

ROOM ADDITION & DECK REPAIR

218 MONTALVO ROAD EMERALD HILLS, CA 94062

DESIGN DATA

2016 CALIFORNIA ADMINISTRATIVE CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRIC CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA EXISTING BUILDING CODE
 2016 CALIFORNIA REFERENCED STANDARDS CODE

ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS, ADOPTION OF THE 2016 EDITION OF THE CALIFORNIA STATE BUILDING CODES, TITLE 24, CALIFORNIA CODE OF REGULATIONS IS MANDATED BY PART 25 OF DIVISION 13 OF THE CALIFORNIA HEALTH & SAFETY CODE (SECTION 18901 ET SEQ) THE FOLLOWING LOCAL AMENDMENTS TO THE CALIFORNIA STATE BUILDING CODES WERE FILED WITH THE BUILDING STANDARDS COMMISSION.

GENERAL NOTES:

- ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT CHU DESIGN AND ASSOCIATES INC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.
- CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS CHU DESIGN AND ENGINEERING INC. AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CHU DESIGN AND ENGINEERING INC. AND RELATED ENGINEERS.
- THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.
- PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND AFFLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL CODES.
- NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.

PROJECT DATA

- LOT LOCATION: 218 MONTALVO ROAD
EMERALD HILLS, CA 94062
- APN: 051-440-260
- OCCUPANCY GROUP: R-3 DWELLING/ U GARAGE
- CONSTRUCTION TYPE: TYPE V-B
- ZONING DISTRICT: R-1 B
- LOT SIZE: IRREGULAR LOT
- SITE AREA (BASED ON THE COUNTY RECORD): 54,885.60 SF.
- MAXIMUM FLOOR COVERAGE RATIO:
- BUILDING DATA:

EXISTING GARAGE AREA :	659.75 SF.
EXISTING MAIN FLOOR AREA :	2,109.25 SF.
EXISTING UPPER FLOOR AREA :	1214.00 SF.
TOTAL EXISTING FLOOR AREA :	3,983.00 SF.
EXISTING MAIN DECK AREA :	688.75 SF.
EXISTING UPPER DECK AREA :	350.75 SF.
PROPOSED MAIN FLOOR ADDITION AREA :	249.75 SF.
PROPOSED UPPER FLOOR ADDITION AREA :	604.81 SF.
TOTAL PROPOSED ADDITION AREA :	854.62 SF.
PROPOSED MAIN DECK ADDITIONAL AREA :	140.25 SF.
EXISTING CONDITIONED FLOOR AREA :	3,323.25 SF.
(EXISTING + NEW) CONDITIONED FLOOR AREA :	3,823.12 SF.
TOTAL FLOOR AREA :	4,485.81 SF.
(EXISTING + NEW) FLOOR AREA / RATIO (F.A.R.) :	4,485.81 SF. / 81.1 %

STRUCTURAL OBSERVATION/ SPECIAL INSPECTION IS REQUIRED FOR

- SHEAR WALLS WITH DESIGN LOAD OF 3000 PLF. OR GREATER.
- INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
- ALL UTILITY TRENCHES, BUILDING PAD SHALL BE PROPERLY BACK-FILLED AND COMPACTED.
- THE FOUNDATION EXCAVATION, HOLDOWN.
- INSTALLATION OF SIMPSON STRONG WALL

ILLUMINATED STREET ADDRESS

ADDRESS NUMBERS ASSIGNED BY THE PLANNING AND BUILDING DIVISION SHALL BE POSTED ON ALL DWELLING UNITS. Provide an illuminated street address at the entry door per City ordinance. Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, and shall be a minimum of 1/2 inch stroke by 4 inches high, shall be either internally or externally illuminated. The power of such illumination shall not be normally switchable. ADDRESS NUMBER AND DIRECTIONAL SIGNS MAY BE REQUIRED AT THE ENTRANCE TO THE DRIVEWAY/ ACCESS ROAD, ROAD FORKS, AND INTERSECTIONS WHEN LOCATED ON THE STREET THE NUMBERS SHALL BE VISIBLE FROM EACH DIRECTION OF TRAVEL.

SHEET INDEX

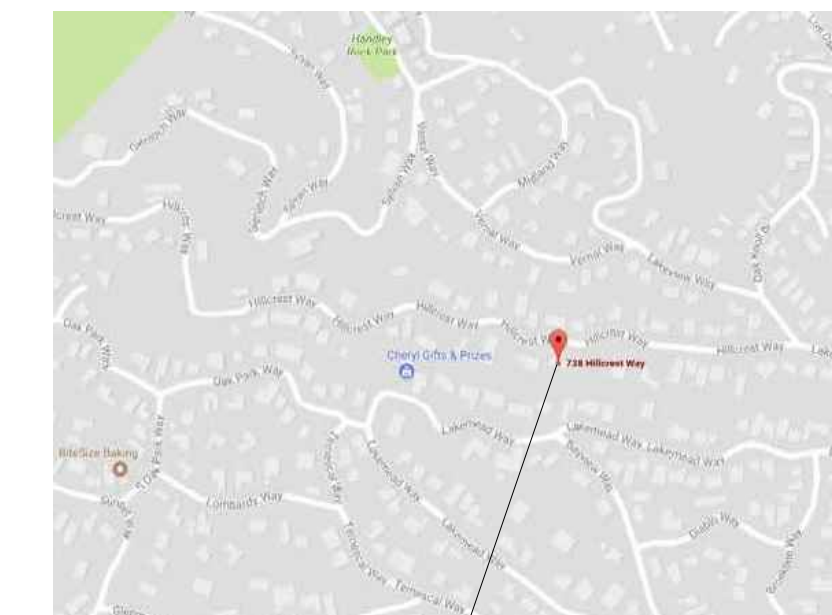
ARCHITECTURAL

- A0 COVER SHEET
- A1 PROPOSED SITE/ ROOF PLAN, EXISTING LOWER FLOOR PLAN
- A2 1936 MAIN FLOOR AND UPPER FLOOR PLAN
- A3 CURRENT APPROVED MAIN FLOOR AND UPPER FLOOR PLAN
- A4 PROPOSED MAIN FLOOR AND UPPER FLOOR PLAN
- A5 CURRENT APPROVED & PROPOSED FRONT ELEVATION
- A6 1936 RIGHT SIDE, CURRENT APPROVED & PROPOSED RIGHT SIDE ELEVATION
- A7 1936 ORIGINAL LEFT & PROPOSED LEFT SIDE ELEVATION
- A8 1936 ORIGINAL REAR & PROPOSED LEFT SIDE ELEVATION
- A9 ARCHITECTURAL NOTES AND DETAILS
- BMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CIVIL

- C0 TOPOGRAPHIC BOUNDARY SURVEY
- C1 GRADING & DRAINAGE PLAN
- C2 EROSION CONTROL PLAN

LOCATION MAP



PROJECT SITE

HERS FEATURE SUMMARY :

- THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING IN MODELED ENERGY PERFORMANCES FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAILS IS PROVIDED IN THE BUILDING COMPONENTS TABLE BELOW.
- BUILDING -LEVEL VERIFICATIONS : NONE.
 - COOLING SYSTEM VERIFICATION : MINIMUM AIRFLOW AND FAN EFFICACY WATTS/ CFM.
 - HVAC DISTRIBUTION SYSTEM VERIFICATIONS : DUCT SEALING.
 - DOMESTIC HOT WATER SYSTEM VERIFICATION : NONE.

PROJECT DIRECTORY

PROPERTY OWNER:

MR. & MRS. RICHARD & XIAOYAN W. CHAO
 218 MONTALVO ROAD
 EMERALD HILLS, CA 94062
 TEL : 1-415-987-2459 (RICHARD CHAO)

BUILDING DESIGN & STRUCTURAL:

CHU DESIGN ASSOCIATES INC.
 55 W. 43RD AVE.
 SAN MATEO, CA 94403
 TEL: (650) 345-9286, EXT. 100
 E-MAIL: Jack@chudesign.com

TITLE 24:

NRG Compliance, LLC
 Mr. Rick Rocklewitz
 P.O. BOX #3111
 SANTA ROSA, CA 95402
 TEL: (707) 231-6951

BOUNDARY SURVEY:

SAVIOR P. MICALLEF
 421 WILLOWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 TEL : 805-109-2423

SOIL REPORT:

CAPEX ENGINEERING INC.
 P.O. BOX 14198
 FREMONT, CA 94539
 TEL: (510) 668-1015
 FAX: (510) 490-8690

CIVIL:

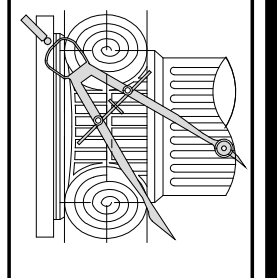
SIGMA PRIME GEOSCIENCES, INC.
 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 TEL : 650-728-3590
 FAX : 650-728-3593

SCOPE OF WORK :

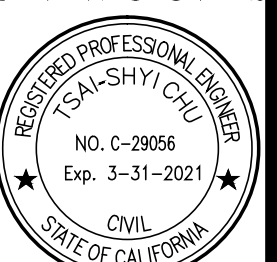
- DEMOLISH DECK SURFACE, REPAIR DAMAGE WOOD .
- ADDING MORE PIER FOOTING TO SUPPORT THE EXISTING DECK.
- ADDING GRADE BEAM TO CONNECT ALL THE PIER FOOTING SUPPORTING THE DECK .
- ADD NEW ADDITION OEN TOP OF EXISTING GARAGE (AREA : 331.2 SQFT.) .
- ENLARGE EXISTING NOOK AREA BY ADDING NEW ADDITIONAL 168.75 SQ. FT.
- REMOVED EXISTING WINDOW AT LIVING ROOM, REPLACE WITH NEW PANORAMIC DOOR .
- REMOVED EXISTING WINDOW AT MASTER SUITE #1, REPLACE WITH NEW PANORAMIC DOOR .
- REMOVED EXISTING WINDOW AT MASTER SUITE #2, REPLACE WITH NEW PANORAMIC DOOR .
- ADD ADDITIONAL DECK TO CONNECT TO THE EXISTING DECK (AREA : 140.25 SQFT.) .

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

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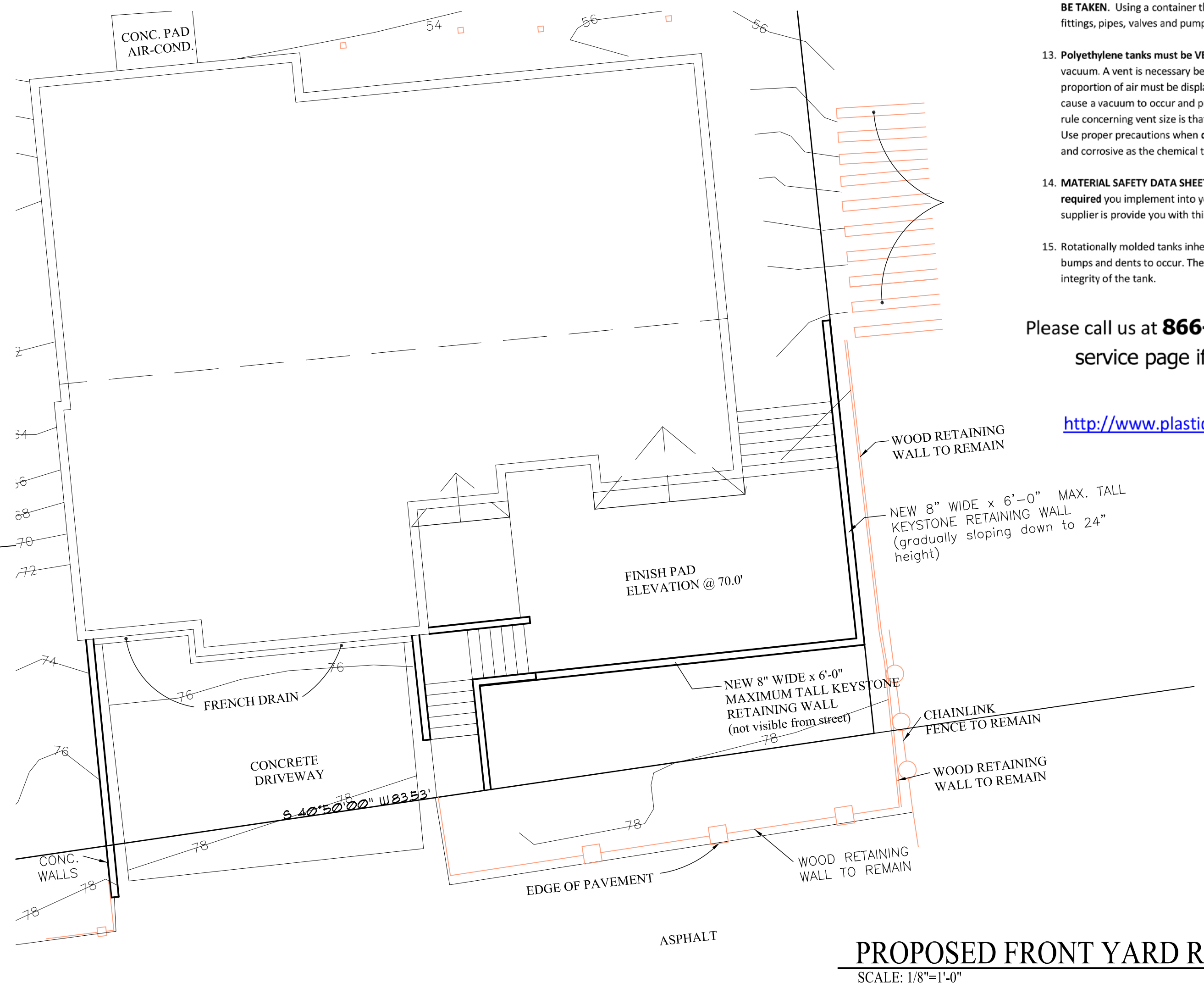
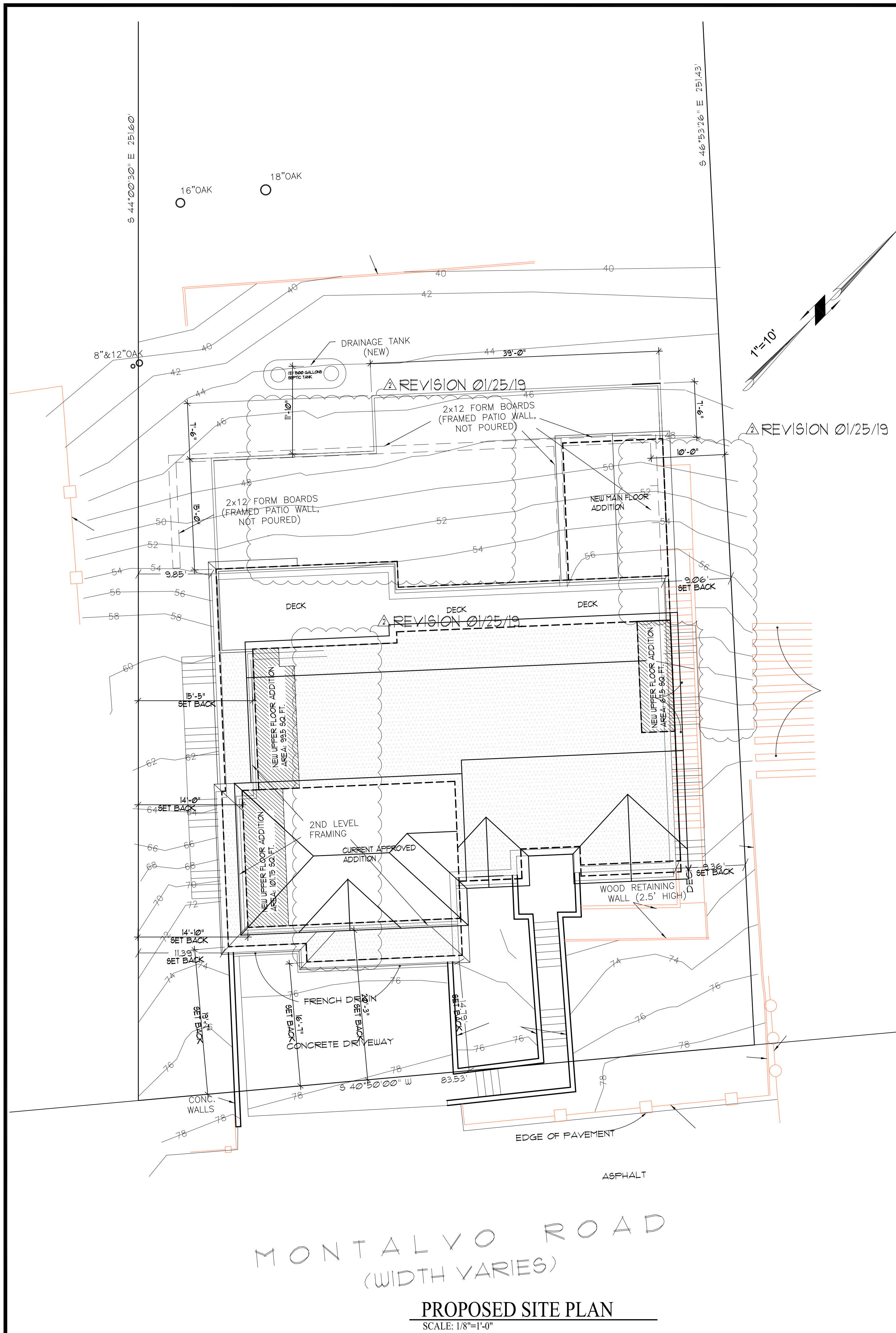
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ROOM ADDITION & DECK REPAIR
 Owner : Mrs. Xiaoyan Wang
 218 Montalvo Road Emerald Hills, CA 94062
 Tel. : 1-415-987-2459 (Mr. Richard Chao)

DATE:	Nov. 30, 2020
SCALE:	AS NOTED
DRAWN:	JC
FOR:	Wang
SHEET NO.	

A.0



Installation & Receiving Instructions for Polyethylene Tanks:



- Upon delivery, immediately inspect your tank(s) for any damage that occurred during shipping or any material defects. If you notice that damage has been incurred or your tank is defective, a **note must be made on the delivery driver's BILL OF LADING & YOUR PACKING LIST.**
- While unloading your tank from the delivery truck or trailer you must be sure to avoid any sharp objects that could damage your tank. Even an experienced **Fork Lift** operator can puncture a polyethylene tank with **fork lift blades.** The appropriate precautions and safety controls should be taken. It is also important that you do not let your tank be rolled over on the tank fittings. Larger polyethylene and plastic tanks should be removed from the truck, flatbed, or trailer with a suitable lifting device such as a crane. See [OSHA regulations 29CFR 1910.178 - 1910.189](#) for hoisting and lifting standards. The unloading area should be devoid of any materials that could possibly damage your tank such as sharp objects and rocks.
- Always completely & firmly support the bottom of your tank.** Whenever you do not have to consider environmental factors such as wind or seismic activity, we recommend an even and compact bed of sand, fine soil or pea gravel for tanks with a base load bearing capacity of 800 lbs. or less. Tanks with a greater load capacity should have a reinforced concrete base. We recommend that tank stands be mounted on top of a concrete base. Stands should be bolted to avoid tank movement due to external environmental factors. It is generally agreed upon that concrete pads provide the best foundation for your tank(s).
- You should install your tank in area that is easily accessible for ease of maintenance.

Chemical Storage Tank Precautions

- You should always perform a hydro test by filling your tank with water prior to use for chemical storage. This is to ensure you that your tank will not cause material loss through improperly secured fittings, manufacturing defects or damage that occurred during transport. **TEST YOUR TANK FOR A MINIMUM OF 5 HOURS.**
- Plastic bulkhead fittings on a tank are only meant to be hand tightened with an additional 1/4 (quarter) turn. Excessive tightening of fittings can cause your tank to leak. If you do notice that a fitting is leaking you should disassemble the fitting and make sure there is no foreign material between the gasket surfaces which is causing the fitting not to have a proper seal.

- Rectangular tanks should have supported sides. Tanks that have a height equal to or greater than 18" inches must have supported sides. However in certain circumstances and specific situations tanks that have a smaller height may contain material with a high specific gravity or may have elevated temperatures and these tanks should also have side supports.
- Heavy equipment should never be mounted on the sides of your tank. Keep fittings free of any additional weight as this may damage them and cause them to leak. All pipes and valves should be fully supported.
- Expansion joints should be used to prevent damage from occurring due to the natural expansions and contractions of tank piping and the tanks themselves.
- Polyethylene tanks are **not designed for vacuum or pressurized applications.** Polyethylene tanks should only be used for atmospheric storage of chemicals.
- When and if you are using an immersion or insertion heater you should make sure they never come into contact with the walls of the tank. Do not generate heat close to the tank wall and use liquid circulation for heat dispersion. An 18" inch space from tank walls is the **minimum** distance for spacing / heater dead zone.
- Make sure that your tank, its fittings, and fitting gasket material is the appropriate and compatible material for your chemical storage application. Contact our staff if you have **any questions** about chemical storage or for specific chemical compatibility not referenced in the chemical resistance charts. Compound chemicals, varying temperatures as well as chemical concentrations may affect polyethylene tanks differently. You, as the end user, must confirm for yourself whether or not polyethylene is the appropriate material for your specific application. **WE DO NOT WARRANTY OR ACCEPT RESPONSIBILITY** for the information provided about polyethylene / chemical compatibility. It is your responsibility to confirm this information with your chemical supplier(s).
- Tanks should be protected from impact. Especially when tanks are kept at a temperature below 40 degrees Fahrenheit.
- NEVER ENTER ANY TANK ALONE.** Consult OSHA Guidelines and regulations for approved procedures to ensure you that you are taking the proper and appropriate precautions.

- Tanks are listed in nominal sizes and the calibrations on molded polyethylene tanks are only approximations but provide a close indication of volume. Polyethylene and plastic tanks naturally expand and contract - this will affect volume. Tanks will expand and contract more or less depending on the volume of the tank, the tank's wall thickness and what specific gravity the contents being stored possess. Internal temperature and external ambient temperatures also affect expansion and contraction of polyethylene tanks.
- WARNING: CHEMICALS ARE INHERENTLY DANGEROUS AND PROPER PRECAUTIONS SHOULD BE TAKEN.** Using a container that is properly designed including properly designed and secured fittings, pipes, valves and pumps will minimize risk.
- Polyethylene tanks must be VENTED.** These tanks are not designed to handle pressure or a vacuum. A vent is necessary because as a tank is filled or emptied of its liquid an equal proportion of air must be displaced simultaneously. Discharge of a tank without a vent would cause a vacuum to occur and pressure would be correspondingly created. A generally accepted rule concerning vent size is that it should be the same size as the tank's largest inlet or outlet. Use proper precautions when **chemical fumes are present.** These fumes can be as dangerous and corrosive as the chemical that is being stored in the polyethylene tank.
- MATERIAL SAFETY DATA SHEETS (MSDS SHEETS)** - These sheets contains facts that are required you implement into your tank design. Law requires that whoever your chemical supplier is provide you with this information freely upon your request.
- Rotationally molded tanks inherit surface characteristics from the tank mold. It is normal for bumps and dents to occur. These surface characteristics have no effect on the structural integrity of the tank.

Please call us at **866-310-2556** or visit our customer service page if you require **any** additional information:
http://www.plastic-mart.com/customer_service.aspx

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

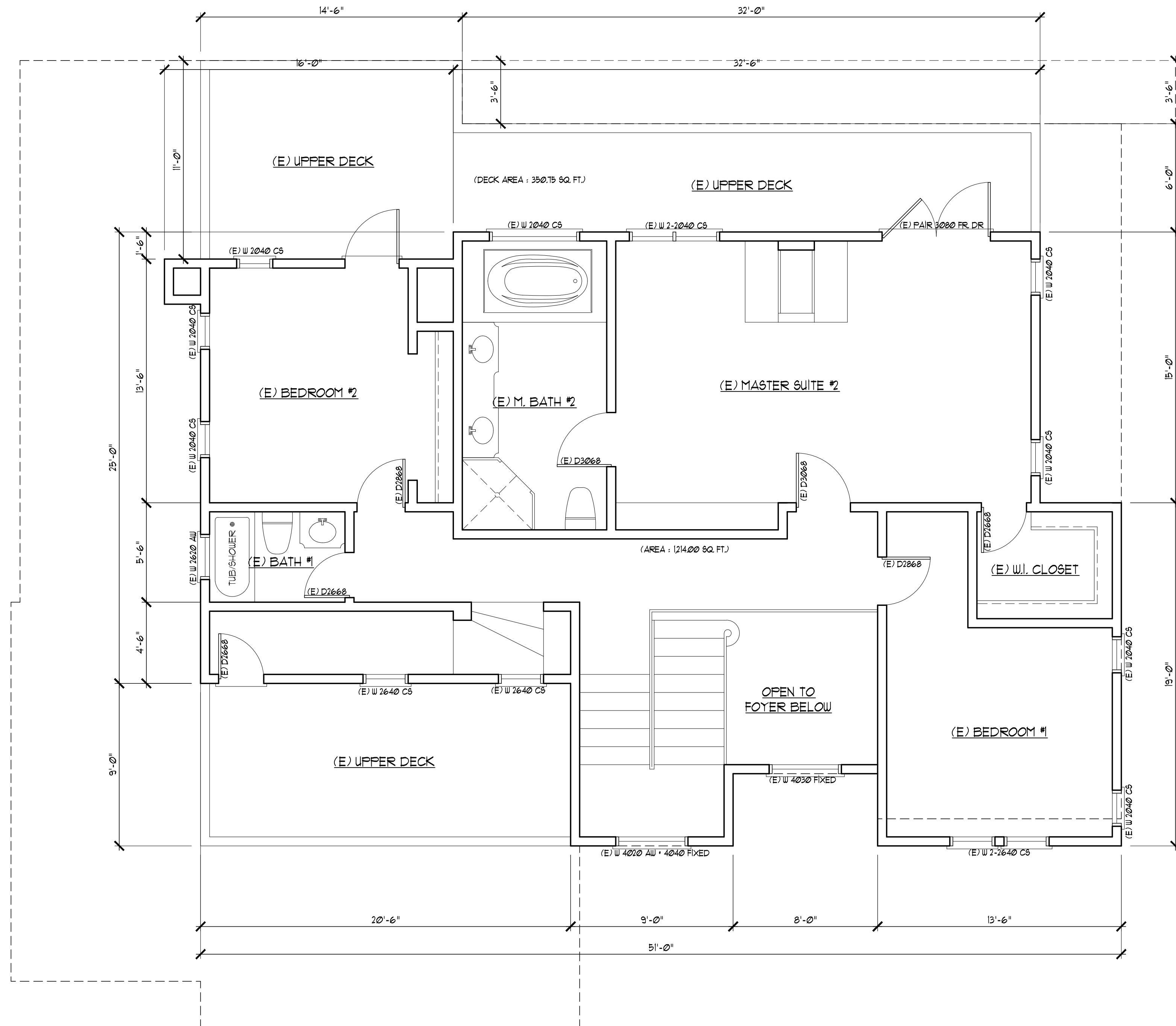
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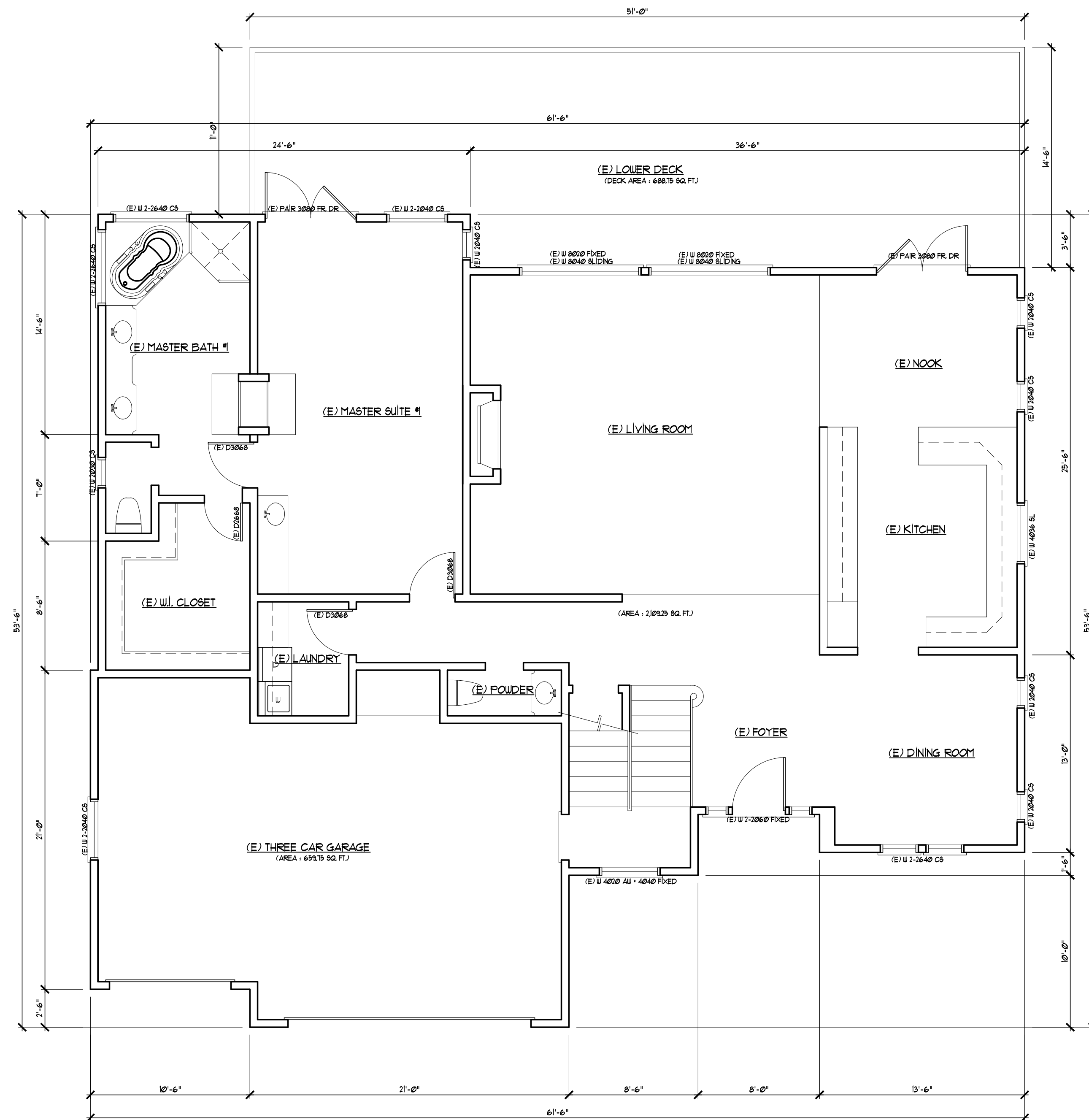
ROOM ADDITION & DECK REPAIR
Owner: Mrs. Xiaoyan Wang
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Tel.: 1-415-987-2459 (Mr. Richard Chao)

DATE:	JAN. 31, 2021
SCALE:	AS NOTED
DRAWN:	JC
REV:	Wang
SHEET NO.:	A.1

OF SHEETS



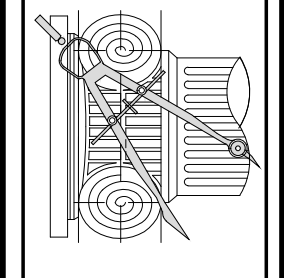
1996 Original - UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"



1996 Original - MIAN FLOOR PLAN
SCALE: 3/16"=1'-0"

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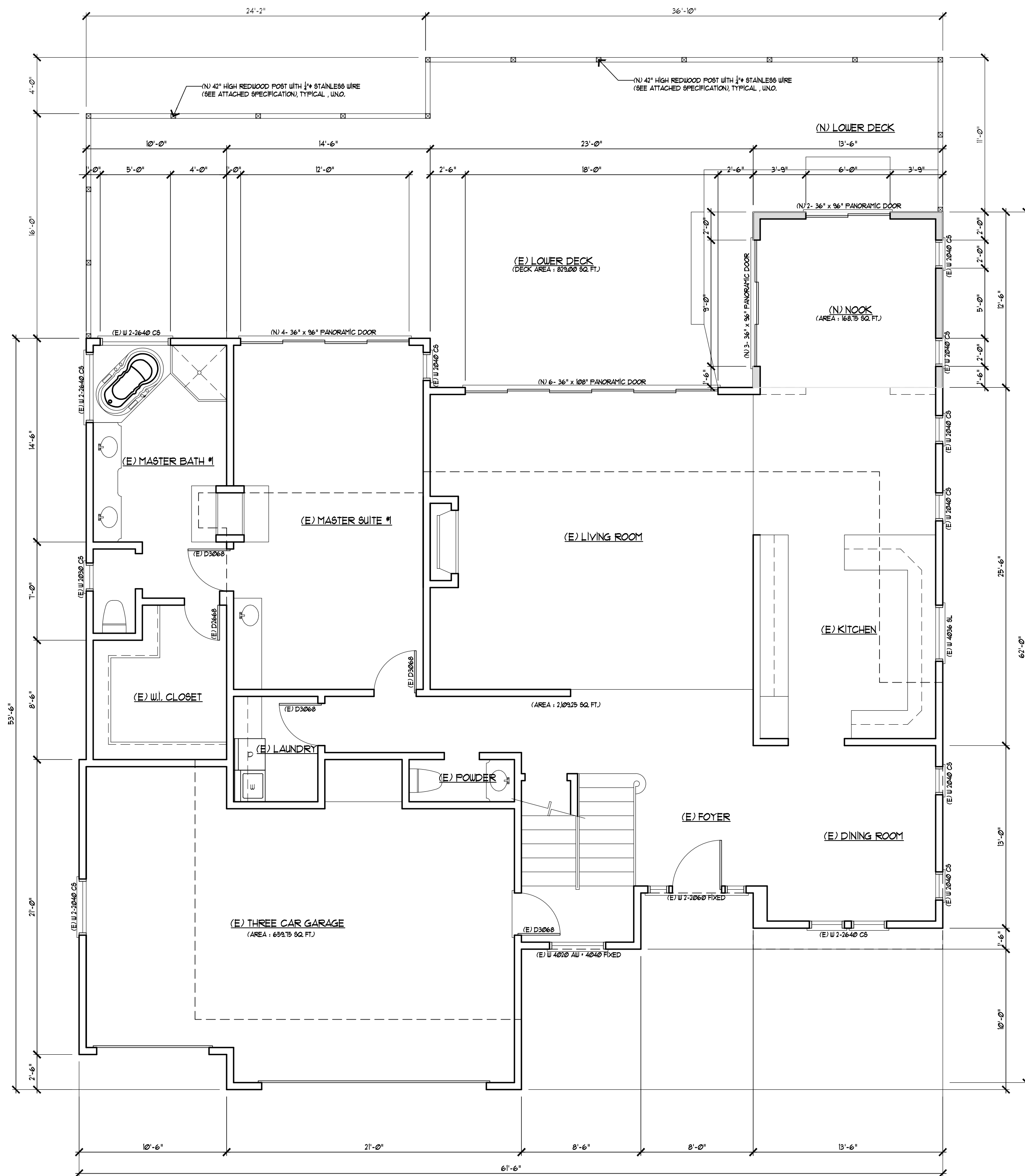
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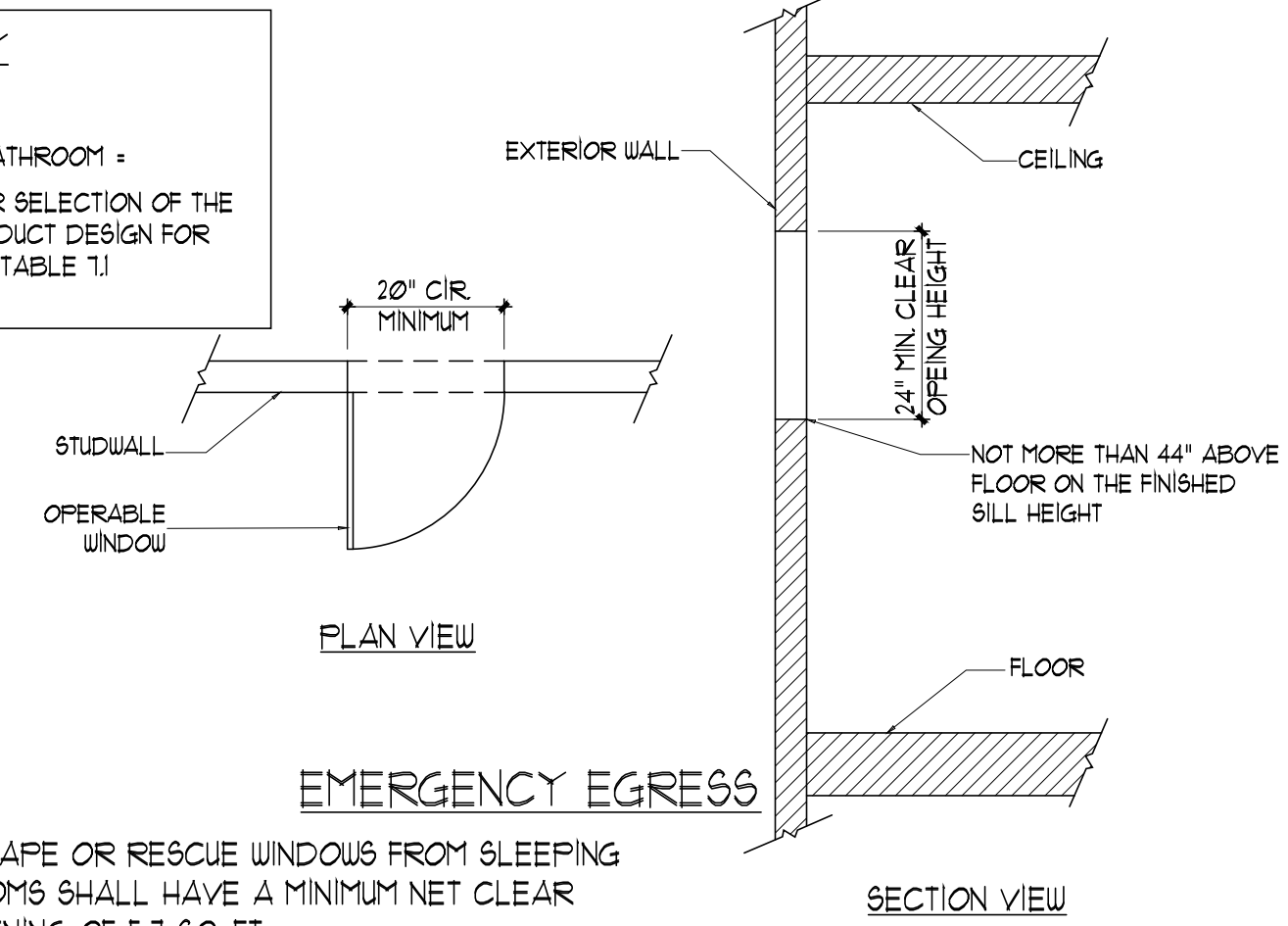
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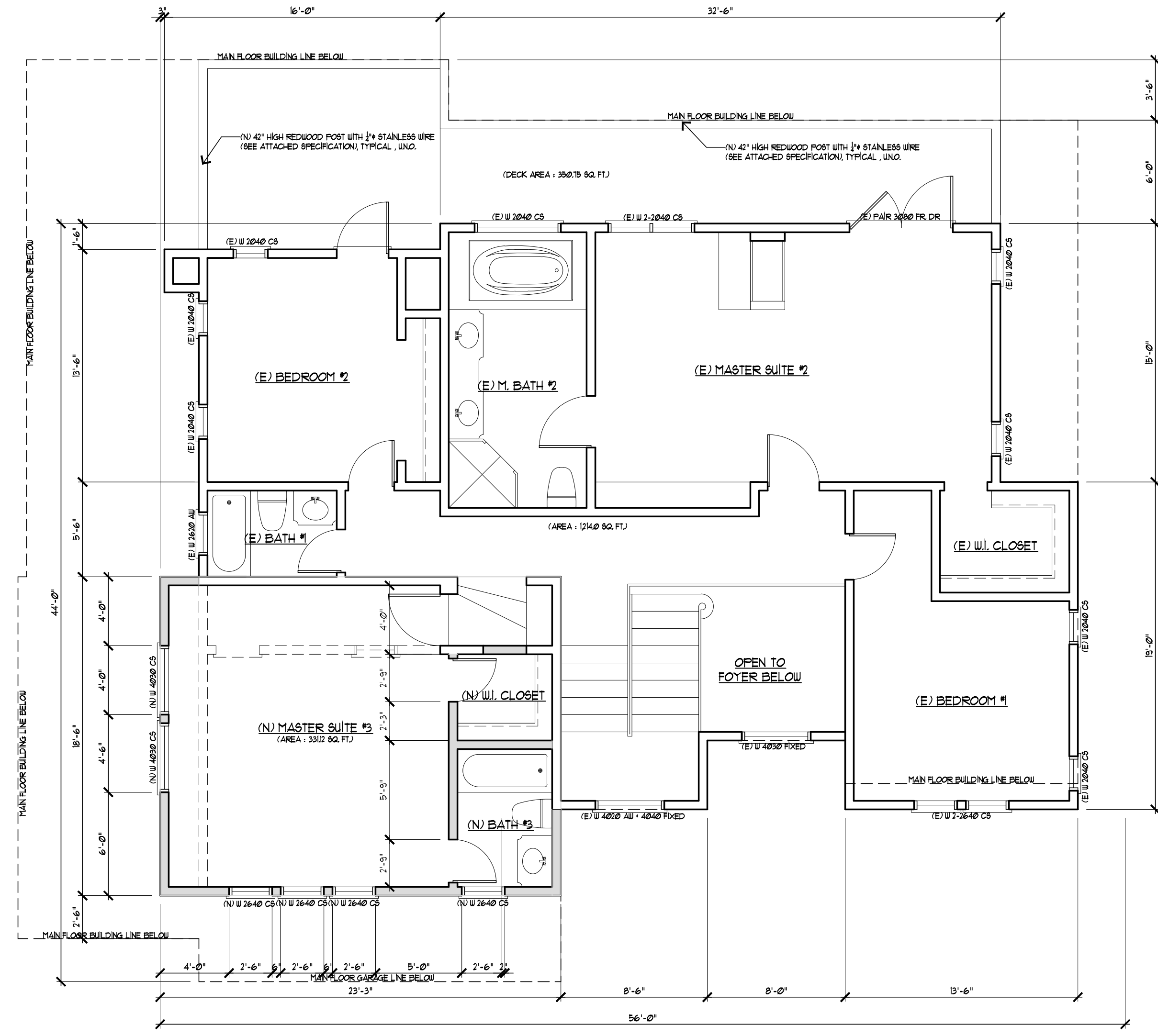
APPROVED FLOOR PLAN, Dated 2018
SCALE: 3/16"=1'-0"

- LEGEND:
- ==== (E) PARTITION TO REMAIN
 - ==== (N) PARTITION
 - ==== (E) PARTITION TO DEMOLISH

LOCAL VENTILATION RATE SUMMARY
 ENTER THE REQUIRED FAN FLOW RATE (CFM)
 BATHROOM FAN FLOW (CFM) = 100 * OF BATHROOM =
 USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE
 WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR
 THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE '1'
 6'



ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
 EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.



APPROVED UPPER FLOOR PLAN, Dated 2018
SCALE: 3/16"=1'-0"

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

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REGISTERED PROFESSIONAL ENGINEER
 No. C-29956
 Exp. 3-31-2021
 CIVIL
 STATE OF CALIFORNIA

ROOM ADDITION & DECK REPAIR
 Owner: Mrs. Xiaoyan Wang
 218 Montalvo Road Emerald Hills, CA 94062
 Tel: 1-415-987-2459 (Mr. Richard Chao)

DATE: Nov. 30, 2020
 SCALE: AS NOTED
 DRAWN: JC
 FOR: Wang
 SHEET NO:

A.3
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WATER USE WORKSHEET

EXIST + ADDED + SUM	TYPE OF FIXTURE	FIXTURE MULTIPLIER	UNITS
1 + 3 = 4	BATH TUB (WITH OR WITHOUT SHOWER)	x 4	16.0
* = 1	CLOTHES WASHER	x 4	4
* = 1	DISH WASHER	x 1.5	1.5
2 + 4 = 6	LAVATORY (BATHROOM SINK)	x 1	6
* = 1 = 1	STALL SHOWER (COUNT EACH HEAD)	x 2	2
1 + 1 = 2	SINK (KITCHEN SINK OR OTHER SINK)	x 1.5	3.0
2 + 3 = 5	TOILET (WATER CLOSET)	x 2.5	12.5

FIXTURE UNIT TOTAL: 45.0

FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). ASHRAE 62.2-2010, SEC. 4.6.5.

BATHROOM VENT CALCULATION:

REQUIRED:			
LOCATION	AREA	RATE	TOTAL REQUIRED
BATH #1	3750 SQ.FT.	8%	3.00 SQ.FT.
BATH #2	3750 SQ.FT.	8%	3.00 SQ.FT.
BATH #3	3750 SQ.FT.	8%	3.00 SQ.FT.
MASTER BATH	913 SQ.FT.	8%	1.29 SQ.FT.
POUNDER	2025 SQ.FT.	8%	1.62 SQ.FT.
PROVIDED:			
LOCATION	OPENING SIZE / MECH. VENT	QTY.	TOTAL PROVIDED
(N) BATH #1	2'-0" x 2'-0"	1	4.00 SQ.FT.
(N) BATH #2	2'-0" x 2'-0"	1	4.00 SQ.FT.
(N) BATH #3	2'-0" x 2'-0"	1	4.00 SQ.FT.
MASTER BATH	2'-0" x 4'-0"	1	8.00 SQ.FT.
POUNDER	2'-0" x 2'-0"	1	4.00 SQ.FT.

ALL VENTILATION SYSTEM WILL BE TESTED USING AN AIRFLOW MEASURING DEVICE AFTER COMPLETION OF THE INSTALLATION OF SYSTEM THAT THE DELIVERED VENTILATION AIRFLOW MEETS THE REQUIREMENT.

CalGreen KEYNOTES:

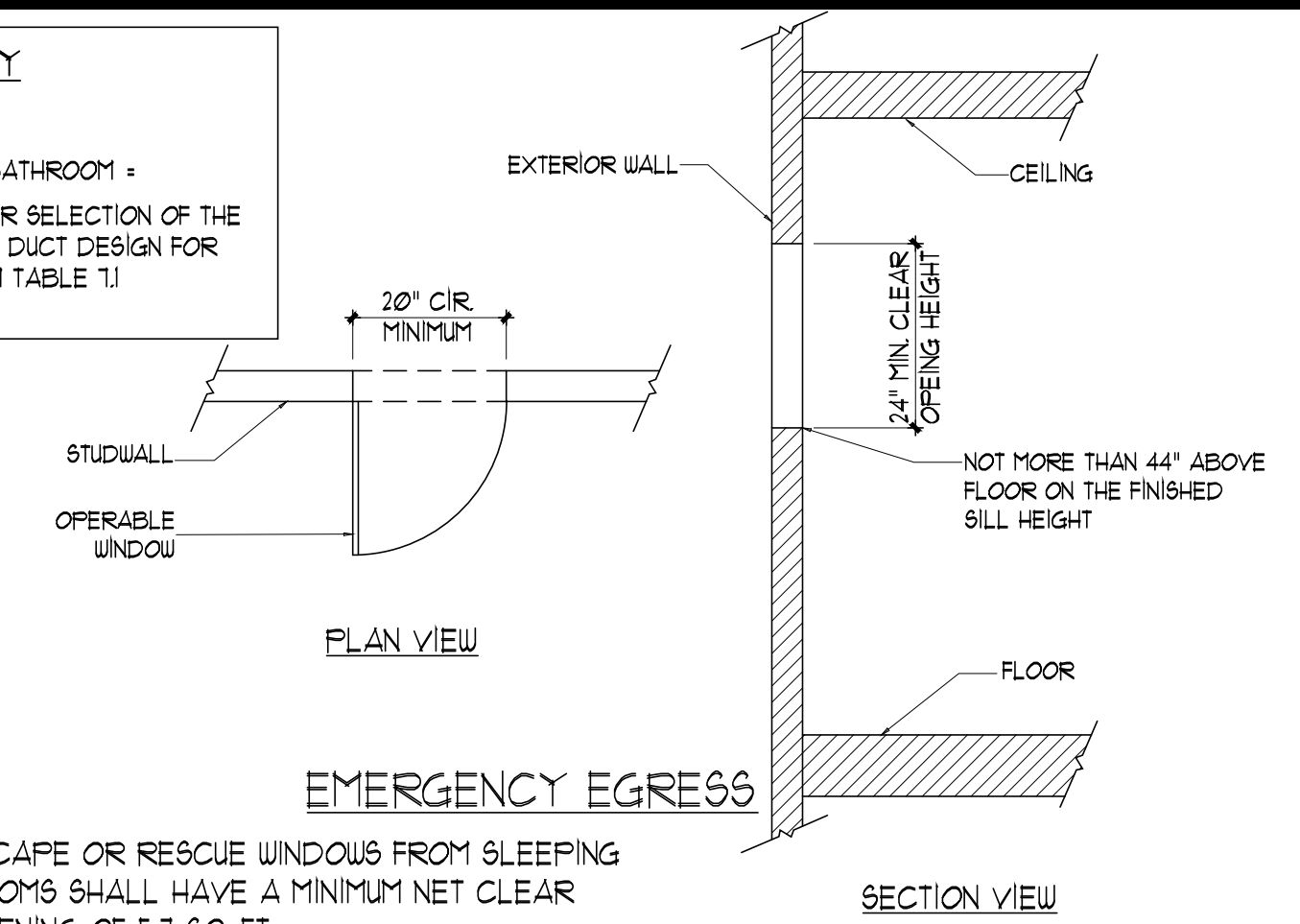
- VELUX SKYLIGHT
- NEW HORIZONTAL FURNACE IN GARAGE: RHEEM CLASSIC 30 PLUS, MODEL NO.: R51C-06B4E85 OR EQ. RATED INPUT: 80,000 BTUH. HEATING OUTPUT: 15,000 BTUH. AFUE: 95.0%. PROVIDE A "TAMPER PROOF" RECEPTACLES AND LIGHTING.
- DRYER
 - PROVIDE A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/ BACK DRAFT DAMPER (36" MIN. AWAY FROM OPENING)
 - MAX. VENT DUCT LENGTH OF 4'.
- PROVIDE ALL SHOWER HEAD TO HAVE A MAX. FLOW OF 2.0 GPM @ 80 PSI AND LAVATORY FAUCETS TO HAVE A MAX. 1.5 GPM @ 60 PSI PER CalGreen SEC. 4.303.1
- GAS FIREPLACE (SUPERIOR 42" VENT-FREE, NATURAL GAS FIREPLACE OR EQ. FIRE ROCK MODULAR REFRACTORY FIREPLACE HEATING OUTPUT: 40,000 BTU. ICC- ESR-2593.
- NEW 30" x 30" ATTIC ACCESS, NEW 22" x 30" CRAWL SPACE ACCESS.
- PROVIDE 1/2" TYPE 'X' GYPSUM WALLBOARD FROM FOUNDATION OF ROOF SHEATHING AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. (TYPICAL, UNO.)
- EXISTING STORAGE GAS WATER HEATER: A. O. SMITH FGR-234-50 OR EQ. GAS INPUT: 40,000 BTU/HR. ENERGY FACTOR: 0.65. VERIFY SEISMIC STRAP, IF NONE PROVIDE SEISMIC STRAP, SEE DETAIL 15 ON SHEET A-6
- PROVIDE MINIMUM 1-3/4" SOLID CORE W/ SELF-CLOSING & SELF LATCHING DOOR W/ FIRE RESISTANCE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO ASTM E 2014.
- MINIMUM 3/4" DEEP LANDING AT ALL EXTERIOR DOORS.
- NEW GRAVITY HOOD ABOVE THE STOVE TOP WILL BE INSTALLED. EXHAUST FAN SHALL BE DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100cfm. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 11.
- PROVIDE KITCHEN FAUCETS TO HAVE A MAX. FLOW OF 1.8 GPM @ 60 PSI PER CalGreen SEC. 4.303.1
- PROVIDE ALL TOILETS SHALL HAVE MAX. 1.28 GALLONS PER FLUSH.
- WALL COVERING SHALL BE CEMENT FLASTER, TILE OR APPROVED MATERIAL EQUAL TO 12" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. SHOWERS MUST HAVE A MINIMUM INSIDE CLEAR DIMENSION OF 30" WITH A MINIMUM TOTAL AREA OF 1024 SQUARE INCHES PER CFC, SEC. 411.1.
- SHOWERS AND TUB-SHOWER COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. THESE VALVES SHALL CONFORM TO ASSE 1016 OR ASME A112.18/CSA INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.
- PROVIDE PANASONIC FV-30VQ3 WHISPER CEILING 230 CFM CEILING MOUNTED FAN TO MEET THE MINIMUM 100 SQUARE INCHES OF MAKE-UP AIR AT THE NEW LAUNDRY ROOM.

LOCAL VENTILATION RATE SUMMARY

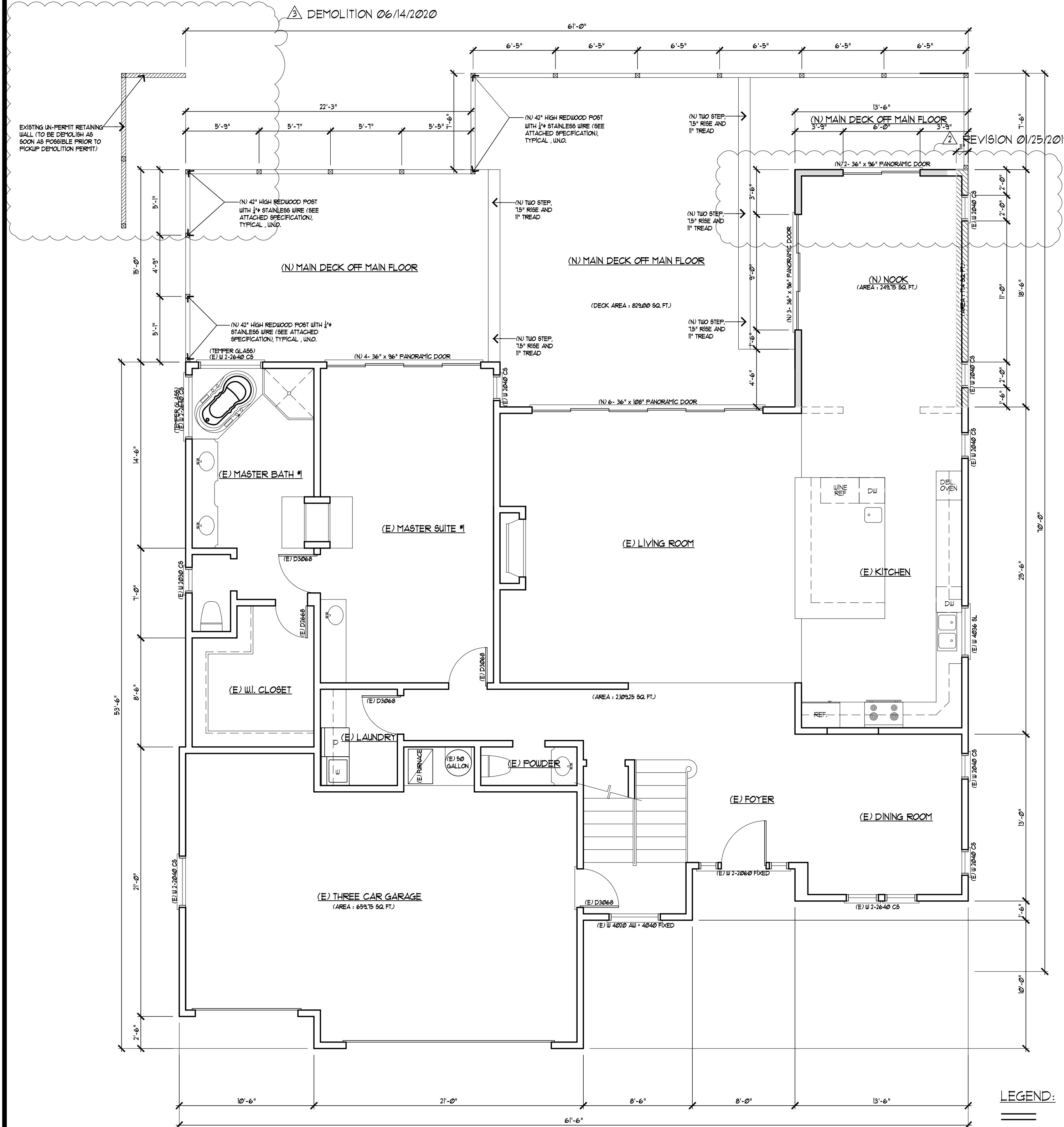
ENTER THE REQUIRED FAN FLOW RATE (CFM)

BATHROOM FAN FLOW (CFM) = 100 * OF BATHROOM =

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE '11'

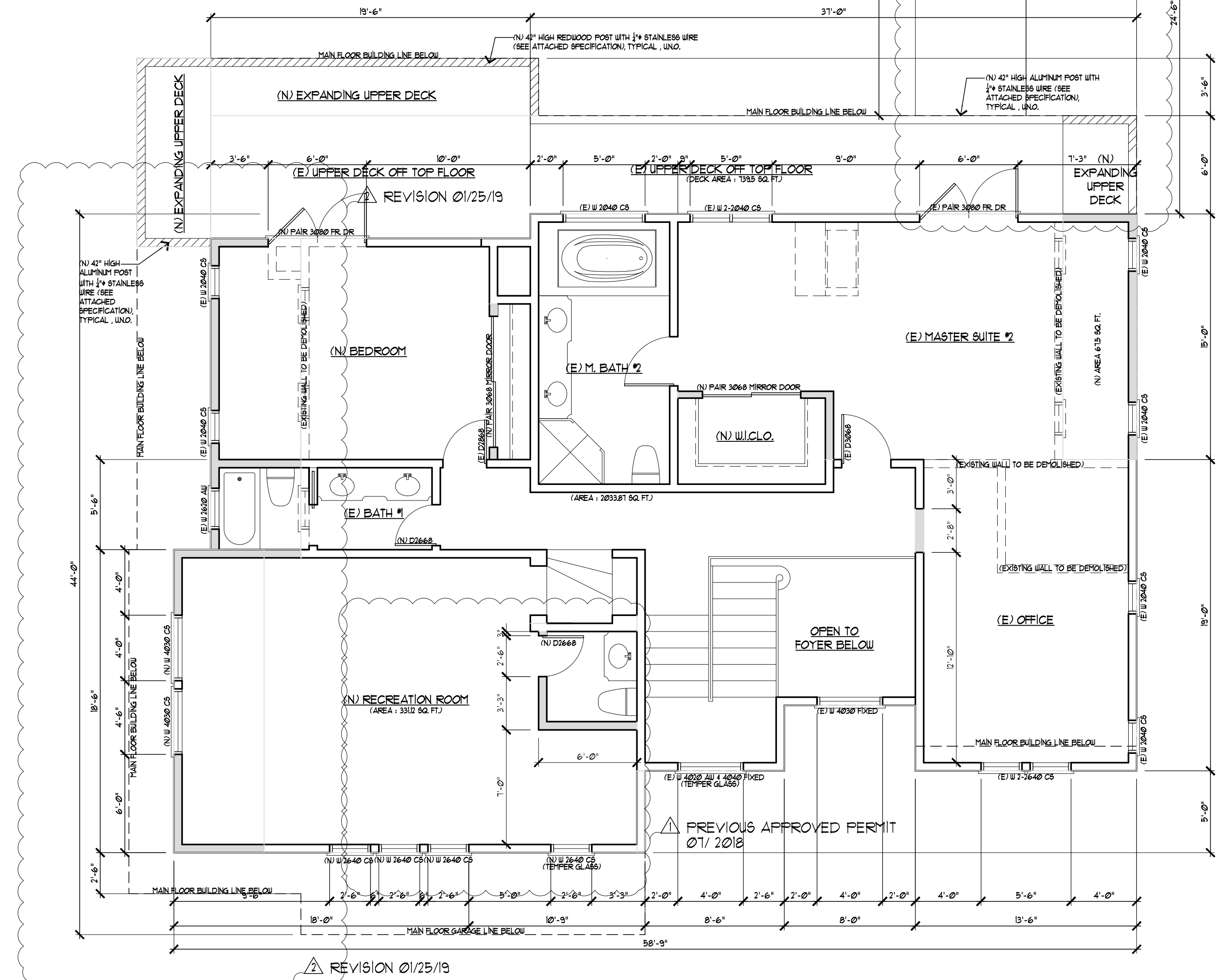


ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.



PROPOSED MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND:
 ===== (E) PARTITION TO REMAIN
 ===== (N) PARTITION
 ===== (E) PARTITION TO DEMOLISH



PROPOSED UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"

REVISIONS BY
 COMMENT 12/08/17 JC
 REVISION 01/25/19 JC

CHU DESIGN ASSOCIATES INC.
 55 W. 43rd AVENUE
 SAN MATEO, CALIFORNIA 94003
 TEL: (650) 345-9286
 FAX: (650) 345-9287

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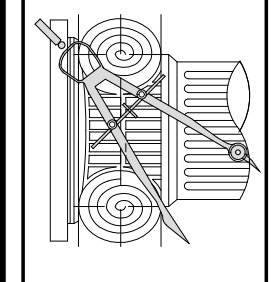
REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. C-2992
 Exp. 3-31-2021

ROOM ADDITION & DECK REPAIR
 Owner: Mrs. Xiaoyan Wang
 218 Montalvo Road Emerald Hills, CA 94062
 Tel: 1-415-987-2459 (Mr. Richard Chao)

DATE: Nov. 30, 2020
 SCALE: AS NOTED
 DRAWN: JC
 FOR: Wang
 SHEET NO. A.4
 OF SHEETS

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

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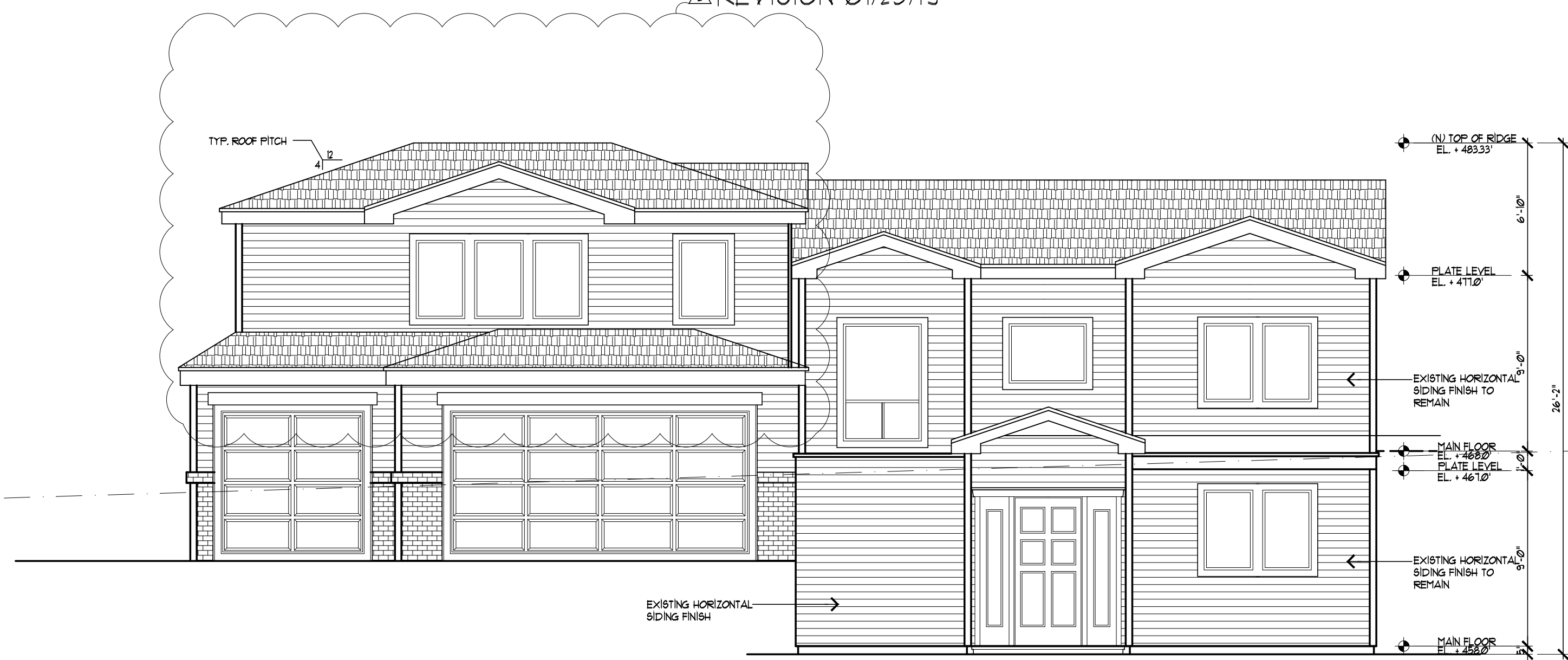


ROOM ADDITION & DECK REPAIR
 Owner : Mrs. Xiaoyan Wang
 218 Montalvo Road Emerald Hills, CA 94062
 Tel. : 1-415-987-2459 (Mr. Richard Chao)

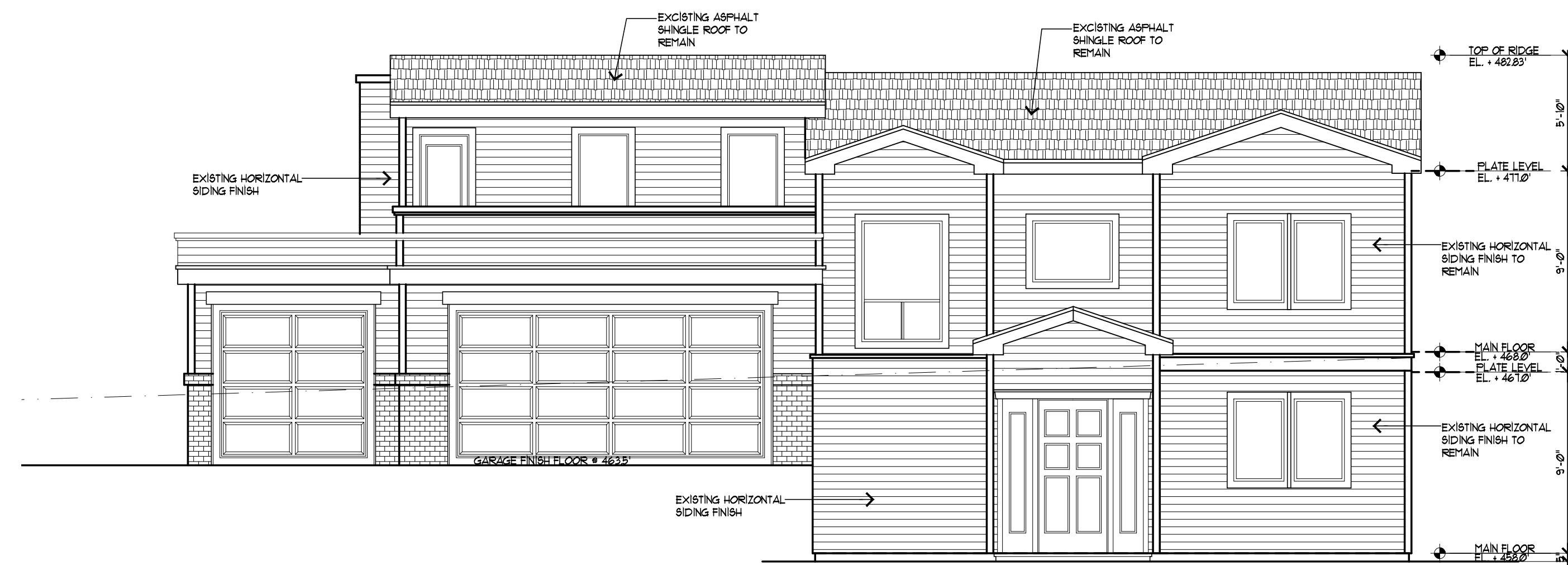
DATE: Nov. 30, 2020
 SCALE: AS NOTED
 DRAWN: JC
 FOR: Wang
 SHEET NO.

A.5
 OF SHEETS

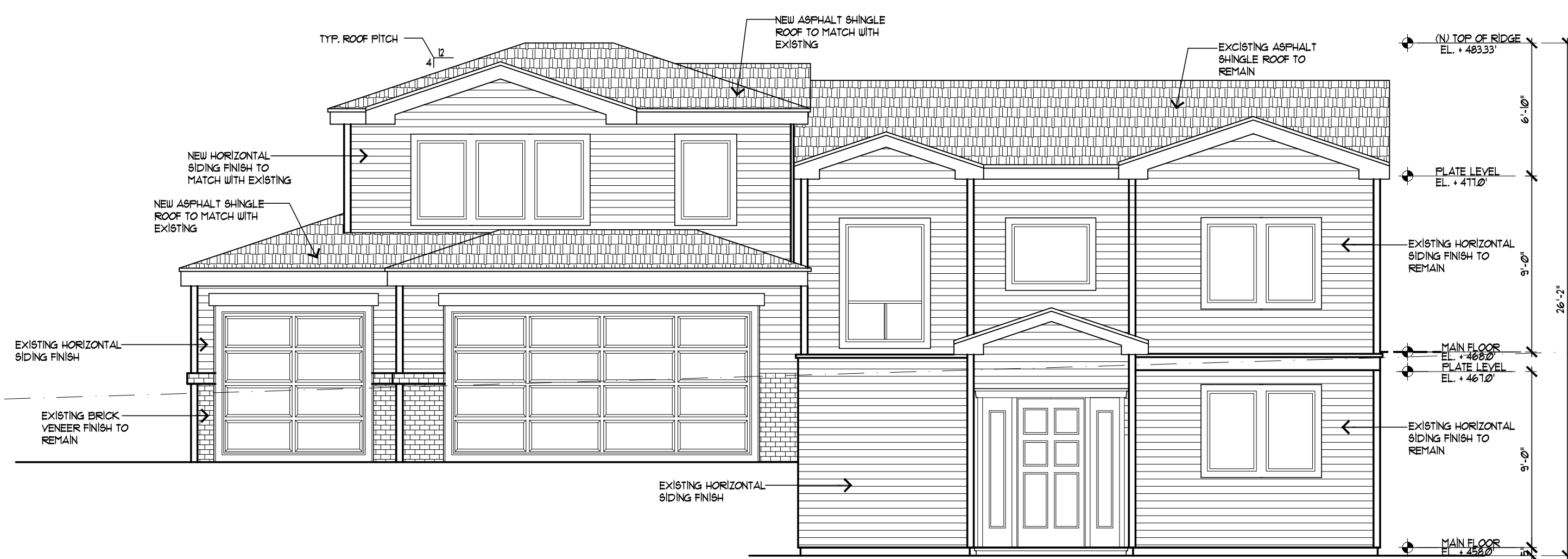
REVISION 01/25/19



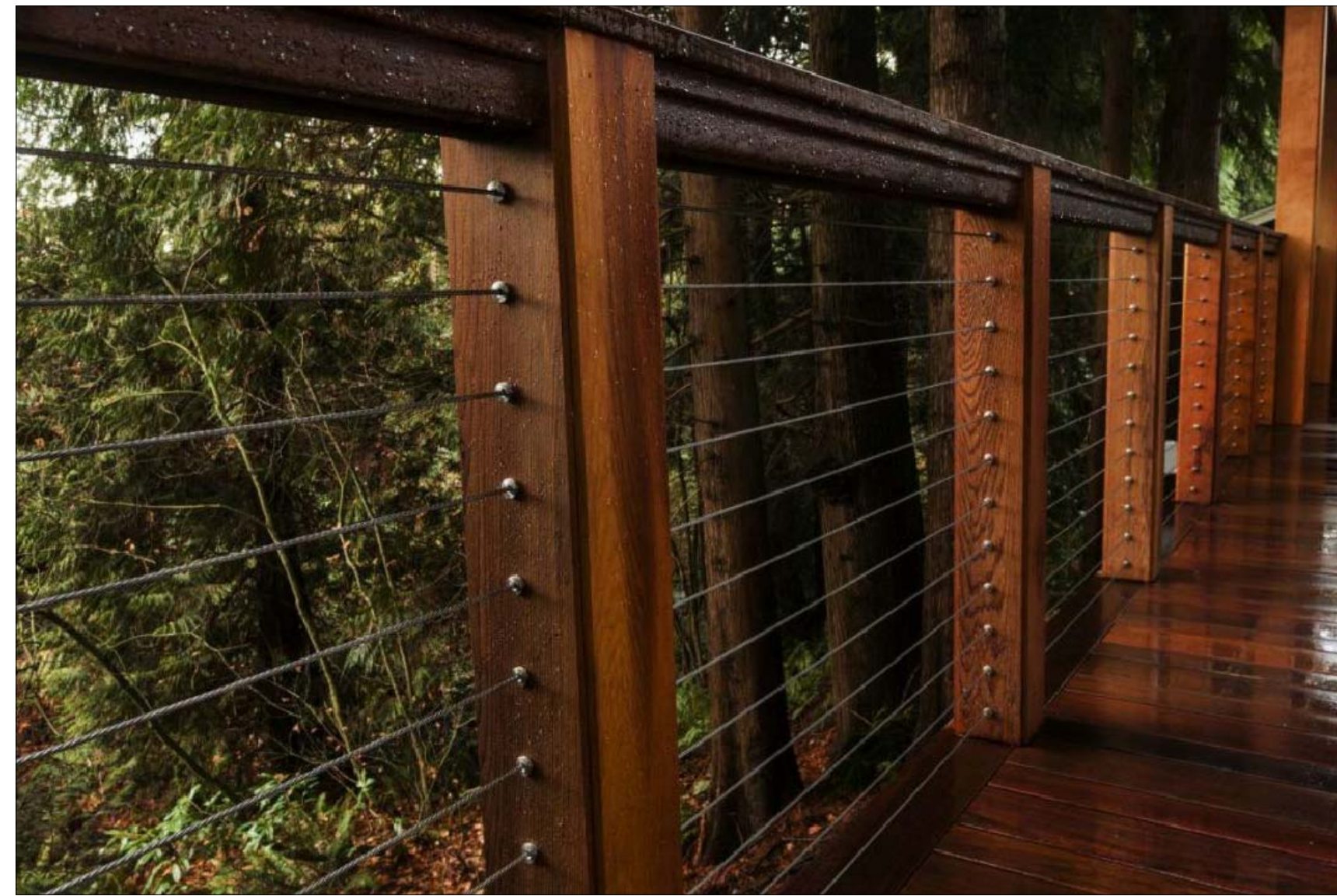
PROPOSE FRONT ELEVATION
 SCALE: 1/4"=1'-0"



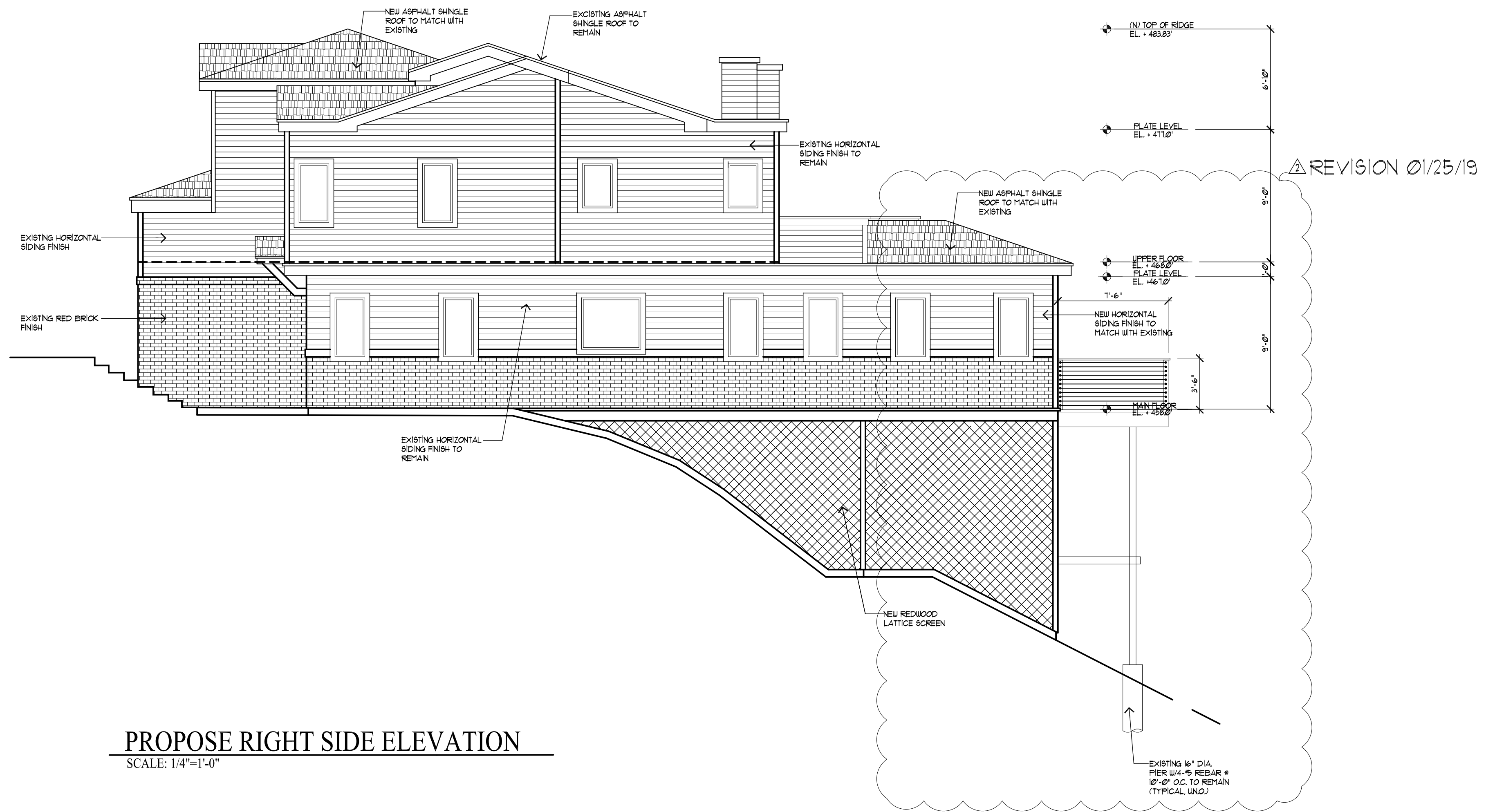
1996 FRONT ELEVATION
 SCALE: 1/4"=1'-0"



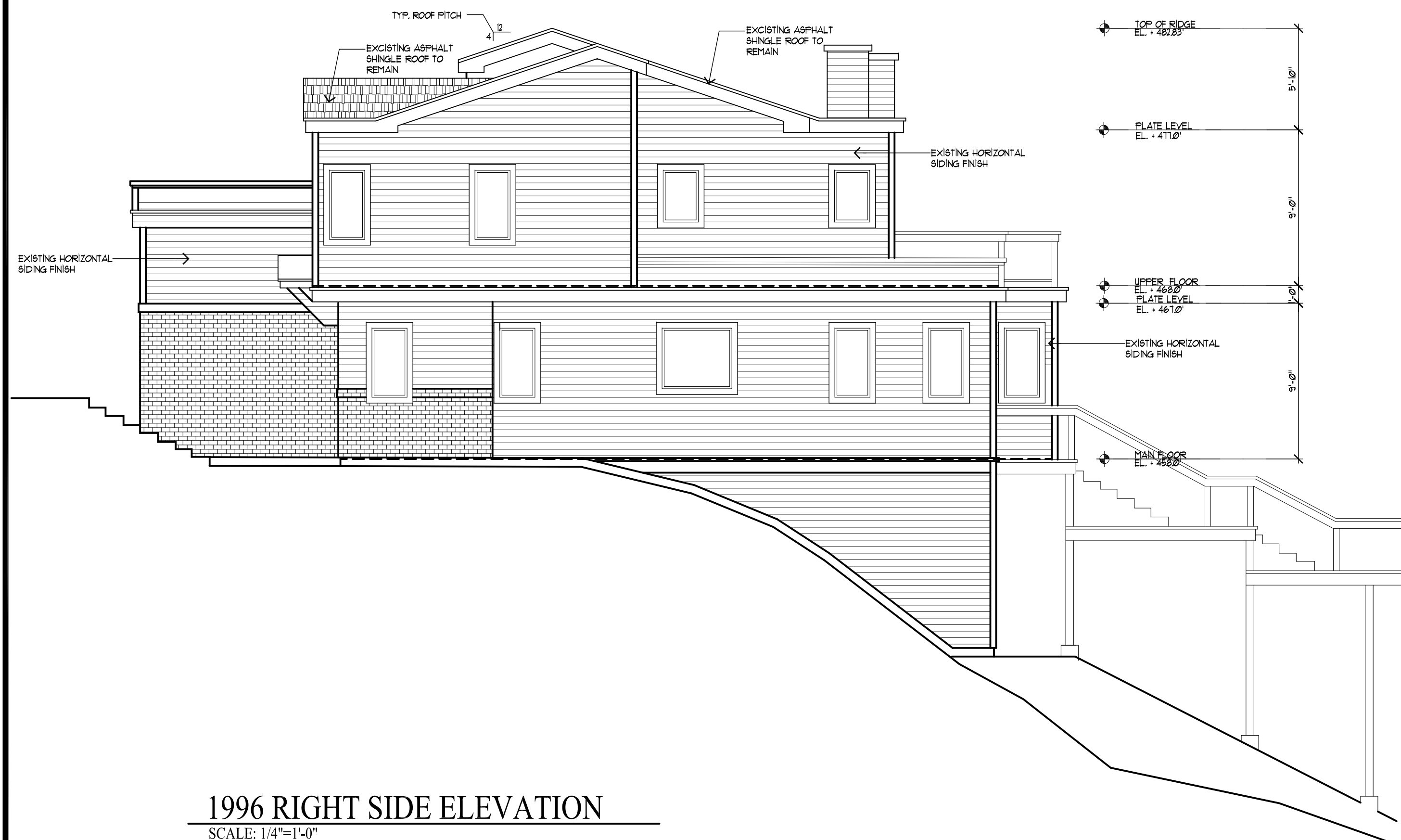
APPROVED FRONT ELEVATION, Dated 07/2018
 SCALE: 3/16"=1'-0"



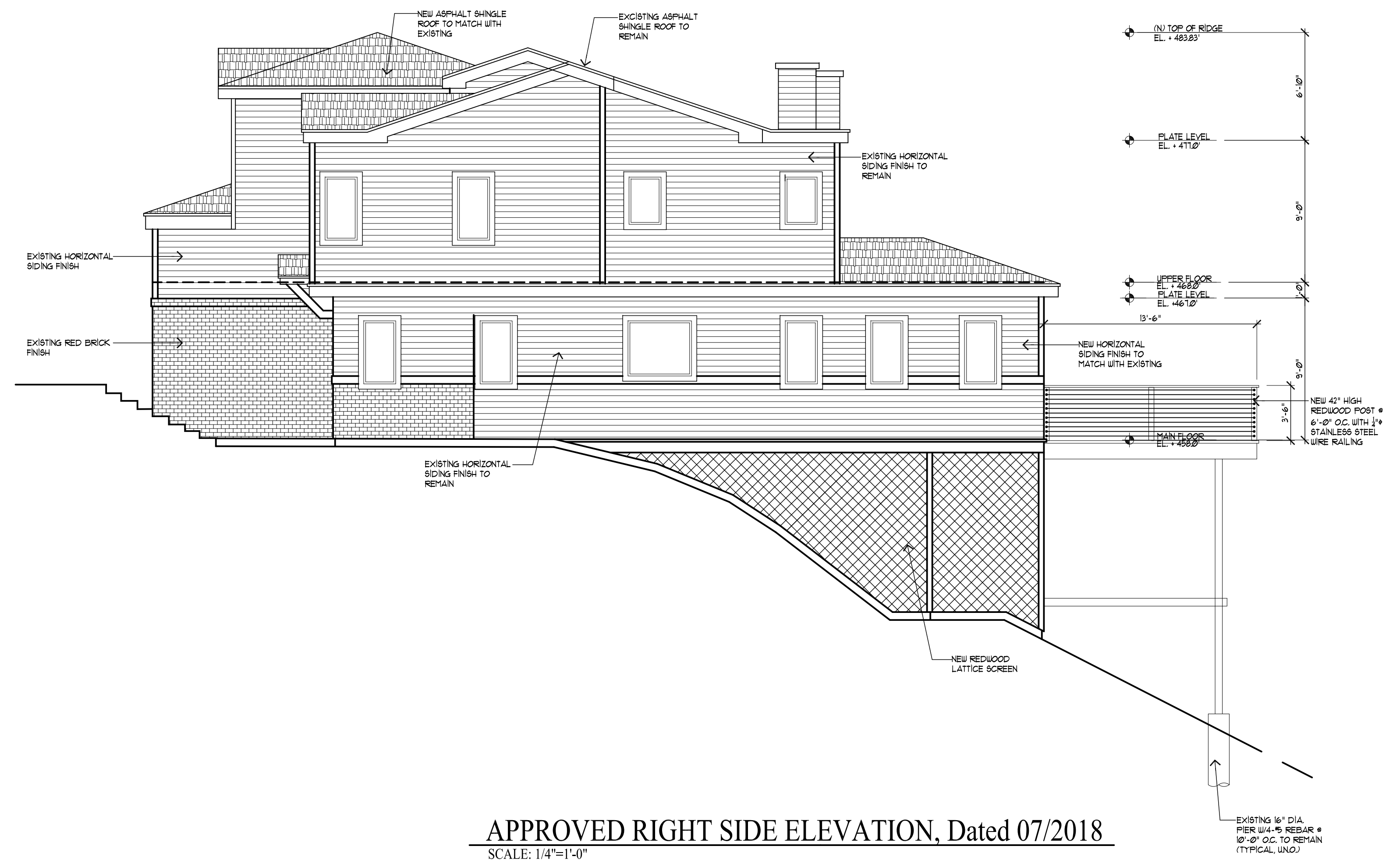
Redwood Post w/ 1/4" Dia. Stainless Wiring Railing
NO SCALE



PROPOSE RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



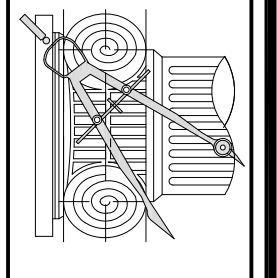
1996 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



APPROVED RIGHT SIDE ELEVATION, Dated 07/2018
SCALE: 1/4"=1'-0"

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

CHU DESIGN ASSOCIATES INC.
55 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

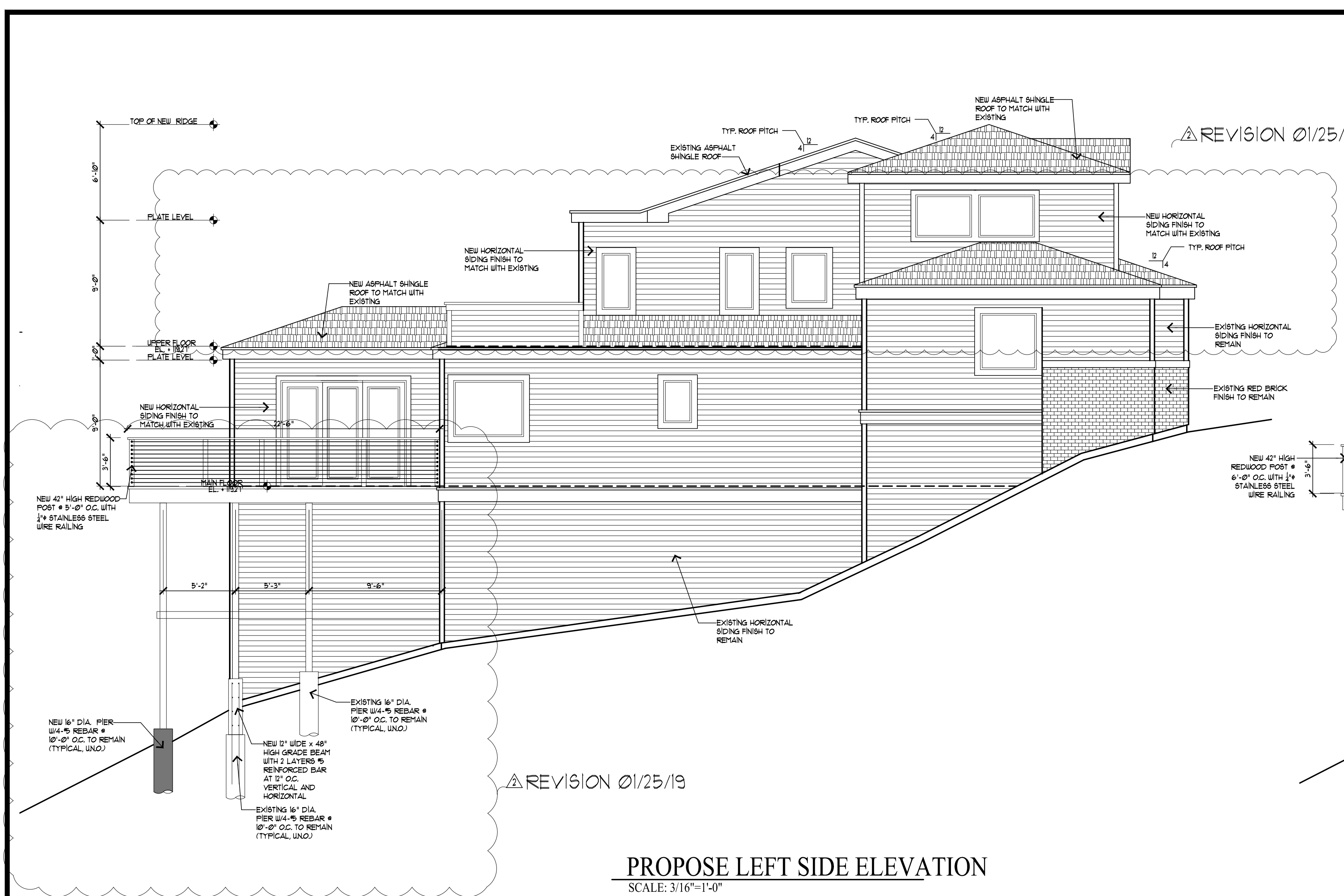


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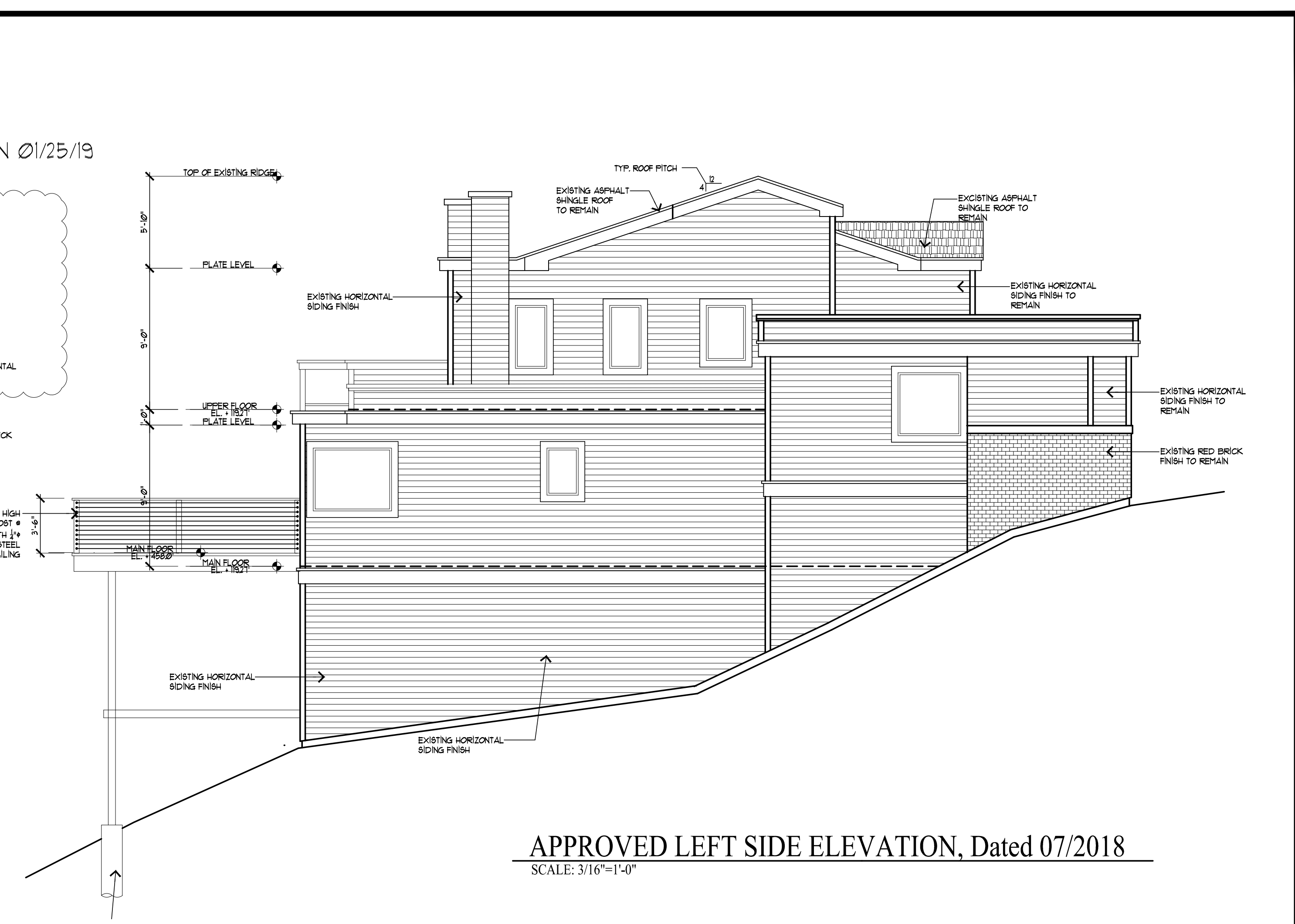
ROOM ADDITION & DECK REPAIR
Owner: Mrs. Xiaoyan Wang
218 Montalvo Road Emerald Hills, CA 94062
Tel: 1-415-987-2459 (Mr. Richard Chao)

DATE:	JAN. 31, 2021
SCALE:	AS NOTED
DRAWN:	JC
CHK:	Wang
SHEET NO.:	

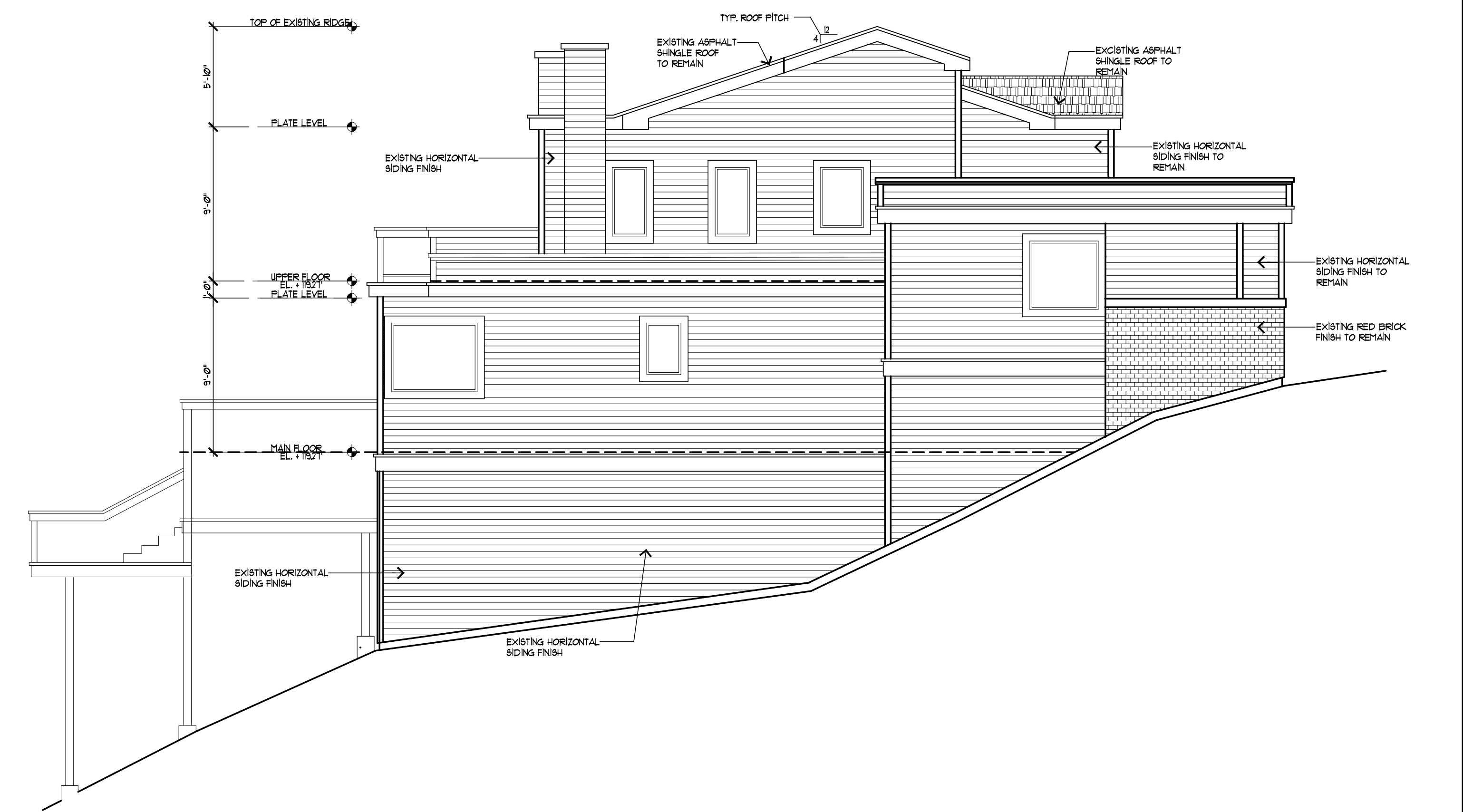
A.6



PROPOSE LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



APPROVED LEFT SIDE ELEVATION, Dated 07/2018
SCALE: 3/16"=1'-0"



1996 ORIGINAL LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

CHU DESIGN ASSOCIATES INC.
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SAN MATEO, CALIFORNIA 94403
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REGISTERED PROFESSIONAL ENGINEER
NO. C-29958
Exp. 3-31-2021
CIVIL
STATE OF CALIFORNIA

ROOM ADDITION & DECK REPAIR
Owner : Mrs. Xiaoyan Wang
218 Montalvo Road Emerald Hills, CA 94062
Tel. : 1-415-987-2459 (Mr. Richard Chao)

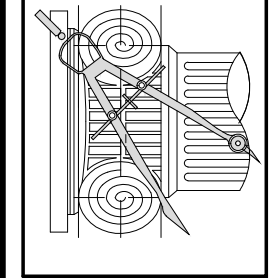
DATE: Nov. 30, 2020
SCALE: AS NOTED
DRAWN: JC
FOR: Wang
SHEET NO.

A.7

OF SHEETS

REVISIONS	BY
COMMENT 12/08/17	JC
REVISION 01/25/19	JC

CHU DESIGN ASSOCIATES INC.
 55 W. 43rd AVENUE
 SAN MATEO, CALIFORNIA 94003
 TEL: (650) 345-9286
 FAX: (650) 345-9287



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ROOM ADDITION & DECK REPAIR
 Owner : Mrs. Xiaoyan Wang
 218 Montalvo Road Emerald Hills, CA 94062
 Tel. : 1-415-987-2459 (Mr. Richard Chao)

DATE	Nov. 30, 2020
SCALE	AS NOTED
DRAWN	JC
FOR	Wang
SHEET NO.	

A.8

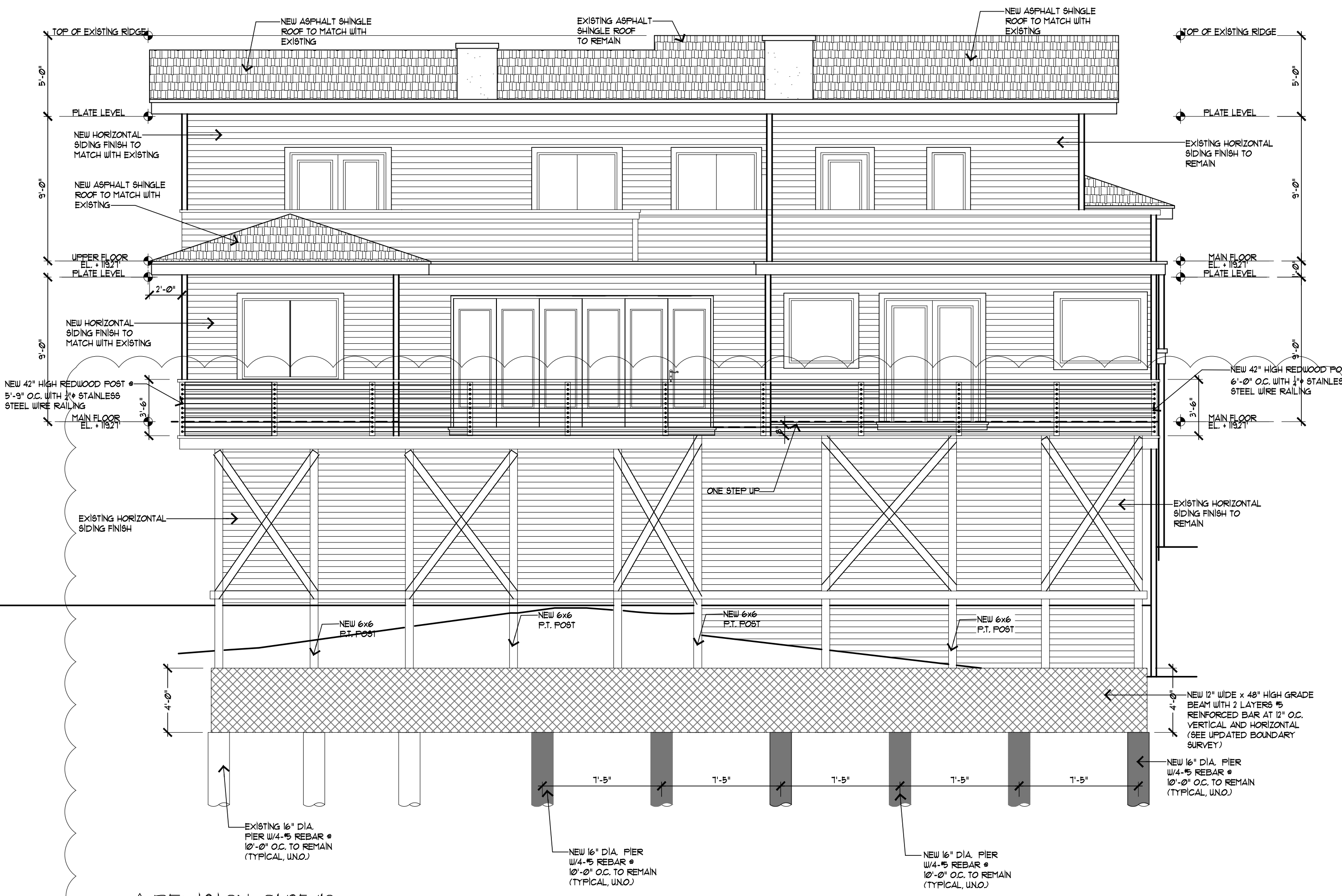
OF SHEETS



APPROVED REAR ELEVATION, Dated 07/2018
 SCALE: 3/16"=1'-0"

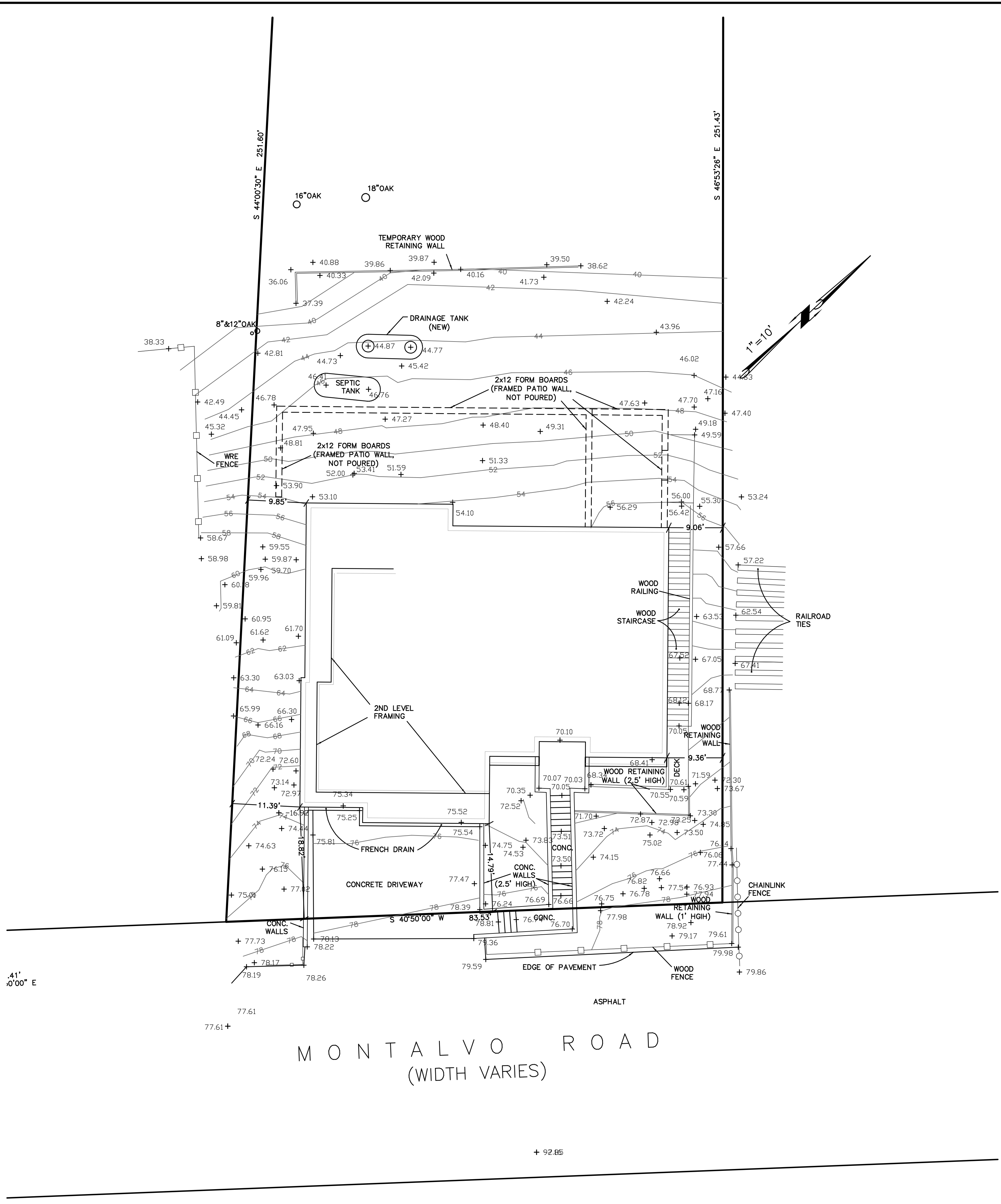


1996 ORIGINAL REAR ELEVATION
 SCALE: 3/16"=1'-0"



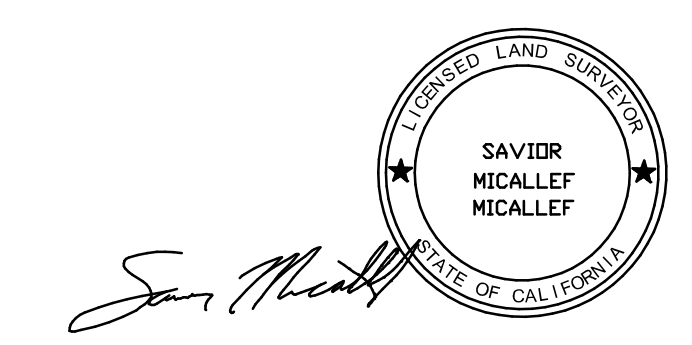
PROPOSE REAR ELEVATION
 SCALE: 3/16"=1'-0"

REVISION 01/25/19



BENCHMARK STATEMENT:
 THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE FEBRUARY 2018 AND AGAIN IN NOVEMBER 2020. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. SOME PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. NO EASEMENTS ARE SHOWN. EASEMENTS MAY EXIST.



SAVIOR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

12-12-20
 DATE

TOPOGRAPHIC SURVEY OF PORTION OF
 218 MONTALVO ROAD
 UNINCORPORATED SAN MATEO COUNTY
 CALIFORNIA

SAVIOR P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

Revisions	
No.	Description

Date: 11-20-20	Scale: 1"=10'	Design: SPM	Drawn: SPM	Approved: SPM	Job No:
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Drawing Number: