

Planning Application #: 15-054

Date Received: 7/16/15
 Fee Paid: \$4,144.00
 Receipt #: 89676

City of Albany

PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2014-2015)

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input checked="" type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Other(s): _____	\$ _____

*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.
 General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: <u>833 POKONA AVE</u>		Zoning District: <u>R-1</u>
Property Owner(s) Name: <u>JESSICA COLEMAN</u> <u>JACOB LUBARSEY</u>	Phone: <u>415.602.6979</u> Fax: _____	Email: <u>LUBARSEY@GMAIL.COM</u> <u>JESSICALYN@COLEMANDESIGN.COM</u>
Mailing Address: <u>2946 22ND ST</u>	City: <u>SAN FRANCISCO</u>	State/Zip: <u>CA 94110</u>
Applicant(s) Name (contact person): <u>GREG VAN MECHELEN</u>	Phone: <u>510.558.1075</u> Fax: <u>558.1076</u>	Email: <u>GREG@VANMECHELENARCHITECTS.COM</u>
Mailing Address: <u>732 GILMAN</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA 94710</u>

PROJECT DESCRIPTION 1 story SINGLE FAMILY
RAISE (E) HOUSE AND BUILD NEW
LOWER FLOOR UNDERNEATH.

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

ARCHITECTURAL STYLE

The architectural style/appearance of the home is: MODERN

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	28.0% ^{32.6%}	34.1%
What is the amount of impervious surface on the lot?	±520 SF	±640 SF
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1?	1
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	7'-6" ft. X 17'-0" ft.	7'-6" ft. X 17'-0" ft.
What is the narrowest width of your driveway?	7'-6"	7'-6"

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front ()	14'-9"	15'-8 1/2"	15'
Side (LEFT)	0'-6"	0'-6"	3'
Side (RIGHT)	7'-3 1/2"	4'-2 1/2"	3'
Rear ()	34'-6"	34'-6"	15'
Area			
Lot Size	2500	2500	--
Lot Coverage	32.6% 28.0%	34.1%	50%
Maximum Height	±14'-0"	23'-0"	28' max.

*In parentheses, please note the elevation (i.e. north, east, west, south)

Please refer to the attached Basic Site Regulations handout attached to this application for setback information.

FLOOR AREA RATIO

	Existing	Proposed	Requirement
Lot Size	2500	2500	--
Floor Area			
Garage/Storage	96	0	
Main Level	719	708	--
Second-floor	0	852	
Total	815	1560	--
Total Counted*	815	1500	--
Floor Area Ratio*	34%	60%	55%

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.

TERMS AND CONDITIONS OF APPLICATION

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

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

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

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

_____ Signature of Property Owner	_____ Date
 Signature of Applicant (if different)	16 JULY 2015 Date

PROJECT ADDRESS: 833 POMONA AVE

SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS

SELF-CERTIFICATION CHECKLIST

As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied.

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

I have included the above information and understand that if there any incomplete information, my application will not be processed.

x 
Print Name: GREG VAN MECHELEN

Date: 16 JULY 2015

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760

City of Albany

JUL 16 2015

Community Development

Jessica L. Coleman and E. Jacob Lubarsky
2946 22nd Street
San Francisco, CA 94110
415.602.6979

Reference: Residential Remodel and Addition
833 Pomona Avenue, Albany, CA 94706. APN 67-2843-32
Date: July 15, 2015

To Whom It May Concern:

We are the owners of the property located at 833 Pomona Avenue, Albany, CA 94706.

We authorize Greg VanMechelen, VanMechelen Architects, to act as our agent with the City of Albany Planning and Building Departments for the next 90 days for the purposes of obtaining permits for an addition/ remodel for our property.

Sincerely,



E. Jacob Lubarsky



Jessica L. Coleman

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 whose 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 (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

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 "n/a" 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 4.2 / 2008 Title 24

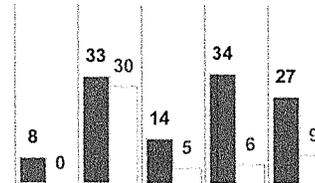


City of Albany

JUL 16 2015

Community Development

Total Points Targeted: 116



833 Pomona Avenue, Albany		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees								
Yes	a. Protect Topsoil and Reuse after Construction	2						
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1						
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)								
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
3. Use Recycled Content Aggregate (Minimum 25%)								
Yes	a. Walkway and Driveway Base	1						
TBD	b. Roadway Base	0						
TBD	4. Cool Site: Reduce Heat Island Effect On Site	0						
5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]								
N/A	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	N/A			1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
Total Points Available in Site = 12		6						
B. FOUNDATION			Possible Points					

833 Pomona Avenue, Albany

		Points Achieved	Community	Energy	IAC/Health	Resources	Water	Notes
≥30%	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	2			2			
TBD	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0			2			
TBD	3. Use Radon Resistant Construction [*This credit is a requirement associated with J4: EPA IAP]	0			2			
Yes	4. Install a Foundation Drainage System [*This credit is a requirement associated with J4: EPA IAP]	2			2			
Yes	5. Moisture Controlled Crawlspace [*This credit is a requirement associated with J4: EPA IAP]	2			2			
Yes	6. Design and Build Structural Pest Controls							
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1			1			
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0			1			
Total Points Available in Foundation = 12		7						
C. LANDSCAPE			Possible Points					
50%	<i>Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.</i>							
Yes	1. Group Plants by Water Needs (Hydrozoning)	2					2	
Yes	2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2					2	
Yes	3. Construct Resource-Efficient Landscapes							
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1	
Yes	b. No Plant Species Will Require Shearing	1			1			
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3	
Yes	4. Minimize Turf in Landscape Installed by Builder							
	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	
≤25%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	2					4	
TBD	5. Plant Shade Trees	0					1	
TBD	6. Install High-Efficiency Irrigation Systems							
N/A	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2	
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	N/A					3	
Yes	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3					3	
TBD	8. Rain Water Harvesting System							
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1	
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1	
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1	
TBD	9. Irrigation System Uses Recycled Wastewater	0					1	
TBD	10. Submetering for Landscape Irrigation	0					1	
TBD	11. Design Landscape to Meet Water Budget							
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	

833 Pomona Avenue, Albany

		Points Achieved	Community	Energy	IAC/Health	Resources	Water	Notes
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0						
TBD	12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1		
Yes	13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	1	1					
Total Points Available in Landscape = 35		17						
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		
Yes	b. Door and Window Headers are Sized for Load	1				1		
Yes	c. Use Only Cripple Studs Required for Load	1				1		
2. Construction Material Efficiencies								
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
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 or Finger-Jointed Studs 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. Insulated Headers	0	1					
5. Use FSC-Certified Wood								
≥40%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	2				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
6. Use Solid 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 (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0						
8. Install Overhangs and Gutters								
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		
TBD	b. Minimum 24-Inch Overhangs and Gutters	0						
9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]								
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1						
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0				1		
Total Points Available in Structural Frame and Building Envelope = 39		8						

833 Pomona Avenue, Albany

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
E. EXTERIOR								
				Possible Points				
Yes	1. Use Environmentally Preferable Decking	2						
TBD	2. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with J4: EPA IAP]	0						
TBD	3. Install a Rain Screen Wall System	0						
TBD	4. Use Durable and Non-Combustible Siding Materials	0						
Yes	5. Use Durable and Fire Resistant Roofing Materials or Assembly	2						
		Total Points Available in Exterior = 8	4					
F. INSULATION								
				Possible Points				
1. Install Insulation with 75% Recycled Content								
TBD	a. Walls	0						
TBD	b. Ceilings	0						
TBD	c. Floors	0						
		Total Points Available in Insulation = 3	0					
G. PLUMBING								
				Possible Points				
1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)								
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2						
TBD	b. Use Engineered Parallel Plumbing	0						
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0						
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0						
Yes	e. Use Central Core Plumbing	3						
2. Water Efficient Fixtures								
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3						
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1						
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1						
Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2						
		Total Points Available in Plumbing = 12	12					
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 J4: EPA IAP]	4						
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0						
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0						
2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]								
TBD	a. Furnaces	0						
Yes	b. Water Heaters	2						
TBD	3. Install High Performing Zoned Hydronic Radiant Heating	0						

833 Pomona Avenue, Albany

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	1						
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0						
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0						
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0						
TBD	6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]	0						
Yes	7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]	1						
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1						
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0						
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1						
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0						
	10. Advanced Mechanical Ventilation for IAQ							
Yes	a. <i>Required:</i> Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
Yes	11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Total Points Available in Heating, Ventilation and Air Conditioning = 27		11						
I. RENEWABLE ENERGY								
TBD	1. Pre-Plumb for Solar Water Heating	0					Possible Points	
Yes	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof	1						
0.0%	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) <i>Enter % total energy consumption offset, 1 point per 4% offset</i>	0		25				
Total Available Points in Renewable Energy = 27		1						
J. BUILDING PERFORMANCE								
1. Building Envelope Diagnostic Evaluations							Possible Points	
Yes	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	1						
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0						

833 Pomona Avenue, Albany

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	c. Blower Door Results are Max 2.5 ACH ₅₀ for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH ₅₀ for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
12%	2. Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)	24		≥30				
TBD	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)	0		6				
TBD	4. Obtain EPA Indoor airPlus Certification (Total 42 points, not including Title 24 performance; read comment)	0			2			
TBD	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	0		1				
TBD	6. Participation in Utility Program with Third Party Plan Review							
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
Total Available Points in Building Performance = 45+		25						
K. FINISHES				Possible Points				
Yes	1. Design Entryways to Reduce Tracked-In Contaminants	1			1			
Yes	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl 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 J4: 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		
≥50%	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
TBD	a. Cabinets (50% Minimum)	2				0		
TBD	b. Interior Trim (50% Minimum)	0				0		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
Yes	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 J4: EPA IAP]	Y			0			

833 Pomona Avenue, Albany

		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. Doors (90% Minimum)	0			1			
TBD	b. Cabinets & Countertops (90% Minimum)	0			2			
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1			
TBD	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3			
Total Available Points in Finishes = 27		8						
L. FLOORING			Possible Points					
≥75%	1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. <i>Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.</i>	4						
TBD	2. Thermal Mass Floors (Minimum 50%)	0						
TBD	3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore [*This credit is a requirement associated with J4: EPA IAP])	0						
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y						
Total Available Points in Flooring = 8		4						
M. APPLIANCES AND LIGHTING			Possible Points					
TBD	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	0						
TBD	2. Install ENERGY STAR Clothes Washer							
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0				2		
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0				2		
TBD	3. Install ENERGY STAR Refrigerator							
TBD	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0						
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0						
TBD	4. Install Built-In Recycling Center or Composting Center							
TBD	a. Built-In Recycling Center	0						
TBD	b. Built-In Composting Center	0						
TBD	5. Install High-Efficacy Lighting and Design Lighting System							
TBD	a. Install High-Efficacy Lighting	0						
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0						
Total Available Points in Appliances and Lighting = 13		0						
N. OTHER			Possible Points					
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
TBD	2. Pre-Construction Kick-Off Meeting with Rater and Subs	0						
TBD	3. Homebuilder's Management Staff are Certified Green Building Professionals	0						

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		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 J4: EPA IAP]	2		1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program	0		1				
		Total Available Points in Other = 6		2				
O. COMMUNITY DESIGN & PLANNING								
			Possible Points					
1. Develop Infill Sites								
Yes	a. Project is an Urban Infill Development	2	1				1	
Yes	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	2	2					
TBD	2. Build on Designated Brownfield Site	0	3					
3. Cluster Homes & Keep Size in Check								
TBD	a. Cluster Homes for Land Preservation	0	1				1	
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	5					9	
1500	i. Enter Average Unit Square Footage							
3	ii. Enter Average Number of Bedrooms/Unit							
4. Design for Walking & Bicycling								
	a. Site Has Pedestrian Access 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 Where Meat & Produce are Sold							
	TIER 2: Enter Number of Services Within 1/2 Mile							
	1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware							
	5) Theater/Entertainment 6) Fitness/Gym 7) Post Office							
	8) Senior Care Facility 9) Medical/Dental 10) Hair Care							
	11) Commercial Office or Major Employer 12) Full Scale Supermarket							
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	c. Install Traffic Calming Strategies (Minimum of Two):							
	- Designated Bicycle Lanes are Present on Roadways;							
	- Ten-Foot Vehicle Travel Lanes;							
	- Street Crossings Closest to Site are Located Less Than 300 Feet Apart;	0	2					
	- Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands							
5. Design for Safety & Social Gathering								
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1					
Yes	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	1	1					

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)								
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1					
Yes	c. Locate Half-Bath on the Ground Floor	0	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
Total Achievable Points in Community Design & Planning = 35		11						
P. INNOVATION								
A. Site								
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)								
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	1					
TBD	e. Include Smart Street/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		
D. Structural Frame & Building Envelope								
1. Design, Build and Maintain Structural Pest and Rot Controls								
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 Factory-Impregnated 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 J4: EPA IAP]	0			1	1		
E. Exterior								
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				
G. Plumbing								
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0				1		
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0				2		
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0				1		
TBD	4. Composting or Waterless Toilet	0				2		
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
H. Heating, Ventilation, and Air Conditioning								
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
K. Finishes								

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	1. Materials Meet SMaRT Criteria (Select the number of points, up to 5 points)	0				5		
N. Other								
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
2. Educational Signage of Project's Green Features								
TBD	a. Promotion of Green Building Practices	0						
TBD	b. Installed Green Building Educational Signage	0						
3. Innovation: List innovative 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 column will be automatically fill 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 = 33+		0						
Q. CALIFORNIA CALGreen CODE			Possible Points					
Yes	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R					
<p><i>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.</i></p> <p><i>The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.</i></p>								
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
Yes	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
N/A	5. CALGreen 4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N/A						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
Total Achievable Points in California Green Code = 0		0						
Summary								
Total Available Points in Specific Categories			35	96+	44	110	56	
Minimum Points Required in Specific Categories			50	0	30	5	6	9

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Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
116	8	33	14	34	27	

Total Points Achieved

116

8

33

14

34

27

Project has not yet met the following recommended minimum requirements:

- Required measures:

-J2: 15% above Title 24