

Anne Hersch

From: Jaime Shen [jaime@jkaldisarchitect.com]
Sent: Thursday, November 17, 2011 4:35 PM
To: Anne Hersch
Subject: Design Review Amendments to Planning Application 11-032
Attachments: 1471 Portland_11-032_11.17.2011.zip

17 November 2011

Anne Hersch, Planner
City of Albany
1000 San Pablo Avenue
Albany, CA 94706

Re: Design Review Amendments to Planning Application 11-032
1471 Portland Avenue, Albany, CA 94706

Dear Ms. Hersch:

The applicant proposes the following amendments/ revisions to The Design Review application previously approved June 28, 2011:

1. Remove existing wood burning fireplace, footing, and chimney.
2. Add 145.97 sq. ft. to main floor along west wide, including new projecting fireplace bay.
3. Add 115.72 sq. ft. to upper floor along west side.
4. Add 3.19 sq. ft. to "tower" element on upper floor to align with existing intermediate wall.
5. Resulting in new total floor area of 2205.12 sq. ft.
6. Resulting in new FAR of 42.03%.
7. Reducing proposed roof slope from 6:12 to 5:12.
8. Resulting in new main ridge height of 26'-11" where previously 27'-2" applied for and 26'-8" approved.
9. Resulting in new "tower" element ridge height of 25'-9 1/2" where previously 26'-7" applied for and 25'-7" approved.
10. Lowered main floor elevation 6" down in relation to existing grade.
11. No change in exterior wall plate height from that which was previously approved (resulting in 6" lower than that which was previously applied for).
12. Interior configuration adjusted modestly to account for new floor area.
13. Exterior window design modified modestly to unify design throughout.
14. Added two recessed arches at south (street) façade to create visual interest and scale to large wall.
15. Removed clay tile awning over arched opening at entry porch; replaced with open trellis with brackets.
16. Widened rear deck by 2'-9" (increased impervious coverage).
17. Adjusted impervious surfaces by 451.19 sq. ft.
18. Resulting in proposed impervious coverage of 2268.19 sq. ft. (45.36%).

Attached are drawings for your review.
We will deliver a hard copy to you tomorrow.

Thank you,

Jaime Shen
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