TOWN OF LOS GATOS **ITEM NO: 3**
PLANNING COMMISSION STAFF REPORT
Meeting Date: August 22, 2012

PREPARED BY: Marni F. Moseley, Associate Planner, AICP
mmoseley@losgatosca.gov

APPLICATION NO.: Architecture and Site Application S-12-028

LOCATION: **357 Pennsylvania Avenue** (south side of Pennsylvania Avenue near the intersection of Palm Avenue)

APPLICANT/PROPERTY OWNER: Dave Lazares

CONTACT PERSON: Dave Lazares

APPLICATION SUMMARY: Requesting approval to demolish a single family residence and construct a new single family residence on property zoned R-1:8. APNs 510-41-069 and 070.

DEEMED COMPLETE: June 25, 2012
FINAL DATE TO TAKE ACTION: December 25, 2012

RECOMMENDATION: Approval

PROJECT DATA:

General Plan Designation:	Low Density Residential
Zoning Designation:	R-1:8, Single Family Residential
Applicable Plans & Standards:	Residential Design Guidelines
Parcel Size:	16,271 sq. ft. (combined)
Surrounding Area:	

	Existing Land Use	General Plan	Zoning
North	Single Family	Low Density Residential	R-1:8
East	Single Family	Low Density Residential	R-1:8
South	Single Family	Low Density Residential	R-1:8
West	Single Family	Low Density Residential	R-1:8

CEQA: Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

FINDINGS:

- As required by Section 15303 of the State Environmental Guidelines as adopted by the Town that this project is Categorically Exempt.

CONSIDERATIONS: ■ As required by Section 29.20.150 of the Town Code for Architecture and Site applications.

ACTION: The decision of the Planning Commission is final unless appealed within ten days.

EXHIBITS:
1-13. Previously submitted
14. Consulting Architect's second report (six pages), received August 2, 2012
15. Letter from 361 Pennsylvania Avenue (two pages), received August 3, 2012
16. Revised Development Plans (nine pages), received July 24, 2012

BACKGROUND:

The proposed project was considered by the Planning Commission on July 11, 2012. The Planning Commission continued the item with the direction that the applicant consider either a redesign or justify the areas of the Commission's concern. The Planning Commission also requested that the application and or the redesign be returned to the Town's consulting architect for further consideration and explanation.

The applicant has submitted submitted revised plans that they believe address the Planning Commission's concerns (Exhibit 16).

ANALYSIS:

A. Architecture and Site

Based on the direction from the Planning Commission, the applicant revised the proposed plans to include a dominant front facing gable with Dutch/clipped ends. In addition the revised plan includes a conceptual landscape plan as requested by the Commission.

B. Consulting Architect

The original and redesigned plans were reviewed by the Town's Consulting Architect, Larry Cannon of Cannon Design Group (Exhibit 14). The consulting architect has provided background for his original analysis of the project in regards to neighborhood compatibility, as well as a review of the modified design. While he could support either approach, his analysis is that the original design is better suited to the neighborhood for the following reasons:

- There is a wide variety of roof types and house sittings within the neighborhood.
- While slightly wider than the other homes immediately nearby, the emphasis on the ground floor helps the residence be sensitive to the adjacent single story residence.
- There is a strong emphasis on the ground floor with the original design.
- The larger gable element shown on the revised plans is quite large when compared to those nearby.
- The width of the house is not out of scale with the neighborhood, so the application is consistent with the direction on page 14 of the Residential Design Guidelines.

C. Trees

The applicant has provided a conceptual landscape plan that has reduced the number of tree removals to five instead of the 11 originally proposed and/or recommended from the Town's consulting arborist. In addition, the plan shows one tree (a Japanese Maple) to be transplanted onsite, and 18 new trees (24" to 48" box) to be planted onsite (Exhibit 16). Staff would like to note that the design is conceptual and is meant to show the change in the tree removals and the intent of the property owner to install substantial landscaping in the front yard. The trees that are specifically required to remain and to be planted per the conditions of approval are those shown on the proposed site plan sheet A-1 of Exhibit 13 or 16. Please note that the conceptual improvements in the rear yard shown on the conceptual landscape plan have not been reviewed for consistency with Town Codes or Standards and therefore cannot be conditioned as a final landscape plan.

PUBLIC COMMENT:

Staff received one additional letter of support from the neighbors at 361 Pennsylvania Avenue (Exhibit 15).

CONCLUSION AND RECOMMENDATION:

A. Conclusion

Based on the Planning Commission's direction and the response from the Town's Consulting architect, staff could support the approval of either design. As discussed above and within the latest report by Larry Cannon, the consulting architect provided justification that the original design is better suited to the neighborhood; however, either design will fit well into the existing neighborhood. The applicant is willing to implement either plan.

B. Recommendation

Staff recommends the Planning Commission approve the application and take the following actions:

1. Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the required findings as required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence (Exhibit 2); and
3. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture & Site application (Exhibit 2); and
4. Determine that the project is in compliance with the Single and Two Family Residential Design Guidelines; and
5. Approve the Architecture & Site Application S-12-028 subject to the attached conditions (Exhibit 3) and the development plans (Exhibit 13 or 16).

Prepared by:
Marni F. Moseley, AICP
Associate Planner

Approved by:
Wendie R. Rooney
Director of Community Development

WRR:MM:ct

cc: Dave and Cynthia Lazares, 16795 Lark Avenue, Suite #106, Los Gatos CA 95032

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ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED
AUG 2 - 2012
TOWN OF LOS GATOS
PLANNING DIVISION

July 31, 2012

Ms. Marni Moseley
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 357 Pennsylvania Avenue

Dear Marni:

I reviewed the revised applicant drawings which were prepared in response to the Planning Commissioners' comments. I am repeating the Neighborhood Context portion of the last review letter to provide that contextual information in this review as well. My comments and recommendations are as follows:

Neighborhood Context

The site is located in an established older neighborhood with a wide mix of home sizes and architectural styles. All homes have a strong relationship with the fronting streets, and all have substantial mature landscaping. Photos of the site and surrounding neighborhood are shown below and on the following page.

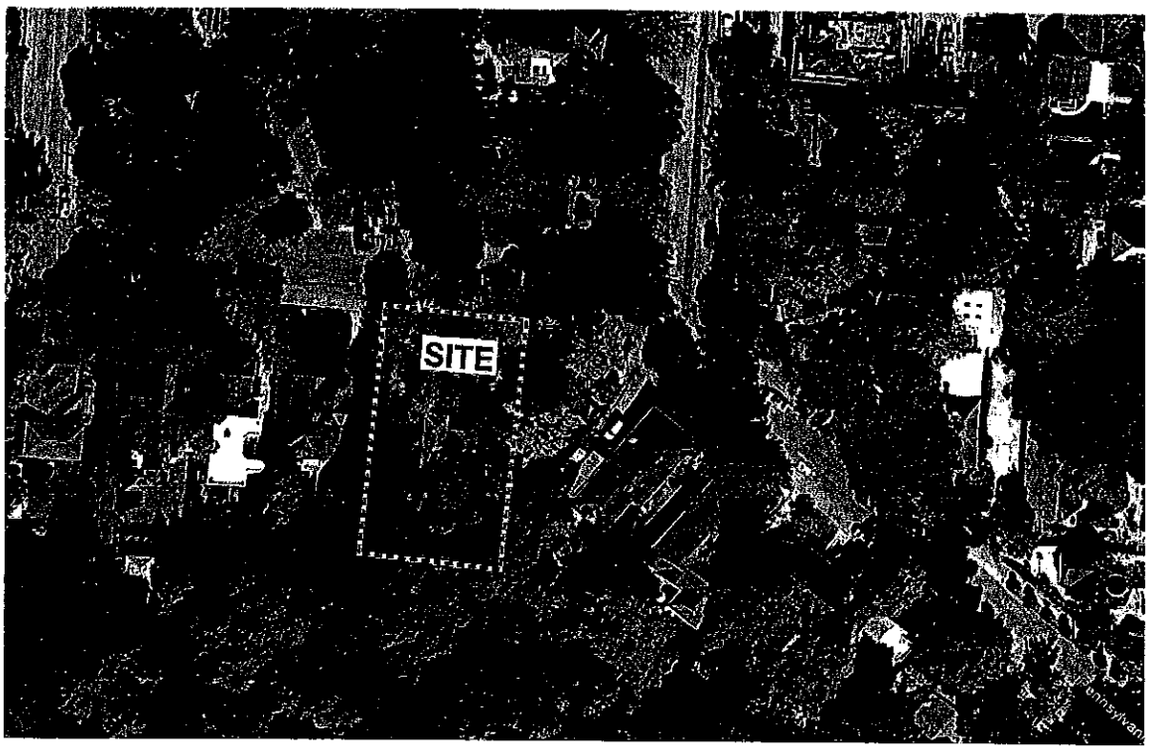
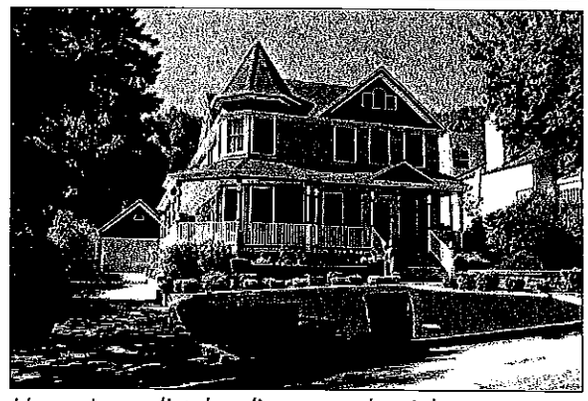


EXHIBIT 14

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

The Site

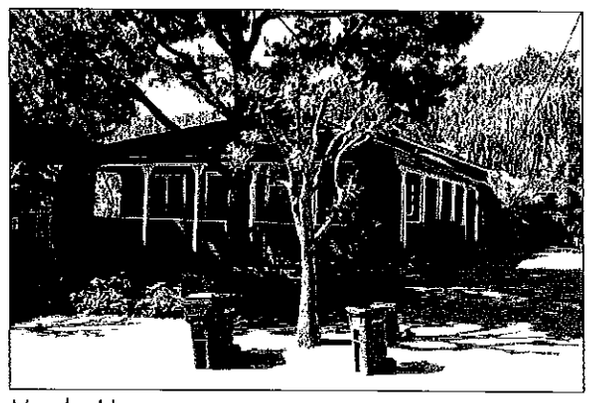


House immediately adjacent to the right

House immediately adjacent to the left

Nearby House

Nearby House



Nearby House

Nearby House

Nearby House

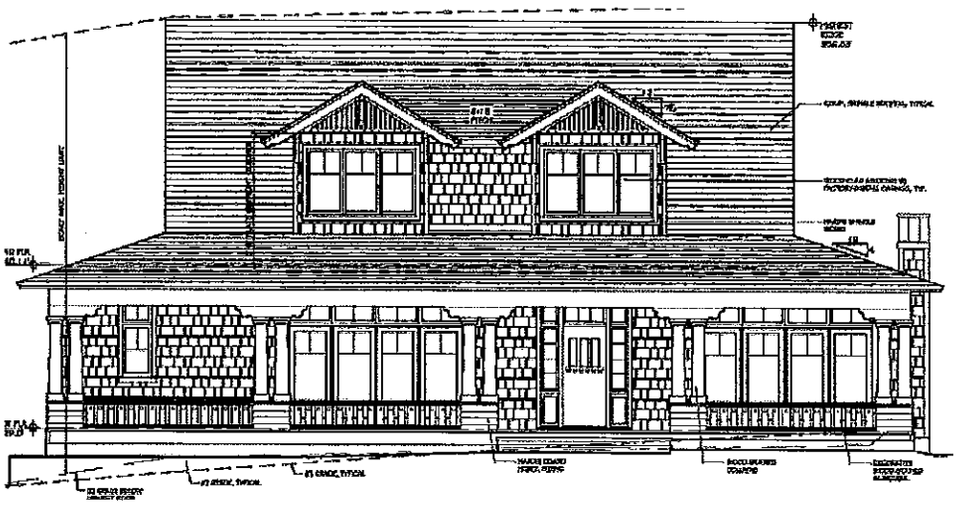
Issues and Recommendations

My conclusion in the earlier review was that the house was well designed with traditional forms, quality materials, and good details. I had only one recommendation which related to the amount of paving in the front setback. The recommendation was that, at a minimum, the paving up to the driveway gate should be changed to a modular paving, and I suggested that it would also be appropriate to reduce the amount of paving in the front setback, and replace it with landscaping. I noted in the revised drawings that the driveway has been noted as *Permeable Driveway*, but the material was not specified. My recommendation would be to require a modular material or one acceptable to staff that has a very high quality appearance since it includes use for parking in the front setback.

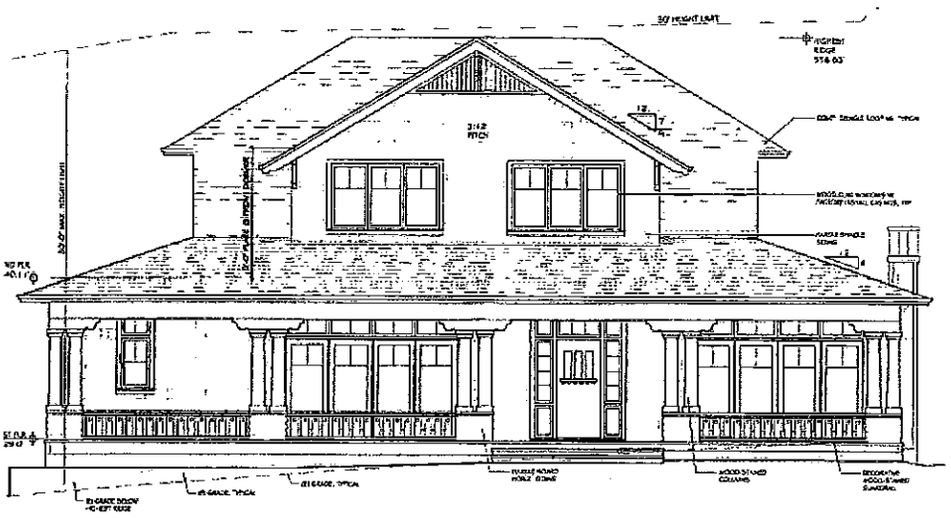
With regard to the Planning Commission's review of the project, it is my understanding that there were two specific concerns as follows:

- *Gable ends usually face the street in this neighborhood while the proposed design had the roof orientation parallel to the street.*
- *The neighborhood footprint pattern is rectangular shaped with the short end facing the street (specifically sheet 14 in the Residential Design Guidelines).*

The applicant has responded with a design change on the front elevation to provide a larger second floor gable element facing the street. In looking at the revision and comparing it to the previous design, my feeling is that either one of the designs would be acceptable. However, I have reasons why I believe that the original design would be a better option. I will summarize those reasons at the conclusion of this review letter, but I thought it might be useful to staff and the Commission to explain the evaluation process that I went through in concluding that the previous design was appropriate for the neighborhood.

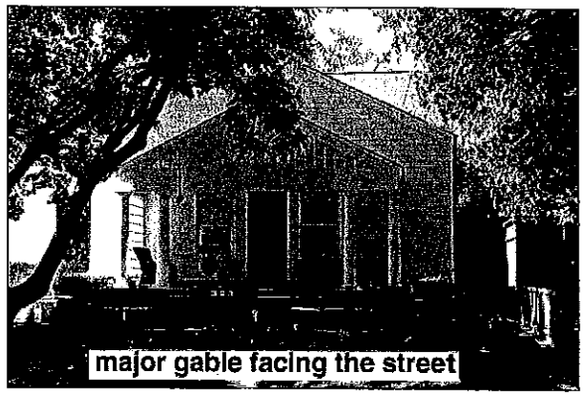


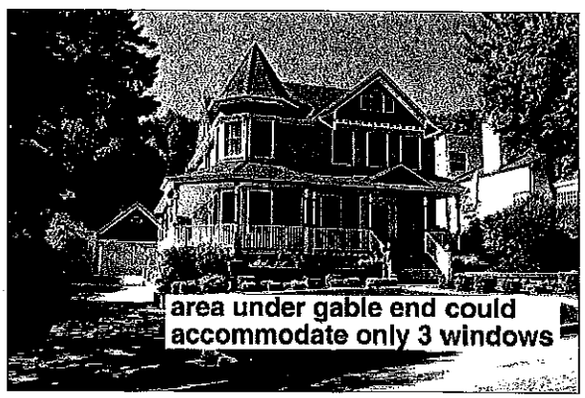
Previous Front Elevation

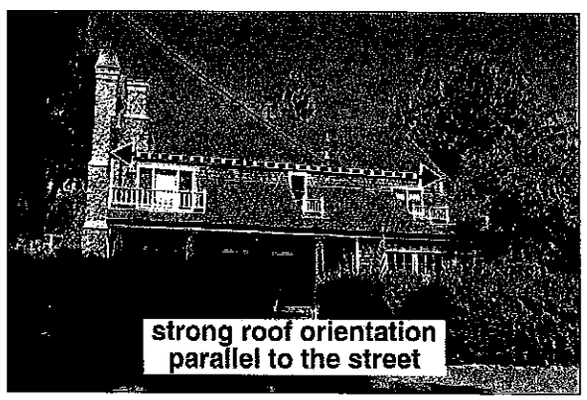


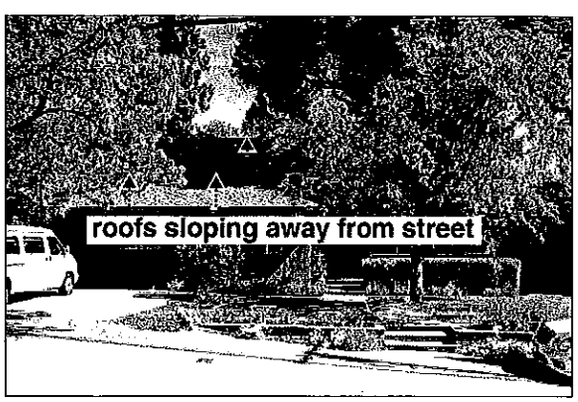
Currently Proposed Front Elevation

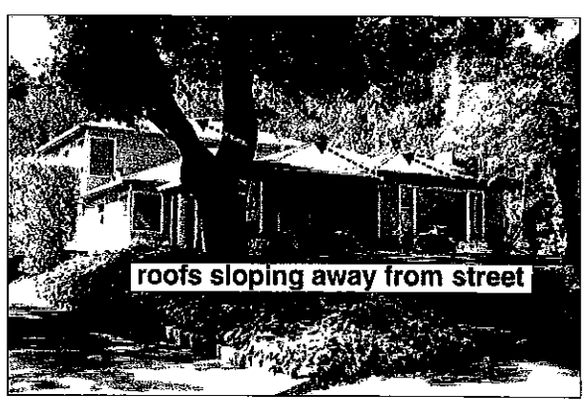
As I walked the immediate neighborhood, my reaction was that there was a wide variety of roof types, and that the spacing of the homes and substantial vegetation filtered many of the views to the houses. There were a couple of homes with large gable ends facing the street, but overall there were many more with hip roofs, ridges parallel to the street or relatively small gable ends as part of the street facade. Significant ones are shown annotated below.







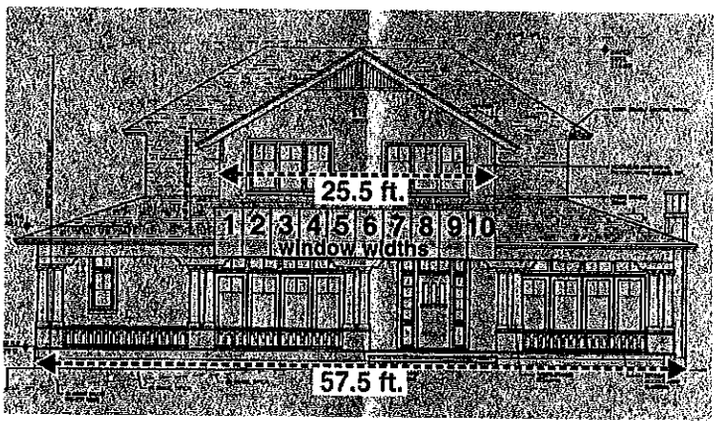




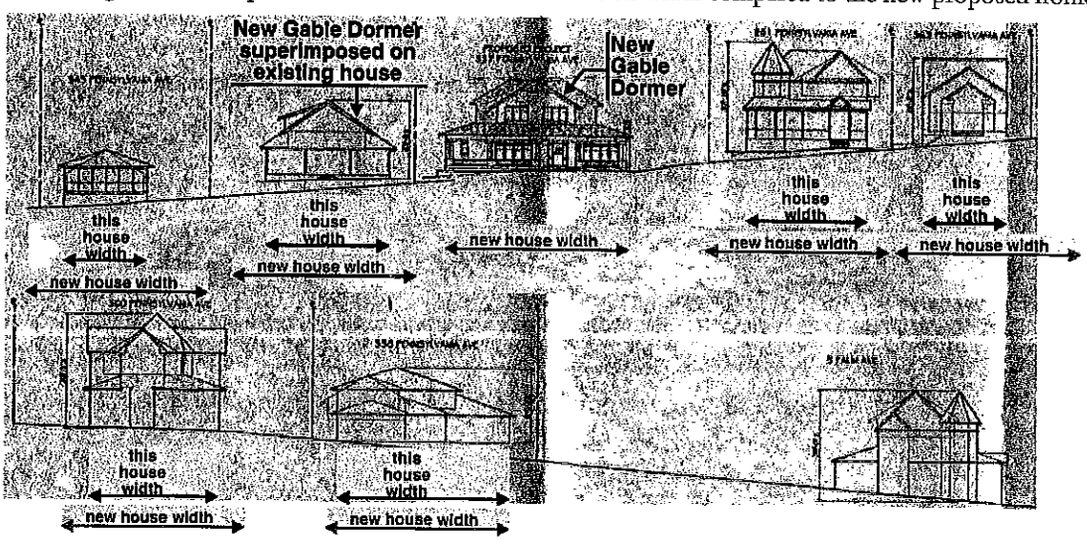
One of the reasons that I felt the previous design was a good one for the neighborhood was the strong emphasis on the ground floor and the relatively small size of the second floor dormer element (See previous streetscape diagram below).

This seemed to me to be a well balanced design. Although the proposed house was a bit wider than some others in the immediate neighborhood, this emphasis on the ground floor level seemed a good way to fit into the neighborhood, and to also be sensitive to the one-story homes nearby.

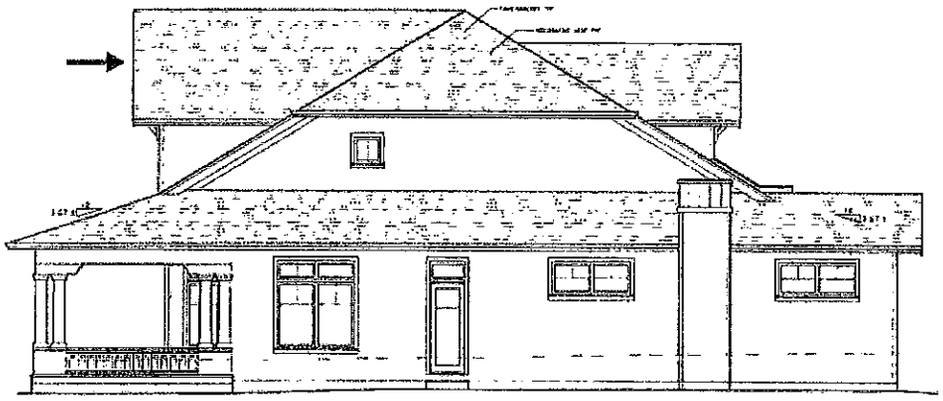
The concern with the new proposed design is that the second floor gable element is quite large - in some cases almost as wide as the full house on nearby smaller homes. Front elevation dimensions are shown on the diagram immediately below. Note the information on the gable width in terms of multiple window widths, and refer back to the notes on the photos of neighborhood houses on the previous page.



To put this in perspective, the new streetscape diagram below shows the proposed street-facing gable superimposed on each home in the immediate neighborhood to give some sense of its scale compared to the other homes. Also shown on this diagram is a comparison of each homes front elevation width compared to the new proposed home.



The side elevation diagram below also shows the relative bulk of the proposed second floor dormer.



My feeling is that this is not the best option for fitting the house into the neighborhood. Compared to the previous design, I feel that the second floor mass is too large, the width of the dormer is out of scale with the surrounding homes, and the large second floor element detracts from the very well designed ground floor porch. My recommendation would be to go with the previous design. However, as noted earlier, reasonable people could disagree with this assessment, and approval of this currently proposed design would not be a major mistake.

Marni, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry Cannon

Dennis Chambers

Subject: FW: 357 Pennsylvania

RECEIVED

AUG 3 - 2012

TOWN OF LOS GATOS
PLANNING DIVISION

To: Marcia Jensen, Chair of the Planning Commission and
Members of the Planning Commission

From: Heather Roberts and Dennis Chambers
361 Pennsylvania Ave (the property on the uphill side of the applicants proposed home)
Los Gatos

Ref: The proposed home at 357 Pennsylvania Architecture and Site Application

Ladies and Gentlemen, the proposed project:

1. Will get rid of a run down and abandoned home with the accompanying weed infested landscaping.

2. Will improve the visual character of the site with a well-designed "Los Gatos" style single family home designed by one of the premier Los Gatos architects.

3. Will add to the current inventory of two story homes that are common on Glen Ridge, Hernandez, Peralta, Palm, Pennsylvania, Walnut, Ellenwood, etc. The home is totally consistent with the neighborhood.

4. Was unanimously approved by the towns planning staff which one would think has the best interests of the town as their number one goal. This project was also given a glowing recommendation by the Town's architect which I believe was in your package.

5. Has been designed with extended setbacks and house design to avoid overcrowding the neighbor at 347 Pennsylvania. A ten foot set back from the first floor and a 20 foot set back from the second floor. (Remember, the other option is for the applicant to do away with building his own home, over the two lots, and build two for sale residences. One can be assured the setbacks will be the minimum and the vertical walls of the two homes will not give relief to the downhill neighbor).

6. Has the home located 20 feet back from the street, plenty of setback, as is our home and most of the neighbor's homes.

7. The project is not seeking any wavers or variances from the Town's ample supply of building regulations.

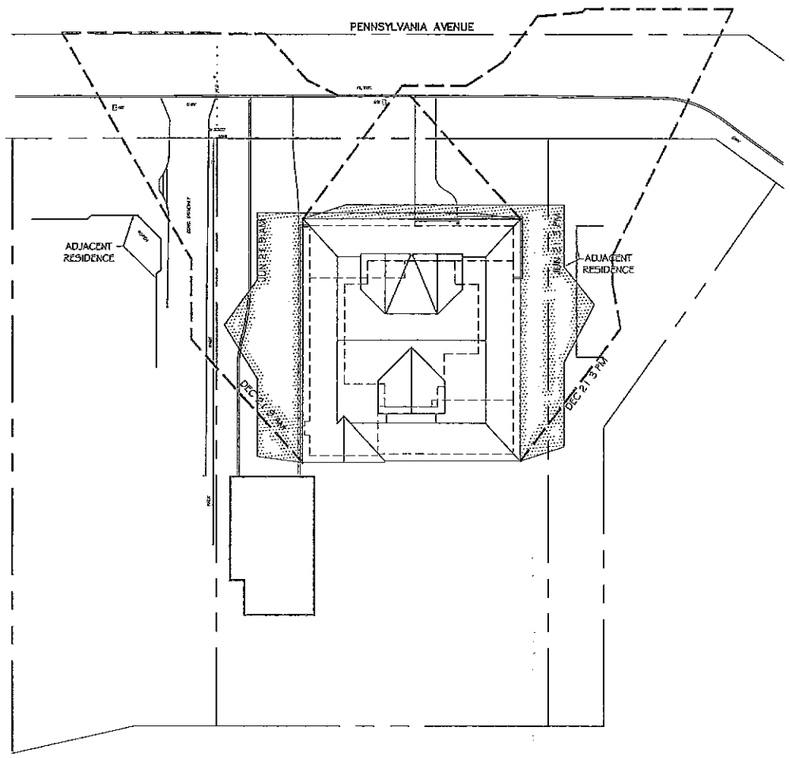
8. Any planned removal of trees or brush will only add to the betterment of the existing condition of the site. Remember, the Town's arborist has recommended which trees to be removed and how many trees to be planted; and then, approved again by your planning staff. In fact, the applicants will be saving 4 large trees, on the street frontage, rather than remove the trees as per the Town arborist's suggestion. After reviewing the landscaping plan, it appears not only

EXHIBIT 15

is the applicant wanting to save trees that the Town's arborist recommended removing but seems to be adding more trees than are required by the Town ordinance.

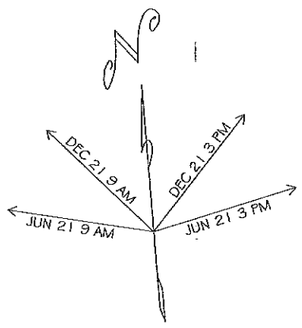
In summary, and as an adjacent neighbor, we strongly recommend the Planning Commission approve the project to move forward at its August 22nd meeting. Allowing one or two perennial antagonists to prevail, because they like to tell the Town how "they" visualize the Town should look, goes against everything that makes Los Gatos a desirable place to live. Please remember, this project has been in the works for 9 months plus; has cost the owners over $100,000 to date; meets every rule and regulation required by the planning staff; and, is consistent with the two story homes so common on every nearby street.

Dennis Chambers
361 Pennsylvania Ave
Los Gatos, Ca



SOLAR SHADOW STUDY 1"=20'-0"

SOLAR SHADOW TABLE			
DATE	TIME	ALTITUDE	AZIMUTH
DEC 21	9 AM	14	42
DEC 21	3 PM	14	42
JUN 21	9 AM	47	77
JUN 21	3 PM	47	77



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JUL 24 2012

TOWN OF LOS GATOS
PLANNING DIVISION

S-12-028

PROJECT DATA

PROJECT DESCRIPTION:
DEMOLISH ALL EXISTING BUILDINGS;
- MAIN UNIT 1,042.7 SF
- 2ND UNIT 385.5 SF
- DETACHED GARAGE 700.2 SF (2-STORY)
- SHED 81.9 SF

AND ADDING 2-STORY HOUSE.

PROJECT ADDRESS: 357 PENNSYLVANIA AVENUE

APN: 510-041-069 & 510-041-070

LOT SIZE: 16,271 SF

AVERAGE LOT SLOPE: 15.5%

SLOPE REDUCTION: 21%

NET LOT AREA FOR FAR: 12,854.1 SF

ZONING DISTRICT: R-1:8

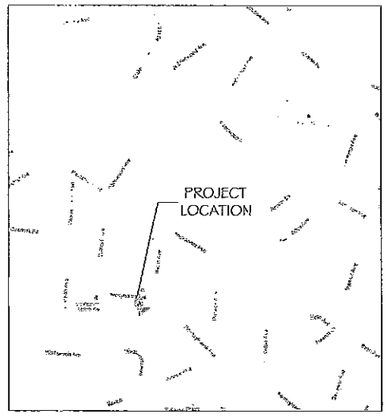
ALLOWABLE FLOOR AREA: 3,697 SF

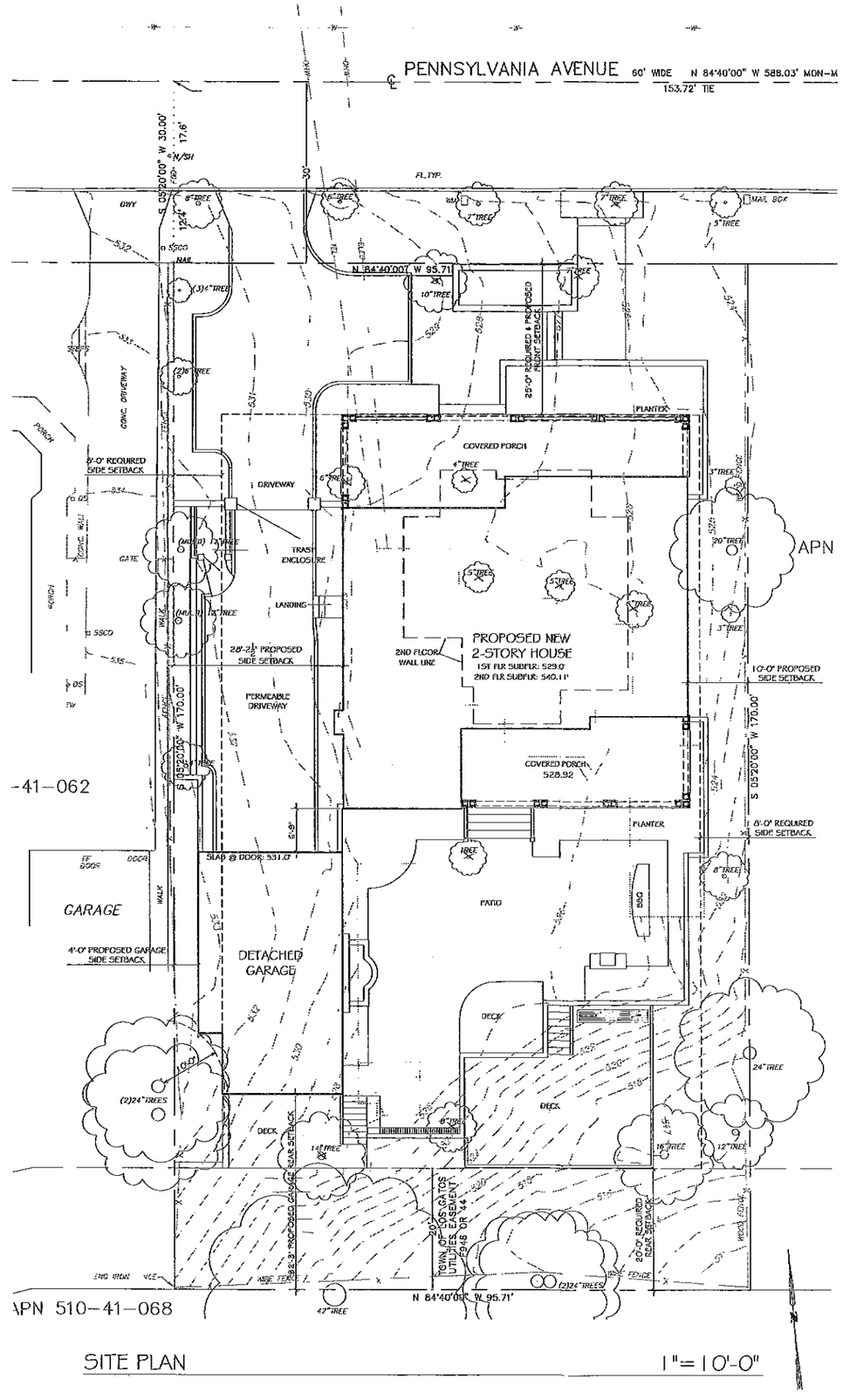
ALLOWABLE GARAGE AREA: 1,003 SF

BUILDING AREA

MAIN HOUSE	
1ST FLR	2,501.5
2ND FLR	1,195.1
TOTAL	3,696.6
DETACHED GARAGE	920
COVERED PORCHES	1,237.3

VICINITY MAP





SITE PLAN 1"=10'-0"

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5959

REVISIONS	BY
1 6-26-12	EL
7-19-12	

PRELIMINARY SET	
DESIGN REVIEW SET	✓
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

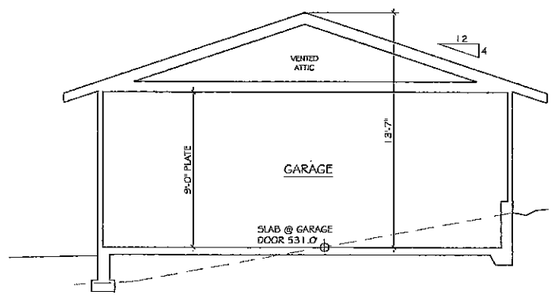
A PROPOSED NEW 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS CALIFORNIA

DATE:	3-8-12
SCALE:	AS NOTED
DRAWN:	EUCS/DB/KD
JOB:	LAZARES - PENN
SHEET	

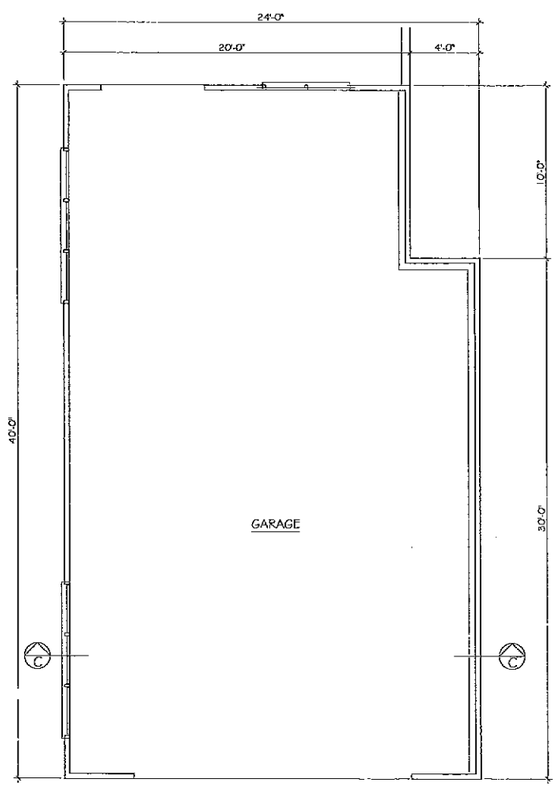
A1

OF 8 SHEETS

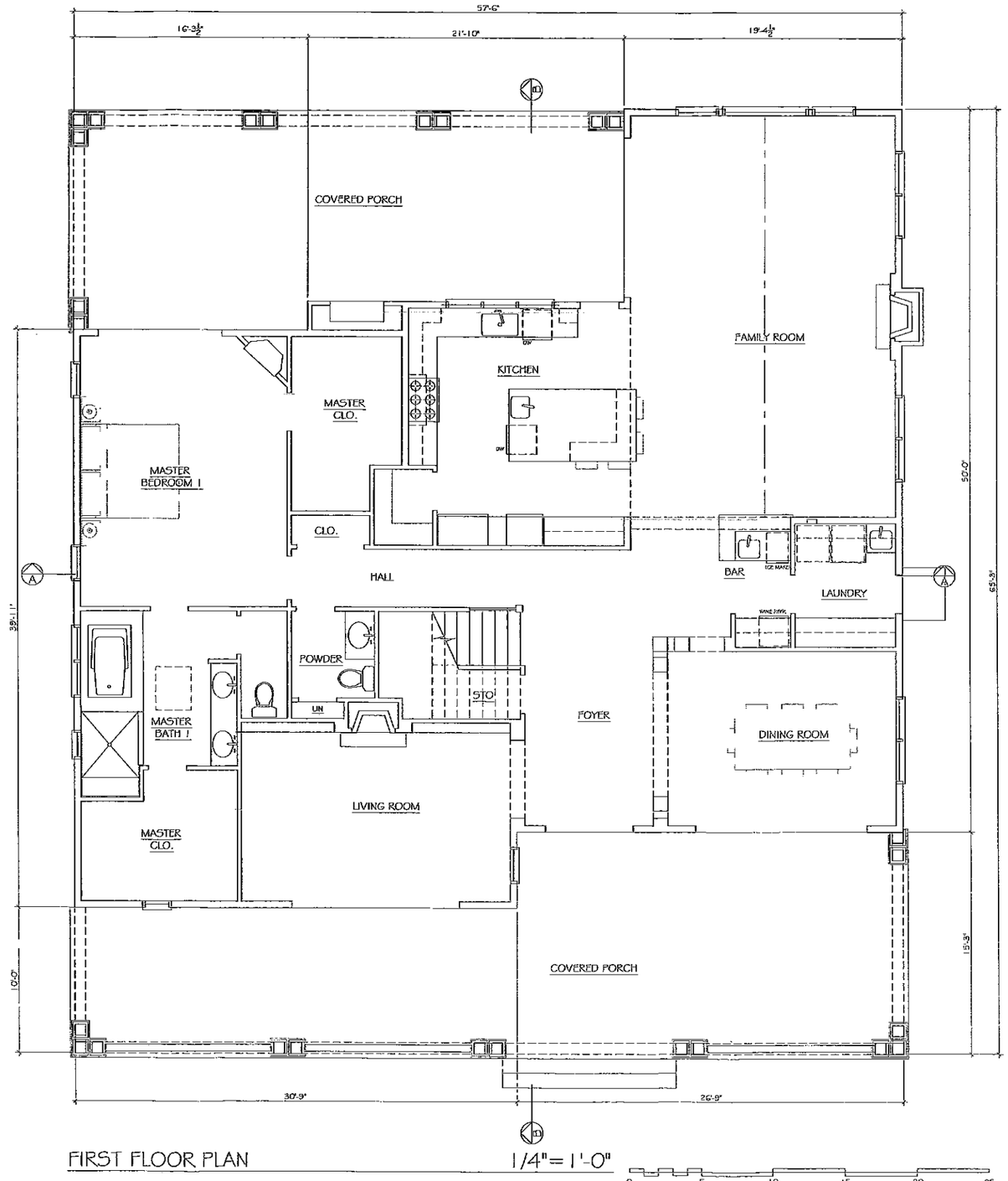
EXHIBIT 16



SECTION C-C 1/4"= 1'-0"



GARAGE PLAN 1/4"= 1'-0"



FIRST FLOOR PLAN 1/4"= 1'-0"

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

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BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
1 6-26-12	EL

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS CALIFORNIA

DATE:	3-8-12
SCALE:	AS NOTED
DRAWN:	EL/CS/DB/KD
JOB:	LAZARES - PENN
SHEET	

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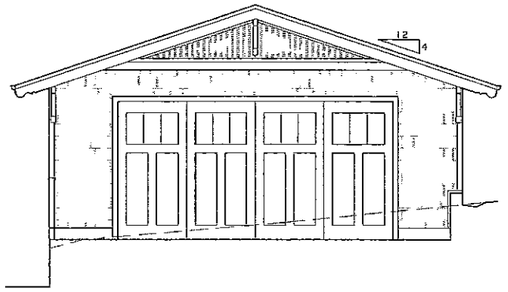
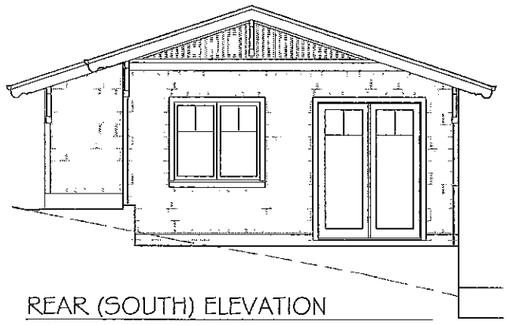
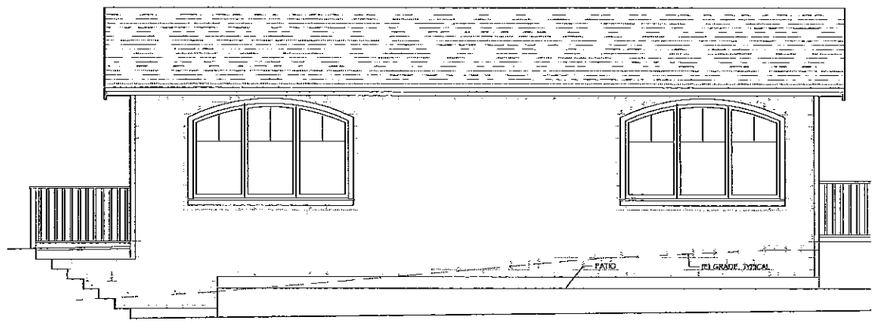
OF 8 SHEETS



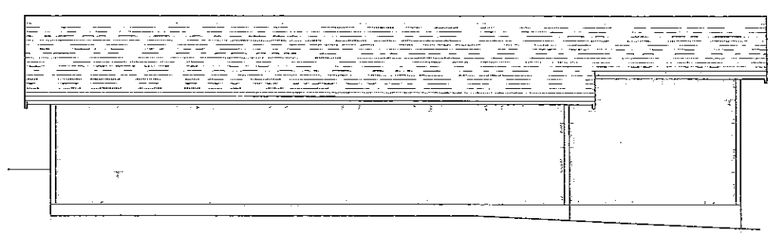
FRONT (NORTH) ELEVATION
1/4" = 1'-0"



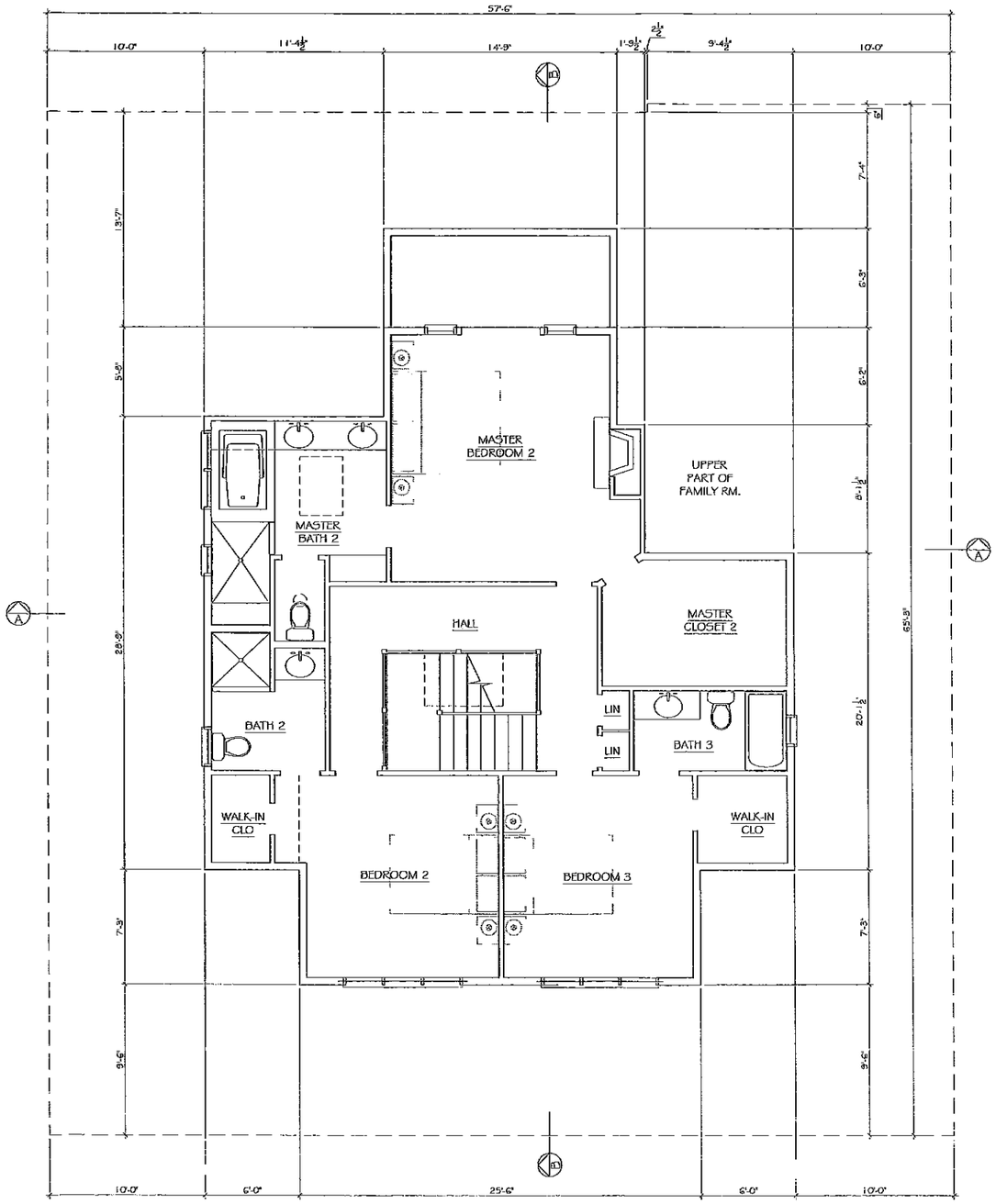
REAR (SOUTH) ELEVATION
1/4" = 1'-0"



LEFT-SIDE (EAST) ELEVATION 1/4"= 1'-0"



RIGHT-SIDE (WEST) ELEVATION 1/4"= 1'-0"



SECOND FLOOR PLAN 1/4"= 1'-0"

0 5 10 15 20 25

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT
801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
1 6-26-12	EL

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

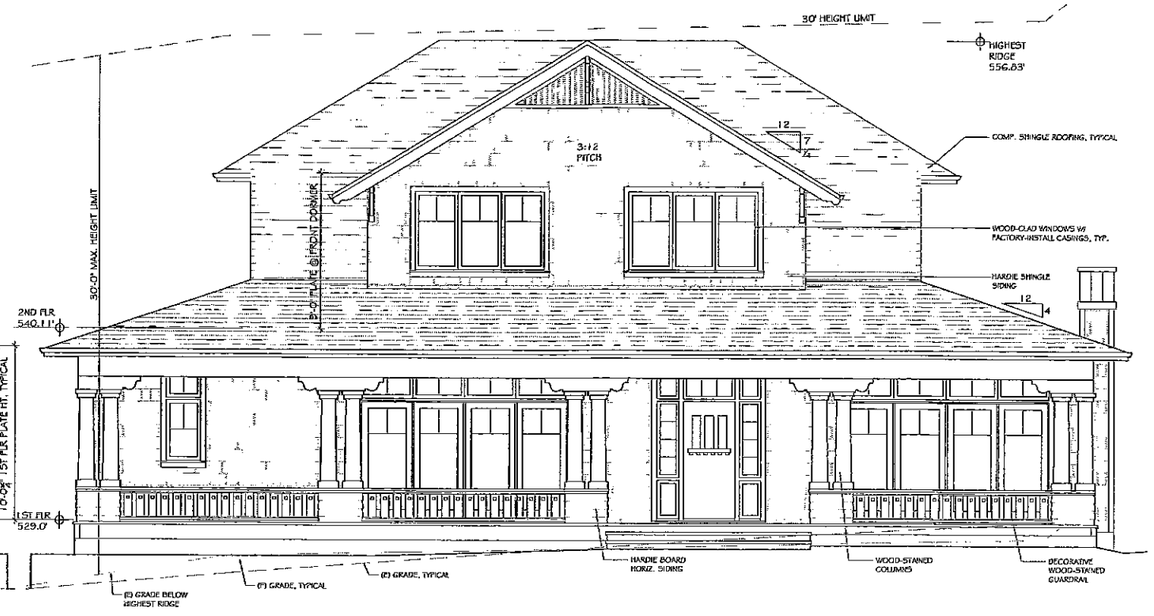
A PROPOSED NEW 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS ▫ CALIFORNIA

DATE:	3-8-12
SCALE:	AS NOTED
DRAWN:	EL/CS/DE/KD
JOB:	LAZARES - PENN
SHEET	

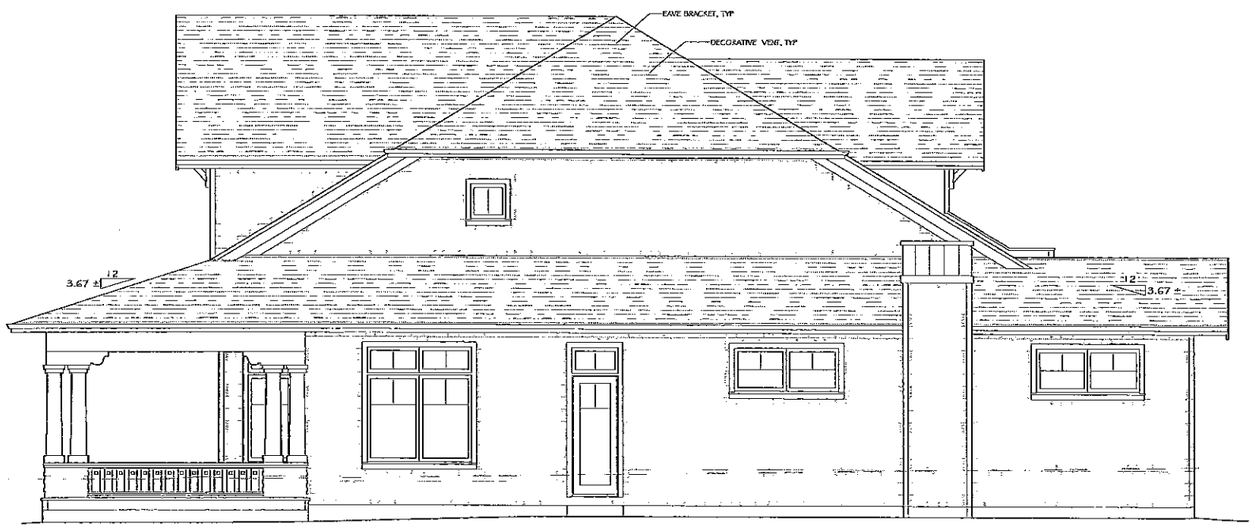
A3

OF 8 SHEETS

LEFT-SIDE (EAST) ELEVATION 1/4"= 1'-0"



FRONT (NORTH) ELEVATION 1/4"= 1'-0"



RIGHT-SIDE (WEST) ELEVATION 1/4"= 1'-0"

REAR (SOUTH) ELEVATION 1/4"= 1'-0"

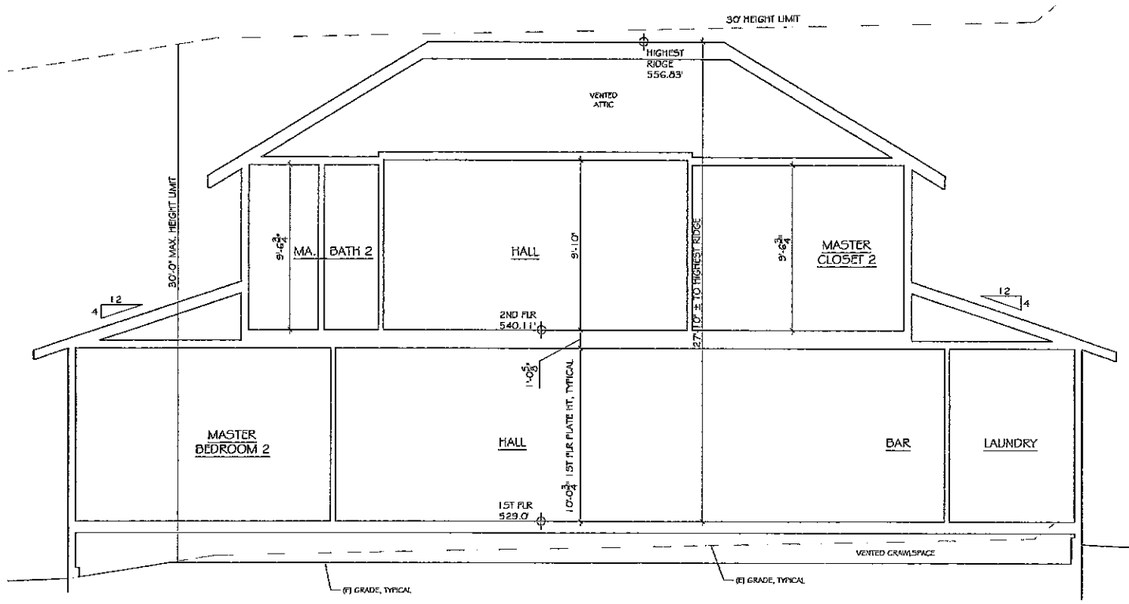
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

REVISIONS	BY	REVISIONS	BY
1 6-26-12	B.		

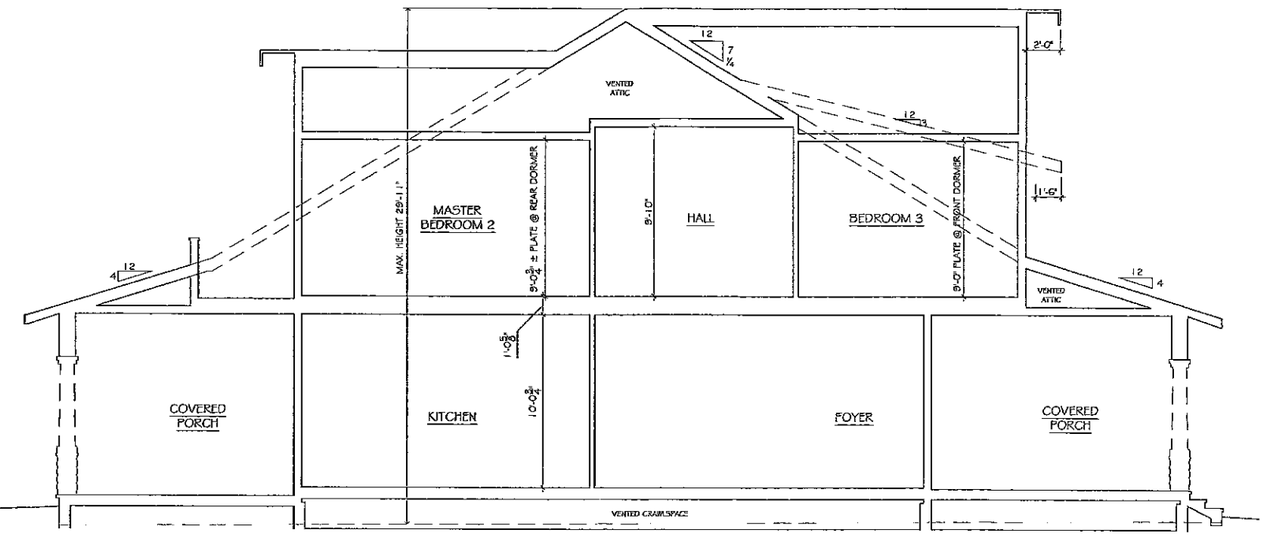
DRAWINGS PREPARED BY
CHRIS SPAULDING
□ ARCHITECT □
908 CAMELIA ST., UNIT B, BERKELEY, CA 94710
(PHONE) 510 527-5097 (FAX) 510 527-5099

A PROPOSED 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS □ CALIFORNIA

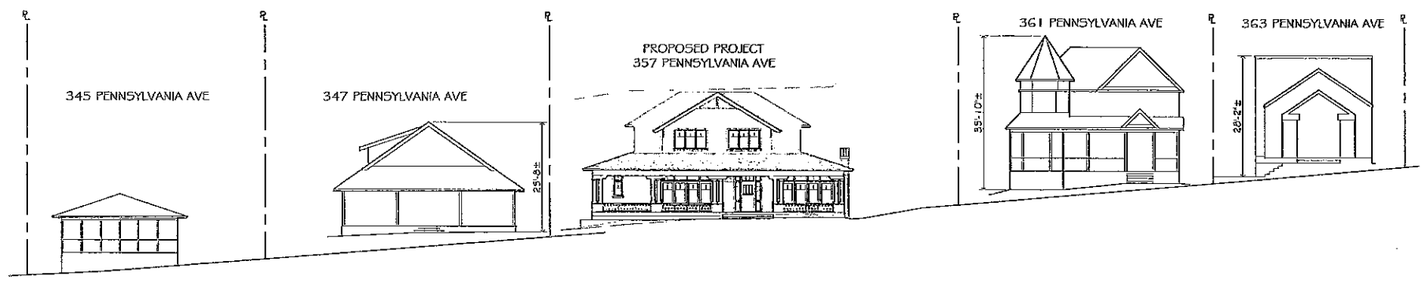
DATE: 3-8-12	SHEET
SCALE: AS NOTED	A4
DRAWN: DB/DJ/CS/KD	
JOB: LAZARE'S - PENN	OF 8 SHEETS



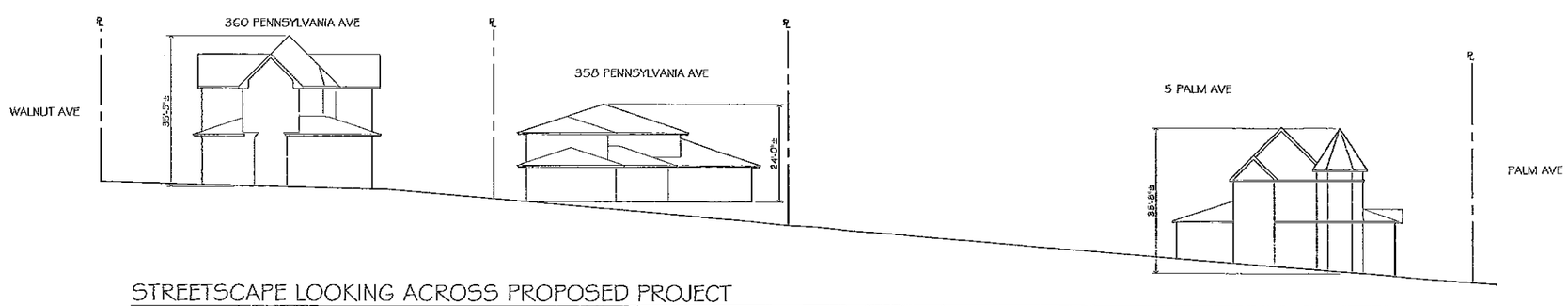
SECTION A-A 1/4"= 1'-0"



SECTION B-B 1/4"= 1'-0"



STREETSCAPE LOOKING TOWARDS PROPOSED PROJECT
No Scale



STREETSCAPE LOOKING ACROSS PROPOSED PROJECT
No Scale

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

REVISIONS	BY	REVISIONS	BY
1 6-26-12	EL		

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT
[illegible]

A PROPOSED 2-STORY RESIDENCE
357 PENNSYLVANIA AVE
LOS GATOS CALIFORNIA

DATE: 3-8-12	SHEET
SCALE: AS NOTED	A5
DRAWN: DB/EL/CS/KD	
JOB: LAZARES - PENN	OF 8 SHEETS

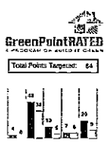
GREEN POINT RATED CHECKLIST

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (9), Resources (9), and Water (9); and meet the prerequisites A.2.a, H.1a., I.2., J.1., and O.6.

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 84



This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "No" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

Single Family New Home v 4.2 / 2013 Title 24

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE	Possible Points						
Yes	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
Yes	a. Protect Topsoil and Areas after Construction	2	1		1		
Yes	b. Limit and Criticize Construction Footprint for Maximum Protection	1			1		
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Recycle/Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y			R		
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0		2			
TBD	c. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0		2			
	3. Use Recycled Content Aggregate (Minimum 25%)						
Yes	a. Walkway and Driveway Base	1		1			
Yes	b. Roadway Base	1		1			
TBD	4. Cool Site: Reduce Heat Island Effect On Site	0	1				
	5. Construction Environmental Quality Management Plan, Dust Control, and Pre-Occupancy Flush-Out (This credit is a requirement associated with JA: EPA IAP)						
Yes	a. Dust control and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1		1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite in JA6)	0		1			
	Total Points Available in Site = 12	1					
B. FOUNDATION	Possible Points						

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	1. Replace Portland Cement Concrete with Recycled Fly Ash Blend Slag (Minimum 25%)	0		2			
TBD	2. Use Fiber Reinforced Shallow Foundation In Cold Areas (CBC Climate Zone 16)	0		2			
Yes	3. Use Stress Resistant Construction (This credit is a requirement associated with JA: EPA IAP)	2		2			
TBD	4. Install a Foundation Drainage System (This credit is a requirement associated with JA: EPA IAP)	0		2			
Yes	5. Moisture Controlled Crawlspace (This credit is a requirement associated with JA: EPA IAP)	2		2			
	6. Design and Install Structural Pest Control						
TBD	a. Install Termite Shields & Seal/Caulk All Exterior Wood-to-Concrete Connections	0		1			
TBD	b. All Plants Have Fresh, Basal, or Stem Leaves At Least 18 Inches from Foundation	0		1			
	Total Points Available in Foundation = 10	4					
C. LANDSCAPE	Possible Points						
45%	(Items in the % of landscape area. (Projects with less than 15% of the total site area (i.e. area for living) or landscape area are capped at 5 points for the following measures: C1 through C7 and C9 through C11.						
Yes	1. Grow Plants by Water Needs (Hydrozones)	2		2			
TBD	2. Match All Planting Beds to the Greater of 2 Inches of Local Water Ordinance Requirement	0		2			
	3. Construct Resource-Efficient Landscape						
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted	0		1			
TBD	b. No Plant Species Will Require Shearing	0		1			
TBD	c. 75% of Plants Are Drought Tolerant, California Native or Mediterranean Species or Other Appropriate Species	0		3			
	4. Minimize Turf in Landscape Installed by Builder						
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2		2			
TBD	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0		4			
TBD	5. Plant Shade Trees	0	1	1			
	6. Install High-Efficiency Irrigation Systems						
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0		2			
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3		3			
TBD	c. Incorporate Two Months of Consumption Data Into Site for 12 Months of Bill	0		3			
	7. Rain Water Harvesting System						
TBD	a. Cistern(s) to Less Than 750 Gallons	0		1			
TBD	b. Cistern(s) to 750 to 2,000 Gallons	0		1			
TBD	c. Cistern(s) to Greater Than 2,000 Gallons	0		1			
TBD	8. High Efficiency Toilets Uses Recycled Wastewater	0		1			
TBD	9. Submeter for Landscape Irrigation	0		1			
	10. Design Landscape to Allow Water Budget						
TBD	a. Install Irrigation System That Will Be Operated at 80% Reference ET (Prerequisite for Credit an. D1, and D2.)	0		1			

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Install Irrigation System That Will Be Operated at 60% Reference ET (Prerequisite for Credit an. C1, C2, and C6a or C6b.)	0		1			
TBD	11. Use Environmentally Preferable Materials for 50% of Non-Plant Landscape Elements and Fencing						
	A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content	0		1			
	E) Plants Listed in F1 Local						
TBD	12. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	0	1				
	Total Points Available in Landscape = 35	7					
D. STRUCTURAL FRAME & BUILDING ENVELOPE	Possible Points						
	1. Apply Optimal Value Engineering						
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0		3			
TBD	b. Door and Window Headers are Sized for Load	0		1			
TBD	c. Use Only Single Stud Backing for Load	0		1			
	2. Construction Material Efficiencies						
TBD	a. Wall and Floor Assemblies (Excluding Sized Wall Assemblies) are Delivered Precut/Kit from Supplier (Minimum of 50% Excluding Fence)	0		2			
TBD	b. Window Components Are Delivered Assembled to the Site (Minimum 25%)	0		1			
	3. Use Engineered Lumber						
Yes	a. Engineered Beams and Headers	1		1			
Yes	b. Wood I-Joists or Web Trusses for Floors	1		1			
TBD	c. Engineered Lumber for Roof Rafters	0		1			
TBD	d. Engineered Panel Alternate Stud for Vertical Applications	0		1			
TBD	e. Oriented Strand Board for Subfloor	0		1			
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0		1			
TBD	4. Structural Insulation	0	1				
	5. Use FSC-Certified Wood						
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0		4			
TBD	b. Engineered Lumber (Minimum 40%)	0		3			
	6. Use Sized Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors	0		2			
TBD	b. Walls	0		2			
TBD	c. Roofs	0		1			
TBD	7. Energy Heels on Roof Trusses (50% of ROC Insulation Heels at Outside Edge of Exterior Wall)	0		1			
	8. Install Overhangs and Gutters						
Yes	a. Minimum 16-Inch Overhangs and Gutters	1		1			
Yes	b. Minimum 24-Inch Overhangs and Gutters	1	1				
	9. Reduce Pollution Entering the Home from the Garage						
Yes	(This credit is a requirement associated with JA: EPA IAP)	1		1			
Yes	a. Install Energy Efficient Fan Off Switch in Attached Garage	1		1			
Yes	b. Apply Seal the Air Barrier Garage and Living Area (Performance Test Required)	0		1			
	Total Points Available in Structural Frame and Building Envelope = 38	4					

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
E. EXTERIOR	Possible Points						
TBD	1. Use Environmentally Preferable Decking	0		2			
TBD	2. Flashing Installation Techniques Approved and Third-Party Verified (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	3. Install a Rain Screen Wall System	0		2			
Yes	4. Use Durable and Non-Combustible Siding Materials	1		1			
Yes	5. Use Durable and Fire Resistant Roofing Materials or Assembly	2		2			
	Total Points Available in Exterior = 8	3					
F. INSULATION	Possible Points						
	1. Install Insulation with 25% Recycled Content						
TBD	a. Walls	0		1			
TBD	b. Ceilings	0		1			
TBD	c. Floors	0		1			
	Total Points Available in Insulation = 3	0					
G. PLUMBING	Possible Points						
	1. Distribute Domestic Hot Water Efficiently (Max. 3 points, G1a, is a Prerequisite for G1b-e)						
TBD	a. Install in All Hot Water Pipes (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	b. Use Engineered Parallel Plumbing	0		1			
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0		1			
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		2			
TBD	e. Use Central Core Plumbing	0		1	1		
	2. Water Efficient Fixtures						
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 60 psi, (include showerheads rated at maximum flow rate) (CALGreen code if applicable)	3			3		
Yes	b. High Efficiency Bathroom Faucets ≤1.5 gpm at 60psi (CALGreen code)	1		1			
Yes	c. High Efficiency Kitchen Faucets ≤1.5 gpm at 60 psi (CALGreen code if applicable)	1		1			
Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2			2		
	Total Points Available in Plumbing = 12	7					
H. HEATING, VENTILATION & AIR CONDITIONING	Possible Points						
	1. Properly Design HVAC System and Perform Diagnostic Testing						
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) (This credit is a requirement associated with JA: EPA IAP)	4	4				
TBD	b. Test Total Supply Air Flow Rate (This credit is a requirement associated with JA: EPA IAP)	0	1				
TBD	c. Third Party Testing of Mechanical Ventilation Rates to ASHRAE 62.2	0	1				
	2. Install Properly Sized Equipment						
TBD	(This credit is a requirement associated with JA: EPA IAP)						
TBD	a. Furnace	0		2			
TBD	b. Water Heaters	0		2			
TBD	3. Install High Performance Zone Ductless Radiant Heating	0	1	1			

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	6. High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	0	1				
	7. Design and Install Effective Ductwork						
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1			
TBD	b. Use Duct Mastic on All Duct Joints and Seams (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	c. Pressure Test on the Ductwork System (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	8. Install High Efficiency HVAC Motor (NEMA Eff) (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	9. No Fireplace Or Install Sealed Gas Fireplace(s) with Efficiency Rating 140% using CSA Standards (This credit is a requirement associated with JA: EPA IAP)	0		1			
Yes	10. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1		1			
TBD	11. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
Yes	a. Install ENERGY STAR Ceiling Fans & Lights in Living Areas & All Bedrooms	0		1			
TBD	b. Install Whole House Fan (Credit Not Available if Attic Cleaned) (CALGreen code if applicable)	0		1			
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		2			
	12. Advanced Mechanical Ventilation for IAQ						
Yes	a. Respond: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (no additionals Title 24 Point 4) (This credit is a requirement associated with JA: EPA IAP)	Y			R		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Zone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0		1			
TBD	c. Outdoor Air Ducted to Bedrooms and Living Areas of Home	0		2			
	13. Install Carbon Monoxide Alarm(s) (for the Connection Appliances in Living Space and No Attached Garage)	1		1			
	(This credit is a requirement associated with JA: EPA IAP)						
	Total Points Available in Heating, Ventilation and Air Conditioning = 37	7					
I. RENEWABLE ENERGY	Possible Points						
TBD	1. Pre-Plumb for Solar Water Heating	0		1			
TBD	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 W of South-Facing Roof	0		1			
0.0%	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset. 1 point per 4% offset	0		25			
	Total Available Points for Renewable Energy = 27	0					
J. BUILDING PERFORMANCE	Possible Points						
	1. Building Envelope Diagnostic Evaluations						
TBD	a. Verify Quality of Insulation & Thermal Bypass Checklist before Drywall (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	b. Houses Passes Blower Door Test (This credit is a requirement associated with JA: EPA IAP)	0		1			

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	c. Blower Door Results are Max 2.5 ACH50 for Unventilated Systems (Supply or Exhaust) or Max 1.0 ACH50 for Balanced Systems (Total Points for JHb. and JHc.)	0		1			
TBD	d. House Passes Combustion Safety Diagnostic Test	0		1			
15%	2. Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24. Points for Every 1% Better Than Title 24)	35	20#				
TBD	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 3 and maximum of 5 points)	0		5			
TBD	4. Obtain EPA Indoor airPlus Certification (Total 4 points, not including Title 24 compliance; not additional)	0		2			
TBD	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	0	1				
	6. Participate in Utility Program with Third Party Plan Review						
TBD	a. Energy Efficiency Program (This credit is a requirement associated with JA: EPA IAP)	0	1				
TBD	b. Renewable Energy Program with Min. 20% Better Than Title 24 (High Performing Home)	0	1				
	Total Available Points in Building Performance = 45+	35					
K. FINISHES	Possible Points						
TBD	1. Design Components to Reduce Trapped Contaminants	0	1				
	2. Use Low VOC or Zero VOC Paint (Maximum 3 Points)						
Yes	a. Low VOC Interior Wall/Ceiling Paint (CALGreen code if applicable) (<50 Grams Per Liter (g/L) VOCs Regardless of Sheen) (This credit is a requirement associated with JA: EPA IAP)	1		1			
TBD	b. Low VOC Interior Trim (Flat/Semi-Flat <50 g/L VOCs Regardless of Sheen)	0		2			
Yes	3. Use Low VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) (This credit is a requirement associated with JA: EPA IAP)	2		2			
Yes	4. Use Low VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	2		2			
TBD	5. Use Recycled-Content Paint	0		1			
	6. Use Environmentally Preferable Materials for Interior Finish						
	A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Percentage as Per F2						
TBD	a. Cabinets (50% Minimum)	0		2			
TBD	b. Interior Trim (50% Minimum)	0		2			
TBD	c. Flooring (50% Minimum)	0		2			
TBD	d. Doors (50% Minimum)	0		2			
TBD	e. Countertops (50% Minimum)	0		2			
	7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) (This credit is a requirement associated with JA: EPA IAP)						
Yes		Y		9			

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	8. Reduce Formaldehyde in Interior Finish – Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Floor (50% Minimum)	0		1			
TBD	b. Cabinets & Countertops (50% Minimum)	0		3			
TBD	c. Interior Trim and Shelving (50% Minimum)	0		1			
TBD	9. After Installation of Finishes, Test of Indoor Air Show Formaldehyde Level <27ppb	0		3			
	Total Available Points in Finishes = 37	5					
L. FLOORING	Possible Points						
	1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)						
	A) FSC-Certified Wood, B) Reclaimed or Reclaimed, C) Rapidly Renewable, D) Recycled-Content, E) Cork, F) Linoleum, G) Bamboo, H) Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs	0		4			
TBD	2. Recycled Glass Tile (Minimum 10%)	0	1				
TBD	3. Low Emitting Flooring (Section 5.504.4.5, CBE Green Label Plus, Floorscore) (This credit is a requirement associated with JA: EPA IAP)	0		3			
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y					
	Total Available Points in Flooring = 8	0					
M. APPLIANCES AND LIGHTING	Possible Points						
Yes	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	0	1		1		
	2. Install ENERGY STAR Clothes Washer						
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3	1		2		
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.1, Water Factor 4.5 or less)	0			2		
	3. Install ENERGY STAR Refrigerator						
Yes	a. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	1	1				
TBD	b. ENERGY STAR Qualified & < 16 Cubic Feet Capacity	0	1				
	4. Install Built-In Recycling Center or Composting Center						
TBD	a. Built-In Recycling Center	0		1			
TBD	b. Built-In Composting Center	0		1			
	5. Install High-Efficiency Lighting and Design Lighting Systems						
TBD	a. Install High-Efficiency Lighting	0	1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0	1				
	Total Available Points in Appliances and Lighting = 13	5					
N. OTHER	Possible Points						
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints (This credit is a requirement associated with JA: EPA IAP)	Y			R		
TBD	2. Pre-Construction IAQ/GHG Meeting with Owner and Subs	0	1				
TBD	3. Remediate/Mitigate Management Staff are Certified Green Building Professionals	0	1				

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	4. Develop Homeowner Education						
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) (This credit is a requirement associated with JA: EPA IAP)	2		1	1		
TBD	b. Develop Educational Walkthrough (Prerequisite in IA1a) (This credit is a requirement associated with JA: EPA IAP)	0		1			
TBD	5. Install a Home System Monitor that Displays in a Time-of-Use Pricing Format	0		1			
	Total Available Points in Other = 8	3					
O. COMMUNITY DESIGN & PLANNING	Possible Points						
	1. Develop With Sites						
TBD	a. Project is an Infill Development	0	1		1		
TBD	b. Homes/Townhomes is Located within 1/2 Mile of a Major Transit Stop	0	2				
TBD	2. Build on Brownfield/Brownfield Site	0	3				
	3. Cluster Homes & Preserve Green Space						
TBD	a. Cluster Homes for Land Preservation	0	1		1		
TBD	b. Conserve Prime Farm or Ranch Land	0	2		2		
	c. Home Size Efficiency	0			5		
	1. Enter Average Unit Square Footage						
	2. Enter Average Number of Bedrooms/Unit						
	4. Design for Walking & Bicycling						
	a. Site Has Pedestrian Amenities Within 1/2 Mile of Community Services:						
	TIER 1: Enter Number of Services Within 1/2 Mile: 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store/Whole Foods Type Store 11) Place of Worship 12) Full Service Supermarket						
	TIER 2: Enter Number of Services Within 1/2 Mile: 1) Bank 2) Post Office 3) Place of Worship 4) Hardware/Garden Supply 5) Pharmacy 6) Medical/Dental Office 7) Restaurant 8) Movie Theater/Entertainment 9) Fitness/Gym 10) Post Office 11) Senior Care Facility 12) Medical/Dental 13) Hair Care 14) Commercial Office or Major Employer 15) Full Scale Supermarket						
	b. 5 Services Listed Above (For 2.5 Services Count as 1/2 Service Value)	0	1				
	c. 10 Services Listed Above (For 2 Services Count as 1/2 Service Value)	0	1				
TBD	5. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 Mile	0	1				
	6. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes and Pedestrian Road-ways; - Two Foot Vehicle Travel Lanes; - Street Crossings Closer to Site and Located Less Than 200 Feet Apart; - Street Have Roundabout Stops, Bulbouts, Raised Crosswalks or Refuge Islands.						
TBD		0	2				
	2. Design for Safety & Social Gathering						
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Areas	1	1				
Yes	b. All Home Front Entrances Can See Front yard Space or Porch from Other Front Doors	1	1				

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	4. Green Finishes Use, Health Issues and Hazardous Materials	0	1				
TBD	a. Development Includes a Social Gathering Space	0	1				
	5. Design for Diverse Households (Ex. is a Prerequisite for 6b. and 6c.)						
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1				
TBD	c. Locate Half-Bath on the Ground Floor	0	1				
TBD	d. Provide Full Functionality on Ground Floor Unit	0	1				
	Total Achievable Points in Community Design & Planning = 30	2	1				
P. INNOVATION	Possible Points						
	1. Site						
	a. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2)	0	1				
TBD	b. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1				
TBD	c. Install Bio-Retention and Filtration Features	0	2				
Yes	d. Route Downspout Through Permeable Landscape	1	1				
TBD	e. Use Non-Leaching Roofing Materials	0	1				
TBD	f. Include Smart Sized Driveway Design	0	1				
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3				
	C. Landscape						
TBD	1. Meet Local Landscape Program Requirement	0			2		
	B. Structural Frame & Building Envelope						
TBD	1. Design, Build and Maintain Structural Pest and Rot Control						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0			1		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or use Preservative-treated Materials) OR Walls are Not Made of Wood	0			1		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements (This credit is a requirement associated with JE: EPA IAP)	0		1	1		
	D. Exterior						
TBD	1. Ventilated Roof (Minimum 25%)	0	1	1			
	E. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Washing Machine at Minimum)	0			1		
TBD	2. Graywater System Installed (Included Washing Machine at Minimum)	0			2		
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0			1		
TBD	H. Contractors or Watchers Fees	0	1		2		
TBD	1. Install Gray Water Heat Recovery System	0		1			
TBD	2. Install a Hot Water Circulating Pump	0		2			
	I. Heating, Ventilation, and Air Conditioning						
TBD	1. Humidity Control Systems (Only in California Inland Climate Zones 1,3,5,8,9) (This credit is a requirement associated with JH: EPA IAP)	0		1			
TBD	2. Design HVAC System to Manual J for Regular Design	0	1				
	J. Finishes						

Lazares Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	1. Harvest from Market Garden (Enter the number of points, up to 3 points)	0		3			
	K. Other						
TBD	1. Enhanced Durability Plan and Third Party Verification of Plan Implementation	0		3			
	2. Educational Signage of Projects Green Features						
TBD	a. Promotion of Green Building Practices	0	1				
TBD	b. Installed Green Building Educational Signage	0	1				
	3. Innovation: List innovation measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved value will be automatically filled in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
	Total Achievable Points in Innovation = 32+	1					
Q. CALIFORNIA CALGreen CODE	Possible Points						
Yes	(Items marked with asterisk are CAL Green measures listed in above Sections A – P of the GreenPoint Rated checklist.	Y		R			
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.						
	For GreenPoint Rated as a code enforcement program, the measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.						
TBD	1. CALGreen 4.408.2 100% waste management during construction	N					
TBD	2. CALGreen 4.303.3 Design for outdoor water efficiency requirement for landscapes.	N					
TBD	3. CALGreen 4.303.1.1 As an alternative to prescriptive compliance, a 35% reduction in baseline water use shall be demonstrated through calculation.	N					
TBD	4. CALGreen 4.505.3 Walls and openings. Annular spaces around pipes, electrical cables, conduits, or other openings in plates at exterior walls shall be protected.	N					
TBD	5. CALGreen 4.504.2 Gas fireplace shall be a Greenhouse Gas(GHG)-emission type. Woodstove or pellet stove must comply with US EPA Phase II emission limits.	N					
TBD	6. CALGreen 4.505.2 Water heater and capacity heating shall be installed at time of final inspection.	N					
TBD	7. CALGreen 4.505.3 15% exceedance of building energy efficiency	N					
TBD	8. CALGreen 708.1 HVAC system manufacturer shall provide the proper instructions of HVAC systems.	N					
	Total Achievable Points in Current Code = Code + 8	0					
Summary	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	Total Available Points in Specific Categories	2	39	54+	44	110	16
	Minimum Points Required in Specific Categories	50	0	30	3	9	9

© Build It Green — Single Family Checklist New Home Version

ARBORIST REPORT

357 Pennsylvania Avenue
Los Gatos, California

Prepared for:
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Town of Los Gatos Community Planning Department
110 E. Main Street
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MAY 23, 2012

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Cover photo: Chinese pistache trees #1, 2 and 3 along Pennsylvania Avenue. All photos in this report were taken by D. Ellis on May 16, 2012.

TABLE 1 SUMMARY TREE TABLE

Tree #	Common Name	Trunk Diam. @ 3 ft.	Preservation Suitability	Expected Construction Impact	Action	Reason
01	Chinese pistache	8	Fair	Low	Save	
02	Chinese pistache	7	Fair/Good	Severe	Remove	Construction
03	Chinese pistache	7	Fair/Good	Low	Save	
04	Chinese pistache	8	Fair	Severe	Remove	Construction
05	Chinese pistache	3	Fair/Good	Severe	Remove	Construction
06	Crape Myrtle, multi-stem tree	3	Fair	Low/Moderate	Save	
07	Apple, mac	4,3,5	Fair	Low	Save	
08	Mother cedar	33	Fair	Severe	Remove	Construction
09	Maywood	9	Fair/Poor	Severe	Remove	Construction, Overall condition
10	Black Tupelo	5,4,3,3	Poor	Low	Remove	Risk
11	Valley oak	30,17,13	Moderate	Low	Remove	Structure
12	Coast live oak	18	Fair	Moderate	Remove	Construction
13	Bradford pear	10	Fair	Severe	Remove	Construction, Overall Condition
14	Cedar, deodar	8	Fair/Poor	Low	Remove	Location
15	Incense cedar	15	Fair	Low	Save	
16	Incense cedar	17	Moderate	Low	Save	
17	Silver maple	23	Fair	Moderate/Severe	Remove	Construction, Overall Condition
18	Japanese maple	3,4	Fair/Good	Severe	Remove	Too close for transplant
19	Arbutus	12	Poor	Severe	Remove	Construction, Exotic
20	Flowering plum	6	Poor/Unacceptable	Severe	Remove	Construction/Overall Condition
21	Weeping willow	7	Fair	Severe	Remove	Construction

TABLE 2 TREES TO REMOVE

Tree #	Common Name	Trunk Diam. @ 3 ft.	Preservation Suitability	Expected Construction Impact	Reason For Removal
02	Chinese pistache*	7	Fair/Good	Severe	Construction
*03	Chinese pistache*	11	Fair/Good	Severe	Construction
04	Maywood	17	Fair	Severe	Construction
09	Maywood	9	Fair/Poor	Severe	Construction, Overall condition
10	Black Tupelo	5,4,3,3	Poor	Low	Risk
11	Valley oak	30,17,13	Moderate	Low	Structure
12	Coast live oak	18	Fair	Moderate	Construction
13	Bradford pear	10	Fair	Severe	Construction, Overall condition
14	Cedar, deodar	8	Fair/Poor	Low	Location
*19	Japanese maple	3,4	Fair/Good	Severe	Construction
20	Arbutus	12	Poor	Severe	Construction, Exotic
21	Flowering plum	6	Poor/Unacceptable	Severe	Construction/Overall Condition
22	Weeping willow	7	Fair	Severe	Construction

*Suggest Redesign to avoid removal.
*Can transplant but least of remove

11 Trees

TREE MAP

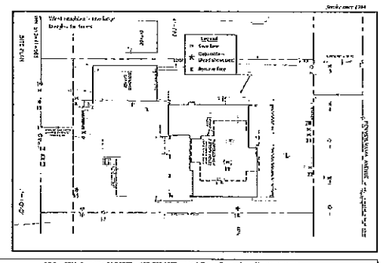


TABLE 3 "DEBATABLE" TREES

Tree #	Common Name	Trunk Diam. @ 3 ft.	Preservation Suitability	Expected Construction Impact	Reason "Debatable"
04	Chinese pistache	8	Fair	Moderate	Construction
11	Valley oak	30,17,13	Moderate	Low	Structure
12	Coast live oak	18	Fair	Moderate	Construction
19	Japanese maple	3,3	Fair	Moderate/Severe	Construction, Overall Condition

4 Trees

NEIGHBORING TREES

Two large Douglas fir trees, located on the Site Plan as #21 & 24* trees near the southeast corner of the site should be considered relative to development on the 357 site. The canopy in the photo at right point to these two trees. The proposed enclosed garage appears to be between 5 and 8 feet from the trunks of these trees and 4 feet from the existing fence between the two properties. I recommend that the garage be relocated farther from the trees, at least 10 feet between trunk and edge of garage wall. If this is not possible, please discuss with me.

SUMMARY

There are 22 protected trees on the project site. These trees are detailed briefly the Summary tree table (table 1) on page 3 and in greater detail in the Complete tree table (table 4) beginning on page 8. The Complete Tree table also includes recommendations for reducing construction impact to trees when possible and practical. Tree protection information for the project is included on pages 24 through 26.

Twenty-seven trees (27) are located near the project:

- Eleven (11) of these trees are proposed to be removed. These trees are listed in Table 2 on page 4.
- Four (4) of these trees are "debatable" trees as removal due to factors such as tree condition, tree species, uncertainty about the extent of construction impact on the tree, or for other reasons. These trees are listed in table 3 on page 5. You can also read more about these trees in the Notes column of the Complete tree table.
- It should be possible to save the remaining 7 trees on site, if they are adequately protected before, during and after construction.

Key natural resources of the trees on this site:
Most of the trees here are not a good choice on small parcel valuable specimens for the site or tree enjoyment. The traffic here on the site are the Chinese pistache trees (#1-3) located very close to the property along Pennsylvania Avenue and the Japanese maple #19 on the front (North) side of the existing house. Large trees #10 - 14 along the rear (south) property line in the wooded area are some many or may not be on the property. Some of these trees have their trunks shown to be mostly, partially or not at all located on the 357 property, but looking at it on the field the trees are not seen to be on/close with the plans. Therefore the exact locations of these trees is the first thing to do verify. Whether or not the trunks of these trees are located on the 357 property, some of these trees (#10 on #, & 12 and 14 inch diameter Ivy tree) and #13 (9-21 and 29 inch diameter coast live oak) have extensive basal trunk decay and appear high risk to the 357 property because as they age forward it. Please read about these trees in the Complete Tree Table. Multi-stemming trees that could be considered and protected are two large Douglas fir trees located on the Site Plan as #21 & 24 trees near the southeast corner of the site.

* For the purpose of this report, a protected tree is Tree Grade as defined in the Los Gatos Tree Code, Volume 1 Tree Protection, Section 29.10.0960. 12/13/2010 the trunk of that tree is at a tree with a trunk or multi-trunk diameter of any trunk, when measured relative to any grade for which survey approval or tentative approval is required. Tree Street trees of any size are protected. Fruit trees less than 18 inches in trunk diameter are exempt.

RECOMMENDATIONS

1) In general, try to keep improvements (and any additional over-excavation or work area) beyond the tree canopy as far from the trunks as possible. Ideally should be considered the absolute minimum distance to the tree trunk to prevent root damage to the tree, for root protection. If there will be disturbances on one side of the trunk, then 3-4 times the diameter should be used.

2) The proposed garage should be located farther from the trunks of the two large Douglas fir trees on the neighboring property near the southeast corner of the site – at least 10 feet between garage wall and tree trunks.

3) Post hole locations will be relocated on the site, below the layout of Los Gatos General Tree Protection Requirements on pages 24 - 26 to the greatest extent possible, before site demo and during and after construction. Supplemental Tree Protection Directions that provide more detailed information and specific instructions to have the post hole locations that will be proposed for the project incorporated. Such additional directions serve to cover potential gaps in tree protection for the trees that will remain on the site.

4) The following plans have not been reviewed prior to the development of this Arborist Report. These plans notes/comments should be reviewed by me, otherwise potential construction impacts to trees may be missed and trees will be exposed to unnecessary damage.

Plans Reviewed and Not Reviewed (continued on the next page)

PLAN	DATE	SHEET	REVIEWED	SHOULD REVIEW	NOTES
Existing Site Plan showing all trees including those from neighboring properties					
Demolition & Staging					
Demolition				X	
Foundation & Structural	3/30/12	A1	X		
Grading & Drainage				X	
Underground Utility				X	
Tree & Building Location	3/30/12	A6	X		
Random Elevation				X	
Building Exterior Elevations	3/30/12	A4	X		

* [illegible] tree trunk diameter in inches "at least a big girl", for a count of 4.5 feet above ground level. This is the formally and informally accepted measurement height that is the standard in most tree related ordinances.

Please Reviewed or not Reviewed from Sound from the previous page)

PLAN	DATE	SHEET	REVIEWED	SHOULD REVIEW	NOTES
Roof					
Shadow Study	3/30/12	A1	X		
Construction Details (our wood sill/foundation sample building foundations, concrete foundation detailing root-zone protection, retaining wall specifications)				X	
Construction Staging				X	
Landscape & Irrigation Details				X	

3) Use root pruning and lower limbs of some of the trees were obscured from view by vegetation, excess soil or other covering. Such portions of the tree should be uncovered and the tree re-evaluated by the arborist.

4) Garage Tree Maintenance: Do no more canopy pruning, fertilization or other tree work. Pre-construction pruning should be limited to the minimum required for construction clearance. Add/Cancel instructions for pruning can be included in the Colonial Tree Protection Specifications. A contractor, bona should be present on-site as possible.

*Root collar: area at the base of the trunk (sometimes flared) where the roots and trunk merge; also called the root flare or root crown of the tree or shrub. Between roots (the root superficials of the tree) originate here and are often visible for a short distance above the ground. The root collar is critical to whether healthy and stable.

APPENDIX

TABLE 4 COMPLETE TREE TABLE

Hard field information is included on pages 15 to 20. Items in bold print are explained in the Glossary on page 28. This table is continued through page 14.

Tree #	Species & Common Name	Trunk Diam. @ 3 ft.	Site	Condition: Vigor	Condition: Structure	Preservation Suitability	Value	Expected Construction Impact	Action	Reason	Notes	Tree Root Protection Distances: 3 to 1 RDZ	Tree Root Protection Distances: CWPZ	Tree Root Protection Distances: OTPZ
01	Chinese pistache, Chinese pistache	8	32'x16'	40	50	Fair	$4113	Low	Save			1	2	3
02	Chinese pistache	8	29'25'	30	70	Fair/Good	$1,430	Severe	Remove	Construction	Condition/Notes: Multi-stem pistache with extensive cavity. Condition: Ivy covers trunk and root crown.	2	4	5
03	Chinese pistache	8	29'25'	70	70	Fair/Good	$1,430	Low	Save		Condition: Ivy covers trunk at root crown.	2	4	5
04	Chinese pistache	8	29'15'	60	60	Fair	$500	Moderate	Debatable	Construction	Condition: Trunk is 8 feet from proposed driveway. Have a root damage standard at the time can potentially tolerate this, but other should also consider the canopy and have better root protection.	1	2	3

Tree #	Species & Common Name	Trunk Diam. @ 3 ft.	Site	Condition: Vigor	Condition: Structure	Preservation Suitability	Value	Expected Construction Impact	Action	Reason	Notes	Tree Root Protection Distances: 3 to 1 RDZ	Tree Root Protection Distances: CWPZ	Tree Root Protection Distances: OTPZ
05	Chinese pistache	11	32'25'	60	60	Fair/Good	$2,200	Severe	Remove Or Relocate	Construction	Condition/Notes: Crossing from right 2 feet from trunk. Trunk lean. Balance to the West is 3 feet. Growing in same location of downspouts in original drawings based on this tree, right at the corner of the house. Should be relocated and replanted with Mature (10 foot) trees. It's the lower-value tree and removal or relocation is least. The better choice for this tree is 2 feet. Overlap by owners back yard and decks.	3	4	5
06	Crape Myrtle, multi-stem tree	3	25'8'	50	60	Fair	$530	Low/Moderate	Save			1	2	3
07	Apple, mac, multi-stem tree	4,3,5	20'17'	50	60	Fair	$2,250	Low	Save			3	4	5

Tree #	Species & Common Name	Trunk Diam. @ 3 ft.	Site	Condition: Vigor	Condition: Structure	Preservation Suitability	Value	Expected Construction Impact	Action	Reason	Notes	Tree Root Protection Distances: 3 to 1 RDZ	Tree Root Protection Distances: CWPZ	Tree Root Protection Distances: OTPZ
*08	Cedar, deodar	8	30'18'	40	50	Fair/Poor	$1110	Low	Remove	Location	Condition: Will have to be moved if where is a cell valley soil. Will be removed. Tree #14 can also be moved to a grassy right of way in the road side of the cell.	1	2	4
09	Maywood	9	29'25'	20	60	Fair	$2,150	Severe	Remove	Construction, Overall condition	Condition/Notes: Multi-stem, Poor structure, poor root system, poor overall health, very poor form. Not worth of the trees. Tree #14 can also be moved to a grassy right of way in the road side of the cell.	4	7	8

Tree #	Species & Common Name	Trunk Diam. @ 3 ft.	Site	Condition: Vigor	Condition: Structure	Preservation Suitability	Value	Expected Construction Impact	Action	Reason	Notes	Tree Root Protection Distances: 3 to 1 RDZ	Tree Root Protection Distances: CWPZ	Tree Root Protection Distances: OTPZ
*10	Black Tupelo	5,4,3,3	30'25'	15	30	Poor	$2,110	Low	Remove	Risk	Condition/Notes: Very poor form, very poor root system, poor overall health, extensive decay, extensive basal trunk decay and appears high risk to the 357 property because as they age forward it. Please read about these trees in the Complete Tree Table. Multi-stemming trees that could be considered and protected are two large Douglas fir trees located on the Site Plan as #21 & 24 trees near the southeast corner of the site.	4	6	8
*11	Valley oak	30,17,13	25'18'	60	60	Moderate	$25,000	Low	Remove	Structure	Condition/Notes: Very well kept, healthy specimen. Tree is too close to the house and has a lean towards the house. Tree is too large for the site. Tree is too close to the house and has a lean towards the house. Tree is too close to the house and has a lean towards the house. Tree is too close to the house and has a lean towards the house

Tree #	Species Common Name	Trunk Diam. @ 3 ft.	Size	CONDITION Vigor	CONDITION Structure	Preservation Suitability	Value	Potential Construction Impact	Action	Reason	Notes	TREE PROTECTION DISTANCES DRIP	SIDEW	OTPZ
20	Fruitless Mulberry Morus nigra	12	13'/25	15	30	Poor	$600	Severe	Removal	Construction Footprint	Co-dominant. Inserted in exposed parkway strip.	5	8	12
21	Pistache Pistacia chinensis, Standing alone	9	10'/10	10	30	Poor/Marginal	$1100	Severe	Remove	Construction Footprint	Co-dominant. Inserted in exposed parkway strip. Not protected on plans, we have tentatively listed as Negotiable.	4	7	9
22	Magnolia species sp. Evergreen magnolia	7	22'/20	10	40	Fair	$800	Severe	Remove	Construction	Co-dominant. Inserted in exposed parkway strip.	2	3	7

EXPLANATION OF TREE TABLE DATA COLUMNS:

1) Tree Number (No.) Field tag number of the existing tree. Each existing or proposed tree is tagged with a 1.25 inch round aluminum number tag that corresponds to the number referenced in the arborist report, Tree Map, Tree Protection Specifications and any other pertinent plans where existing trees must be located and referenced. In addition, the symbols that follow indicate additional information about the tree:
Yellow for individual trees.

2) Tree Name and Type:
Species the Genus and species of each tree. This is the botanical name of the plant, for example Malus sylvestris where Malus is the Genus and sylvestris the species. The botanical names of plants can be changed from time to time, but those used in this report are from the most

(Latest edition of the Sunset Western Garden Book (2001) Sunset Publishing Corporation. The botanical name is printed at the first occurrence in the Tree Table, along with the regional common name. After that only the common name is used.

3) Trunk diameter (at 3 ft or above the point). This is the trunk diameter measurement that is typically used by the Town of Los Gatos, in lieu of DBH. For multi-trunk trees, trunk diameter is measured for the largest trunk and calculated for all smaller trunks.

4) Size: Tree size is listed as height x width in feet, estimated and approximate and are listed for convenience purposes.

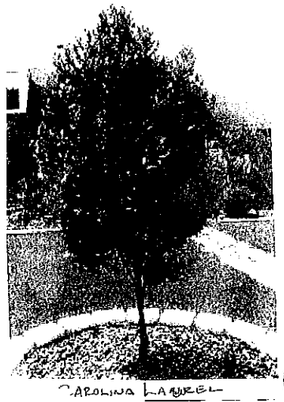
5) Condition Rating: Trees are rated for their condition on a scale of one to 100 with trees being described and 100 being an ideal tree (which does not exist in human world). A fair "average" tree given but not visible defect. There are two components to tree condition – vigor and structure, and each component is rated separately. Averaging the two components is not useful because every low rating for either one would be a valid reason to remove a tree during a site – even if the other component had a high rating. Meaningful reporting for each separate component:

- 100 to 90 Excellent (or X: extremely good)
- 89 to 80 Good (G)
- 79 to 70 Fair (F)
- 69 to 60 Poor (P) and
- 59 to 0 Hopeless (H).
- 0 is Dead
- 0 if a tree is either vigor or structure means that condition rating cannot be accurately given for some reason – for example structure may have been damaged beyond accurate appraisal of the tree (for example the extent of damage of a fire destroyed evidence) or additional investigation that is beyond the scope of the present assignment.

Ratings in the range of 90 to 100 mean that the tree is healthy and has no or only minor defects and recommended trees for the management of tree or defects have not been indicated. The tree owner may contact Deborah Ellis for additional information regarding condition and cultural recommendations for the general care of individual trees relative to their condition.

The condition of the trees in question at this time applies only to present or future use of the site to provide an opinion on the tree's Preservation Suitability Rating (i.e. "Suitable to remain in keeping on this site, in its location"). It is listed in Table 1 on the next page. Ratings such as "Good/Good" and "Excellent" are intermediate in nature. The Preservation Suitability rating is not always the same as the Condition Rating because for example

* Note: trees with diameter in inches "at breast height", or measured at 4.5 feet above ground level. This is the height at which most tree diameter measurements are taken. This is the height at which most tree diameter measurements are taken. This is the height at which most tree diameter measurements are taken

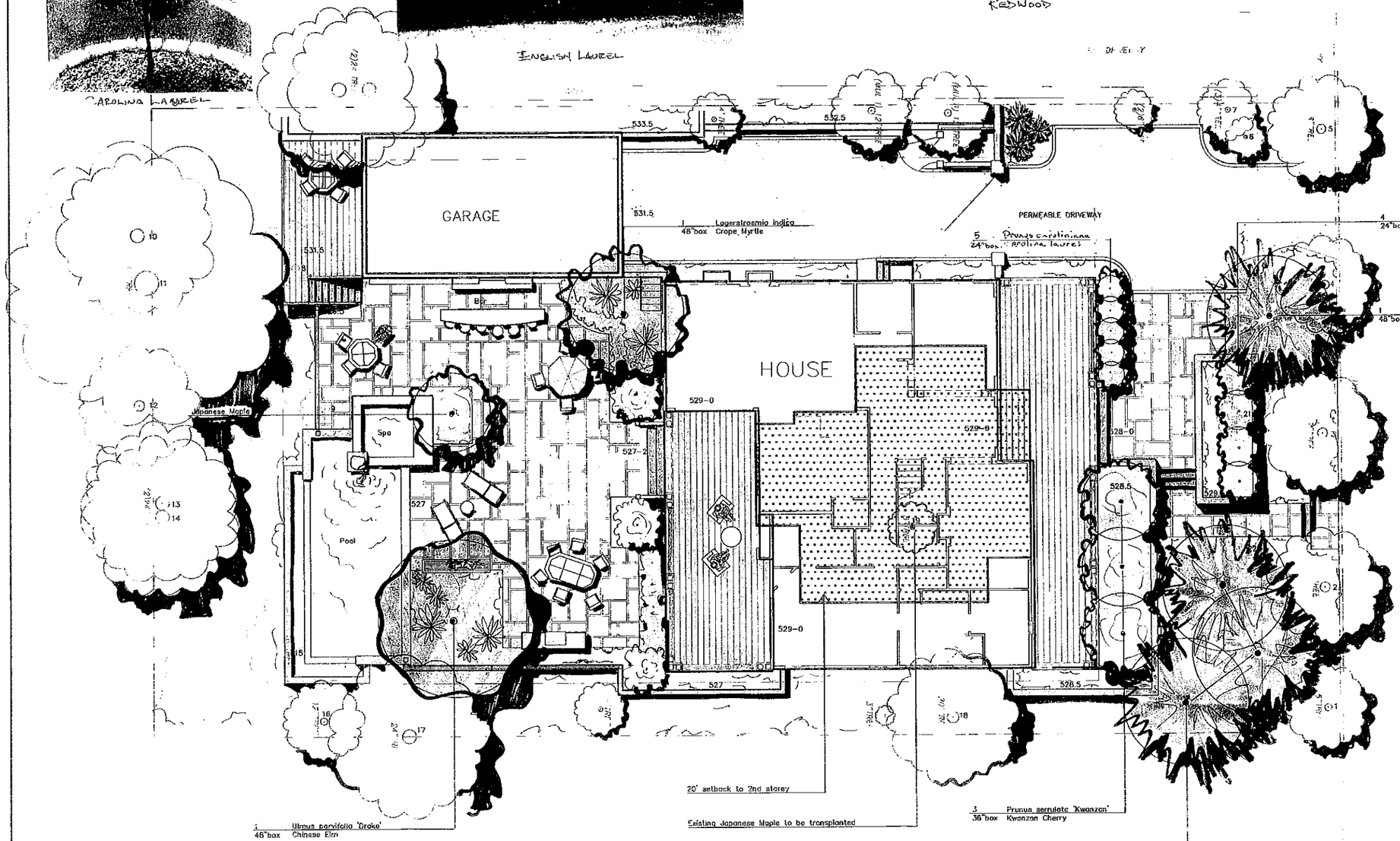


CAROLINA LAUREL

ENGLISH LAUREL

REDWOOD

KWANZAN CHERRY



Remove only 5 of 11 trees scheduled to be removed
Remove only 1 of 4 debatable trees to be removed
Transplant 1 of 11 trees scheduled to be removed

New trees to be planted: 6 @ 48" box, 3 @ 36" box, 9 @ 24" box

* NOTE: EXISTING TREES IN WHITE

Page:

Date: 3-15-12
Revisions: 3-26-12, 6-20-12, 6-26-12, 7-10-12, 7-13-12, 7-20-12

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Preliminary
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