

# GreenPoint Rated Planning Scoresheet: Multifamily

The GreenPoint Rated checklist tracks green features incorporated into the home. 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 for a GreenPoint Rated home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A2a, E2a, H4a. (for 2008 permitted projects), J1a, N1. and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. 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 green building practices listed below are described in the GreenPoint Rated Multifamily Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated).

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

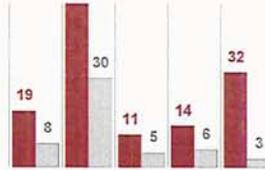
Multifamily New Home 2.2 / 2008 Title 24



**PUD-87, P13-1981, P13-2065**  
**VINTAGE – Auf der Maur/Rickenbach**

Total Points Targeted: **139**

**EXHIBIT B**



Stanley Bernal Apartments Pete Kennedy 3685 Planning Scoresheet		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Verification	Final Verification	Documentation	Blueprint Page No.	NOTES
<b>AA. COMMUNITY DESIGN AND PLANNING</b>		Points Available per Measure					R=recommended A=alternate						
<b>1. Develop Infill Sites</b>													
No	a. Project is an Urban Infill Development	1									R		
30	b. Conserve Resources by Increasing Density -15 Units Per Acre or Greater (1 Point for every additional 5 dwelling units/acre) Enter Project Density Number (In du/acre)	4	10					R			A		
No	c. Project Includes the Redevelopment of At Least One Existing Building				1			A	A		A		
No	d. Build on Designated Brownfield Site or City-Designated Redevelopment Area	1							A		R		
<b>2. Design for Walking &amp; Bicycling</b>													
No	a. Sidewalks Are Buffered from Roadways & Are 5 Feet Wide (8 Feet in Retail Areas)	1						A			A		
No	b. Install Traffic Calming Strategies	1						A			A		
Yes	c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents	1	1					A			A		
Yes	d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors	1	1					A			A	A	
<b>3. Alternative Transportation</b>													
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													
5	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	1	1								A	R	
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)		1								A	R	
b. Proximity to Public Transit: Development is Located Within													
i. 1/4 Mile of One Planned or Current Bus Line Stop		1	1								A	A	
ii. 1/2 Mile of a Major Transit Stop (Commuter Train/Light Rail Transit System OR Two or More Planned/Current Bus Line Stops)			1								A	A	
c. Reduced Parking Capacity													
i. Less than 1.5 Parking Spaces Per Unit			1					A			A		
ii. Less than 1.0 Parking Spaces Per Unit			1					A			A		
<b>4. Mixed-Use Developments</b>													

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Yes	a. At least 2% of Development Floor Space Supports Mixed-Use (Non-Residential Tenants)	1	1					R		R				
Yes	b. Half of the Non-Residential Floor Space is Dedicated to Community Services (See AA3a)	1	1								R			
<b>5. Outdoor Gathering Places</b>														
Yes	a. Private or Semi-Public Outdoor Gathering Places for Residents (Minimum of 50 sf Per Unit) (mutually exclusive with AA5b)	1	1					R		R				
Yes	b. Outdoor Gathering Place of Compact Site Provides Natural Elements (mutually exclusive with AA5a) (Projects Must Be a Minimum of 50 du/acre)		1					R		A				
No	c. Public Outdoor Gathering Places have Direct Access to At Least Two Tier 1 Community Services (See AA3a)		1					R		A				
<b>6. Design for Safety and Vandalism Deterrence</b>														
No	a. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors		1							R				
Yes	b. All Main Entrances to the Building and Site are Prominent and Visible from the Street	1	1							R				
<b>7. Passive Solar Design</b>														
No	a. Provide Appropriate Orientation for Maximum Energy Efficiency			2				R		R	A			
No	b. Provide Appropriate Shading On All South-Facing Windows for Effective Passive Solar Control			1				R		R	A			
No	c. Provide Thermal Mass			2				R		R	A			
<b>8. Adaptable Buildings</b>														
a. Include Universal Design Principles in Units														
No	i. 50% of Units		1					R	R	R				
No	ii. 80% of Units		1					R	R	R				
No	b. Live/Work Units Include A Dedicated Commercial Entrance		1					R		R				
<b>9. Affordability</b>														
a. Units are Dedicated to Households Making 80% or Less of AMI														
TBD	i. 10% of All Units		1								R			
No	ii. 25%		1								R			
No	iii. 50% or More		1								R			
Yes	b. Development Includes Multiple Bedroom Units (Minimum of 2 3-Bdrm Units At or Less Than 80% AMI)	1	1					R			R			
No	c. At least 20% of Units at 120% or Less of AMI are For-Sale		1					R			R			
Total Available Points in Community Design and Planning: 42		13												
<b>A. SITE</b>			Points Available per Measure											
<b>1. Protect Topsoil and Minimize Disruption of Existing Plants &amp; Trees</b>														
TBD	a. Protect Topsoil and Reuse After Construction		1			1		R	R	R	R			
No	b. Limit and Delineate Construction Footprint for Maximum Protection					1		R	R	R	R			
<b>2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)</b>														
Yes	a. Required: Divert 50% (by weight) of All Construction & Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R					R			
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2					R			
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials					2					R			
<b>3. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out</b>														
[*This credit is a requirement associated with PJ1: EPA IAP]														
TBD	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)				1			R	R	R	R			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)				1			R		R	R			
Yes	<b>4. Use Recycled Content Aggregate (Minimum 25%)</b>	1				1			A		R			
TBD	<b>5. Cool Site: Reduce Heat Island Effect on Site</b>		1					R		R				
Total Available Points in Site: 11		3												
<b>B. LANDSCAPE</b>			Points Available per Measure											
<b>1. Landscaping</b>														

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11.5%	<i>Is the landscape ≥ 10% of the site area? Sites with less than 10% of the total site area dedicated to landscaping can only earn up to 4 points for measures B1a through B1g. Calculate the landscape area percentage by dividing the landscape area by the total site area. Include the building footprint(s) and all other developed portions of the site up to the site boundary.</i>												
Yes	a. Group Plants by Water Needs (Hydrozoning)	2				2					R		
Yes	b. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	2				2				R			
	c. Construct Resource-Efficient Landscapes												
Yes	i. No Invasive Species Listed by Cal-IPC Are Planted	1				1					R		
Yes	ii. No Plant Species will Require Shearing	1				1					R		
Yes	iii. 75% of Plants are Drought-tolerant, California Natives, Mediterranean or Other Appropriate Species	3				3					R		
	d. Minimize Turf in Landscape Installed by Builder												
TBD	i. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide					2	A		A	A			
TBD	ii. Turf Is ≤ 33% of Landscaped Area					2	A		A	A			
	e. Install High-Efficiency Irrigation Systems												
Yes	i. System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2				2			A	A			
Yes	ii. System Has Smart (Weather-based) Controller (CALGreen code if applicable)	3				3			A	A			
Yes	f. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3				3					R		
	g. Design Landscape to Meet Water Budget												
Yes	i. Install Irrigation System That Will Be Operated at <70% Reference ET (B1a. and B1b. are Prerequisites for Credit)	1				1					R		
TBD	ii. Install Irrigation System That Will Be Operated at <50% Reference ET (B1a., B1b. and B1ei. or B1eii. are Prerequisites for Credit)					1					R		
TBD	h. Incorporate Community Garden		1							R	R		
	2. Source Water Efficiency												
TBD	a. Use Recycled Water for Indoor and/or Outdoor Water Use					2		R			R		
TBD	b. Use Rainwater for Indoor and/or Outdoor Water Use					4		A	A	R			
	3. Outdoor Play Structures and Outdoor Furniture												
TBD	a. Play Structures & Surfaces Have an Average Recycled Content ≥20%				1					A	R		
Yes	b. Environmentally Preferable Exterior Site Furnishings	1			1					A	R		
Yes	4. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	1	1							A	A		
Total Available Points in Landscape: 33		20											
<b>C. DESIGN CONSIDERATIONS</b>			Points Available per Measure										
1. Acoustics: Noise and Vibration Control (minimum 2 points for credit, including 1 Tier 1 measure, maximum of 4 points)													
TBD	TIER 1: 1) Exterior Noise Reduction	1							A	A	R		
TBD	2) Loud Single-Event Noise Reduction in Noise-Sensitive Spaces	1							A	A	R		
TBD	3) Airborne and Structure-borne Noise Reduction (e.g., walls, floor-ceilings)	1							A	A	R		
TBD	4) Mechanical Ventilation Noise and Vibration Control	1							A	A	R		
TBD	5) Plumbing Noise and Vibration Reduction	1							A	A	R		
TBD	TIER 2: 1) Minimize Stair Impact Noise	0.5							A	A	A		
TBD	2) Minimize Floor Squeaks	0.5							A	A	A		
TBD	3) Minimize Trash Chute Noise	0.5							A	A	R		
TBD	4) Mixed-Use Noise and Vibration Reduction	0.5							A	A	R		
	2. Mixed-Use Design Strategies												
TBD	a. Develop Green Tenant Improvement Requirements for Build Outs	2									R		
TBD	b. Commercial Loading Area Separated from Residential area				1			R	A	A			
TBD	c. Separate Mechanical and Plumbing Systems				1			R	A	A			
	3. Commissioning												
No	a. Design Phase (Define Owner's Project Requirements, Basis of Design, and Develop Plan)			1	1						R		
No	b. Construction Phase (Perform Functional Testing)			2							R		
No	c. Post-Construction Phase (Verify Compliance, Commissioning Report, Training and Warranty Review)		1	1							R		

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		Total Available Points in Design Considerations: 14											
<b>D. FOUNDATION, STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>		Points Available per Measure											
No	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)					3					R		
No	2. Design, Build and Maintain Structural Pest and Rot Controls (for low-rise projects)			1	1				R				
3. Construction Material Efficiencies													
No	a. Wall and Floor Assemblies (excluding solid wall assemblies) are Delivered Panelized from Supplier (Minimum of 80% square feet)					1			R		R		
No	b. Modular Components are Delivered Assembled to the Project (Minimum 25%)					6			R		R		
c. Optimal Value Engineering													
No	i. Studs at 24 Inch on Center at Interior Non-Bearing Walls and Top Floor					1			R				
No	ii. Door & Window Headers Sized for Load					1			R				
No	iii. Use Only Cripple Studs Required for Load					1			R				
4. Use Engineered Lumber													
No	a. Engineered Beams and Headers					1			R				
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1			R				
No	c. Engineered Lumber for Roof Rafters					1			R				
No	d. Engineered or Finger-Jointed Studs for Vertical Applications					1			R				
Yes	e. Oriented Strand Board for Subfloor	1				1			R				
No	f. Oriented Strand Board for Wall and Roof Sheathing					1			R				
5. Insulated Headers													
			1						R				
6. Use FSC-Certified Wood													
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)					4			A			R	
No	b. Panel Products (Minimum 40%)					2			A			R	
7. Energy Heels on Roof Trusses for Low-Rise Projects													
			1					A	A				
8. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)													
No	a. Floors					2		A	A				
No	b. Walls					2		A	A				
No	c. Roofs					1		A	A				
		Total Available Points in Foundation, Structural Frame & Building Envelope: 34											
<b>E. EXTERIOR</b>		Points Available per Measure											
1. Drainage Planes and Durable Siding													
No	a. Install a Rain Screen Wall System					2		A	R				
Yes	b. Use Durable and Non-Combustible Siding Materials	1				1		A		A	A		
2. Durable Roofing Options													
Yes	a. <b>Required:</b> All Roofing Has 3-Year Subcontractor Warranty and a 20-Year Manufacturer Warranty	Y										R	
Yes	b. Use Durable and Fire Resistant Roofing Materials or Assembly	1				1				R	R		
3. Vegetated Roof (2 points for 25%, 4 points for 50%)													
			4					R		R			
		Total Available Points in Exterior: 8											
<b>F. INSULATION</b>		Points Available per Measure											
1. Install Insulation with 75% Recycled Content													
No	a. Walls					1			A		A		
No	b. Ceilings					1			A		A		
No	c. Floors					1			A		A		
		Total Available Points in Insulation: 3											
<b>G. PLUMBING</b>		Points Available per Measure											
1. Water Efficient Fixtures													
a. Install High Efficiency Toilets (Dual Flush or ≤ 1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)													
Yes	i. In All Residences	1.85					1.85			R	R		
Yes	ii. In All Non-Residential Areas	0.15					0.15			R	R		
b. High Efficiency Urinals or No-Water Urinals Are Specified:													
Yes	i. Average Flush Rate is ≤0.5 gpf (CALGreen code if applicable)	1					1			R	R		
No	ii. Average Flush Rate is ≤0.1 gpf						1			R	R		
Yes	c. High Efficiency Showerheads Use ≤ 2.0 Gallons Per Minute (gpm) at 80 psi (CALGreen code if applicable)	3					3			R	R		

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d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets													
Yes	i. Residences: Kitchen - ≤ 1.8 gpm (CALGreen code if applicable)	0.93					0.93			R	R		
Yes	ii. Non-Residential Areas: Kitchen - ≤ 1.8 gpm (CALGreen code if applicable)	0.07					0.07			R	R		
Yes	iii. Residences: Bathroom Faucets- ≤ 1.5 gpm at 60psi	1					1			R	R		
Yes	iv. Non-Residential Areas: Bath Faucets - ≤ .5 gpm or .25 gal for meter faucets (CALGreen code if applicable)	Y					0			R	R		
<b>2. Distribute Domestic Hot Water Efficiently</b> (G2a is a Prerequisite for credit for G2 b-e. Maximum 5 Points)													
No	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with PJ1: EPA IAP]			1			1		R				
No	b. Use Engineered Parallel Plumbing						1	A	A				
No	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)						1	A	A				
No	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)			1			2	A	A				
No	e. Use Central Core Plumbing			1		1	1	A	A				
Yes	<b>3. Water Submetering: Bill Tenants for Actual Usage</b>	4					4		A	A			
Total Available Points in Plumbing: 18		12	Points Available per Measure										
<b>H. Heating Ventilation and Air Conditioning</b>													
No	<b>1. Install High Performing Zoned Radiant Hydronic Heating</b>						2	A	A				
Yes	<b>2. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants</b>	1	1							A	A		
<b>3. Advanced Ventilation Practices for Cooling</b>													
No	a. Operable Windows or Skylights Are Placed To Induce Cross Ventilation In At Least One Room In 80% of Units			1	1			A		A			
b. Mechanical Ventilation System for Cooling:													
No	i. ENERGY STAR Ceiling Fans and Light Kits in Living Areas & All Bedrooms			1						R	A		
N/A	ii. Whole House Fan (CALGreen code if applicable)			1						R			
<b>4. Advanced Mechanical Ventilation for IAQ</b>													
Yes	a. <b>Required:</b> Compliance with ASHRAE 62.2 Mechanical Ventilation Standard (As Adopted in Title 24 Part 6) <i>N/A for projects permitted under 2005 Title 24.</i>	Y			R				A	A	R		
No	b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1				A	A	R		
Yes	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	2			2			R	A	A			
Yes	d. ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1					R	R		
Yes	<b>5. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors</b> (Passive Ventilation Not Eligible) [*This credit is a requirement associated with PJ1: EPA IAP]	1			1			R		R	R		
Yes	<b>6. Install Carbon Monoxide Alarms</b> (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with PJ1: EPA IAP]	1			1					R			
Total Available Points in Heating Ventilation and Air Conditioning: 13		6	Points Available per Measure										
<b>I. RENEWABLE ENERGY</b>													
No	<b>1. Solar Hot Water System Preheats Domestic Hot Water</b>						4	R		R			
<b>2. Offset a Percentage of the Project's Estimated Electricity Demand with Onsite Renewable Generation</b>													
No	a. 60% of Common Area Load			2	2						R		
No	b. 90% of Common Area Load			2	2						R		
No	c. 10% or More of Residential Units Load			2	2						R		
Total Available Points in Renewable Energy: 16			Points Available per Measure										
<b>J. BUILDING PERFORMANCE</b>													
<b>1. Building Performance Exceeds Title 24</b> Enter the Percent Better Than Title 24 for Residential and Non-Residential Portions of the Project.													
25.1%	a. <b>Required:</b> Residences: Minimum 15% Better Than Title 24. 2 Points for Every 1% Better Than Title 24	50			30+			R					
	b. Non-Residential Spaces: 1 Point for Every 1% Better Than Title 24, adjusted for square footage				1+			R					
<b>2. Building Envelope Diagnostic Evaluations</b>													

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Yes	a. Duct Testing Results in Leakage < 6% [*This credit is a requirement associated with PJ1: EPA IAP]	1		1							R		
TBD	b. Blower Door Testing Results for Air Change per Hour is < 3.5 ACH <sub>50</sub> [*This credit is a requirement associated with PJ1: EPA IAP]			2							R		
Yes	c. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with PJ1: EPA IAP]	1		1							R		
No	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)				6					A	R		
Yes	4. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1		1				R			A		
Yes	5. Participation in Utility Program with Third Party Plan Review a. Energy Efficiency Program [*This credit is a requirement associated with PJ1: EPA IAP]	1		1				A			R		
No	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)			1				A			R		
Total Available Points in Building Performance: 43+		54											
<b>K. FINISHES</b>		Points Available per Measure											
1. Entryways													
No	a. Design Entryways to Reduce Tracked-In Contaminants for All Home Entrances				1						R		
No	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas				1						R		
No	2. Use Recycled Content Paint					1				A	R		
3. Low/No-VOC Paints & Coatings [*This credit is a requirement associated with PJ1: EPA IAP]													
a. Low-VOC Interior Wall/Ceiling Paints (<50 grams per liter (gpl) VOCs Regardless of Sheen) (CALGreen code if applicable)													
Yes	i. In All Residences	0.93			0.93					A	R		
Yes	ii. In All Non-Residential Areas	0.07			0.07					A	R		
b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl Regardless of Sheen)													
No	i. In All Residences				0.93					A	R		
No	ii. In All Non-Residential Areas				0.07					A	R		
c. Use Low-VOC Coatings That Meet SCAQMD Rule 1113 (CALGreen code if applicable)													
Yes	i. In All Residences	1.85			1.85					A	R		
Yes	ii. In All Non-Residential Areas	0.15			0.15					A	R		
Yes	4. Use Low VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	1			1			R	R		R		
5. Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable, D) Recycled-Content, E) Finger-Jointed, or F) Local													
a. Residences: At Least 50% of Each Material:													
TBD	i. Cabinets				3.71					A	A		
TBD	ii. Interior Trim				1.85					A	A		
TBD	iii. Shelving				1.85					A	A		
TBD	iv. Doors				1.85					A	A		
TBD	v. Countertops				1.85					A	A		
b. Non-Residential Areas: At Least 50% of Each Material:													
TBD	i. Cabinets				0.29					A	A		
TBD	ii. Interior Trim				0.15					A	A		
TBD	iii. Shelving				0.15					A	A		
TBD	iv. Doors				0.15					A	A		
TBD	v. Countertops				0.15					A	A		
Yes	6. 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 PJ1: EPA IAP]	Y				0		A		A	R		

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<b>7. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates</b>													
a. Residences: At Least 90% of Each Material:													
TBD	i. Doors				0.93				A	A	A		
TBD	ii. Cabinets and Countertops				1.25					A	A		
TBD	iii. Interior Trim and Shelving				0.93					A	A		
b. Non-Residential Areas: At Least 90% of Each Material													
TBD	i. Doors				0.07				A	A	A		
TBD	ii. Cabinets and Countertops				0.15					A	A		
TBD	iii. Interior Trim and Shelving				0.07					A	A		
<b>8. Durable Cabinets</b>													
TBD	a. Residences				0.93			R		R			
TBD	b. Non-Residential Areas				0.07			R		R			
TBD	<b>9. At Least 25% of All Newly Supplied Interior Furniture has Environmentally Preferable Attributes</b>					1				R	R		
Total Available Points in Finishes: 26		4											
<b>L. FLOORING</b>													
			Points Available per Measure										
<b>1. Use Environmentally Preferable Flooring (Minimum 15% of Floor Area)</b> A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, or F) Local. <i>Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs</i>													
≥50%	a. Residences	2.78			3.71					A	A		
TBD	b. Non-Residential Areas				0.29					A	A		
<b>2. Low-Emitting Flooring</b> [*This credit is a requirement associated with PJ1: EPA IAP]													
Yes	a. Residences: Low Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)	1.85			1.85			A		R	R		
TBD	b. Non-Residential Areas: Low-Emitting Flooring (50% Minimum) (Section 01350, CRI Green Label Plus, Floorscore)				0.15			A		R	R		
Yes	<b>3. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)</b>	Y			0					R	R		
Total Available Points in Flooring: 6		5											
<b>M. APPLIANCES &amp; LIGHTING</b>													
			Points Available per Measure										
<b>1. ENERGY STAR Appliances</b>													
Yes	a. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1			R	R		
b. Install ENERGY STAR Clothes Washer													
Yes	i. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor ≥2.0; Water Factor ≤6.0) (Total 3 Points)	3		1			2			R	R		
No	ii Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor ≥2.2; Water Factor ≤4.5) (Total 5 Points)						2			R	R		
c. Install ENERGY STAR Refrigerators in All Locations													
Yes	i. ENERGY STAR-Qualified & < 25 Cubic Feet Capacity	1		1						R	R		
TBD	ii. ENERGY STAR-Qualified & < 20 Cubic Feet Capacity			1						R	R		
TBD	<b>2. Common Laundry Facilities Are Provided for All Occupants</b>					1		A	A	A			
Yes	<b>3. Provide Built-In Recycling Center In Each Residential Unit</b>	1				1				R			
<b>4. Low-Mercury Lamps</b>													
TBD	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used or Replaced					1				R	R		
TBD	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used or Replaced					1				R	R		
<b>5. Install High-Efficacy Lighting and Design Lighting System</b>													
TBD	a. Install High-Efficacy Lighting			1				A		R	R		
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant			1				A		A	R		
TBD	<b>6. Gearless Elevators Are Installed</b>			1				R		A	A		
Total Available Points in Appliances & Lighting: 16		7											
<b>N. OTHER</b>			Points Available per Measure										

# Stanley Bernal Apartments

## Pete Kennedy

### 3685

## Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Verification	Final Verification	Documentation	Blueprint Page No.	NOTES
Yes	1. <b>Required:</b> Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with PJ1: EPA IAP]	Y	R					R					
Yes	2. Pre-Construction Kick-Off Meeting with Rater and Subs	1	1								R		
	3. Operations & Maintenance Manuals and Training [*This credit is a requirement associated with PJ1: EPA IAP]												
Yes	a. Provide O&M Manual to Building Maintenance Staff (CALGreen code if applicable)	1		1							R		
Yes	b. Provide O&M Manual to Occupants and Orientation	2		1			1				R		
Yes	4. Residents Are Offered Free or Discounted Transit Passes	2	2								R		1 year LAVTA pass for residents (50% discount)
Yes	5. Educational Signage of Project's Green Features	1	1								R		
No	6. Install Home/Building System Monitor(s)			1							R	R	
TBD	7. Use Vandalism Deterrence Practices and Develop Vandalism Management Plan		1								R		
Total Available Points in Other: 9		7											
O. (Not Used)													
P. INNOVATIONS													
Points Available per Measure													
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		1					A	A	A			
TBD	b. Install Bio-Retention and Filtration Features		2					A	A	A			
TBD	c. Route Downspout Through Permeable Landscape		1					A	A	A			
TBD	d. Use Non-Leaching Roofing Materials		1					A	A	A			
TBD	e. Include Smart Street/Driveway Design		1					A	A	A			
2. Stormwater Control: Performance Path (Mutually Exclusive With PA1):													
TBD	Perform a Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff		3								R		
D. Foundation, Structural Frame and Building Envelope													
TBD	1. Use Radon Resistant Construction [*This credit is a requirement associated with PJ1: EPA IAP]				2			A	A				
TBD	2. Install a Foundation Drainage System [*This credit is a requirement associated with PJ1: EPA IAP]					2		A	R		R		
TBD	3. Moisture Controlled Crawlspace [*For projects with crawlspaces, this credit is a requirement associated with PJ1: EPA IAP]				2					R			
E. Exterior													
TBD	1. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with PJ1: EPA IAP]					1		R	R				
H. Heating Ventilation and Air Conditioning													
Yes	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with PJ1: EPA IAP]	4		4					R		R		
TBD	2. Pressure Relieve the Ductwork System (Mutually exclusive with H1) [*For projects with ducted systems, this credit is a requirement associated with PJ1: EPA IAP]			1					R				
TBD	3. Install High Efficiency HVAC Filter (MERV 6+, Mutually exclusive with H1.) [*This credit is a requirement associated with PJ1: EPA IAP]			1						R			
J. Building Performance													
TBD	1. Obtain EPA Indoor airPlus Certification (Total 39 possible points, not including Title 24 performance; read comment)			2							R		
TBD	2. Third-Party Testing of Mechanical Ventilation Rates for IAQ (Meet ASHRAE 62.2) [*This credit is a requirement associated with PJ1: EPA IAP]				2				A	A			
TBD	3. ENERGY STAR New Homes: High-Rise Pilot Program			1							R		
K. Finishes													
TBD	1. Use Moisture Resistant Material in Wet Areas: Kitchens, Bathrooms, Utility Rooms and Basements [*This credit is a requirement associated with PJ1: EPA IAP]				1	1			R	R			
TBD	2. Materials Meet SMaRT Criteria (Select number of points, up to 5 points)					5		A	A	A	R		
N. Other													

# Stanley Bernal Apartments

## Pete Kennedy

### 3685

## Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Verification	Final Verification	Documentation	Blueprint Page No.	NOTES
1. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category in the blue cells for a maximum of 4 points for the measure. The "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			0	2	2	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here		0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here		0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here		0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points in blue cells at right. Enter description here		0	0	0	0	0	A	A	A	R		
Total Available Points in Other: 43+		4											
<b>Q. California CALGreen CODE</b>			Points Available per Measure										
No	0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R										
<p>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.</p> <p>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.</p>													
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y							R	R			
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y								R			
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									R		
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							R				
Yes	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	Y								R	R		
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						R	R				
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y							R		R		
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y									R		
Total Available Points in California CALGreen CODE: 0													

### Summary

Total Available Points	275+	76	88+	37	83	52
Minimum Points Required	50	6	30	5	6	3
<b>Total Points Targeted</b>	<b>139</b>	<b>19</b>	<b>63</b>	<b>11</b>	<b>14</b>	<b>32</b>

### Project Has Met All Minimum Requirements

- Total Project Score of At Least 50 Points
- Required measures:
  - A2s: 50% waste diversion by weight
  - E2a: All Shingle Roofing Has 3-Yr Subcontractor Warranty & 20-Yr Manufacturer Warranty
  - H4a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards
  - J1a: 15% above Title 24
  - N1: Incorporate GreenPoint Rated Checklist in Blueprints
- Minimum points in specific categories:
  - Community (6 points)
  - Energy (30 points)
  - IAQ/Health (5 points)
  - Resources (6 points)
  - Water (3 points)
- All Applicable CALGreen Measures in Sections A-P



**LEED 2009 for Core and Shell Development**  
Project Checklist

Stanley Blvd. and Bernal Ave., Pleasanton, CA  
2/14/2013

**PUD-87, P13-1981, P13-2065**  
**VINTAGE – Auf der Maur/Rickenbach**

**EXHIBIT B**

7 6 15			Sustainable Sites		Possible Points: 28
Y	?	N	d/C		
Y			C Prereq 1	Construction Activity Pollution Prevention	
	1		d Credit 1	Site Selection	1
		5	d Credit 2	Development Density and Community Connectivity	5
		1	d Credit 3	Brownfield Redevelopment	1
		6	d Credit 4.1	Alternative Transportation—Public Transportation Access	6
	2		d Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
	3		d Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		d Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	C Credit 5.1	Site Development—Protect or Restore Habitat	1

Notes:

Assumes not: Prime farmland as defined by USDA, Previously undeveloped land whose elevation is lower than 5 feet (1.5 meters) above the elevation of the 100-year flood, Land specifically identified as habitat for any species on federal or state threatened or endangered lists. Projects outside the U.S. may use a local equivalent, Land that prior to acquisition for the project was public parkland.

Not on a previously developed site.

Not on a brownfield.

2+ miles walking distance from rail so too far.

Provide secure bicycle racks and/or storage within 200 yards of a building entrance for 3% or more of all building users (measured at peak periods)  
Provide shower and changing facilities in the building, or within 200 yards of a building entrance, for 0.5% of full-time equivalent (FTE) occupants.

Mentioned there will be charging stations in the design. Install alternative-fuel fueling stations for 3% of the total vehicle parking capacity of the site. Or Provide preferred parking<sup>1</sup> for low-emitting and fuel-efficient vehicles<sup>2</sup> for 5% of the total vehicle parking capacity of the site.

Size parking capacity to meet, but not exceed, minimum local zoning requirements. If no minimum local zoning requirements, provide 25% fewer parking spaces than the applicable standard listed in the 2003 Institute of Transportation Engineers (ITE) "Parking Generation" study at <http://www.ite.org>.

Limits construction activity on project site.

		1	d Credit 5.2 Site Development—Maximize Open Space	1	Requires more vegetated open space.
	1		d Credit 6.1 Stormwater Design—Quantity Control	1	Implement a stormwater management plan that protects receiving stream channels from excessive erosion. The stormwater management plan must include stream channel protection and quantity control strategies.
		1	d Credit 6.2 Stormwater Design—Quality Control	1	Implement a stormwater management plan that reduces impervious cover, promotes infiltration and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs).  BMPs used to treat runoff must be capable of removing 80% of the average annual postdevelopment total suspended solids (TSS) load based on existing monitoring reports.
	1		C Credit 7.1 Heat Island Effect—Non-roof	1	Use any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): - Provide shade from the existing tree canopy or within 5 years - Provide shade from structures covered by solar panels - Use hardscape materials with an SRI of at least 29. - Use an open-grid pavement system (at least 50% pervious).
1			d Credit 7.2 Heat Island Effect—Roof	1	Title 24 required cool roof
1			d Credit 8 Light Pollution Reduction	1	Exterior lighting shall comply with ANSI/ASHRAE/IESNA Standard 90.1- 2007
	1		d Credit 9 Tenant Design and Construction Guidelines	1	

6	0	4	<b>Water Efficiency</b>	Possible Points: 10
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Y	?	N					Notes:
Y			d Prereq 1 Water Use Reduction—20% Reduction				
2		2	d Credit 1 Water Efficient Landscaping	2 to 4			Use low water use native/adaptive species
		2	Reduce by 50%	2			
			No Potable Water Use or Irrigation	4			No recycled water in Pleasanton
		2	d Credit 2 Innovative Wastewater Technologies	2			
4			d Credit 3 Water Use Reduction	2 to 4			
			Reduce by 30%	2			
			Reduce by 35%	3			
			Reduce by 40%	4			Depends on users but likely if: 1.1 gpf toilets, 0.125 gpf urinals, 0.375 gpm lav sinks, 1.5 gpm kit sinks, 1.25 gpm showers

13	15	9
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**Energy and Atmosphere** Possible Points: 37

Y	?	N
Y		
Y		
7	5	9

C	Prereq 1	Fundamental Commissioning of Building Energy Systems	
d	Prereq 2	Minimum Energy Performance	
d	Prereq 3	Fundamental Refrigerant Management	
d	Credit 1	Optimize Energy Performance	3 to 21
		Improve by 12% for New Buildings or 8% for Existing Building Renovations	3
		Improve by 14% for New Buildings or 10% for Existing Building Renovations	4
		Improve by 16% for New Buildings or 12% for Existing Building Renovations	5
		Improve by 18% for New Buildings or 14% for Existing Building Renovations	6
		Improve by 20% for New Buildings or 16% for Existing Building Renovations	7
		Improve by 22% for New Buildings or 18% for Existing Building Renovations	8
		Improve by 24% for New Buildings or 20% for Existing Building Renovations	9
		Improve by 26% for New Buildings or 22% for Existing Building Renovations	10
		Improve by 28% for New Buildings or 24% for Existing Building Renovations	11
		Improve by 30% for New Buildings or 26% for Existing Building Renovations	12
		Improve by 32% for New Buildings or 28% for Existing Building Renovations	13
		Improve by 34% for New Buildings or 30% for Existing Building Renovations	14
		Improve by 36% for New Buildings or 32% for Existing Building Renovations	15
		Improve by 38% for New Buildings or 34% for Existing Building Renovations	16
		Improve by 40% for New Buildings or 36% for Existing Building Renovations	17
		Improve by 42% for New Buildings or 38% for Existing Building Renovations	18
		Improve by 44% for New Buildings or 40% for Existing Building Renovations	19
		Improve by 46% for New Buildings or 42% for Existing Building Renovations	20
		Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovation	21
d	Credit 2	On-Site Renewable Energy	4
C	Credit 3	Enhanced Commissioning	2
d	Credit 4	Enhanced Refrigerant Management	2
d	Credit 5.1	Measurement and Verification—Base Building	3
d	Credit 5.2	Measurement and Verification—Tenant Submetering	3
C	Credit 6	Green Power	2

Notes:

Stated in design plans, design will be 15% better than Title 24

Evaluating 5% via PV.  
Costly, less important for core & shell

ENERGY STAR  
Provide for infrastructure  
Buy if needed.

5	0	8
---	---	---

**Materials and Resources** Possible Points: 13

Y	?	N
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Y		
		5

d Prereq 1	Storage and Collection of Recyclables	
C Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
	<input type="checkbox"/> Reuse 25%	1
	<input type="checkbox"/> Reuse 33%	2
	<input type="checkbox"/> Reuse 42%	3
	<input type="checkbox"/> Reuse 50%	4
	<input type="checkbox"/> Reuse 75%	5
C Credit 2	Construction Waste Management	1 to 2
	<input type="checkbox"/> 50% Recycled or Salvaged	1
	<input type="checkbox"/> 75% Recycled or Salvaged	2
C Credit 3	Materials Reuse	1
C Credit 4	Recycled Content	1 to 2
	<input checked="" type="checkbox"/> 10% of Content	1
	<input type="checkbox"/> 20% of Content	2
C Credit 5	Regional Materials	1 to 2
	<input checked="" type="checkbox"/> 10% of Materials	1
	<input type="checkbox"/> 20% of Materials	2
C Credit 6	Certified Wood	1

2		
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		1
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1		1
---	--	---

1		1
---	--	---

1		
---	--	--

Notes:

Easy

Very difficult

Use a minimum of 50% (based on cost) of wood-based materials and products that are FSC certified.

5	3	4
---	---	---

<b>Indoor Environmental Quality</b>	Possible Points: 12
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Y	?	N
---	---	---

Y		
Y		
		1
		1
1		
1		
1		
1		
1		
	1	
		1
	1	
	1	
		1

d Prereq 1	Minimum Indoor Air Quality Performance	
d Prereq 2	Environmental Tobacco Smoke (ETS) Control	
d Credit 1	Outdoor Air Delivery Monitoring	1
d Credit 2	Increased Ventilation	1
C Credit 3	Construction Indoor Air Quality Management Plan—During Construction	1
C Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
C Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
C Credit 4.3	Low-Emitting Materials—Flooring Systems	1
C Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
d Credit 5	Indoor Chemical and Pollutant Source Control	1
d Credit 6	Controllability of Systems—Thermal Comfort	1
d Credit 7	Thermal Comfort—Design	1
d Credit 8.1	Daylight and Views—Daylight	1
d Credit 8.2	Daylight and Views—Views	1

Notes:

Meet the requirements of ASHRAE Standard 55-2004

3	3	0
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<b>Innovation and Design Process</b>	Possible Points: 6
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Y	?	N
---	---	---

1		
1		
	1	
	1	
	1	
1		

d/C Credit 1.1	Innovation in Design: MRpc69: Construction and demolition waste management	1
d/C Credit 1.2	Innovation in Design: EAc2 exemplary performance (5%)	1
d/C Credit 1.3	Innovation in Design: Specific Title	1
d/C Credit 1.4	Innovation in Design: Specific Title	1
d/C Credit 1.5	Innovation in Design: Specific Title	1
d/C Credit 2	LEED Accredited Professional	1

Notes:

Divert at least 75% of the total construction and demolition material; diverted materials must include at least four material streams.

4	0	0
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<b>Regional Priority Credits for: 94566</b>	Possible Points: 4
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Y	?	N
---	---	---

1		
1		
1		
1		

SSc4.1 SSc7.1 WEc1, Opt. 1 WEc3 (40%) EAc2 (1%) IEQc8.1		
d/C Credit 1.1	Regional Priority: SSc7.1 Heat Island Effect—Non-roof	1
d/C Credit 1.2	Regional Priority: WEc1.1 Water Efficient Landscaping Reduce by 50%	1
d/C Credit 1.3	Regional Priority: WEc3 Water Use Reduction of 40%	1
d/C Credit 1.4	Regional Priority: EAc2 (1%)	1

Notes:

43	27	40
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<b>Total</b>	Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

May 11, 2013

Mr. Ken Busch  
Sares Regis  
901 Mariners Island Blvd., 7<sup>th</sup> floor  
San Mateo CA 94404

Subject: London plane trees  
Vintage project



**PUD-87, P13-1981, P13-2065**  
VINTAGE – Auf der Maur/Rickenbach

## **EXHIBIT B**

Dear Mr. Busch:

Sares Regis is planning to develop the site located at the northeast corner of the intersection of Stanley Blvd. and Bernal Avenue in Pleasanton CA. The site is currently vacant. The City of Pleasanton requested that you comment on plans for a group of London plane (*Platanus x acerifolia*) trees located on the north side of the site, along Stanley Blvd. I examined the trees on February 6. This letter summarizes my observations and assessment.

I assessed each tree as follows:

1. Attached a numerically coded metal tag to the trunk. Tree #80 was closest to the intersection. Tree #93 was located near the east property line.
2. Identified the species.
3. Measured the trunk diameter at point 54" above grade.
4. Evaluated tree condition 0 to 5 scale where 0 = dead and 5 = excellent condition.
5. Recorded specific characteristics such as defects in structure and pests.
6. Evaluated the suitability for preservation as good, moderate or low.

### **Description of the Trees**

The London planes were located in a planting strip between the curb and sidewalk (Photo 1). The width of the planting area varied from 4' to approximately 2'. Ornamental grasses were present as the groundcover. The sidewalk was approximately 6' wide.

**Photo 1.** Looking east from tree #80. Note presence of electrical lines (upper right) and difference in elevation between the trees and the project site.

The trees were in two groups with #80 to 85 on the west side of the site, #86 – 93 on the east with a gap in between. At Bernal Avenue, the project site was approximately 6' higher in elevation than the trees. On the east, the project site and trees were at similar elevation.

Results for individual trees are located in the enclosed **Tree Assessment Form**.



The 14 London planes were semi-mature in development. Trunk diameters ranged between 8" and 12". None of the trees met the City of Pleasanton's criteria for Heritage status. All trees were in excellent condition. Tree vigor was high. Tree structure was excellent. In short, these 14 trees had established following planting and were growing well.

I did not observe any displacement of the adjacent pavement. Overhead utility lines were present on the sidewalk side of the trees. It is likely that in a few years the trees will grow large enough to extend into the area around the wires, requiring side-trimming to provide necessary clearance.

#### ***Evaluation of Plans***

You provided the Conceptual Landscape Site Plan (dated September 27, 2012) for my review. The plan depicted the general location of retail and housing elements along with associated parking and roads. No grading or topographic information was provided. Proposed project plans were also discussed with members of the project team.

Based on my review of the plans and understanding of the proposed project, I recommend preservation of trees #80 – 83 and removal of #84 – 93. Trees #84 and 85 are within the alignment of an entry into the retail area. The entry will be extended to the east to provide a bus stop, necessitating removal of trees #86 - #93.

#### ***Summary and Recommendations***

The 14 London planes were located on the Stanley Blvd. frontage, installed as street trees. All were semi-mature in development and in excellent condition. They are excellent candidates for preservation.

Based on my observations and assessment, I recommend preservation of 4 trees (#80 – 83) and removal of 10 (#84 – 93). I have enclosed guidelines for their retention during final design and construction. The key elements to successful preservation are: 1) limiting site change to the area behind the existing sidewalk and 2) providing irrigation during the summer months.

Thanks for your attention to this matter. Please feel free to contact me with any questions. I look forward to hearing from you.

Sincerely,



James R. Clark, Ph.D.  
Vice President

Enc. ***Tree assessment form***  
Tree preservation guidelines

## ***Tree Preservation Guidelines***

### **Design recommendations**

1. Verify the location and tag numbers of all trees to be preserved. Include them on all project plans.
2. Allow the Consulting Arborist to review all future project submittals including grading, utility, drainage, irrigation, and landscape plans.
3. Establish a **TREE PROTECTION ZONE** around each tree. For design purposes, the **TREE PROTECTION ZONE** shall be the back of the existing sidewalk. No grading, excavation, construction or storage of materials shall occur beyond this location.
4. Install protective fencing at the back of the existing sidewalk. Any fencing shall be 6' chain link with posts sunk into the ground.
5. Route underground services including utilities, sub-drains, water or sewer away from trees. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
6. Use only herbicides safe for use around trees and labeled for that use, even below pavement.

### **Pre-construction and demolition treatments and recommendations**

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Trees may require pruning to provide clearance for construction activities. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification.

### **Tree protection during construction**

1. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
2. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
3. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.
4. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist. Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
5. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

# Tree Assessment

Vintage Pleasanton  
Pleasanton, California  
February 2013



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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
80	London plane	9	No	5	Good	Excellent form & structure.
81	London plane	9	No	5	Good	Excellent form & structure.
82	London plane	9	No	5	Good	Excellent form & structure.
83	London plane	8	No	5	Good	Excellent form & structure.
84	London plane	9	No	5	Good	Excellent form & structure.
85	London plane	12	No	5	Good	Excellent form & structure.
86	London plane	11	No	5	Good	Excellent form & structure.
87	London plane	11	No	5	Good	Excellent form & structure.
88	London plane	10	No	5	Good	Excellent form & structure.
89	London plane	11	No	5	Good	Excellent form & structure.
90	London plane	11	No	5	Good	Excellent form & structure.
91	London plane	10	No	5	Good	Excellent form & structure.
92	London plane	9	No	5	Good	Excellent form & structure.
93	London plane	10	No	5	Good	Excellent form & structure.

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# Tree Assessment Map

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**Vintage Project**  
Pleasanton, CA

*Prepared for:*  
Sares Regis  
San Mateo, CA

February 2013

No Scale

**Notes**

- Base map provided by:  
ESRI Maps
- Numbered tree locations  
are approximate.



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