

PROJECT DATA:

ZONE:	R-1
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
APN#:	029-192-200
YEAR BUILT:	1941
LOT SIZE	5200SF

SETBACKS:	front - 15' (1st floor, 20' 2nd floor) garage 25' min, side - 4' 1st floor, 2nd floor - declining height envelope applies rear - 15' 1st floor, 20' 2nd floor
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NEW FIRE SPRINKLER SYSTEM TO BE INSTALLED
NEW SOLAR SYSTEM TO BE INSTALLED

ALL ELECTRIC NEW BUILDING NO GAS ALLOWED

LOT COVERAGE:

40% of lot area = 2,080sf max allowable for structures
touching ground including garage

	EXISTING (SF)	PROPOSED (SF)	TOTAL
HOUSE	1,140		1005.41
GARAGE	460		369.34
PORCH	638	254.21	55.56 118.62
ADU	0		771.07
TOTAL :	1,917.21		1,548.93(29.7%)

EXCLUDED FROM CALCULATION

FLOOR AREA:

32% of lot area + 1,100sf = 1,664+1,100 = 2,764sf max allowable size of all
structures on all floors including garage

	EXISTING (SF)	PROPOSED (SF)	TOTAL
HOUSE 1ST FLOOR	1,140		1005.41
HOUSE 2ND FLOOR	0		1352.21
ADU	0		771.07
GARAGE	460		369.34
TOTAL :	1600		2,726.96 < 2764SF

EXCLUDED FROM CALCULATION

MAX HEIGHT:

30' MAX (2.5 STORIES)

PARKING REQUIREMENTS:

TWO CAR GARAGE 20X20 MIN CLEAR

FLOOD ZONE:

x

PROTECTED TREES:

SEE SURVEY

(N) 2 STORY RESIDENCE
WITH ATTACHED ADU

APN#: 029-192-200

PROJECT ADDRESS 340 DWIGHT ROAD, BURLINGAME, CA 94010

OWNERS: Benjamin Zhu
T: (206)239-8152
zhureillc@gmail.com

Shouzhi Wan
T: (857) 350-5804
shouzhivan@gmail.com

Wentao Shi
T:(614) 886-3324
wtshi93@outlook.com

PROJECT DESCRIPTION:

DEMOLISH EXISTING HOUSE & GARAGE ENTIRELY
BUILD NEW 2 STORY RESIDENCE WITH ATTACHED ADU
(N) BEDROOMS - 3, (N) BATHS - 3.5 ADU: 1 BEDROOM, 1
BATH

PLANNING/BUILDING DEPARTMENT:

CITY OF BURLINGAME (PLANNING/
BUILDING)
501 Primrose Rd, Burlingame
CA 94010

CONSULTANTS:

SURVEYOR
ROBERT J. DAINS

TITLE 24 report
Igor Pichko, CEA/CEPE
(424) 247-7658
www.title24ez.com

STRUCTURAL ENGINEER
TBS

GENERAL NOTES:

CODE COMPLIANCE: THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA
CODE OF REGULATIONS AND TITLE 24 AS AMENDED BY THE STATE OF CA
AND CITY OF BURLINGAME:

This project will comply with the 2022 California Building Code, 2022 California Residential Code
(where applicable), 2022 California Mechanical Code, 2022 California Electrical Code, and
2022 California Plumbing Code, including all amendments as adopted in the
Burlingame Municipal Code.

VERIFICATION: CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY
FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD
MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE
CONTRACTOR WITH THE DRAWINGS PRIOR TO COMMENCING ACTIVITIES.
ERRORS, OMISSIONS OR INCONSISTENCIES BETWEEN THESE AND ALL
DOCUMENTS OR AGAINST FIELD CONDITIONS SHALL BE AT ONCE REPORTED TO
THE DESIGNER & STRUCTURAL ENGINEER IN WRITING.

DIMENSIONS: ALL DIMENSIONS MUST BE VERIFIED PRIOR TO START OF WORK.
DO NOT SCALE DRAWINGS WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM
THE DESIGNER & STRUCTURAL ENGINEER. MEASURED DIMENSIONS SUPERSEDE
DIMENSIONS OBTAINED BY SCALING. EXTERIOR/INTERIOR DIMENSIONS ARE
FACE OF STUD, UNLESS OTHERWISE NOTED. "CLR" MEANS CLEAR DIMENSION
FROM FACE OF FINISH. NOTIFICATION: DESIGNER IS TO BE NOTIFIED IN WRITING
IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS, DRAWINGS,
SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS.

DOCUMENTS: THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, IN THAT
WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
SPECIFICATIONS TAKE PRECEDENCE OVER NOTES AND DETAILS, WHICH TAKE
PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. UNLESS
OTHERWISE SHOWN OR NOTED.

CONTINUOUS OPERATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR
SCHEDULING THE WORK IN ACCORDANCE WITH THE LOCAL BUILDING
JURISDICTION OFFICIAL:

“Construction Hours”Weekdays: 8:00 a.m. – 7:00 p.m. Saturdays:

9:00 a.m. – 6:00 p.m.

Sundays and Holidays: No Work Allowed(See City of Burlingame Municipal Code,
Section 18.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)

Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays
between 8:00 a.m. and 5:00 p.m.

Note: Construction hours for work in the public right of way must now be included on the plans.

THE MOST RESTRICTIVE WORK HOURS SHALL GOVERN
WORKING OUTSIDE OF THE PRE-DEFINED SCHEDULE SHALL BE COORDINATED
WITH THE OWNER IN ADVANCE AND THE LOCAL BUILDING OFFICIAL IF THE
PROPOSED WORKING HOURS FALL OUTSIDE OF THAT WHICH IS ALLOWED BY
THE BUILDING OFFICIAL. STAGING, STORING MATERIALS AND PARKING SHALL
BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION.
SUPPORT: PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR
LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, TOILET ACCESSORIES,
HEATING EQUIPMENT AND ALL OTHER ITEMS REQUIRING SUPPORT.
SHORING: IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN
AND PROVIDE ADEQUATE SHORING, BRACING, ETC., DURING CONSTRUCTION
AND/OR DEMOLITION.

MISCELLANEOUS: WORD "DEMOLISH" USED IN DRAWINGS MEANS REMOVE AS
REQUIRED BY THE SCOPE OF WORK AND AND DISPOSE OFF-SITE. WORD
"PROVIDE" USED IN DRAWINGS MEANS ITEM IS FURNISHED, INSTALLED AND
CONNECTED AS REQUIRED FOR COMPLETE INSTALLATION. EXCEPT AS
SPECIFICALLY NOTED OTHERWISE. WORD "VERIFY" USED IN DRAWINGS MEANS
ITEM, DIMENSION, CONDITION, OR PROVISION SHALL BE ACCURATELY VERIFIED
AND WRITTEN CLARIFICATION SECURED FROM DESIGNER PRIOR TO INITIATION
OF ASSOCIATED WORK.

ADU WILL HAVE A SEPARATE
ADDRESS

detached ADU address shall be displayed separate
from the main dwelling in one of the following
methods: on a secondary mailbox, gate, or non-
movable structure visible from the street frontage at
the property line, including the front entrance of the
ADU. BMC.

DRAWING INDEX:

T-00	TITLE SHEET
	C3 C6 CHECKLIST
	EXTERIOR RENDERINGS
	SURVEY
A-01	SITE PLAN
A-02	(N) 1ST FLOOR PLAN
A-03	(N) 2ND FLOOR PLAN
A-04	(N) ELEVATIONS
A-05	(N) ELEVATIONS
A-06	(N) ROOF PLAN
A-07	(N) BUILDING SECTIONS
A-08	MATERIAL BOARD
A-09	WINDOW & DOOR SCHEDULE

LANDSCAPE DRAWINGS

L-01
L-02
L-03
L-04
L-05
L-06
L-07
L-08

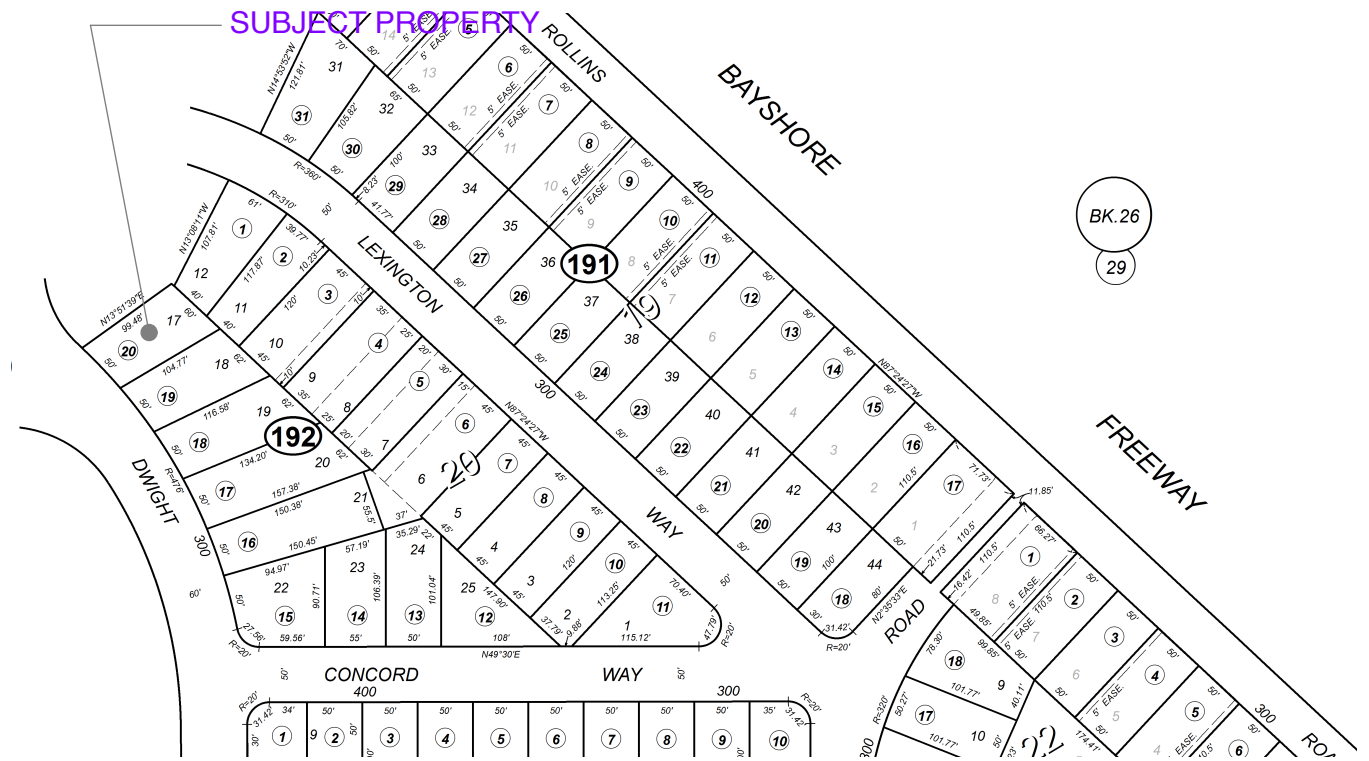
A-15	MANDATORY MEASURES
BMP	BMP
FAR	FAR CALCULATION
GN1	GENERAL NOTES
GN2	GENERAL NOTES

VIEW FROM ABOVE:

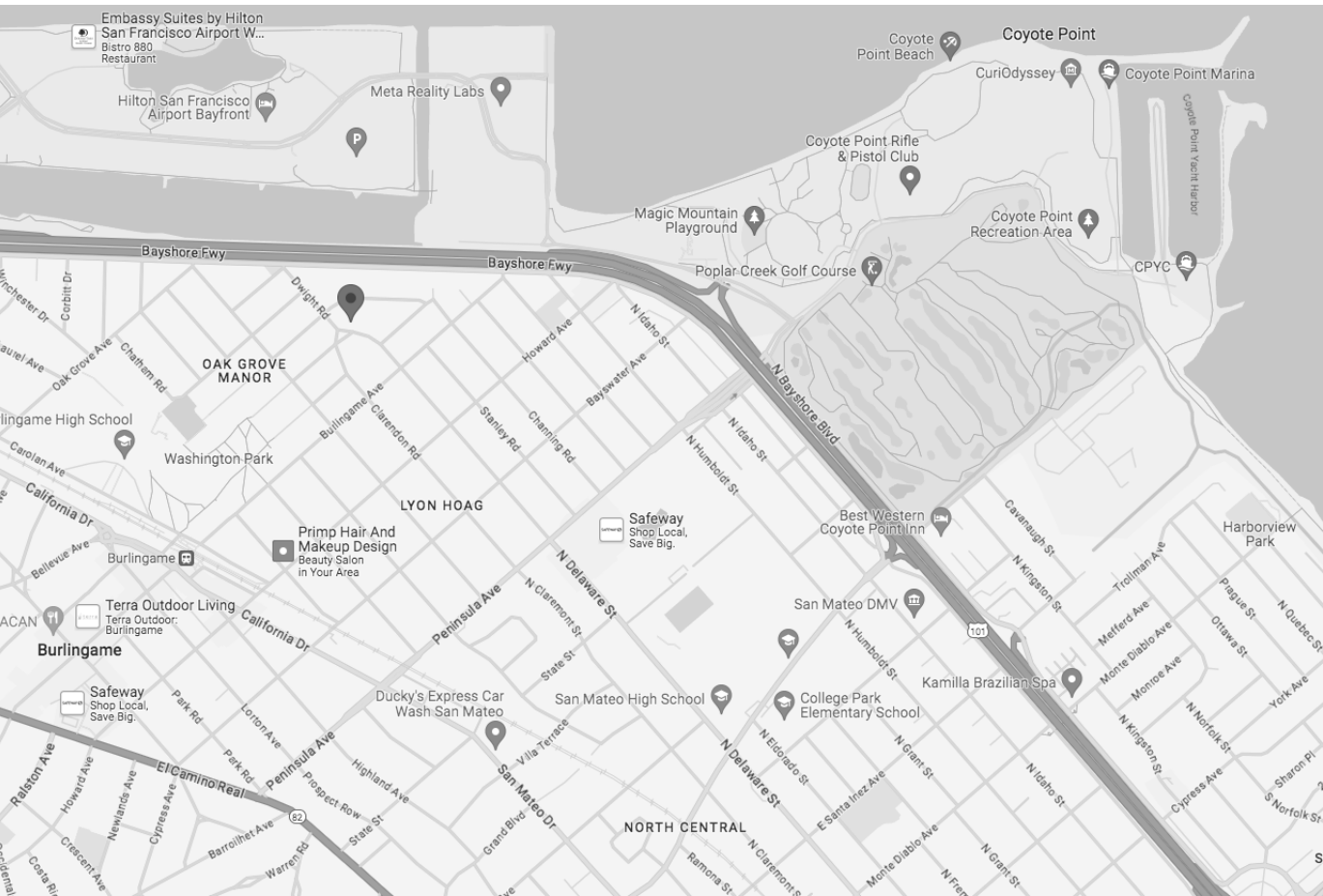


SUBJECT PROPERTY

PARCEL MAP:



VICINITY MAP:



RESERVED
FOR STAMP
OF
APPROVAL

B
BARMINA
DESIGN

MARIA BARMINA
DESIGNER

5753 GREENRIDGE ROAD
CASTRO VALLEY CA 94552
T: 650.704.4501
mbarmina@yahoo.com

[Signature]

PRIVATE
RESIDENCE
340 DWIGHT ROAD
BURLINGAME, CA, 94010
APN#: 029-192-200

TITLE SHEET

CLIENT NAME:

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.
2025/01/29	REV1	PLAN CHECK COMMENTS

DRAWN BY:

MVB

SCALE AS NOTED

DATE PRINTED:

3/3/25

SHEET NUMBER:

T-00

EXTERIOR RENDERINGS



GARAGE SIDE VIEW



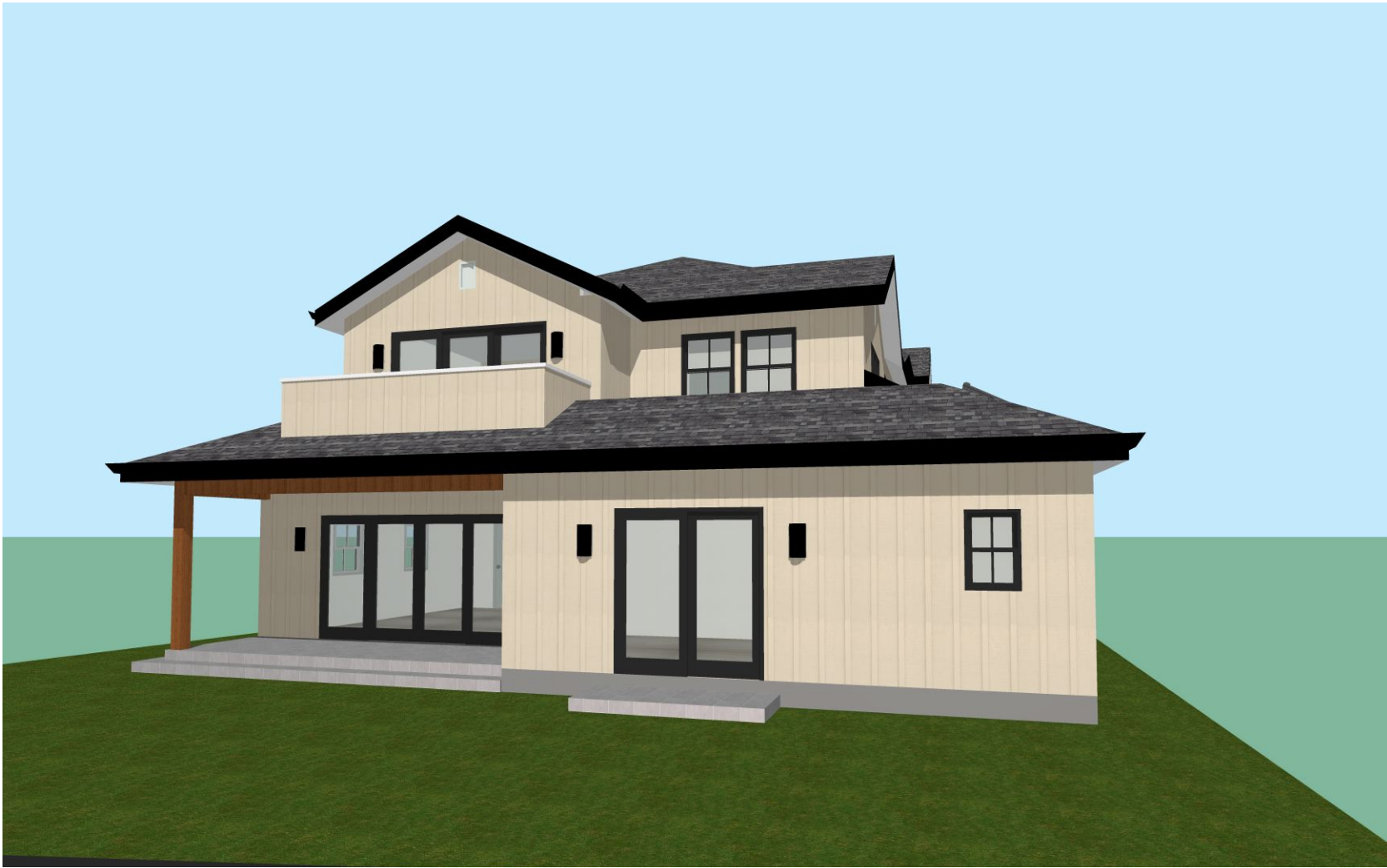
FRONT VIEW



FRONT RIGHT VIEW



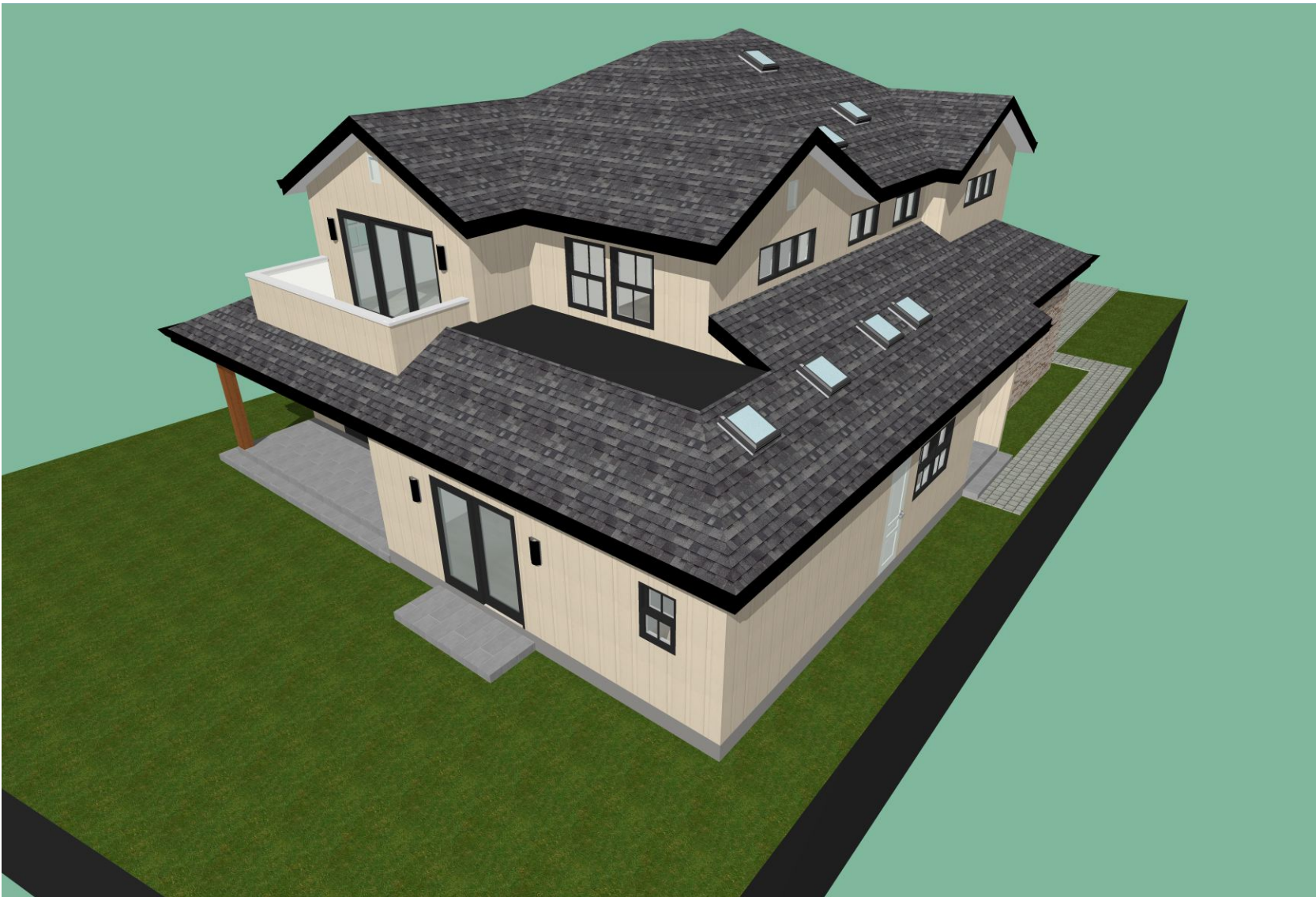
REAR YARD LEFT



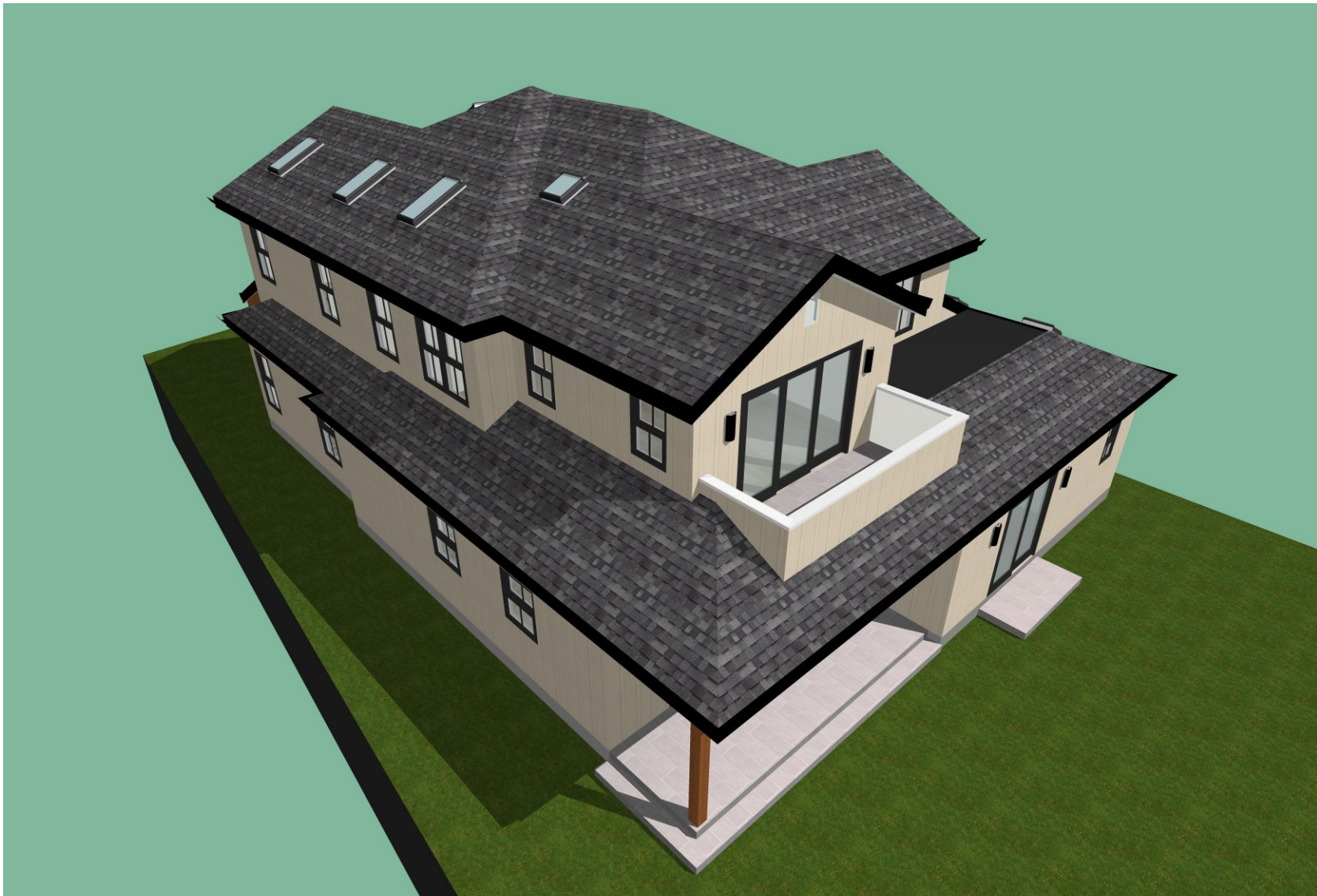
REAR YARD RIGHT



VIEW FROM ABOVE (LEFT)



VIEW FROM ABOVE (REAR)



VIEW FROM ABOVE REAR

RESERVED
FOR STAMP
OF
APPROVAL



MARIA BARMINA
DESIGNER

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mbarmina@yahoo.com



PRIVATE
RESIDENCE
340 DWIGHT ROAD
BURLINGAME, CA, 94010
APN#: 029-192-200

BEN_BURL_RE
V 01, MATERIAL
BOARD

CLIENT NAME:

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.

DRAWN BY:

MVB

SCALE AS NOTED

DATE PRINTED:

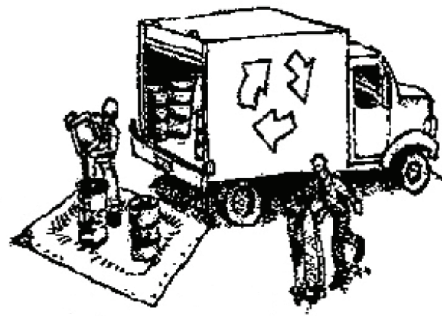
1/26/25

SHEET NUMBER:

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



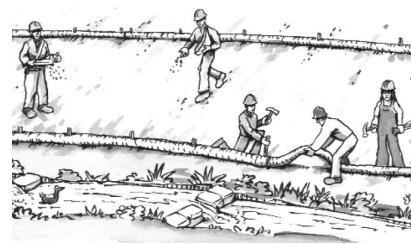
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

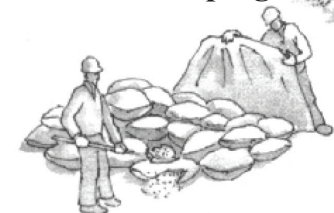
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



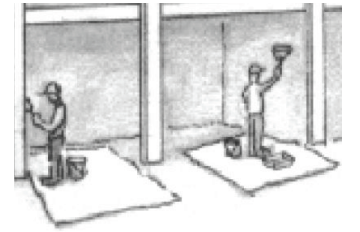
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

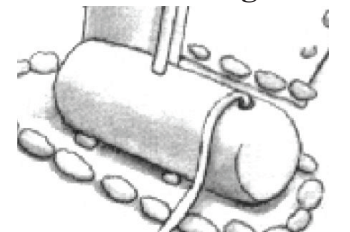
Painting & Paint Removal



Painting Cleanup and Removal

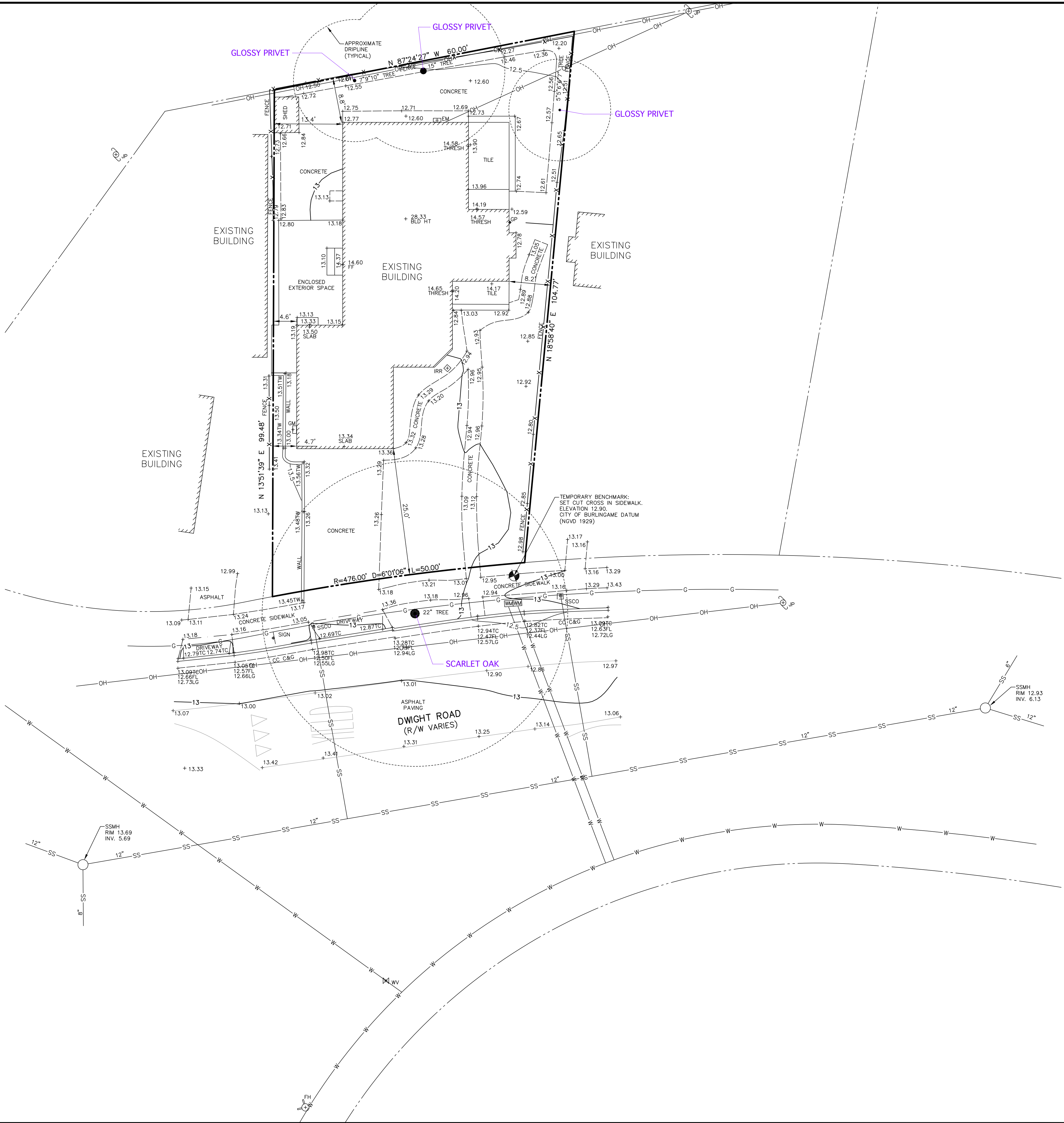
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



FRONT SETBACKS – NEIGHBORING PROPERTIES

ADDRESS	FRONT SETBACK
400 DWIGHT ROAD	14.9'
340 DWIGHT ROAD	25.0'
336 DWIGHT ROAD	16.3'
332 DWIGHT ROAD	19.0'
328 DWIGHT ROAD	19.9'
324 DWIGHT ROAD	16.2'

LEGEND

CC C&G	PROPERTY LINE
EM	CONCRETE CURB & GUTTER
FF	ELECTRIC METER
FH	FINISH FLOOR
FL	FIRE HYDRANT
GM	FLOWLINE
IRR	GAS METER
INV.	IRRIGATION SYSTEM
JP	INVERT
LG	JOINT UTILITY POLE
SSCO	LIP OF GUTTER
SSMH	SANITARY SEWER CLEANOUT
TC	SANITARY SEWER MANHOLE
THRESH	TOP OF CURB
TW	THRESHOLD
WM	TOP OF WALL
WV	WATER METER
	WATER VALVE
	TREE W/ SIZE
	FENCE
	GAS LINE
	OVERHEAD LINE
	SANITARY SEWER LINE
	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

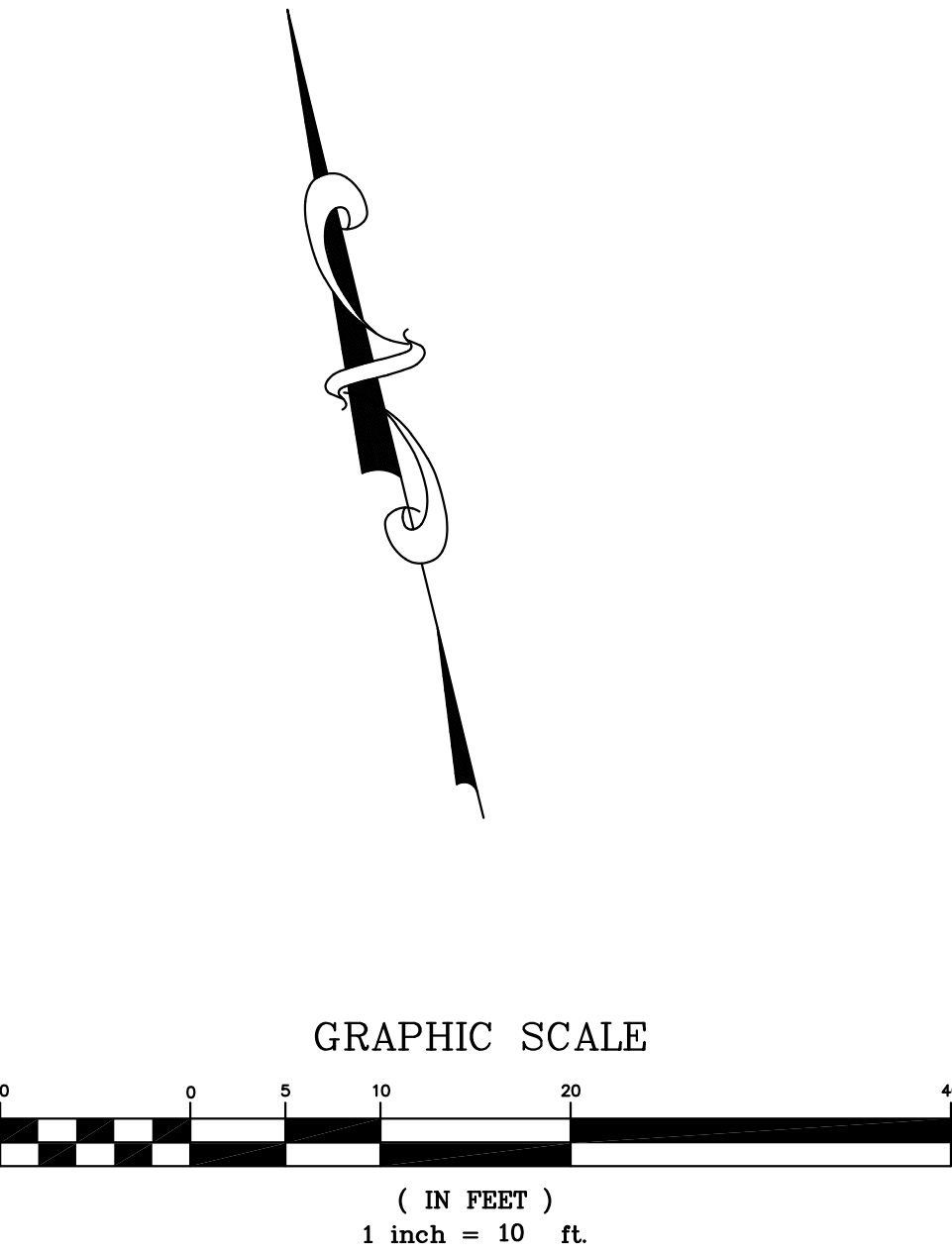
EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED), BASED ON FLOOD INSURANCE RATE MAP 06081C0154G, DATED APRIL 05, 2019.

LOT AREA:

= 5,456 SQ. FT. ±
= 0.125 ACRES ±



TOPOGRAPHIC SURVEY PLAN		DRAWN BY: RJD	
340 DWIGHT ROAD		DESIGNED BY: ---	
A.P.N. 029-192-200		CHECKED BY: RJD	
LOT 17, BLOCK 20, 20 MAPS 55-56		SCALE: 1"=10'	
BURLINGAME SAN MATEO COUNTY CALIFORNIA		DATE: 09/03/2024	
PROJECT NO. 24-1483		SHEET 1 OF 1	

PREPARED FOR:

BENJAMIN ZHU

DAINS LAND SURVEYING

rdains@dainslandsurveying.net

(650) 743-0831

DATE:

BY:

DESCRIPTION

REV.

- LOCATION OF ADDRESS NUMBERS SHALL BE PLACED WHERE THEY CAN BE CLEARLY VISIBLE FROM THE ADJACENT STREET OR ROAD.
- LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36"
- THE LANDING AT AN EXTERIOR DOORWAY IS ALLOWED TO BE NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED.
- GYPSUM BOARD SHALL BE 1/2 INCH THROUGHTOUT, EXCEPT 5/8 INCH TYPE X DRYWALL WILL BE USED AT STORAGE AREAS UNDER STAIRS AND AT GARAGE CEILING AND WALLS COMMON TO DWELLING AND WALLS SUPPORTING 1 HOUR CEILING

- ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION OF EACH SEPARATE SPACE. A MINIMUM OF 1" OF AIR SPACE IS REQUIRED BETWEEN THE INSULATION AND ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, WITH HALF OF THE VENTING LOCATED IN THE UPPER PORTION OF THE SPACE AND THE BALANCE PROVIDED BY SOFFIT VENTS.

- THE MINIMUM NET FREE VENTILATING AREA MAY BE REDUCED TO 1/300 OF THE AREA WHEN AN APPROVED VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION. EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH APPROVED MATERIAL WITH OPENINGS A MINIMUM OF 1/8" AND NOT EXCEEDING 1/4".

- ATTIC BATTS INSULATION SHALL BE BAFFLED OR BEND DOWNWARD AT EAVES TO MAINTAIN 1" MINIMUM GAP FOR AIR FLOW. UBC 1505.3

- SHOWER DOOR SIZE TO HAVE A NET OPENING OF 22" MINIMUM AND MUST BE SAFETY TEMPERED GLAZING

- SHOWER COMPARTMENT REGARDLESS OF SHAPE, SHALL HAVE A MIN FINISHED INTERIOR OF 1,024 SQ. INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 34 INCH CIRCLE. NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD AND SAFETY GRAB BARS OR RAILS ARE ALLOWED

- BUILT-UP SHOWER/TUB HORIZONTAL SURFACES SHALL BE PROTECTED BY APPLYING 2 LAYERS OF 15 LB. ASPHALT FELT WITH 20 LB./SQ.FT. ASPHALT BETWEEN LAYERS AND A FLOOD COAT OF 20 LBS./SQ. FT.

- MEMBRANE MUST EXTEND A MIN OF 8 INCHES UP WALL OR 3 INCHES HIGHER THAN CURB

- PROVIDE BUILDING PAPER 6 FT. HIGH MINIMUM ON FACE OF STUDS OF SHOWER (TUB SHOWER) ENCLOSURE AND FINISH WALLS WITH CERAMIC TILE OVER MORTAR TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE DRAIN

- PROVIDE SAFETY GLASS AT WINDOWS IN SHOWER/BATHTUB ENCLOSURES
WITHIN 60" ABOVE THE DRAIN INLET

- MOISTURE RESISTANT GYP BOARD SHALL BE APPLIED AT TUB AND/OR SHOWER WALLS. NOT REQUIRED AT MORTAR OR CEMENT BOARD BASES

- PROVIDE BACKING FOR ALL ACCESSORIES, INCLUDING, BUT NOT LIMITED TO: SHOWER ENCLOSURES, TP HOLDER, TOWEL BARS, MEDICINE CABINET, ETC. - CONDUCT WALK-THRU WITH HOMEOWNER PRIOR TO HANGING GYPSUM BOARD TO IDENTIFY LOCATIONS THAT REQUIRE BACKING

 NEW 2X4 WALL TYP.

 **NEW 1 hour rated
2X4 WALL TYP.**

 **NEW WINDOW LABEL TYP.
(SEE WINDOW SCHEDULE)**

 **NEW DOOR LABEL TYP.
(SEE DOOR SCHEDULE)**

The logo for Barmina Design, featuring a large, bold, black letter 'B' inside a square frame, with the words 'BARMINA DESIGN' in a bold, sans-serif font below it.

5753 GREENRIDGE ROAD
CASTRO VALLEY CA 94552
T: 650.704.4501
mbarmina@yahoo.com

**PRIVATE
RESIDENCE**

1ST FLOOR,
PERMITS
THROUGH
VALLEY, 1 HOUR
1 HOUR FLOOR
ASSEMBLY, 1
HOUR
INTERIOR
PARTITION

340 DWIGHT ROAD

BURLINGAME, CA, 94010

APN#: 029-192-200

CLIENT NAME:

Benjamin Zhu, Shouzh
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.

DRAWN BY:

MVB

SCALE AS NOTED

DATE PRINTED:

1/27/25

SHEET NUMBER:

A-02



36' WIDE EGRESS DOOR
WITH LANDING 36" DEEP
(egress door shall provide a minimum
of 32" clear width when opened, side-
hinged, and shall be openable from
the inside with the use of a key or
special knowledge)



1 HOUR RATED DETAILS:

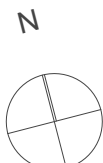
Walls and floors separating the main house from the ADU to be provided with:

A. Walls shall be a one-hour fire-rated. SEE DETAIL THIS SHEET

B. Floors shall be one-hour fire rated.CRC R302.3, CBC 420.3
SEE DETAIL THIS SHEET

C. Ensure that the wall construction detail includes the assembly listing (i.e. UL, WP) to verify the one-hour fire rating. CRC R302.3
SEE DETAIL THIS SHEET

E. FOR penetrations SEE DETAIL THIS SHEET



DE 13.00°

1ST FLOOR FINISH FLOOR
14.6 (BASED ON SURVEY)

1ST FLOOR HOUSE=
1,005.41 sq ft

DOOR from the private garage to the MAIN HOUSE will be equipped with a solid wood door not less than 1-3/8" in thickness or equivalent with a self-closing or automatic-closing and self-latching device and smoke gasket.

ALL Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. CRC R302.7

1ST FLOOR

$1/4" = 1'-0"$

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OF
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PRIVATE
RESIDENCE
340 DWIGHT ROAD
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APN#: 029-192-200

2ND FLOOR

CLIENT NAME:

R1

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.
2025/01/29	REV1	PLAN CHECK COMMENTS

DRAWN BY:

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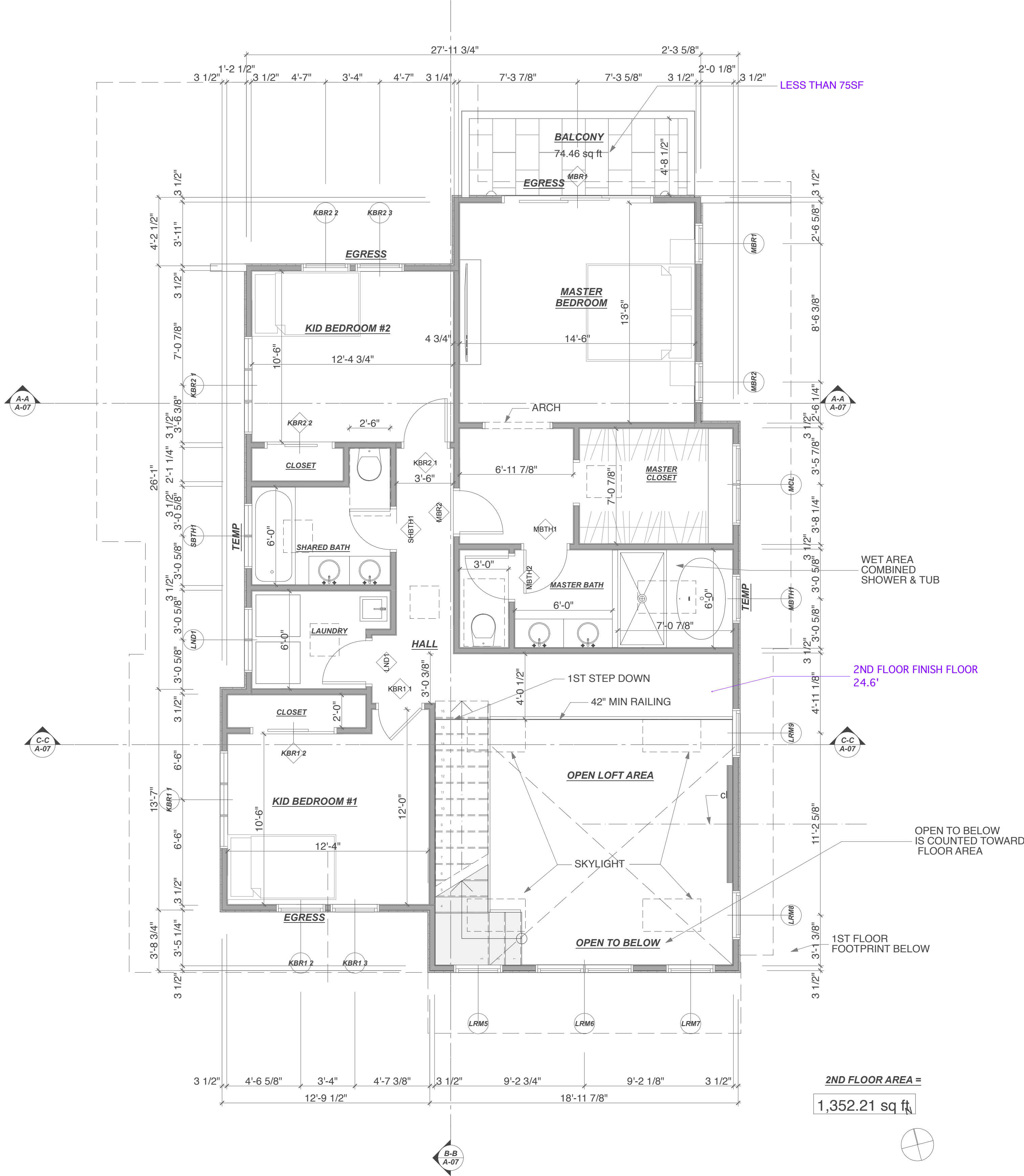
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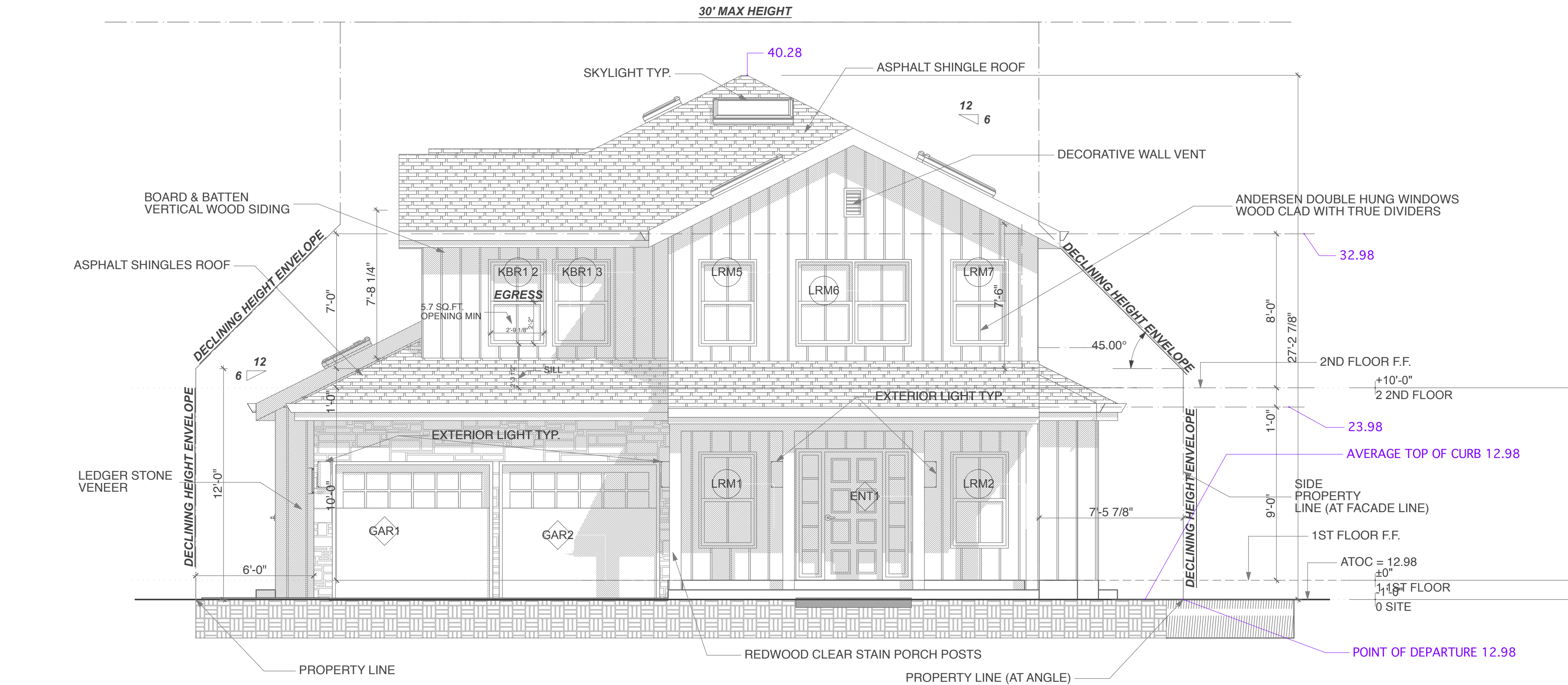
DATE PRINTED:

1/29/25

SHEET NUMBER:

A-03





(FRONT STREET ELEVATION)

PROPOSED

ELEV S

1/4" = 1'-0"

GENERAL ELEVATION NOTES:

- PROVIDE CONTINUOUS MIN 26 GA. CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES 3/4 INCH BELOW THE FOUNDATION PLATE LINE OF EXTERIOR STUD WALLS AND SHALL BE OF THE TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 8" ABOVE THE EARTH OR 4" ABOVE PAVED AREAS.
- ROOFING ASSEMBLY AND APPLICATION SHALL BE IN ACCORDANCE WITH USE 1503 STANDARDS AND CLASSIFIED FOR R-3 OCCUPANCY, **MIN CLASS A ROOF**
- FLASHING SHALL BE MINIMUM 26 GA. GALVANIZED SHEET METAL, OR APPROVED EQUAL AT ALL VALLEYS AND WHERE FLASHING/COUNTER FLASHING OR COPING OCCUR. LEAD FLASHING MAYBE USED WITH TILE ROOF.
- GRADE ADJACENT TO HOUSE (WITHIN 5') SHALL BE SLOPED AWAY AT 2% MIN

(N) SIDING WALL FINISH:

1. Water-resistive barrier materials for non-stucco finishes shall comply with one of the following [R703.2]:
1. No 15 felt complying with ASTM D226, Type 1.
2. ASTM E2556, Type 1 or 2.
3. ASTM E331 in accordance with R703.1.1.
4. Other approved materials in accordance with the manufacturer's installation instructions.

PROVIDE class A roofing:

The entire roof covering of every existing structure where more than 10 percent of the total roof area is replaced within any one- year period; the entire roof covering of every new structure; and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

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[Signature]

**PRIVATE
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APN#: 029-192-200

ELEV S, ELEV N

CLIENT NAME:

R1

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.
2025/01/29	REV1	PLAN CHECK COMMENTS

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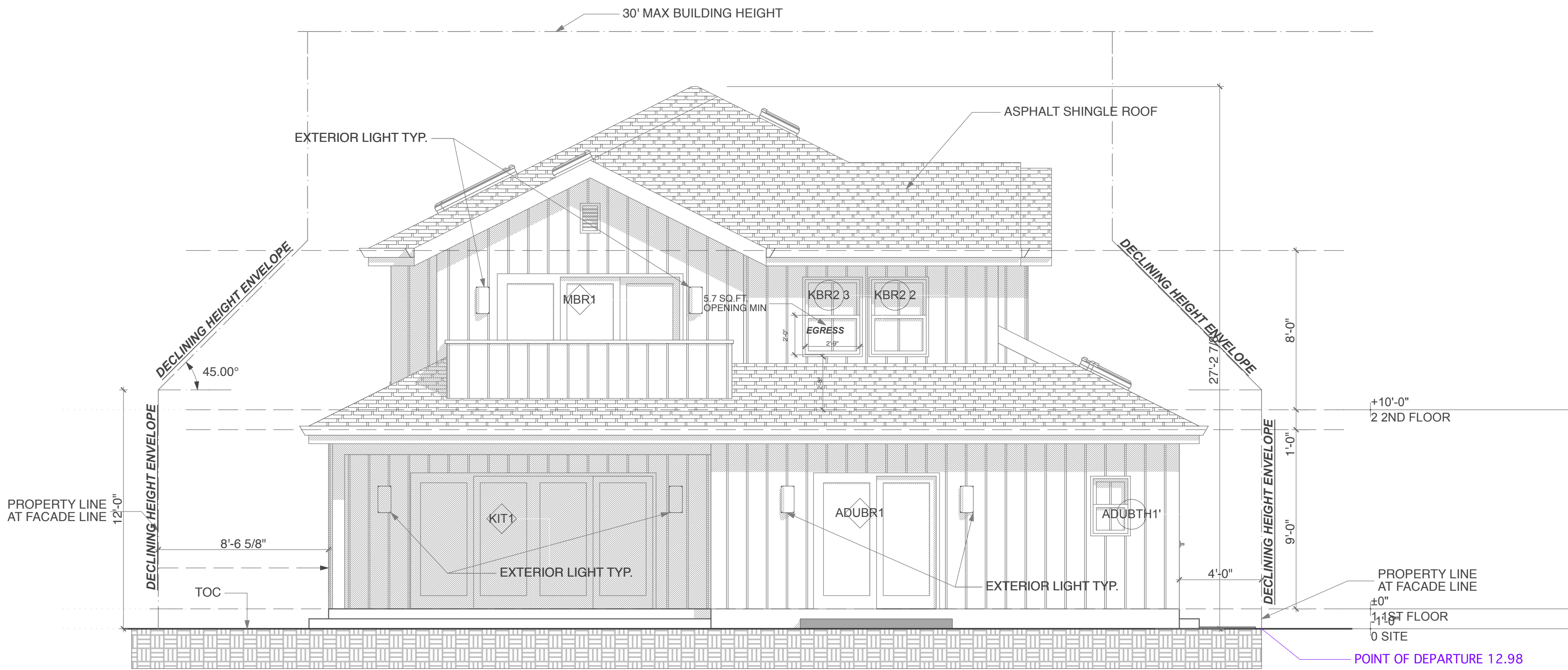
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6/2/25

SHEET NUMBER:

A-04



PROPOSED

ELEV N

1/4" = 1'-0"

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APN#: 029-192-200

ELEV E, ELEV W

CLIENT NAME:

R1

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Wan, Wentao Shi

REVISIONS:

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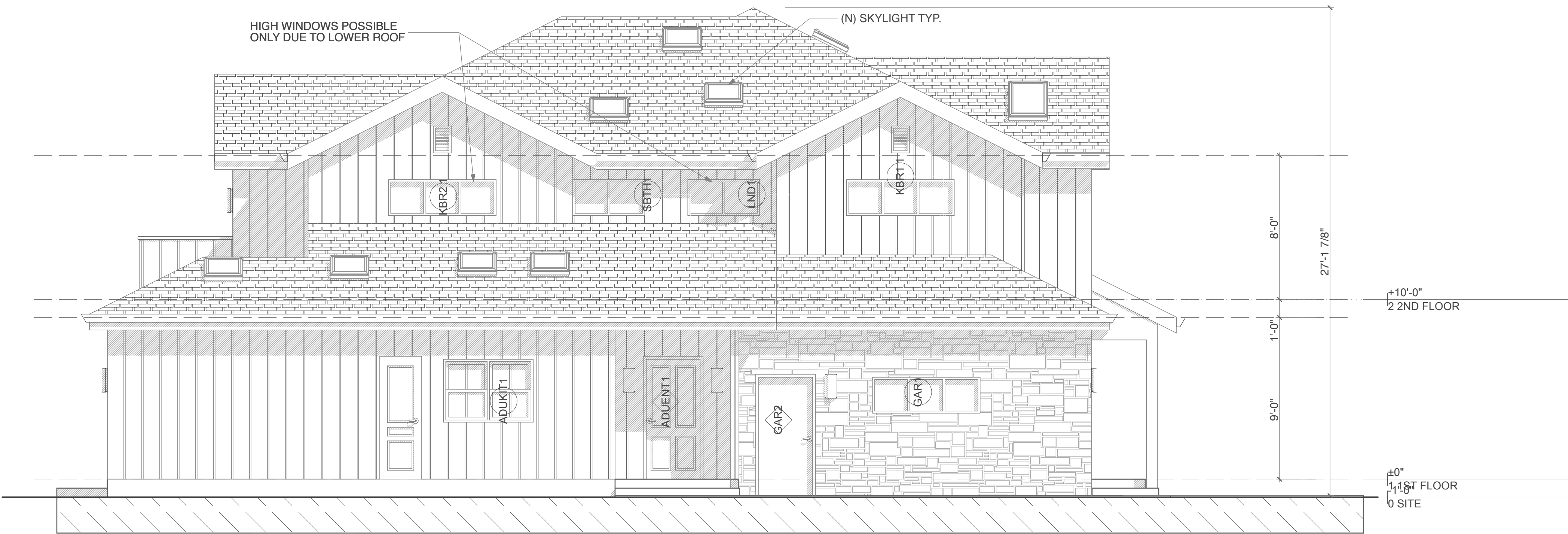
1/29/25

SHEET NUMBER:

A-05

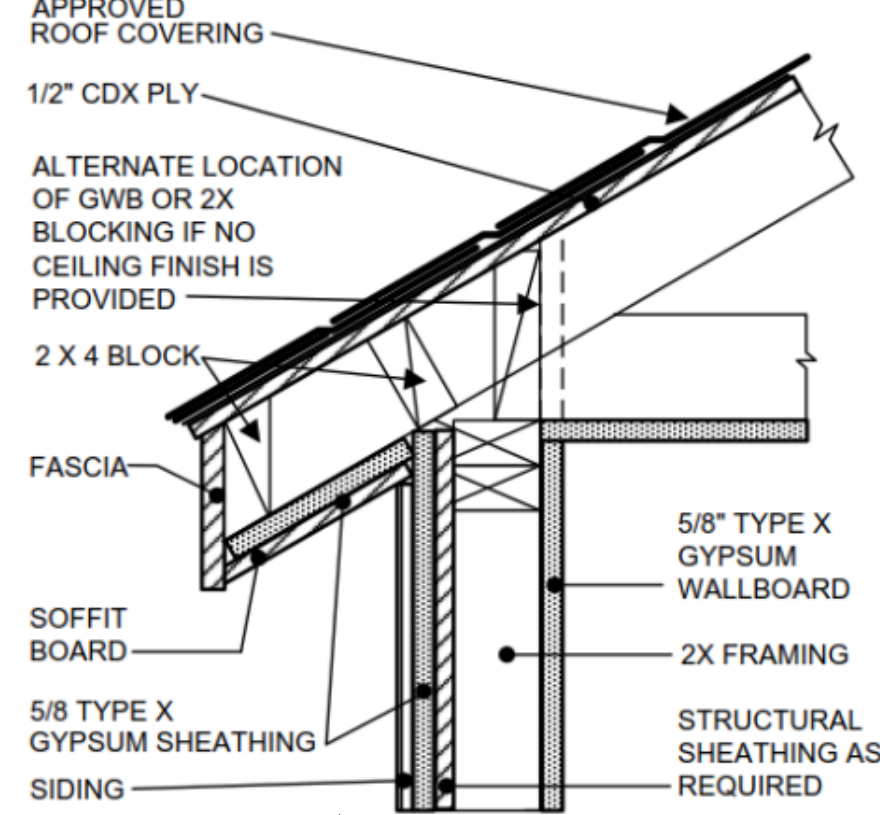


PROPOSED ELEV E 1/4" = 1'-0"

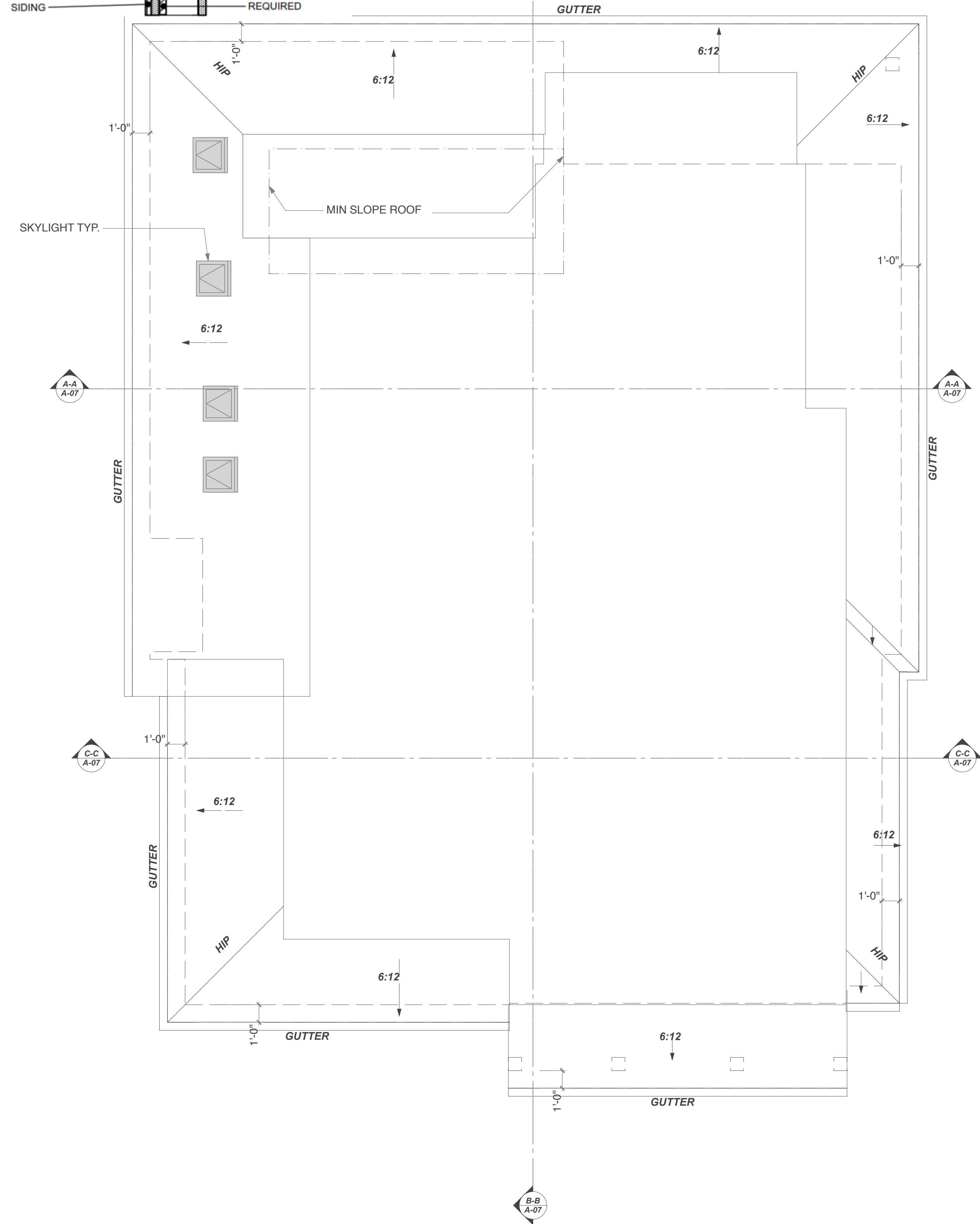


PROPOSED ELEV W 1/4" = 1'-0"

1 HOUR PROTECTED EAVE (NO VENTING)



all roof projections which project beyond the point where fire-resistive construction would be required will be constructed of one-hour fire-resistance-rated construction



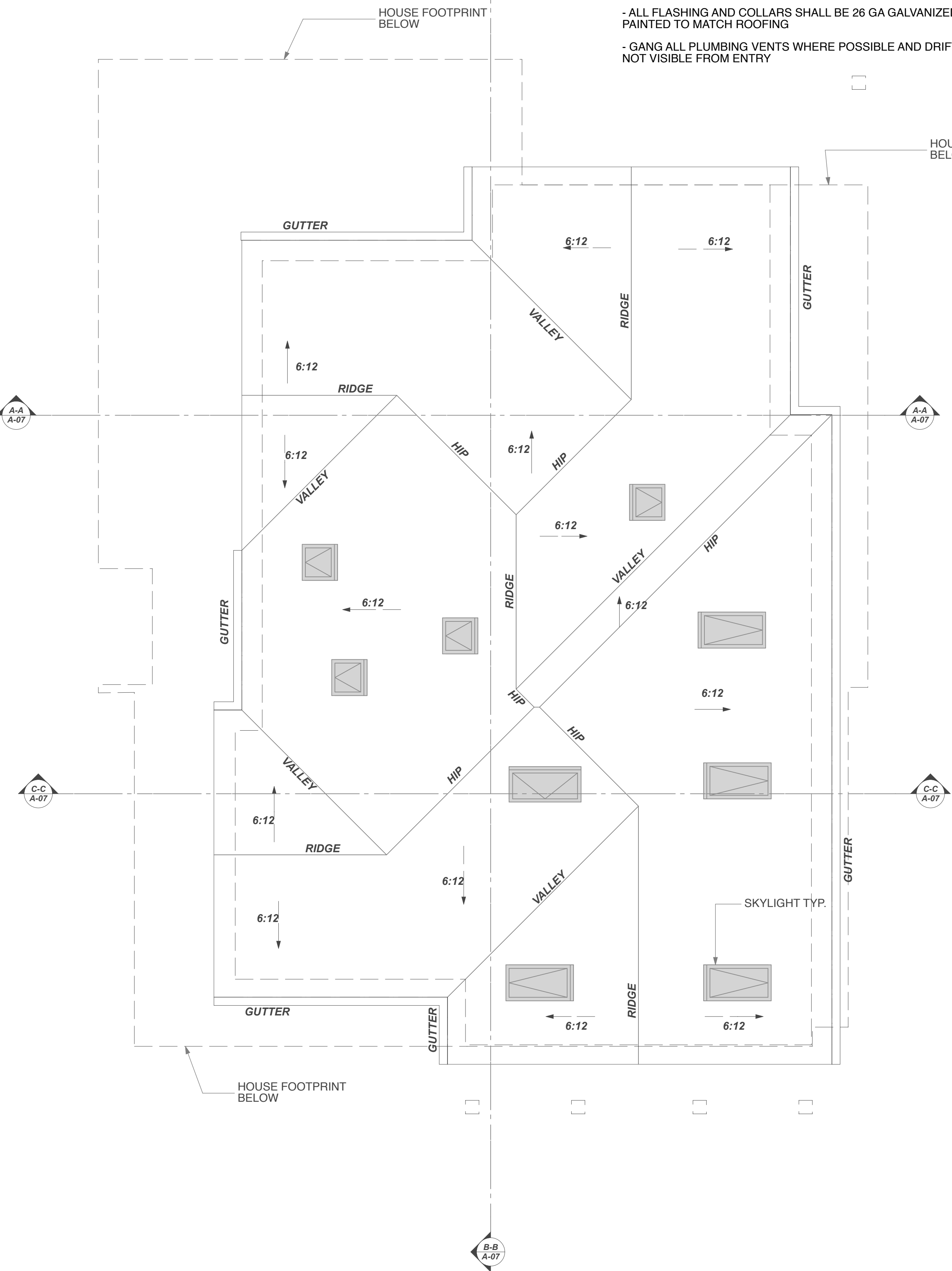
PROPOSED LOWER ROOF PLAN 1/4" = 1'-0"

ATTIC AND ROOF VENTING

ROOF VENTILATION CALCULATION:

TO BE CALCULATED

AREAS WITHOUT ATTIC - PROVIDE CLOSED SPRAY FOAM INSULATION (master bedroom and family room)



PROPOSED UPPER ROOF PLN 1/4" = 1'-0"

ROOF PLAN NOTES:

- ALL ROOF SLOPES AS NOTED
- INSTALLATION SHALL BE IN ACCORDANCE WITH MFG'S INSTRUCTIONS AND APPLICABLE BUILDING CODE
- TYP. SLOPED ROOF - ASPHALT SHINGLE ROOF OVER GRACE ICE & WATER SHIELD OVER 1/2" CDX PLYWD OVER 2X RAFTERS @ 16" O.C.
- TYP. FLAT ROOF - TPO ROOF TPO MEMBRANE OVER 1/2" CDX PLYWD OVER 2X RAFTERS @ 16" O.C.
- DOWNSPOUTS/GUTTERS:
 - GUTTERS @ SLOPED ROOFS SHALL BE 5" OGEE 26 GA GALVANZIED (UNFINISHED)
 - DOWNSPOUTS AT HALF-ROUND GUTTERS SHALL BE 3" ROUND 26 GA GALVANIZED (UNFINISHED)
 - DOWNSPOUTS AT FASCIA GUTTERS SHALL BE TO BE ALULMINUM 2-1/2" X 3-1/2" PRE-FINISHED BLACK
 - SPLASH BLOCKS REQUIRED AT ALL DOWNSPOUTS
 - ALL FLASHING AND COLLARS SHALL BE 26 GA GALVANIZED SHEET METAL PAINTED TO MATCH ROOFING
 - GANG ALL PLUMBING VENTS WHERE POSSIBLE AND DRIFT TO LOCATIONS NOT VISIBLE FROM ENTRY

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UPPER ROOF
PLN, LOWER
ROOF PLAN,
MATERIAL
BOARD

CLIENT NAME:

R1

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

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2025/01/29	REV1	PLAN CHECK COMMENTS

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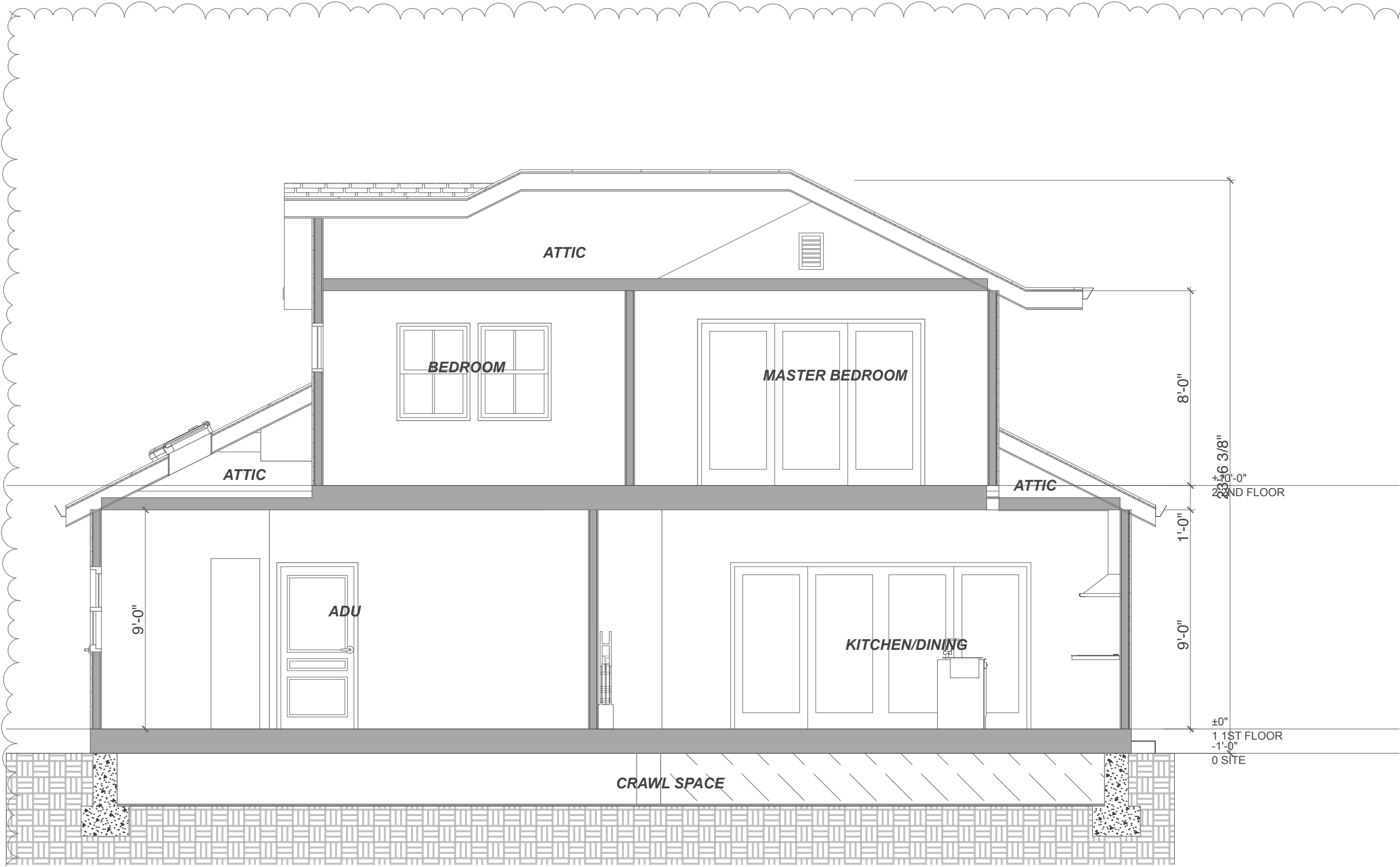
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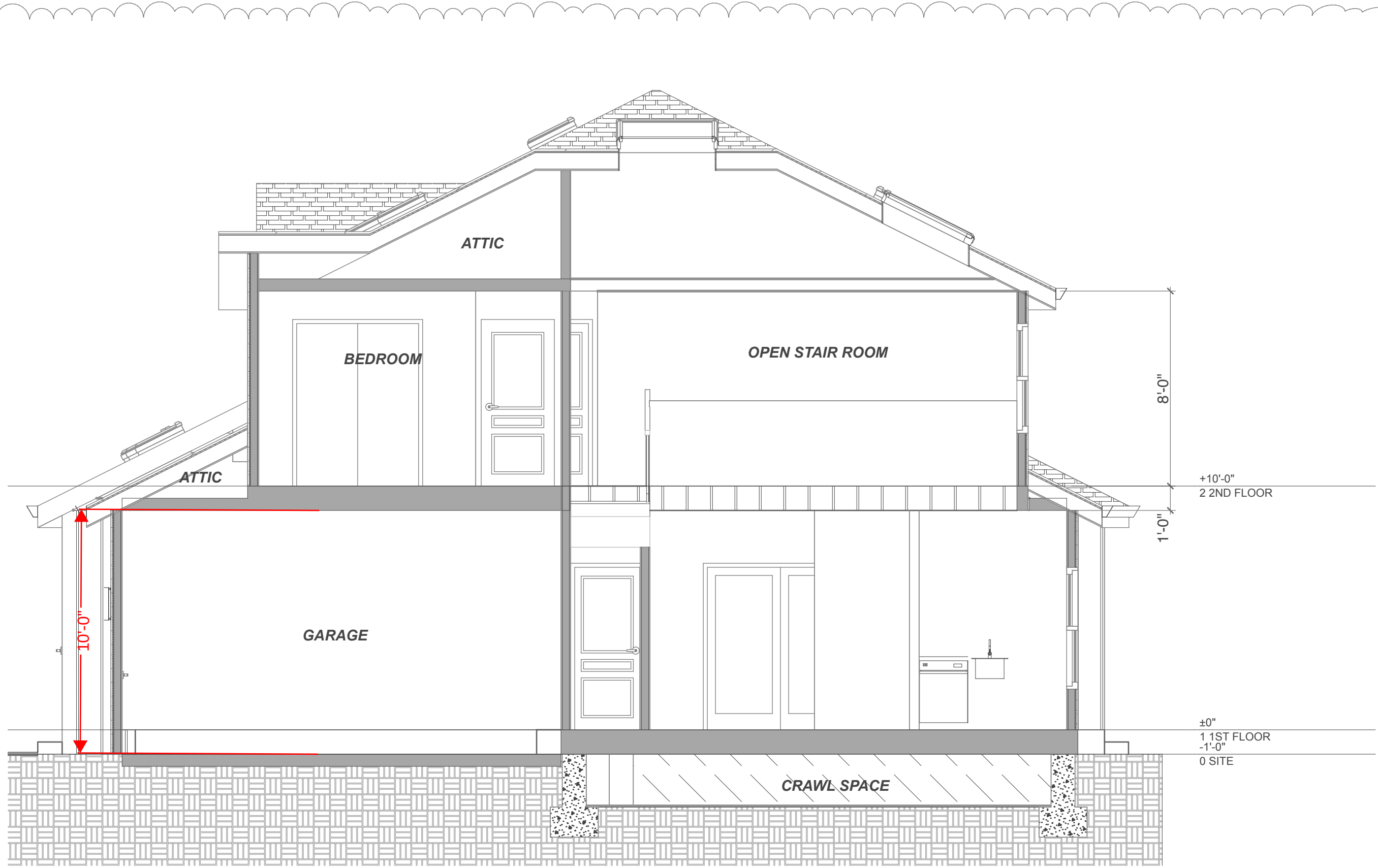
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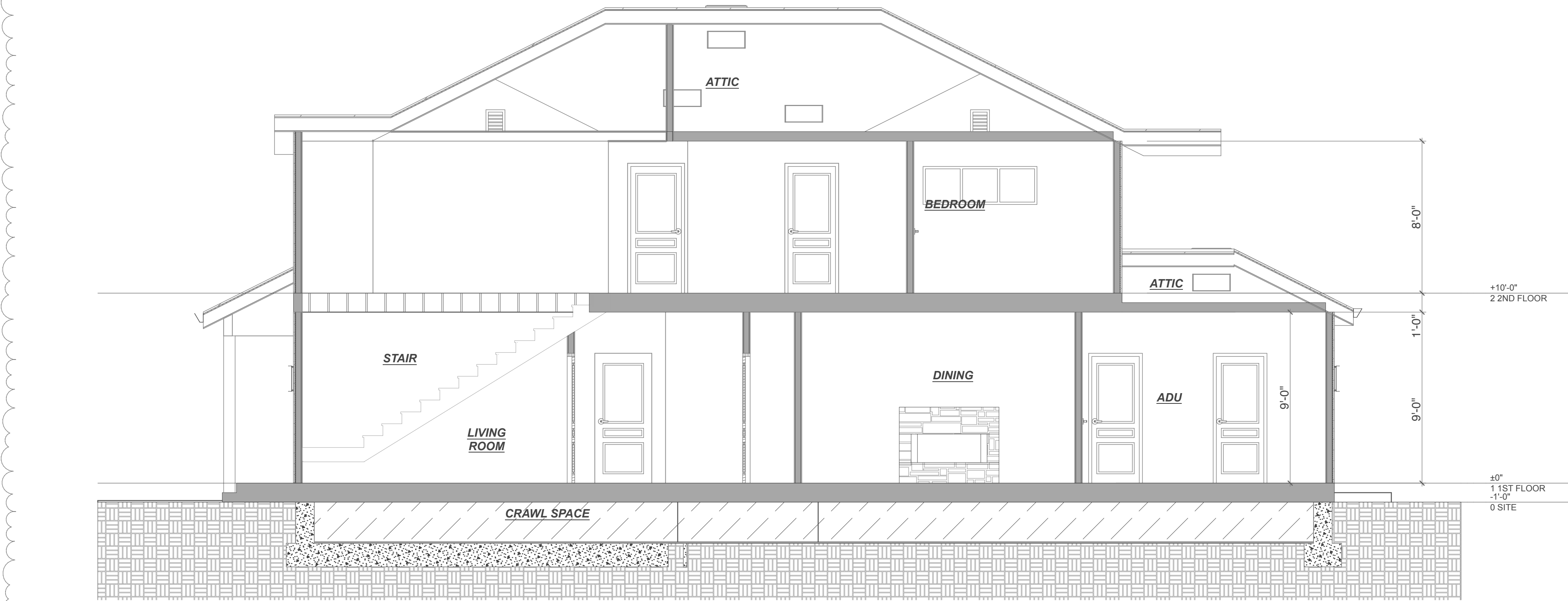
A-06



BUILDING SECTION A-A 1/4" = 1'-0"



BUILDING SECTION C-C 1/4" = 1'-0"



BUILDING SECTION B-B 1/4" = 1'-0"

GENERAL NOTES:

FOR ALL MEMBER SIZES, FOOTING DETAILS AND FRAMING - REFER TO STRUCTURAL DRAWINGS

- INSULATION SHALL BE APPLIED IN ACCORDANCE WITH T-24 REPORT AND MANUFACTURER'S INSTRUCTIONS

CEILING R VALUE - R30
WALL R VALUE - R-15
CRAWL SPACE /floor R VALUE - R-19
REFER TO TITLE 24 REPORT

PER TITLE 24
U-factor shall be 0.3 and
SHGC shall be 0.23

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340 DWIGHT ROAD
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APN#: 029-192-200

A-A, B-B, C-C

CLIENT NAME:

R1
Benjamin Zhu, Shouzhi
Wan, Wentao Shi

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2024-02-29	01	PER TITLE 24 COMMENTS

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1/29/25

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A-07

PROPOSED MATERIAL BOARD

DOUBLE HUNG WINDOWS
BY ANDERSEN
400 SERIES
TILT-WASH
DOUBLE-HUNG WINDOW

COLOR DARK BRONZE

WOOD CLAD WINDOWS
WITH TRUE DIVIDERS

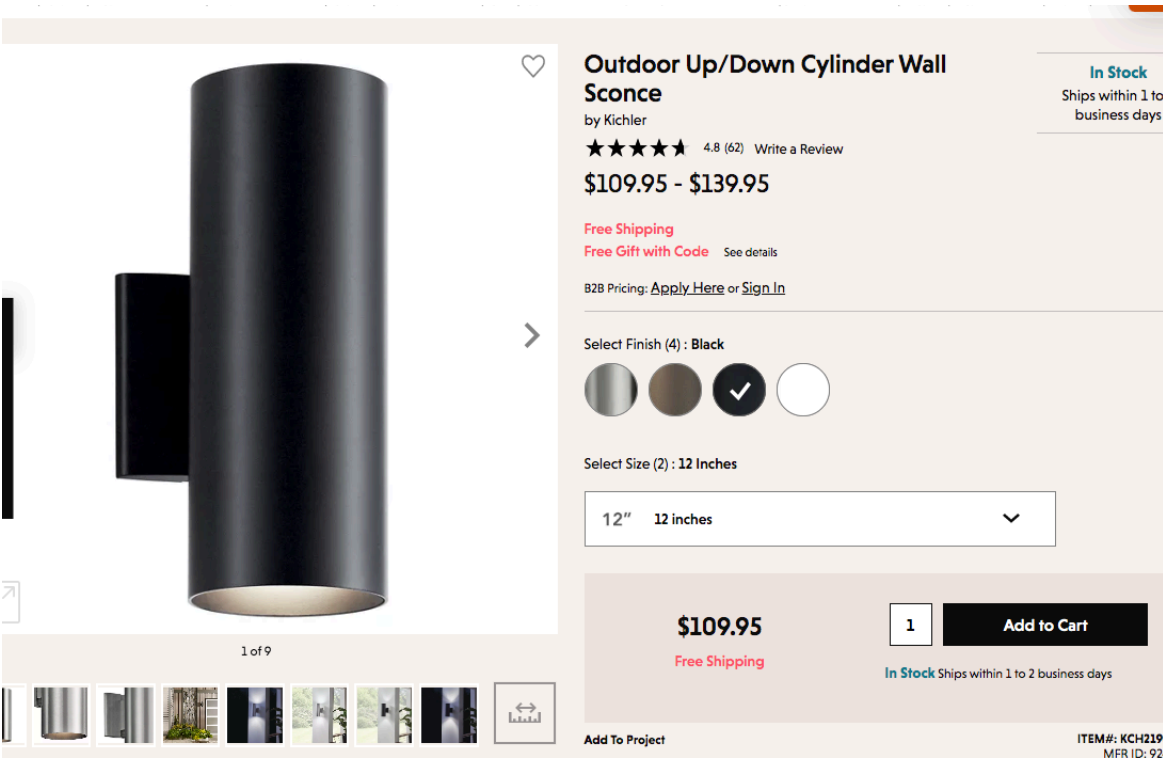


EXTERIOR DOORS BY ANDERSEN
WOOD CLAD
DARK BRONZE

FRONT VIEW RENDERING

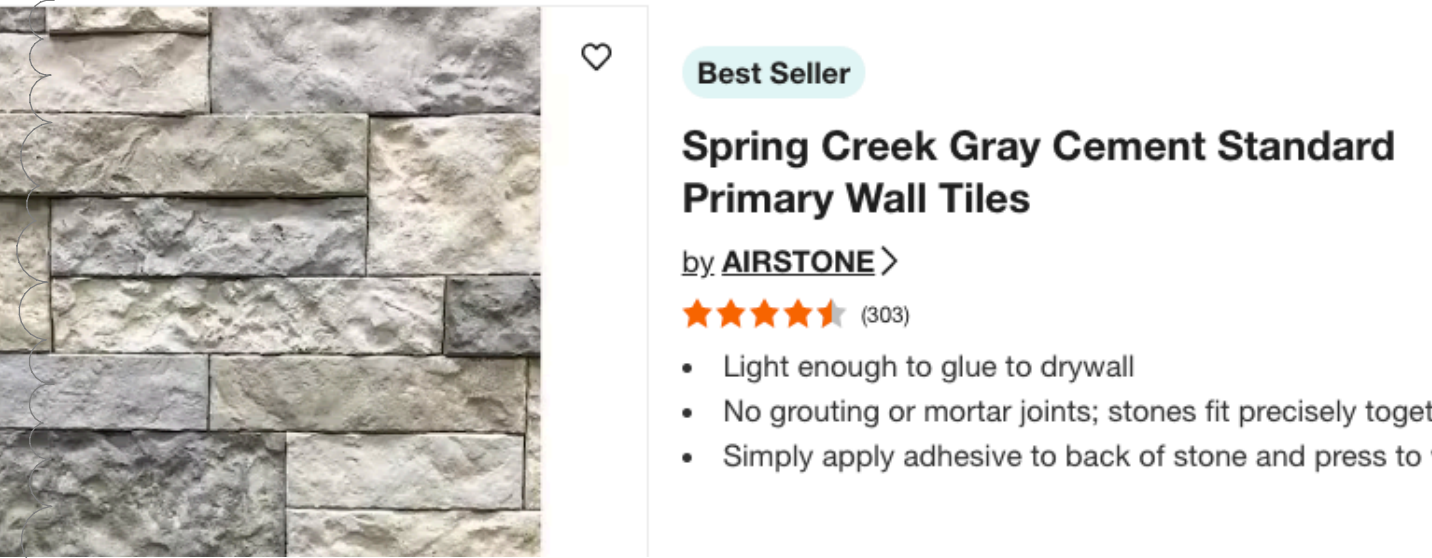


EXTERIOR LIGHTS:



GUTTER
PAINTED TO MATCH WINDOW FRAME

GARAGE WALL STONE VENEER:

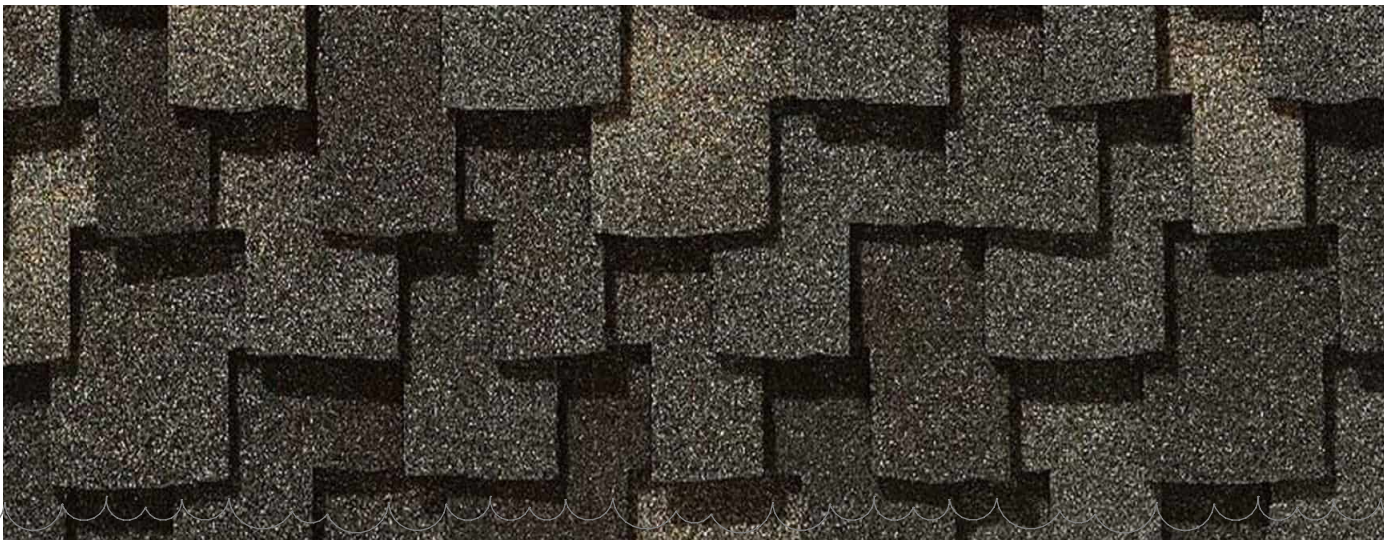


WALL:
BOARD & BATTEN VERTICAL SIDING
COLOR - BM BALLET WHITE



ROOFING MATERIAL
ASPHALT SHINGLES COLOR
AND MANUFACTURER

CERTAINTEED
- Presidential TL AR - Autumn Blend



ROOF EDGE PAINTED
TO MATCH WINDOW FRAME

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340 DWIGHT ROAD
BURLINGAME, CA, 94010
APN#: 029-192-200

, (E) EAST
ELEVATION,
SITE PLAN

CLIENT NAME:

R1

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

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2022 CALIFORNIA GREEN BUILDING CODE
RESIDENTIAL CHECKLIST

New Residential Buildings must be designed to include the Green Building Mandatory Measures specified in this checklist. These Green Building Mandatory Measures also apply to additions or alterations of existing Residential Buildings which increase the building's conditioned area, volume, or size. These requirements only apply to the specific area of addition or alteration.

2022 CGC §301.1.1

Permit Number: _____ Project Address: 340 DWIGHT ROAD, BURLINGAME

Specify which sheet includes the Measure, and add specific details listing where the measure is located on that page. Include exact code sections on plans.

Green Building Measure	Plan Sheet, and Details
ENERGY EFFICIENCY(2022 CEC §150.0) (2022 California Building Energy Efficiency Standards) 2022 Energy Code performance (CF1R) compliance documentation must be provided digitally in 8-1/2" X 11" format, and, must be replicated on the plans. 2022 CEC §150.1	GN1 & GN2
SITE DEVELOPMENT (2022 CGC §4.106) Plans shall indicate how Grading and Paving will prevent surface water flows from entering buildings. Exception: Projects that do not alter the drainage path. 2022 CGC §4.106.3 Electric Vehicle (EV) Charging, parking spaces: comply with all relevant sections. 2022 CGC §4.106.4	A-01
INDOOR WATER USE (2022 CGC §4.303) Standards for Plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . 2022 CGC §4.303.3	GN1 & GN2
OUTDOOR WATER USE (2022 CGC §4.304) Residential developments shall submit a California Department of Water Resources' Model Water Use Efficient Landscape (MWEL0) checklist. 2022 CGC §4.304.1	GN1 & GN2
ENHANCED DURABILITY AND REDUCED MAINTENANCE (2022 CGC §4.406) 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 method acceptable to the enforcing agency. 2022 CGC §4.406.1	GN1 & GN2
CONSTRUCTION WASTE MANAGEMENT (2022 CGC §4.408) Recycle and/or salvage a minimum 65% of the non-hazardous construction and demolition waste. This is not applicable to soil and land clearing debris. 2022 CGC §4.408.1	A-01

Green Building Measure	Plan Sheet, and Details
BUILDING MAINTENANCE AND OPERATION (2022 CGC §4.410) An operation and maintenance manual will be provided at final inspection. 2022 CGC §4.410.1 Where 5 or more multi-family dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including paper, corrugated cardboard, glass, plastics, organic waste and metals, or, meet local ordinance, if more restrictive. 2022 CGC §4.410.2	GN1 & GN2
FIREPLACES (2022 CGC §4.503) Any installed gas fireplaces will be direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA NSPS emission limits. 2022 CGC 4.503.1 GAS IS NOT ALLOWED FOR NEW CONSTRUCTION BASED ON BURLINGAME'S REACH CODE.	GN1 & GN2
POLLUTANT CONTROL (2022 CGC §4.504) At the time of rough installation, during storage on the construction site, and until final startup of the HVAC equipment, all duct and other related air distribution component openings will be covered with tape, plastic, sheet metal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris that may enter the system. 2022 CGC §4.504.1 Adhesives, sealants, and caulks used on the project shall follow local and regional air pollution or air quality management district standards. 2022CGC §4.504.2.1 Paints and coatings will comply with VOC limits. 2022CGC §4.504.2.2 Aerosol paints and coatings will meet the Product-weighted MIR limits for ROC, and comply with percent VOC by weight of product limits, Regulation 8, Rule 49. 2022 CGC §4.504.2.3 Documentation shall verify compliance for VOC finish materials. 2022 CGC §4.504.2.4 Carpet systems will meet CALGREEN testing and product requirements. 2022 CGC §4.504.3 Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California Green Building Code requirements. 2022 CGC §4.504.4 Hardwood plywood, particleboard, and medium density fiberboard composite wood products shall comply with the low formaldehyde emission standards. 2022 CGC §4.504.5	GN1 & GN2
INTERIOR MOISTURE CONTROL (2022 CGC §4.505) A capillary break will be installed if a slab on grade foundation system is used. 2022 CGC §4.505.2.1 Building materials with visible signs of water damage will not be installed. Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content. Moisture content will be verified prior to finish material being applied. Replace wet insulation products, or allow to dry before enclosure. 2022 CGC §4.505.3	
INDOOR AIR QUALITY AND EXHAUST (CGC §4.506) Exhaust fans that are ENERGY STAR compliant, ducted and that terminate outside the building will be provided in every bathroom (bathtub, shower, or shower/tub combo). 2019 CGC §4.506.1 Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidity control. 2022 CGC §4.506.2	

Green Building Measure	Plan Sheet, and Details
ENVIRONMENTAL COMFORT (2022 CGC §4.507) The heating and air-conditioning system will be sized, designed and have their equipment selected using the following methods: Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equal; Duct systems are sized according to ANSI/ACCA 1, Manual D-2016 or equivalent; Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent. 2022 CGC §4.507.	GN1 & GN2
VERIFICATION (2022 CGC §703) Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2022 Code requirements. 2022 CGC	GN1 & GN2
Responsible Designer's Declaration Statement I hereby certify that this project has been designed to meet the requirements of the 2022 Green Building Code. Name: MARIA BARMINA Address: 5753 GREENRIDGE ROAD City/State/Zip Code: CASTRO VALLEY CA 94552 Signature: _____ Date: 1/29/25	
Contractor's Declaration Statement I hereby certify, as the builder or installer, that this project will be constructed to meet the requirements of the 2022 Green Building Code. Name: _____ Address: _____ City/State/Zip Code: _____ Signature: _____ Date: _____	

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APN#: 029-192-200

MANDATORY
MEASURES, (E)
EAST
ELEVATION

CLIENT NAME:

R1

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.
2025/01/29	REV1	PLAN CHECK COMMENTS

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SHEET NUMBER:

A-15

The logo for Barmina Design, featuring a large, bold, black letter 'B' inside a black square, with the words 'BARMINA DESIGN' in a bold, black, sans-serif font below it.

FAR



R1

GREEN BUILDING NOTES:

1.

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.
2.

CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS, SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.
3.

NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

A. WHERE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.
4.

FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AND ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
5.

ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATERCONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
6.

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
7.

RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO), WHICHEVER IS MORE STRINGENT.
8.

NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.
9.

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 A SIMILAR METHOD ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.
10.

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE LOCAL ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.

2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).

3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.

4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.

5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE LOCAL ENFORCING AGENCY. SEE CALGREEN 4.408.3 FOR FURTHER DETAILS.
11.

DOCUMENTATION SHALL BE PROVIDED TO THE LOCAL ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.
12.

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE LOCAL ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.
13.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ENFORCING AGENCY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.
14.

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
15.

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2. SUCH PRODUCTS SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
16.

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.
17.

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROG IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.
18.

VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE LOCAL ENFORCING AGENCY.
19.

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.

B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

C. NSF/ANSI 140 AT THE GOLD LEVEL.

D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
20.

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.

B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).

C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
21.

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5.
22.

VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE LOCAL ENFORCING AGENCY.
23.

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

A. A 4-INCH-THICK BASE OF 1-1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.

B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.
24.

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT
25.

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ± 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
26.

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
27.

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.
28.

IF REQUIRED BY THE LOCAL ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE LOCAL ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
29.

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

TABLE 4.504.1 ADHESIVE VOC LIMIT ^{1,2} Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,3} Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds	
COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tab and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2006. More information is available from the Air Resources Board.

TABLE 4.504.5 FORMALDEHYDE LIMITS ¹ Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of ⁷/₁₆ inch (8 mm).

RESERVED
FOR STAMP
OF
APPROVAL

B

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DESIGN

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REVISIONS:

DATE	REV #	DESCRIP.

DRAWN BY:

MVB

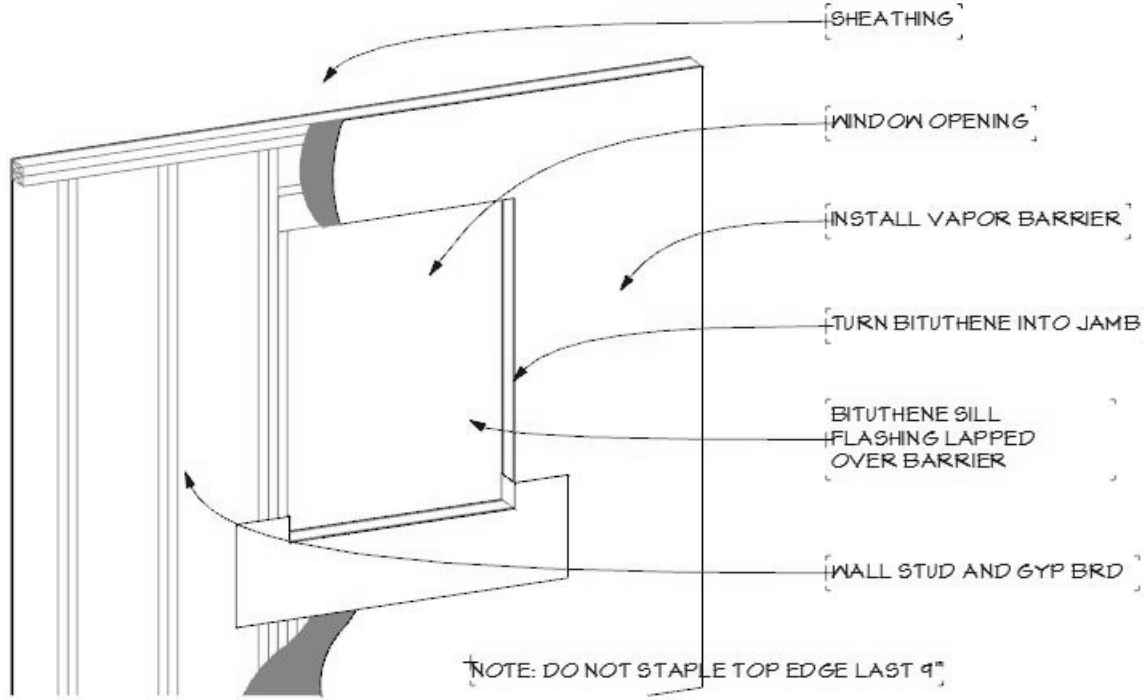
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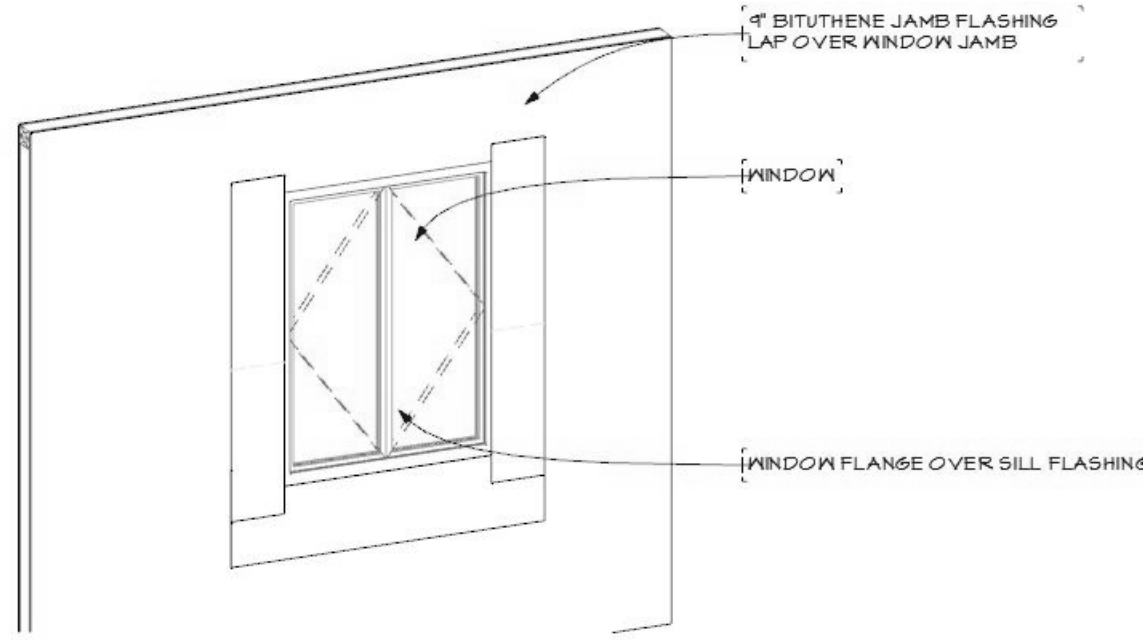
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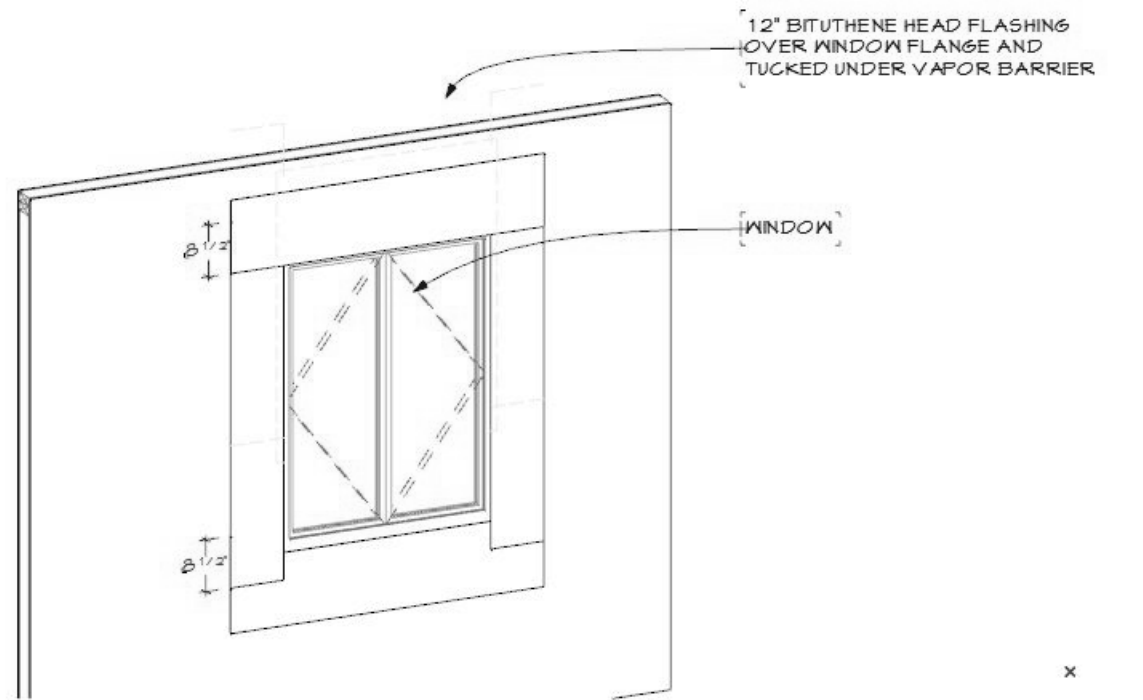
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Window flashing detail STEP 1



widow flashing detail STEP 2



window flashing step 3

FLASHING NOTES (R703.4):

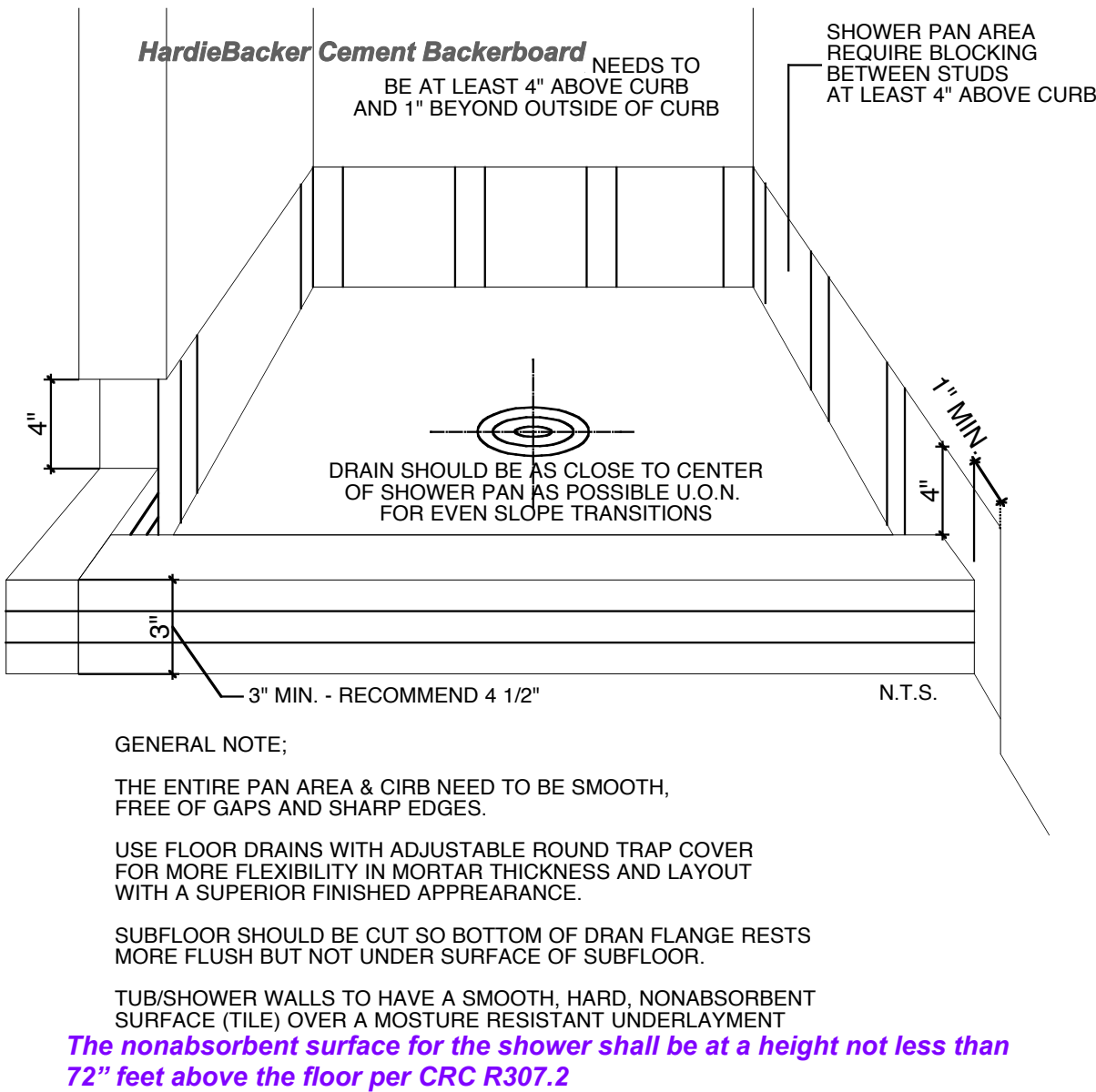
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

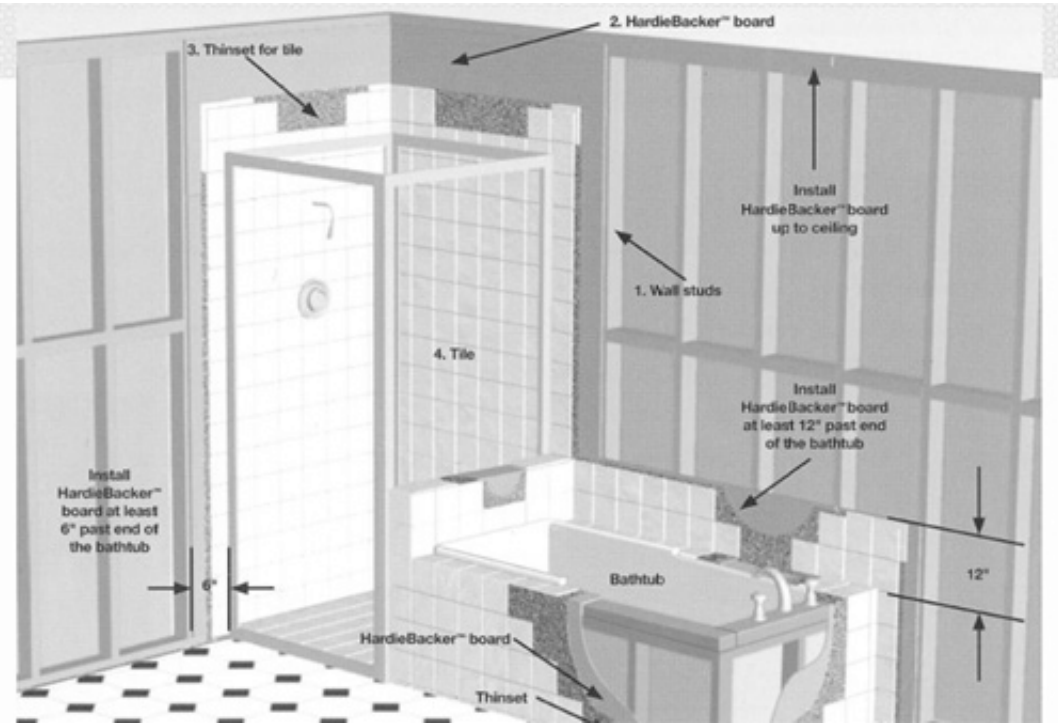
R703.4.1 FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS

FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.



SHOWER PAN DETAIL (TYP.)



HARDIEBACKER CEMENT BOARD IN BATH

EXHAUST FAN NOTES:

PROVIDE local exhaust at all rooms with a tub, shower, spa or similar fixture) with a fan capable of exhausting a minimum of 50 C.F.M. CMC and Energy Code. Specify the fan on the plans, duct size and include the fan cut sheet. The fan must be listed at 3 sone or less for noise. The rating must be based on a Water Column of .25 or greater. See Manual Section 4.6.5, 4.6.7

PROVIDE kitchen hood vented directly to the outside exhausting a minimum of 100 C.F.M. CMC and Energy Code. Specify the fan on the plans, duct size and include the fan cut sheet. The fan must be listed at 3 sone or less for noise. The rating must be based on a Water Column of .25 or greater. Exception: If the fan exhausts in excess of 400 C.F.M. the 3 sone rating is not required. See Manual Section 4.6.5, 4.6.7, California Energy Code 150(o), ASHRAE 62.2

BUILDING:

- PROVIDE APPROVED **TILE BACKER MATERIALS AND GYPBOARD IN BATHROOMS:**
 - NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE OF TUBS AND SHOWERS.
 - CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIAL (TILE OF OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
 - WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" O.C..
 - WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
 - REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER ABOVE.
- BEDROOM WINDOW** FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE A FINISHED FLOOR TO WINDOW OPENING HEIGHT OF NOT BE MORE THAN 44". WINDOW SHALL HAVE 20" MIN. WIDTH BY 24" HEIGHT CLEAR OPENING AND OPENING AREA OF 5.7 SF.
- NFRC TEMPORARY LABELING ON **NEW WINDOWS** SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
- DECK STAIRS:
 - MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN (R311.7.5)
 - MINIMUM 36 INCH CLEAR WIDTH (R311.7.1)
- LANDINGS/FLOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS. CRC R311.3.
- PROVIDE **ILLUMINATED STREET NUMBERS**. THE NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET, HAVING A CONTRASTING BACKGROUND AND HAVE A MINIMUM 1/2" STROKE BY 4-1/2" MINIMUM HEIGHT.

PLUMBING:

- KITCHEN:
 - DISHWASHERS SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK. CPC 807.3
 - NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE (GRN 4.303.1.4.4). ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB407 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS.
 - ALL PIPING 3/4" OR MORE IN DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION [CNC 150.0(J)2]. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION.
- BATHROOM PLUMBING, GENERAL:
 - ALL PIPING 3/4" OR MORE IN DIAMETER AND ALL HOT WATER PIPES ASSOCIATED WITH A RECIRCULATION SYSTEM MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION. CNC 150.0(J)2
 - NEWLY INSTALLED PLUMBING FIXTURES SHALL BE WATER-CONSERVING IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, SHOWERHEADS SHALL NOT EXCEED 1.8 GPM AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. (CPC 407.2, 408.2 & 411.2) ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB407 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS.
- BATHROOM PLUMBING, TOILETS & BIDETS:
 - TOILETS AND BIDETS REQUIRE A MINIMUM 15" OF CLEARANCE FROM THE CENTER LINE OF THE BOWL TO EACH SIDE, AND 24" OF CLEARANCE FROM THE FRONT EDGE OF THE BOWL (CPC 402.5). THE MAXIMUM FLOW RATE IS 1.28 GPF (CPC 403.2.1).
 - LAVATORY SINKS REQUIRE A MIN. OF 24" FRONT CLEARANCE (CPC 402.5).
 - SHOWERS REQUIRE A MIN. 2" DRAIN AND TRAP (CPC TABLE 702.1).
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ.IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE (CPC 408.6).THE CURB MAY ENCROACH ON THESE SIZE REQUIREMENTS. ALL SURFACES SHALL BE WATERPROOF UP TO 72" ABOVE THE DRAIN INLET (CRC R307.2). THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MIN. 22" CLEAR EGRESS OPENING FROM THE SHOWER (CPC 408.5).
 - SAFETY GLASS (TEMPERED OR LAMINATED) IS REQUIRED FOR ALL GLASS SHOWER DOORS AND PARTITIONS AND FOR WINDOWS IN WALLS FACING THE TUB OR SHOWER AND LOCATED LESS THAN 60" ABOVE THE STANDING SURFACE OF THE TUB/SHOWER AND WITHIN 60" HORIZONTALLY (CRC R308.4.1&5).
 - THE MAX. WATER TEMPERATURE TO A SHOWER OR TUB/SHOWER COMBINATION IS 120F. THE WATER HEATER THERMOSTAT CANNOT BE USED AS THE CONTROL FOR THIS TEMPERATURE. VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION, AND BE PRESSURE-BALANCED, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC MIXING IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. (CPC 408.3).
- LAUNDRY:
 - CLOTHES WASHER STANDPIPES MUST BE 2" DIAMETER. THE WEIR OF THE TRAP MUST BE ROUGHED IN 6" ~ 18" ABOVE THE FLOOR; THE STANDPIPE MUST BE A MINIMUM OF 18" AND A MAXIMUM OF 30" ABOVE THE TRAP (CPC 804.1).

MECHANICAL:

- KITCHEN:
 - KITCHEN EXHAUST IS REQUIRED TO HAVE A METAL, SMOOTH INTERIOR SURFACE DUCT FOR VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER. CMC 504.3
 - A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN. THE DEMAND-CONTROLLED VENTILATION RATES SHALL BE 100 CUBIC FEET PER MINUTE MINIMUM AND CONTINUOUS VENTILATION RATES SHALL PROVIDE 5 AIR CHANGES PER HOUR AND A MAXIMUM SOUND RATING OF 3 SONES OVER RESIDENTIAL STOVES AND COOKTOPS WITHIN DWELLING UNITS. THE RANGE HOOD MUST VENT TO THE OUTSIDE. (CENC 150.0(O) AND ASHRAE-62.2.5.1)
 - A MECHANICAL PERMIT IS REQUIRED TO REPLACE A KITCHEN EXHAUST HOOD THAT INCLUDES AN OUTSIDE AIR VENT. THE VENT MUST TERMINATE ON THE BUILDING EXTERIOR AT LEAST 3 FT. FROM OTHER OPENINGS INTO THE BUILDING AND 3 FT. FROM THE PROPERTY LINE(CMC502.2.1).
- BATHROOM:
 - MECHANICAL VENTILATION IS REQUIRED IN ALL BATHROOMS WITH TUBS OR SHOWERS. THE FAN MUST MOVE A MINIMUM 50 CFM OF AIR AND BE SEPARATELY SWITCHED FROM THE LIGHTING. FANS THAT OPERATE CONTINUOUSLY CAN BE 20 CFM. THE DUCT MUST TERMINATE ON THE EXTERIOR NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING (CMC 502.2.1).
 - BATHS WITH NO TUB OR SHOWER (HALF BATHS) DO NOT REQUIRE MECHANICAL VENTILATION IF THEY ARE PROVIDED WITH A WINDOW AT LEAST 3 SQ. FT. HALF OF WHICH IS OPENABLE (CRC R303.3).
- LAUNDRY:
 - CLOTHES DRYERS IN CLOSETS REQUIRE A MINIMUM OF 100 SQ. IN. OF MAKEUP AIR, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR (CMC 504.4.1).
 - DRYER DUCTS MUST BE SMOOTH-WALLED METAL 4" DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90° BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90 BEND IN EXCESS OF 2 (CMC 504.4.2.1).
 - VENT POINT OF DISCHARGE SHALL BE OUTSIDE OF THE BUILDING AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING AND 3 FEET FROM THE PROPERTY LINE.
- RAISE **WATER HEATER** TO 18" ABOVE THE GARAGE FLOOR. STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. WATER HEATER SHALL BE WRAP WITH R-12 INSULATION

RESERVED
FOR STAMP
OF
APPROVAL



MARIA BARMINA
DESIGNER

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CASTRO VALLEY CA 94552
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PRIVATE
BREMEN
RESIDENCE
BATH, window
flashing step 3
window flashing
detail STEP 2,
Window flashing
detail STEP 1,
SHOWER PAN
DETAIL (TYP.)

CLIENT NAME:

Benjamin Zhu, Shouzhi
Wan, Wentao Shi

REVISIONS:

DATE	REV #	DESCRIP.

DRAWN BY:

MVB

SCALE AS NOTED

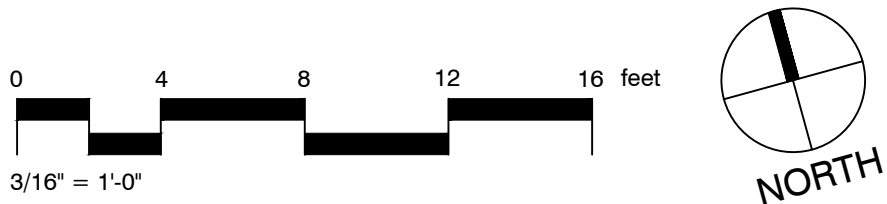
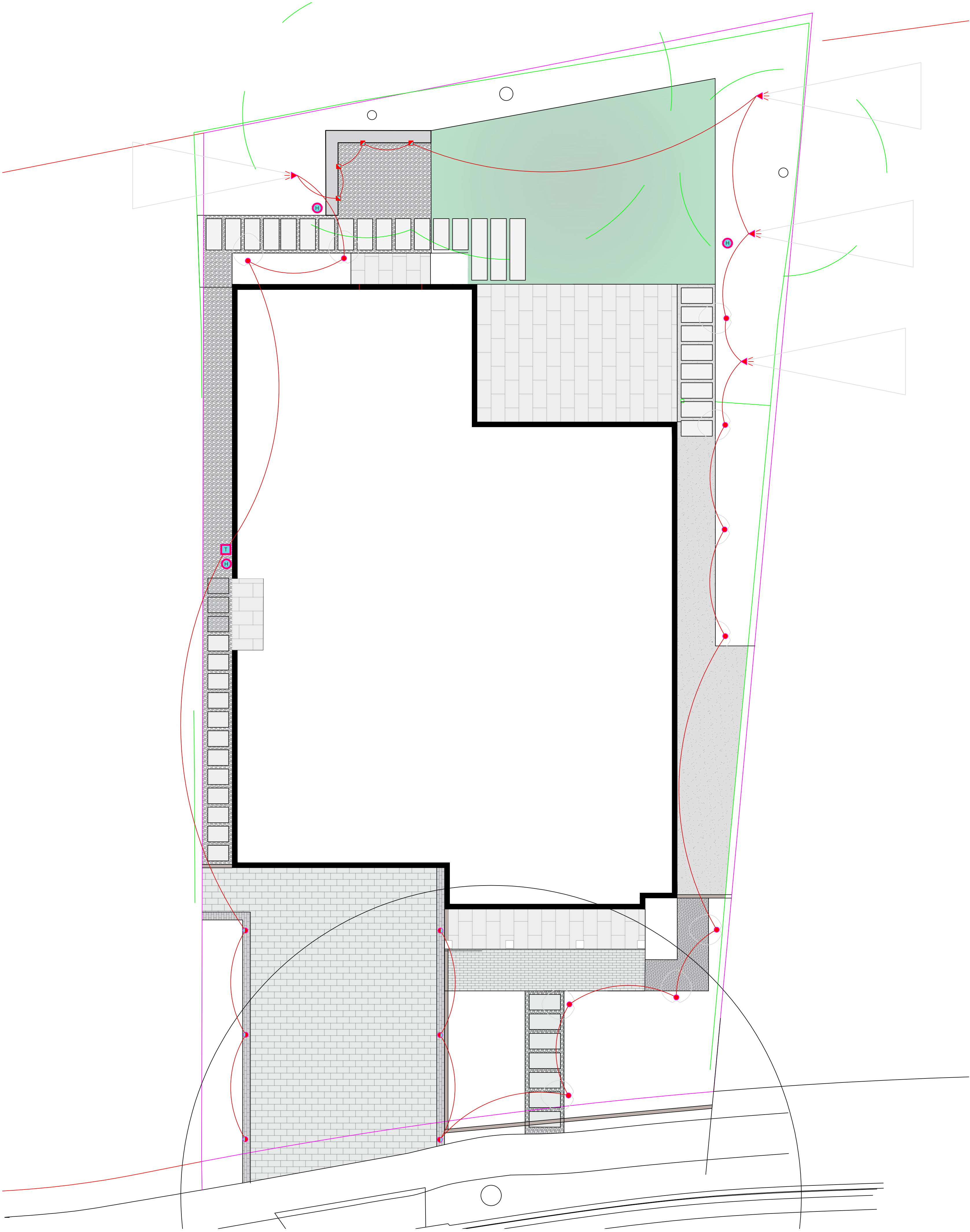
DATE PRINTED:

10/30/24

SHEET NUMBER:

GN2

LIGHTING SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	OUTDOOR GFCI ELECTRICAL OUTLET	3	
	PX 150 WATT LIGHTING CONTROLLER	1	
	FX Luminaire M-PL Die-cast aluminum path light with powder-coated finish. 2.2in. W x 7.4in. V x 21.3in. H. Order code: M-PL, Aluminum, (FW) Flat White, Ground Mount Lamp: M-PL-1LED, 2W / 2.4VA, 2700K, Beamspread: Flood	10	
	FX Luminaire FC-GW-180 Large scale in grade hardscape well light fixture. 4in. Dia x 5.7in. H. Order code: FC-GW-180, Aluminum Alloy, (FB) Flat Black, Direct Mount Lamp: FC-GW-3LED, 4W / 4.4VA, 2700K	6	
	FX Luminaire NP Large directional up light ideal for large landscape features. 8.38in. H x 2.66in. Dia. Order code: NP, Aluminum Alloy, (FB) Flat Black, 3-Prong Spike Lamp: NP-1LED, 2W / 2.4VA, 2700K, Beamspread: Narrow Flood	4	
	FX Luminaire BP Under cap, railing or existing construction applications. 6.7in. W x 0.9in. H x 0.625in. D. Order code: BP, Aluminum, (SV) Silver, Mounting Plate Lamp: 20W G4 LED, 1.6W / 1.7VA, 2700K	4	

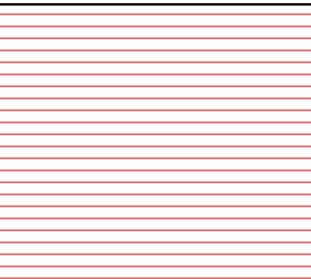


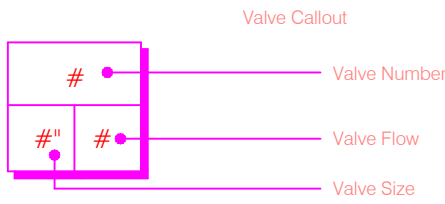
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Zhu Residence

Property Owner:

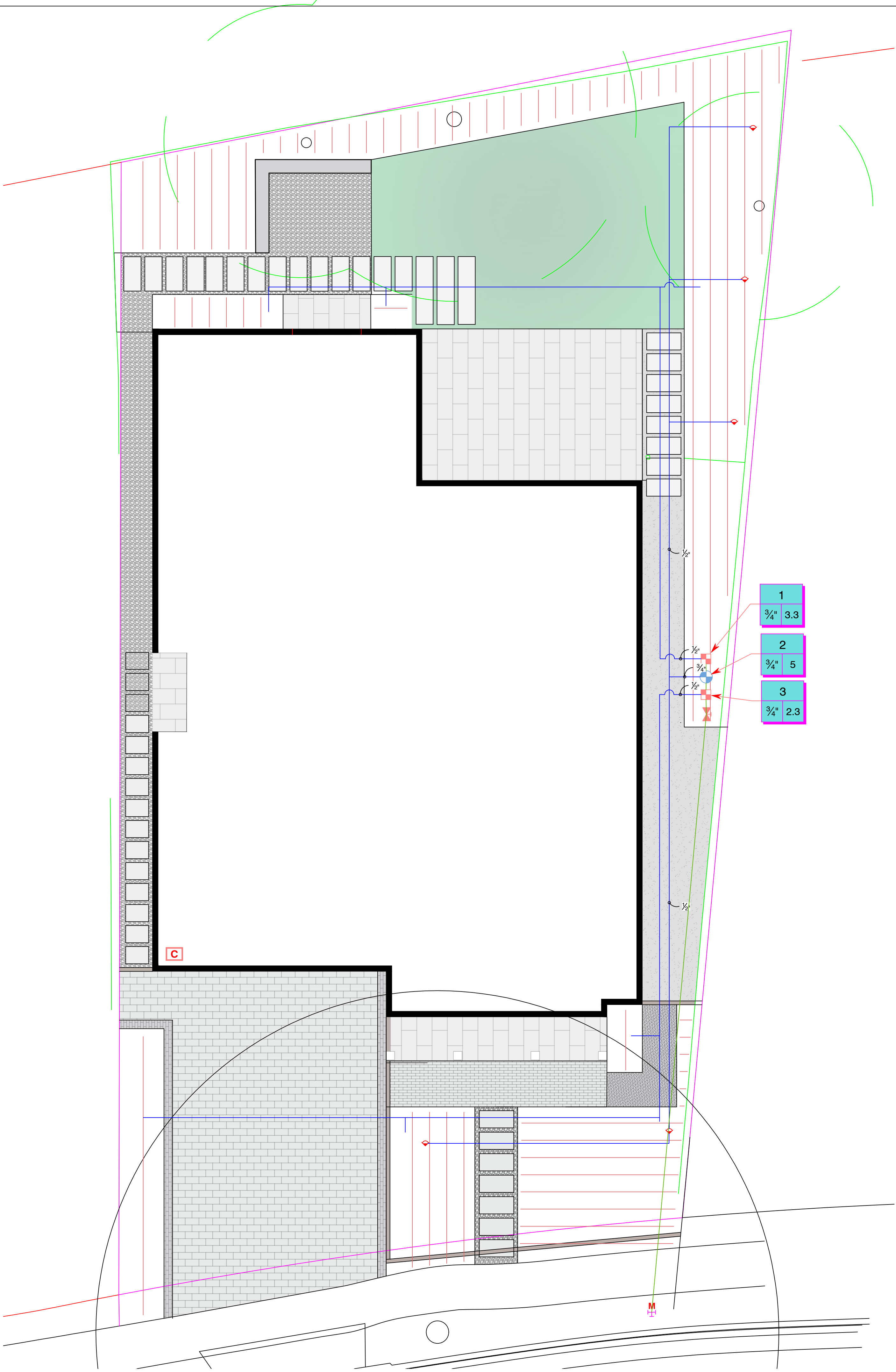
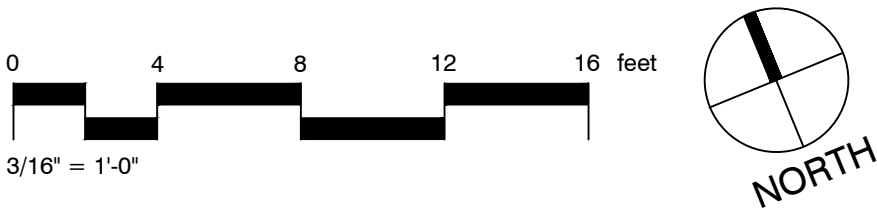
Revision #		Date:	
Title: Lighting			
Pritchard Landscape Design LLC Po Box 2084 Willits Ca. 95490 Phone: 408 888-8519			
340 Dwight Road Burlingame Ca. 94010			
Scale: 3/16"=1'-0"	Date: 10/31/24	Drawn by: B.P.	
Project # 24-20	Drawing # L-02	Checked by: B.P.	

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PROS-00-MSBN 10F Multi-Stream Bubbler, fixed riser, 25=.25gpm, 50=0.5gpm, 10=1.0gpm, 20=2.0gpm.	5	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ACZ-075-25 3/4" Drip control kit featuring a 3/4" PGV-ASV valve, with 3/4" HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	2	
	Area to Receive Dripline Hunter HDL-09-18-CV HDL-09-18-CV: Hunter Dripline w/ 0.9 GPH emitters at 18" O.C. Check valve, dark brown tubing w/ black striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	559.2 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter PGV-ASV 3/4" 3/4" and 1" Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, for Residential Use. Inlet/Outlet: Female NPT Threads.	1	
	Shut Off Valve	1	
	Hunter PHC-600 Wi-Fi enabled, full-functioning controller with touchscreen, 6-Station fixed controller, 120 VAC, Outdoor model.	1	
	Point of Connection 3"	1	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	295.8 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3.2 l.f.	
	Irrigation Mainline: Schedule 40 Std. Steel Pipe	57.2 l.f.	



VALVE SCHEDULE								
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ACZ-075-25	3/4"	Area for Dripline	3.3	101.5	35.9		0.64 in/h
2	Hunter PGV-ASV	3/4"	Bubbler	5	100.0	33.3		30.64 in/h
3	Hunter ACZ-075-25	3/4"	Area for Dripline	2.3	98.4	34.3		0.65 in/h
	Common Wire				57.2			

1. A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000SQFT) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000SQFT).
2. "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
4. "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
5. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
6. AREAS LESS THAN 10- FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.
7. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.
8. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."
9. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
10. "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT".
11. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."
12. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".
13. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE



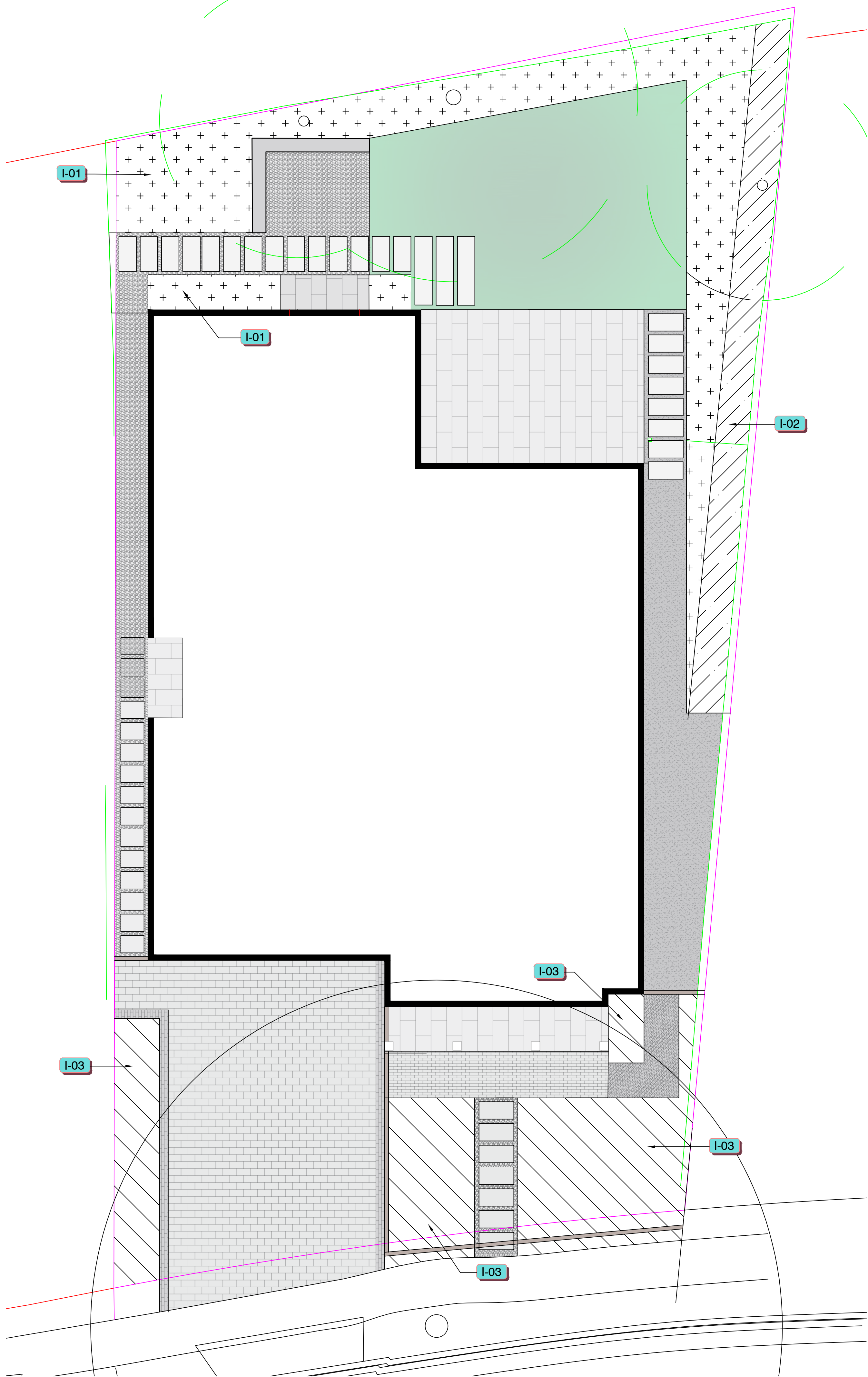
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Property Owner:

Revision #	Date:	
Title: Irrigation		
Pritchard Landscape Design LLC Po Box 2084 Willits Ca. 95490 Phone: 408 888-8519		
340 Dwight Road Burlingame Ca. 94010		
Scale: 3/16"= 1'-0"	Date: 10/31/24	Drawn by: B.P.
Project # 24-20	Drawing # L-04	Checked by: B.P.

IRRIGATION SCHEDULE	
CODE	DESCRIPTION
I-01	HYDROZONE 1 (MED)
I-02	HYDROZONE 2 (MED)
I-03	HYDROZONE 3 (LOW)

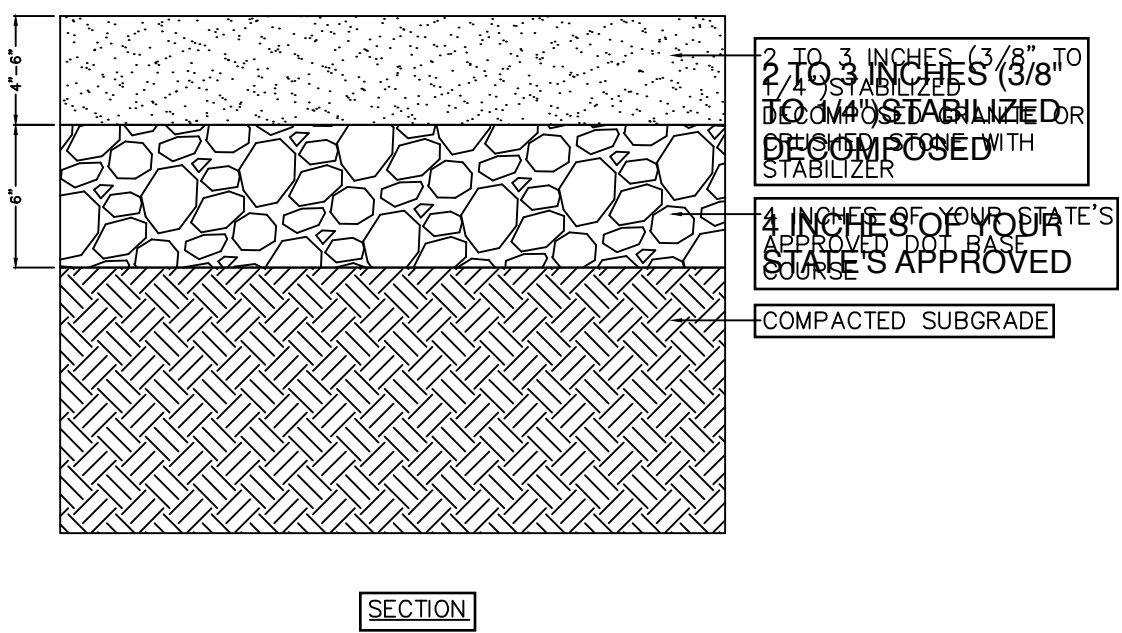


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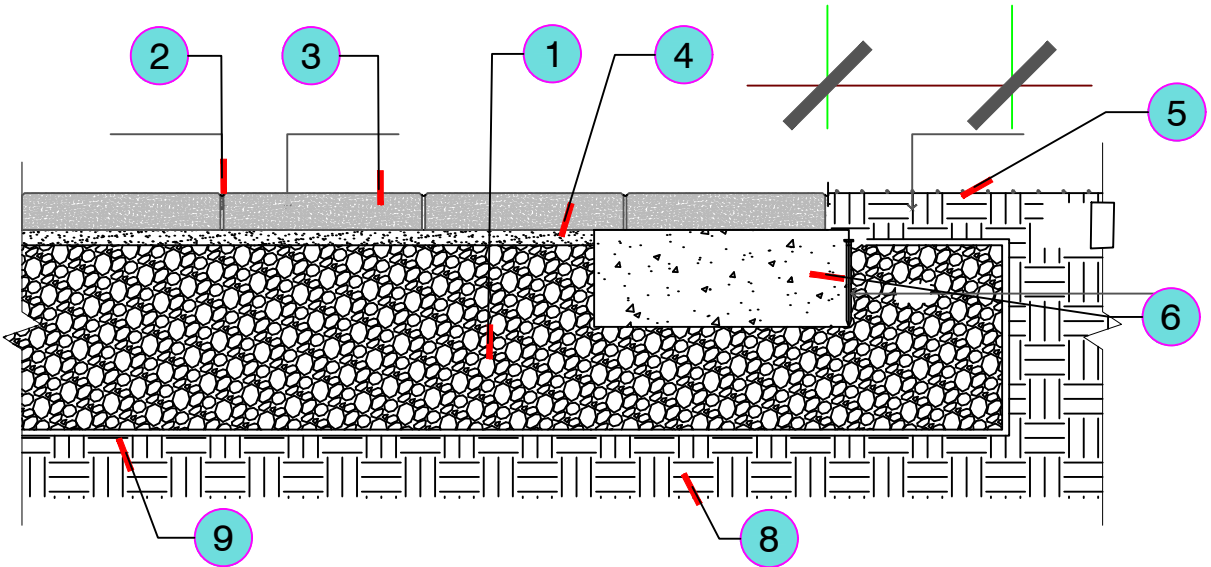
Property Owner:

Revision #	Date:	
Title:	Hydrazone	
Pritchard Landscape Design LLC		
Po Box 2084 Willits Ca. 95490		
Phone: 408 888-8519		
340 Dwight Road Burlingame Ca. 94010		
Scale:	Date:	Drawn by:
3/16"= 1'-0"	10/31/24	B.P.
Project #	Drawing #	Checked by:
24-20	L-05	B.P.



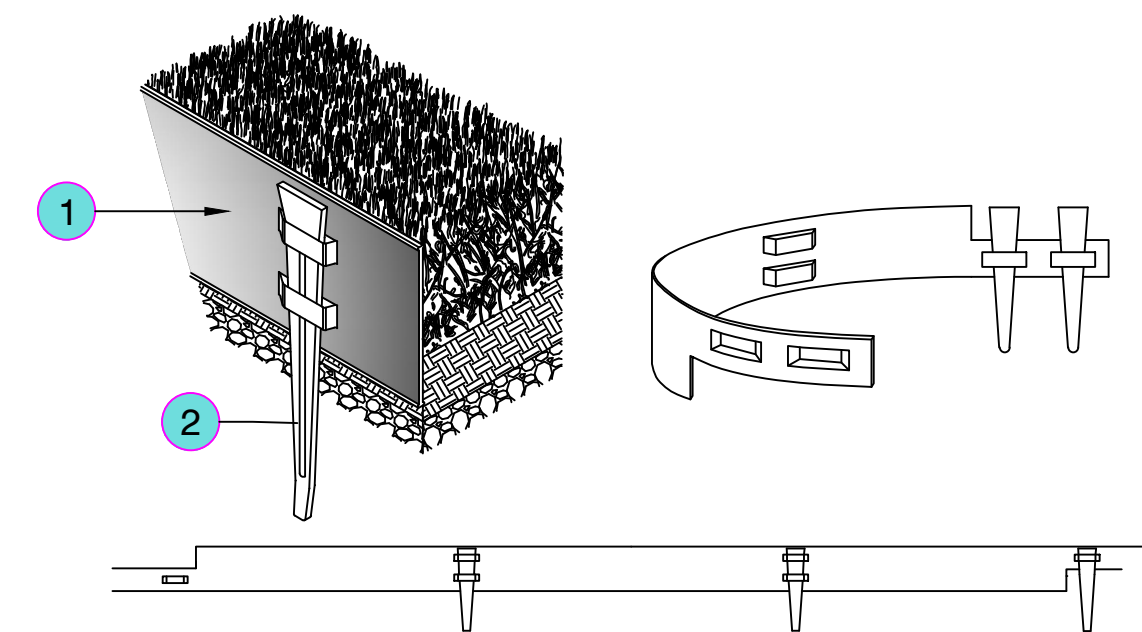
1 DECOMPOSED GRANITE PAD

- 1 COMPACTED GRANULAR BASE 0-3/4" (0-20 mm)
- 2 SAND JOINT FILL
- 3 TECO-BLOC PRECAST CONCRETE PAVER
- 4 SAND SETTING BED (CONCRETE SAND) 1" (25 mm)
- 5 EXTRA WIDTH EQUAL TO FOUNDATION THICKNESS
- 6 CONCRETE EDGE RESTRAIN
- 7 NAIL
- 8 COMPACTED SUBGRADE AS PER RECOMMENDATIONS IN GEOTECHNICAL REPORT
- 9 GEOTEXTILE ON BOTTOM OF BASE AND SIDES OF BASES, AS PER DESIGN ENGINEER.



5 TECO BLOC PAVERS ON GRANULAR BASE

- 1 14 GAUGE BLACK STEEL LANDSCAPE EDGING
- 2 METAL STAKES

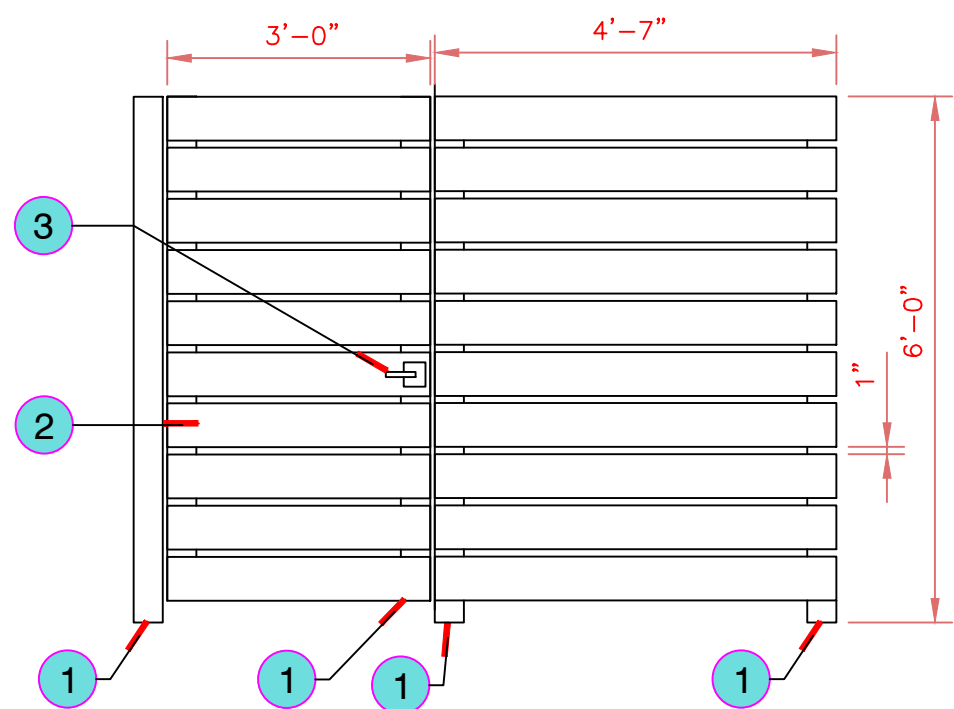


9 METAL LANDSCAPE EDGING

1/4" = 1'-0"

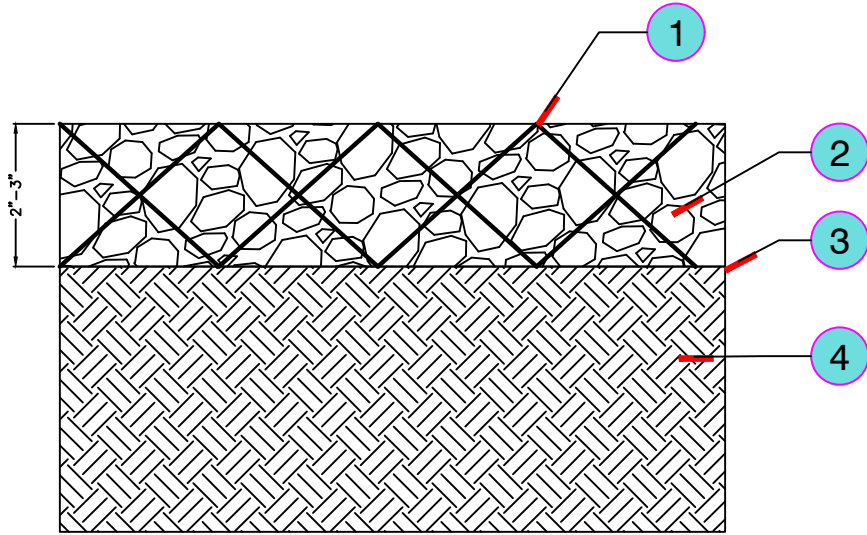
P-RE-STE1-01

- 1 4" X 4" REDWOOD POST
- 2 1" X 6" REDWOOD BOARD
- 3 MODERN OUTDOOR GATE LATCH (CASCADESUPPLY.COM) EVERBILT 3-1/2 in. x 4-1/2 in. BLACK GATE TEE HINGE (HOME DEPOT)

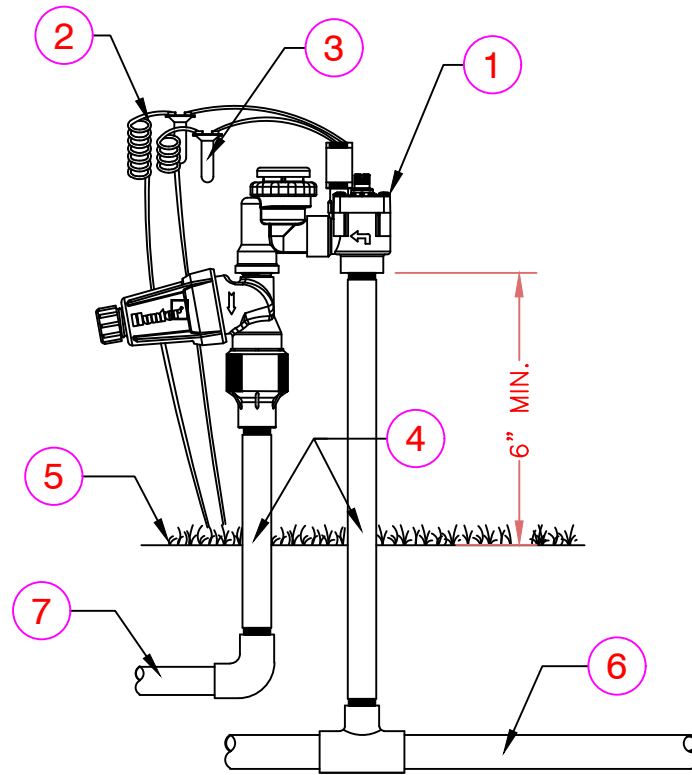


2 FENCE & GATES

- 1 COREGRAVEL CORE Path™ 38-18
- 2 2-3 INCHS PEA GRAVEL
- 3 LANDSCAPE FABRIC
- 4 COMPACTED SUBGRADE



6 PEA GRAVEL PATHWAYS W/ CORE GRAVEL GRID



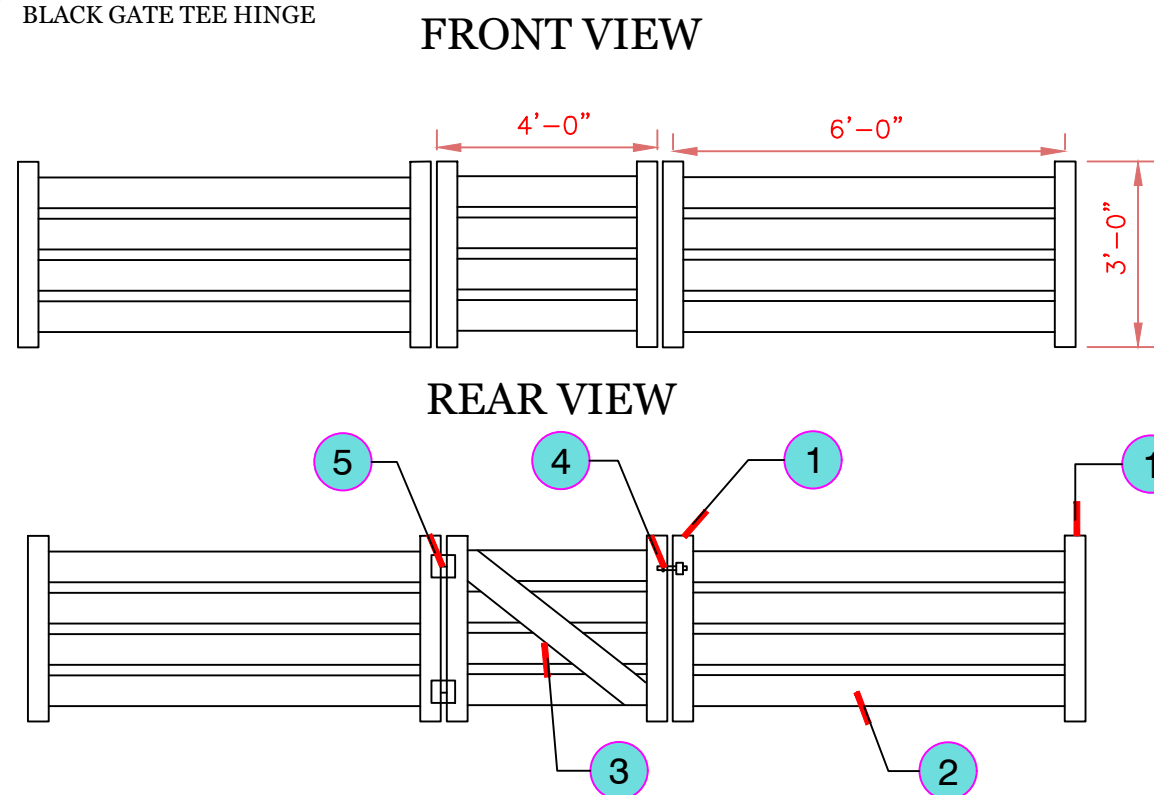
NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

10 ACZ-075-1 DRIP ZONE KIT

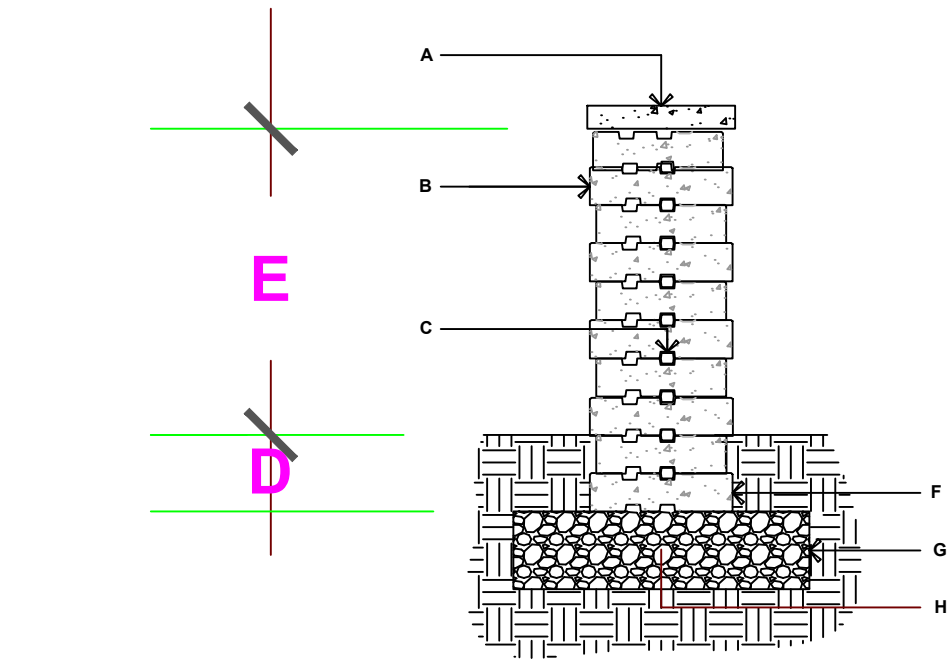
1 1/2" = 1'-0"

FX-IR-HUNT-DRIP-01

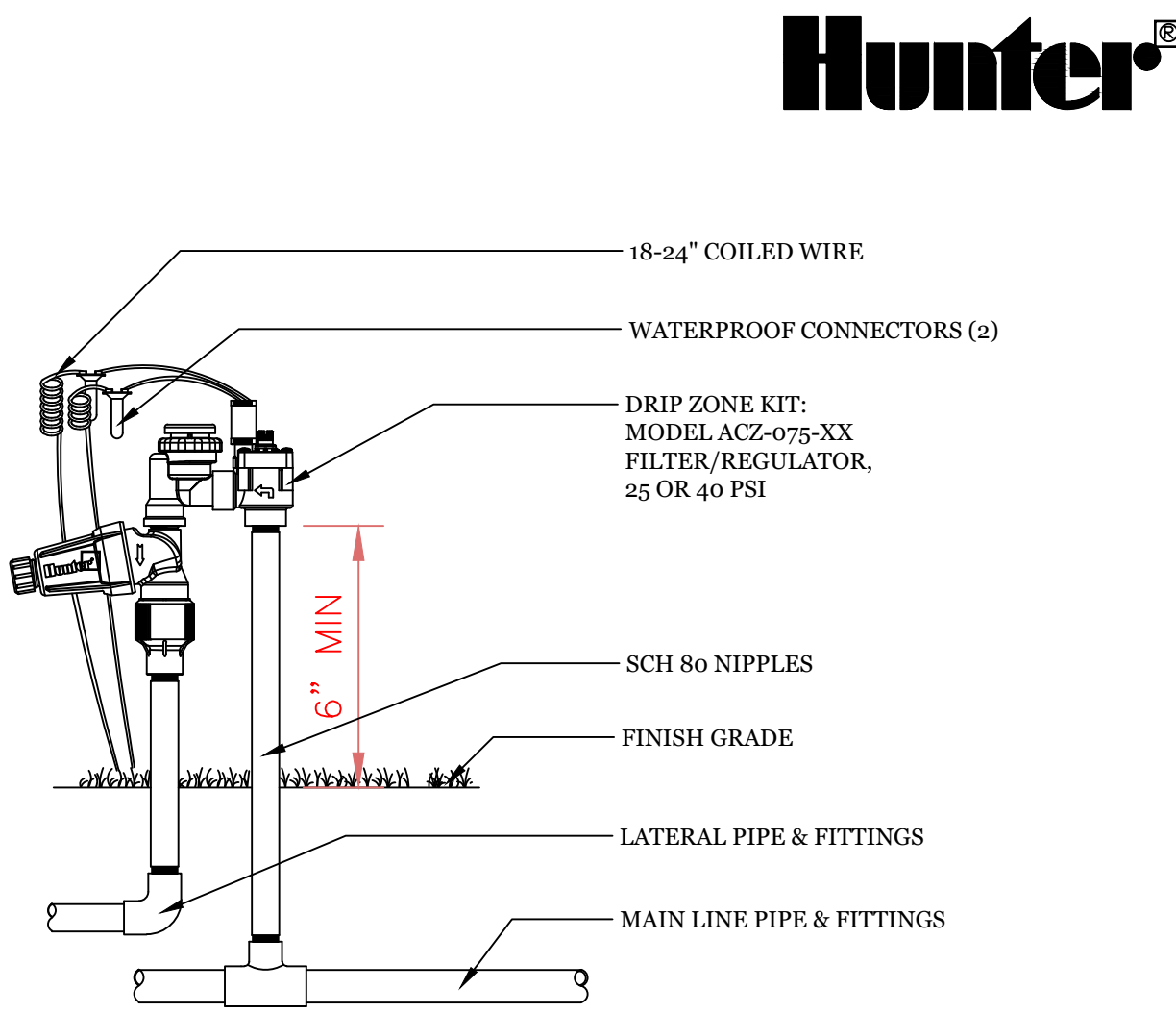
- 1 4" X 4" REDWOOD POST
- 2 1" X 6" REDWOOD BOARD
- 3 1" X 6" CROSS BRACE FOR GATE
- 4 EVERBILT BLACK GATE LATCH (HOME DEPOT)
- 5 EVERBILT 3-1/2 in. x 4-1/2 in. BLACK GATE TEE HINGE



3 FRONT FENCE & GATE



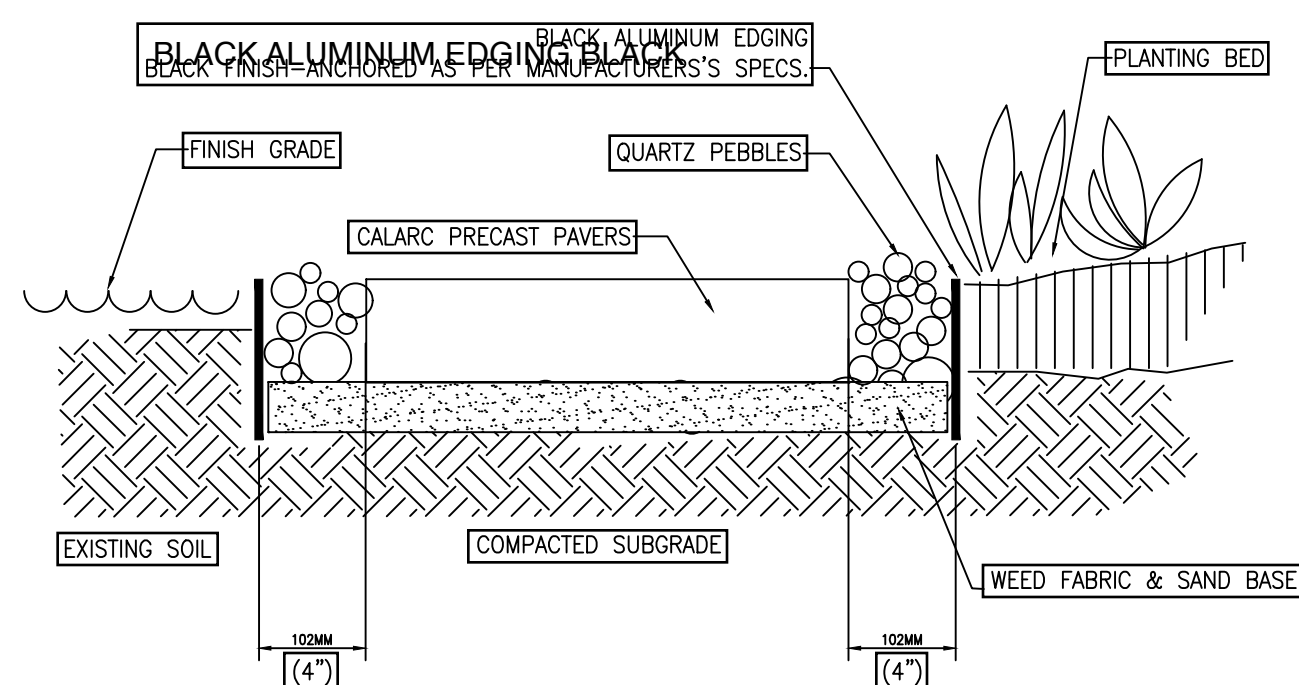
7 TECO BLOC GRAPHIX SEAT WALL



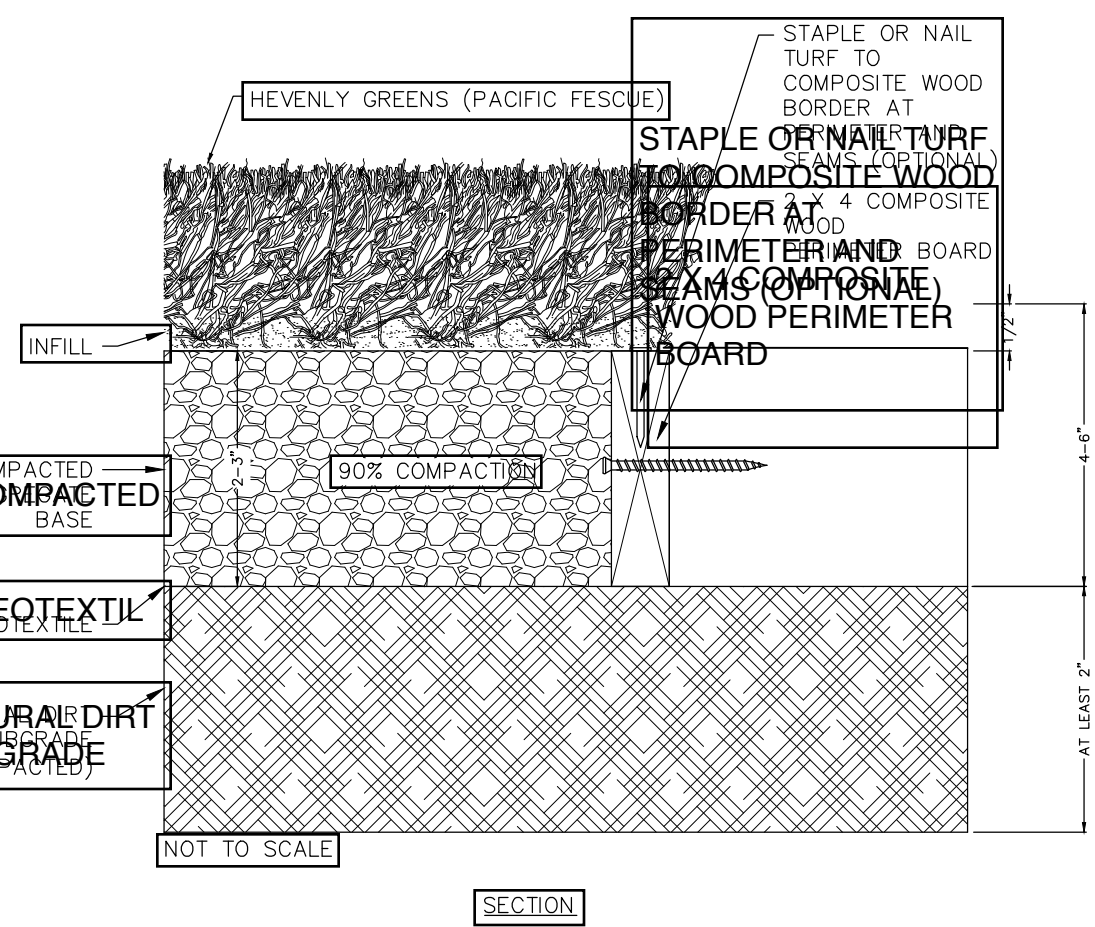
11 ACZ-075 VALVE WITH SCH 80 NIPPLES

1 1/2" = 1'-0"

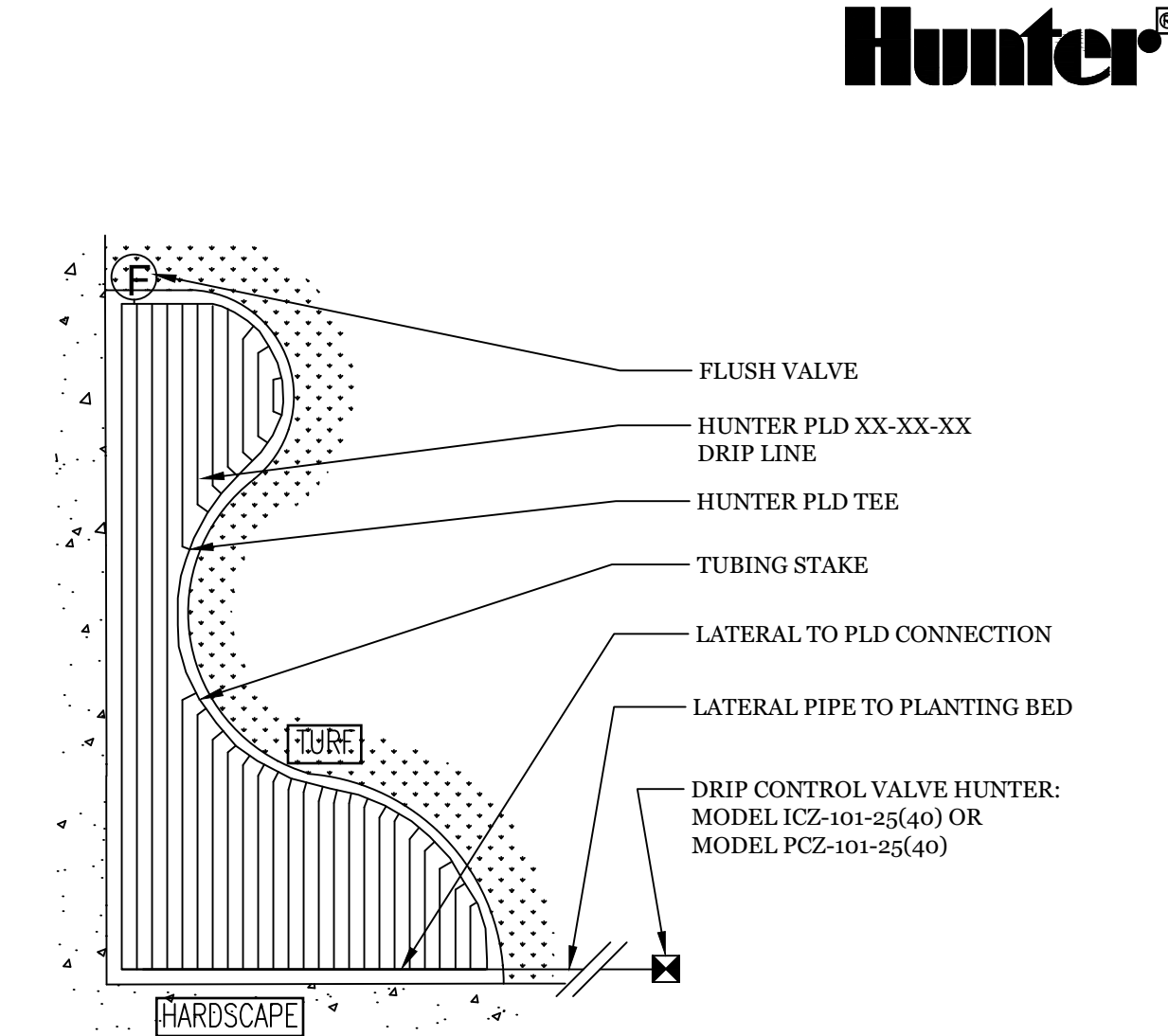
FX-IR-HUNT-VALV-55



4 CAL ARC PAVERS W/ QUARTZ PEBBLES



8 SYTHETIC TURF



12 CURVELINAR PLANT BED

NOT TO SCALE

FX-IR-HUNT-MICR-31

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Zhu Residence

Property Owner:

Revision #

Date:

Title:
Details

Pritchard
Landscape
Design LLC

Po Box 2084 Willits Ca. 95490
Phone: 408 888-8519

340 Dwight Road
Burlingame Ca. 94010

Scale:

Date:

Drawn by:

10/31/24

B.P.

Project #

Drawing #

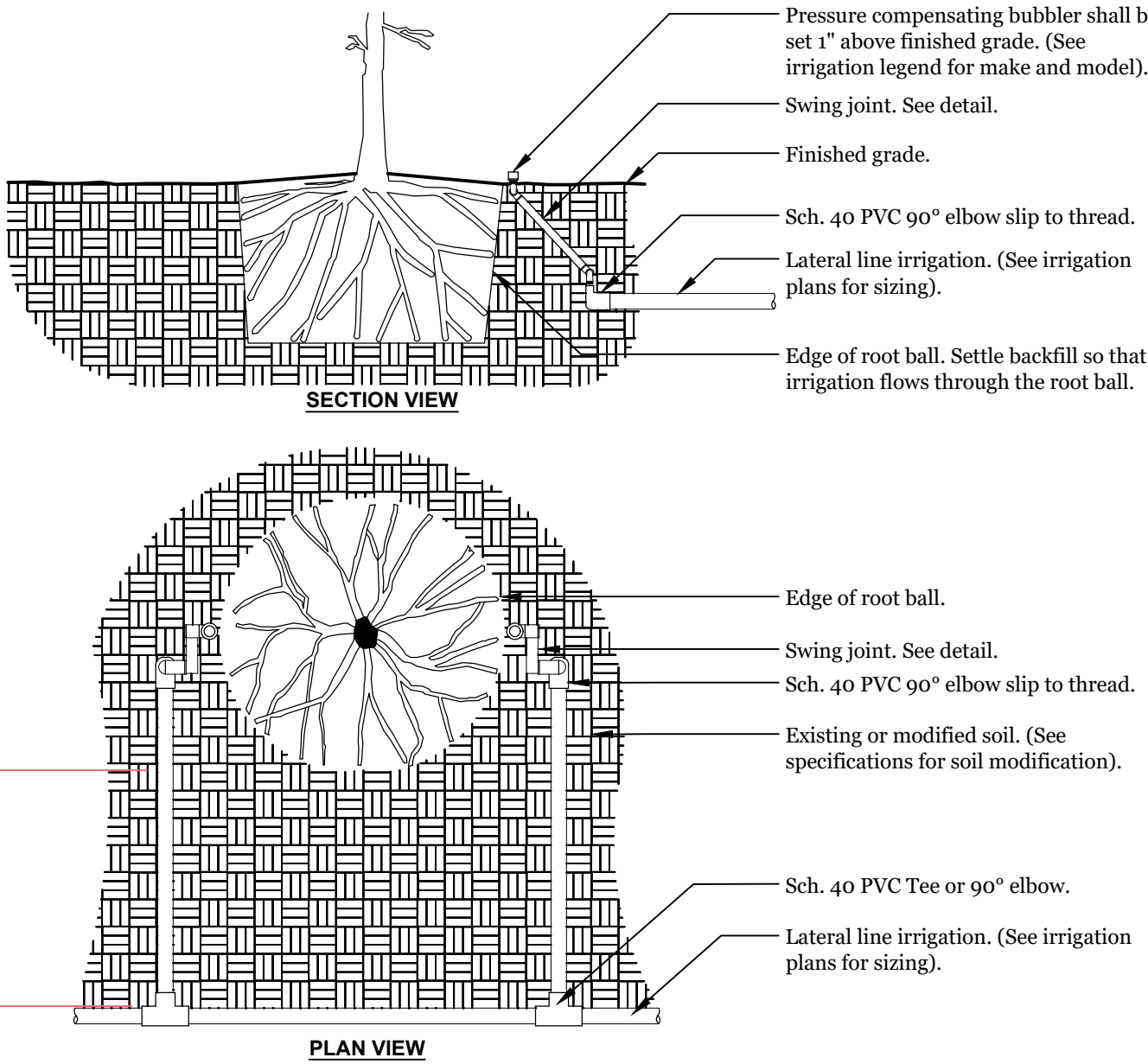
Checked by:

24-20

L-06

B.P.

Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.



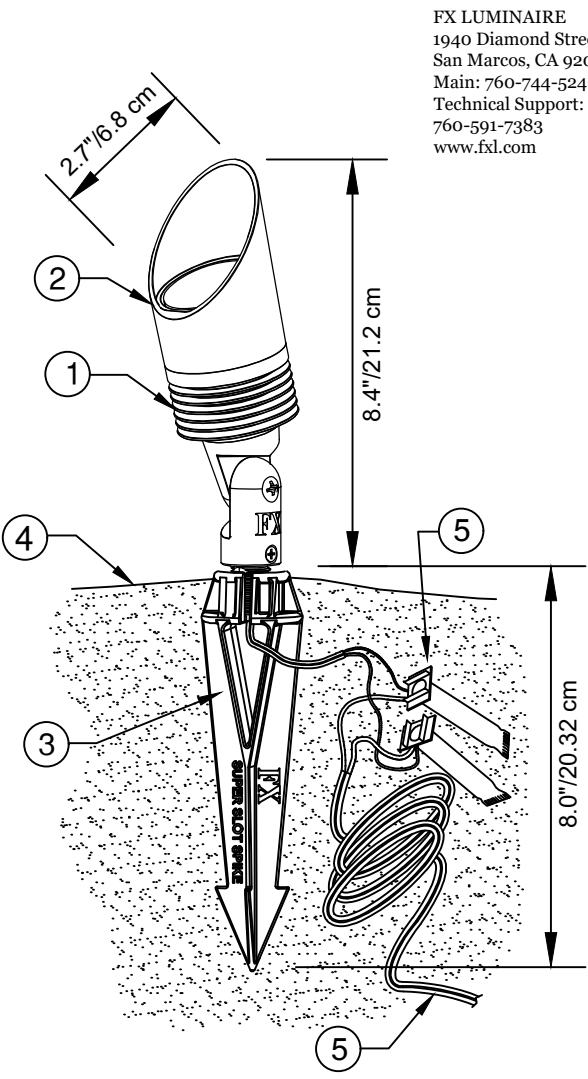
13 IRRIGATION BUBBLER (2) W/ LAYOUT
3/4" = 1'-0"

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FX-IR-FX-BUBB-01

FXLuminaire.

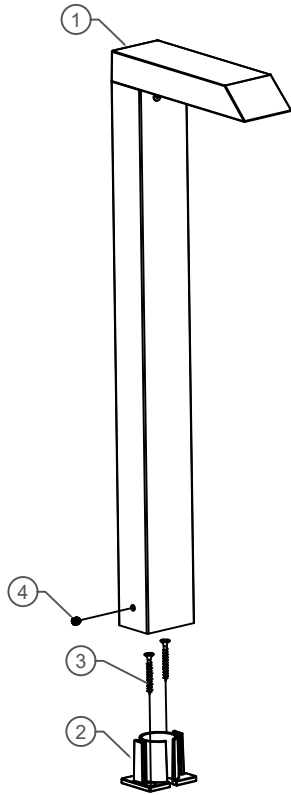
- DETAIL LEGEND
- FX Luminaire NP fixture. See plan legend for wattage, beam spread and accessories.
 - Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
 - FX Luminaire Super Slot Spike mount.
 - Finished grade.
 - Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

- NOTES
- Installation to be completed in accordance with manufacturer's specifications.
 - Accepts 10-15 volts - AC or DC
 - See plan legend for LED board option, beam spreads, and accessories.
 - Always refer to FX product installation notes prior to installation.



FX LUMINAIRE
1940 Diamond Street
San Marcos, CA 92078
Main: 760-744-5249
Technical Support:
760-591-7383
www.fx.com

FX LUMINAIRE M-PL FIXTURE. SEE PLAN LEGEND FOR COLOR TEMPERATURE, LUXOR OPTION, OR MOUNTING ACCESSORIES.
M-PL MOUNTING BASE (MPL-DM-XX)
MOUNTING SCREWS FOR BASE (2)
ALLEN SCREW FOR SECURING FIXTURE TO MOUNTING BASE. HAND TIGHTEN ONLY.



- NOTES
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ACCEPTS 10-15 VOLTS - AC OR DC.
 - ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

15 FXL M-PL PATH LIGHT
NOT TO SCALE

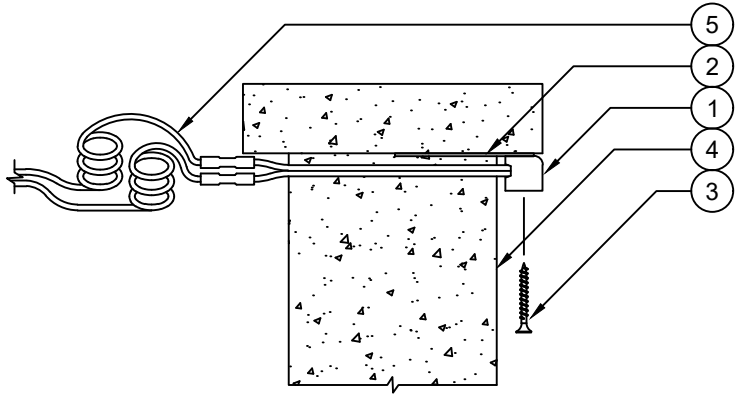
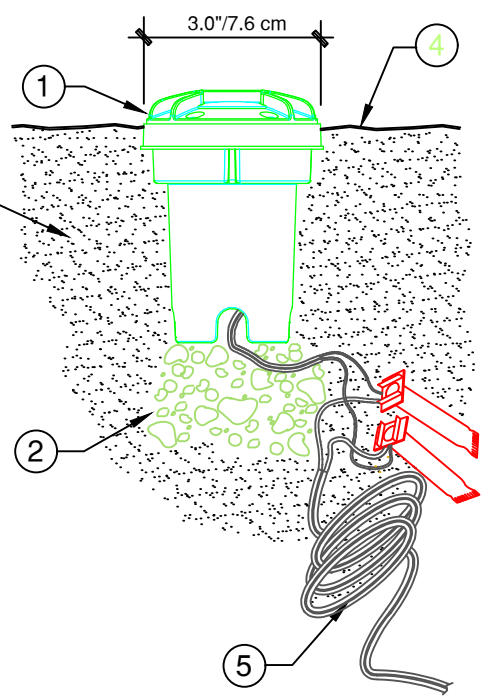
P-RE-LIG-18

16 FXL FC-GW LED IN GRADE LIGHT
NOT TO SCALE

P-RE-LIG-17

- DETAIL LEGEND
- FX Luminaire FC fixture. See plan legend for wattage, beam spread and accessories.
 - 4" pea gravel for drainage.
 - Existing soil profile.
 - Finished grade.
 - Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

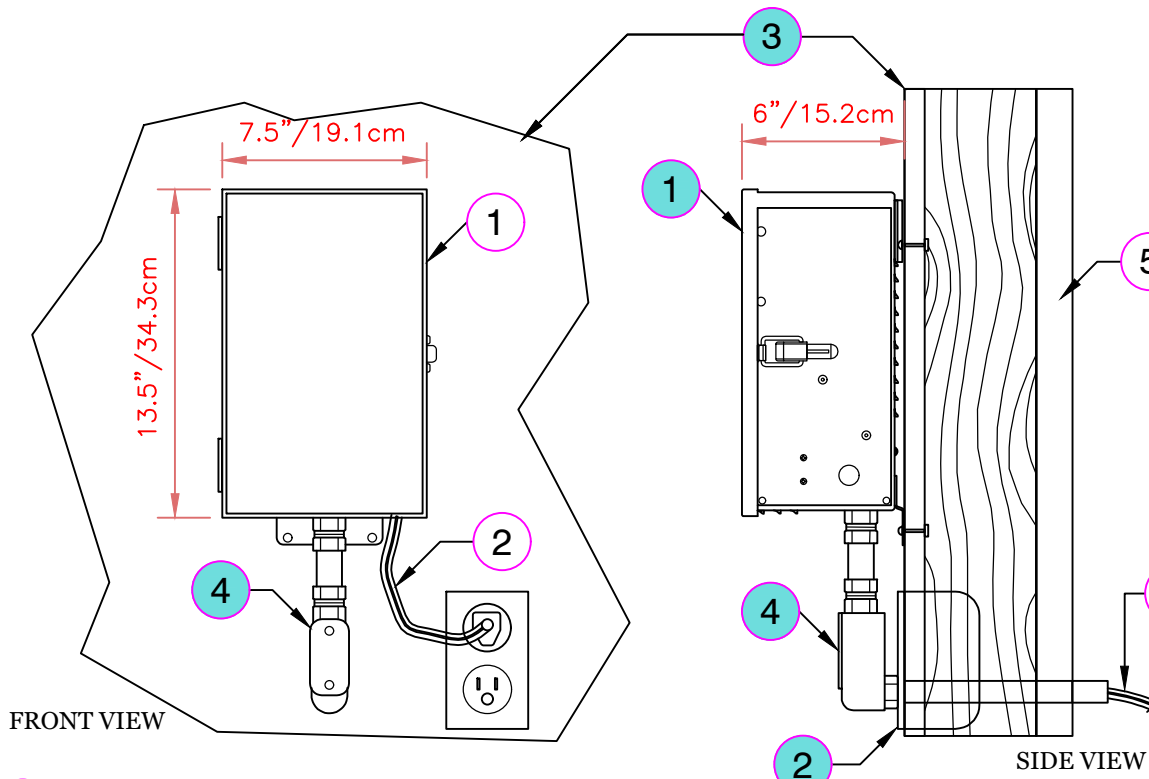
- NOTES
- Installation to be completed in accordance with manufacturer's specifications.
 - Accepts 10-15 volts - AC or DC
 - See plan legend for LED board and accessories.
 - Always refer to FX product installation notes prior to installation.



- DETAIL LEGEND:
- FX LUMINAIRE "C-LL" LEDGE LIGHT FIXTURE PER PLAN.
 - INSTALL MOUNTING PLATE TO WALL OR SURFACE PRIOR TO LAYING CAPSTONE (OPTIONAL)
 - FASTEN HOUSING ONTO MOUNTING PLATE OR DIRECTLY TO DESIRED SURFACE (OPTIONAL)
 - ADJACENT WALL OR SURFACE
 - DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH UL 460D (IEC/EN 60959) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE.
- NOTES
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ACCEPTS 10-15 VOLTS - AC/DC.
 - SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
 - ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

17 FXL BP LEDGE LIGHT
NOT TO SCALE

P-RE-LIG-19

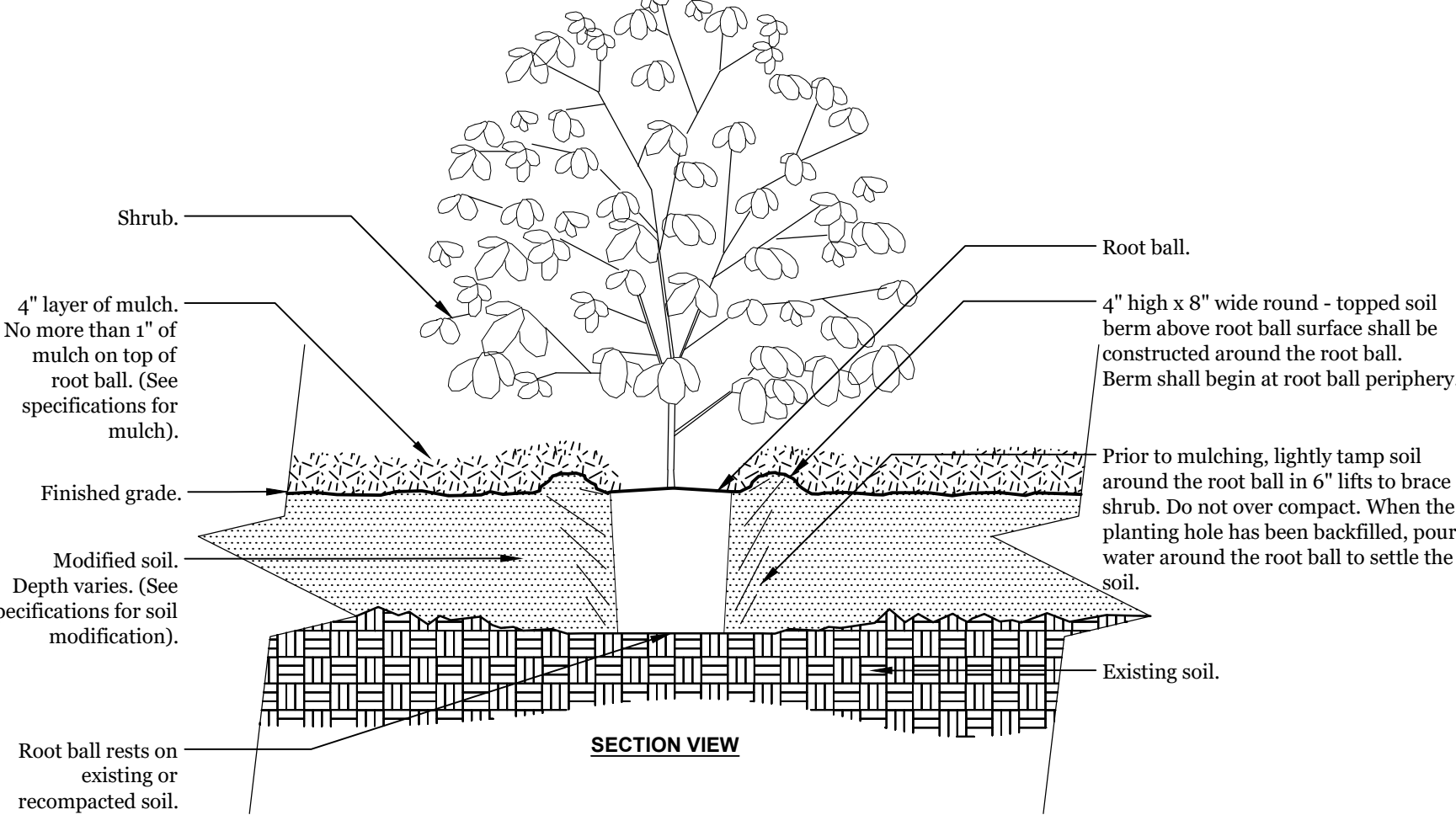


- FX LUMINAIRE FX TRANSFORMER. SEE PLAN LEGEND FOR MOUNTING INSTRUCTIONS.
- FX AVAILABLE ELECTRIC PIGTAIL AND 120 VOLT POWER SOURCE.
- INDOOR DRYWALL MOUNTING SURFACE.
- LENGTH OF WIRE AND JUNCTION BOX TO BE DETERMINED. USE DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBR/Y-6 DIRECT BURY SPLICE KIT.
- SEE PLAN LEGEND FOR TYPE OF MATERIAL FOR OUTSIDE WALL SURFACE.

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION

18 FXL PX-TRANSFORMER INDOOR DRYWALL
NTS

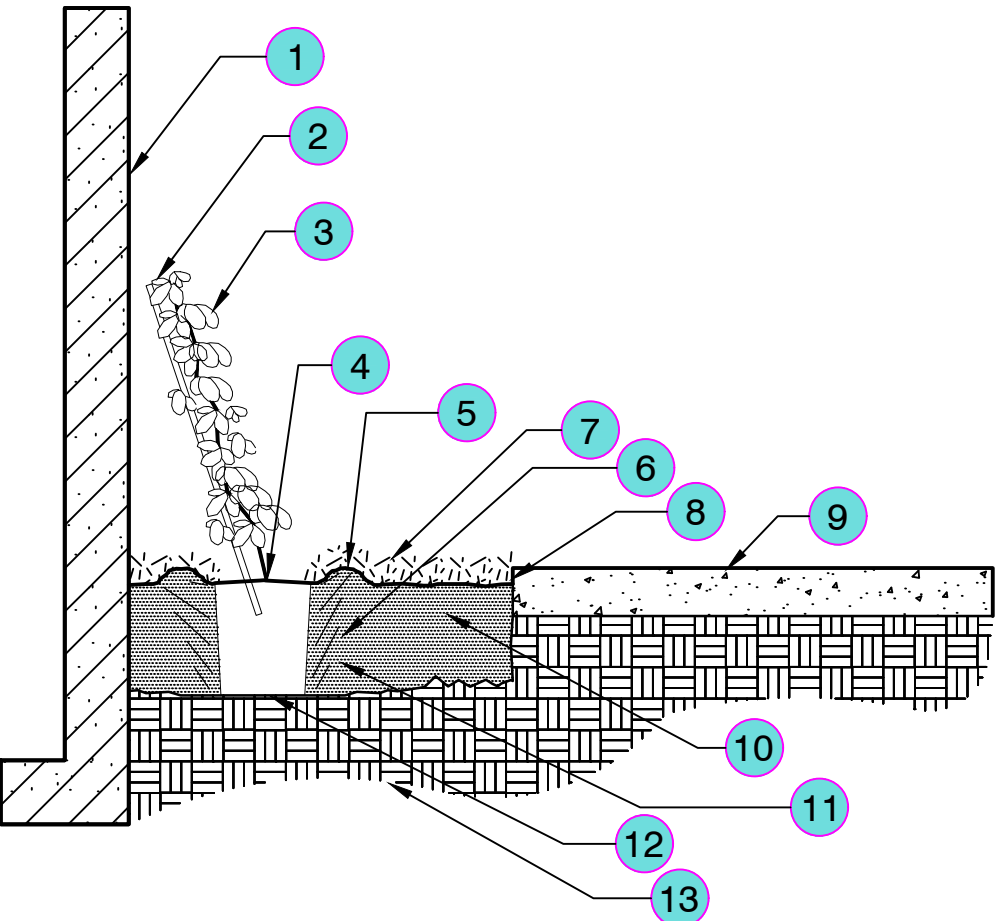
FX-LT-FXL-TRAN-32



- Notes:
- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - See specifications for further requirements related to this detail.

19 SHRUB - MODIFIED SOIL
3/4" = 1'-0"

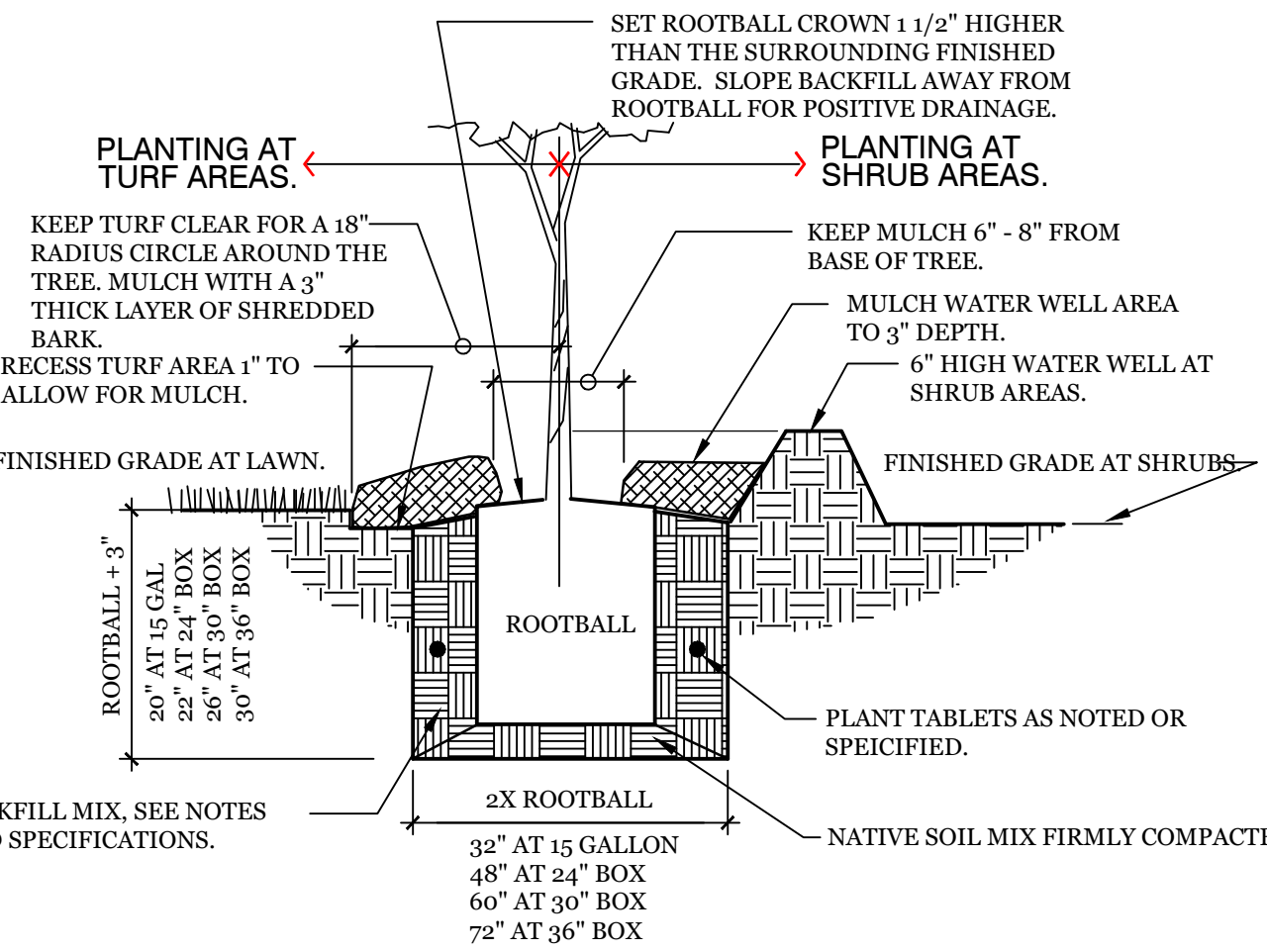
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FX-PL-FX-SHRB-03



- NOTES:
- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

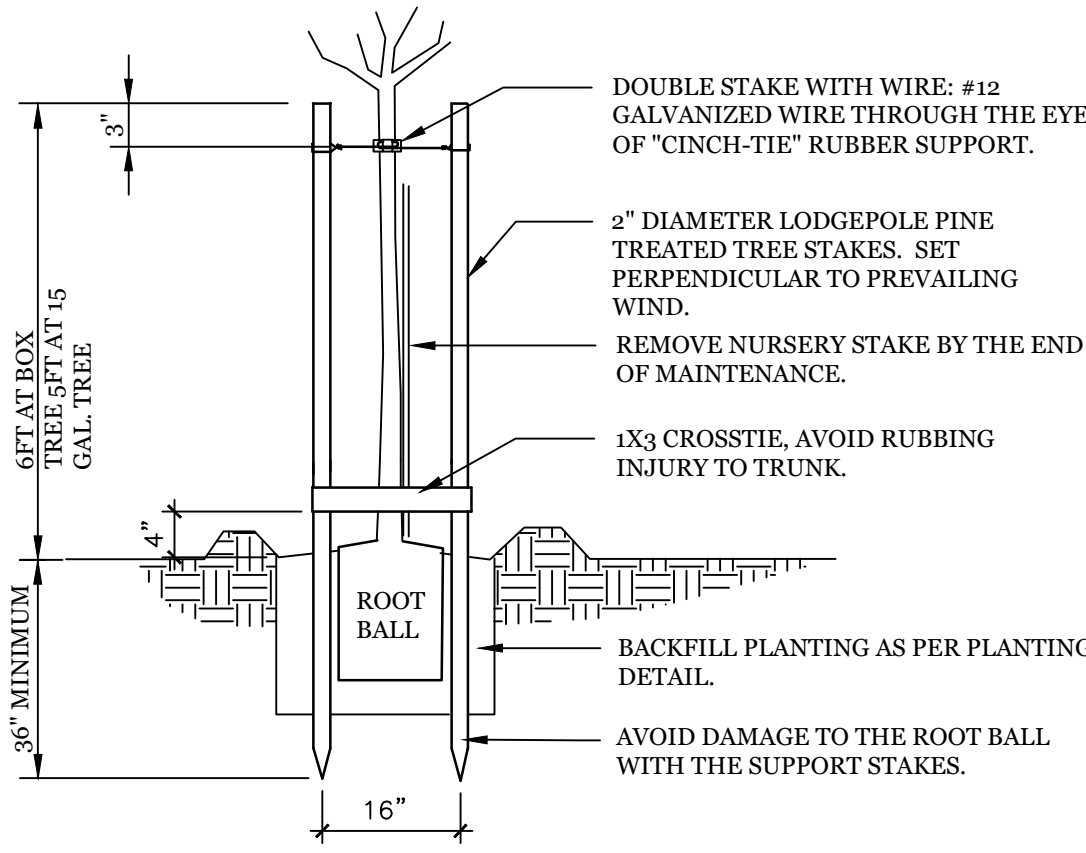
20 VINE - MODIFIED SOIL
1/2" = 1'-0"

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FX-PL-FX-SHRB-06



PLANT PIT DETAIL

21 TREE PLANTING DOUBLE STAKE
1" = 1'-0"



STAKING DETAIL

FX-PL-FX-TREE-11

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Zhu Residence

Property Owner:

Revision #	Date:	
Title: DETAILS		
Pritchard Landscape Design LLC Po Box 2084 Willits Ca. 95490 Phone: 408 888-8519		
340 Dwight Road Burlingame Ca. 94010		
Scale:	Date: 10/31/24	Drawn by: B.P.
Project # 24-20	Drawing # L-07	Checked by: B.P.

