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CITY OF PLEASANTON
PLANNING DEPARTMENT
EXHIBIT B

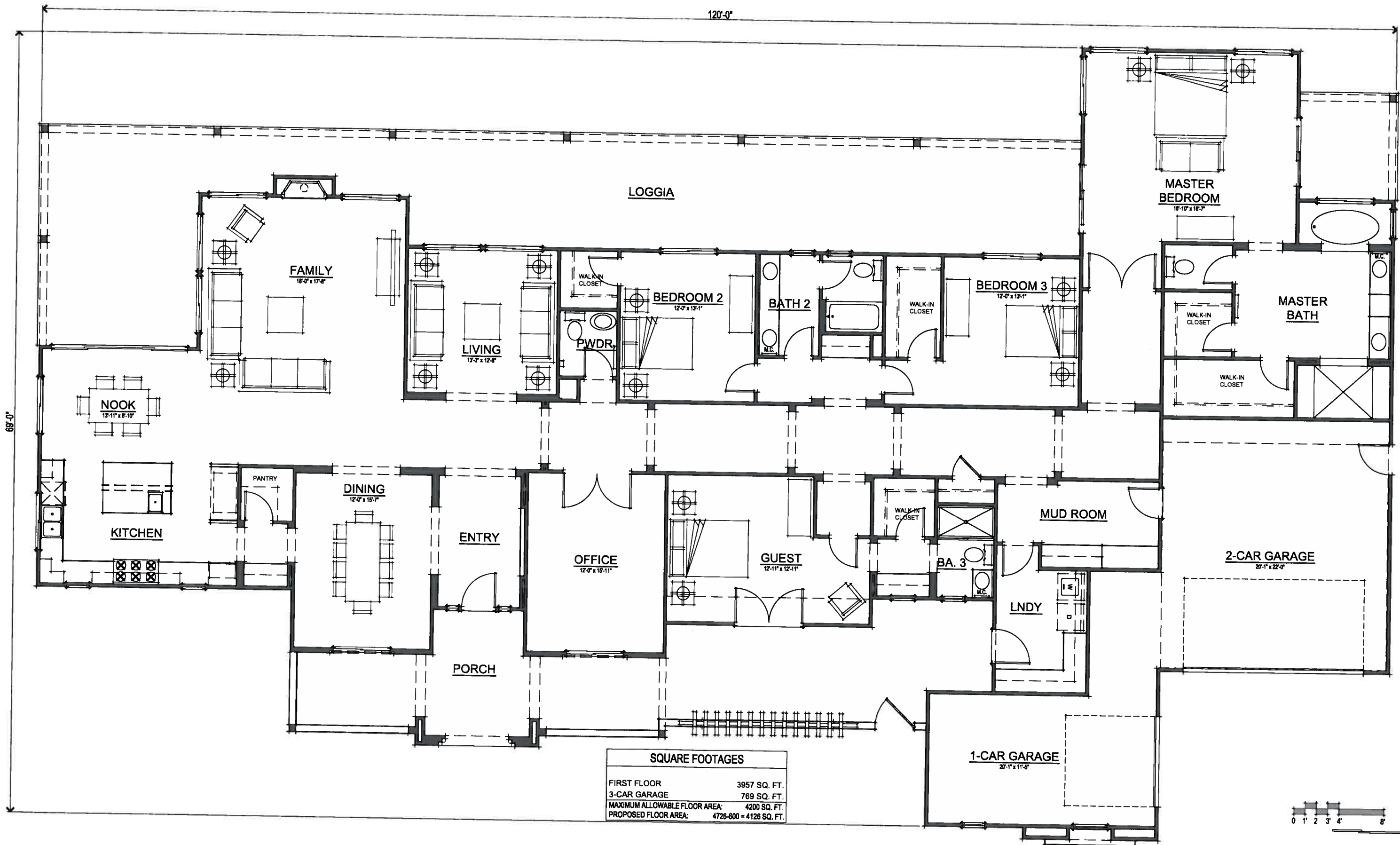
P15-0144

KT Yolanda Court II
Pleasanton CA
Revised May 19, 2015

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



SDG Architects, Inc.



SQUARE FOOTAGES	
FIRST FLOOR	3957 SQ. FT.
3-CAR GARAGE	769 SQ. FT.
MAXIMUM ALLOWABLE FLOOR AREA:	4200 SQ. FT.
PROPOSED FLOOR AREA:	4726-600 = 4126 SQ. FT.

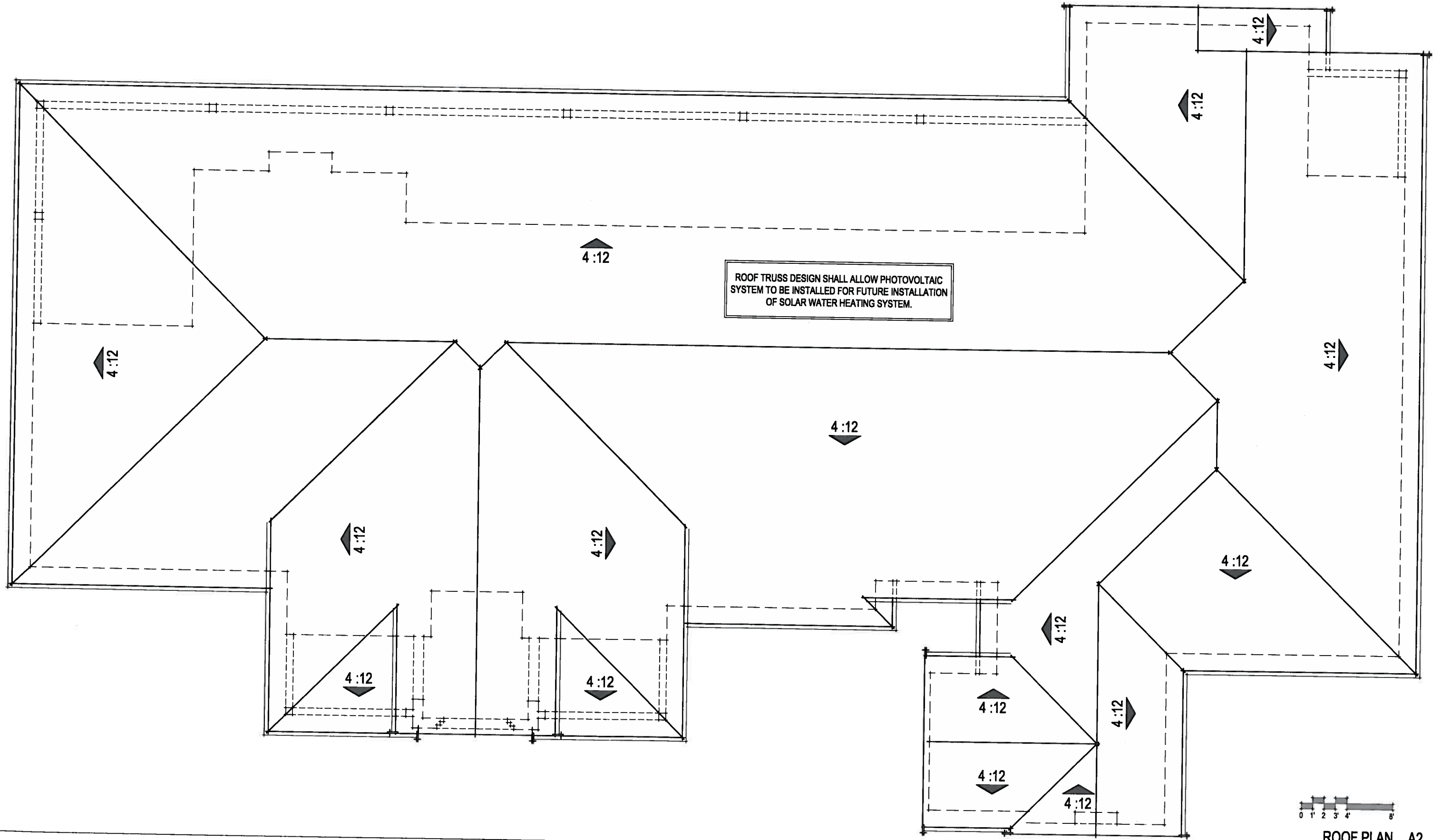
KT Yolanda Court II
 Pleasanton CA
 May 6, 2015

FLOOR PLAN A1

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May 6, 2015

ROOF PLAN A2

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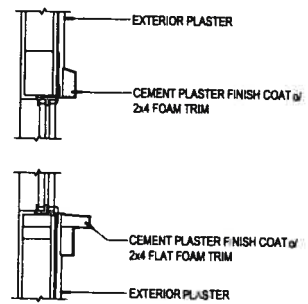
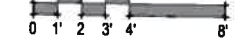
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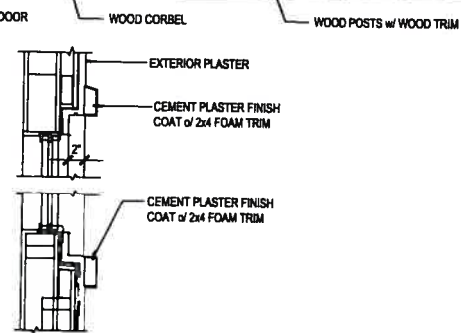
EAST ELEVATION



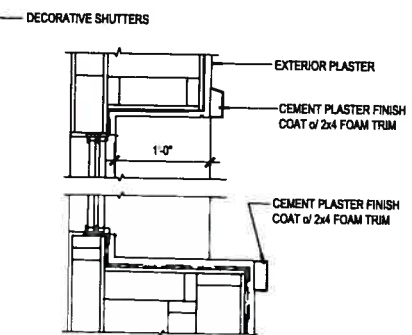
SOUTH ELEVATION



STUCCO WINDOW TRIM



RECESSED WINDOW w/ TRIM



RECESSED WINDOW w/ TRIM



WEST ELEVATION



NORTH ELEVATION



Artisan lets you explore the possibilities

- Double Bang**
 - Black and tackle to canvas
 - Slanted sill
 - Integral finger rolls in soffit
 - Equal the design for even sight lines
 - Recessed fin latches
 - Full soffit for ease of cleaning
 - SemiLock innovative one-touch magnetic automatic locking hardware
- Single Bang**
 - Black and tackle to canvas
 - Equal the design for even sight lines
 - Recessed fin latches
 - Full soffit for ease of cleaning
 - SemiLock innovative one-touch magnetic automatic locking hardware
 - Integral finger rolls in soffit
- Horizontal Slider**
 - Equal the design for even sight lines
 - Integral finger rolls in soffit
 - SemiLock innovative one-touch magnetic automatic locking hardware
 - Heavy duty stainless nylon rollers with steel axle
- Concealment**
 - Concealed soffit for ease of cleaning
 - Integrates egress hardware
 - Unconcealed hardware
 - Stainless locking handle
 - Stainless color-matched or optional plated hardware
- Awning**
 - Decorative hardware for awning operation
 - Two locks with concealed hardware
 - Stainless locking handle
 - Stainless color-matched or optional plated hardware
- Picture/Plant Window**
 - Sill and frame
 - Super or asymetric to direct set back
 - Sight line align with very jars
 - Decor Sill
 - Provides awning glass view ring area
 - Beveled frame complements view units
- Specialty Shapes**
 - Round top, Arch top, Octagon, full circle, Half circle, Quarter circle, Quarter angle, Triangular, Quarter rectangular, Eyebrow rectangular

The AMSCO Vinyl Advantage
 That's why it's created equal. Lesser quality vinyl can discolor and warp with exposure to sunlight and UV light. But AMSCO's unique, weather-resistant PVC formula is built to last. It's why you can't tell it will stand up to the harshest conditions and other seasons in a while. It's why you can't tell it's stability and function. And it's why our outstanding clipping, fitting and cutting technique.

- Will not discolor
- Color stable and will not peel or stain
- Remained square for structural and caulking of trim to maintain stability
- Fits snugly against framing which is UV treated



As a subject matter expert in independent design, we've been beyond what the industry has seen so you can be assured of enjoying your AMSCO windows worry-free for years to come.

- Heat Protection
- Weatherstripping
- Air Infiltration
- Water Resistance
- Energy Efficient
- Vinyl Maintenance
- Low Noise
- Color Match

ARTISAN Series

AMSCO Windows

Make Your Home a Masterpiece

GRAND HARBOR collection



Solid Top Sections
 Solid top section in rectangular, square and L-shape provides a clean, crisp look to complement your home's style.



Faux Top Sections
 Faux top sections create the illusion of a window by using a solid dark gray, steel background with arch, square and rectangular cutouts. Provides added security and style by the appearance of a real window.



Glazed Top Sections
 Glazed top sections in clear or obscure glass and shadow grilles create square and rectangular designs. Through top windows feature a black sign box design or a "beaded" look for decorative details in the window's appearance in its complement light fixtures, egress doors and L-shaped decorative hardware.

Door Designs

Top/Window Sections



LAMPS PLUS



Black Outdoor Wall Light Style # 30102

The timeless and energy efficient design makes this outdoor light a winner.

The design features a clean black finish and crystal glass. Wall mount design.

- Back flush
- Energy efficient
- California Title 24 Compliant
- Incandescent or LED bulb (not included)
- 17 1/4" high
- 7 1/4" wide
- Extends 4 1/2" from the wall

LAMPS PLUS



Abbington Driftwood 17 1/4" High LED Outdoor Wall Light Style # 13108

The Abbington collection's Old World charm with a modern LED light.

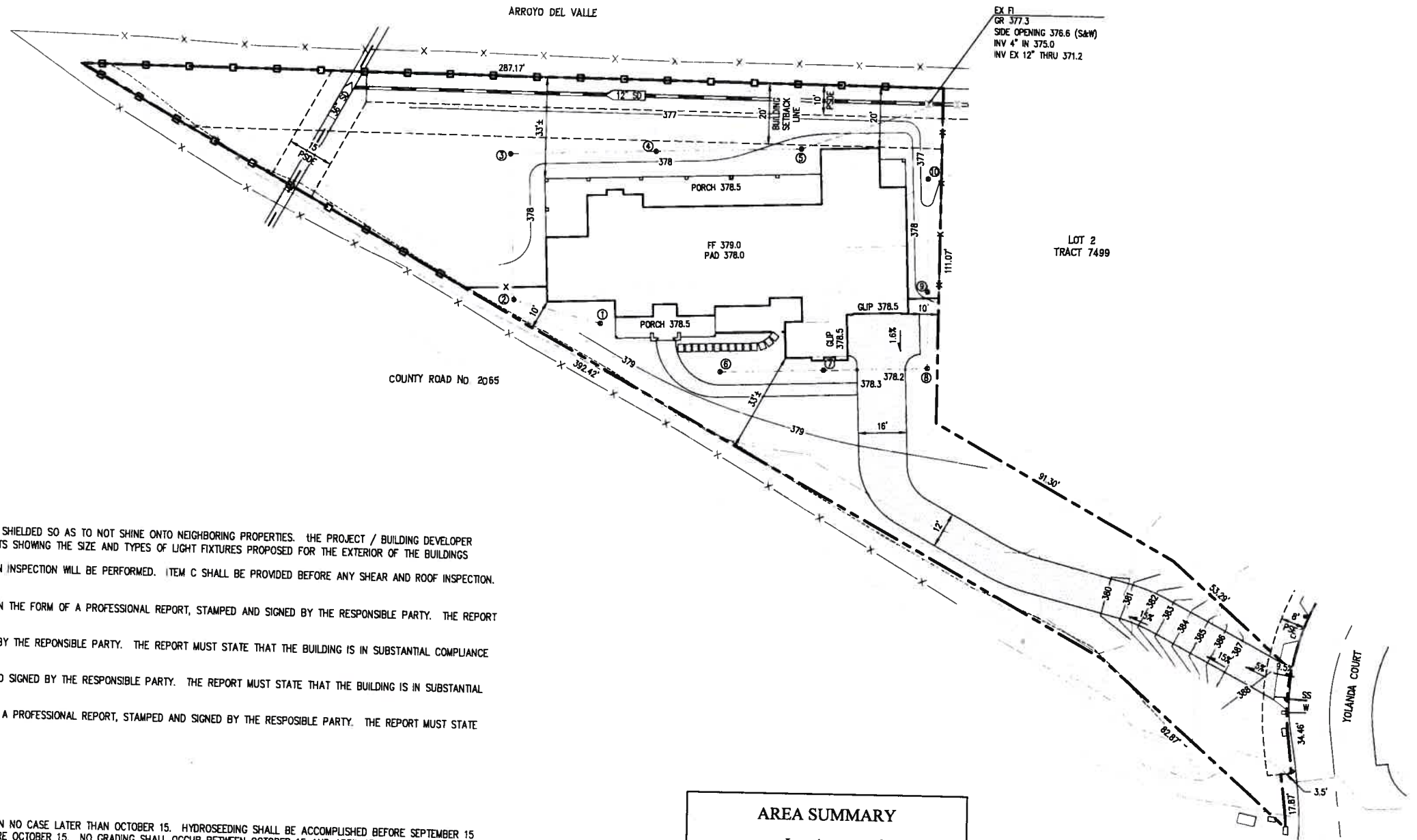
The Abbington collection's Old World charm blends seamlessly with LED technology in this decorative lantern design with the functionality of the modern lifestyle. The driftwood finish is a dark gray color that complements beautifully against the clear crackle glass.

- Driftwood finish
- Clear crackle glass
- ENERGY STAR certified
- California Title 24 compliant
- Includes LED bulb
- 3000K color temperature
- 17 1/4" high
- 9 3/4" wide
- Extends 9 1/4" from the wall

AREA DRAIN SUMMARY

AREA DRAIN	GRATE	INVERT
1	378.2	377.2
2	378.5	376.9
3	377.8	376.4
4	377.8	375.9
5	378.1	375.4
6	378.2	377.2
7	378.2	376.9
8	378.1	376.5
9	377.9	376.3
10	376.8	375.9

- GENERAL NOTES**
- MINIMUM PIPE SLOPE SHALL BE 1.0%
 - FINE GRADING BETWEEN INLETS SHALL PROVIDE 2% MINIMUM SWALES AND 5% POSITIVE DRAINAGE AWAY FROM STRUCTURES, COMPLIANT WITH 2013 CALIFORNIA BUILDING CODE SECTION 1804A.3



SITE DEVELOPMENT CONDITIONS OF APPROVAL

- ALL EXTERIOR LIGHTING INCLUDING LANDSCAPE LIGHTING SHALL BE DIRECTED DOWNWARD AND DESIGNED OR SHIELDED SO AS TO NOT SHINE ONTO NEIGHBORING PROPERTIES. THE PROJECT / BUILDING DEVELOPER SHALL SUBMIT A FINAL LIGHTING PLAN, AND INCLUDE DRAWINGS AND/OR MANUFACTURERS SPECIFICATION SHEETS SHOWING THE SIZE AND TYPES OF LIGHT FIXTURES PROPOSED FOR THE EXTERIOR OF THE BUILDINGS
- THE FOLLOWING A AND B ITEMS SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE ANY FOUNDATION INSPECTION WILL BE PERFORMED. ITEM C SHALL BE PROVIDED BEFORE ANY SHEAR AND ROOF INSPECTION. ITEM D SHALL BE PROVIDED BEFORE A FRAME INSPECTION WILL BE PERFORMED.
 - SETBACKS TO PROPERTY LINES AND ELEVATION(S) WILL BE VERIFIED BY SURVEYOR. THIS MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE RESPONSIBLE PARTY. THE REPORT MUST STATE THAT THE BUILDING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS.
 - PAD COMPACTION. THIS MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE RESPONSIBLE PARTY. THE REPORT MUST STATE THAT THE BUILDING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SOILS REPORT.
 - FINISH FLOOR ELEVATIONS. THIS MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE RESPONSIBLE PARTY. THE REPORT MUST STATE THAT THE BUILDING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS.
 - ELEVATION OF HIGHEST POINT OF ANY RIDGE OR ROOF PROJECTION. THIS MUST BE IN THE FORM OF A PROFESSIONAL REPORT, STAMPED AND SIGNED BY THE RESPONSIBLE PARTY. THE REPORT MUST STATE THAT THE BUILDING IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.

EROSION CONTROL NOTES

(EROSION CONTROL MEASURES ARE CURRENTLY IN PLACE AND BEING MAINTAINED)

- ALL CUT AND FILL SLOPES SHALL BE REVEGETATED AND STABILIZED AFTER COMPLETION OF GRADING, BUT IN NO CASE LATER THAN OCTOBER 15. HYDROSEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15 AND IRRIGATED WITH A TEMPORARY IRRIGATION SYSTEM TO ENSURE THAT THE GRASSES ARE ESTABLISHED BEFORE OCTOBER 15. NO GRADING SHALL OCCUR BETWEEN OCTOBER 15 AND APRIL 15 UNLESS APPROVED EROSION CONTROL / STORMWATER QUALITY MEASURES ARE IN PLACE, SUBJECT TO THE APPROVAL OF THE CHIEF BUILDING OFFICIAL. SUCH MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS PERMANENT LANDSCAPING IS IN PLACE.
- GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN THE APPROPRIATE CONTAINER FOR RECYCLING; TO BE EMPTIED AT LEAST ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER RUNOFF POLLUTION.
- REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL ON THEM. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF PAVED OR GRAVELED AREAS DURING WET WEATHER. BROOM SWEEP THE STREET PAVEMENT ADJOINING THE PROJECT SITE ON A DAILY BASIS. SCRAPE CAKED ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING.
- INSTALL FILTER MATERIALS (SUCH AS SANDBAGS, FILTER FABRIC, ETC.) AT THE STORM DRAIN INLET NEARES THE DOWNSTREAM SIDE OF THE THE PROJECT SITE IN ORDER TO RETAIN DEBRIS OR DIRT FLOWING IN THE STORM DRAIN SYSTEM. MAINTAIN AND/OR REPLACE FILTER MATERIALS TO ENSURE EFFECTIVENESS AND TO PREVENT STREET FLOODING.
- CREATE A CONTAINED AREA ON THE SITE FOR THE STORAGE OF CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- NEVER CLEAN MACHINERY, EQUIPMENT, TOOLS, BRUSHES, OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN.
- ENSURE THAT CONCRETE/ GUNITE SUPPLY TRUCKS OR CONCRETE / PLASTER OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET, GUTTER OR STORM DRAINS.
- CONCRETE WASH OUT AREA: LOCATE WASH OUT AREAS AWAY FROM THE STORM DRAINS AND OPEN DITCHES. CONSTRUCT A TEMPORARY PIT LARGE ENOUGH TO STORE THE LIQUID AND SOLID WASTE, CLEAN PIT BY ALLOWING CONCRETE TO SET, BREAKING UP THE CONCRETE, THEN RECYCLING OR DISPOSING OF PROPERLY.
- EQUIPMENT AND VEHICLE MAINTENANCE AREA: USE OFF SITE REPAIR SHOPS AS MUCH AS POSSIBLE. FOR ON-SITE MAINTENANCE, USE DESIGNATED AREAS AWAY FROM THE STORM DRAIN FACILITIES. ALWAYS USE SECONDARY CONTAINMENT AND KEEP STOCKPILES OF CLEANUP MATERIALS NEARBY. REGULARLY INSPECT VEHICLES AND EQUIPMENT FOR LEAKS AND REPAIR QUICKLY OR REMOVE FROM THE PROJECT SITE. TRAIN EMPLOYEES ON SPILL CLEAN UP PROCEDURES.

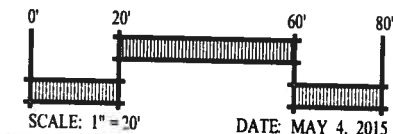
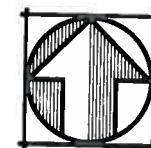
AREA SUMMARY

Lot Area	28,324 sf ±
Floor Area	3,957 sf ±
Garage Area	769 sf ±
Driveway	2,866 sf ±
Sidewalk	354 sf ±
Building Height	21' 1"
Coverage Ratio	28.1%

2529 YOLANDA COURT

LOT 1 - TRACT 7499

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

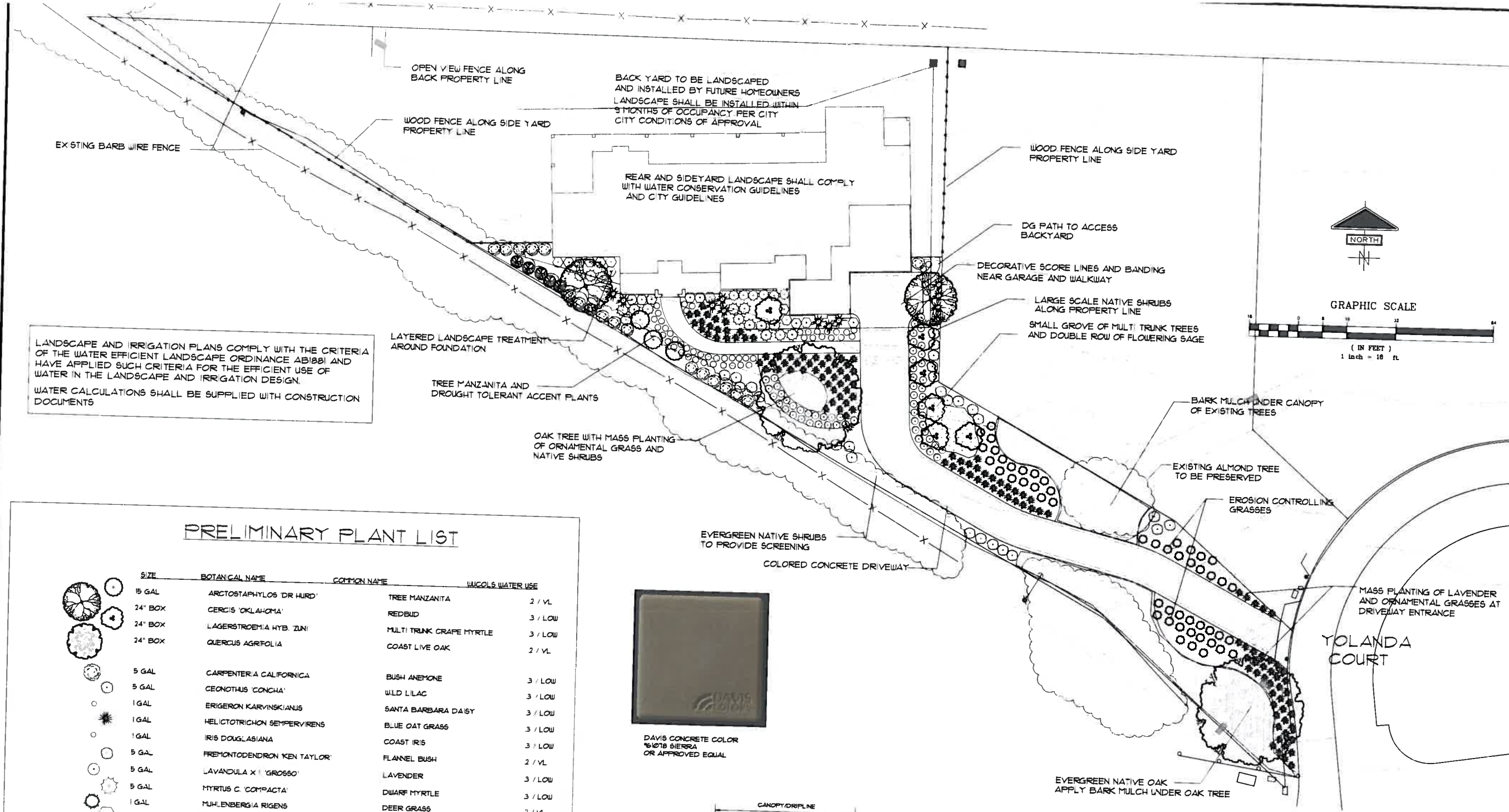


DATE: MAY 4, 2015

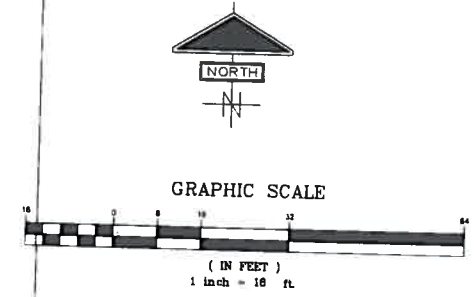
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(925) 866-0132
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LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB680 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN. WATER CALCULATIONS SHALL BE SUPPLIED WITH CONSTRUCTION DOCUMENTS



PRELIMINARY PLANT LIST

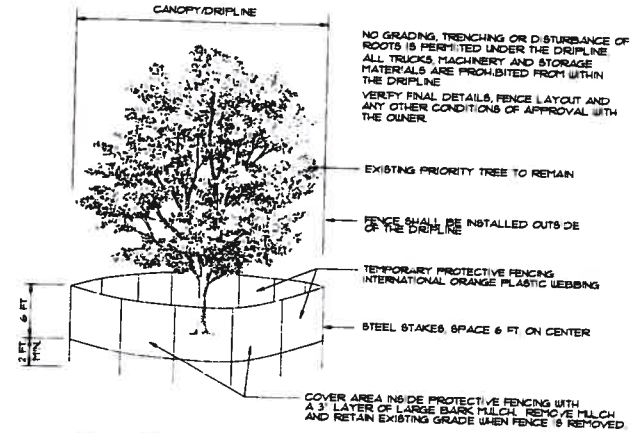
SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
15 GAL	ARCTOSTAPHYLOS 'DR HURD'	TREE MANZANITA	2 / VL
24" BOX	CERCIS 'OKLAHOMA'	REDBUD	3 / LOW
24" BOX	LAGERSTROEMIA HYB. 'ZINI'	MULTI TRUNK GRAPE MYRTLE	3 / LOW
24" BOX	QUERCUS AGRIFOLIA	COAST LIVE OAK	2 / VL
5 GAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	3 / LOW
5 GAL	CEONOTHUS 'CONCHA'	WILD LILAC	3 / LOW
1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	3 / LOW
1 GAL	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	3 / LOW
1 GAL	IRIS DOUGLASSIANA	COAST IRIS	3 / LOW
5 GAL	FREMONTODENDRON KEN TAYLOR	FLANNEL BUSH	2 / VL
5 GAL	LAVANDULA X 'GROSSO'	LAVENDER	3 / LOW
5 GAL	MYRTUS C. COMPACTA	DWARF MYRTLE	3 / LOW
1 GAL	MULLENBERGIA RIGENS	DEER GRASS	2 / VL
5 GAL	TEUCRIUM FRUITICANS 'AZURE'	GERMANDER	3 / LOW
5 GAL	RHAMNUS CALIFORNICA	COFFEE BERRY	3 / LOW
5 GAL	SALVIA HYB. 'HEATWAVE SERIES'	FLOWERING SAGE	3 / LOW
1 GAL	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	3 / LOW
1 GAL	ROSMARINUS O. 'PROSTRATA'	ROSEMARY	3 / LOW

GROUND COVER
 1 GAL ARCTOSTAPHYLOS 'EMERALD CARPET' MANZANITA 3 / LOW
 1 GAL ROSMARINUS O. 'PROSTRATA' ROSEMARY 3 / LOW

BARK MULCH - UNDER EXISTING PROTECTED TREES



DAVIS CONCRETE COLOR 16107B SIERRA OR APPROVED EQUAL



PROTECTIVE TREE FENCING DETAIL

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, HIGH NOZZLES AND DRIFT WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH TOP DRESSING.

50% OF TREES SHALL BE INSTALLED AT A MINIMUM OF 24" BOX SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL SIZE EXCEPT ACCENT AND GROUND COVER SHRUBS.

BAY FRIENDLY LANDSCAPE PRACTICES SHALL BE INCORPORATED INTO LANDSCAPE AND IRRIGATION PLANS.

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BORRECCO/KILIAN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1241 Pine Street
 Marina del Rey, CA 90405
 Phone: 310/372-5308
 Fax: 310/372-5308



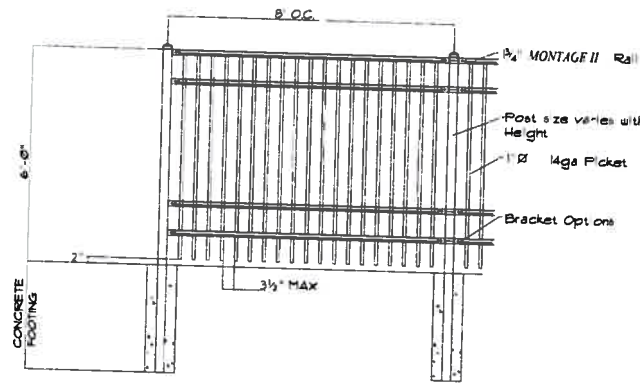
NO.	DATE	DESCRIPTION

2529 YOLANDA COURT
PLEASANTON, CA

DATE: 2/18/15
 DRAWN BY: KCFE
 THIS PLAN IS:
 CONCEPT

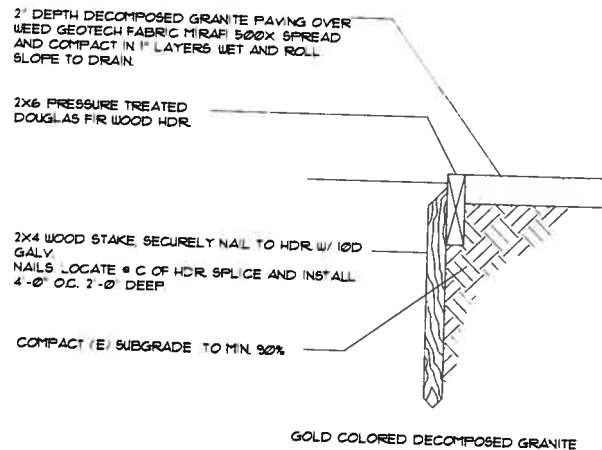
CONCEPTUAL LANDSCAPE PLAN

44, Title Cotton, Yolanda II, Yolanda II, CLP2.dwg, Mar. 08, 2015 - 11:31am, Administrator

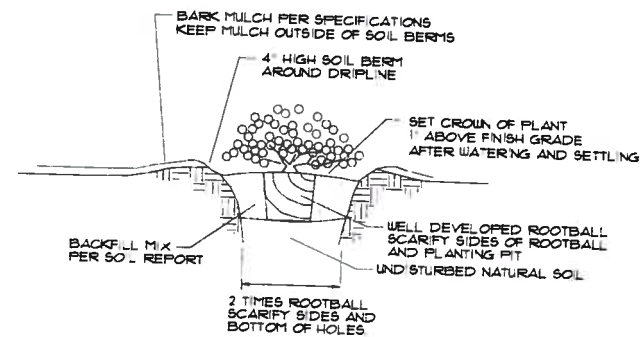


6' MONTAGE II FENCE
 COLOR: BLACK
 AVAILABLE FROM AMERISTAR FENCE PRODUCTS
 www.ameristarfence.com PHONE: 800-331-8724
 OR APPROVED EQUAL

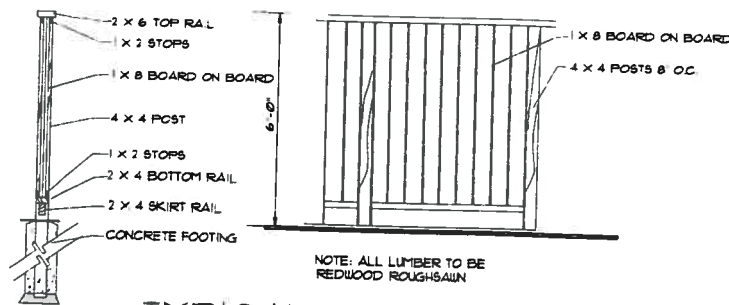
METAL OPEN VIEW FENCE



DECOMPOSED GRANITE

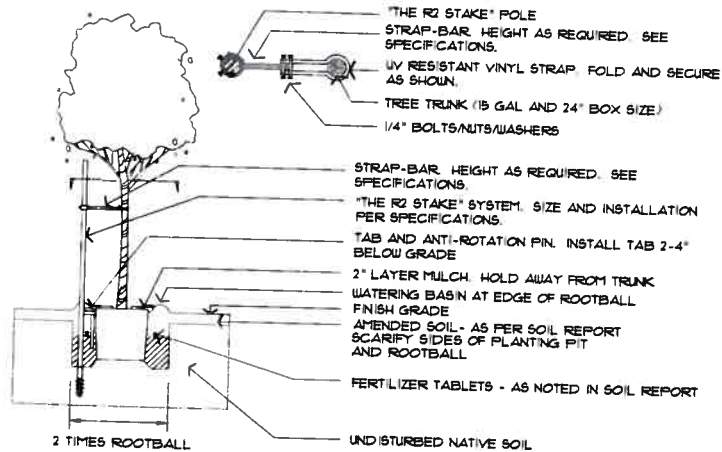


SHRUB PLANTING DETAIL



TYPICAL WOOD FENCE

NOTE: ALL LUMBER TO BE REDWOOD ROUGHSAWN



NOTES:
 TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.
 INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

TREE PLANTING AND STAKING DETAIL

CONTACT J. R. PARTNERS @ (888) 333-3090 FOR 'TREE STAKES'

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO DETERMINE EXISTING CONDITIONS. ADDITIONAL COMPENSATION RESULTING FROM ALLEGED IGNORANCE OF LOCAL AND/OR EXISTING CONDITIONS AND THEIR EFFECT UPON THE COST OF THE WORK WILL NOT BE SUBSEQUENTLY APPROVED.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE GENERAL CONTRACTOR THAT THE PRELIMINARY GRADING AS SHOWN ON THE CIVIL ENGINEER'S DRAWING HAS BEEN COMPLETED AND THAT ALL CONCRETE, ASPHALT, LARGE ROCKS, BASE ROCK MATERIAL AND ANY OTHER DEBRIS HAS BEEN REMOVED FROM ALL LANDSCAPE PLANTER AREAS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THE VERIFICATION TO BK&A PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING OF ALL PLANTING AREAS. FINISH GRADE SHALL BE SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. SLOPE TO DRAIN ADJACENT PAVING, CURB, SIDEWALK AND HEADERBOARD. FINISH GRADE SHALL BE TWO INCHES (2") BELOW PLANTER. THE ADDITION OF BARK MULCH OR LAWN SHALL RAISE ALL PLANTER AREAS LEVEL WITH ADJACENT SIDEWALKS AND OTHER PEDESTRIAN AREAS.

AS PART OF THIS WORK, THE LANDSCAPE CONTRACTOR SHALL HIRE A SOIL & PLANT LABORATORY TO TAKE SAMPLES AND PROVIDE A SOILS TEST AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION FOR EACH OF THE FOLLOWING LANDSCAPE AREAS:
 TREE, SHRUB AND GROUND COVER PLANTING AREAS
 LAWN AREAS

TEST SHALL BE COMPLETED AFTER THE SITE IS GRADED AND PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE COPIES OF THE SOIL TEST TO BK&A AND THE OWNER'S REPRESENTATIVE PRIOR TO AMENDING THE SOIL.

UNLESS MODIFIED OTHERWISE BY THE SOIL REPORT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE PLACE AND GRADE SANDY LOAM TOPSOIL FOR ALL PLANTING AREAS REQUIRING BACKFILL AND/OR MOUNDING TO MEET SPECIFIED FINISH GRADES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING. RIP SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL.

FOR BIDDING PURPOSES ONLY CONTRACTOR SHALL INCLUDE A UNIT PRICE PER CUBIC YARD OF TOPSOIL INSTALLED.

FOR ACTUAL CONSTRUCTION, PROVIDE TOPSOIL, SOIL AMENDMENTS PER THE SOIL REPORT, AND PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN DOCUMENTATION ON TOTAL QUANTITY OF TOPSOIL USED.

- THE PLANT LIST IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY TOTAL QUANTITY IN THE FIELD BASED ON THE LANDSCAPE PLANS AND SHALL NOT RELY SOLELY ON THE PLANT LIST. CONTRACTOR SHALL PROVIDE THE NAME OF THE NURSERY FROM WHERE THE PLANTS ARE BEING PURCHASED FROM, AND IF REQUIRED AS PART OF THE BID PACKAGE ARRANGE A TREE INSPECTION AT THE NURSERY WITH THE OWNER'S REPRESENTATIVE. A THREE (3) DAY ADVANCED NOTICE IS REQUIRED TO SET UP THE INSPECTION.
- ANY TREE PLANTED CLOSER THAN SIX FT. (6') TO ANY HARDSCAPE SURFACE OR FOUNDATION SHALL HAVE A ROOT BARRIER INSTALLED. ROOT BARRIER SHALL BE A CONTINUOUS BARRIER 18 INCHES DEEP PLASTIC ROLL WITH RAISED RIBS FACING PLANTER AREA. ROOT BARRIERS SHALL BE INSTALLED AT THE BACK OF SIDEWALK, ALONG CURB OR OTHER HARDSCAPE IN TRENCH AT BLIGHT ANGLE. INSTALL ROOT BARRIER ALONG SIDE OF HARDSCAPE AREA ONLY, FOR A DISTANCE OF 3 FT. TO BOTH SIDES OF TREE TRUNK.
- PERCOLATION TEST - CONTRACTOR SHALL PERFORM A PERCOLATION TEST ON TWO (2) RANDOMLY SELECTED TREE PITS AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE IN THE FIELD THEIR DRAINAGE PERFORMANCE. LOCATION OF PITS SHALL BE DOCUMENTED ON THE RECORD DRAWINGS AND RETURNED TO THE OWNER FOR THEIR RECORD. IF WATER LEVEL IN TREE PITS DROPS LESS THAN 6" WITHIN A 6 HOUR PERIOD, CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION PRIOR TO CONTINUING WORK.
- DO NOT INSTALL ANY PLANT IN A SWALE OR IN SUCH A MANNER WHICH WILL INTERFERE WITH DRAINAGE.
- ALL PLANTED SLOPES 2:1 AND GREATER SHALL HAVE EROSION CONTROL NETTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- BARK MULCH - ALL AREAS (EXCEPT LAWN) SHALL RECEIVE A THREE INCH (3") LAYER OF BARK MULCH, 1/2" TO 3/4" SIZE. KEEP ALL MULCH 6 INCHES AWAY FROM THE TRUNK OF PLANTS. SUBMIT SAMPLE OF BARK MULCH FOR APPROVAL PRIOR TO DELIVERY TO PROJECT. NO 'GORILLA HAIR' OR SHREDDED MULCH ALLOWED.
- THE CONTRACTOR SHALL SECURE ALL VINES TO WALLS / FENCES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENER TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PLANTING.

NOTE:
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 LANDSCAPE ARCHITECTS
 1241 Pine Street
 Manteca, California 94553
 Phone: 925/972-5306
 Fax: 925/972-5308



DATE	DESCRIPTION

2529 YOLANDA COURT
 PLEASANTON, CA

SHEET NUMBER: L-2
 DATE: 5/20/15
 DRAWN BY: JCF
 TITLE OF DRAWING: CONCEPT



NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

Planning Scoresheet

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a 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: Community (3), Energy (22), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

Points Targeted: **56.0**

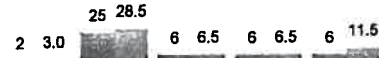
Certification Level: **Certified**

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. Build It Green is not a code enforcement agency.

■ Minimum Points
■ Targeted Points

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

Single Family New Home v. 6.0.2



Yolanda II

Measures

Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
4		1	1	1	1	
0				1		
0				2		
0				2		
0				1		
0				1		
0		1				
1			1			
0					1	
1					1	
0					1	
0	1					
0					3	
0				1		
0			2			
0				2		
0			1			
0				1		
0				1		
1					1	
1					1	

Yolanda II

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	2					3
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	0					2
Yes	C5. Trees to Moderate Building Temperature	0	1	1			1
Yes	C6. High-Efficiency Irrigation System	0					2
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2
No	C8. Rainwater Harvesting System	0					3
No	C9. Recycled Wastewater Irrigation System	0					1
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2
≤0.65 ETo	C11. Landscape Meets Water Budget	0					2
	C12. Environmentally Preferable Materials for Site						
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1	
No	C13. Reduced Light Pollution	0	1				
No	C14. Large Stature Tree(s)	0	1				
No	C15. Third Party Landscape Program Certification	0					1
No	C16. Maintenance Contract with Certified Professional	0					1
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies	0				1	
	D3. Engineered Lumber						
No	D3.1 Engineered Beams and Headers	0				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1	
No	D3.3 Engineered Lumber for Roof Rafters	0				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
No	D3.5 OSB for Subfloor	0				0.5	
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5	
No	D4. Insulated Headers	0		1			
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6	
No	D5.2 Panel Products	0				3	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
Yes	D7. Energy Heels on Roof Trusses	1		1			

Yolanda II

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	D8. Overhangs and Gutters	0		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	0			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1	
No	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0			1	1	
No	E1. Environmentally Preferable Decking	0				1	
No	E2. Flashing Installation Third-Party Verified	0				2	
No	E3. Rain Screen Wall System	0				2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
No	E6. Vegetated Roof	0	2	2			
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
No	F1.1 Walls and Floors	0				1	
No	F1.2 Ceilings	0				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
No	F2.1 Walls and Floors	0			1		
No	F2.2 Ceilings	0			1		
	F3. Insulation That Does Not Contain Fire Retardants						
No	F3.1 Cavity Walls and Floors	0			1		
No	F3.2 Ceilings	0			1		
No	F3.3 Interior and Exterior	0			1		
	G1. Efficient Distribution of Domestic Hot Water						
No	G1.1 Insulated Hot Water Pipes	0		1			
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0				1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2	
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets	1				1	
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1				1	
No	G3. Pre-Plumbing for Graywater System	0				1	
No	G4. Operational Graywater System	0				3	
	H1. Sealed Combustion Units						
No	H1.1 Sealed Combustion Furnace	0			1		
No	H1.2 Sealed Combustion Water Heater	0			2		
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1		
	H3. Effective Ductwork						
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1			
No	H3.2 Pressure Balance the Ductwork System	0		1			

Yolanda II

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
No	H5. Advanced Practices for Cooling H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			1		
No	H6.3 Outdoor Air Ducted to Bedroom and Living Areas	0			2		
	H7. Effective Range Hood Design and Installation						
No	H7.1 Effective Range Hood Ducting and Design	0			1		
No	H7.2 Automatic Range Hood Control	0			1		
Yes	H8. No Fireplace or Sealed Gas Fireplace	1			1		
Yes	H9. Humidity Control Systems	1			1		
No	H10. Register Design Per ACCA Manual T	0		1			
No	H11. High Efficiency HVAC Filter (MERV 8+)	0			1		
No	I1. Pre-Plumbing for Solar Water Heating	0		1			
Yes	I2. Preparation for Future Photovoltaic Installation	1		1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
	I4. Net Zero Energy Home						
No	I4.1 Near Zero Energy Home	0		2			
No	I4.2 Net Zero Electric	0		4			
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
No	J2. Supply and Return Air Flow Testing	0		1	1		
No	J3. Mechanical Ventilation Testing and Low Leakage	0			1		
No	J4. Combustion Appliance Safety Testing	0			1		
	J5. Building Performance Exceeds Title 24 Part 6						
10.02%	J5.1 Home Outperforms Title 24 Part 6	25.0497		60			
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification	0			1		
TBD	J10. Blower Door Testing				2		
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
No	K1.1 Individual Entryways	0			1		
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		

Yolanda II

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2	
No	K4.2 Interior Trim	0				2	
No	K4.3 Shelving	0				2	
No	K4.4 Doors	0				2	
No	K4.5 Countertops	0				1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1		
No	K5.2 Cabinets and Countertops	0			2		
No	K5.3 Interior Trim and Shelving	0			2		
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2		
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1		
L1. Environmentally Preferable Flooring		0				3	
No	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	0			3		
No	L3. Durable Flooring	0				1	
No	L4. Thermal Mass Flooring	0		1			
M1. ENERGY STAR® Dishwasher		1					1
No	M2. CEE-Rated Clothes Washer	0		1			2
No	M3. Size-Efficient ENERGY STAR Refrigerator	0		2			
M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
M5. Lighting Efficiency							
No	M5.1 High-Efficacy Lighting	0		2			
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
N1. Smart Development							
No	N1.1 Infill Site	0	1			1	
No	N1.2 Designated Brownfield Site	0	1		1		
No	N1.3 Conserve Resources by Increasing Density	0		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
No	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	0	2				
N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
No	N3.3 Traffic Calming Strategies	0	2				
N4. Outdoor Gathering Places							
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1				
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				

Yolanda II

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
No	N5.4 Social Gathering Space	0	1				
N6. Passive Solar Design							
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0		0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	2		0.5	0.5	0.5	0.5
No	O5. Home System Monitors	0		1			1
O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2				
No	O6.2 Green Building Signage	0		0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
TBD	Enter Innovation 1 description here. Enter up to four points at right.						
TBD	Enter Innovation 2 description here. Enter up to four points at right.						
TBD	Enter Innovation 3 description here. Enter up to four points at right.						
TBD	Enter Innovation 4 description here. Enter up to four points at right.						
Summary							
Total Available Points in Specific Categories		342	26	131	54	83	48
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		56.0	3.0	28.5	6.5	6.5	11.5