A12.0 SCALE: 1/16" = 1'-0"



B. SECTION VIEW



2 Gravity Wall at Egress Path
A12.0 SCALE: 3/4" = 1'-0"



1 Corner Awning Detail
A12.0 SCALE: 1 1/2" = 1'-0"

A12.0