

Planning Application #: 16-052

Date Received: 6/24/16
Fee Paid: \$1,101
Receipt #: R 95807

City of Albany

JUN 24 2016

Community Development

City of Albany

10a- 7/11/16

PLANNING APPLICATION FORM
RESIDENTIAL

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)* Existing Non-Conforming Wall setback is _____	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Lot Line Adjustment	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion	\$3,357
<input type="checkbox"/> Other(s): _____	\$ _____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 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: <u>1085 CURTIS STREET</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>ALISON MOORE</u> <u>JESSE RAGENT</u>	Phone: <u>510.847.3139</u> Fax:	Email: <u>alisonmoore6@gmail.com</u> <u>jesseragent@berkeley.net</u>
Mailing Address: <u>1085 CURTIS STREET</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>BRANDON CRESPO @ GARY PARSON, ARCHITECT</u>	Phone: <u>510.527.9272</u> Fax: <u>510.528.3009</u>	Email: <u>brandon@garyearlparsons.com</u>
Mailing Address: <u>814 CAMELLIA ST.</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA 94710</u>

PROJECT DESCRIPTION

The subject site is 1,331 sq. ft. with a 3 bedroom, 1 bathroom house built in (year) 1925. The scope includes an addition of 64 sq. ft. at (insert location) KITCHEN + MASTER BEDROOM. This includes (description of interior space addition) ENLARGED KITCHEN + MASTER BED @ REAR. This will result in a 3 bedroom, 2 bathroom 1,395 sq. ft. home with a maximum height of _____. Parking is provided in DRIVEWAY @ NORTH SIDE OF PROPERTY. The architectural style/appearance of the home is: _____.

Please fill out the following information correctly. If you have any additional questions, please contact staff for details.

****Failure to fill out the information adequately or incompletely will result in your application to not be processed.****

GENERAL INFORMATION

Item	Existing	Proposed
What is the amount of impervious surface on the lot?	600 S.F. ±	UNCHANGED
What is the narrowest width of your driveway?	~ 8'-6"	UNCHANGED

PARKING

The subject property has 2 existing legal-sized off-street parking spaces which measure 8'-6" wide x 16' long. The proposed project requires 2 off-street parking spaces. The proposed off-street parking space will measure 8'-6" wide x 16' long. An Exception is required for N/A (location in front yard setback and/or size reduction). A Reduction is required for N/A

(2 off-street parking spaces are required for additions >than 240 sq. ft.)
(1 additional off-street parking space is required for new secondary dwelling units)

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()	12'-11"	UNCHANGED	15'-0"
Side (LEFT)	10'-1"	UNCHANGED	4'-2"
Side (RIGHT)	6'-6"	UNCHANGED	4'-2"
Rear ()	24'-3"	20'-3"	20'-0"
Area			
Lot Size	4,200 S.F.	UNCHANGED	--
Lot Coverage (In Percentage)	38.9%	40.4%	50%
Maximum Height	15'-1"	UNCHANGED	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	4,200 S.F.	UNCHANGED	--
Floor Area			
Garage	278 S.F.	UNCHANGED	
Covered Porch	N/A	N/A	
Stairs	N/A	N/A	
Main Level	1,331 S.F.	1,395 S.F.	--
Second-floor	--	--	
Total	1,609 S.F.	1,673 S.F.	--
Total Counted*	--	--	--
Floor Area Ratio*	38%	39%	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.

PROJECT ADDRESS: 1085 CURTIS 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  Date: 6/21/16

Print Name: BRANDON CRESPO

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

Mark	Frame Size		Marvin Ultimate (U.N.O.)	Finish Ex/In	Opr.	Lite Cur	Typ.	Glass		Fin. Head/Sill Ht. (V/H)	Remarks
	Width	Height						Glz	Thick		
1A	2'-2"	2'-7 1/8"	CUAWN2632	C/P	Casement	1	Clr./T	Dual	Std.	Head = 6'-8"	Kitchen; mullied together
1B	2'-2"	2'-7 1/8"	CUAWN2632	C/P	Casement	1	Clr./T	Dual	Std.	Head = 6'-8"	Kitchen; mullied together
1C	2'-2"	2'-7 1/8"	CUAWN2632	C/P	Casement	1	Clr./T	Dual	Std.	Head = 6'-8"	Kitchen; mullied together
2	2'-2"	3'-11 1/8"	CUCA2648	C/P	Casement	1	Clr./T	Dual	Std.	Head = 6'-8"	Kitchen
3	2'-4"	3'-11 1/8"	CUCAVP2848	C/P	Venting Picture	2/1	Clr./T	Dual	Std.	Head = 6'-8"	Master bedroom
4	2'-0"	3'-11 1/8"	CUCA2448	C/P	Casement	2/1	Clr./T	Dual	Std.	Head = 6'-8"	Master bedroom
5	2'-0"	3'-11 1/8"	CUCA2448	C/P	Casement	2/1	Clr./T	Dual	Std.	Head = 6'-8"	Master bedroom
6	2'-4"	3'-11 1/8"	CUCA2848	C/P	Casement	2/1	Clr./T	Dual	Std.	Head = 6'-8"	Master bedroom
7	2'-0"	1'-3 1/8"	CUAWN2416	C/P	Awning	2W x 1H	Clr./T	Dual	Std.	(B) Sill = 7'-0" (V.I.F.)	Master bedroom
8	2'-0"	1'-3 1/8"	CUAWN2416	C/P	Awning	2W x 1H	Clr./T	Dual	Std.	(B) Sill = 7'-0" (V.I.F.)	Master bedroom
9A	2'-0"	1'-1 1/8"	CUAWN2414	C/P	Awning	2W x 1H	Clr./T	Dual	Std.	Sill = 7'-0"	Master bathroom; mullied together
9B	2'-0"	1'-1 1/8"	CUAWN2414	C/P	Awning	2W x 1H	Clr./T	Dual	Std.	Sill = 7'-0"	Master bathroom; mullied together

General Notes:

- Contractor to verify all dimensions on site.
- Contractor to determine rough openings.
- Refer to elevations for operation.
- Windows to be tempered where required by code.
- Trim details to match existing.
- T = tempered

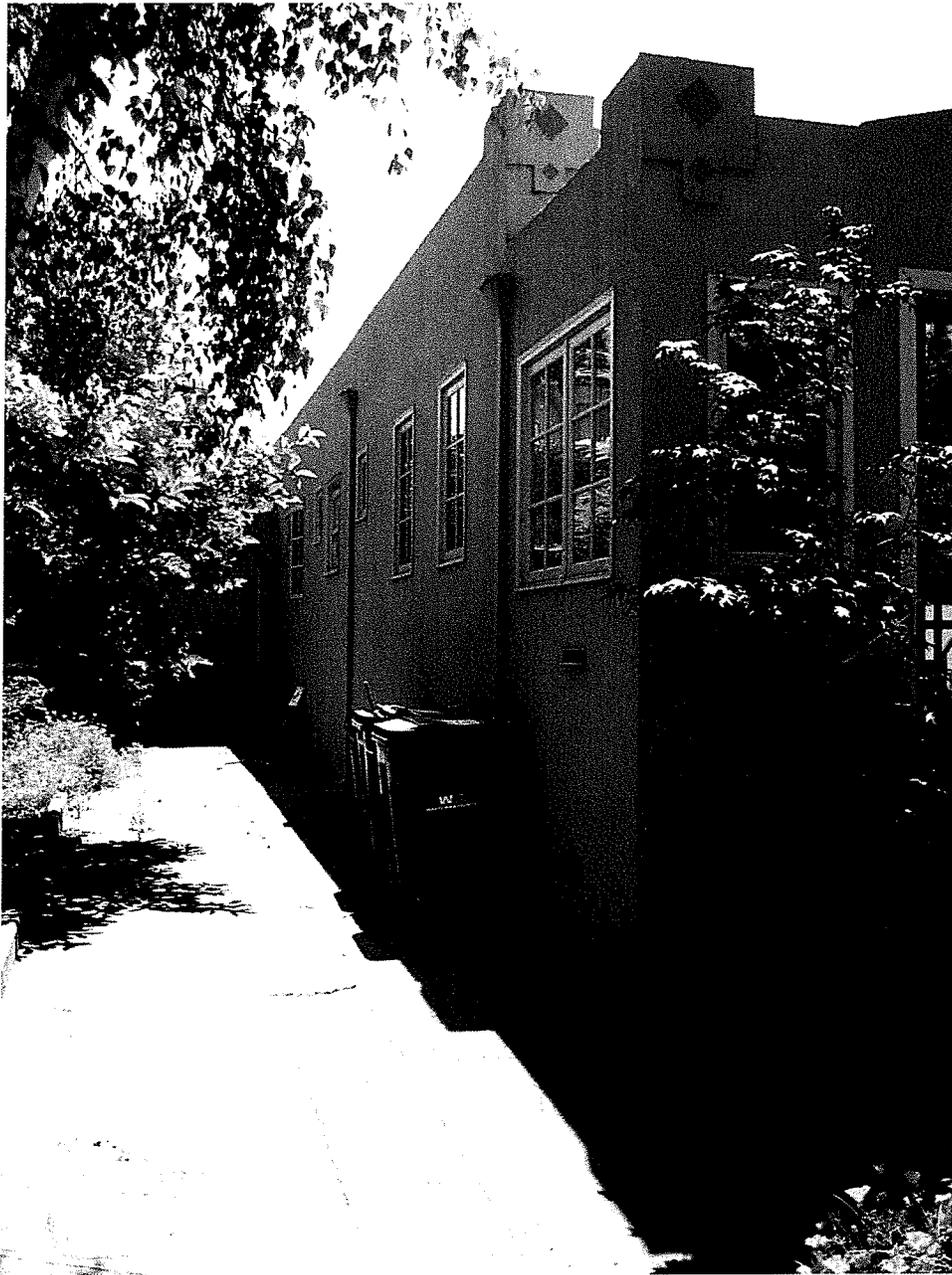
Door Schedule - Moore / Ragent

06.21.2016

Mark	Door Opening		Core/Panel Glazed	Thick	Typ.	Glass		Finish Ex/In	Hardware Group	Remarks
	Width	Height				Glz	Thick			
1	5'-0"	6'-8"	Glazed	Std.	Clr./T	Dual	Std.	C/P		Kitchen; Marvin Ultimate Outswing French Door - CUOHD5068
2	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Hall pocket door
3	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master bedroom
4	9'-0"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master bathroom pocket door
5	2'-6"	6'-8"	Panel	1-3/8"	-	-	-	P/P		Master bedroom closet bi-part doors; Split 2'-6" x 6'-8" door
6	3'-0"	6'-8"	Panel	Std.	-	-	-	P/P		Garage; Rear entry door

General Notes:

- Contractor to verify all dimensions on site.
- Contractor to determine rough openings.
- Refer to elevations for operation and configuration.



NORTH ELEVATION

1

PHOTO DOCUMENTATION

Gary Earl Parsons

A R C H I T E C T

MOORE/RAGENT RESIDENCE

814 Camelia Street
Berkeley, California 94710

510 527 9272
510 528 3009 fax

1085 CURTIS STREET, ALBANY CA 94706

www.garyearlparsons.com



WEST ELEVATION

2

PHOTO DOCUMENTATION

Gary Earl Parsons
A R C H I T E C T

MOORE/RAGENT RESIDENCE

www.garyearlparsons.com

814 Camelia Street
Berkeley, California 94710

510 527 9272
510 528 3009 fax

1085 CURTIS STREET, ALBANY CA 94706



SOUTH ELEVATION

3

PHOTO DOCUMENTATION

Gary Earl Parsons
A R C H I T E C T

MOORE/RAGENT RESIDENCE

www.garyearlparsons.com

814 Cornelia Street
Berkeley, California 94710 510 527 9272
510 528 3009 fax

1085 CURTIS STREET, ALBANY CA 94706



EAST ELEVATION 2

5

PHOTO DOCUMENTATION

Gary Earl Parsons
ARCHITECT

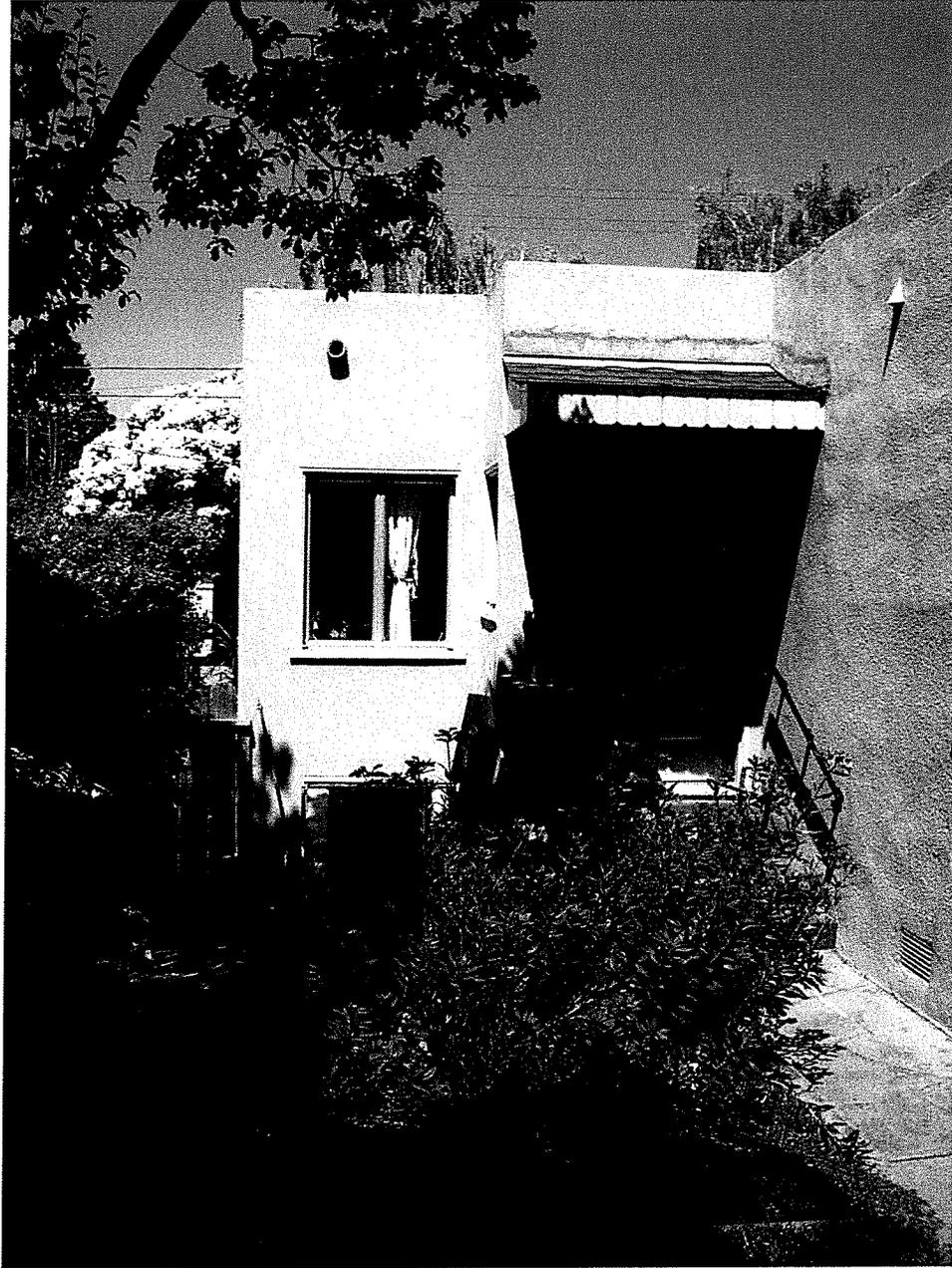
MOORE/RAGENT RESIDENCE

www.garyearlparsons.com

814 Carnella Street
Berkeley, California 94710

510 527 9272
510 528 3009 fax

1085 CURTIS STREET, ALBANY CA 94706



EAST ELEVATION 1

4

PHOTO DOCUMENTATION

Gary Earl Parsons

A R C H I T E C T

MOORE/RAGENT RESIDENCE

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.

Project Address: 1085 Curtis Street

	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	2		
2. Salvage Reusable Building Materials	4 Resource pts y=yes			
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes			
4. Protect Native Soil	2 Resource pts y=yes			
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	1		
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	2		
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes			
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes			
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes			
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes			
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes			
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. Use Recycled Content Aggregate	2 Resource pts y=yes			
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	3		
C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	3		
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.	4		
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes			
4. Use Web Floor Trusses	2 Resource pts y=yes			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes	2		
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes	2		
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes	2		
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts y=yes			
b. Wall	3 Energy pts y=yes			
c. Roof	3 Energy pts y=yes		3	
10. Apply Advanced Framing Techniques	4 Resource pts y=yes			
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes			
12. Use OSB				
a. Subfloors	1 Resource pt y=yes			
b. Sheathing	1 Resource pt y=yes			

D. Exterior Finish

1. Use Sustainable Decking Materials				
a. Recycled content	3 Resource pts	y=yes	3	
b. FSC Certified Wood	3 Resource pts	y=yes		
2. Use Treated Wood That Does Not Contain Chromium/Arsenic	1 IAQ/Health pt	y=yes		1
3. Install House Wrap under Siding	1 IAQ/Health pt	y=yes		1
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes		

E. Plumbing

1. Install Water Heater Jacket	1 Energy pt	y=yes		1	
2. Insulate Hot and Cold Water Pipes	2 Energy pts	y=yes		2	
3. Retrofit all Faucets and Showerheads with Flow Reducers					
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.		2		
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.		2		
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.		2		
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt	y=yes			1
6. Convert Gas to Tankless Water Heater	4 Energy pts	y=yes		4	
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.				4
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts	y=yes	4		

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.				
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.			5	
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.			4	
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)	Up to 4 Energy pts.				

G. Appliances

1. Install Energy Star Dishwasher	1 Energy pt	y=yes		1	
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt	y=yes		1	
3. Install Energy Star Refrigerator	1 Energy pt	y=yes		1	
4. Install Built-In Recycling Center	3 Resource pts	y=yes			

H. Insulation

1. Upgrade Insulation to Exceed Title 24 Requirements					
a. Walls	2 Energy pts	y=yes		2	
b. Ceilings	2 Energy pts	y=yes		2	
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes			
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts	y=yes			
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes			
5. Use Cellulose Insulation					
a. Walls	4 Resource pts	y=yes			
b. Ceilings	4 Resource pts	y=yes			
6. Alternative Insulation Products (Cotton, spray-foam)					
a. Walls	4 Resource pts	y=yes			
b. Ceilings	4 Resource pts	y=yes			

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

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