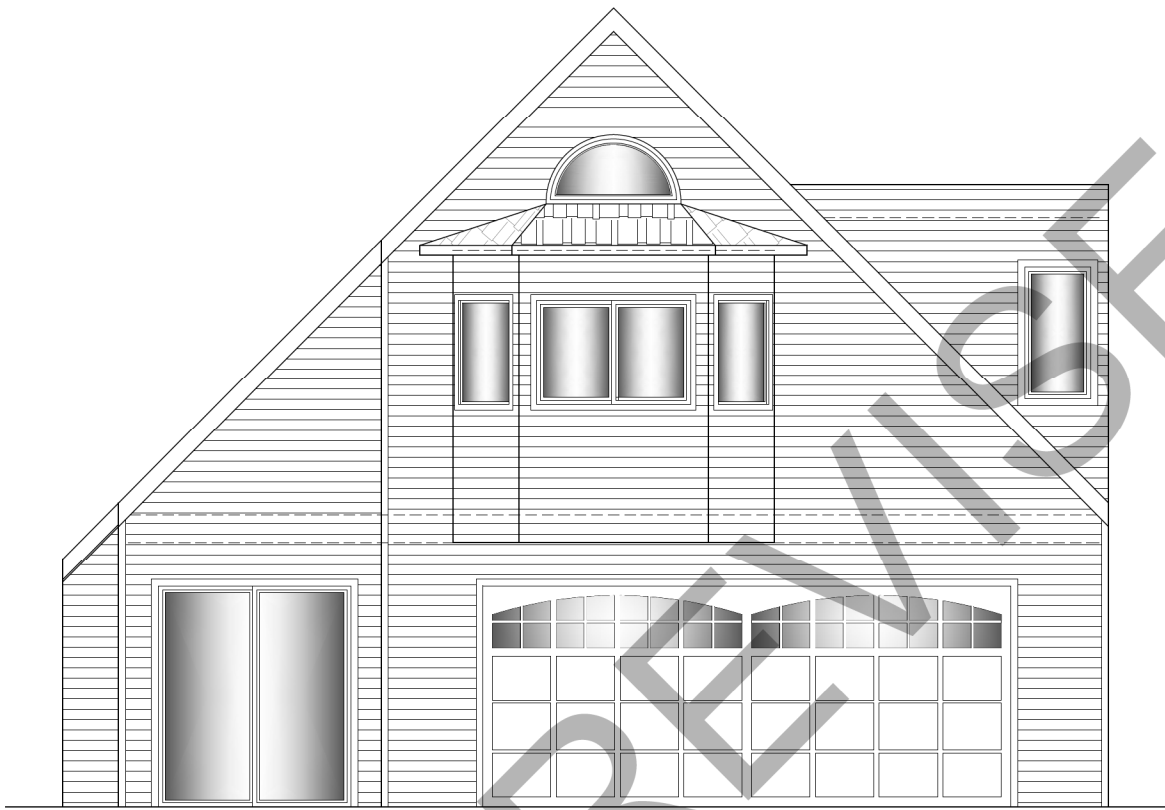


612 BRIDGEPORT LN, FOSTER CITY, CA 94404



FRONT ELEVATION
NOT IN SCALE

ABBREVIATIONS

&	AND	D.W.	DISHWASHER	DS.	DOWNSPOUT	R.W.D.	REDWOOD
∠	ANGLE	D.W.G.	DRAWING	JT.	JOINT	S.	SOUTH
@	AT	D.W.R.	DRAWER	KIT.	KITCHEN	S.D.	SLIDING DOOR
⌀	CENTERLINE	E.	EAST	LAM.	LAMINATE	S.C.	SOLID CORE
⌀	DIAMETER OR ROUND	E.A.	EACH	LAV.	LAVATORY	SCH.	SCHEDULE
#	POUND OR NUMBER	EL.	ELEVATION	LT.	LIGHT	SH.	SHELF
(E)	EXISTING	ELEC.	ELECTRICAL	MAX.	MAXIMUM	SHT.	SHEET
A.C.	ASPHALTIC CONCRETE	ELEV.	ELEVATION	M.C.	MEDICINE CABINET	SIM.	SIMILAR
ADJ.	ADJUSTABLE	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SPEC.	SPECIFICATION
ALUM.	ALUMINUM	EQ.	EQUAL	MET.	METAL	SQ.	SQUARE
APPROX.	APPROXIMATE	EQPT.	EQUIPMENT	MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
ARCH.	ARCHITECTURAL	EXSIT.	EXISTING	MIN.	MINIMUM	STD.	STANDARD
AVG.	AVERAGE	EXP.	EXPANSION	MISC.	MISCELLANEOUS	STOR.	STORAGE
AWN.	AWNING	EXT.	EXTERIOR	N.	NORTH	SUSP.	SUSPENDED
BD.	BOARD	F.D.	FLOOR DRAIN	N/A	NOT APPLICABLE	SYM.	SYMMETRICAL
BLDG.	BUILDING	FIN.	FINISH	N.E.C.	NATIONAL ELECTRIC CODE	T.B.D.	TO BE DETERMINED
BLKG.	BLOCKING	F.J.	FLOOR JOIST	N.I.C.	NOT IN CONTRACT	T.C.	TRASH COMPACTOR
BM.	BEAM	FL.	FLOOR	NO.	NUMBER	T.O.C.	TOP OF CURB
BOT.	BOTTOM	FLUOR.	FLUORESCENT	NOM.	NOMINAL	TEL.	TELEPHONE
CABT.	CABINET	FND.	FOUNDATION	N.T.S.	NOT TO SCALE	TEMP.	TEMPERATURE
C.B.	CATCH BASIN	F.O.C.	FACE OF CONCRETE	O.A.	OVERALL	T&G.	TONGUE AND GROOVE
C.B.C.	CALIFORNIA BUILDING CODE	F.O.F.	FACE OF FINISH	OBSC.	OBSCURE	THK.	THICK
CEM.	CEMENT	F.O.S.	FACE OF STUD	O.C.	ON CENTER	T.V.	TELEVISION
CER.	CERAMIC	F.F.	FOOT OR FEET	O.D.	OUTSIDE DIAMETER	T.O.W.	TOP OF WALL
C.I.	CAST IRON	FTG.	FOOTING	OFF.	OFFICE	TYP.	TYPICAL
C.J.	CAST IRON CEILING JOIST	FUR.	FURRING	OPNG.	OPENING	U.B.C.	UNIFORM BUILDING CODE
CLG.	CEILING	FUT.	FUTURE	OPP.	OPPOSITE	U.M.C.	UNIFORM MECHANICAL CODE
CLO.	CLOSET	GA.	GAUGE	PERF.	PERFORATED	UNF.	UNFINISHED
CLR.	CLEAR	GALV.	GALVANIZED	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CASED OPENING	G.I.	GALVANIZED IRON	PLYWD.	PLYWOOD	U.P.C.	UNIFORM PLUMBING CODE
CONC.	CONCRETE	GL.	GLASS	PR.	PAIR	UNF.	UNFINISHED
CONSTR.	CONSTRUCTION	GLB.	GLUE-LAM BEAM	P&S	POLE AND SHELF	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	GR.	GRADE	PT.	POINT	U.P.C.	UNIFORM PLUMBING CODE
CTSK.	COUNTERSUNK	GYP.	GYPSUM	FT.	FOOT	VERT.	VERTICAL
D.	DRYER	H.B.	HOSE BIBB	Q.T.	QUARRY TILE	VEST.	VESTIBULE
DBL.	DOUBLE	H.C.	HOLLOW CORE	R.	RISER	W.	WASHER
DEPT.	DEPARTMENT	HDWD.	HARDWOOD	RAD.	RADIUS	W.	WEST
DET.	DETAIL	H.M.	HOLLOW METAL	R.D.	ROOF DRAIN	W.	WITH
D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	REF.	REFERENCE	W.C.	WATER CLOSET
DIA.	DIAMETER	HR.	HOOR	REFR.	REFRIGERATOR	WD.	WOOD
DIM.	DIMENSION	HGT.	HEIGHT	REINF.	REINFORCED	WO	WITHOUT
DN.	DOWN	ID.	INSIDE DIAMETER	REQ'D.	REQUIRED	WP.	WATERPROOF
DR.	DOOR	INSUL.	INSULATION	RM.	ROOM	WT.	WEIGHT
		INT.	INTERIOR	R.O.	ROUGH OPENING	WWM.	WELDED WIRE MESH

SHEET INDEX

ARCHITECTURAL SHEETS	
A-0	COVER SHEET
A-0.a	SITE PLAN
A-1.a	CLEAN BAY
A-1.b	FLOOR DIAGRAM & DOOR AND WINDOWS SCHEDULE
A-2	DEMOLITION PLANS
A-3.a	PROPOSED PLAN
A-3.b	PROPOSED ELECTRICAL
A-3.c	PROPOSED MECHANICAL & PLUMBING (T.B.D.)
A-4	SECTIONS
A-5	ELEVATIONS
A-6	ROOF PLAN
A-7	NOTES
STRUCTURAL SHEETS	
T.B.D.	

COVERAGE & F.A.R

SITE PLAN	4453.40 SQ.FT.=100%
COV: ALLOWABLE	2226.70 SQ.FT.=50%
EXISTING	1677.11 SQ.FT.=37.65%
PROPOSED	1677.11 SQ.FT.=37.65%
FAR: ALLOWABLE	2226.70 SQ.FT.=50%
EXISTING	2226.00 SQ.FT.=49.98%
PROPOSED	2685.31 SQ.FT.=60.29%

TABULATIONS

EXISTING LOWER FLOOR	1218.33 SQ.FT.
EXISTING UPPER FLOOR	548.89 SQ.FT.
EXISTING GARAGE	458.78 SQ.FT.
TOTAL EXISTING	2226.00 SQ.FT.

PROPOSED LOWER FLOOR	1218.33 SQ.FT.
PROPOSED GARAGE	458.78 SQ.FT.
ADDITION TO UPPER FLOOR	454.31 SQ.FT.
PROPOSED UPPER FLOOR	1008.20 SQ.FT.
NEW BALCONY	12.00 SQ.FT.
TOTAL PROPOSED	2685.31 SQ.FT.

PROPERTY DESCRIPTION

OWNER	BENJAMIN CHIU
ADDRESS	612 BRIDGEPORT LN, FOSTER CITY, CA 94404
PARCEL	0948011160
ACREAGE	0.1022
ZONING	R-1/PD
OCCUPANCY	R-3/U
CONSTR.TYPE	V-B
(E) FIRE SPRINKLER	NO
BUILD. HEIGHT	±24'-2"
PROJECT DESCRIPTION	ADDITION OF 454.06 SQ.FT. TO THE UPPER FLOOR. REPLACE EXISTING FURNACE TO NEW NEAT PUMP OUT DOOR UNITE.

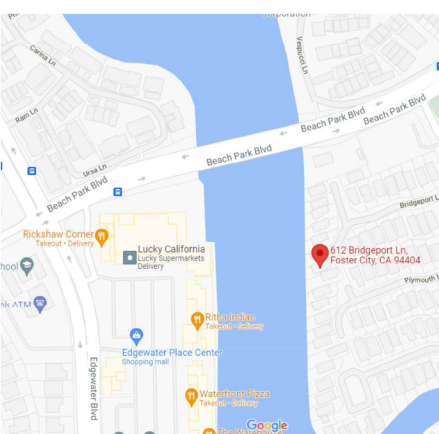
CONSULTANT DIRECTORY

STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE

VICINITY MAP



REVISIONS

CITY PLAN CHECK

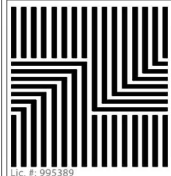
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NO.	REVISION/ISSUE	DATE

Signature

CLIENT:
BENJAMIN CHIU
612 BRIDGEPORT LN,
FOSTER CITY, CA 94404
(650)900-8333
compe.4hire@gmail.com

ZIBA DESIGN & CONSTRUCTION
FARHAD RAFATZAND
1560 S.W. EXPNAT. #152
SAN JOSE CA, 95126
(408)900-9080
info@zibaco.com



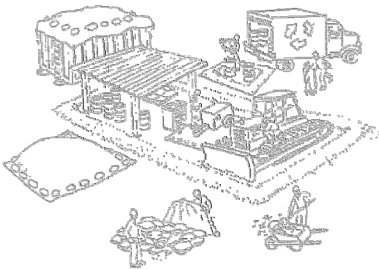
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- - CITY PLAN CHECK

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ 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 forecasted.
- ✓ 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 forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911

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.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work

- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

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

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

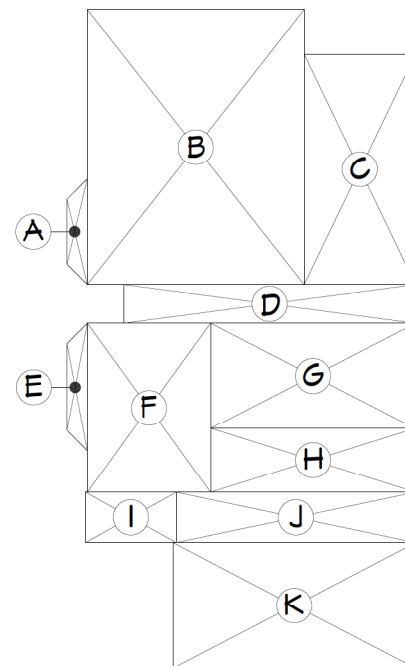
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NO.	REVISION/ISSUE DATE

CLIENT:
BENJAMIN CHIU
612 BRIDGEPORT LN,
FOSTER CITY, CA 94404
(650)900-8333
compe.4hire@gmail.com

ZIBA DESIGN & CONSTRUCTION
FARHAD RAFATZAND
1560 S.W. EXPNAT. #152
SAN JOSE CA, 95126
(408)900-9080
info@zibaco.com

08/14/2023 SHEET
2309 A-1.a



LOWER FLOOR DIAGRAM
1/8" = 1'-0"

EXISTING LOWER FLOOR			
NUMBER			
A	IRREG.	IRREG.	14.35
B	25.00	19.70	492.5
C	20.95	10.12	212.014
D	26.54	3.50	92.89
E	IRREG.	IRREG.	18.15
F	15.41	11.20	172.592
G	18.62	9.58	178.38
I	8.25	4.54	37.455

TOTAL EXISTING LOWER FLOOR	1218.33
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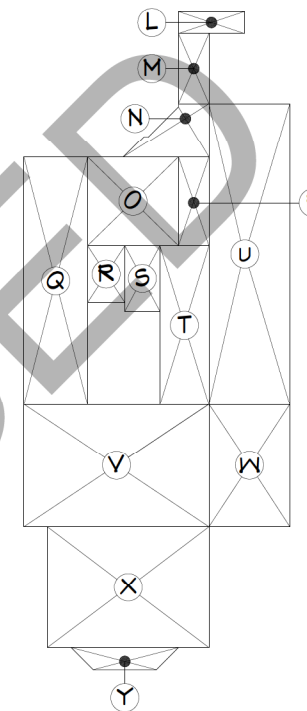
EXISTING GARAGE			
NUMBER			
H	18.62	5.83	108.555
J	21.75	4.54	98.745
K	22.04	11.41	251.476

TOTAL EXISTING GARAGE	458.78
-----------------------	--------

EXISTING UPPER FLOOR			
M	6.33	2.79	17.66
N	IRREG.	IRREG.	24.98
O	8.25	8.04	66.33
P	8.04	2.79	22.43
Q	22.50	5.79	130.28
R	5.16	3.37	17.39
S	5.95	3.20	17.91
T	14.45	4.45	64.30
V	16.83	11.08	186.47

TOTAL EXISTING UPPER FLOOR	548.89
----------------------------	--------

TOTAL EXISTING	
TOTAL EXISTING LOWER FLOOR	1218.33
TOTAL EXISTING GARAGE	458.78
TOTAL EXISTING UPPER FLOOR	548.89
2226.00 SQ.FT.	



UPPER FLOOR DIAGRAM

ADDITION TO UPPER FLOOR			
U	27.41	7.33	200.915
W	11.08	7.33	81.22
X	14.70	11.00	161.70
Y	IRREG.	IRREG.	15.48

TOTAL ADDITION	459.31
----------------	--------

NEW BALCONY			
NUMBER			
L	6.00	2.00	12.00

PROPOSED UPPER FLOOR

ADDITION TO UPPER FLOOR	459.31
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TOTAL EXISTING OFFER FLOOR	548.89
----------------------------	--------

1008.20 SQ.FT.

TOTAL PROPOSED

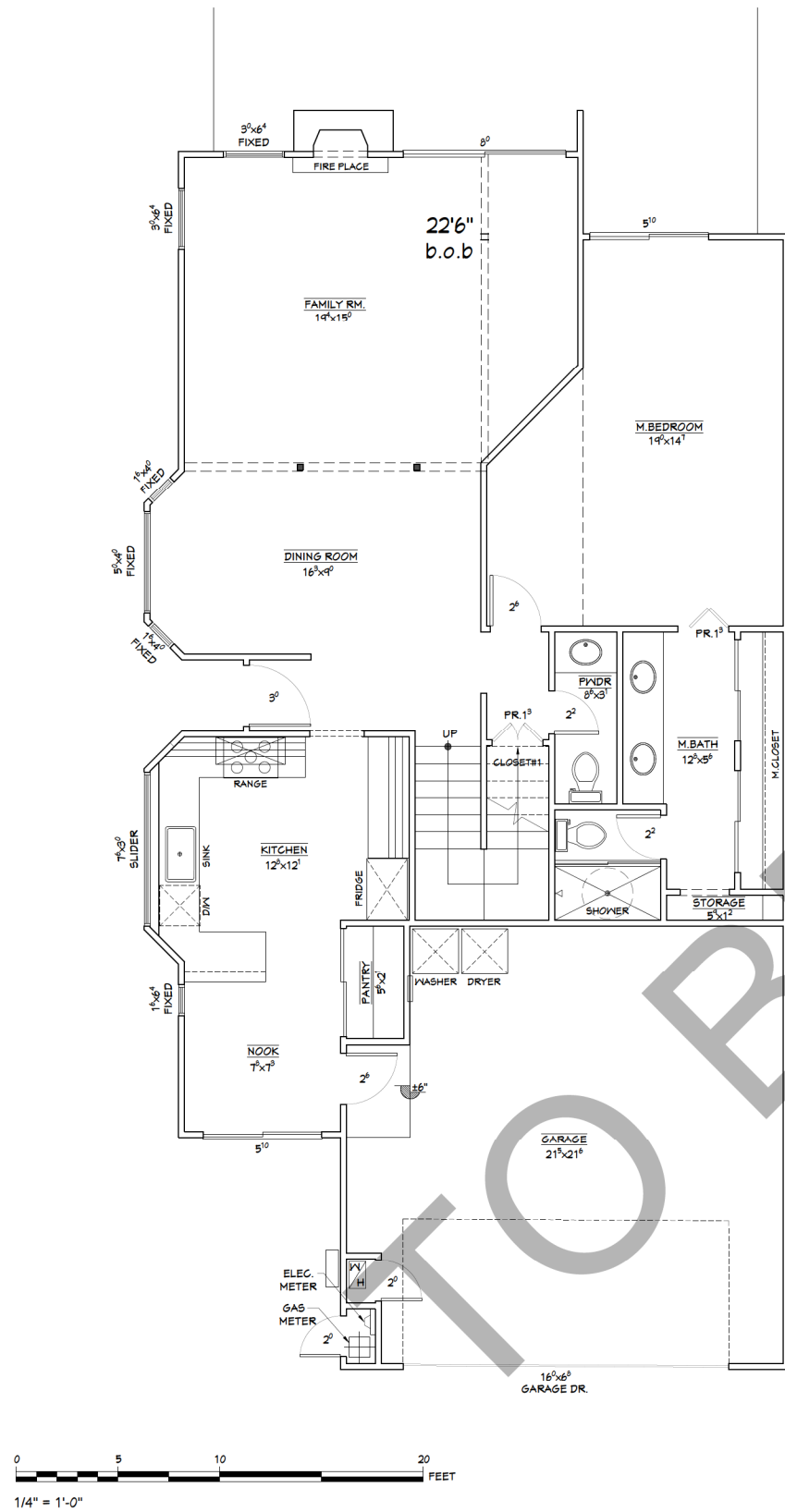
TOTAL EXISTING LOWER FLOOR	1218.33
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TOTAL EXISTING GARAGE	458.78
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DOOR SCHEDULE						
SYMBOL	SIZE	MANUFACTURER & MODEL #	DESCRIPTION	HARDWARE	QTY.	REMARKS
		PER OWNER SPECIFICATIONS		PER OWNER		
1	2 ⁶		INTERIOR TYPE AWNING DOOR		3	BEDROOM#2 BEDROOM#3 BEDROOM#4
2	2 ⁶		INTERIOR TYPE AWNING DOOR		2	BATH#3 W.I.C.#4
3	PR 2 ⁶		INTERIOR TYPE SLIDER DOOR		1	BATH#3 W.I.C.#4
4	2 ⁶		EXTERIOR TYPE AWNING DOOR		1	BALCONY

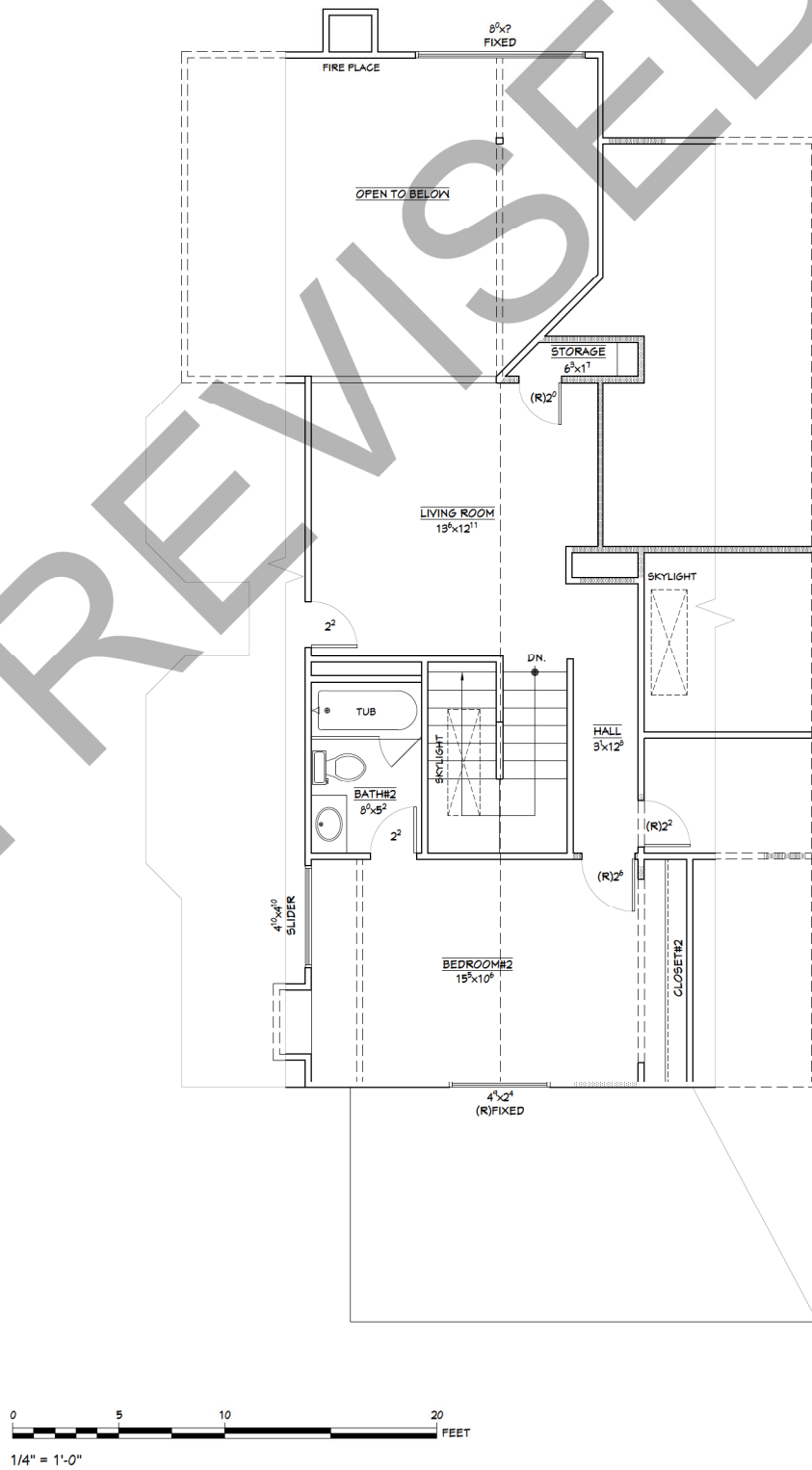
WINDOW SCHEDULE							
*ALL (N) WINDOWS SHALL HAVE MAX. U-FACTORS OF 0.3 AND SHGC FACTOR OF 0.23 PER 2022 CENG-TABLE 150.1-A							
SYMBOL	SIZE	MANUFACTURER & MODEL #	DESCRIPTION	GLAZING	FRAME	QTY.	REMARKS
		"MILGARD" DUAL GLAZED VINYL WINDOWS OR EQ.			80" HEADER HT. FROM FIN. FLOOR		
1	5° x 7°		FIXED	DUAL GL. TEMP. GLASS		1	BEDROOM#3
2	5° x 3°		SLIDER	DUAL GL. EGRESS		1	BEDROOM#3
3	2° x 3°		FIXED	DUAL GL.		2	BEDROOM#3
4	2° x 4°		CASEMENT	DUAL GL.		2	BEDROOM#4 ?
5	3° x 10°		FIXED	DUAL GL.		1	BEDROOM#3

DESIGN PROGRESS, NOT FOR CONSTRUCTION



LOWER FLOOR DEMOLITION PLAN

1/4" = 1'-0"



UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING** CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL** REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK** REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING** CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL** ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS** IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND Z.D.C. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS** REMOVE & DISCARD PER PLAN
- 2 WINDOWS & SKYLIGHTS** REMOVE & DISCARD PER PLAN
- 3 CABINETRY** N/A
- 4 FLOOR COVERINGS** N/A
- 5 LIGHT FIXTURES** N/A
- 6 APPLIANCES** N/A
- 7 LANDSCAPE** N/A
- 8 FLATWORK** N/A
- 9 VENEER** N/A
- 10 ELECTRICAL METER** (E) TO REMAIN
- 11 GAS METER** (E) TO REMAIN

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- (R) EXISTING TO BE RELOCATED

REVISIONS

- - CITY PLAN CHECK

NOTE:

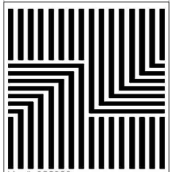
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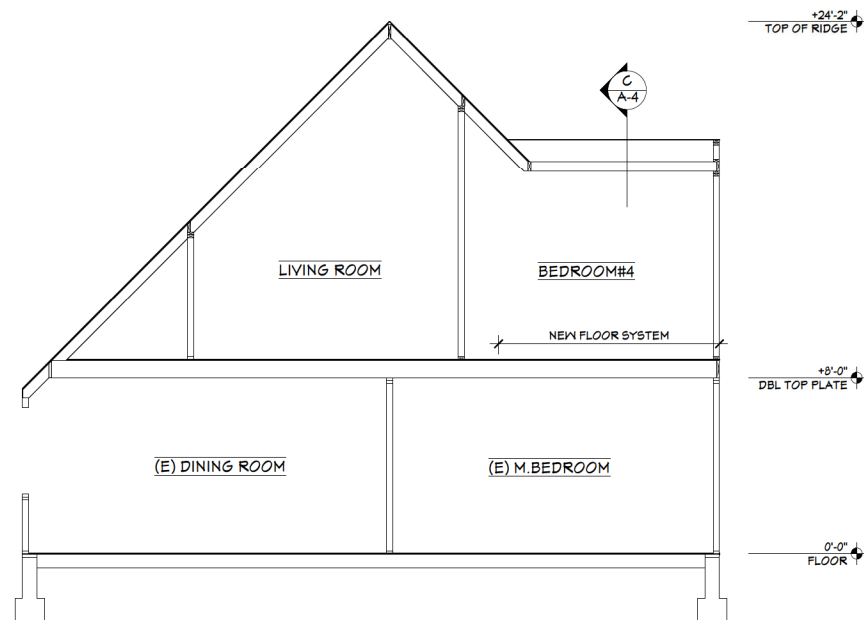
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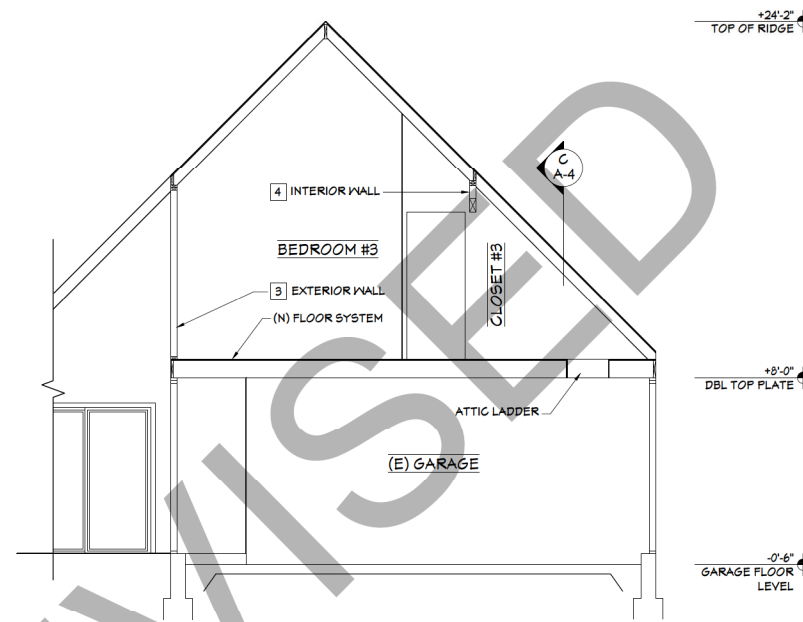


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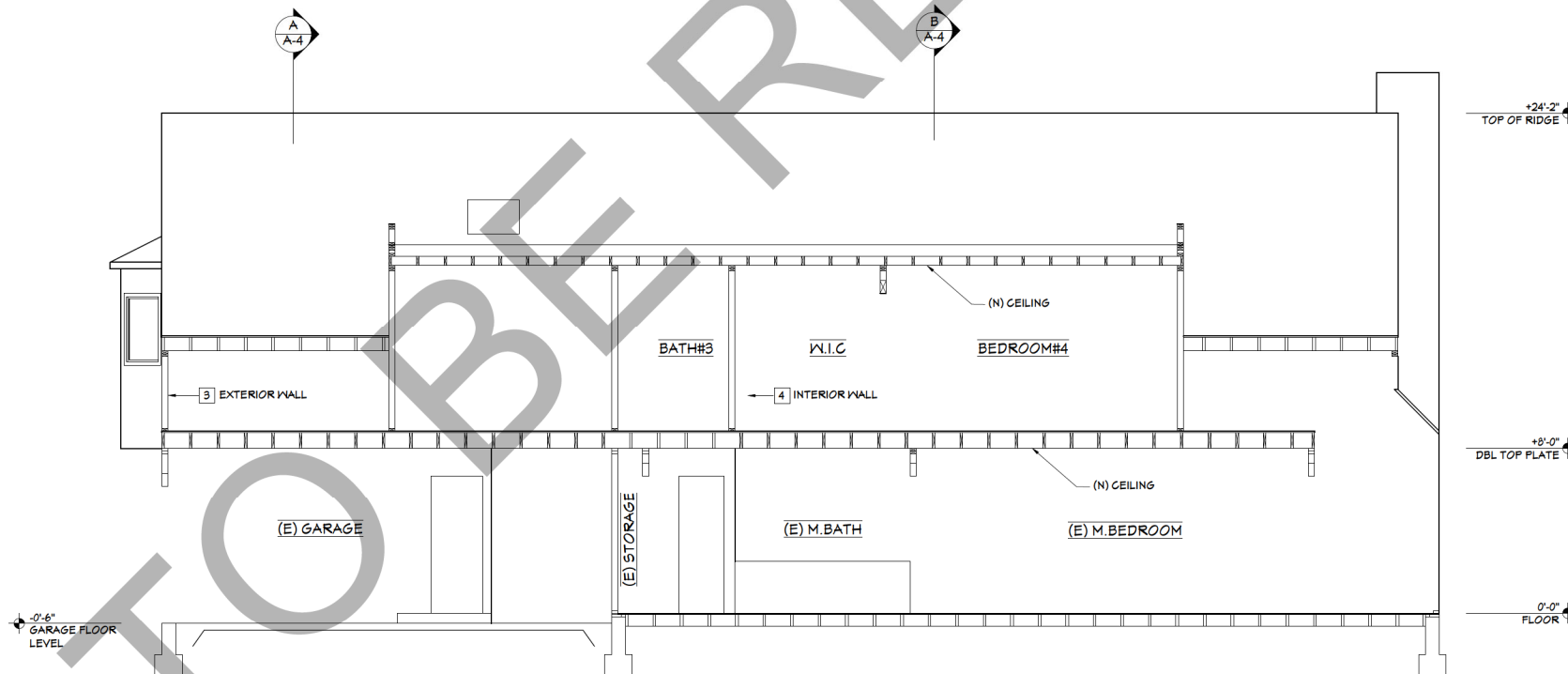
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SECTION B-B
1/4" = 1'-0"



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



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

SECTION NOTES

- 1 ROOF** ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) *O*/ 30# UNDERLAYMENT *O*/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) *O*/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC** CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL** EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) *O*/ 2 LAYERS CLASS "D" BUILDING PAPER *O*/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) *O*/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) w/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE w/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
- 4 INTERIOR WALL** 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) w/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE w/ 1/2" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
- 5 FLOOR** FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) *O*/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 FLOOR w/ CEILING** FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) *O*/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 7 INSULATION**

ROOF WITH ATTIC	R-38
ROOF WITHOUT ATTIC	R-30
(2-Layers, R15 Rigid Insulation (2.6" thick each layer))	
WALLS	R-15
FLOOR CRAWL SPACE	R-19

WALL COVERING:

- INTERIOR COVERINGS AND WALL FINISHES SHALL COMPLY WITH CRC SECTION RT02.1
- EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANCE EXTERIOR WALL ENVELOPE (CRC RT03.1)
- CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES. (CRC R005.1)

NOTE:

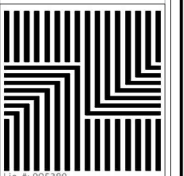
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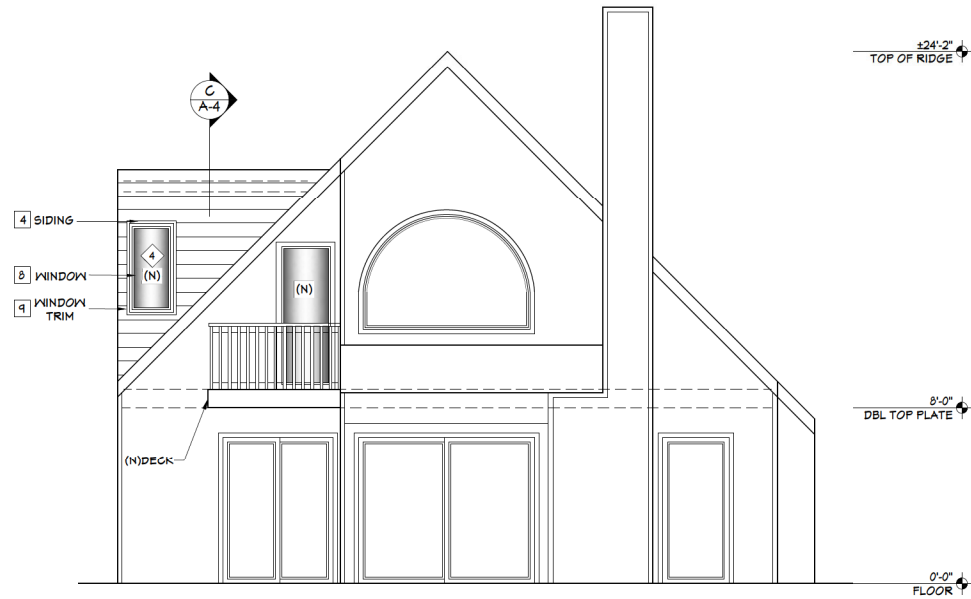
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CLIENT:
BENJAMIN CHIU
612 BRIDGEPORT LN,
FOSTER CITY, CA 94404
(650)380-8333
compe.4hire@gmail.com

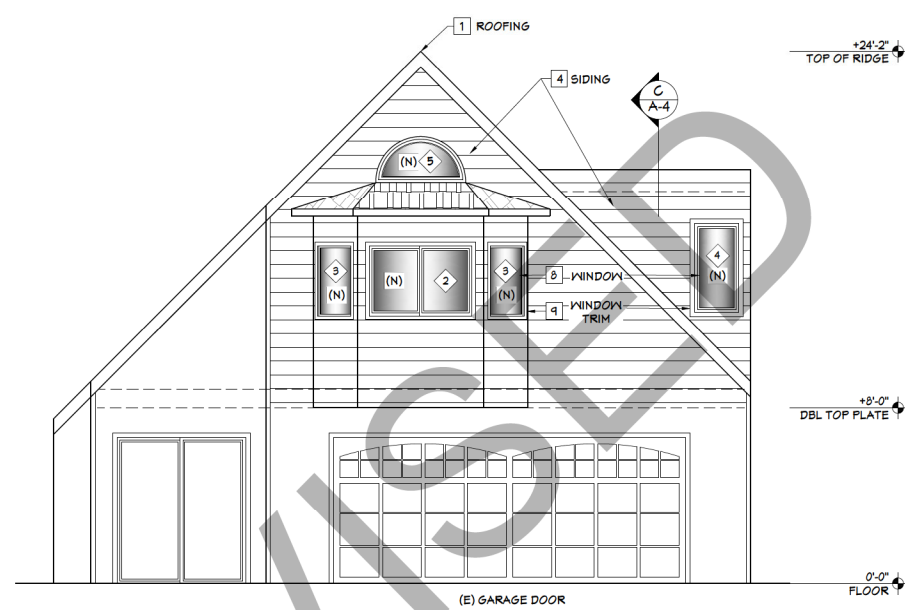
ZIBA DESIGN &
CONSTRUCTION
FARHAD RAFATZAND
1560 S.W. EXPY. #152
SAN JOSE CA, 95126
(408)900-9080
info@zibaco.com



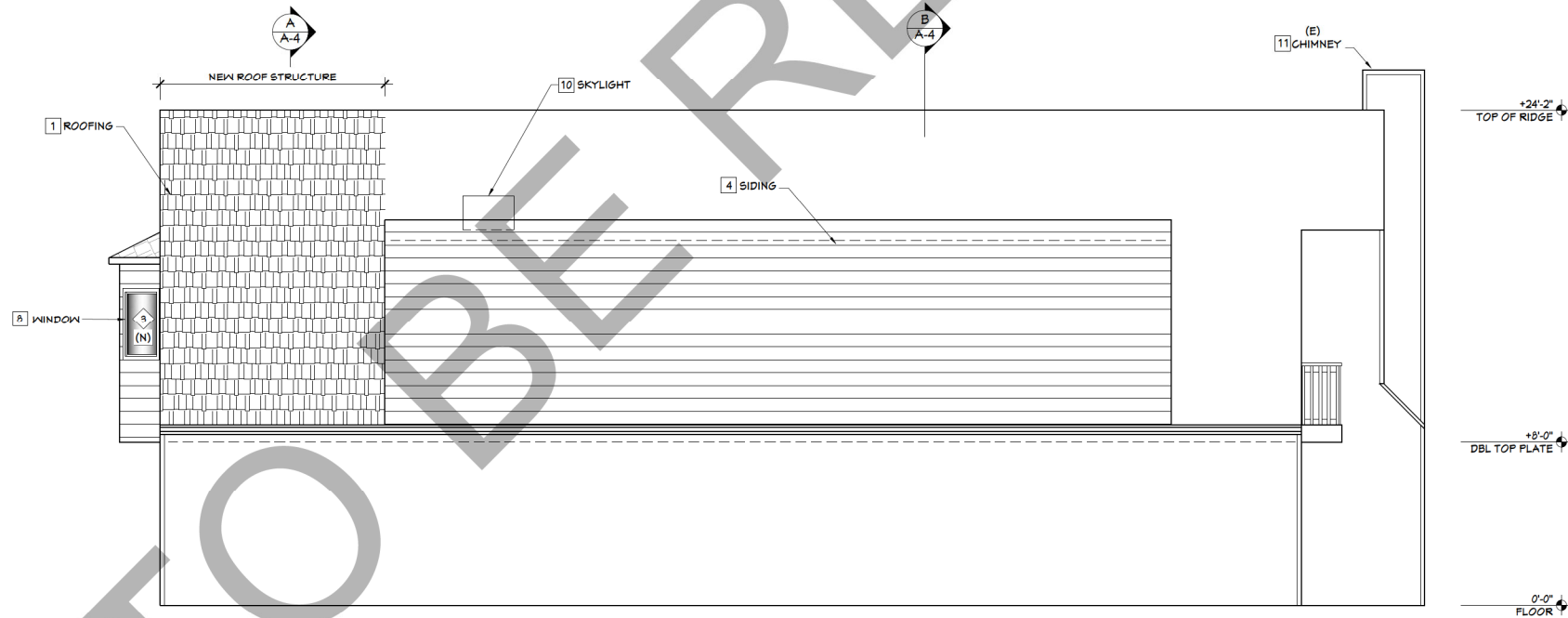
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REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- STUCCO** REQUIREMENTS: 1) 3-COAT & 3" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022)
- FLUE CLEARANCE** AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- CHIMNEY BRACING** AS PER CH. 10 CRC 2022
- SPARK ARRESTOR** PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXTERIOR MATERIAL NOTES

- ROOFING** MFG. SLATE, 40 YEAR COMPOSITION SHINGLE ROOF
- GUTTER** MATCH (E)
- DOWN SPOUTS** MATCH (E)
- SIDING** MATCH (E)
- TRIM** MATCH (E)
- STUCCO** N/A
- VENEER** N/A
- WINDOWS** DUAL GLAZED ANDERSON 100 SERIES OR EQUIVALENT - OWNER TO MAKE FINAL DECISION, MATCH (E)
- WINDOW TRIM** MATCH (E)
- SKYLIGHTS** "VELUX" ELECTRIC "FRESH AIR" SKYLIGHT
- CHIMNEY** N/A

LEGEND

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ◆ DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

NOTE:

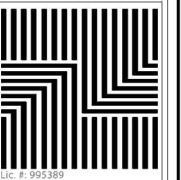
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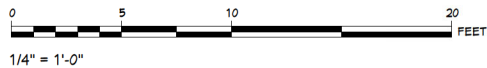
CLIENT:
BENJAMIN CHIU
612 BRIDGEPORT LN,
FOSTER CITY, CA 94404
(650)380-8333
compe.4hire@gmail.com

ZIBA DESIGN &
CONSTRUCTION
FARHAD RAFATZAND
1560 S.W. EXPY. #152
SAN JOSE CA, 95126
(408)900-9080
info@zibaco.com

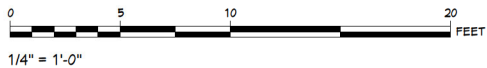
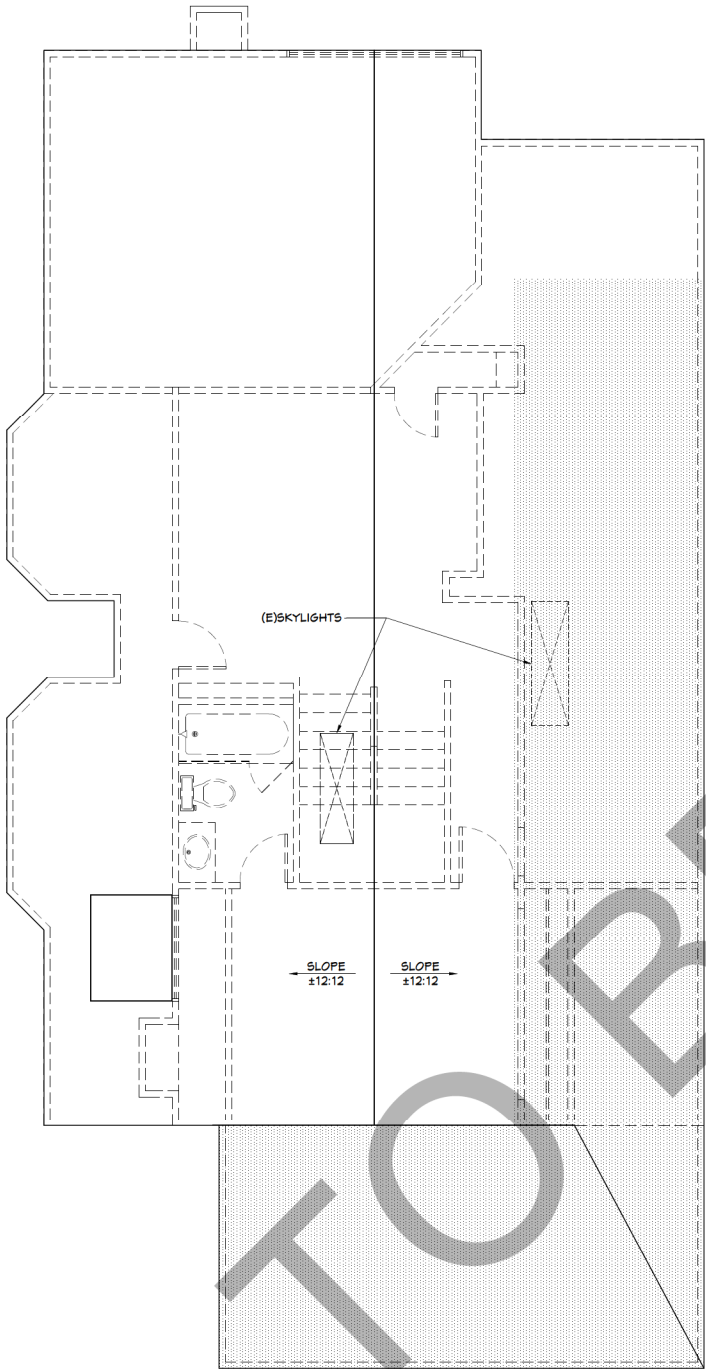


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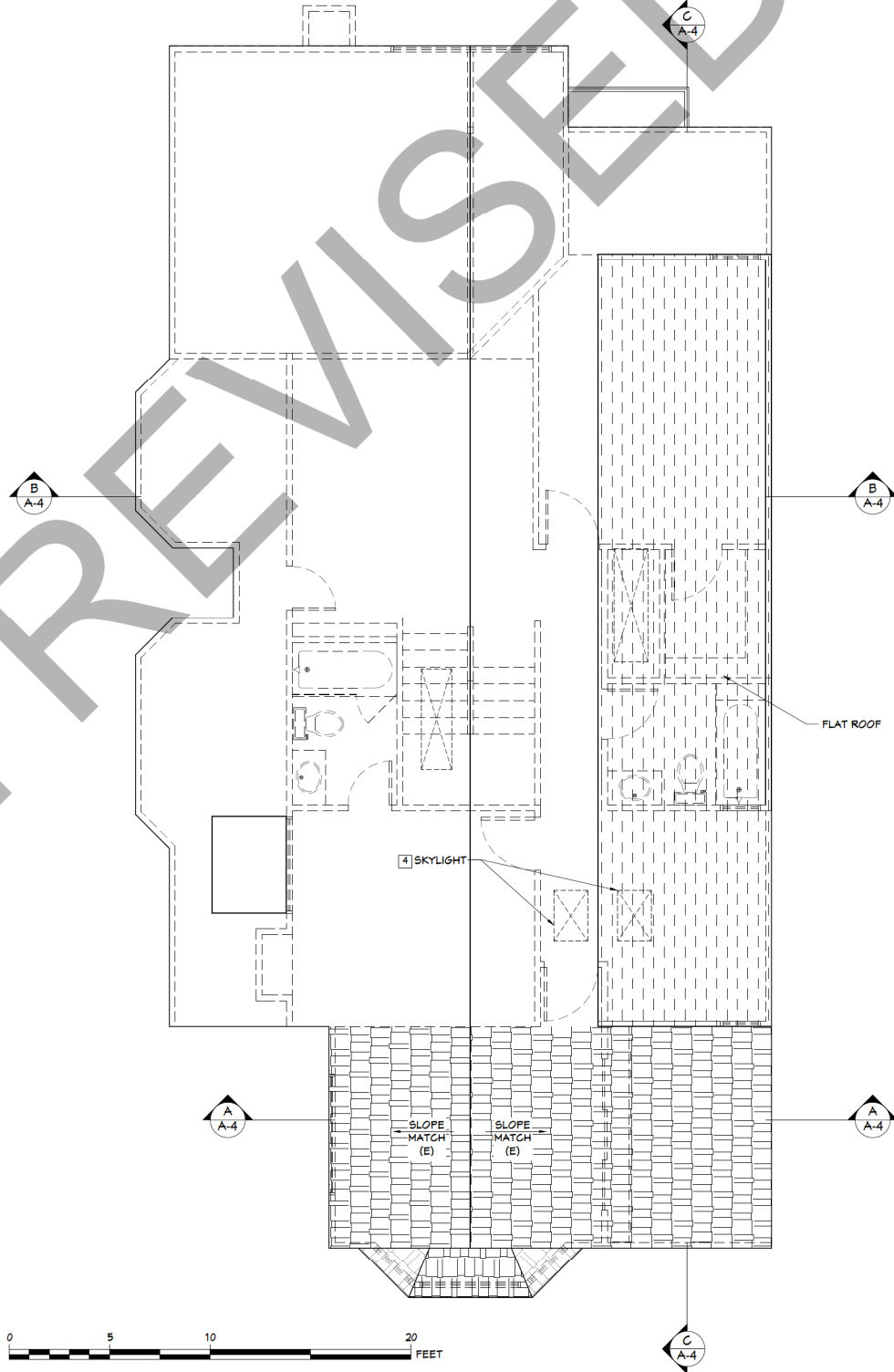
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EXISTING ROOF PLAN
1/4" = 1'-0"



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



GENERAL NOTES

- | | | |
|-----|---------------------|--|
| I | ROOF JACKS | WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE |
| II | VALLEY FLASHING | 24 GA. G.I. "L" FLASHING @ ALL VALLEYS |
| III | CRICKET FLASHING | 24 GA. G.I. OVER 1 1/2" D.F. CDX PLYWOOD (OR BETTER) - 3/4" MIN. SLOPE |
| IV | ATTIC VENTILATION | PROVIDE ATTIC VENTILATION AS OUTLINED IN VENTILATION SEC. R806.2, 2016 CRC |
| V | FIREPLACE & CHIMNEY | DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC |

ROOF PLAN NOTES

- | | | |
|---|-------------|---------------------------------------|
| 1 | ROOFING | MATCH EXISTING |
| 2 | GUTTERS | MATCH EXISTING |
| 3 | DOWN SPOUTS | MATCH EXISTING |
| 4 | SKYLIGHTS | "VELUX" ELECTRIC "FRESH AIR" SKYLIGHT |
| 5 | CHIMNEY | N/A |

NOTE:

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CLIENT:
BENJAMIN CHIU
612 BRIDGEPORT LN,
FOSTER CITY, CA 94404
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compe.4hire@gmail.com

ZIBA DESIGN &
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1560 S.W. EXPY. #152
SAN JOSE CA, 95126
(408)900-9080
info@zibadco.com



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