

Planning Application #: 15-067

Date Received: 8/24/2015
 Fee Paid: 2072.50
 Receipt #: 90327

City of Albany

PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2014-2015)

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Other(s):	\$ _____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and ½ fee will be charged for any other ones.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: 826 Stannage Street, Albany		Zoning District: R-1
Property Owner(s) Name: Marcia and Steve Walden	Phone: 512.390.1453 Fax:	Email: marcia.walden@gmail.com
Mailing Address: 821 Stannage Street	City: Albany	State/Zip: CA 94706
Applicant(s) Name (contact person): Robert A. Wolf AIA	Phone: 510.525.0211 Fax: 510.525.1011	Email: robertw@rawconcepts.net
Mailing Address: 1650a Solano Avenue	City: Albany,	State/Zip: CA 94706

PROJECT DESCRIPTION

Construct new detached accessory structure for Garage and Storage. Install new foundation and remodel lower floor of existing duplex, lower floor 2'-0" ~~provide stair access to lower floor. Install storm water collection system and septic lift station as required to remodel interior and exterior of lower floor. Limited work to upper floor as required addressing construction coordination.~~

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

ARCHITECTURAL STYLE

The architectural style/appearance of the home is: Traditional- 1920's Bungalow with lower floor addition installed 1930's-40's

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	1298 SF	1732 SF
What is the amount of impervious surface on the lot?	2074 SF	2267 SF
How many dwelling units are on your property?	2	2
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	<u>9</u> ft. X <u>20</u> ft.	<u>9</u> ft. X <u>20</u> ft.
What is the narrowest width of your driveway?	10'	10'

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()	15'-3"	15'-3"	15'-0"
Side ()	1'-11"	1'-11"	5'-0"
Side ()	23'-10"	2'-0" (Acc. Bld)	5'-0"/0
Rear ()	29'-0"	20'-0"	20'-0"
Area			
Lot Size	5000 SF		--
Lot Coverage	1298 SF	1732 SF	50%
Maximum Height	23'-0"	23'-0"/12'-10" (Acc Bld)	28' max.

*In parentheses, please note the elevation (i.e. north, east, west, south)

Please refer to the attached Basic Site Regulations handout attached to this application for setback information.

FLOOR AREA RATIO

	Existing	Proposed	Requirement
Lot Size	5000 SF	5000SF	--
Floor Area			
Garage/Storage	0	434 SF	-
Main Level <i>962</i>	1122 SF	1122 SF	--
Second-floor	1095 SF	1095 SF	
Total	2217 SF	2651 SF	--
Total Counted*	2217 SF	2371 SF	--
Floor Area Ratio*	<i>44% 41%</i>	48%	55%

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.

Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

City of Albany

AUG 24 2015

Project Address: 826 Stannage Street

Community Development

	INPUT	Resources	Energy	IAQ/Health
A. Site				
1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	1		
2. Salvage Reusable Building Materials	4 Resource pts y=yes	y	1	
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes	n		
4. Protect Native Soil	2 Resource pts y=yes	y	2	
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	y	1	
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	y	2	
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes	y	2	
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes	y	4	
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes	n		
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes	y	2	
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes	n		
		14		

B. Foundation				
1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points. Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts	2		
2. Use Recycled Content Aggregate	2 Resource pts y=yes	y	2	
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	n		
		2		

C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	n		
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.	n		
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes	n		
4. Use Web Floor Trusses	2 Resource pts y=yes	n		
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes	n		
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes	n		
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes	n		
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes	n		
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts y=yes	n		
b. Wall	3 Energy pts y=yes	n		
c. Roof	3 Energy pts y=yes	n		
10. Apply Advanced Framing Techniques	4 Resource pts y=yes	n		
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes	n		
12. Use OSB				
a. Subfloors	1 Resource pt y=yes	y	1	
b. Sheathing	1 Resource pt y=yes	y	1	
		2		

	INPUT	Resources	Energy	IAQ/Health
D. Exterior Finish				
1. Use Sustainable Decking Materials				
a. Recycled content	3 Resource pts y=yes	y	3	
b. FSC Certified Wood	3 Resource pts y=yes	n		
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health pt y=yes	n		
3. Install House Wrap under Siding	1 IAQ/Health pt y=yes	y		1
4. Use Fiber-Cement Siding Materials	1 Resource pt y=yes	y	1	
			4	1
E. Plumbing				
1. Install Water Heater Jacket	1 Energy pt y=yes	n		
2. Insulate Hot and Cold Water Pipes	2 Energy pts y=yes	y		2
3. Retrofit all Faucets and Showerheads with Flow Reducers				
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.	y	2	
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.	y	2	
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.	y	2	
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt y=yes	n		
6. Convert Gas to Tankless Water Heater	4 Energy pts y=yes	y	4	
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.	n		
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts y=yes	n		
			10	2
F. Electrical				
1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points)	Up to 4 Energy pts.	y		2
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.	n		
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.	y		1
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)	Up to 4 Energy pts.	y		2
				5
G. Appliances				
1. Install Energy Star Dishwasher	1 Energy pt y=yes	y		1
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt y=yes	y		1
3. Install Energy Star Refrigerator	1 Energy pt y=yes	y		1
4. Install Built-In Recycling Center	3 Resource pts y=yes	y		3
				6
H. Insulation				
1. Upgrade Insulation to Exceed Title 24 Requirements				
a. Walls	2 Energy pts y=yes	y		2
b. Ceilings	2 Energy pts y=yes	y		2
2. Install Floor Insulation over Crawl Space	4 Energy pts y=yes	n		
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts y=yes	n		
4. Use Advanced Infiltration Reduction Practices	2 Energy pts y=yes	y		2
5. Use Cellulose Insulation				
a. Walls	4 Resource pts y=yes	n		
b. Ceilings	4 Resource pts y=yes	n		
6. Alternative Insulation Products (Cotton, spray-foam)				
a. Walls	4 Resource pts y=yes	n		
b. Ceilings	4 Resource pts y=yes	n		
				6

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	y		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	y		1	
c. Low. Conductivity Frames	2 Energy pts	y=yes	n			
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes	n			
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints						
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	n		2	
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	y			1
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	y			1
5. Install Solar Attic Fan	2 Energy pts	y=yes	n			
6. Install Attic Ventilation Systems	1 Energy pt	y=yes	n			
7. Install Whole House Fan	4 Energy pts	y=yes	n			
3. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes	n			
b. Water Heaters	3 IAQ/Health pts	y=yes	n			
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps						
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes	n			
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes	n			
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace						
13. Retrofit Wood Burning Fireplaces	2 Energy pts	y=yes	n			
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes	n			
b. Install/Replace Dampers	1 Energy pt	y=yes	n			
c. Install Airtight Doors	1 Energy pt	y=yes	n			
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes	n			
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes	n			
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes	n			
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes	n			
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating						
2. Install Solar Water Heating System	4 Energy pts	y=yes	n		2	2
3. Pre-Wire for Future Photovoltaic (PV) Installation	10 Energy pts	y=yes	n		4	
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	4 Energy pts	y=yes	Y			
6. Select Safe and Durable Roofing Materials	Up to 18 Energy pts	y=yes	n			
7. Install Radiant Barrier	1 Resource pt	y=yes	y	1		
	3 Energy pts	y=yes	n			
L. Natural Heating and Cooling						
1. Incorporate Passive Solar Heating						
2. Install Overhangs or Awnings over South Facing Windows	5 Energy pts	y=yes	n		1	4
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes	n			
	3 Energy pts	y=yes	n			

			INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes						
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	y			1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes	y			2
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes	n			
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes	n			
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes	n			
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes	n			
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes	n			
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes	n			
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	y=yes	y	1		
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes	n			
				1		3
N. Flooring						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes	n			
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes	y	4		
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes	n			
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes	y			5
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes	n			
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes	y	4		
				8		5
O. City of Albany Incentives						
1. Additions less than 50% increase in floor area	20 Resource pts	y=yes	y	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes	n			
3. Seismic upgrade of existing building	25 Resource pts	y=yes	y	25		
4. For having a hybrid or zero emissions vehicle	2 IAQ/Health pts	y=yes	n			
5. For having no automobile	5 Resource pts	y=yes	n			
6. Plant more than one street tree when feasible	2 IAQ/Health pts	y=yes	n			
7. Earthquake kit	2 IAQ/Health pts	y=yes	y			2
				45		2

$$87 + 27 + 13 = 127 \text{ pts}$$

PROJECT ADDRESS: 826 Stannage Street

**SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS**

SELF-CERTIFICATION CHECKLIST

As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied.

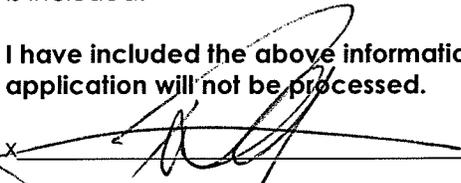
- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

I have included the above information and understand that if there any incomplete information, my application will not be processed.


x _____
Print Name: Robert Alan Wolf AIA

Date: 8/24/15

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760