

**CITY OF ALBANY  
PLANNING AND ZONING AGENDA  
STAFF REPORT**

Agenda date: July 10, 2012  
Prepared by: SJM

**ITEM: 6B**

**SUBJECT: Planning Application 12-030 1498 Posen Design Review & Parking Exception**

The applicant is seeking design review approval of a second story addition for the home at 1498 Posen Avenue. The applicant is proposing to convert 283 sq. ft. of an existing attic area to a new master suite with a master bedroom with walk-in closet, code compliant staircase, hall closet, and bathroom. The maximum existing building height is 25'. A parking exception is also being sought for one off-street parking and recognition of an existing garage space to satisfy one off-street parking requirement.

**SITE: 1498 Posen Avenue**

**PROPERTY OWNER/  
APPLICANT: Chad Shepard**

**ZONING: R-1 (Single-Family Residential)**

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**STAFF RECOMMENDATION**

The Planning and Zoning Commission review the proposed application and provide design feedback to the applicant and staff. Conditions and findings are included as attachments to the staff report should the Commission choose to approve the project.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a 2,640 square foot lot with an existing 1,223 square foot single-story home with attic and basement. The home includes two bedrooms, one bathroom, family room, and a single car driveway. In recent years, this property had been the source of on-going code enforcement issues related to trash and debris accumulation and received multiple citations. The property went into foreclosure earlier this year and was purchased from US Bank by the current owner.

The applicant has received building permits to renovate the walls of the basement floor as well as bringing home up to current building and safety code by replacing damaged foundation located at rear and side of house, support beams, posts, and footings located under living room and bedrooms. Other improvements include seismic retrofit of entire structure, insulating home to exceed Title 24 requirements, remove and replace all rough and finish plumbing, installing

drainage system and water efficient landscaping, installing smoke detection system, and remove carpeting and refinish hardwood flooring.

The applicant is proposing to convert the existing master bedroom on the first story to a second bedroom (approx. 144 sq ft). The kitchen and bathroom (approx. 160 sq ft) is proposed to be remodeled using Energy Start Alliances washer and dryer.

The applicant is proposing to add a second story addition approximately 283 sq. ft in area, by converting a portion of the existing attic space. The second floor addition will create a master suite with walk-in closet, hall-closet, one bathroom, and a staircase up to current building code. The applicant also proposes bringing existing attic staircase up to current building code.

### ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines, which exempts small additions.

### SITE LOCATION



**Figure 1. Site Location**

## DISCUSSION OF KEY ISSUES

### Exterior Elevations

The existing residence was built in 1927 and is single-story, with a stucco roof over the main residence, garage and dining room area. The house is stucco with a Presidential shingle roof. The addition will be stucco and painted to match the existing home. A composition shingle roof is also proposed for the addition. Andersen 100 Series windows are proposed for the home.

### Residential Design Guidelines

Below is a brief overview of consistency with the City's Residential Design Guidelines.

1. The front yard is the house's contribution to the street.
  - The applicant has proposed new landscaping.
2. Every house needs a usable front porch
  - There is an existing front porch which is proposed to remain.
3. Garages should have single-car doors and be attractive
  - There is an existing wood garage door at the home.
4. Increasing the livability of the home
  - The home will increase in area from 1,223 sq. ft. (2 bedroom, 1 bath) to 1,446 sq. ft. (3 bedroom, 2 bath)
5. Dormers and bays are encouraged
  - Dormers are not proposed.
6. Trim and details give a house warmth and character
  - The home is proposed to be stucco. Decorative trim is not proposed.
7. Building Materials
  - The applicant is proposing a stucco addition to match the existing stucco. Roofing and gutters will be replaced and refurbished with Presidential shingle.
8. Green Building
  - The applicant has provided the supplemental application form detailing the "green" efforts to be made as part of the project construction. This includes ultra-low flush toilets, tankless water heater, compact fluorescent light bulbs (CFLs), energy star dishwasher, and cellulose insulation for walls and ceilings. The Checklist provided by the applicant indicates a total score of 66 points.
9. Second-Units and Multi-family housing
  - N/A
10. Landscaping is an important aesthetic element of home design
  - Existing street trees and landscaping are proposed to remain.

### Parking

The proposed addition is 283 sq. ft. which requires a second off-street parking space. The applicant is seeking a parking exception pursuant to Section 20.28.040 (A) (2) "Additions Where no New Dwelling Units are Created."

2. **Additions Where No New Dwelling Units Are Created.** Where a proposed addition to a dwelling unit increases the original floor space within all structures on a lot, as defined above in Paragraph A.1., by more than two hundred forty (240) square feet and does not create additional dwelling units, the Planning and Zoning Commission may reduce the parking requirements contained in subsection 20.28.030.A upon consideration of the existence of such circumstances as listed in a. through e., below. In granting any such reduction, the Planning and Zoning Commission shall make specific findings consistent with its consideration of these and other circumstances relating to the application.

- a. Required spaces cannot be located in front or side yard areas.
- b. Space is not available to provide the required parking facilities without undue hardship.
- c. Provision of required parking spaces would be disruptive to landmark trees or would severely restrict private outdoor living space on the site.
- d. Creation of new off-street spaces would require the elimination of an equivalent or higher number of on-street parking spaces.
- e. The proposed reduction in parking requirements is appropriate to the total size of the dwelling unit upon completion of the proposed addition.

Due to the configuration of the lot, it is not feasible to provide an additional off-street parking space. The applicant has indicated that there is insufficient room to expand the garage. The driveway area directly in front of the garage measures 16' W X 29' L (north side) X 12'L (south side), and falls short of the minimum open parking size requirement of 8'6" x 18'.

One off-street parking space can be provided in the garage where the space measures 17'10" L x 14'4"W.

#### **Appeals:**

The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 calendar days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.

#### **Attachments:**

1. Analysis of Zoning Requirements
2. Draft Findings for Approval
3. Draft Conditions of Approval
4. Project Application & Plans
5. Applicant Letter

**ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS**

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential  
Zoning: R-1 – Single-Family Residential

20.16 Land Use Classifications

Single family residential

Surrounding North - SFR East - SFR  
Property Use South - SFR West - SFR

20.20.080 Secondary Residential Units.  
Not applicable.

20.24.020 Table of Site Regulations by District.

	Existing (approx.)	Proposed Construction (approx.)	Requirement
Setbacks			
Front (east)	16'	No change	15'
Side (north)	8'	No change	5'*
Side (south)	26'	No change	5'*
Rear (west)	3'	No change	20"
Area			
Lot Size	2,640	No change	--
Lot Coverage	46.0%	No change	50%
Maximum Height	26'.4"	No change	28' max.

\* 16. Ten percent (10%) of lot width, up to a maximum of 5 feet, with a minimum requirement of 3 feet, except that the minimum setback for multi-family structures in the R-3 District is 5 feet.

20.24.030 Overlay District Regulations.  
Not applicable.

20.24.040 Hillside Residential Regulations.  
Not applicable

20.24.050 Floor-Area-Ratio.

	<b>Existing (approx.)</b>	<b>Proposed</b>	<b>Requirement</b>
Lot Size	2,640	No change	--
Floor Area			
Garage/Storage	495***	No change	
Main Level	1,223	No change	--
Second-floor	N/A	283	
Total	1,718		--
Total Counted*	1,223	1,462	--
Floor Area Ratio*	46.0%	55.3%	55%

\* Up to 60 sq. ft. of stairs may be exempted per Section 20.24.050 Floor-Area Ratios (B) (1) (c).

\*\*Up to 220 sq. ft. of parking area may be exempted (220 sq. ft. for this project) per Section 20.24.050 (B) (1) (b)

\*\*\* Exempted per Section 20.24.020 (B) (1) (c) where the average perimeter height is less than 5 ft.

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

Not applicable.

20.28 Off-Street Parking Requirement.

See Discussion of Key Issues.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was mailed on June 29, 2012 in the form of mailed notice, to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review.

See Summary of Key Issues.

## ATTACHMENT 2 - FINDINGS

### Findings for Design Review approval (Per section 20.100.050.E of the AMC)

<i>Required Finding</i>	<i>Explanation</i>
<p>1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i></p>	<p>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</p>
<p>2. <i>Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."</i></p>	<p>The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the City's Residential Design Guidelines. The project will not require significant grading or excavation. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The proposed addition is attractive in appearance, and is in scale with the surrounding neighbors. The design is complementary with the existing home.</p>
<p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>	<p>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p>The project as designed is in substantial compliance with the standards as stated, including harmonious materials, and well proportioned massing .</p>



**Findings for Parking Exceptions (Per section 20.28.040.A.2 of the AMC)**

<i>Required Finding</i>	<i>Explanation</i>
1. <i>Required spaces cannot be located in front or side yards.</i>	The existing driveway is located within the side yard setback area.
2. <i>Space is not available to provide required parking facilities without undue hardship.</i>	It is not feasible to expand the existing parking area due to the configuration of the existing garage and short driveway.
3. <i>Provision of required parking spaces would be disruptive to landmark trees or would severely restrict private outdoor living space on the site.</i>	Not applicable.
4. <i>Creation of new off-street spaces would require the elimination of an equivalent or higher number of on-street parking spaces.</i>	Not applicable.
5. <i>The proposed reduction in parking requirements is appropriate to the total size of the dwelling unit upon completion of the proposed addition.</i>	The home will remain a single-family home and the single-car existing garage will remain. The addition adds an additional bedroom and bathroom as well as a slight expansion of existing space.

**ATTACHMENT 3**  
**COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL**

**GENERAL PROJECT CONDITIONS**

- Gen-1      **Project Approval.** This Design Review approval is for 1498 Posen St., as substantially shown and described on the project plans, except as may be modified by conditions herein. Plans prepared by Kevin Wang, date received June 8, 2012, as presented to the Planning and Zoning Commission on July 10, 2012. For any condition herein that requires preparation of a Final Plan where the project developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.
- GEN-2      **Project Approval Expiration.** This Design Review approval will expire on July 24, 2013 (one year from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.
- Gen-3      **FEES.** The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project developer shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and developer.
- GEN-4      **Appeals.** The Albany Municipal Code provides that any action of the Planning staff may be appealed to the Planning and Zoning Commission, and any action of the Planning and Zoning Commission may be appealed to the City Council as per the procedures described in Section 20.100.080. The City Clerk will then schedule the matter for the next available City Council meeting.
- GEN-5      **Requirement for Building Permit.** Approval granted by the Planning and Zoning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before

constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

- GEN-6     **Fire Department Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Albany Fire Department have, or will be, met to the satisfaction of the AFD.
- GEN-7     **Engineering Approval.** As part of a building permit application, the applicant shall submit written documentation that all requirements of the Public Works Department have, or will be, met to the satisfaction of the City Engineer.
- GEN-8     **Construction Hours.** Construction activity shall be restricted to the hours of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to 6:00 p.m., Sundays and legal holidays, unless otherwise approved in writing by the City Engineer for general construction activity. Failure to comply with construction hours may result in stop work orders or other administrative actions.
- GEN-9     **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.
- GEN-10    **Modifications to Approved Plans.** The project shall be constructed as approved. Planning staff may approve minor modifications in the project design, but not the permitted land use (per MC 20.12). A change in an item requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning and Zoning Commission approval through the Design Review process.
- GEN-11    **Hold Harmless Agreement.** Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

- GEN-12      **Public Improvements Standards.** Public improvements shall be designed and constructed in accordance with the City's Standard Specifications and Standard Details, unless specifically waived in writing by the City Engineer.
- GEN-13      **Title 24 Standards.** All construction shall be designed and built in accordance with California Title 24 handicap accessibility standards. Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.
- GEN-14      **Energy Conservation Standards.** All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.

#### ARCHITECTURE CONDITION

- ARCH-1      **Material Samples.** Descriptions or samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.
- ARCH-2      **Final Architectural Drawings.** The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.
- ARCH-3      **Window Recess.** All new windows shall be recessed two inches from face of building to provide adequate shade and shadow and to promote visual relief. Final window details shall be submitted for review and approval at the time of building permit application.
- ARCH-4      **Non-Reflective Glazing.** Any glazing material shall be non-reflective.

#### LIGHTING CONDITIONS

- LGHT-1      **Exterior Lighting.** All exterior lighting shall be installed in such a manner that glare is directed away from surrounding properties and rights-of-way. If required, exterior light fixtures shall be equipped with "cut off" lenses to minimize light and glare spill over onto adjacent properties.
- LGHT-2      **Shielding of Lighting.** Prior to the certificate of occupancy, all accent lighting shall be directed downward and, if necessary, fixed with cut-off lenses to ensure that no glare spills onto neighboring properties.

#### LANDSCAPING CONDITIONS

- LNDS-1      **Street Tree Requirement.** The applicant shall apply for one street tree before the issuance of the building permit. The City's Environmental Resource Assistance

will determine the type and location of the tree and may waive this requirement if site conditions will not reasonably support establishment of a new tree.

## **PUBLIC WORKS DEPARTMENT CONDITIONS**

### *GENERAL ENGINEERING CONDITIONS*

- ENGR-1      **Title Report.** n/a.
- ENGR-2      **Geo-Technical Report.** The applicant shall submit, as part of a building permit application, a geotechnical investigation report prepared by a California certified engineering geologist and geotechnical engineer, if determined necessary by the City Engineer. The investigation shall specifically address any hazards of surface fault rupture in accordance with the Alquist-Priolo Special Study Zones Act. Any mitigation measures or conditions requiring further review noted during the Planning process shall be fully addressed prior to plan check.
- ENGR-3      **Backflow Device.** Any required water service for fire protection purposes shall be equipped with a City approved backflow device. Services for irrigation purposes also require a separate City approved backflow prevention device.

### **GRADING CONDITIONS**

- GRAD-1      **Grading Permit.** Any grading required in association with the project shall require a grading permit from the Community Development Department. To obtain this permit, the applicant shall submit a grading plan, indicating the extent and volumes of earth proposed to be moved. A grading permit is subject to 2001 California Building, Appendix 33.
- GRAD-2      **Demolition Permit.** Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).
- GRAD-3      **Water on Site.** The site shall be graded so as to prevent rainfall runoff originating from improved areas on the project site from crossing onto adjoining private property. Building floor elevations shall be above the FEMA-mapped 100-year flood plain as established by a licensed civil engineer. Provide the elevation and compaction certificates during and upon the completion of grading required by the Uniform Building Code and in conformance with the recommendations of the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.
- GRAD-4      **Flooding Damages.** The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The

agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.

GRAD-5      **Dust Control Program.** A dust control program shall be prepared by the project developer and approved by the Community Development Department and City Engineer before issuance of a grading permit. The dust control plan shall address such items as covering stockpiled material, frequent watering of graded areas, revegetating graded areas, speed limits for grading equipment and similar items.

GRAD-6      **Stormwater Pollution Prevention Plan.** The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City before the issuance of a building or grading and/or building permit. The SWPPP shall be consistent with standards adopted by the Regional Water Quality Control Board and the City of Albany Clean Water Program and implemented by the project general contractor, all subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction shall also be addressed in the SWPPP. The project developer shall be responsible for SWPPP compliance. A copy of the SWPPP shall be kept at the construction site at all times.

#### INFRASTRUCTURE CONDITIONS

INFR-1      **Sewer System Requirements.** The sewer system for the subject building shall comply with Chapter 15 of the Albany Municipal Code and to the satisfaction of the City Engineer before Final Inspection approval of the construction permit.

INFR-2      **Two-Way Cleanout.** Installation of a two-way curbside cleanout shall be required per Chapter 15 of the Albany City Code. This applies to all properties, including properties with a valid upper sewer lateral certificate of compliance. All 2-way curbside clean outs shall be fitted with a loose cap in accordance with the City's standard detail SS6.

INFR-3      **Property Run-off Requirements.** All runoff from impervious surfaces shall be intercepted at the project boundary and shall be collected and conducted via an approved drainage system through the project site to an approved storm drain facility, as determined by the City Engineer. Development that contributes additional water to the existing drainage system shall be required to complete a hydraulic study and make improvements to the system as required to accommodate the expected ultimate peak water flow and to stabilize erosive banks that could be impacted by additional storm water flow.

- INFR-4      **Roof Drainage.** Roof drainage from the structure shall be collected via a closed pipe and conveyed to an approved storm drain system off the street curb. No concentrated drainage of surface flow across sidewalks shall be permitted. Alternative natural treatment measures are subject review and approval by the City Engineer.
- INFR-5      **Hydraulic Calculations.** The applicant shall submit hydraulic calculations, prepared by a California licensed civil engineer, necessary to determine if the existing water and sewer mains that serve this lot have available capacity for the addition of the proposed development. If capacity is not available, sewer and water mains of adequate size shall be designed and secured prior to issuance of building permits and constructed in a manner acceptable to the City Engineer prior to occupancy release, unless determined otherwise by the City Engineer.
- INFR-6      **Completion of Off-Site Improvements.** Off-site improvements, as required by the City Engineer, shall be complete before issuance of a Certificate of Occupancy unless alternatives are approved in writing by the Albany City Engineer.

#### **PUBLIC IMPROVEMENTS CONDITIONS**

- PUBIM-1      **Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.
- PUBIM-2      **Debris Removal.** All mud, dirt or construction debris carried off the construction site onto adjacent streets shall be removed each day. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.
- PUBIM-3      **Damage to Street Improvements.** Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.
- PUBIM-4      **Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be reconstructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the Community Development Department and Chapter 14 of the City Code.

#### **FIRE DEPARTMENT CONDITIONS**

- FIRE-1      **Construction of 1,500 Square Feet or Greater.** 1500 sq. ft. or more or any addition, remodel, rehabilitation, etc. is 50% of the existing sq. ft.:

- a) This dwelling will be required install an Automatic Fire Extinguishing System throughout the entire dwelling. Ordinance No. 94-010, Albany Municipal Code, Chapter 11, Section 11-2.3a(3)(a).
- b) Plans, information sheets on all sprinkler components and hydraulic calculations are required.
- c) A 110-volt interconnected smoke alarm system with a 10-year lithium battery back-up is acceptable with a fire suppression system.

FIRE-2      **Fire Rated Construction.** Any portion of a building five (5) feet or less from the property line shall comply with fire-rating requirements of the CBC.

FIRE-3      **Gallons-per-Minute Requirement.** The water system for fire protection shall comply with City of Albany Fire Department standards. Fire flow test data and water system plans must be provided at time of building plan check. The plans must include all equipment, components and layout of the system. Private fire protection water systems shall be supplied through an approved backflow device per City Engineering Division standards.

FIRE-5      **Distance From Fire Hydrant.** Before building permit issuance the distance from existing fire hydrants to the building shall be verified and if necessary, a new hydrant shall be shown on the plans and installed prior to combustible construction.

#### STRUCTURAL CONTROL MEASURES

STRUC-1      **Illegal Dumping to Storm Drain Inlets and Waterways.** On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City of Albany.

STRUC-2      **Pesticide/Fertilizer Application** Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

- a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- b) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.



- d) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

#### **OPERATIONAL BEST MANAGEMENT PRACTICES (BMPs)**

- BMP-GEN1 Stormwater Pollution Prevention Control Measures.** The project plans shall include stormwater pollution prevention and control measures for the operation and maintenance of the project during and after construction for the review and approval of the City or County Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.
- BMP-GEN2 Erosion Control Measures.** The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the practices outlined in the *ABAG Erosion and Sediment Control Handbook*, *California Storm Water Best Management Practice Handbooks*, and *Regional Water Quality Control Board's Erosion and Sediment Control Field Manual*
- BMP-GEN3 Responsibility of Contractors.** The applicant is responsible for ensuring that all contractors and subcontractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations and/or a project stop order.
- BMP-1 Paved Sidewalks and Parking Lots.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Washwater containing any soap, cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and shall not be discharged to a storm drain. The applicant shall contact the City Engineer for specific connection and discharge requirements.
- BMP-2A Private Streets, Utilities and Common Areas.** The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

#### **GENERAL CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

- BMP-CNST1 Construction Access Routes.** Construction access routes shall be limited to those approved by the City Engineer and shall be shown on the approval grading plan.
- BMP-CNST2 Collection of Construction Debris.** Gather all construction debris on a regular basis and place them in a dumpster or other container that is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.

- BMP-CNST3 **Removal of Waste.** Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- BMP-CNST4 **Sweeping of Public Right-of-Way.** Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
- BMP-CNST5 **Filter Materials at Storm Drain Inlet.** Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:
- a) start of the rainy season (October 1);
  - b) site dewatering activities;
  - c) street washing activities;
  - d) saw cutting asphalt or concrete; and
  - e) order to retain any debris or dirt flowing into the City storm drain system.
- Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
- BMP-CNST6 **Containment of Materials.** Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.
- BMP-CNST7 **Cleaning of Equipment.** Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream. See the *Building Maintenance/ Remodeling* flyer for more information.
- BMP-CNST8 **Minimize Removal of Natural Vegetation.** Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

#### SPECIAL CONDITIONS

SPECIAL 1 **none.**

#### Appeals:

The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 calendar days of the date of action. Appeals may be filed in the Community Development Department by completing the

required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.

Application #: 12-030

Date Received: 6/8/12  
Fee Paid: \$1,784.00  
Receipt #: 75979

# 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 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>1498 Posen Ave, Albany, CA 94706</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>Chad Shepard</u>	Phone: <u>510 325 8526</u> Fax: <u>866 240 1819</u>	Email: <u>chadmsheperd@gmail.com</u>
Mailing Address: <u>1230 Washington Ave</u>	City: <u>ALbany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>Chad Shepard</u>	Phone: <u>510 325 8526</u> Fax: <u>866 240-1819</u>	Email: <u>chadmsheperd@gmail.com</u>
Mailing Address: <u>1230 Washington Ave</u>	City: <u>ALbany</u>	State/Zip: <u>CA 94706</u>

PROJECT DESCRIPTION (Please attach plans if required) See attached project summary and plans.

PROJECT ADDRESS: 1498 Posen Ave, Albany CA 94706

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

Item	Existing	Proposed
Lot Size? (Express in square feet)	2,640 sq ft	2,640 sq ft
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	1,223 sq ft	1,452 sq ft
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)	46.0%	54.9%
What is your lot coverage?	46.0%	46.0%
What is the amount of impervious surface on the lot?	1297 sq ft	1297 sq ft
What is the maximum height of the building? (see handout on how to measure for residential projects)	26'4"	26'4"
How many dwelling units are on your property?	1	1
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)	1) 21'8" x 13'4" 2) 18 ft. x 14'4" ft.	____ ft. X ____ ft.
What is the narrowest width of your driveway?	9'5"	9'5"
Minimum setbacks from structure to property line Front yard: 16 ft Side yards: 8 ft and 26' front corner, 3' back corner Rear Yard: 3 ft. (corner lot.)		

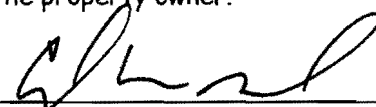
TERMS AND CONDITIONS OF APPLICATION

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.

  
 Signature of Property Owner 5/30/12  
 Date

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

# 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:** 1498 Posey Ave. Albany, CA 94706

	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

4

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

6. Implement Construction Site Stormwater Practices

2 Resource pts y=yes

7. Protect Water Quality with Landscape Design

2 Resource pts y=yes

8. Design Resource-Efficient Landscapes and Gardens

4 Resource pts y=yes

4

9. Reuse Materials/Use Recycled Content Materials for Landscape Areas

2 Resource pts y=yes

4

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

5

2. Use Recycled Content Aggregate

2 Resource pts y=yes

2

3. Insulate Foundation/Slab before backfill

3 Energy pts y=yes

**C. Structural Frame**

1. Substitute Solid Sawn Lumber with Engineered Lumber

3 Resource pts y=yes

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

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

12. Use OSB

a. Subfloors

1 Resource pt y=yes

1

b. Sheathing

1 Resource pt y=yes

1

**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		
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		
3. Retrofit all Faucets and Showerheads with Flow Reducers				
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.		3	
5. Install Chlorine Filter on Showerhead	1 IAQ/Health pt	y=yes		
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.			
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.		4	
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.		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		
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		
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	4	
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
<b>I. Windows</b>						
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	
<b>J. Heating Ventilation and Air Conditioning</b>						
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	
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			1	
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes			1	
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				
<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				
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				
<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				
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes				



			INPUT	Resources	Energy	IAQ/Health
<b>M. Indoor Air Quality and Finishes</b>						
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes				2
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				
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				
<b>N. Flooring</b>						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes		4		
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				
7. Earthquake kit	2 IAQ/Health pts	y=yes				

66 pts

# HOUSE REMODEL

1498 POSEN AVE.  
ALBANY, CA 94706

STRUCTURAL ENGINEER

KEVIN WANG  
303 Sacan Ter.  
Clayton, CA 94517  
(510) 304-9812

PROJECT

HOUSE REMODEL  
1498 POSEN AVE.  
ALBANY, CA 94706

PROJECT NO

0712



PLANNING SUBMITTAL

SHEET CONTENTS

TITLE SHEET, SITE PLAN

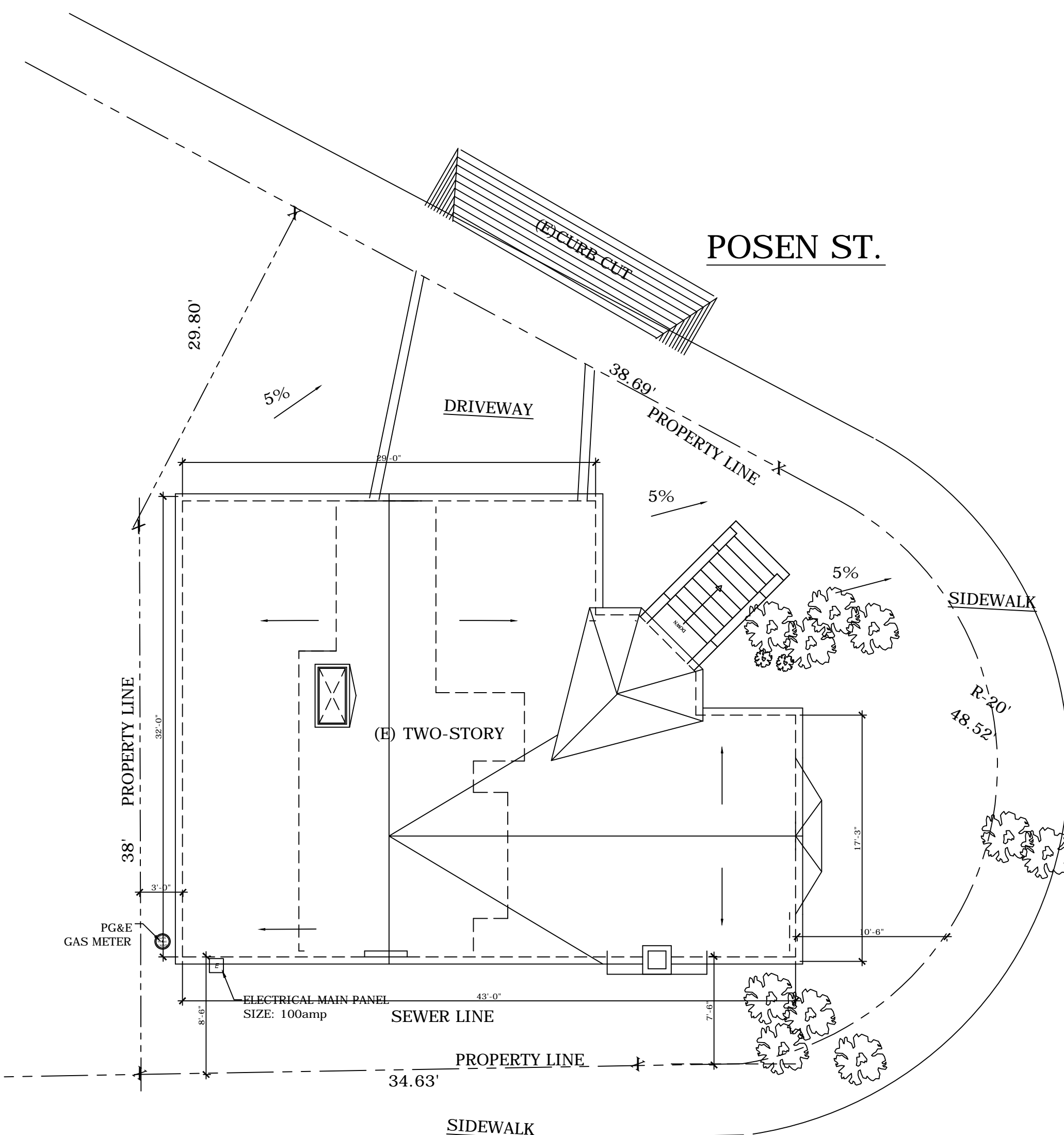
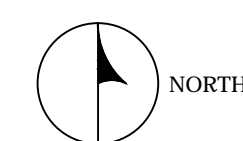
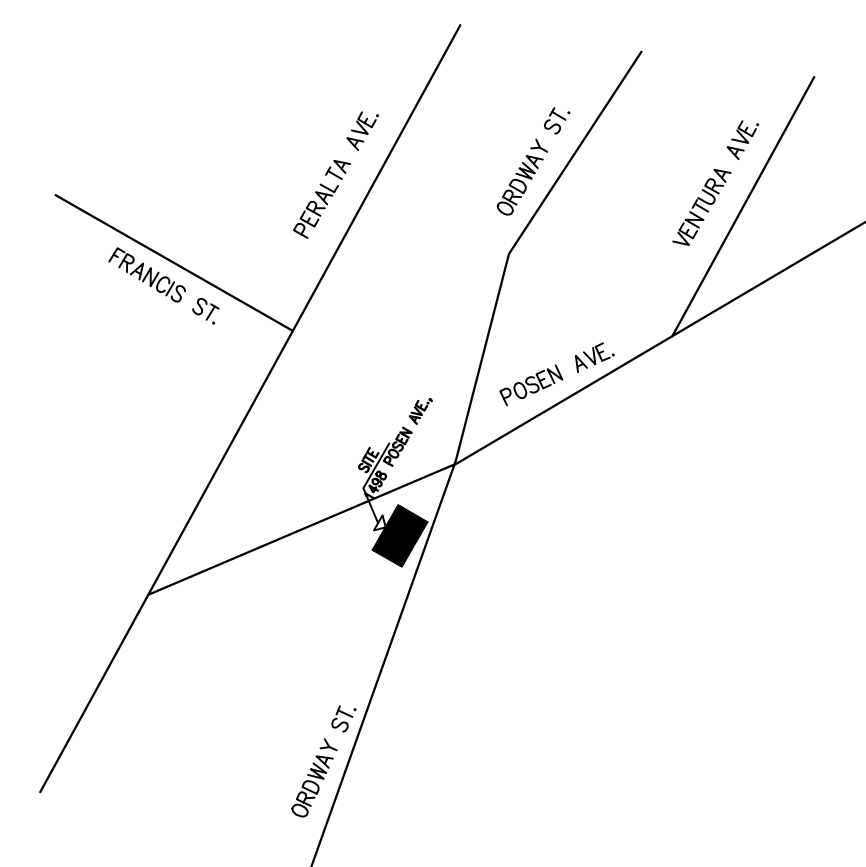
SHEET NUMBER

A1.0

## ABBREVIATIONS

&	AND	N.T.S.	NOT TO SCALE	(E)	EXISTING	SQ.	SQUARE
@	AT	NO.	NUMBER	EXT	EXTERIOR	SF	SQUARE FEET
A.B.	ANCHOR BOLT	O.C.	ON CENTER	FL.	FLOOR	STAGG	STAGGERED
BM.	BEAM	OPP.	OPPOSITE	FTG.	FOOTING	STD	STANDARD
BOT.	BOTTOM	O.H.	OPPOSITE HAND	FT	FEET	STL	STEEL
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER	FLR	FLOOR	STIFF	STIFFENER
CL	CENTER LINE	PL	PLATE	GALV	GALVANIZE	STRUCT	STRUCTURAL
COL.	COLUMN	PLY.	PLYWOOD	GA	GAUGE	S.W.	SHEAR WALL
CONT.	CONTINUOUS	P.T.	PRESSURE OR PRESERVATIVE TREATED	GR	GRADE	T&B	TOP AND BOTTOM
CLR	CLEAR	REINF.	REINFORCEMENT	HORIZ.	HORIZONTAL	T&G	TONGUE AND GROOVE
CONC	CONCRETE	REQ'D	REQUIRED	HT	HEIGHT	T.O.C.	TOP OF CONCRETE
CONN	CONNECTION	REV	REVISED OR REVISION	IN.	INCH	TYP.	TYPICAL
DET.	DETAIL	S.A.D.	SEE ARCHITECTURAL DRAWINGS	INFO	INFORMATION	THK	THICK OR THICKNESS
D.F.	DOUGLAS FIR	REV	REVISED OR REVISION	K	KIPS	T & B	TOP AND BOTTOM
D.S.	DRAG STRUT	S.C.D.	SEE CIVIL DRAWINGS	KIPS	1000 POUNDS	T.O.	TOP OF
DWG.	DRAWING	SCHED.	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED	U.O.N.	UNLESS NOTED OTHERWISE
DIAG	DIAGONAL	SIM.	SIMILAR	LAT	LATERAL	VERT	VERTICAL
DIA	DIAMETER	SQ.	SQUARE	LL	LIVE LOAD	W/	WITH
DN	DOWN	SYM.	SYMMETRICAL	M.B.	MACHINE BOLTS	W/O	WITHOUT
EA.	EACH	SECT	SECTION	MAX.	MAXIMUM	WT	WEIGHT
EL.	ELEVATION	S.O.G.	SLAB ON GRADE	MIN.	MINIMUM	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	SPEC	SPECIFICATION	MISC.	MISCELLANEOUS	WF	WIDE FLANGE
E.N.	EDGE NAILING			MECH	MECHANICAL	W.P.	WORK POINT
E.F.	EACH FACE			MTL	METAL		
EQ	EQUAL			MID	MIDDLE		
				MF	MOMENT FRAME		

## VICINITY MAP



NOTE: FINISH GRADE WITHIN 10 FT OF THE NEW STRUCTURE/ADDITION SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

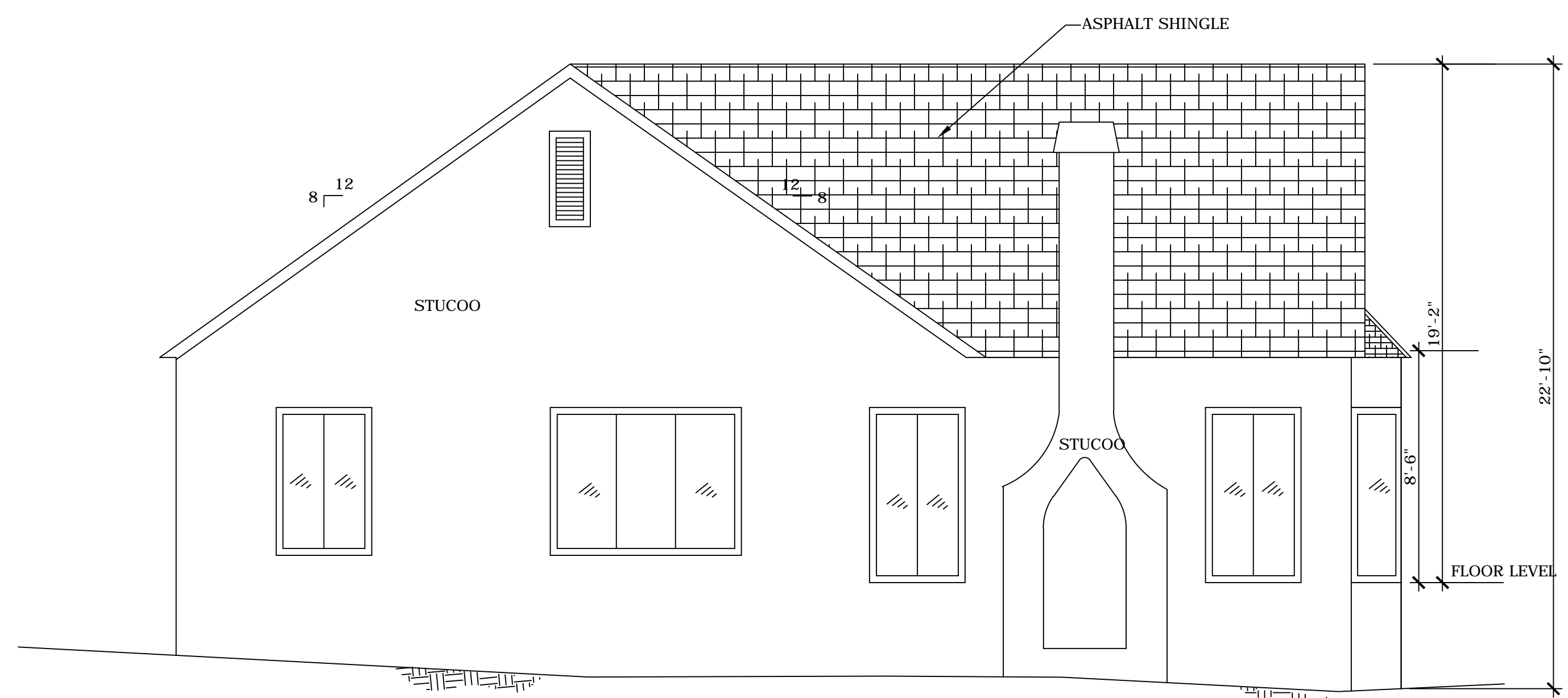
ORDWAY ST.

1 SITE PLAN

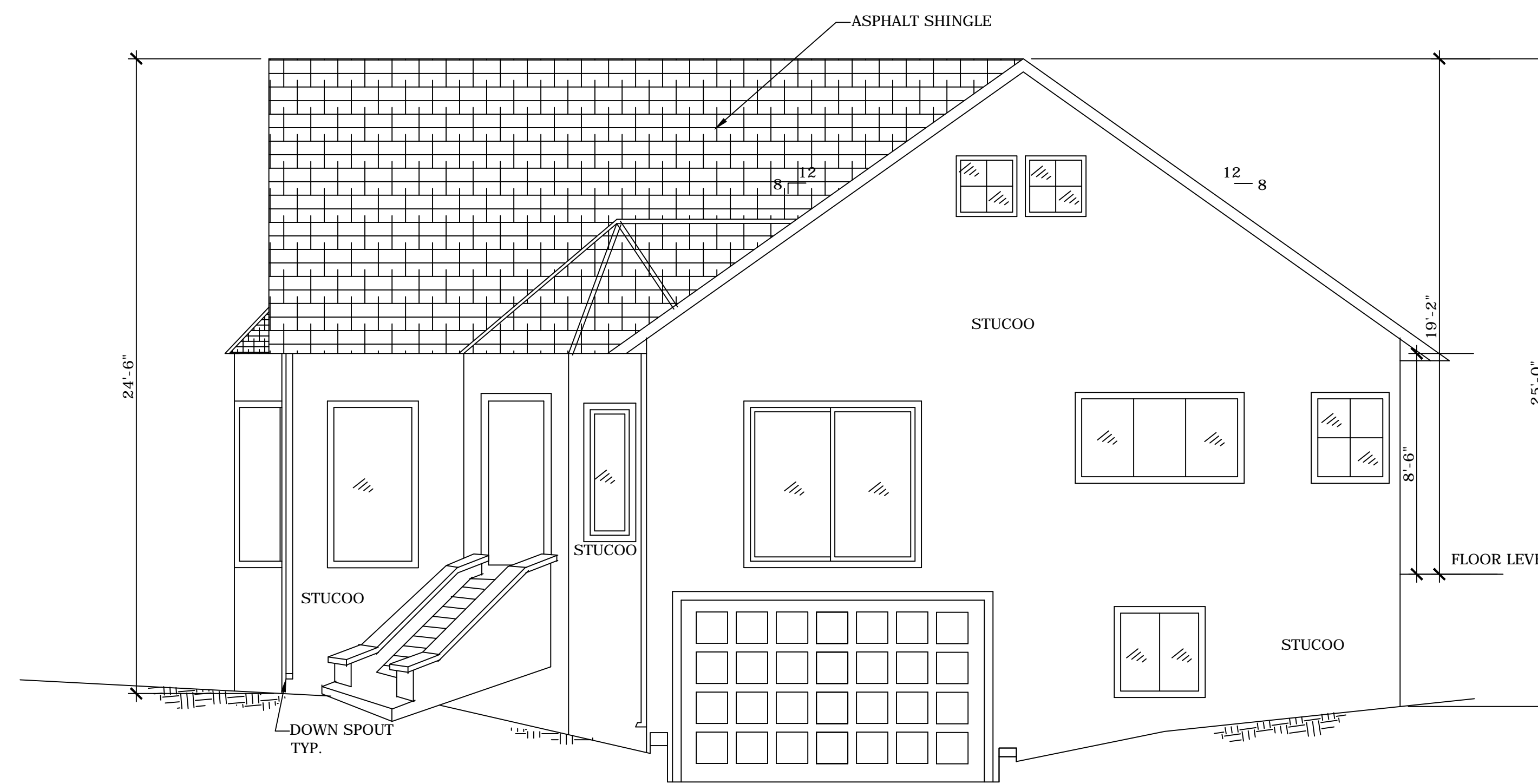
SCALE: 1/8" = 1'-0"



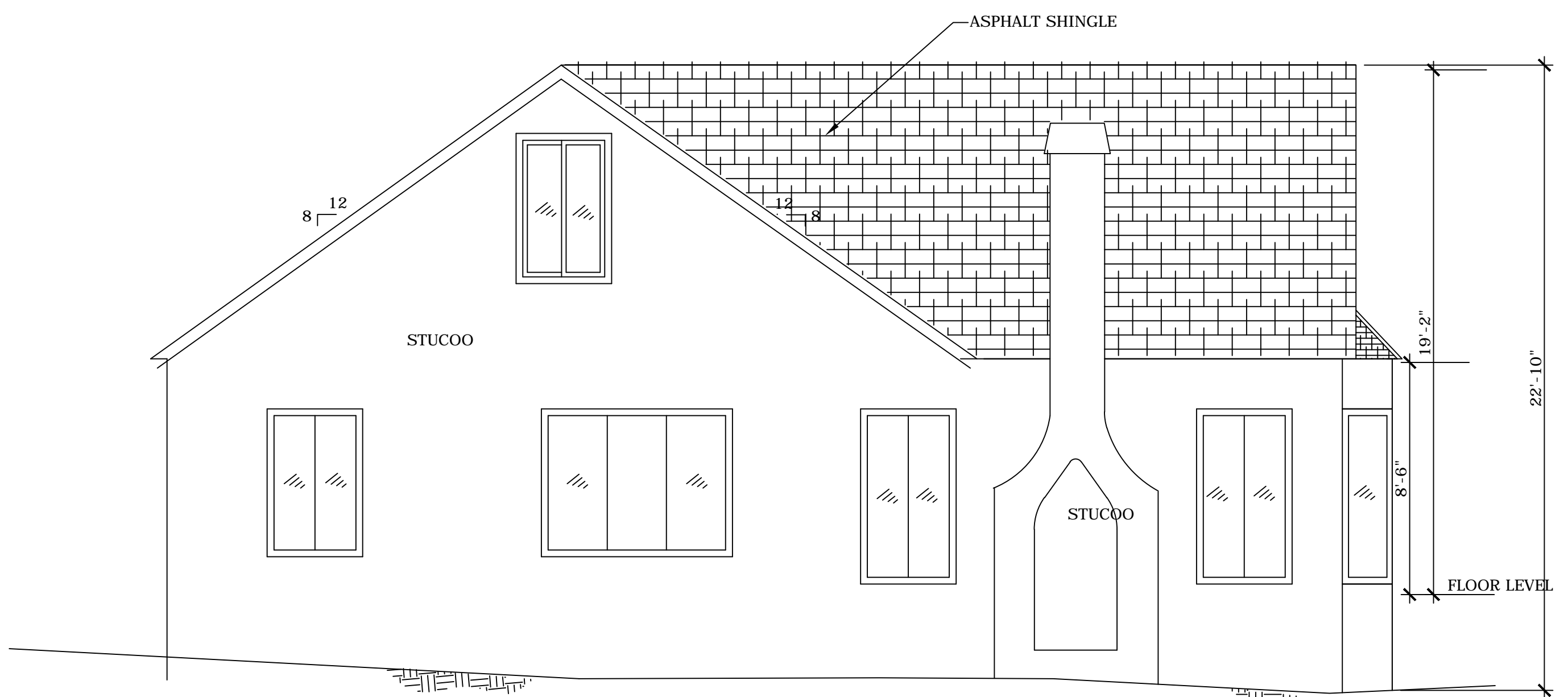
GOVERNING CODES ('Code')	SPECIAL INSPECTIONS	PROJECT DIRECTORY	AREA CALCULATIONS	BUILDING DATA	SCOPE OF WORK	SHEET INDEX																												
<p>City Ordinance</p> <p>California Fire Code 2010 Edition #24-2010</p> <p>California Building Code 2010 Edition #24-2010</p> <p>California Residential Code 2010 Edition #23-2010</p> <p>California Mechanical Code 2010 Edition #23-2010</p> <p>California Plumbing Code 2010 Edition #23-2010</p> <p>California Electrical Code 2010 Edition #23-2010</p> <p>Energy Efficiency Standards 2008 Edition(Title 24)</p> <p>Wildland Urban Interface Area #33-2007</p>	<p>Epoxy anchor bolts and epoxy hold-down bolts</p> <p>Engineer Observations:</p> <p>Shearwall nailing</p> <p>Anchor Bolt and Holddown Installation</p>	<p>Owner Chad M. Shepard chadmshepard@sbcglobal.net (510)325-8526</p> <p>Civil Engineer Kevin G. Wang 10371 Leola Ct. Apt.2 Cupertino, CA 95014 (510) 304-9812 Business</p>	<table border="1"> <thead> <tr> <th>ITEM</th> <th>EXISTING</th> <th>PROPOSED</th> <th></th> </tr> </thead> <tbody> <tr> <td>NUMBER OF UNITS</td> <td>1 UNIT</td> <td>NO CHANGE</td> <td></td> </tr> <tr> <td>EXISTING BLDG SQUARE FOOTAGE</td> <td>1,223sf</td> <td>1,450sf</td> <td>Site Coverage: 46%</td> </tr> <tr> <td>GARAGE</td> <td>258sf</td> <td>New 283sf Existing 1,223sf</td> <td>Floor Area Ratio: 54.9%</td> </tr> <tr> <td>STORIES</td> <td>1</td> <td>2</td> <td></td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>13'-8"</td> <td>NO CHANGE</td> <td></td> </tr> <tr> <td>BUILDING DEPTH</td> <td>43'-0"</td> <td>NO CHANGE</td> <td></td> </tr> </tbody> </table>	ITEM	EXISTING	PROPOSED		NUMBER OF UNITS	1 UNIT	NO CHANGE		EXISTING BLDG SQUARE FOOTAGE	1,223sf	1,450sf	Site Coverage: 46%	GARAGE	258sf	New 283sf Existing 1,223sf	Floor Area Ratio: 54.9%	STORIES	1	2		BUILDING HEIGHT	13'-8"	NO CHANGE		BUILDING DEPTH	43'-0"	NO CHANGE		<p>ADDRESS 1498 Posen Ave., Albany, CA 94706</p> <p>APN: 065-241-600-100 ZONING CODE: R-2 TYPE OF CONSTRUCTION: V-B STORIES: 2 BASEMENTS: 1</p> <p>UNITS: 1 USE: RESIDENTIAL DWELLING OCCUPANCY: R-3</p> <p>YEAR BUILT: 1927 SPRINKLERS: NO</p>	<p>1. Add a master bedroom with a bathroom and a walk-in closet in the attic.</p> <p>3. House seismic retrofit</p>	<p>A1.0 TITLE SHEET AND SITE PLAN</p> <p>A2.0 EXISTING AND PROPOSED BASEMENT PLANS</p> <p>A2.1 EXISTING AND PROPOSED FIRST FLOOR PLANS</p> <p>A2.2 EXISTING AND PROPOSED SECOND FLOOR PLANS</p> <p>A3.0 EXISTING/PROPOSED EAST, SOUTH ELEVATIONS</p> <p>A3.1 EXISTING WEST AND NORTH ELEVATIONS, A-A AND B-B SECTIONS</p> <p>S1.0 PROPOSED FOUNDATION PLAN</p> <p>S2.0 PROPOSED FIRST FLOOR FRAMING PLAN</p> <p>S2.1 PROPOSED SECOND FLOOR FRAMING PLAN</p> <p>S2.2 ROOF FRAMING PLAN, ROOF PLAN</p> <p>S3.0 DETAILS</p> <p>TITLE-24</p>
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EXISTING BLDG SQUARE FOOTAGE	1,223sf	1,450sf	Site Coverage: 46%																															
GARAGE	258sf	New 283sf Existing 1,223sf	Floor Area Ratio: 54.9%																															
STORIES	1	2																																
BUILDING HEIGHT	13'-8"	NO CHANGE																																
BUILDING DEPTH	43'-0"	NO CHANGE																																



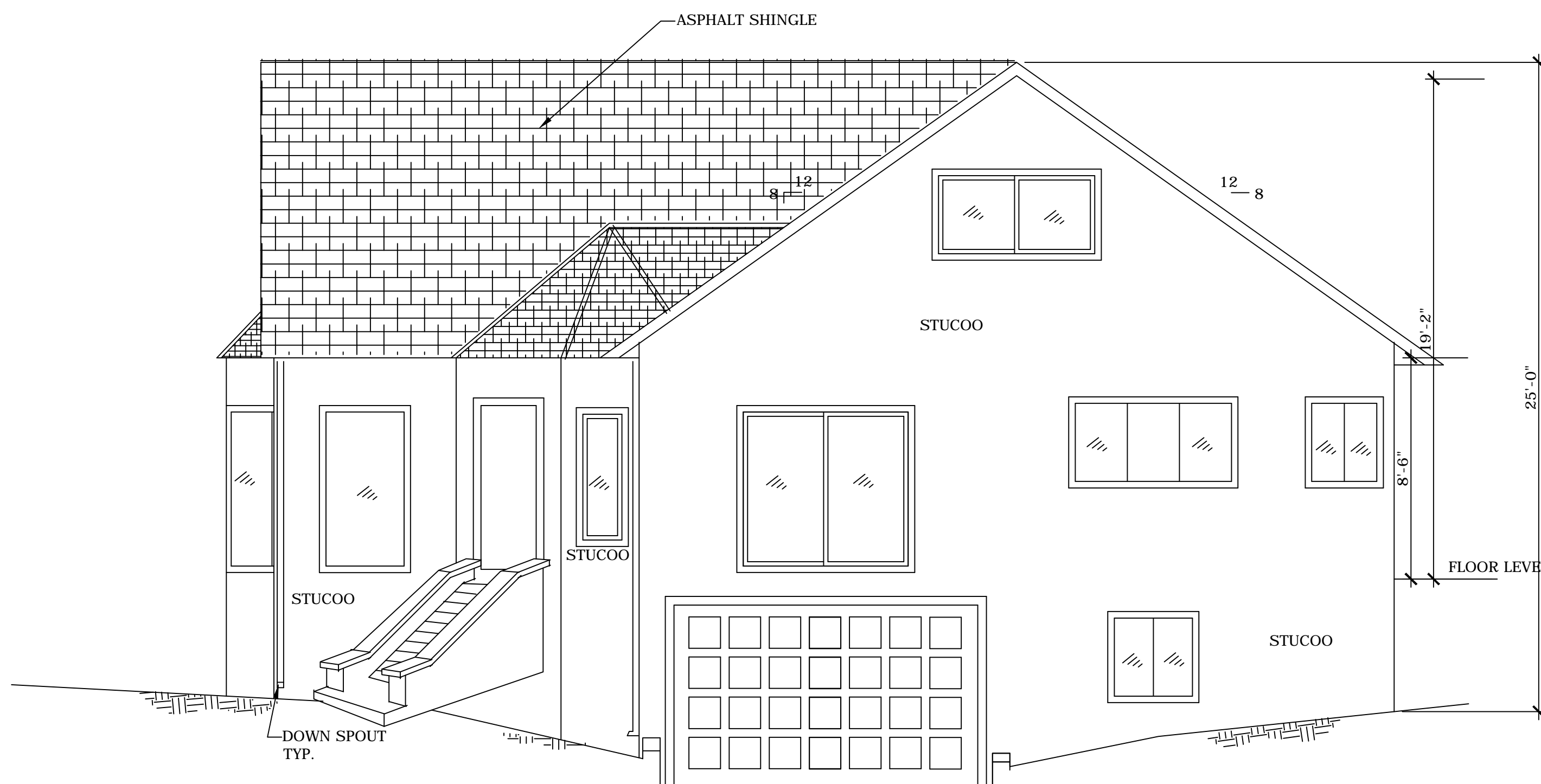
1 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



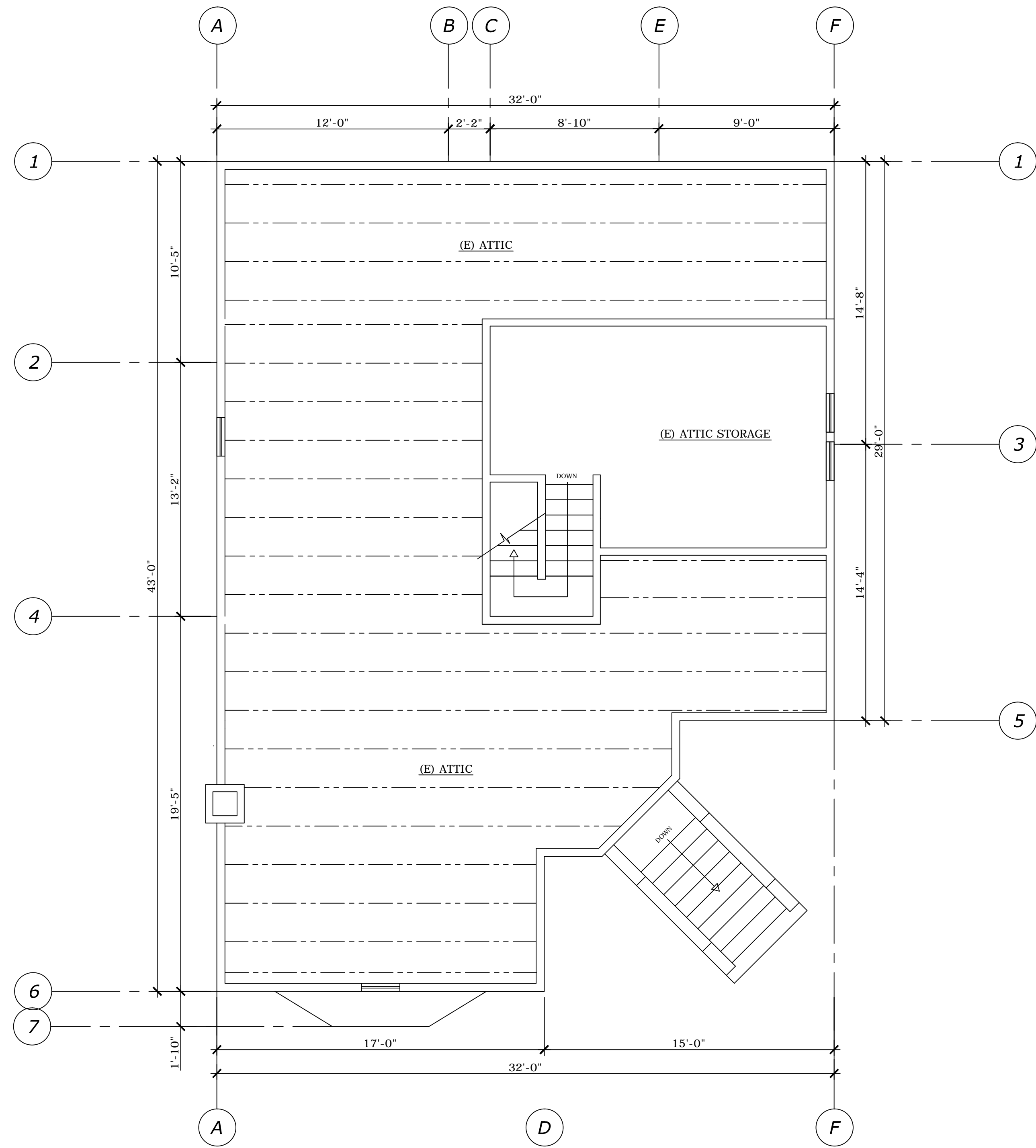
2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

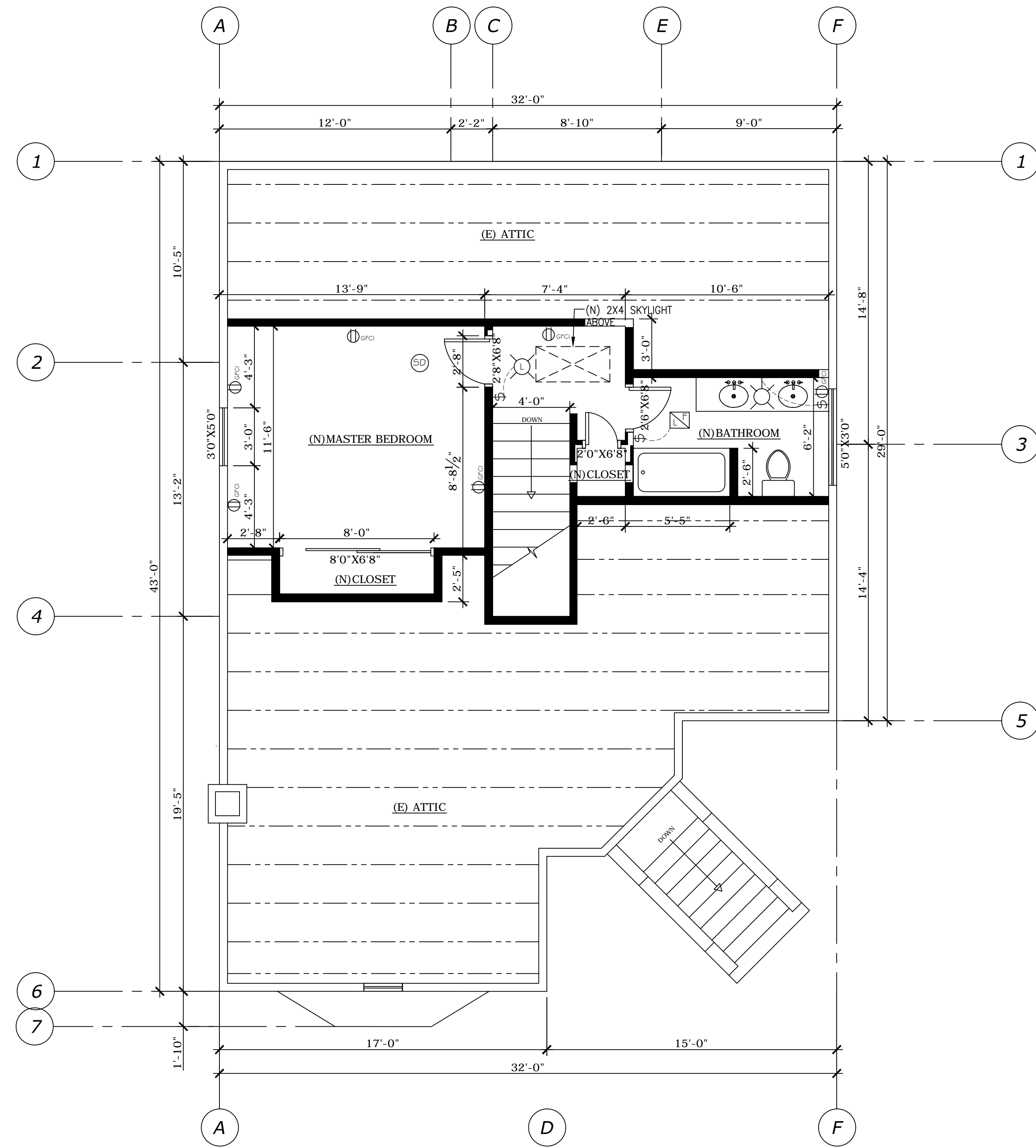


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING ATTIC STORAGE PLAN  
SCALE: 1/4" = 1'-0"

(N) WALK-IN



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LEGEND:

- DUPLEX OUTLET
- EXHAUST FAN & LIGHT
- DUPLEX OUTLET W/ GROUND FAULT INTERRUPTION
- WATER PROOF DUPLEX OUTLET W/ GROUND FAULT INTERRUPTION
- 120 / 240V OUTLET
- LIGHT, RECESSED
- LIGHT/FAN SWITCH
- LIGHT, CEILING MOUNT
- WIRING
- LIGHT, WALL MOUNT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

WALL LEGEND

- EXISTING WALL, NO CHANGE
- PROPOSED NEW WALL
- DEMO WALL

ALL 125-VOLT, 15-AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.

PROJECT

HOUSE REMODEL  
1498 POSEN AVE.  
ALBANY, CA 94706

PROJECT NO

0712



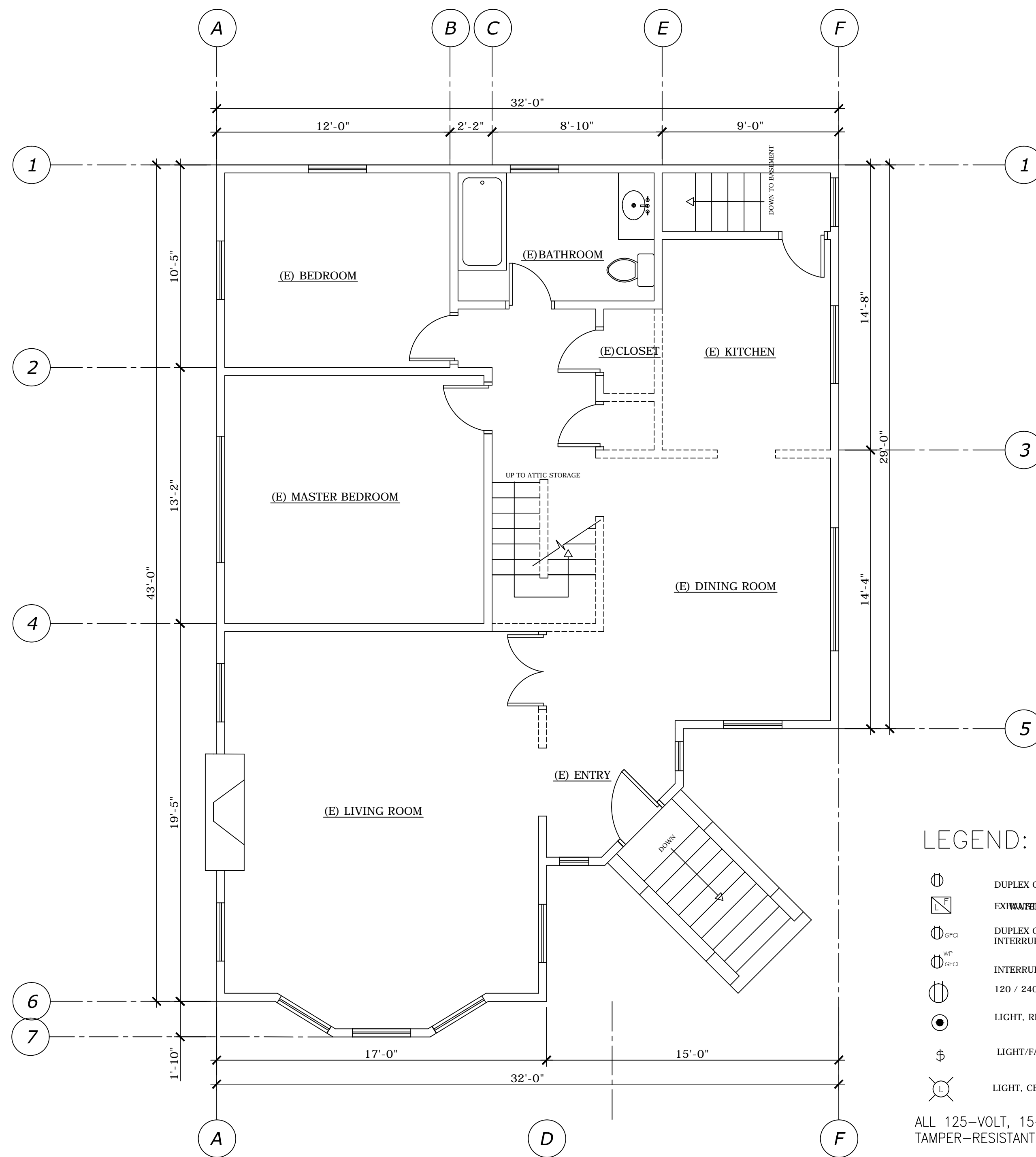
PLANNING SUBMITTAL

SHEET CONTENTS

EXISTING FIRST FLOOR PLAN &  
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A2.1



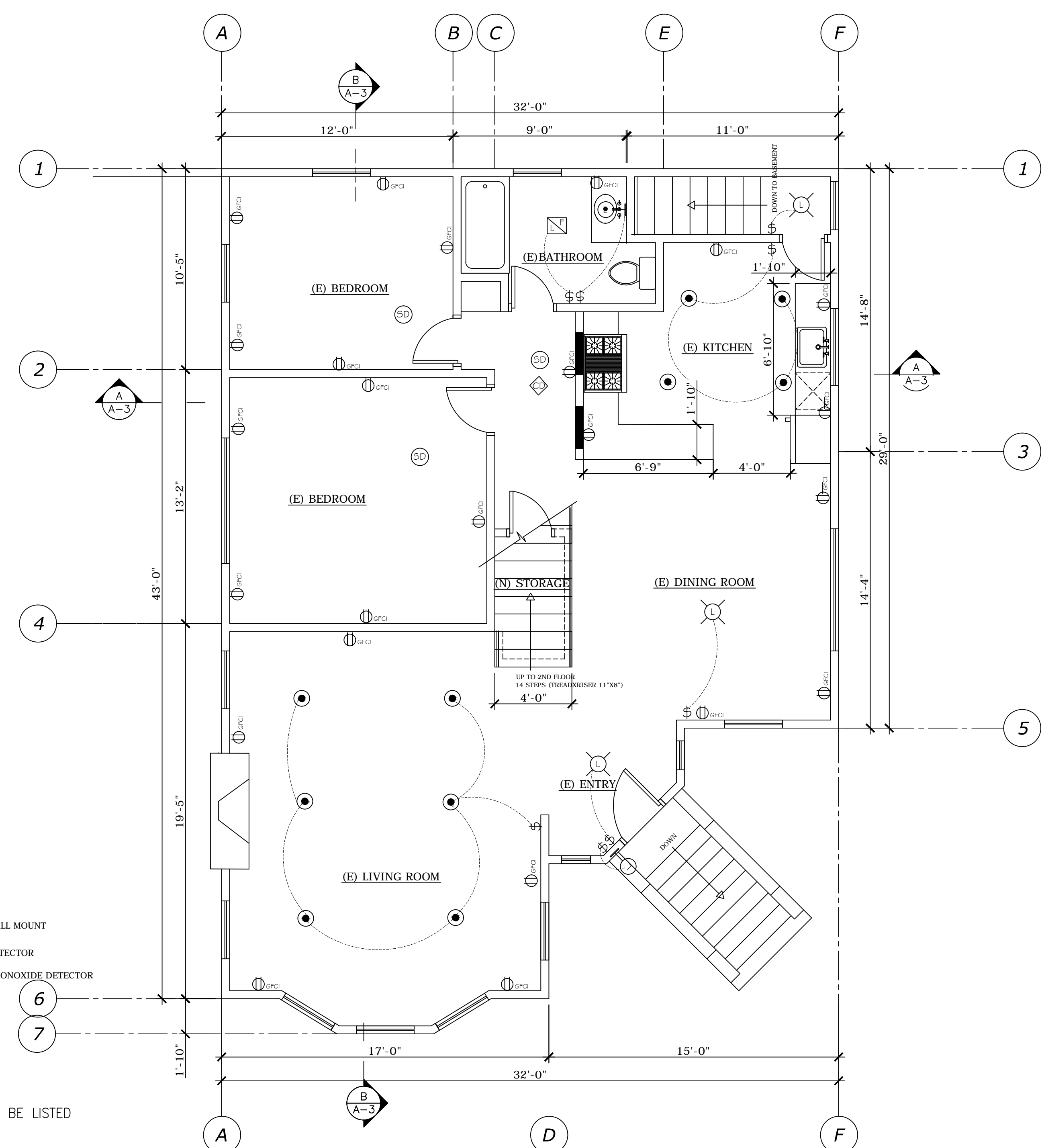
LEGEND:

- DUPLEX OUTLET
- EXHAUST FAN
- DUPLEX OUTLET W/ GROUND FAULT INTERRUPTION
- INTERRUPTION
- 120 / 240V OUTLET
- LIGHT, RECESSED
- LIGHT/FAN SWITCH
- LIGHT, CEILING MOUNT
- WIRING
- LIGHT, WALL MOUNT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

ALL 125-VOLT, 15- AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.

NOTES:

1. ELECTRICAL ITEMS SHOWN ARE SCHEMATIC AND THE INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
2. ALL OUTLET SPACING, 'GFI' REQUIREMENTS, PANEL LOCATIONS AND LOAD DEMANDS SHALL MEET PERTAINING/LOCAL CODE REQUIREMENTS.
3. ALL ELECTRICAL & OTHER UTILITIES SHALL BE PLACED PER CODE AND AS AGREED WITH THE OWNER.
4. A 20 AMP CIRCUIT SHALL BE DEDICATED TO GARBAGE DISPOSAL OUTLET, AND ONE FOR WASHING MACHINE. THESE CIRCUITS CANNOT SUPPLY ANY OTHER OUTLETS.
5. COUNTER TOP RECEPTACLES ARE TO BE LOCATED AS STATED BY BUILDING INSPECTOR.
6. LIGHTING IN CLOTHES CLOSET SHALL BE FULLY GLASS ENCLOSED OR FLOURESCENT FIXTURE.
7. IN ELECTRICAL SUB-PANEL INSTALL A DEDICATED 20 AMPERS BRANCH CIRCUIT FOR BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
8. PROVIDE TWO (MINIMUM) 20 AMP CIRCUITS TO SUPPLY ONLY THE WALL AND COUNTER TOP OUTLETS (INCLUDING REFRIGERATOR) IN KITCHEN.
9. PROVIDE ONE (MINIMUM) 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
10. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, HALLWAYS, AND AT SOFFIT ABOVE THE MID-HEIGHT STAIR LANDINGS AND CONNECT TO HOUSE ELECTRICAL SYSTEM PER PERTAINING UBC SECTION. INTERCONNECT FOR SIMULTANEOUS OPERATION. BATTERY BACKUP REQUIRED.
11. KITCHEN COUNTER OUTLETS FOR SMALL APPLIANCES ARE REQUIRED TO POWERED FROM TWO SEPARATE CIRCUITS.
12. PROVIDE GFI OUTLETS FOR KITCHEN ISLAND COUNTER.
13. ALL OUTLETS IN THE BEDROOMS ARE REQUIRED TO HAVE AFCI PROTECTION.
14. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC SEC. 210.12(B).
15. SMOKE ALARMS:
  - 1.1. SMOKE ALARMS (DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS (DETECTORS) MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS. CBC SEC. 907.2.10.2.
  - 1.2. ALL SMOKE ALARMS (DETECTORS) SHALL SOUND AN ALARM AUDIBLE TO ALL SLEEPING AREAS. CBC SEC. 907.2.10.3.
  - 1.3. A SMOKE ALARM (DETECTOR) SHALL BE LOCATED IN THE FOLLOWING LOCATIONS:
    - A. IN EACH SLEEPING ROOM
    - B. IN EACH CORRIDOR OUTSIDE OF BEDROOMS, AND
    16. INSTALL EXHAUST FAN AT LAUNDRY ROOM



PROPOSED FIRST FLOOR PLAN

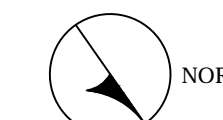
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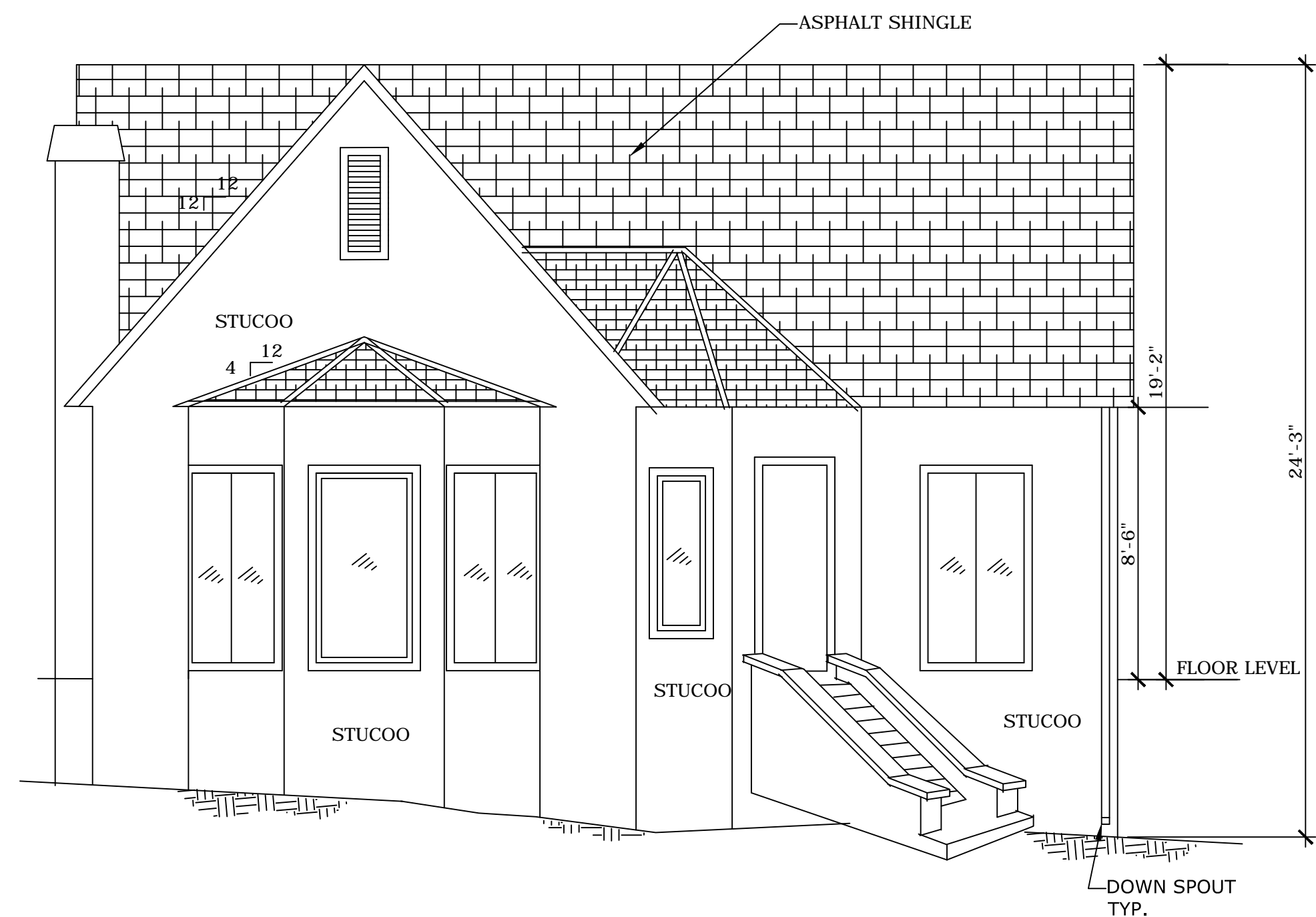
WALL LEGEND

- EXISTING WALL, NO CHANGE
- PROPOSED NEW WALL
- DEMO WALL

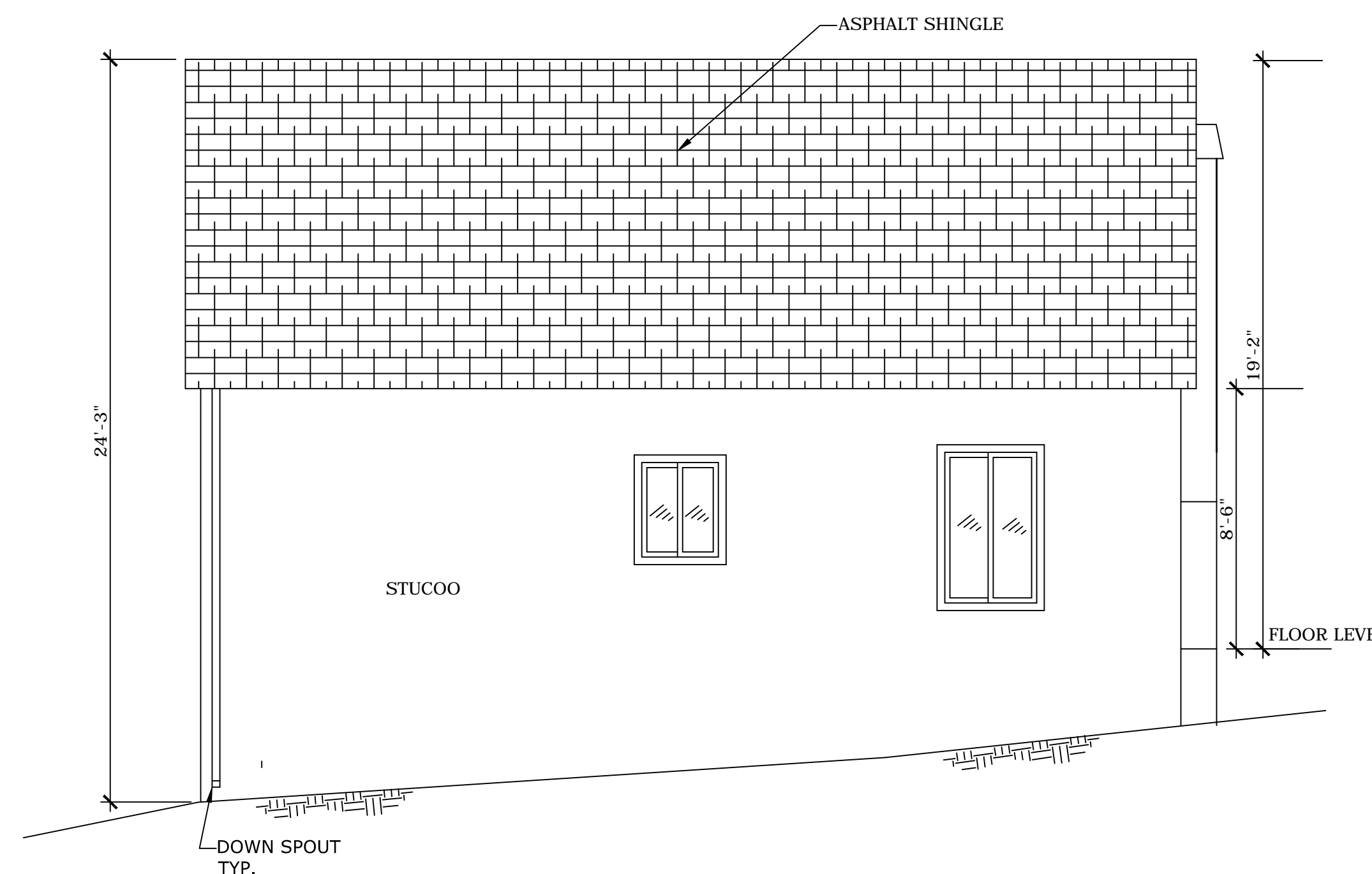
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

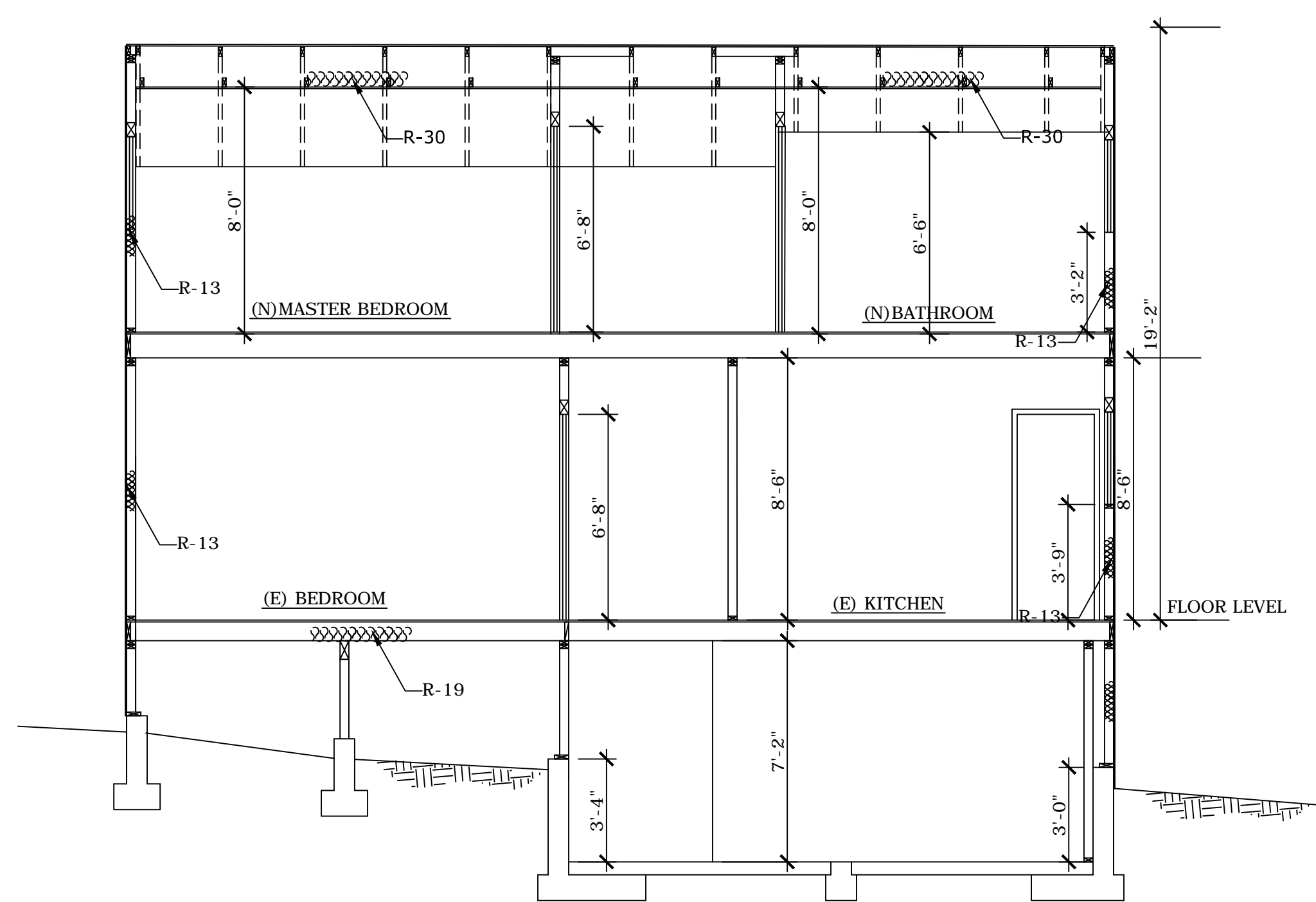




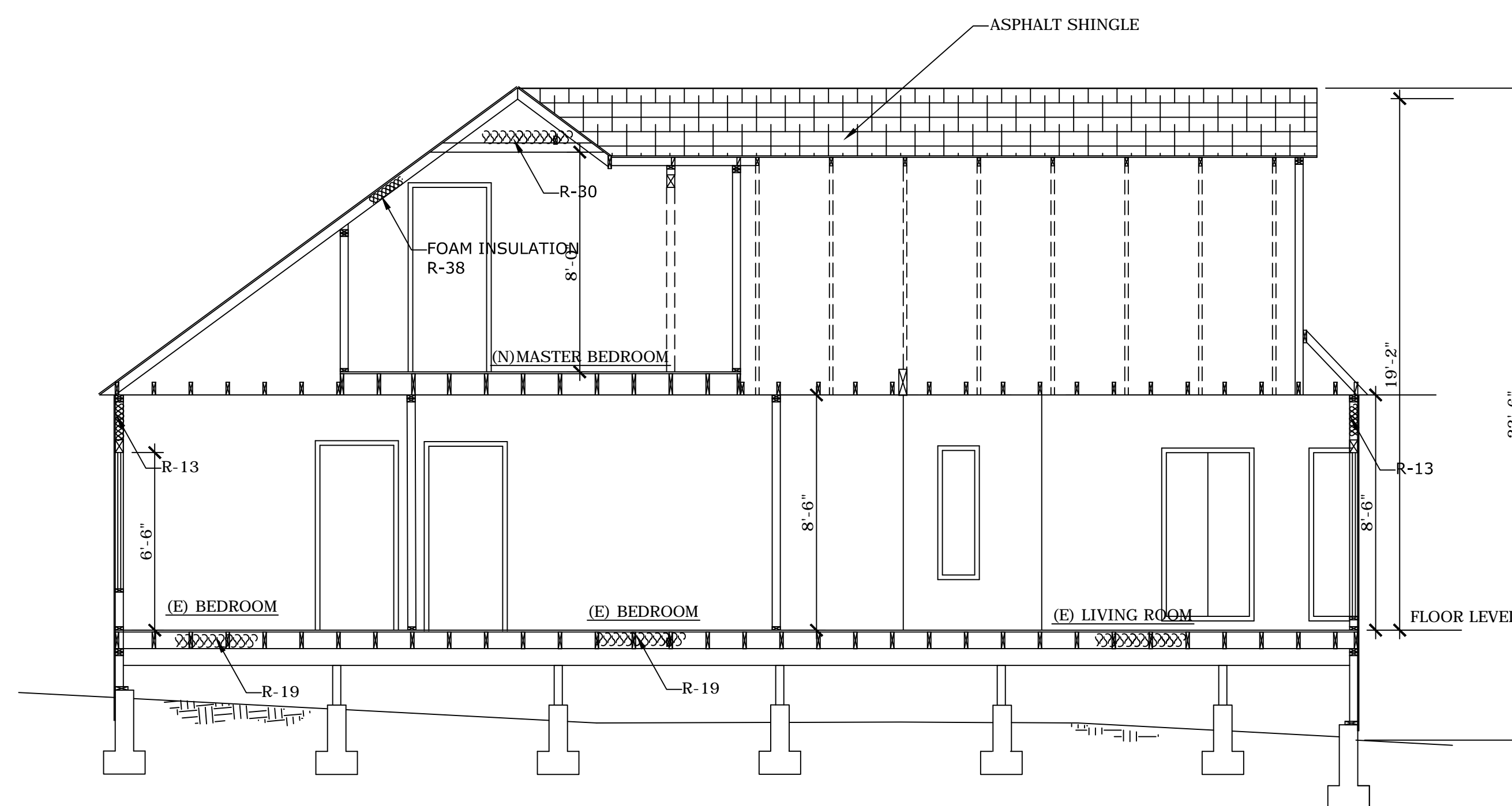
1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 SECTION A-A  
SCALE: 1/4" = 1'-0"



2 SECTION B-B  
SCALE: 1/4" = 1'-0"

6/11/12

Property Address: 1498 Posen Ave, Albany, CA 94706

Property Owner: Chad Shepard

Contact number: (510) 325-8526

To: City of Albany Planning Department

Dear Sir/Madam,

This letter regards changes to the floor area ratio of property at 1498 Posen Ave. The following is the calculations used to determine that the proposed increase of 289 square feet will fall into the acceptable floor area ratio of 55%. Calculations are as follows:

Floor Area Ratio Calculation

Lot Size Existing: 2,640 sq ft.

Lot Size Proposed: 2,640 sq. ft

Building Square footage Existing: 1,223 sq ft.

Building square footage Proposed: 1,450

Floor area ratio existing: 46.33%

Floor area ratio proposed: 54.92%

Existing square footage reduced 60 square feet allowed for existing interior stairs under zoning ordinance.

Existing garage and utility room have average perimeter height of 4 foot 3.5 inches see attached photos.

NW Corner = 5 ft 4 in, NE corner = 4 ft 6 in, SW corner = 4 ft 8 in, SE corner = 2 ft 8 in

Avg perimeter height of 4 foot 3.5 inches. Average height is less than 6 feet and is not included in FAR.

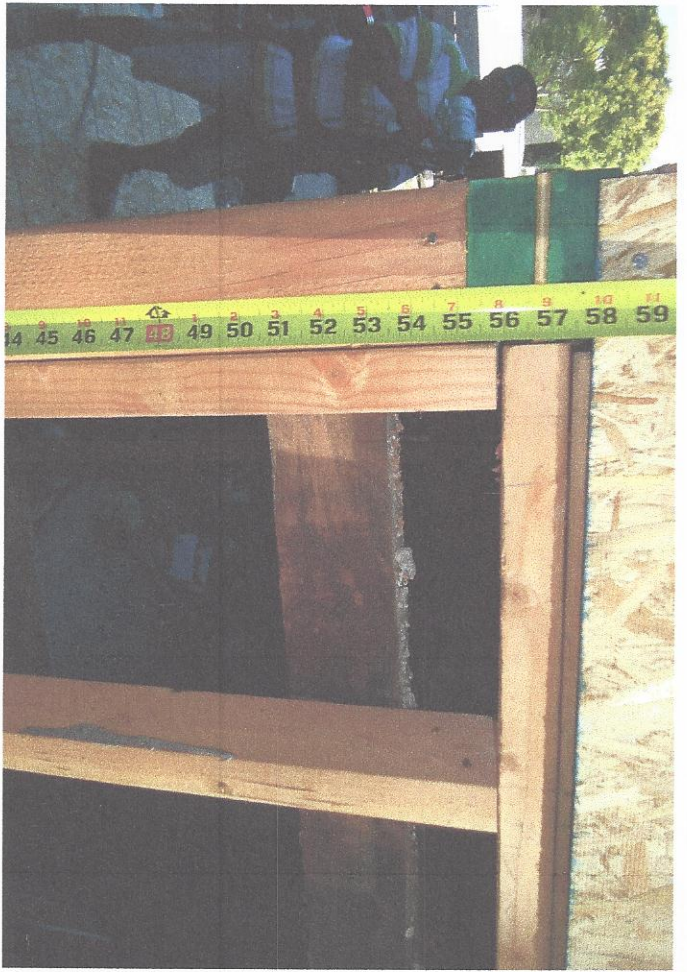
This is the calculation used to arrive at proposed floor area ratio.

Sincerely,

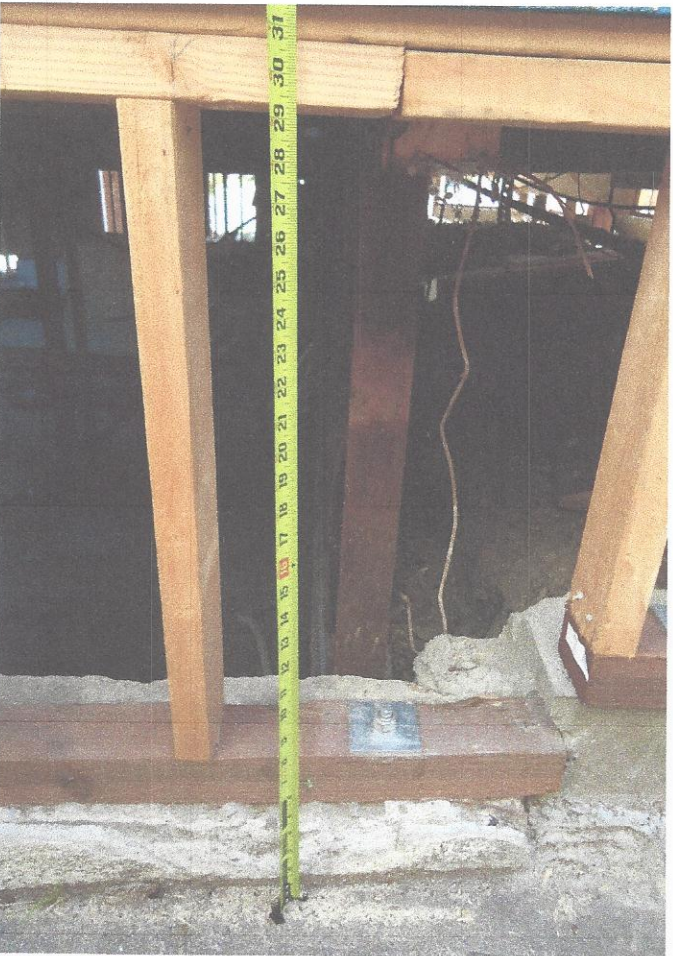


Chad Shepard

SW Corner of Utility Room - 4'8"



SE Corner of Utility Room - 2'8"



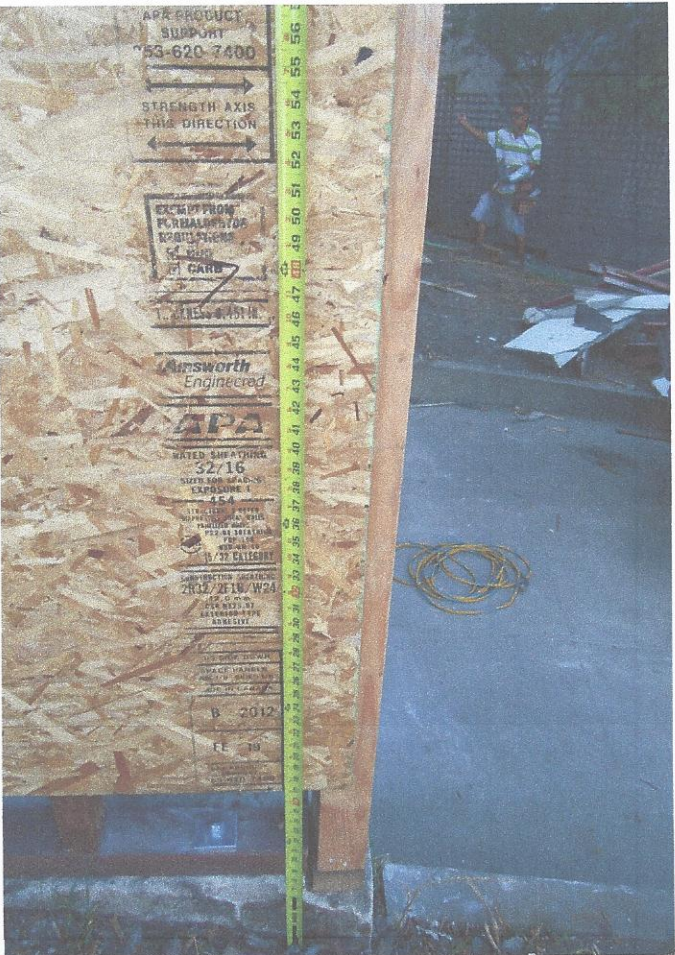
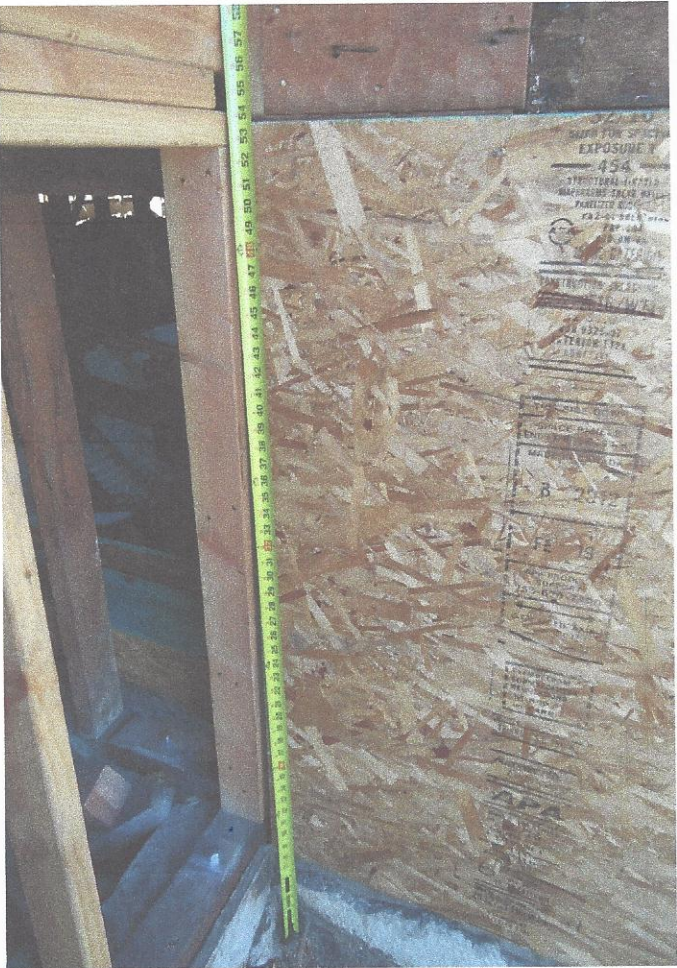
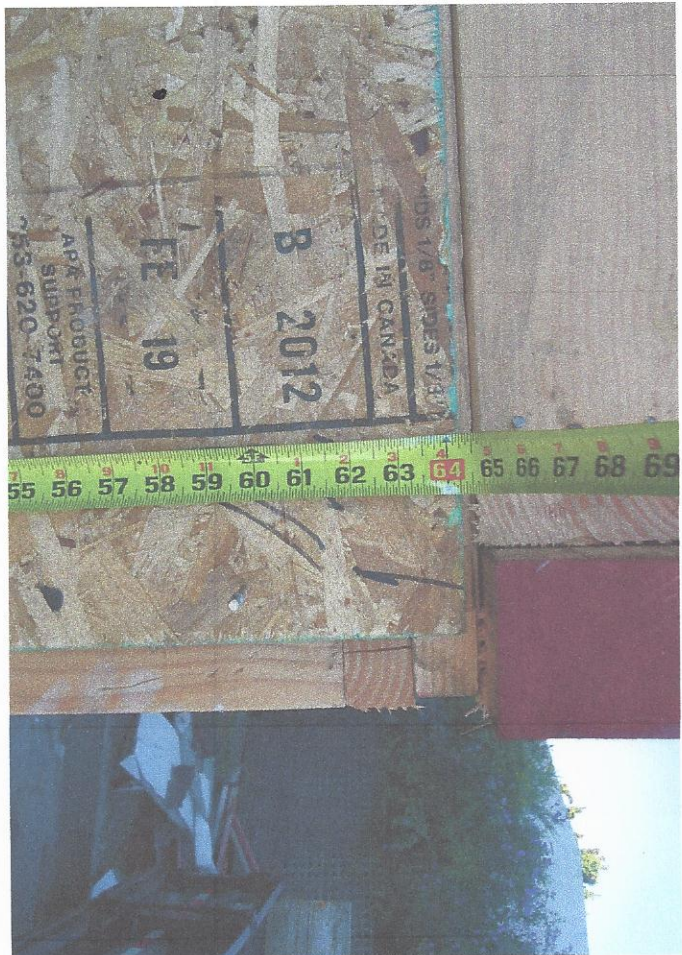
4ft 3.5in Avg Diameter ht of Space



NE corner of Garage 4'6"



NW corner of Garage 5'4"



4ft 3.5in. Avg Perimeter ht of Space

Planning Application #: 12-019

Date Received: \$ 4/26/12  
 Fee Paid: 639.00  
 Receipt #: 75449



# 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 2009-2010)

<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>927 Pierce St, Albany 94706</u>		Zoning District:
Property Owner(s) Name: <u>Alfredo Bustamante</u>	Phone: <u>(510) 524-6532</u> Fax:	Email: <u>yuantlana@speglobal.net</u>
Mailing Address: <u>925 Pierce St</u>	City: <u>Albany</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person):	Phone: Fax:	Email:
Mailing Address:	City:	State/Zip:

PROJECT DESCRIPTION (Please attach plans if required) Roof re-framing to pitch roof

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PROJECT ADDRESS:

927 Pierce St

CA

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

Item	Existing	Proposed
Lot Size? (Express in square feet)	3,000 sq ft.	NC
Gross square footage of all building area (including detached & accessory buildings, garages, etc.)	1,051 sq ft. <del>278-29 sq ft.</del>	NC
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)	35% <del>9.2%</del>	NC
What is your lot coverage?	35%	
What is the amount of impervious surface on the lot?	<del>13' 3" 278.25 sq ft.</del>	
What is the maximum height of the building? (see handout on how to measure for residential projects)	13' 3"	18'
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1	NC
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	7 ft. X 11 ft.	N ft. X C ft.
What is the narrowest width of your driveway?	6'	NC
Minimum setbacks from structure to property line Front yard: 5' Side yards: 5' (will email info to AH) Rear Yard:		NC




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.

  
Signature of Property Owner

Date

April 26, 2012

Signature of Applicant (if different)

Date

APR 26 2012

COMMUNITY DEVELOPMENT DEPARTMENT



# 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: 927 Pierce St, Albany CA 94706  
 Checklist Prepared By: Alfredo Bustamante  
 Date Prepared: April 26, 2012

	INPUT	Resources	Energy	IAQ/Health
--	-------	-----------	--------	------------

**A. Site**

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

up to 4 Resource pts	Y	2		
4 Resource pts y=yes	Y	4		
4 Resource pts y=yes	NO			
2 Resource pts y=yes	Y	2		
1 Resource pt y=yes	Y	1		
2 Resource pts y=yes	Y	2		
2 Resource pts y=yes	Y	2		
4 Resource pts y=yes	Y	4		
2 Resource pts y=yes	Y	2		
2 Resource pts y=yes	N	<del>2</del>		
2 Resource pts y=yes	N	<del>2</del>		

**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
2. Use Recycled Content Aggregate
3. Insulate Foundation/Slab before backfill

up to 5 Resource pts	N			
2 Resource pts y=yes	N			
3 Energy pts y=yes	N			

**C. Structural Frame**

1. Substitute Solid Sawn Lumber with Engineered Lumber
2. Use FSC Certified Wood for framing  
(For every 10% of FSC lumber used = 2 points, up to 10)
3. Use Wood I-Joists for Floors and Ceilings
4. Use Web Floor Trusses
5. Design Energy Heels on Trusses 6" or more
6. Use Finger-Jointed Studs for Vertical Applications
7. Use Engineered Studs for Vertical Applications
8. Use Recycled Content Steel Studs for Interior Framing
9. Use Structural Insulated Panels (SIPs)
  - a. Floors
  - b. Wall
  - c. Roof

3 Resource pts y=yes	N			
up to 10 Resource pts.				
2 Resource pts y=yes	Y	2		
2 Resource pts y=yes	N			
2 Energy pts y=yes	N			
2 Resource pts y=yes	Y	2		
2 Resource pts y=yes	N			
2 Resource pts y=yes	N			
3 Energy pts y=yes	N			
3 Energy pts y=yes	N			
3 Energy pts y=yes	N			

			INPUT	Resources	Energy	IAQ/Health
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes	Y	4		
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			
b. Sheathing	1 Resource pt	y=yes	Y	1		

**D. Exterior Finish**

1. Use Sustainable Decking Materials						
a. Recycled content	3 Resource pts	y=yes	N			
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	N			
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				
3. Retrofit all Faucets and Showerheads with Flow Reducers						
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.					
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.					
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				
b. Ceilings	2 Energy pts	y=yes				

			INPUT	Resources	Energy	IAQ/Health
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				

**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				
c. Low. Conductivity Frames	2 Energy pts	y=yes				
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				
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. 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	Y	3		
→ 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	Y	1		
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					

			INPUT	Resources	Energy	IAQ/Health
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				

**M. Indoor Air Quality and Finishes**

1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes				
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				
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 POINTS ACCUMULATED:**

(50 Points REQUIRED from all 3 columns)

50 points total Req'd

63

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE NEW STATE CODES AS FOLLOWS: 2010 CBC (2006 IBC); 2010 CALIFORNIA PLUMBING CODE (2010 UPC); 2010 CALIFORNIA MECHANICAL CODE (2010 UMC); 2010 ELECTRICAL CODE (2005 NEC); AND 2010 CALIFORNIA ENERGY CODE.
2. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE PROJECT COORDINATOR IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS OR SPECIFICATIONS.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITIONS AND/OR ADDENDUM.
5. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
6. TEMPORARY BRACING OR SHORING SHALL NOT BE REMOVED UNTIL MATERIALS REACH THEIR ULTIMATE STRENGTH.
7. OPENINGS, POCKETS, ETC., SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. NOTIFY THE DESIGNER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THESE DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE SUCH LOADS WOULD EXCEED DESIGN LIVE LOAD.
9. CONTRACTOR SHALL READ AND FOLLOW ALL REFERENCED ICBO REPORTS FOR INSTALLATION OF ITEMS SHOWN. ALTERNATE METHODS OF CONSTRUCTION MAY BE SUBMITTED FOR APPROVAL TO THE PROJECT COORDINATOR WITH THE APPLICABLE ICBO REPORTS.
10. NO WARRANTIES ARE EXPRESSED OR IMPLIED.
11. ALL CUSTOM METAL CONNECTORS SHALL BE PRIMED & PAINTED W/ OIL BASED PAINT FOR METALS. CLEAN ALL METAL & ETCH W/ JASCO ETCHING SOLUTION PRIOR TO PAINTING.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY DEVICES NECESSARY TO CONFORM WITH THE REQUIREMENTS OF CAL/FEDERAL OSHA.
13. IT IS THE INTENT OF THESE PLANS TO PROVIDE THE DETAILS OF CONSTRUCTION NECESSARY TO GUIDE THE GENERAL CONTRACTOR WITH THE DESIGN ASPECTS OF THE PROJECT ONLY.
14. NOT TO BE USED AS A BOUNDARY SURVEY. THE PURPOSE OF THIS PLOT PLAN IS TO SHOW THE APPROXIMATE LOCATION OF EXISTING AND NEW STRUCTURES.

**APPLICABLE CODES**

1. 2010 CALIFORNIA BUILDING CODE (BASED ON THE 2006 I.B.C.).
2. 2010 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2005 N.E.C.).
3. 2010 CALIFORNIA PLUMBING CODE.
4. 2010 CALIFORNIA MECHANICAL CODE.
5. 2010 CALIFORNIA ENERGY CODE.
6. 2010 CALIFORNIA RESIDENTIAL CODE.

**WOOD FRAMING NOTES**

1. FOUNDATION PLATES OR SILLS AND SLEEPERS PLACED AGAINST CONCRETE, WHICH IS IN DIRECT CONTACT WITH EARTH, SHALL BE PRESERVATIVE TREATED DOUGLAS FIR #2.
2. ALL 6X OR LEDGER FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
3. ALL 2X AND 4X FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2X WALL STUDS SHALL BE OF DF STUD GRADE (#3) OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL SHEATHING SHALL BE C-D, MINIMUM, FABRICATED IN CONFORMANCE WITH ICBO REPORT NO. NER-108, AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA. ROOF SHEATHING SHALL HAVE A PANEL INDEX OF 48/24 AND BE EXPOSURE 1 MINIMUM. FLOOR SHEATHING, WHERE REQUIRED, SHALL HAVE A MINIMUM PANEL INDEX OF 40/20. WALL SHEATHING, WHERE REQUIRED, SHALL HAVE A MINIMUM PANEL INDEX OF 24/0. SHEATHING EXPOSED AT OVERHANGS OR OTHER PERMANENTLY EXPOSED TO WEATHER SHALL BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS PREVIOUSLY NOTED.
6. ALL NAILS SHALL BE COMMON WIRE. FOR MINIMUM REQUIREMENTS REFER TO CBC TABLE 2304.9.1.
7. ALL BOLTS AND NUTS SHALL CONFORM TO ASTM A307. STANDARD CUT WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
8. ALL SHEET METAL CONNECTORS USED FOR CONNECTING STRUCTURAL WOOD MEMBERS SHALL HAVE A UBC APPROVAL AND BE SIMPSON STRONG-TIE CONNECTORS OR APPROVED EQUAL. ALL CONNECTORS SHALL BE GALVANIZED OR PROVIDED WITH APPROVED CORROSION PROTECTION PAINT.
9. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO "CONVENTIONAL CONSTRUCTION PROVISION" OF THE 2010 CBC, SECTION 2326.1, UNLESS SPECIFICALLY DETAILED OR NOTED IN THESE DRAWINGS.
10. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19%.
11. STRUCTURAL ROOF SHEATHING SHALL BE APA RATED 15/32" STRUCTURAL 1 WITH PLYCLIPS AT FREE EDGES.
12. IN ADDITION TO THE PLANS, ALL NAILING SHALL CONFORM TO TABLE 2306.4.1 OF THE 2010 CBC.
13. ALL SIMPSON TYPE OR EQUIVALENT METAL BRACKETS, CLIPS, OR CONNECTORS SHALL BE HOT DIPPED GALVANIZED OR "Z" MAX COATED OR EQUAL, WHENEVER CONNECTED TO PRESSURE TREATED MATERIAL OR EXPOSED TO WET CONDITIONS.

**SHEET INDEX**

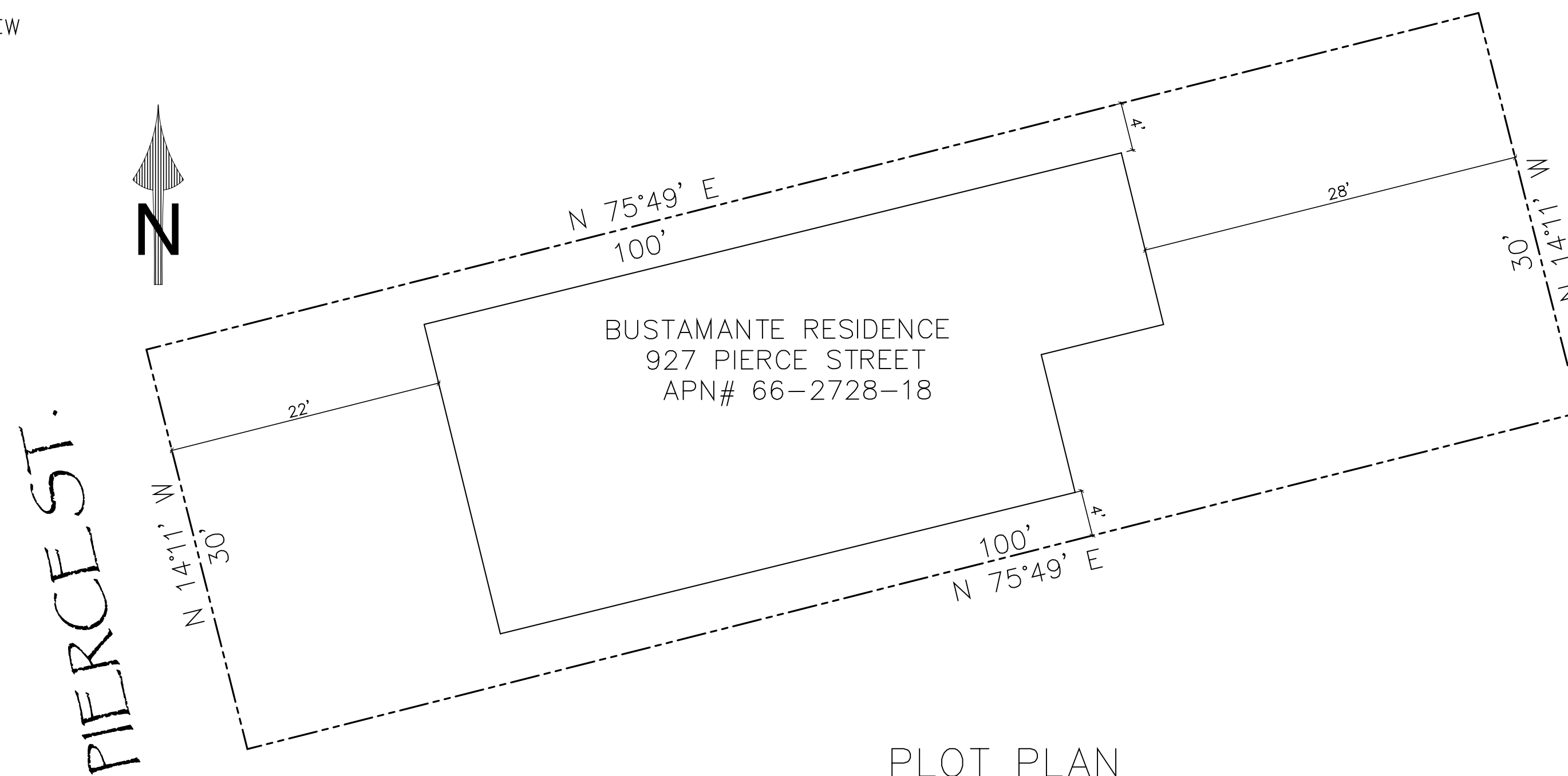
GENERAL NOTES & PLOT PLAN	P-1
(E) & (N) ELEVATION PLANS	EL-1
ROOF PLAN	R-1
DETAILS	D-1

**SCOPE OF WORK**

THE PURPOSE OF THIS PROJECT IS TO REPLACE THE FLAT ROOF THAT HAS FIRE DAMAGE WITH A 4:12 SLOPED ROOF. THE ROOF SHALL BE MADE OF TRUSSES DESIGNED FROM A TRUSS COMPANY.

**ABBREVIATIONS**

R.C.	ROUGH CUT	NTS	NOT TO SCALE
TYP	TYPICAL	HD	HOT DIPPED
PT	PRESSURE TREATED	GALV	GALVANIZED
DF	DOUGLAS FIR	S/W	SIDEWALK
CO	CLEAN OUT	DWG	DRAWING
DP	DRAINAGE PIPE	W/	WITH
SS	SANITARY SEWER	RO	ROUGH OPENING
DI	DRAINAGE INLET	GAR	GROSS FLOOR AREA
BOC	BOTTOM OF CURB	GFA	GROUND FLOOR AREA
AB	AGGREGATE BASE	FAR	FLOOR AREA RATIO
(E)	EXISTING	NAL	NET AREA OF LOT
(N)	NEW	SQ	SQUARE
REQ	REQUIRED	IN	INCHES
CU	CUBIC	FT	FEET
ROW	RIGHT OF WAY	SL	SLIDER
CL	CLOSETS	SLD	SLIDING GLASS DOOR
DH	DOUBLE HUNG		



**PLOT PLAN**  
SCALE: 1/8" = 1' - 0"

**NORCAL DRAFTING**

Owner/  
Designer: ALFREDO BUSTAMANTE

**BUSTAMANTE- RE-ROOF**  
927 PIERCE ST.  
ALBANY, CA 94706  
GENERAL NOTES & PLOT PLAN

CLIENT INFORMATION:  
ALFREDO BUSTAMANTE  
927 PIERCE STREET  
ALBANY, CA 94706  
APN# 66-2728-18

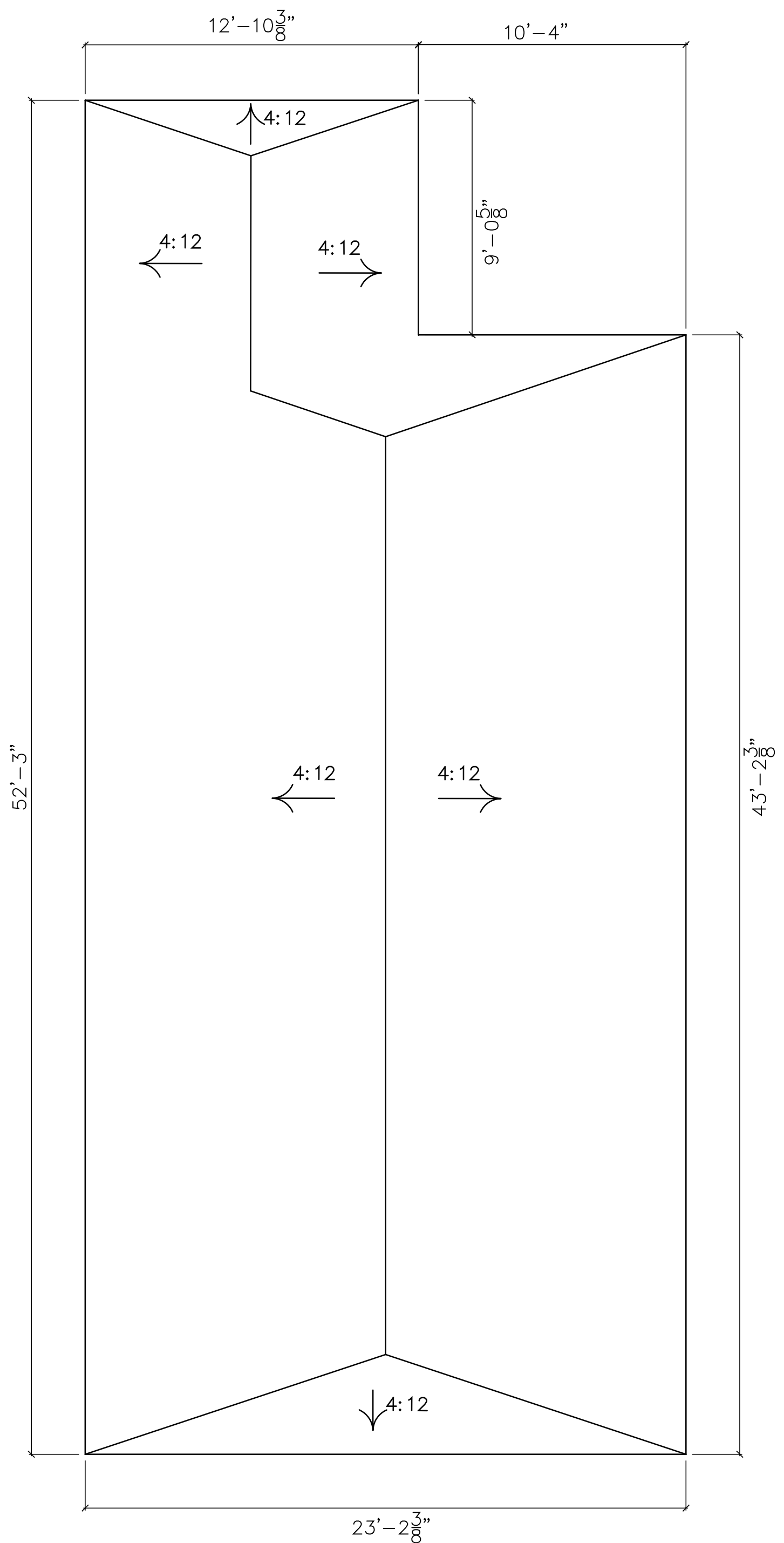
REVISIONS:

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JOB NUMBER: 2012-008  
DATE: 4/20/12  
DRAWN BY: CPB  
SCALE: AS SHOWN  
SHEET:

P-1

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ROOF PLAN  
SCALE: 1/4" = 1' - 0"

CLIENT INFORMATION:  
ALFREDO BUSTAMANTE  
927 PIERCE STREET  
ALBANY, CA 94706  
APN# 66-2728-18

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JOB NUMBER: 2012-008  
DATE: 4/20/12  
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SCALE: AS SHOWN

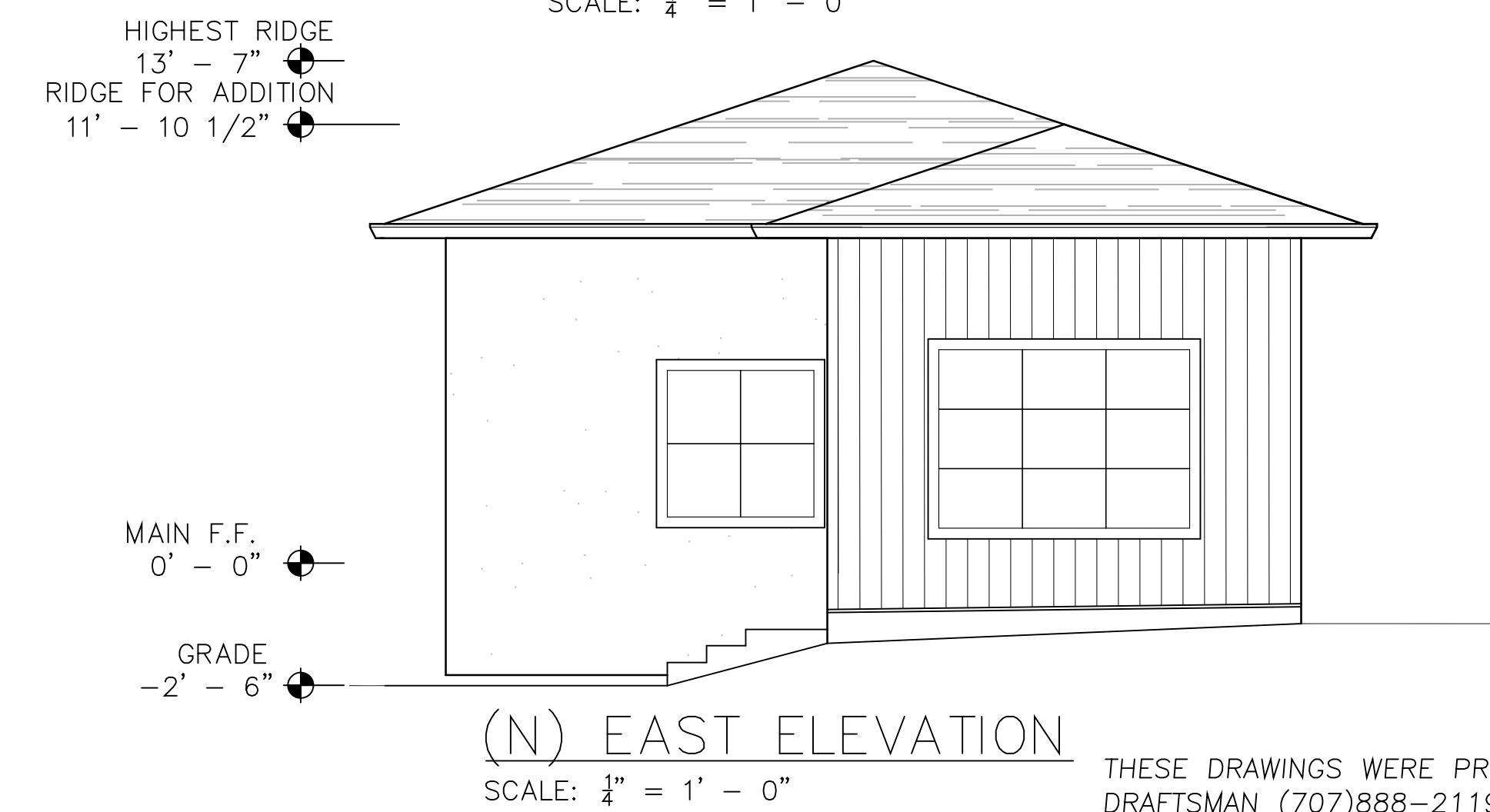
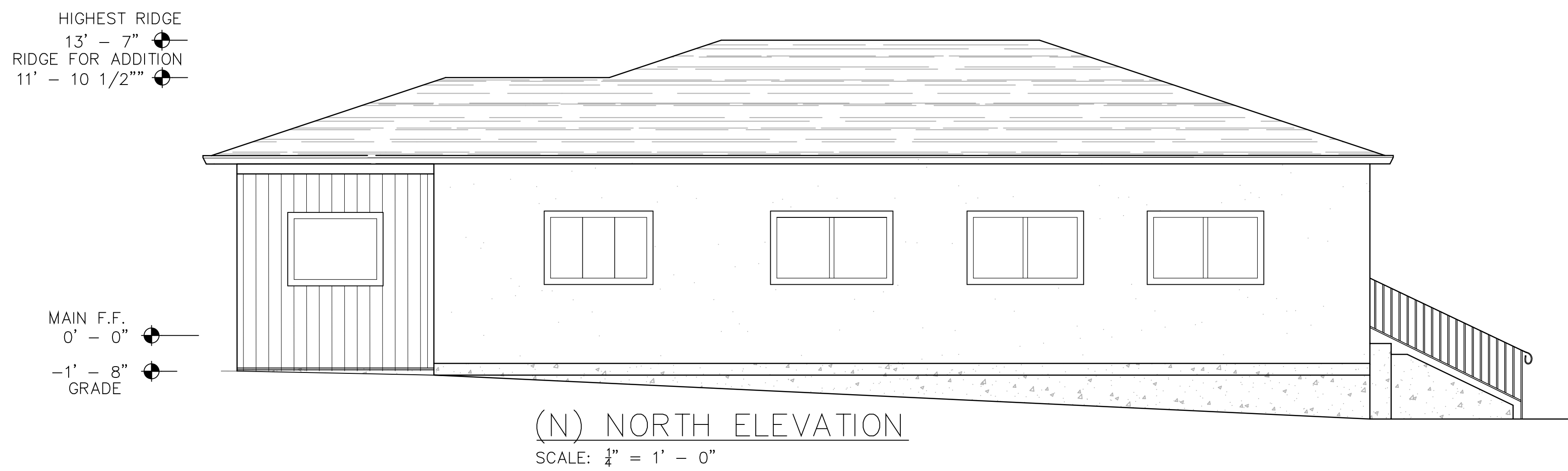
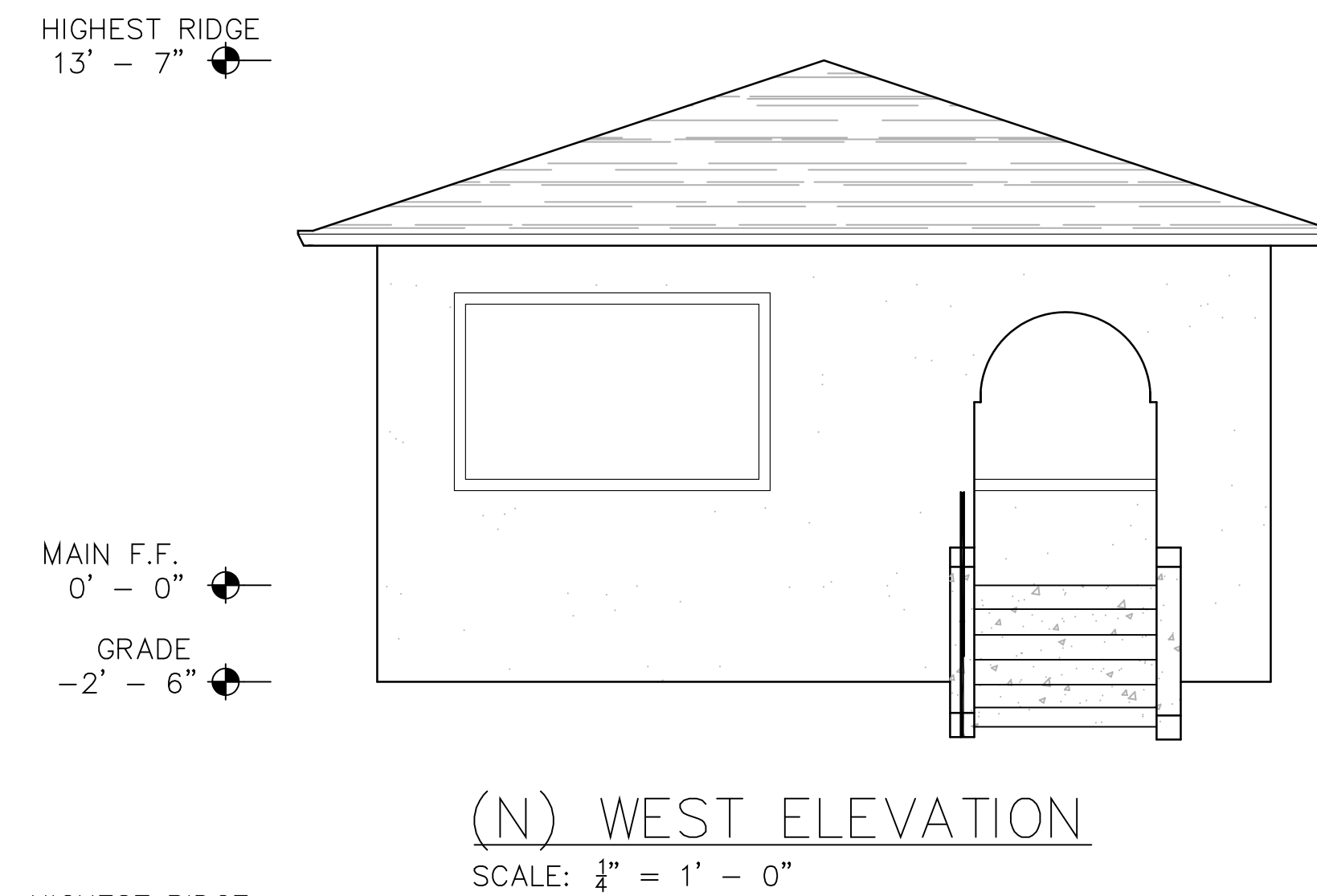
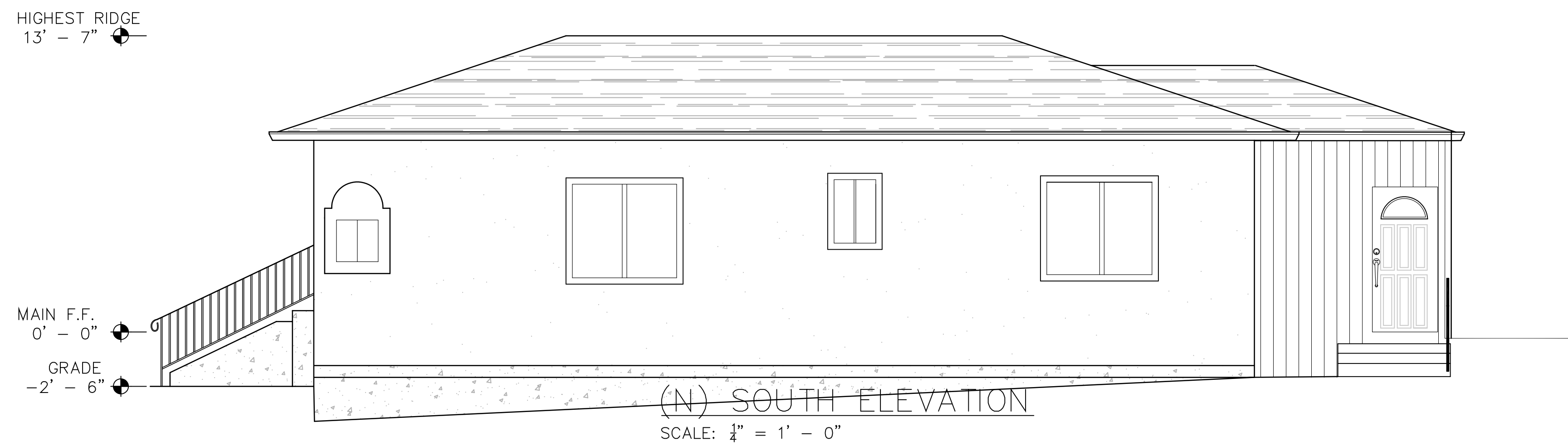
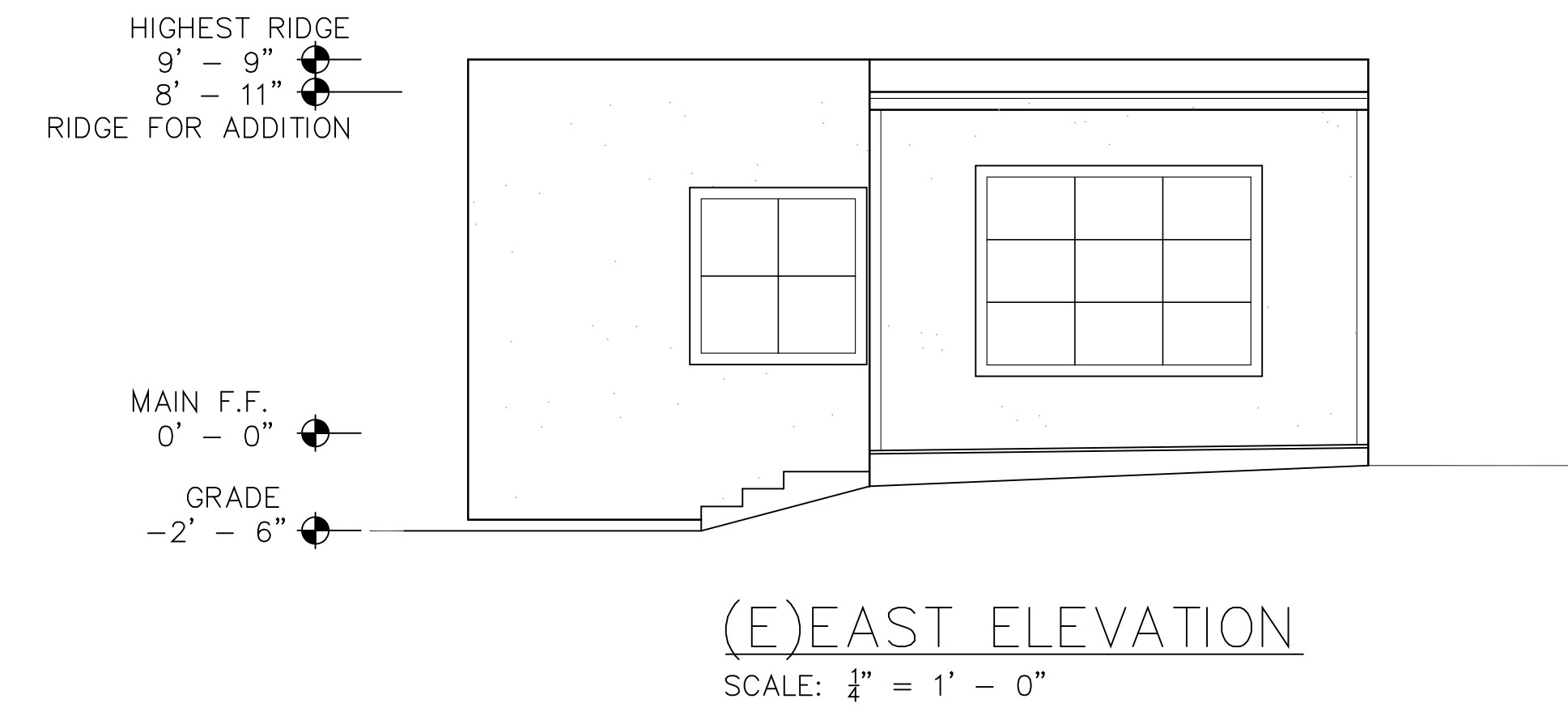
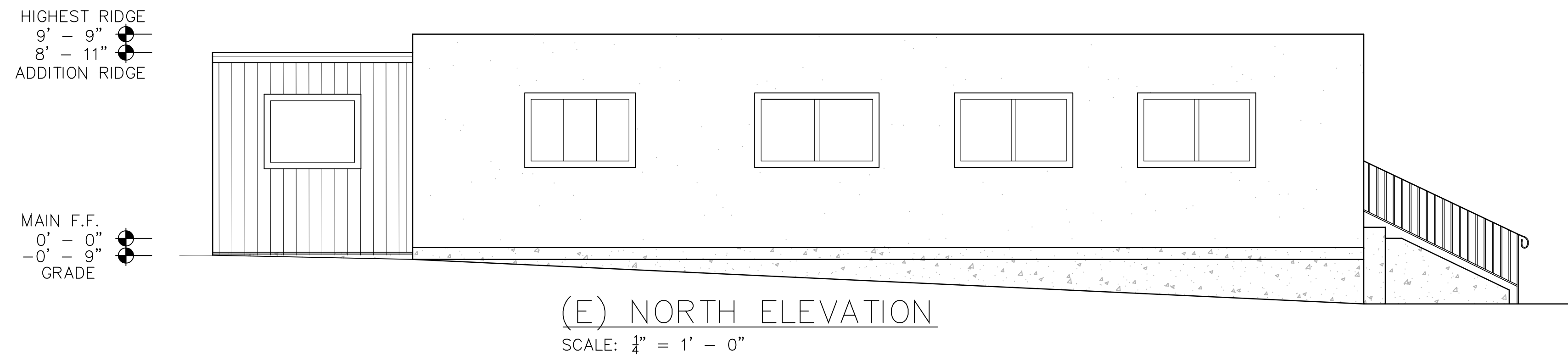
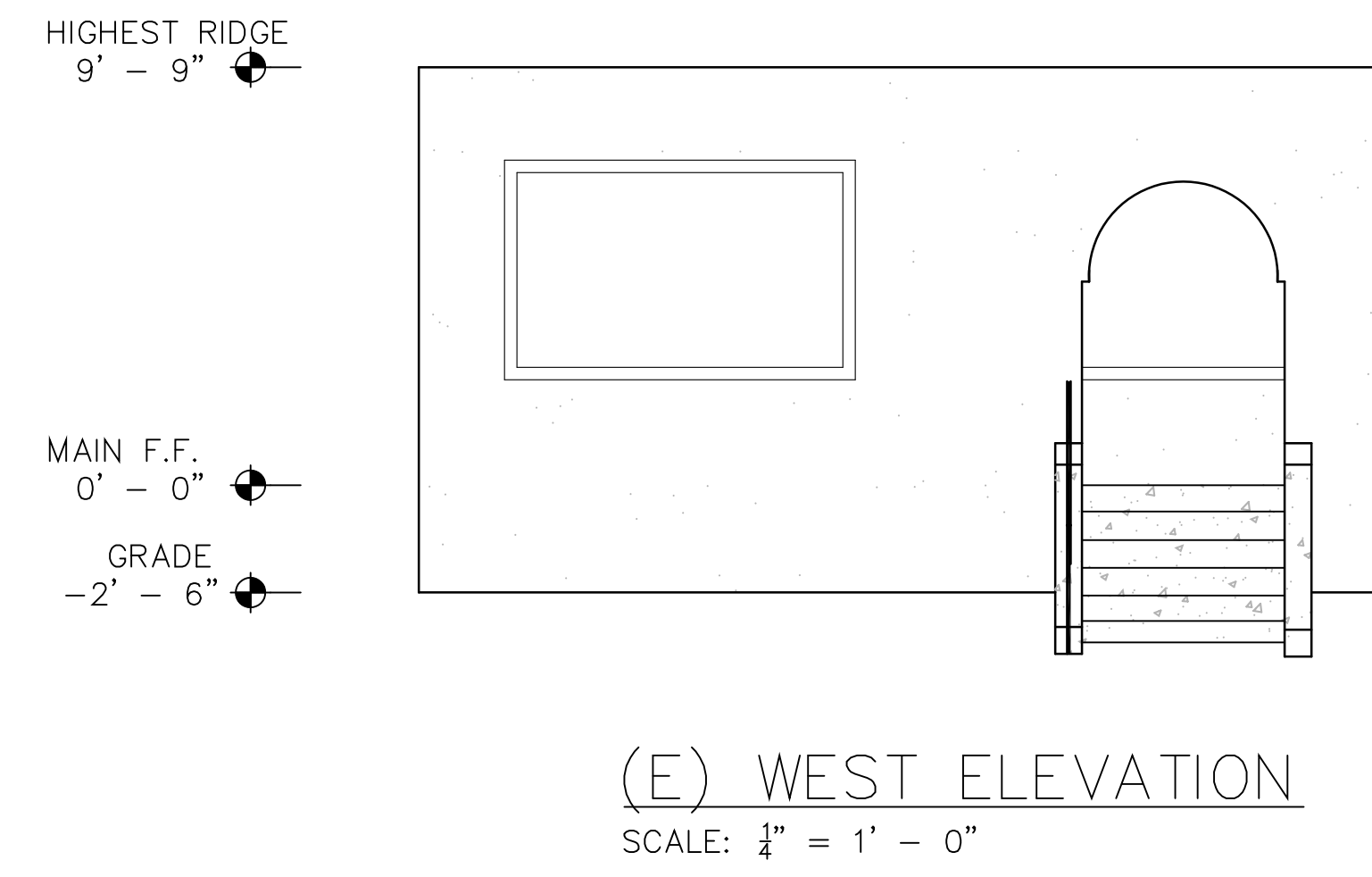
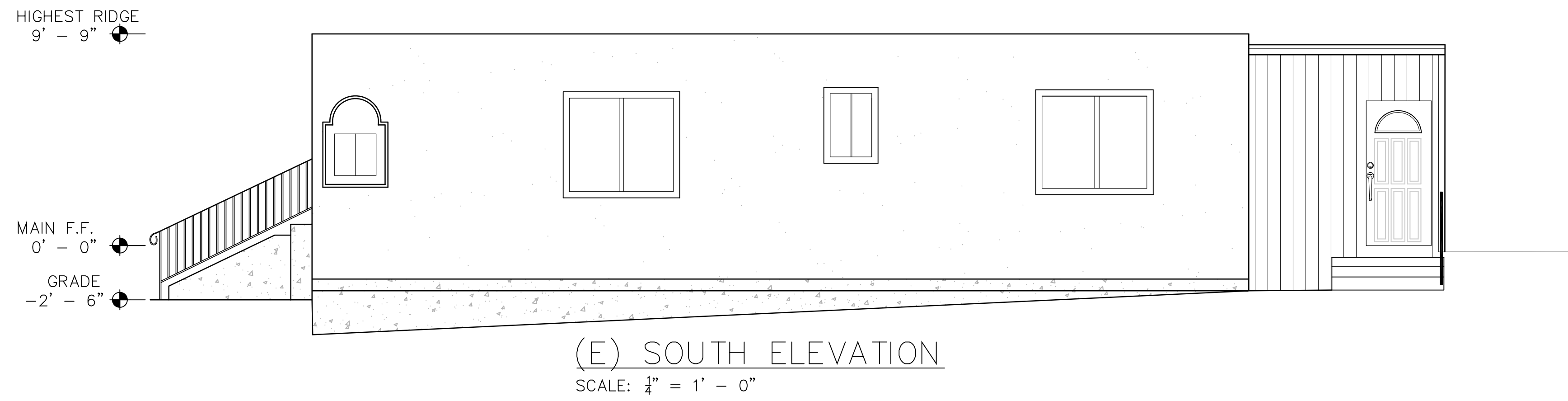
SHEET: R-1

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**BUSTAMANTE- RE-ROOF**  
927 PIERCE ST.  
ALBANY, CA 94706  
(N) ROOF PLAN

Owner/  
Designer: ALFREDO BUSTAMANTE

**NORCAL DRAFTING**



THESE DRAWINGS WERE PRODUCED BY COLIN BOYD, DRAFTSMAN (707)888-2119 WHO IS NOT LICENSED AS AN ARCHITECT OR ENGINEER. PLAN RESPONSIBILITY SHALL BE WITH THOSE WHOSE SIGNATURES APPEAR HEREON WHEN ASSOCIATED WITH PERMIT APPLICATION.

**NORCAL**  
**DRAFTING**

Owner/  
Designer: ALFREDO BUSTAMANTE

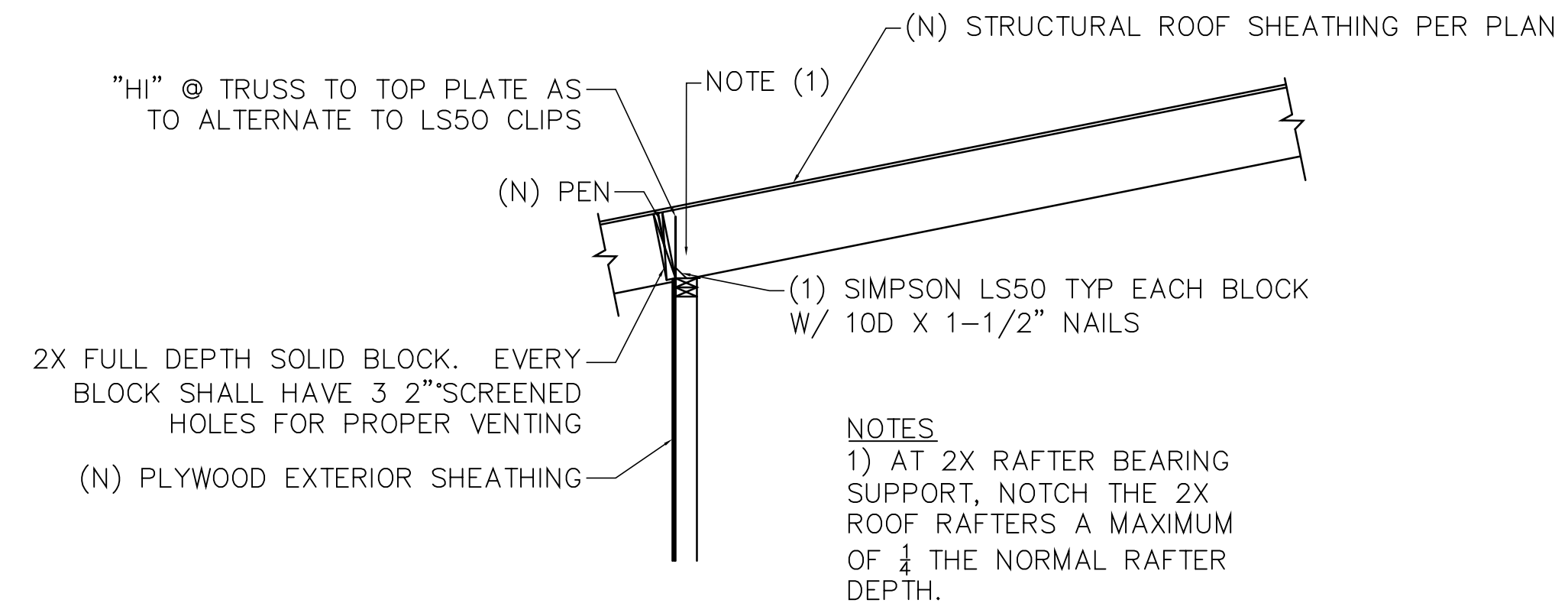
**BUSTAMANTE- RE-ROOF**  
927 PIERCE ST.  
ALBANY, CA 94706  
(E) & (N) ELEVATIONS

CLIENT INFORMATION:  
ALFREDO BUSTAMANTE  
927 PIERCE STREET  
ALBANY, CA 94706  
APN# 66-2728-18

REVISIONS:

APN: 66-2728-18  
JOB NUMBER: 2012-008  
DATE: 6/12/12  
DRAWN BY: CPB  
SCALE: AS SHOWN  
SHEET:

EL-1



**NOTES**  
 1) AT 2X RAFTER BEARING SUPPORT, NOTCH THE 2X ROOF RAFTERS A MAXIMUM OF 1/4 THE NORMAL RAFTER DEPTH.

1 (N) TYPICAL RAFTER/JOIST CONNECTION  
 SCALE: 1/2" = 1' - 0"

**NORCAL DRAFTING**

Owner/  
 Designer: ALFREDO BUSTAMANTE

**BUSTAMANTE- RE-ROOF**  
 927 PIERCE ST.  
 ALBANY, CA 94706  
 DETAILS

CLIENT INFORMATION:  
 ALFREDO BUSTAMANTE  
 927 PIERCE STREET  
 ALBANY, CA 94706  
 APN# 66-2728-18

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ADPN: 66-2728-18  
 JOB NUMBER: 2012-008  
 DATE: 4/20/12  
 DRAWN BY: CPB  
 SCALE: AS SHOWN  
 SHEET:

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D-1

**CITY OF ALBANY**

JUN 11 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT

DATE: June 11, 2012

FROM: Alfredo H Bustamante  
927 Pierce St  
Albany, CA 94706

(510) 524-6532

TO: City of Albany  
ATTN: City Planner I & Staff  
Albany, CA 94706

Ref: Roof Pitch Change & Legalization of an Addition

To Whom It May Concern:

It is my pleasure and privilege to inform the City of Albany that the house that I am repairing should be a model for all homeowners to do. When I purchased this house in 2000, I did not realize that the rear addition did not have permits for. This was not presented to me, and only when I got permits for deconstructions and repairs was I made of aware of this.

On March 19, 2012 I suffered a loss because of a fire to my house. In April 2012, I began de-construction on this house and saw a lot of damage from fire and of course from an aged house, like dry rot and termite damage.

The rear addition had damage on the roof. I began to see what had to be done. The rear addition is wood exterior with wood planks that were popular at that time of construction roughly in the 1960s. I would like to continue to have wood as an exterior to the rear addition, except that I would like to use exterior wood shingles.

This would give the house a beautiful look. The measurements for the rear addition are 12'7" by 9' 1" by 8'. These are the original measurements. There are trees in the backyard and it will look more natural look.

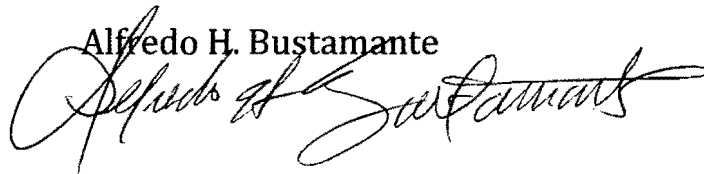
I am including pictures of houses near my address that are half stucco and half wood, or wood shingles on the exterior of the house. The first

address is 912 Pierce Street. Second house is at 941 Taylor Street, the third house is at 931 Pierce Street, and the fourth house is at 727 Solano Ave. Several other homes, including 840 Key Route Blvd and 725 Pomona Ave also have half stucco, half wood exterior surfaces. These are just a few in Albany that I am mentioning. See attached pictures.

My primary goal is to give this house a more natural look then a simple look. The exterior wood shingles would make it look comfortable to the rear of the house and family. Once given approval to construct the rear addition, then I will get the required permits from the city for the shingles. Most importantly, you cannot see the rear addition from the street level.

I was given two options, which require both all stucco. I have submitted several pictures of houses that are half one material and half the other. I do not agree with this. I would like the rear addition to be wood shingles that are a natural look. The rear addition is a utility room and everything else will be as same.

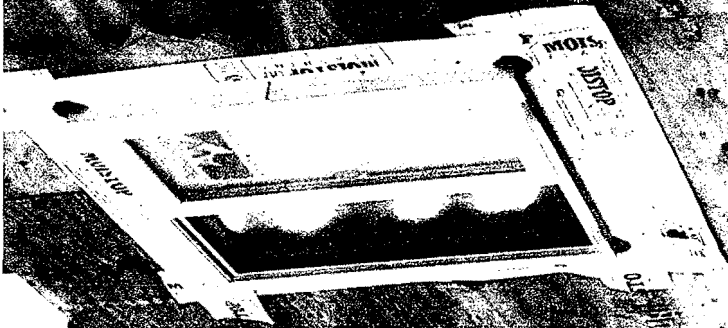
Thank You,

Alfredo H. Bustamante  


CITY OF ALBANY

JUN 11 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT



927 Pierce St

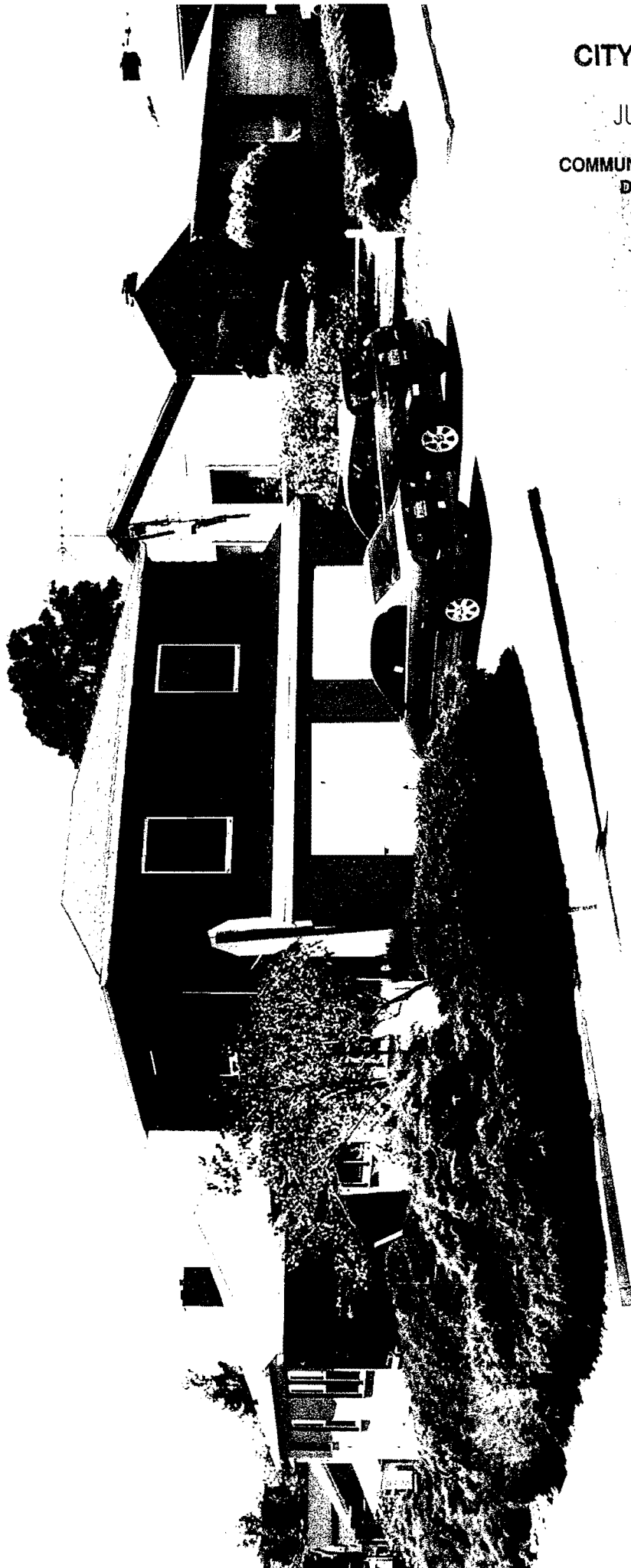
N7

Side View

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JUN 11 2012

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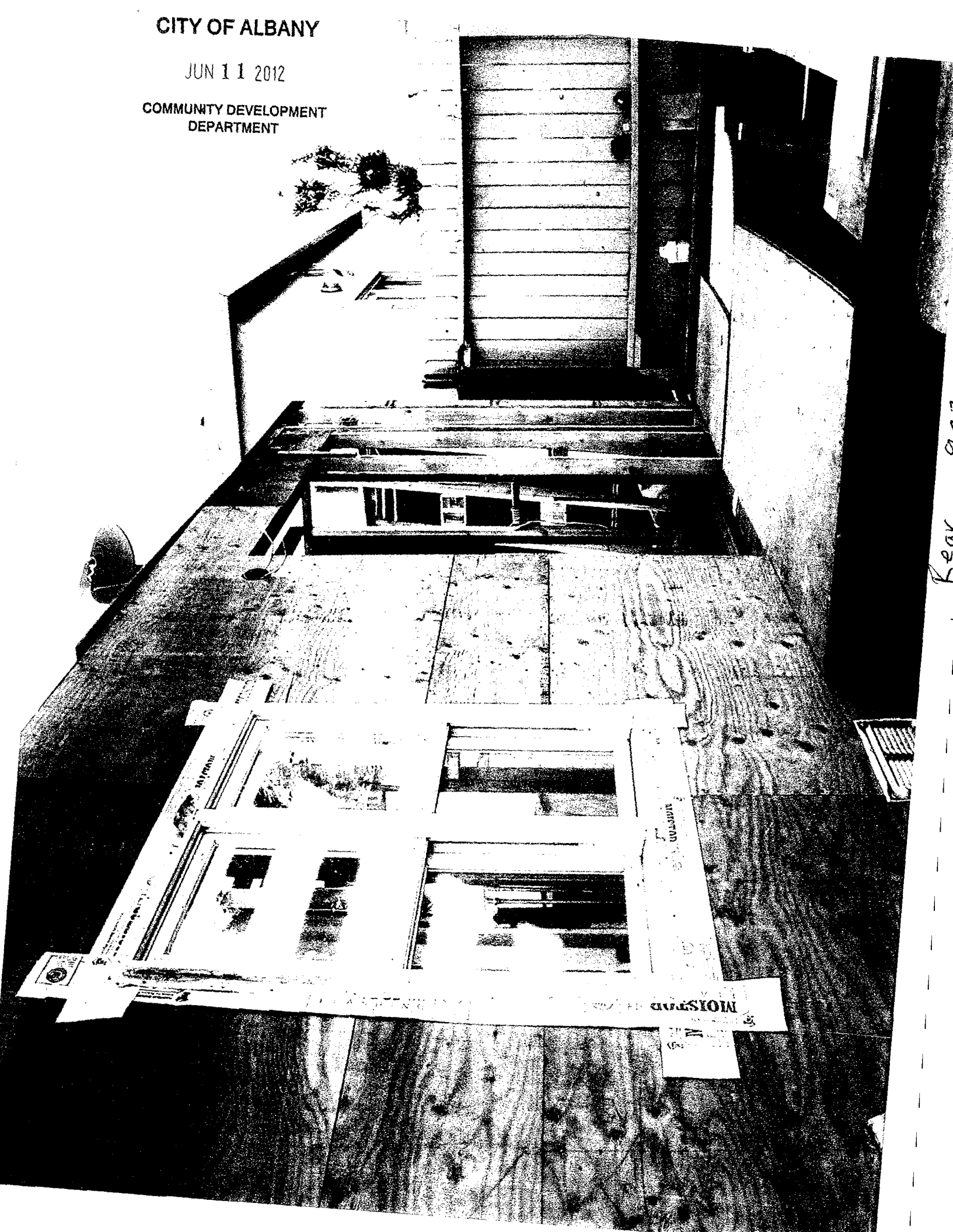


727 Solano Ave

CITY OF ALBANY

JUN 11 2012

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Keav

MOISSON

11





CITY OF NEW YORK  
COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT

927 Pierce St  
Front Window

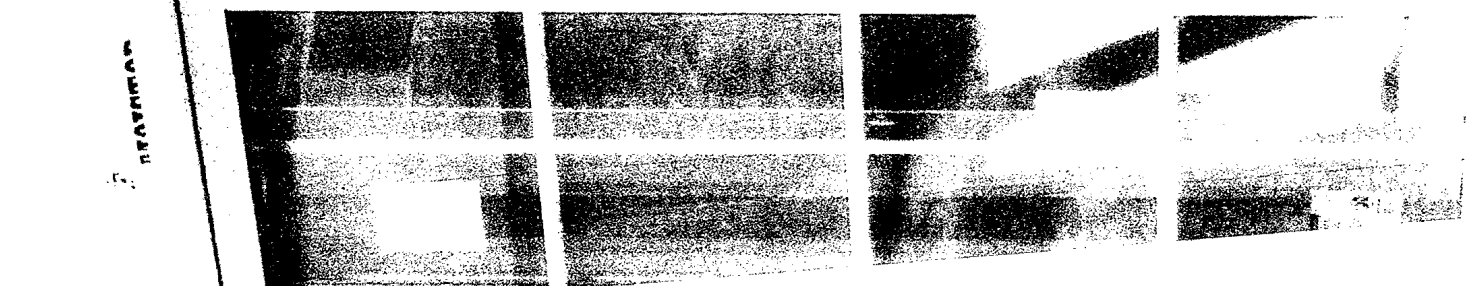
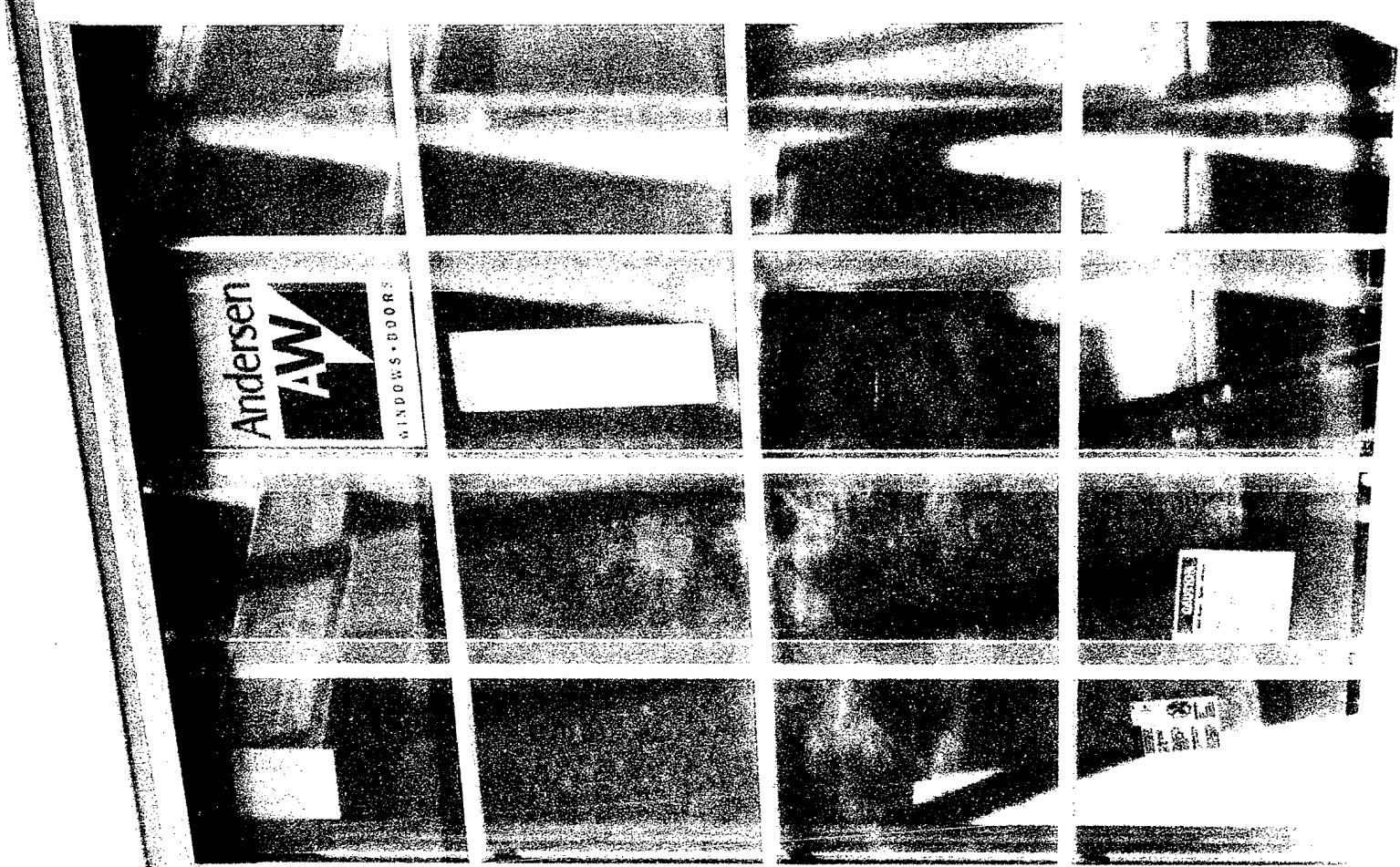
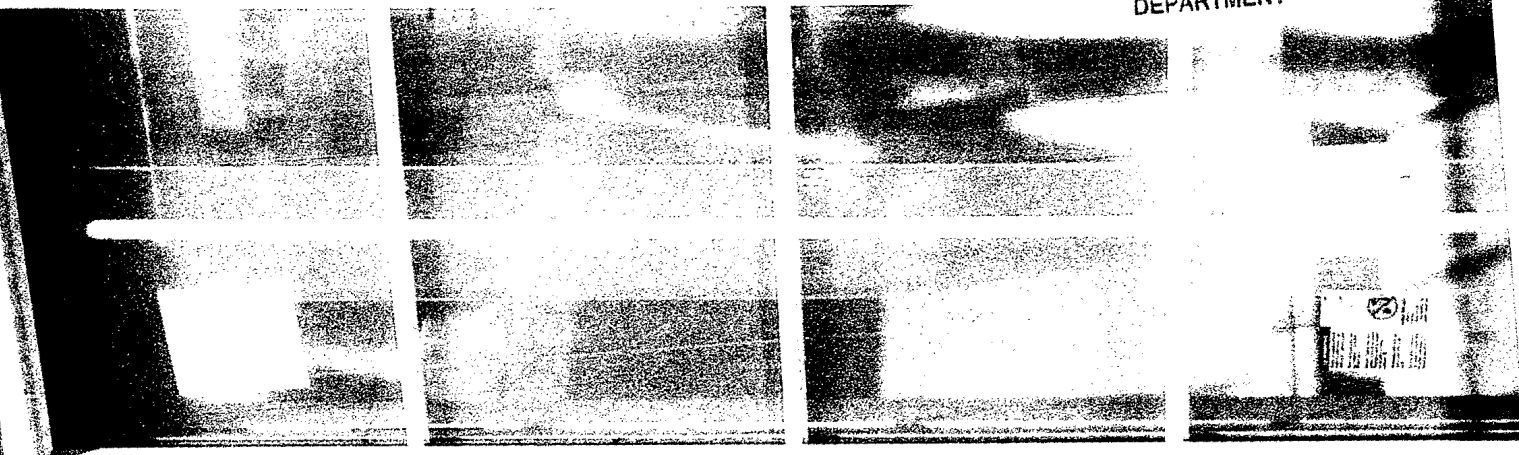
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CITY OF ALBANY

JUN 11 2012

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DEPARTMENT

11



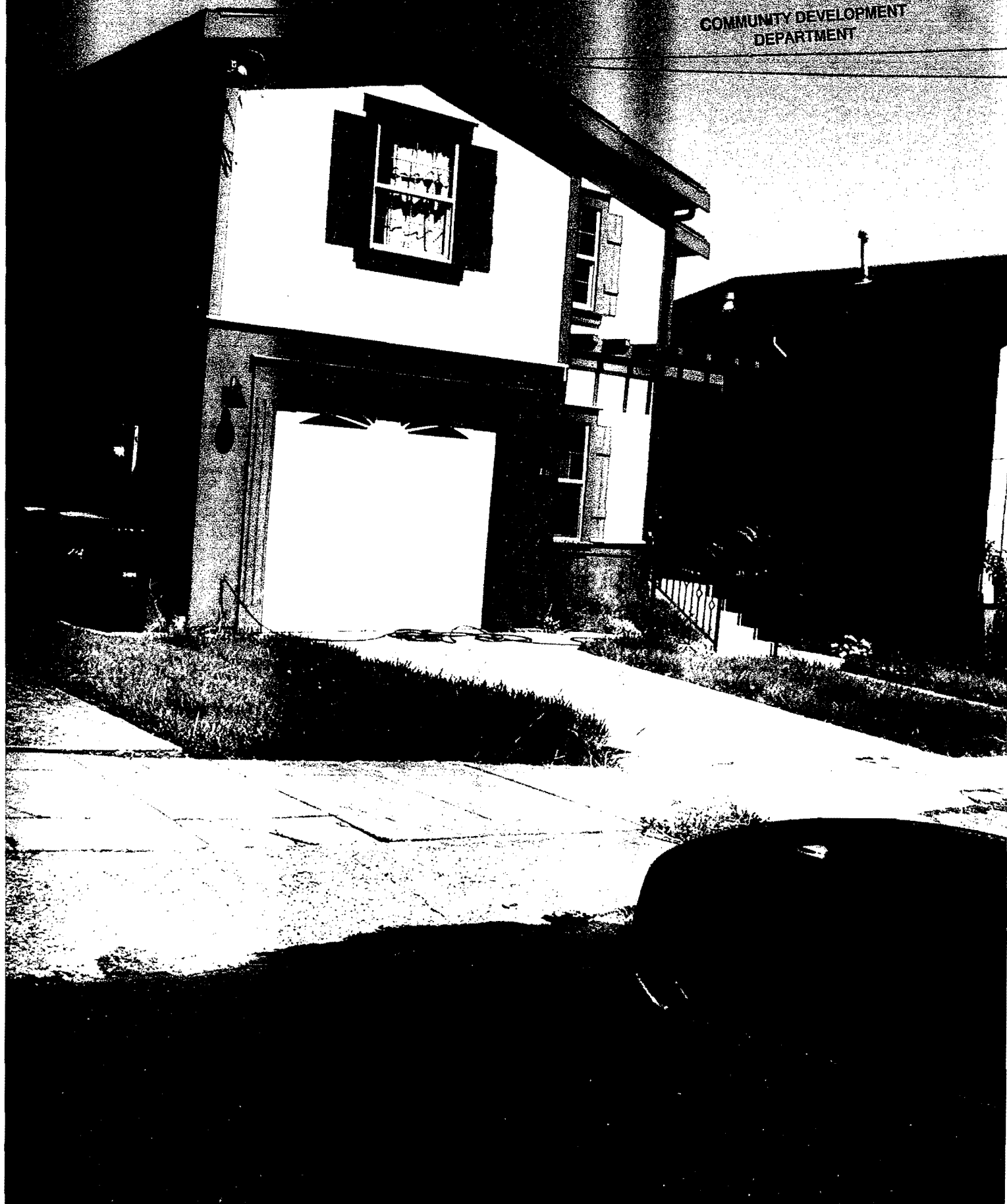
927 Pierce

REARVIEW

CITY OF ALBANY

JUN 11 2012

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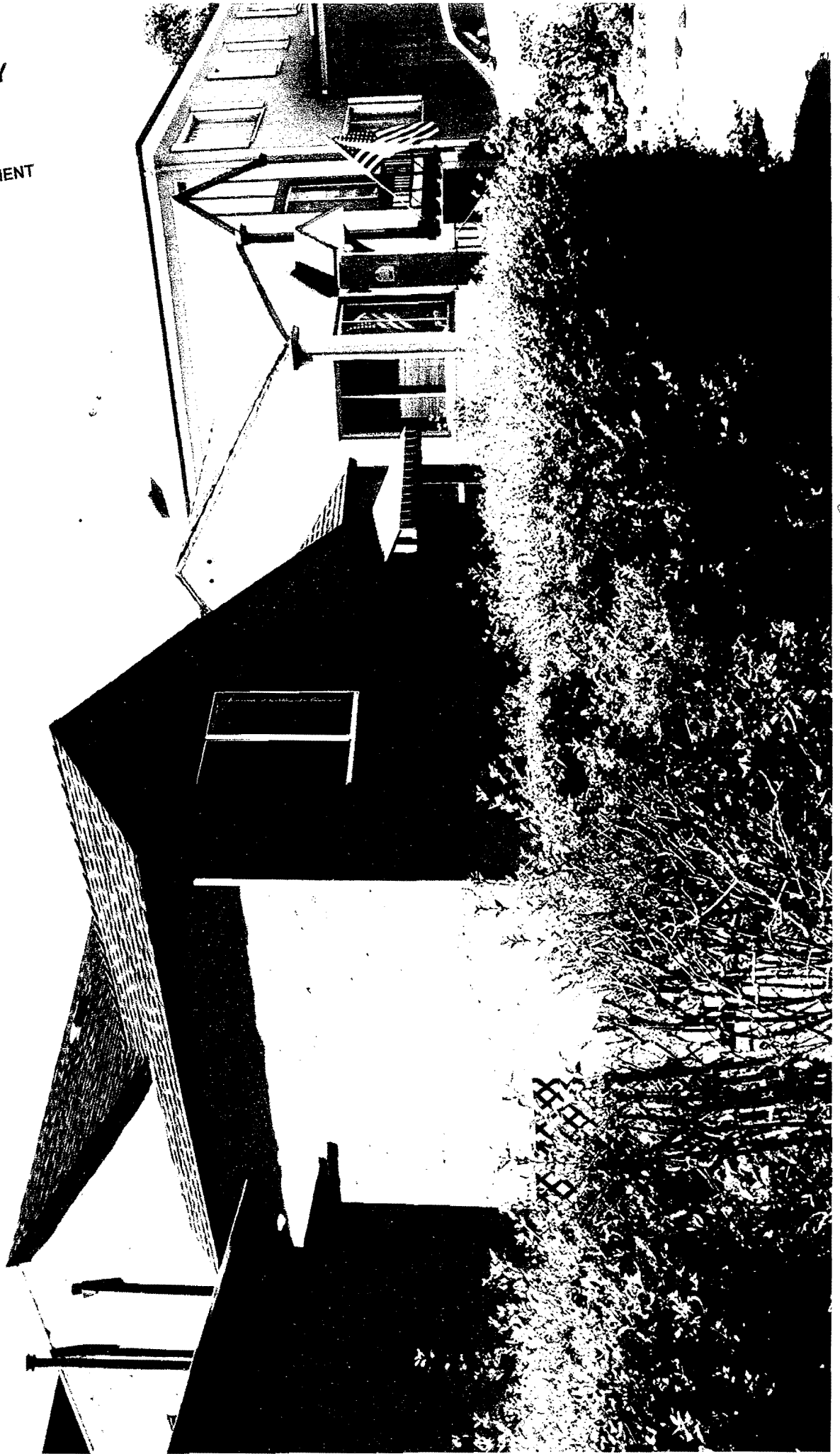


941 Taylor St

CITY OF ALBANY

JUN 11 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT



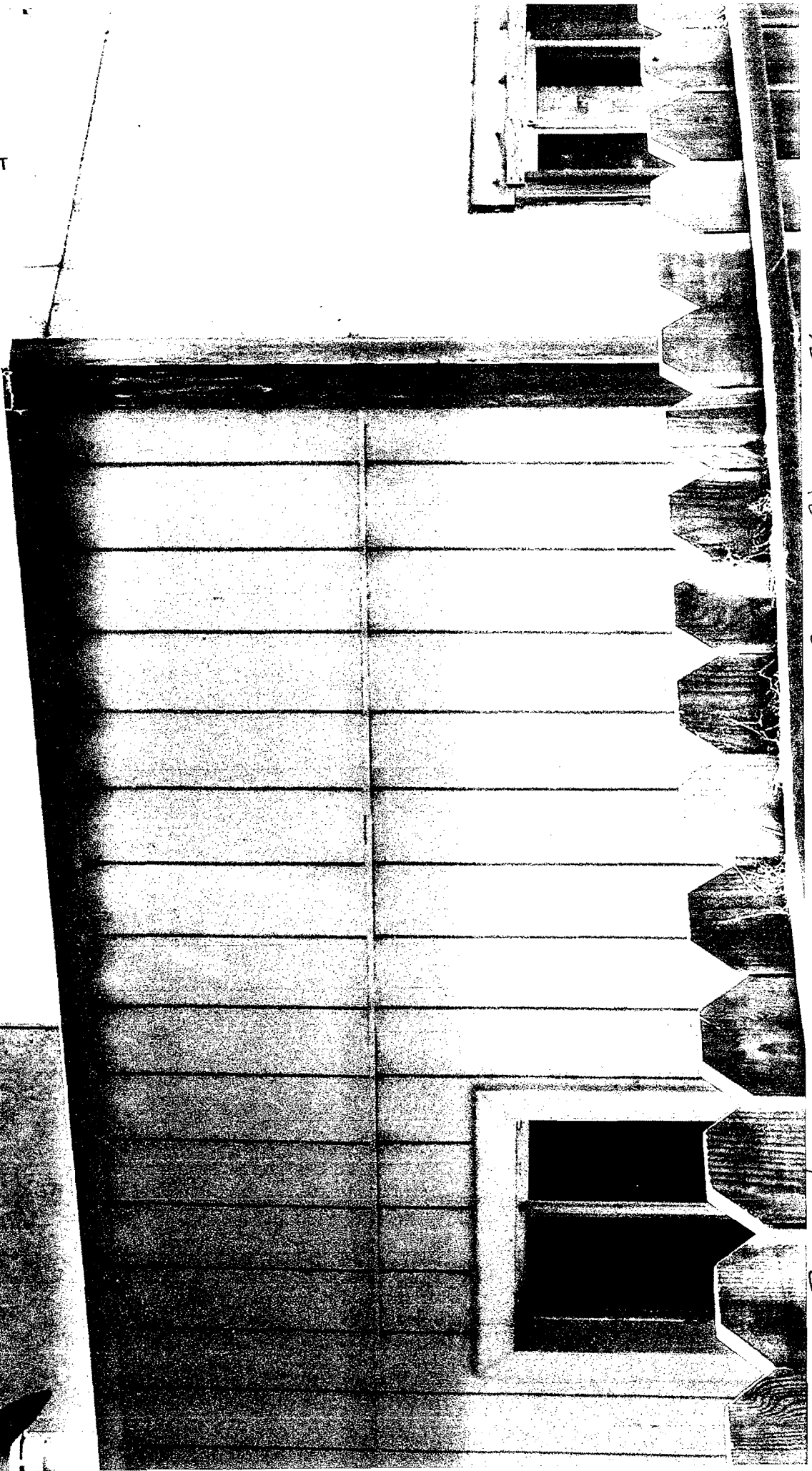
912 Pierce St

7

CITY OF ALBANY

JUN 11 2012

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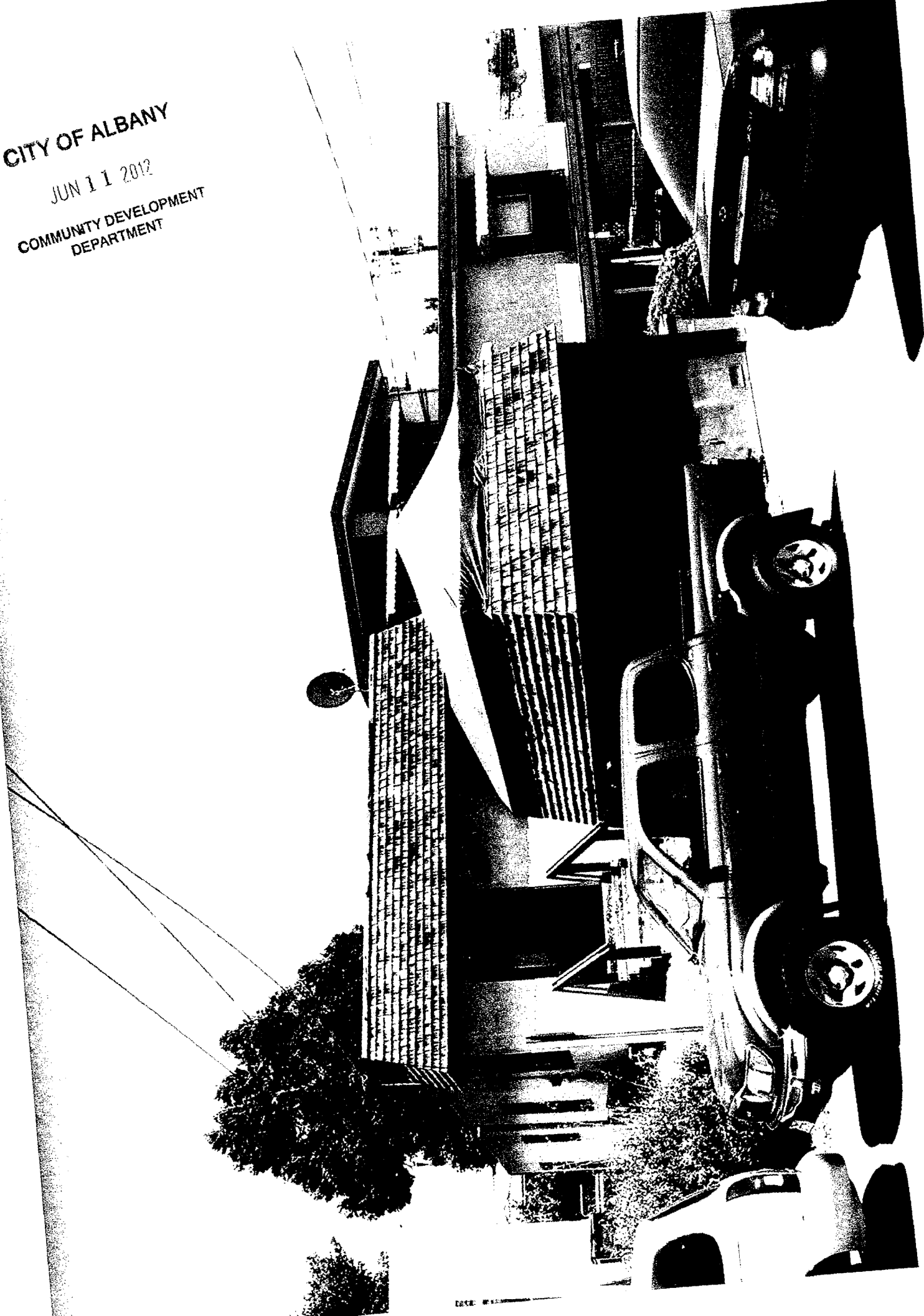
931 Pierce St

Rear House

CITY OF ALBANY

JUN 11 2012

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DEPARTMENT

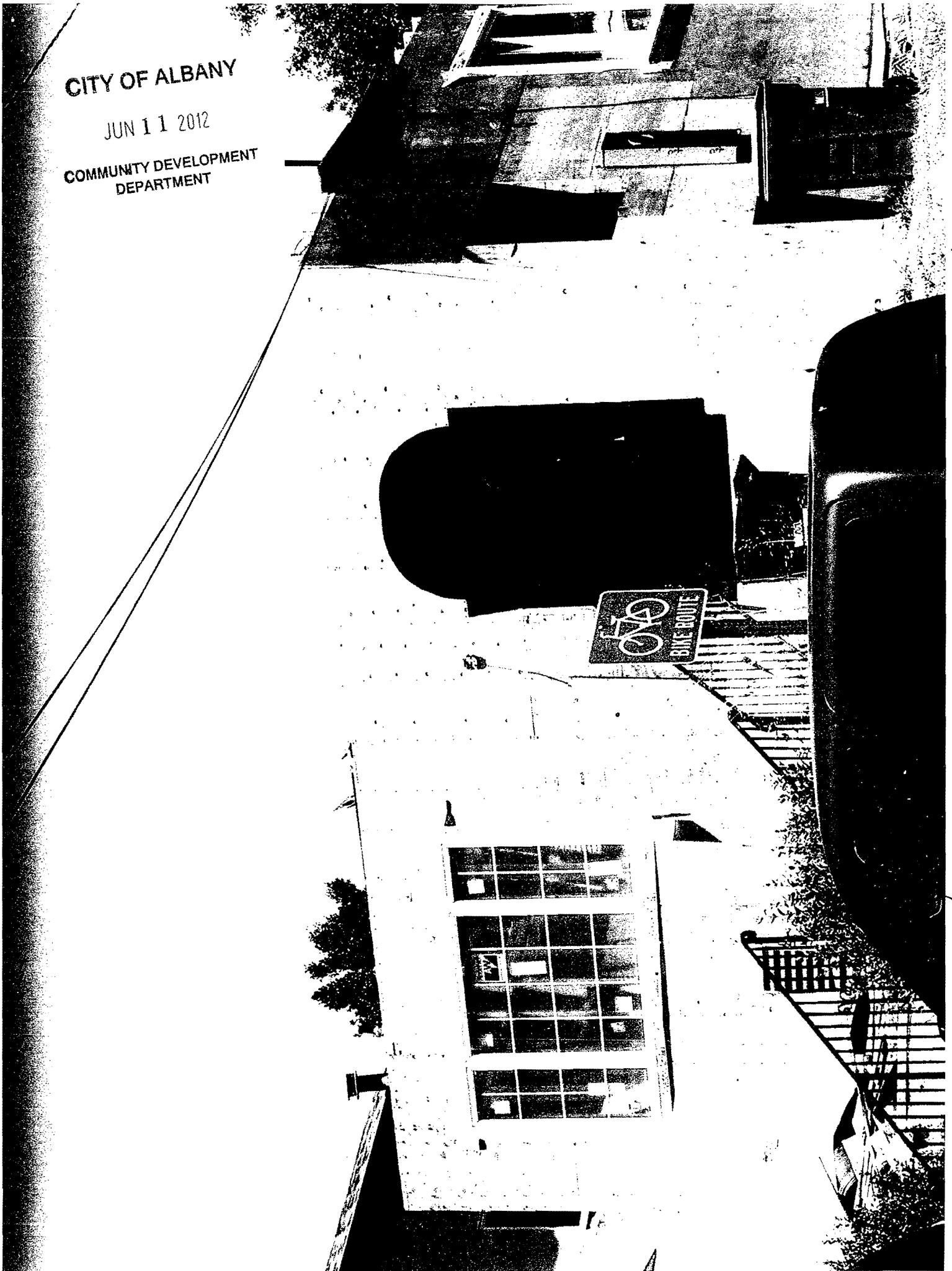


931 Pierce St

CITY OF ALBANY

JUN 11 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT



Front House  
927 Pierce St