**Project Information**

**EXISTING**

**SINGLE-FAMILY DWELLING**

- **STORIES**: 1
- **MAIN FLOOR AREA**: 927 SF
- **GARAGE AREA**: 617 SF
- **LOT COVERAGE**: 30%

**PROPOSED**

**SINGLE-FAMILY DWELLING**

- **STORIES**: 2
- **MAIN FLOOR AREA**: 2,018 SF
- **SECOND FLOOR AREA**: 940 SF
- **GROSS BUILDING AREA (449+53)**: 3,000 SF
- **LOT COVERAGE (2X+): 55%**

Appliances code:

- **WASHING MACHINE**
- **DISHWASHER**
- **STOVE**

Architect: Mikiten Architecture

1234 5th Street • Berkeley • CA • 94710

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**Sheet Description**

- **Ground Floor Areas Diagram**
  - 2,403 sf covered - 220 sf parking = 2,183 sf gross

- **Second Floor Areas Diagram**
  - 535 sf covered - 60 sf stair = 590 sf gross

**Dimensions**

- **10'-0"**

**Sheet Contents**

- **Project Information & Perspectives**
- **First Floor Plan**
- **Second Floor Plan**
- **Elevations & Sections**
- **Street Level Details**
- **Subject to change**

**Architect’s Job #**: 15-0009

**Architect**: Mikiten Architecture

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**Planning Set**

- **9/25/15**

**Dates**

9/25/15 - Planning Set
# Existing Site Plan

### Scaling

- 1/8" = 1'-0""
Dear Ms. Hersch,

1492 Posen Avenue was purchased by Douglas Dooley and Christine Waggoner so that they could create a level-in, accessible home. They then hired Mikiten Architecture to assist them with a remodel. It was quickly evident that the existing house, in very poor shape, with small rooms, and in need of a new foundation, could not be easily or economically modified to create a level-in, accessible home.

Given the above impacts on the equitable development of this site, we request that the Planning Commission provide direction, or the actual granting of, a variance to allow construction up to the Posen Avenue property line so that this site can be equitably developed as a single-family home.

Sincerely,
Erick Mikiten, AIA
Architect, LEED-AP

18 May, 2015
Anne Hersch AICP
City of Albany
1000 San Pablo Avenue
Albany CA 94706

RE: 1492 Posen Avenue

NEW HOUSE APPROACH

We started exploring possibilities for a replacement home, but quickly realized that the site’s geometry crosses the front property line. The existing garage is already at this location, the neighbor’s garage currently sits within 2'-1" of the front property line.

We then decided to look at the site’s potential as a tri-urban lot. As shown in Site Plan 2, the buildable area of a triangular lot is 1,697 sf. This is 35% of the available lot size of 4,807 sq ft.

ANALYSIS RESULT

Clearly, the standard setback requirements have a disproportionate impact on this site, unfairly reducing its ability to be developed. After discussing this limited usability of the lot with Planning, the Site Survey came to illustrate the issues:

• Determined presence of a City Sewer Easement through it.
• Encroachment to the Posen Avenue property line
• Loss of 1,153 buildable square feet if a house were to be built within 6'-2" of the front property line.

Clearly, the standard setback requirements have a disproportionate impact on this site, unfairly reducing its ability to be developed.

Erick Mikiten, AIA
Architect, LEED-AP

Mikiten Architecture
2415 Fifth Street • Berkeley • CA • 94710
WWW.MIKITENARCH.COM

2: Net Result of Triangular Lot
• 1,697 sf buildable area = 35% of lot
• 4,807 sf lot
• 400 sf upper floor
• 1,960 sf ground floor
• 1,697 sf buildable area = 35% of lot

1000 San Pablo Avenue
Albany, CA 94706

1492 Posen Avenue
Albany, CA 94706

15'-11" 24'-3" 4'-0" 6'-5" 107.9' 11.43' 27.5' 32'-0" 99 39'-0" 15'-0" 15'-0" 4'-5" 15'-0" 20'-0" 98.29' 7'-6" 98 3" dia per City of Albany
1/4" slope to drain
slope to drain
slope to drain
downspout typ of (4)
elev: 102'-0"
elev: 100'-0"
elev: 99'-11"

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Second Floor/Roof Plan

A-2.2

Douglas Dooley & Christine Waggoner
535 Pierce Street, Apt.5403
Albany, CA 94706

9/25/15 - Planning Set

Architect's Job # 15-0005

Sheet Contents:
Second Floor/Roof Plan

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

True North
Plan North

Down 3/4" : 12"
Down 1/2" : 12"
Down 3/4" : 12"
Down 3/4" : 12"

Office
Storage
Bedroom
Stairs

14'-2"
14'-0"
7'-11"
36'-2"
9'-5"
6'-6"
17'-9"
11'-1"
28'-10"
10'-5"
11'-7"
22'-0"
6'-1"
12'-2"
18'-3"
15'-11"
15'-11" (down)
15'-11" (down)
15'-11" (down)
15'-11" (down)
Dooley/Waggoner Residence
1492 Posen Avenue
Albany, CA 94706

Date: 1/25/15 - Planning Set

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

Architect's Job #: 15-0005

Sheet #: A-3.2

Project Name: Dooley/Waggoner Residence

Sheets:
1. Side Elevation Looking SW
2. Garage Front Elevation Looking SE
3. Garage Side Elevation Looking NE
4. Garage Rear Elevation Looking NW
5. Section Looking NE

Client:
Douglas Dooley & Christine Waggoner
535 Pierce Street, Apt. 5403
Albany, CA 94706

Consultant:

Material List:
- V-Groove siding - Color #3
- Painted wood fascia - Color #2
- Stucco - Color #1
- Color fiberglass window - Color #5
- Underside of eaves - Color #4
- Window trim matches windows - Color #5

Approx. Height:
- Approx. lowest grade: 2'-4" 8'-0"
- Top of Plate: 1'-0" 8'-0" 20'-10"
- Fin. Floor: 8'-0" 10'-1"
PROJECT NAME: DOOLEY/WAGGONER RESIDENCE
1492 Posen Avenue
Albany CA 94706

CLIENT: DOUGLAS DOOLEY & CHRISTINE WAGGONER
939 Pierce Street, Apt. 8403
Albany, CA 94706

ARCHITECT'S JOB #: 15-0005

DATE: 9/25/15 - PLANNING SET

SHEET CONTENTS: STREET VIEW & DETAILS

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www.mikitenarch.com
800-824-7744

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

SCALE: 1" = 5'

NOT TO SCALE

1. Clad Wood Window Detail
2. Frame Extension (Casement)
3. Frame Extension (Fixed)
4. Window Detail Outside Kitchen
5. Street View Elevation Looking SE

Updated: 5/15

Note: Sierra Pacific Windows reserves the right to change specifications without notice.
www.sierrapacificwindows.com
800-824-7744
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**Project Name:**

**GreenPoint Rated Checklist**

**Criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Checklist Version 6.0.**

**Points Required in Specific Categories**

**Total Available Points in Specific Categories**

**Achieved Points**

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GreenPoint Rated New Home Single Family Checklist Version 6.0