

Sycamore Lane

Project Narrative

August 8, 2012

PUD-93

The Sycamore Lane property is located adjacent to 362 Sycamore Road on the north side of Sycamore Road near the Sunol Blvd intersection. Applicant is proposing to subdivide 2.23 acres into four (4) single family detached lots, served by a private driveway.

The property currently consists of two parcels, APN 948-17-7-4 (~1.61 acres) and APN 948-17-7-2 (~1.09 acres). Applicant is the owner of the larger parcel and has a contractual agreement with the owner of the smaller parcel to purchase the rear portion of that property (approximately 0.62 acres). The purchase will be effectuated through a lot line adjustment between the two parcels such that the 1.61 acre parcel will increase to 2.23 acres and the 1.09 acre parcel will be reduced to approximately 0.47 acre (~20,000 square feet). The remaining parcel has an existing home that will be more marketable with the new lot configuration.

Following the lot line adjustment, the 2.23 acres is proposed to be subdivided into 4 parcels with lot sizes of 0.51 ac, 0.34 ac, 0.73 ac and 0.65 ac, respectively. The homes are lovely Craftsman-style designs utilizing a variety of siding materials including board and batten, shingles and horizontal siding with stonework accents. Home sizes are expected to range in size between 2,900 and 3,300 sf. Detailed floor plans, four-sided elevations and color/material palettes have been provided as part of the application package. Each home will be designed to meet the City's Green Building Ordinance and will include fire sprinklers.

Both parcels are part of the North Sycamore Specific Plan and have dual zoning of PUD-LDR and PUD-O. The proposed project is consistent with the current Specific Plan and zoning requirements. A similar proposal was previously reviewed by City Staff as PREV-680 (see attached comment letter dated September 7, 2007). Applicant has also held several preliminary review meetings with City Staff and has also contacted the adjacent property owners to incorporate their concerns into the PUD development proposal, such as access, building siting, etc.

Applicant is proposing that the PUD development standards include a maximum house size limitation of 5,000 sf on Lots 1 and 2, and 6,000 sf on Lots 3 and 4, including garage area over 600 sf and including the area of any Class I accessory structures. Any restrictions on accessory structures are proposed to be consistent with existing R-1-20,000 development standards.

The private driveway is designed to meet fire department standards for emergency access and includes a fire hydrant. Sewer and water mains will be installed within the driveway with private service laterals to each home site. Storm drainage will be collected in a swale along the driveway and directed to a bio-retention area for collection and treatment before discharging into the public storm drain line in

Sycamore Road. Emergency overland release is provided to the shallow creek that traverses the back of the property but the intent is to avoid any impacts to the existing channel and leave it undisturbed in its current condition. The future homeowners will be prohibited by deed restriction from changing the grading and drainage on their lots without obtaining all necessary government approvals. The property contains several heritage oak trees so the project has been carefully designed to minimize the impacts to those trees and take advantage of their natural beauty. Additional tree preservation measures have been provided by the consulting arborist. Maintenance of the driveway and storm drain system will be provided by the homeowners through a private maintenance agreement.

The project applicant is Danville School Street Investors, LLC, a partnership between Pacific Union Holdings and Branagh Development, two local companies with over 30 years of development and construction experience in the East Bay and Central Valley, along with an extensive track record for delivering successful, high quality projects. The homes are expected to be built and sold by the partnership.

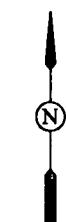
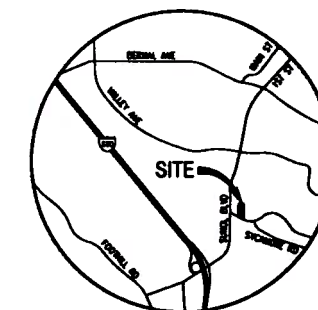
Thank you very much for your consideration of this proposal.

Bruce Myers
Danville School Street Investors, LLC
925-383-9045

SYCAMORE LANE

PLANNED UNIT DEVELOPMENT PACKAGE

PLEASANTON, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT TEAM :

DEVELOPER

DANVILLE SCHOOL STREET INVESTORS, LLC
BRUCE MYERS
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CIVIL ENGINEER

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GREG MILLER
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SAN RAMON, CA 94583
(925) 866-0322

ARCHITECT

HUNT HALE JONES ARCHITECTS
DAN HALE
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
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LANDSCAPE ARCHITECT

THOMAS BAAK & ASSOCIATES, LLP
ANDREA SWANSON
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
(925) 933-2583



SHEET INDEX :

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LANDSCAPE PLANS:

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L-2 PLANT LIST, DETAILS AND NOTES

PROJECT INFORMATION :

PROPOSED SITE AREA:	2.23± AC
A.P.N. :	948-17-072 & 948-17-074
EXISTING ZONING:	PLANNED UNIT DEVELOPMENT - LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT - LOW DENSITY RESIDENTIAL
PROPOSED LAND USE:	4 SINGLE FAMILY RESIDENTIAL HOMES

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CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B
PUD-93

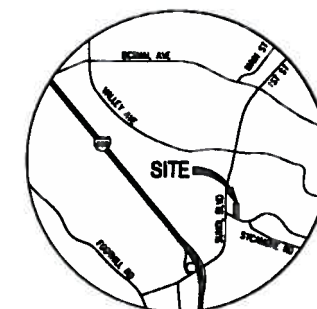
Pacific Union Holdings



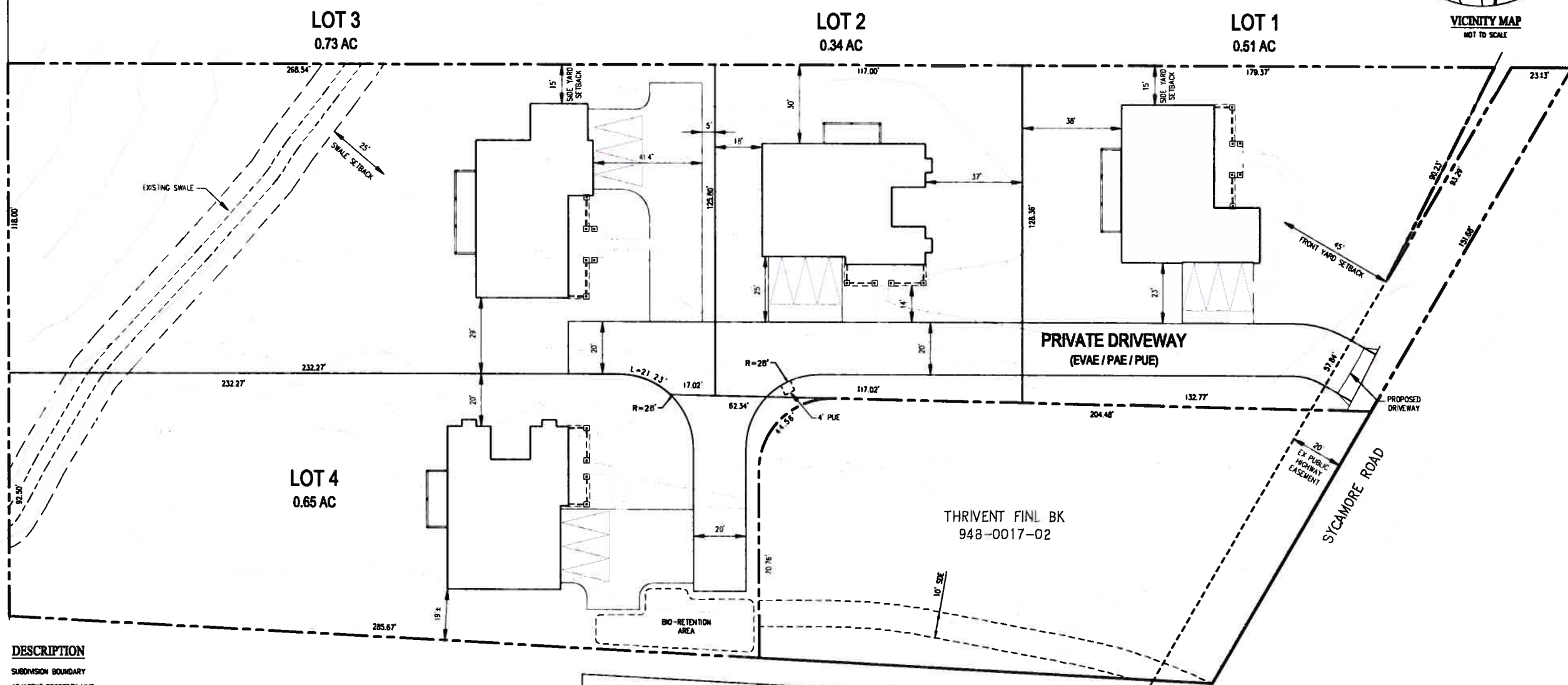
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OCTOBER 1, 2012

GREENE
8166 OR 93



VICINITY MAP
NOT TO SCALE



CITY OF PLEASANTON
948-0004-003

KAVAYIOTIDIS
948-0017-008-04

DUNKLEY
948-0017-008-06

THRIVENT FINL BK
948-0017-02

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	ADJACENT PROPERTY LINE
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	SETBACK LINE
---	---	CURB, GUTTER AND SIDEWALK
---	---	PARKING SPACE (MINIMUM 15' X 9')
---	---	EMERGENCY VEHICLE ACCESS EASEMENT
---	---	PRIVATE ACCESS EASEMENT
---	---	PUBLIC UTILITY EASEMENT
---	---	STORM DRAIN EASEMENT
---	---	FACE OF CURB/EDGE OF PAVEMENT
	△	EVAE
	□	PAE
	▭	PUE
	---	SDE
	---	FC/EP

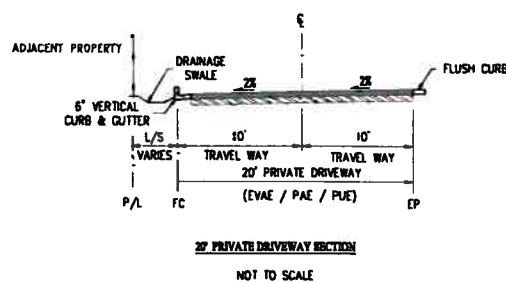
SITE SUMMARY

1. SITE AREA:	2.234 AC
2. PROPOSED DENSITY:	1.79 DU/AC
3. PROPOSED ZONING:	PUD-LDR (LOW DENSITY RESIDENTIAL, 0-2 DU/AC)
4. PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
5. TOTAL LOTS:	4
6. MINIMUM LOT SIZE:	0.34 AC - LOT 2
7. MAXIMUM LOT SIZE:	0.73 AC - LOT 4
8. GUEST PARKING:	12 SPACES (MINIMUM 3 SPACES PER LOT)

LAND USE DATA

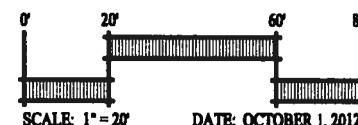
SURFACE TYPE	AREA (AC)	PERCENTAGE %
BUILDING COVERAGE	0.28	13 %
OTHER IMPERVIOUS SURFACE	0.32	15 %
LANDSCAPE/OPEN SPACE	1.56	70 %
EX IMPERVIOUS SURFACE (SYCAMORE RD)	0.05	2 %
EX LANDSCAPE (SYCAMORE RD)	0.01	1 %
TOTAL	2.23	100 %

NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS



PRELIMINARY SITE PLAN
SYCAMORE LANE

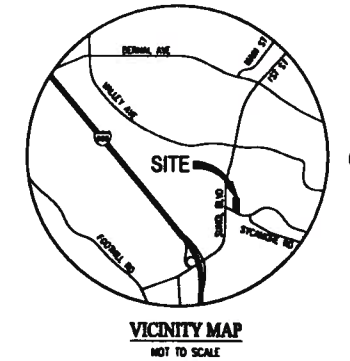
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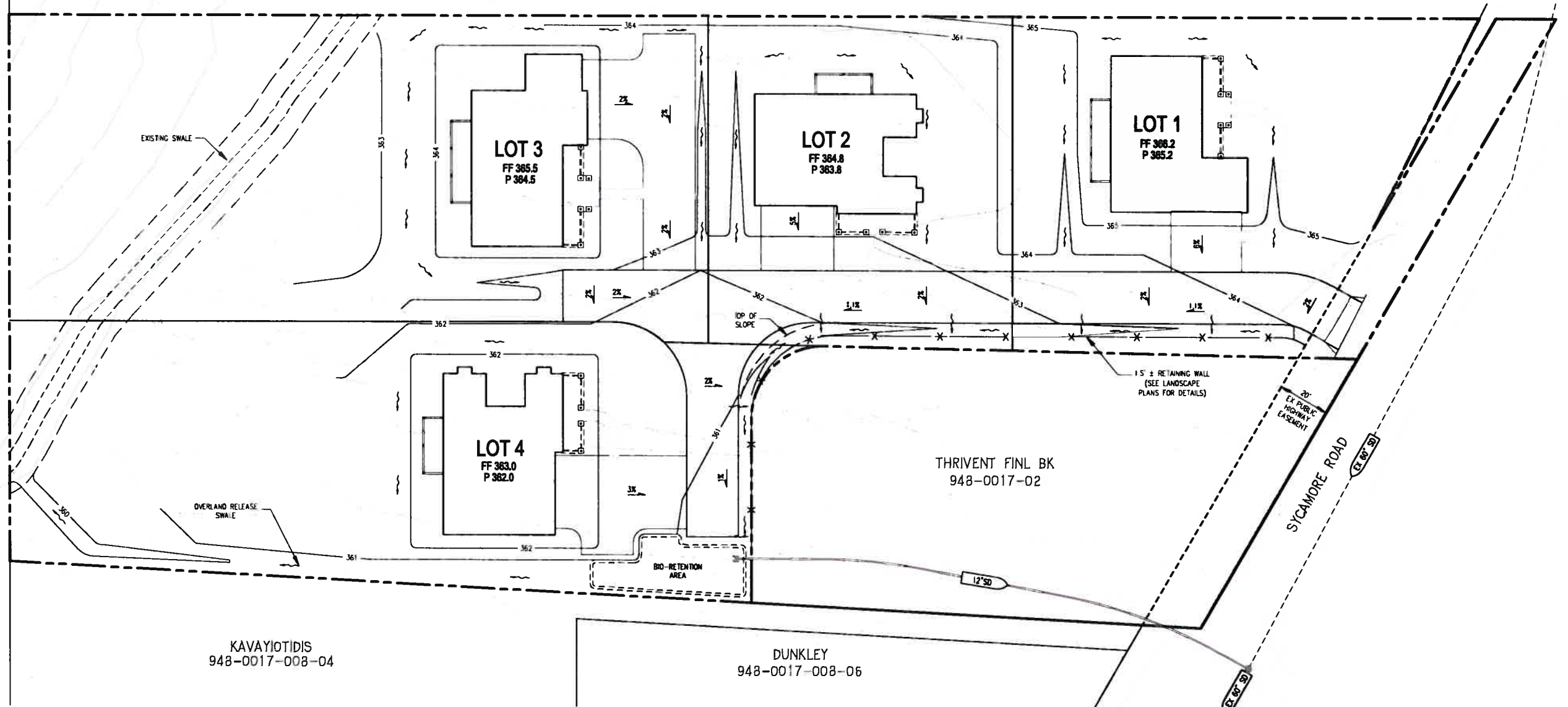
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SAN RAMON, CALIFORNIA 94583
925.866-4322
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SHEET NUMBER
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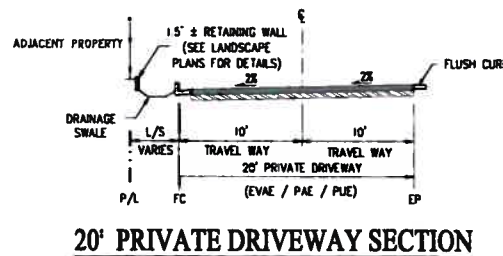


KAVAYIOTIDIS
948-0017-008-04

DUNKLEY
948-0017-008-06

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CURB, CUTTER AND SIDEWALK
---	---	PROPERTY LINE
---	---	ADJACENT PROPERTY LINE
---	---	RETAINING WALL
---	---	DIRECTION OF FLOW
---	---	CURB CUT

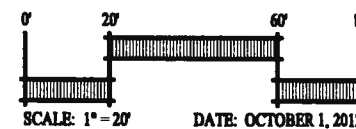
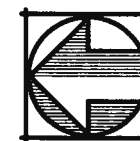


NOTE:
MAXIMUM CUT DEPTH IS 2 FT
MAXIMUM FILL DEPTH IS 1 FT

PRELIMINARY GRADING PLAN

SYCAMORE LANE

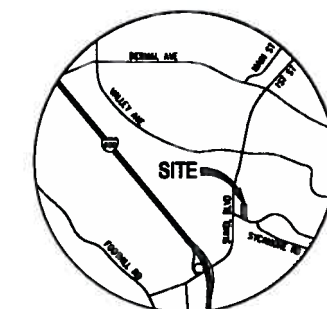
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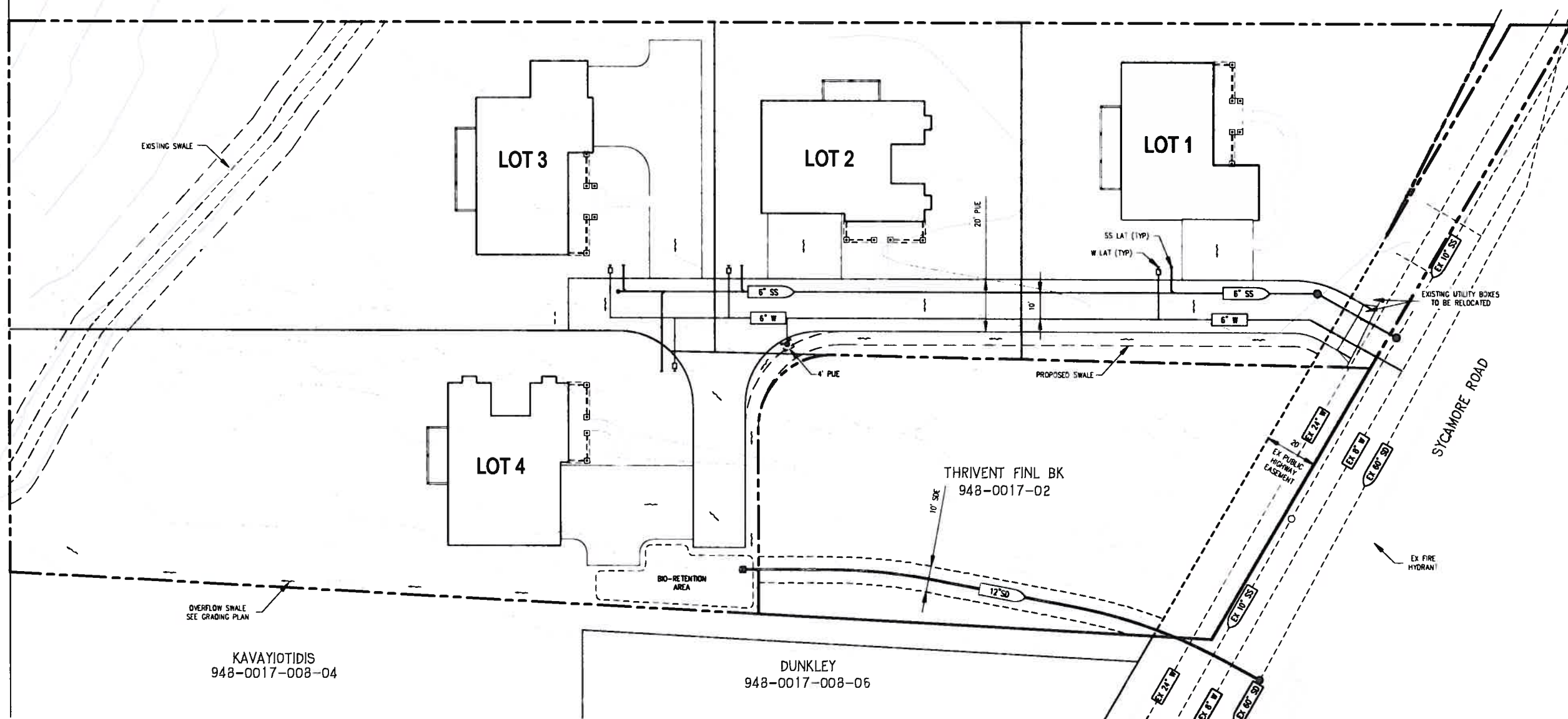
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VICINITY MAP
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948-0004-003



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948-0017-008-04

DUNKLEY
948-0017-008-06

THRIVENT FINL BK
948-0017-02

LEGEND
EXISTING

- SUBDIVISION BOUNDARY
- CURB, GUTTER AND SIDEWALK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- STORM DRAIN
- PUBLIC SANITARY SEWER
- PUBLIC WATER MAIN
- MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- DIRECTION OF FLOW

PROPOSED

- PUE
- SD
- SS
- W

DESCRIPTION

- SUBDIVISION BOUNDARY
- CURB, GUTTER AND SIDEWALK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- STORM DRAIN
- PUBLIC SANITARY SEWER
- PUBLIC WATER MAIN
- MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- DIRECTION OF FLOW

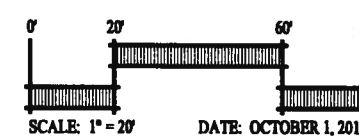
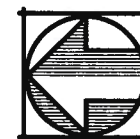
C.3 TREATMENT DATA

SURFACE TYPE	IMPERVIOUS AREA (SF)	BMP	SIZING FACTOR	TREATMENT SURFACE AREA (SF)
ROOF / DRIVEWAY	28,254 SF	BIO-RETENTION	0.04	1050 SF

*C.3 AREA DOES NOT INCLUDE IMPERVIOUS SURFACES WITHIN THE EXISTING 20' PUBLIC HIGHWAY EASEMENT.
**INDIVIDUAL LOT LANDSCAPING UNKNOWN AND SUBJECT TO FINAL DESIGN. BIO-RETENTION AREAS MAY BE INCREASED TO ACCOMMODATE ADDITIONAL IMPERVIOUS SURFACES.

PRELIMINARY UTILITY PLAN
SYCAMORE LANE

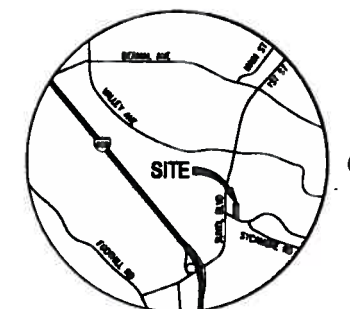
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611 BOLLINGER CANYON ROAD SUITE 150 SAN RAMON CALIFORNIA 94583
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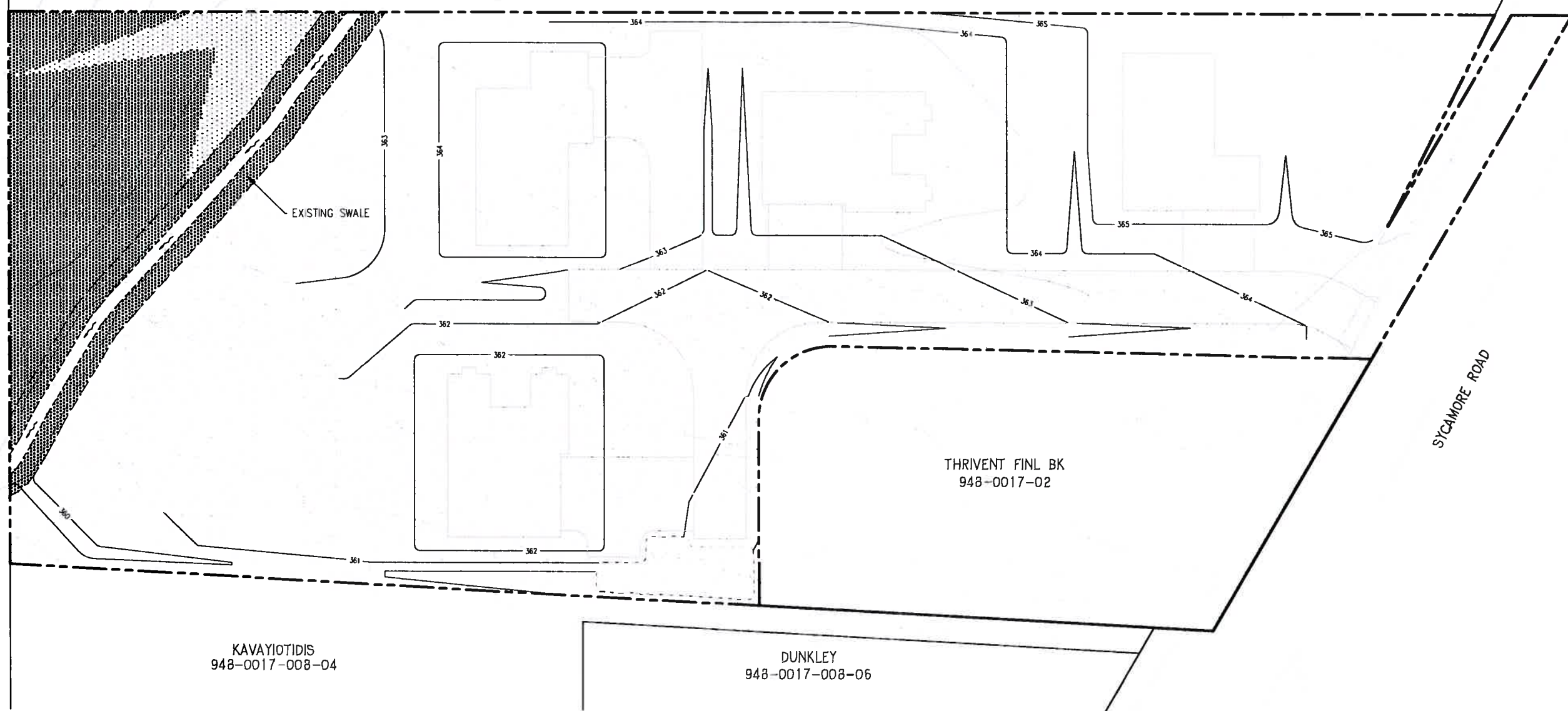
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C-3

GREENE
8166 OR 93



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948-0004-003



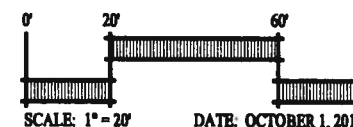
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB, GUTTER AND SIDEWALK
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		SLOPE < 10%
		SLOPE 10% - 20%
		SLOPE > 20%

SLOPE CLASSIFICATION PLAN

SYCAMORE LANE

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SYCAMORE ROAD
 PLEASANTON, CA
 PACIFIC UNION HOLDINGS



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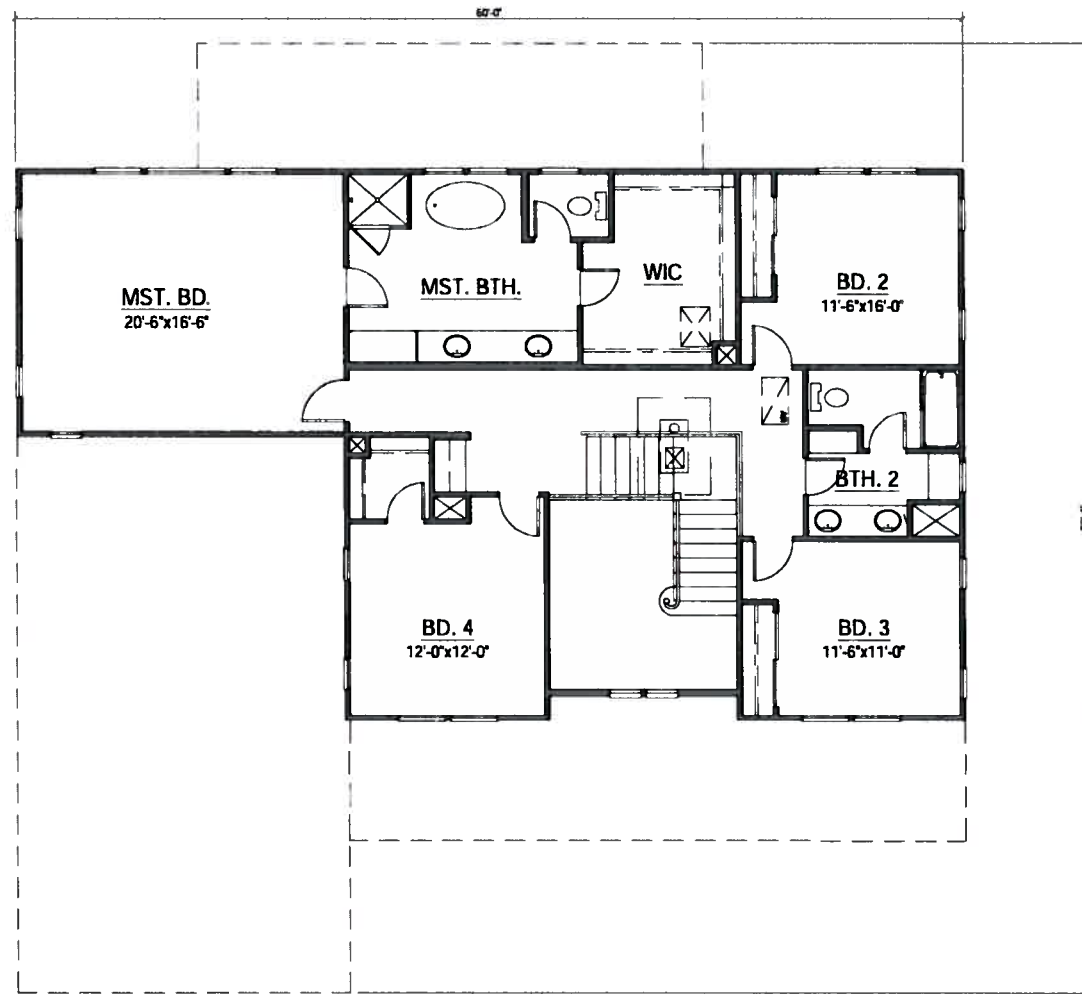
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LOT 1 FRONT ELEVATION

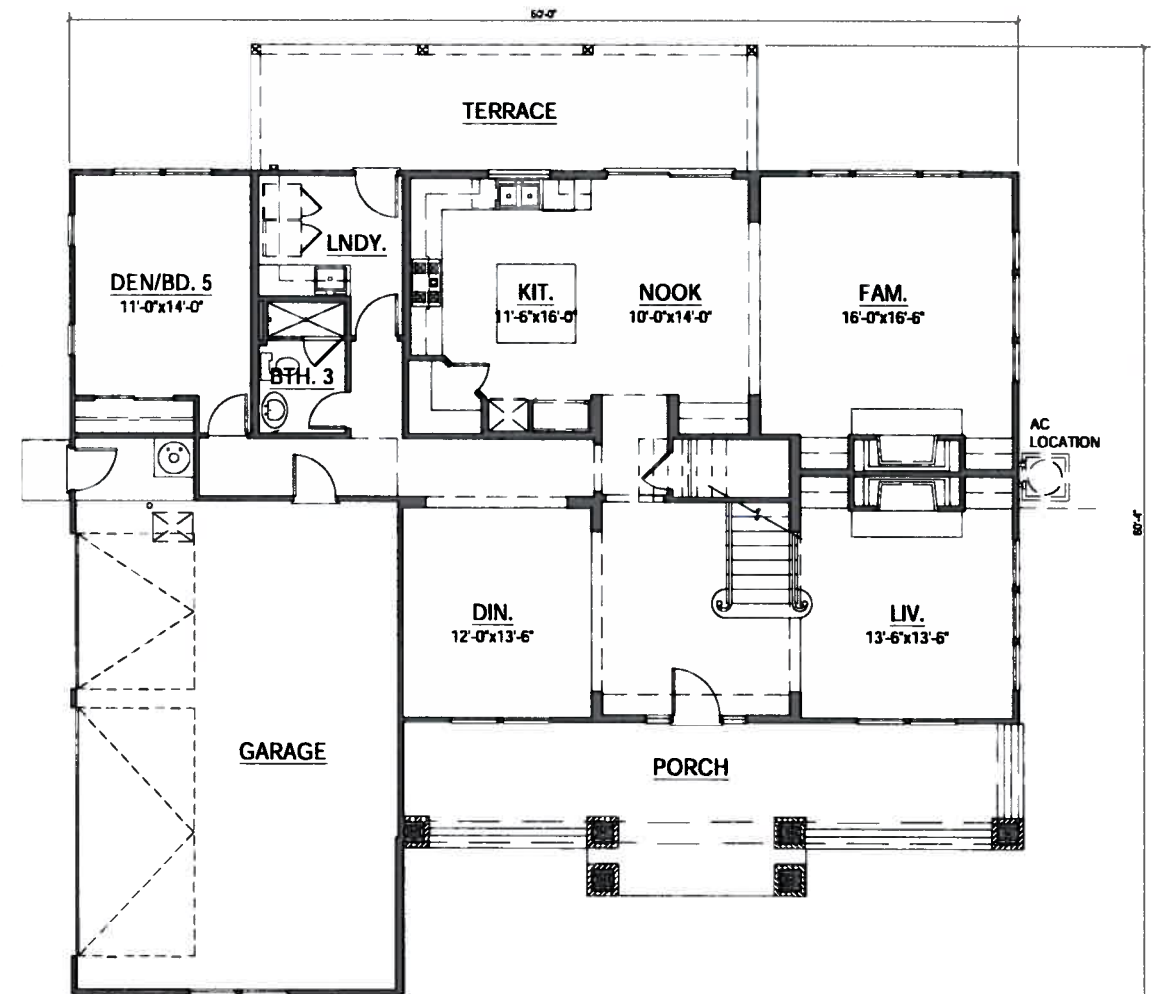
A1.1

SCALE: 3/8" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



UPPER FLOOR PLAN

LOT 1



MAIN FLOOR PLAN

LOT 1

MAIN FLOOR:	1779 SQ. FT.
UPPER FLOOR:	1561 SQ. FT.
TOTAL:	3340 SQ. FT.
GARAGE:	685 SQ. FT.

SYCAMORE ROAD
PLEASANTON, CA
PACIFIC UNION HOLDINGS



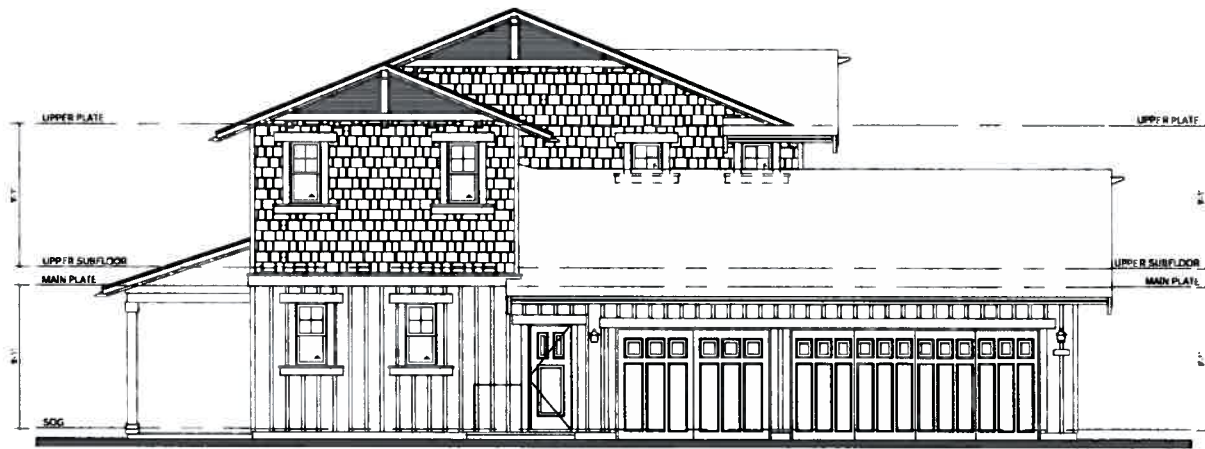
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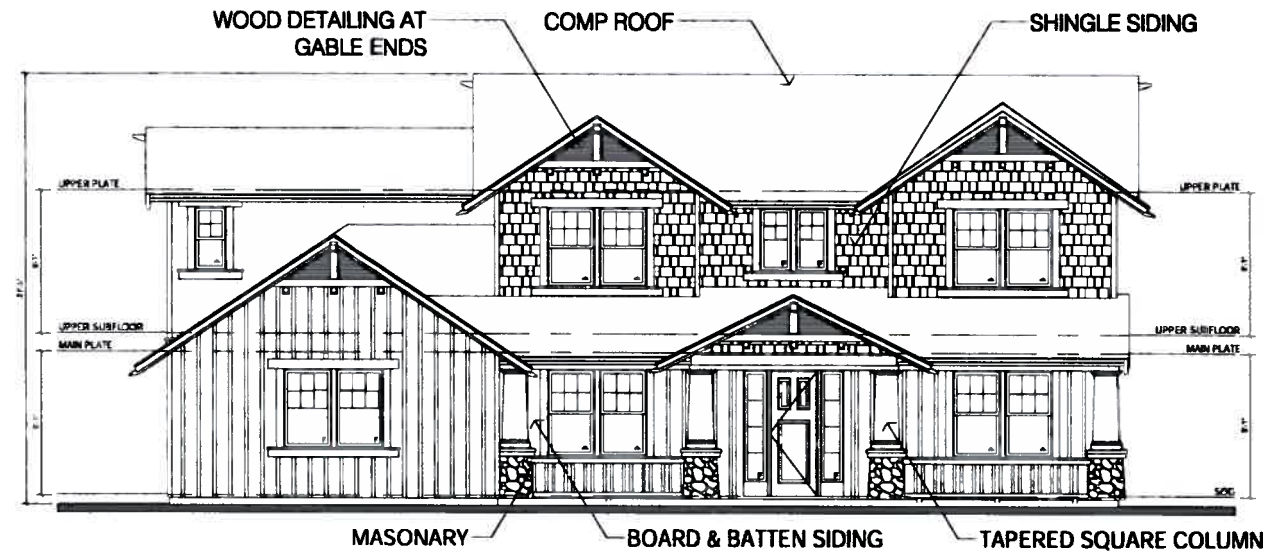
LOT 1 PLAN
A1.2

SCALE: 3/16"=1'-0"
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PROJECT: 224031.00



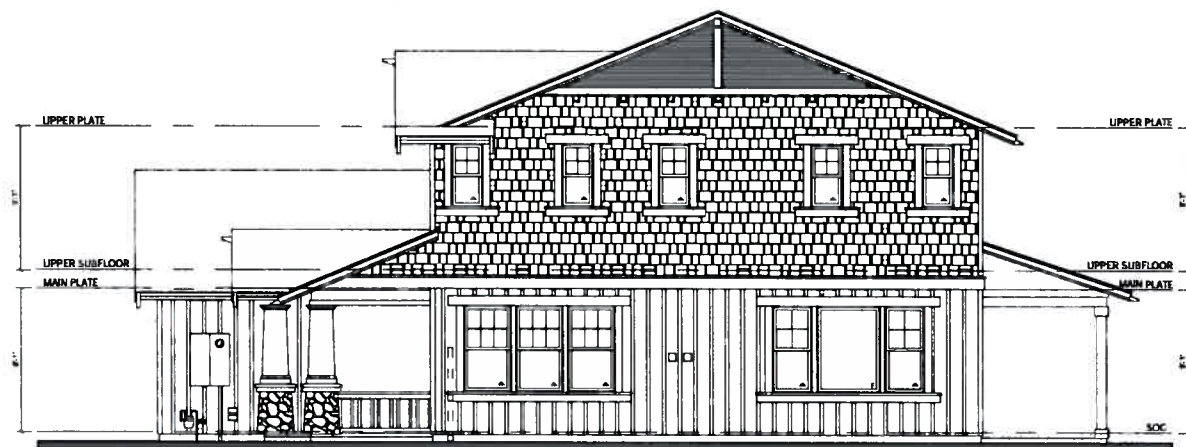
LEFT ELEVATION

LOT 1



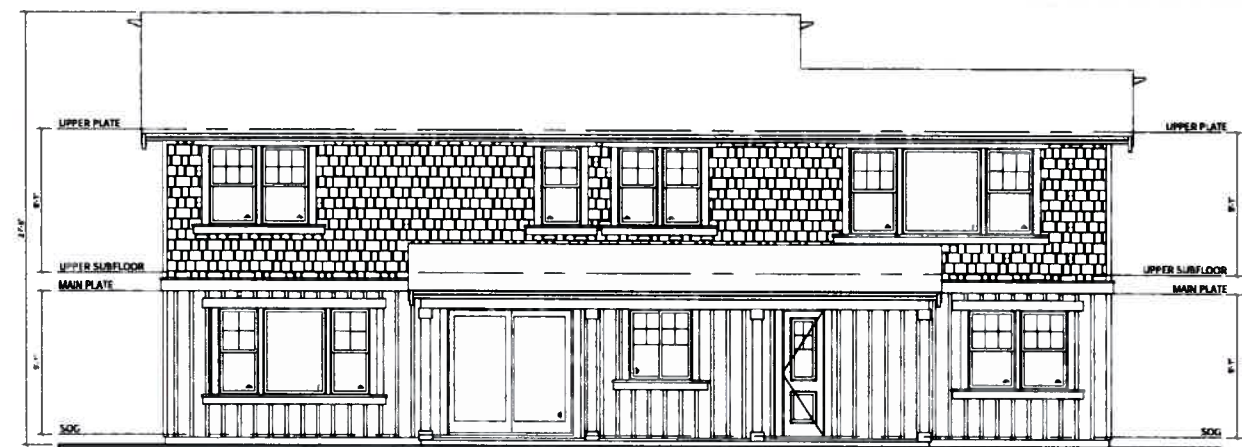
FRONT ELEVATION

LOT 1



RIGHT ELEVATION

LOT 1



REAR ELEVATION

LOT 1

SYCAMORE ROAD
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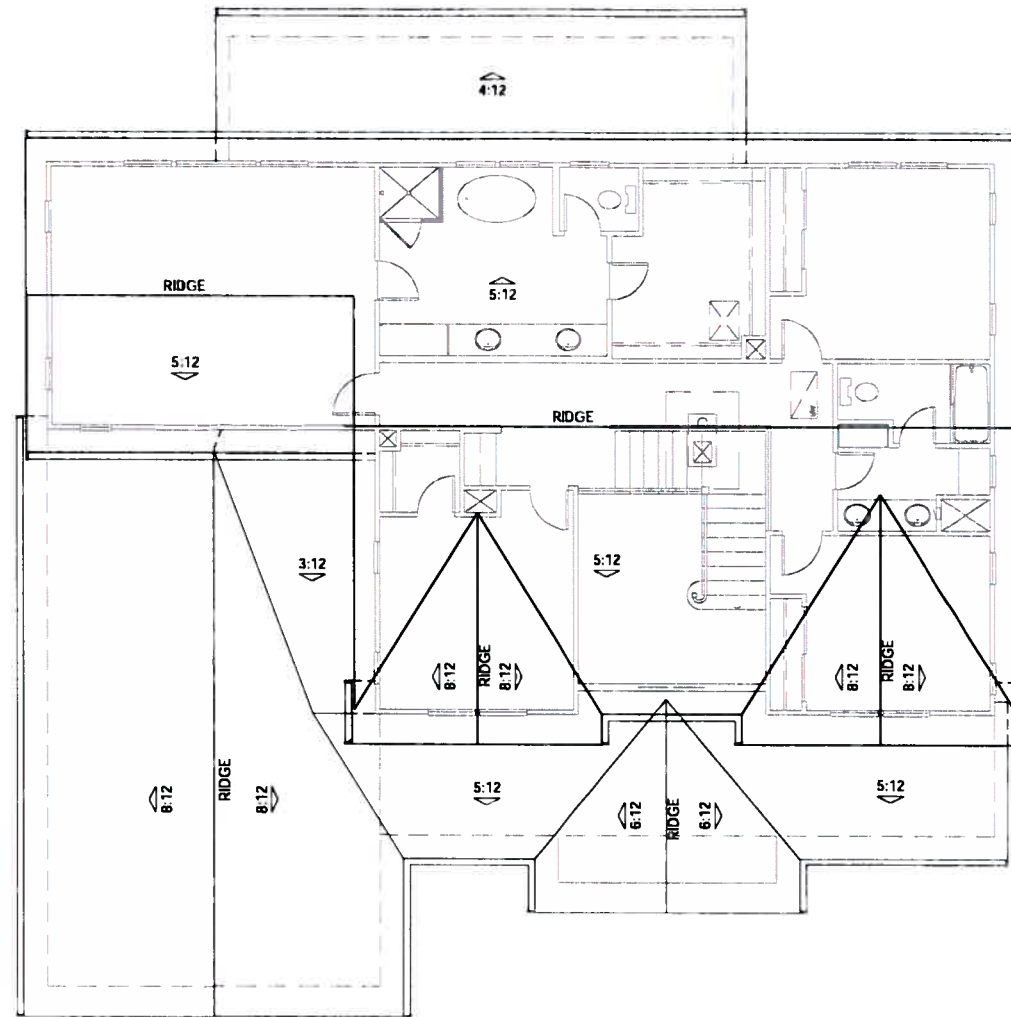
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LOT 1 ELEVATIONS

A1.3

SCALE: 3/16" = 1'-0"
DATE: 8/10/2012
PROJECT: 224031.00



ROOF PLAN

LOT 1

SYCAMORE ROAD
 PLEASANTON, CA
 PACIFIC UNION HOLDINGS



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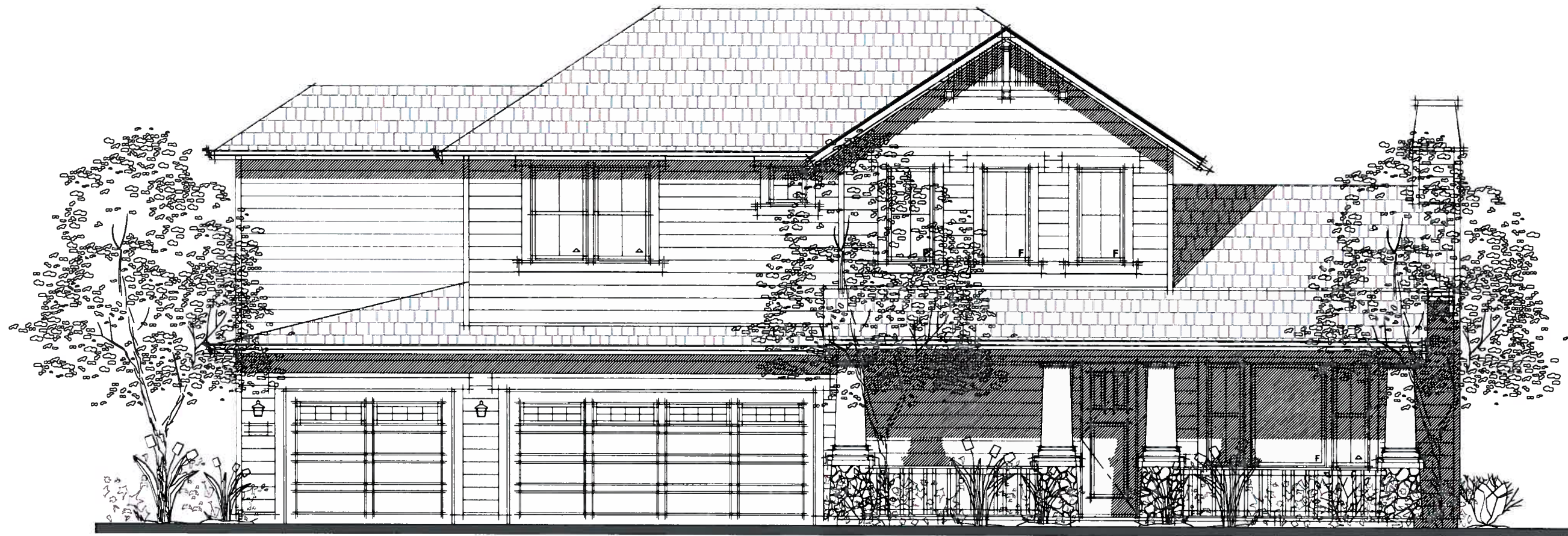
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LOT 1 ROOF PLAN

A1.4

SCALE: 3/16" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



SYCAMORE ROAD
PLEASANTON, CA
PACIFIC UNION HOLDINGS



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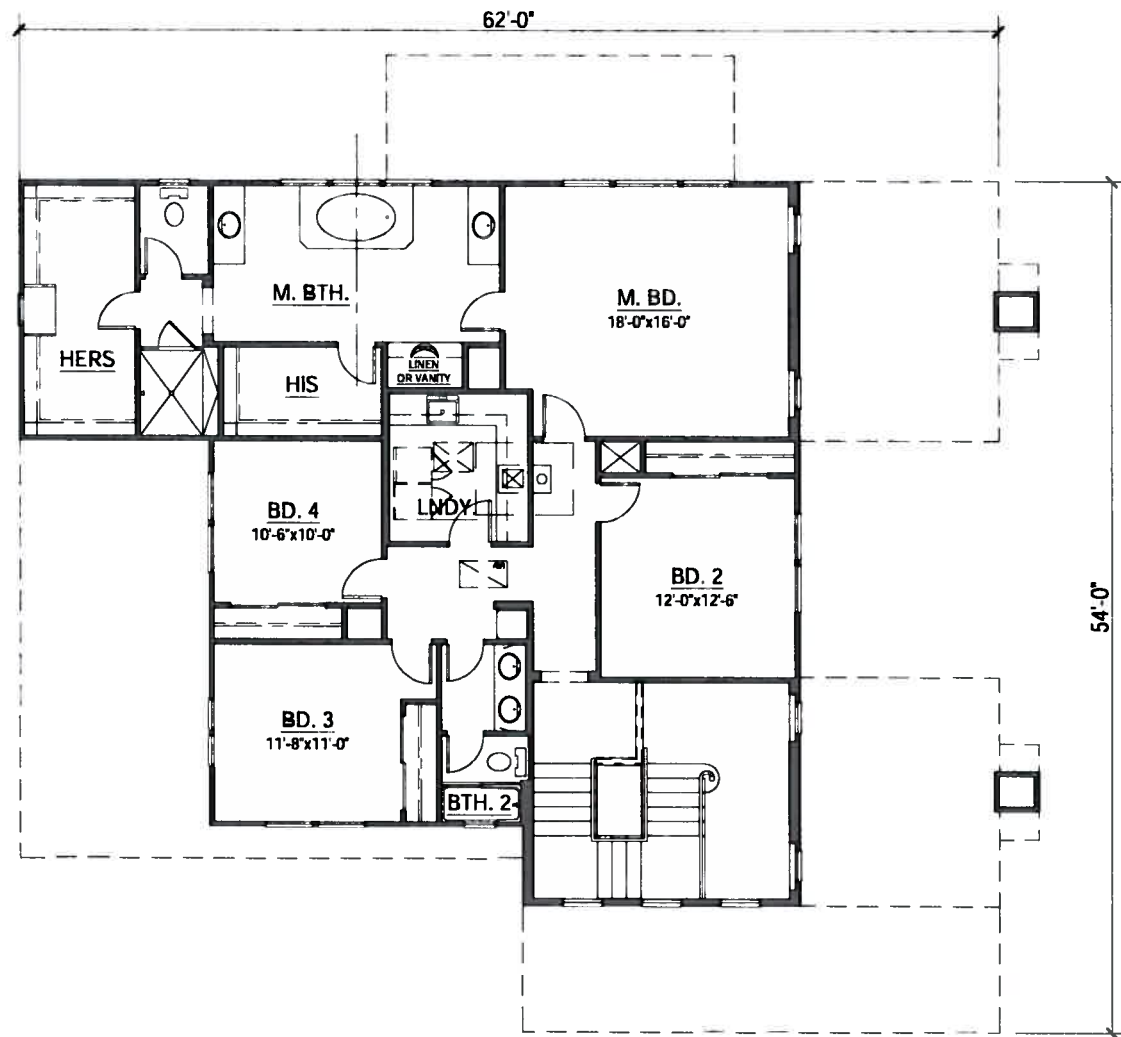
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LOT 2 FRONT ELEVATION

A2.1

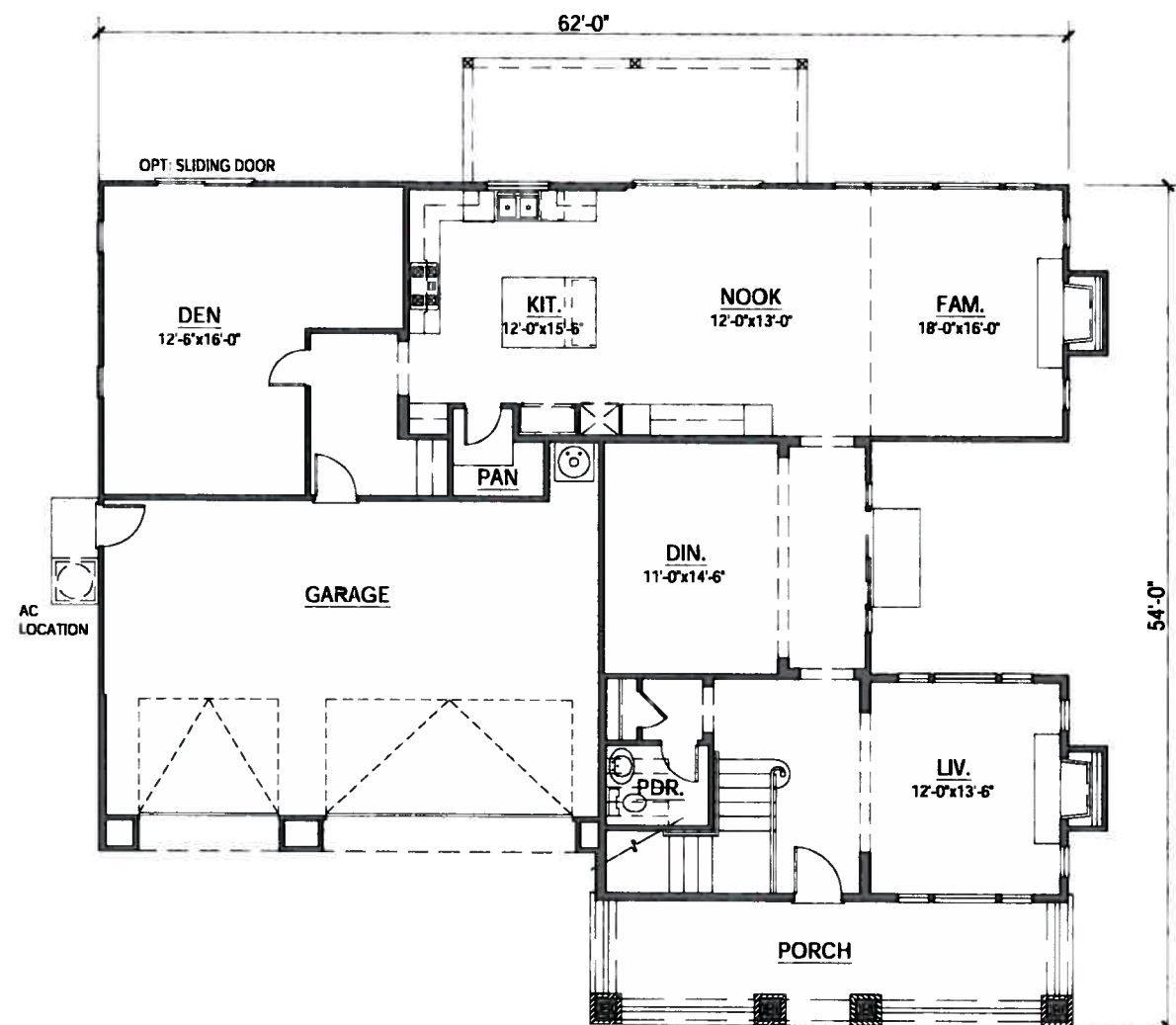
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DATE: 8/10/2012
PROJECT: 224031.00



UPPER FLOOR PLAN

LOT 2

1610 SQ. FT.



MAIN FLOOR PLAN

LOT 2

MAIN FLOOR:	1836 SQ. FT.
UPPER FLOOR:	1610 SQ. FT.
TOTAL:	3446 SQ. FT.
GARAGE:	731 SQ. FT.

SYCAMORE ROAD
PLEASANTON, CA
PACIFIC UNION HOLDINGS



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LOT 2 PLAN

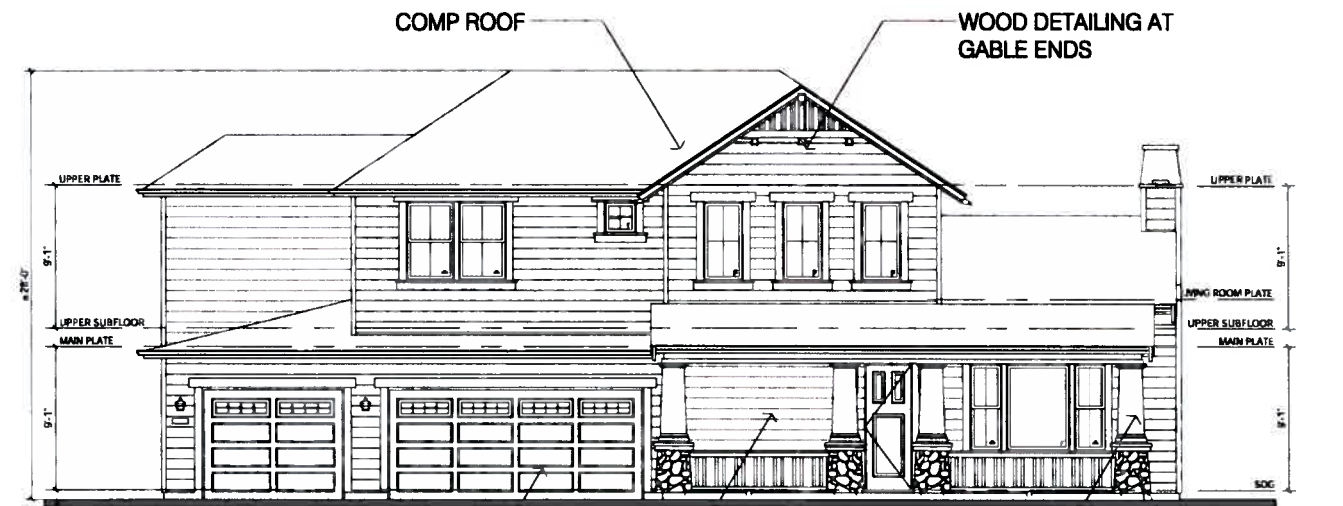
A2.2

SCALE: 3/16"=1'-0"
DATE: 10/01/2012
PROJECT: 224031.00



LEFT ELEVATION

LOT 2



FRONT ELEVATION

LOT 2



RIGHT ELEVATION

LOT 2



REAR ELEVATION

LOT 2

SYCAMORE ROAD
PLEASANTON, CA
PACIFIC UNION HOLDINGS



Architecture | Planning | Interiors

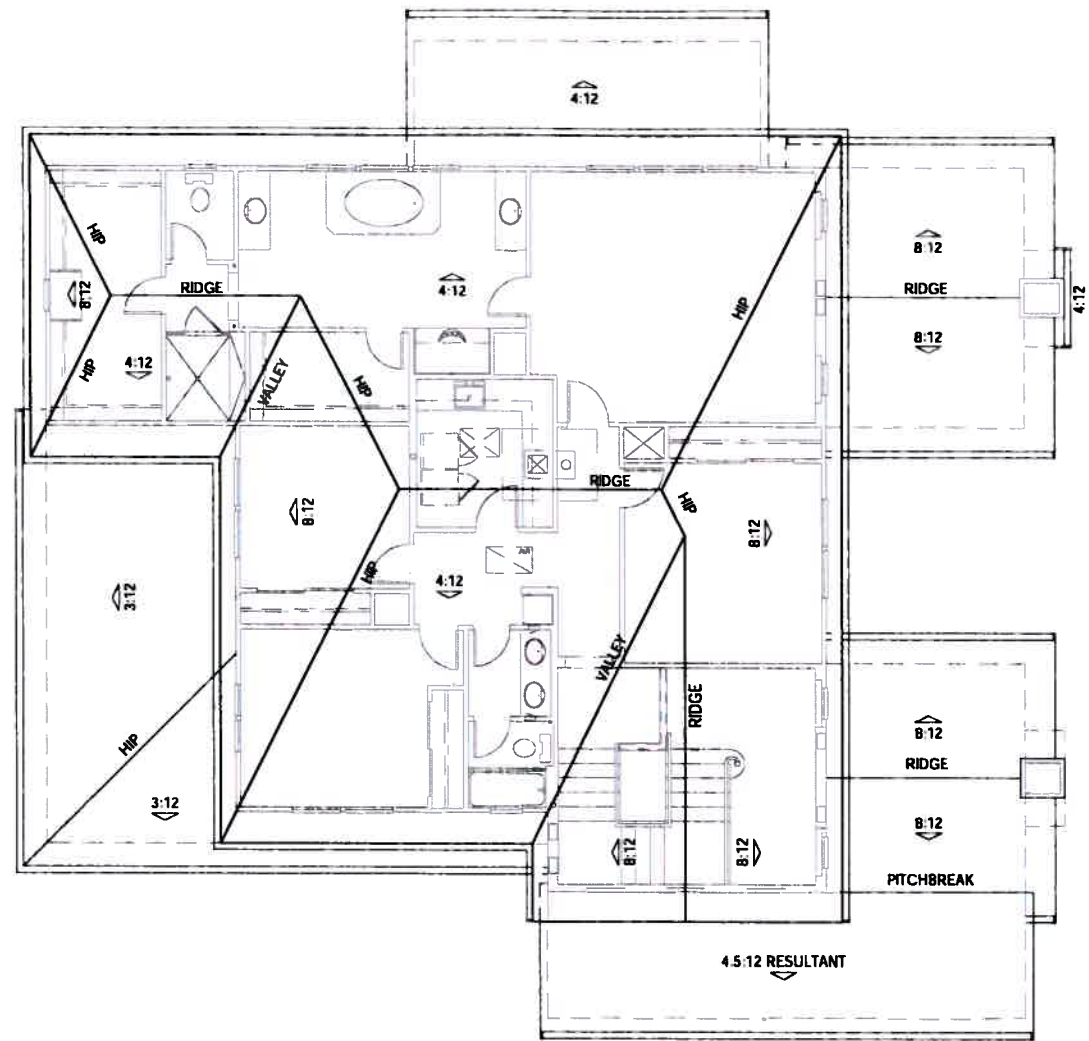
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LOT 2 ELEVATIONS

A2.3

SCALE: 3/16" = 1'-0"
DATE: 8/10/2012
PROJECT: 224031.00



ROOF PLAN

LOT 2

SYCAMORE ROAD
 PLEASANTON, CA
 PACIFIC UNION HOLDINGS



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LOT 2 ROOF PLAN

A2.4

SCALE: 3/16" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



SYCAMORE ROAD
 PLEASANTON, CA
 PACIFIC UNION HOLDINGS



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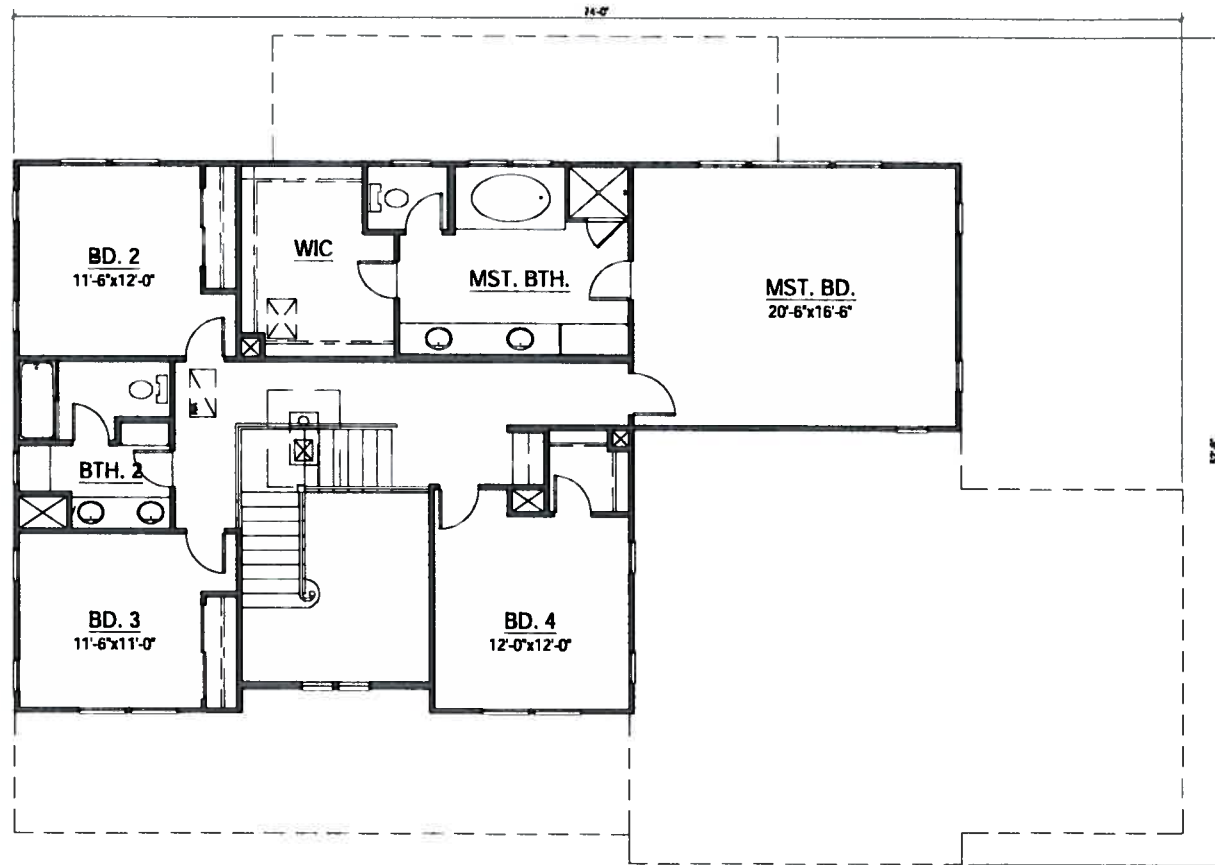
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LOT 3 FRONT ELEVATION

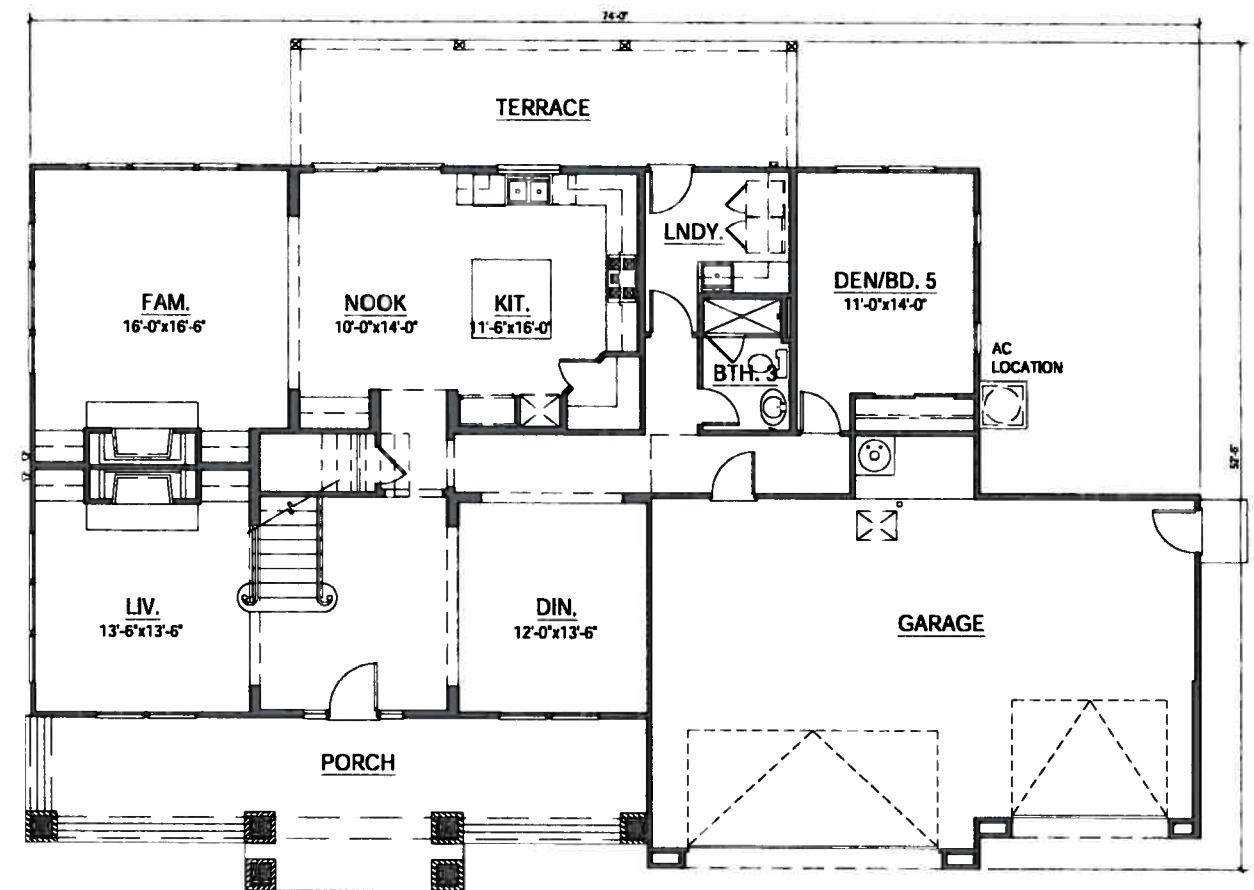
A3.1

SCALE: 3/8" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



UPPER FLOOR PLAN

LOT 3



MAIN FLOOR PLAN

LOT 3

MAIN FLOOR:	1779 SQ. FT.
UPPER FLOOR:	1561 SQ. FT.
TOTAL:	3340 SQ. FT.
GARAGE:	826 SQ. FT.

SYCAMORE ROAD
 PLEASANTON, CA
 PACIFIC UNION HOLDINGS



Architecture | Planning | Interiors

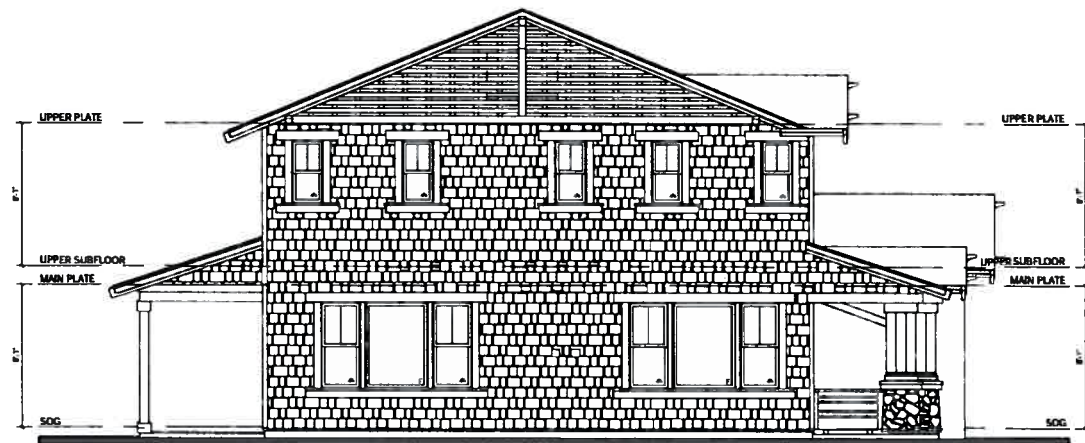
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LOT 3 PLAN

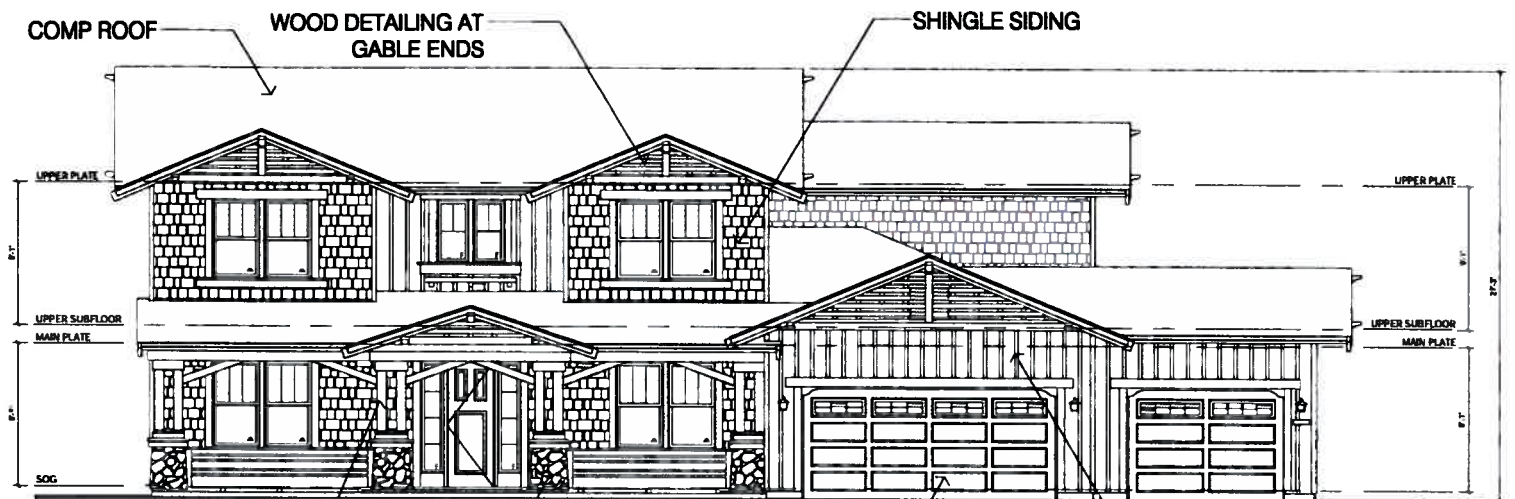
A3.2

SCALE: 3/16"=1'-0"
 DATE: 10/01/2012
 PROJECT: 224031.00



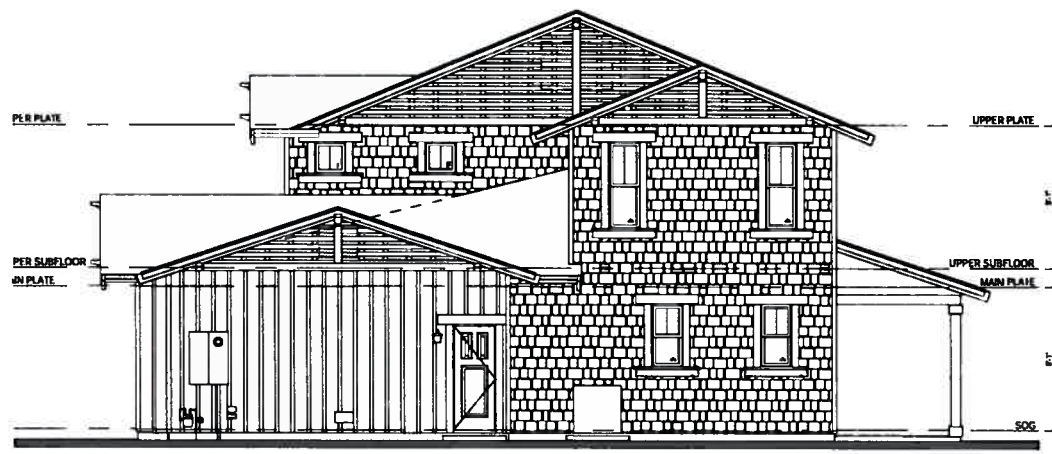
LEFT ELEVATION

LOT 3



FRONT ELEVATION

LOT 3



RIGHT ELEVATION

LOT 3



REAR ELEVATION

LOT 3

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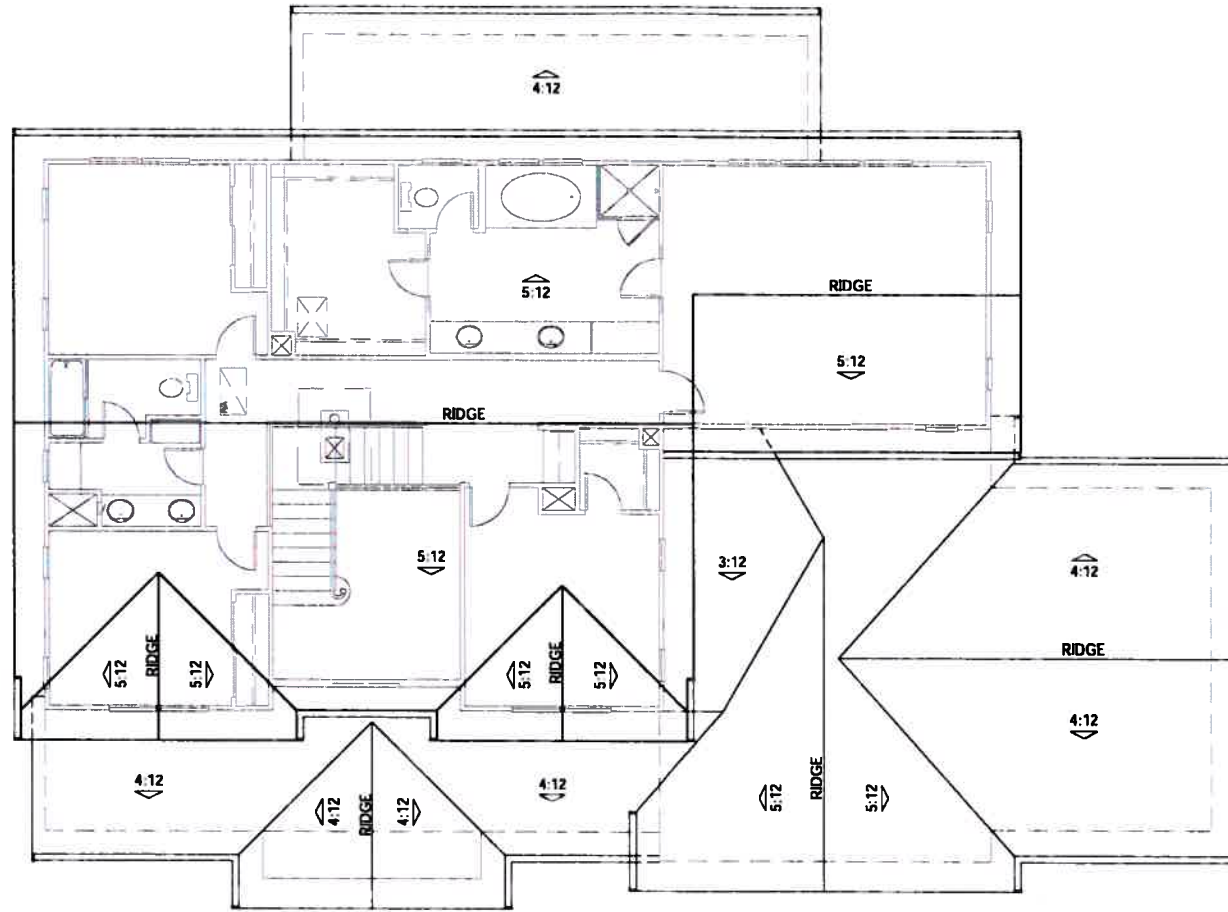
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LOT 3 ELEVATIONS

A3.3

SCALE: 3/16"=1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



ROOF PLAN

LOT 3

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LOT 3 ROOF PLAN

A3.4

SCALE: 3/16"=1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



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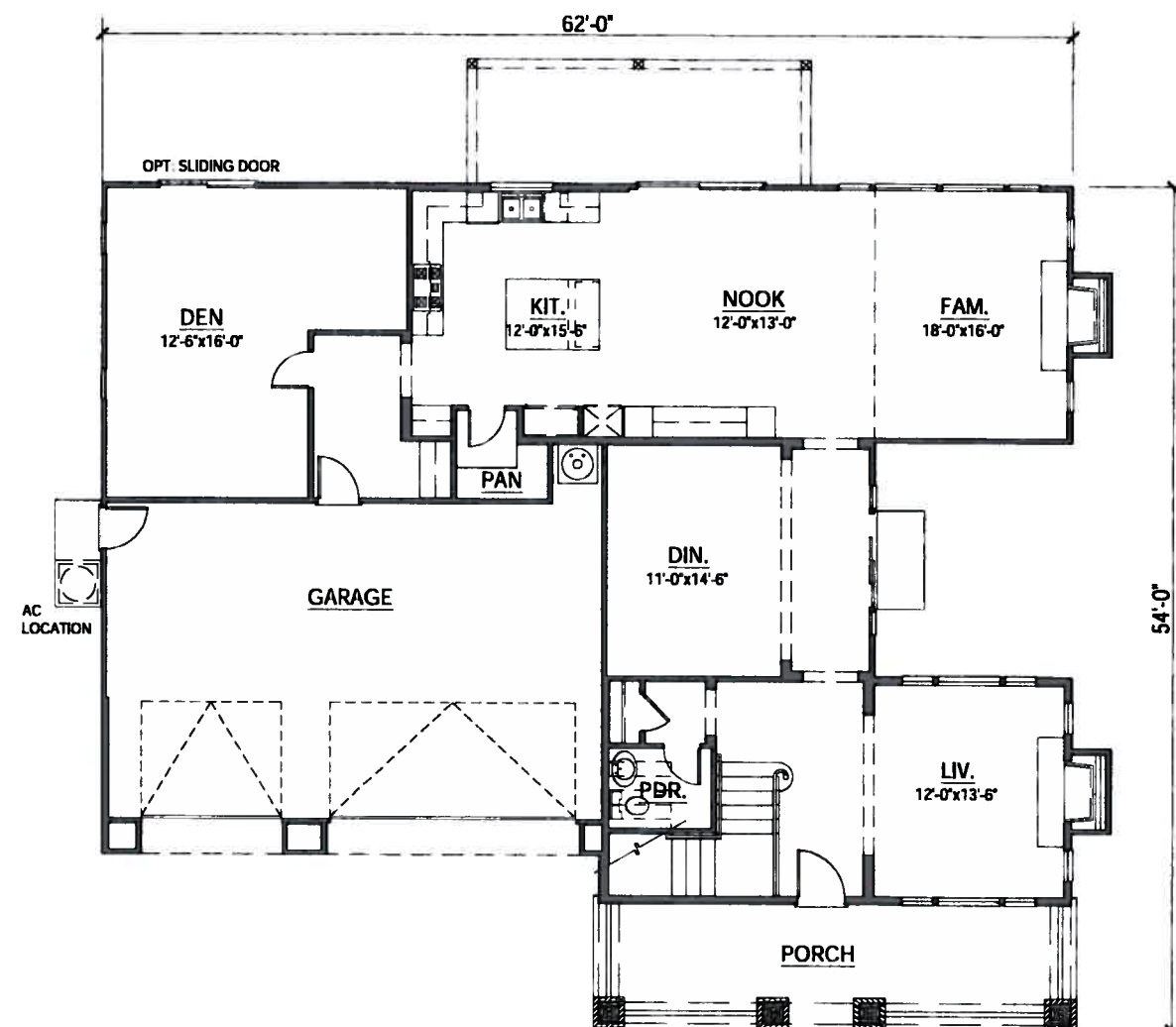
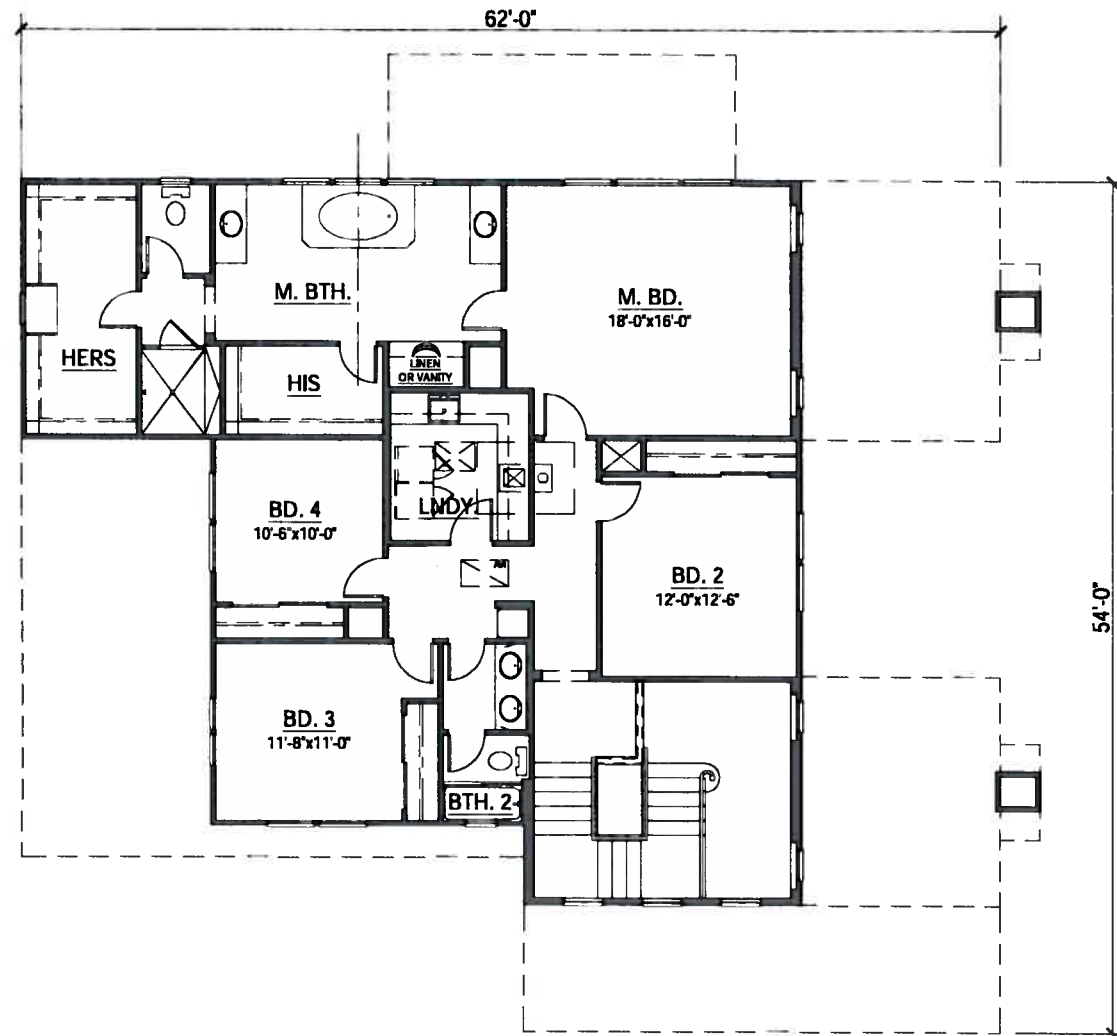
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LOT 4 FRONT ELEVATION

A4.1

SCALE: 3/8" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



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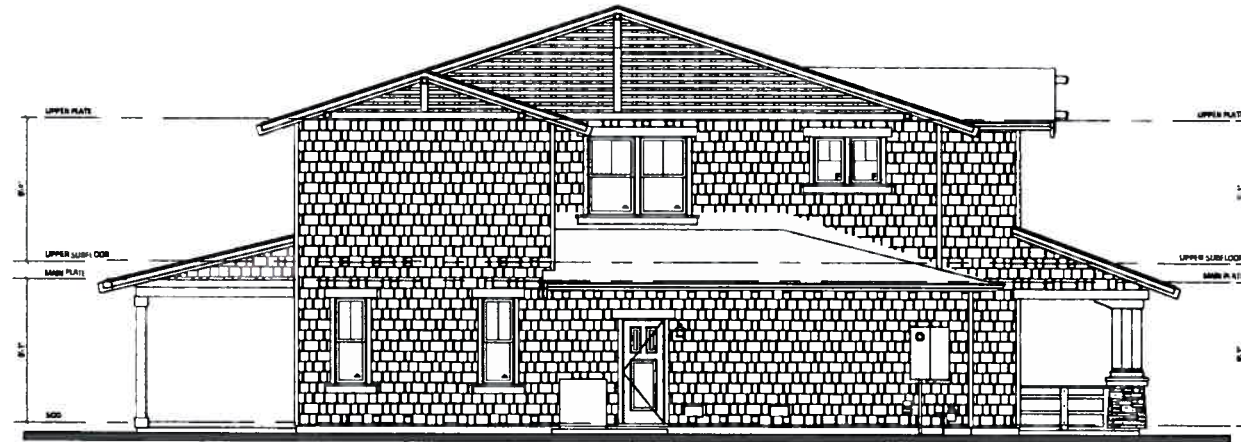
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LOT 4 PLAN

A4.2

SCALE: 3/16" = 1'-0"
 DATE: 10/01/2012
 PROJECT: 224031.00



LEFT ELEVATION

LOT 4



FRONT ELEVATION

LOT 4



RIGHT ELEVATION

LOT 4



REAR ELEVATION

LOT 4

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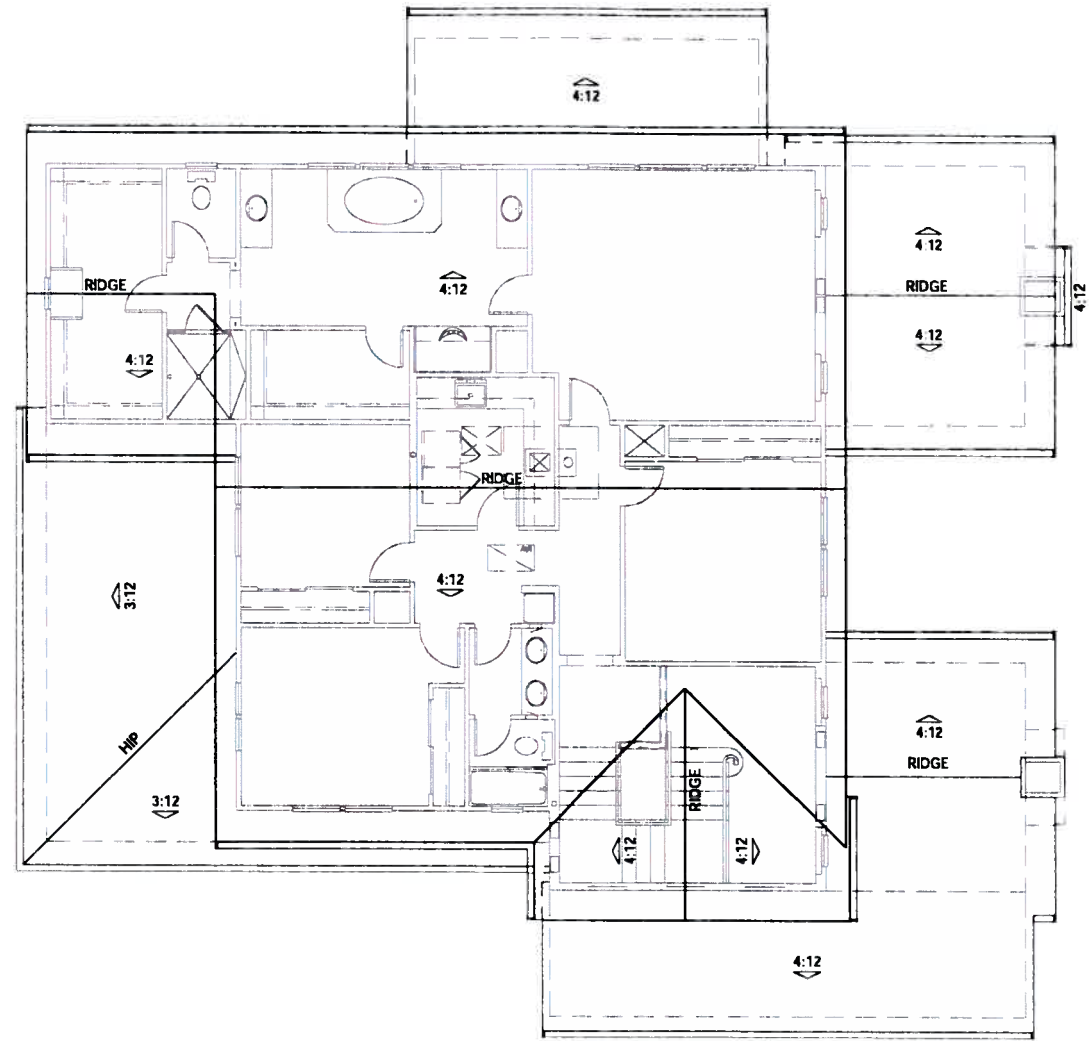
LOT 4 ELEVATIONS

A4.3

SCALE: 3/16"=1'-0"

DATE: 8/10/2012

PROJECT: 224031.00



ROOF PLAN

LOT 4

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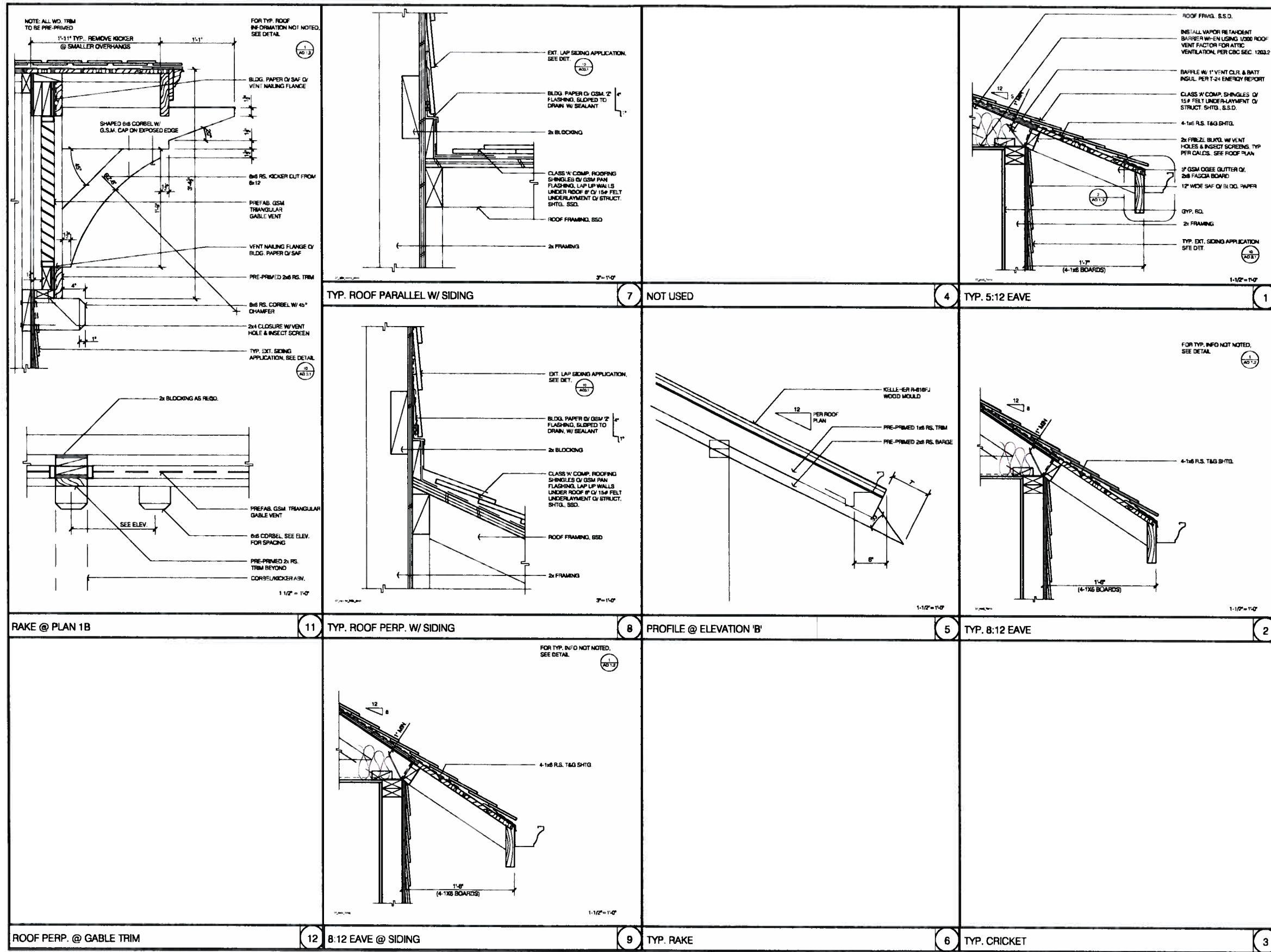
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LOT 4 ROOF PLAN

A4.4

SCALE: 3/16" = 1'-0"
 DATE: 8/10/2012
 PROJECT: 224031.00



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Revisions:

No.	Date	Revision

Sheet Description:

ARCHITECTURAL DETAILS
ROOF

Scale: AS NOTED
 Drawn: D.C.
 Checked: D.H.
 Date: 10-01-2012
 Project #: 224031

AD 1.2



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Revisions		
No.	Date	Revision

Sheet Description:

ARCHITECTURAL DETAILS
WINDOWS & DOORS

Scale	AS NOTED
Drawn	D.C.
Checked	D.H.
Date	10-01-2012
Project#	224031

AD 2.1

<p>NOT USED</p>	<p>10 BUILDING PAPER- SECOND COURSE</p>	<p>7 WINDOW INSTALLATION</p>	<p>4 ROUGH WINDOW OPENING</p>
<p>NOT USED</p>	<p>11 TRIM FLASHING- PROTECTION COURSE</p>	<p>8 SELF ADHESIVE MEMB.</p>	<p>5 SILL FLASHING</p>
<p>NOT USED</p>	<p>12 WINDOW PROFILES</p>	<p>9 BUILDING PAPER- FIRST COURSE</p>	<p>6 JAMB FLASHING</p>



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Revisions:

No.	Date	Revision

Sheet Description:

**ARCHITECTURAL DETAILS
 WINDOWS & DOORS**

Scale	AS NOTED
Drawn	D.C.
Checked	D.H.
Date	0-01-2012
Project#	22401

AD 2.2

	<p>9 NOT USED</p>		<p>4 NOT USED</p>
	<p>10 NOT USED</p>		<p>7 NOT USED</p>
			<p>5 NOT USED</p>
<p>11 WINDOW JAMB @ POST W/ SIDING</p>	<p>8 WINDOW SILL @ STONE WAINSCOTTING</p>	<p>6 TYP. WINDOW JAMB @ SIDING</p>	<p>6 NOT USED</p>



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Revisions:

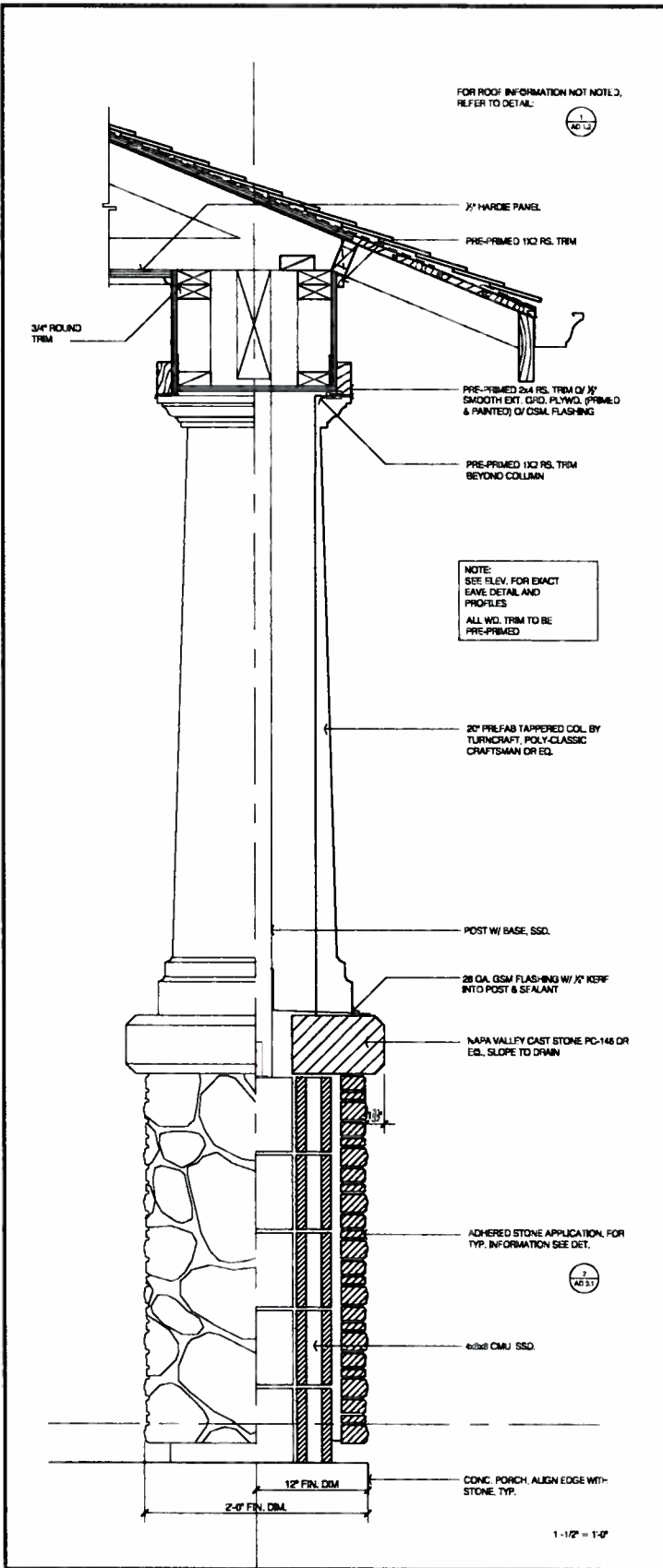
No.	Date	Revision

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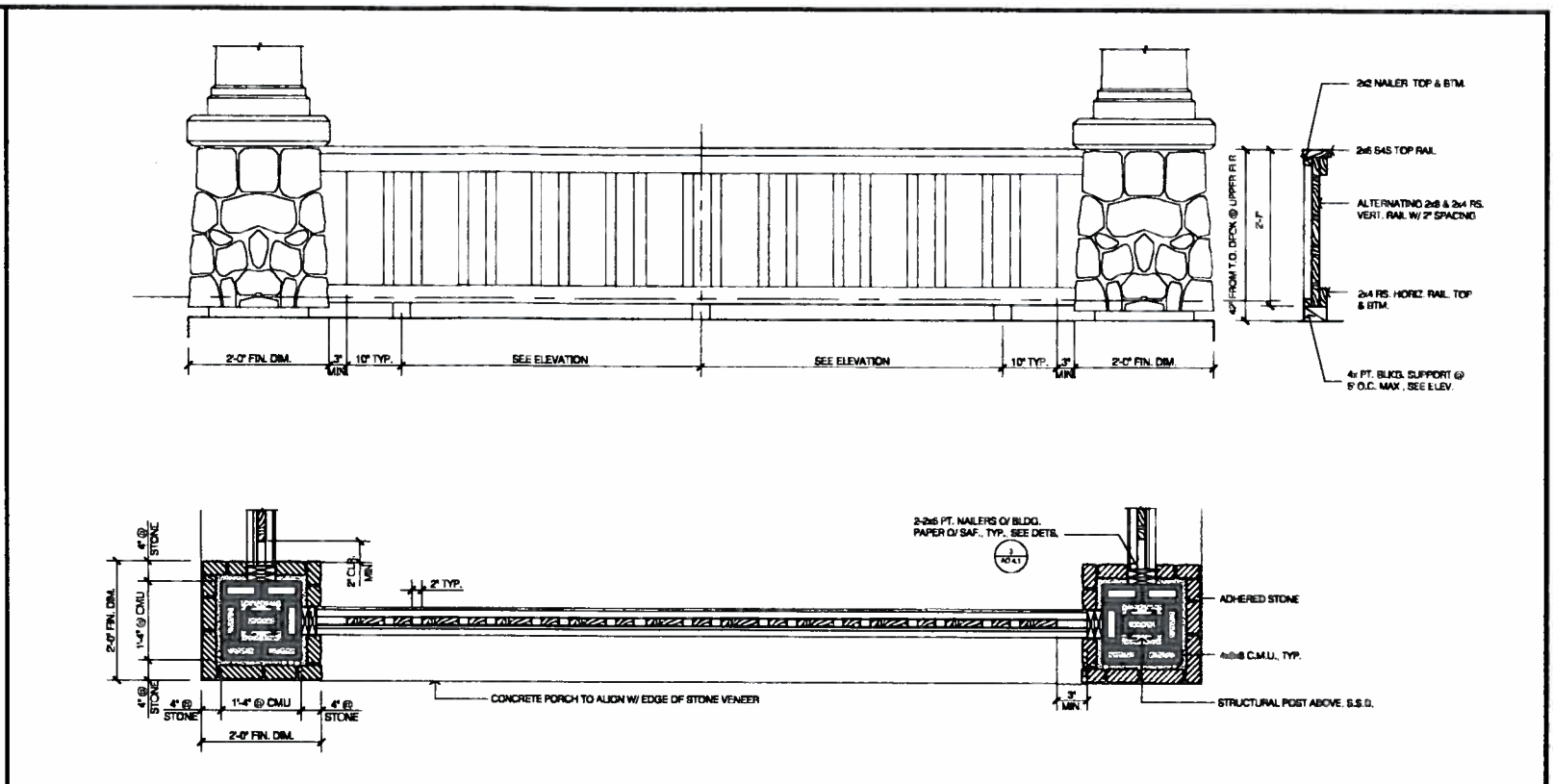
**ARCHITECTURAL DETAILS
 WINDOWS & DOORS**

Scale	AS NOTED
Drawn	D.C.
Checked	D.H.
Date	10-01-2012
Project#	224531

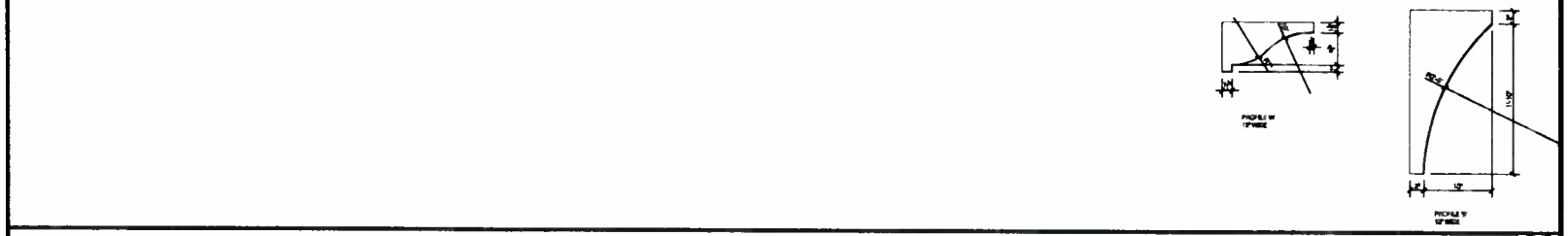
<p>NOT USED</p>	<p>2x STUDS TYP. EXT. SIDING APPLICATION SEE DETAIL HEADER S.S.D. GSM DRIP FLASHING OF PRE-PRIMED 2x5 R.S. TRIM SLOPED 5% TO DRAIN 2x R.S. TRIM 1x R.S. CLOSURE SECTIONAL ROLL UP GARAGE DOOR</p> <p>3'-11 1/2"</p>	<p>2x STUDS 1/2\" GYP. BOARD, TYP. TYP. EXT. SIDING APPLICATION SEE DETAIL GSM DRIP FLASHING OF PRE-PRIMED 2x5 R.S. TRIM SLOPED 5% TO DRAIN 1/2\" STIFF OF 5/4\" G/SM 2\" FLASHING OF 5/4\" (MIN) HEADER S.S.D. SAF. OF NAILING FLANGE SET IN 3\" MIN. BEAD OF SEALANT JAMB BEYOND DUAL GLAZED VINYL FRAMED SLIDING GLASS DOOR</p> <p>3'-11 1/2"</p>	<p>NOTES: FULL RELEASE PAPER AT ALL SAF. ALL WD. TRIM TO BE PRE-PRIME D</p> <p>GYP. BOARD TYP. EXT. SIDING APPLICATION SEE DETAIL 1/2\" WOOD 5/8\" THICK OF S.A.L. OR PLYWOOD & UNDER HOE HEADER S.S.D. GSM DRIP FLASHING OF PRE-PRIMED 2x5 R.S. TRIM SLOPED 5% TO DRAIN SEE ELEV. HEAD HT. 5-1/4\" AS REQUIRED WOOD DOOR FRAME & CASING JAMB BEYOND</p> <p>3'-11 1/2"</p>
<p>NOT USED</p>	<p>10 TYP. GARAGE DOOR HEAD W/ FOAM TRIM</p>	<p>7 TYP. SLIDING GLASS DOOR HEAD W/ FOAM TRIM</p>	<p>4 TYP. DOOR HEAD W/ FOAM TRIM</p>
<p>JAMB BEYOND WOOD DOOR GSM FLASHING PAN (W/ END DAM) SET IN SEALANT OR AS INSTRUCTED BY THRESH. MANUF. SEE DETAILS 4\" TYP. ALUM. INTERLOCKING THRESHOLD SEALANT 2x FT. THRESH. SUPPORT 1/2\" INORGANIC J.I. FILLER CONC. PATIO/STOOP, SLOPE 1/4\" 12\" MIN AWAY FROM HOUSE FLOOR SLAB S.S.D.</p> <p>3'-11 1/2"</p>	<p>TYP. EXT. SIDING APPLICATION SEE DETAIL 2x R.S. PRE-PRIMED TRIM, CAULK ALL SIDES 2x R.S. TRIM 1x R.S. CLOSURE SECTIONAL ROLL-UP GARAGE DOOR 2x FRAMING, S.S.D. 1/2\" GYP. BOARD, TYP.</p> <p>3'-11 1/2"</p>	<p>DUAL GLAZED VINYL FRAMED SEG. SEALANT & BACKER ROD 2x R.S. PRE-PRIMED TRIM, CAULK ALL SIDES TYP. EXT. SIDING APPLICATION SEE DETAIL 1/2\" GYP. BOARD, TYP. 2x STUDS THRESHOLD BEYOND</p> <p>3'-11 1/2"</p>	<p>TYP. EXT. SIDING APPLICATION SEE DETAIL GRADE 17 60 MIN. BLDG. PAPER OR 1/2\" MOULD OF 1/2\" MOISTOP. 2x R.S. PRE-PRIMED TRIM, CAULK ALL SIDES WOOD DOOR FRAME SHIM 2x MILLED FRAME WOOD DOOR CASING GYP. BOARD</p> <p>3'-11 1/2"</p>
<p>DOOR THRESHOLD W/O PT SILL</p>	<p>11 TYP. GARAGE DOOR JAMB W/ FOAM TRIM</p>	<p>8 TYP. SLIDING GLASS DOOR JAMB W/ FOAM TRIM</p>	<p>5 TYP. DOOR JAMB W/ FOAM TRIM</p>
<p>MIN. 26 GA. G.S.M. DOOR THRESHOLD FLASHING DOOR ROLLER OPENING</p> <p>3'-11 1/2"</p>	<p>SLIDING GLASS DOOR 2x FT. HAULER SET IN SLAB SEALANT & BACKER ROD 1/2\" FT. TRIM FILLER CONC. PATIO/STOOP FLOOR SLAB S.S.D.</p> <p>3'-11 1/2"</p>	<p>JAMB BEYOND WOOD DOOR GSM FLASHING PAN (W/ END DAM) SET IN SEALANT OR AS INSTRUCTED BY THRESH. MANUF. SEE DETAILS 4\" TYP. ALUM. INTERLOCKING THRESHOLD SEALANT 2x FT. THRESH. SUPPORT 1/2\" INORGANIC J.I. FILLER CONC. PATIO/STOOP, SLOPE 1/4\" 12\" MIN AWAY FROM HOUSE FLOOR SLAB S.S.D.</p> <p>3'-11 1/2"</p>	<p>NOT USED</p>
<p>NOT USED</p>	<p>12 THRESHOLD PAN</p>	<p>9 TYP. SLIDING GLASS DOOR THRESHOLD</p>	<p>6 TYP. DOOR THRESHOLD</p>



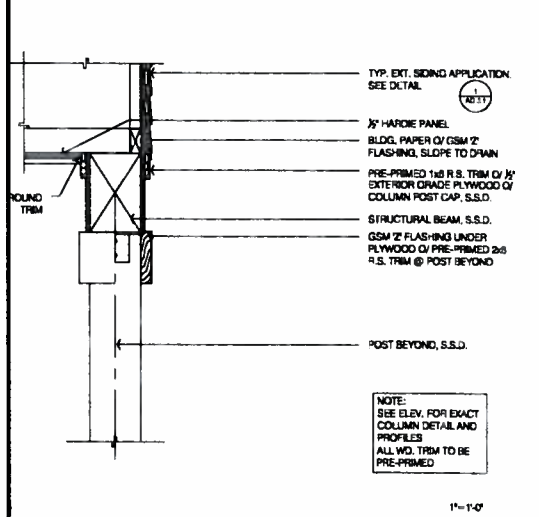
6 FRONT PORCH COLUMN @ ELEVATION 'B'



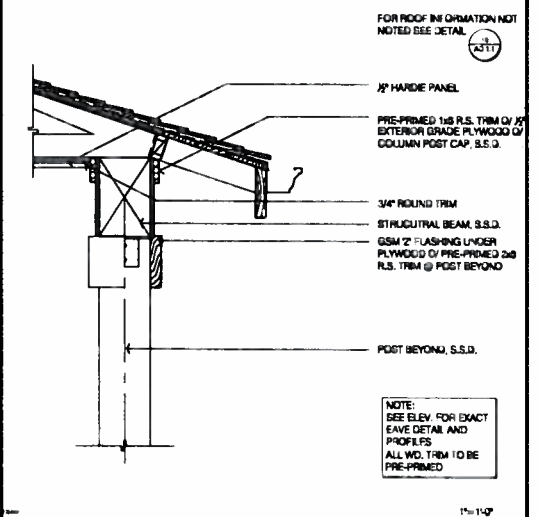
1 PORCH RAIL



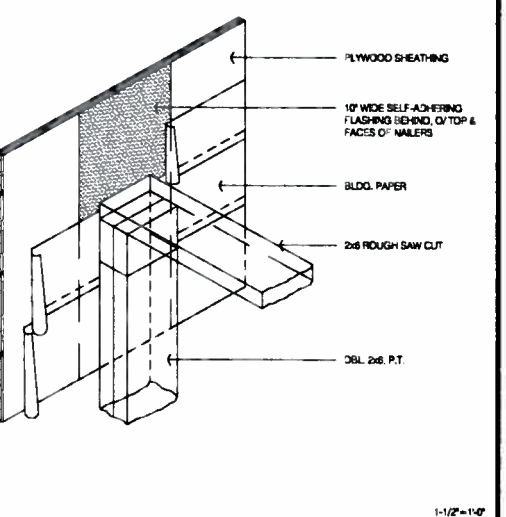
2 ARCHITECTURAL PROFILES



5 REAR/SIDE PORCH POST @ RAKE



5 REAR/SIDE PORCH POST @ EAVE



4 3D PORCH RAIL CONNECTION

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Revisions:

No.	Date	Revision

Sheet Description

**ARCHITECTURAL DETAILS
ARCHITECTURAL FEATURES**

Scale	AS NOTED
Drawn	D.C.
Checked	D.H.
Date	10-01-2012
Project #	224031

AD 4.1

REVISIONS	
1	10-1-12

Thomas Brink & Associates, L.L.C.
Landscape Architects
100 North Main Street, Suite 4
Covina, CA 91724
PH: 951.933.2120

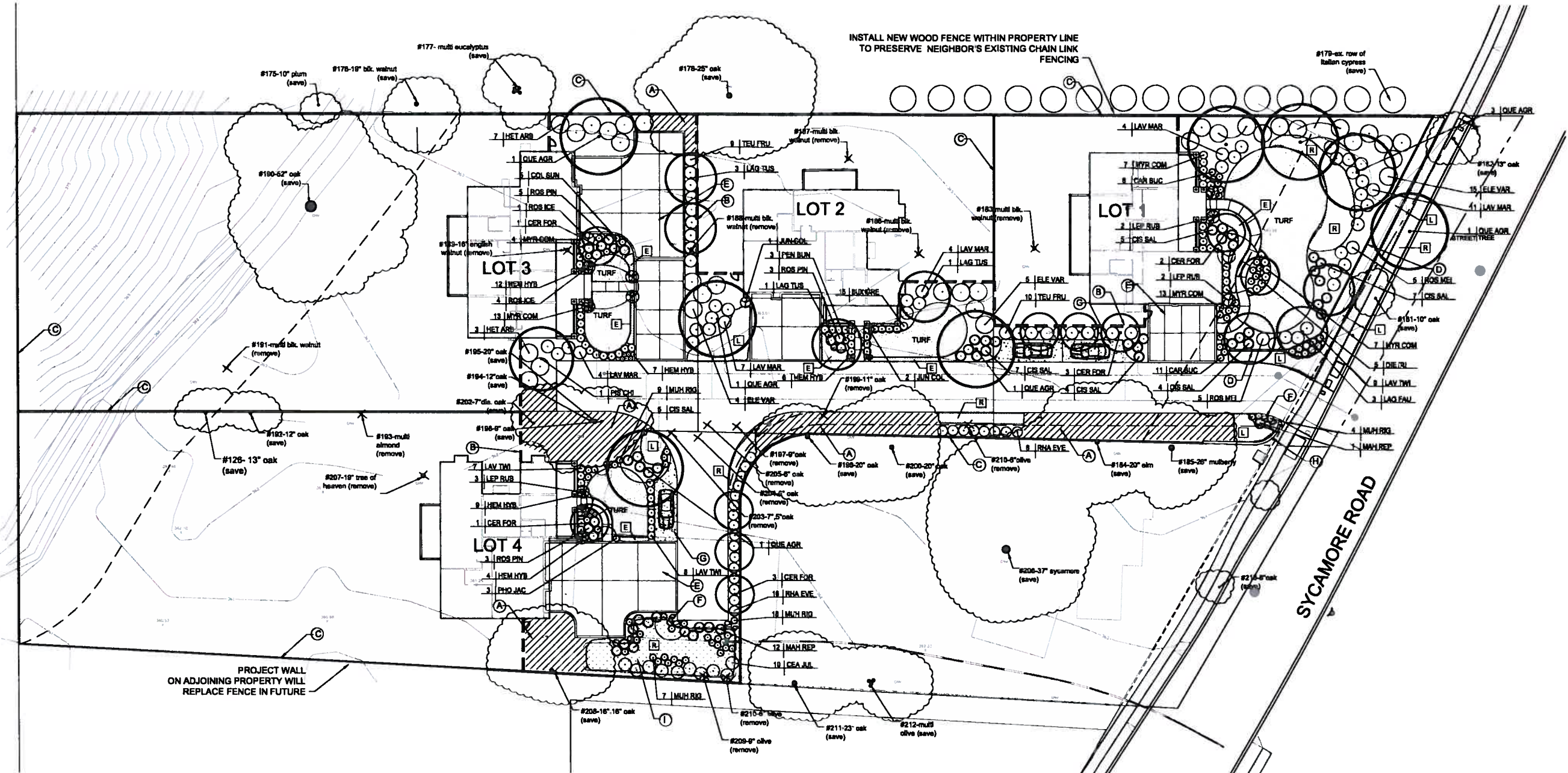


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LANDSCAPE
PLAN

DESIGNED	DATE
AS	AJS
CHECKED	AS
DATE	08-13-12
SCALE	NOTED

SHEET
L-1
OF 2 SHEETS

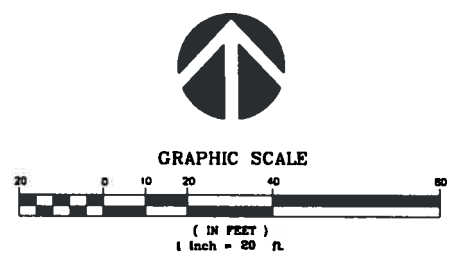


INSTALL NEW WOOD FENCE WITHIN PROPERTY LINE
TO PRESERVE NEIGHBOR'S EXISTING CHAIN LINK
FENCING

PROJECT WALL
ON ADJOINING PROPERTY WILL
REPLACE FENCE IN FUTURE

SITE AMENITIES

- (A) 8" DEEP CHIPPER MULCH WITHIN TREE PROTECTION ZONE. SEE ARBORIST'S REPORT FOR ADDITIONAL INFORMATION.
- (B) 60" HIGH LATTICE TOP WOOD FENCING WITH 3' GATE (SEE DETAIL SHT. L-2)
- (C) 60" HIGH SOLID WOOD FENCING (SEE DETAIL SHT. L-2)
- (D) DECORATIVE WOOD FENCING 30" HIGH (SEE DETAIL SHT. L-2)
- (E) MEDIUM BROOM FINISH CONCRETE DRIVEWAY AND ENTRY WALKS WITH INTEGRAL COLOR: DAVIS COLOR 'COBBLE' OR APPROVED EQUAL.
- (F) 28"X26" DECORATIVE BOULDERS TO MATCH WALL STONE. BURY LOWER THIRD.
- (G) DECOMPOSED GRANITE PARALLEL PARKING SPACES WITH 2X4 HEADERBOARD
- (H) 18" HIGH STACKED STONE DECORATIVE WALL TO BE 'CALISTOGA' TYPE STONE OR EQUAL.
- (I) BIO-INFILTRATION BASIN; SEE CIVIL ENGINEER'S PLANS



REFER TO L-2 FOR PLANT LIST,
NOTES AND DETAILS

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 8 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI Super Humus compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft. available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pfl Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walls, headers, buildings, overheads, and other trees within the project. Backfill shall be the 'Pfl Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc. (or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pfl Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer avail from California Fertilizer Company Inc. (or equal) at the following rates: For 5 gallon shrubs: 1/2 cup for, 1 gallon shrubs: 1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20' of any building wall.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized, dyed-color/flat black with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal. DO NOT INSTALL MULCH IN BIO-INFILTRATION BASIN.

SOD LAWN: Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubble, debris and any materials harmful to plant life. Remove noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition: 6 cu yards of BFI 'super humus' compost per 1000 sq. ft. of lawn area and 15 lbs per 1000 organic fertilizer 'Phyta-Green' Turf Fertilizer 6-2-2 available from California Organic fertilizer Inc. (or equal)

LAWN MAINTENANCE: Protect and maintain each area by watering, mowing, reseeding or seeding as necessary for a minimum of 60 days after turf installation or to the end of the 90 day maintenance period (whichever is latest). Establish a thick, weed free uniform stand of grass. Mow grass at 1 1/2 inches in height when it attains a height of 2 inches. Apply 10 lbs per 1000 sq. ft. of 'Phyta Green' Organic Lawn Fertilizer at end of maintenance period.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

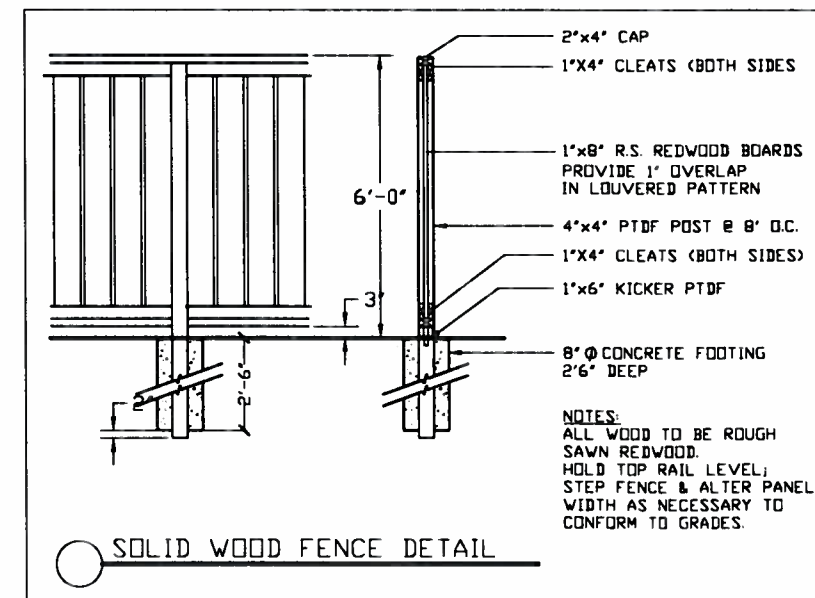
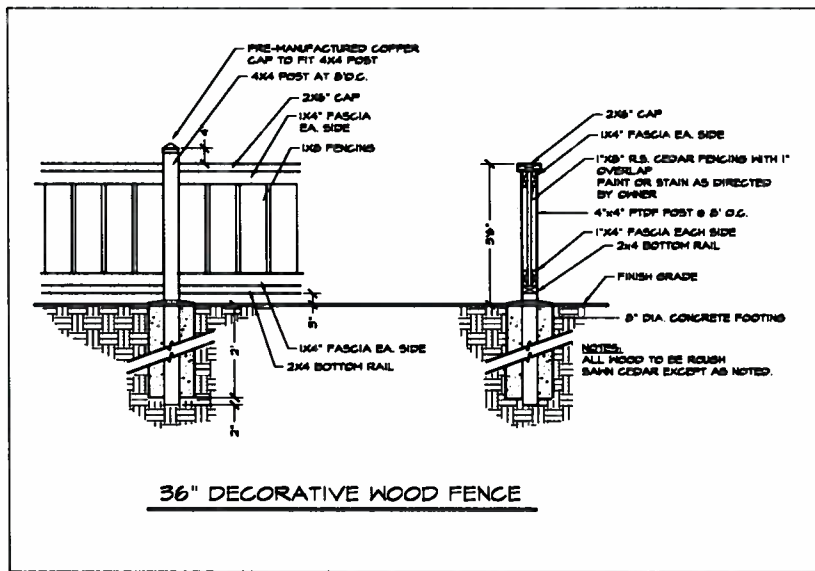
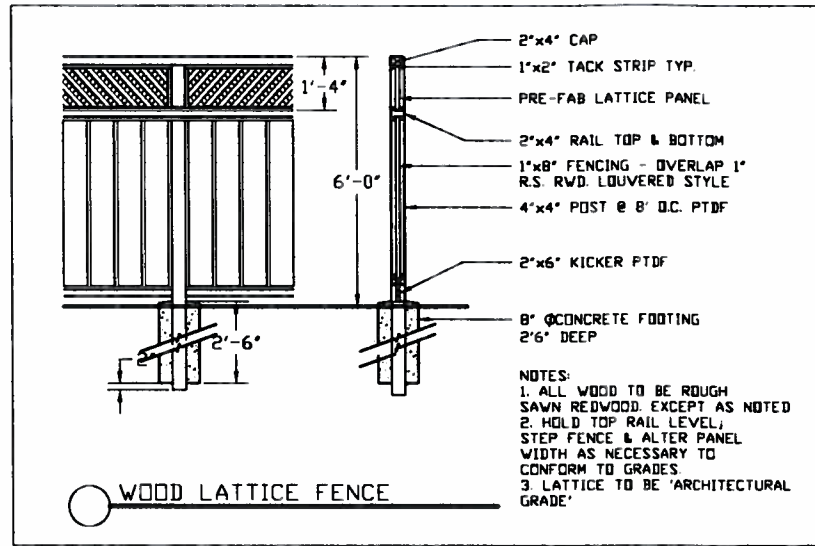
SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove delimitations and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-289-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-885-7632 www.bfi.com

SEE ARBORIST'S REPORT FOR PRESERVATION GUIDELINES AND TECHNIQUES FOR ALL EXISTING TREES TO REMAIN.



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	HEIGHT X SPREAD
TREES:					
CER FOR	CERCIS 'FOREST PANSY'	REDBUD	15 GA	LOW	15'X12'
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	15 GA	LOW	25'X25'
PIS CHI	PISTACHIA CHINENSIS	PISTACHE	15 GA	LOW	25'X25'
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	60'X60'
SHRUBS:					
BUX GRE	BUXUS 'GREEN BEAUTY'	BOXWOOD	5 GA	LOW	3'X3'
CAR BUC	CAREX BUCHANANII	LEATHER LEAF SEDGE	1 GA	LOW	2'X3'
CEA JUL	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	5 GA	LOW	5'X8'
CIS SAL	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	5 GA	LOW	2'X5'
COL SUN	COLEONEMA 'SUNSET GOLD'	BREATH OF HEAVEN	5 GA	LOW	2'X5'
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	1 GA	LOW	3'X3'
ELE VAR	ELEAEGNUS 'VARIGATA'	SILVERBERRY	5 GA	LOW	10'X10'
HEM HYB	HEMEROCALLIS 'LITTLE GREENIE'	DAYLILY	1 GA	LOW	2'X2'
HET ARB	HETEROMELLES ARBUTIFOLIA	TOYON	5 GA	LOW	10'X10'
JUN COL	JUNIPERUS 'STRICTA'	IRISH COLUMN(MATCHING)	5 GA	LOW	12'X3'
LAV TWI	LAVANDULA 'TWICKLE PURPLE'	LAVENDER	1 GA	LOW	3'X4'
LAV MAR	LAVATERA T. 'BURGUNDY WINE'	CAPE MALLOW	5 GA	LOW	4'X5'
LEP RUB	LEPTOSPERMUM 'RUBY GLOW'	TEA TREE (STANDARD)	5 GA	LOW	5'X4'
MAH REP	MAHONIA REPENS	OREGON GRAPE*	5 GA	LOW	3'X5'
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS*	1 GA	LOW	3'X3'
MYR COM	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GA	LOW	3'X3'
PEN BUN	PENNISETUM 'RED BUTTONS'	RED BUNNY TAILS	1 GA	LOW	2'X2'
PHO JAC	PHORMIUM 'JACK SPRATT'	DWARF FLAX	1 GA	LOW	2'X2'
RHA EVE	RHAMNUS 'EVE CASE'	COFFEEBERRY*	5 GA	LOW	4'X4'
ROS ICE	ROSA 'ICEBERG' STANDARD	WHITE TREE ROSE	5 GA	MED	5'X3'
ROS MEI	ROSA MEIDLANDII 'RED'	RED MIDLAND ROSE	5 GA	MED	4'X8'
ROS PIN	ROSA 'PINK MAGIC CARPET'	PINK CARPET ROSE	2 GA	MED	3'X6'
TEU FRU	TEUCRIUM FRUTICANS	BLUE GERMANDER	5 GA	LOW	5'X5'
GROUND COVERS:					
E	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GA	LOW	1'X3'
L	LANTANA MONTEVIDENSIS	LANTANA	1 GA	LOW	1'X5'
R	ROSEMARINUS 'PROSTRATA'	DWARF ROSEMARY*	1 GA	LOW	1'X5'
TURF	DWARF TALL FESCUE SOD ROLLS			HIGH	N/A

* INDICATES PLANT IS FROM ALAMEDA COUNTY PLANT LIST APPROPRIATE FOR BIO-INFILTRATION BASINS

IRRIGATION INFORMATION:

IRRIGATION TO BE PROVIDED FROM DOMESTIC METER ON EACH INDIVIDUAL LOT. IRRIGATION HEADS TO BE A DRIP TYPE MULTI-OUTLET EMITTER FOR ALL SHRUB AREAS AND LOW PRECIPITATION RATE HEADS FOR TURF AND BIO-INFILTRATION BASIN. CONTROLLERS SHALL BE A WEATHER BASED 'SMART CONTROLLER' SUCH AS 'RAINBIRD ESP WITH ETM-LXM ET MANAGER CARTRIDGE RAIN AND TEMPERATURE SENSOR. IRRIGATION AND PLANTING SHALL CONFORM TO STATE WATER CONSERVATION GUIDELINES AB1881 AND LOCAL JURISDICTIONS.

REVISIONS

10-1	12

THOMAS BANK & ASSOCIATES, L.L.P.
Landscape Architects
10000 Wilshire Blvd., Suite 4
Beverly Hills, CA 90210
PH: 952.931.2183



362 SYCAMORE ROAD
PLEASANTON, CALIFORNIA
PACIFIC UNION HOLDINGS INC.

PLANT LIST,
DETAILS AND
NOTES

DESIGNED:	AS	DRAWN:	AJS
CHECKED:		JOB NO.:	
DATE:	08/13/12		
SCALE:	NOTED		

SHEET
L-2
2 SHEETS



ARBORIST REPORT
362 Sycamore Road
Pleasanton, CA

PREPARED FOR:
Pacific Union Holdings, Inc.
675 Hartz Avenue
Danville, CA 94526

PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton CA 94566

August, 2012

RECEIVED

OCT - 1 2012

CITY OF PLEASANTON
PLANNING DIVISION

PWD-93

**Arborist Report
362 Sycamore Road
Pleasanton, CA**

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Attachments

Tree Assessment Forms

Tree Assessment Map

Introduction and Overview

Pacific Union Holdings is proposing to redevelop the 362 Sycamore Rd. site and the empty lot to the east (the Daggett property), in Pleasanton. Currently the 362 Sycamore Rd. site has a single-family residence at the south end and is undeveloped at the north end. The Daggett property is undeveloped. The proposed subdivision would create four lots, with a private drive between the properties. The existing single-family residence on the 362 Sycamore Rd. property would remain. HortScience, Inc. was asked to prepare an **Arborist Report** for the site for review by the City of Pleasanton.

This report provides the following information:

1. A survey of trees within the proposed project area.
2. An assessment of the impacts of construction on the trees.
3. Identification of trees to be removed and preserved.
4. The appraisal of value of the trees.

Survey Methods

Trees were surveyed on July 10, 2012. The survey included trees 6" and greater in diameter. The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "good", "fair" or "poor". Suitability for preservation considers the health, age and structural condition of the tree species, and its potential to remain an asset to the site for years to come.

- Good:** Trees with good health and structural stability that have the potential for longevity at the site.
- Fair:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
- Poor:** Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Thirty-nine (39) trees were evaluated, including five (5) off-site trees along the eastern property boundary with portions of their canopies extending onto the development site (trees #175-179). Three (3) street trees on Sycamore Rd. were included in the survey (trees #181, 182 and 213). Descriptions of each tree are found in the **Tree Assessment Form**, locations are plotted on the **Tree Assessment Map** (see Attachments). A summary is provided in Table 1 (following page).

A small ephemeral creek runs east to west along the northern property boundary. Mature trees were concentrated around the perimeter of the sites and in the landscape area around the single-family residence. Young trees were mostly growing along what was the property line between the sites.

There were 13 species surveyed at the site (Table 1, following page). The most frequently encountered species was valley oak, with 16 trees or 41% of the population, followed by Calif. black walnut, with 6 trees or 15% of the population.

Valley oaks included six (6) mature trees, with diameters between 20" and 52" and 10 young valley oaks, with diameters between 6" and 16". Six (6) were in fair condition and the remaining 10 were in good. Those in good condition tended to be larger, dominant trees, while those in fair condition tended to be smaller diameter trees that were suppressed beneath their larger neighbors. Tree #190, a 52" diameter valley oak, was an exceptional specimen, with no obvious defects in form or structure, based on a ground survey (Photo 1).



Photo 1:
Tree #190 was a 52" diameter valley oak located along the northern property line. The tree was in good condition, with a full, spreading crown.

Seven walnut trees (6 Calif. black and 1 English) were concentrated in the middle of the Daggett property, with one (1) almond and four (4) olives around the perimeter of the 362 Sycamore Rd. property. The walnut trees were generally in poor condition, typically with extensive dieback and trunk decay. The almond and two of the olives were in fair condition, and the remaining olives were in good condition.

The following trees were also noteworthy:

- The four coast live oaks were all young, with diameters between 7" and 13" and included the three street trees (#181, 182 and 213). Three were in good condition and one was in fair.
- A mature Calif. sycamore (#206) was located in the front yard of the 362 Sycamore Rd. residence. The tree was in excellent condition, with a 37" diameter trunk and a full, upright crown.
- A 19" diameter tree of heaven (#207) was located on the northern portion of the 362 Sycamore Rd. property. The tree was in good condition but the species is listed by the State of California and the US Department of Agriculture as invasive.

Tree size ranged from 6" to 52" in trunk diameter, with an average of 16" for single-trunk trees. Twelve (12) trees had multiple stems arising below 54". Twenty (20) of the trees were in good condition, including four (4) of the off-site trees and two (2) of the street trees. Fourteen (14) trees (36% of the population) were in fair condition, including two (2) off-site trees and the remaining street tree. Five (5) trees (18%) were in poor condition. Trees in poor condition were exclusively walnuts.

The City of Pleasanton defines any tree with a diameter of 18" or greater, or a height of 35' or greater, as a "Heritage" tree. Based on this definition, 19 of the trees qualified as "Heritage", including three (3) off-site trees. Individual "Heritage" designations are provided in the *Tree Assessment Form* (see Attachments).

**Table 1: Condition ratings and frequency of occurrence of trees.
362 Sycamore Rd., Pleasanton**

Common Name	Scientific Name	Condition Rating			No. of Trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Tree of heaven	<i>Ailanthus altissima</i>	-	1	-	1
Italian cypress	<i>Cupressus sempervirens</i>	-	-	1	1
Compact blue gum	<i>Eucalyptus globulus</i> 'Compacta'	-	-	1	1
Calif. black walnut	<i>Juglans hindsii</i>	5	1	-	6
English walnut	<i>Juglans regia</i>	-	1	-	1
Mulberry	<i>Morus alba</i>	-	-	1	1
Olive	<i>Olea europaea</i>	-	2	2	4
Calif. sycamore	<i>Platanus racemosa</i>	-	-	1	1
Almond	<i>Prunus dulcis</i>	-	1	-	1
Plum	<i>Prunus spp.</i>	-	-	1	1
Coast live oak	<i>Quercus agrifolia</i>	-	1	3	4
Valley oak	<i>Quercus lobata</i>	-	6	10	16
Chinese elm	<i>Ulmus parvifolia</i>	-	1	-	1
Total		5	14	20	39

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Mulberry #185 is an example of such a tree.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, walnuts are sensitive to construction impacts, while valley oak is more tolerant of site disturbance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Invasiveness**
Trees with the potential to invade native habitats, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the functional and aesthetic qualities of the habitats they invade. Tree of heaven #207 was the only species surveyed that is considered invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. Table 2, following page, provides the suitability ratings for each tree.

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree Suitability for Preservation
 362 Sycamore Rd., Pleasanton**

Good These are trees with good health and structural stability that have the potential for longevity at the site. Eleven (11) trees were rated as having good suitability for preservation.

Tree No.	Species	Diameter (in.)
126	Valley oak	13
178	Valley oak	25
179	Italian cypress	9
181	Coast live oak	10
182	Coast live oak	13
190	Valley oak	52
192	Valley oak	12
198	Valley oak	22
203	Coast live oak	7,5
204	Valley oak	6
206	Calif. sycamore	37

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Twenty (20) trees were rated as having moderate suitability for preservation.

Tree No.	Species	Diameter (in.)
175	Plum	10
176	Calif. black walnut	19
177	Compact blue gum	14,12,12,11,10,9
184	Chinese elm	20
185	Mulberry	26
194	Valley oak	12
195	Valley oak	20
196	Valley oak	9
197	Valley oak	9
199	Valley oak	11
200	Valley oak	24
201	Olive	6,4,4
202	Valley oak	7
205	Valley oak	6
207	Tree of heaven	19
208	Valley oak	16,16
209	Olive	9
211	Valley oak	23
212	Olive	15,12,9,6
213	Coast live oak	8

(Continued, following page)

**Table 2: Tree Suitability for Preservation, continued
362 Sycamore Rd., Pleasanton**

Poor Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Eight (8) on-site trees were rated as having poor suitability for preservation.

Tree No.	Species	Diameter (in.)
183	Calif. black walnut	12,9,7,4
186	Calif. black walnut	13,10,6,6
187	Calif. black walnut	15,9,7
188	Calif. black walnut	11,8,7,6,5
189	English walnut	16
191	Calif. black walnut	6,5,4,4,3
193	Almond	13,10,9,9,6,5
210	Olive	6,5

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Preliminary Site, Grading and Utility Plans prepared by Carlson Barbee & Gibson Engineering, Inc. (dated July 25, 2012). Accurate tree trunk locations, grading information, and utilities were included on the plans.

The Plan proposes to subdivide the properties into four new lots, with the existing single-family residence to remain. Following is a brief summary of the proposed improvements:

- Lots 1-3 would be located on the Daggett property, with Lot 4 located on the northern portion of the 362 Sycamore Rd. property.
- A 20' private driveway would be placed between the properties, with a hammer head to provide access to Lot 4.
- A 6" deep swale would run along the west side of the drive, connecting to the bio-retention area located at the west end of the Lot 4 drive.
- A 12" storm drain line would be installed along the western side of the 362 Sycamore Rd. site, connecting the bio-retention area to Sycamore Road.

Potential impacts from construction were estimated for each tree. The biggest impacts to trees would come from construction of the proposed houses, driveway and bio retention area.

The driveway is proposed to be constructed in close proximity to eight (8) trees, including #184, 185, 194-196, 198, 200 and 202. Distances between the trees and the drive varied from 3' to 12', with the closest point adjacent to trees #194-196. As designed, the finish grade of the road would be 4" below the existing grade, requiring approximately 20" of excavation (12" of subbase and 4" of asphalt). At that distance and depth, impacts to these eight trees, but especially to trees #194-196, may result in some decline and individual trees may have to be removed depending on the number and size of roots encountered. Specific measures to reduce impacts to these trees are provided in the **Tree Preservation Guidelines** (page 10).

In addition, less than 12" of uncompacted fill material will be required around trees #194-196 and 208 to provide adequate overland flow for surface drainage. Specifications on performing this work are provided in the *Tree Preservation Guidelines* (page 10).

Based on the planned changes I have identified 23 trees that can be preserved, including the five (5) off-site trees, the three (3) street trees and 15 on-site trees. Thirteen (13) of these qualified as Heritage. Preservation of trees is predicated on following the *Tree Preservation Guidelines* provided on page 10.

Removal would be required for 16 trees, including six (6) directly impacted by the proposed driveway, six (6) that were in decline, two (2) by the bio retention area, one (1) by the proposed buildings, and the invasive tree of heaven. Six (6) of the trees identified for removal qualified as Heritage. Four (4) of the Heritage trees were declining Calif. black walnuts and one was the invasive tree of heaven.

Recommendations for preservation and removal, as well as a description of impacts to each tree, are provided in **Table 3**. Recommendations for tree management, including pruning and specific guidelines for maintaining the health and vitality of trees through the development processes, are provided in the *Tree Preservation Guidelines* (page 10).

**Table 3: Recommendations for preservation and removal
 362 Sycamore Rd., Pleasanton**

Tree #	Species	Trunk Diameter (in.)	Heritage?	Recommendation
126	Valley oak	13	No	Preserve, outside impacts
175	Plum	10	No	Preserve, off-site
176	Calif. black walnut	19	Yes	Preserve, off-site
177	Compact blue gum	14,12,12,11,10,9	Yes	Preserve, off-site
178	Valley oak	25	Yes	Preserve, off-site
179	Italian cypress	9	No	Preserve, off-site
181	Coast live oak	10	No	Preserve, street tree
182	Coast live oak	13	No	Preserve, street tree
183	Calif. black walnut	12,9,7,4	Yes	Remove, declining.
184	Chinese elm	20	Yes	Preserve, 9' W. of drive
185	Mulberry	26	Yes	Preserve, 13' W. of drive
186	Calif. black walnut	13,10,6,6	Yes	Remove, declining.
187	Calif. black walnut	15,9,7	Yes	Remove, declining.
188	Calif. black walnut	11,8,7,6,5	Yes	Remove, declining.
189	English walnut	16	No	Remove, Impacted by new building
190	Valley oak	52	Yes	Preserve, 25' N. of grading
191	Calif. black walnut	6,5,4,4,3	No	Remove, declining.
192	Valley oak	12	No	Preserve, outside impacts
193	Almond	13,10,9,9,6,5	Yes	Remove, declining.
194	Valley oak	12	No	Preserve, reduce road section and grade change

(Continued, following page)

**Table 3: Recommendations for preservation and removal, continued
362 Sycamore Rd., Pleasanton**

Tree #	Species	Trunk Diameter (in.)	Heritage?	Recommendation
195	Valley oak	20	Yes	Preserve , reduce road section and grade change
196	Valley oak	9	No	Preserve , reduce road section and grade change
197	Valley oak	9	No	Remove, within new drive
198	Valley oak	22	Yes	Preserve , 8' W. of drive
199	Valley oak	11	No	Remove, impacted by new drive
200	Valley oak	24	Yes	Preserve , 13' W. of drive
201	Olive	6,4,4	No	Remove, impacted by new drive
202	Valley oak	7	No	Preserve , 8' N. of drive
203	Coast live oak	7,5	No	Remove, within new drive
204	Valley oak	6	No	Remove, within new drive
205	Valley oak	6	No	Remove, within new drive
206	Calif. sycamore	37	Yes	Preserve , outside impacts
207	Tree of heaven	19	Yes	Remove, invasive species
208	Valley oak	16,16	Yes	Preserve , 20' W. of bldg. & 11' N. of bioretention
209	Olive	9	No	Remove, within bioretention
210	Olive	6,5	No	Remove, within bioretention
211	Valley oak	23	Yes	Preserve , 20' S. of bioretention
212	Olive	15,12,9,6	Yes	Preserve , outside impacts
213	Coast live oak	8	No	Preserve , street tree

Appraisal of Value

The City of Pleasanton requires that the value of all trees to be preserved during development be established, as well as the value of 'Heritage' trees to be removed. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The *Species Classification and Group Assignment* lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the **Tree Survey Form**. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the trees recommended for removal is \$23,200 (Table 4, following page).

The appraised value of the trees recommended for preservation is \$182,900 (Table 5, following page).

The appraised value of the off-site and street trees is \$32,250 (Table 6, page10).

**Table 4: Appraised value of trees recommended for removal
 362 Sycamore Rd., Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Appraised value (\$)
183	Calif. black walnut	12,9,7,4	Yes	1,150
186	Calif. black walnut	13,10,6,6	Yes	1,350
187	Calif. black walnut	15,9,7	Yes	1,550
188	Calif. black walnut	11,8,7,6,5	Yes	1,100
189	English walnut	16	No	2,300
191	Calif. black walnut	6,5,4,4,3	No	400
193	Almond	13,10,9,9,6,5	Yes	6,400
197	Valley oak	9	No	1,400
199	Valley oak	11	No	2,000
201	Olive	6,4,4	No	650
203	Coast live oak	7,5	No	1,050
204	Valley oak	6	No	900
205	Valley oak	6	No	650
207	Tree of heaven	19	Yes	350
209	Olive	9	No	1,350
210	Olive	6,5	No	600
Total				23,200

**Table 5: Appraised value of trees recommended for preservation
 362 Sycamore Rd., Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Appraised value (\$)
126	Valley oak	13	No	5,900
184	Chinese elm	20	Yes	5,950
185	Mulberry	26	Yes	5,950
190	Valley oak	52	Yes	70,450
192	Valley oak	12	No	3,900
194	Valley oak	12	No	2,400
195	Valley oak	20	Yes	9,200
196	Valley oak	9	No	1,400
198	Valley oak	22	Yes	14,300
200	Valley oak	24	Yes	15,450
202	Valley oak	7	No	850
206	Calif. sycamore	37	Yes	20,200
208	Valley oak	16,16	Yes	8,850
211	Valley oak	23	Yes	12,150
212	Olive	15,12,9,6	Yes	5,950
Total				\$182,900

**Table 6: Appraised value of off-site and street trees
 362 Sycamore Rd., Pleasanton**

Tree No.	Species	Trunk diameter (in.)	Heritage?	Appraised value (\$)
175	Plum	10	No	1,300
176	Calif. black walnut	19	Yes	3,200
177	Compact blue gum	14,12,12,11,10,9	Yes	2,100
178	Valley oak	25	Yes	21,550
179	Italian cypress	9	No	1,150
181	Coast live oak	10	No	1,650
182	Coast live oak	13	No	3,550
213	Coast live oak	8	No	750
Total				\$32,250

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **Tree Protection Zone** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. The Consulting Arborist shall review all project plans with regard to tree impact and necessary protection measures. This includes, but is not limited to, grading, drainage, site improvement, irrigation and landscape plans.
2. Evaluate the possibility of raising the finish grade of the private driveway to be as close to or above the existing grades. This will help minimize the depth of excavation required for the road section.
3. Evaluate the possibility of reducing the depth of the section for the private drive, either by reducing the depth of sub base required or by using reinforced concrete section. Ideally, no more than 12" of excavation below the existing grade will be required, especially adjacent to trees #94-96.
4. A **TREE PROTECTION ZONE** shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. Specific **TPZ's** are provided in the table on the following page. All trees identified for preservation not listed in the following table shall have their **TPZ's** established at the dripline in all directions or at the property line for off-site trees.
5. No more than 12" of uncompacted fill material shall be placed around trees #194-196 and 208 to provide adequate overland flow for surface drainage.

6. Work within the **TPZ's** of trees #184, 185, 198, 200, 208, and 211 will require temporarily removing the **Tree Protection Fencing**. All work within the **TPZ** shall be monitored by the Consulting Arborist. Once work is complete, the **Tree Protection Fencing** shall be re-established at the limits of the **TREE PROTECTION ZONE**.

Specific Tree Protection Zones

Tag #	Species	Diameter	Minimum TPZ
184	Chinese elm	20	8' E., DL in all other directions
185	Mulberry	26	12' E., DL in all other directions
190	Valley oak	52	25' S., DL in all other directions
194	Valley oak	12	3' E., 10' W., DL in all other directions
195	Valley oak	20	3' E., 10' W., DL in all other directions
196	Valley oak	9	3' E., 10' W., DL in all other directions
198	Valley oak	22	7' E., DL in all other directions
200	Valley oak	24	12' E., DL in all other directions
202	Valley oak	7	7' S., DL in all other directions
208	Valley oak	16,16	15' E., 10' S., DL in all other directions
211	Valley oak	23	20' N., 12' E., DL in all other directions
212	Olive	15,12,9,6	11' E., DL in all other directions

7. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
8. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
9. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
10. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
11. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by Consulting Arborist. Fences are to remain until all grading and construction is completed.
3. Nine (9) of the trees identified for preservation may require some amount of pruning to clean the crown and to provide construction clearance and clearance over the new driveway, including off-site tree #178, 184, 185, 194-196, 200, 202 and 208. Pruning of off-site trees must be done with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the *Tree Pruning Guidelines* of the International Society of Arboriculture. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.

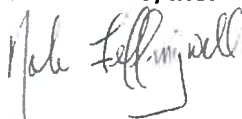
Recommendations for tree protection during construction

1. Trenching for the swale between the new drive and trees #184, 185, 198, and 200, the placement of the fill around tree #208, and trenching for the section of the storm drain within the dripline of tree #211, shall be performed by hand or using compressed air or water. The goal is to preserve roots 2" and larger in diameter within the trenches, where possible.
2. Trenching for the swale between the new drive and trees #184, 185, 198, and 200, the placement of the fill around tree #208, and trenching for the section of the storm drain within the dripline of tree #211 will require temporarily removing the **Tree Protection Fencing**. Once the swale and storm drain trenching is complete, the **Tree Protection Fencing** shall be re-established at the limits of the **TREE PROTECTION ZONE**.
3. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
4. Root pruning may be required to accommodate installation of the driveway adjacent to trees #184, 185, 194-196, 198, 200 and 202. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist.
5. As a general rule, trees under stress are more susceptible to attack by insects and diseases. During and following construction, provide trees with supplemental irrigation during the dry summer months (typically June through October). Supplemental irrigation can be applied using soaker hoses or by building earthen berms around the base of the trees. The goal is to wet the top 24" to 30" of soil.
6. 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.
7. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, annual inspection for hazard potential is recommended.

HortScience, Inc.



John Leffingwell

Board Certified Master Arborist #WE-3966B, Registered Consulting Arborist #442

Tree Assessment

362 Sycamore Rd.
Pleasanton, California



HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
126	Valley oak	13	No	5	Good	Codominant trunks at 10'; good young tree.
175	Plum	10	No	4	Moderate	Off-site, no tag; fair structure.
176	Calif. black walnut	19	Yes	3	Moderate	Off-site, no tag; extends 10' over fence.
177	Compact blue gum	14,12,12,11,10,9	Yes	4	Moderate	Off-site, no tag; tortoise beetle damage.
178	Valley oak	25	Yes	5	Good	Off-site, no tag; extends 15' over fence; small trunk wound.
179	Italian cypress	9	No	5	Good	Off-site, no tag; row of 15 trees.
181	Coast live oak	10	No	4	Good	Street tree; crook at 6'; slightly thin crown.
182	Coast live oak	13	No	5	Good	Street tree; codominant trunks at 9'.
183	Calif. black walnut	12,9,7,4	Yes	2	Poor	Stump sprout; central leader mostly dead.
184	Chinese elm	20	Yes	3	Moderate	Dead wood to 3"; low branching on east; very thin crown; twig and branch dieback.
185	Mulberry	26	Yes	4	Moderate	Multiple attachments at 7'; full crown; topped.
186	Calif. black walnut	13,10,6,6	Yes	2	Poor	Central leader mostly dead; extensive trunk decay.
187	Calif. black walnut	15,9,7	Yes	2	Poor	Central leader dead; Calif. black walnut sprouts remain.
188	Calif. black walnut	11,8,7,6,5	Yes	2	Poor	Stump sprout; central leader mostly dead.
189	English walnut	16	No	3	Poor	Multiple attachments at 4'; dieback in upper crown.
190	Valley oak	52	Yes	5	Good	Multiple attachments at 10'; good form and structure; branches to the ground.
191	Calif. black walnut	6,5,4,4,3	No	2	Poor	Stump sprout; multiple dead stems.
192	Valley oak	12	No	4	Good	Codominant trunks at 6 & 10'; fair structure.
193	Almond	13,10,9,9,6,5	Yes	3	Poor	Multiple attachments at 3'; poor structure.

Tree Assessment

362 Sycamore Rd.
Pleasanton, California



TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
194	Valley oak	12	No	3	Moderate	Suppressed beneath #195; crown bowed north.
195	Valley oak	20	Yes	4	Moderate	Codominant trunks at 6'; seam with included bark.
196	Valley oak	9	No	3	Moderate	Suppressed beneath #195; leans south.
197	Valley oak	9	No	3	Moderate	Poor form; fair structure; suppressed by #198
198	Valley oak	22	Yes	5	Good	Off-site; good form and structure; extends 25' over fence.
199	Valley oak	11	No	3	Moderate	Suppressed beneath #198; bowed southeast.
200	Valley oak	24	Yes	4	Moderate	Off-site; codominant trunks at 15'; included bark; extends 20' over fence.
201	Olive	6,4,4	No	3	Moderate	Multiple attachments at base; one-sided southeast.
202	Valley oak	7	No	3	Moderate	Codominant trunks at 6'; suppressed by #194.
203	Coast live oak	7,5	No	4	Good	Codominant trunks emerge from base; good young tree; remove smaller stem.
204	Valley oak	6	No	4	Good	Codominant trunks at 10'; good young tree.
205	Valley oak	6	No	3	Moderate	Poor form; leans east.
206	Calif. sycamore	37	Yes	5	Good	Good form and structure; some anthracnose.
207	Tree of heaven	19	Yes	3	Moderate	Full crown; chain link fence embedded in trunk.
208	Valley oak	16,16	Yes	4	Moderate	Codominant trunks at 1'; slightly thin crown; wire embedded in trunk.
209	Olive	9	No	4	Moderate	Codominant trunks at 4'; one-sided east.
210	Olive	6,5	No	3	Poor	Codominant trunks at 2'; poor form and structure.

Tree Assessment

362 Sycamore Rd.
Pleasanton, California



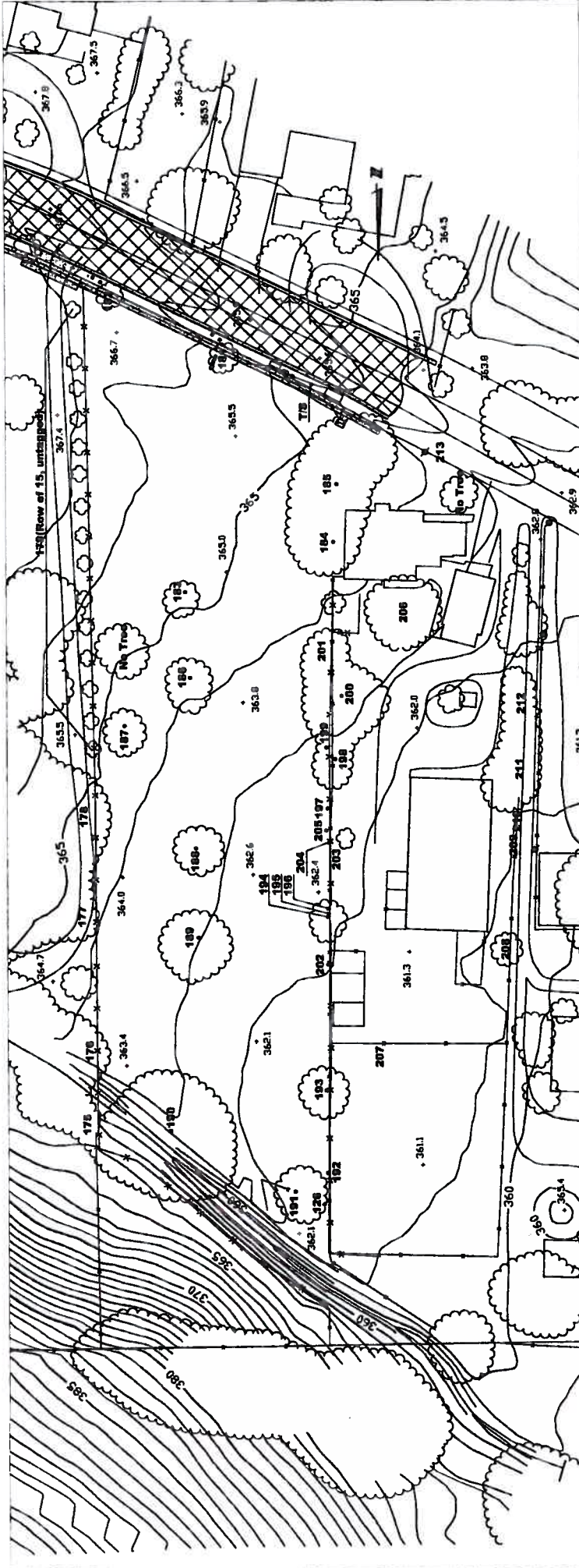
TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
211	Valley oak	23	Yes	4	Moderate	Codominant trunks at 9'; slightly thin crown.
212	Olive	15,12,9,6	Yes	4	Moderate	Multiple attachments at base; hedged.
213	Coast live oak	8	No	3	Moderate	Street tree; codominant trunks at 8'; small crown.

Tree Assessment Map

362 Sycamore Road
Pleasanton, CA

Prepared for:
Pacific Union Homes
Danville, CA

July 2012



Notes:

No Scale

Base map provided by:
Cuthis Engineering, Inc.
Pinalo, CA

Dripelines and numbered tree locations are approximate.



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GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1., and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

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

Single Family New Home 4.2 / 2008 Title 24

Sycamore Lane - Pleasanton, CA

A. SITE

- 1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees**
 - Protect Topsoil and Reuse after Construction
 - Limit and Delineate Construction Footprint for Maximum Protection

- 2. Divert/Recycle Job Site Construction Waste**
(Including Green Waste and Existing Structures)

- Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)
- Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials
- Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials

- 3. Use Recycled Content Aggregate (Minimum 25%)**

- Walkway and Driveway Base
- Roadway Base

- 4. Cool Site: Reduce Heat Island Effect On Site**

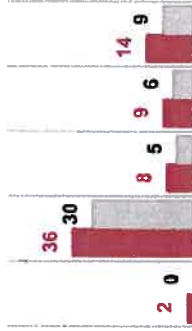
- 5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out** [This credit is a requirement associated with J4: EPA IAP]
 - Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)
 - Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)

Total Points Available in Site = 12

B. FOUNDATION



Total Points Targeted: **69**



RECEIVED
OCT - 1 2012
CITY OF PLEASANTON
PLANNING DIVISION

PMD-43

	Points Achieved	Possible Points					Notes
		Community	Energy	IAQ/Health	Resources	Water	
0	1					1	
0	0					1	
Y					R		
0					2		
0					2		
0					1		
0					1		
0	1						
1						1	
0						1	
1							
Total Points Available in Site = 12							Possible Points

EXHIBIT B

Sycamore Lane - Pleasanton, CA

Notes

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

Sycamore Lane - Pleasanton, CA

Notes

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes	
TBD	0					1	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	
TBD	0					1	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	
TBD	0				1		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	
Yes	1	1					13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward	
Total Points Available in Landscape = 35								
D. STRUCTURAL FRAME & BUILDING ENVELOPE								
1. Apply Optimal Value Engineering								
TBD	0				3		a. Place Joists, Rafters and Studs at 24-Inch On Center	
Yes	1				1		b. Door and Window Headers are Sized for Load	
TBD	0				1		c. Use Only Cripple Studs Required for Load	
2. Construction Material Efficiencies								
TBD	0				2		a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	
TBD	0				6		b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	
3. Use Engineered Lumber								
Yes	1				1		a. Engineered Beams and Headers	
Yes	1				1		b. Wood I-Joists or Web Trusses for Floors	
Yes	1				1		c. Engineered Lumber for Roof Rafters	
TBD	0				1		d. Engineered or Finger-Jointed Studs for Vertical Applications	
TBD	0				1		e. Oriented Strand Board for Subfloor	
TBD	0				1		f. Oriented Strand Board for Wall and Roof Sheathing	
TBD	0	1					4. Insulated Headers	
5. Use FSC-Certified Wood								
TBD	0				6		a. Dimensional Lumber, Studs and Timber (Minimum 40%)	
TBD	0				3		b. Panel Products (Minimum 40%)	
6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)								
TBD	0				2		a. Floors	
TBD	0				2		b. Walls	
TBD	0				1		c. Roofs	
TBD	0	1					7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	
8. Install Overhangs and Gutters								
Yes	1				1		a. Minimum 16-Inch Overhangs and Gutters	
TBD	0	1					b. Minimum 24-Inch Overhangs and Gutters	
9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]								
TBD	0				1		a. Install Garage Exhaust Fan OR Build a Detached Garage	

Possible Points

Sycamore Lane - Pleasanton, CA

Notes

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	0		1			
b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)						
Total Points Available in Structural Frame and Building Envelope = 39						
E. EXTERIOR						
TBD	0				2	
1. Use Environmentally Preferable Decking						
TBD	0			1		
2. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with J4: EPA IAP]						
TBD	0			2		
3. Install a Rain Screen Wall System						
Yes	1			1		
4. Use Durable and Non-Combustible Siding Materials						
Yes	2			2		
5. Use Durable and Fire Resistant Roofing Materials or Assembly						
Total Points Available in Exterior = 8						
F. INSULATION						
1. Install Insulation with 75% Recycled Content						
TBD	0				1	
a. Walls						
TBD	0				1	
b. Ceilings						
TBD	0				1	
c. Floors						
Total Points Available in Insulation = 3						
G. PLUMBING						
1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)						
TBD	0		1			1
a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]						
TBD	0				1	
b. Use Engineered Parallel Plumbing						
TBD	0				1	
c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)						
TBD	0		1		2	
d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)						
TBD	0		1		1	1
e. Use Central Core Plumbing						
2. Water Efficient Fixtures						
Yes	3					3
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)						
Yes	1					1
b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)						
Yes	1					1
c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)						
Yes	2					2
3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)						
Total Points Available in Plumbing = 12						
H. HEATING, VENTILATION & AIR CONDITIONING						
1. Properly Design HVAC System and Perform Diagnostic Testing						
Yes	4		4			
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]						
TBD	0		1			
b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]						
TBD	0		1			
c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)						

Sycamore Lane - Pleasanton, CA

Notes

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]						
TBD			2			a. Furnaces
TBD			2			b. Water Heaters
TBD		1	1			3. Install High Performing Zoned Hydronic Radiant Heating
Yes	1					4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants
5. Design and Install Effective Ductwork						
TBD		1				a. Install HVAC Unit and Ductwork within Conditioned Space
TBD		1				b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]
TBD		1				c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]
TBD			1			6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]
TBD			1			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]
Yes	1					8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)
9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
TBD		1				a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms
Yes	1					b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)
TBD		3				c. Automatically Controlled Integrated System with Variable Speed Control
10. Advanced Mechanical Ventilation for IAQ						
Yes	Y		R			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]
TBD			1			b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)
TBD			2			c. Outdoor Air Ducted to Bedroom and Living Areas of Home
Yes	1		1			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]
Total Points Available in Heating, Ventilation and Air Conditioning = 27						
I. RENEWABLE ENERGY						
TBD						1. Pre-Plumb for Solar Water Heating
TBD					1	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof
0.0%	0					3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset
Possible Points						
8						
1						
1						
25						

Sycamore Lane - Pleasanton, CA

Notes

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
J. BUILDING PERFORMANCE		Total Available Points in Renewable Energy = 27						
1. Building Envelope Diagnostic Evaluations								
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0	1					
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0	1					
TBD	c. Blower Door Results are Max 2.5 ACH ₅₀ for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH ₅₀ for Balanced Systems (2 Total Points for J1b. and J1c.)	0	1					
TBD	d. House Passes Combustion Safety Backdraft Test	0		1				
15%	2. Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)	30	>30					
TBD	3. Design and Build Near Zero Energy Homes (Enter number of points, minimum of 2 and maximum of 6 points)	0	6					
TBD	4. Obtain EPA Indoor airPlus Certification (Total 42 points, not including Title 24 performance; read comment)	0		2				
TBD	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	0	1					
6. Participation in Utility Program with Third Party Plan Review								
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0	1					
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0	1					
		Total Available Points in Building Performance = 45+						
K. FINISHES								
Total Available Points in Building Performance = 45+								
TBD	1. Design Entrways to Reduce Tracked-In Contaminants	0		1				
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)								
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1		1				
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0		2				
Yes	3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		2				
Yes	4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	2		2				
TBD	5. Use Recycled-Content Paint	0			1			
6. Use Environmentally Preferable Materials for Interior Finish								
A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local								
TBD	a. Cabinets (50% Minimum)	0				3		

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Interior Trim (50% Minimum)	0				2		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
Yes	7. Reduce Formaldehyde In Interior Finish - Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4; EPA IAP]	Y		0				
TBD	8. Reduce Formaldehyde In Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates a. Doors (90% Minimum) b. Cabinets & Countertops (90% Minimum) c. Interior Trim and Shelving (90% Minimum)	0		1				
TBD		0		2				
TBD		0		1				
TBD	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0		3				
Total Available Points in Finishes = 27		5						
L. FLOORING		Possible Points						
TBD	1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. <i>Flooring Adhesives Must Meet SCAGMD Rule 1168 for VOCs.</i>	0				4		
TBD	2. Thermal Mass Floors (Minimum 50%)	0		1				
TBD	3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore [*This credit is a requirement associated with J4; EPA IAP]	0		3				
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y						
Total Available Points in Flooring = 8		0						
M. APPLIANCES AND LIGHTING		Possible Points						
TBD	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	0		1			1	
TBD	2. Install ENERGY STAR Clothes Washer a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less) b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0		1			2	
TBD	3. Install ENERGY STAR Refrigerator a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			2	
TBD	4. Install Built-In Recycling Center or Composting Center a. Built-In Recycling Center b. Built-In Composting Center	0					1	
TBD	5. Install High-Efficacy Lighting and Design Lighting System	0					1	

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install High-Efficacy Lighting	0	1					
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0	1					
Total Available Points in Appliances and Lighting = 13		0						
N. OTHER								
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
TBD	2. Pre-Construction Kick-Off Meeting with Rater and Subs	0	1					
TBD	3. Homebuilder's Management Staff are Certified Green Building Professionals	0	1					
4. Develop Homeowner Education								
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2	1	1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program	0	1					
Total Available Points in Other = 6		2						
O. COMMUNITY DESIGN & PLANNING								
1. Develop Infill Sites								
TBD	a. Project is an Urban Infill Development	0	1				1	
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	2. Build on Designated Brownfield Site	0	3					
3. Cluster Homes & Keep Size in Check								
TBD	a. Cluster Homes for Land Preservation	0	1				1	
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2				2	
	c. Home Size Efficiency	0					9	
	i. Enter Average Unit Square Footage							
	ii. Enter Average Number of Bedrooms/Unit							
4. Design for Walking & Bicycling								
a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:								
TIER 1: Enter Number of Services Within 1/2 Mile								
1) Day Care 2) Community Center 3) Public Park 4) Drug Store								
5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold								
TIER 2: Enter Number of Services Within 1/2 Mile								
1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware								
5) Theater/Entertainment 6) Fitness/Gym 7) Post Office								
8) Senior Care Facility 9) Medical/Dental 10) Hair Care								
11) Commercial Office or Major Employer 12) Full Scale Supermarket								
i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)								
ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)								

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Notes

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
TBD	0	1					
b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile							
TBD	0	2					
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							
5. Design for Safety & Social Gathering							
TBD	0	1					
a. All Home Front Entrances Have Views from the Inside to Outside Callers							
TBD	0	1					
b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors							
TBD	0	1					
c. Orient Porches (min. 100sf) to Streets and Public Spaces							
TBD	0	1					
d. Development Includes a Social Gathering Space							
6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
TBD	0	1					
a. All Homes Have At Least One Zero-Step Entrance							
TBD	0	1					
b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space							
TBD	0	1					
c. Locate Half-Bath on the Ground Floor							
TBD	0	1					
d. Provide Full-Function Independent Rental Unit							
Total Achievable Points in Community Design & Planning = 35							
P. INNOVATION							
A. Site							
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
TBD	0	1					
a. Use Permeable Paving for 25% of Driveways, Patios and Walkways							
TBD	0	2					
b. Install Bio-Retention and Filtration Features							
TBD	0	1					
c. Route Downspout Through Permeable Landscape							
TBD	0	1					
d. Use Non-Leaching Roofing Materials							
TBD	0	1					
e. Include Smart Street/Driveway Design							
TBD	0	3					
2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff							
C. Landscape							
TBD	0				2		
1. Meet Local Landscape Program Requirement							
D. Structural Frame & Building Envelope							
1. Design, Build and Maintain Structural Pest and Rot Controls							
TBD	0				1		
a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil							
TBD	0				1		
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							
TBD	0			1	1		
2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]							
E. Exterior							
TBD	0	2	2				
1. Vegetated Roof (Minimum 25%)							

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Notes

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
G. Plumbing						
TBD	0				1	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)
TBD	0				2	2. Greywater System Operational (Includes Washing Machine at Minimum)
TBD	0				1	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)
TBD	0				2	4. Composting or Waterless Toilet
TBD	0	1				5. Install Drain Water Heat-Recovery System
TBD	0	2				6. Install a Hot Water Desuperheater
H. Heating, Ventilation, and Air Conditioning						
TBD	0		1			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]
TBD	0	1				2. Design HVAC System to Manual T for Register Design
K. Finishes						
TBD	0			5		1. Materials Meet SMART Criteria (Select the number of points, up to 5 points)
N. Other						
TBD	0			2		1. Detailed Durability Plan and Third-Party Verification of Plan Implementation
TBD	0					2. Educational Signage of Project's Green Features
TBD	0	1				a. Promotion of Green Building Practices
TBD	0	1				b. Installed Green Building Educational Signage
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	0					Innovation: Enter up to 4 Points at right. Enter description here
TBD	0					Innovation: Enter up to 4 Points at right. Enter description here
TBD	0					Innovation: Enter up to 4 Points at right. Enter description here
TBD	0					Innovation: Enter up to 4 Points at right. Enter description here
TBD	0					Innovation: Enter up to 4 Points at right. Enter description here
Total Achievable Points in Innovation = 33+						
Q. CALIFORNIA CALGreen CODE						
Yes	Y	R				Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.
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.						
Yes	Y					1. CALGreen 4.106.2 Storm water management during construction.
Yes	Y					2. CALGreen 4.106.3 Design for surface water drainage away from buildings.
Yes	Y					3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation
Possible Points						

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Yes	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	Y						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
Yes	Y						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
Yes	Y						6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.
Yes	Y						7. CALGreen 4.505.3 19% moisture content of building framing materials
Yes	Y						8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.
Summary							
Total Achievable Points in California Green Code = 0							
Total Available Points in Specific Categories		35	96+	44	110	56	
Minimum Points Required in Specific Categories		50	0	30	5	6	9
Total Points Achieved		69	2	36	8	9	14

Project has met all recommended minimum requirements

The project has met all recommended minimum requirements for the following categories:
 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
 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
 6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.
 7. CALGreen 4.505.3 19% moisture content of building framing materials
 8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.