Portland Terrace
8-Unit PUD
Preliminary Submittal

Site Photos

Portland, looking east
Corner of Kains and Portland
Kains, looking North

Project Data

Parcel "A"
Lot Area: 5,333 s.f.
Zoning: R-3
Number of Units: 5
Height Limit: 28'-0"/35'-0"
Setbacks:
  Front: 15'-0"
  Side, Ext.: 8'-6"
  Side, Int.: 5'-0"
  Back: 15'-0"
ALLOWED FAR (5 x site area): 7,582 s.f.
Open Space: 200 s.f./unit
Proposed

Parcel "B"
Lot Area: 4,667 s.f.
Zoning: R-3
Number of Units: 4
Height Limit: 28'-0"/35'-0"
Setbacks:
  Front: 15'-0"
  Side, Ext.: 8'-6"
  Side, Int.: 5'-0"
  Back: 15'-0"
ALLOWED FAR (4 x site area): 9,917 s.f.
Open Space: 200 s.f./unit

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C-2 Proposed Lot Line Adjustment
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L-1 Landscape Plan
A-1 Unit Plans
A-2 Building Section
Project Title: Portland Terrace (8-Unit) Albany, CA

Parcel "A": 5,333 s.f.
Parcel "B": 4,667 s.f.

Proposed Lot Line Adjustment

Lot Line Adjustm't

Scale: 1/8" = 1'-0"
Landscape Plan

Legend

- Indicates landscaped zones
- Indicates patio areas

Project Title
Portland Terrace (8-Unit)
Albany, CA

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Consultant
ICV

Scale
1/8" = 1'-0"

Date
6/3/2015

Sheet Number
L-1

Title Sheet

Note: All information on this drawing constitutes the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of the architect.
Typical Unit Areas:

<table>
<thead>
<tr>
<th></th>
<th>2-BR Units</th>
<th>3-BR Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Level</td>
<td>583</td>
<td>741</td>
</tr>
<tr>
<td>First Floor</td>
<td>618</td>
<td>800</td>
</tr>
<tr>
<td>Second Floor</td>
<td>578</td>
<td>758</td>
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<tr>
<td>Total</td>
<td>1779</td>
<td>2209</td>
</tr>
</tbody>
</table>

Garage Level

First Floor

Second Floor

Typical Unit Plans
Building Section