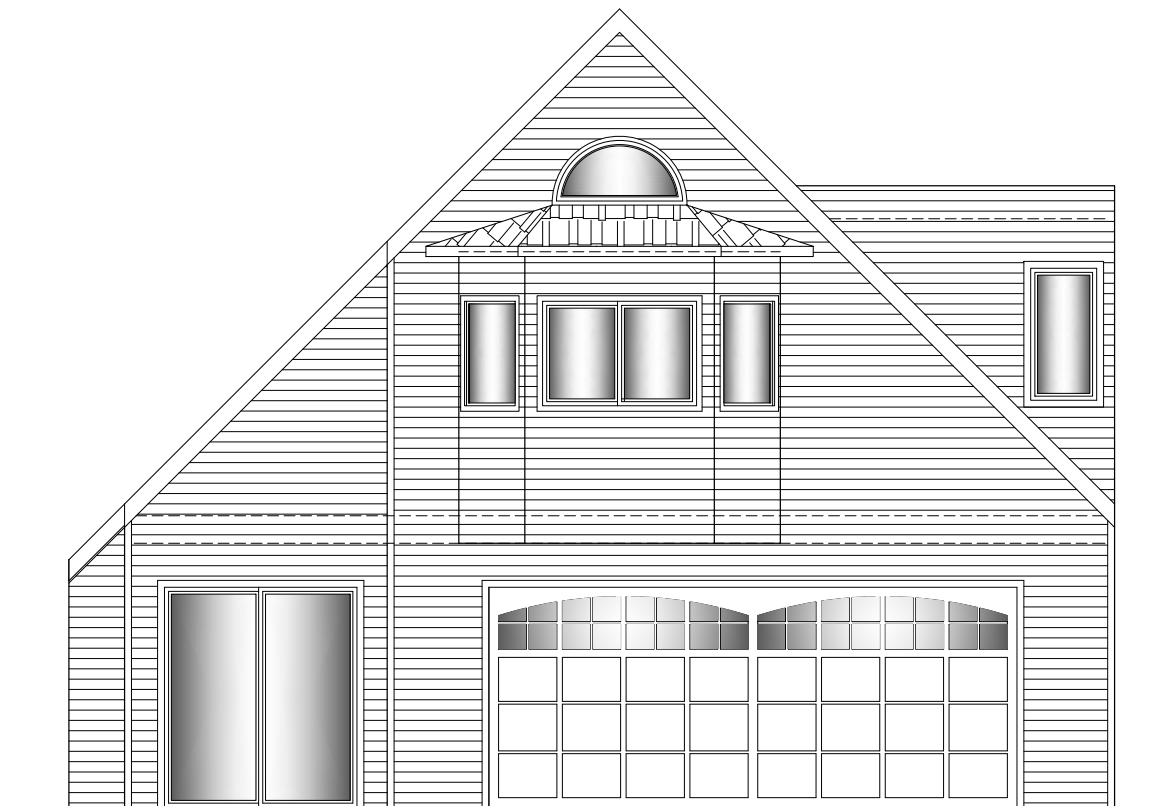


612 BRIDGEPORT LN, FOSTER CITY, CA 94404



FRONT ELEVATION
NOT IN SCALE

ABBREVIATIONS

&	AND	D.W.	DISHWASHER	DS.	DOWNSPOUT	RWD.	REDWOOD
∠	ANGLE	DWG.	DRAWING	JT.	JOINT	S.	SOUTH
@	AT	DWR.	DRAWER	KIT.	KITCHEN	SD.	SLIDING DOOR
⊕	CENTERLINE	E.	EAST	LAM.	LAMINATE	S.C.	SOLID CORE
⌀	DIAMETER OR ROUND	EA.	EACH	LAV.	LAVATORY	SCHED	SCHEDULE
#	FOUND 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
BLKS.	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	OBS.	OBSCURE	THK.	THICK
CEM.	CEMENT	F.O.S.	FACE OF STUD	O.C.	ON CENTER	T.V.	TELEVISION
CER.	CERAMIC	FTG.	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.	CEILING JOIST	FUR.	FURRING	OPNG.	OPENING	U.B.C.	UNIFORM BUILDING CODE
C.G.	CEILING	FUT.	FUTURE	OPP.	OPPOSITE	U.M.C.	UNIFORM MECHANICAL CODE
C.L.	CLOSET	GA.	GAUGE	PERF.	PERFORATED	UNF.	UNFINISHED
CLO.	CLEAR	GALV.	GALVANIZED	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CASED OPENING	G.I.	GALVANIZED IRON	PLYND.	PLYWOOD	U.P.C.	UNIFORM PLUMBING CODE
CONC.	CONCRETE	GL.	GLASS	PR.	PAIR	VERT.	VERTICAL
CONSTR.	CONSTRUCTION	GLB.	GLUE-LAM BEAM	P&S	POLE AND SHELF	VEST.	VESTIBULE
CONT.	CONTINUOUS	GR.	GRADE	PT.	POINT	W.	WASHER
CTSK.	COUNTERSUNK	GYP.	GYPSUM	P.T.	PRESSURE TREATED	W.	WEST
D.	DRYER	H.B.	HOSE BIBB	Q.T.	QUARRY TILE	W.	WITH
DBL.	DOUBLE	H.C.	HOLLOW CORE	R.	RISER	W.C.	WATER CLOSET
DEPT.	DEPARTMENT	HDWD.	HARDWOOD	RAD.	RADIUS	WD.	WOOD
DET.	DETAIL	H.M.	HOLLOW METAL	REF.	REFERENCE	WO	WITHOUT
D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	REFR.	REFRIGERATOR	WP.	WATERPROOF
DIA.	DIAMETER	HR.	HOUR	REINF.	REINFORCED	WT.	WEIGHT
DIM.	DIMENSION	HGT.	HEIGHT	REQ'D.	REQUIRED	WNM.	WELDED WIRE MESH
DN.	DOWN	ID.	INSIDE DIAMETER	RM.	ROOM		
DR.	DOOR	INSUL.	INSULATION	R.O.	ROUGH OPENING		
		INT.	INTERIOR				

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
GOV:	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.= %49.88
	PROPOSED	2695.31 SQ.FT.= %60.29

TABULATIONS

EXISTING LOWER FLOOR	1218.33 SQ. FT.
EXISTING UPPER FLOOR	548.84 SQ. FT.
EXISTING GARAGE	458.78 SQ. FT.
<u>TOTAL EXISTING</u>	<u>2226.00 SQ. FT.</u>
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.
<u>TOTAL PROPOSED</u>	<u>2685.31 SQ. FT.</u>

PROPERTY DESCRIPTION

OWNER	BENJAMIN CHIU
ADDRESS	612 BRIDGEFORT LN, FOSTER CITY, CA 94404
PARCEL	094801160
ACREAGE	0.1022
ZONING	R-1/PD
OCCUPANCY	R - 3/U
CONSTR.TYPE	V - B
(E) FIRE SPRINKLER	NO
BUILD. HEIGHT	±24' 2"
PROJECT	ADDITION OF 459.06 SQ.FT. TO THE UPPER
DESCRIPTION	FLOOR. REPLACE EXISTING FURNACE TO NEW NEAT PUMP OUT DOOR UNITE.

CONSULTANT DIRECTORY

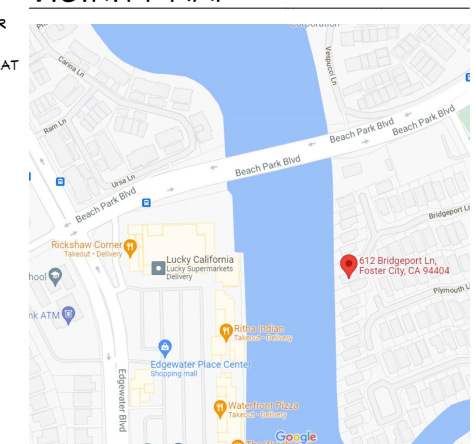
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.

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

NOTE:
RESTRICTIONS:

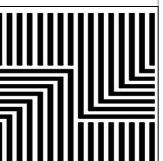
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NO.	REVISION/ISSUE DATE

Fatah.

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

**ZIBA DESIGN &
CONSTRUCTION**
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1560 S.W. EXPWAY. #152
SAN JOSE CA, 95126
(408)900-9080
info@zidco.com



ic. #: 995389

08/14/2023 SHEET

2309	A-0
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A VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK

B DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS

C DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF F.Z.D.C. IMMEDIATELY.

D CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH F.Z.D.C. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

E ASBESTOS GENERAL CONTRACTOR SHALL NOTIFY OWNER OF EXISTING CONSTRUCTION CONTAINING ASBESTOS. LEAD PAINT OR OTHER HAZARDOUS MATERIALS. AND REVIEW REQ'D ABETMENT PROCEDURES WITH OWNER. ASBESTOS ABETMENT WORK IS TO BE COMPLETED BY SUBCONTRACTOR LICENSED TO PERFORM SUCH WORK IN ACCORDANCE WITH THE MOST WITHIN THE MOST RECENT EDITION OF APPLICABLE BUILDING CODES. ALL SUCH REQ'D SHALL BE IDENTIFIED AND INCLUDED IN THE SCOPE OF WORK & IN THE CONSTRUCTION COST. IF HAZARDOUS MATERIAL ARE IDENTIFIED DURING CONSTRUCTION THE CONTRACTOR SHALL STOP WORK IN THAT AREA & REPORT TO THE CONDITION TO THE OWNER & ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED UNTIL SUCH HAZARDOUS MATERIALS ARE RENDERED HARMLESS.

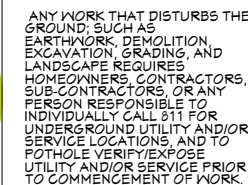
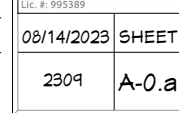
F PUBLIC DAMAGED ANY DAMAGED SIDEWALK, DRIVEWAY APPROACH, AND OR CURB AND GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY FRONTING THE PROPERTY NOT CAUSED BY A CITY STREET TREE, AND ANY SIDEWALK, DRIVEWAY APPROACH, CURB AND GUTTER OR CURB DRAIN NOT INSTALLED TO MEET CITY STANDARDS SHALL BE REMOVED AND REPLACED PER CITY STANDARD DETAILS ST-01, ST-02, ST-03, AND ST-04. SHOW ON THE PLANS THE REPLACEMENT OF ANY LOCATIONS WHERE THERE ARE ANY SUBSTANDARD OR RAISED/OFFSET CONCRETE SECTIONS GREATER THAN OR EQUAL TO 4" INCH, S.B.M.G. 8.12.010.

G DEBRIS GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND FOR KEEPING SPACE CLEAN ON DAILY BASIS

1	DRIVEWAY	EXISTING
2	FLATWORK	EXISTING
3	GRADING	EXISTING
4	DRAINAGE	EXISTING
5	STORM DRAINAGE	EXISTING
6	SEWER LATERAL	EXISTING
7	GAS & ELEC SERVICE	EXISTING
8	SETBACKS	EXISTING
9	TREES	EXISTING
10	FENCES	EXISTING
11	LANDSCAPE	N/A

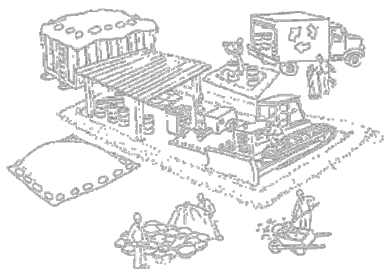
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(408)900-9080
info@zdc.co.com



- - 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.



- ✓ 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.

- ✓ 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.

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.

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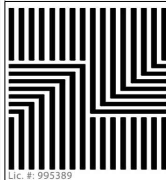
NO.	REVISION/ISSUE DATE

Signature



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compe.4hire@gmail.com

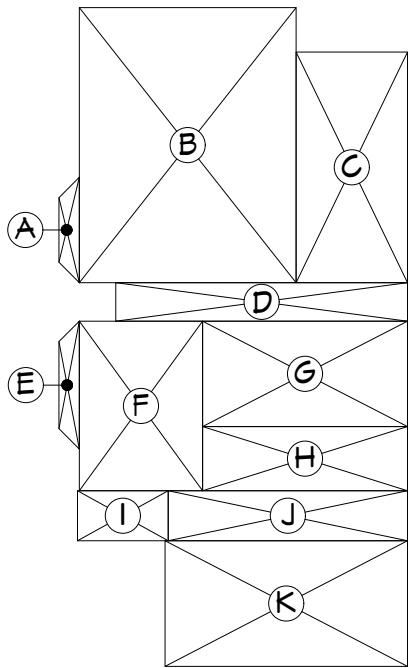
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08/14/2023	SHEET
2309	A-1.a

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



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

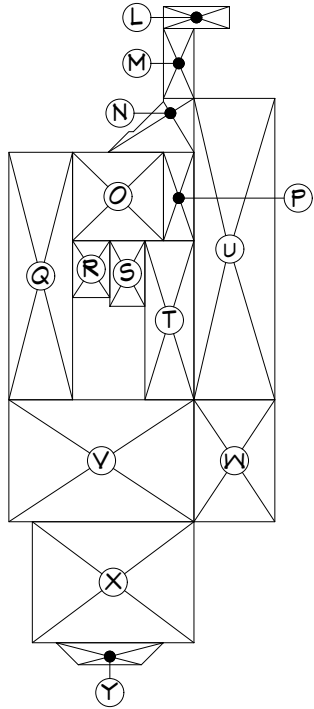
EXISTING GARAGE			
NUMBER			
H	18.62	5.83	108.555
J	21.75	4.54	98.745
K	22.04	11.41	251.476

TOTAL EXISTING GARAGE 458.78

EXISTING UPPER FLOOR			
NUMBER			
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	19.04
T	14.45	4.45	64.30
V	16.83	11.08	186.476

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

1/8" = 1'-0"

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

TOTAL ADDITION 459.31

ADDITION TO UPPER FLOOR	
TOTAL EXISTING UPPER FLOOR	548.89

1008.20 SQ.FT.

TOTAL PROPOSED	
TOTAL EXISTING LOWER FLOOR	1218.33
TOTAL EXISTING GARAGE	458.78
TOTAL PROPOSED UPPER FLOOR	1008.20
2685.31 SQ.FT.	

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 ⁸		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	3 ⁰ x 7 ⁰		FIXED	DUAL GL. TEMP. GLASS		1	BEDROOM#3
2	5 ⁶ x 3 ⁶		SLIDER	DUAL GL. EGRESS		1	BEDROOM#3
3	2 ⁸ x 3 ⁶		FIXED	DUAL GL.		2	BEDROOM#3
4	2 ⁰ x 4 ⁰		CASEMENT	DUAL GL.		2	BEDROOM#4
5	3 ¹⁰ x 1 ¹⁰		FIXED	DUAL GL.		1	BEDROOM#3

NOTE:

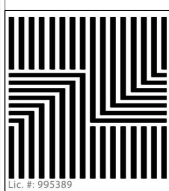
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NO.	REVISION/ISSUE DATE

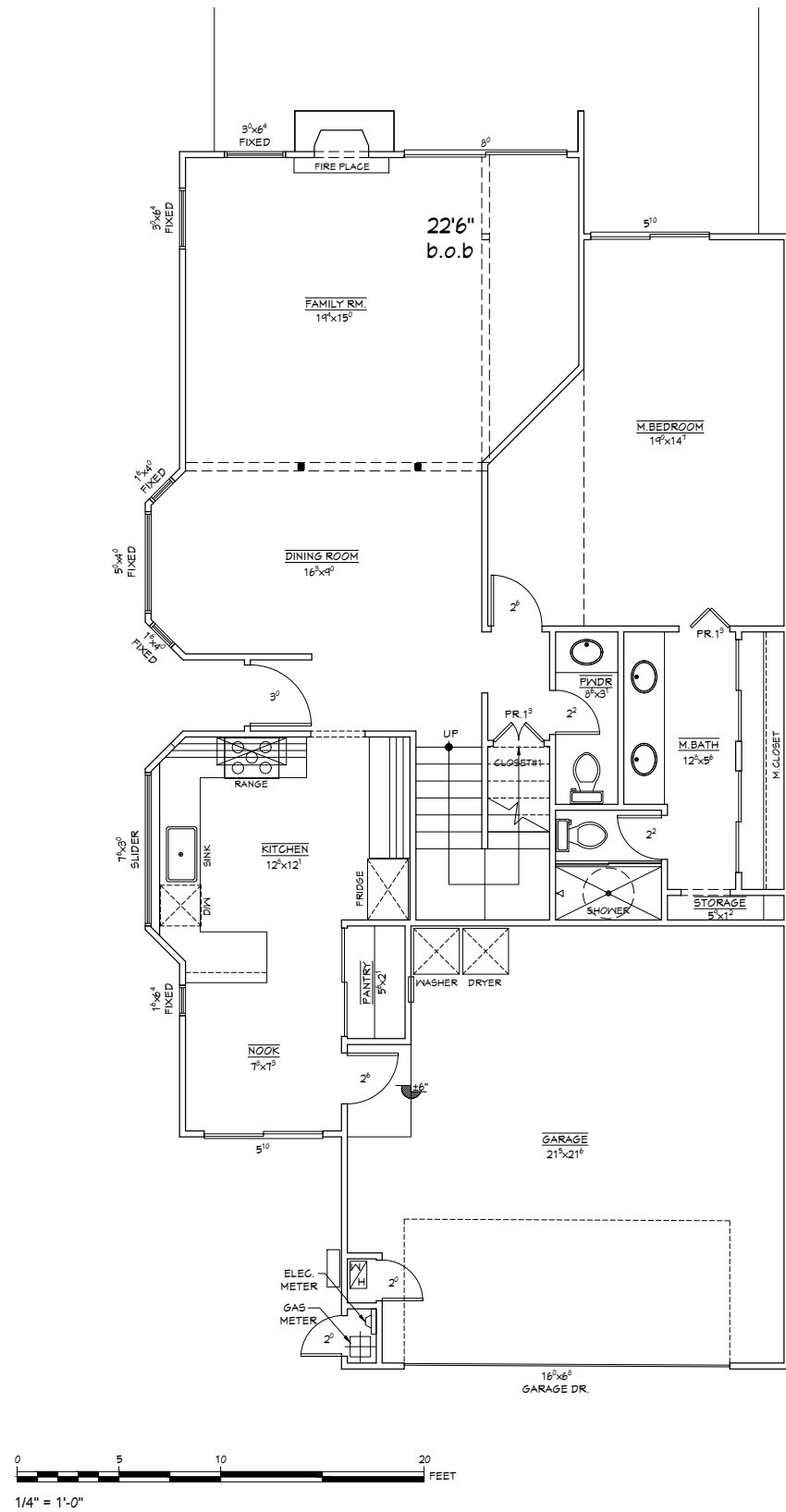
fatma

CLIENT:
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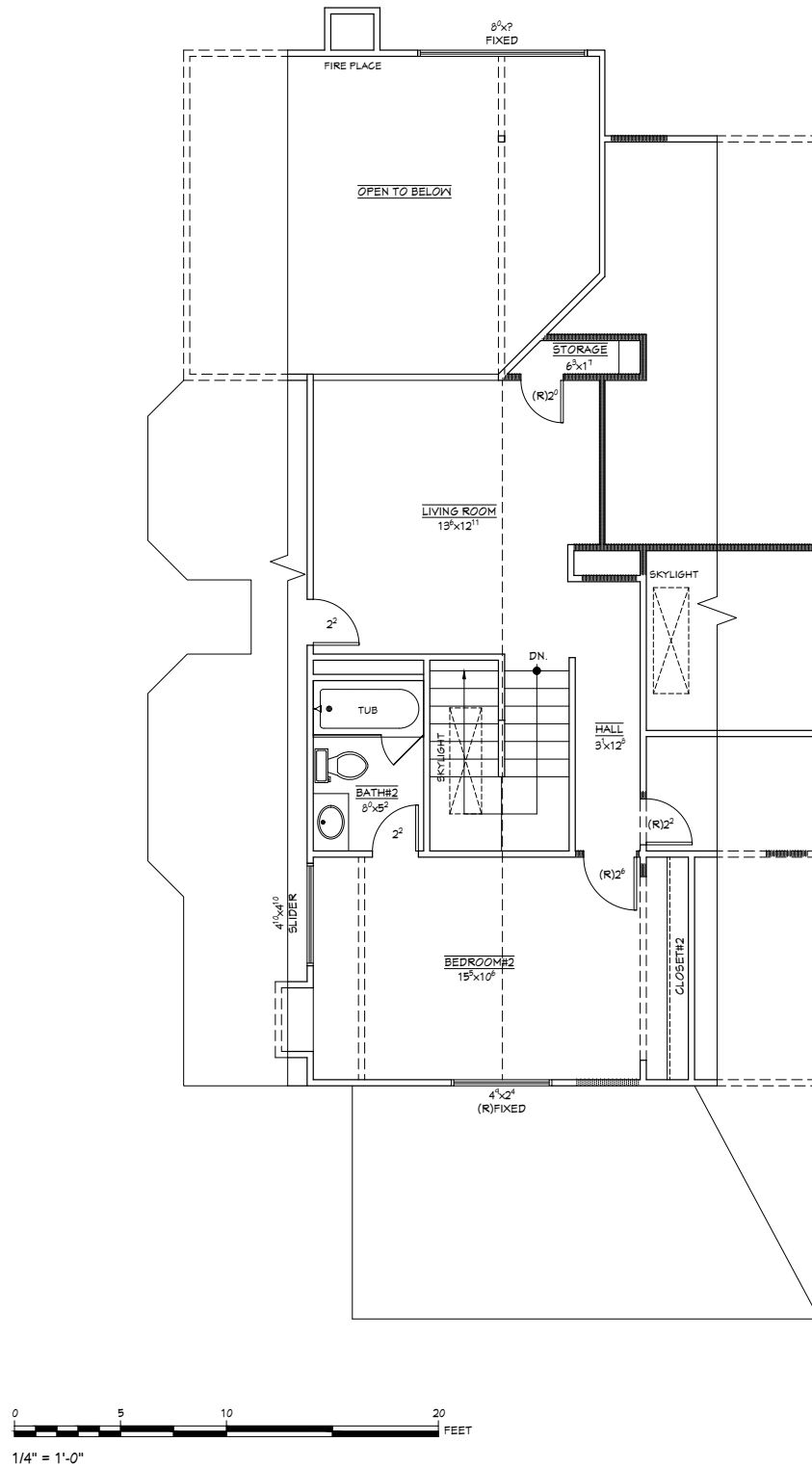
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08/14/2023	SHEET
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LOWER FLOOR DEMOLITION PLAN
1/4" = 1'-0"



UPPER FLOOR DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES

- PLUMBING** CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- ELECTRICAL** REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- DUCTWORK** REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- BRACING** CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- DISPOSAL** ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- 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

- DOORS** REMOVE & DISCARD PER PLAN
- WINDOWS & SKYLIGHTS** REMOVE & DISCARD PER PLAN
- CABINETS** N/A
- FLOOR COVERINGS** N/A
- LIGHT FIXTURES** N/A
- APPLIANCES** N/A
- LANDSCAPE** N/A
- FLATWORK** N/A
- VENEER** N/A
- ELECTRICAL METER** (E) TO REMAIN
- 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
- EXISTING TO BE RELOCATED

REVISIONS

CITY PLAN CHECK

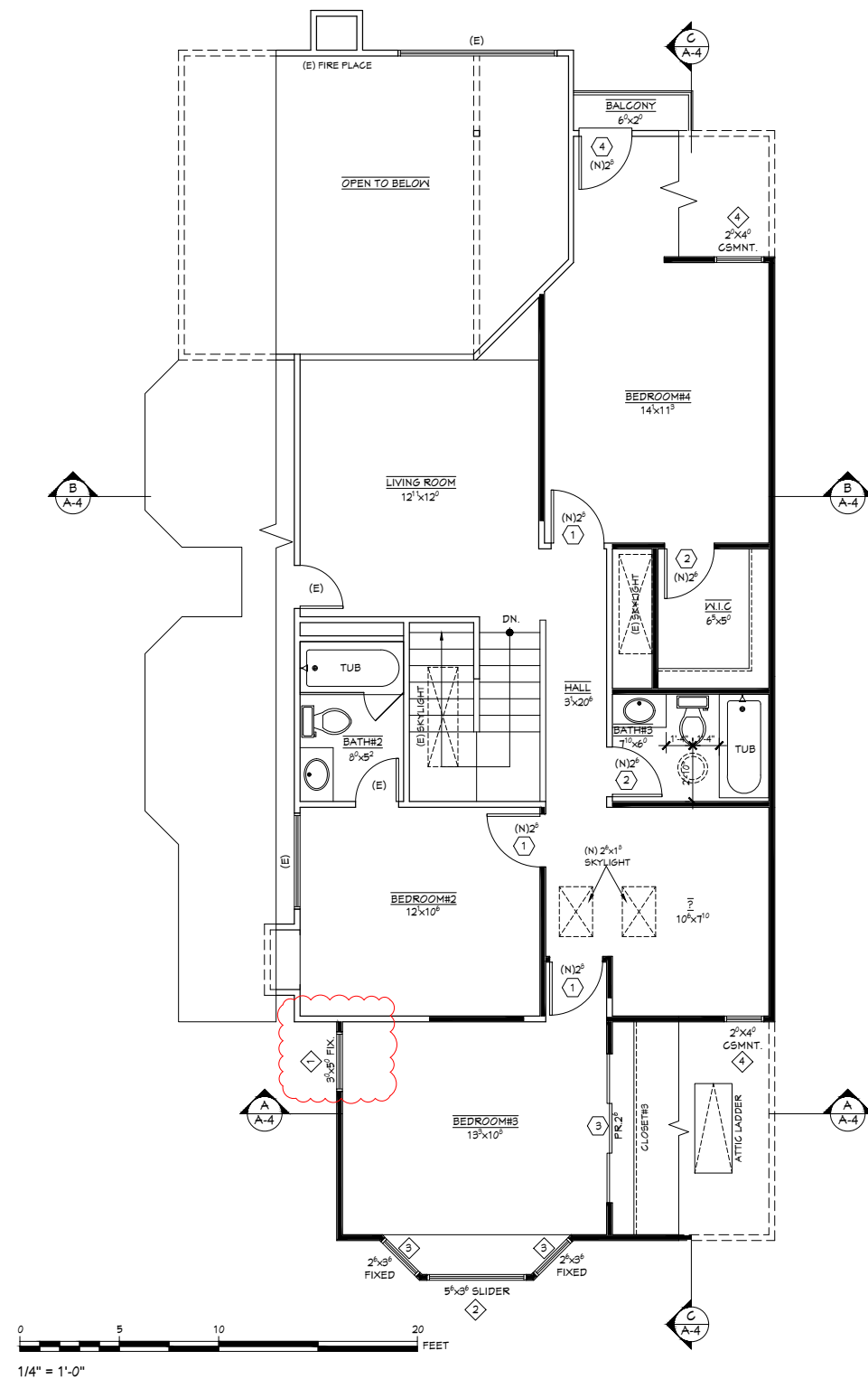
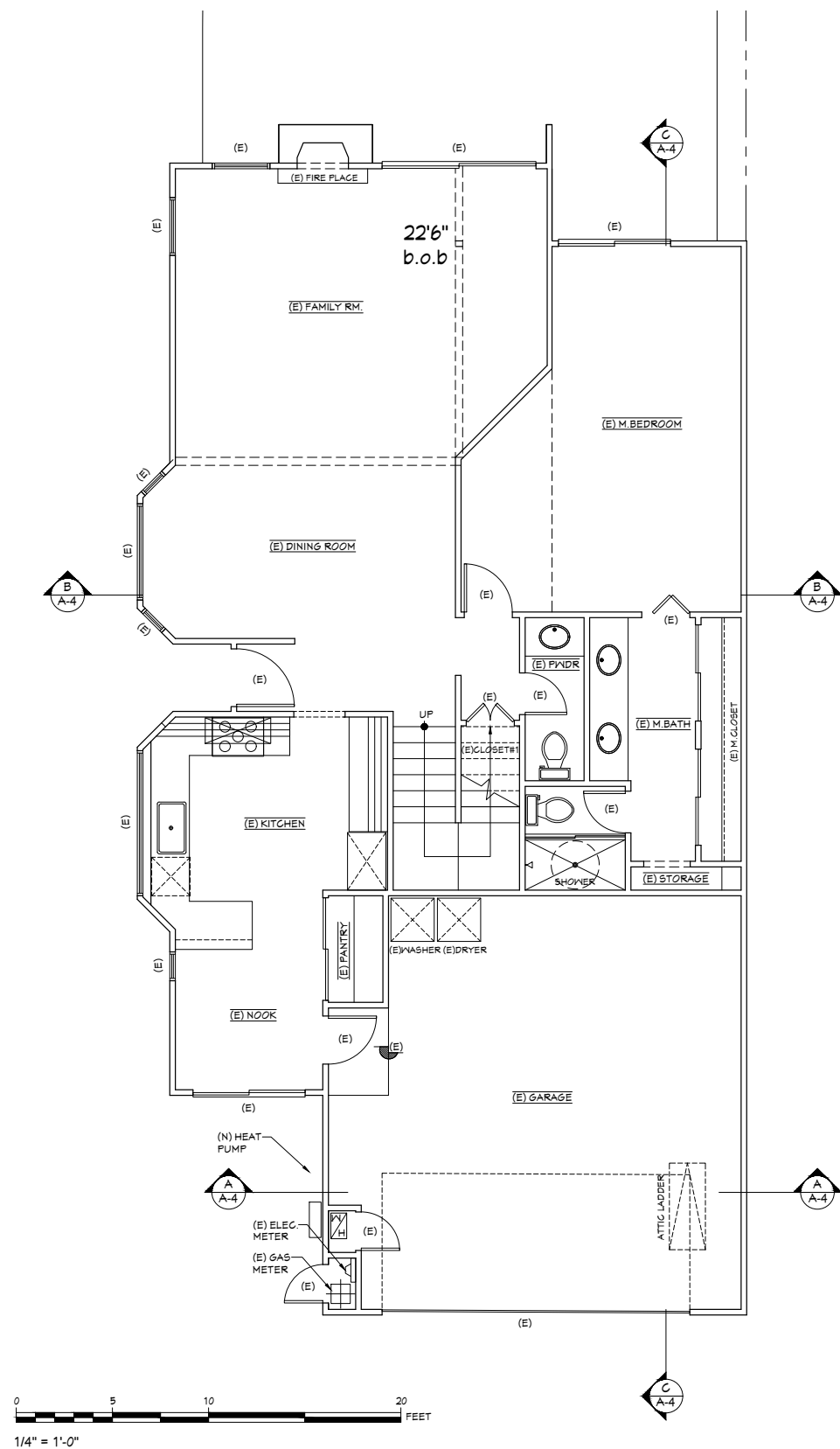
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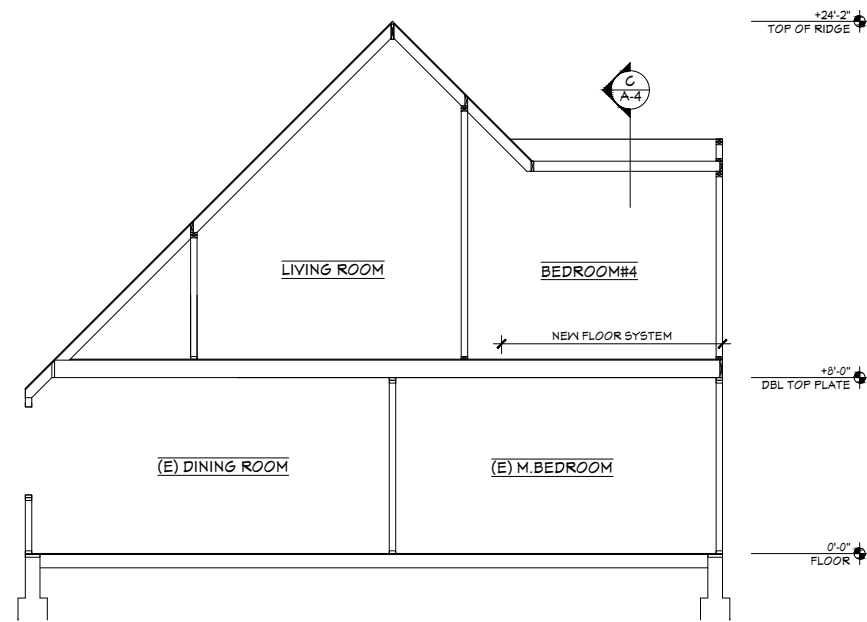
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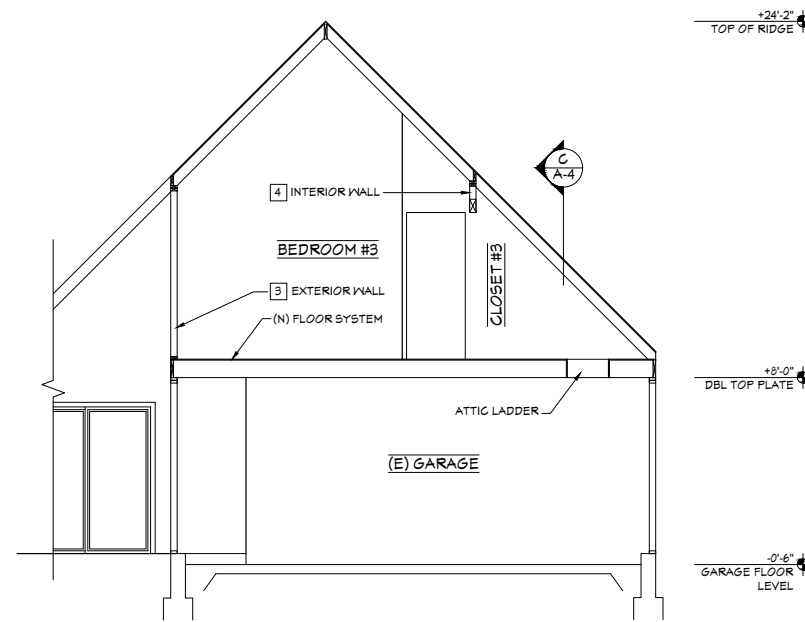
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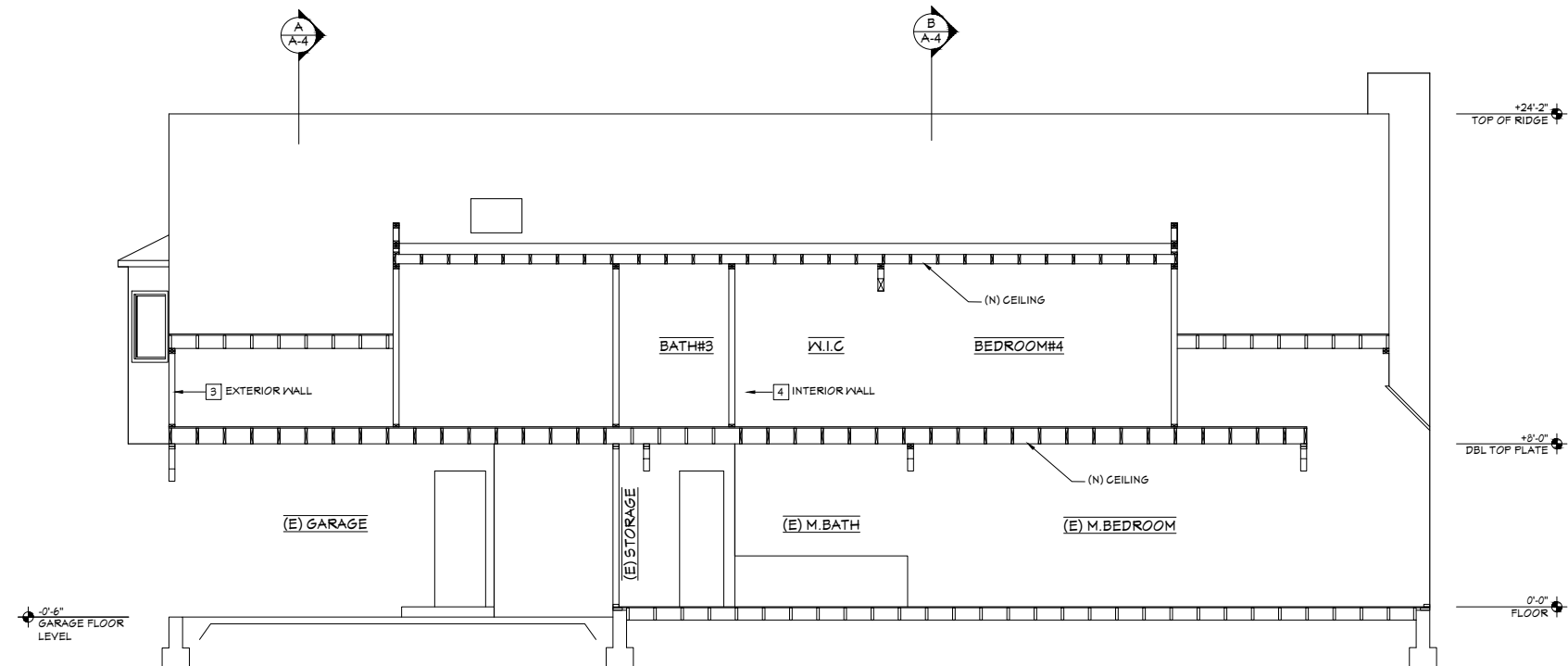
DESIGN PROGRESS, NOT FOR CONSTRUCTION



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



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



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

SECTION NOTES

- ROOF** ROOF MATERIAL (SEE ROOF PLAN FOR TYPE)
0/30# UNDERLAYMENT 0/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) 0/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 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.
- EXTERIOR WALL** EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) 0/ 2 LAYERS CLASS "D" BUILDING PAPER 0/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) 0/ 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.
- 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.
- FLOOR** FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) 0/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- FLOOR w/ CEILING** FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) 0/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 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 R102.1
 - EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANCE EXTERIOR WALL ENVELOPE (CRC R103.1)
 - CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES. (CRC R805.1)

NOTE:

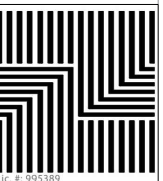
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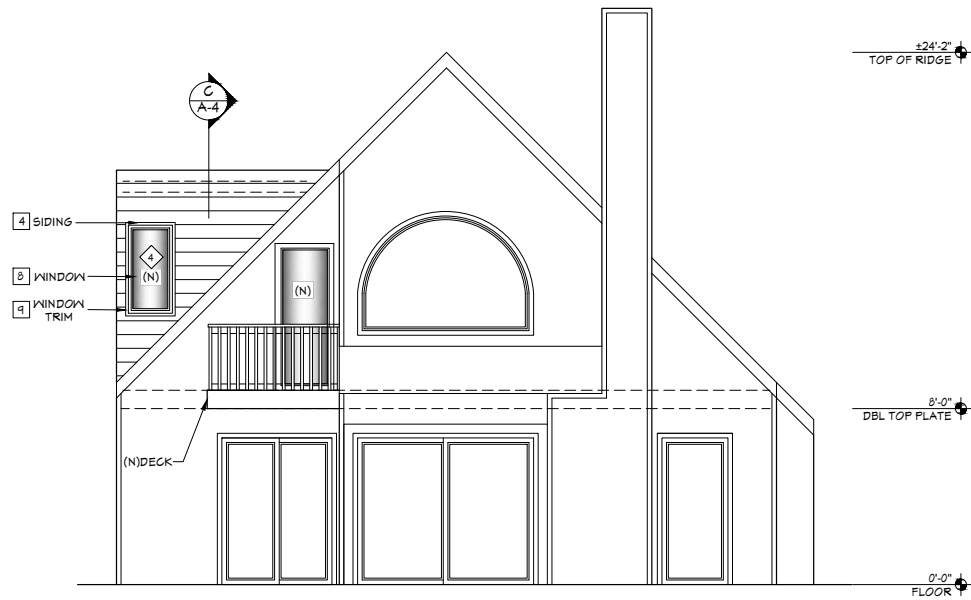
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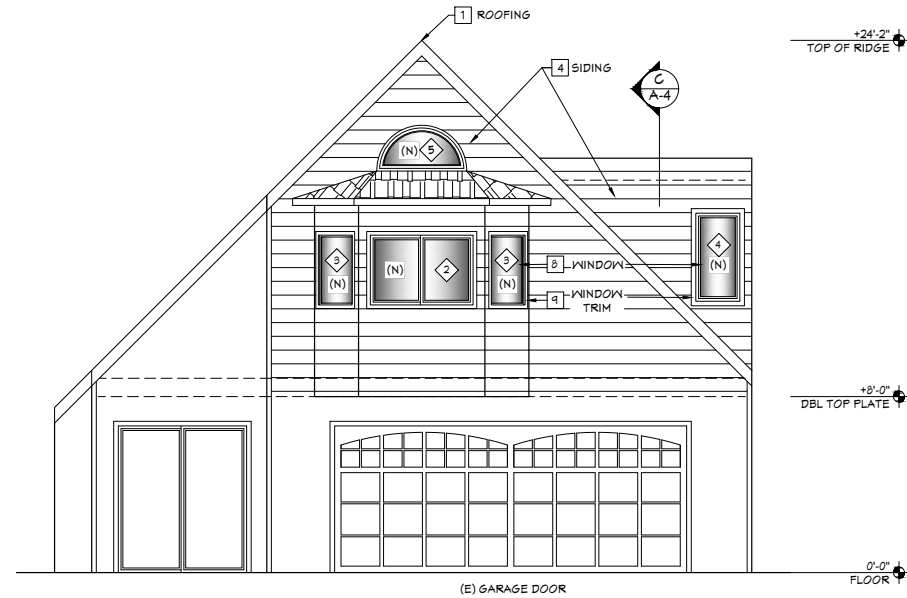
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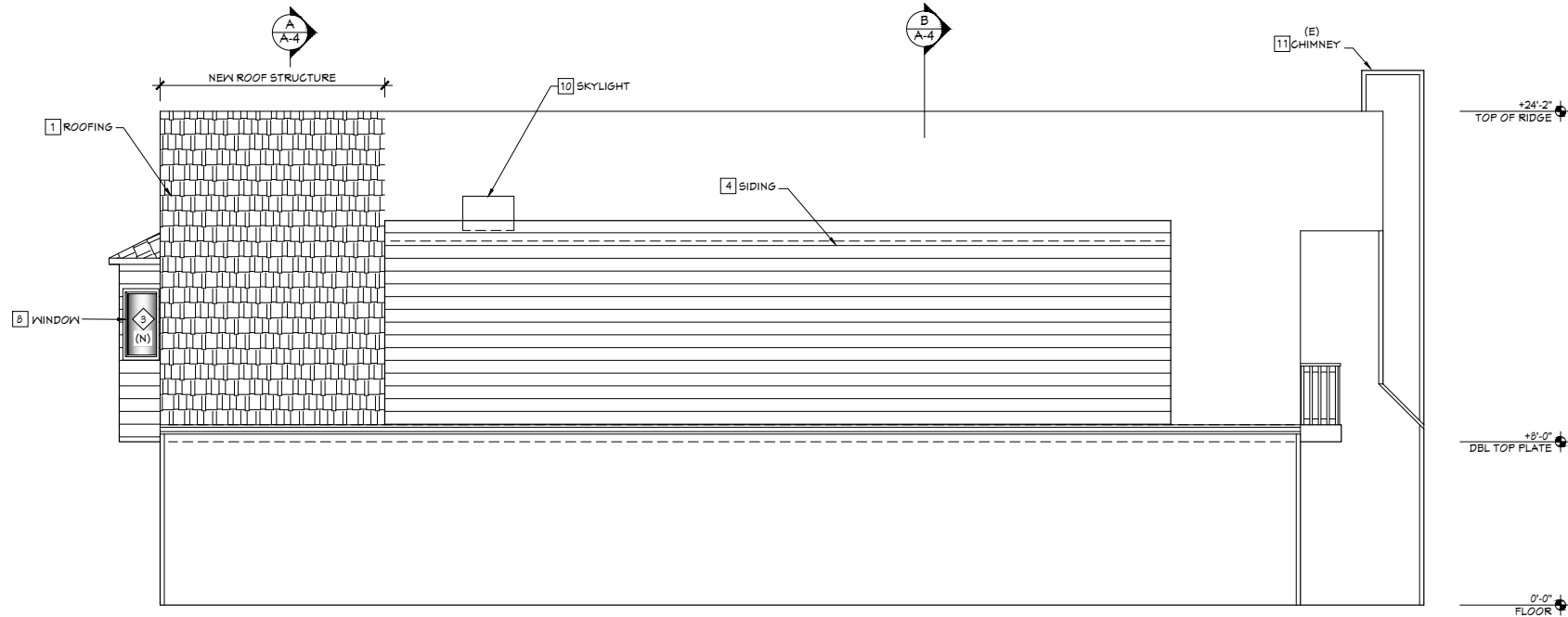
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REAR ELEVATION
1/4" = 1'-0"



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



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

GENERAL NOTES

- I STUCCO** REQUIREMENTS: 1) 3-COAT & 3/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED W/EEP 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)
- II FLUE CLEARANCE** AS PER SECTION R1003.18 CRC 2022, 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING** AS PER CH. 10 CRC 2022
- IV 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

- 1 ROOFING** MFG. SLATE, 40 YEAR COMPOSITION SHINGLE ROOF
- 2 GUTTER** MATCH (E)
- 3 DOWN SPOUTS** MATCH (E)
- 4 SIDING** MATCH (E)
- 5 TRIM** MATCH (E)
- 6 STUCCO** N/A
- 7 VENEER** N/A
- 8 WINDOWS** DUAL GLAZED ANDERSON 100 SERIES OR EQUIVALENT - OWNER TO MAKE FINAL DECISION, MATCH (E)
- 9 WINDOW TRIM** MATCH (E)
- 10 SKYLIGHTS** "VELUX" ELECTRIC "FRESH AIR" SKYLIGHT
- 11 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

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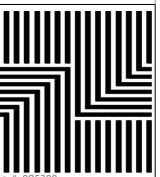
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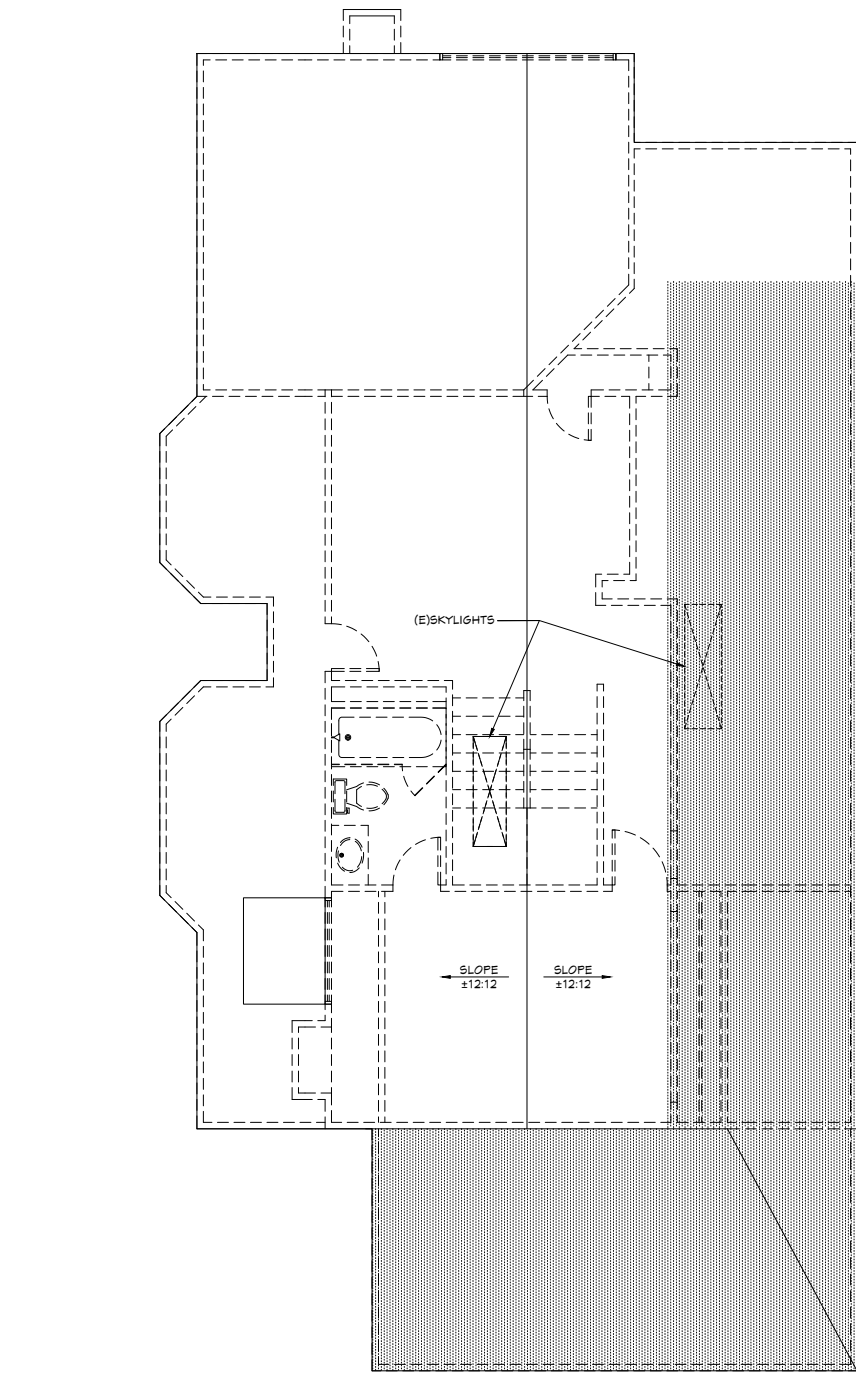
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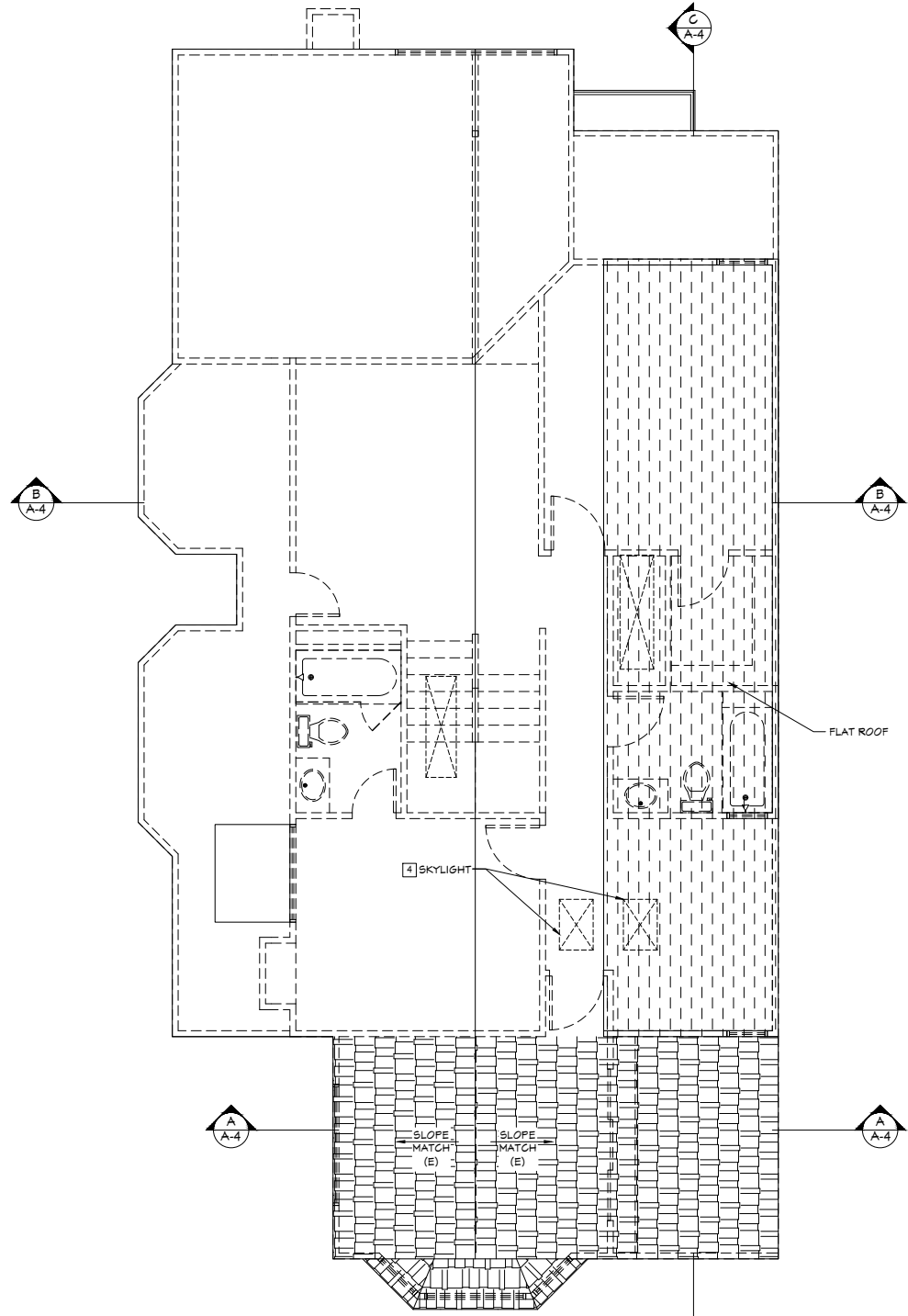
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EXISTING ROOF PLAN
1/4" = 1'-0"



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 $\frac{15}{16}$ " D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$ " MIN. SLOPE
- IV** ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN 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

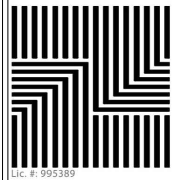
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