

# PLANNING & DEVELOPMENT

Land Use Planning, 2120 Milvia Street, Berkeley, CA 94704  
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420  
Email: [Planning@ci.berkeley.ca.us](mailto:Planning@ci.berkeley.ca.us)

DATE STAMP/HERE

JAN 04 2013

## I.A Zoning Project Application Form

Effective June, 2012.

For: ☐ Administrative Use Permits (AUP) #12-20000  
☒ Use Permits (UP) #12-10000  
☐ Variances (VAR) #12-10000  
☐ Modifications (MOD AUP, MOD UP) #12-70000  
☐ Zoning Reclassification

Intake Planner [Signature]

• Project Address: 1936 DELAWARE ST. Unit/Suite #: \_\_\_\_\_

Project Description: DEMOLITION OF EXISTING SINGLE FAMILY HOME  
AND REPLACEMENT WITH A NEW SINGLE FAMILY  
HOME.

• Property Owner Name (Print) HARRY KAO AND ELIZA KAUMER

Owner's Mailing Address: 1811 FAIRVIEW ST.  
BERKELEY CA 94703

Daytime Phone # 408 771 4650 FAX # \_\_\_\_\_ E-mail: harry@hairy.com.name

• Applicant Name (or write same): TOBY LONG, AIA

Applicant's Mailing Address: 6114 LA SALLE AVE #552  
OAKLAND CA 94611

Daytime Phone # 415 905 9030 FAX # \_\_\_\_\_ E-mail: toby@tobydesign.com

**For projects involving only the following four items and none of the items on pages 2-3 of this form, please refer to the handout indicated in the right-hand column instead of filling out this form.**

1. Converting existing Rental or Tenant In Common (TIC) Units to Condominiums?	Refer to the "Condominium Conversion Procedures: Guide for Applicants"
2. Demolition of, or exterior modifications to, a designated City of Berkeley landmark, structure of merit, or structure in a historic district?	Refer to the "Landmark Preservation Commission: Structural Alteration Permit and Design Review Submittal Requirements"
3. Application to designate a landmark, structure of merit or historic district?	Refer to the "Landmark, Structure of Merit or Historic District Designation Form"
4. Exterior changes (including signs) to (1) any structure (new or existing) in a non-residential zoning district OR (2) a commercial or mixed-use building in the R-4 District?	Refer to the Design Review Submittal Packets



## Submittal Requirements Checklist -- Instructions:

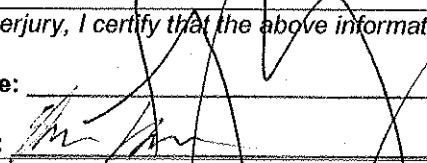
1. Complete the checklist below and **sign the bottom of page 3**.
2. For each item you check "yes", provide the submittal requirement indicated in the right-hand column. Refer to the document "*I. Zoning Project Submittal Requirements*" for further instructions.
3. Label each item with the Submittal Requirement # (i.e., III.A.2) and project address; attach to this form.
4. Submit to a Planner with the appropriate application fee.


Does the project include:	No	Yes	Handout / Application Requirement
1. Any project requiring a zoning permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Requirements for all projects
2. Project includes new structures, additions, exterior alterations, demolition, or changes of use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	II. Requirements for all projects with construction or demolition.
3. A new main building <b>OR</b> A new building or expansion of a building footprint within 2 feet of a required setback?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.A.1 – Boundary/Topographic Survey
4. More than 50 cubic yards of grading?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.2 – Grading Plan
5. A request to waive or reduce required parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.3 – Parking Survey
6. A Large Scale Development Project: in a non-residential district with (1) > three stories, (2) a Density Bonus, (3) FAR > 2.00, OR (4) > 10,000 sq. ft. of gross floor area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.4 – Photo Simulation
7. A new building or story in the 'H' Overlay District?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.A.5 – Section Drawings III.A.6 – Story Poles
8. A new building or story adjacent to a property with a dwelling unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.A.7 – Shadow Study
9. A new building (except accessory buildings/structures)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.A.8 – Street Strip Elevation
10. Creation of condominium units resulting in 5 or more condominium units on the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.1 – Housing Affordability Statement
11. Under Government Code Section 65915: a. A request for a Density Bonus?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.2.a – Housing Affordability Statement
b. A request for any concessions or incentives in addition to a Density Bonus?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.B.2.b – Additional Incentives or Concessions Documents
12. Creation of (1) 10 or more dwelling units, (2) 5,000 sq. ft. floor area, OR (3) 25 or more peak hour vehicle trips?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.4 – Traffic Impact Analysis
13. One acre or more of impervious surface throughout the project site, including roof area and all paving?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.6 – Storm Water Control Measures
14. A new building on a site of 10,000 sq. ft. or greater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.7 – Impervious Surface Questionnaire
15. A residential project constructing new dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.D.1 – Green Building Checklist
16. A non-residential project adding or renovating 10,000 sq. ft. or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.D.2 – Energy Efficiency Analysis (Savings by Design)
17. A project with 2,500 sq. ft. or more of new or renovated irrigated area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.D.3 – Berkeley Water Efficient and Bay Friendly Landscape Requirements
18. Demolition of 25% or more of an existing dwelling unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.E.1 -- Structural and Pest Report.
19. Demolition or major alteration of a structure ≥40 years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	III.E.2 – Structure History
20. Federal funding, either directly or through the City of Berkeley Housing Trust Fund?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.F.1 – Area of Potential Effects (APE) Statement
21. A new business or new commercial space with a tenant already selected? ( <b>Not</b> including a Moderate or Teaching Home Occupation Use, or another related special case as noted by a planner.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.F.2 – Zoning Use Questionnaire



You must disclose whether or not any of the following are true of the project:	No	Yes	Handout / Application Requirement
22. Elimination of any dwelling units  a. If known, are any of the dwelling units on the property controlled rental units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Your application will be referred to the Rent Stabilization Board. No action is required on your part. You may contact them at (510) 981-7368 if you have any questions.
23. Construction activity within the drip line of a Coast Live Oak tree	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.1 – Arborist Report
24. A new building in a non-residential zoning district, on a site with a history of soil and/or groundwater contamination or within Toxic Division's Environmental Management Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.2 – Phase I or II Assessment
25. A new building or addition in a liquefaction, landslide, or fault zone shown on the "Environmental Constraints Map"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.3 – Seismic Hazard Investigation
26. Construction on a parcel that is within 40 feet of an open creek or 25 feet of a culverted creek as defined in BMC 17.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	III.C.5 – Conformance with Creeks Ordinance, Creeks Submittal

Under penalties of perjury, I certify that the above information is true and complete to the best of my knowledge.

Applicant Signature:  Date: 01/04/13

Owner's Signature:  Date: 2013-01-04

[Approved by TBlount, 2012-06-11]



**LAND USE PLANNING FEE WORKSHEET – FOR INTERNAL USE ONLY**

Project Address: 1936 Delaware

Intake Planner: Greg Powell

**PERMIT #1 – Project Description**

(e.g., "New Building @ 123 Main St")

**Demo (e) and construct new @1936 Delaware**

Project Type Code: **UPPH** Application #: **13-1000000** ☐ ☐

Project Data Maintenance		Zoning District(s): R-2 A
Zoning Section	Description	
1) 23C.08	Use Permit demo existing residential bldg	
2) 23D.32.030	Use Permit to construct new dwelling	

Grand Total (Permits 1 and 2): \$ 5044.80

Qty.	Base Fee	15% CPF	Sub-Total	Description
<b>100 UPPH – Use Permits</b>				
1	\$4320 <sup>①②</sup>	\$648	\$4968	<b>UPPH Level 2 – Base fee (24 hours x \$180)</b> • Non-residential projects in a Residential district • Mixed-Use buildings creating more than 20,000 gross sq. ft. • New construction or "major" renovation of a Landmarked building or site or Structure of Merit • Any new main building • Master Use Permit of Development Permit required by a Specific Plan
	\$180	\$27	\$207	<b>UPPH Level 2 - \$207 per hour (includes CPF) of staff time in excess of that covered by the base fee</b>
1	\$360	\$54	\$414	<b>Additional Use Permits (\$414 each)</b>
1	<sup>①</sup> \$50	---	\$50	<b>Records Management</b>
1	<sup>②</sup> \$1025	---	\$1025	<b>ZAB Public Hearing Fee</b>
N/A	\$1055	---	\$1055	<b>LPC Demolition Review – Non-Res. Project over 40 years old</b>

Oper: REGISTER1  
 Date: 1/04/13 01  
 Total tendered  
 Total payment

Receipt no: 111225  
 \$5044.00  
 \$5044.00



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1936 Delaware Street  
Use Permit Application LAND USE PLANNING

### Applicant Statement

The proposed project consists of the removal of an existing house, and the construction of a new single family home on the site located at 1936 Delaware.

The existing home was constructed circa 1908, and includes several additions and detached structures which were likely built in the 1950's. The home has fallen into disrepair and has all of the original systems and constructions, including a dilapidated brick foundation, and problematic mechanical and electrical systems.

The existing house is slated for a de-construction process, and all part of the structure will be recycled or re-purposed. Following the removal of the existing structures, the new house will be constructed on the footprint of the old home.

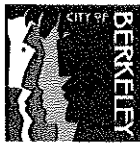
The new house will be a progressive and thoughtful addition to this area of Berkeley. The house will be a single family home, with 2,400 sqft of living area, and includes a 340 sqft attached single care garage. The two story home is designed to comply with all applicable setbacks and height restrictions.

The building is modern in vernacular, and fit well into the diverse array of architectural styles, building sizes, and uses which characterize this block. The house will be constructed using advanced off-site prefabrication techniques, creating a leading-edge green and sustainable home which is finished with natural and organic materials, including reclaimed wood, stained cedar siding, blackened steel and CorTen weathering steel cladding. The neighborhood is excited and enthusiastic about the proposal, and the home will be an excellent complement to the wide array of homes and apartments in this area of the City.

### Structure History

Unfortunately, we do not have good records regarding the history of this home. Given the nature and vintage of the construction, we suspect the home was finished in 1908, following the earthquake. We also believe that the addition and garage were added around the middle of the century, probably about 1950.





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JAN 04 2013

## TABULATION FORM LAND USE PLANNING

Project Address: 1936 DELAWARE STREET Date: 01/04/13

Applicant's Name: TORST LONG DESIGN

Zoning District: R-2A

Please print in ink the following numerical information for Use Permit, Variance, and other Zoning Ordinance related permit applications:

		Existing	Proposed	Permitted/ Required
<b>Units; Parking Spaces</b>				
Number of Dwelling Units	(#)	1	1	3 max
Number of Parking Spaces	(#)	1	1	1
<b>Yards and Height</b>				
Front Yard Setback	(ft.)	18'-0"	15'-0"	15'-0"
Side Yard Setbacks: (facing property)	Left: (ft.)	4'-0"	5'-0"	4'-0"
	Right: (ft.)	12'-0"	5'-0"	4'-0"
Rear Yard Setback	(ft.)	46'-2"	61'-8"	15'-0"
Building Height*	(# Stories)	1	2	3
Average*	(ft.)	14'-4"	22'-0"	28'-0"
Maximum*	(ft.)	14'-4"	22'-0"	28'-0"
<b>Areas</b>				
Lot Area	(SqFt.)	5,400 $\phi$	5,400 $\phi$	5,000 $\phi$
Gross Floor Area*	(SqFt.)	1,355 $\phi$	2,397 $\phi$	
Total Area Covered by All Floors				
Building Footprint*	(SqFt.)	1,355 $\phi$	1,674 $\phi$	-
Total of All Structures				
Lot Coverage*	(%)	25%	31%	40%
(Footprint/Lot Area)				
Useable Open Space*	(SqFt.)	3,949 $\phi$	3,726 $\phi$	300 $\phi$
Floor Area Ratio*				
Non-Residential Projects only (except ES-R)		-	-	-

\*See Definitions - Zoning Ordinance Title 23F.

Revised: 09/02

g:\forms\land use planning\tabulation\_form.doc

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**Parcel Conditions: 1934 DELAWARE ST**



### Regulation Applies

**No**

**No**

MDR

R-2A

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☐ No

# LAND USE PLANNING

**No**

No



## **Historic Preservation**

Landmarks or Structure of Merit

No

## **Environmental Safety**

Creek Buffer

No

Environmental Management Area

No

Fire Zone

1

Flood Zone(100-year or 1%)

No

## **Additional Parcel Info**

Parcel Larger than or equal to 10,000 Square Feet

No

Parcel Larger than or equal to one acre(43,560 square feet)

No

Redevelopment Area

No

[Home](#) | [Web Policy](#) | [Text-Only Site Map](#) | [Contact Us](#)

[Planning Land Use Division](#), 2120 Milvia Street, 2nd Floor, Berkeley, CA 94704

Questions or comments? Email: [planning@cityofberkeley.info](mailto:planning@cityofberkeley.info) Phone: (510) 981-7410



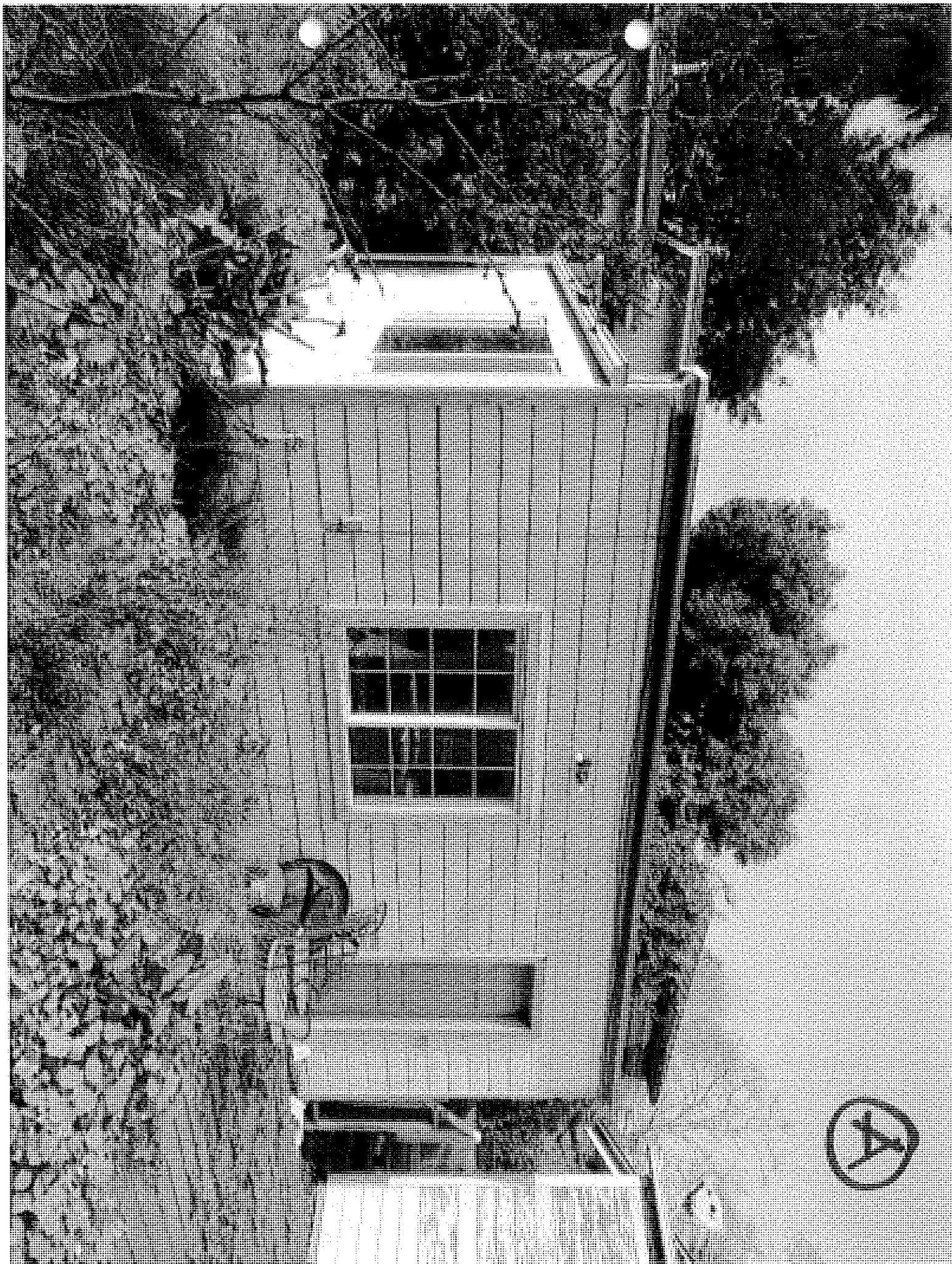
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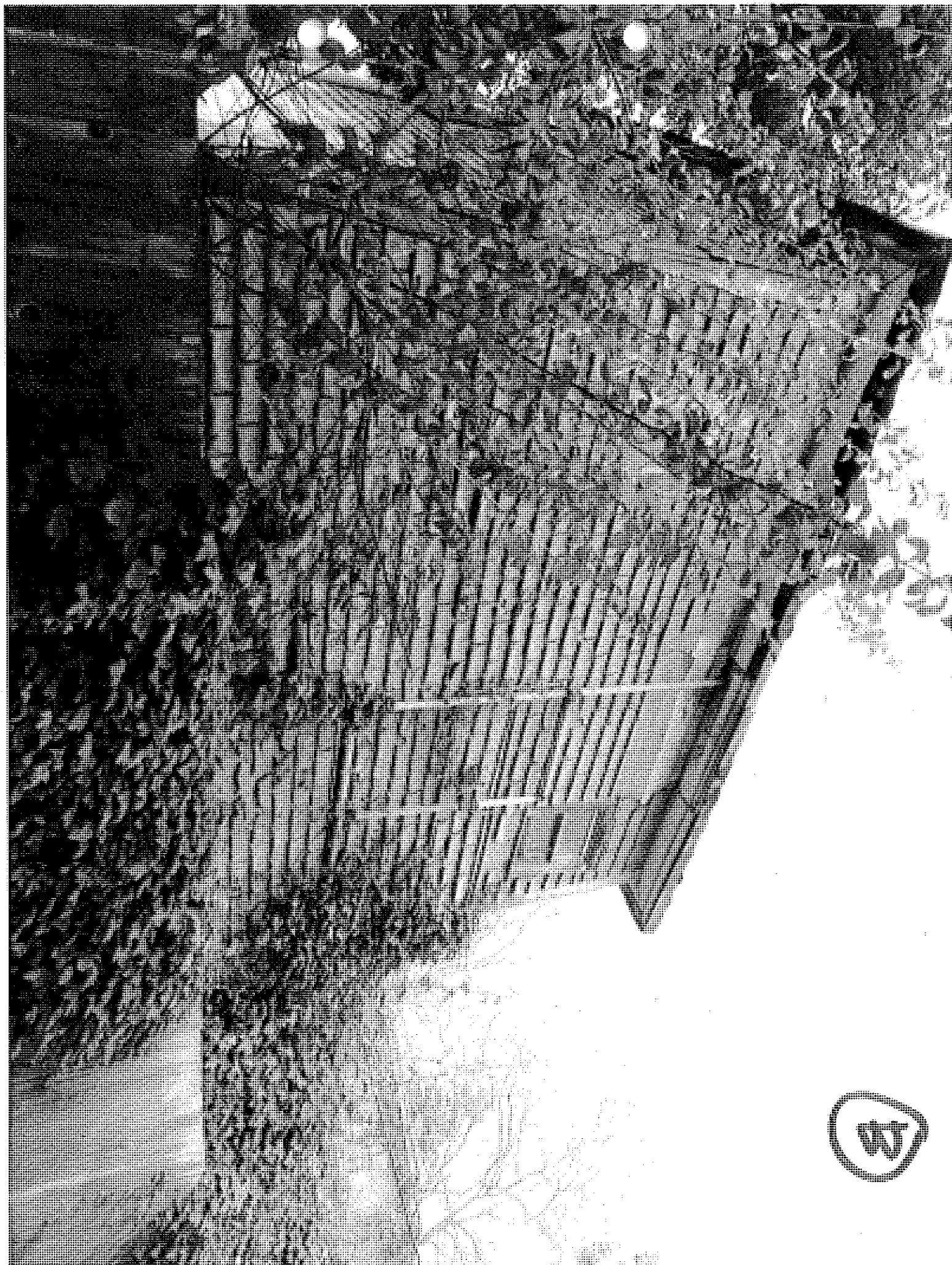
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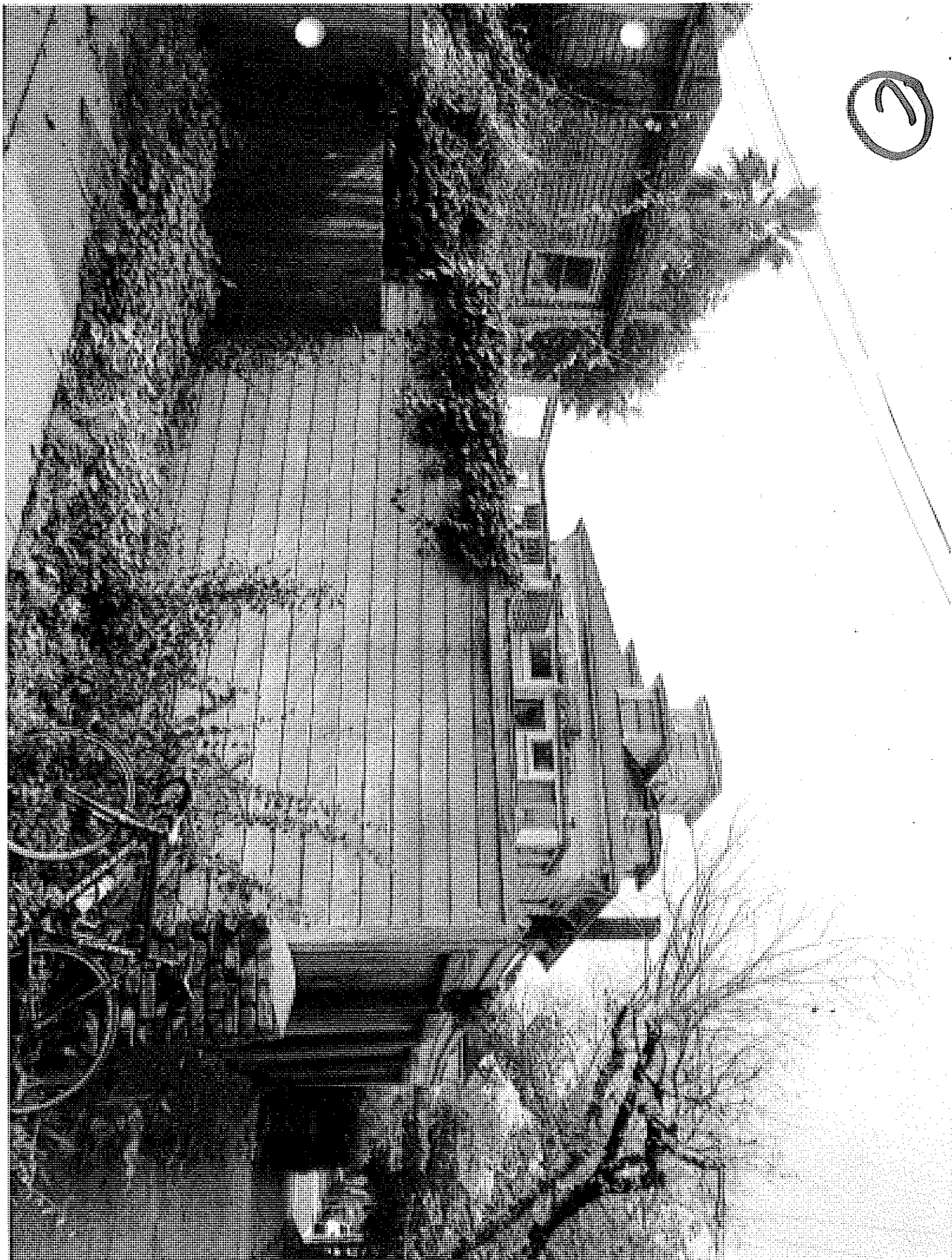




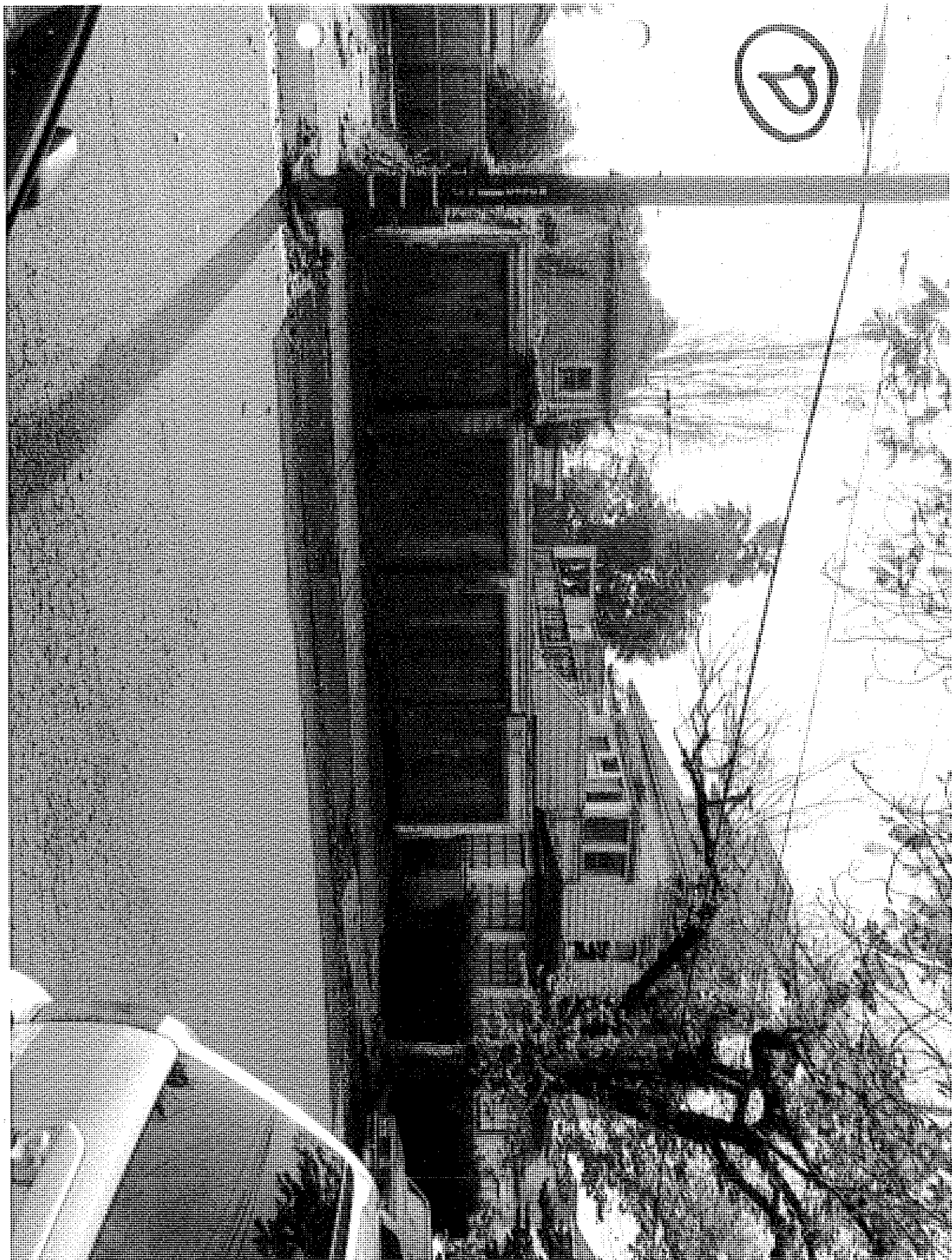




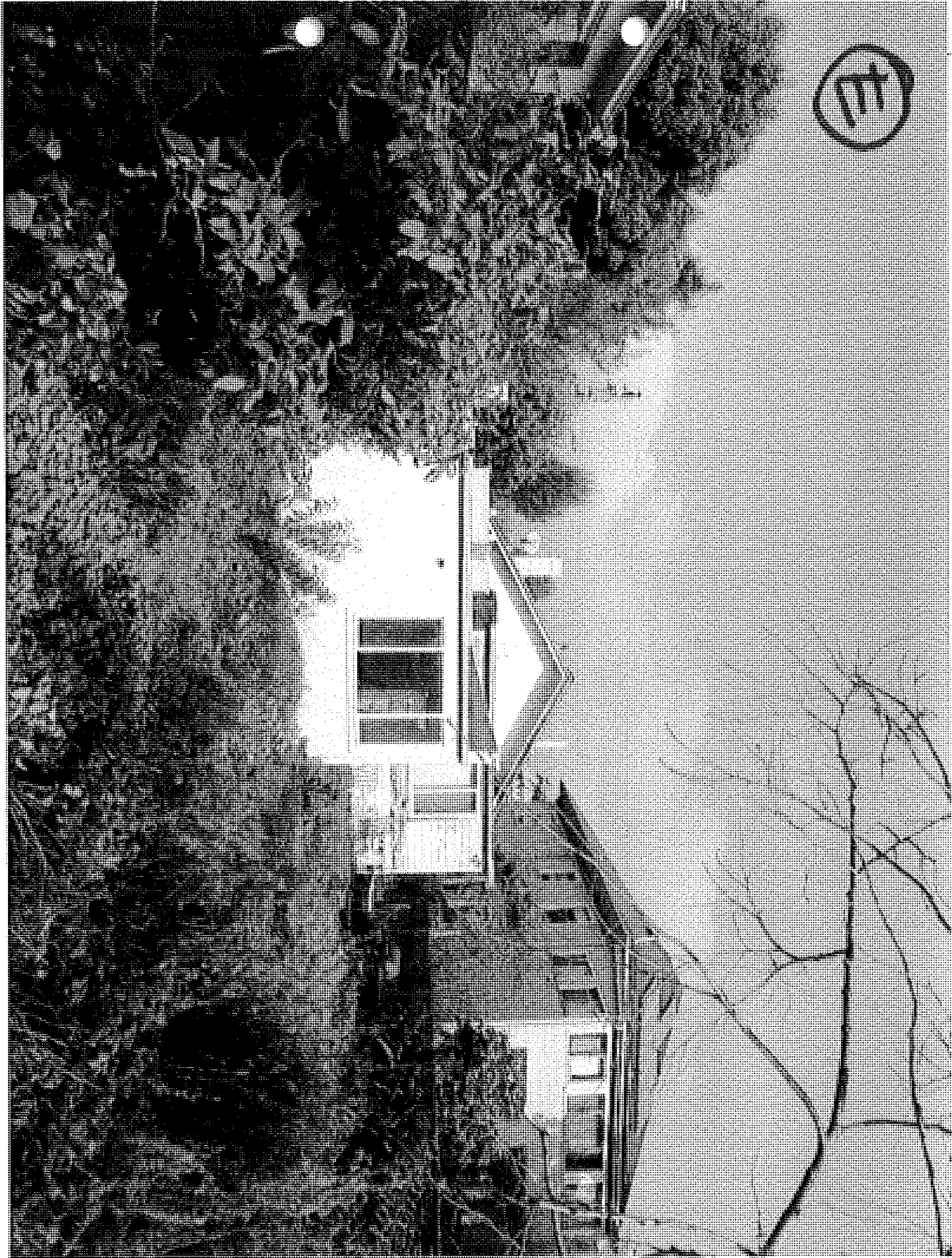
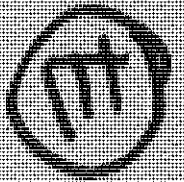












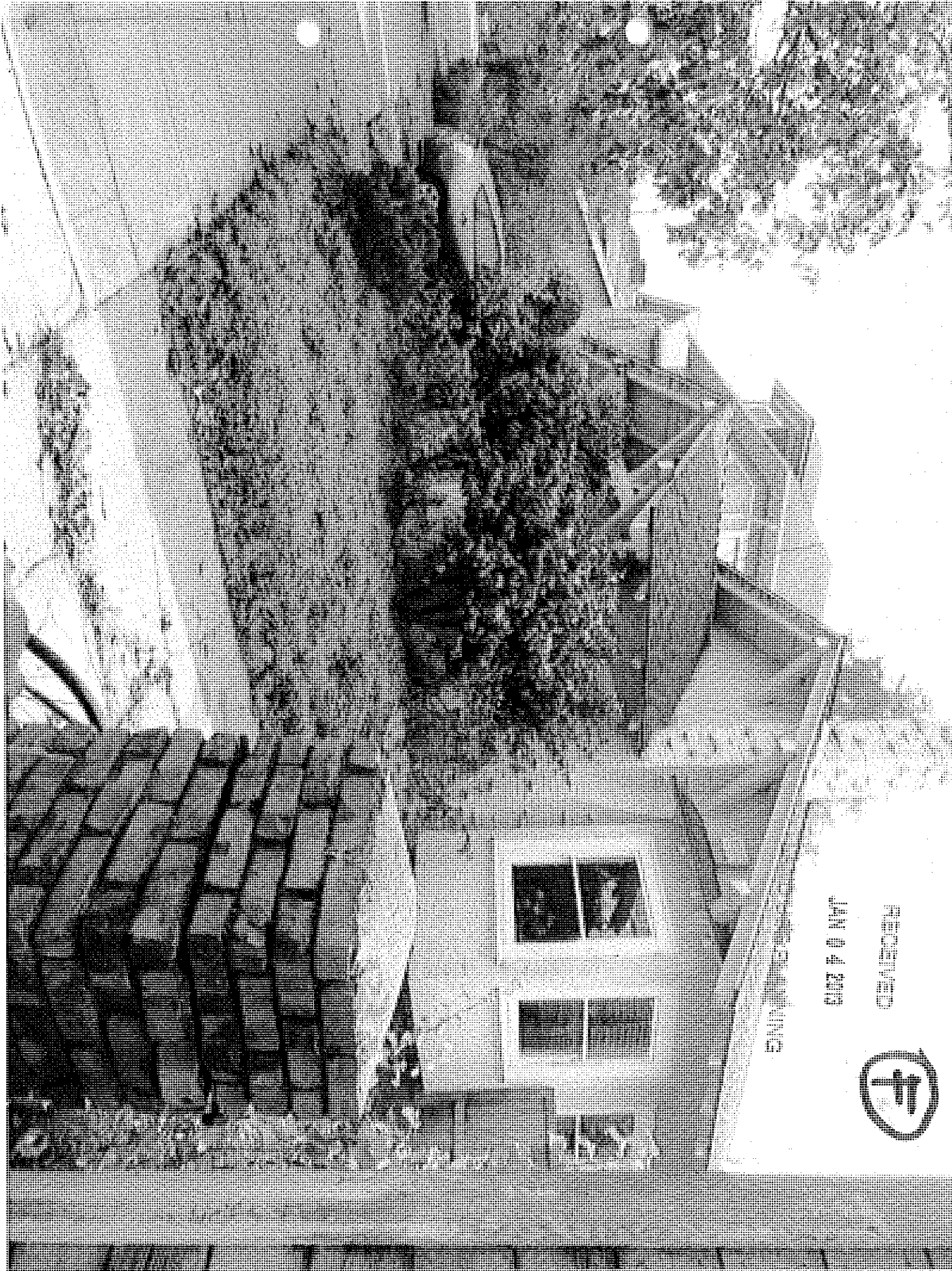




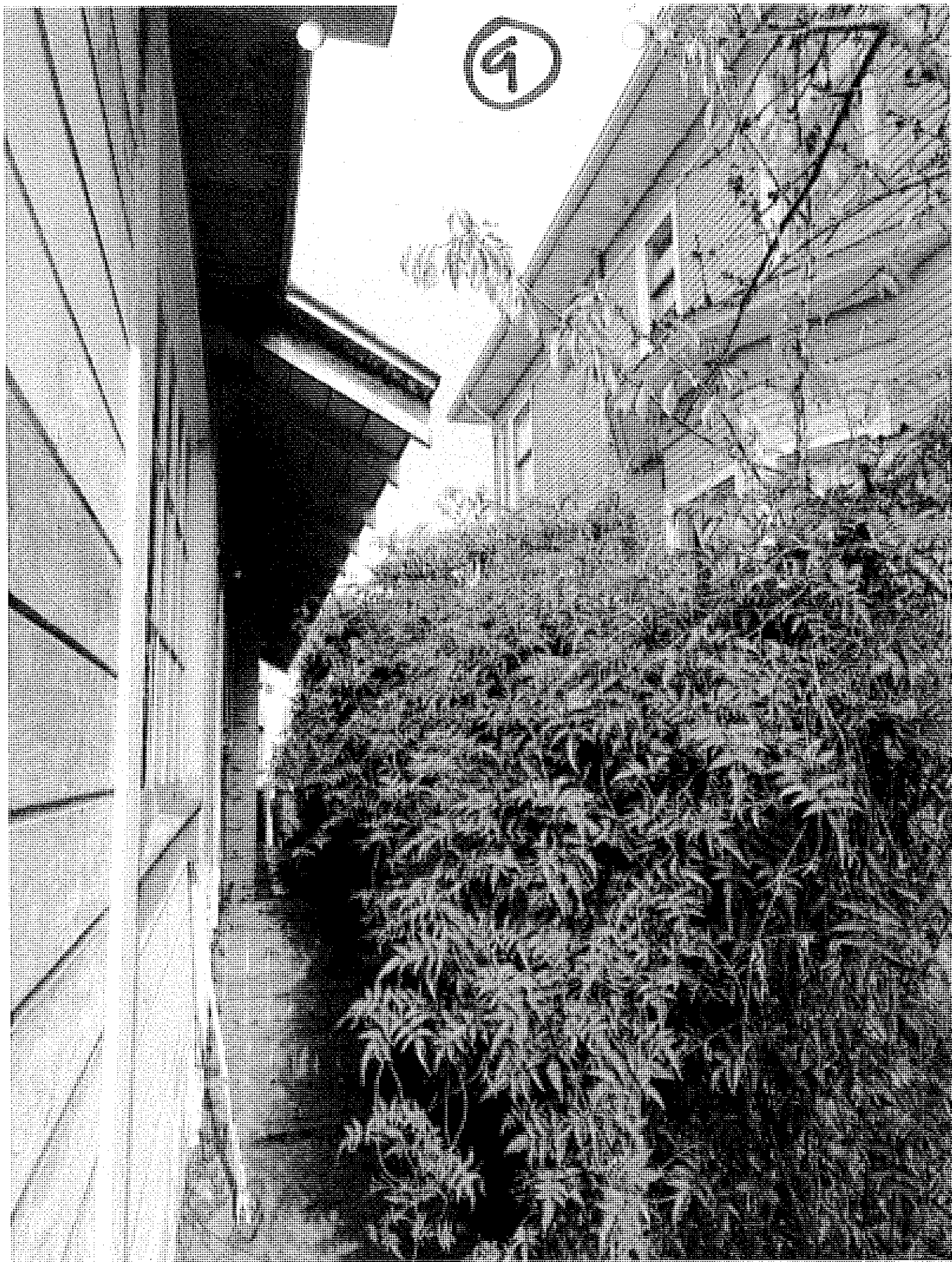
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SHAW-WALKER

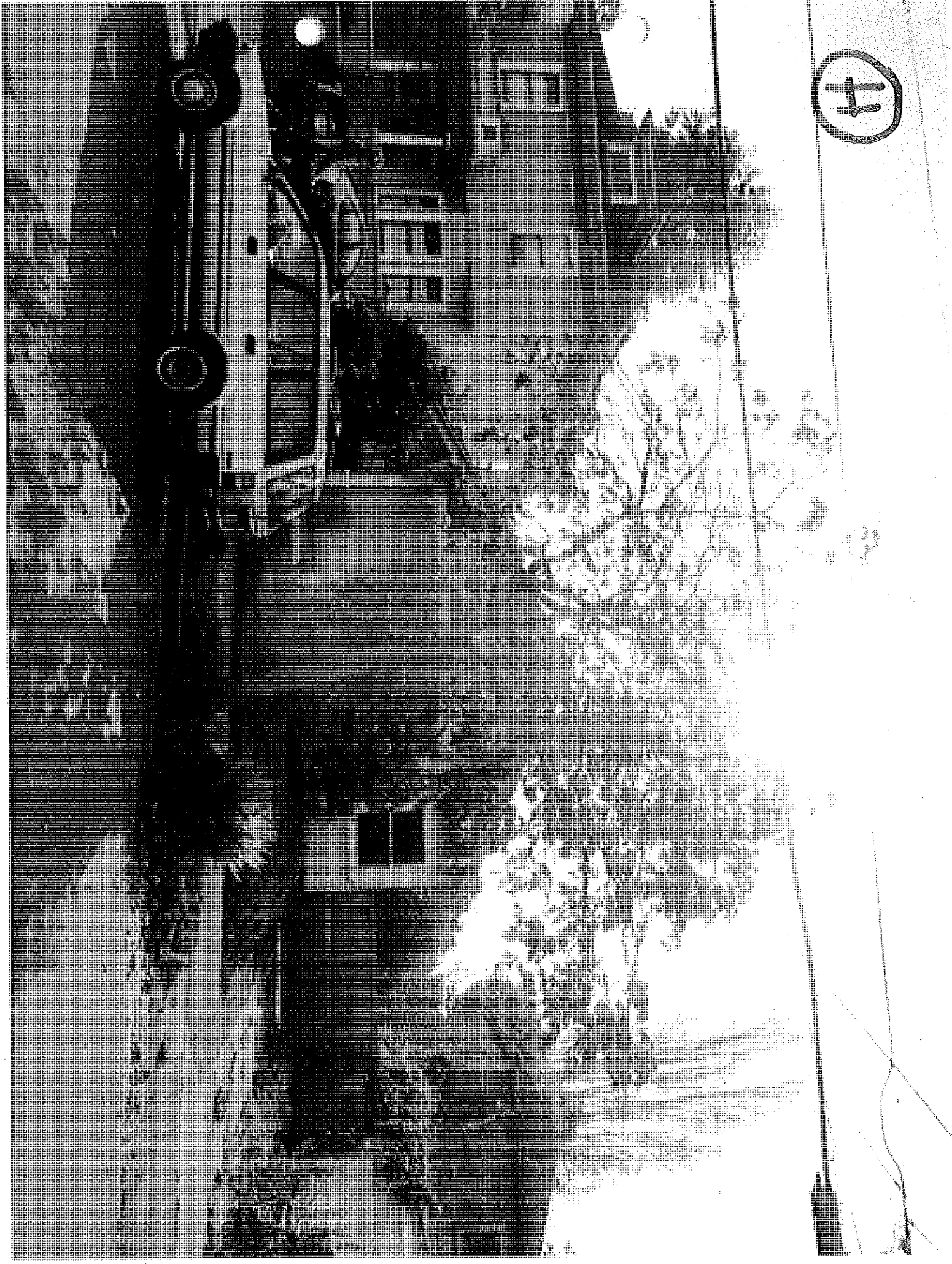








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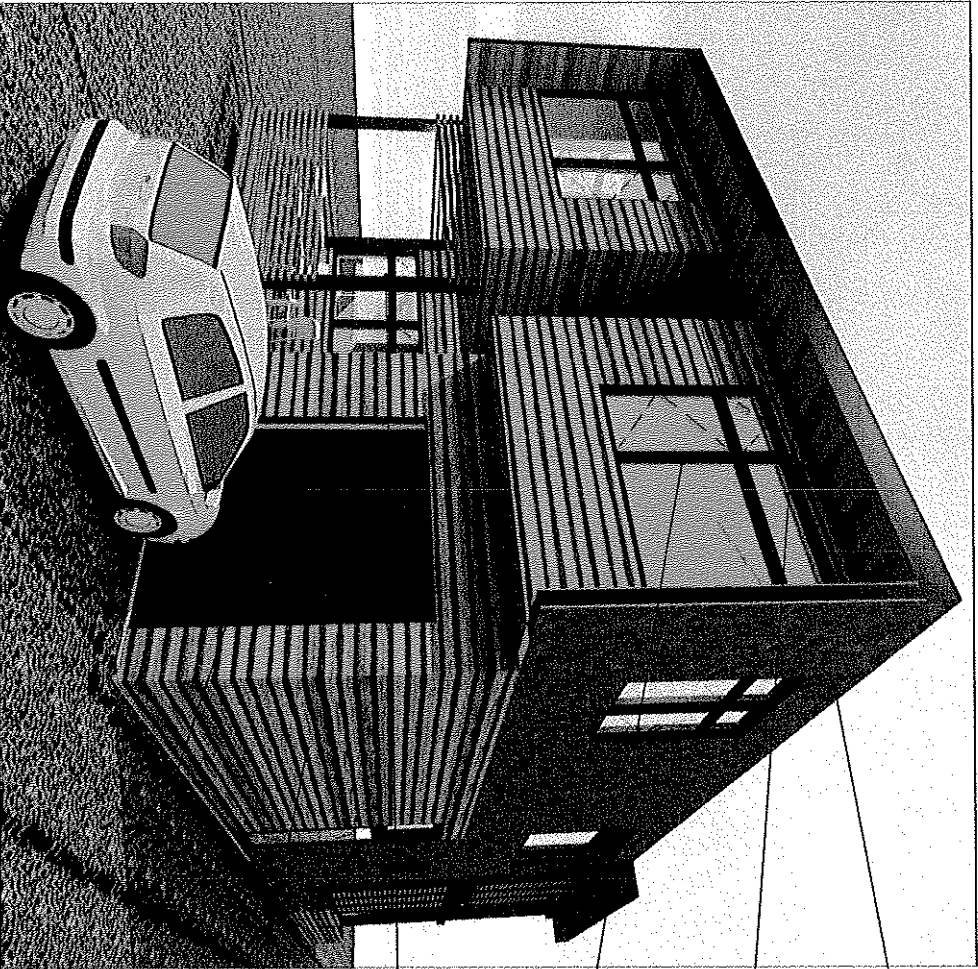
# THE HARRY KAO & ELIZA KHUNER RESIDENCE

1936 DELAWARE STREET BERKELEY, CA 94709

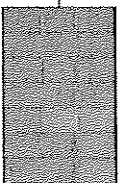
LAND USE PLANNING



FRONT OF HOUSE



a modern green home. a new sustainable prefab construction project in Berkeley



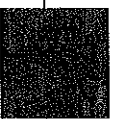
WEATHERING STEEL (CORTEN)  
SIDING PANELS ON RAINSCREEN



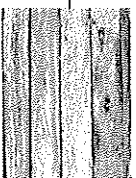
STAINED CEDAR CLADDING



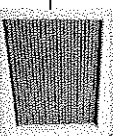
TRIPLE-GLAZED WINDOWS  
(BLACK EXTERIOR)



BLACK-PAINTED STEEL POSTS



RECLAIMED WOOD SIDING



STEEL GARAGE DOOR  
(BLACK EXTERIOR)

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ARCHITECTS & PLANNERS  
6114 LA SALLE AVENUE #552 OAKLAND, CA 94611  
P: 415.905.9030 www.tobylongdesign.com

DATE	REVISION
07/11/13	01
07/23/13	02
08/21/13	03
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THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709

COVER AND MATERIALS

COVER AND MATERIALS

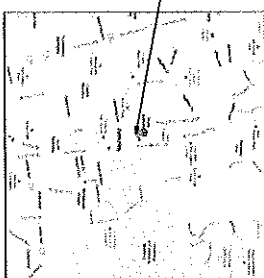
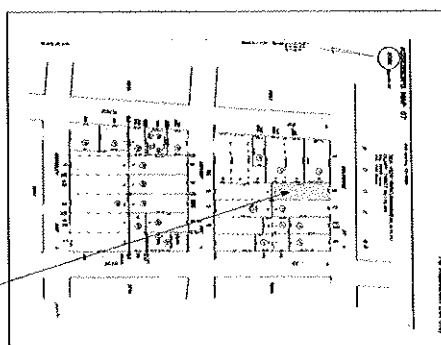
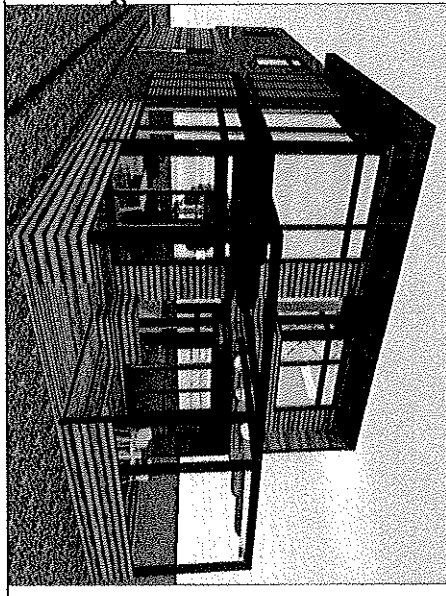
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© 2013 TOLONG DESIGN

1 COVER AND PROPOSED EXTERIOR MATERIALS



## A black and white photograph of a modern, multi-story building with a car parked in front of it. The building has a distinctive, angular design with large windows and a prominent entrance. The car is a small, light-colored hatchback.

[illegible]

ISSUE	DATE
SKA	011111
PA V1	011211
SKA	041211
SKA PLANE	071711
SKA PLANS	080311
SKA PLAN	081211
SKA DESIGN	100911
USE PERMIT APP	010411

6114 LA SALLE AVENUE #552 OAKLAND CA 94611  
P: 415.905.9030 [www.tobylongdesign.com](http://www.tobylongdesign.com)



THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709

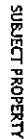
INFO

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ISSUE	DATE
SKA	041112
PA W	012512
SKA	042512
SKA PLANS	071712
SKA PLANS	080312
SKA PLAN	082312
SKOK DESIGN	100912
USE PERMIT APP	010413

**SITE IMAGES**

**THE KAO KHUNER RESIDENCE**  
**1936 DELAWARE STREET**  
**BERKELEY, CA 94709**

**Scale**

**A0.6**

**RANK**

**1/8" x 1/8"**

**© 1994 KODAK SAFETY FILM**





## SITE IMAGES

**THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709**

ISSUE	DATE
SKA	011112
FA V1	012512
SKA	042312
SKA PLANS	071712
SKA PLANS	080312
SKA PLAN	082312
30X DESIGN	100912
USE PERMIT APP	070413

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A0.7

2016年10月















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A L A S K A   R E S I D E N C I A L   D E S I G N   F I R M

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P: 415.905.9030 [www.tobylongdesign.com](http://www.tobylongdesign.com)

REUSE	DATE
SKA	09/11/12
FA V1	01/25/13
SKA	04/23/12
SKA PLANS	07/17/12
SKA PLANS	08/05/12
SKA PLAN	08/25/12
50% DESIGN	10/09/12
USE PERMIT APP	01/04/13

THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709

## PLAINS

ROOF PEAK EL: 224.33'

LEVEL 1 PLAN

**PROJECT DATA**

**AREA CALCULATIONS**

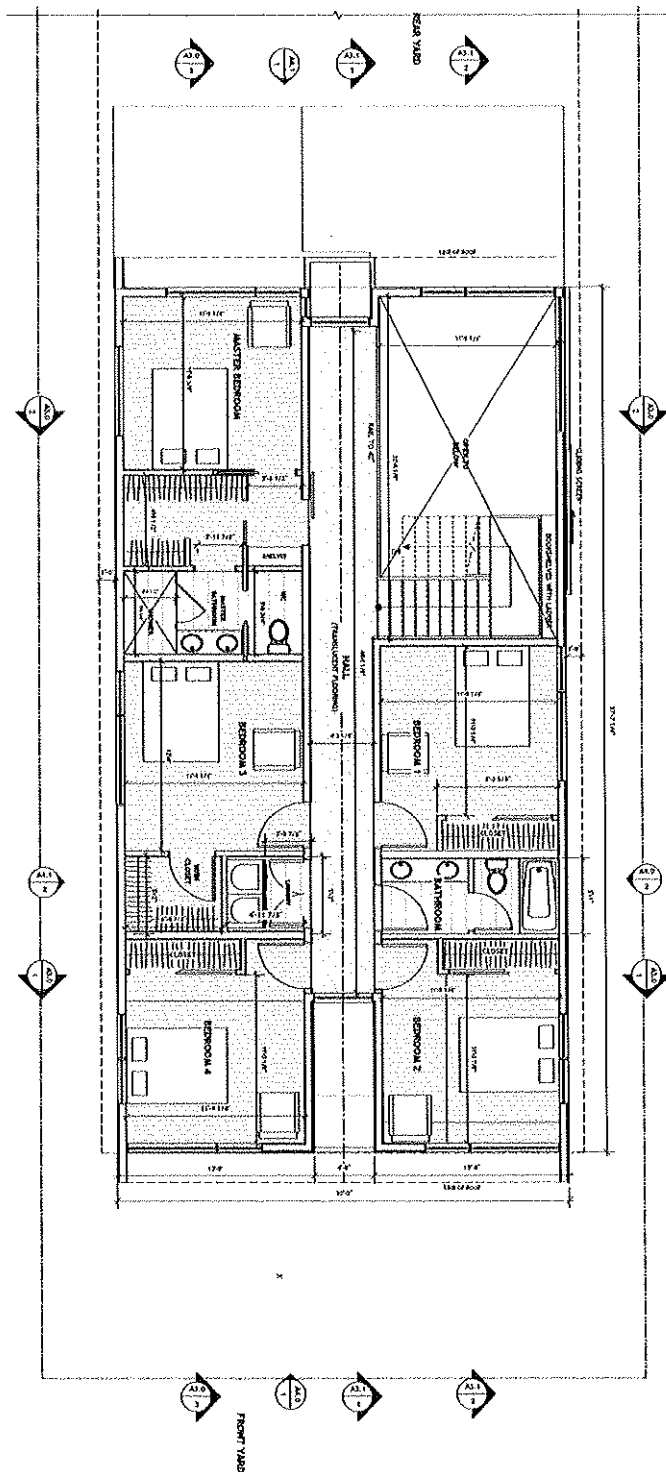
<b>DECK FLOOR</b>	
NEW	1.162 SQFT
<b>WALLS &amp; ROOF</b>	
NEW	1.203 SQFT
<b>SMALLER PARTITION</b>	2.277 SQFT
<b>GARAGE</b>	219 SQFT
<b>TOTAL FLOOR AREA</b>	2,774 SQFT

**NORTH ARROW**



## A.2.1





```

NEW ..... 1.12E+07
SECOND FLOOR .....
NEW ..... 1.21E+07
SURFOTOL GRABBARIN ..... 2.37E+07
GALLES ..... 2.2E+07
TOTAL FLOOR AREA ..... 2,736 SQFT

```



245076

## A 2.2

[illegible]

## PLANS

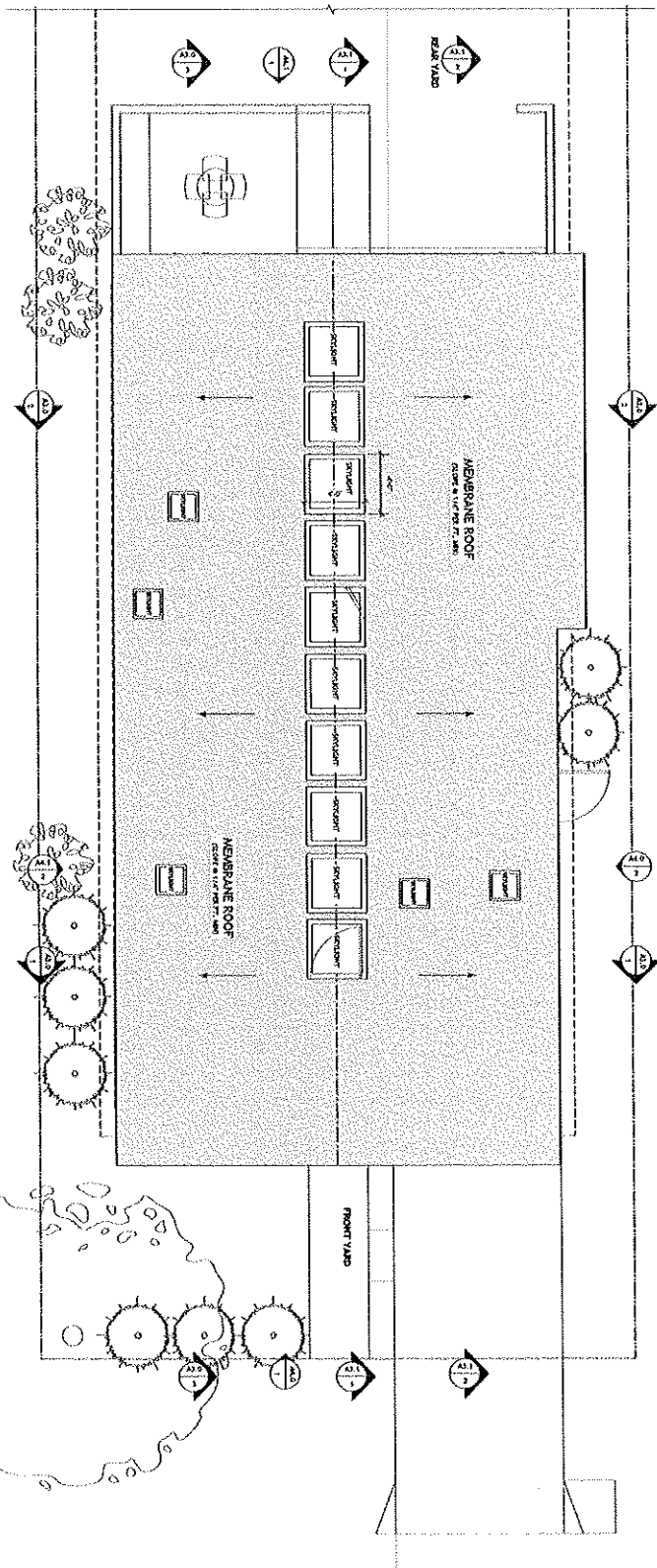
**THE KAO KHUNER RESIDENCE**  
1936 DELAWARE STREET  
BERKELEY, CA 94709

ISSUE	DATE
SKA	011115
FA V1	012512
SKA	042512
SKA PLANS	071712
SKA PLANS	080312
SKA PLAN	082312
SOM DESIGN	100912
USE PERMIT APP	010413

**Okover Homes**  
 presented by **tobylongdesign**  
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OBJECT DATA

AREAL CALCULATIONS

RECT. AREA ————— 1,142 SQFT

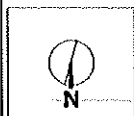
PERIMETER ————— 1,213 SQFT

SMALLER SQUARE ————— 1,209 SQFT

SMALLER SQUARE ————— 1,209 SQFT

SMALLER SQUARE ————— 1,209 SQFT

TOTAL FLOOR AREA ————— 2,756 SQFT



### A 2.3

CC BY-NC-ND 4.0

## PLANS

[illegible]

4/8/80

•

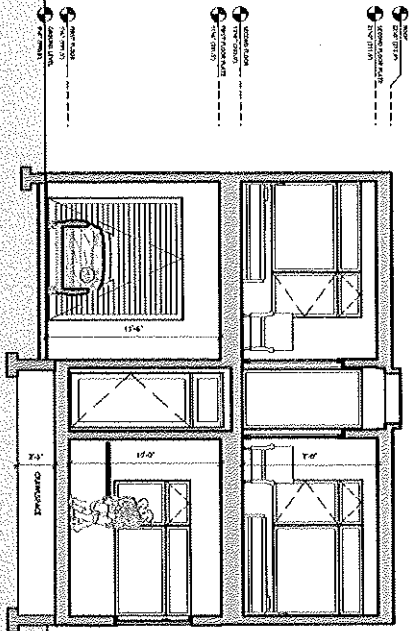
**THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709**

**Glover Homes**  
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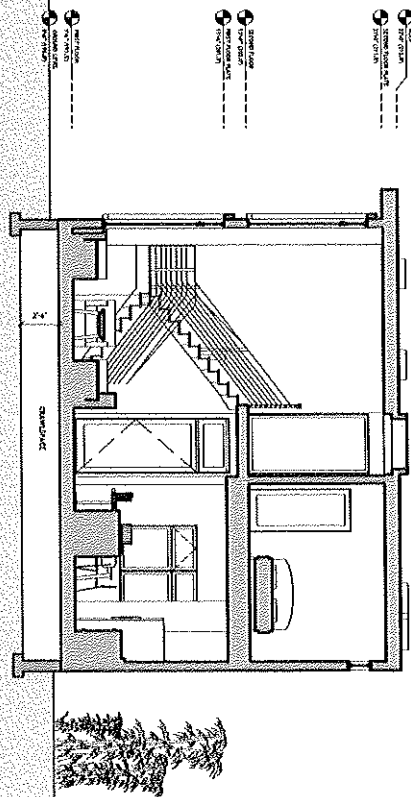


ISSUE	DATE
SKA	011111
FA W	012312
SKA	D42513
SKA PLANS	071714
SKA PLANS	080315
SKA PLANS	082316
USE PERMIT APP	100917
	010418

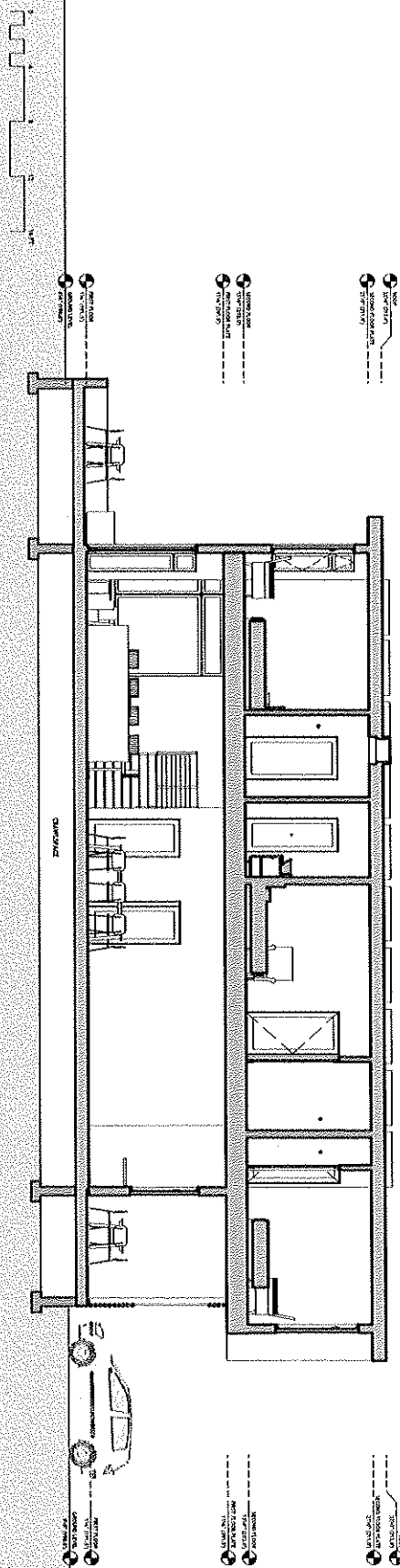




1 BUILDING CROSS SECTION



2 BUILDING CROSS SECTION



3 BUILDING CROSS SECTION



**to bylonghomes**  
presented by **toby long design**  
6114 LA SALLE AVENUE #552 OAKLAND CA 94611  
P: 415.905.9030 [www.tobydesign.com](http://www.tobydesign.com)

DATE	REVISION
07/11/13	SEA
07/12/13	SEA
06/13/13	SEA
07/17/13	SEA
08/13/13	SEA
10/09/13	SEA
01/04/15	SEA

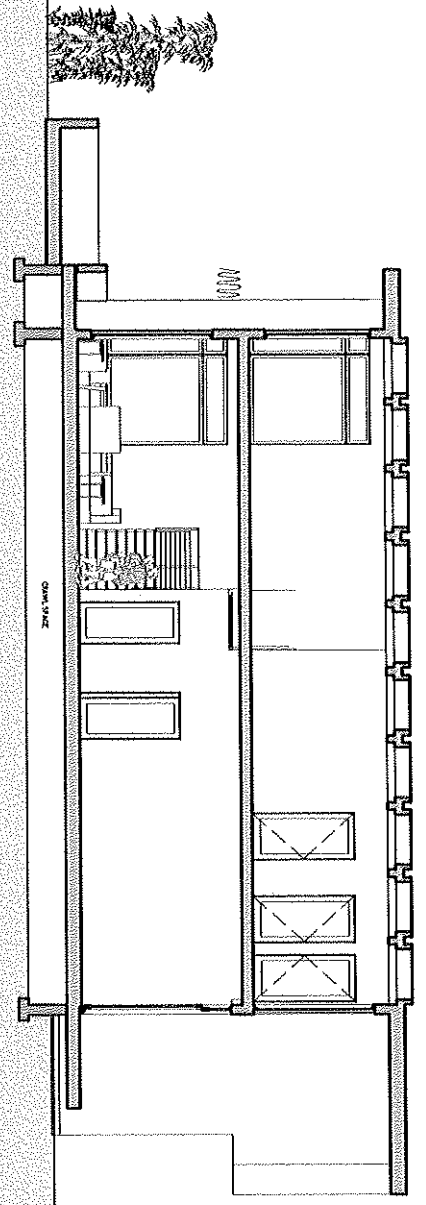
**THE KAO KHUNER RESIDENCE**  
1936 DELAWARE STREET  
BERKELEY, CA 94709

SECTION

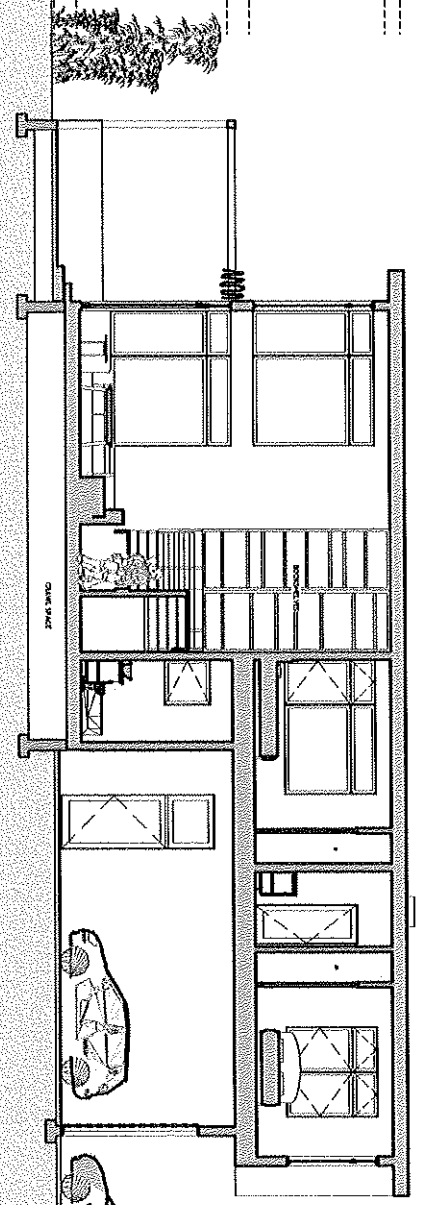
**A 3.0**

3/10/14





1 BUILDING CROSS SECTION



2 NOT USED



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P: 415.905.9030 www.toby longdesign.com

DATE	DATE
SKA 01/11/12	SKA 01/11/12
FA 01/11/12	FA 01/11/12
SKA 04/25/12	SKA 04/25/12
SKA 07/17/12	SKA 07/17/12
SKA 08/29/12	SKA 08/29/12
SKA 08/29/12	SKA 08/29/12
SKA 10/09/12	SKA 10/09/12
USE PERMIT APP 01/04/13	

**THE KAO KHUNER RESIDENCE**  
1936 DELAWARE STREET  
BERKELEY, CA 94709

**SECTION**

**A.3.1**

1/4" = 1'-0"

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**A4.0**

THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
BERKELEY, CA 94709

TRAILER	DATE
SNA	011112
FA Y1	012512
SNA	042512
SNA PLANS	071712
SNA PLANS	080312
SNA PLAN	082312
SNA DESIGN	100912
USE PERMIT APP	010413

**Ekover Homes**  
presented by **toby long design**  
a modern green lifestyle

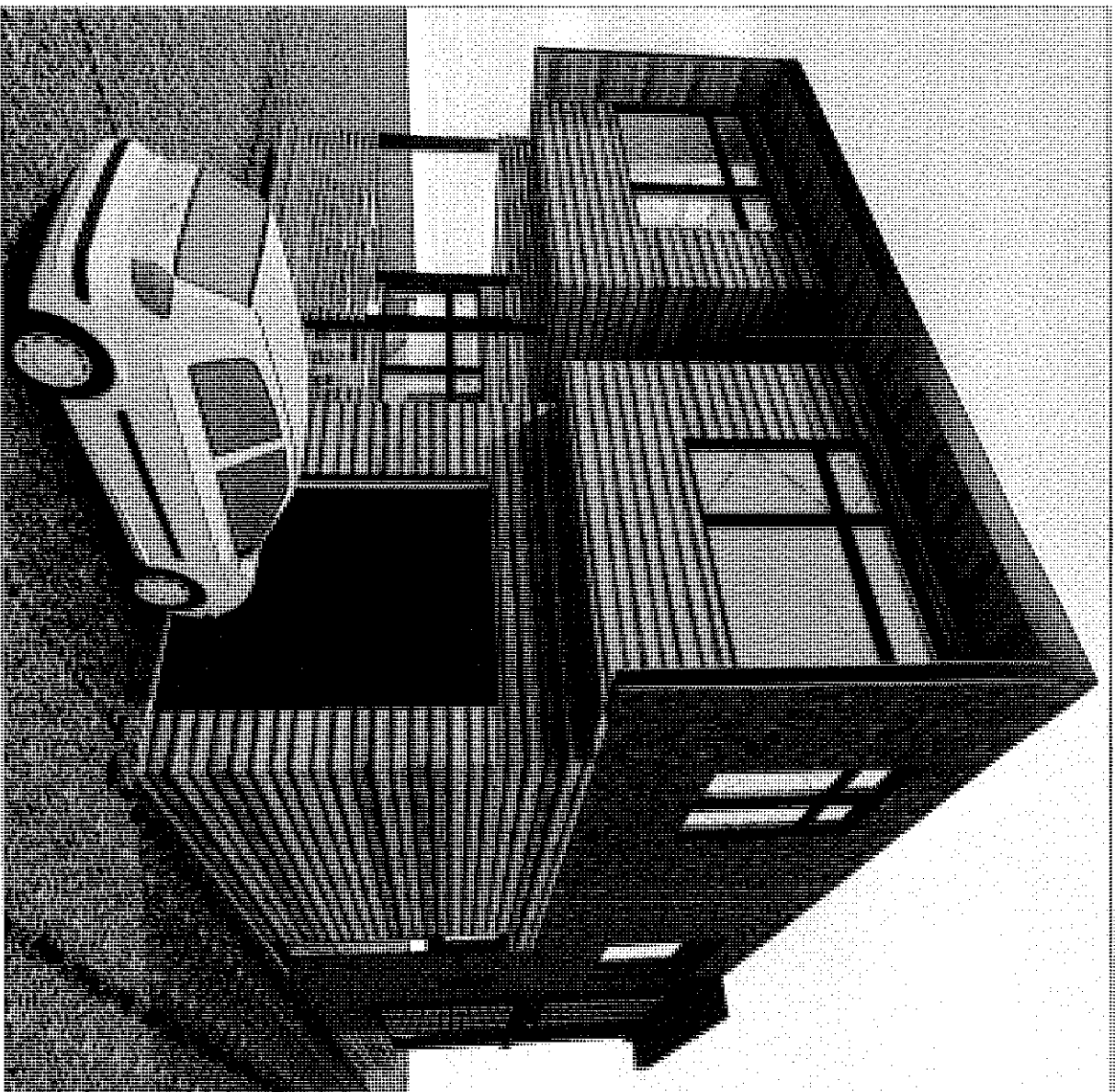
6114 LA SALLE AVENUE #552 OAKLAND CA 94611  
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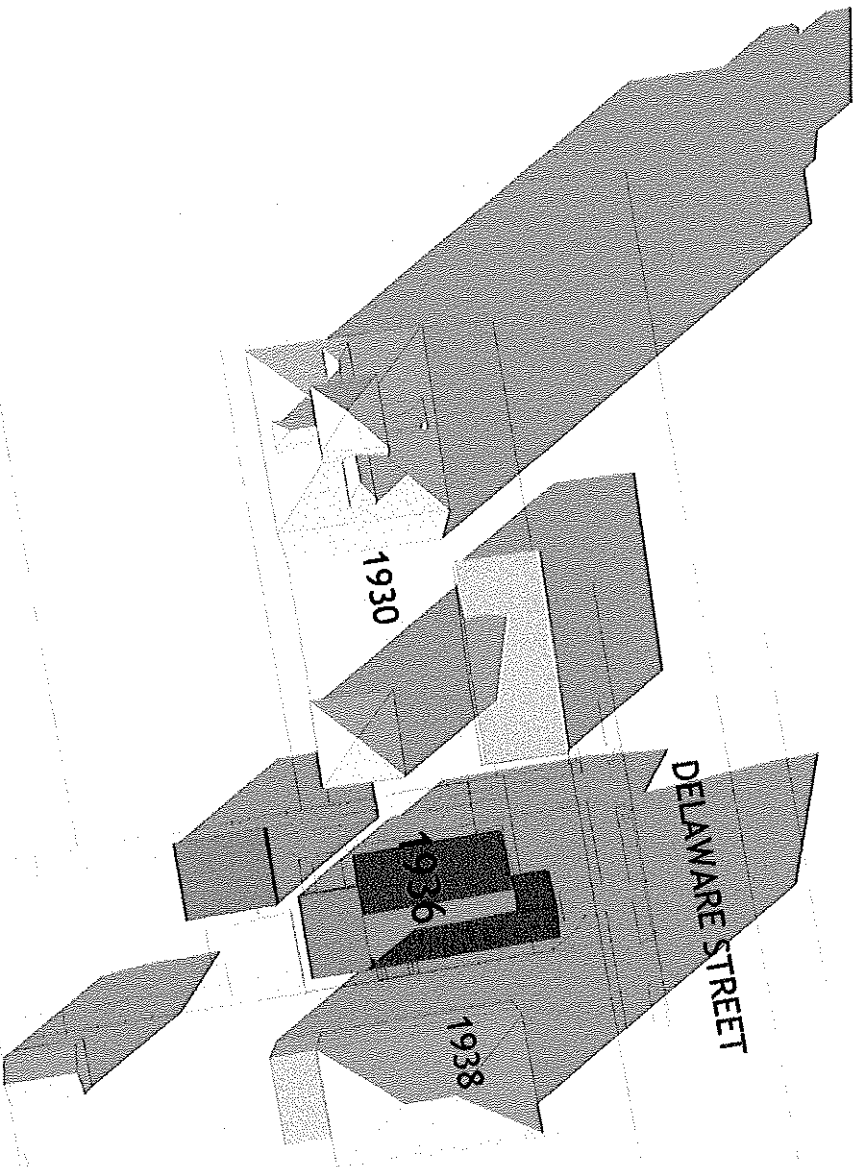
RECEIVED

JAN 04 2013

LAND USE PLANNING

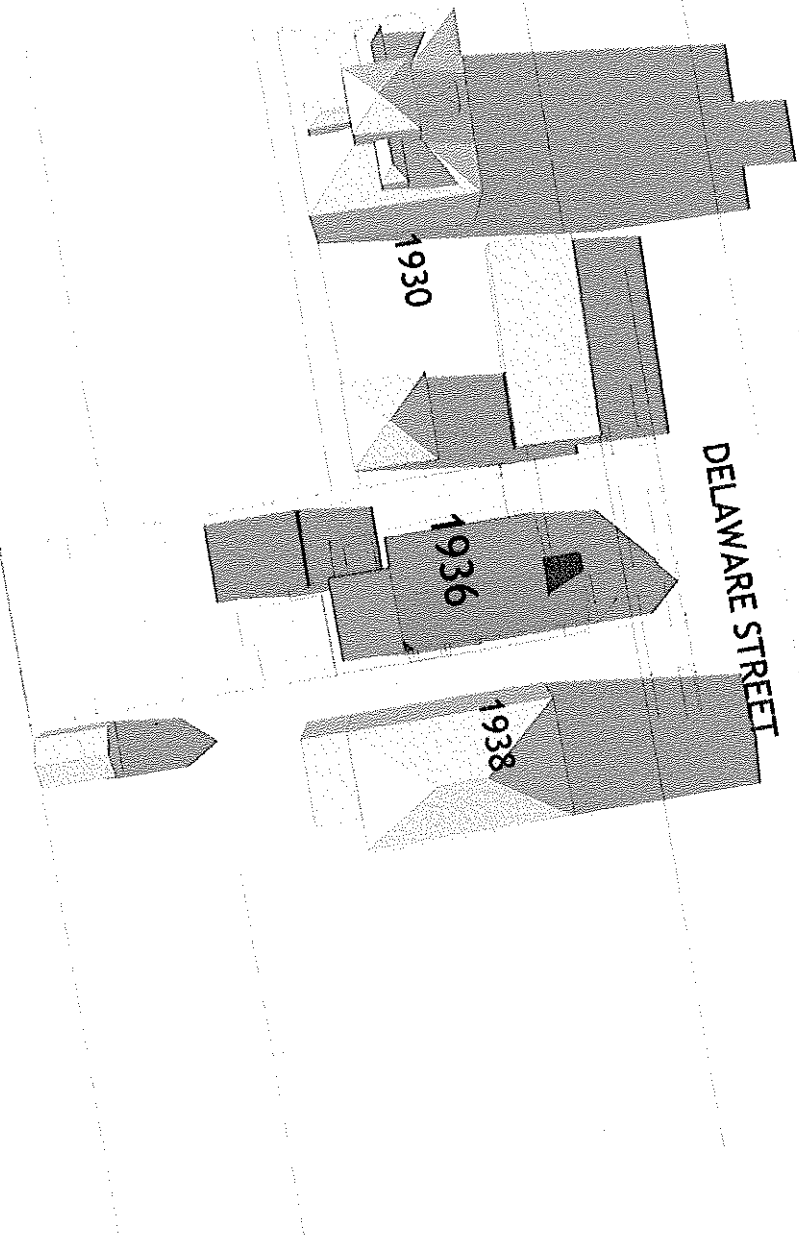
THE KAO KHUNER RESIDENCE  
1936 DELAWARE STREET  
new single family home project





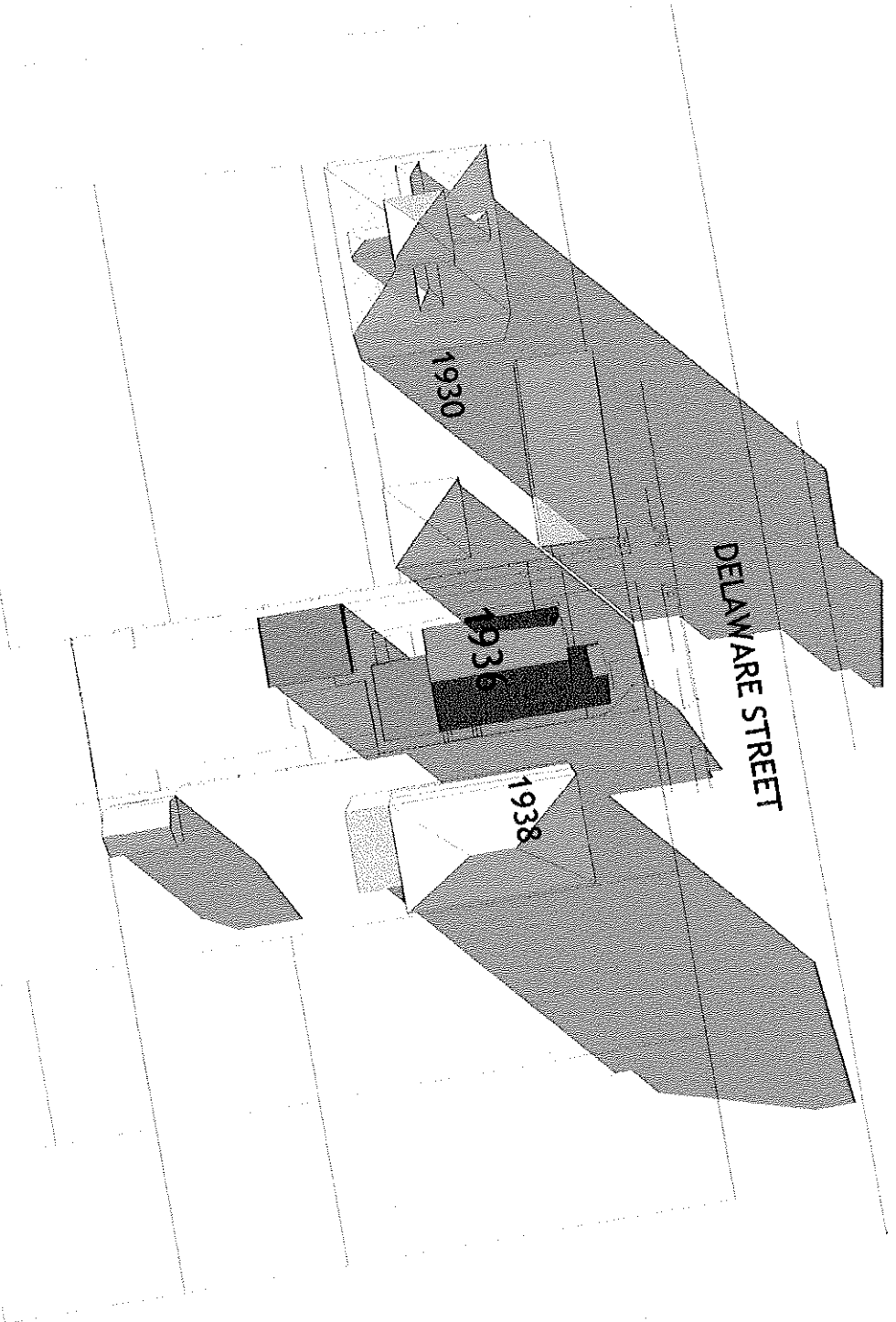
PRE-DEVELOPMENT CONDITIONS  
DECEMBER 21 @ 9:21AM  
(SUNRISE @ 7:21AM)





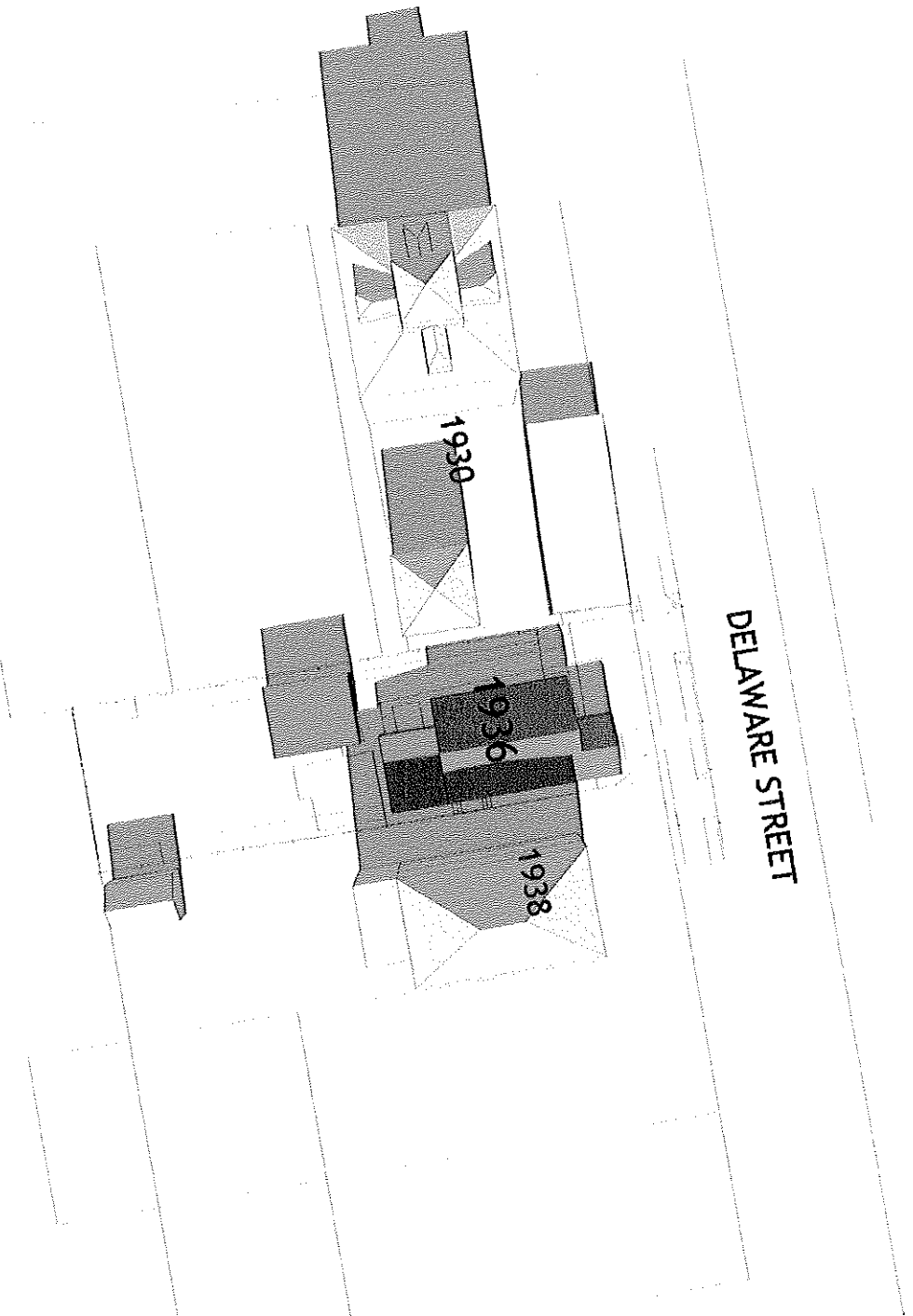
PRE-DEVELOPMENT CONDITIONS  
DECEMBER 21 @ 12:00PM





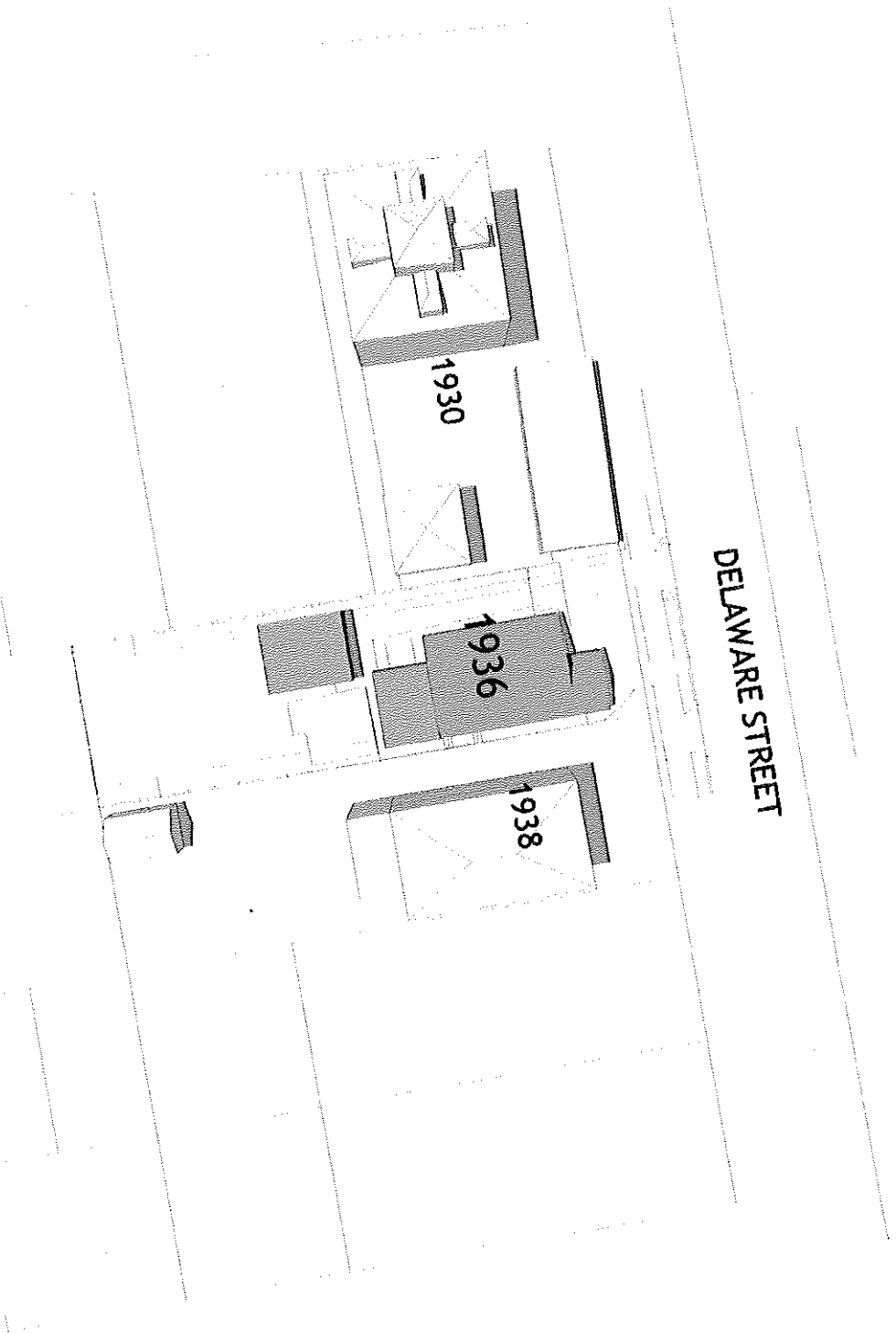
PRE-DEVELOPMENT CONDITIONS  
DECEMBER 21 @ 2:54PM  
(SUNSET @ 4:54PM)





PRE-DEVELOPMENT CONDITIONS  
JUNE 21 @ 9:48AM  
(SUNRISE @ 7:48AM)

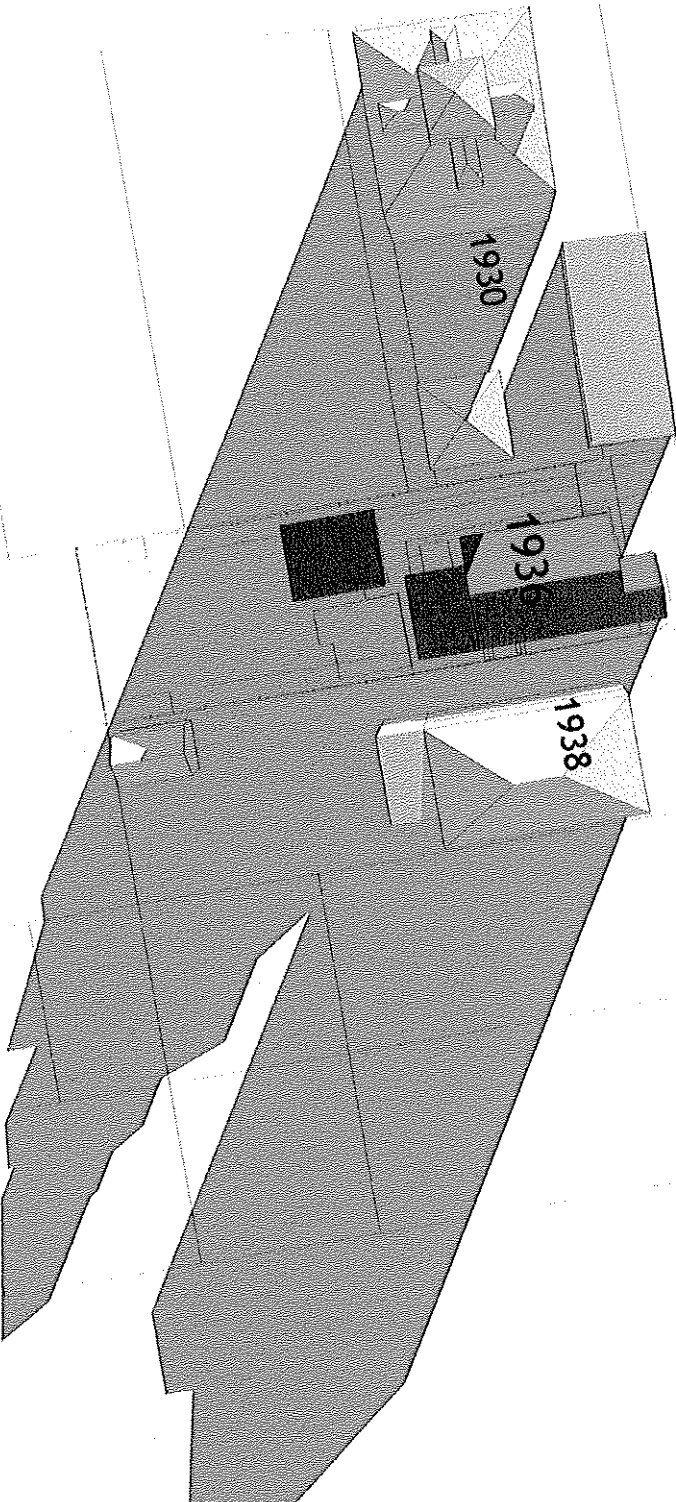




PRE-DEVELOPMENT CONDITIONS  
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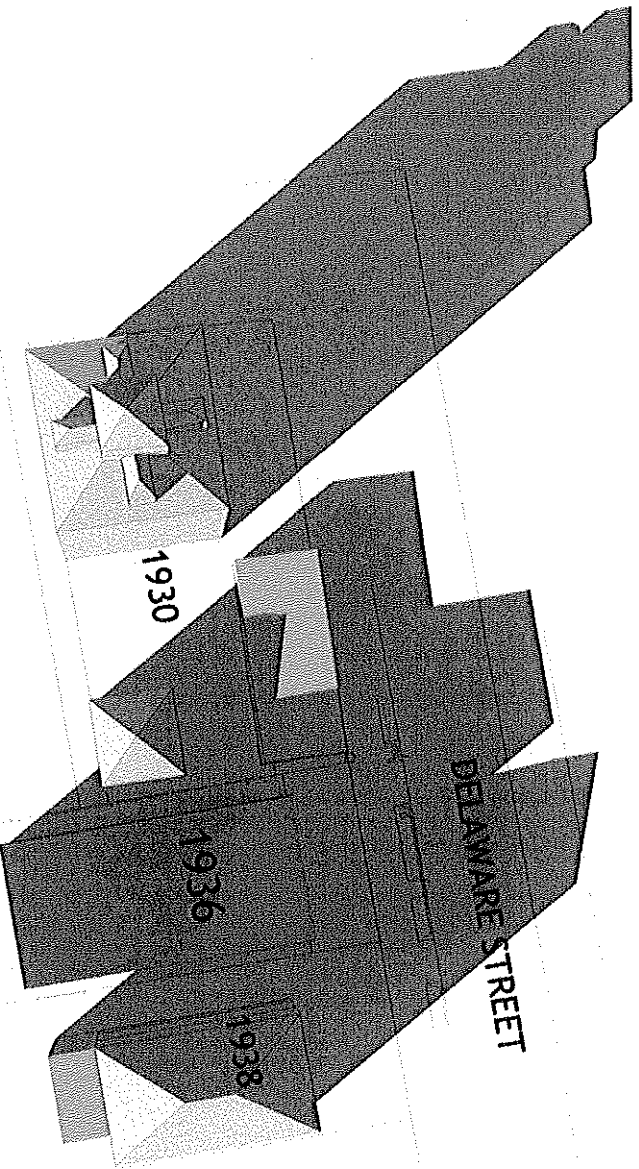


DELAWARE STREET



PRE-DEVELOPMENT CONDITIONS  
JUNE 21 @ 6:35PM  
(SUNSET @ 8:35PM)





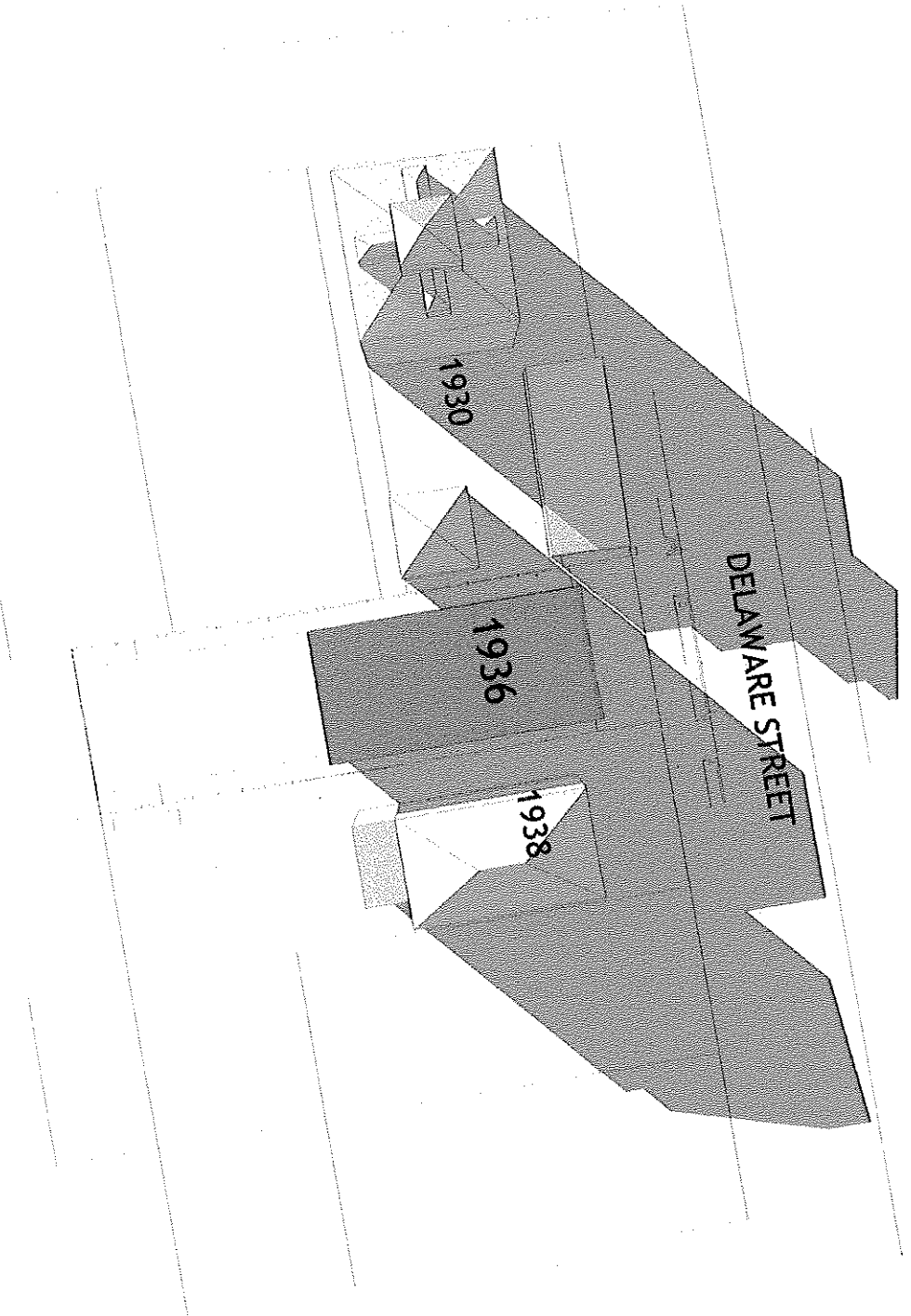
POST-DEVELOPMENT CONDITIONS  
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(SUNRISE @ 7:21AM)





POST-DEVELOPMENT CONDITIONS  
DECEMBER 21 @ 12:00PM

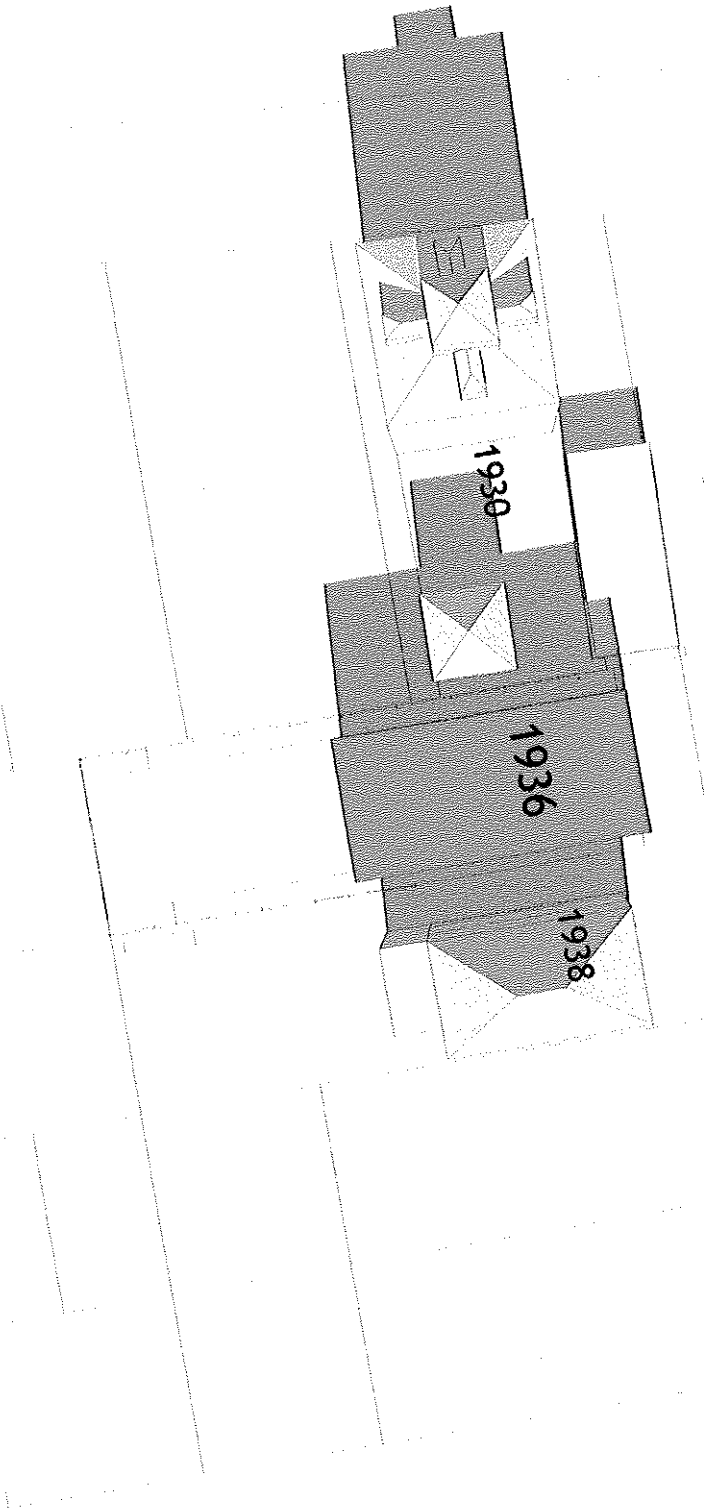




POST-DEVELOPMENT CONDITIONS  
DECEMBER 21 @ 2:54PM  
(SUNSET @ 4:54PM)



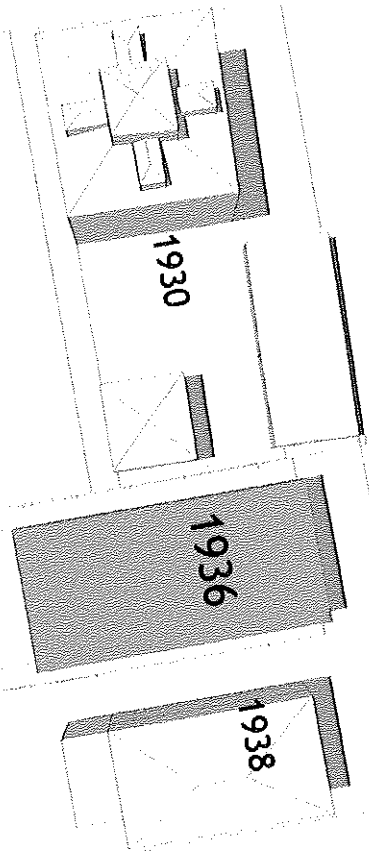
DELAWARE STREET



POST-DEVELOPMENT CONDITIONS  
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(SUNRISE @ 5:48AM)



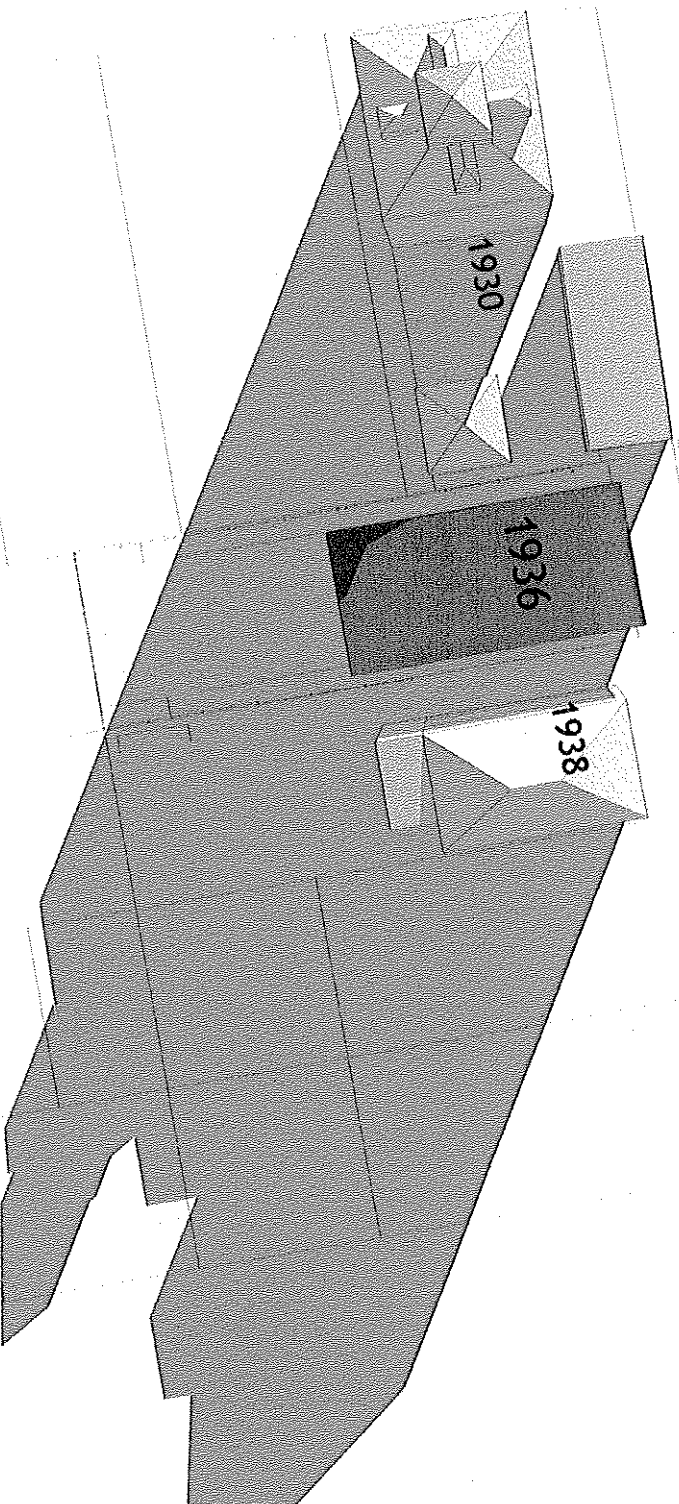
DELAWARE STREET



POST-DEVELOPMENT CONDITIONS  
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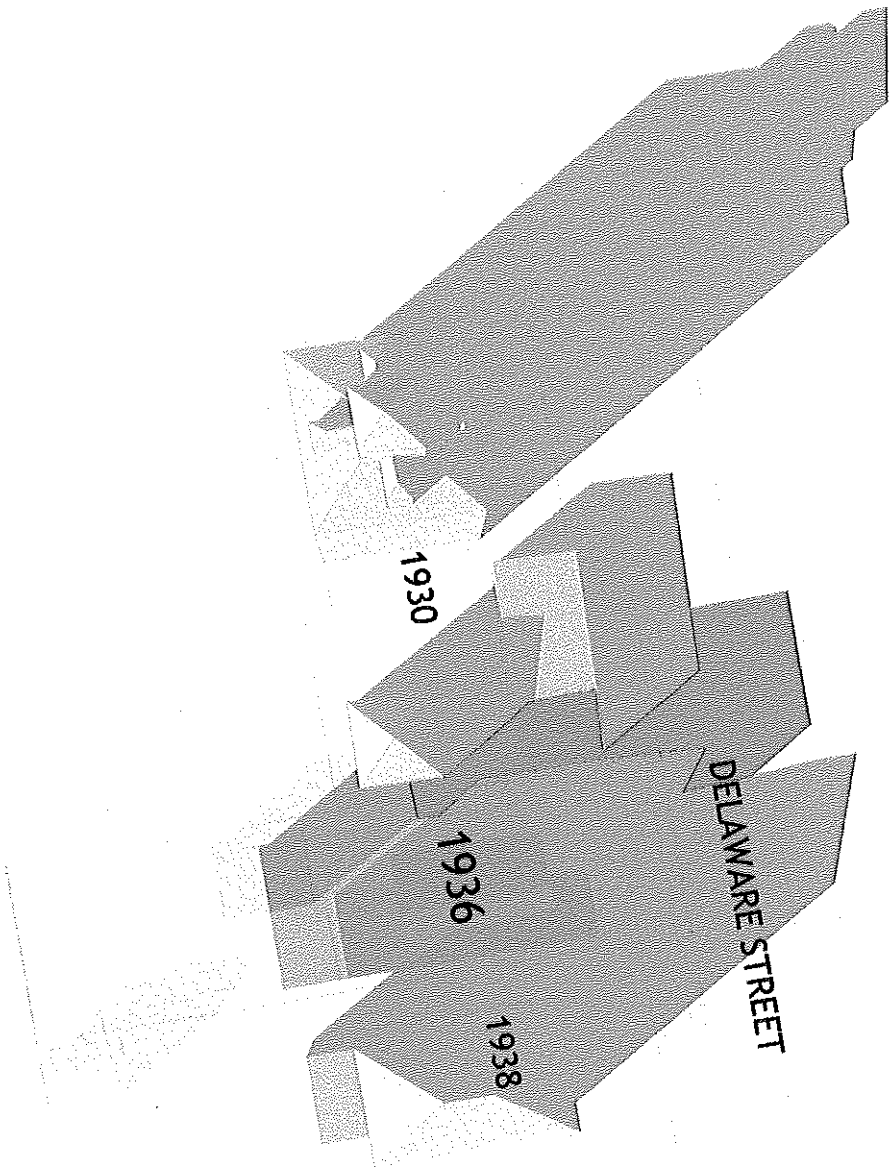


DELAWARE STREET



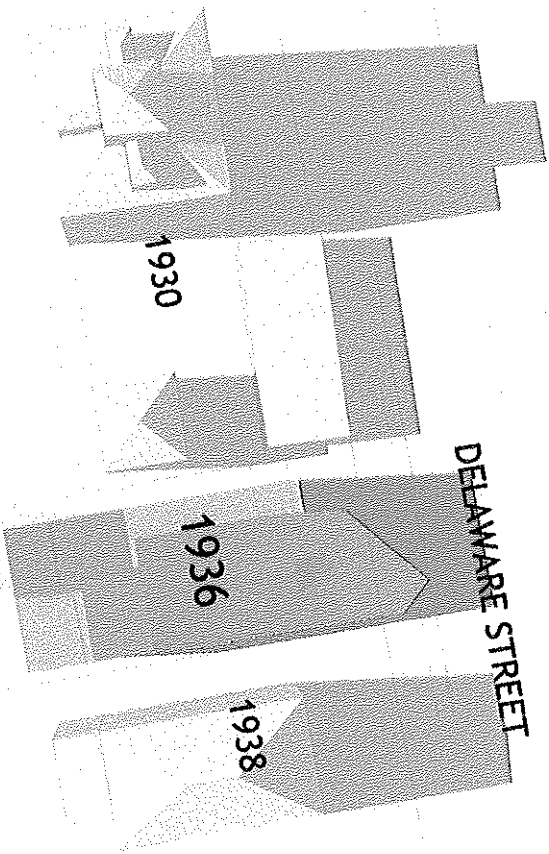
POST-DEVELOPMENT CONDITIONS  
JUNE 21 @ 6:35PM  
(SUNSET @ 8:35PM)





SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
DECEMBER 21 @ 9:21AM  
(SUNRISE @ 7:21AM)



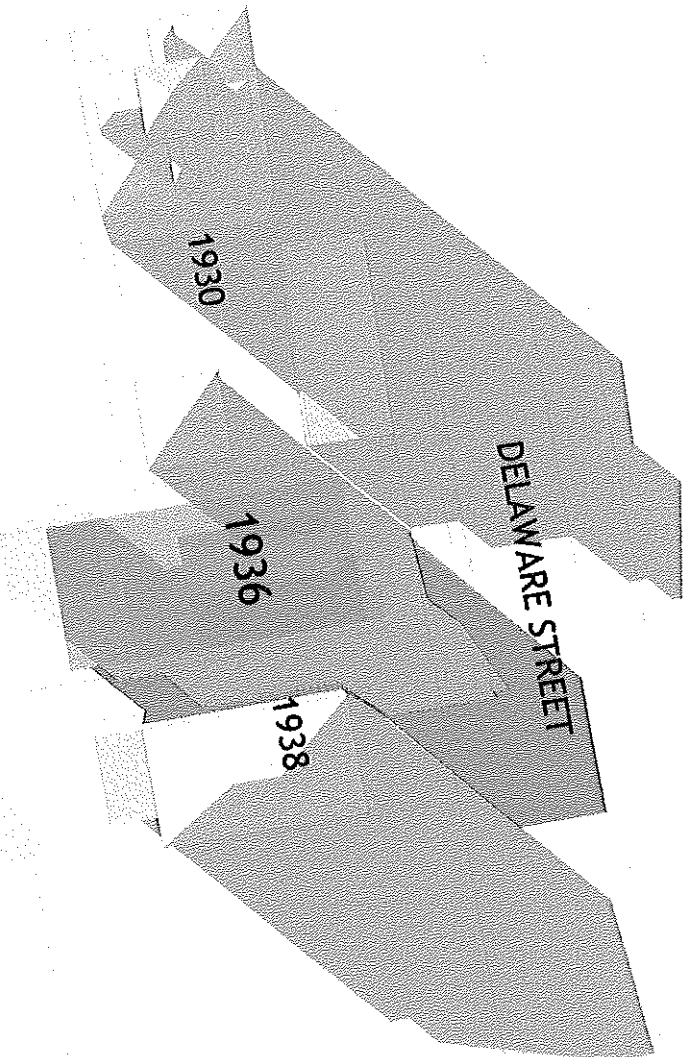


SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
DECEMBER 21 @ 12:00PM



1936 DELAWARE STREET

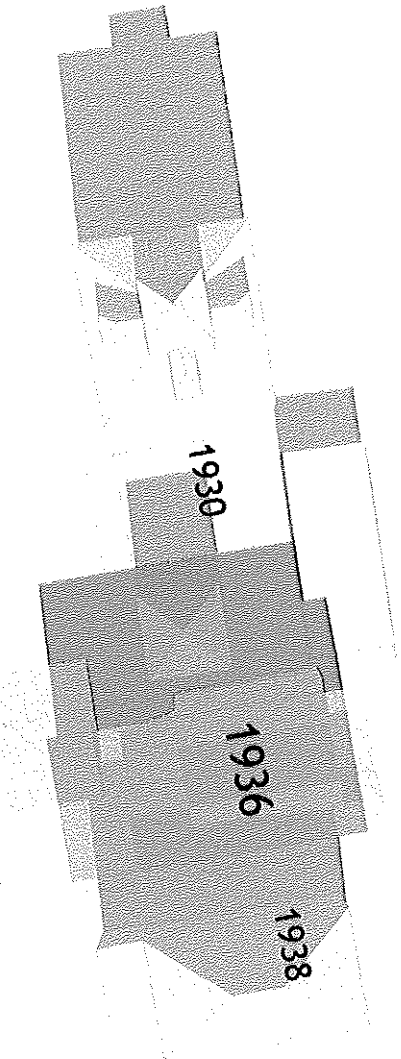
SHADOW ANALYSIS



SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
DECEMBER 21 @ 2:54PM  
(SUNSET @ 4:54PM)



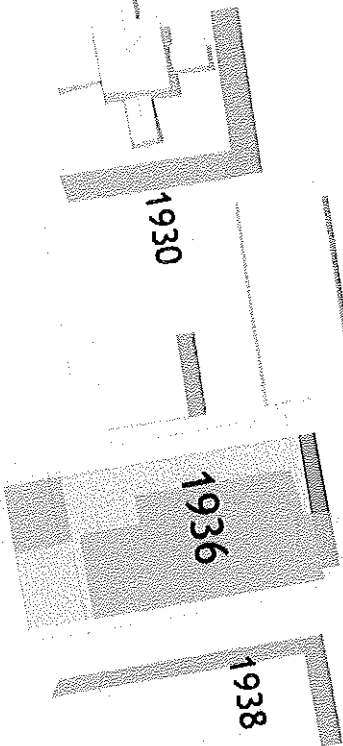
DELAWARE STREET



SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
JUNE 21 @ 5:48AM  
(SUNRISE @ 7:48AM)



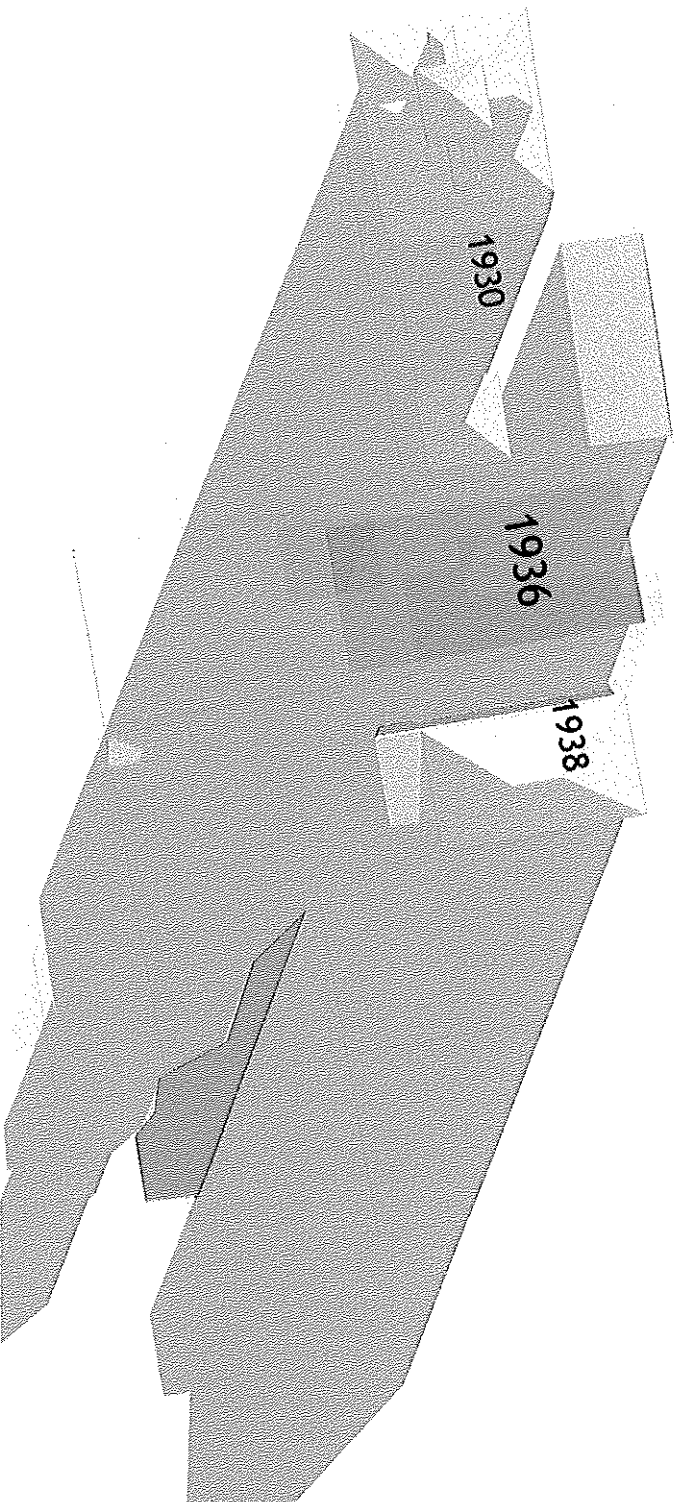
DELAWARE STREET



SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
JUNE 21 @ 12:00PM



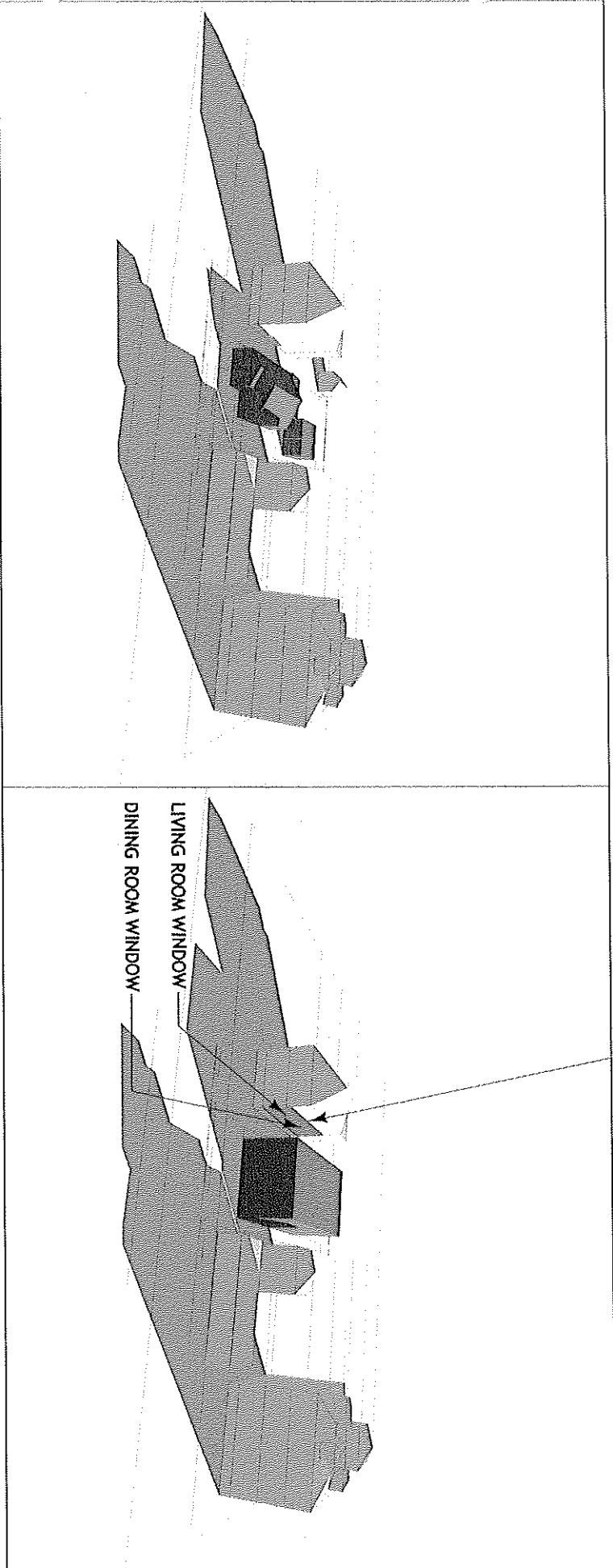
DELAWARE STREET



SHADOW COMPARISON  
PRE VS POST-DEVELOPMENT  
JUNE 21 @ 6:35PM  
(SUNSET @ 8:35PM)



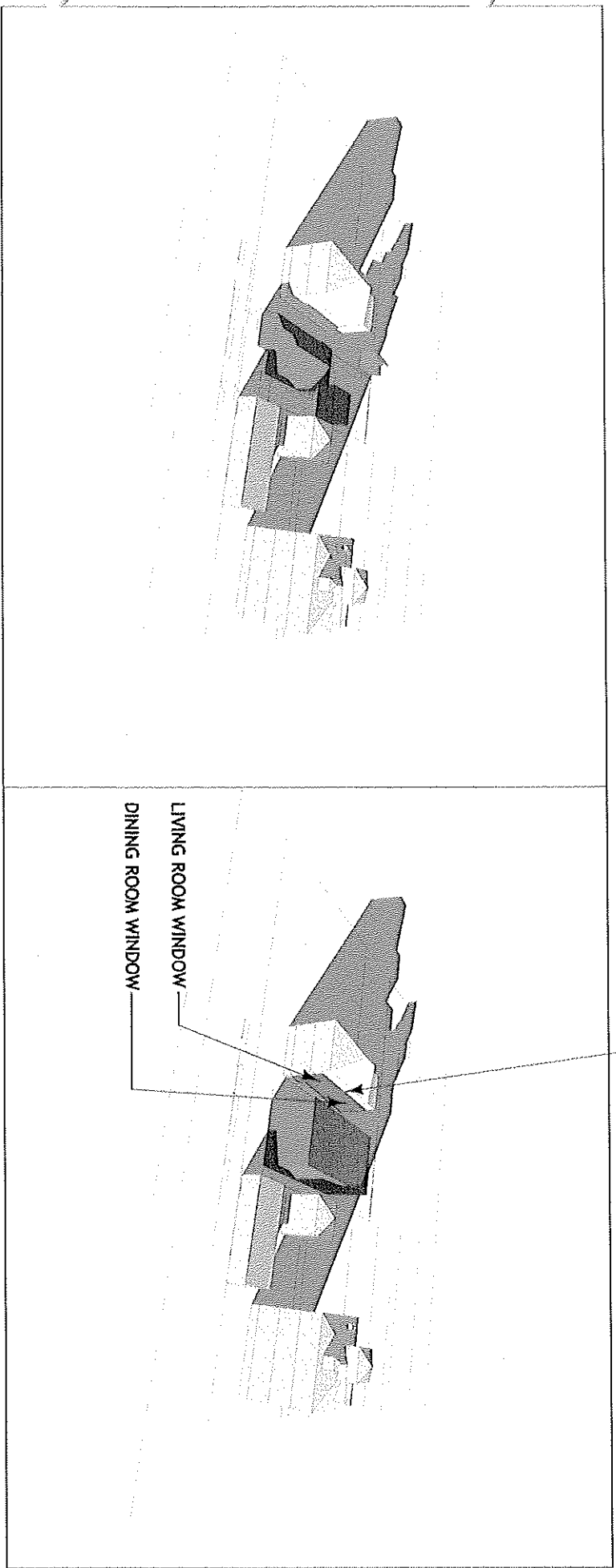
AREA OF ADDITIONAL SHADOW ON ADJ. BLDG



SHADOW COMPARISON - PERSPECTIVE VIEW  
DECEMBER 21 @ 4:54PM

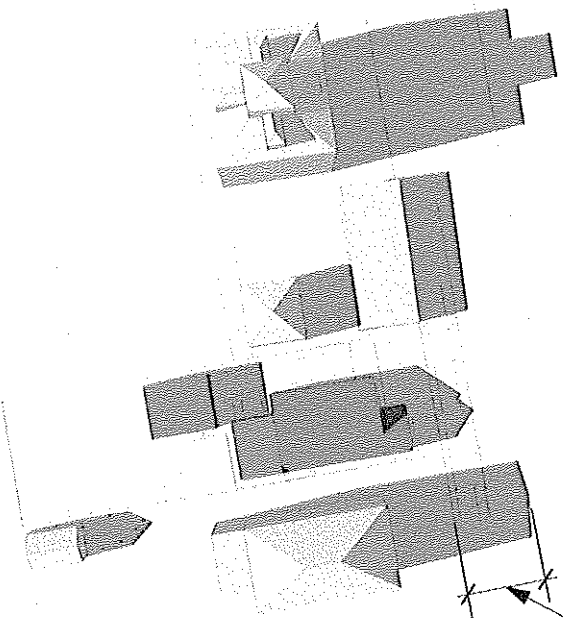


AREA OF ADDITIONAL SHADOW ON ADJ. BLDG \_\_\_\_\_

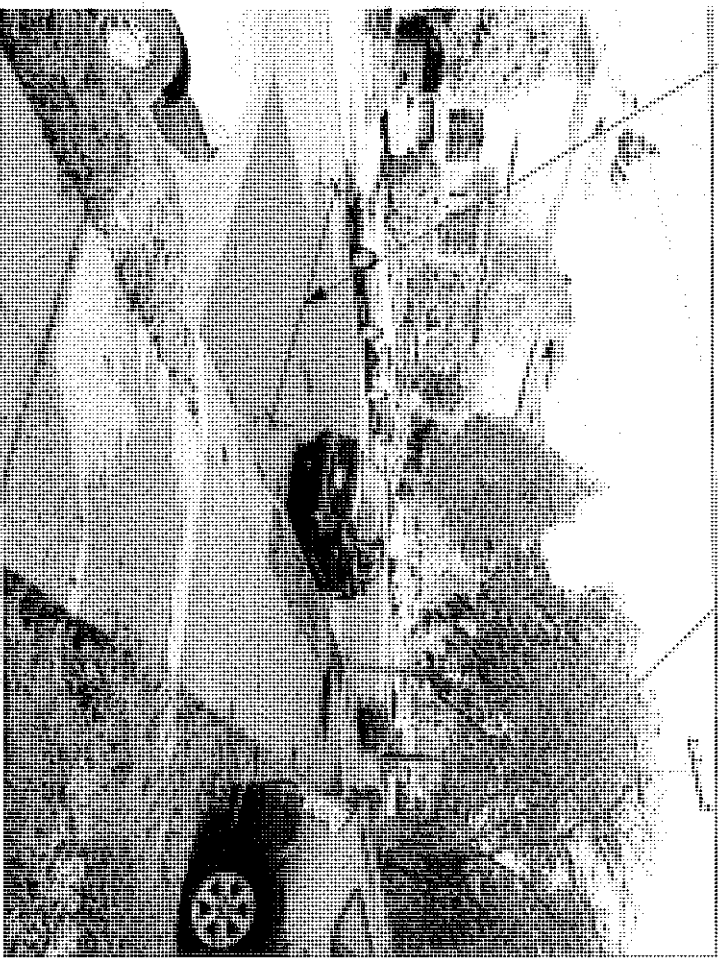


SHADOW COMPARISON - PERSPECTIVE VIEW  
JUNE 21 @ 6:35PM





SHADOW OF ADJACENT BUILDING CONFIRMED PER SITE PHOTO.  
SHADOW SHOWS SIMILAR LENGTH TO MIDDLE OF STREET



SHADOW CONFIRMATION  
MODEL AND PICTURES SHOWING  
DECEMBER 11, 2012 @ 11:00AM



# GreenPoint Rated Checklist: Single Family

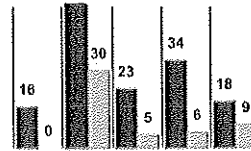
The GreenPoint Rated checklist tracks green features incorporated into the home. A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 60 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.



Total Points Targeted: 152

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](http://www.builditgreen.org/greenpointrated)



Single Family New Home 4.2 / 2008 Title 24

The Kao Khuner Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
<b>A. SITE</b>			<b>Possible Points</b>					
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees								
No	a. Protect Topsoil and Reuse after Construction	0	1				1	
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					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		
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2		
3. Use Recycled Content Aggregate (Minimum 25%)								
Yes	a. Walkway and Driveway Base	1				1		
No	b. Roadway Base	0				1		
Yes	4. Cool Site: Reduce Heat Island Effect On Site	1	1					
5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [This credit is a requirement associated with J4: EPA IAP]								
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1			
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
Total Points Available in Site = 12		8	<b>Possible Points</b>					
<b>B. FOUNDATION</b>			<b>Possible Points</b>					
No	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	0				2		
No	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0				2		
No	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		
No	5. Moisture Controlled Crawlspace [This credit is a requirement associated with J4: EPA IAP]	0			2			
6. Design and Build Structural Pest Controls								
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				1		
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1		
Total Points Available in Foundation = 12		3	<b>Possible Points</b>					
<b>C. LANDSCAPE</b>			<b>Possible Points</b>					
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.								
10%								
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	
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	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	0					2	
No	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0					4	
No	5. Plant Shade Trees	0	1	1			1	
6. Install High-Efficiency Irrigation Systems								
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2	
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0					3	
No	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0					3	
8. Rain Water Harvesting System								
No	a. Cistern(s) is Less Than 750 Gallons	0					1	

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LAND USE PLANNING



# The Kao Khuner Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	b. Cistern(s) is 750 to 2,500 Gallons	0					1	
No	c. Cistern(s) is Greater Than 2,500 Gallons	0					1	
No	9. Irrigation System Uses Recycled Wastewater	0					1	
No	10. Submetering for Landscape Irrigation	0					1	
	11. Design Landscape to Meet Water Budget							
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	
No	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		7						
<b>D. STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>			Possible Points					
	1. Apply Optimal Value Engineering							
No	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		
No	c. Use Only Cripple Studs Required for Load	0				1		
	2. Construction Material Efficiencies							
No	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
≥75%	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	6				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		
Yes	c. Engineered Lumber for Roof Rafters	1				1		
No	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
Yes	e. Oriented Strand Board for Subfloor	1				1		
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1		
No	4. Insulated Headers	0		1				
	5. Use FSC-Certified Wood							
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
No	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
No	a. Floors	0				2		
No	b. Walls	0				2		
No	c. Roofs	0				1		
Yes	7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	1		1				
	8. Install Overhangs and Gutters							
Yes	e. 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 [*This credit is a requirement associated with J4: EPA IAP]							
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1			1			
Yes	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	1			1			
Total Points Available in Structural Frame and Building Envelope = 39		17						
<b>E. EXTERIOR</b>			Possible Points					
Yes	1. Use Environmentally Preferable Decking	2				2		
No	2. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with J4: EPA IAP]	0				1		
Yes	3. Install a Rain Screen Wall System	2				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		7						
<b>F. INSULATION</b>			Possible Points					
	1. Install Insulation with 75% Recycled Content							
Yes	a. Walls	1				1		
Yes	b. Ceilings	1				1		
Yes	c. Floors	1				1		
Total Points Available in Insulation = 3		3						
<b>G. PLUMBING</b>			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		1			1	
No	b. Use Engineered Parallel Plumbing	0					1	
No	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	
No	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	
No	e. Use Central Core Plumbing	0		1		1	1	
	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					3	
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1	
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1	



# The Kao Khuner Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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		9						
<b>H. HEATING, VENTILATION &amp; AIR CONDITIONING</b>			<b>Possible Points</b>					
<b>1. Properly Design HVAC System and Perform Diagnostic Testing</b>								
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		4				
Yes	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	1		1				
<b>2. Install Sealed Combustion Units</b> [*This credit is a requirement associated with J4: EPA IAP]								
Yes	a. Furnaces	2			2			
Yes	b. Water Heaters	2			2			
No	3. Install High Performing Zoned Hydronic Radiant Heating	0		1	1			
Yes	4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	1	1					
<b>5. Design and Install Effective Ductwork</b>								
Yes	a. Install HVAC Unit and Ductwork within Conditioned Space	1		1				
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1				
No	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
Yes	6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
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			1			
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1			
<b>9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)</b>								
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		1				
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1				
No	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
<b>10. Advanced Mechanical Ventilation for IAQ</b>								
Yes	a. Required: 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			
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
No	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		19						
<b>I. RENEWABLE ENERGY</b>			<b>Possible Points</b>					
TBD	1. Pre-Plumb for Solar Water Heating	0				1		
TBD	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft <sup>2</sup> 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 in Renewable Energy = 27		0						
<b>J. BUILDING PERFORMANCE</b>			<b>Possible Points</b>					
<b>1. Building Envelope Diagnostic Evaluations</b>								
Yes	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Blower Door Results are Max 2.5 ACH <sub>50</sub> for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH <sub>50</sub> for Balanced Systems (2 Total Points for J1b. and J1c.)	1		1				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
20%	2. Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)	40		≥30				
No	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)	0		6				
No	4. Obtain EPA Indoor airPlus Certification (Total 42 points, not including Title 24 performance; read comment)	0			2			
No	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	0		1				
<b>6. Participation in Utility Program with Third Party Plan Review</b>								
No	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
No	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
Total Available Points in Building Performance = 45+		43						
<b>K. FINISHES</b>			<b>Possible Points</b>					
Yes	1. Design Entryways to Reduce Tracked-In Contaminants	1			1			



# The Kao Khuner Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
<b>2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)</b>								
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	<b>3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]</b>	2			2			
Yes	<b>4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)</b>	2			2			
No	<b>5. Use Recycled-Content Paint</b>	0				1		
<b>6. Use Environmentally Preferable Materials for Interior Finish</b>								
A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local								
No	a. Cabinets (50% Minimum)	0				3		
No	b. Interior Trim (50% Minimum)	0				2		
No	c. Shelving (50% Minimum)	0				2		
No	d. Doors (50% Minimum)	0				2		
No	e. Countertops (50% Minimum)	0				2		
Yes	<b>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]</b>	Y			0			
<b>8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates</b>								
Yes	a. Doors (90% Minimum)	1			1			
Yes	b. Cabinets & Countertops (90% Minimum)	2			2			
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1			
No	<b>9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level &lt;27ppb</b>	0			3			
Total Available Points in Finishes = 27		10						
<b>L. FLOORING</b>			Possible Points					
No	<b>1. Use Environmentally Preferable Flooring ( Minimum 15% Floor Area)</b> 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>	0				4		
No	<b>2. Thermal Mass Floors (Minimum 50%)</b>	0		1				
No	<b>3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore) [*This credit is a requirement associated with J4: EPA IAP]</b>	0			3			
Yes	<b>4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)</b>	Y						
Total Available Points in Flooring = 8		0						
<b>M. APPLIANCES AND LIGHTING</b>			Possible Points					
Yes	<b>1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)</b>	2		1			1	
<b>2. Install ENERGY STAR Clothes Washer</b>								
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2	
No	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2	
<b>3. Install ENERGY STAR Refrigerator</b>								
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1				
No	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
<b>4. Install Built-In Recycling Center or Composting Center</b>								
No	a. Built-In Recycling Center	0				1		
No	b. Built-In Composting Center	0				1		
<b>5. Install High-Efficacy Lighting and Design Lighting System</b>								
Yes	a. Install High-Efficacy Lighting	1		1				
No	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
Total Available Points in Appliances and Lighting = 13		7						
<b>N. OTHER</b>			Possible Points					
Yes	<b>1. Required: Incorporate GreenPoint Rated Checklist in Blueprints</b> [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	<b>2. Pre-Construction Kick-Off Meeting with Rater and Subs</b>	1	1					
No	<b>3. Homebuilder's Management Staff are Certified Green Building Professionals</b>	0	1					
<b>4. Develop Homeowner Education</b>								
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	
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
No	<b>5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program</b>	0		1				
Total Available Points in Other = 6		4						
<b>O. COMMUNITY DESIGN &amp; PLANNING</b>			Possible Points					
<b>1. Develop Infill Sites</b>								
Yes	a. Project is an Urban Infill Development	2	1				1	



# The Kao Khuner Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	2	2					
No	2. Build on Designated Brownfield Site	0	3					
No	3. Cluster Homes & Keep Size in Check	0	1			1		
No	a. Cluster Homes for Land Preservation	0	2			2		
No	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0				9		
	c. Home Size Efficiency							
	i. Enter Average Unit Square Footage							
	ii. Enter Average Number of Bedrooms/Unit							
10	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							
10	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)	1	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	1	1					
No	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
No	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;							
	- Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2					
Yes	5. Design for Safety & Social Gathering	1	1					
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					
Yes	c. Orient Porches (min. 100sf) to Streets and Public Spaces	1	1					
Yes	d. Development Includes a Social Gathering Space	1	1					
No	6. Design for Diverse Households (6a. Is a Prerequisite for 6b. and 6c.)	0	1					
Yes	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					
No	d. Provide Full-Function Independent Rental Unit	0	1					
Total Achievable Points in Community Design & Planning = 35		10						
<b>P. INNOVATION</b>			<b>Possible Points</b>					
<b>A. Site</b>								
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)								
Yes	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	1	1					
Yes	b. Install Bio-Retention and Filtration Features	2	2					
Yes	c. Route Downspout Through Permeable Landscape	0	1					
Yes	d. Use Non-Leaching Roofing Materials	0	1					
No	e. Include Smart Street/Driveway Design	0	1					
No	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
<b>C. Landscape</b>								
No	1. Meet Local Landscape Program Requirement	0					2	
<b>D. Structural Frame &amp; Building Envelope</b>								
1. Design, Build and Maintain Structural Pest and Rot Controls								
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1		
No	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		
Yes	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	2			1	1		
<b>E. Exterior</b>								
No	1. Vegetated Roof (Minimum 25%)	0	2	2				
<b>G. Plumbing</b>								
No	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
No	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
No	4. Composting or Waterless Toilet	0					2	
No	5. Install Drain Water Heat-Recovery System	0		1				
No	6. Install a Hot Water Desuperheater	0		2				
<b>H. Heating, Ventilation, and Air Conditioning</b>								
No	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			
No	2. Design HVAC System to Manual T for Register Design	0		1				
<b>K. Finishes</b>								
No	1. Materials Meet SMaRT Criteria (Select the number of points, up to 5 points)	0				5		
<b>N. Other</b>								
No	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
2. Educational Signage of Project's Green Features								



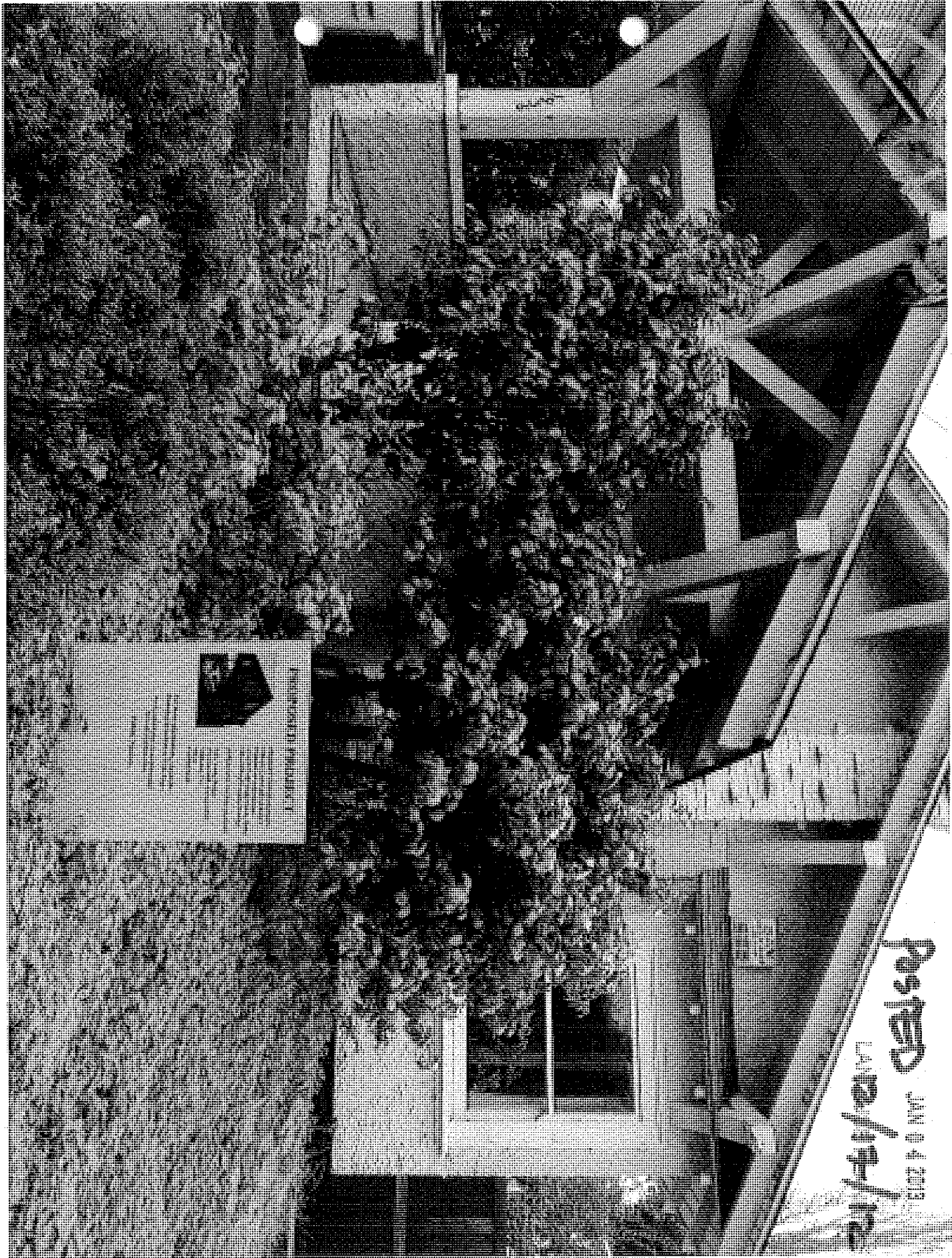
# The Kao Khuner Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	a. Promotion of Green Building Practices	0	1					
No	b. Installed Green Building Educational Signage	0	1					
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+		5						
<b>Q. CALIFORNIA CALGreen CODE</b>			<b>Possible Points</b>					
Yes	Home meets all applicable 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.								
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.								
Not Verified	1. CALGreen 4.106.2 Storm water management during construction.	N						
Not Verified	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N						
Not Verified	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						
Not Verified	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	N						
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						
N/A	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N/A						
Not Verified	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
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						
<b>Summary</b>								
Total Available Points in Specific Categories			35	96+	44	110	56	
Minimum Points Required in Specific Categories			50	0	30	5	6	9
<b>Total Points Achieved</b>			<b>152</b>	<b>16</b>	<b>61</b>	<b>23</b>	<b>34</b>	<b>18</b>

## Project has met all recommended minimum requirements

- Total Project Score of At Least 50 Points
- Required measures:
  - A3a: 50% waste diversion by weight
  - H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards
  - J2: 15% above Title 24
  - N1: Incorporate GreenPoint Rated Checklist into blueprints
- Minimum points in specific categories:
  - Energy (30 points)
  - IAQ/Health (5 points)
  - Resources (6 points)
  - Water (9 points)

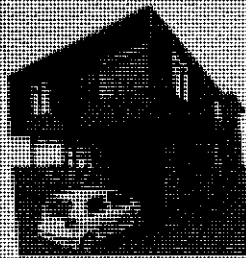




POSTED JAN 04 2013  
LAW OFFICE



## PROPOSED PROJECT



**PROJECT IDENTIFICATION**  
**15000 LAYARD STREET**  
Proposed new construction  
of a 2,000 sq. ft. single family home  
with a 1.5 car attached garage.

**APPLICANT INFORMATION**

Yoon Young Hwang  
8810 La Brea Avenue #202  
Koreatown, CA  
90034  
480-988-8810

For more information, check the  
Planning Department Web Page:

[www.cityoflosangeles.org/planning](http://www.cityoflosangeles.org/planning)  
or call 311-333-3333

Public Notices



FENCE

134.31

PROPERTY LINE

134'-3 3/4"

S08° 05' 23"E

ISTING

S H E D

KLUGER  
APN: 057-2056-003



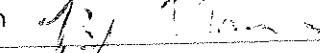
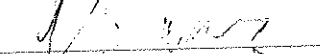
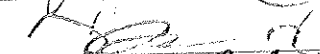
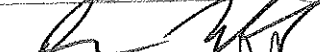




NOTE: ALL LANDSCAPING TO BE DETERMINED

ROOF PEAK EL:224.33'

EXISTING HOUSE

### NEIGHBOR SIGNATURES

STATEMENT: I HAVE REVIEWED THE PLANS FOR A NEW, TWO STORY, 2,397 SQFT SINGLE FAMILY HOME WITH A 339 SQFT ATTACHED GARAGE AT 1936 DELEWARE STREET

STATEMENT: I HAVE REVIEWED THE PLANS FOR A NEW, TWO STORY, 2,397 SQFT SINGLE FAMILY HOME WITH A 339 SQFT ATTACHED GARAGE AT 1936 DELEWARE STREET							
NAME (PRINTED)	SIGNATURE	ADDRESS	RENTER OR OWNER	DATE	HAVE NO COMMENT	HAVE NO OBJECTIONS	HAVE OBJECTIONS (PLEASE STATE BRIEFLY)
Ted Kluger		1938 Delaware St	owner	12/8/12	X	X	
Liang Huang		1933 Delaware St	Renter	12/8/12	X	X	
Brian Mueller		1933 Delaware C	Renter	12/8/12	✓	✓	
Victor Lerner		1933 Delaware St F	Renter	12/8/12	✓	✓	
Mark Kokish		1933 Delaware St E	Renter	12/8/12	✓	✓	
Andrew McDowell		1937 Delaware St Apt A	Renter	12/8/12	✓	✓	
J. McElroy		1805 A Bonita	Renter	12/8/12	✓	✓	
Chagig Walker		1941 Delaware	owner	12/9/12	✓	✓	
Jon S. Lusk		1937 Delaware St B	Renter	12/9/12	✓	✓	
Stephen Swan		1937 Delaware St Berkeley	owner	12/10/12	✓	✓	

RECEIVED  
JAN 04 2013  
LAND USE PLANNING

16 FT