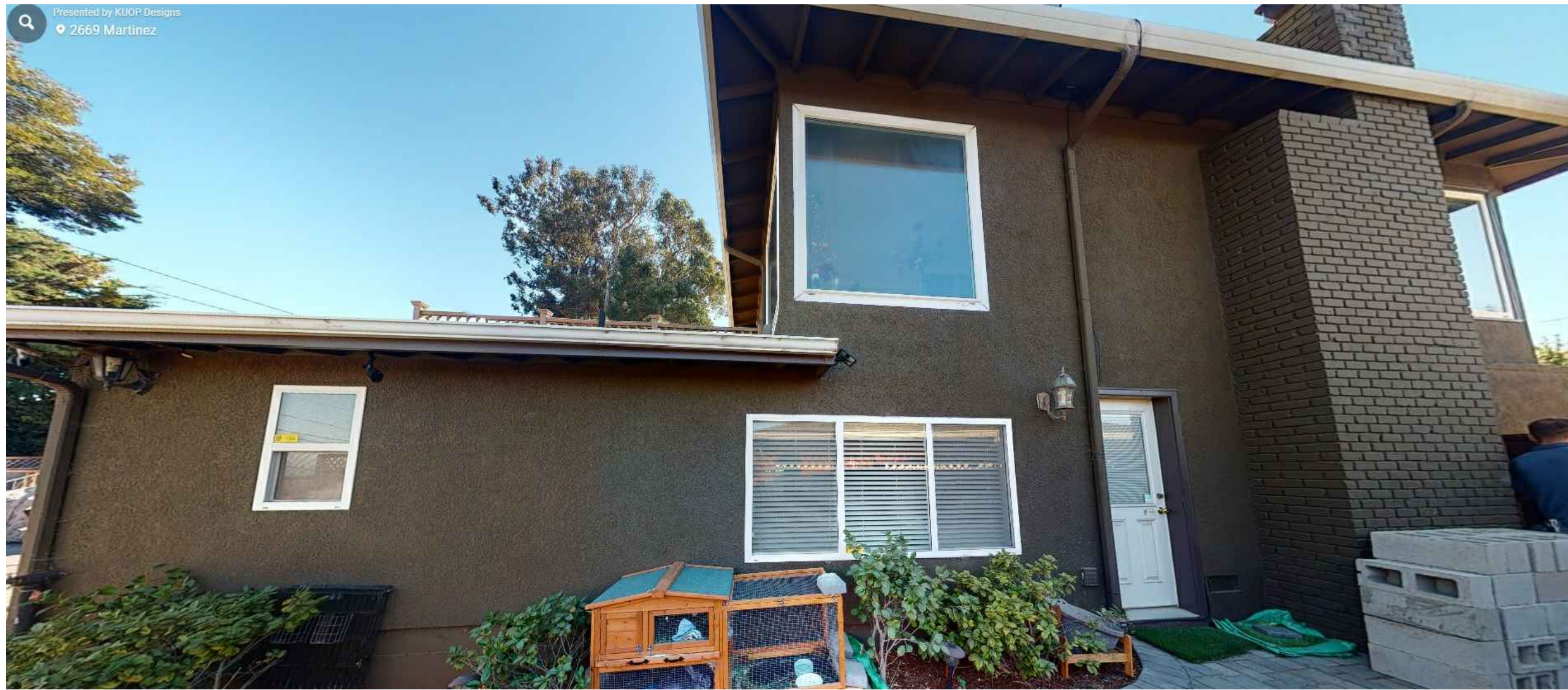




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RESIDENTIAL ADDITION FOR:
 GRACE AND LARRY NGAI
 2669 MARTINEZ DRIVE
 BURLINGAME, CA 94010
 APN# 025-083-050

DATE: 2022.04.07
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2127

SHEET:
PLN1

- LEGEND**
- S — UNDERGROUND WASTE
 - W — UNDERGROUND WATER
 - GAS — UNDERGROUND GAS
 - E — UNDERGROUND ELEC
 - DS DOWNSPOUT TO EXISTING DRAINAGE SYSTEM

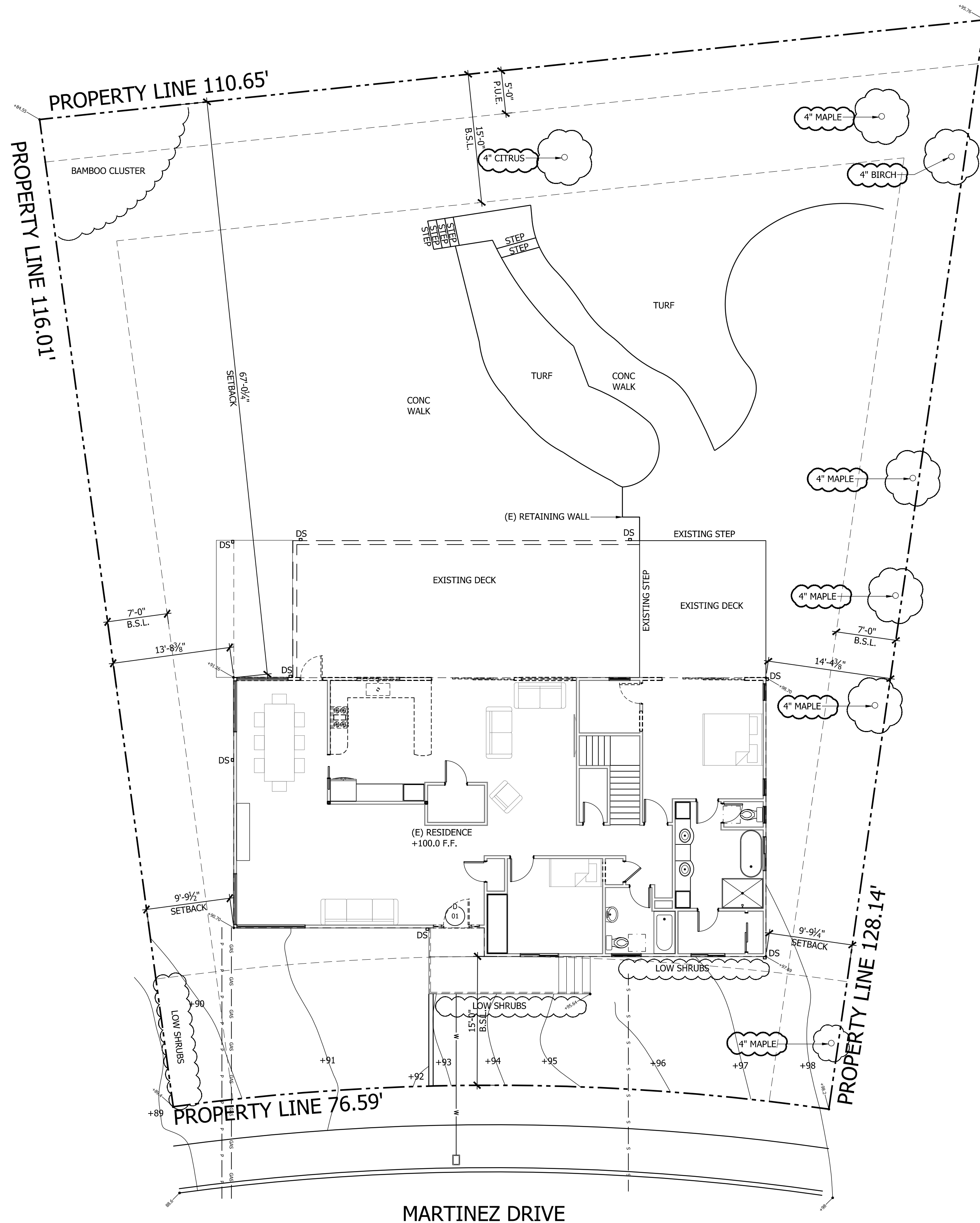
LANDSCAPE TO REMAIN EXISTING

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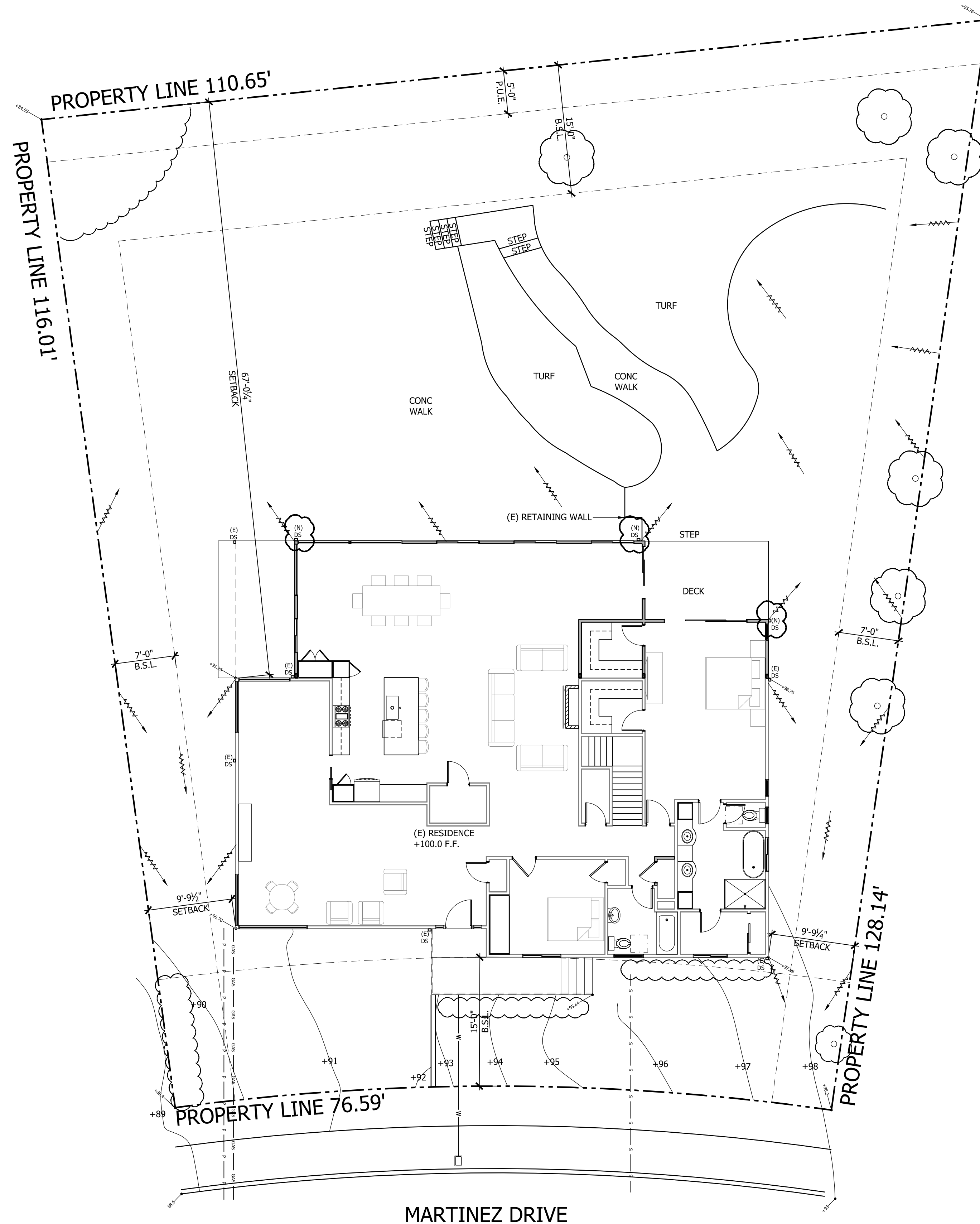
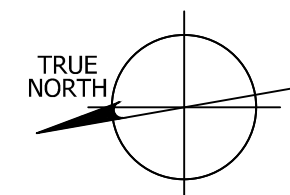
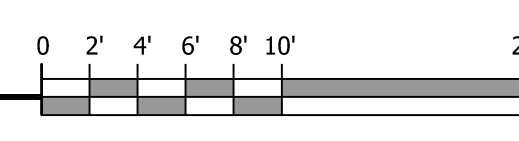
SHEET FLOW ALL BUILDING PADS SHALL SLOPE 5% AWAY FROM BUILDING FOR 10 FT AT LANDSCAPE AREAS AND 2% SLOPE DIVERT FLOW AT HARDSCAPE AREAS

DS DOWNSPOUT TO EXISTING DRAINAGE SYSTEM



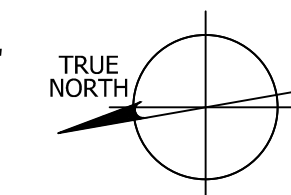
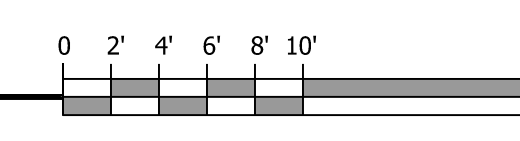
2669 MARTINEZ SITE PLAN EXISTING

1/8" = 1'-0"



2669 MARTINEZ SITE PLAN NEW

1/8" = 1'-0"



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NON-COMPLIANT PLUMBING FIXTURE REPLACEMENT REQUIREMENTS

- EFFECTIVE JANUARY 1, 2014 ALL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES
 LAVATORY FAUCETS EXCEED 2.2 GPM
 KITCHEN FAUCETS EXCEED 2.2 GPM
 WATER CLOSETS EXCEED 1.6 GALLONS/FLUSH
 SHOWER DEVICES EXCEED 2.5 GALLONS PER MINUTE

IF THE EXISTING PLUMBING FIXTURE WATER USAGE/FLOW RATE IS EQUAL TO OR LOWER THAN THE FIGURE SHOWN ABOVE, IT IS NOT REQUIRED TO BE UPGRADED. IF AN UPGRADE IS REQUIRED, PLEASE FOLLOW WATER CONSERVATION NOTES ABOVE.

WATER CONSERVATION NOTES

- NEW PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:
 LAVATORY FAUCETS 1.2 GPM MAX @ 60 PSI JULY 1, 2016
 KITCHEN FAUCETS 1.8 GPM MAX JANUARY 1, 2016
 WATER CLOSETS 1.28 GAL/FLUSH MAX JANUARY 1, 2016
 *SHOWER DEVICES 1.8 GPM MAX JULY 1, 2018

* "SHOWER DEVICES" INCLUDES SHOWERHEADS, HANDSHOWERS AND BODY SPRAYS/JETS

AIR CONDITIONING UNIT NOTES

- THE INSTALLATION OF THE AIR CONDITIONING UNIT SHALL FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (CRC R106.1.2)
- AN ELECTRICAL DISCONNECT FOR THE UNIT SHALL BE PROVIDED WITHIN SIGHT OF THE UNIT AND READILY ACCESSIBLE. THE MAIN ELECTRICAL PANEL SHALL BE LABELED WITH THE CIRCUIT FOR THE NEW EQUIPMENT (CEC 408.4(A), 440.11 AND 440.14)
- PROVIDE A 15 OR 20 AMP RECEPTACLE OUTLET AT AN ACCESSIBLE LOCATION WITHIN 25 FEET OF THE CONDENSER UNIT. IF LOCATED OUTSIDE, THE RECEPTACLE SHALL BE GFCI PROTECTED, WATER-RESISTANT AND IN A WEATHERPROOF COVER (CEC 210.63, 210.8 AND 406.9)
- THE CONDENSER UNIT SHALL BE LOCATED AND ANCHORAGE TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM (CMC 1105.2)
- THE CONDENSATE DRAINAGE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE (CMC 310.1, 310.5, 310.6, 1105.7)
- THE REFRIGERANT PORT PROTECTION CIRCUIT ACCESS LOCATED OUTDOOR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCK-TYPE TAMPER RESISTANT CAP (CMC 1105.11)
- CONDENSING UNITS FOR A SINGLE-PACKAGE AIR CONDITIONER UP TO 45,000 Btu/h SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATING OF 14 (SEER) AND AN ENERGY EFFICIENT RATIO OF 12.2 (EER) (2019 BUILDING ENERGY EFFICIENCY STANDARDS)
- INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DEGRADATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE (CENECR 150.0(m)9).
- CLEARANCE TO A CLOTHES DRYER VENT - WHEN LOCATED OUTDOORS, THE CONDENSING UNIT SHALL BE A MINIMUM OF FIVE FEET CLEARANCE FROM THE TERMINATION OF A CLOTHES DRYER VENT (CENECR 150.0(h)3(A)).

ENERGY COMPLIANCE NOTES

- ALL RESIDENCES SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2-2007.
- ENERGY STAR COMPLIANT QUIET (1.0 SONE MAX.) CEILING MOUNTED BATH FAN OR REMOTE-MOUNTED INLINE FAN MEETING THE REQUIRED VENTILATION RATE IS REQUIRED.
- MANDATORY MIN. VENTILATION RATE FOR BATHROOMS = 50 CFM.
- MANDATORY MIN. VENTILATION RATE FOR KITCHEN HOODS = 100 CFM.
- UNLESS FUNCTIONING AS A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

FIRE SEPARATION NOTES

- GARAGE DOOR:** DOOR TO LIVING AREA MUST BE 1-3/8" SOLID CORE OR EQUAL. DOORS WILL BE SELF-CLOSING, WEATHER STRIPPED AND HAVE A SELF LATCHING LATCH.
- DUCTS IN GARAGES: NO NON-APPROVED, NON-METALLIC PENETRATIONS ARE ALLOWED. AIR DUCTS IN GARAGE THAT PASS THROUGH SEPARATION WALL - TO BE MIN. NO. 26 GAGE STEEL.
- FIRE CAULKING:** SHALL BE INSTALLED WITH APPROVED FIRE CAULKING
- ALL FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11 AND SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 4.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 4.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 4.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 4.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 4.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
 4.4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 4.5. FOR THE FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- GARAGE BENEATH HABITABLE ROOM(S):** COVER GARAGE WALLS AND CEILING WITH (1) 5/8" TYPE 'X' DRYWALL, SUPPORT WALLS, BEAMS & POSTS FOR SECOND FLOOR ARE 1-HR PROTECTED OR HEAVY TIMBER I.E. 8X8 POSTS & 6X10 BEAMS AND GIRDERS
 STAIR STRINGERS: ALL ENCLOSED SPACES UNDER STAIRS SHALL HAVE A MINIMUM 1/2" DRYWALL PER R302.7

TABLE 501.1 2019 CPC FIRST HOUR RATING WATER HEATER SIZING

NUMBER OF BATHROOMS NUMBER OF BEDROOMS FIRST HOUR RATING, GAL	1 TO 1.5		2 TO 2.5			3 TO 3.5		
	1	2	3	4	5	3	4	5
	42	54	54	67	67	80	67	80

FOR SI UNITS: 1 GALLON = 3.785 L

- NOTE:
 1. THE FIRST HOUR RATING IS FOUND ON THE "ENERGY GUIDE" LABEL.
 2. SOLAR WATER HEATERS SHALL BE SIZED TO MEET THE APPROPRIATE FIRST HOUR RATING AS SHOWN IN THE TABLE

GENERAL NOTES

- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO STARTING WORK, ORDERING MATERIAL, OR BUILDING. NOTIFY OWNER OF ANY DISCREPANCIES.
- BUILDING INSULATION VALUES:
 EXTERIOR WALLS R-19
 SLAB NONE
 ROOF R-30 BATT
 FLOOR R-19 BATT
- THE CONTRACTORS SHALL FULLY COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL COMPONENTS OF THE BUILDING.
- ALL DOORS AND WINDOWS SHALL BE WEATHER-STRIPPED. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED.
- ALL EGRESS WINDOWS TO HAVE MAX BOTTOM RAIL HEIGHT OF 44 INCHES. MIN CLEAR WIDTH SHALL BE 20 INCHES. MIN CLEAR HEIGHT SHALL BE 24 INCHES. MIN OPENABLE AREA SHALL BE 5.7 SQ FT.
- SAFETY GLAZING IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- ALL EXTERIOR WALLS SHALL 2x DF FRAMING @ 16" O.C. & FINISHED WITH STUCCO SYSTEM (3 COAT, 3/4" STUCCO SYSTEM OVER APPROVED LATH AND 2 LAYERS OF CLASS 'D' BUILDING PAPER), OR HARDIE SIDING PANELS OVER (1) LAYER OF No. 15 ASPHALT FELT. ALL INTERIOR WALLS SHALL BE 2x DF FRAMING @ 16" O.C. & FINISHED WITH 1/2" GYPSUM BOARD. CEILINGS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD.
- PROVIDE WINDOWS WITH LOW E COATING & DUAL GLAZING. OBSERVE URBAN-WILDLAND INTERFACE REQ'S.
- ALL BUILDING PADS SHALL SLOPE 5% AWAY FROM BUILDING FOR 10'. CRC SEC 1803.3.
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGBC 4.410.1
- POLLUTANT CONTROL AND EMISSIONS SHALL CONFORM TO CGBC SECTION 4.504
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR SHALL BE CHECKED BEFORE ENCLOSURE, CGBC 4.505.3
- GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER (4 1/2" AT STAIR RAILS & 6" AT STAIR TREADS.
- ATTIC ACCESS SHALL BE WEATHER STRIPPED TO PREVENT AIR LEAKAGE AND SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS
- EXTERIOR DOORS SHALL HAVE AN EXTERIOR LANDING A MAXIMUM OF 7 1/2" BELOW THRESHOLD IF DOOR SWINGS IN OR SLIDING DOOR AND A MAXIMUM OF 1 1/2" IF DOOR SWINGS OUT
- BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE MIN 4" AND CONTRAST WITH THEIR BACKGROUND PER R319.1
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD, R302.7

MECHANICAL NOTES

- THE CLOTHES DRYER EXHAUST DUCT IS LIMITED 14' TOTAL LENGTH, INCLUDING ELBOWS, FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND MEET THE REQUIREMENTS OF CMC 504.3. PROVIDE 100 SQ INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS
- HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FT ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS.
- EVAPORATIVE COOLER SHALL BE ISOLATED FROM THE GROUND BY A LEVEL CONCRETE SLAB EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL (CMC 935.4.2)
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.5 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.2 AND COMPLY WITH CMC TABLE 403.7
- DIRECT VENT APPLIANCES PER CMC 802.2.1 (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS)
- 26 GAUGE DUCT IN GARAGE
- SUITABLE COVER SHALL BE INSTALLED OVER EXTERIOR INSULATED PIPES (AC SUCTION, WATER LINES, ETC) EX PAINTED CANVAS, PLASTIC COVER, SHEET METAL, ETC.) CA ENERGY CODE 150.0(j)3
- ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. CMC 912.2
- VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER CEC 150.0(M)12B
- PROVIDE WHOLE HOUSE MECHANICAL VENTILATION, PER CEC 150 (O) AND ASHRAE 62.2. 4,368 SF/100 +/- (4BED +1) X 7.5 =81.18 CFM WHOLE HOUSE FAN
- PROVIDE AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL WITH A SEPARATE DRAIN LINE, UNDERNEATH CONDENSATE-PRODUCING UNITS TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN IN THE SPACE. NOTE THAT THE SECONDARY DRAIN LINE MUST BE LOCATED WHERE IT CAN BE READILY OBSERVED. CMC 310.2(2) AND CPC 814.2

PLUMBING NOTES

- SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OR 120 F. SHOWER WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- WATER HEATER TO HAVE SEISMIC BRACING AS PER MANUFACTURERS INSTRUCTIONS OR STATE ARCHITECT OFFICE GUIDELINES. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITHIN A 3/4" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR. WATER HEATER PAN SHALL BE INSTALLED WITH A 3/4" DRAIN. FIRST 5' HOT AND COLD SHALL BE INSULATED, AND A CATEGORY III OR IV VENT, OR B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED AND A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP.
- FIXTURES ABOVE SHOWERS AND BATHTUB AREAS SHALL BE RATED MOISTURE RESISTIVE.
- 2X6 WALL REQUIRED WHEN PIPING OUTER DIAMETER IS GREATER THAN 2" PER CRC 602.69.1
- PROVIDE A MINIMUM 3" SEDIMENT TRAP FOR THE GAS LINE TO THE WATER HEATER AND TO THE FURNACE LOCATED ON THE APPLIANCE SIDE OF THE SHUTOFF FOR THE GAS TO EACH APPLIANCE (CPC 1210.8)
- PROVIDE 1" INSULATION ON FIRST 5 FT. OF HOT AND COLD WATER PIPES AT THE WATER HEATER, ALL PIPING WITH NOMINAL 3/4"Ø OR LARGER, ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN (CEC 150 (j))
- ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBBS. MIN ONE BACK AND ONE FRONT OF STRUCTURE. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
- ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.88BTU/HR & ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. CA ENERGY CODE 110.3(c)7
- SUITABLE COVER SHALL BE INSTALLED OVER EXTERIOR INSULATED PIPES (AC SUCTION, WATER LINES, ETC) EX PAINTED CANVAS, PLASTIC COVER, SHEET METAL, ETC.) CA ENERGY CODE 150.0(j)3
- WATER, SOIL AND WASTE PIPES IN ATTICS AND CRAWL SPACES SHALL BE PROVIDED WITH FREEZE PROTECTION. CPC 312.6
- ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. CPC 312.13
- PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. CPC 312.14
- THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS (CURBLESS) SHALL BE CONSIDERED A "WET LOCATION"
- DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER.
- UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5 FEET (OLD CODE WAS 20FT) FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR.
- 710.1. DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LESS THAN TWELVE (12) INCHES (304.8 MM) ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE AND/OR FLUSHING INLET COVER AT THE PUBLIC OR PRIVATE SEWER SYSTEM SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE, UNLESS FIRST APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- NO DOMESTIC DISH WASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHING AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL MARKING AT OR ABOVE THE FLOOR LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC 807.3
- ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 2019 CPC & CGBC SECTION 4.303.2
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBC SECTION 4.406.1
- THE SHOWER COMPARTMENT(S) REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ INCHES AND ALSO CAPABLE OF ENCOMPASSING 30" CIRCLE. THE MIN. REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSION SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET. PER 2019 CPC 408.6
- SHOWERS (AND TUB/SHOWERS) ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS, PER 2019 CPC 408.3 SHOWER (AND TUB/SHOWER) WALLS HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET PER 2019 CRC 307.2
- THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT
- DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60 INCHES VERTICALLY AND 60" HORIZONTALLY ABOVE THE ADJACENT TO THE STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER 2019 CRC 308.4.5
- DOOR INTO THE ENCLOSE PROVIDES A MINIMUM 22" CLEAR WIDTH DIMENSION PER 2019 CPC 408.5 DOOR MUST OPEN OUTWARD
- THE LOCATION OF THE VALVE CONTROLS LOCATED ON THE SIDE WALL OR ARRANGED SO THAT THE SHOWER DOES NOT SPRAY DIRECTLY AT THE ENTRANCE.

SHOWER NOTES

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ARCHITECTURAL NOTES

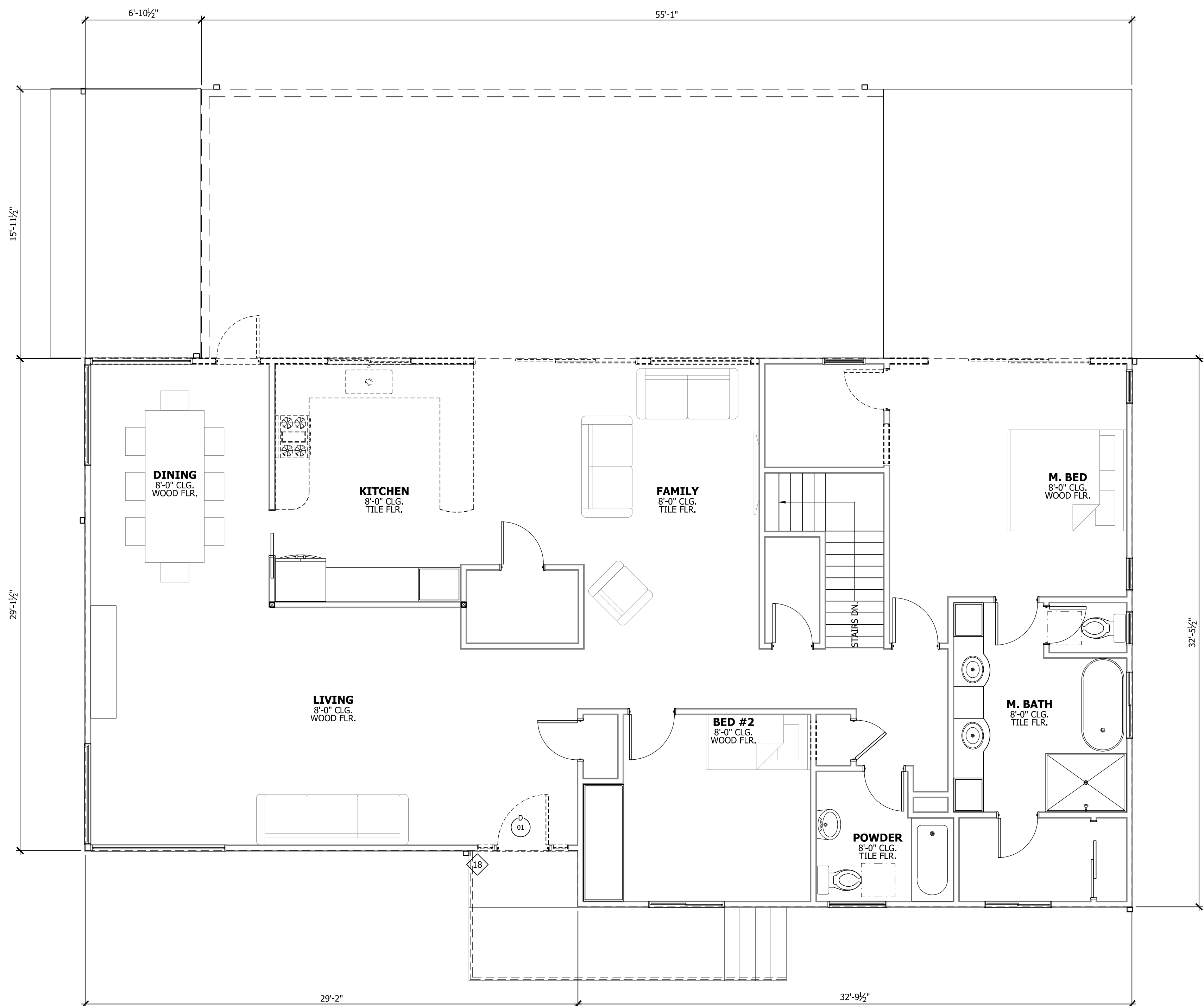
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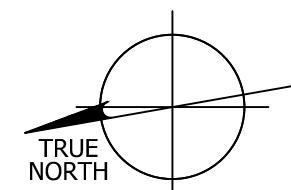
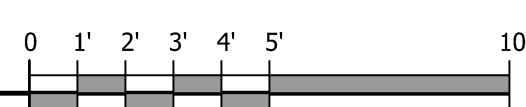
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2669 MARTINEZ 1ST FLOOR PLAN EXISTING

1/4" = 1'-0"



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 2669 MARTINEZ DRIVE
 BURLINGAME, CA 94010
 APN# 025-083-050

DATE: 2022.04.07
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2127

SHEET:
A2.1

REVISIONS	DATE

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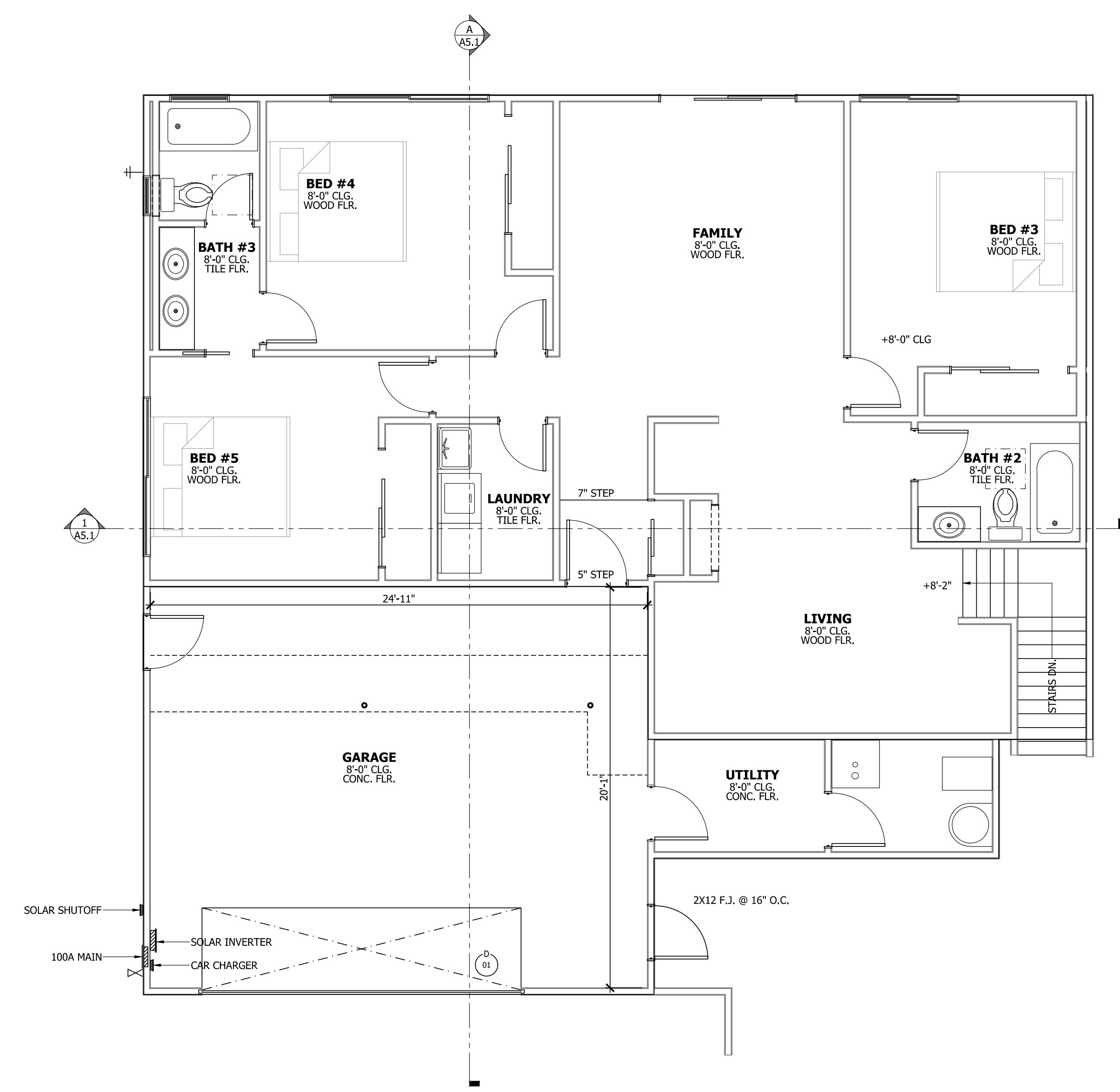
LOWER FLOOR PLAN EXISTING

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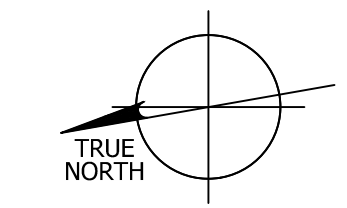
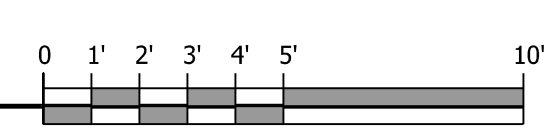
SEE DETAIL 1/A10.0 FOR WINDOW EGRESS

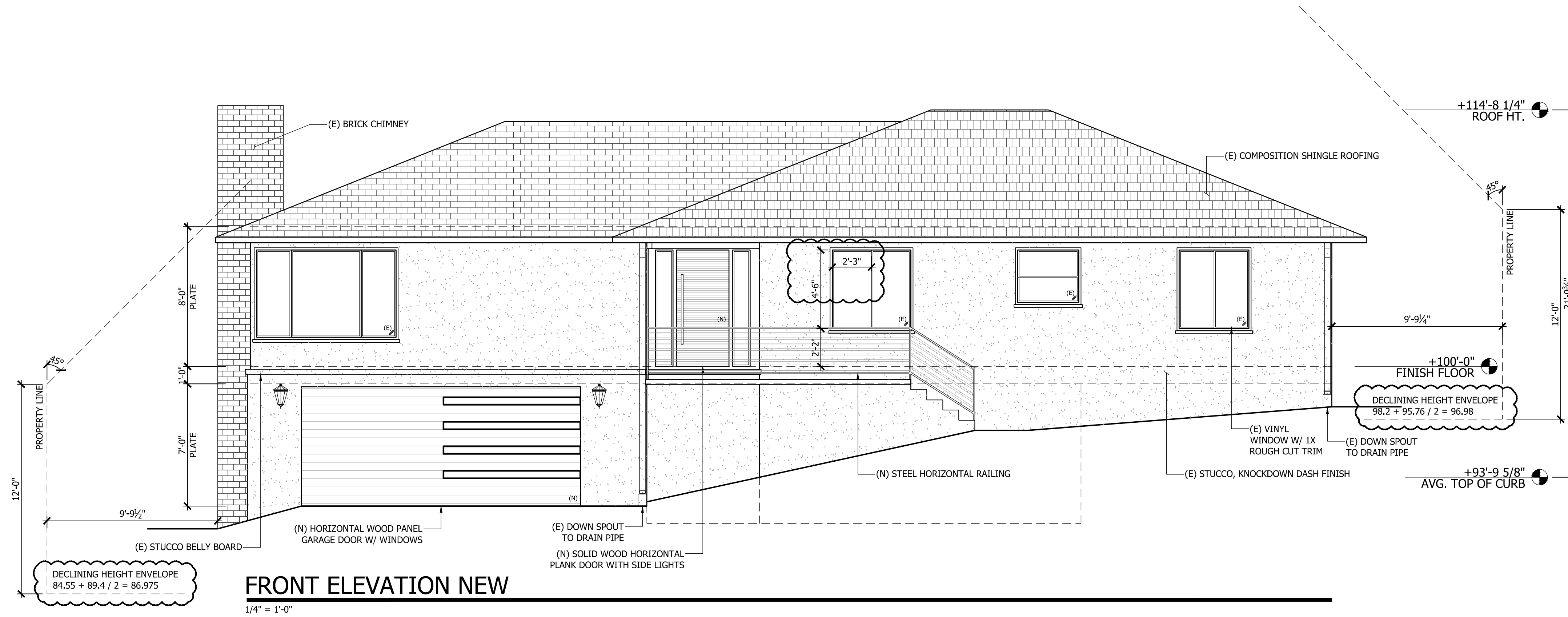
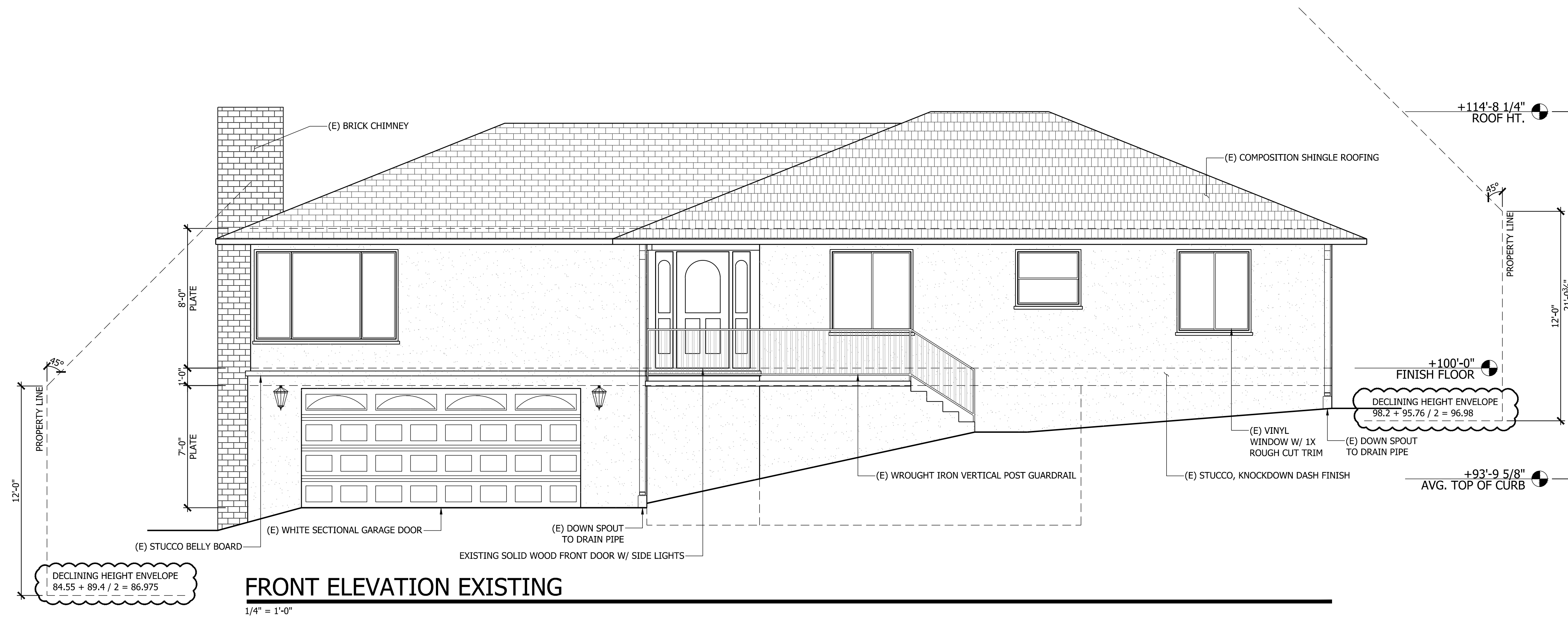
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2	2'-0"	3'-0"	SINGLE HUNG	EXISTING	VINYL
3	3'-0"	2'-0"	SINGLE HUNG	EXISTING	VINYL
4	8'-0"	4'-0"	SLIDER	EXISTING	VINYL
5	5'-0"	4'-0"	SLIDER	EXISTING	VINYL

2669 MARTINEZ LOWER FLOOR PLAN EXISTING

1/4" = 1'-0"

FOR REFERENCE ONLY





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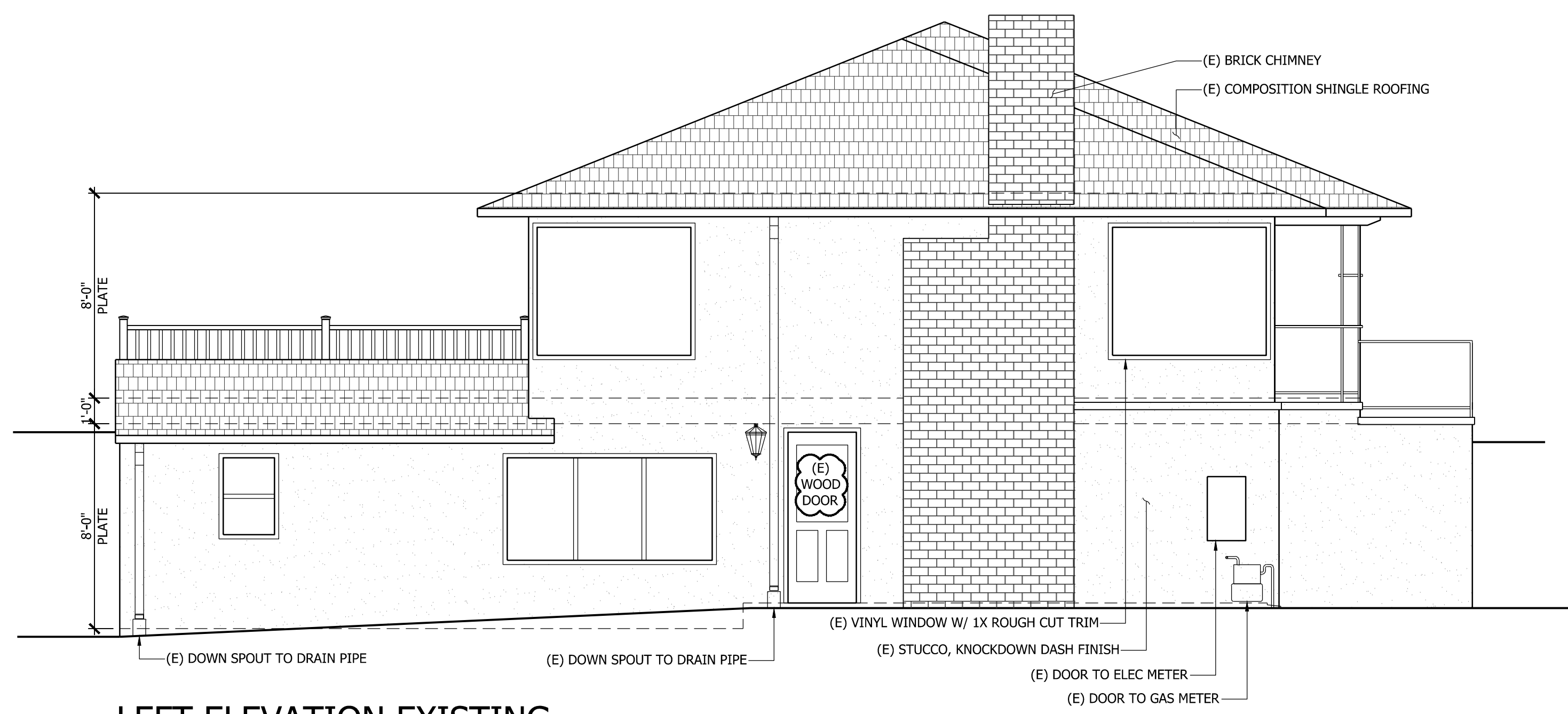
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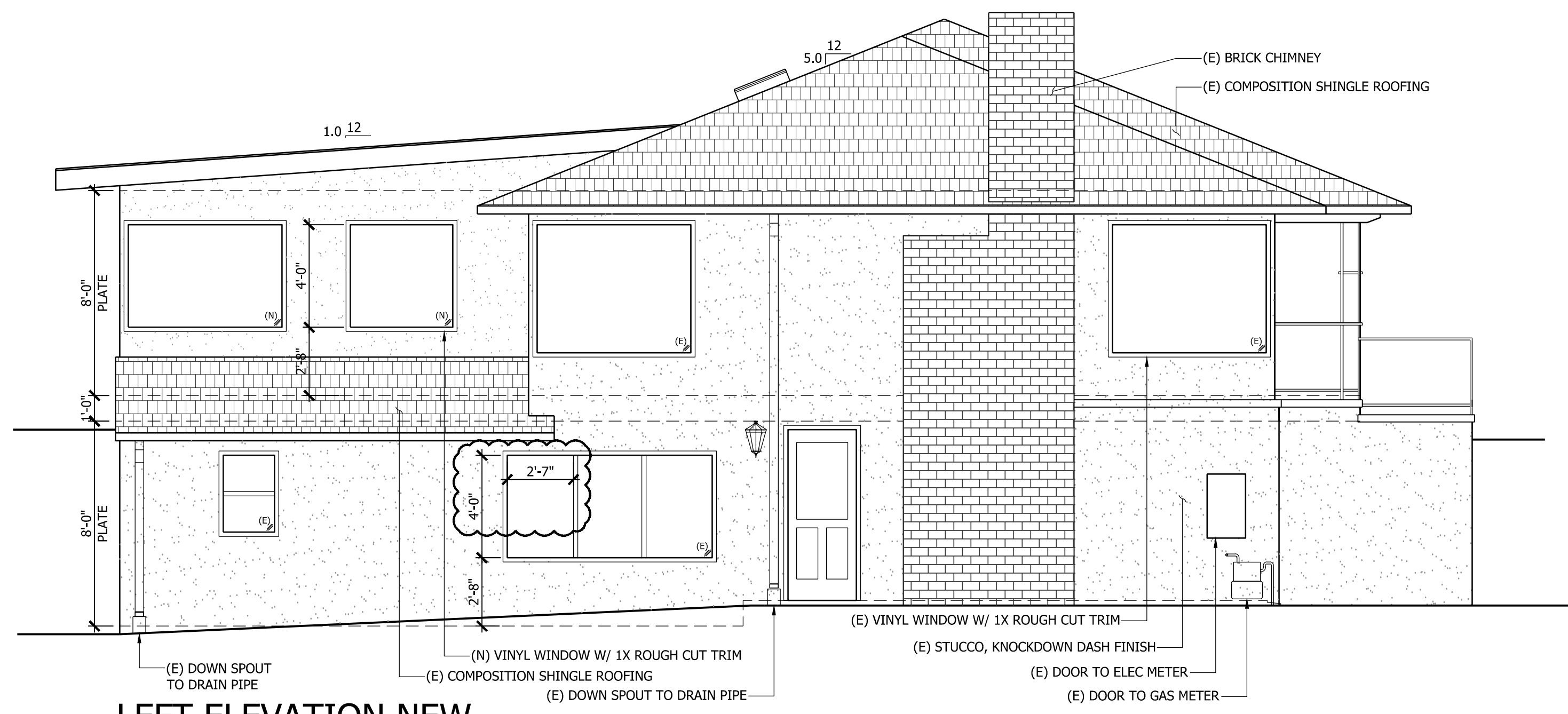
DATE: 2022.04.07
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2127

SHEET:
A3.1



LEFT ELEVATION EXISTING

1/4" = 1'-0"



LEFT ELEVATION NEW

1/4" = 1'-0"

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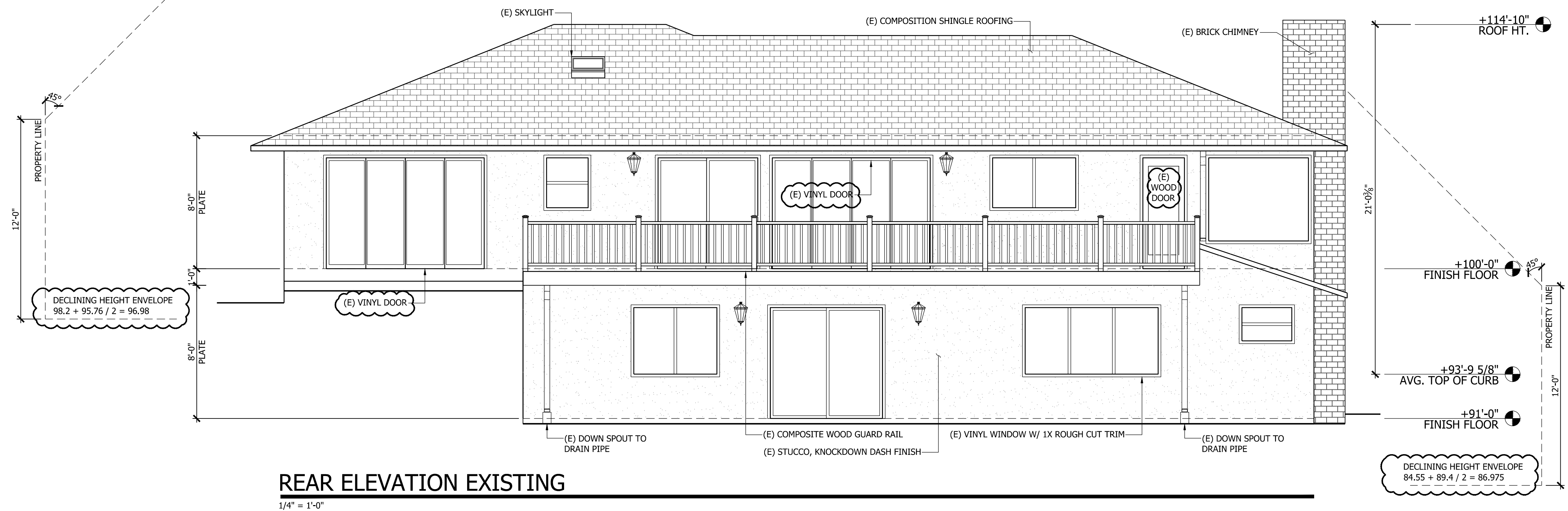
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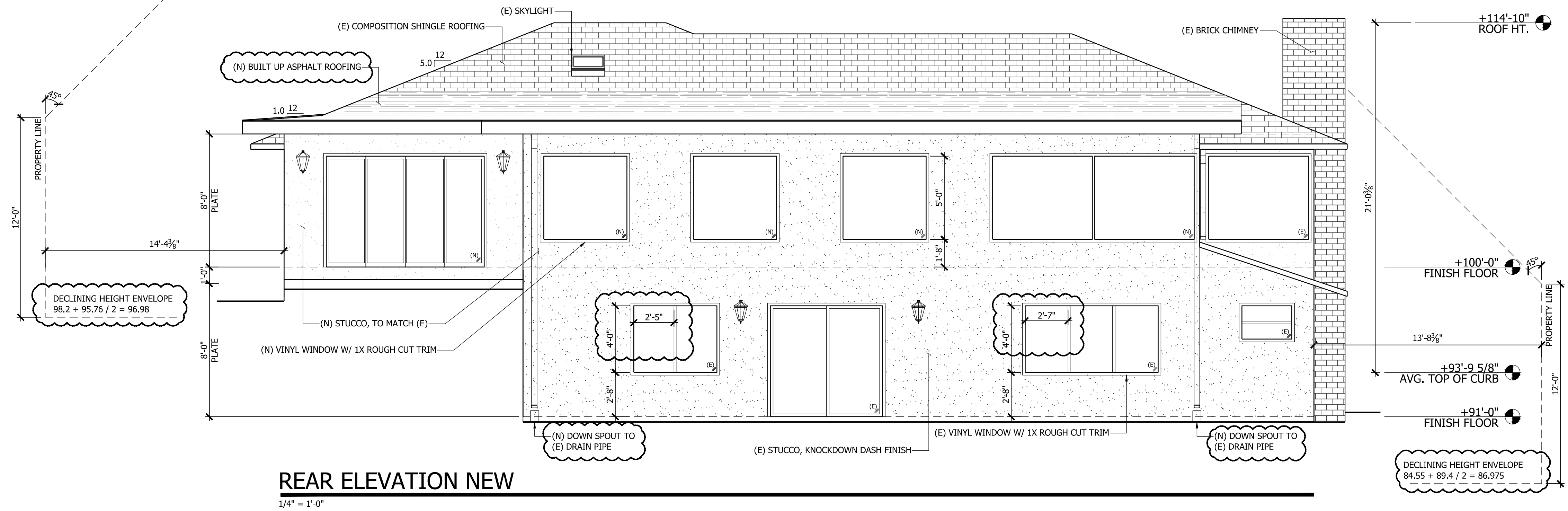
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A3.2



REAR ELEVATION EXISTING
1/4" = 1'-0"



REAR ELEVATION NEW
1/4" = 1'-0"

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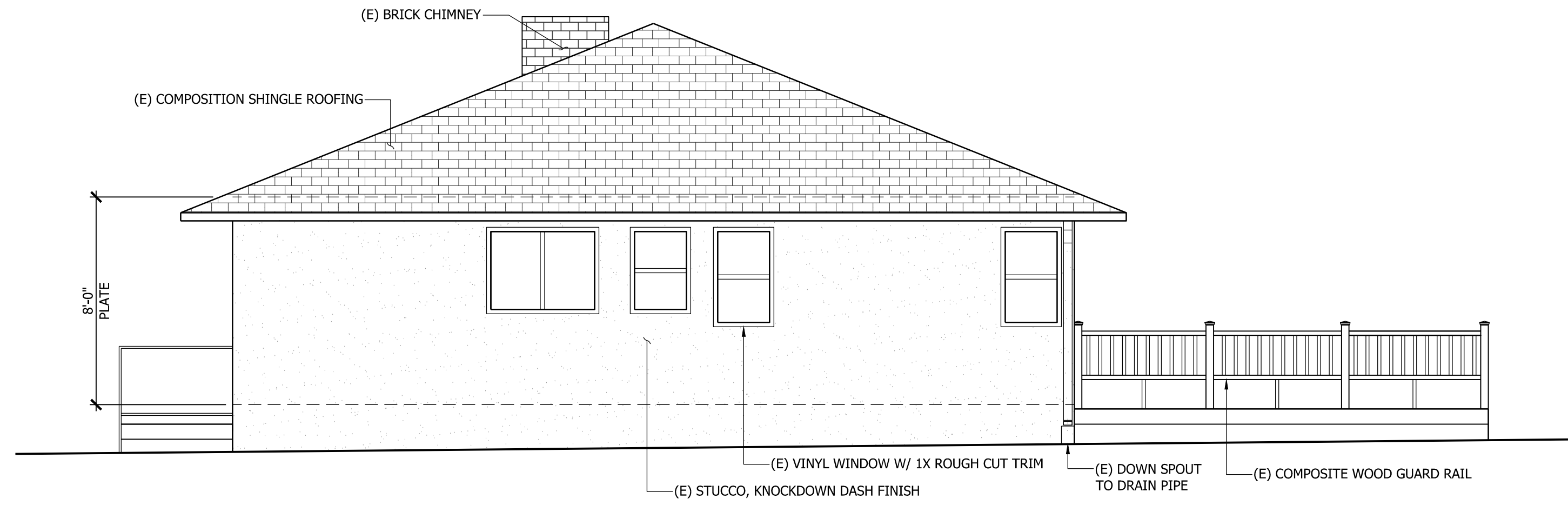
ELEVATIONS

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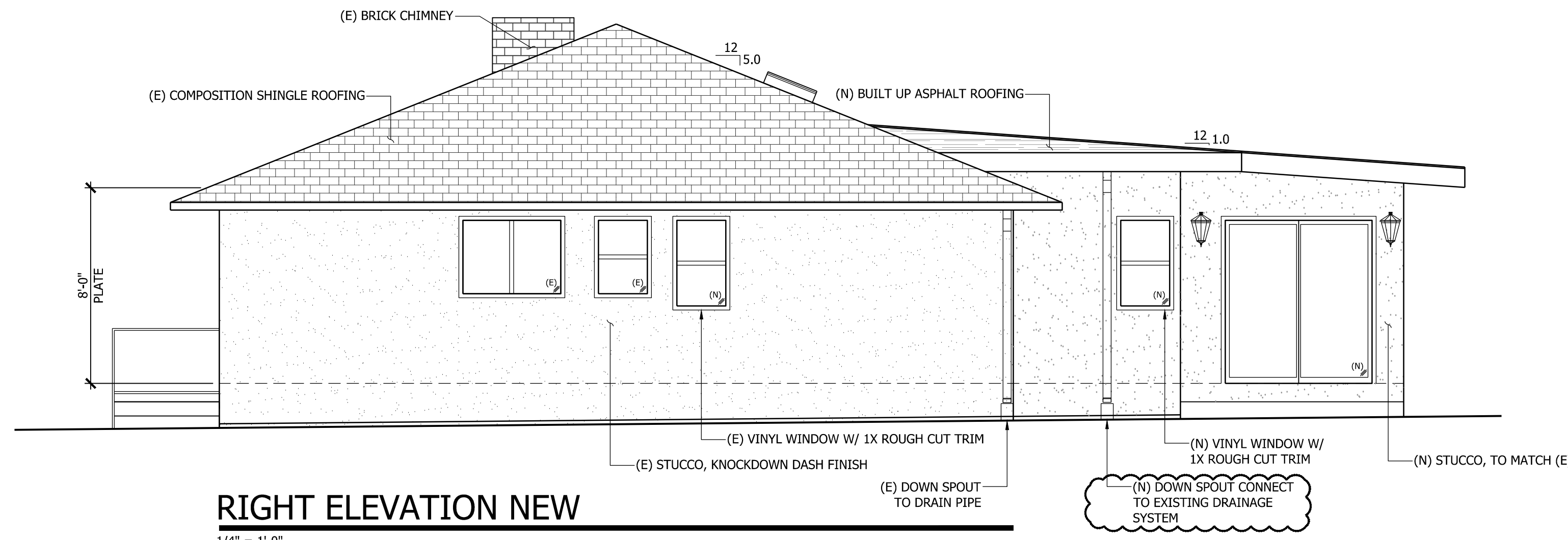
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SHEET:
A3.3



RIGHT ELEVATION EXISTING

1/4" = 1'-0"



RIGHT ELEVATION NEW

1/4" = 1'-0"

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PAGE TITLE
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A3.4

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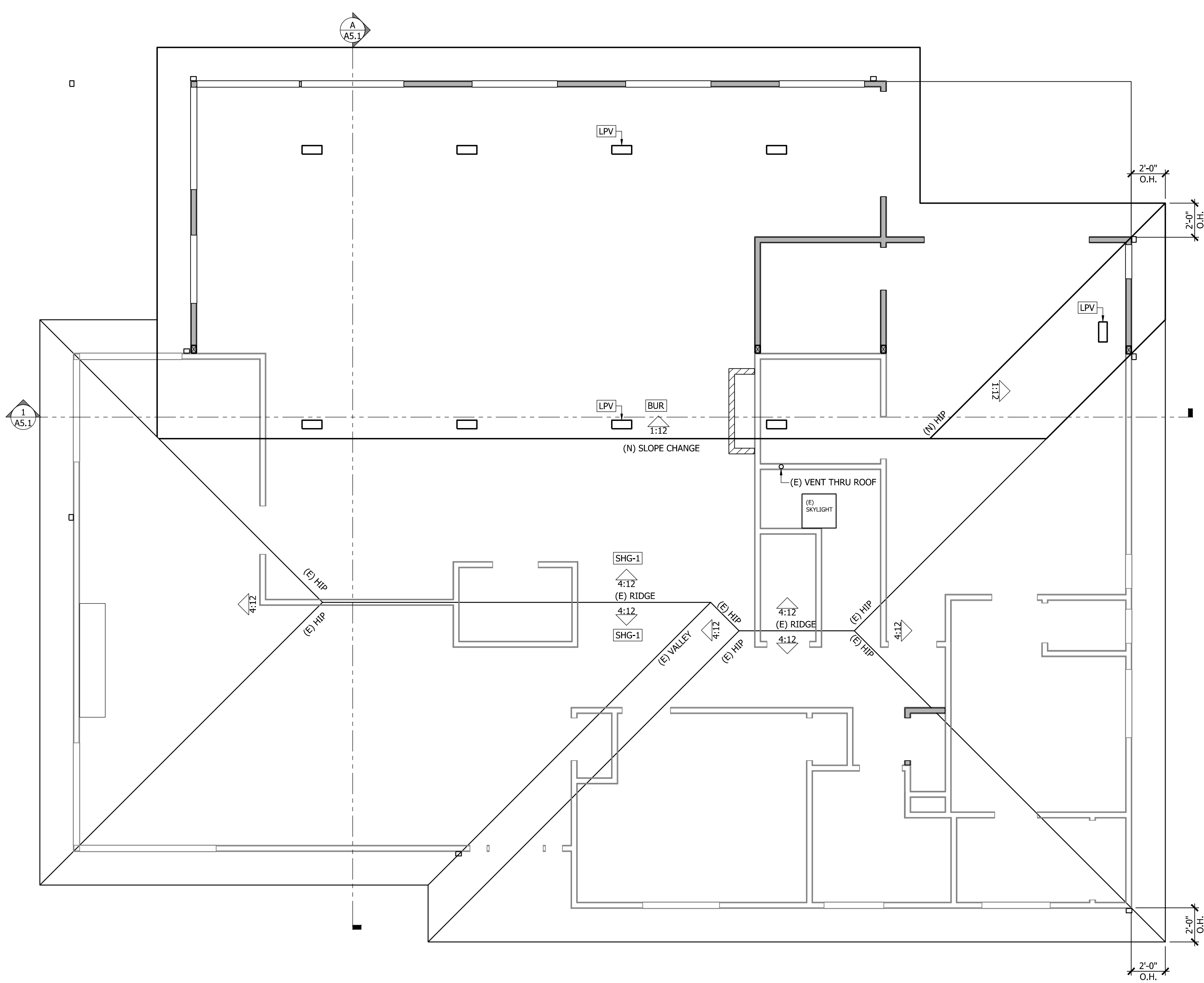
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PAGE TITLE
ROOF PLAN

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RESIDENTIAL ADDITION FOR:
 GRACE AND LARRY NGAI
 2669 MARTINEZ DRIVE
 BURLINGAME, CA 94010
 APN# 025-083-050

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 SHEET: **A4.1**



ATTIC VENTILATION CALCULATIONS
1ST FLOOR ROOF:

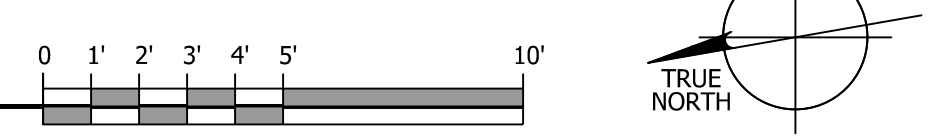
748 SF ATTIC/300 EQUAL TOTAL 2.5 SF
 NEED 40%-50% TOTAL REQUIRED SF HIGH VENT
 (4) LOW PRO VENTS @ .3 SF EACH 1.2 SF
 NEED 2.8 SF LOW VENT
 (5) LOW PRO VENTS @ .3 SF EACH 1.5 SF
 TOTAL TO BE INSTALLED 2.7 SF

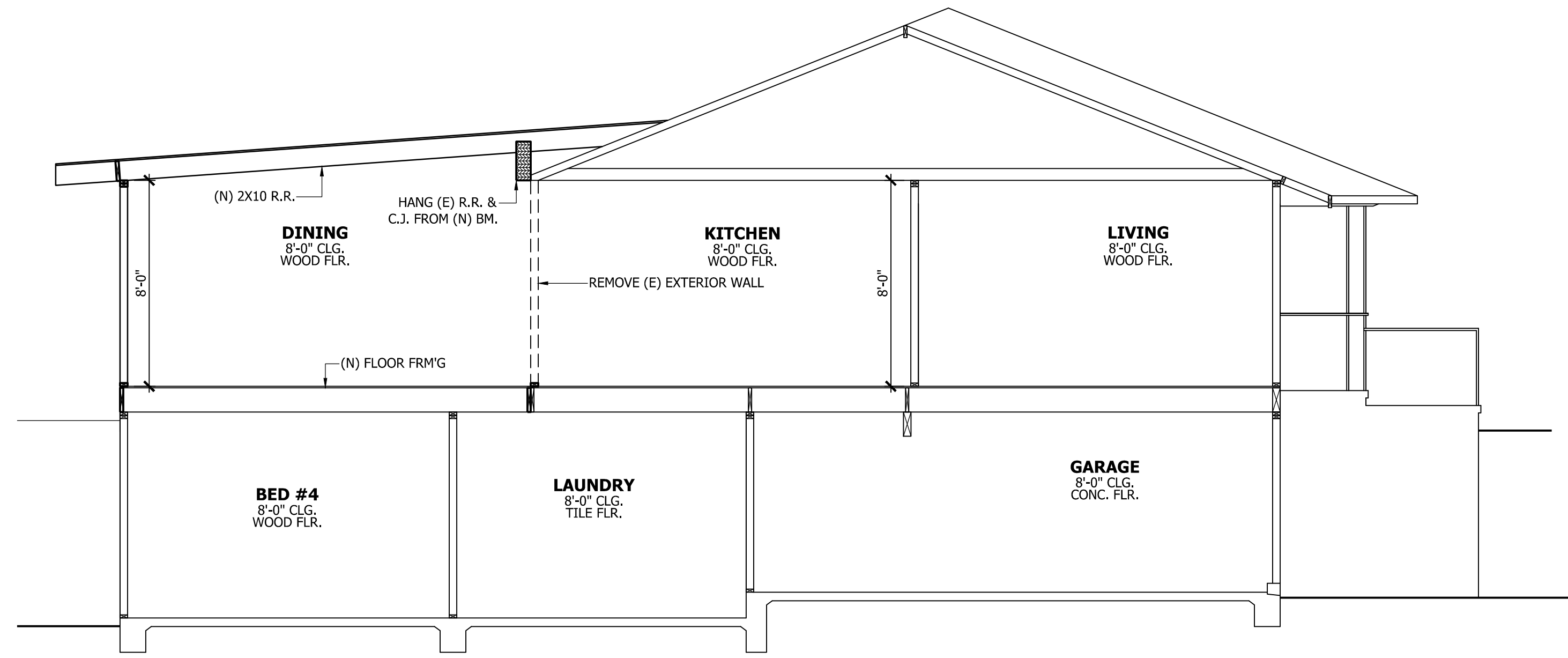
REFERENCE KEYNOTES	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
ROOFING AND SIDING -	
BUR	- BUILT-UP ASPHALT ROOF SYSTEM
LPV	- LOW PROFILE ROOF VENT, PREFINISHED TO MATCH ROOFING.
SHG-1	- (E) COMPOSITION SHINGLE ROOFING

ROOF NOTES:

- PLYWOOD FOR ANY SURFACE OR EDGE EXPOSED TO WEATHER MUST BE BONDED WITH EXTERIOR GLUE.
- EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
- ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT (R703.4)
- NEW ROOF SHEATHING TO BE MINIMUM 15/32"CDX/OSB APA RATED FOR 24" O.C. FRAMING, RADIANT BARRIER NAIL WITH 8d AT 6" O.C. EDGE, 12 O.C. FIELD. INSTALL WITH FACE GRAIN PERPENDICULAR TO FRAMING, STAGGER END JOINTS.
- CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.8)
- FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10' (R302.11)
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR SHALL BE CHECKED BEFORE ENCLOSURE, CBC 4.505.3

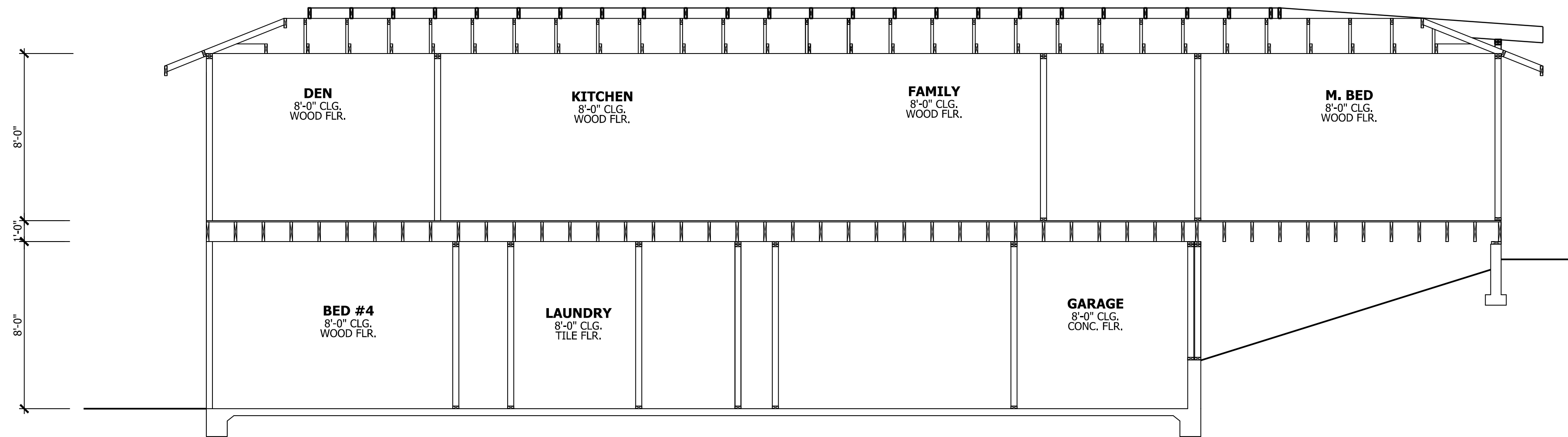
2669 MARTINEZ 1ST FLOOR PLAN NEW
 1/4" = 1'-0"





SECTION 1

1/4" = 1'-0"



SECTION A

1/4" = 1'-0"

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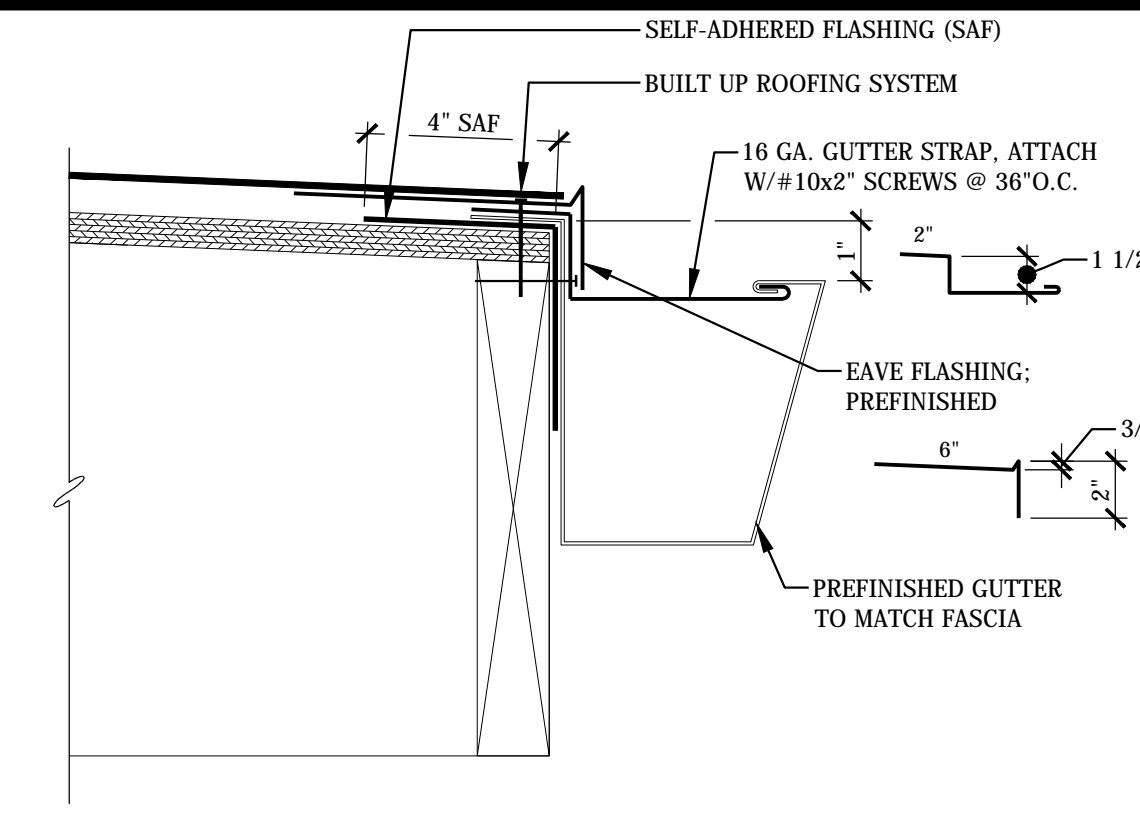
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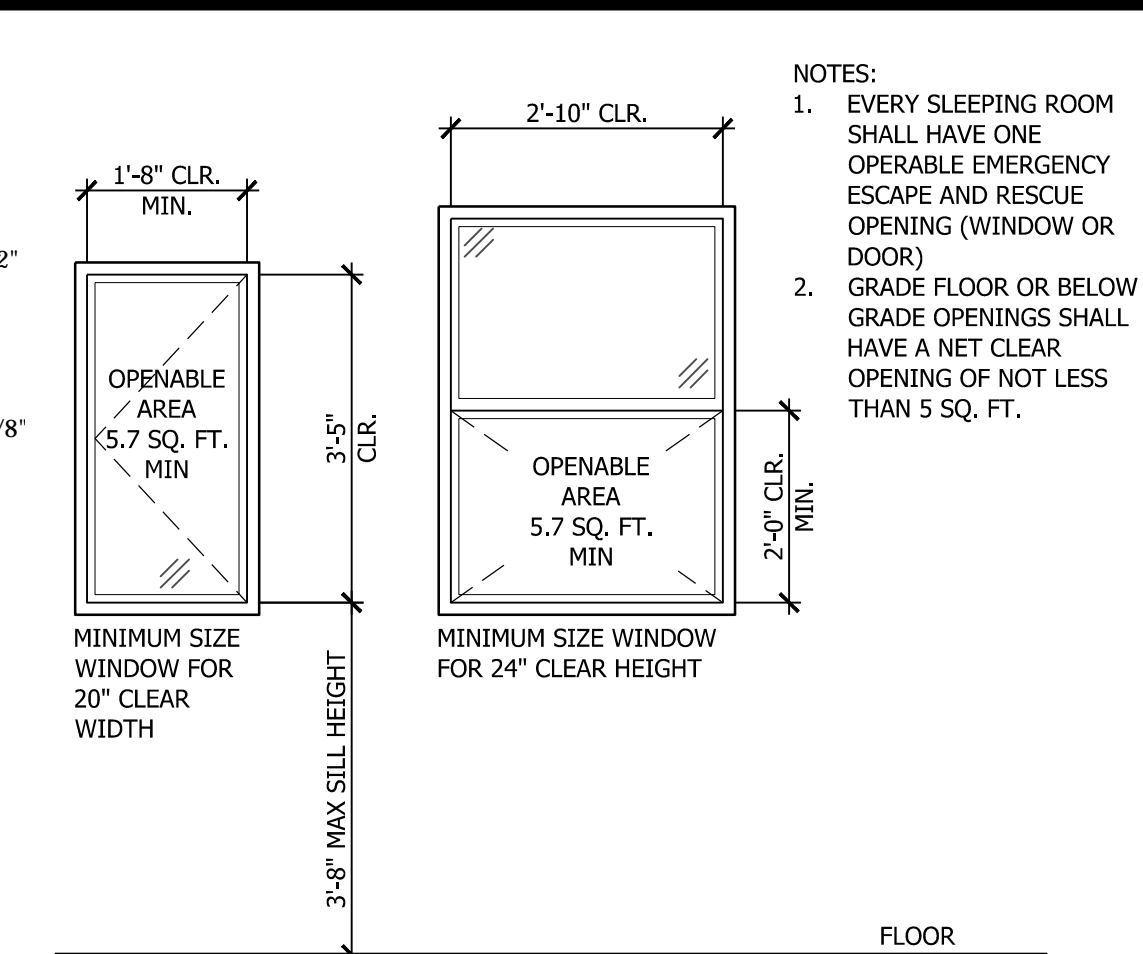
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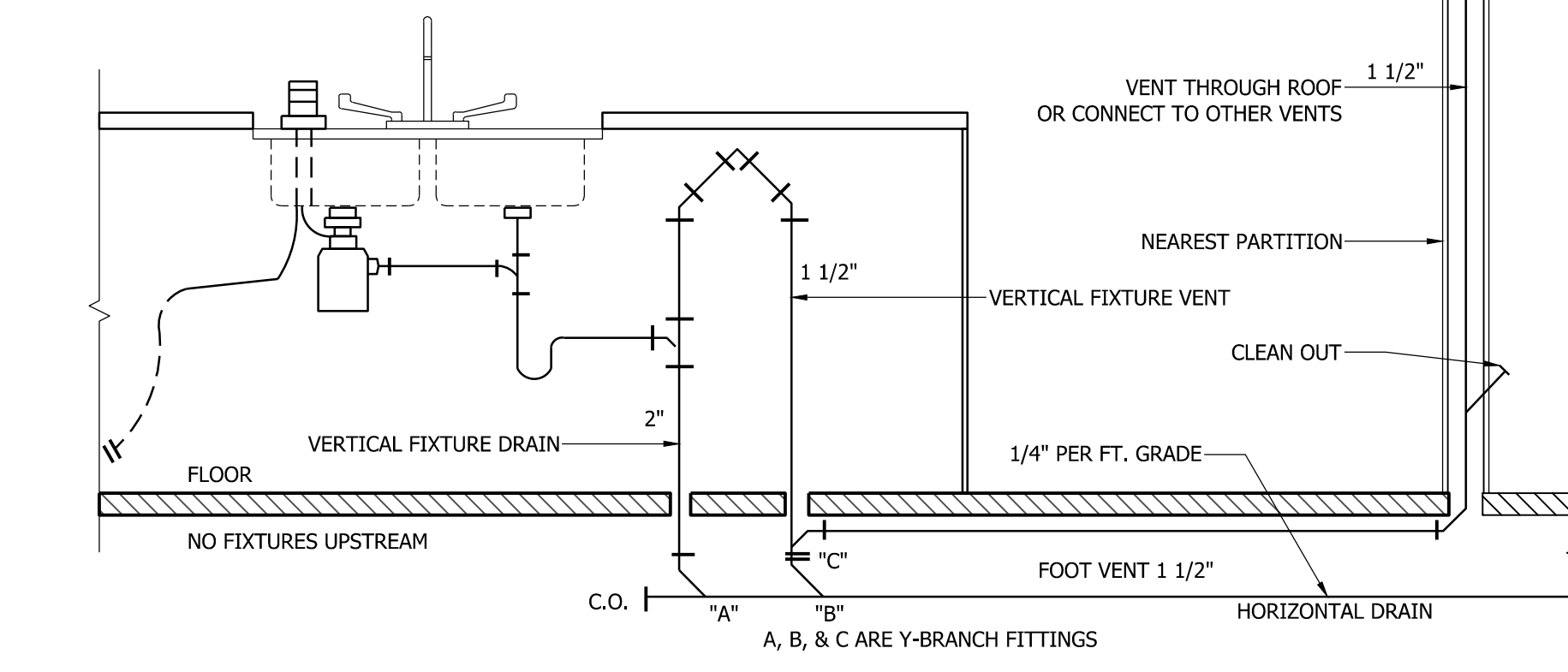


5 GUTTER
SCALE: 3\"/>

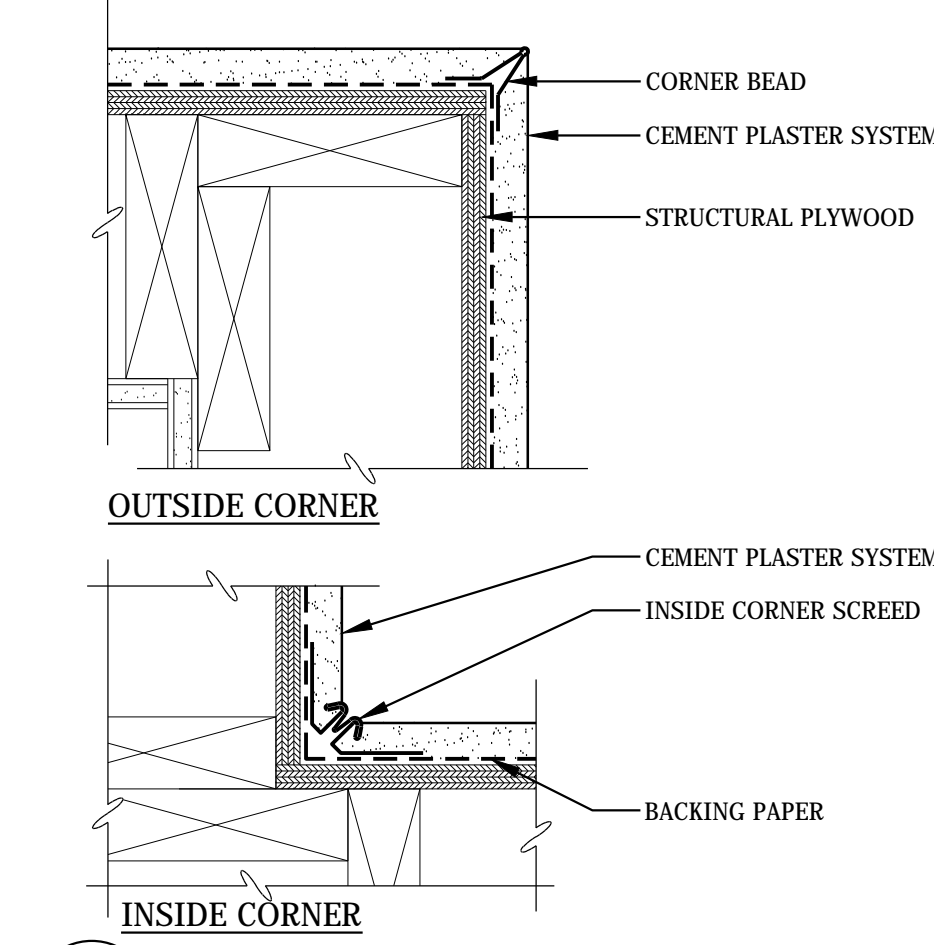


1 EGRESS WINDOW
SCALE: 1/2\"/>

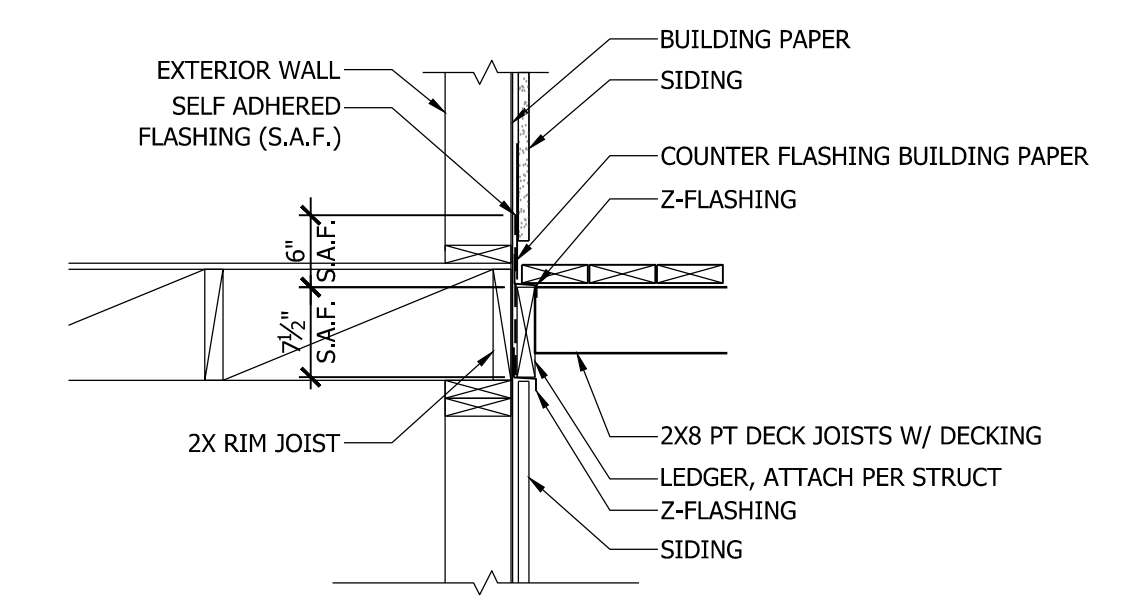
NOTES:
1. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (WINDOW OR DOOR)
2. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ. FT.



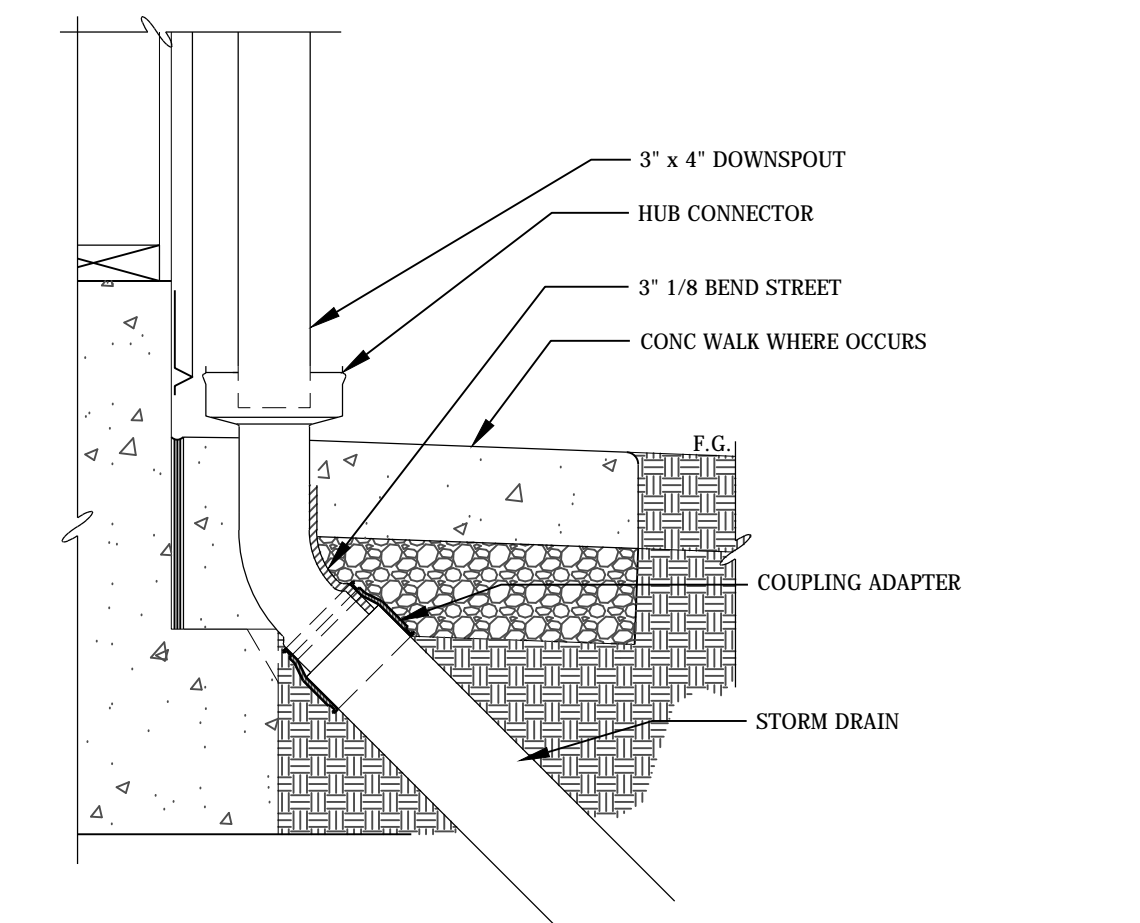
6 ISLAND LOOP VENTING DIAGRAM
SCALE: 3/4\"/>



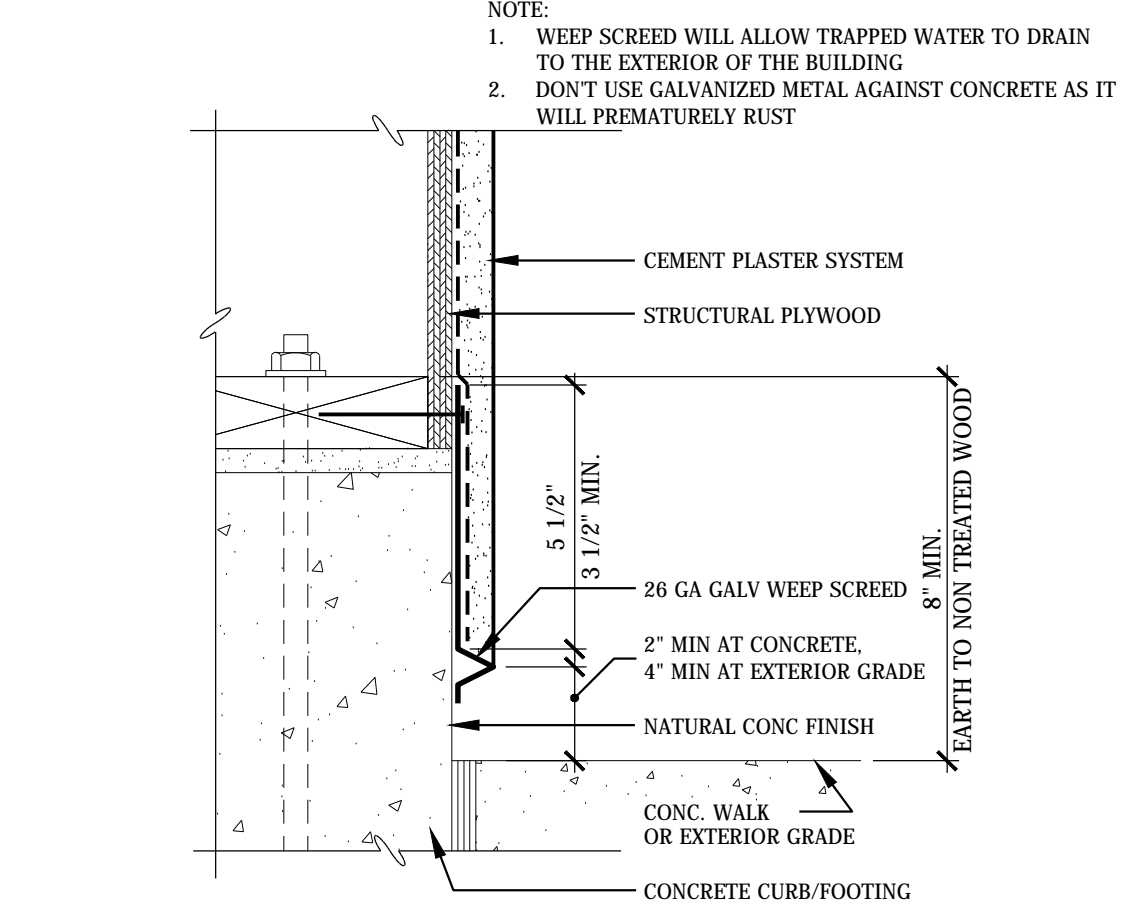
7 CEMENT PLASTER CORNER
SCALE: 3\"/>



3 DECK LEDGER FLASHING
SCALE: 3/4\"/>



8 DOWNSPOUT CLEANOUT
SCALE: 1 1/2\"/>



4 EXTERIOR FINISH TERMINATION
SCALE: 3\"/>

NOTE:
1. WEEP SCREED WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING
2. DON'T USE GALVANIZED METAL AGAINST CONCRETE AS IT WILL PREMATURELY RUST

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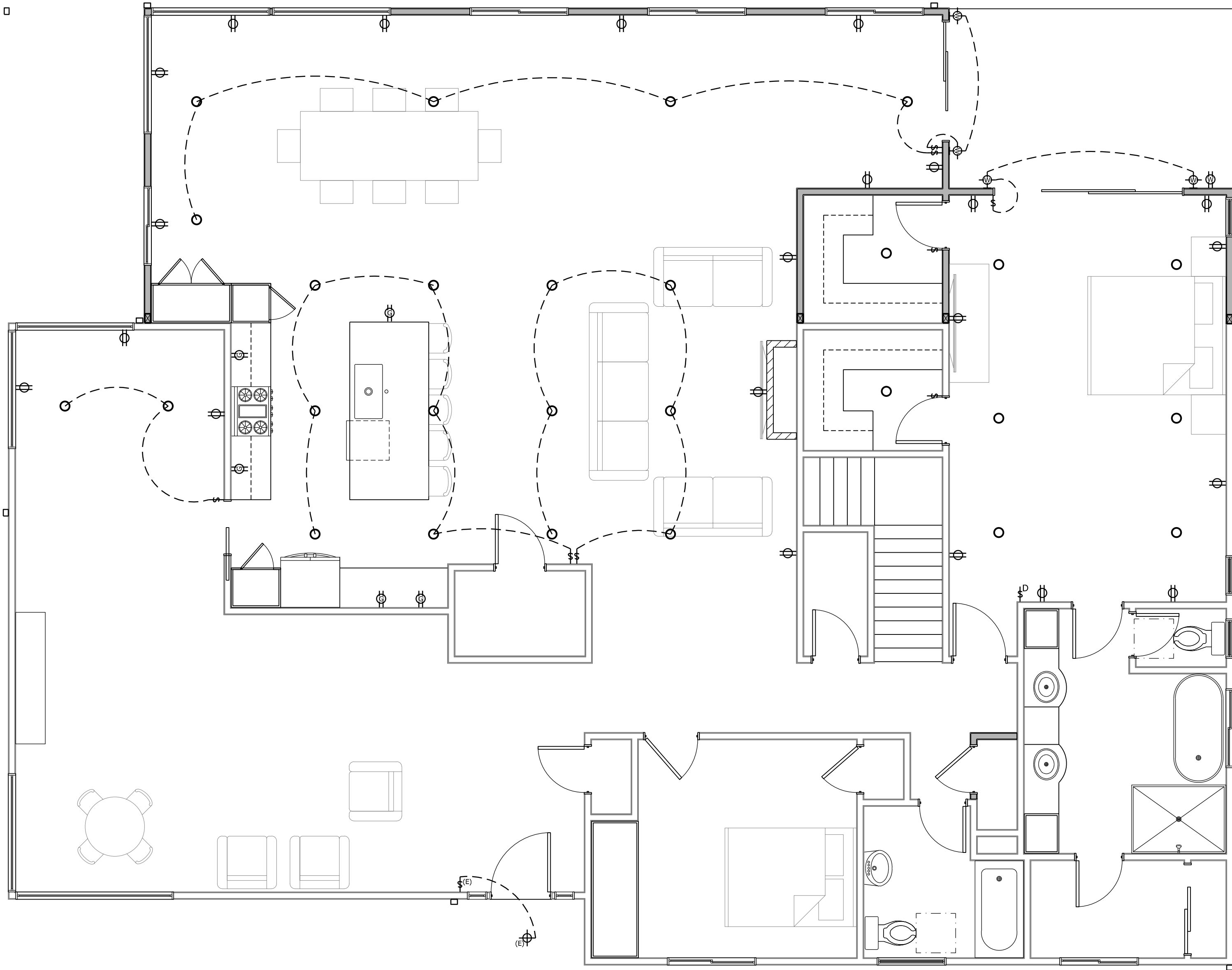
ARCHITECTURAL DETAILS

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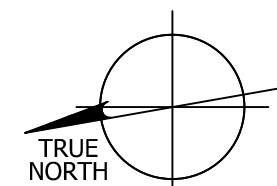
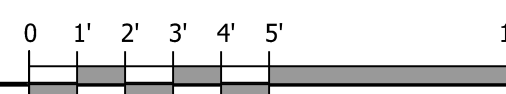
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2669 MARTINEZ 1ST FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"



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E1.1