

Exception is requested to allow one off-street parking space where two are required. The architectural style of the home will remain essentially the same, but be larger in size and mass.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15303, "New Construction or Conversion of Small Structures" of the CEQA Guidelines, which exempts small additions.

DISCUSSION OF KEY ISSUES

Conditional Use Permit

The Planning and Zoning code states that when the location of the front property line is in question it is the shorter of the two property lines abutting the public right-of-way be designated as the front of the property. The current code does not take into consideration the actual layout of the existing home or the mailing address.

In this case, the front property line runs along Posen (e.g., the "south elevation as drawn on the plans). The two other property lines, along Ventura (e.g. west and north elevations), and the east elevation of parcel are considered "sides" and there is no rear property line.

Applying the standard Code definition of front yard, the result is that the project has a front yard setback of 1'-1" at the closest point, which is at the mid point of the home. It is 2'-4" at the furthest point, at the south end of the home. The 252sq.ft., two-story addition on the Posen side of the home would extend horizontally and vertically the nonconforming front yard setback by approximately 5'.

Planning and Zoning code section 20.24.02, Table 2.A(b) states that extension of nonconforming front walls is discouraged; however with approval of a conditional use permit, such an extension can be approved if it does not result in any additional nonconformities. Staff believes that the request for a conditional use permit will not result in a detrimental situation, aesthetically, or for neighbors and the surrounding neighborhood.

Parking Exception

The existing garage has dimensions of 9'-6" in width and 19' in length, which provides an one off-street parking space for a vehicle and meets the minimum dimensions as required for existing garages. The applicant would like to expand the garage so it is 14' -6" in width and 19' in length. The proposed expansion, however, is not large enough to create a two-car garage.

An alternative could be to widen the driveway all the way to the eastern side property line, and create an open parking space next to the home. This option, however, would require a front yard parking exception, and would eliminate the possibility of the proposed expansion to the northeast. Staff believes that considering the physical characteristics of the lot that a parking exception is appropriate and would not result in any undesirable outcomes.

With respect to parking, it should be noted that due to the unique configuration of the lot, the property has an unusual amount of street parking. In addition, the property is located across the street from St. Mary's College High School, and the neighborhood is particularly sensitive to parking considerations.

Floor Area Ratio

The applicant would like to raise the home two feet to create habitable space on two floors. The average height of the four exterior corners of the first-floor equal 5'-10"; therefore, is not counted in the floor-area-ratio calculations. (For reference, if the lower level would be counted in the FAR calculations, the total FAR would be approximately 71%.) The Commission has reviewed and approved applications in the recent past where the lower flower was slightly below the 6' average height of the four corners, although the lot characteristics were much different.

Design Review

Staff believes that the proposed design is generally appropriate. The applicant has chosen to increase the amount of habitable space by converting existing space, and not constructing above, which has less of a visual and physical impact on the site. Due to the sloping topography of the lot, the home will continue to appear as a two-story on the south and west elevations but a one-story on the north and east elevations. The home has some attractive features such as a parapet roof, an arch-shaped covered porch, stucco overhangs and true divided light windows with wood frames and sills. The architectural style and elements of the home will remain the same; however, the applicant would like to add new windows on the south and east elevations.

Other Considerations

There was an approval for an approximately 750 sq. ft., second-story addition for the home in 2005 (see attached). A building permit was never issued and that approval has lapsed. The home has a new owner and a new concept for an addition thus is being reviewed as a new project, independent of any previous action.

Green Building Requirements

The applicant has provided a green points checklist and has attained a very high level of green points, 138 points thus meeting the minimum required threshold of 50 points. The applicant has provided some generous site and landscaping improvements that are often not used by applicants. Other items such as recycled fly ash, SIPs, and energy efficient windows are just a few of the measures the applicant will implement to meet the City's green building requirements.

Attachments:

1. Analysis of Zoning Requirements
2. Application, Project plans, photos, details
3. Green points checklist

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 - PF West - SFR

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table Of Site Regulations By District.

	<u>Existing</u> <u>(approx.)</u>	<u>Proposed</u> <u>(approx.)</u>	<u>Requirement</u>
Setbacks			
Front (south)	1'-1"	5' expansion to the east	15'
Side (east)	10'-5" (at nearest pt)	No change	5'
Side (west)	7'-6" (at nearest pt)	No change	5'
Area			
Lot Size	3273	No change	--
Lot Coverage	31.8%	37.6%	50%
Maximum Height	21'	No change	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

	<u>Existing (approx.)</u>	<u>Proposed</u>	<u>Requirement</u>
Lot Size	3273	No change	--
Floor Area			
Garage	183	270	
Lower Floor	592	874	--
Main Floor	1045	1231	
Total	1820	2375	--
Total Counted	985*	1221*	--
Floor Area Ratio	30%	37%	55%

*Garage square footage exempted from "total counted" as permitted by MC 20.24.050 for enclosed parking spaces; 60 sq. ft. exempted from "total counted" as permitted by MC 20.24.050 for enclosed staircases; Lower- floor square exempted from "total counted" as permitted by MC 20.24.050 for areas where the average of the four corners of the home is less than 6'.

20.24.060 Setback Areas, Encroachments.

See Project Description

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 Summary of Key Issues.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

See Summary of Key Issues.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

See Summary of Key Issues.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on March 13, 2009 in the form of mailed notice to property owners and occupants within a 300-foot radius, and posted in three locations.

20.100.050 Design Review.

See Summary of Key Issues.

Planning Application #: 08-045

Date Received: 6/27/08

Fee Paid: 1700.00

Receipt #: 51589



City of Albany



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

For PLANNING & ZONING COMMISSION action:		
<input checked="" type="checkbox"/> Design Review - residential additions or exterior modifications.		\$560* / Admin. \$400*
<input checked="" type="checkbox"/> Parking Exceptions/Reductions - see separate handout		\$620*
<input checked="" type="checkbox"/> Conditional Use Permit - Non-Conforming Wall(s)		\$1110

* When obtaining more than one planning approval, the full amount for the highest fee will apply and 1 fee will be charged for any other ones.

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

Job Site Address: <u>1051 VENTURA AVE.</u>		Zone: R1 R2 R3 R4 Other overlays:
Property Owner(s) Name: <u>ALICE OKAMOTO</u> <u>LUIS PORRAS</u>	Phone: <u>(510) 526-8129</u> Fax:	Email: <u>porras64@sbcbglobal.net</u>
Mailing Address: <u>1051 VENTURA AVE.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA. 94706</u>
Applicant(s) Name (contact person): <u>LUIS PORRAS</u> <u>ALICE OKAMOTO</u>	Phone: <u>(510) 526-8129</u> Fax:	Email:
Mailing Address: <u>1051 VENTURA AVE</u>	City: <u>ALBANY</u>	State/Zip: <u>CA. 94706</u>

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

How big is your lot? Express in square feet.		3273	3273
What is the floor area of: your existing residence (see additional handout on how to measure this)		1042	1231
any detached buildings—garage, sheds, etc.		NO	
How many square feet is your addition?		N/A	186
What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this)		31.8%	37.6
What is your lot coverage? ²		31.8	37.6
What is the amount of impervious surface on the lot?			
What is the maximum height of your residence?		18'5"	20'5"
How many dwelling units are on your site?			
How many parking spaces do you have in a garage? ³		1	1
What are the interior dimensions of your garage?		8'-11 1/2"	14'x18'5"
What is the narrowest width of your driveway?		8'	8'

ATTACHMENT #2

Setback:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?		11"	11"
Side yards: What is the minimum distance between a side wall of your house and a side property line?		7'7"	7"
Rear yards: What is the minimum distance between the rear wall of your house and the rear property line?			
Minimum slope: What is the slope of your lot?			

Notes:

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

(Please provide answers to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? YES
 If yes, please describe: 1 IS YEL OLD LOQUAT TREE ON EAST SIDE OF THE HOUSE.
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling?
YES - ARCHITECTURAL DESIGN IS CONSISTENT
 If yes, please describe how: THE HOUSE WILL REMAIN STOOD ALTHOUGH WINDOWS MATERIALS WILL CHANGE, STYLE IS CONSISTENT
3. Is the proposed addition sensitive to the size or mass of the surrounding properties?
 If yes, please describe how: THE HOUSE IS ONLY BEING BUILT ON THE REAR YARD. ADDITION IS ONLY PARTLY USING THE SIDE.
4. If you have a garage, where do you park vehicles? HAVE 1 GARAGE ON THE STREET AS WELL.

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

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

[Signature] 6/27/08
 Signature of Property Owner Date

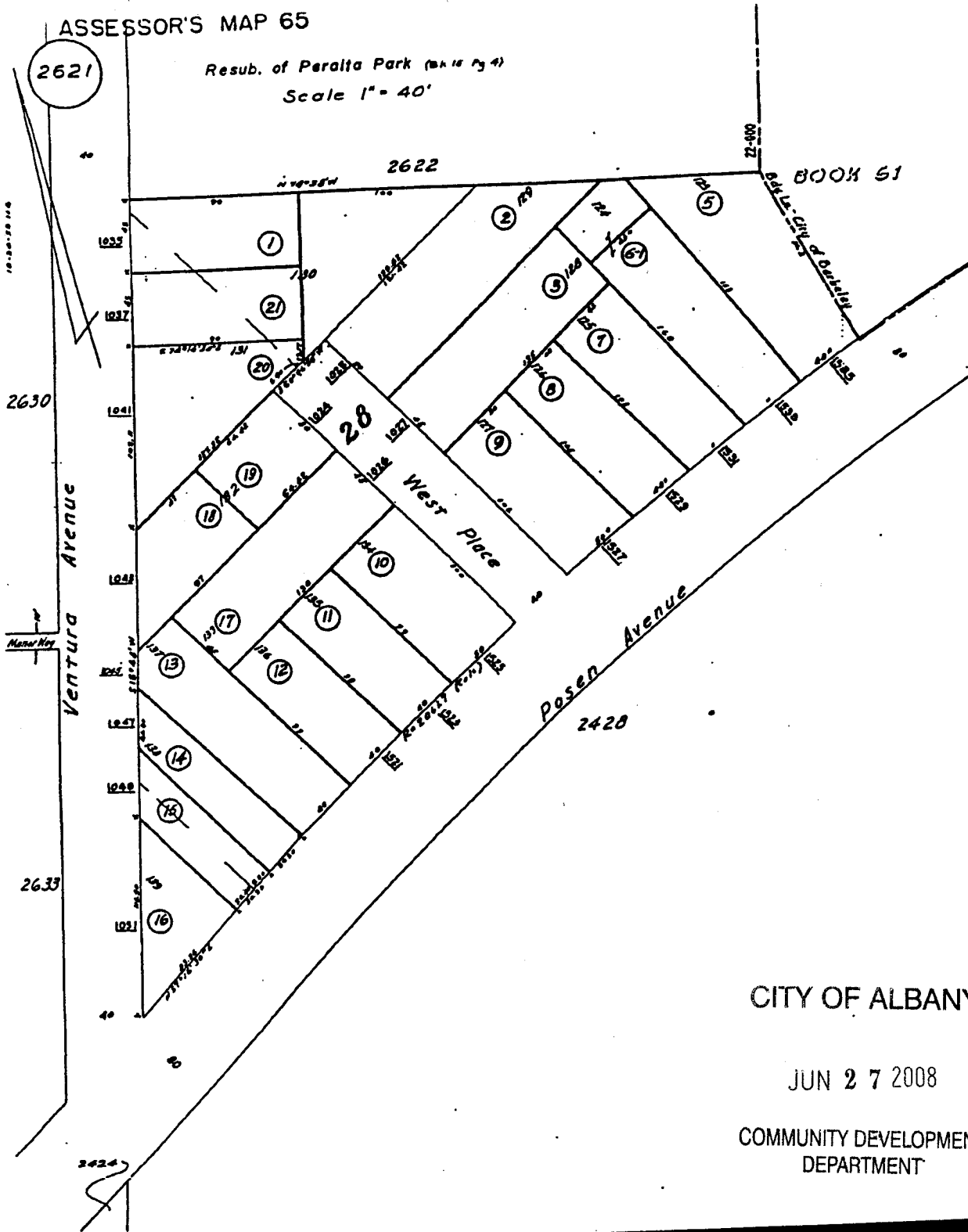
 Signature of Applicant (if different) Date

Community Development Department staff is available Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 1000 San Francisco Street, San Francisco, CA 94133 (415) 526-0774.

ASSESSOR'S MAP 65

Resub. of Peralta Park (Map No 4)
Scale 1" = 40'

2621

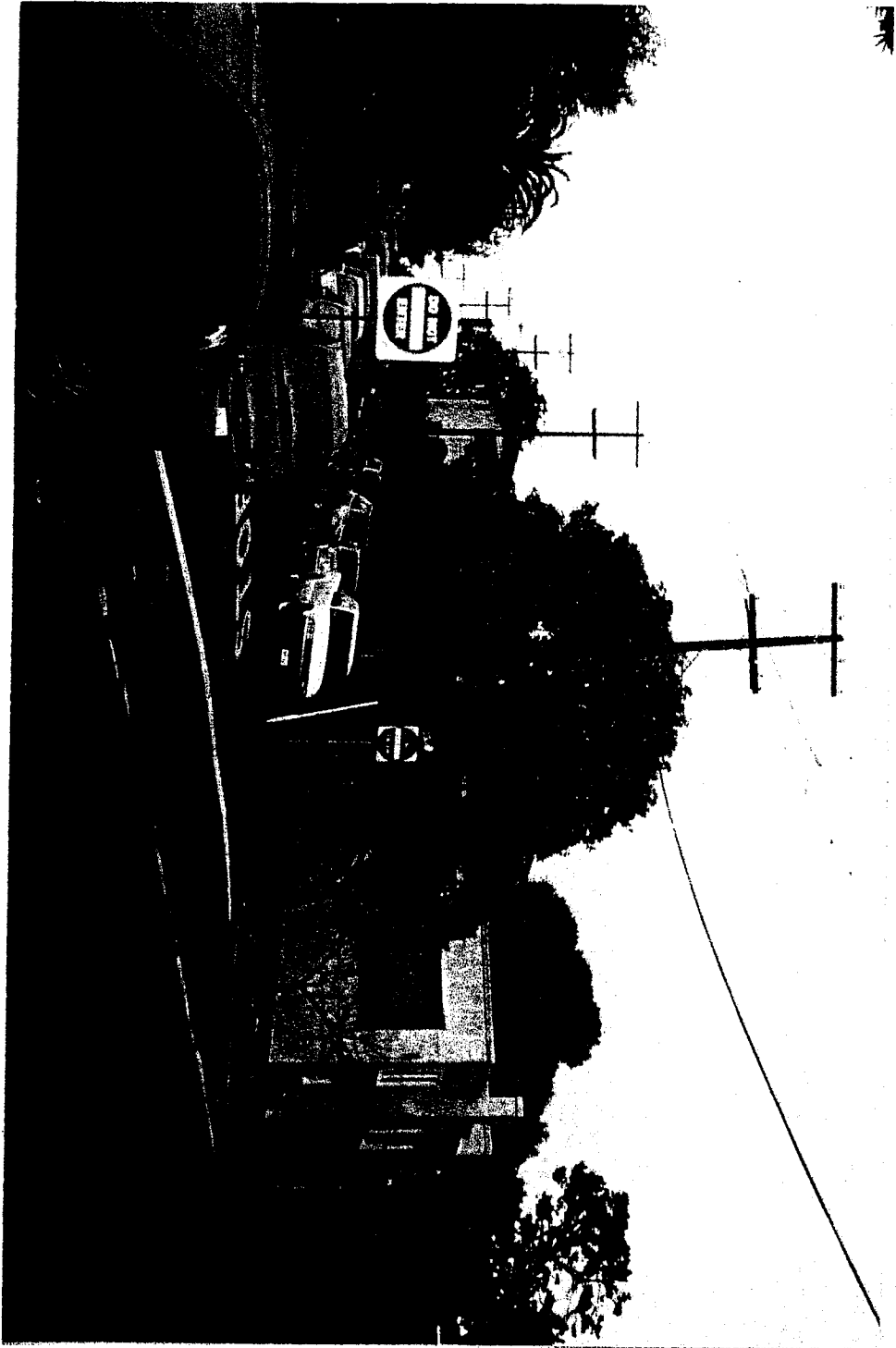


BOOK 61

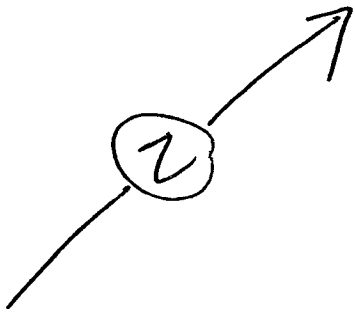
CITY OF ALBANY

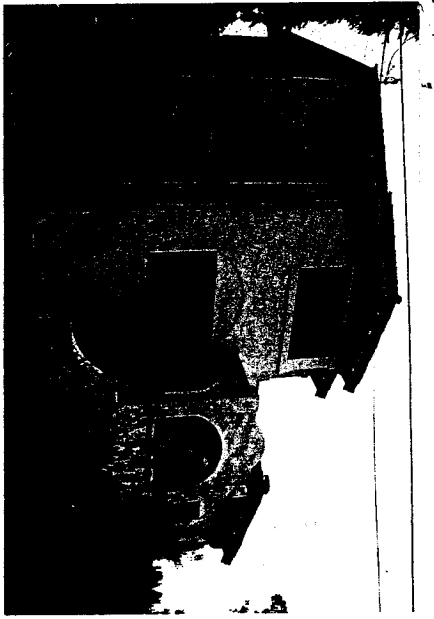
JUN 27 2008

COMMUNITY DEVELOPMENT
DEPARTMENT

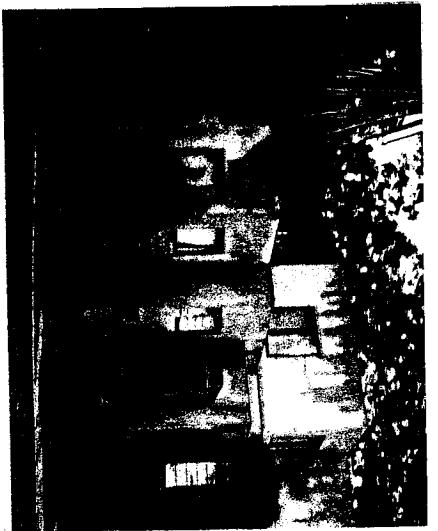


EAST SIDE OF VENTURA AVE (ODD HOUSE #'S)
(1043-1051) N → S





1043



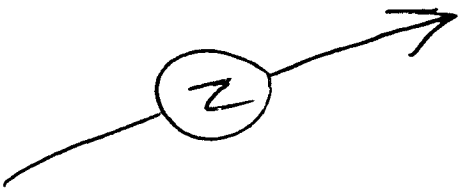
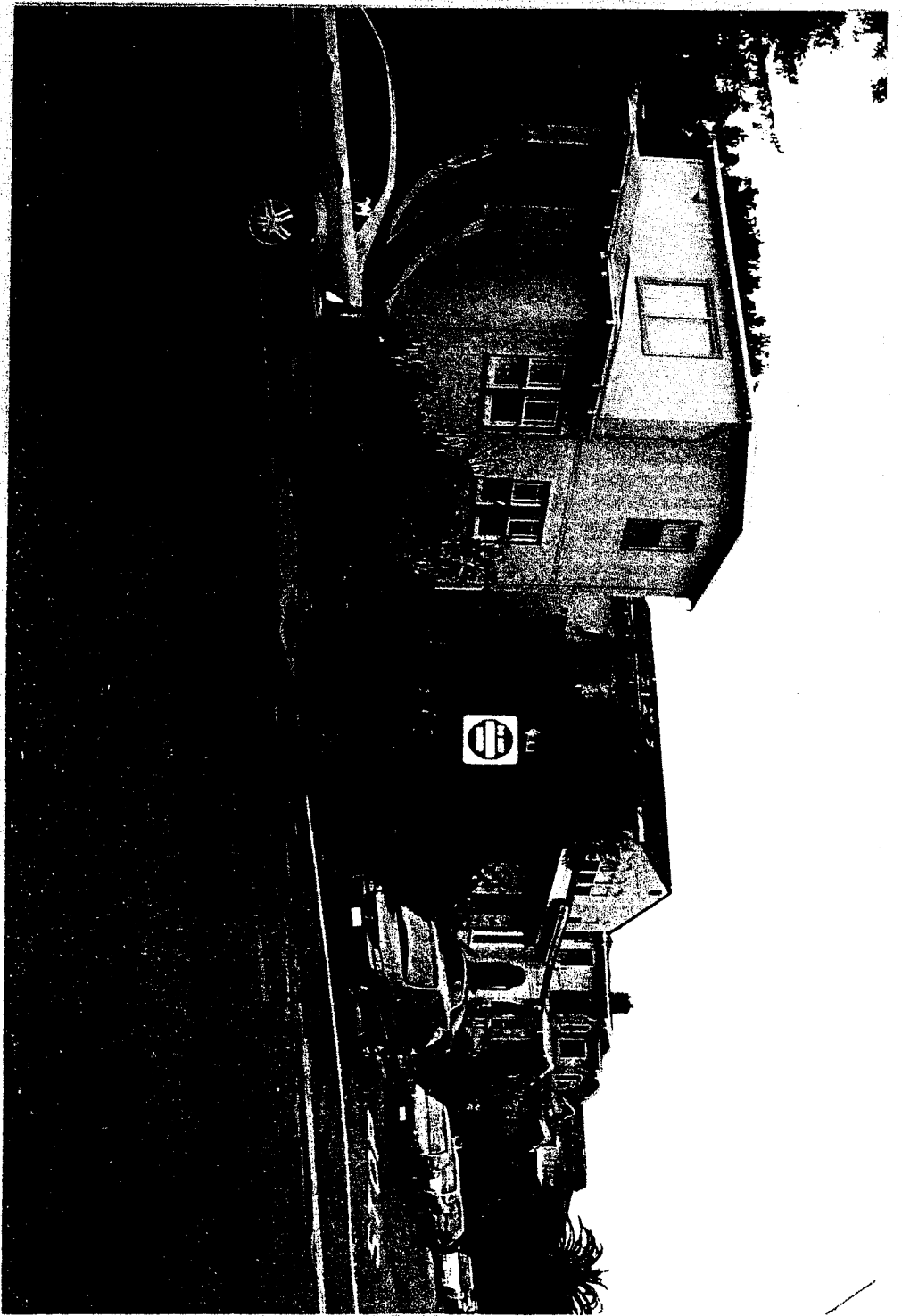
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1049



1051



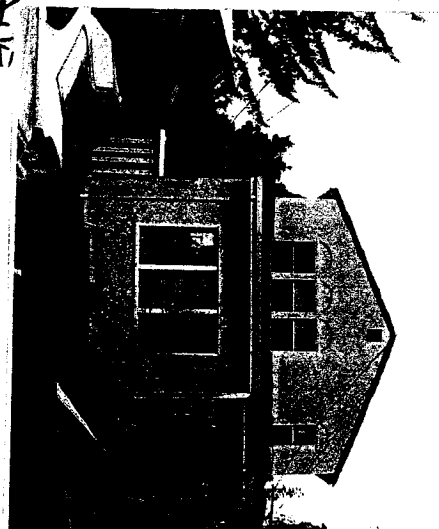
WEST SIDE OF VENTURA AVE (EVEN HOUSE #'S)
(1038-1052) NORTH TO SOUTH

(CORNER HOUSE 1511 ROSEN)

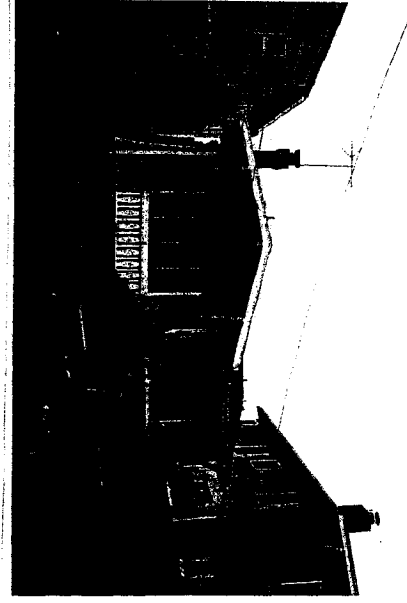
1511 Dosea (CORNER HOUSE)



1052 VENTURA AVE.



1050



1048



1046



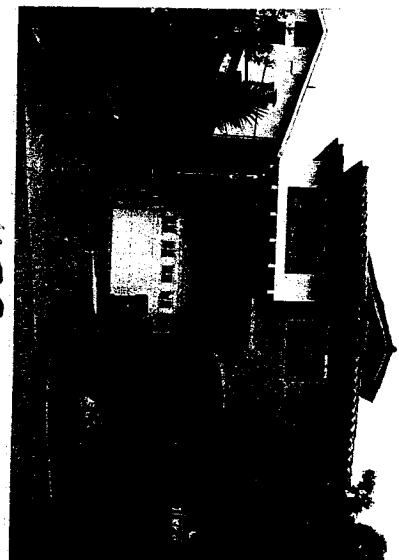
1044



1042



1040



1038



City of Albany

Green Building Program Rating System for Remodeling Projects Supplemental Application Form

Project Address: 1051 VENTURA AVE.
 Checklist Prepared By: LUIS PORRAS
 Date Prepared: 6/27/08

A. Site

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

B. Foundation

1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts	<input checked="" type="checkbox"/>	2		
2. Use Recycled Content Aggregate	2 Resource pts	<input checked="" type="checkbox"/>			
3. Insulate Foundation/Slab before backfill	3 Energy pts	<input checked="" type="checkbox"/>		3	

C. Structural Frame

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

2004 Checklist Modified by City of Albany Incentives - Approved July 2, 2007

12. Use OSB

- a. Subfloors
- b. Sheathing

3 Resource pts y=yes
 1 Resource pt y=yes
 1 Resource pt y=yes

D. Exterior Finish

1. Use Sustainable Decking Materials

- a. Recycled content
- b. FSC Certified Wood

3 Resource pts y=yes
 3 Resource pts y=yes

2. Use Treated Wood that Does Not Contain Chromium/Arsenic

1 IAQ/Health pt y=yes

3. Install Home Wipe Under Siding

1 IAQ/Health pt y=yes

4. Use Formaldehyde-Free 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 of Faucets and Showerheads with Flow Reducers

- a. Faucets (1 point each, up to 2 points)
- b. Showerheads (1 point each, up to 2 points)

Up to 2 Resource pts.
 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 Chrome Filter on Showerhead

1 IAQ/Health pt y=yes

6. Convert Gas to Tankless Water Heater

4 Energy pts y=yes

7. Install Water Pressure 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 ICAT Reduced-Fluorescence 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

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 Products	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-Paneled	1 Energy pt	y=yes	Y		2	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	Y		2	
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	Y		2	
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes	Y		3	
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	Y			1
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	Y			2
5. Install Solar Attic Fan	2 Energy pts	y=yes	Y		2	
6. Install Attic Ventilation Systems	1 Energy pt	y=yes	Y		1	
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes	Y			3
b. Water Heaters	3 IAQ/Health pts	y=yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes				
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes				
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes				
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes				
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes	Y			1
b. Install/Replace Dampers	1 Energy pt	y=yes				
c. Install Airtight Doors	1 Energy pt	y=yes				
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes				
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes				
16. Install Heat Recovery Ventilation Unit (HRV)	3 IAQ/Health pts	y=yes				
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes	Y			3
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 = 8 points, 2.4 kw = 12 points, 3.6 kw = 16 points)	Up to 16 Energy pts					
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes	Y		1	
7. Install Radiant Barrier	3 Energy pts	y=yes				

L. Natural Heating and Cooling

- 1. Incorporate Passive Solar Heating
- 2. Install Overhangs or Awnings over South Facing Windows
- 3. Plant Deciduous Trees on the West and South Sides

5 Energy pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes	Y		3

M. Interior Air Quality and Finishes

- 1. Use LowVOC Paint
- 2. Use Low VOC Water-Based Wood Finishes
- 3. Use LowVOC Adhesives
- 4. Use Salvaged Materials for Interior Finishes
- 5. Use Engineered Sheet Goods with no added Urea Formaldehyde
- 6. Use Engineered Boards Produced for Interior Uses
- 7. Select Engineered Products of MSW
- 8. Use FSC Certified Materials for Interior Finish
- 9. Use Finger Jointed or Recycled Content Trim
- 10. Install Whole House Vacuum System

1 IAQ/Health pts	y=yes	Y		
2 IAQ/Health pts	y=yes			
3 IAQ/Health pts	y=yes			
3 Resource pts	y=yes			
6 IAQ/Health pts	y=yes			
1 IAQ/Health pts	y=yes			
4 IAQ/Health pts	y=yes			
4 Resource pts	y=yes			
1 Resource pts	y=yes			
3 IAQ/Health pts	y=yes			

N. Flooring

- 1. Select FSC Certified Wood Flooring
- 2. Use Flexible Reversible Flooring Materials
- 3. Use Recycled Content Ceramic Tiles
- 4. Install Natural Linoleum in Place of Vinyl
- 5. Use Exposed Concrete as Finished Floor
- 6. Install Recycled Content Carpet with low VOCs

6 Resource pts	y=yes	Y	8	
4 Resource pts	y=yes			
4 Resource pts	y=yes			
5 IAQ/Health pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			

O. City of Albany Incentives

- 1. Addition less than 20% increase in floor area
- 2. Addition less than 200sq. ft. or resulting in less than 1,500sq. ft.
- 3. Selectly upgrade existing building
- 4. For having a hybrid or zero emissions vehicle
- 5. For having no automobiles
- 6. Meet more than one other yes when feasible
- 7. Earthquake kit

20 Resource pts	y=yes			
10 Resource pts	y=yes			
25 Resource pts	y=yes	Y	25	
2 IAQ/Health pts	y=yes			
5 Resource pts	y=yes			
2 IAQ/Health pts	y=yes	Y		2
2 IAQ/Health pts	y=yes			

80 30

ENERGY STAR APPOINTMENT
(See page 12 for details)