

Planning Application #: _____

Date Received: _____

Fee Paid: _____

Receipt #: _____



City of Albany



PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR SINGLE-FAMILY RESIDENTIAL PROJECTS

For PLANNING & ZONING COMMISSION action:		
<input checked="" type="checkbox"/>	Design Review** - residential additions or exterior modifications.	\$1784* / Admin. \$639*
<input type="checkbox"/>	Parking Exceptions/Reductions** - see separate handout	\$Actual Cost/Min \$1784*
<input checked="" type="checkbox"/>	Conditional Use Permit** - Non-Conforming Wall(s)	\$1784*

* 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 need to be paid once for each separately submitted application.

The City of Albany Municipal Code has certain requirements for approving Design Review of additions to Single Family Residences. Please complete the following application to initiate the process. Please be aware that staff may have additional questions for you based on your responses. You should anticipate that planning staff and/or Planning and Zoning Commissioners will visit your site prior to your Planning and Zoning Commission meeting.

Job Site Address: 1134 STANNAGE AVE		Zone: R1 R2 R3 R4 Other overlays:
Property Owner(s) Name: DEDE O'REGAN BRETT HARVEY	Phone: 510-528-3958 Fax:	Email: doregan@cgninc.com bharvey@pacbell.net
Mailing Address: SAME	City: _____	State/Zip: _____
Applicant(s) Name (contact person): CHRIS FANO OF ARKIN TILT ARCHITECTS	Phone: 510-528-7830 Fax: 510-528-0206	Email: CHRIS@ARKINTILT.COM
Mailing Address: 101 8th ST, SUITE #180	City: BERKELEY	State/Zip: CA 94710

GENERAL INFORMATION (Please fill out this Chart - existing & proposed;)

Item	Required	Existing	Proposed
How big is your lot? Express in square feet.	N/A	5105	5105
What is the floor area of: your existing residence (see additional handout on how to measure this)		794	1498
any detached buildings—garage, sheds, etc.		300	300
How many square feet is your addition?	N/A	N/A	688
What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this)	55% maximum allowed	.16	.29
What is your lot coverage? ²	N/A	794	958
What is the amount of impervious surface on the lot?	N/A	51	51
What is the maximum height of your residence?	28 ft. maximum	16'-9"	23'-3"
How many dwelling units are on your site?	1 (2 with special permit)	1	1
How many parking spaces do you have in a garage? ³	see note 3 below	0	0
What are the interior dimensions of your garage?	7'6" by 16'	NA	NA
What is the narrowest width of your driveway?	6.5' is the narrowest allowed	8'-6"	8'-6"

PROJECT ADDRESS: 1134 STANNAGE AVE

Item	Required	Existing	Proposed
Setbacks:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?	15 feet minimum	14'-2 1/2"	14'-2 1/2"
Side yards: What is the shortest distance between a side wall of your house and a side property line?	10% of lot width; min. 3 ft; max. 5 ft. Corner lot 7 ft. 6 in	1'-8 1/2"	1'-8 1/2"
Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line?	20 feet minimum	45'-7"	35'-3"
Hillside District only: What is the slope of your lot?		—	—

Notes:

- 1 Floor Area Ratio (FAR) applies to single family residential development in all zones. It is defined as the ratio between the gross floor area of a building(s) on a lot compared to gross square feet of lot (see FAR Handout).
- 2 Lot Coverage is defined as the land area covered by all structures except uncovered decks, porches, landings, balconies or stairways that are less than 6 feet above grade as well as eaves, trellises and similar structures that do not have solid roofs.
- 3 The Albany Municipal Code requires that every residential unit must have 2 off-street parking spaces. Some exceptions may apply in your situation. See the parking section of the Zoning Ordinance for a complete list of possible exceptions.

(Please use additional sheets to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? NO
If yes, please describe: _____
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling?
YES
If yes, please describe how: (N) SIDING + WINDOWS WILL MATCH (E) IN MOST AREAS, WITH ARCHITECTUREALLY CONGRUENT NEW MATERIALS BEING INTRODUCED.
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? YES
If yes, please describe how: ADDITION IS SET BACK FROM STREET AND DOES NOT OBSTRUCT VIEWS TO NEIGHBORING PROPERTIES.
4. If you have no garage, where do you park vehicles? (E) DRIVEWAY, W/ ROOM FOR TWO CARS IN SOUTH YARD ON SITE.

Story Poles - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. These poles shall be erected at least ten (10) days prior to the design review meeting, and shall be maintained in place through the date of the meeting.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

Bret Hany 11/17/2011
Signature of Property Owner Date

[Signature] 11/16/11
Signature of Applicant (if different) Date

Community Development Department staff is available 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 at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706 (510) 528-5760.

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: 1134 STANNAGE AVE., ALBANY CA

	INPUT	Resources	Energy	IAQ/Health
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A. Site

1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts			
2. Salvage Reusable Building Materials	4 Resource pts y=yes	4		
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	2		

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	3		
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.			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes	2		
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			
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes			
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes			
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			
10. Apply Advanced Framing Techniques	4 Resource pts y=yes			
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes	3		
12. Use OSB				
a. Subfloors	1 Resource pt y=yes	1		
b. Sheathing	1 Resource pt y=yes	1		

	INPUT	Resources	Energy	IAQ/Health
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			
4. Use Fiber-Cement Siding Materials	1 Resource pt y=yes			
E. Plumbing				
1. Install Water Heater Jacket	1 Energy pt y=yes	1	1	
2. Insulate Hot and Cold Water Pipes	2 Energy pts y=yes			
3. Retrofit all Faucets and Showerheads with Flow Reducers		1		
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.			
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.			
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.			
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt y=yes			
6. Convert Gas to Tankless Water Heater	4 Energy pts y=yes			
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)	Up to 4 IAQ/Health pts.			
8. Install On-Demand Hot Water Circulation Pump	4 Resource pts y=yes			
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.	3		
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.			
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.	2		
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			
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt y=yes			
3. Install Energy Star Refrigerator	1 Energy pt y=yes			
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	2	
b. Ceilings	2 Energy pts y=yes			
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	4		
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	4		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	4		2	
c. Low. Conductivity Frames	2 Energy pts	y=yes	4		2	
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	4		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	4			1
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes				
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	4		15	
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes	4		3	
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	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	Y			3
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes	Y	3		
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes	Y			6
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				
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	Y	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes	Y	10		
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				

TOTAL . . . 114
50 pts REQUIRED