

NEW HOME +ADU : 1134 BLAIR AVE., SUNNYVALE, CA 94087



PROJECT DIRECTORY

Owner: Liying Song & Jing(Bill) Qin
Address: 1134 Blair Ave., Sunnyvale, CA 94087
Email: songlily@gmail.com
Phone #: 408 888 4888

Architect: LNX Architecture Inc.
Address: 6710 Corte Santa Maria,
Pleasanton, CA 94566
Responsible Person: Yuan Lin, Architect
Phone #: 925 357 5801
Email: yuanlinco@163.com

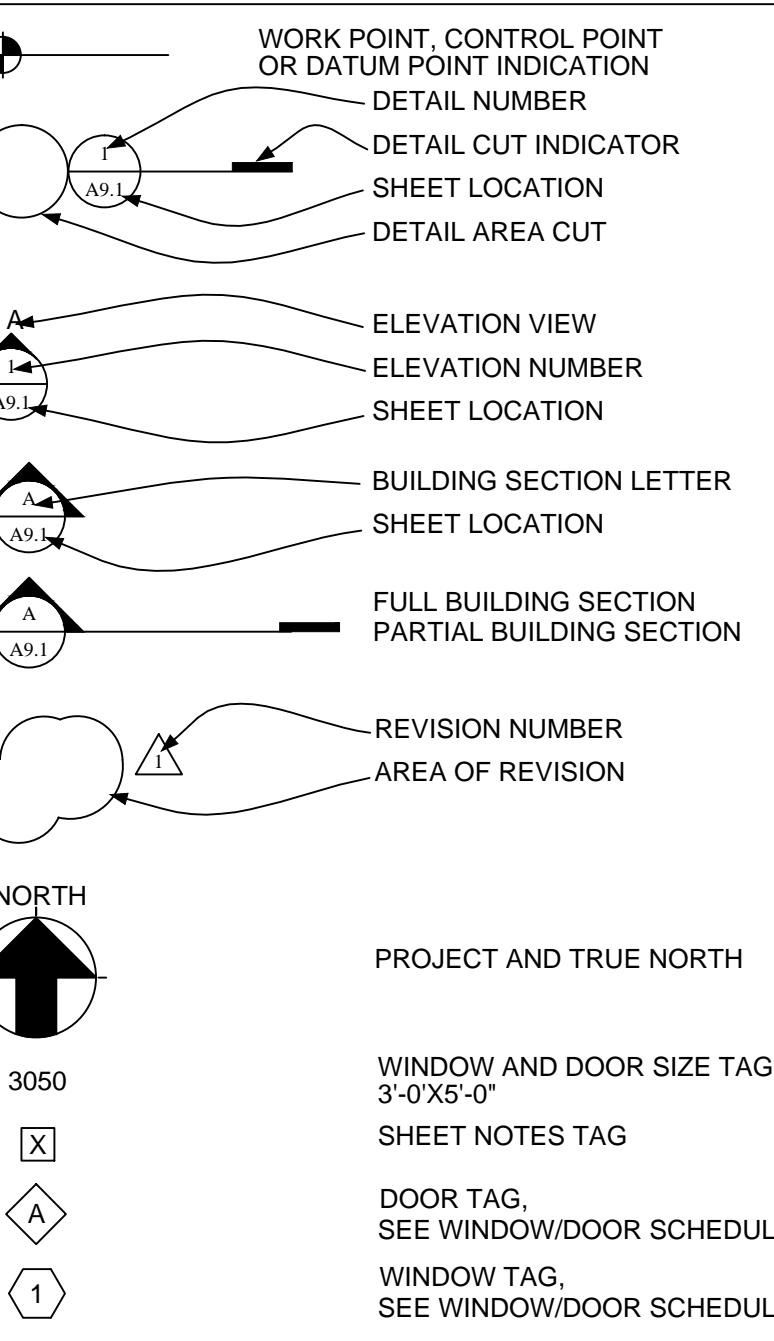
PROJECT INFO.

LOCATION: 1134 BLAIR AVE., SUNNYVALE CA 94087
APN: 198-18-026
ZONING: R-0
LOT SIZE: 6652 SF
CONSTRUCTION TYPE: TYPE V/B; SPRINKLERED
(E) HOUSE:
(E) LIVING AREA: 1240 SF
(E) GARAGE AREA: 488 SF
(E) BUILDING FOOT PRINT: 1745 SF
(N) HOUSE:
(N) 1ST FLOOR MAIN HOUSE: 1526 SF
(N) 2ND FLOOR MAIN HOUSE: 1049 SF
(N) TOTAL MAIN HOUSE LIVING AREA: 2575 SF
(N) GARAGE AREA: 418 SF
(N) TOTAL MAIN HOUSE FLOOR AREA: 2993 SF
(N) COVERED FRONT PORCH: 63 SF
LOT COVERAGE: (1526+418+63)/ 6652= 30%
FAR(FLOOR AREA RATIO): 2993/ 6652= 45%
(N) ADU AREA ON 1ST FLOOR: 637 SF
FRONT YARD IMPERVIOUS PAVING: .496/1200=41%
SOLAR PANELS: YES, UNDER SEPARATE PERMIT

ABBREVIATIONS

&: And
@: At
ABV: Above
AC: Air Conditioning, Acoustical
ADH: Adhesive
ADJ: Adjust, Adjustable, Adjacent
AFF: Above Finished Floor
AGA: American Gas Association
ALT: Alternate, Alteration; Altitude
BR: Bedroom
CLG: Ceiling
CLO: CLEAN-OUT
CSMT: CASEMENT
DTL: DETAIL
E: EXISTING
ELEC: ELECTRICAL
GA: Gauge, Gage
GAL: Gallon
GC: General Contractor
GFCI: Ground Fault Circuit Interrupted
GLZ: Glaze
GPH: Gallons Per Hour
GVL: Gravel
GYP: Gypsum
GYP BD: Gypsum Board
INSTL: Install
N: NEW
PNL: PANEL
S.D.: STRUCTURAL DRAWING
SH: SINGLE HUNG
U.O.N.: Unless Otherwise Noted
V.C.T.: Vinyl Composition Tile
V.I.F.: VERIFY IN FIELD
VERT: Vertical
VYL: Vinyl
WD: Wood
WDW: Window
W.P.M: Water Proofing Membrane
WT: Weight
YD: Yard

GRAPHIC SYMBOL LEGEND



CODE COMPLIANCE:

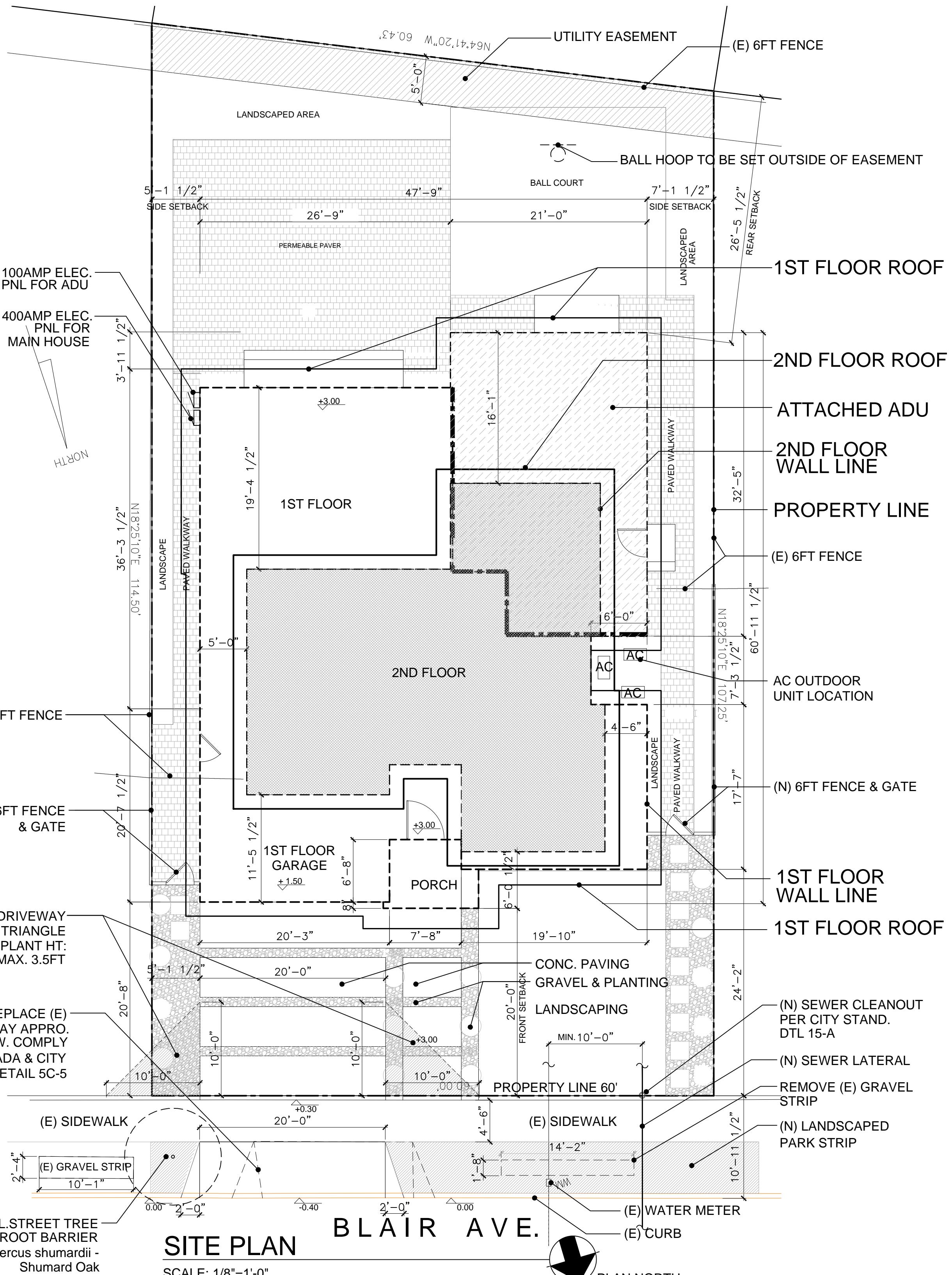
2016 CBC,CMC,CPC,CEC, CRC, CFC
2016 CAL GREEN STANDARDS
2016 CALIFORNIA ENERGY CODE
SUNNYVALE CITY CODES AND ORDINANCES

DRAWING DIRECTORY

A-1.1 COVER SHEET AND SITE PLAN
S-1 SURVEY MAP
L-1 LANDSCAPE PLAN
A-1.2 (E) PLAN & NEIGHBORHOOD IMAGES
A-1.3 MATERIAL AND COLOR BOARD
A-2.1 1ST FLOOR PLAN
A-2.2 2ND FLOOR PLAN
A-2.3 ROOF PLAN
A-3.1 ELEVATIONS & SECTION
A-3.2 ELEVATIONS & SECTION
A-4 SOLAR STUDY
A-5 GREEN POINT CHECKLIST

SCOPE OF WORK:

- Demolish existing 1-story house with 3 bedroom and 2 car garage. home living space size 1240 sf.
- Build a new 2-story house with 4 bedrooms, 4 baths and 2-car garage plus a 1-bedroom attached ADU on the 1st floor.
- Install new 400AMP electrical panel, heat pump water heater and ductless AC unit for the main house;
- Install new 100AMP electrical panel,solar powered tankless water heater and ductless AC unit for ADU;
- Install new fire sprinkler system, permit separately;
- Modify (E) driveway and front yard landscaping.



SITE PLAN NOTES

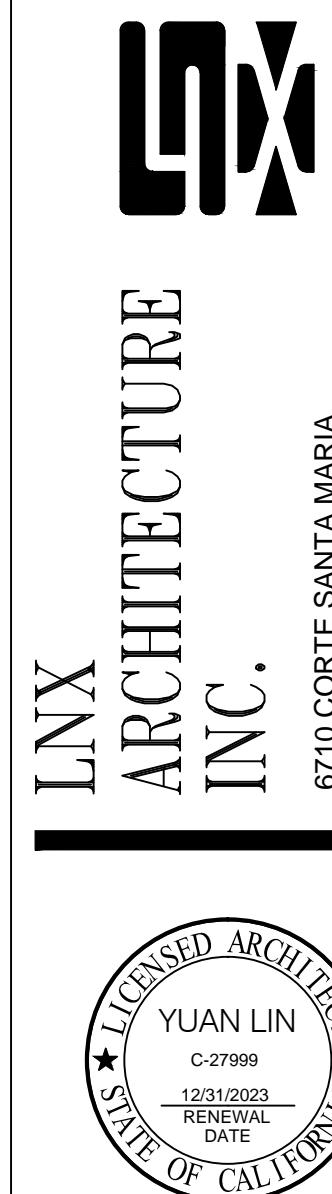
- SEE GENERAL NOTES ON A2.1 FOR ADDITIONAL INFORMATION
- THE SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND LIMITED SITE PLAN PURPOSE ONLY. THE CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES AND SETBACKS, EASEMENTS, UTILITIES AND SUBSTRUCTURES. SITE SPECIFIC SOILS REPORTS AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER NOTES AND DETAILS ON THIS SET OF DOCUMENTS.
- THIS PLAN IS NOT A GRADING AND DRAINAGE OR EROSION CONTROL PLAN. CONSULT A CIVIL ENGINEER FOR SUCH INFORMATION.
- DISPLACED TOP SOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.
- ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH THE COUNTY OF SANTA CLARA, GRADING ORDINANCE AND ALSO UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AT A MINIMUM, THE PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET(OR OTHER SUITABLE DISCHARGE POINT DETERMINED BY THE CIVIL ENGINEER AND/OR LOCAL GOVERNING AUTHORITY), VIA A NON-CORROSIVE DEVICE.
- ALL FOUNDATION PERIMETER AND ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DISCHARGE SYSTEM.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING STRUCTURES, OR UTILITY BOXES.
- SEE LANDSCAPE OR CIVIL DRAWINGS FOR ALL SITE AND HARDSCAPE DRAIN
- WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE LOT PARTICULARLY NEAR THE HOUSE. WATER FROM DOWNSPOUTS AND YARD DRAINS SHOULD BE CONNECTED TO TIGHTLINE PIPES THAT CARRY THE WATER TO AVAILABLE DISCHARGE FACILITIES. REFER TO A-4 CALGREEN CHECKLIST
- CRAWL SPACES SHOULD BE GRADED IN SUCH A WAY THAT WATER WHICH MAY STILL ENTER THE CRAWL SPACE FLOWS TO A LOW POINT WHERE IT CAN BE PIPED BEHIND THE PERIMETER FOUNDATION (GRADE BEAM OR "T" FOOTING) AND DISCHARGED.

A-1.1

1134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT

CONTACT: MR. Bill Qin, TEL: 408 888 4888

LNX ARCHITECTURE INC.
6710 CORTE SANTA MARIA
PLEASANTON, CA 94566
TEL: 925 357 5801



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PARCEL DESCRIPTION

(PER DEED DOCUMENT# 25202667, DATED 12/22/2021)
LOT 800 AS SHOWN ON THE MAP ENTITLED "TRACT NO. 1419, CHERRY CHASE
UNIT NO. 8", WHICH MAP WAS FILED FOR RECORD ON JUNE 13, 1955 IN BOOK 57,
PAGE(S) 50 AND 51 OF MAPS, RECORDS OF SANTA CLARA COUNTY.

BASIS OF BEARINGS

BASIS OF BEARINGS
THE BEARING OF THE CENTER LINE OF BLAIR AVENUE, NORTH 72°37'30" WEST,
AS SHOWN UPON BOOK 57 OF MAPS AT PAGE 50 AND 51 OF THE OFFICIAL
RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF
BEARINGS FOR THIS SURVEY AND ALL BEARINGS SHOWN HEREON ARE
RELATED THERETO.

BENCHMARK

**FINISH FLOOR OF THE GARAGE, ELEVATION: 148.5'
DATUM: NAVD88**

TITLE REPORT/EASEMENTS

SUBJECT TO THE FINDING OF PRELIMINARY TITLE REPORT BY OLD REPUBLIC
TITLE COMPANY, ORDER NO. 0618023003-CC, DATED NOVEMBER 8, 2021.
EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

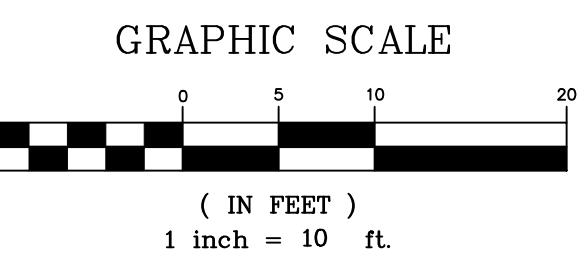
GENERAL NOTES

GENERAL NOTES

THE PRIMARY AND APPURTENANT STRUCTURES SHOWN HEREON HAVE
MEASURED AT FINISH SURFACES TO THE BEST EFFORTS OF THE SURVEYOR AS
THEY EXISTED AT THE TIME OF THIS SURVEY. SOME ELEMENTS MAY BE MISSING
AND ADDITIONAL FIELD VERIFICATIONS BY THE DESIGN CONSULTANT(S) MAY BE
NECESSARY.

TREES SHOWN ARE THOSE OF SIGNIFICANT SIZE. OTHER TREES OF SMALLER DIAMETER MAY NOT BE SHOWN FOR MAP CLARITY. TREE SIZES ARE APPROXIMATE AND CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. VERIFICATION BY A CERTIFIED ARBORIST MAY BE NECESSARY.

UNDERGROUND UTILITIES, IF SHOWN, DEPICT AN ESTIMATION OF LOCATIONS BASED UPON SURFACE EVIDENCE FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED HEREON. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS HEREON.



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LAND SURVEYING
1479 Mallard Way, Sunnyvale, CA 94087 · (518) 227-0097

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specifications for proposed construction. The information shown hereon
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Coppens Land Surveying. Any plan using the information shown hereon shall
ain the statement: "Survey performed by Coppens Land Surveying"

SUBMITTALS	
03/17/2022	PRELIMINARY SUBMITTAL
03/17/2022	ISSUED S&S SURVEY

LEGEND

- FOUND 2" DISC, NO LABEL,
IN WELL MONUMENT
 - ◆ BENCHMARK
 - + .XX SPOT ELEVATION
 - ④ STORM DRAIN MANHOLE
 - TREE (DECIDUOUS)
 - ▷ UTILITY POLE

— — — — —	CENTER/BASE LINE
— — — — — UGG — — —	GAS LINE
— — — — — — — — — — MONUMENT/REFERENCE LINE	MONUMENT/REFERENCE LINE
— — — — — OHE — — —	OVERHEAD ELECTRIC
— — — — — — — — — — PROPERTY LINE	PROPERTY LINE
— — — — — SS — — —	SEWER LINE
— — — — — UGW — — —	WATER LINE
— — — — —	WIRE FENCE

APN ASSESSOR PARCEL NUMBER
FF FINISHED FLOOR ELEVATION
GM GAS METER
P.I. POINT OF INTERSECTION
P.U.E. PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
SF SQUARE FOOT
WM WATER METER

**1134 BLAIR AVE
UNNYVALE, CA 94087**

CITY OF SUNNYVALE

ABN 422 42 888

ITLE

TOPICAL THOUGHT SURVEY

S Project # 22006

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF
LIYING SONG IN FEBRUARY 2022.

Christopher M. Coppens
CHRISTOPHER M. COPPENS
LS NO. 8288
MARCH 17, 2022





Client:
BQ Group Inc.
 songly@gmail.com
 billqinrealty@gmail.com

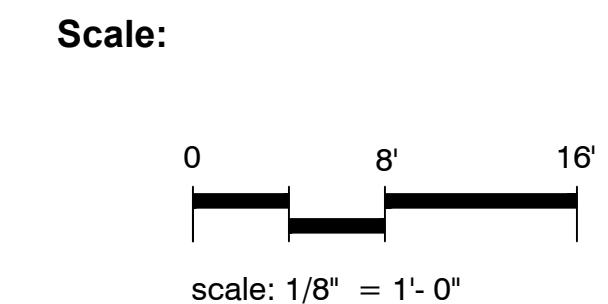
Project Address:
**1134 Blair Ave.,
 Sunnyvale Ca
 94087**

Parcel number:
296-19-012

Drawing Title:
Landscape Plan

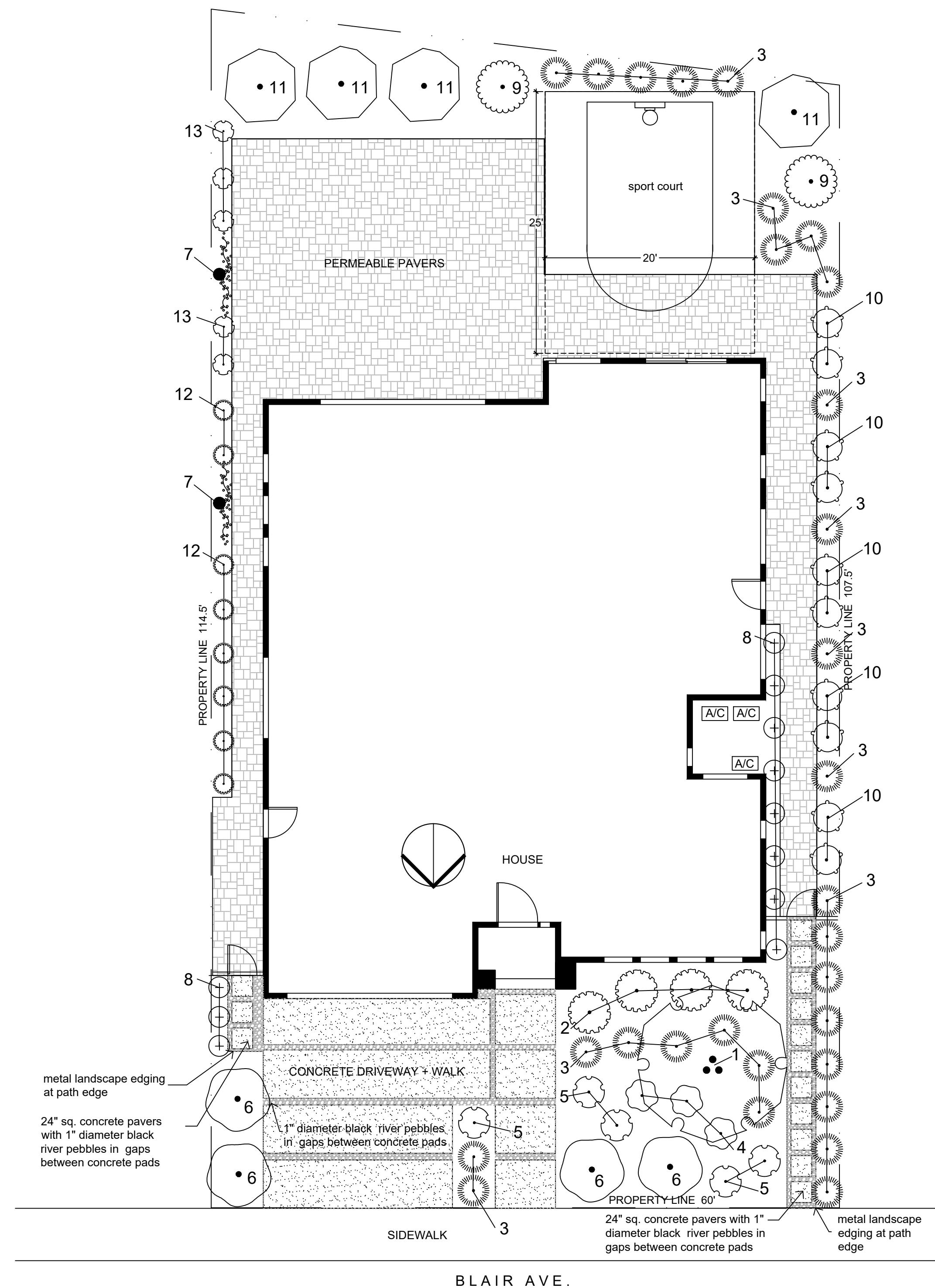
Date:
4.29.2022

Revisions:



Sheet number:

L1



PLANT LIST

key	Botanical Name/Common Name	Size	Quan.	Water use *
1	Cercis occidentalis/ Western Redbud	15 G	1	LOW
2	Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	5 G	4	LOW
3	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 G	29	LOW
4	Penstemon heterophyllus 'Margarita BOP' / Beard Tongue	1 G	3	LOW
5	Epilobium sep. 'Wayne's Silver' Wayne's Silver California Fuchsia	1 G	5	LOW
6	Myoporum parvifolium /Myoporum	5 G	4	LOW
7	Macfadyena unguis-cati Cat's Claw, Yellow Trumpet Vine	5 G	2	LOW
8	Aloe 'Johnson's Hybrid' Johnson's Aloe	1 G	11	LOW
9	Salvia clevelandii 'Winnifred Gilman' Dark Blue Sage	1 G	2	LOW
10	Cotyledon orbiculata 'Cinderella' / Cinderella Pig's Ear	1 G	10	LOW
11	Dwarf fruit trees - Lemon, Mandarin, Apricot, Apple	15 G	4	MED.
12	Aeonium x 'Mint Saucer' / Mint Saucer Aeonium	1 G	8	LOW
13	Aloe 'Blue Elf' Blue Elf Aloe	1 G	5	LOW

* plant water use based on WUCOLS :<https://ucanr.edu/sites/WUCOLS/>

GENERAL NOTES:

- Location of proposed and existing elements are approximate.
- Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans.
- Existing site plan measurements have been provided by the owner. Living Landscape Design Inc. assumes no liability for the accuracy of said measurements.

CONSTRUCTION NOTES:

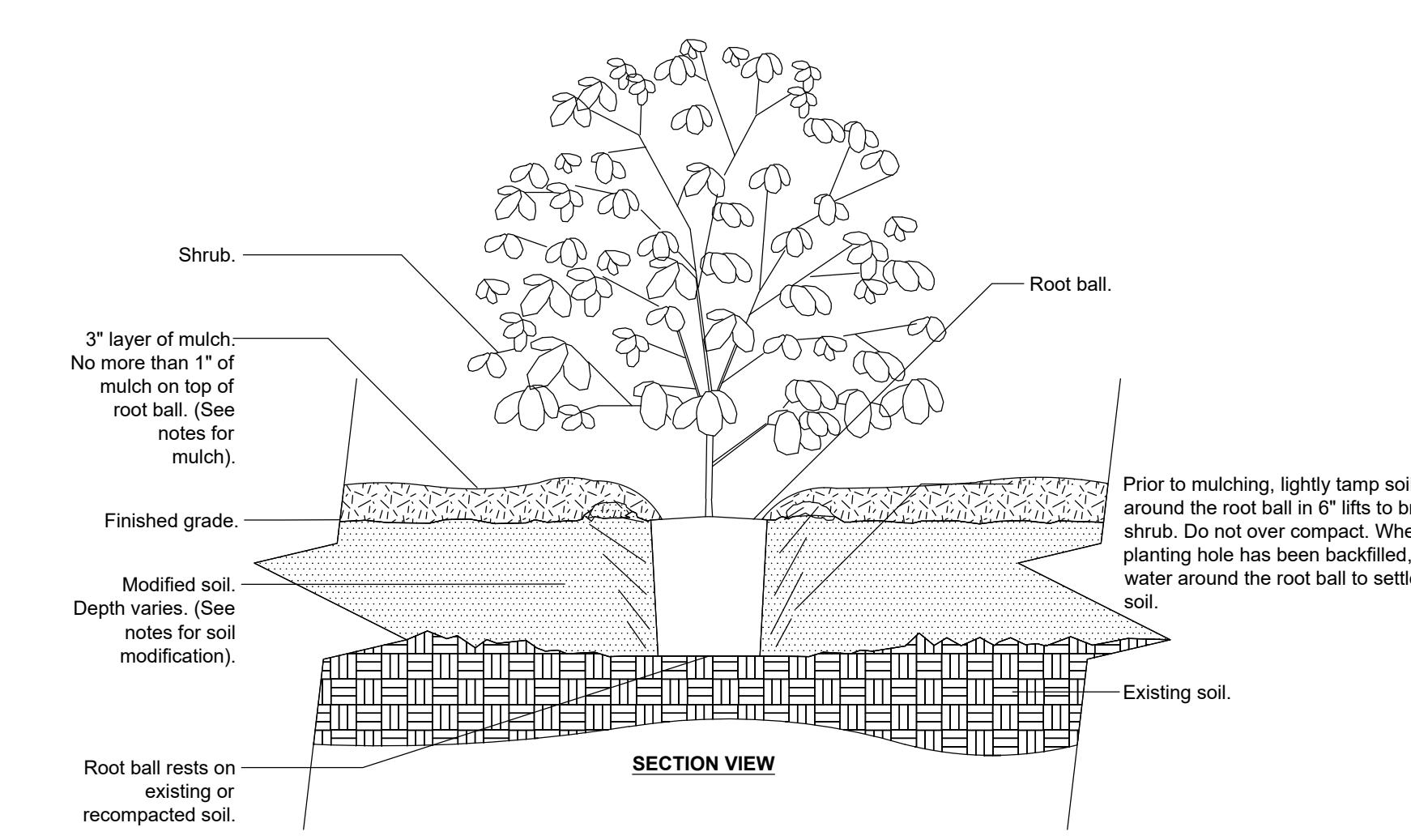
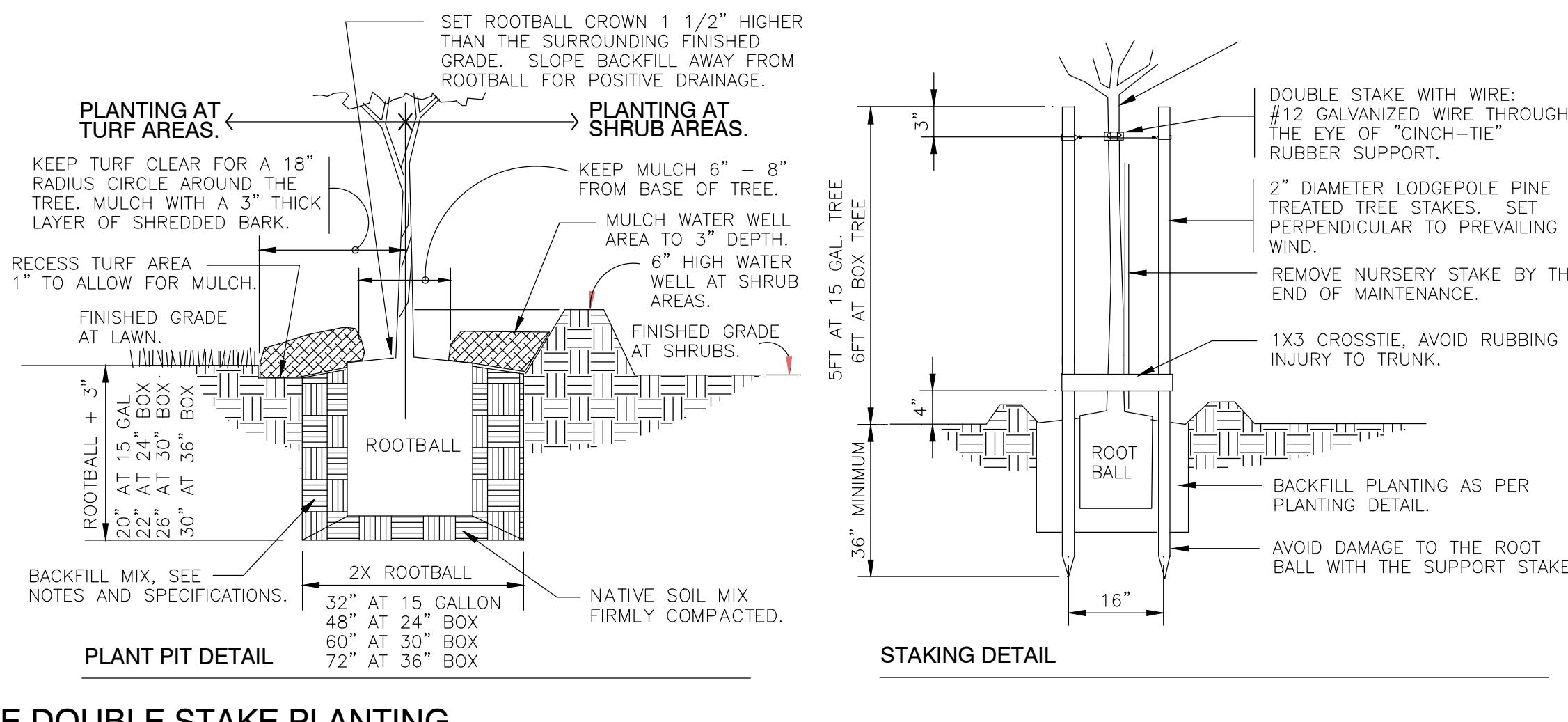
- Contractor shall notify Underground Service Alert (USA) at 811 to verify the location and depth of all existing utilities prior to any demolition, trenching or excavation.
- Contractor shall take care not to damage in any way, any existing elements to remain. Such damage is the responsibility of the contractor and shall be replaced or repaired to match the original at no additional cost to the owner.
- All dimensions and elevations shall be verified in the field and chalked, flagged or string lined and confirmed by the owner prior to any construction.
- Contractor shall place 3" diameter sleeves (chases) under all paving crossings to be used for drip irrigation lines, irrigation laterals or low voltage lighting cable.

IRRIGATION NOTES:

- All landscaped areas will have a permanent drip irrigation system designed and will be maintained to meet or exceed 81% irrigation efficiency.
- Valves and control circuits to be separated based on water needs of a hydrozone. Fruit trees will be one medium water use hydrozone with a dedicated valve/circuit. All other plants shown on plan can be grouped in one or more low water use hydrozones.
- Contractor shall provide a master and manual shut-off valves.
- Contractor shall provide an irrigation controller utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming.

PLANTING NOTES:

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
- If topsoil is intact, spread 1-2 inches of STA certified compost (U.S. Composting Council's (USCC) Seal of Testing Assurance (STA) Program) over surface of soil and incorporate into top 6 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of compost to 3-5 cubic yards of topsoil before re-spreading.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- All plants to be planted in gopher baskets if evidence of gophers on site or as directed by owner.
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive minimum 3 inches of fine grind bark top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
- Thirty days after planting Contractor shall restake and straighten all trees as necessary to be approved by Landscape Architect.



REVISIONS

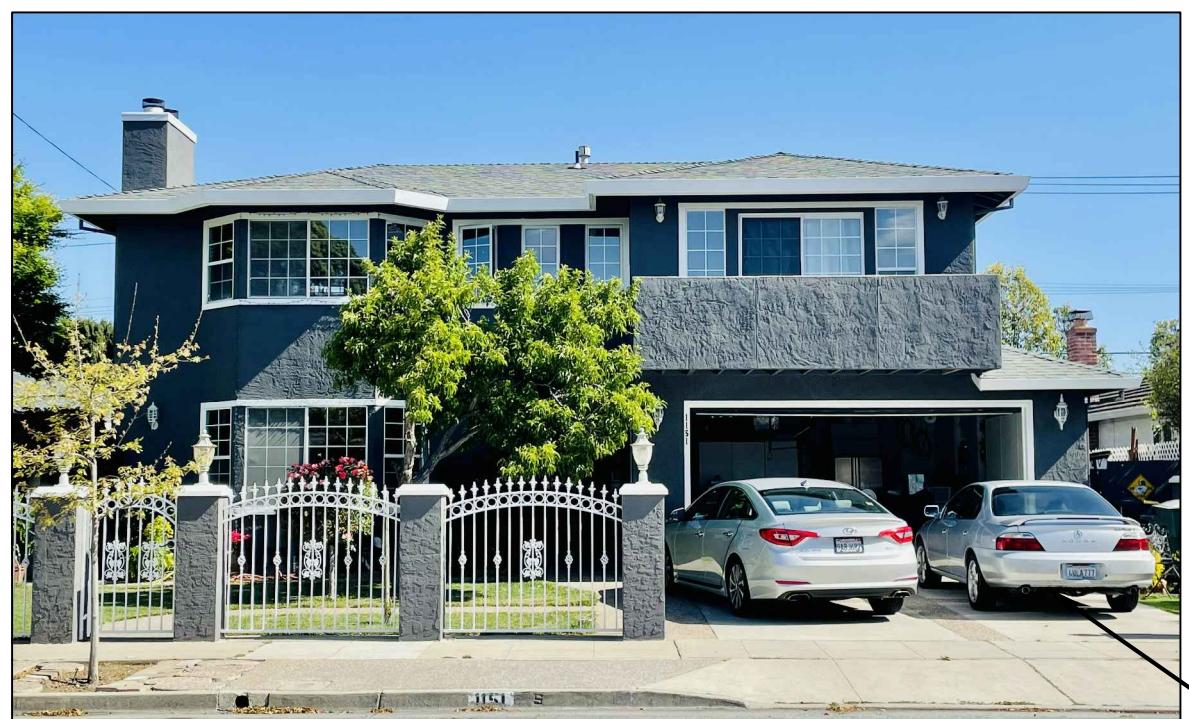
**1134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT**

CONTACT: MR. Bill Qin, TEL: 408 888 4888

DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAME
DEMO PLAN &
(E) ELEVATIONS
NEIGHBORHOOD
IMAGES

SHEET NO.

NEIGHBORHOOD IMAGES



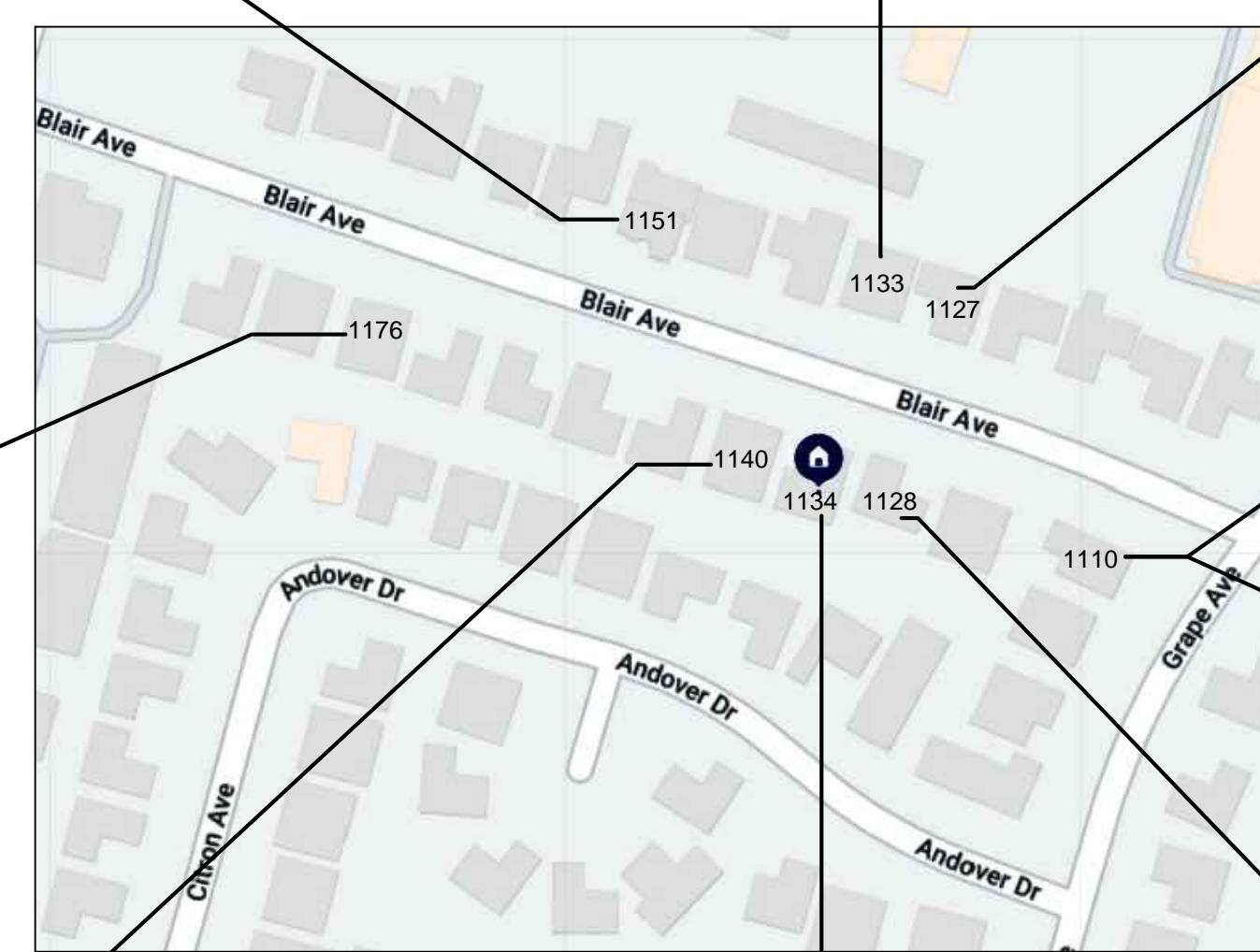
1151



1133

1110
CORNER
VIEW

1176



1110



1110



1140



1134 (THIS PROJECT)



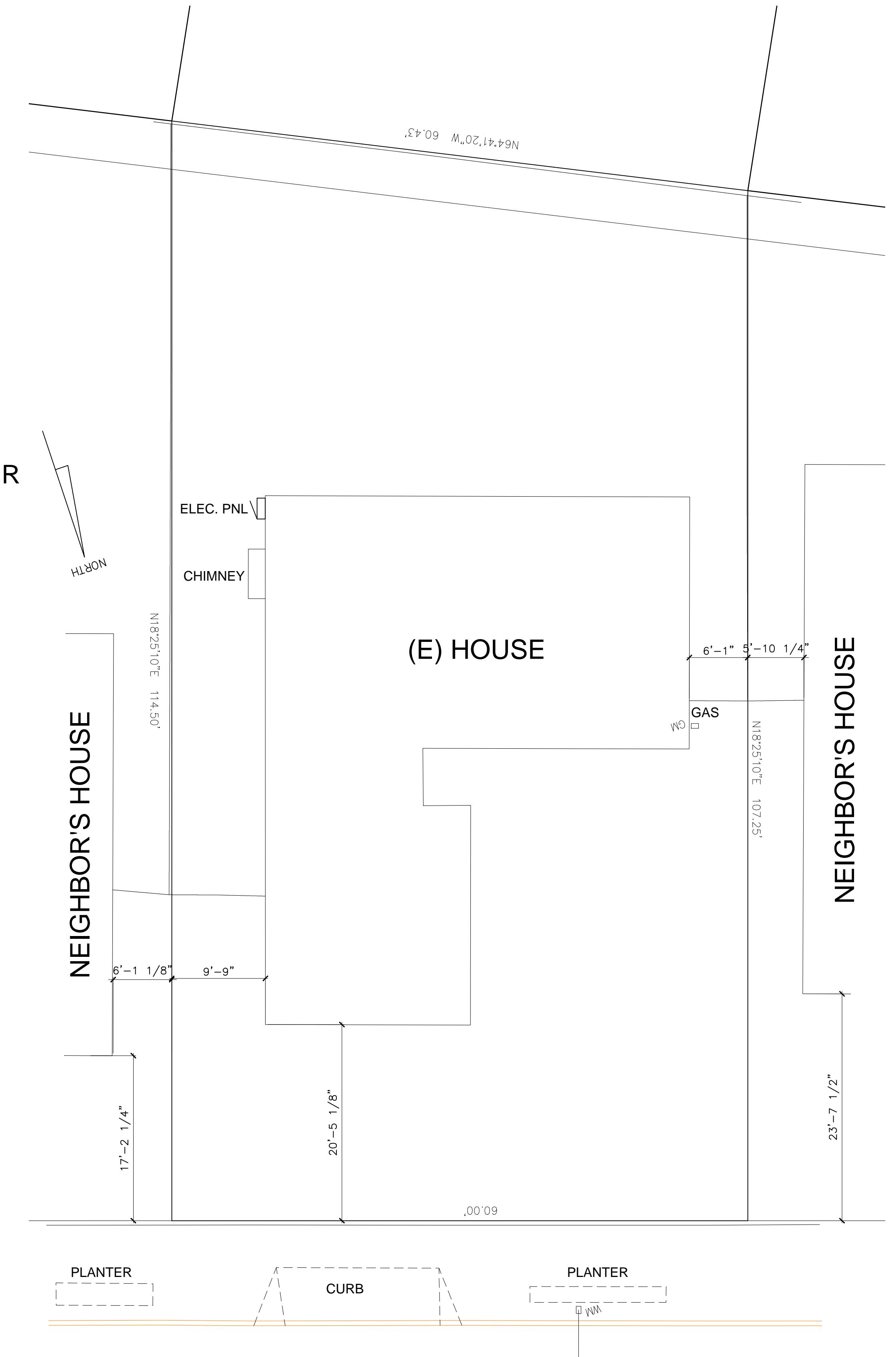
1128



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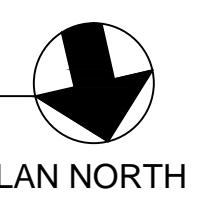
EXISTING NEIGHBORHOOD HAS A MIXTURE OF 1-STORY AND 2-STORY HOMES. SOME 1-STORY HOMES HAVE BEEN REMODELED WITH HIGHER LOT COVERAGE AND HIGHER ROOFS, WHILE 2-STORY HOMES HAVE MUCH LARGER BUILDING MASSING. THIS PROJECT STRIVES TO RESPECT THE SURROUNDING HOMES' MASSING, ROOF FORM AND ROOF LINES. THE ROOF PITCH IS LOW AND THE OVERALL BUILDING HEIGHT IS KEPT WELL BELOW THE CITY'S ACCEPTED HEIGHT LIMIT.

THIS HOUSE IS CONTEMPORARY IN STYLE WITH SIMPLE FORMS AND CLEAN LINE. LARGE WINDOWS ARE PLACED IN THE FRONT AND REAR. 2ND FLOOR SIDE WINDOWS HAVE EITHER HIGH SILLS OR HAVE FROSTED PANES IN THE LOWER PORTION THAT ARE BELOW 5FT TO RESPECT THE NEIGHBOR'S PRIVACY.



1

EXISTING/DEMOLITION SITE PLAN/FLOOR PLAN
SCALE: 1/8"=1'-0"



A-1.2

NOTE:
DEMOLISH EXISTING 1-STORY HOUSE WITH 3 BEDROOMS,
2 BATHS AND A 2-CAR GARAGE



REVISIONS

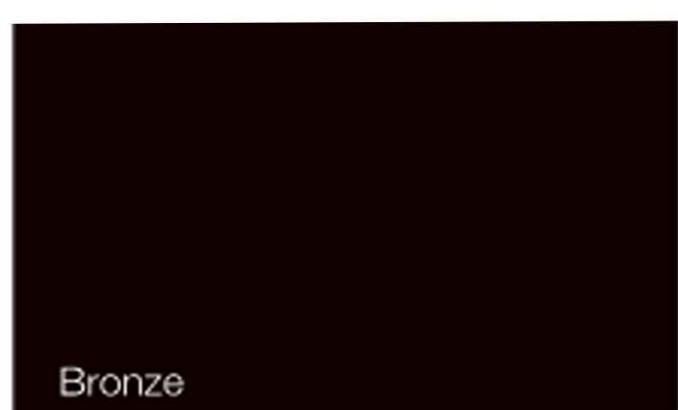
PROJECT NAME

1134 BLAIR AVE., SUNNYVALE CA 94087
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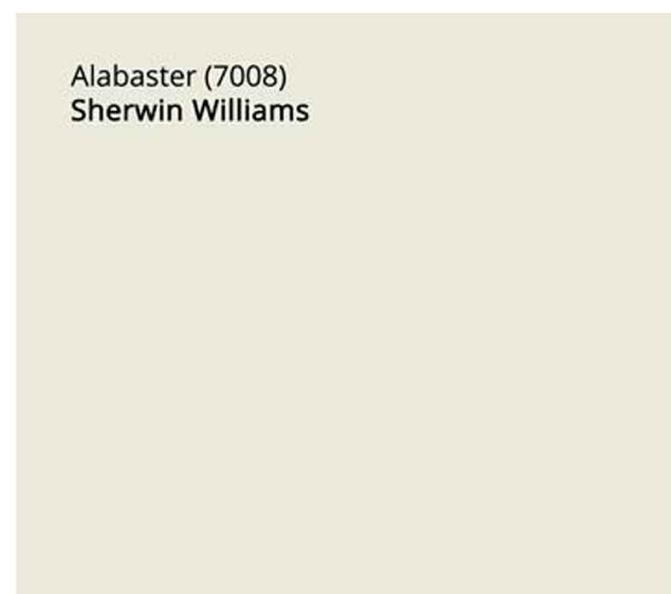
CONTACT: MR. Bill Qin, TEL: 408 888 4888

DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAMEMATERIAL &
COLOR BOARD

SHEET NO.

WINDOW: MILGARD VINYL
COLOR: BRONZE

BACKLIT STREET NUMBER:

LARGE PATIO DOORS: STEEL OR METAL CLAD
COLOR TO MATCH WINDOWROOFING: COMP. SHINGLE, CLASS A,
COLOR: ESTATE GREYSTUCCO COLOR: ALABASTER
BY SHERWIN WILLIAMSSTONE BASE:
ALDORADO STONE
LEDGE CUT 33 OCEAN FLOOR

PROPOSED HOUSE FRONT

GARAGE DOOR SELECTIONS:

OVERHEAD DOORS
8' X16' INSULATED, COLOR: BRONZEWALL SCONCE:
Outdoor Wall Lantern1. 14" HIGH
LEDGE 2. 16" HIGH
CLOUS PACIFICWINDOW SELECTIONS:
VINYL, COLOR: BRONZEFRONT DOOR SELECTIONS:
SOLID WOOD



REVISIONS

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SCALE: AS SHOWN
SHEET NAME

1ST FLOOR PLAN

SHEET NO.

A-2.1

LEGEND

- NEW WALL
- 1 HOUR FIRE RATED SEPARATION WALL
- ROOF BELOW
- TEMPERED GLASS
- WASHER & DRYER
- ELECTRICAL PANEL

PLUMBING FIXTURE SCHEDULE:

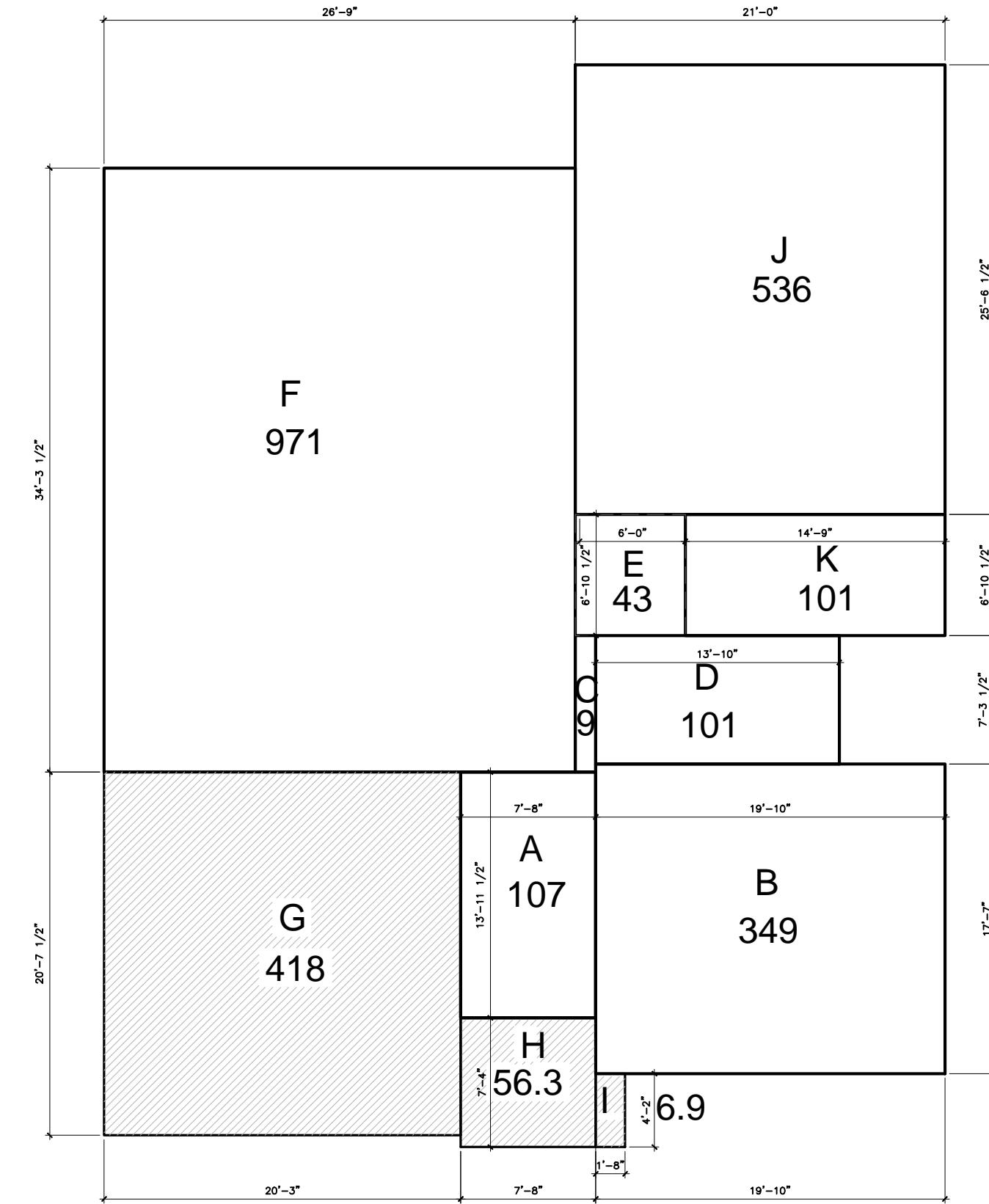
MAIN HOUSE		
Fixture Type	# of Fixture	Flow Rate
W.C .	4	1.28 G/L/FLUSH
LAV.	5	1.2 GPM@60psi
SHOWERHEAD	4	2.0 GPM@80psi
TUB	1	2.0 GPM@80psi
KITCHEN COUNTER SINK	1	1.8 GPM@60psi

ADU		
Fixture Type	# of Fixture	Flow Rate
W.C .	1	1.28 G/L/FLUSH
LAV.	2	1.2 GPM@60psi
SHOWERHEAD	1	2.0 GPM@80psi
TUB	1	2.0 GPM@80psi
KITCHEN COUNTER SINK	1	1.8 GPM@60psi

NOTE:
ALL PLUMBING FIXTURES IN THIS HOUSE SHALL USE THE ABOVE
WATER-CONSERVING ONES. PLEASE REFER TO CITY OF SANTA CLARA
PLUMBING FIXTURE CERTIFICATE OF COMPLIANCE FORM

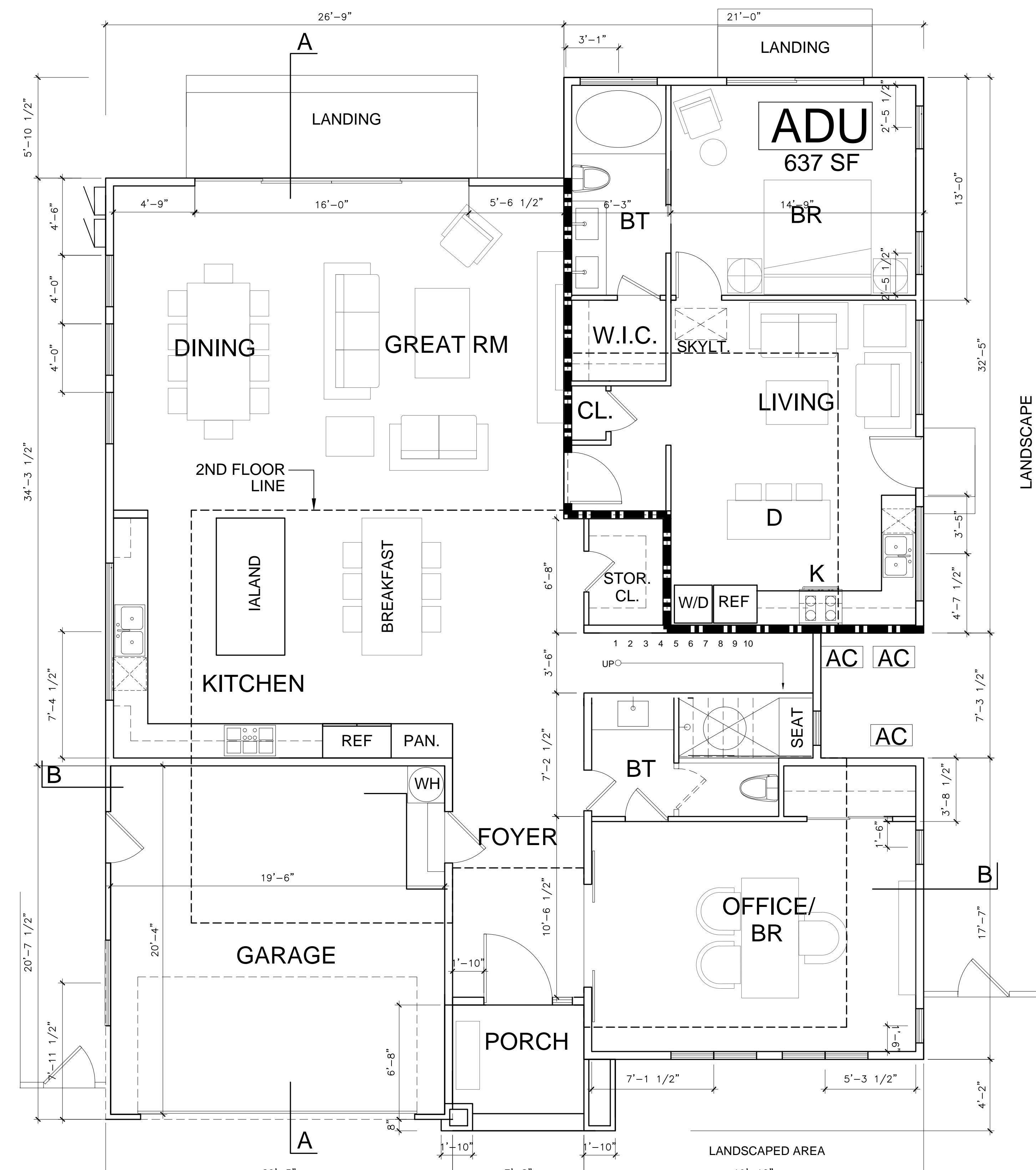
ALL NEW SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE
PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE
THERMOSTATIC MIXING, PRESSURE BALANCE OR COMBINATION
VALVE TYPE PER CPC SEC. 408.3

1ST FLOOR	
MAIN HOUSE LIVING	
A	107
B	349
C	9
D	101
E	43
F	917
TOTAL	1526
MAIN HOUSE NON-LIVING	
G	418
H	56.3
I	6.9
TOTAL	481
ADU	
J	536
K	101
TOTAL	637



FLOOR AREA DIAGRAM

SCALE: 1/8"=1'-0"



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

MAIN HOUSE 1ST FL. LIVING AREA: 1581 SF
ADU AREA: 633 SF
GARAGE AREA: 412 SF
PLAN NORTH



REVISIONS

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DATE: 05/01/2022
 SCALE: AS SHOWN
 SHEET NAME

2ND FLOOR PLAN

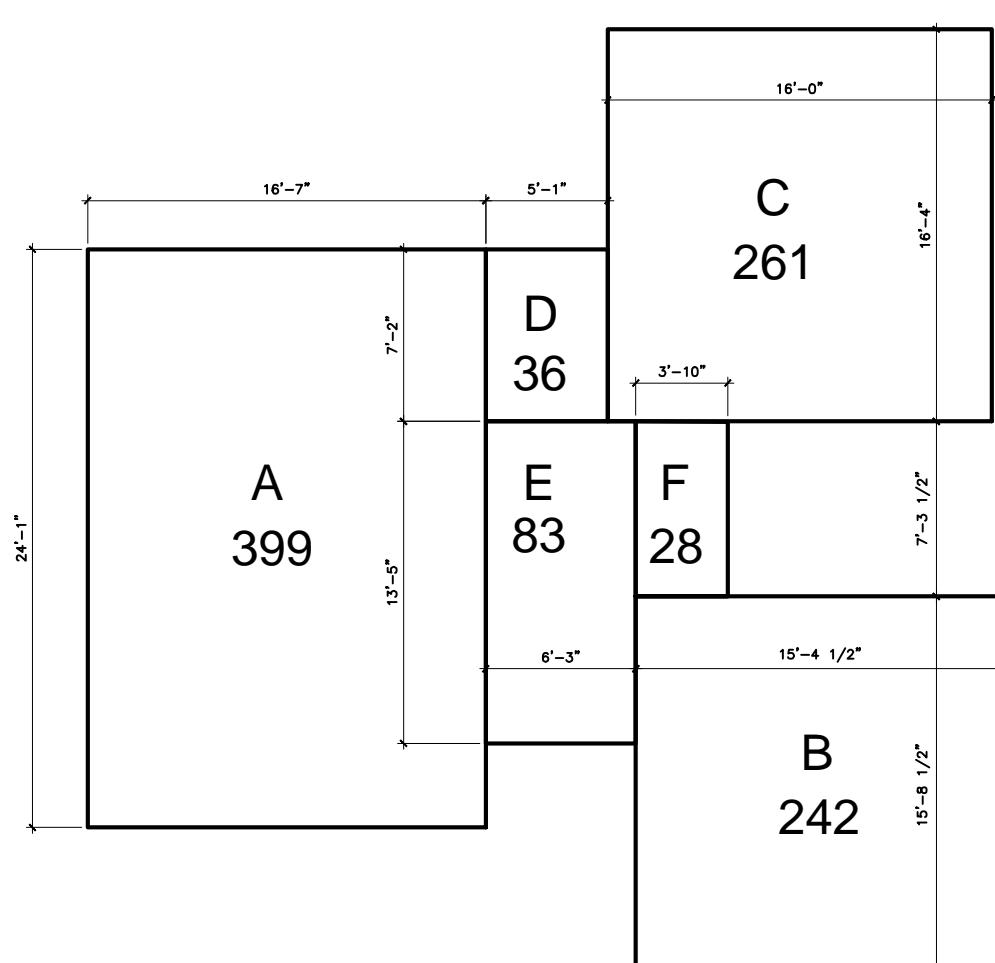
SHEET NO.

A-2.2

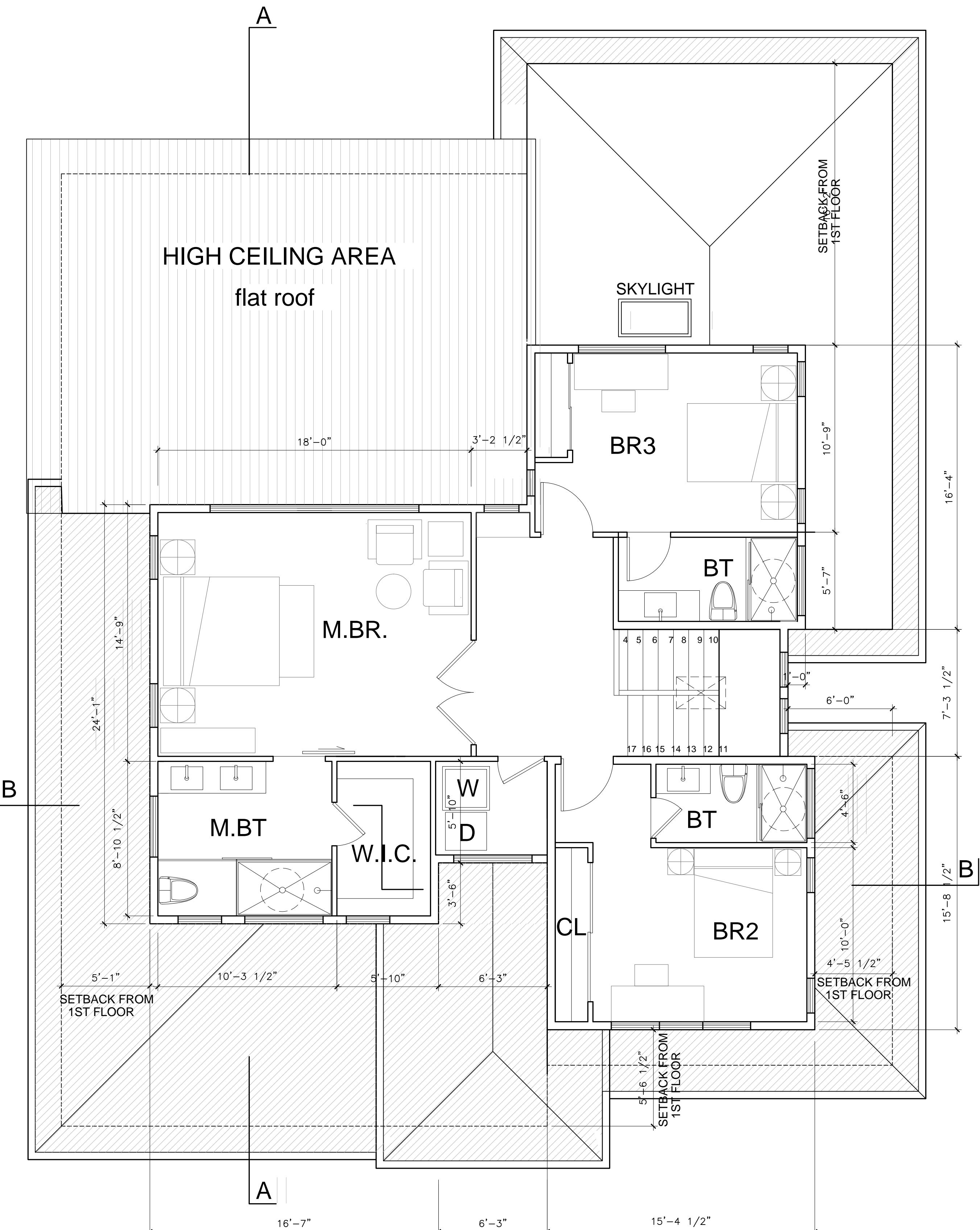
LEGEND

- NEW WALL
- 1 HOUR FIRE RATED SEPARATION WALL
- ▨ ROOF BELOW
- ▢ TEMPERED GLASS
- W D WASHER & DRYER
- ELECTRICAL PANEL

2ND FLOOR	
MAIN HOUSE LIVING	
A	399
B	242
C	261
D	36
E	83
F	28
TOTAL	1049



(2) 2ND FLOOR AREA DIAGRAM
 SCALE: 1/8"=1'-0"



(1) PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"



A-2.2

ROOF PLAN NOTES

ROOF PLATE HEIGHTS ARE REFERENCED FROM TOP OF SUB FLOOR AT ENTRY, U.N.O.

CLASS A ROOF COVERING SHALL BE
MANUFACTURER: OWENS CORNING ROOFING OR EQUAL QUALITY PRODUCT
TYPE: COMP. SHINGLE ROOFING FOR SLOPED ROOF
EPDM ROOFING FOR FLAT ROOF
COLOR: GRAY

GUTTERS ON ALL ELEVATIONS SHALL BE PROFILED ALUMINUM GUTTERS BY AMERIMAX OR EQUAL

ROOF PITCH SHALL BE AS NOTED ON ROOF PLAN

OVERHANG DIMENSIONS SHALL BE AS NOTED ON ROOF PLAN

DASHED LINES INDICATE WALL(STRUCTURE) BELOW.

LOCATE GUTTERS AND DOWNSPOUTS AS SHOWN. NOTE: LOCATE DOWNSPOUTS MIN. 8" OFF CORNER WHERE POSSIBLE (U.O.N.)

ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE (WHERE POSSIBLE) SEE DETAIL 16/A-4.1

ATTIC VENTILATION SHALL BE PROVIDED PER SECTION 1505.3 OF THE UBC. (SEE CALCULATIONS, THIS SHEET)

LOCATE UPPER AND LOWER ROOF VENTS AS SHOWN ON PLAN.

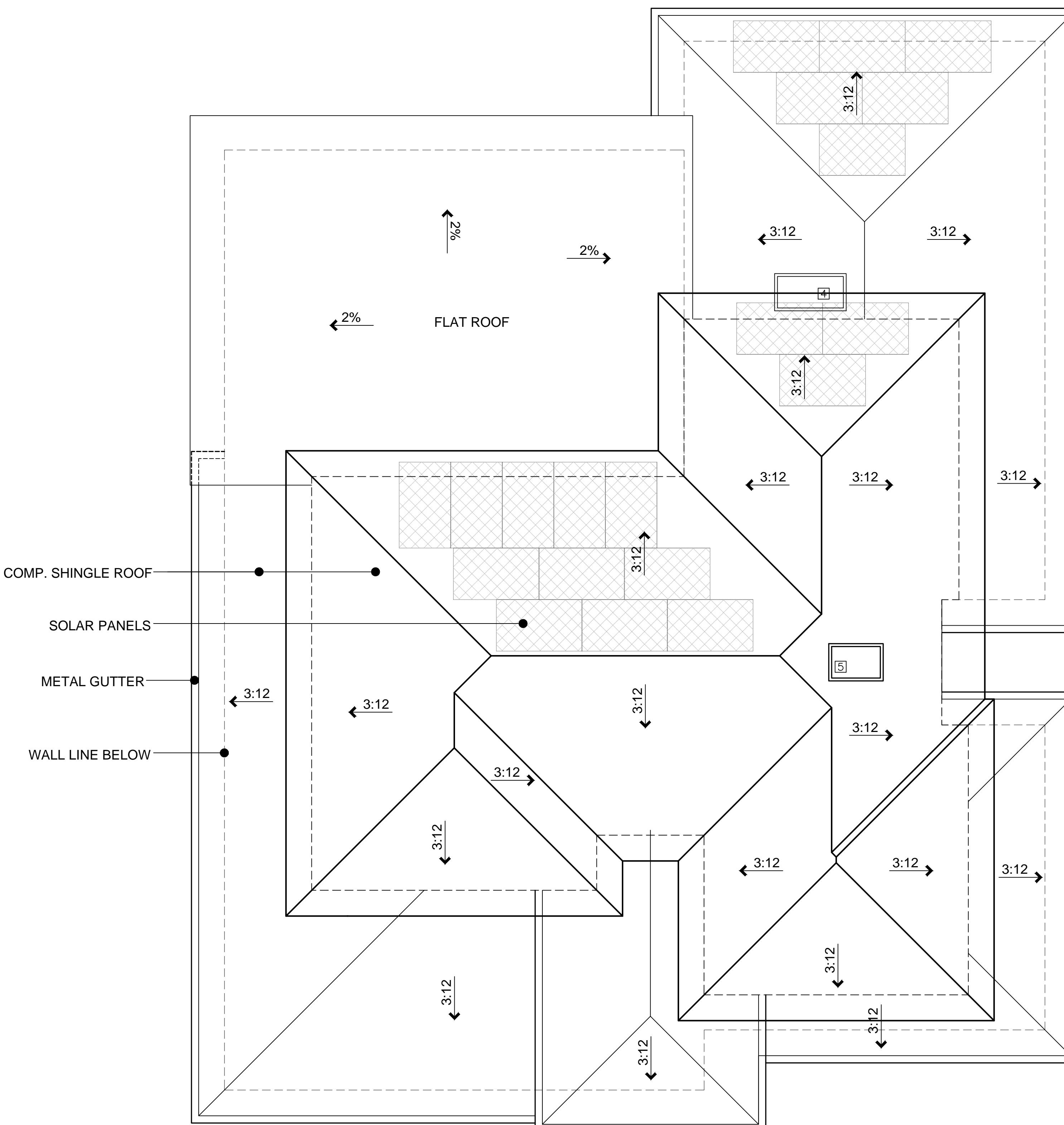
UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I,II,III OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. (R905.1.1)

FLASH ALL ROOF VALLEYS (INSTALL FLASHING OVER 30# FELT)

ALL FLASHING SHALL BE 26 GAUGE G.S.M.

SHEET NOTES

- [1] — COMP. SHINGLE ROOFING
- [2] — METAL GUTTER
- [3] — 6X22 EAVE VENT SEE SYMBOL ⑤
- [4] — 22"X47" CURB MOUNT FIXED SKYLIGHT BY VELUX SKYLIGHTS OR EQ.
- [5] — 21"X34" CURB MOUNT FIXED SKYLIGHT BY VELUX SKYLIGHTS OR EQ.
SEE DETAIL 10/A-4.1 AND MANUFACTURER'S DIRECTIONS
FOR INSTALLATION
- [6] — POSSIBLE SOLAR PANEL LOCATIONS, UNDER SEPARATE PERMIT



PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"

1134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT

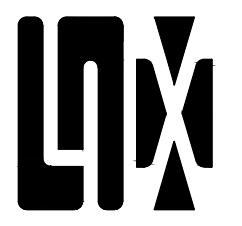
CONTACT: MR. Bill Qin, TEL: 408 888 4888

DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAME

ROOF PLAN

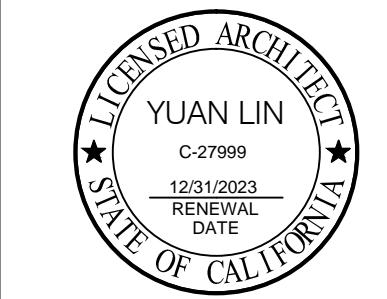
SHEET NO.

A-2.3



LNX
ARCHITECTURE
INC.

6710 CORTES SANTA MARIA
TELE: 925 357 5801

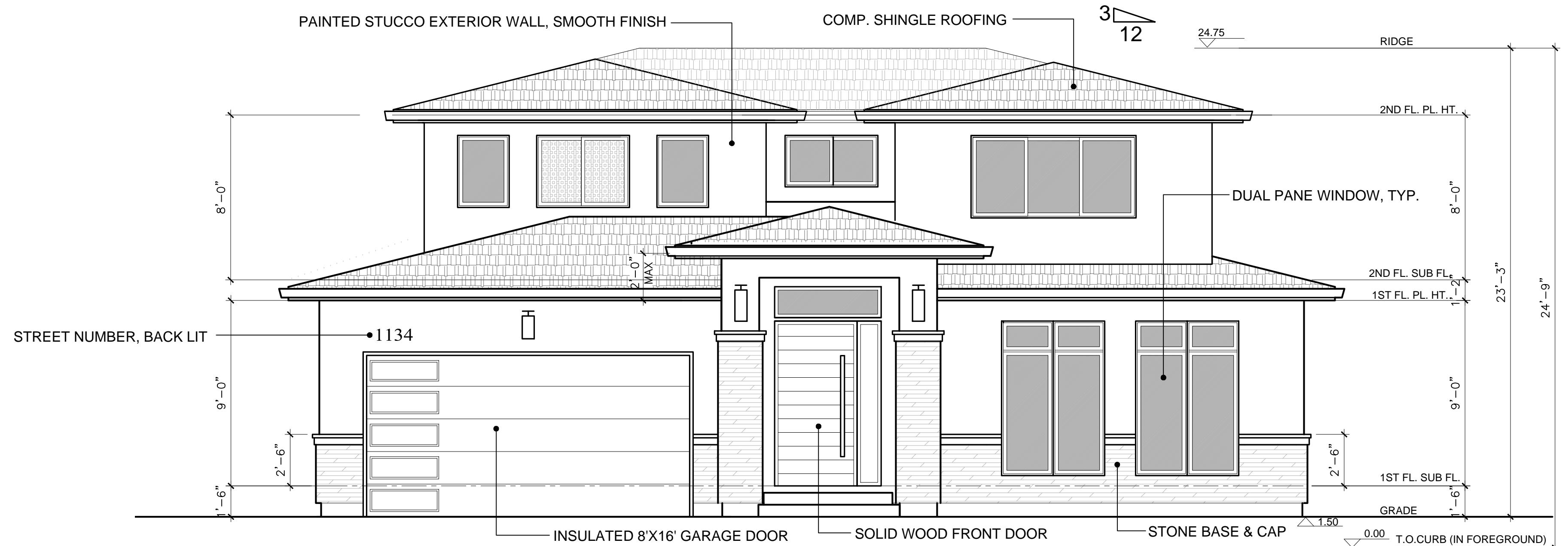


REVISIONS

PROJECT NAME

ELEVATION NOTES

- 1 ALL EXTERIOR WALLS OF LIVING SPACES SHALL BE OF 2X6 WD.
FRAMING WITH 3-COATS 7/8" STUCCO EXTERIOR FINISH O/ METAL LATH
O/2 LAYERS OF GRADE "D" BLDG. PAPER
 - 2 EXTERIOR WALL AROUND GARAGE SHALL BE OF 2X4 WD. FRAMING
WITH NO INSULATION BUT 1/2" GYP. BD. ON THE INSIDE



REVISIONS



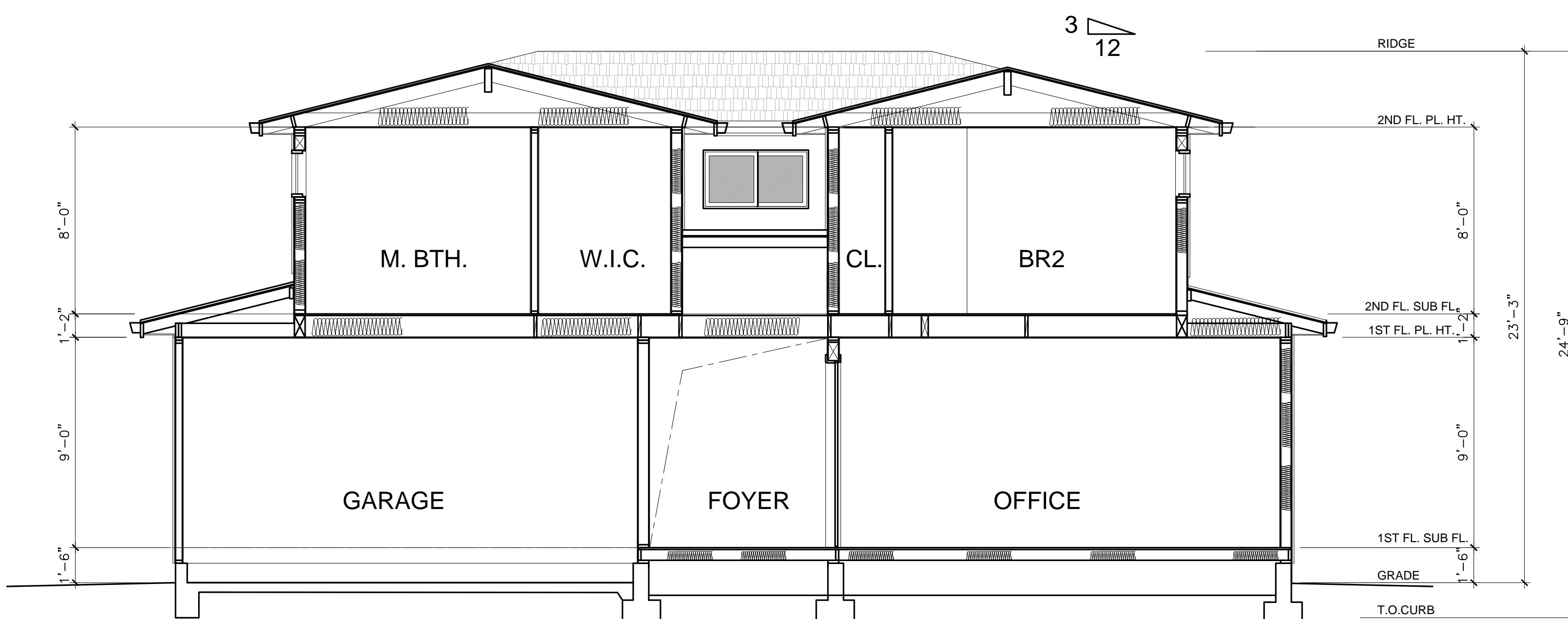
LNA
ARCHITECTURE
INC.

6710 CORTE SANTA MARIA
PLEASANTON, CA 94566
TEL:925 357 5801

FRONT ELEVATION(SOUTH EAST)

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



BUILDING SECTION B-B

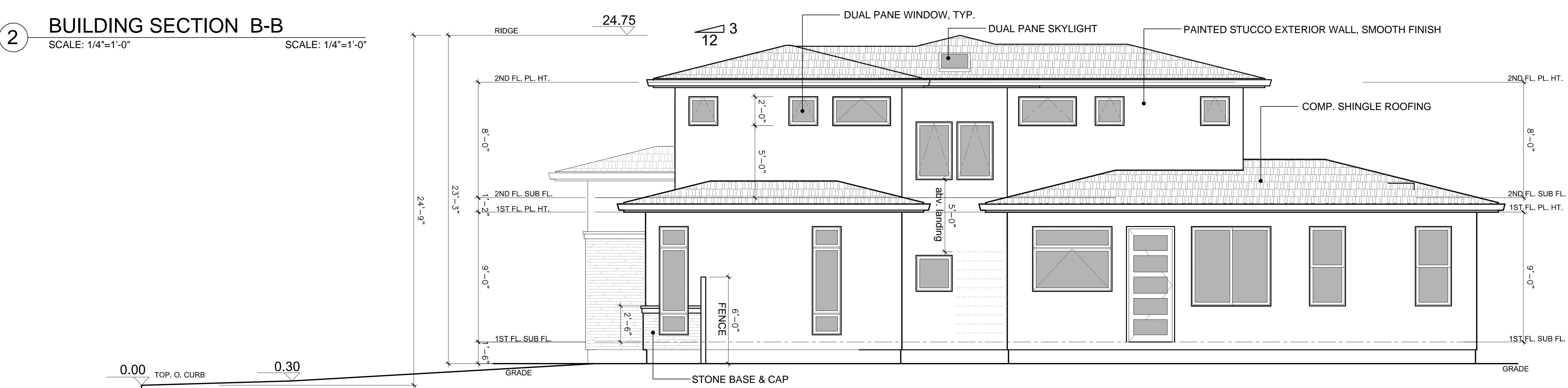
2 SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION (WEST)

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



PROJECT NAME
134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT
CONTACT: MR. Bill Qin, TEL: 408 888 4888

CONTACT: MR. BILL QIN, TEL: 408 888 4888

DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAME

BUILDING ELEVATIONS

EET NO.



REVISIONS

PROJECT NAME

1134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT

CONTACT: MR. Bill Qin, TEL: 408 888 4888

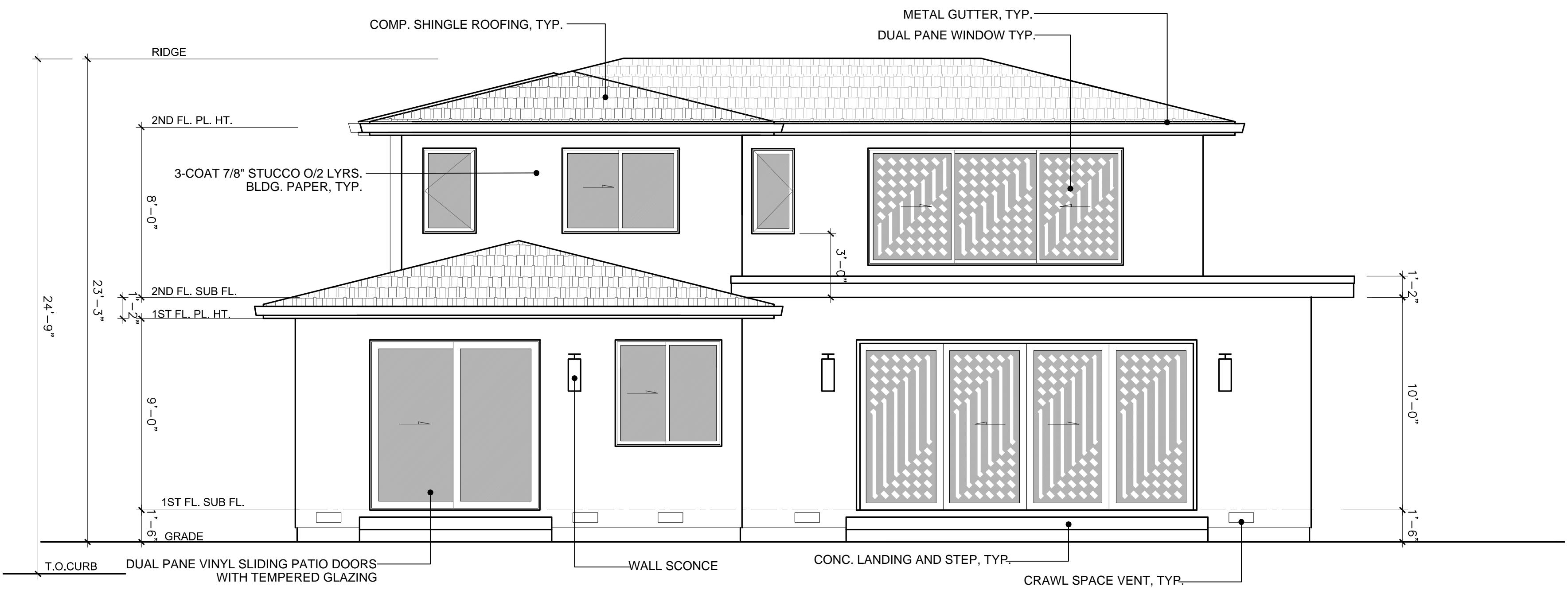
DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAMEBUILDING
SECTIONS

SHEET NO.

A-3.2

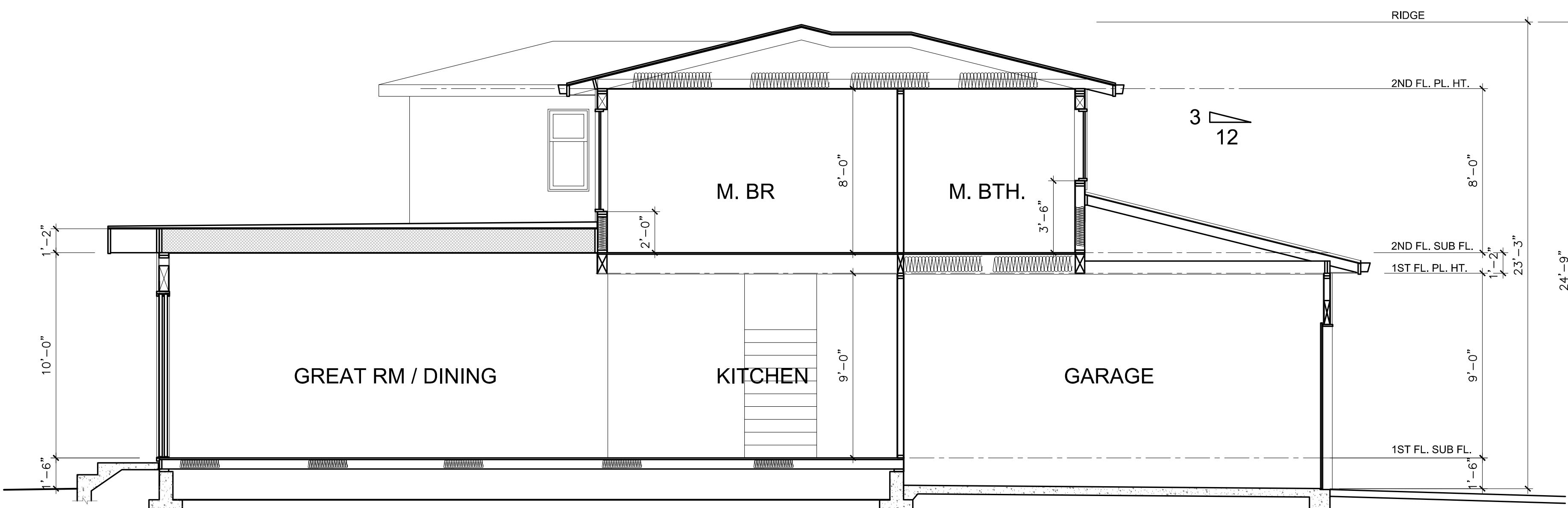
ELEVATION NOTES

- [1] ALL EXTERIOR WALLS OF LIVING SPACES SHALL BE OF 2X6 WD. FRAMING WITH 3-COATS 7/8" STUCCO EXTERIOR FINISH OR METAL LATH O/2 LAYERS OF GRADE "D" BLDG. PAPER.
- [2] EXTERIOR WALL AROUND GARAGE SHALL BE OF 2X4 WD. FRAMING WITH NO INSULATION BUT 1/2" GYP. BD. ON THE INSIDE



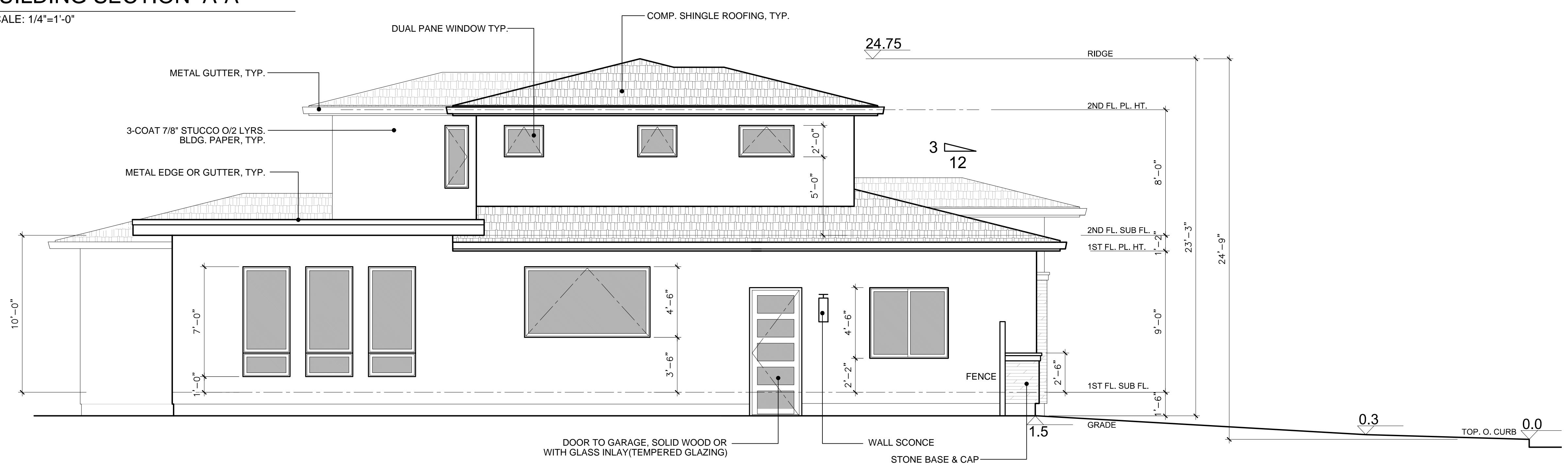
REAR ELEVATION

SCALE: 1/4"=1'-0"



BUILDING SECTION A-A

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION(EAST)

SCALE: 1/4"=1'-0"



REVISIONS

PROJECT NAME

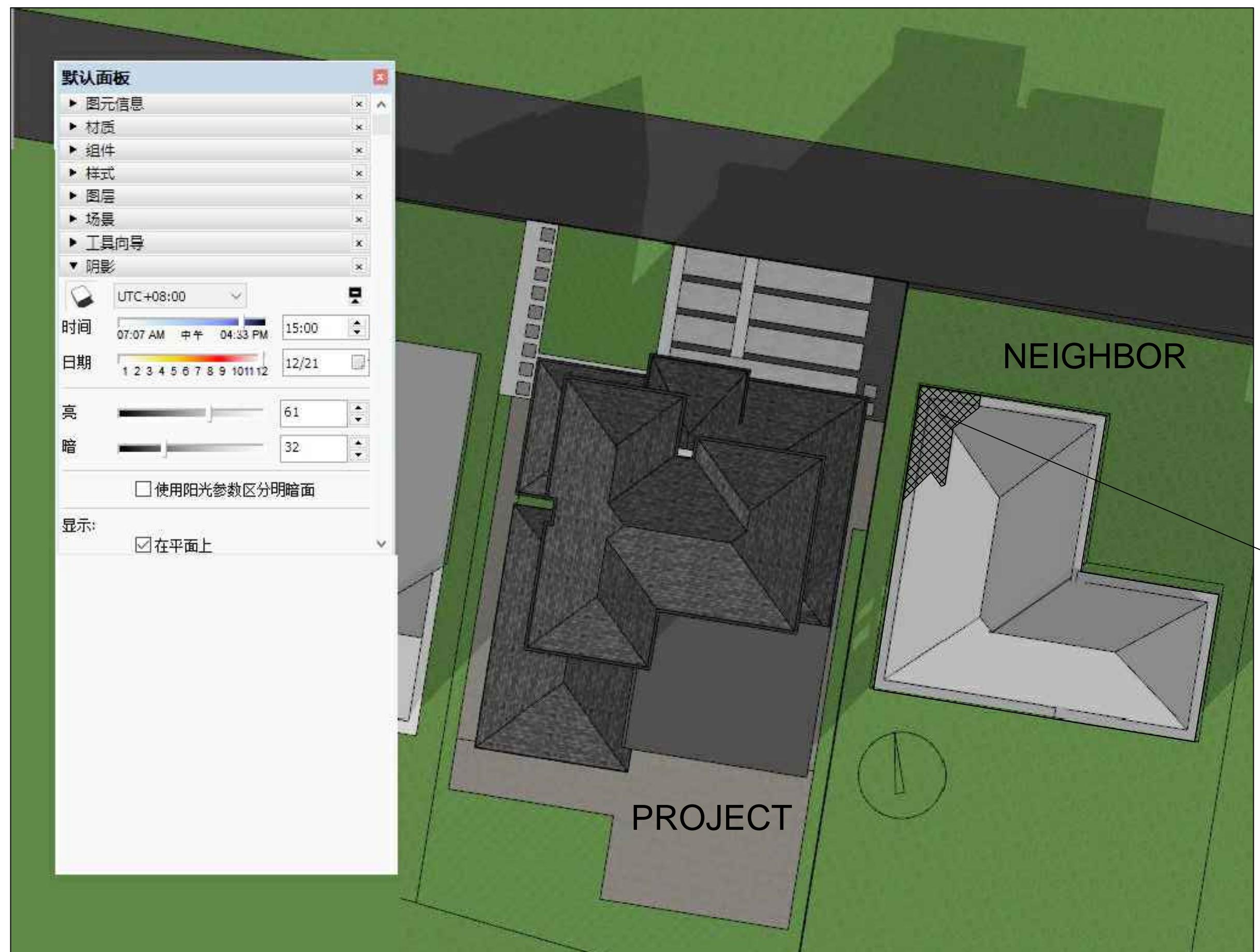
1134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT

CONTACT: MR. Bill Qin, TEL: 408 888 4888

DATE: 05/01/2022
SCALE: AS SHOWN
SHEET NAME

SOLAR STUDY

SHEET NO.

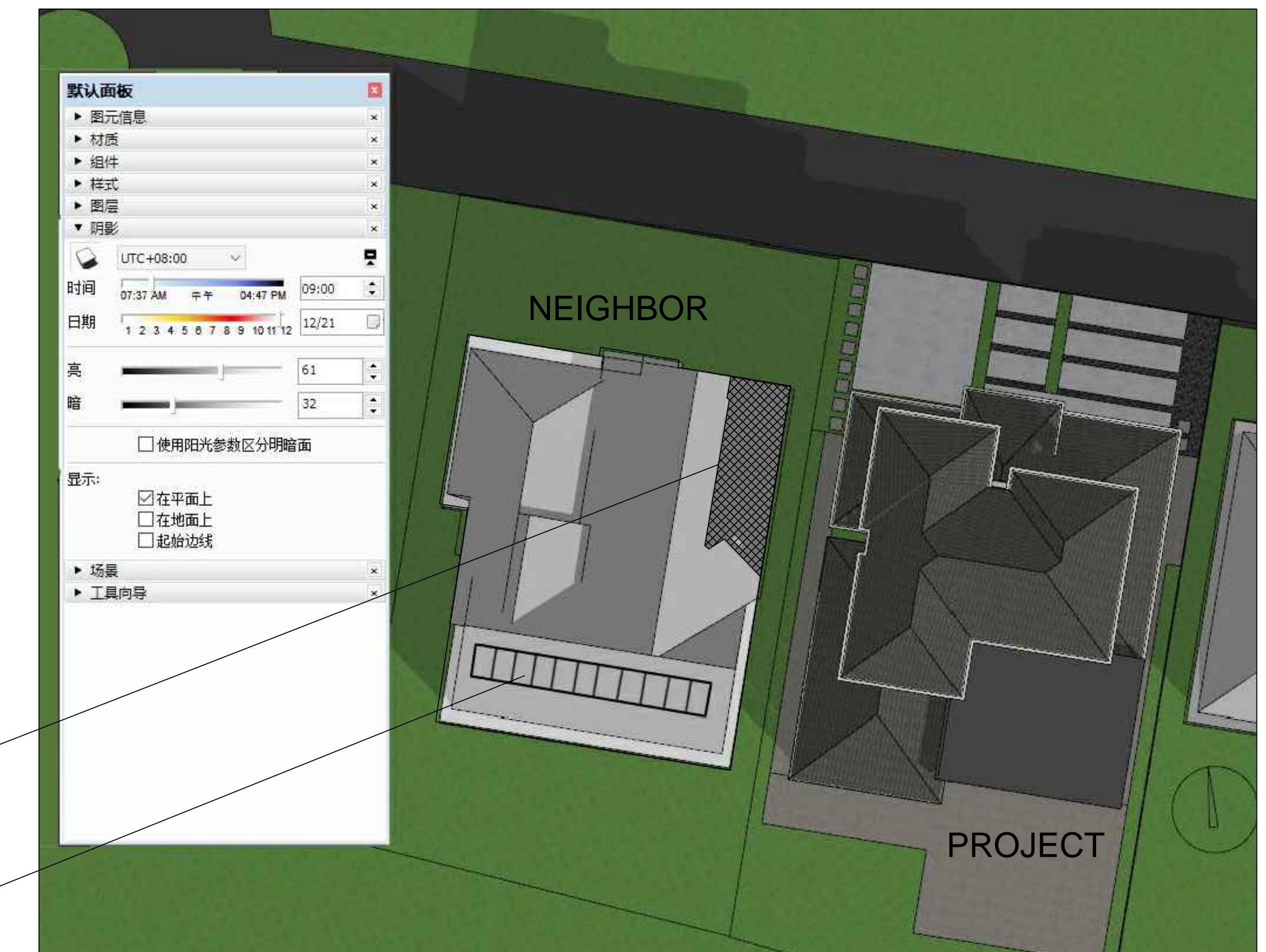


DEC. 21 3PM

SHADOWS CAST ON 1128 BLAIR AVE.:
+/- 5.6%

(2) DEC. 21 3PM SHADOWS

SCALE: 1/4"=1'-0"



DEC. 21 9AM

SHADOWS CAST ON 1140 BLAIR AVE.:
+/- 8.5%

(E) SOLAR PANELS ON NEIGHBOR'S ROOF

(1) DEC. 21 9AM SHADOWS

SCALE: 1/4"=1'-0"



REVISIONS

PROJECT NAME
134 BLAIR AVE., SUNNYVALE CA 94087
A NEW HOME & ADU PROJECT
CONTACT: MR. Bill Qin, TEL: 408 888 4888

DATE: 05/01/2022
TITLE: AS SHOWN
SHEET NAME

GREEN POINT CHECKLIST

SHEET NO.

A-5

<div style="background-color: #2e6b2e; color: white; padding: 5px;"> NEW HOME RATING SYSTEM, VERSION 8.0 </div> <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>SINGLE FAMILY CHECKLIST</p> <p>GreenPoint Rated is a Green Home Checklist tracks green features and provides ratings. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.</p> <p>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, E5.2, H6.1, J5.1, O1, O7.</p> <p>Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.</p> <p>The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.builditgreen.org/greenpointrated</p> <p>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 and certified by Build It Green.</p> <p>New Home Single Family Version 8.0</p> </div> <div style="border: 1px solid black; padding: 10px;"> <p>Project Name: New House Project Street: 1134 Blair Ave Project Zip: 94086</p> <p>MEASURES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Points Achieved</th> <th style="text-align: center;">Community</th> <th style="text-align: center;">Energy</th> <th style="text-align: center;">IAQ/Health</th> <th style="text-align: center;">Resources</th> <th style="text-align: center;">Water</th> <th style="text-align: center;">NOTES</th> </tr> <tr> <th></th> <th style="text-align: center;">Possible Points</th> <th style="text-align: center;"> </th> </tr> </thead> <tbody> <tr> <td>CALGreen</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">CALGreen Res (REQUIRED)</td> <td style="color: red;">4</td> <td style="color: red;">1</td> <td style="color: red;">1</td> <td style="color: red;">1</td> <td style="color: red;">1</td> <td></td> </tr> <tr> <td>A. SITE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">A1. Construction Footprint</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">A2. Job Site Construction Waste Diversion</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A3. Recycled Content Base Material</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A4. Heat Island Effect Reduction (Non-Roof)</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A5. Construction Environmental Quality Management Plan Including Flush-Out</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">A6. Stormwater Control: Prescriptive Path (section capped at 3 points)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">A6.1 Permeable Paving Material</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A6.2 Filtration and/or Bio-Retention Features</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">A6.3 Non-Leaching Roofing Materials</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A6.4 Smart Stormwater Street Design</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">A7. Stormwater Control: Performance Path</td> <td></td> <td></td> <td></td> <td style="color: red;">3</td> <td></td> <td></td> </tr> <tr> <td>B. FOUNDATION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">B1. Fly Ash and/or Slag in Concrete</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">B2. Radon-Resistant Construction</td> <td style="color: red;">2</td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">B3. Foundation Drainage System</td> <td style="color: red;">2</td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">B4. Moisture Controlled Crawlspace</td> <td style="color: red;">1</td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">B5. Structural Pest Controls</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections</td> <td style="color: red;">1</td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation</td> <td style="color: red;">1</td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C. LANDSCAPE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>10.00%</td> <td>Enter the landscape area percentage. Points capped at 6 for less than 15%.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C1. Plants Grouped by Water Needs (Hydrozoning)</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C2. Three Inches of Mulch in Planting Beds</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">C3. Resource Efficient Landscapes</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C3.1 No Invasive Species Listed by Cal-IPC</td> <td style="color: red;">1</td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C3.2 Plants Chosen and Located to Grow in Natural Site</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species</td> <td style="color: red;">3</td> <td></td> <td></td> <td style="color: red;">3</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">C4. Minimal Turf in Landscape</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide</td> <td style="color: red;">2</td> <td></td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> </tr> <tr> <td>≤10%</td> <td style="color: red;">C4.2 Turf on a Small Percentage of Landscaped Area</td> <td style="color: red;">2</td> <td></td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C5. Trees to Moderate Building Temperature</td> <td></td> <td style="color: red;">1</td> <td style="color: red;">1</td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C6. High-Efficiency Irrigation System</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C7. One Inch of Compost in the Top Six to Twelve Inches of Soil</td> <td></td> <td></td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C8. Rainwater Harvesting System</td> <td></td> <td></td> <td></td> <td style="color: red;">3</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C9. Recycled Wastewater Irrigation System</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C10. Submeter or Dedicated Meter for Landscape Irrigation</td> <td></td> <td></td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> </tr> <tr> <td>≤0.5 ETo</td> <td style="color: red;">C11. Landscape Meets Water Budget</td> <td style="color: red;">1</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">C12. Environmentally Preferable Materials for Site</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">C13. Reduced Light Pollution</td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C14. Large Statue Tree(s)</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C15. Third Party Landscape Program Certification</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">C16. Maintenance Contract with Certified Professional</td> <td></td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> </tr> <tr> <td>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="color: red;">D1. Optimal Value Engineering</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">D1.1 Joists, Rafters, and Studs at 24 Inches on Center</td> <td></td> <td style="color: red;">1</td> <td style="color: red;">2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yes</td> <td style="color: red;">D1.2 Non-Load Bearing Door and Window Headers Sized for Load</td> <td style="color: red;">1</td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">D1.3 Advanced Framing Measures</td> <td></td> <td></td> <td style="color: red;">2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TBD</td> <td style="color: red;">D2. Construction Material Efficiencies</td> <td></td> <td></td> <td style="color: red;">1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES		Possible Points							CALGreen								Yes	CALGreen Res (REQUIRED)	4	1	1	1	1		A. SITE								Yes	A1. Construction Footprint	1			1				A2. Job Site Construction Waste Diversion							TBD	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)							TBD	A2.2 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 (section capped at 3 points)							Yes	A6.1 Permeable Paving Material	1			1			TBD	A6.2 Filtration and/or Bio-Retention Features				1			Yes	A6.3 Non-Leaching Roofing Materials	1			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			Yes	B2. Radon-Resistant Construction	2		2				Yes	B3. Foundation Drainage System	2		2				Yes	B4. Moisture Controlled Crawlspace	1		1					B5. Structural Pest Controls							Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1		1				Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1		1				C. LANDSCAPE								10.00%	Enter the landscape area percentage. Points capped at 6 for less than 15%.							Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1			1			Yes	C2. Three Inches of Mulch in Planting Beds	1			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 in Natural Site							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	2			2			≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2			2			TBD	C5. Trees to Moderate Building Temperature		1	1	1			TBD	C6. High-Efficiency Irrigation System							Yes	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			≤0.5 ETo	C11. Landscape Meets Water Budget	1			1				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 Statue Tree(s)			1				TBD	C15. Third Party Landscape Program Certification				1			TBD	C16. Maintenance Contract with Certified Professional				1			D. STRUCTURAL FRAME AND BUILDING ENVELOPE									D1. Optimal Value Engineering							TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center		1	2				Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1		1				TBD	D1.3 Advanced Framing Measures			2				TBD	D2. Construction Material Efficiencies			1				<div style="background-color: #2e6b2e; color: white; padding: 5px;"> New Home Single Family Version 8.0 </div> <div style="border: 1px solid black; padding: 10px;"> <p>D3. 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Yes	C3.1 No Invasive Species Listed by Cal-IPC	1		1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Yes	C3.2 Plants Chosen and Located to Grow in Natural Site																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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	2			2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2			2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
TBD	C5. Trees to Moderate Building Temperature		1	1	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
TBD	C6. High-Efficiency Irrigation System																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Yes	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
≤0.5 ETo	C11. Landscape Meets Water Budget	1			1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	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 Statue Tree(s)			1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TBD	C15. Third Party Landscape Program Certification				1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
TBD	C16. Maintenance Contract with Certified Professional				1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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	D1. Optimal Value Engineering																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center		1	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1		1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TBD	D1.3 Advanced Framing Measures			2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TBD	D2. Construction Material Efficiencies			1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TBD	D3.1 Engineered Beams and Headers	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D3.2 Wood I-Joists or Web Trusses for Floors	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D3.3 OSB for Subfloor																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	D3.4 OSB for Wall and Roof Sheathing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	D5.1 Dimensional Lumber, Studs, and Timber	6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D5.2 Panel Products	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D6.1 At Least 90% of Floors	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D6.2 At Least 90% of Exterior Walls	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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TBD	D9.1 Detached Garage	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	D9.2 Mitigation Strategies for Attached Garage	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Yes	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)	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	E5. Durable Roofing Materials																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	E6. Vegetated Roof	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	F1.1 Walls and Floors	0.5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	F1.2 Ceilings	0.5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD <th>F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions</th> <th></th>	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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TBD <th>F3. Low GWP Insulation That Does Not Contain Fire Retardants</th> <th></th>	F3. Low GWP Insulation That Does Not Contain Fire Retardants																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	F3.1 Cavity Walls and Floors	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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TBD	F3.3 Interior and Exterior	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Yes	G1. Efficient Distribution of Domestic Hot Water																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Yes	G1.1 Insulated Hot Water Pipes	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Yes	G2.2 WaterSense Bathroom Faucets 1.0 gpm	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	G3. Pre-Plumbing for Graywater System	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	G4. Operational Graywater System	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	H1. Sealed Combustion Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	H1.1 Sealed Combustion Furnace	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	H2. High Performing Zoned Hydronic Radiant Heating System																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	H3. Effective Ductwork																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
TBD	H3.1 Duct Mastic on Duct Joints and Seams	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
TBD	H3.2 Pressure Balance the Ductwork System	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
No	H5. Advanced Practices for Cooling																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Yes	H6.1 Meet ASHRAE 62.2-2016 Ventilation Residential Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

New Home Single Family Version 8.0						
TBD	H6.2 Advanced Ventilation Standards					
Yes	H6.3 Outdoor Air is Filtered and Tempered	1	2			
H7. Effective Range Hood Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1	1			
TBD	H7.2 Automatic Range Hood Control		1			
Yes	H8. High Efficiency HVAC Filter (MERV 16+)					
TBD	H9. Advanced Refrigerants					
Yes	H10. No Fireplace or Sealed Gas Fireplace	1	1			
No	H11. Humidity Control Systems	0	1			
No	H12. Register Design Per ACCA Manual T	0	1			
I. RENEWABLE ENERGY						
100%	I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	25	25			
I2. Low Carbon Homes						
No	I2.1 Near Zero Energy Home	0	2			
No	I2.2 Low Carbon Home	0	4			
No	I3. Energy Storage	0	1			
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0	4			
J. BUILDING PERFORMANCE AND TESTING						
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	0	1			
Yes	J4. All Electric or Combustion Appliance Safety Testing	1	1			
All Electric Compliance	J5. Building Performance Exceeds Title 24 Part 6					
4	Select Project Climate Zone					
2	J5.1 Home Outperforms Title 24 Part 6	25	25+			
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0	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	2			
TBD	J10. Blower Door Testing		3			
K. FINISHES						
Yes	K1. Entryways Designed to Reduce Tracked-In Contaminants					
Yes	K1.1 Individual Entryways	1	1			
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints		2			
Yes	K3. Low-VOC Caulks and Adhesives	1	1			
K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					
TBD	K4.2 Interior Trim					
TBD	K4.3 Shelving					
TBD	K4.4 Doors					
TBD	K4.5 Countertops					
K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1	1			
Yes	K5.2 Cabinets and Countertops	2	2			
Yes	K5.3 Interior Trim and Shelving	2	2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard		2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion		2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes		1			
L. FLOORING						
>50%	L1. Environmentally Preferable Flooring	2	3			
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential		3			
Yes	L3. Durable Flooring	1	1			
TBD	L4. Thermal Mass Flooring		1			
M. APPLIANCES AND LIGHTING						
Yes	M1. ENERGY STAR® Dishwasher					
M2. Efficient Laundry Appliances						
No	M2.1 CEE-Rated Clothes Washer	0	1	2		
Yes	M2.2 ENERGY STAR® Dryer	2	1			
Yes	M2.3 Solar Dryer/ Laundry Lines	0.5	0.5			
TBD	M3. Size-Efficient ENERGY STAR® Refrigerator		2			
M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center		1			
New Home Single Family Version 8.0						
TBD	M4.2 Built-In Composting Center			1		
M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting					
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant		2			
N. COMMUNITY						
N1. Smart Development						
TBD	N1.1 Infill Site			1		
TBD	N1.2 Designated Brownfield Site			1		
TBD	N1.3 Conserve Resources by Increasing Density			2		
TBD	N1.4 Cluster Homes for Land Preservation			1		
	N1.5 Home Size Efficiency			9		
2524	Enter the area of the home, in square feet					
4	Enter the number of bedrooms					
N2. Home(s)/Development Located Near Transit						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1			
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2			
N3. Pedestrian and Bicycle Access						
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services						
10	Enter the number of Tier 1 services					
8	Enter the number of Tier 2 services					
Yes	N3.2 Connection to Pedestrian Pathways	1	1			
Yes	N3.3 Traffic Calming Strategies	2	2			
N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents					
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services					
N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1			
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1			
Yes	N5.3 Porches Oriented to Street and Public Space	1	1			
N6. Passive Solar Design						
TBD	N6.1 Heating Load		2			
TBD	N6.2 Cooling Load		2			
N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units	1	1			
TBD	N7.2 Full-Function Independent Rental Unit	1	1			
N8. Resiliency						
TBD	N8.1 Assessment	1	1	1		
TBD	N8.2 Strategies to Address Assessment Findings	1	1	1		
N9. Social Equity in Community						
TBD	N9.1 Diverse Workforce	1				
TBD	N9.2 Community Location	1		1		
O. OTHER						
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2	0.5	1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals		0.5	0.5	0.5	0.5
O5. Home System Monitors						
TBD	O5.1 Energy Home System Monitors		1			
TBD	O5.2 Water Home System Monitors				1	
O6. Green Building Education						
TBD	O6.1 Marketing Green Building	2				
TBD	O6.2 Green Building Signage			0.5		0.5
TBD	O7. Green Appraisal Addendum		N	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation				1	
Summary						
Total Available Points in Specific Categories						
272.5	28	72.5	59	69	44	
Minimum Points Required in Specific Categories						
50	2	25	6	6	6	
Total Points Achieved						
111.5	10.0	55.0	20.0	16.0	10.5	