

Planning Application #: 12-006

Date Received: 2/9/12  
 Fee Paid: \$1,784.00  
 Receipt #: 74365



# 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 at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

### Fee Schedule (FY 2011-2012)

<input checked="" type="checkbox"/> Design Review*	\$1,784 / Admin. \$639
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Conditional Use Permit (minor)*	\$620
<input type="checkbox"/> Sign Permit	\$1,185/\$423 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$300
<input type="checkbox"/> Parcel/Subdivision Map; Lot Line Adjustment; Condo Conversion*	\$Actual Cost/Min \$1,784
<input type="checkbox"/> Secondary Residential Unit*	\$455
<input type="checkbox"/> Planned Unit Development*	\$1,784
<input type="checkbox"/> Variance*	\$1,784
<input type="checkbox"/> Other(s): _____	\$ _____

\*When obtaining more than one planning approval, the full amount for the highest fee will apply and  $\frac{1}{2}$  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>703 TALBOT AVE, ALBANY, CA</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>JENNIFER MADDEN &amp; JEFFREY REED</u>	Phone: <u>510-734-1782</u> <del>Ext</del> or <u>510-384-0804</u>	Email: <u>madden@reedmadden.com</u>
Mailing Address: <u>SAME</u>	City:	State/Zip: <u>94706</u>
Applicant(s) Name (contact person): <u>OWNER</u>	Phone: <u>SAME</u> Fax:	Email: <u>same</u>
Mailing Address: <u>SAME</u>	City: <u>same</u>	State/Zip: <u>same</u>

### PROJECT DESCRIPTION (Please attach plans if required)

Removal of existing one car garage and illegal ~100\$ add-on.  
Addition of two-story to back of house and new  
front porch addition. Upgrade existing siding, windows  
and landscape.

PROJECT ADDRESS: 703 TALBOT AVE., ALBANY, CA

GENERAL INFORMATION (Please fill out this Chart or attach separate plans with information)

Item	Existing	Proposed
Lot Size? (Express in square feet) <i>35'x100'</i>	<i>3500<sup>#</sup></i>	<i>3500<sup>#</sup></i>
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	<i>1,070<sup>#</sup></i>	<i>1925<sup>#</sup></i>
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)	<i>30%</i>	<i>55%</i>
What is your lot coverage?	<i>1,070<sup>#</sup> or 30%</i>	<i>1,334<sup>#</sup> or 38%</i>
What is the amount of impervious surface on the lot?	<i>1,441<sup>#</sup></i>	<i>1,105<sup>#</sup></i>
What is the maximum height of the building? (see handout on how to measure for residential projects)	<i>16'-6"</i>	<i>21'-10"</i>
How many dwelling units are on your property?	<i>1</i>	<i>1</i>
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	<i>1</i>	<i>2</i>
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	<i>8'-6" ft. x 18' ft.</i>	<i>8'-6" ft. x 36' ft.</i>
What is the narrowest width of your driveway?	<i>7'-10"</i>	<i>7'-10"</i>
Minimum setbacks from structure to property line Front yard: Side yards: Rear Yard:	<i>15'-2" 2'-8" 8' and 37'</i>	<i>15'-2" 3'-6" 24'-10"</i>

↑  
garage existing

TERMS AND CONDITIONS OF APPLICATION

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

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

*Madden*  
Signature of Property Owner

*Feb 9, 2012*  
Date

\_\_\_\_\_  
Signature of Applicant (if different) Date



# City of Albany

## Green Building Program Rating System for Remodeling Projects\* Supplemental Application Form

\*Please obtain other appropriate Green Point Checklist for projects other than Single Family Residential Remodeling Projects

Project Address: 703 Talbot Ave, Albany

Checklist Prepared By: JENNIFER MADDEN

Date Prepared: \_\_\_\_\_

	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	<input checked="" type="checkbox"/>	1		
2. Salvage Reusable Building Materials	4 Resource pts	y=yes <input checked="" type="checkbox"/>	4		
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts	y=yes <input type="checkbox"/>			
4. Protect Native Soil	2 Resource pts	y=yes <input checked="" type="checkbox"/>	2		
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt	y=yes <input type="checkbox"/>			
6. Implement Construction Site Stormwater Practices	2 Resource pts	y=yes <input type="checkbox"/>			
7. Protect Water Quality with Landscape Design	2 Resource pts	y=yes <input checked="" type="checkbox"/>	2		
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts	y=yes <input checked="" type="checkbox"/>	4		
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts	y=yes <input type="checkbox"/>			
10. Install High-Efficiency Irrigation Systems	2 Resource pts	y=yes <input checked="" type="checkbox"/>	2		
11. Provide for On-Site Water Catchment / Retention	2 Resource pts	y=yes <input type="checkbox"/>			

**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	<input type="checkbox"/>			
2. Use Recycled Content Aggregate	2 Resource pts	y=yes <input type="checkbox"/>			
3. Insulate Foundation/Slab before backfill	3 Energy pts	y=yes <input type="checkbox"/>			

**C. Structural Frame**

1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts	y=yes <input checked="" type="checkbox"/>	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.	<input type="checkbox"/>			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts	y=yes <input checked="" type="checkbox"/>	2		
4. Use Web Floor Trusses	2 Resource pts	y=yes <input type="checkbox"/>			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts	y=yes <input type="checkbox"/>			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts	y=yes <input type="checkbox"/>			
7. Use Engineered Studs for Vertical Applications	2 Resource pts	y=yes <input checked="" type="checkbox"/>	2		
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts	y=yes <input checked="" type="checkbox"/>			
9. Use Structural Insulated Panels (SIPs)					
a. Floors	3 Energy pts	y=yes <input type="checkbox"/>			
b. Wall	3 Energy pts	y=yes <input type="checkbox"/>			
c. Roof	3 Energy pts	y=yes <input type="checkbox"/>			

			INPUT	Resources	Energy	IAQ/Health
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				
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	Y			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				
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	1		
b. Showerheads (1 point each, up to 2 points)	Up to 2 Resource pts.		Y	1		
4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)	Up to 3 Resource pts.		Y			
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt	y=yes				
6. Convert Gas to Tankless Water Heater	4 Energy pts	y=yes	X		4	
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.		X		4	
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)	Up to 5 Energy pts.		X		5	
3. Install Lighting Controls (1 point per fixture, up to 4 points)	Up to 4 Energy pts.		X		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	X		1	
2. Install Washing Machine with Water and Energy Conservation Features	1 Energy pt	y=yes	X		1	
3. Install Energy Star Refrigerator	1 Energy pt	y=yes	X		1	
4. Install Built-In Recycling Center	3 Resource pts	y=yes	X			

**H. Insulation**

1. Upgrade Insulation to Exceed Title 24 Requirements						
a. Walls	2 Energy pts	y=yes				
b. Ceilings	2 Energy pts	y=yes				

			INPUT	Resources	Energy	IAQ/Health
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes	y		4	
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts	y=yes	y			3
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				
<b>I. Windows</b>						
1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes	y		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes				
c. Low Conductivity Frames	2 Energy pts	y=yes				
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
<b>J. Heating Ventilation and Air Conditioning</b>						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes				
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
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			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	y			1
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				
<b>K. Renewable Energy and Roofing</b>						
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	y		4	
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					

			INPUT	Resources	Energy	IAQ/Health
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes	Y	1		
7. Install Radiant Barrier	3 Energy pts	y=yes				
<b>L. Natural Heating and Cooling</b>						
1. Incorporate Passive Solar Heating	5 Energy pts	y=yes				
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes	Y		3	
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes	Y		3	
<b>M. Indoor Air Quality and Finishes</b>						
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				
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes				
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes				
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	Y			4
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes	Y			
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	Y			
<b>N. Flooring</b>						
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				
<b>O. City of Albany Incentives</b>						
1. Additions less than 50% increase in floor area	20 Resource pts	y=yes				
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	Y			2
7. Earthquake kit	2 IAQ/Health pts	y=yes				
				27	37	15
<b>TOTAL POINTS ACCUMULATED:</b>				50 points total Req'd		
(50 Points REQUIRED from all 3 columns)				79		