

PROJECT DATA:

ZONE: R-0
TYPE OF CONSTRUCTION: V-B
APN: 213-29-053
ADDRESS: 825 TAMARACK LANE, SUNNYVALE, CA
94086-8326
LOT: 102 of Assessor's Parcel Map Book 213, Page 29,
Tract # 1458, Western Terrace Un. # 2, 57-M-52.
LOT AREA: 5529 SQ.FT
EXISTING USE: ONE STORY, SFD
EXISTING LOT COVERAGE: 1 374 SQ.FT. (25%)
PROPOSED LOT COVERAGE: 1 942 SQ.FT. (35%)
PROPOSED USE: SINGLE FAMILY MULTI-STORY
BUILDING MAX HEIGHT: 28' ABOVE TOP OF THE
CURB VERIFY AND REFER TO LAW
(Sunnyvale Ordinance: no building or structure shall
exceed 30 feet in height as measured from the top of
curb)

SCOPE OF WORK:

- Demolish existing house and garage
- Proposed a single family two story house

AREA CALCULATIONS:

DESCRIPTION		SQFT			
FIRST FLOOR	LIVING AREA		1542		
FIRST FLOOR	GARAGE		400		
SECOND FLOOR	LIVING AREA		1175		
TOTAL			3117		
DESCRIPTION	LOT AREA SQFT	ALLOWABLE PERCENTAGE	ALLOWABLE SQFT	ACTUAL SQFT	ACTUAL PERCENTAGE
BUILDING AREA	5529	NO MAX*	NO MAX*	3117	56.4%
LOT COVERAGE	5529	40%	2211.6	1942	35%

SETBACKS:

	REQUIRED		PROPOSED	
	1ST FLOOR	2ND FLOOR	1ST FLOOR	2ND FLOOR
LEFT	5'	8'	5'	8'4"
RIGHT	5.86'	8.86'	8'9"	18'9"
FRONT	20'	25'	20'	25'6"
REAR	20'	20'	20'1"	20'1"

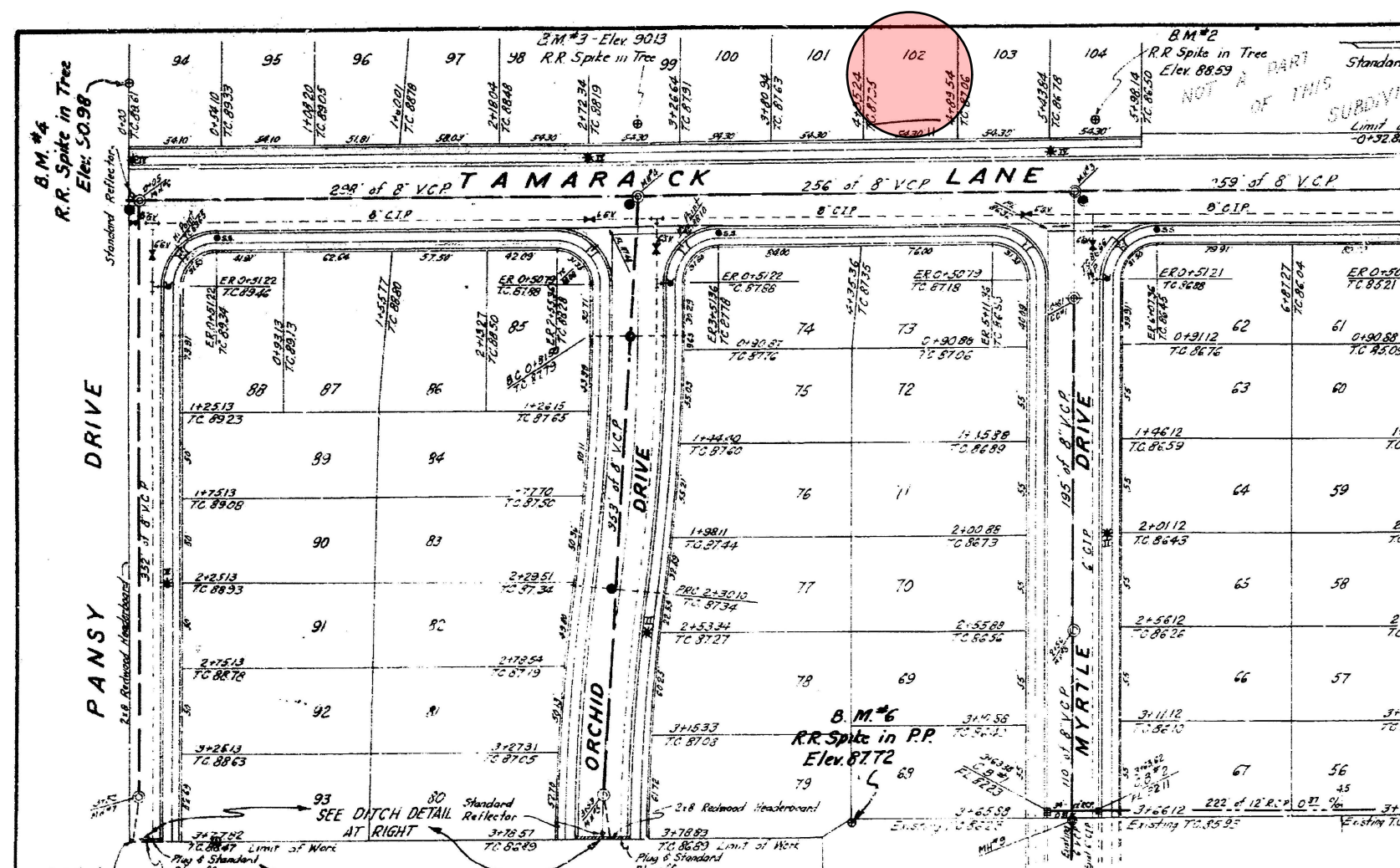
CODE EDITIONS:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ADMINISTRATIVE CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS
CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE
CODE
2013 TITLE 24, PART 6, CALIFORNIA ENERGY CODE
2013 TITLE 24, HANDICAPPED ACCESSIBILITY
REGULATIONS
SUNNYVALE MUNICIPAL CODE (SMC)
TITLE 19, CALIFORNIA CODE OF REGULATIONS
SUNNYVALE FIRE PREVENTION
PROCEDURES/REQUIREMENTS

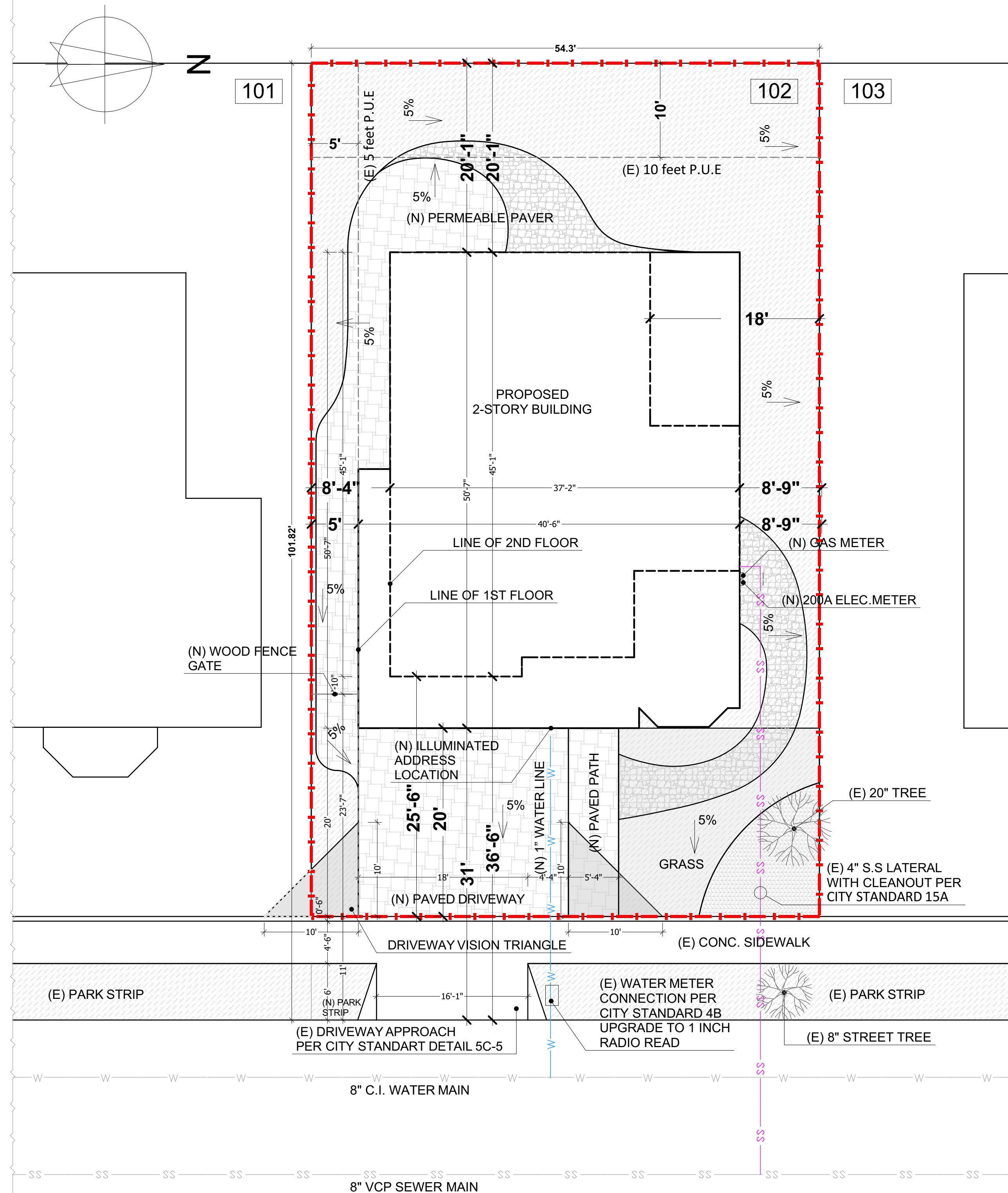
GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 CRC CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
5. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.
8. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE OWNER AND THE ENGINEER OF RECORD.
10. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
11. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
12. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

14. VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE ENGINEER OF RECORD.
15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.
16. PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED.
17. A PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
18. A BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO ROOF NAIL INSPECTION.
19. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2013 CMC 303.1 AND 2013 CPC 309.4)





VICINITY MAP



SHEET INDEX

1	PROJECT DATA; SITE PLAN; VISION TRIANGLE
2	EXISTING PLANS AND ELEVATIONS
3	PROPOSED FLOOR PLANS
4	PROPOSED ROOF PLANS
5	ARCHITECTURAL ELEVATIONS
6	BUILDING HEIGHT; STREETSCAPE ELEVATION
7	SHADOW STUDY AT 9:00 AM
8	SHADOW STUDY AT 3:00 PM
9	LANDSCAPING AND IRRIGATION SYSTEM
10	GREENPOINT RATED CHECKLIST

LEGEND

-  : PROPERTY LINE
 : PUBLIC UTILITY EASEMENT
 *THE EASEMENTS SHALL BE KEPT OPEN AND
 FREE FROM BUILDINGS AND STRUCTURES
 OF ANY KIND

PROPOSED SITE PLAN

SCALE: 1/8"-1

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MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

PROJECT DATA; SITE PLAN; VISION TRIANGLE

PROJECT:

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JOB NO.:
CAD FILE:

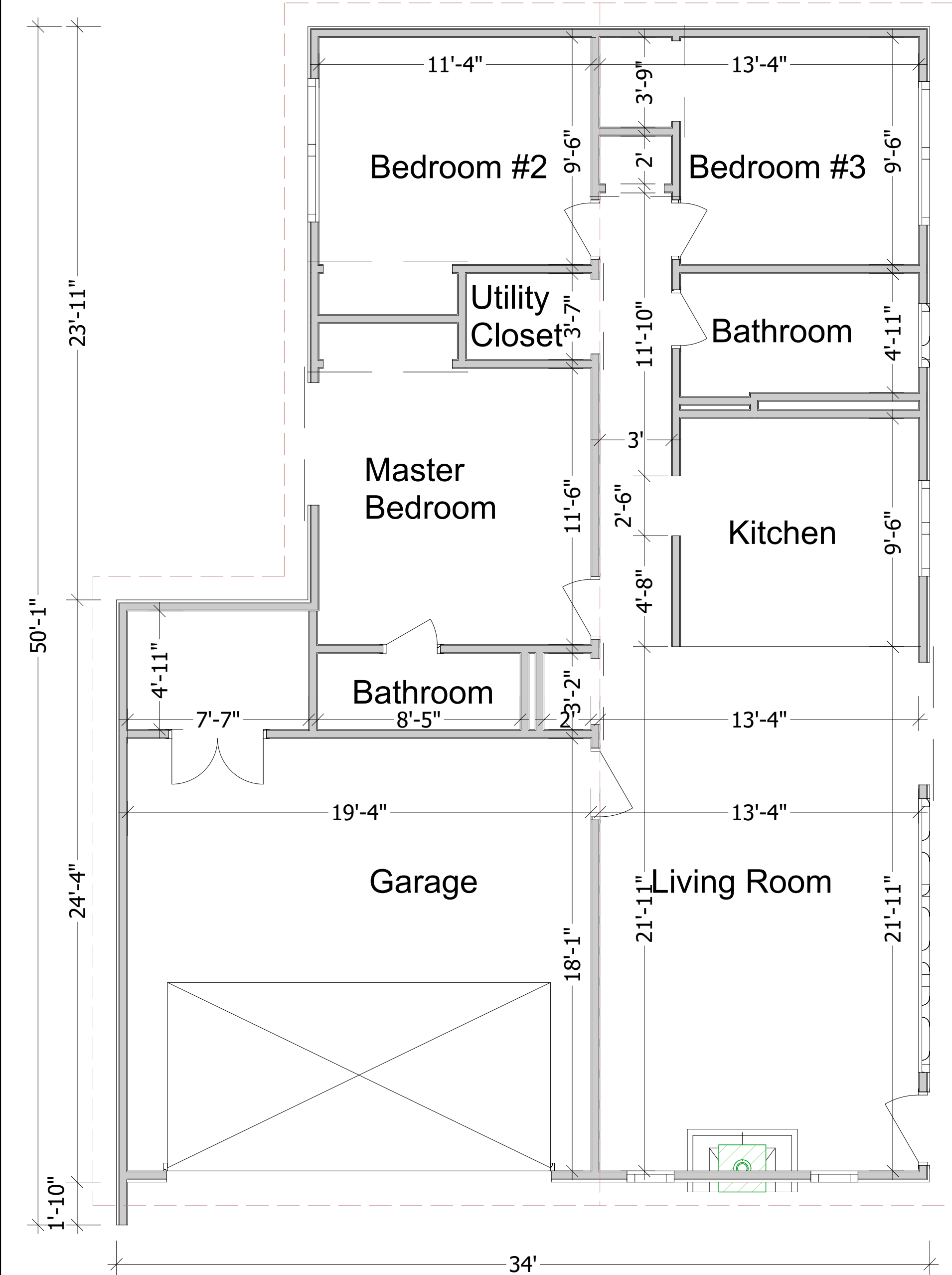
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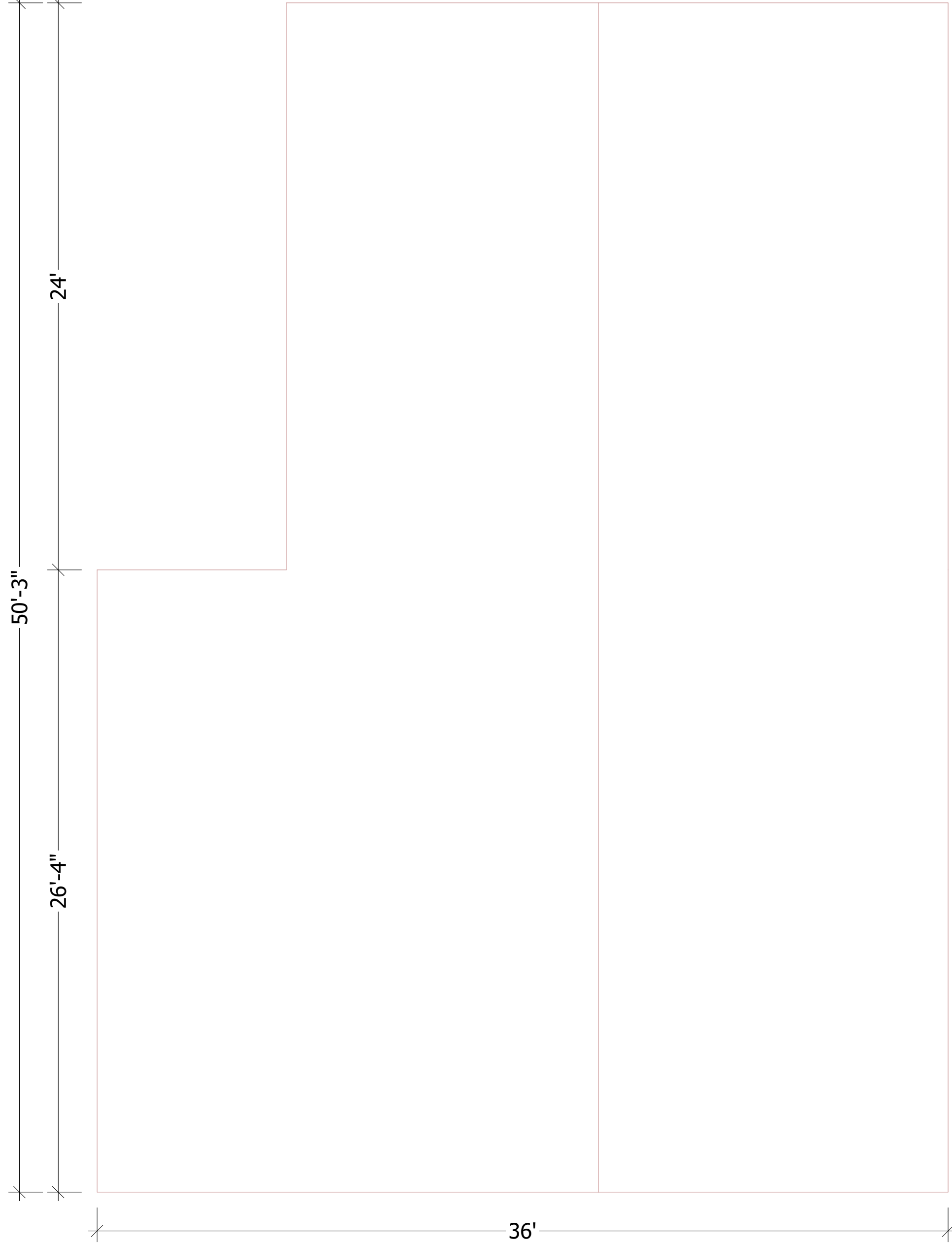
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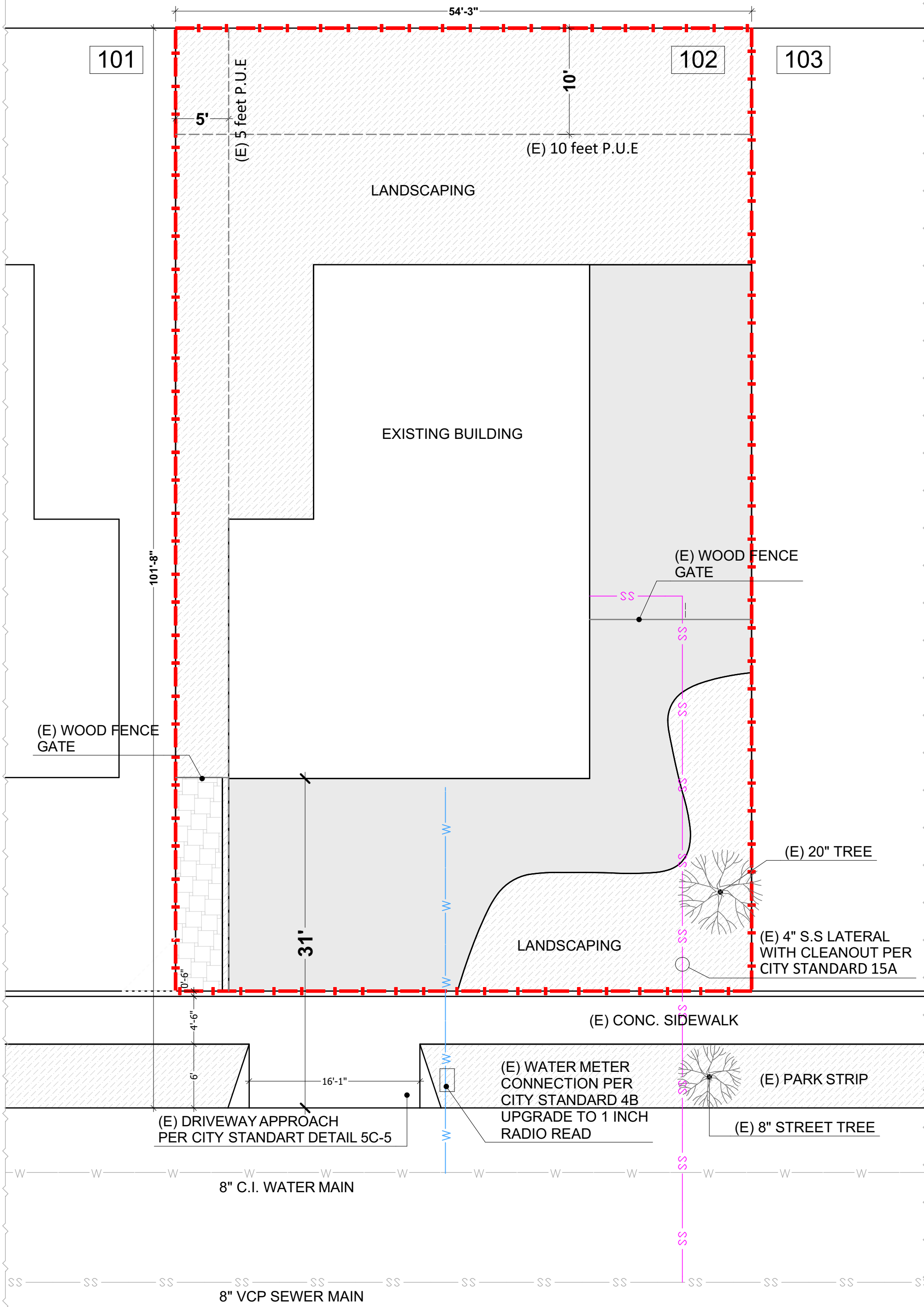
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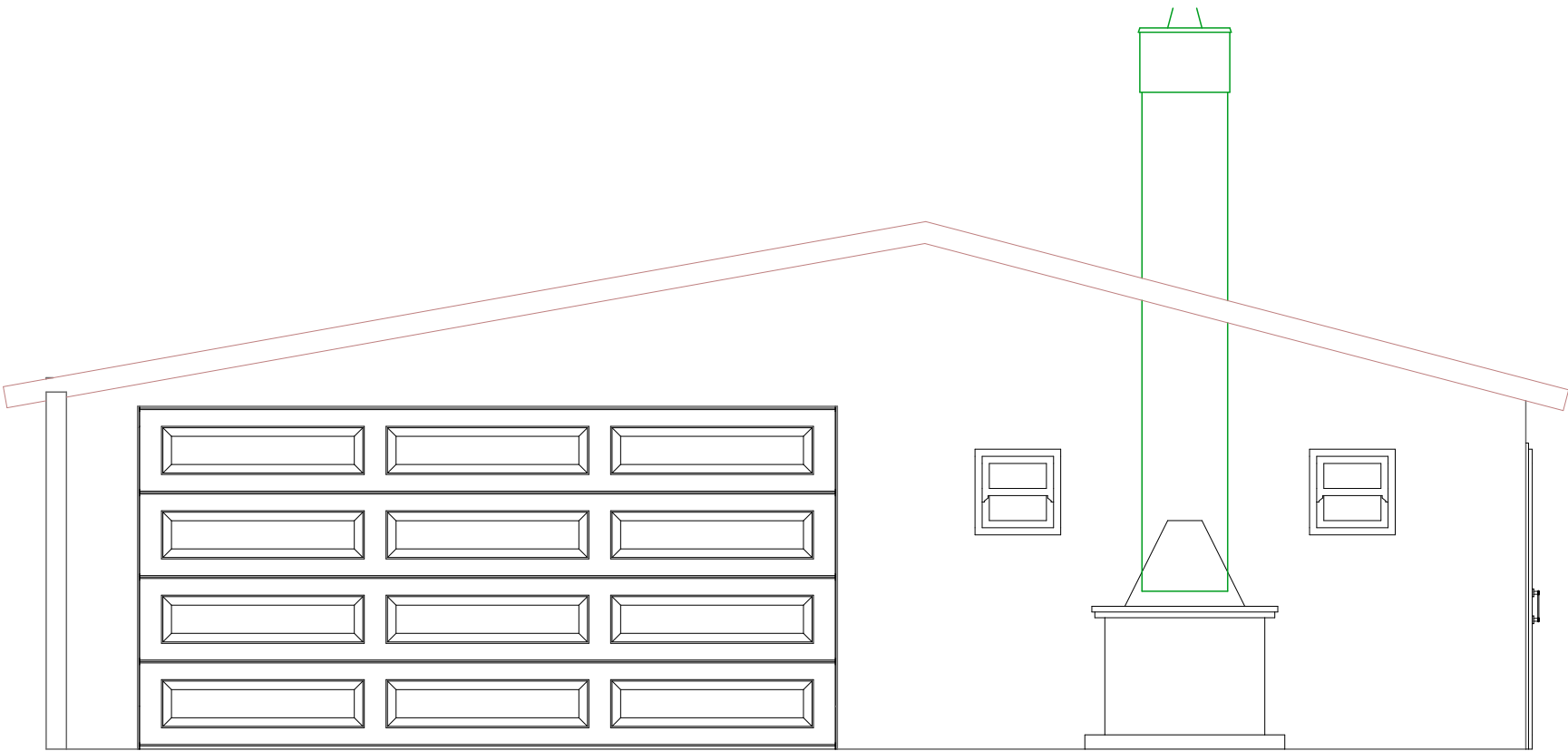
EXISTING FLOORPLAN
SCALE: 1/4"-1'



EXISTING ROOFPLAN
SCALE: 1/4"-1'



EXISTING SITE PLAN
SCALE: 1/8"-1'



EXISTING FRONT ELEVATION
SCALE: 1/4"-1'



EXISTING SIDE ELEVATION
SCALE: 1/4"-1'

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825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

EXISTING PLANS AND ELEVATIONS

PROJECT:

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B.A.

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B.A.

DATE:
06/22/2015

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825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

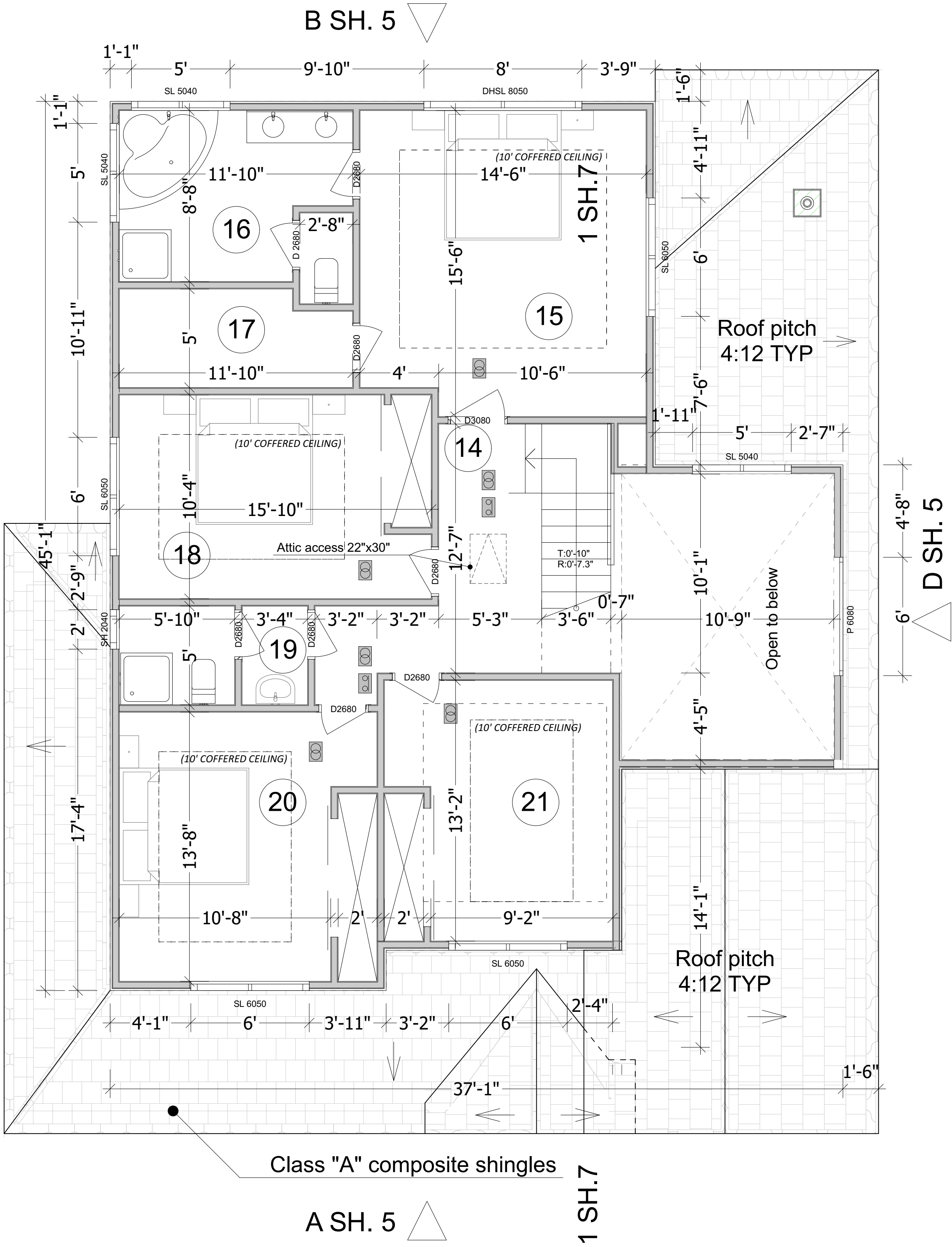
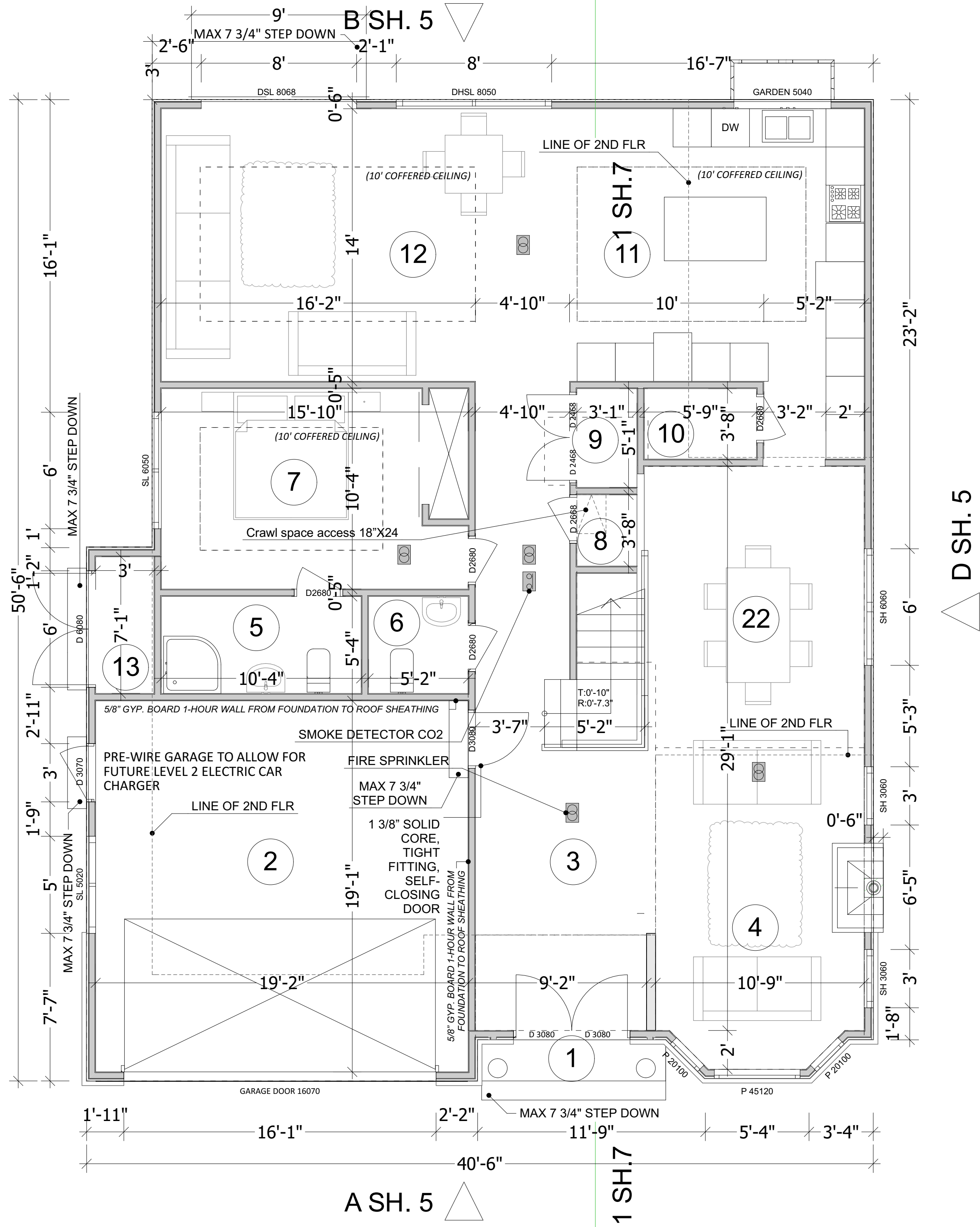
CUSTOM HOME

PROPOSED FLOOR PLANS

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GENERAL NOTES:

- ALL WINDOWS MUST HAVE DUAL GLASS PANE.
- DRYER VENT DUCT SHALL BE 4" (102 MM) WITH A MAXIMUM RUN OF 14' (4267 MM), INCLUDING TWO 90-DEGREE ELBOWS [2013 CMC 504.3.1.2] AND SHALL HAVE A BACK DRAFT DAMPER. [2013 CMC 504.1] DRYER VENTS MUST TERMINATE AT THE EXTERIOR. CLOTHES DRYER EXHAUST DUCTS, SHALL TERMINATE 3' FROM PROPERTY LINES AND 3' FROM ANY OPENINGS INTO THE BUILDING. [2013 CMC 504.5]
- THE WINDOWS AT BEDROOMS SHALL BE EGRESS WINDOWS. THE MINIMUM NET CLEAR OPENABLE AREA OF THE WINDOW SHALL TOTAL 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24 INCHES AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20 INCHES. [2013 CRC SECTION R310]
- A HOSE BIBB WITH ANTI-BACK-FLOW DEVICE IS REQUIRED AT FRONT AND REAR OF THE HOUSE.
- PER TITLE 24 CALCULATIONS, R-38 INSULATION IS REQUIRED IN ATTIC. [2013 CRC SECTION 307.2]
- ALL UNDER-FLOOR CLEANOUTS SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING IF LOCATED MORE THAN 20' FROM THE UNDER-FLOOR ACCESS. [2013 CPC 707.09]
- A NON-REMOVABLE BACKFLOW PREVENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBBS. [2013 CPC 603.5.7]
- THE KITCHEN VENT-A-HOOD SHALL VENT TO THE OUTSIDE OF THE BUILDING, OR PROVIDE OTHER KITCHEN EXHAUST TO COMPLY WITH 2013 ENERGY STANDARD.
- THE EXTERIOR LANDING FOR ALL IN-SWINGING OR SLIDING DOORS SHALL NOT BE MORE THAN 7-3/4" FROM TOP OF THRESHOLD. [2013 CRC SECTION R311.3.2]
- UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. [2013 CMC 916.1(B)]
- THE AIR CONDITIONING REFRIGERANT LINES MUST BE PROTECTED FROM UV DEGRADATION. [2013 CALIFORNIA ENERGY CODE 150M(9)]
- ALL JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED MATERIAL MEETING THE UL181 STANDARD. (CALIFORNIA ENERGY CODE 150M(2D))

BATHROOM NOTES:

- SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- BATH TUB: MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
- ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CPC 2013 SECTION 402.2.1)
- FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITIOUS MATERIAL OR GYPSUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYPSUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
- SHOWER:
 - SHOWER DOORS MUST BE AT LEAST 22" WIDE [2013 CPC 408.5]
 - SHOWERS MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 70" ABOVE THE FLOOR. [2013 CRC SECTION 307.2]
 - GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING. [2013 CRC SECTION 308.4.5]
- THE BATHTUB WASTE OPENING IN THE FLOOR OVER THE CRAWL SPACE SHALL BE PROTECTED BY A METAL COLLAR OR SCREEN NOT EXCEEDING 1/2" OR A SOLID COVER. [2013 CPC 312.12.3]

VENTILATION NOTES:

- A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
- THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-ONE INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
- MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS. (CRC 2013 SECTION R806).
- IF AIR DUCTS WILL BE INSTALLED IN AN UNDER-FLOOR CRAWL SPACE, THEY SHALL NOT PREVENT ACCESS TO THE CRAWL SPACE AND SHALL MAINTAIN A MINIMUM 4" VERTICAL CLEARANCE FROM EARTH. (2013 CMC 604.1 AND 604.2)

WATER HEATER NOTES:

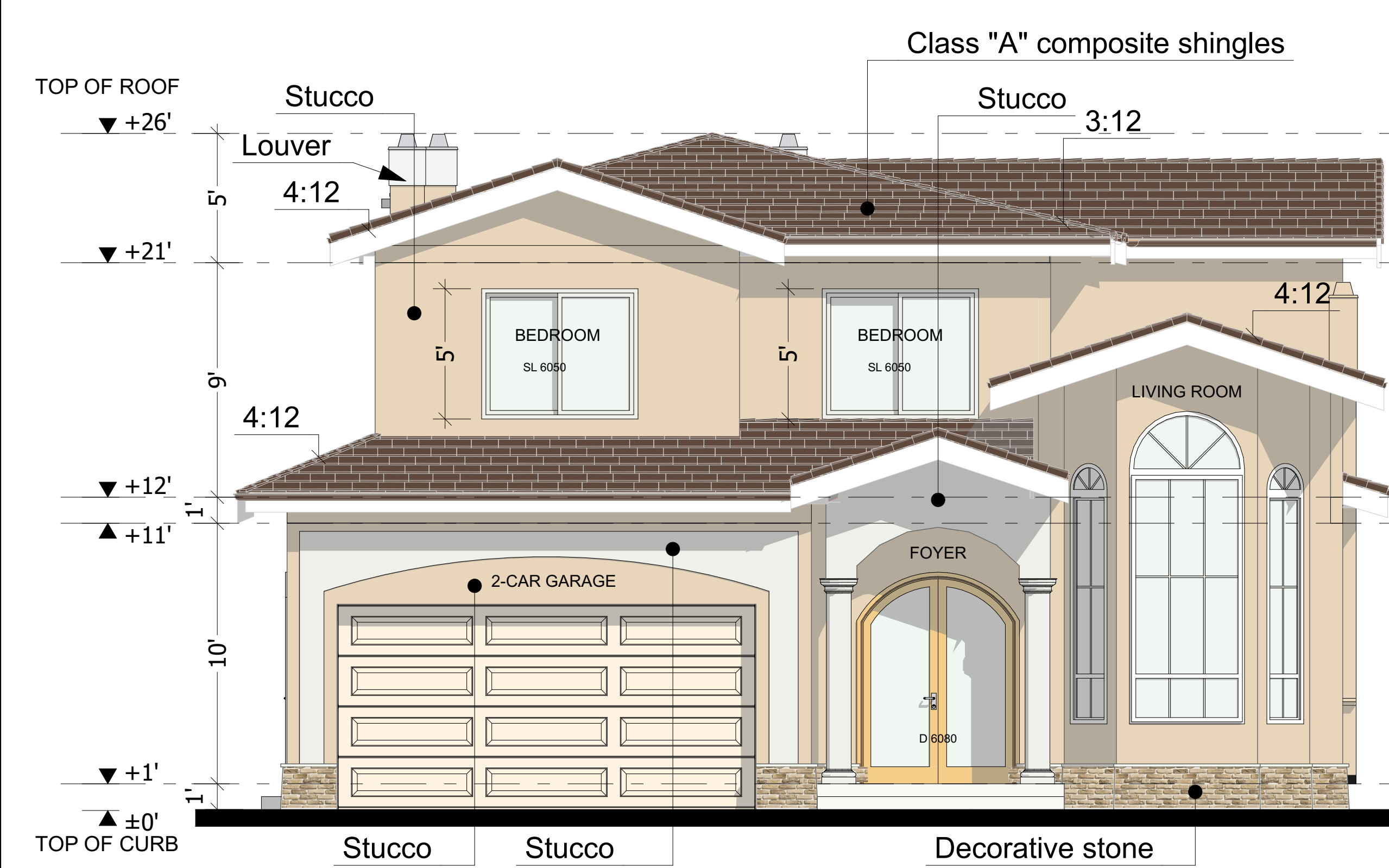
- THE WATER HEATER WILL HAVE TWO SEISMIC STRAPS; ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER UNIT AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP MUST BE LOCATED AT LEAST 4" AWAY FROM THE WATER HEATER CONTROLS. (2013 CPC 507.2)
- THE WATER HEATER PRESSURE/TEMPERATURE (PTT) RELIEF VALVE SHALL BE GALVANIZED STEEL, HARD-DRAWN COPPER, OR CPVC. THE VALVE SHALL BE DRAINED TO THE EXTERIOR OF THE BUILDING, TERMINATE TOWARD THE GROUND MAINTAINING BETWEEN 6" AND 24" OF CLEARANCE FROM THE GROUND, AND POINT DOWNWARD. THE DIAMETER OF THE VALVE OPENING (GENERALLY 3/4") MUST BE MAINTAINED TO THE TERMINATION OF THE DRAIN. [2013 CPC 507.5 AND 608.5]
- THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED. [2013 CALIFORNIA ENERGY CODE SECTION 150 (J)]
- THE HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. [2013 CALIFORNIA ENERGY CODE SECTION 150 (J)]
- ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 12" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2013 CPC 906)
- IF THE WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2013 CPC 608.2)

LEGEND

△ : FIRE SPRINKLER
△ : SMOKE DETECTOR CO2

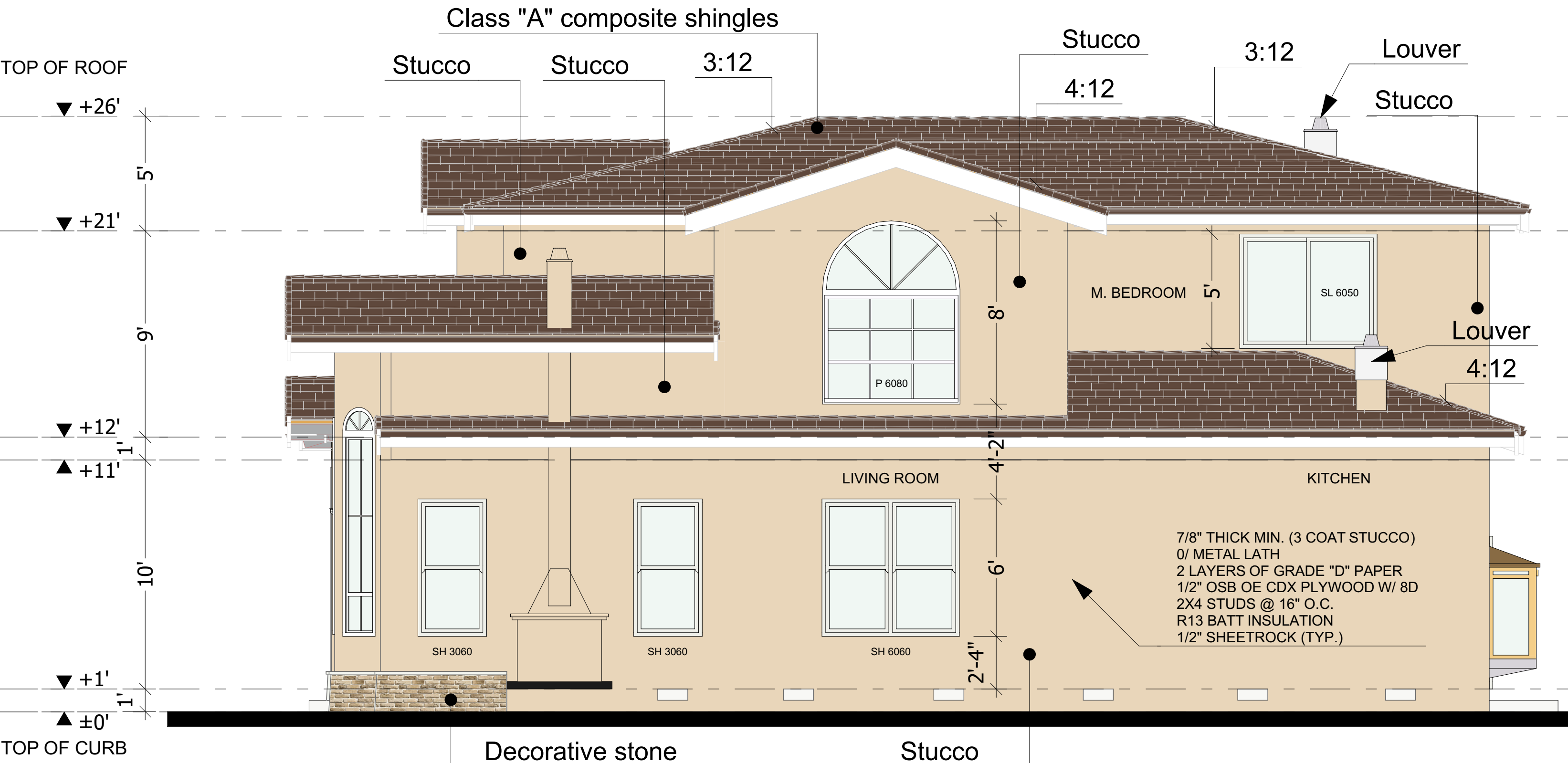
Nº	Name	Nº	Name	Nº	Name
1	Covered porch	8	Closet	15	Master Bedroom
2	2-car garage	9	Laundry	16	Bathroom
3	Foyer	10	Pantry	17	Walk In Closet
4	Living room	11	Kitchen	18	Bedroom
5	Bathroom	12	Family room	19	Bathroom
6	WC	13	Utility room	20	Bedroom
7	Guest room	14	Hallway	21	Bedroom
				22	Formal Dining Room





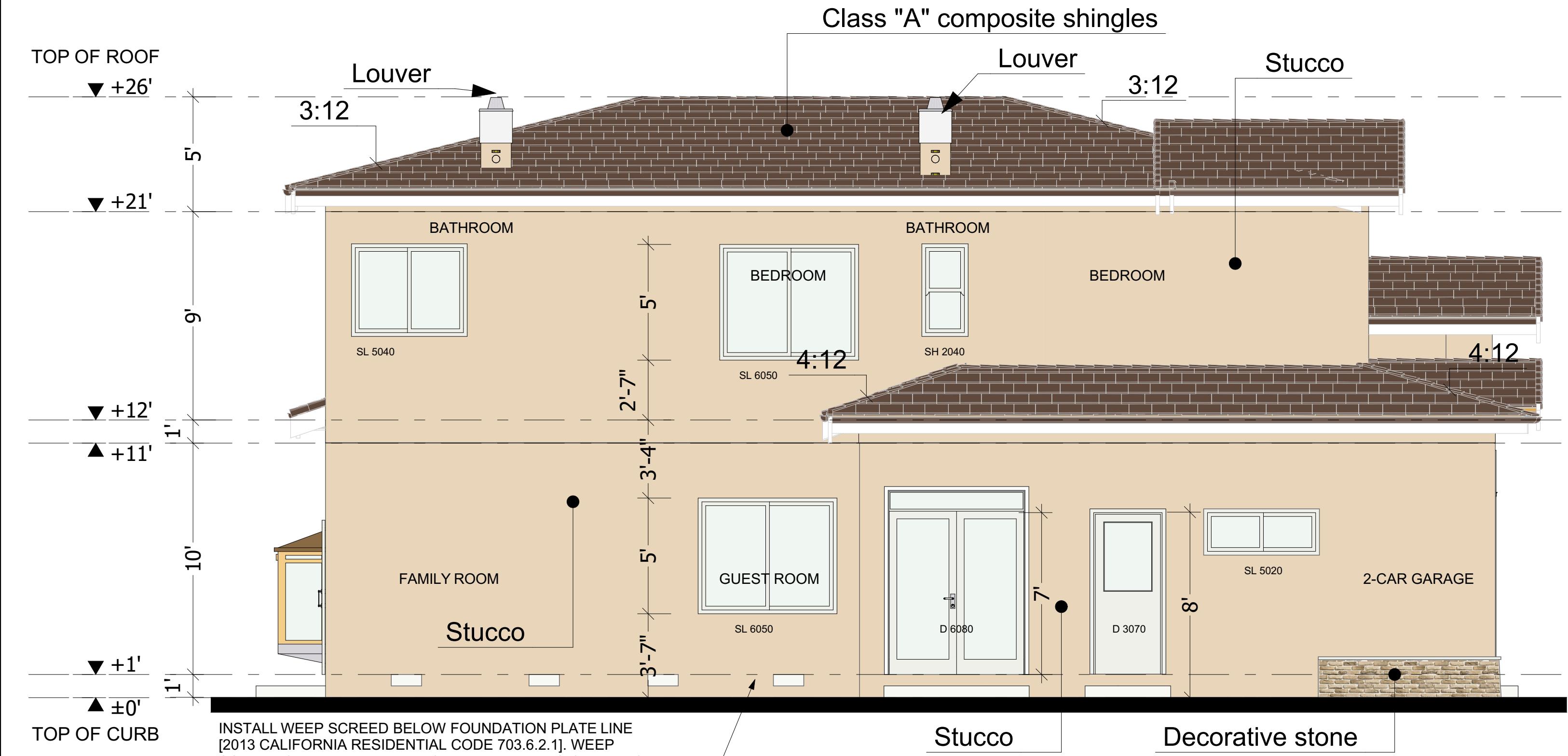
ELEVATION A (FRONT)

SCALE: 1/4"=1'



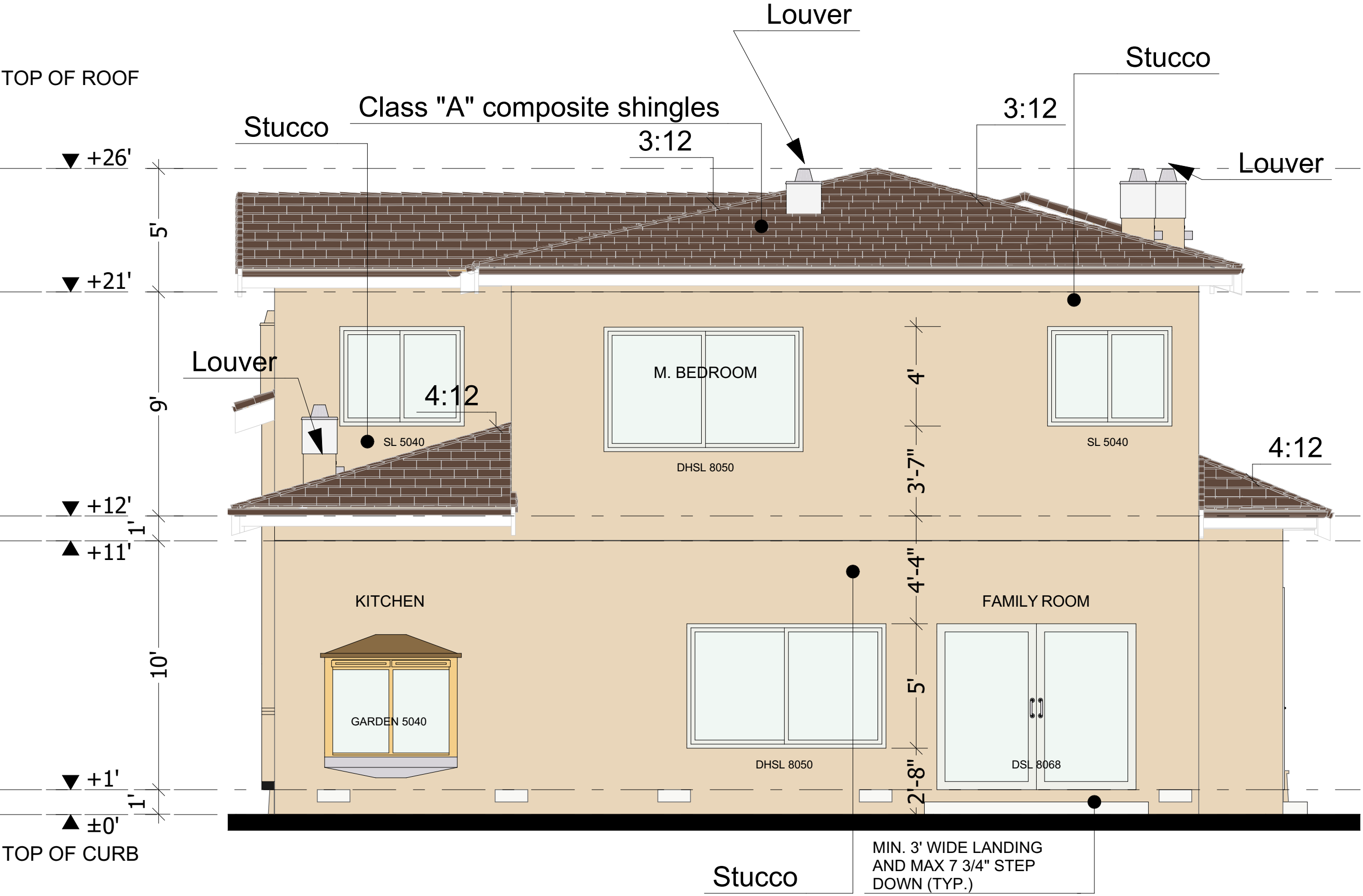
ELEVATION D (RIGHT)

SCALE: 1/4"=1'



ELEVATION C (LEFT)

SCALE: 1/4"=1'



ELEVATION B (REAR)

SCALE: 1/4"=1'

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MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

ARCHITECTURAL ELEVATIONS

PROJECT:

REV

DATE

DESCRIPTION

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JOB NO.:

CAD FILE:

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B.A.

CHK'D BY:

B.A.

DATE:

06/22/2015

SHEET NO.:

5

SCALE:

AS NOTED

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B.A.

APP'D BY:

B.A.

DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

BUILDING HEIGHT: STREETSCAPE
ELEVATION

PROJECT:

REV	DATE	DESCRIPTION
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JOB NO.:
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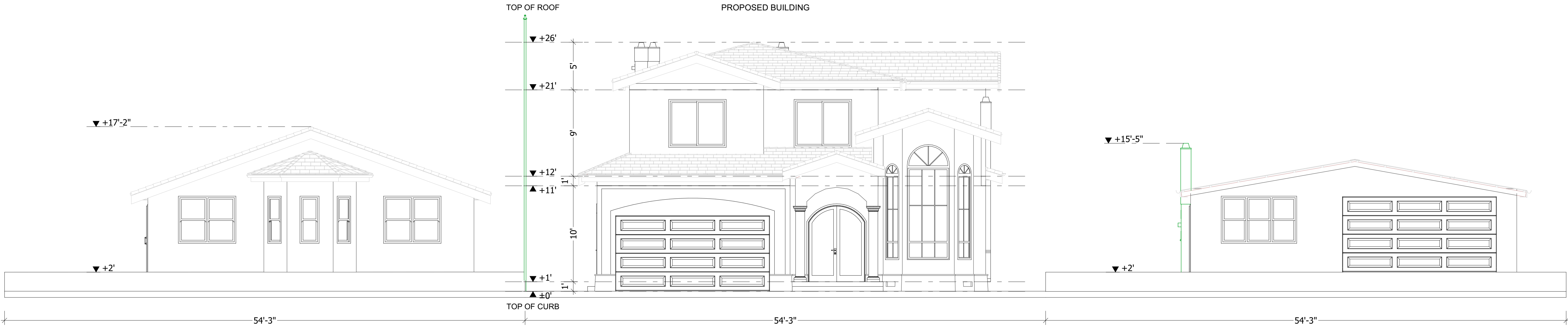
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DATE: 06/22/2015 SCALE: AS NOTED

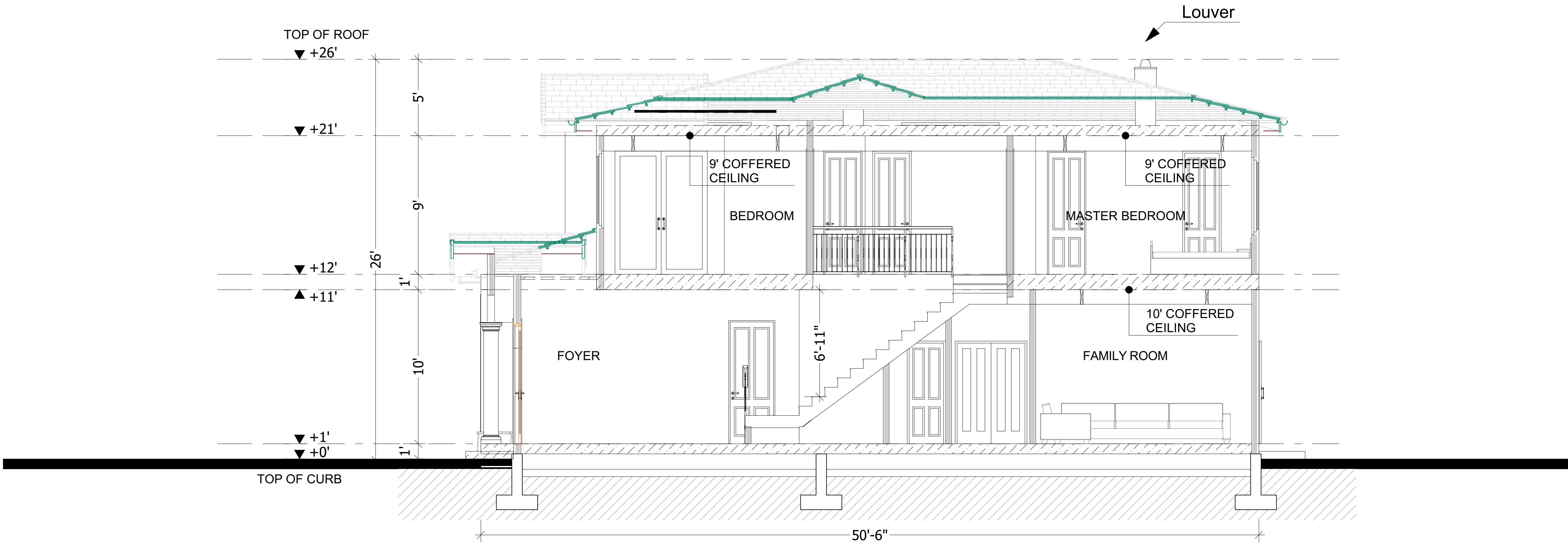
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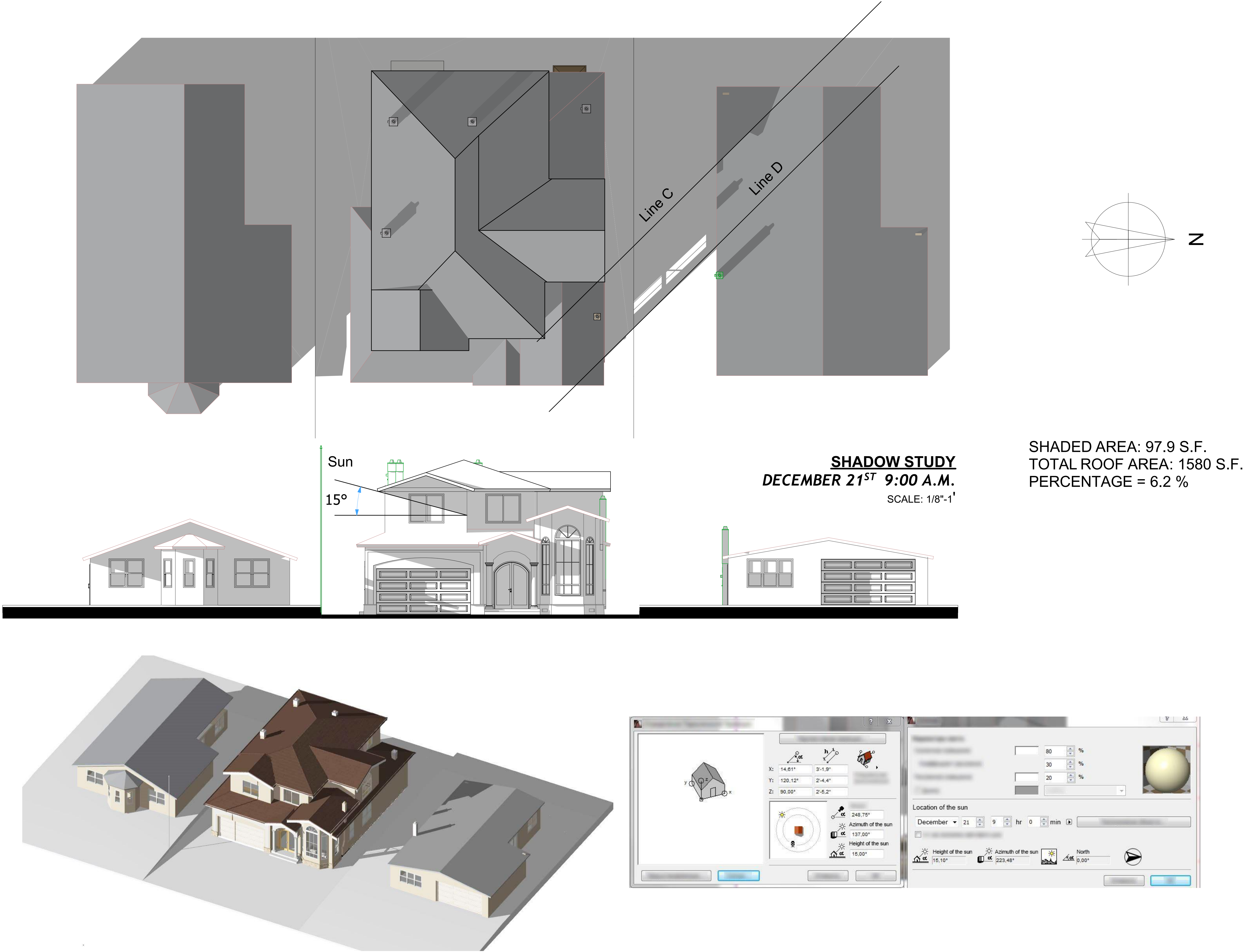
STREETSCAPE ELEVATION

SCALE: 1/64"-1'



SECTION 1

SCALE: 1/4"-1'

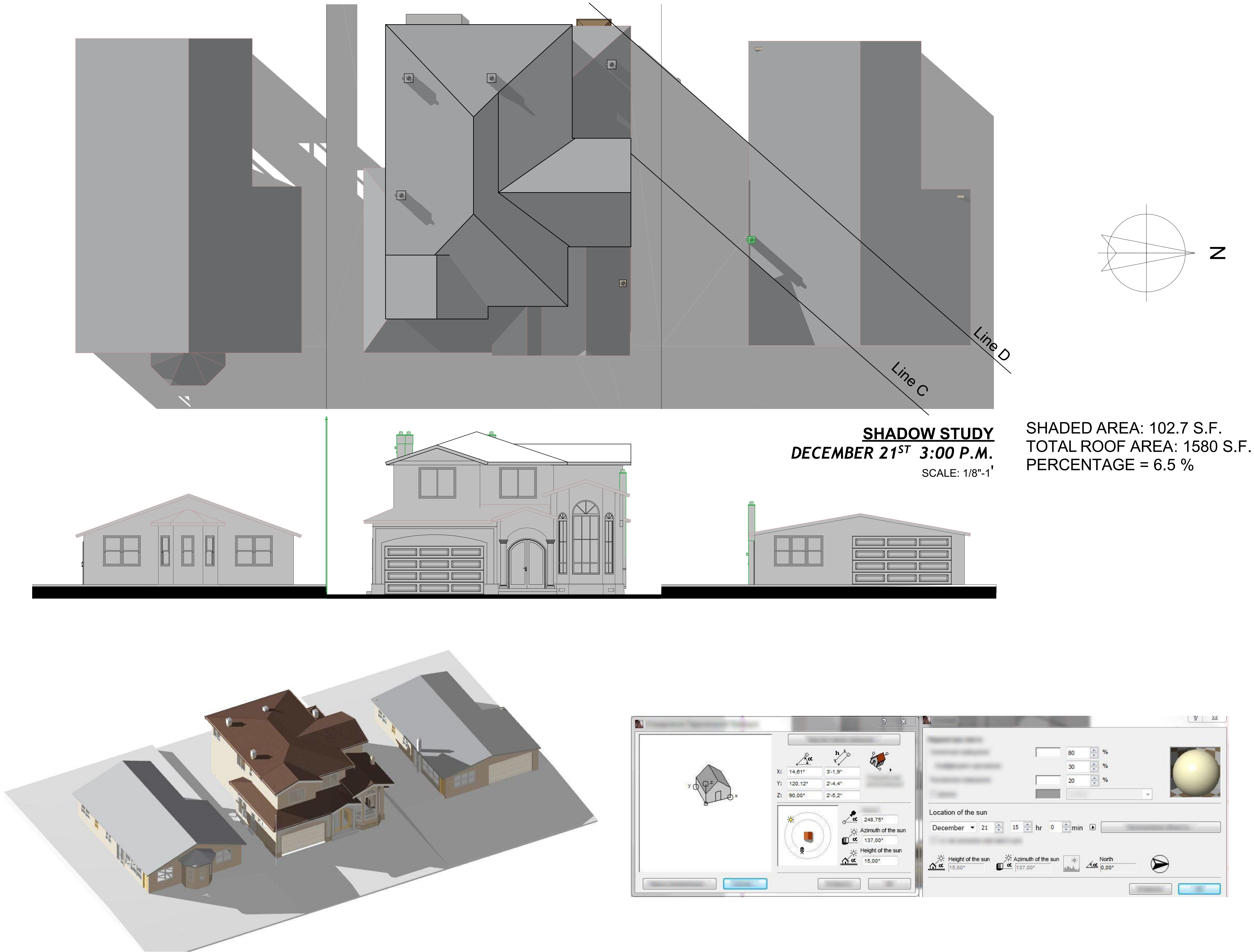


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MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

SHADOW STUDY AT 9:00 AM



DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

SHADOW STUDY AT 3:00 PM

PROJECT:

DRAWING TITLE:

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JOB NO.:	
CAD FILE:	
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DATE: 06/22/2015	SCALE: AS NOTED

SHEET NO:
8

[illegible]

OB NO.:

CAD FILE:

DESIGN'D BY:

S.A.

CHK'D BY:

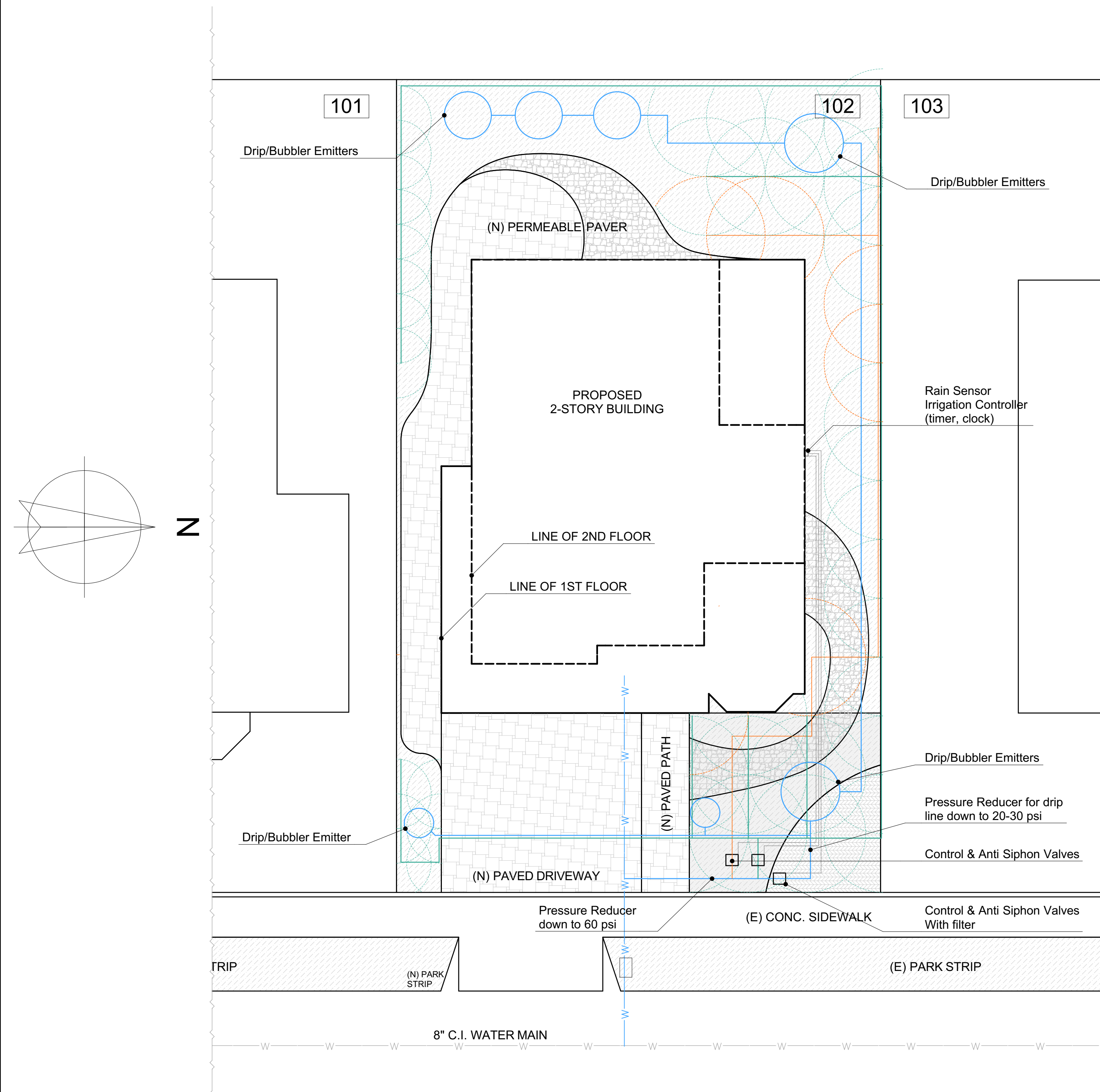
S.A.

DATE: 06/22/2015



6/22/2015

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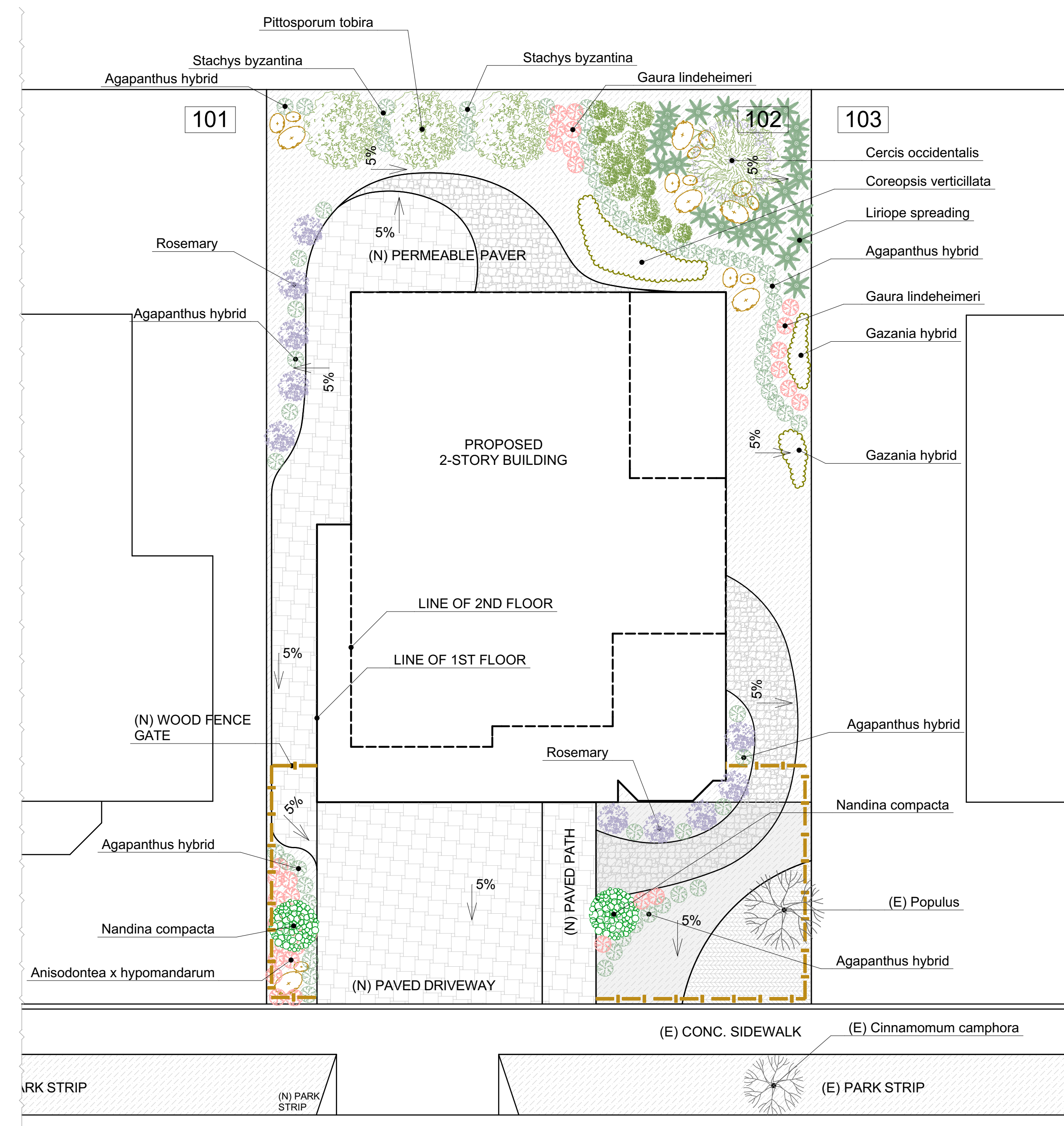
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LEGEND

- : Drip/Bubbler Emitters Line
- : Groundcover Spray Heads Line
- : Sprinkler Heads Line
-  : Trees, Shrubs etc.
-  : Decorative Rock

All required landscaped areas shall be provided with a permanent irrigation system for all uses, except for single-family detached and duplex dwellings. Irrigation systems shall be designed and maintained to prevent water waste (e.g. runoff or overspray). Irrigation controllers shall be capable of multiple programming and incorporate sensors to override the call for water during rain or if the soil is still moist. Irrigation controllers and backflow devices shall be screened from public view. Irrigation shall only occur between 8 p.m. and 10 a.m.



LANDSCAPING AND IRRIGATION SYSTEM

SCALE: 1/8"-1'

Warm-season grass, permeable surface patio, water efficient plants with nearly year-round color, mulch in shrub areas, deciduous trees for summer shade and winter sun, a California native, shrubs attractive to hummingbirds and butterflies. A smaller lawn would make this landscape even more water efficient.

Water Efficiency Design

Landscaping design and plant selection is based on:

Option 1: Turf/lawn is limited to 25% of the landscaped area. Of the non-turf area, at least 80% is planted with native, low water or no water use plants.

Plant Material

Variety - Landscaping includes trees, shrubs, vines, flower, ground covers

Hydrozones

Plants with similar water needs are grouped together



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 (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

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.

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

Single Family New Home Version 6.0.2

PROJECT NAME									
		Points Achieved	Communi	Energy	IAQ/Hea	Resourc	Water		
MEASURES		Possible Points						NOTES	
CALGreen		Yes	CALGreen Res (REQUIRED)						
A. SITE		Yes	4	1	1	1	1		
	TBD	A1. Construction Footprint				1			
		A2. Job Site Construction Waste Diversion							
	TBD	A2.1 65% C&D Waste Diversion(Including Alternative Daily Cover)				2			
	TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)				2			
	TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				1			
	TBD	A3. Recycled Content Base Material				1			
	TBD	A4. Heat Island Effect Reduction (Non-Roof)		1					
	TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out			1				
		A6. Stormwater Control: Prescriptive Path							
	TBD	A6.1 Permeable Paving Material					1		
	TBD	A6.2 Filtration and/or Bio-Retention Features					1		
	TBD	A6.3 Non-Leaching Roofing Materials					1		
	TBD	A6.4 Smart Stormwater Street Design	1						
	TBD	A7. Stormwater Control: Performance Path					3		
B. FOUNDATION									
	TBD	B1. Fly Ash and/or Slag in Concrete				1			
	TBD	B2. Radon-Resistant Construction			2				
	TBD	B3. Foundation Drainage System				2			
	TBD	B4. Moisture Controlled Crawlspace			1				
		B5. Structural Pest Controls							
	TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections				1			
	TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation				1			
C. LANDSCAPE		Enter the landscape area percentage							
	Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1				1		
	TBD	C2. Three Inches of Mulch in Planting Beds					1		
		C3. Resource Efficient Landscapes							
	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	3				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		
	TBD	C4.2 Turf on a Small Percentage of Landscaped Area					1		
	TBD	C5. Trees to Moderate Building Temperature		1	1		1		
	Yes	C6. High-Efficiency Irrigation System	0				2		
	TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil					2		
	TBD	C8. Rainwater Harvesting System					3		
	TBD	C9. Recycled Wastewater Irrigation System					1		
	TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation					2		
	TBD	C11. Landscape Meets Water Budget					2		
		C12. Environmentally Preferable Materials for Site							
	TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
	Yes	C13. Reduced Light Pollution		1					
	TBD	C14. Large Stature Tree(s)	1		1				
	TBD	C15. Third Party Landscape Program Certification					1		
	TBD	C16. Maintenance Contract with Certified Professional					1		
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	TBD	D1. Optimal Value Engineering							
	TBD	D1.1 Joists, Rafter, and Studs at 24 Inches on Center			1		2		
	TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
	TBD	D1.3 Advanced Framing Measures					2		
	TBD	D2. Construction Material Efficiencies					1		
		D3. Engineered Lumber							
	TBD	D3.1 Engineered Beams and Headers					1		
	TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
	TBD	D3.3 Engineered Lumber for Roof Rafter					1		
	TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
	TBD	D3.5 OSB for Subfloor					0.5		
	TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
	TBD	D4. Insulated Headers			1				
		D5. FSC-Certified Wood							
	TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
	TBD	D5.2 Panel Products					3		
		D6. Solid Wall Systems							
	TBD	D6.1 At Least 90% of Floors					1		
	TBD	D6.2 At Least 90% of Exterior Walls			1		1		
	TBD	D6.3 At Least 90% of Roofs			1		1		
	TBD	D7. Energy Heels on Roof Trusses			1				
	TBD	D8. Overhangs and Gutters			1		1		
		D9. Reduced Pollution Entering the Home from the Garage				2			
	TBD	D9.1 Detached Garage							
	Yes	D9.2 Mitigation Strategies for Attached Garage	1			1			
		D10. Structural Pest and Rot Controls							
	TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
	TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
	Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1		
E. EXTERIOR									
	TBD	E1. Environmentally Preferable Decking					1		
	TBD	E2. Flashing Installation Third-Party Verified					2		
	TBD	E3. Rain Screen Wall System					2		
	TBD	E4. Durable and Non-Combustible Cladding Materials					1		
		E5. Durable Roofing Materials							
	TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1		
	TBD	E6. Vegetated Roof		2	2				
F. INSULATION									
		F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
	TBD	F1.1 Walls and Floors					1		
	TBD	F1.2 Ceilings							
		F2. Insulation That Meets the CDPH Standard Method—Residential for Low Emissions							
	TBD	F2.1 Walls and Floors				1			
	TBD	F2.2 Ceilings				1			
		F3. Insulation That Does Not Contain Fire Retardants							
	TBD	F3.1 Cavity Walls and Floors				1			
	TBD	F3.2 Ceilings							
	TBD	F3.3 Interior and Exterior				1			
G. PLUMBING									
		G1. Efficient Distribution of Domestic Hot Water							
	Yes	G1.1 Insulated Hot Water Pipes	1		1				
	TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1		
	TBD	G1.3 Increased Efficiency in Hot Water Distribution					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						