PROJECT INFORMATION

A.P.N. 039-231-130
LOT AREA (FROM PARCEL MAP) 7,310 SF (GROSS + NET)
ZONING = R1-B
YEAR BUILT= 1956
SLOPE= (AT BUILDING EDGE) 8%
SLOPE= (FOR SITE) 8%
FLOOD ZONE= NONE
HISTORIC ZONE= NO
OCCUPANCY= R3 SINGLE FAMILY DWELLING
CONSTRUCTION TYPE= V-B

REQUIRED PARKING: 2 COVERED GARAGE SPACES (EXISTING)

SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT SETBACK:	15'-0"	16'-10"	15'-2"
RIGHT SIDE SETBACK:	5'-0"	5'-0"	5'-0"
LEFT SIDE SETBACK:	5'-0"	8'-6"	8'-6"
REAR SETBACK:	15'-0"	15'-0"	15'-0"
BUILDING HEIGHT:	32'-0"	15'-1 ½"	24'-5 ½"

(BUILDING HEIGHT DERIVED FROM LOWEST GRADE ELEVATION ALONG BUILDING EDGE AND RIDGE ELEVATION

TOTAL SITE IMPERVIOUS COVERAGE:			
	3,657.75 SF (50%)	3,319.5 (45%)	4,215.5 SF (57%)
HOUSE:		2,367 SF (32%)	3,263 SF (44%)
ASPHALT DRIVEWAY:		291 SF (4%)	291 SF (4%)
WALKWAYS/PATIO:		661.5 SF (9%)	661.5 SF (9%)

NA/HOA/ CCR: BERESFORD/HILLSDALE NA

GENERAL NOTES

1. The contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.
2. Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.
3. The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.
4. All work shall be in accordance with all applicable Local or State codes and regulations.
5. All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.
6. All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
7. Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
8. No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.
9. The Contractor is responsible for obtaining separate permits for electrical, mechanical, plumbing, grading, or other permits as may be required by the local authorities. Issuance of a building permit based on these Drawings does not constitute granting of these separate permits.
10. The Contractor shall be responsible for coordinating with the Structural Engineer for any site visits or special testing as needed to complete all structural work as directed by the Structural Engineer.
11. The Contractor shall be responsible for forwarding all shop drawings to the designer for review and approval. No fabrication shall commence until both designer and owner have reviewed and approved by signature all shop drawings.

PROJECT INFO.

Owner:
Michael + Terry Schmier
3328 Verdun Avenue
San Mateo, Ca 94403
ph: (650) 357-7262

Designer:
Studio 3 Design, Inc.
1585 The Alameda Suite 200
San Jose, Ca 95126
ph: (408) 292-3252
fax: (253) 399-1125

Contractor: TBD

Structural Engineer:
Sung Engineers
29300 Kohoutek Way #190
Union City, Ca 94587
ph: (510) 475-7900
fax: (510) 475-7913

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A4.1 Building Sections

CODES

The following codes are currently in effect:
2010 California Building Code
2010 California Residential Rode
2010 California Plumbing Code
2010 California Mechanical Code
2010 California Electrical Code
2010 California Existing Building Code
2009 International Existing Building Code
2010 California Energy Code

FIRE SPRINKLERS

FIRE SPRINKLER SYSTEM: Install an N.F.P.A. 13D fire sprinkler system complying with local amendments. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service.

PROJECT DESCRIPTION

This project includes the addition of a second floor living space with two bedrooms, a family room, and a bathroom for a total of 889 sq ft. The addition includes retouching the exterior materials on the house to make the style consistent, and replacing some of the first floor windows to more energy efficient, and style-consistent windows. There is no interior work to the first floor except for adapting the front hall closet and part of the garage to become the stair to the second level. No landscape or hardscape changes. Gate and fence will be replaced to update the aesthetics.

FAL CALCULATIONS

ALLOWED F.A.R. CALCULATION

A=7,310
(5 x 6,000) + (2 x (7,310-6,000)) = 3,262 SF

EXISTING HOUSE
1ST LEVEL
HABITABLE 1,836 SF
NON-HABITABLE 531 SF (GARAGE)

2ND LEVEL
HABITABLE n/a
NON-HABITABLE n/a

PROPOSED HOUSE

1ST LEVEL
HABITABLE 1,869 SF
NON-HABITABLE 498 SF (GARAGE)
2ND LEVEL
HABITABLE 889 SF
NON-HABITABLE 149 SF (UNCOVERED BALCONY)

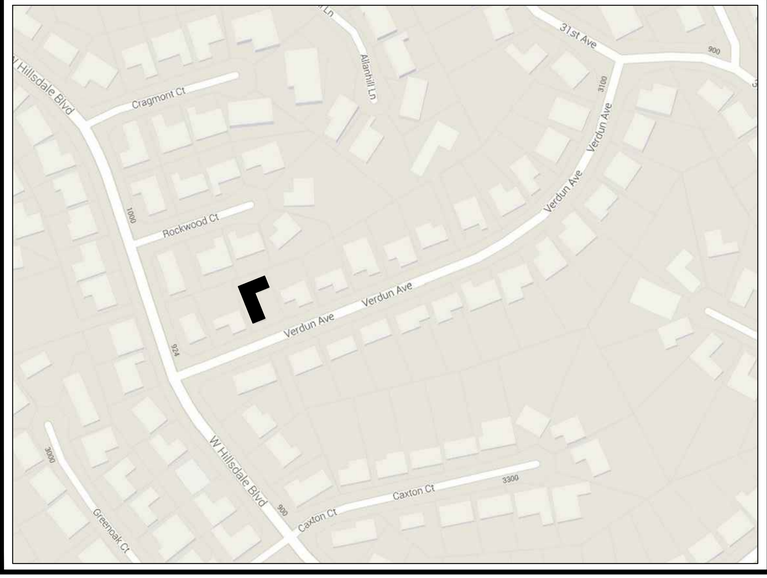
TOTAL F.A.R. 3,256
ALLOWED F.A.R. 3,262 SF

REQUIRED PARKING

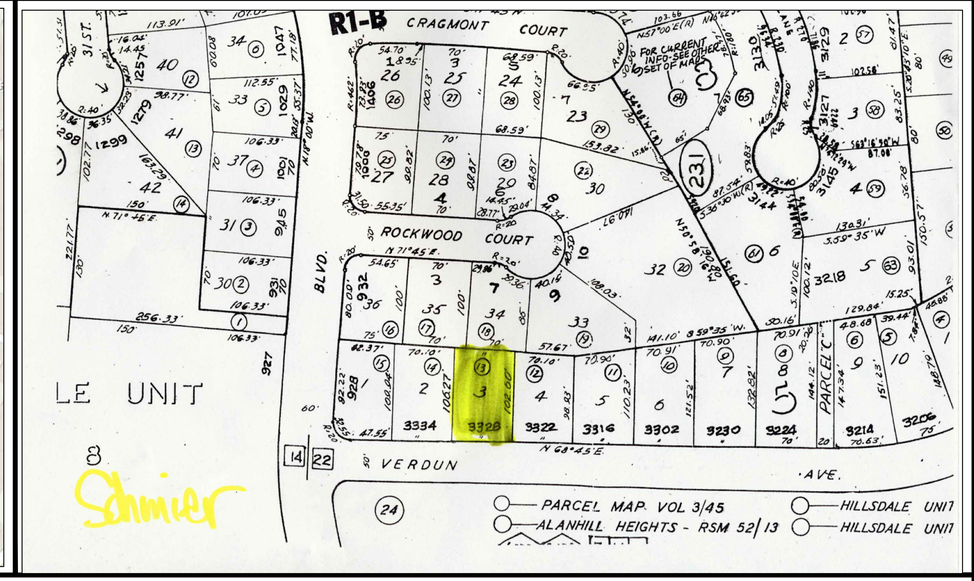
TOTAL HOUSE - GARAGE = 3,256 SF - 498 SF = 2,758 SF

PER ZONING CODE 2,758 SF < 3,000 SF THEREFORE ONLY 2 COVERED PARKING SPACES ARE REQUIRED

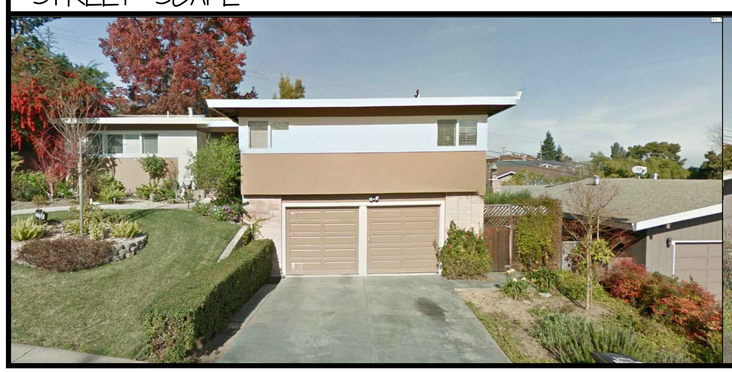
LOCATOR MAP

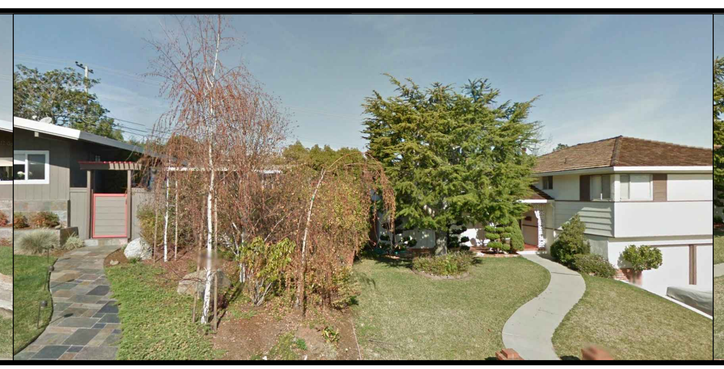
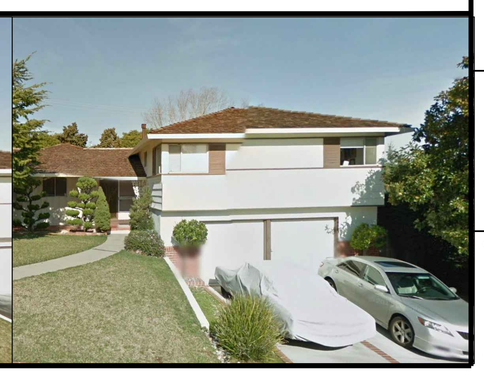


PARCEL PLAN



STREET SCAPE



studio3 design

INTERIORS
REMODELS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

SCHMIER
ADDITION + REMODEL
3328 VERDUN AVE
SAN MATEO
CALIFORNIA. 94403

NOV. 18, 2013
JAN. 24, 2014
1 PLANNING RESUBMIT
MAR. 24, 2014
2 PLANNING RESUBMIT
APR. 28, 2014
3 MINOR COMMENTS

COVER SHEET

A1.1

3334 VERDUN AVENUE

NEXT DOOR NEIGHBOR TO LEFT:

* SECOND STORY EXTRUSION OFF GARAGE+BUILDING FOOTPRINT (MASS OVER GARAGE)
* FRONT ELEVATION = FLAT
* CORNER WINDOWS

* WHERE SCHMIER SECOND STORY ADDITION IS PROPOSED, THE NEIGHBOR'S PRIMARY VIEWS FROM LIVING ROOM/FAMILY ROOM ARE NOT AFFECTED

* EXTERIOR MATERIALS = TONGUE+GROOVE/STUCCO/BRICK

NEIGHBORS ACROSS STREET

NEIGHBORS ACROSS STREET:

* BOXED WINDOW DETAIL SIMILAR TO STUDIO 3 PROPOSED DESIGN

* SECOND STORY EXTRUSIONS OVER GARAGE + BUILDING FOOTPRINTS
* FLAT ELEVATIONS
* NO CHANGE IN BUILDING MATERIALS

3322 VERDUN AVENUE

NEXT DOOR NEIGHBOR TO RIGHT:

* SECOND STORY EXTRUSION OFF GARAGE+BUILDING FOOTPRINT (MASS OVER GARAGE)
* FRONT ELEVATION = FLAT
* CORNER WINDOWS

* EXTERIOR MATERIALS = HORIZONTAL SIDING/STUCCO

3316 VERDUN AVENUE

NEXT DOOR NEIGHBOR TO RIGHT & (x2) DOWN:

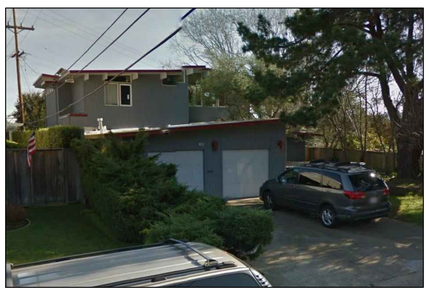
* SECOND STORY FLAT EXTRUSION OFF GARAGE + BUILDING FOOTPRINT (MASS OVER GARAGE)
* FRONT ELEVATION = FLAT
* CORNER WINDOWS

* NO ARCHITECTURAL CONSIDERATION TO SIDE ELEVATION OF RESIDENCE

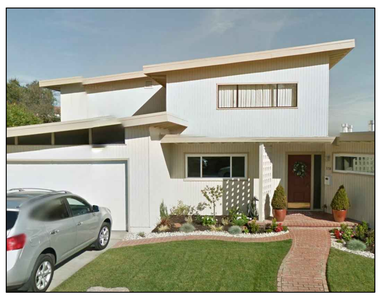
* SMALL WINDOWS ON SIDE ELEVATION (DO NOT MAXIMIZE VIEW)

* EXTERIOR MATERIALS = BOARD & BATTON SIDING / STUCCO

NEIGHBORS WITH RELATING BUILDING STYLES



NEIGHBOR ON SUNSET TERRACE BLVD



NEIGHBOR ON SUNSET TERRACE BLVD

NEIGHBOR ON WEST HILLSDALE BLVD.:

* ONE BLOCK EAST OF VERDUN INTERSECTION

* CONTEMPORARY STYLING

* EXTENSION OF ROOFING RAFTERS

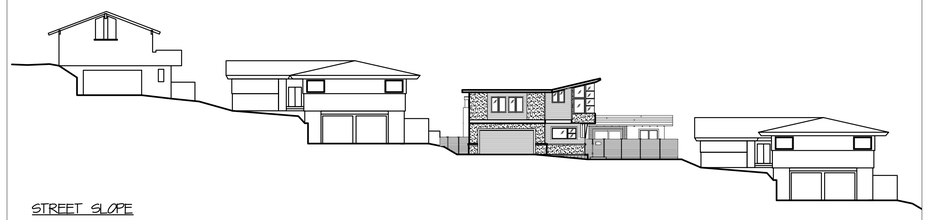
* PITCH OF ROOF SIMILAR TO STUDIO 3 DESIGN

NEIGHBOR ON SUNSET TERRACE BLVD.:

* CONTEMPORARY STYLING

* PITCH OF ROOF SIMILAR TO STUDIO 3 DESIGN

PROJECT HOUSE: 3328 VERDUN AVE.



STREET SLOPE

THOUGH THE SITE ITSELF IS BARELY SLOPED, VERDUN AVE HAS A LARGE SLOPE WHICH HELPS VIEWS TO BE MAINTAINED. CAREFUL ATTENTION TO THE EAVE HEIGHT HAS MINIMIZED IMPACTS ON THE NEAR UPHILL NEIGHBOR, AND THERE IS NO IMPACT ON THE VIEWS OF THE UPHILL-UPHILL NEIGHBOR.

PROPOSED SECOND-STORY ADDITION:

* STUDIO 3 HAS IDENTIFIED AND IMPLEMENTED KEY BUILDING CHARACTERISTICS AND COMPONENTS THAT DEFINE THE CHARACTERISTICS OF THE CONSISTENT NEIGHBORHOOD PATTERNS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  * SECOND-STORY EXTRUSIONS ON TOP OF GARAGE
  * CORNER WINDOWS
  * BOXED WINDOWS
  * CHANGE IN BUILDING MATERIALS
  * IDENTICAL TO THE DOMINANT BUILDING FOOTPRINT PATTERNS OF THE NEIGHBORHOOD (PATTERN IS VISUALLY COMPATIBLE WITH NEIGHBORHOOD – NO DISRUPTION TO THE APPEARANCE OF THE NEIGHBORHOOD)

* STUDIO3 HAS BEEN SENSITIVE TO THE SIDE ELEVATION DESIGN AND MATERIALS – ALL THE HOMES ON THE STREET HAVE NOT UNITED THE FRONT + SIDE FACADES. STUDIO3 HAS TAKEN THE SIDE ELEVATION INTO SERIOUS CONSIDERATION (BY WRAPPING THE BUILDING MATERIALS AROUND THE RESIDENCE) SO THAT THE VISUAL IMPACT IS COHESIVE AND IMPRESSIVE AS ONE WOULD DRIVE UP THE HILL. WINDOW SIZES AND LAYOUTS ARE MAXIMIZED TO ENHANCE THE SIDE ELEVATION AND VIEWS, UNLIKE THE NEIGHBORING HOUSES.

* STUDIO3 HAS BEEN SENSITIVE TO THE AFFECTED NEIGHBOR ON THE LEFT. STUDIO3 DID NOT DESIGN THE SECOND-STORY ADDITION ACROSS THE FULL VOLUME OF THE HOUSE AND PROPERTY. THE ADDITION HAS A MINIMAL IMPACT TO THIS NEIGHBOR.

* THIS ADDITION "WILL ENHANCE THE LIVABILITY OF THE SAN MATEO NEIGHBORHOOD."

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INTERIORS
REMODELS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

SCHMIER
ADDITION + REMODEL
3328 VERDUN AVE
SAN MATEO
CALIFORNIA. 94403

NOV. 18, 2013
JAN. 24, 2014
1 PLANNING RESUBMIT
MAR. 24, 2014
2 PLANNING RESUBMIT

NEIGHBORHOOD DOCUMENTATION + ARCHITECTURAL FEATURES

A1.3

GreenPoint Rated Existing Home Checklist

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each table are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist version 2.1

Enter Label: **Elements**

Points Achieved: **39**

Community	Energy	IAQ/Health	Resources	Water
0	6	8	9	2
4	2	7	4	13

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
Yes	**1. Home is Located within 1/2 Mile of a Major Transit Stop**	2	2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 1) Day Care 2) Community Center 3) Public Park						
	4) Drug Store 5) Restaurant 6) School						
	7) Library 8) Farmer's Market 9) After School Programs						
	10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners						
	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym						
	7) Post Office 8) Senior Care Facility 9) Medical/Dential						
	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
Yes	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)	1	1				
Yes	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)	1	1				
Yes	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	1	1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	Designated Bicycle Lanes are Present on Roadways;						
	Ten-Foot Vehicle Travel Lanes;						
	Street Crossings Closest to Site are Located Less Than 300 Feet Apart;						
	Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands						
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	6					
A. SITE			Possible Points				
TBD	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**		1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
TBD	**3. Construction IAQ Management Plan**				2		

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6						
B. FOUNDATION			Possible Points				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
Yes	**2. Moisture Source Verification and Correction (Required for Whole House)**	Y			R	R	
	3. Retrofit Crawl Space to Control Moisture						
TBD	a. Control Ground Moisture with Vapor Barrier				2		
TBD	b. Foundation Drainage System					2	
Yes	**4. Pest Inspection and Correction**	1				1	
	5. Design and Build Structural Pest Controls						
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	1					
C. LANDSCAPE			Possible Points				
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Require Shearing	1				1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					3
TBD	**2. Fire-Safe Landscaping Techniques**			1			
	3. Minimal Turf Areas						
Yes	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
TBD	b. Turf is <25% of Landscaped Area						2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
TBD	**4. Shade Trees Planted**			1	1		1
TBD	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
TBD	b. System Has Smart Controllers						3
TBD	**7. Compost and Recycle Garden Trimmings on Site**						1
≥90%	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**	2					2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
TBD	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**			1			
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	9					

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
	1. Optimal Value Engineering						
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
25%	b. Size Door & Window Headers for Load	0.25				1	
TBD	c. Use Only Jack & Cripple Studs Required for Load					1	
	2. Use Engineered Lumber						
25%	a. Engineered Beams & Headers	0.25				1	
TBD	b. Insulated Headers			1			
TBD	c. Engineered Lumber for Floors					1	
25%	d. Engineered Lumber for Roof Rafters	0.25				1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
25%	f. Oriented Strand Board for Subfloor	0.25				1	
25%	g. Oriented Strand Board Wall and Roof Sheathing	0.25				1	
	3. FSC Certified Wood						
TBD	a. Dimensional Lumber, Studs, and Timber					4	
TBD	b. Panel Products					2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors			2		2	
TBD	b. Walls			2		2	
TBD	c. Roofs			2		2	
	5. Reduce Pollution Entering the Home from the Garage						
TBD	a Tightly Seal the Air Barrier between Garage and Living Area				1		
TBD	b. Install Garage Exhaust Fan OR Have a Detached Garage				1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
≥90%	a. Minimum 16-Inch Overhangs and Gutters	1				1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
TBD	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits					1	
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	3.25					
E. EXTERIOR FINISH			Possible Points				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
TBD	**2. Rain Screen Wall System Installed**					2	
75%	**3. Durable & Noncombustible Cladding Materials**	0.75				1	
≥90%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior Finish = 7	2.75					
F. INSULATION			Possible Points				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
TBD	a. Walls and Floors					1	
TBD	b. Ceilings					1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
25%	a. Walls and Floors	0.25			1		
25%	b. Ceilings	0.25			1		
TBD	**3. Inspect Quality of Insulation Installation before Applying Drywall**				1		
	Total Points Available in Insulation = 5	0.5					

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently						
25%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	1		1			1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			1			1
25%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	0.5					2
	3. Water Efficient Fixtures						
TBD	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	N					R
25%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	0.75					3
25%	c. Bathroom Faucets Use ≤ 1.5 gpm	0.5		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	2.75					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
TBD	b. Conduct Diagnostic Testing to Evaluate System			2			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
TBD	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
TBD	c. Ductwork System is Pressure Relieved			1			
Yes	**7. High Efficiency HVAC Filter (MERV 6+)**	1			1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
25%	a. ENERGY STAR Bathroom Fans Vented to the Outside	0.25			1		
25%	b. All Bathroom Fans are on Timer or Humidistat	0.25			1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
TBD	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	N			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	3.5					
I. RENEWABLE ENERGY			Possible Points				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE			Possible Points				
Yes	**1. Energy Survey and Education (Required for Elements or Meet J3)**	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
Yes	a) Attic Insulation up to or Exceeding Current Code	1		1			
Yes	b) Crawl Space Insulation up to or Exceeding Current Code	1		1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥ 62EF			0.5			
Yes	i) Radiant Barrier in Attic	0.5		0.5			
Yes	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane	0.5		0.5			
TBD	k) Duct insulation to Code			0.5			
Yes	l) Programmable Thermostat	0.5		0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+	3.5					
K. FINISHES			Possible Points				
TBD	**1. Entryways Designed to Reduce Tracked In Contaminants**				1		
	2. Low/No-VOC Paint						
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)				1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (>5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
TBD	a. Cabinets					1	
TBD	b. Interior Trim					1	
TBD	c. Shelving					1	
TBD	d. Doors					1	
TBD	e. Countertops					1	
Yes	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements)** (EPA IAP)	Y			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21						
L. FLOORING			Possible Points				
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*					4	
TBD	**2. Thermal Mass Floors**			1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			Possible Points				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**	2		1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	3		1			2
TBD	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
Yes	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**	1		1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
TBD	a. Built-In Recycling Center					2	
TBD	b. Built-In Composting Center					1	
Yes	**5. Electrical Survey (Required for Whole House)**	Y				R	
TBD	**6. Verification of Entire Electrical System**					2	
25%	**7. Energy Efficient Lighting**	0.25		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
TBD	**9. Lighting Controls Installed**			1			
	Total Points Available in Appliances and Lighting = 13+	6.25					
N. OTHER			Possible Points				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6						
P. INNOVATIONS			Possible Points				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Roof Trusses					1	
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			

Schmier Residence - 3328 Verdun Ave, San Mateo GPR#7117 - Ken Girdley 650-961-2324

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
TBD	1. Test Total Supply Air Flow Rates			1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE			1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+						

Summary

		Community	Energy	IAQ/Health	Resources	Water
Total Available Points	224+	25	83	46	76	47
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4
Total Points Achieved	39	6.0	8.5	4.0	7.0	13.0

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INTERIORS
REMODELS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
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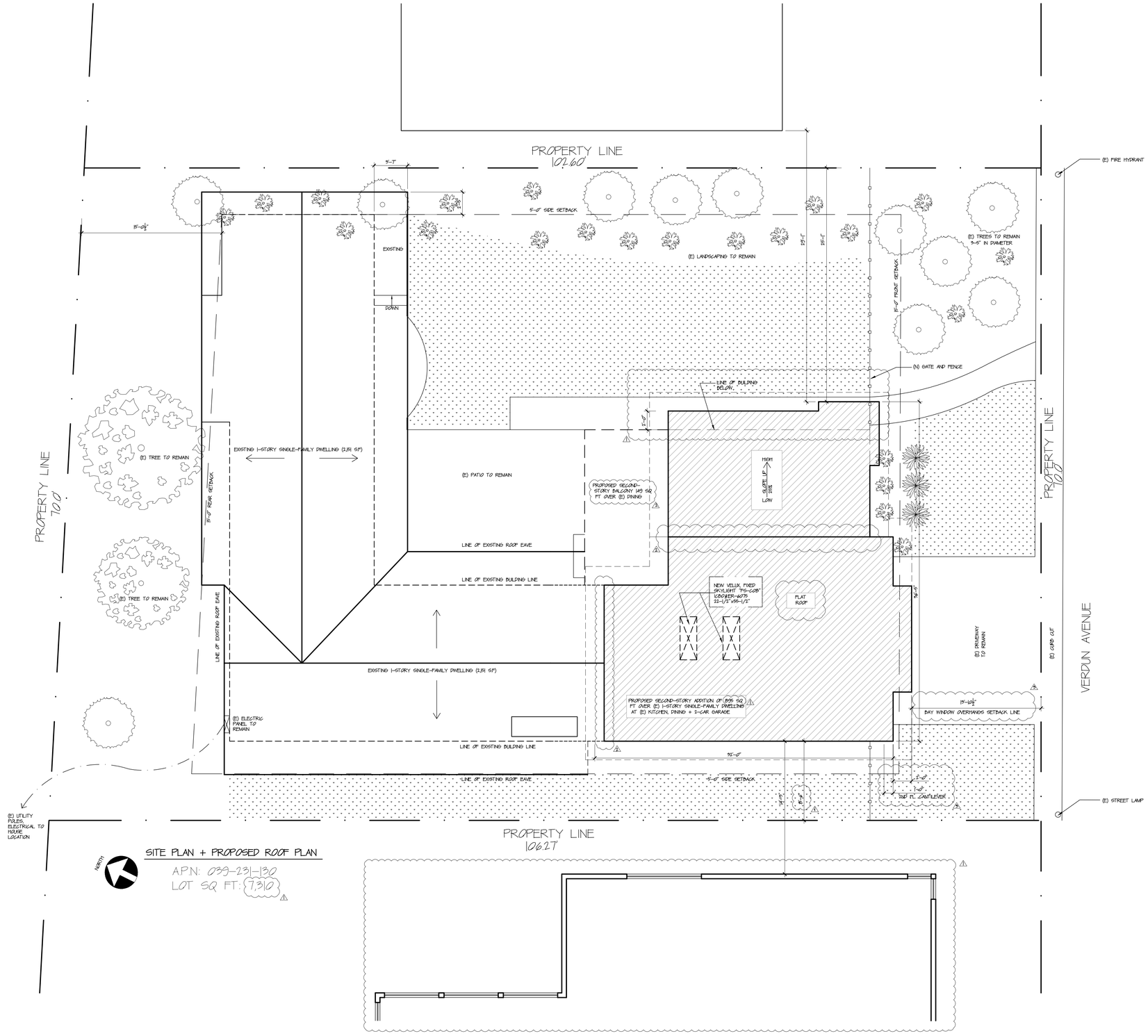
3328 VERDUN AVE
SAN MATEO
CALIFORNIA. 94403

NOV. 18, 2013
JAN. 24, 2014
1 PLANNING RESUBMIT

GREEN RATED CHECKLIST

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

A1.4



SITE PLAN + PROPOSED ROOF PLAN

APN: 039-231-130
LOT SQ FT: 7,310

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REMODELS
NEW CONSTRUCTION

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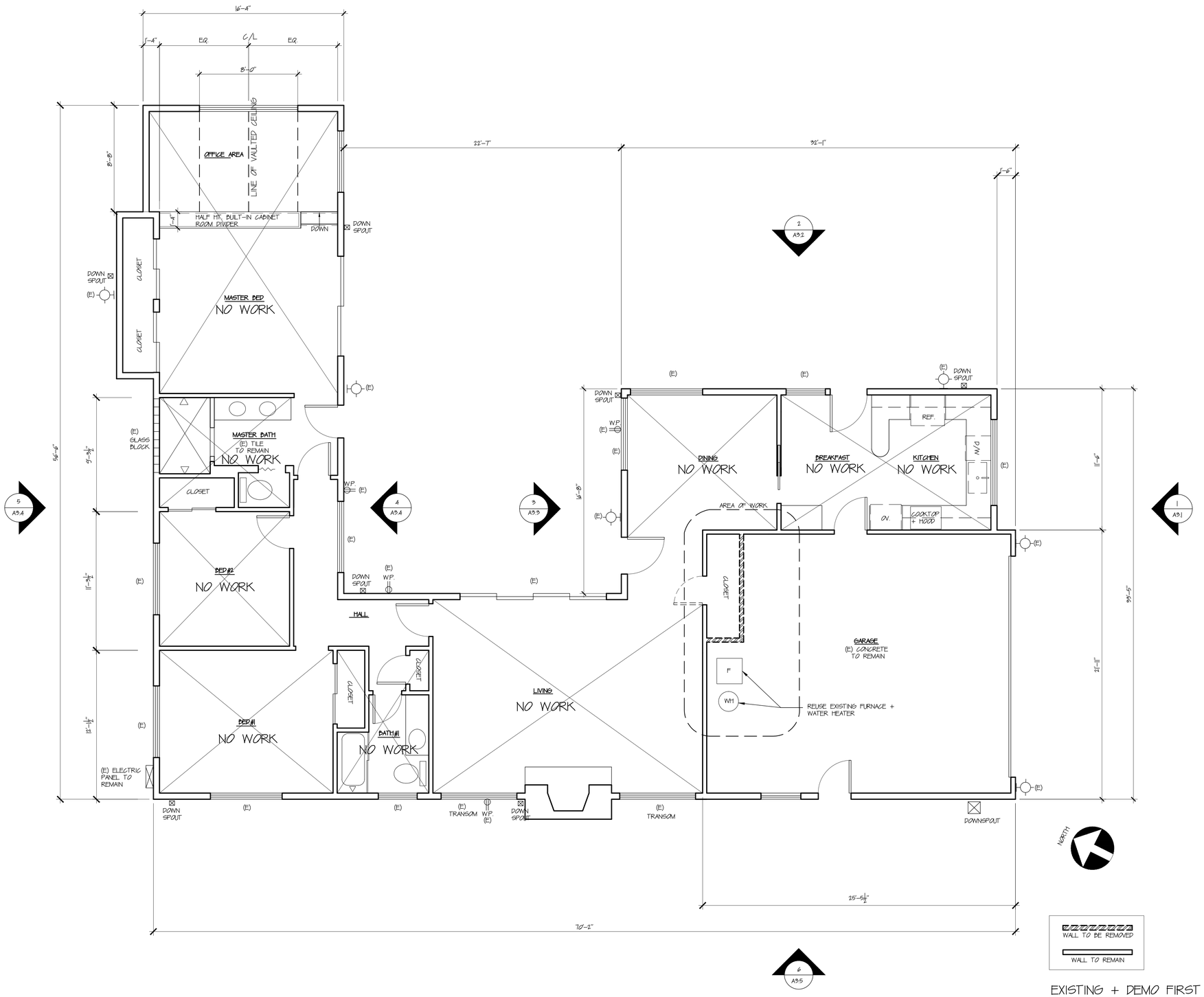
MAR. 24, 2014
2 PLANNING RESUBMIT
APR. 28, 2014
3 MINOR COMMENTS

SITE PLAN + PROPOSED ROOF PLAN

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

A1.5



EXISTING + DEMO FIRST FLOOR PLAN

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REMODELS
NEW CONSTRUCTION

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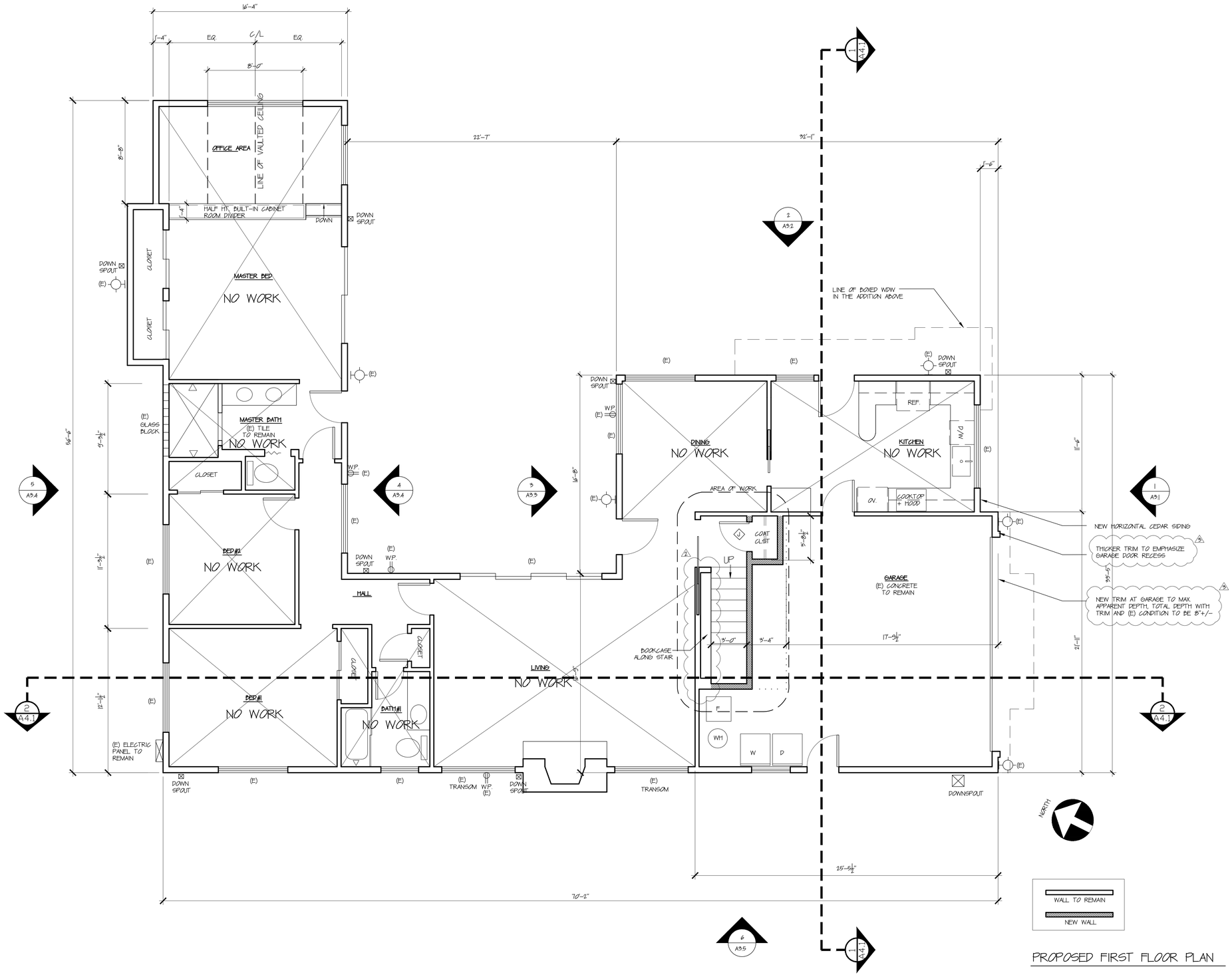
JAN. 24, 2014
1 PLANNING RESUBMIT

EXISTING FLOOR PLAN + DEMO PLAN

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

A2.1



PROPOSED FIRST FLOOR PLAN

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INTERIORS
REMODELS
NEW CONSTRUCTION

1585 THE ALAMEDA
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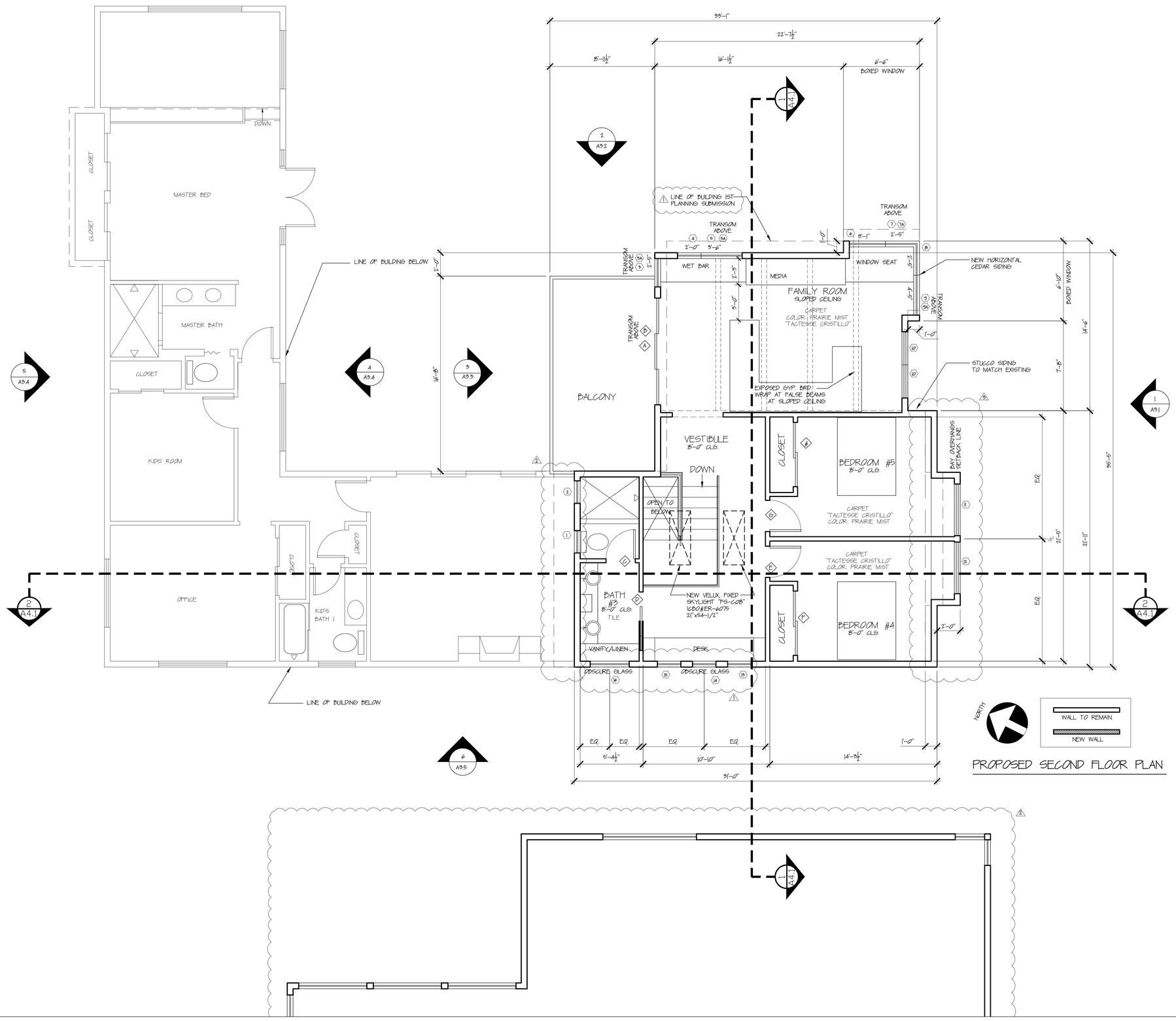
APR. 28, 2014
3 MINOR COMMENTS

PROPOSED FIRST FLOOR PLAN

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

A2.2



PROPOSED SECOND FLOOR PLAN

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INTERIORS
REMODELS
NEW CONSTRUCTION

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MAR. 24, 2014
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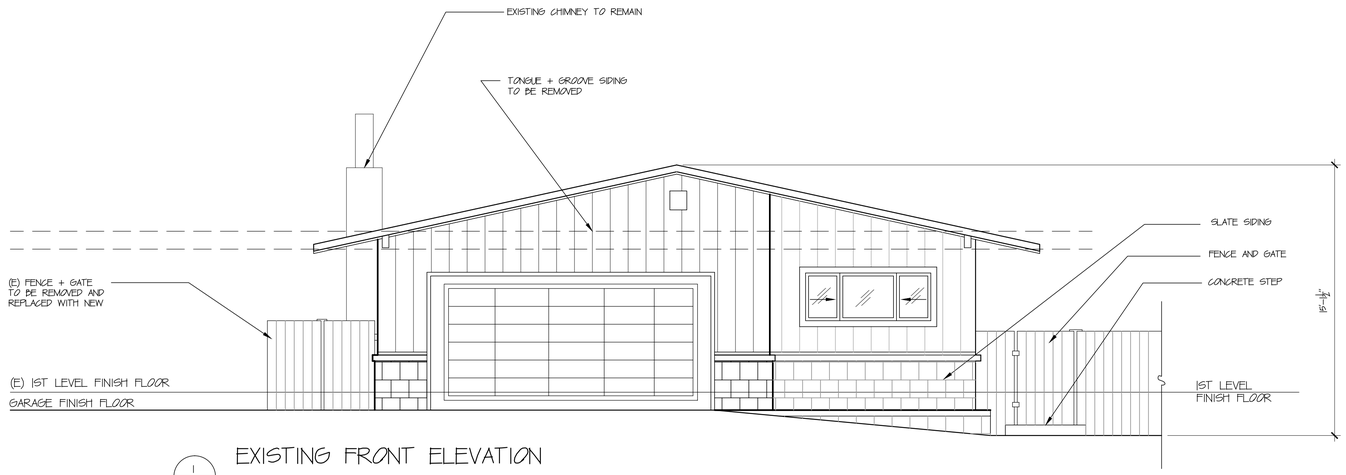
APR. 28, 2014
3 MINOR COMMENTS

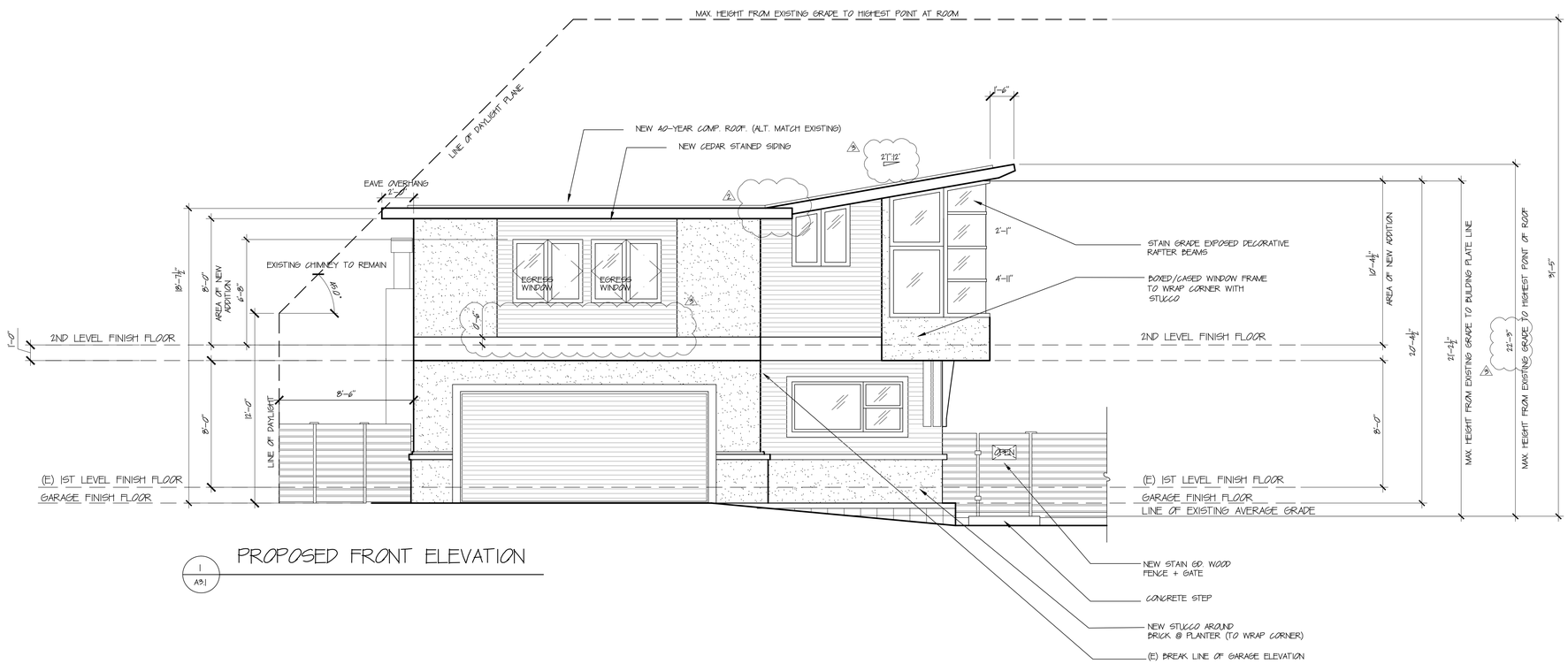
PROPOSED SECOND FLOOR PLAN

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

A2.3



1 A3.1 EXISTING FRONT ELEVATION



1 A3.1 PROPOSED FRONT ELEVATION

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INTERIORS
REMODELS
NEW CONSTRUCTION

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MAR. 24, 2014
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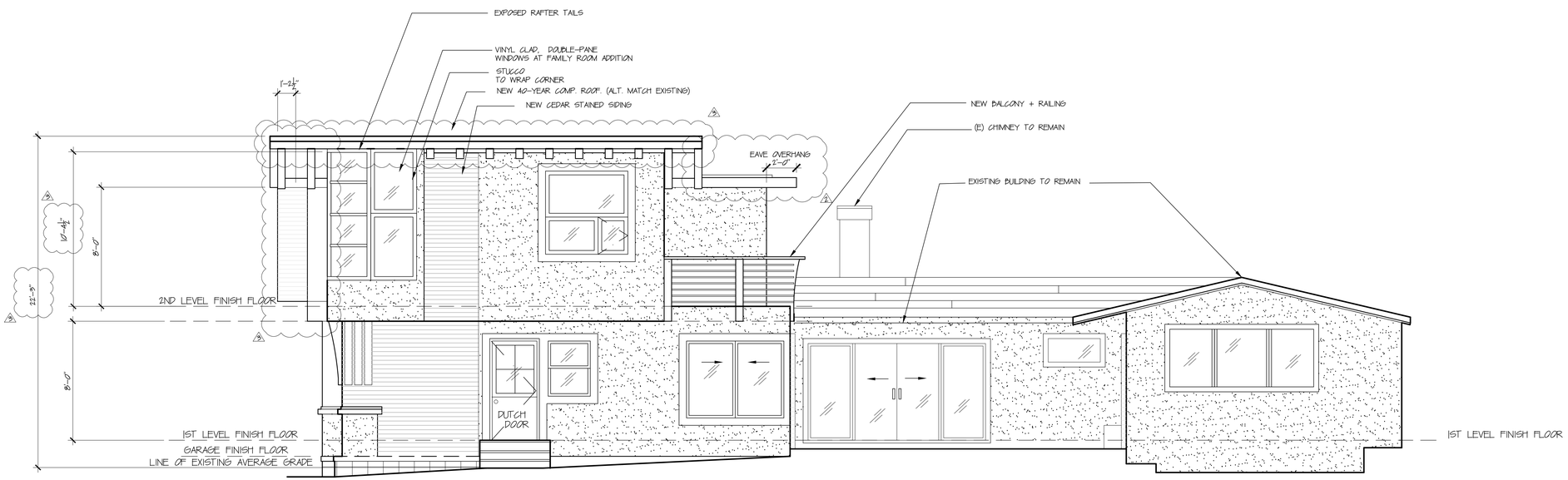
APR. 28, 2014
3 MINOR COMMENTS

EXISTING + PROPOSED FRONT ELEVATION

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

A3.1

2
A3.2
EXISTING RIGHT-SIDE ELEVATION



2
A3.2
PROPOSED RIGHT-SIDE ELEVATION

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APR. 28, 2014
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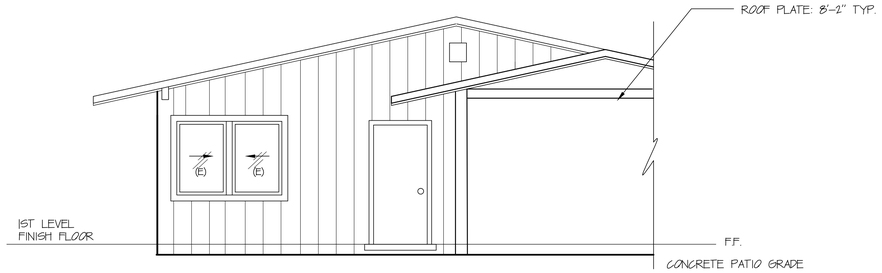
EXISTING + PROPOSED RIGHT SIDE ELEVATION

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

A3.2



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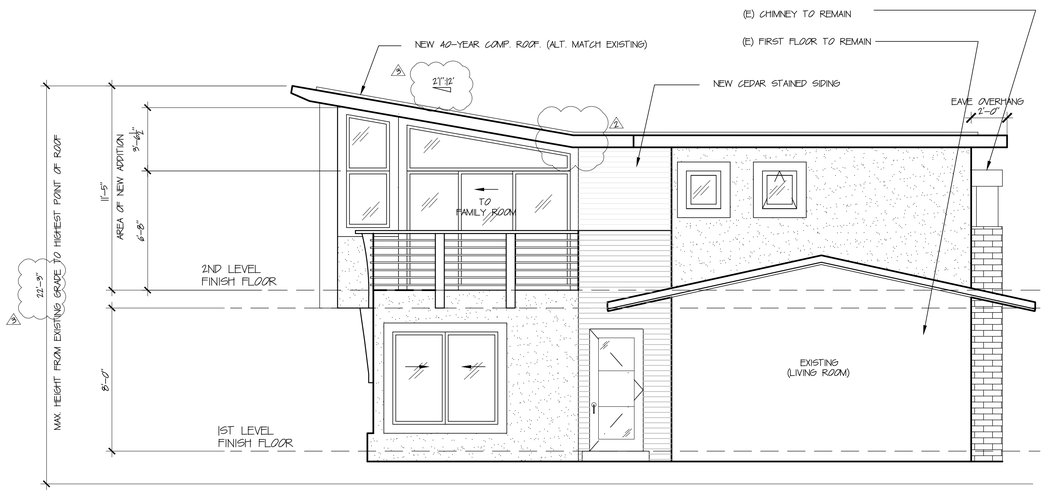
EXISTING PATIO ELEVATION



3
A3.3
PROPOSED PATIO ELEVATION

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INTERIORS
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NEW CONSTRUCTION

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MAR. 24, 2014
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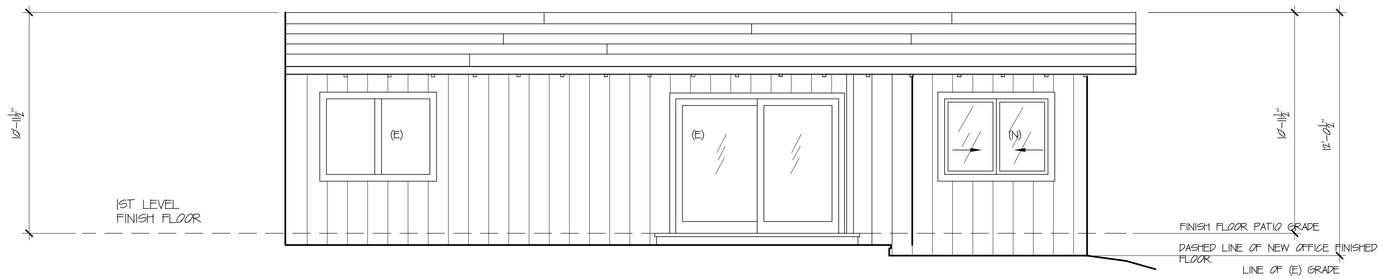
APR. 22, 2014
3 MINOR COMMENTS

EXISTING + PROPOSED PATIO ELEVATION

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

A3.3



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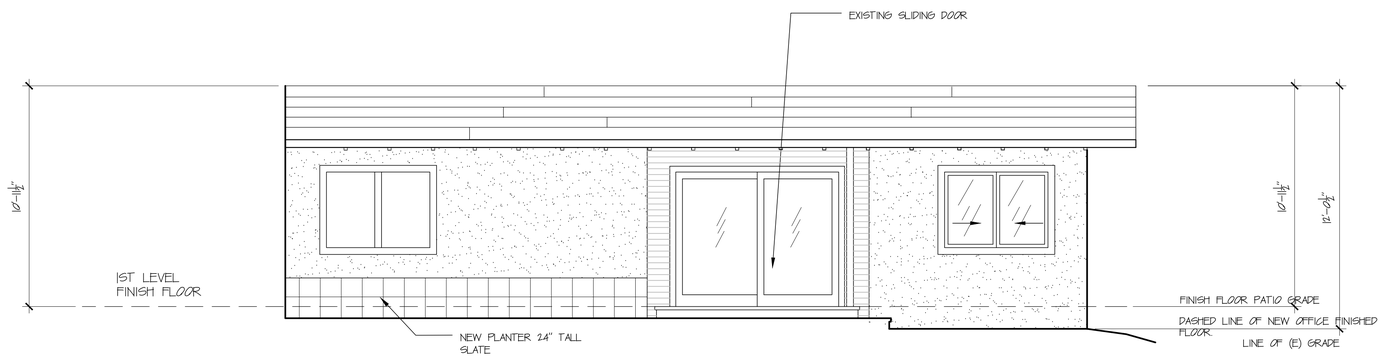
EXISTING PATIO ELEVATION



4
A3.4
PROPOSED PATIO ELEVATION

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REMODELS
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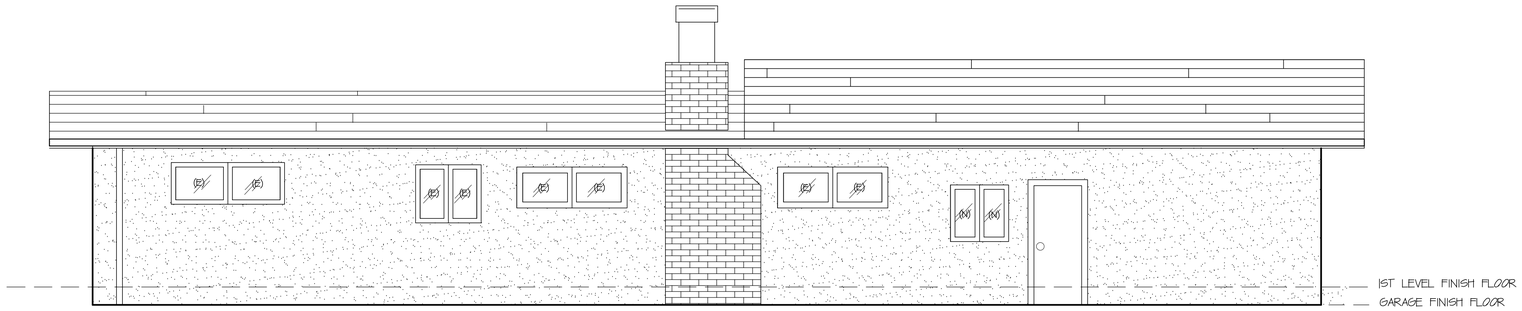
NOV. 18, 2013
JAN. 24, 2014
1 PLANNING RESUBMIT

EXISTING +
PROPOSED PATIO +
REAR ELEVATION

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

A3.4



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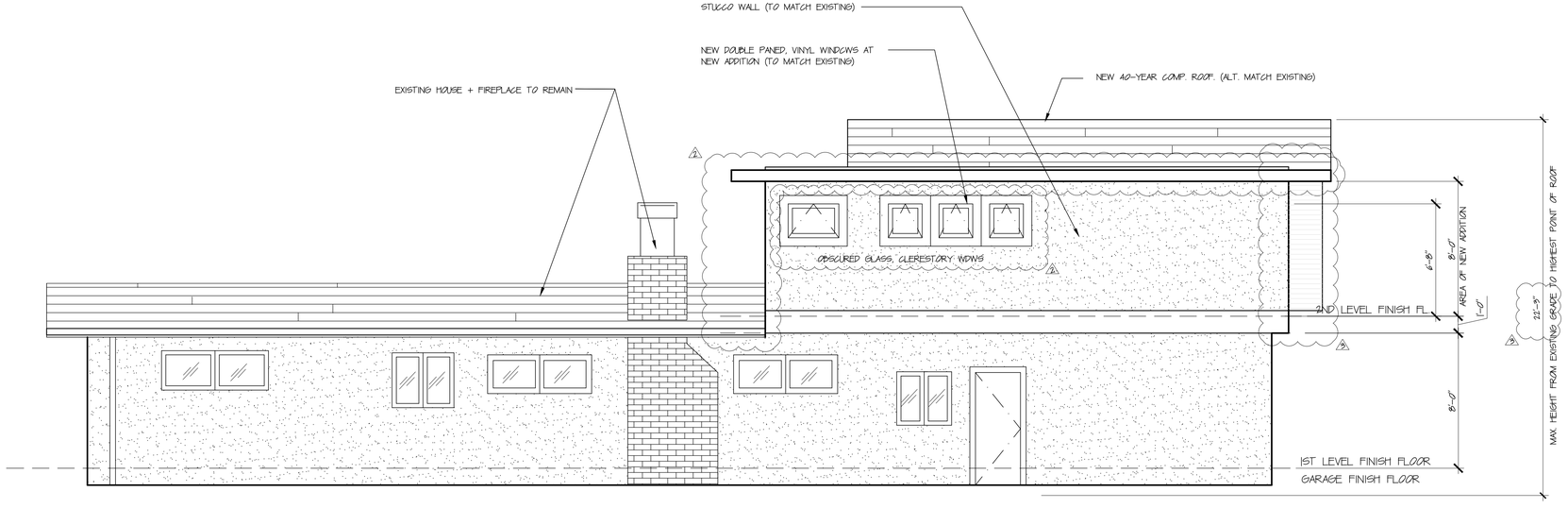
EXISTING LEFT-SIDE ELEVATION



6
A3.5
PROPOSED LEFT-SIDE ELEVATION

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INTERIORS
REMODELS
NEW CONSTRUCTION

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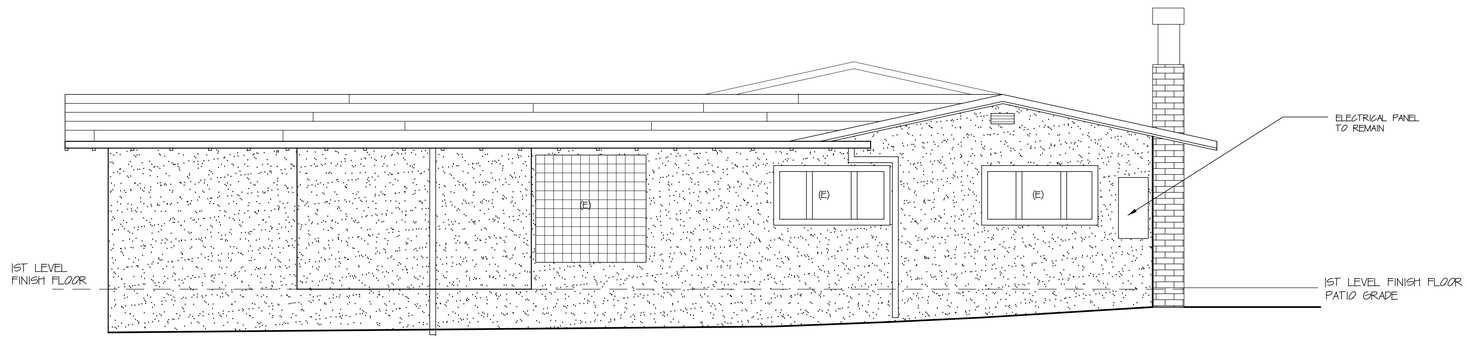
EXISTING + PROPOSED LEFT SIDE ELEVATION

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

A3.5



5
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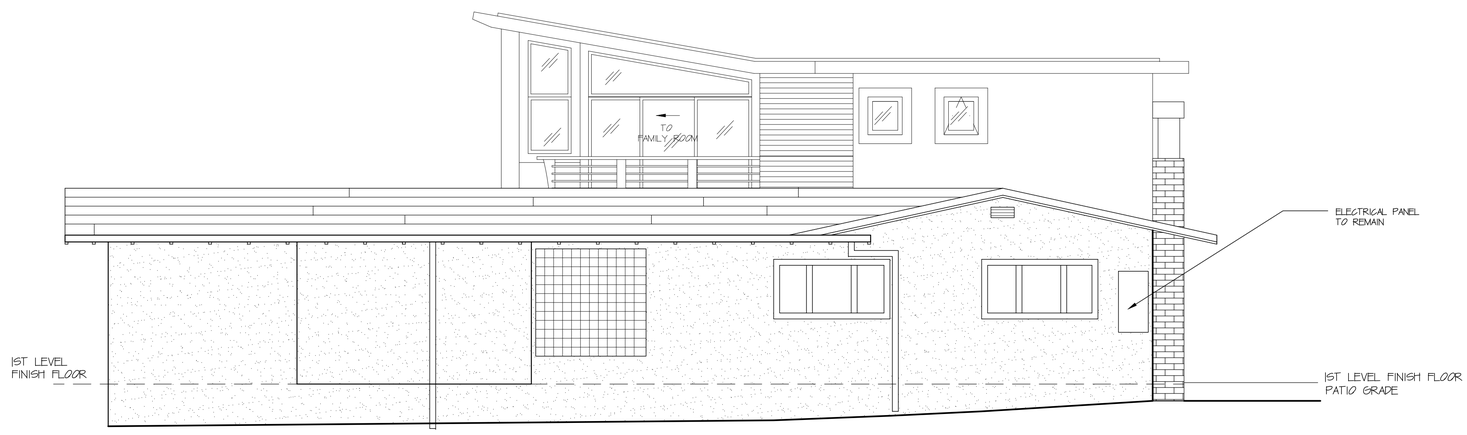
EXISTING REAR ELEVATION

NO CHANGES TO REAR ELEVATION



5
A3.4

PROPOSED REAR ELEVATION

NO CHANGES TO REAR ELEVATION

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INTERIORS
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NEW CONSTRUCTION

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NOV. 18, 2013
JAN. 24, 2014
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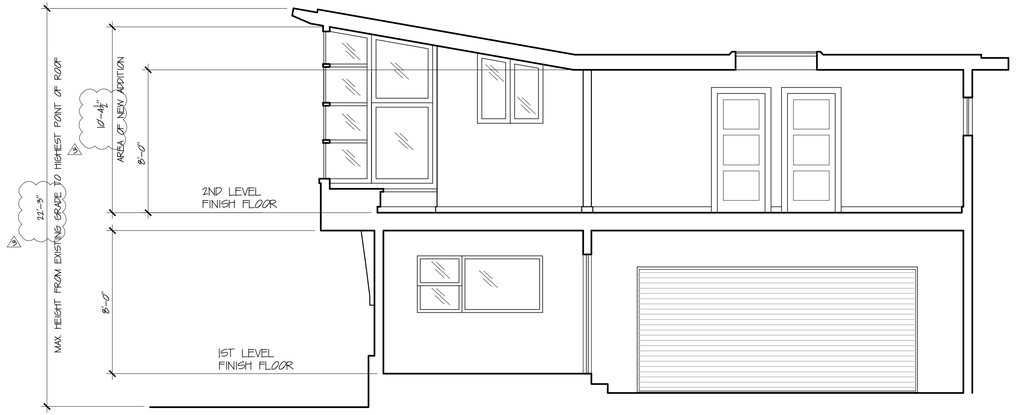
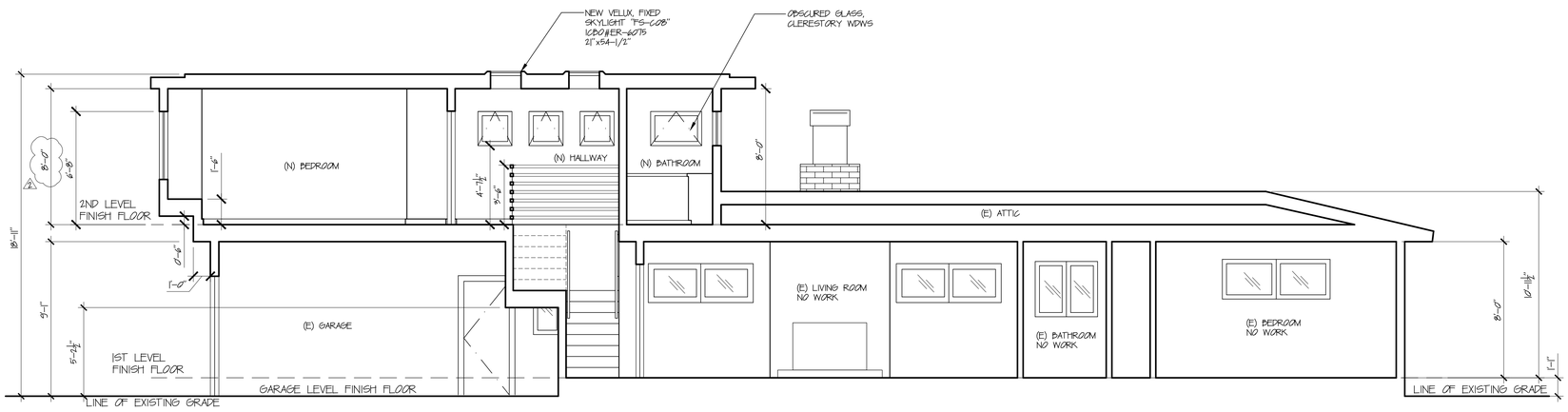
MAR. 24, 2014
2 PLANNING RESUBMIT

EXISTING +
PROPOSED REAR
SIDE ELEVATION

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

A3.6





5
A3.4

EXISTING REAR ELEVATION

NO CHANGES TO REAR ELEVATION

studio3 design

INTERIORS
REMODELS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

SCHMIER
ADDITION + REMODEL
3328 VERDUN AVE
SAN MATEO
CALIFORNIA. 94403

NOV. 18, 2013
JAN. 24, 2014
1 PLANNING RESUBMIT
MAR. 24, 2014
2 PLANNING RESUBMIT
APR. 28, 2014
3 MINOR COMMENTS

ARCHITECTURAL SECTIONS

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

A4.1