East Richmond Heights Municipal Advisory Council
Land Use Committee

Location and Mailing address: **Office of Supervisor John Gioia**
11780 San Pablo Ave.,
Suite D, El Cerrito 94530

This subcommittee reports to the full ERHMAC

Members: Thomas Janci, Joann Pavlinec

The East Richmond Heights Municipal Advisory Council (ERHMAC) or subcommittees of the ERHMAC will provide reasonable accommodation for persons with disabilities planning to attend ERHMAC meetings or ERHMAC subcommittee meetings. Please contact James Lyons at 510-231-8692 or james.lyons@bos.cccounty.us for more information.

A printed agenda will be available for review at the **Arlington Market**. Electronic copies are available for download at: https://ca-contracostacounty2.civicplus.com/6805/East-Richmond-Heights-Municipal-Advisory

AGENDA
August 21, 2019
7:30 pm

Call to Order/Welcome/Roll Call

Discussion Items

The Land Use Subcommittee will review, discuss and make a recommendation to the Planner assigned to the following application:

D.1 – County File #DP18-3034 (Vacant Parcel between 5995 and 6001 Dimm Way, East Richmond Heights)

Adjournment:

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

Sem 10/1/18 (9)

AGENCY COMMENT REQUEST

Date 9/28/18

We request your comments regarding the attached application currently under review.

DISTRIBUTION

Internal

X Building Inspection ___Grading Inspection
___Advance Planning ___Housing Programs
___Trans. Planning ___Telecom Planner
___ALUC Staff ___HCP/NCCP Staff
___APC Floodplain Tech ___County Geologist

Health Services Department

X Environmental Health ___Hazardous Materials

Public Works Department

___Engineering Services (Full-size) ___Traffic
___Flood Control (Full-size) ___Special Districts

Local

X Fire District Contra Costa
X Consolidated – (email) fire@cccfpd.org
X Sanitary District West Co. Wastewater
X Water District EBMUD
X City of Richmond
X School District(s) West County Unified
___LAFCO
___Reclamation District #_____
___East Bay Regional Park District
___Diablo/Discovery Bay/Crockett CSD
X MAC/TAC East Richmond Heights
___Improvement/Community Association
X CC Mosquito & Vector Control Dist (email)

Others/Non-local

___CHRIS – Sonoma State
___CA Fish and Wildlife, Region 3 – Bay Delta
___Native American Tribes

Additional Recipients

_____
_____
_____

Please submit your comments to:

Project Planner Syd Sotoodeh
Phone # 925-674-7815
E-mail sherric.wayman @dcd.cccounty.us
County File # DP18-3034

Prior to Oct. 19, 2018

* * * * *

We have found the following special programs apply to this application:

____ Active Fault Zone (Alquist-Priolo)
____ Flood Hazard Area, Panel #_____
____ 60-dBA Noise Control
____ CA EPA Hazardous Waste Site

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ____None ____Below ____Attached

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Print Name_____

_____
Signature DATE

Agency phone #_____

CONTRA COSTA COUNTY CDSL18-00111
Department of Conservation & Development
Community Development Division

DEVELOPMENT PLAN APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S)	APPLICANT
Name AGPA LLC	Name Peter Ryczkowski
Address 1337 Lincoln Ave	Address Same as P.O.
City, State/Zip Palo Alto, CA 94301	City, State/Zip
Phone 650.280.8613 email peter@paloaltohi.com	Phone email
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. ☐ Check here if billings are to be sent to applicant rather than owner. Owner's Signature P.R.	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature P.R.
CONTACT PERSON (optional)	PROJECT DATA
Name	Total Parcel Size: 5560
Address	Proposed Number of Units: 1
City, State/Zip	Proposed Square Footage: 2900
Phone email	Estimated Project Value: 440,000

Project description (attach supplemental statement if necessary): SFR New home on lot.

Project description:
The applicant request a Development Plan for a public hearing request on a Small Lot Design Review (SL18-0111) to construct a new 2,900 square foot residence and attached garage on a vacant lot.

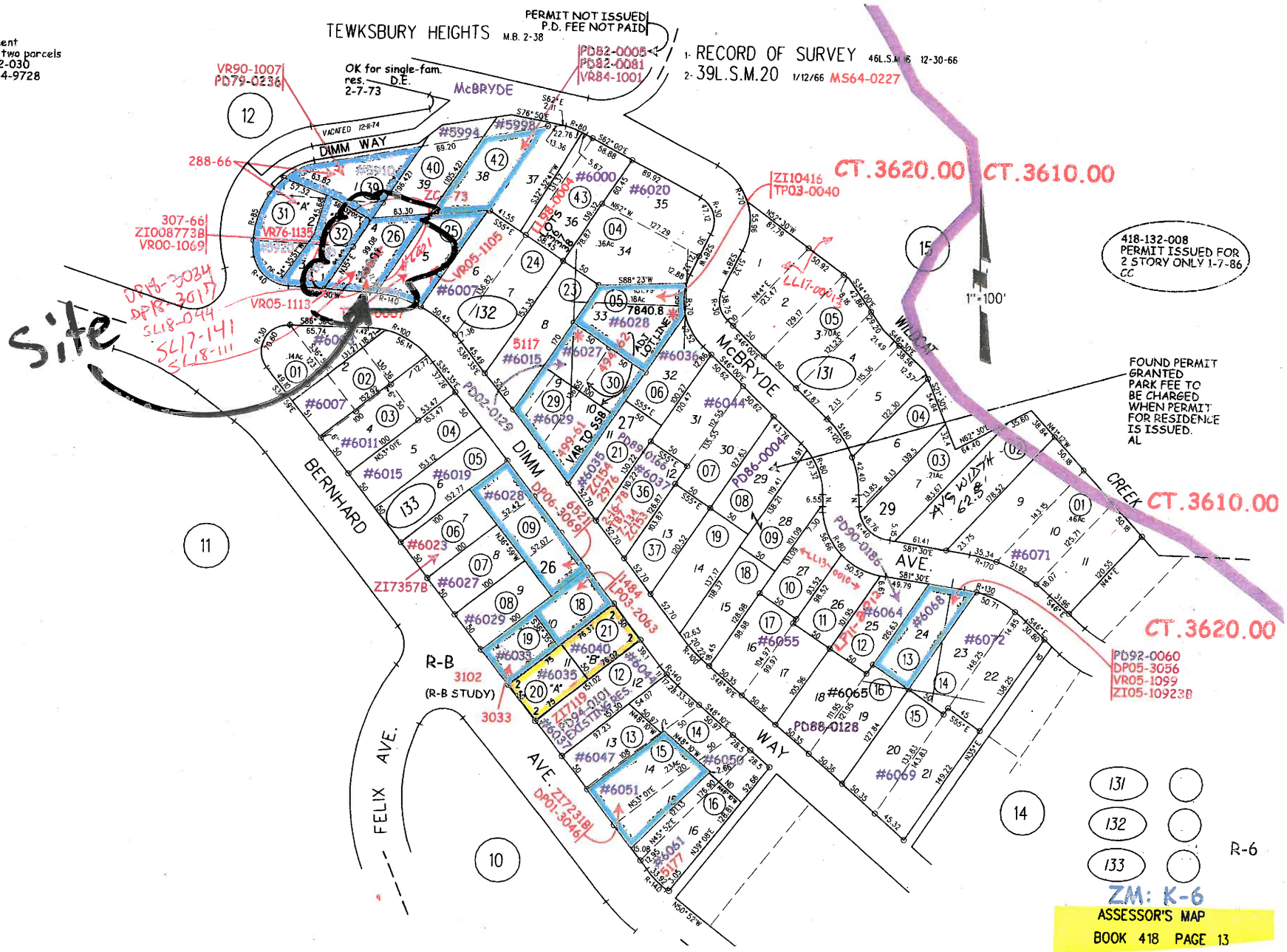
Property description: Tewksbury Heights 4 27

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 418-132-026
Area: Richmond	*Base Fee/Deposit	$ 500	S-	Site Address: 0 Dimm Way
Fire District: Contra Costa	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: R-6
Sphere of Influence: Richmond	#Units ____ x $195.00		S-014	Census Tract: 3620
Flood Zone: X	____ Sq. Ft. x $0.20			Atlas Page:
Panel Number:	Notification Fee	~~$18.00~~ 50.00	S-052	General Plan: SH
x-ref Files: SL18-0111	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Substandard Lot: YES ☐ NO ☐
DP18-3017	Environmental Health Dept.	57.00	5884	Supervisorial District: 1
SL17-0141	Other:			Received by: Michael Hart
Concurrent Files:	TOTAL	$ 587		Date Filed: 9/28/18
	Receipt	#1800[illegible]66		File #DP18-3034
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

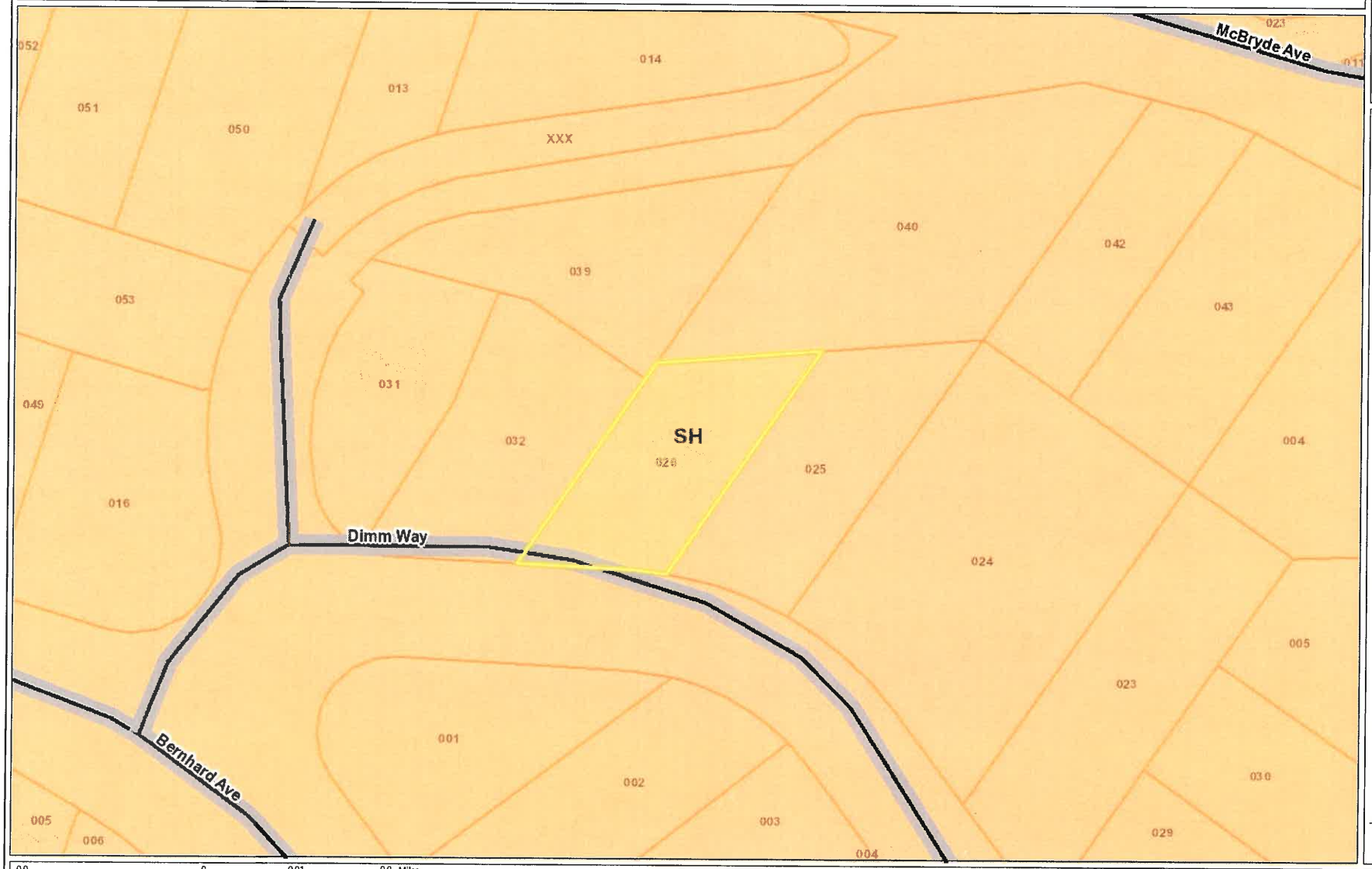
INSTRUCTIONS ON REVERSE

REVISED 9/2010
TO PRINT MORE COPIES, GO TO:G:\Current Planning\APC\APC Forms\CURRENT FORMS\Development Plan App.doc

01/21/03
* Notice if any development is applied for on these two parcels
418-132-005 & 418-132-030
Debbie Conrad (510)234-9728
6029 Dimm Way
Richmond, CA 94805



General Plan: SH, Single-Family High-Density



Legend

- Highways
- Highways Bay Area
- Streets
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Resident
  - SM (Single Family Resider
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V-
  - MS (Multiple Family Residential - V-
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent
  - M-9 (Montalvin Manor Mixed Use)
  - M-10 (Willow Pass Business Park M
  - M-11 (Appian Way Mixed Use)
  - M-12 (Triangle Area Mixed Use)
  - M-13 (San Pablo Dam Road Mixed
  - M-14 (Heritage Mixed Use)
  - CO (Commercial)
  - OF (Office)
  - BP (Business Park)
  - LI (Light Industry)
  - HI (Heavy Industry)
  - AL, OIBA (Agricultural Lands & Off
  - CR (Commercial Recreation)
  - ACO (Airport Commercial)
  - LF (Landfill)
  - PS (Public/Semi-Public)

1:564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

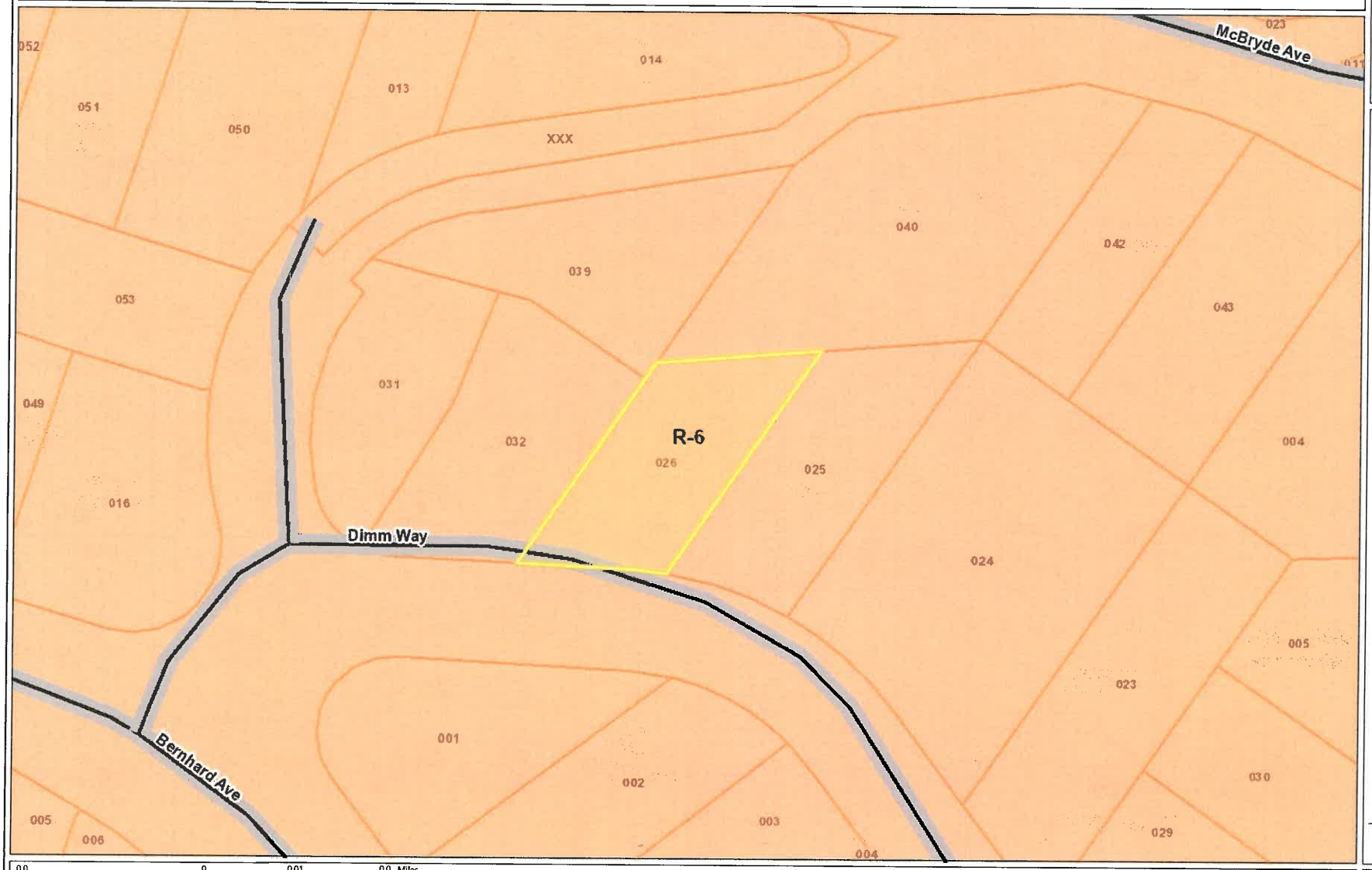
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

Zoning: R-6



Legend

- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6 -FH (Single Family Re Combining District)
  - R-6, -FH -UE (Single Famil, Urban Farm Animal Exclusion Com
  - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
  - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Co
  - R-6, -UE (Single Family Residential Exclusion Combining District)
  - R-6 -X (Single Family Residential - Combining District)
  - R-7 (Single Family Residential)
  - R-7 -X (Single Family Residential - Combining District)
  - R-10 (Single Family Residential)
  - R-10, -UE (Single Family Residenti Exclusion Combining District)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Single Family Residenti Exclusion Combining District)
  - R-40 (Single Family Residential)
  - R-40 -FH (Single Family Residenti Combining District)
  - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
  - R-40, -UE (Single Family Residenti Exclusion Combining District)
  - R-65 (Single Family Residential)
  - R-100 (Single Family Resi
  - D-1 (Two Family Residenti
  - D-1 -T (Two Family Residential - Tr District)
  - D-1, -UE (Planned Unit - Urban Far Combining District)
  - M-12 (Multiple Family Residential)
  - M-12 -FH (Multiple Family Resident Combining District)
  - M-17 (Multiple Family Residential)
  - M-29 (Multiple Family Residential)
  - F-R (Forestry Recreational)

1:564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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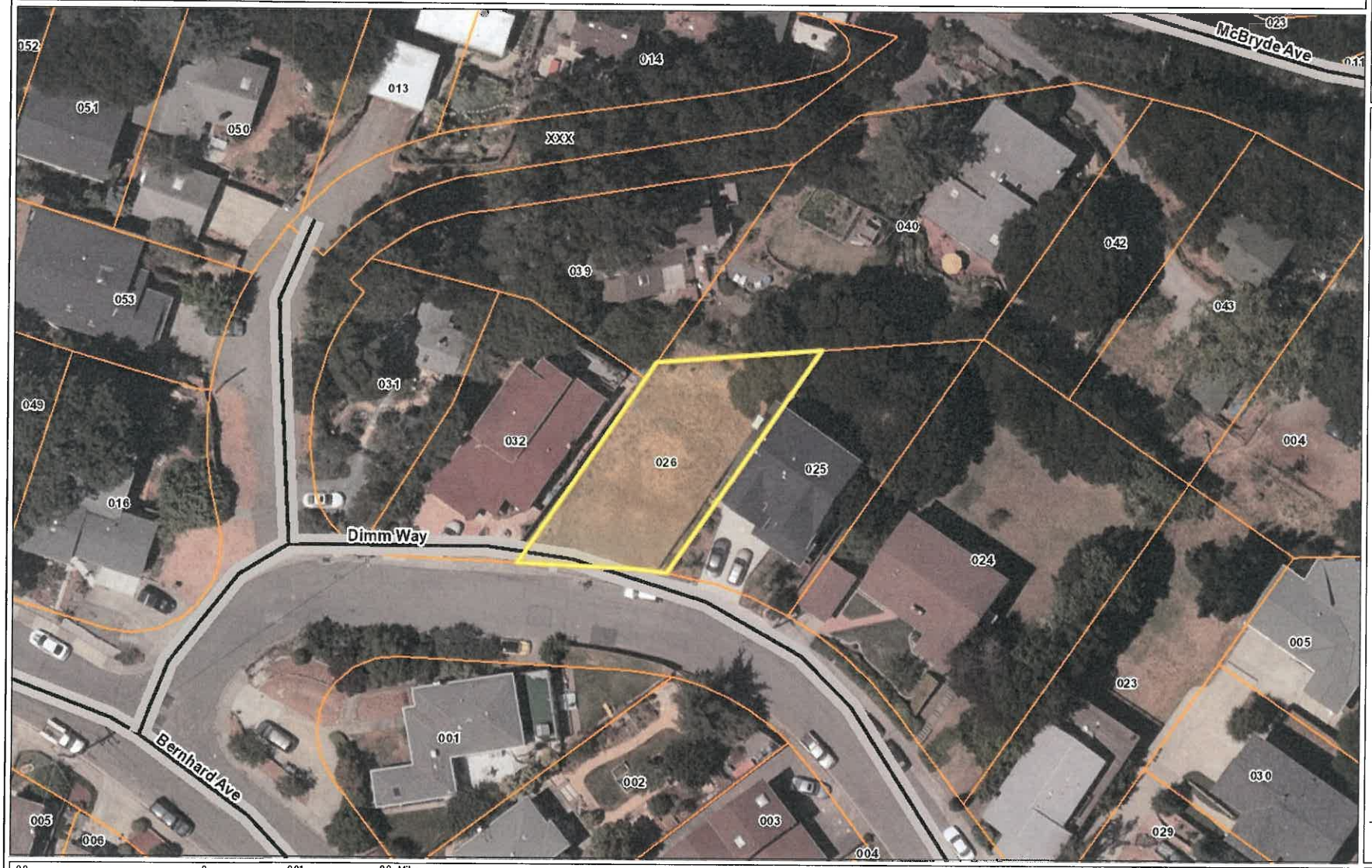
Notes

Contra Costa County -DOIT GIS

Aerial Photo



Legend

- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels

1:564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

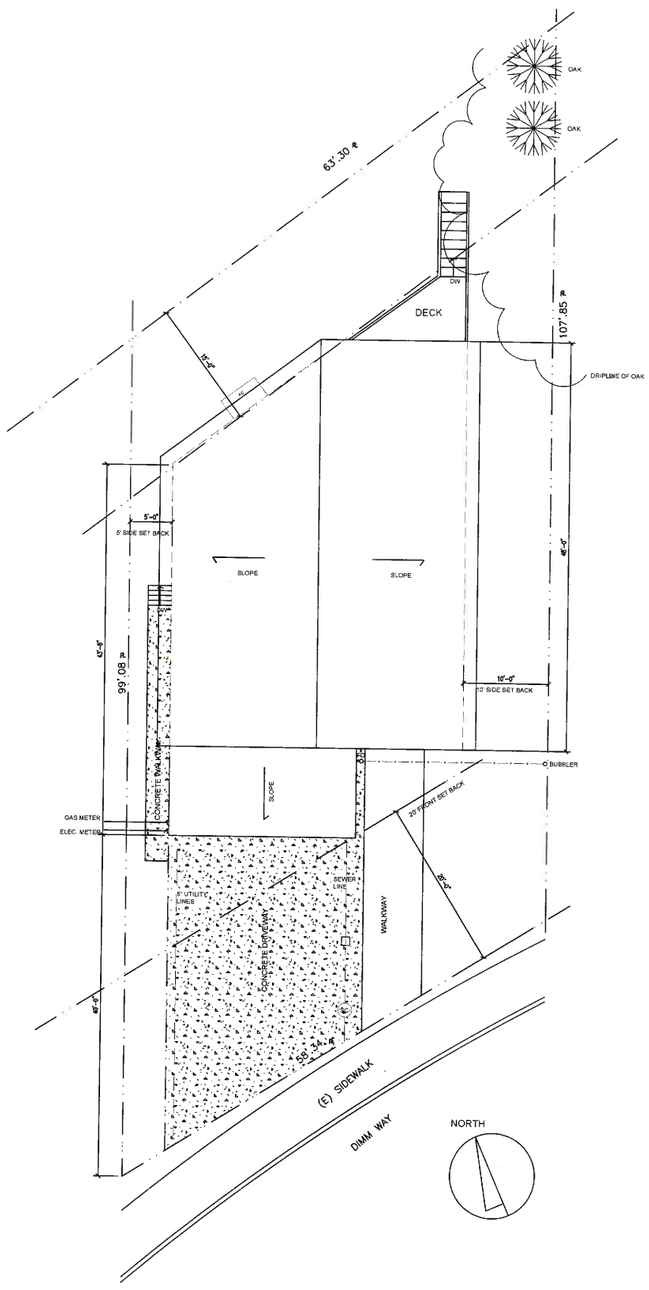
Contra Costa County -DOIT GIS

CONTRA COSTA COUNTY

2019 JUN 13 P 2:03

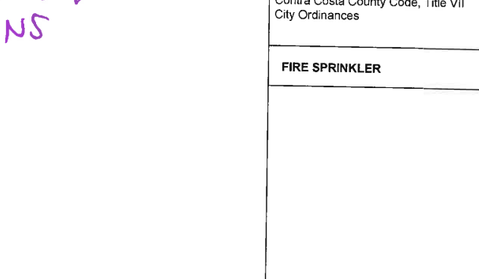
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

DP18-3034
REVISIONS



SITE PLAN

SCALE: 1/8"=1'-0"



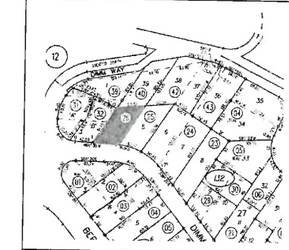
FRONT ELEVATION

SCALE: 1/8"=1'-0"

APPLICABLE CODES	SCOPE OF WORK
2016 California Building Standards Administrative Code Part 1 2016 California Building Code Part2, Volume 1(based on the 2015 International Building Code) 2016 California Building Code Part2, Volume 2 (based on the 2015 International Building Code) 2016 California Residential Code Part2.5 (based on the 2015 International Residential Code) 2016 California Electrical Code Part 3 (based on the 2014 National Electrical Code) 2016 California Mechanical Code Part 4 (based on the 2015 Uniform Mechanical Code) 2016 California Plumbing Code Part 5 (based on the 2015 Uniform Plumbing Code) 2016 California Energy Code Part 6 (Part 7 not used) 2016 California Historical Building Code Part 8 2016 California Fire Code Part 9 (based on the 2015 International Fire Code) 2016 California Existing Building Code Part 10 2016 California Green Building Standards Code (CALGreen Code) Part 11 2016 California Reference Standards Code Part 12 Contra Costa County Code, Title VII City Ordinances	1. NEW SFR ON CLEARED LOT 2. NEW UTILITY CONNECTIONS: -ELECTRICAL SERVICE -GAS SERVICE -WATER SERVICE -WASTE WATER SERVICE 3. NEW FIRE SPRINKLER SYSTEM, INCLUDING BACKFLOW PREVENTER 4. REPLANTING TREES PER PREVIOUSLY ISSUED TREE REMOVAL PERMIT 5. ISSUANCE OF PROPERTY ADDRESS

FIRE SPRINKLER	HERS VERIFICATION	BUILDING DATA	
		Occupancy	R-3
		Construction	VN
		Stories	Two
		Sprinkled	Yes,
		Submittal.	
		Basement	No
		Ground Floor Area	1238 sq.ft.
		Upper Floor Area	1373 sq.ft.
		2 Car Garage	456 sq. ft.
		Lot Area	5560 sq. ft.
		Total Building Coverage	1694 sq. ft.
		FAR	55%
		Lot Coverage	30.5%

VICINITY MAP



PAGE SCHEDULE

PAGE	CONTENT
A-1	TITLE SHEET/SITE PLAN
A-1.1	CONSTRUCTION & CODE NOTES
A-1.2	TOPOGRAPHY
A-2.1	PROPOSED FIRST FLOOR
A-2.2	PROPOSED SECOND FLOOR
A-2.3	ATTICS AND ROOF
A-2.4	FIRST FLOOR AREA CALCULATION
A-2.5	SECOND FLOOR AREA CALCULATION
A-3	PROPOSED ELEVATION VIEWS
A-4	PROPOSED SECTIONS
A-6.1	DIAGRAMS
E-1.1	FIRST FLOOR ELECTRICAL PLAN
E-1.2	SECOND FLOOR ELECTRICAL PLAN
L-1	TREE PLANTING PLAN
F-1	FIRE PROTECTION
1	FIRE SPRINKLER PROPOSED

REVISIONS	BY
01/14/19	SU
03/12/19	SU

NEATLY INC
PO BOX 2327
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

PROPOSED RESIDENCE FOR
APN 418-132-026

TITLE SHEET/ SITE PLAN

DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: 1/8"=1'-0"
JOB NO.: DIMMWAY
SHEET: A-1

GENERAL NOTES

1. PROJECT TO BE CONSTRUCTED BY A LICENSED GENERAL CONTRACTOR.
2. IN CASE OF CONFLICT OR DISCREPANCY IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING.
3. PRIOR TO THE START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT PRIOR TO
PROCEEDING CONSTRUCTION.
4. HOUSE SHALL MEET ASHREA 62.2 2013 STD FOR CONTINIOUS SUPPLY, EXHAUST AND BALANCED VENTILATION WITH OR WITHOUT HEAT RECOVERY.
CALCULATION = (BEDROOM+1)X7.5+1%SQFT= REQUIRED CFM
= (3+1)X7.5+1%*2466
= 30+ 25 (24.66 ROUNDED UP) = 55 CFM
5. REDUCED FORMALDYHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD.
6. HERS INSPECTION REQUIRED.
7. A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 12 AND STATE AND LOCAL REQUIREMENTS.
8. INTERCONNECTED FIRE/SMOKE ALARM SYSTEM IS REQUIRED. WITH A CARBON MONOXIDE DETECOR ON EACH FLOOR.
9. WOOD IN CONTACT WITH MOISTURE (IN CONCRETE) TO BE PRESSURE TREATED.
10. ELECTRIC VEHICLE SUPPLY TO BE INSTALLED, LESS MANUFACTURER FINISH. 220V 40 AMP SERVICE.
11. LANDSCPING BY OWNER. NOT PART OF PERMIT.
12. ONWER TO COMPLY WITH TREE REMOVAL PERMIT AND RESOTRATION AT BUILDING FINAL.
13. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC RIGHT OF WAY. CONSTRUCTION PHASING SHALL BE CO CORDINATED TO KEEP MATERIAL AND EQUIPMENT ONSITE.

ARCHITECTURAL GENERAL NOTES
VENTILATION
1. LOCATION AND SIZE OF FOUNDATION VENTS TO CONFORMTO CRC R408
2. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA. CRC R806.2
3. BATHROOMS AND LAUNDRY SHALL BE MECHANICALLY VENTILATIED (50 CFT/MIN). THE POINT OF DISCHARGE MUST BE 3' MIN ABOVE ANY BUILDING OPENINGS WITHIN 10' . HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH CLEAR OPEN AREA NOT LESS THAN 4% OF THE AREA OF THE ROOM.

CRC ACCESS.
1. PROVIDE UNOBSTRUCTED 18' MIN BY 24" MIN ACCESS TO ALL UNDERFLOOR AREAS WHERE JOISTS OR
SUBFLOOR IS UNTREATED. CRC R408.4
2. PROVIDE 22"MIN BY 30' MIN ACCESS TO ALL ATTIC SPACED WITH 30" CLEAR HEIGHT OR MORE. CRC R807.

FIRE PROTECTION.
1. A;; GARAGE WALLS COMMON WITH LIVING AREA TO BE 1/2" GYPSUM BOARD MINIMUM FROM FOUNDATION TO ROOF SHEATHING ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. GARAGE SUPPORTING HABITABLE ROOMS ABOVE TO BE 1-HOUR CONSTRUCTION WITH 5/8" TYPE "X" GYPSUM BOARD MINIMUM. DOORS FROM GARAGE TO LIVING AREA TO BE 1-3/8" MIN SOLID WOOD DOOR OR 20-MINUTE FIRE RATED WITH SELF CLOSING AND SELF LATCHING DEVICE AND WEATHER STRIPPING. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS AND STRUCTURES AT GARAGE SIDE OF WALL SUPPORTING 5/8" TYPE "X" GYPSUM BOARD.
2. USEABLE SPACE UNDER STAIRS TO BE 1/2" GYPSUM BOARD MIN AT ALL WALLS AND CEILING PER CRC.
3. PROVIDE 6" MIN CLEARNACE AT BACK OF FURNACE AND 12" TOTAL CLEARNACE ON SIDES OF FURNACE, UNLESS OTHERWISE REQUIRED BY MAUFACTURERS INSTALLATION INSTRUCTIONS.

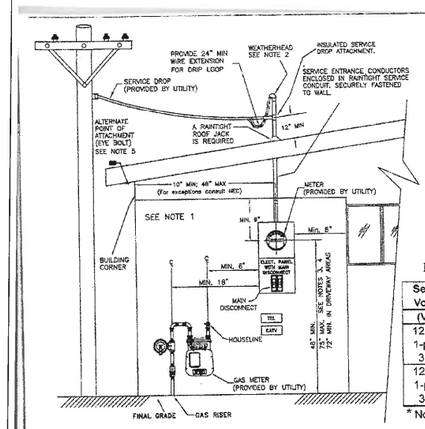
GLAZING
1. ALL GLASS AND GLAZING SHALL COMPLY WITH THE US SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND WITH FEDERAL SPECIFICATIONS.
2. VERIFY WINDOWS MEET EGRESS REQUIREMENT (CRC R310). AT LEAST ONE ADDITONAL ESCAPE ROUTE FROM EACH SLEEPING ROOM. 20" CLEAR WIDTH. 24" CLEAR HEIGHT AND 5.7SQFT CLEAR OPENING. THE BOTTOM OF THE CLEAR OPENING CANNOT BE GREATER THAN 44" OFF FINISHED FLOOR.
3. SKYLIGHT DESINGED TO CARRY TRIBUTARY LOADS AS SPECIFIED IN THE CRC R301.
4. CONSTRUCTION OF SKYLIGHT GLAZING TO MEET REQUIEREMENTS OF CRC R308.6
5. GLASS SHOWER AND TUB ENCLOSURES AND WINDOWS OVER SHOWERS AND TUBS TO BE SAFETY GLASS, CRC T308.4.5
6. GLAZING IN ANY DOOR, OR GLAZING WITHIN 24" OF ANY DOOR AND WITH IN 60" OF FLOORS TO BE TEMPERED GLASS, CRC R308.4.1 AND R308.4.2 GLAZING WITHIN 18" OF THE FLOOR AS PER CRC R308.4.3 OR AT ENCLOSED WALLS AT STAIRWAY AS PER CRC R308.4.6 AND R308.4.7 TO BE TEMPERED GLASS.

STAIRS
1. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4" NOR GREATER THEN 7-3/4". THE GREATEST RISER HEIGHTS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CRC R3111.7.5 HEAD ROOM AT THE STAIRWAY TO BE 6'8" MIN, MEASURED VERITCALLY AT ALL POINTS FORMED BY THE PLANE TANGENT TO ALL TREAD NOSINGS. CRC R311.7.2 NOSING DIMENSTION AND PROFILING PER CRC R311.7.5.3
2. HAND RAILS TO BE 34" TO 38" ABVE TREAD NOSING, CIRULAR HANDGRIP TO BE MIN 1-1/4" TO 2" MAX
CROSS SECTION. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT WITH FOUR RISERS OR MORE. CRCR311.7.8

BATHROOMS
1. TOILETS TO HAVE A MINIMUM CLEAR STALL SPACE OF 30" ANF A MINIMUM CLEAR SPACE OF 24" IN FRONT. INSTALL MAX. 1.28 GPF UNIT.
2. SHOWERS TO HAVE A MINIMUM AREA 1024 SQIN AND A MINIMUM CLEAR HORIZONTAL DIMENSION OF 30" MEASURED AT THE TOP OF CURB. WALLS SHALL BE CEMENT BASED BACKER BOARD OR DENSSHEILD FIBERGLASS BOARDS TO A MIN HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R307.2 PROVIDE INDIVIDUAL PRESSURE BALANCE OR TEMPERATURE CONTROL AT EACH SHOWER OR TUB/SHOWER.
3. INSTALL TUB WITH FULL MORTAR SET TILE SURROUND. WALLS SHALL BE CEMENT BASED BACKER OR DENSHEILD BOARDS TO CEILING AT SHOWERS AND TUB/SHOWERS.

MISCELLANEOUS NOTES
1. ALL HARDWOOD FLOORING TO BE INTALLED WITH THE LATEST NOFMA SPECIFICATIONS AND
RECOMMENDATIONS.
2. ALL TILE WORK TO BE INSTALLED IN ACCORDANCE TO THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
3. ALL PLUMBING WORK SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, SAFETY ORDERS OF THE STATE OF CALIFORNIA AND ALL LOCAL CODES AND ORDINANCES.
4. ALL HVAC WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, THE CALIFORNIA MECHANICAL CODE, AND THE RECOMMENDED PRACTICES OF ASHRAE AND SMACNA.
5. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND REQIUIREMENTS.
6. ALL HANDLING AND REMOVAL OF TOXIC MATERIALS TO BE DONE BY A CERTIFIED TOXIC WASTE CONTRACTOR. CERTIFICATION TO BE DONE BY THE STATE OF CALIFORNIA AND REGISTERED WITH THE LOCAL BUILDING OFFICIAL.
7. FOR NEW CONSTRUCTION, ALL DWELLINGS SHALL COMPLY WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED IN THIS CODE. FOR SITE DEVELOPMENT PER CGBSC SECTION 4.106, FOR WATER EFFICEINCY AND CONSERVATION PER CGBSC SECTION 4.301, FOR INDOOR AIR QUALITY PER CGBSC SECTION 5.506

UTILITY INSTALLATION STANDARD



BUILDING ELEVATION

506

NOTES:

1. NO OBSTRUCTIONS PERMITTED WITHIN THE AREA AROUND THE METER.
2. THE WEATHERHEAD MUST BE LOCATED NO MORE THAN 24" FROM THE SERVICE ATTACHMENT POINT. THE SERVICE DROP CONDUCTORS SHALL NOT RUN ACROSS THE ROOF CREATING A TRIPPING HAZARD. PERISCOPE MUST BE BRACED AGAINST THE SERVICE CONDUCTOR PULL IF IT EXTENDS MORE THAN 30" ABOVE THE ROOF
3. METER SOCKET CLEARANCE FROM THE GROUND MUST BE MEASURED FROM THE FINAL GRADE.
4. MAINTAIN A 30" WIDE x 36" DEEP CLEAR AND LEVEL WORKING SPACE IN FRONT OF THE ELECTRIC METER
5. WHERE LOAD REQUIRES HEAVY SERVICE DROP CONDUCTORS, THE SERVICE DROP WILL BE 3 SINGLE CONDUCTORS INSTEAD OF CABLE AND 3 EYEBOLTS OR INSULATED CLEVICES WILL BE REQUIRED.
6. METER MOUNTING DEVICE SHALL HAVE A MAIN DISCONNECT IN THE SAME CABINET.
7. FOR MORE DETAILED INFORMATION CONSULT CPA SERVICE REQUIREMENTS MANUAL.
8. UNLESS OTHERWISE NOTED, ALL SERVICE FACILITIES ARE THE RESPONSIBILITY OF THE CUSTOMER.

RECOMMENDED SERVICE ENTRANCE CONDUCTOR

Service Voltage (Volts)	Main Service (Amps)	Customer's Minimum Conduit Size	Recommended Conductor Size AL	Recommended Conductor Size CU
120/240 1-phase 3 wire	125	2"	1/0	2
	200	2"	4/0	2/0
	400*	4"	750	500
120/208 1-phase 3 wire	200	2"	4/0	2/0

* Note: Class 320 (Residential only)

APPROVED 12/2006	ENGINEERING STANDARD	3	6/08	REVISED	TT
Signature Stamp Approved by Director of Public Works	TYPICAL OVERHEAD SERVICE INSTALLATION	2	12/06	REVISED	TOPET
		1	9/99	REVISED	PINCH
		REV	DATE	DESCRIPTION	APPR
DRAWN	CITY OF PALO ALTO CALIFORNIA	NTS		SR-CN-0-1009	1 OF 1
CHECKED PEV		SCALE		STANDARD NO.	SHEET NO

REVISIONS	BY
01/14/19	SU
03/12/19	SU

NEATLY INC
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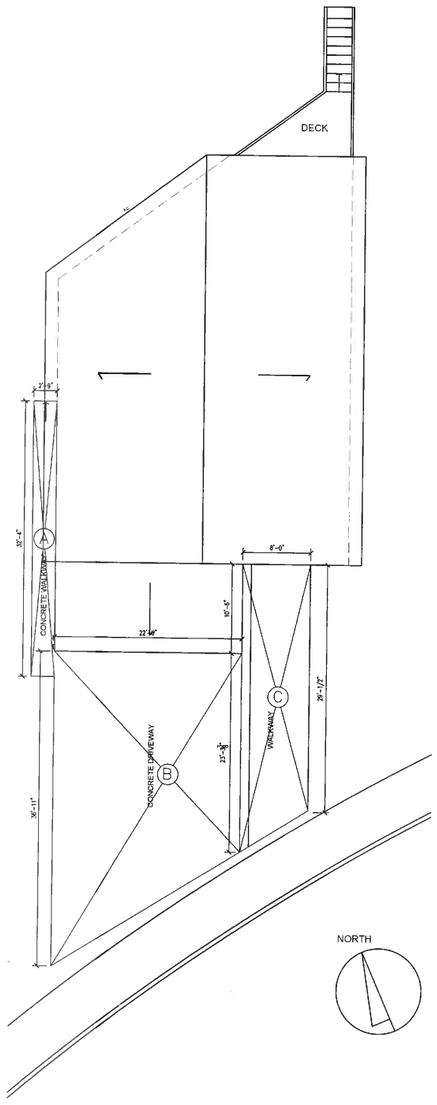
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

PROPOSED RESIDENCE FOR APN 418-132-026

CONSTRUCTION & CODE NOTES

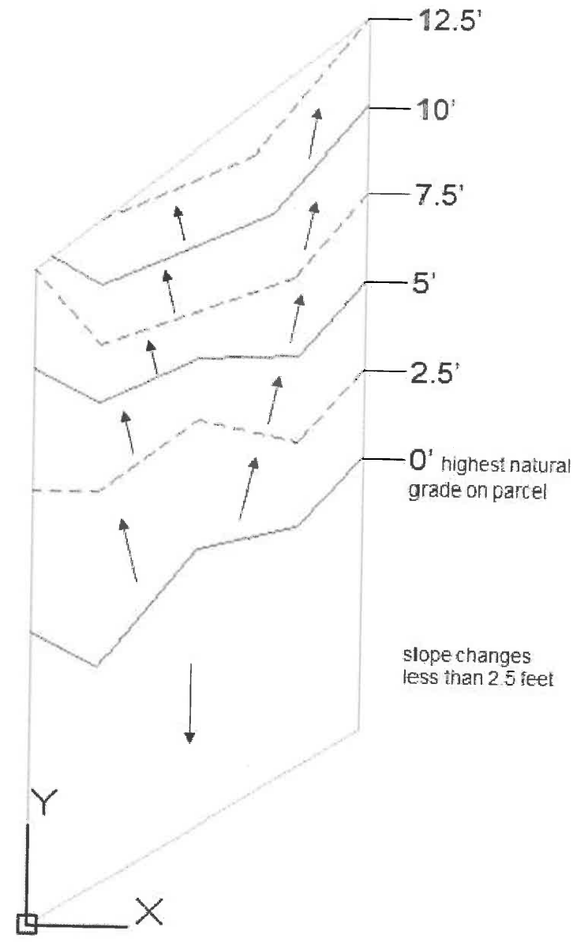
DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/8"=1'=0"
JOB NO.	DIMMWAY
SHEET	A-1.1



IMPERVIOUS SURFACE CALCULATION				
A	2'-9"	X	32'-4"	88.92
B	22'-0"	X	24'-4"	662.17
C	20'-3"	X	14'-8"	251.29
			TOTAL	1002.38

IMPERVIOUS SURFACE CALCULATION

SCALE: 1/8"=1'-0"



PARCEL TOPOGRAPHY

SCALE:NTS

REVISIONS	BY
01/14/19	SU
03/12/19	SU

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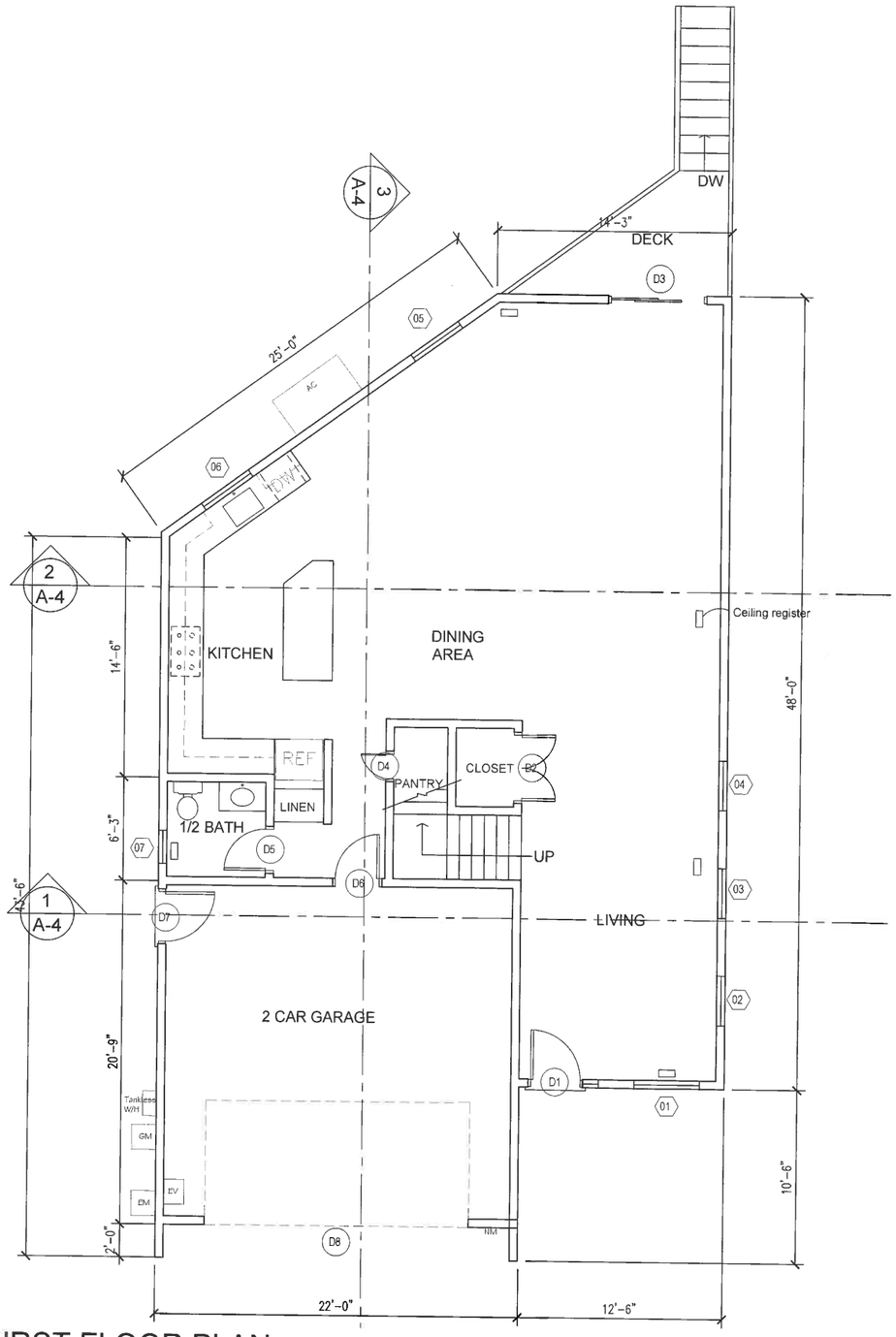
PROPOSED RESIDENCE FOR
APN 418-132-026

TOPOGRAPHY

DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: 1/8"=1'=0"
JOB NO.: DIMMWAY
SHEET: A-1.2



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

DOOR & WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	SQFT	TYPE	JAMB WIDTH	TOP OF HEADER	MANU. MODEL	LOCATION	NOTE
FIRST FLOOR									
D1	48	80		ENTRY/SIDELITE	2X6	6'10		ENTRY	36" DOOR WITH 12" SIDELITE
D2	48	80		DOOR	2X4	6'10		CLOSET	2X24" DOORS
D3	72	80		GLASS SLIDER	2X6	6'10		DECK EXIT	TEMPERED
D4	18	48		DOOR	2X4	5'0		PANTRY	CUSTOM SIZE MAY BE CABINET DOOR
D5	32	80		DOOR	2X4	6'10		1/2 BATH	
D6	36	80		20MIN FIRE DOOR	2X6	6'10		GARAGE	FIRE RATED, SELF CLOSING, EXTERIOR THRESHOLD, WEATHER STRIPPING
D7	36	80		DOOR	2X6	6'10		GARAGE SIDE	
D8	204	84		ROLL UP	2X6	7'0		GARAGE	ROLL UP DOOR
O1	48	48		CASEMENT	2X6	7'0		LIVING ROOM FRONT	CASE RIGHT, FIXED, CASE LEFT. TEMPERED
O2	42	60		DOUBLE HUNG	2X6	7'0		LIVING ROOM SIDE	TEMPERED
O3	42	60		DOUBLE HUNG	2X6	7'0		LIVING ROOM SIDE	TEMPERED
O4	42	60		DOUBLE HUNG	2X6	7'0		LIVING ROOM SIDE	TEMPERED
O5	48	66		FIXED	2X6	7'0		DINING ROOM	TEMPERED
O6	36	42		CASEMENT	2X6	7'0		KITCHEN	
O7	24	30		DOUBLE HUNG	2X6	7'0		1/2 BATH	PRIVACY GLASS, TEMPERED

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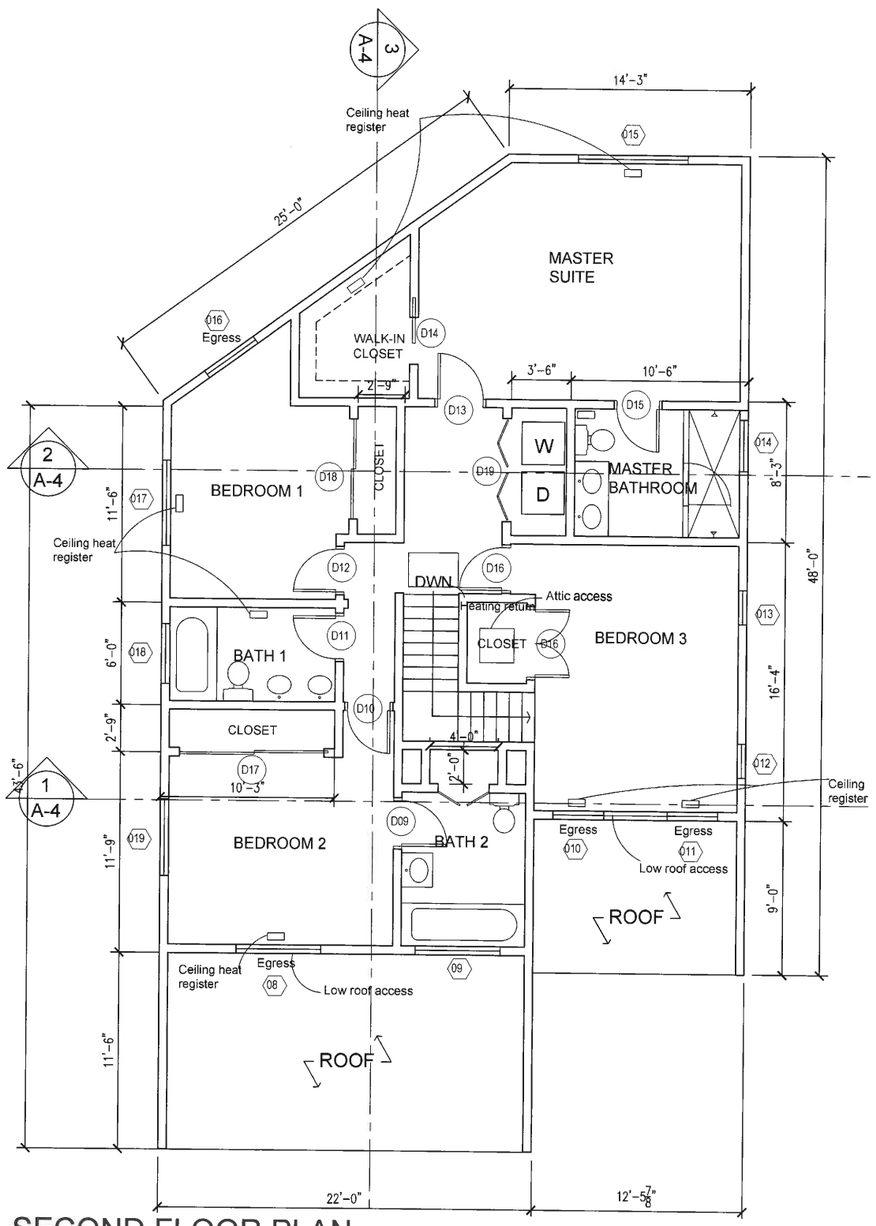
PROPOSED RESIDENCE FOR APN 418-132-026

PROPOSED FIRST FLOOR

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/4"=1'-0"
JOB NO.	DIMMWAY
SHEET	A-2.1



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

DOOR & WINDOW SCHEDULE

SYMBOL	WIDTH	HEIGHT	SQFT	TYPE	JAMB WIDTH	TOP OF HEADER	MANU. MODEL	LOCATION	NOTE
SECOND FLOOR									
D9	32	80		DOOR	2X4	6'10		BATH 2	
D10	32	80		DOOR	2X4	6'10		BEDROOM 2	
D11	32	80		DOOR	2X4	6'10		BATH 1	
D12	32	80		DOOR	2X4	6'10		BEDROOM 1	
D13	32	80		DOOR	2X4	6'10		MASTER SUITE	
D14	32	80		DOOR	2X4	6'10		WALK IN CLOSET	
D15	32	80		DOOR	2X4	6'10		BATH	
D16	32	80		DOOR	2X4	6'10		BEDROOM 3	
D17	72	80		BYPASS	2X4	6'10		BEDROOM 2	HEAVY DUTY TRACK
D18	72	80		BYPASS	2X4	6'10		BEDROOM 1	HEAVY DUTY TRACK
D19	60	80		2 x BIFOLD	2X4	6'10		LAUNDRY	1" TO BE TRIMMED FROM BOTTOM FOR VENTING
O8	60	36		OX SLIDER	2X6	7'0		BEDROOM 2	EGRESS, TEMPERED
O9	60	36		XO SLIDER	2X6	7'0		BATH 2	EGRESS, TEMPERED
O10	36	36		CASEMENT RIGHT	2X6	7'0		MASTER BED FRONT	EGRESS, TEMPERED
O11	36	36		CASEMENT LEFT	2X6	7'0		MASTER BED FRONT	EGRESS, TEMPERED
O12	24	36		DOUBLE HUNG	2X6	7'0		MASTER BED SIDE	
O13	24	36		DOUBLE HUNG	2X6	7'0		MASTER BED SIDE	
O14	48	24		AWNING	2X6	7'0		MASTER BATH	PRIVACY GLASS, TEMPERED
O15	78	48		SLIDER	2X6	7'0		MASTER SUITE	
O16	42	48		SLIDER	2X6	7'0		BEDROOM 1	EGRESS
O17	42	48		SLIDER	2X6	7'0		BEDROOM 1	EGRESS
O18	42	36		SLIDER	2X6	7'0		BATH 1	PRIVACY GLASS, TEMPERED
O19	48	36		SLIDER	2X6	7'0		BEDROOM 2	

REVISIONS	BY
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03/12/19	SU

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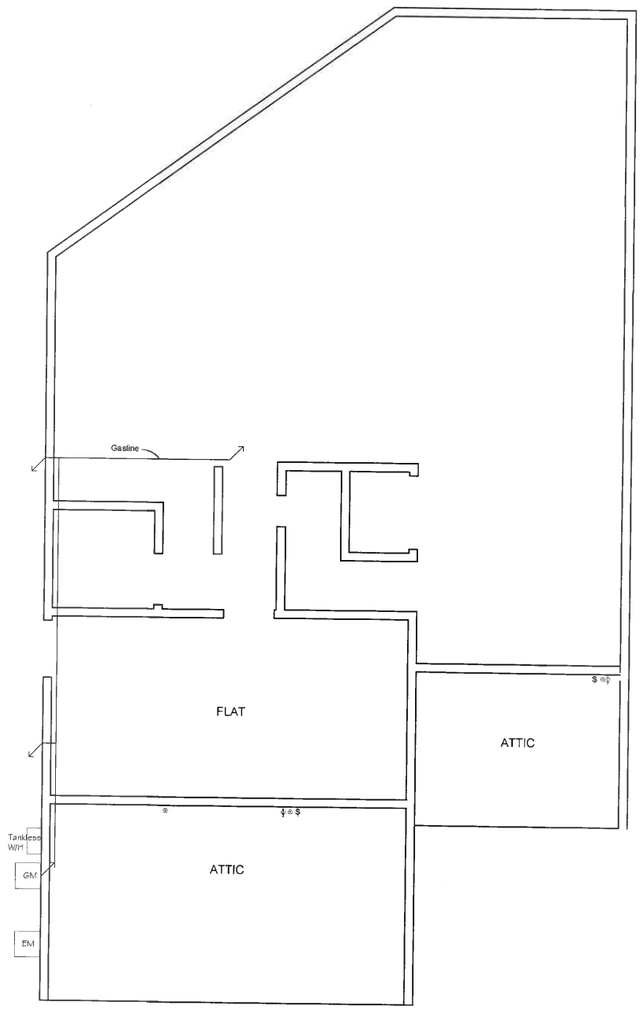
PROPOSED RESIDENCE FOR APN 418-132-026

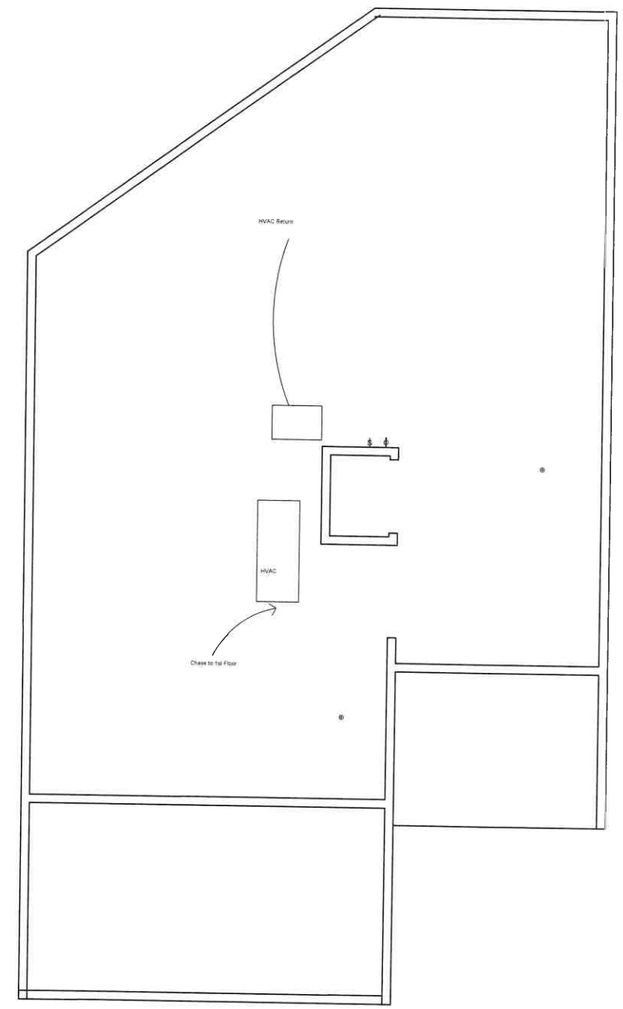
PROPOSED SECOND FLOOR

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/4"=1'-0"
JOB NO.	DIMMWAY
SHEET	A-2.2



FIRST FLOOR ATTICK

SCALE: 1/4"=1'-0"



SECOND FLOOR ATTIC

SCALE: 1/4"=1'-0"

REVISIONS	BY
01/14/19	SU
03/12/19	SU

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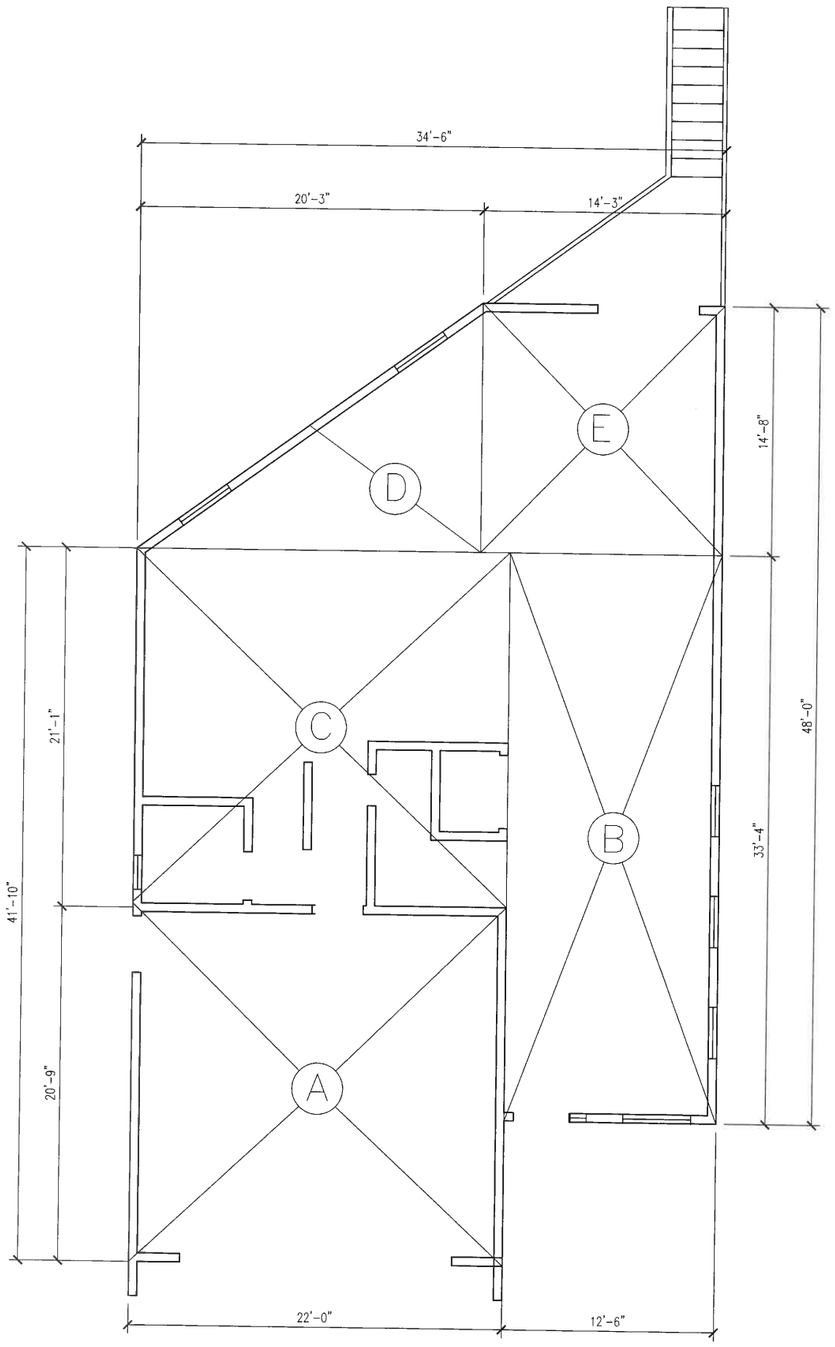
PROPOSED RESIDENCE FOR
APN 418-132-026

ATTICS AND ROOF

DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: 1/4"=1'-0"
JOB NO.: DIMMWAY
SHEET: A-2.3



FIRST FLOOR AREA CALCULATION				
(GARAGE) A	22'-0"	X	20'-9"	456.50
B	12'-6"	X	33'-4"	416.66
C	22'-0"	X	21'-1"	463.83
D	20'-3"	X	14'-8"	148.50
E	14'-3"	X	14'-8"	209.00
			TOTAL	1694.49

FIRST FLOOR AREA CALCULATION

SCALE: 1/4"=1'-0"

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03/12/19	SU

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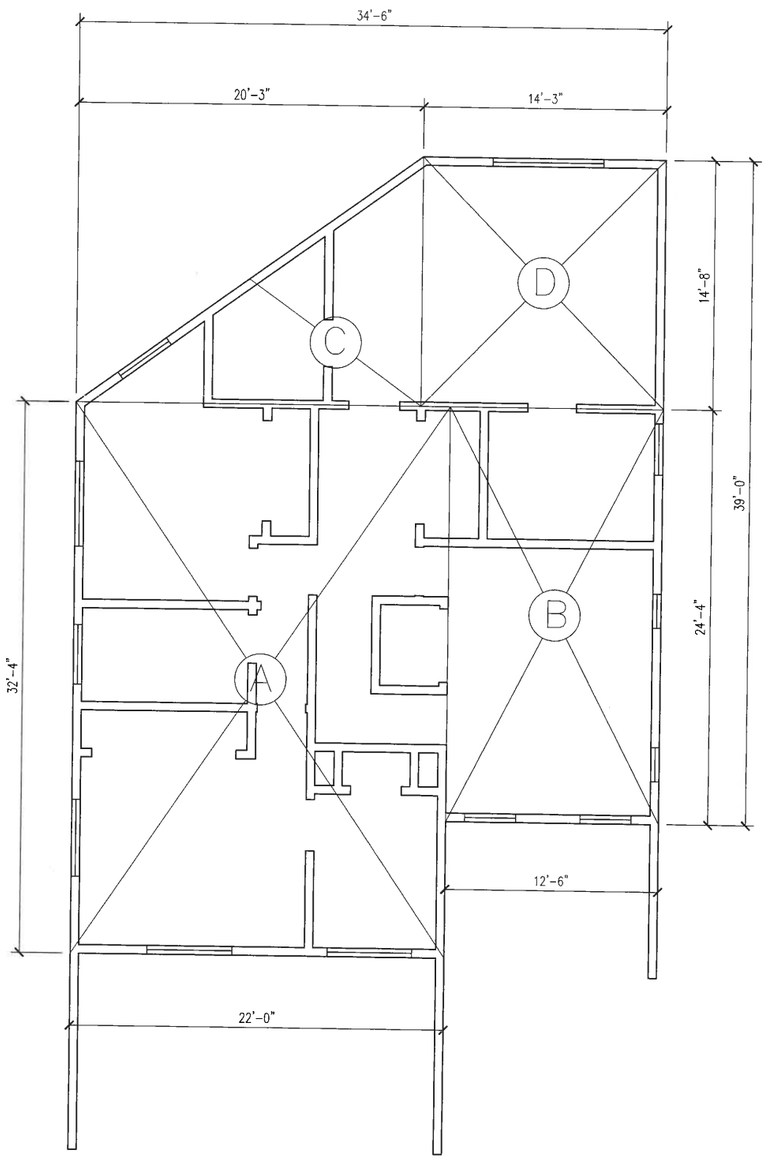
PROPOSED RESIDENCE FOR
APN 418-132-026

FIRST FLOOR AREA CALCULATION

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/4"=1'-0"
JOB NO.	DIMMWAY
SHEET	A-2.4



SECOND FLOOR AREA CALCULATION				
A	22'-0"	X	32'-4"	711.33
B	12'-6"	X	24'-4"	304.16
C	20'-3"	X	14'-8"	148.50
D	14'-3"	X	14'-8"	209.00
			TOTAL	1372.99

SECOND FLOOR AREA CALCULATION

SCALE: 1/4"=1'-0"

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03/12/19	SU

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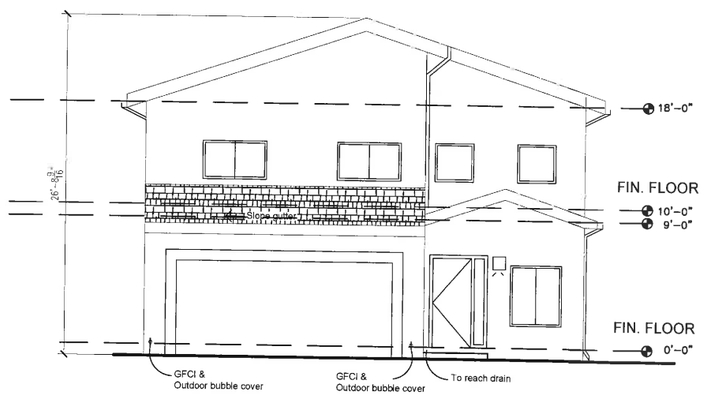
PROPOSED RESIDENCE FOR
APN 418-132-026

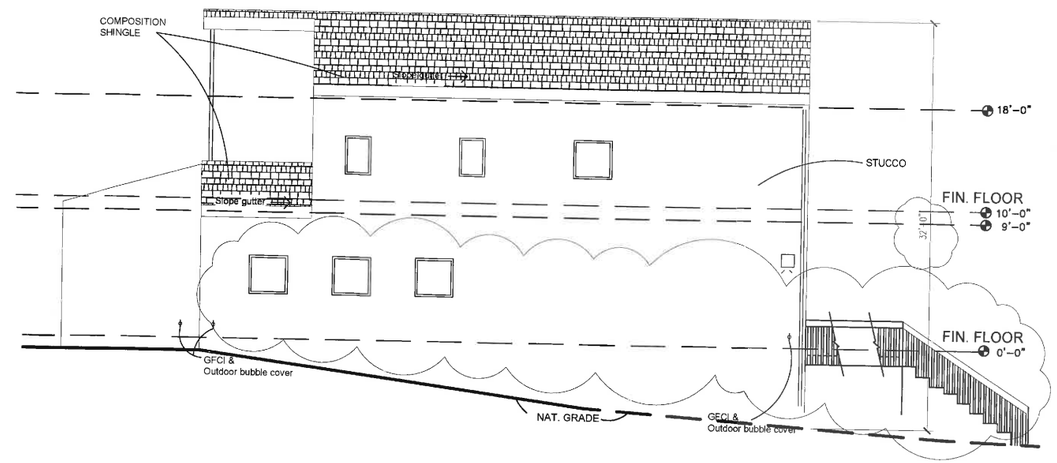
SECOND FLOOR AREA CALCULATION

DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: 1/4"=1'-0"
JOB NO.: DIMMWAY
SHEET: A-2.5



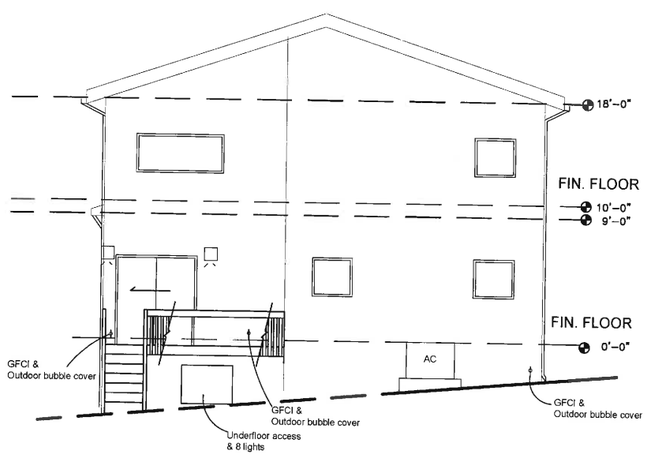
SOUTH ELEVATION

SCALE: 3/16"=1'-0"



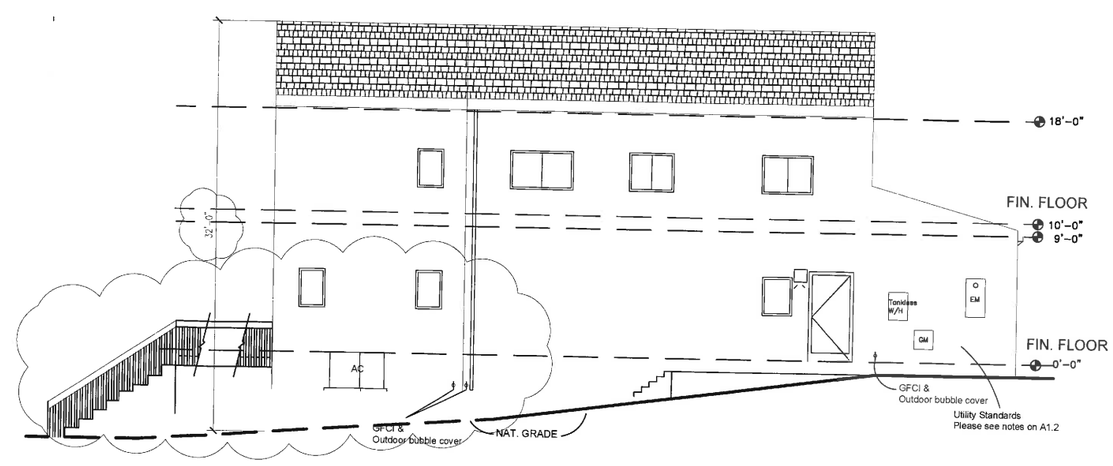
EAST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

revisions	by
01/14/19	SU
03/12/19	SU

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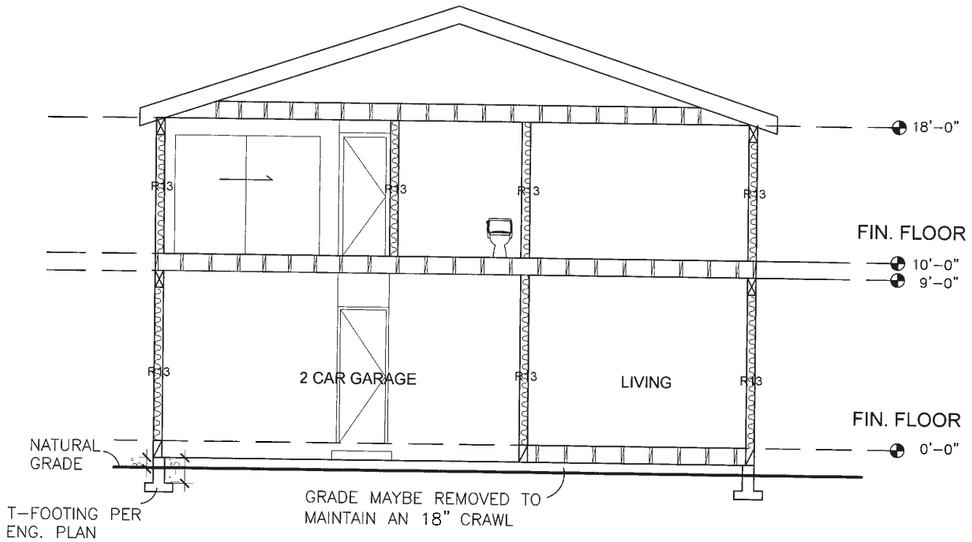
PROPOSED RESIDENCE FOR
APN 418-132-026

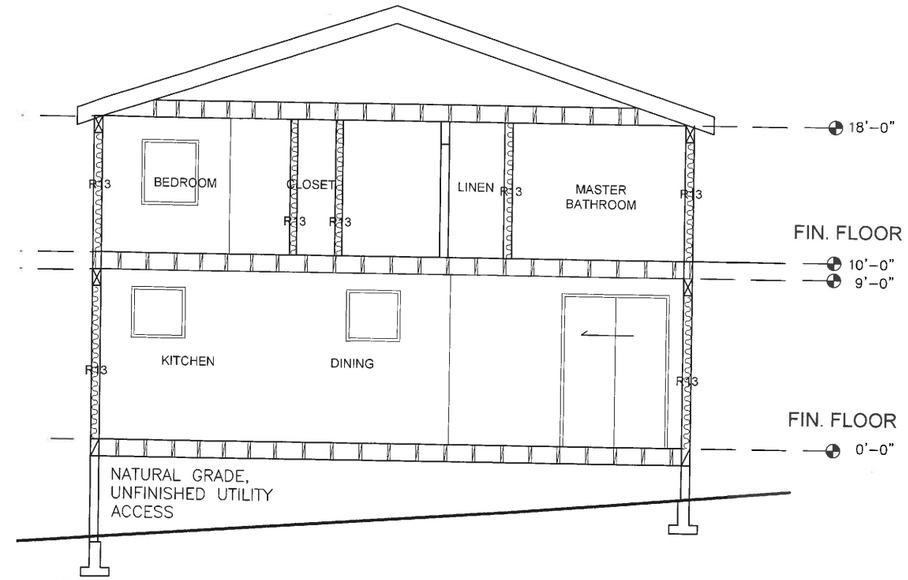
PROPOSED
ELEVATION VIEWS

drawn: SU
checked: SU
date: 12-12-18
scale: 3/16"=1'-0"
job no.: DIMMWAY
sheet: A-3



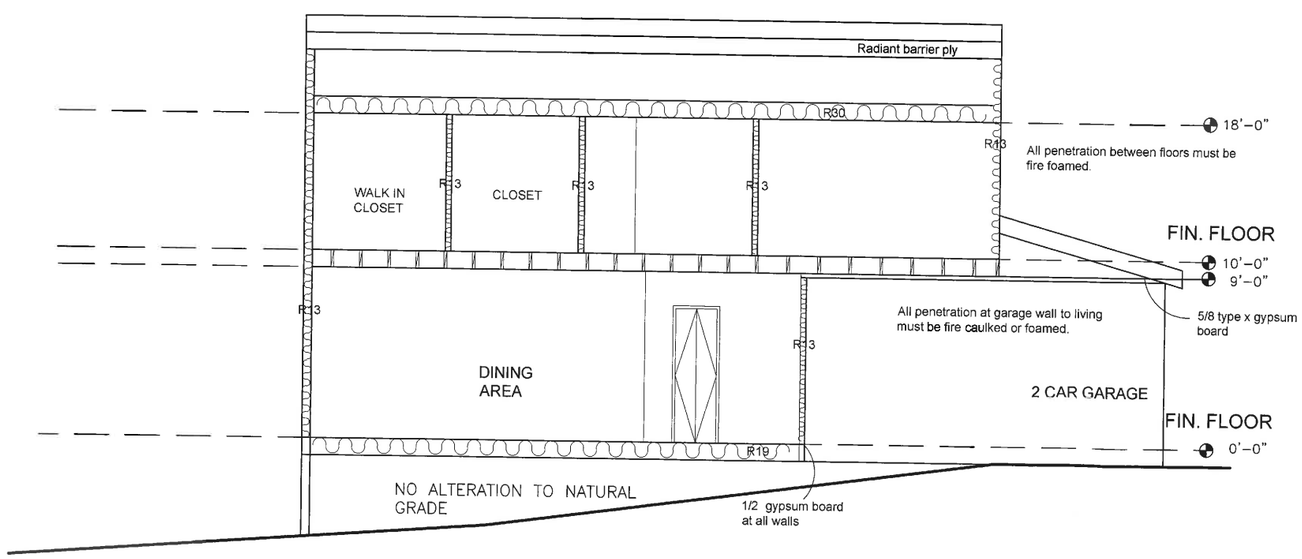
SECTION 1

SCALE: 1/4"=1'-0"



SECTION 2

SCALE: 1/4"=1'-0"



SECTION 3

SCALE: 1/4"=1'-0"

NOTE:
See structural sheet for framing member type and sizes.

REVISIONS	BY
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03/12/19	SU

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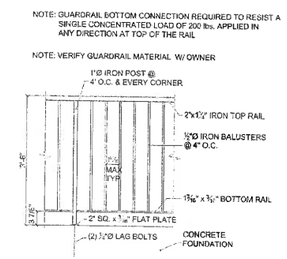
PROPOSED RESIDENCE FOR APN 418-132-026

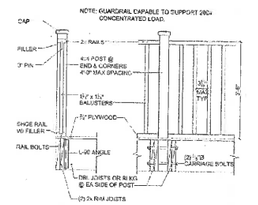
PROPOSED SECTIONS

DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: 1/4"=1'-0"
JOB NO.: DIMMWAY
SHEET: A-4



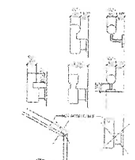
9 GUARDRAIL DETAIL

1½" = 1'-0"



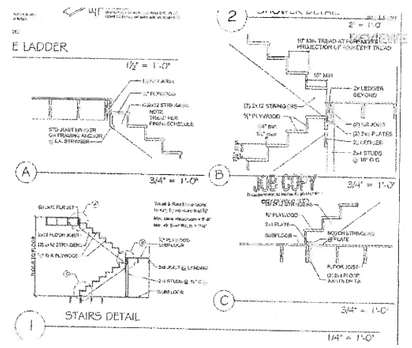
7 GUARDRAIL DETAIL

2" = 1'-0"



4 HANDRAILS

2" = 1'-0"



1 STAIRS DETAIL

☑ **STAIRWAYS**

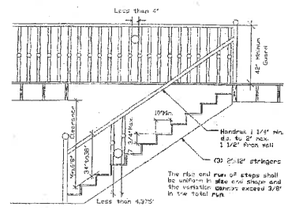
- ☐ **Width:** Stairway width shall not be less than 36" *CRC 1008.1*
- ☐ **Headroom:** Min. 6'-8" (Spiral 6'-6") *CRC 1008.2 and Exception*
- ☐ *** Treads and risers:** Minimum riser height shall be 7-3/4", and a minimum of 4" Minimum tread depth shall be 10". *CRC 1009.3 Exception 4*
- ☐ *** Solid risers** are not required for stairways, provided that the opening between the treads does not permit the passage of a 4" sphere. *CRC 1009.3.3 Except. 1.*
- ☐ *** Dimensional uniformity** in stairs shall be determined from landing to landing depth not more than 3/8" in the shortest riser and shortest tread
- ☐ **Winders:** Min. 6" tread depth at inner edge and min. 10" tread depth within 12" of inner edge. *CRC 1009.3 Exception (4)*
- ☐ **Nosing:** max. radius of curvature or beveling of nosing ½". Risers shall be solid and require nosing min. 3/4" max. 1-1/4" except when head depth is 11" nosing is not required. *CRC 1009.3.2*
- ☐ **Landing:** There shall be a landing at the top and bottom of each stairway. The stairway landing width not less than stair width min. 36" and length in direction of travel min. 36" *CRC 1008.1.5 and Exception*
- ☐ **Vertical rises:** Min. 12' between floor levels or landings. *CRC 1009.6*
- ☐ **Lighting** is required on exterior stairways not less than 1 foot-candle. Were one or more lights are installed for stairway provide a wall switch at each floor level and landing level that includes an entry (fluorescent or push button control occupant sensor.) *CRC 1009.4, CRC 210.70(D)(3)*
- ☐ **Safety glass** required in walls enclosing stairway landings or within 5' of the bottom and top of stairway were the bottom edge of the glass is less than 60" above a walking surface. *CRC 308.3(7.4.1 (9.2.)*

☑ **EXTERIOR STAIRWAY LOCATIONS**

- ☐ Out door stairways and landings shall be designed to shed water. *CRC 1009.5.3*
- ☐ **Lighting** is required at all landings at exit doors and final runs at stairways. (photo control / sensor combination) *CRC 1205.4*
- ☐ **Handrails** required on each side of stairways at exterior locations, including exterior steps to basement. *CRC 1003.10*

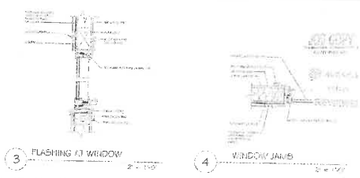
* See illustration next page

* See illustration next page



8 HANDRAILS, GUARDRAILS, STAIRS

N.T.S.

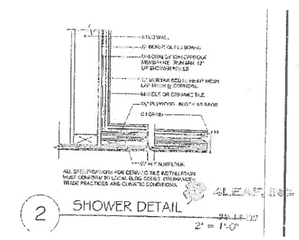


3 FLASHING AT WINDOW

2" = 1'-0"

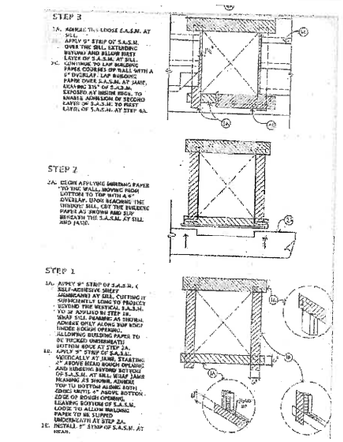
4 WINDOW JAMB

2" = 1'-0"



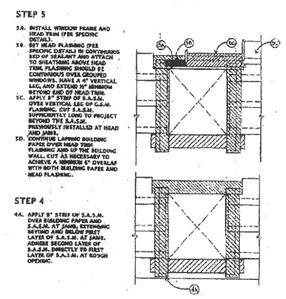
2 SHOWER DETAIL

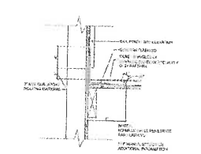
2" = 1'-0"



7 WINDOW FLASHING

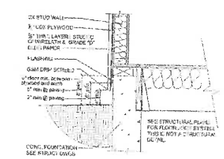
N.T.S.





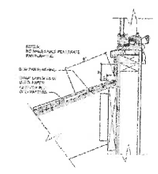
1 FLASHING DETAIL

2" = 1'-0"



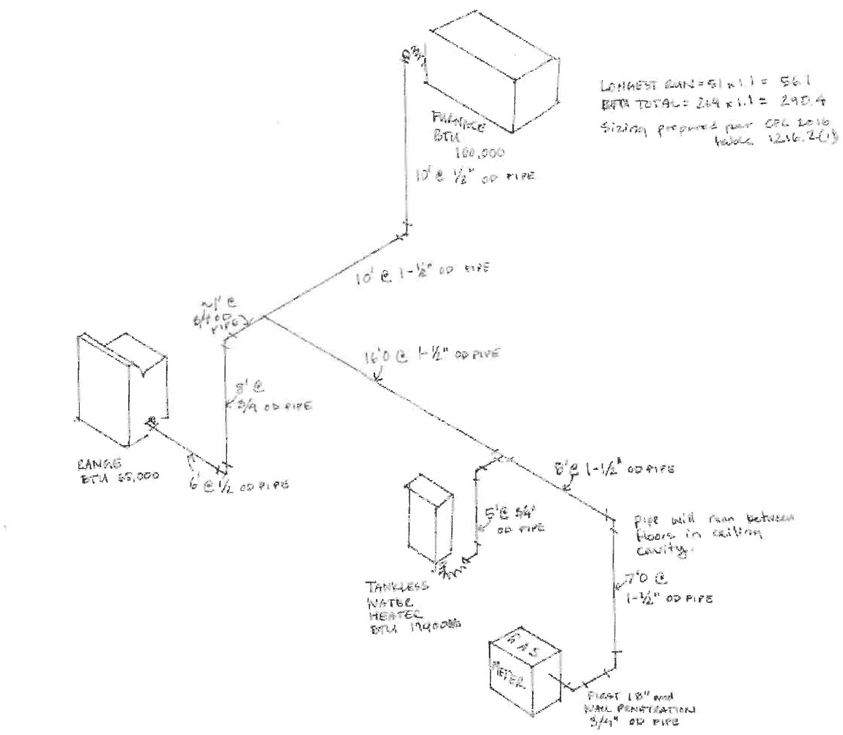
6 WEEP SCREED

1 1/2" = 1'-0"



2 FLASHING DETAIL

2" = 1'-0"



SINGLE LINE DIAGRAM

REVISIONS	BY
01/14/19	SU
03/12/19	SU

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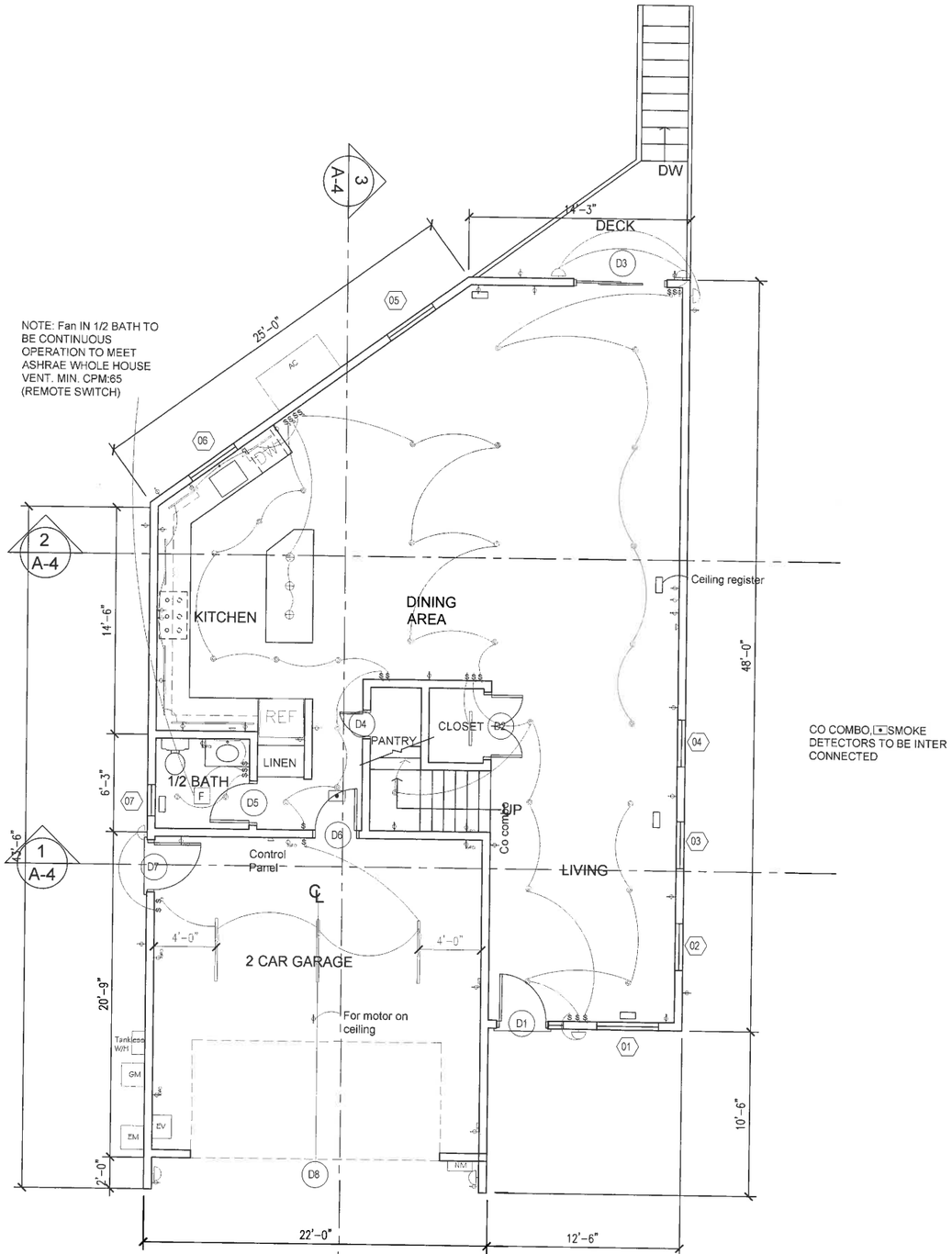
Email: neatly360@gmail.com
PH: (415) 937-8494

PROPOSED RESIDENCE FOR APN 418-132-026

DIAGRAMS

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	NTS
JOB NO.	DIMMWAY
SHEET	A-6.1



CO COMBO, SMOKE DETECTORS TO BE INTER CONNECTED

Lighting and genral Use Receptacles	Square footage	2866	Multipled	3	equal	8598	VA
Small Applinace and Laundry Circuits	No. of Circuits	3	Multiplied	1,500	equal	4500	VA
Appliance/Motor Loads	Generic		A	V	Actual		VA
Cooktop-n/a			0	120		0	VA
Oven - gas spark with range			0	240		0	VA
Range - gas			15	120		1800	VA
Water Heater - gas			40	240		9600	VA
Dishwasher			12	120		1440	VA
Garbage Disposal			6.48	120		777.6	VA
clothes Dryer			30	240		7200	VA
Trash Compactor - n/a			0	115		0	VA
Microwave oven			13.5	120		1620	VA
Garage Door Opener Washer			12	120		1440	VA
Ice Maker/Ref			20	115		2300	VA
Electric Car Charger			40	240		9600	VA
Misc			20	240		4800	VA
Total Loads						53675.6	VA
Load Calcs							
Total Loads	53675.6	minus	10000		equals	43675.6	
Line 1	43675.6	multipled b	0.4		equals	17470.24	
Line 2	17470.24	plus	10000		equals	27470.24	
HVAC Loads							
Air Conditioning Equipment 2 units?		40	240		equals	9600	
Heat Pump without supplimental Heating		0	230		equals	0	
Supplemental Heating for heat pump	VA--->		multipled	0.65	equals	0	
plus heat pump compressor	Value n/a	0				0	
Electric Space Heating less 4 units	Value n/a	0	multipled	0.65	equals	0	
Electric Space Heating More 4 units	Value n/a	0	multipled	0.4	equals	0	
Electric Thermal Storage unit						0	
Calculate Total Load						37070.24	
Total from load cals						27470.24	
Enter largest load from HVAC	survey and input					9600	
Total calculated Load						37070.24	
Calculate Service Size	Total Lod	37070.24	va/	240	V	154.4593	Amps
Service size conductor	Service size	154.4593	mutiplied	0.83	equals	128.2012	Amps
Rated 100A @ 75C. Table 310.15 B.16	4/0 AL 3/0 CU						
Project	Dimm Way						

LIGHTING/ELECTRICAL LEGEND	
	4" LED RECESSED FIXTURE
	WALL MOUNTED SCONCE
	PENDANT
	UNDER CABINET
F	EXHAUST FAN
	OUTLET
$ $3 $4	SWITCH 3-WAY SWITCH 4-WAY SWITCH
	CAT 6/RF

FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

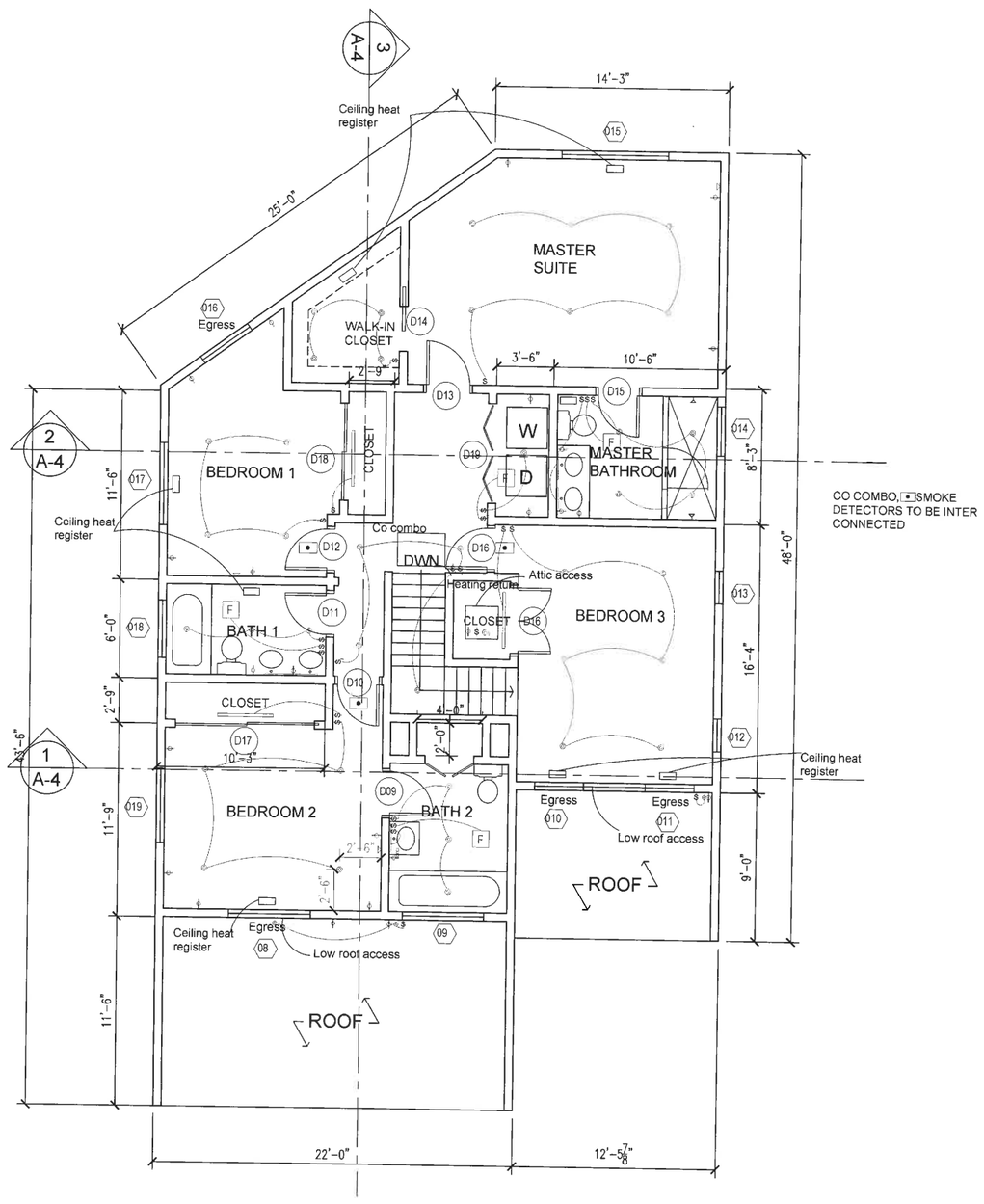
REVISIONS	BY
01/14/19	SU
03/12/19	SU

NEATLY INC
PO BOX 2327
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

PROPOSED RESIDENCE FOR APN 418-132-026

FIRST FLOOR ELECTRICAL PLAN

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/4"=1'-0"
JOB NO.	DIMMWAY
SHEET	E-1.1



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

REVISIONS	BY
01/14/19	SU
03/12/19	SU

NEATLY INC
PO BOX 2327
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

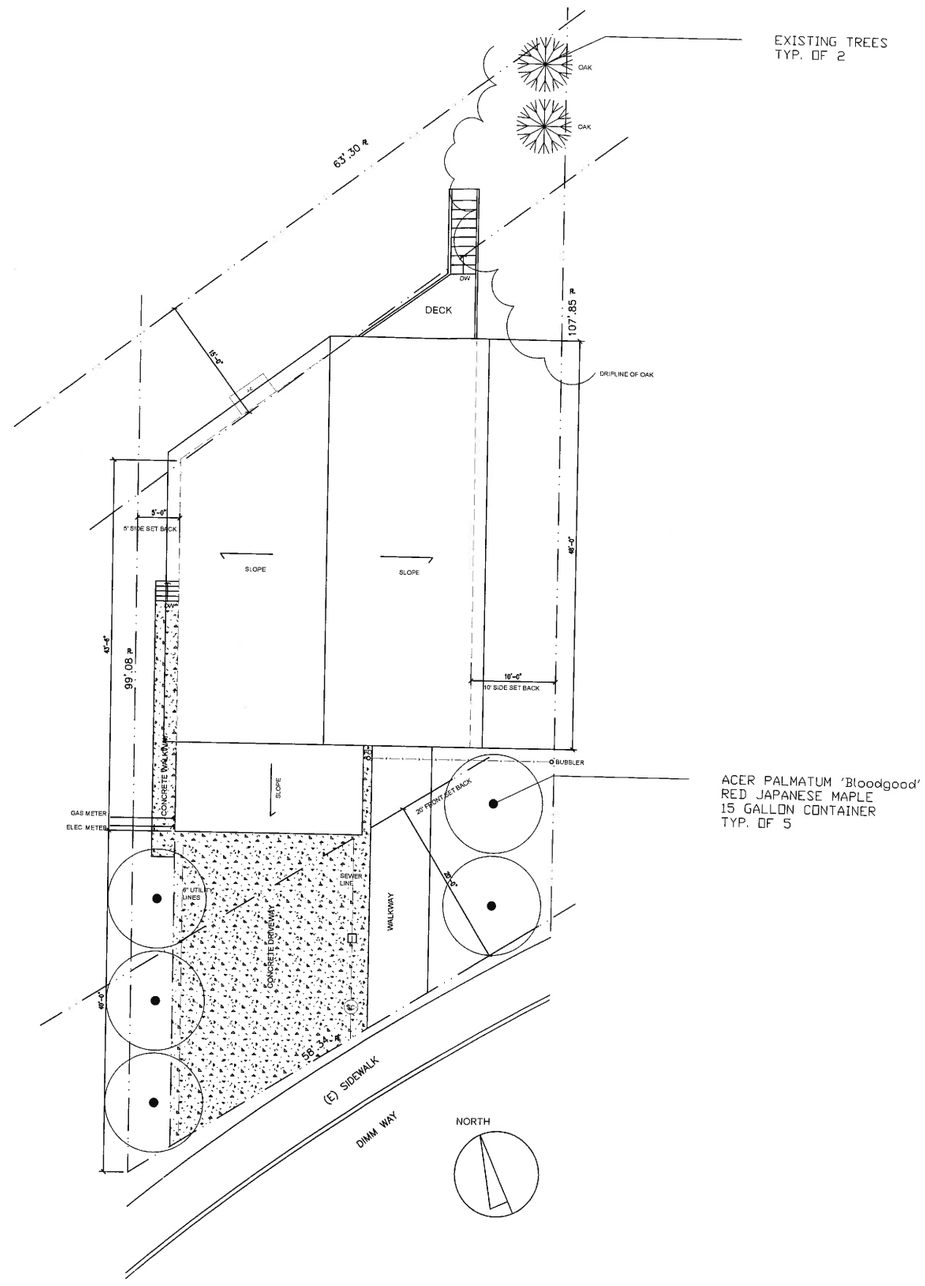
PROPOSED RESIDENCE FOR
APN 418-132-026

SECOND FLOOR ELECTRICAL PLAN

DRAWN	SU
CHECKED	SU
DATE	12-12-18
SCALE	1/4"=1'-0"
JOB NO.	DIMMWAY
SHEET	E-1.2

GENERAL NOTES

A. THE FIVE NEW TREES SHALL COVER 50 SQUARE FEET OF PLANTING AREA



TREE PLANTING PLAN

SCALE: 1/8"=1'-0"

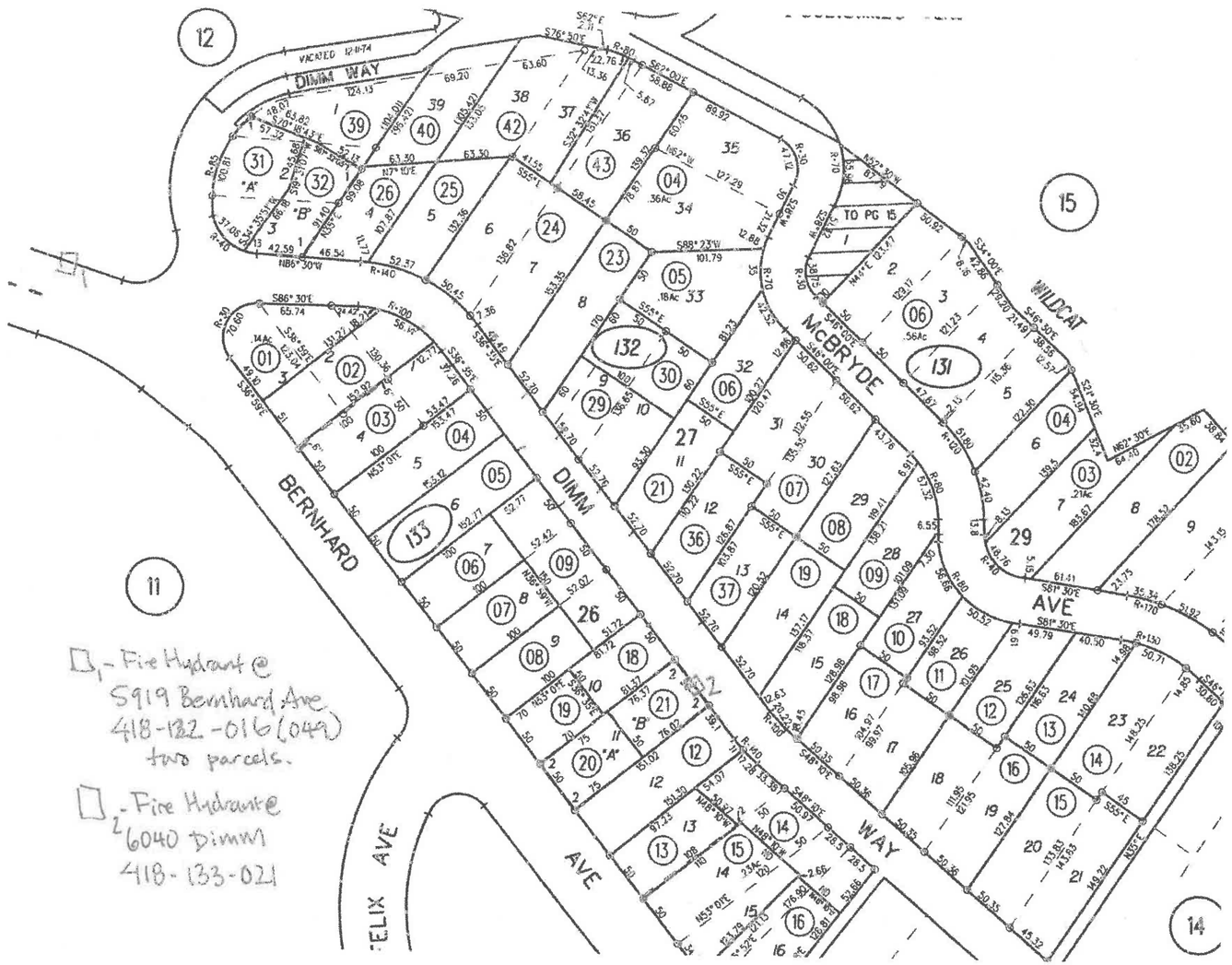
REVISIONS	BY

NEATLY INC
PO BOX 2327
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

PROPOSED RESIDENCE FOR APN 418-132-026

TREE PLANTING PLAN

DRAWN	
CHECKED	
DATE	01-08-19
SCALE	1/8"=1'=0"
JOB NO.	
SHEET	L-1



□1 - Fire Hydrant @
5919 Bernhard Ave
418-122-016 (049)
two parcels.

□2 - Fire Hydrant @
6040 Dimm
418-133-021

5919 BERNHARD AVE

6040 DIMM WAY

EBMUD

INSPECTION SUMMARY

TODAY'S DATE: January 14, 2019

ADDRESS OF INSPECTION: 6001 Dimm Way, Richmond, CA
SUMMARY TO BE SENT TO: Peter Ryczkowski (peter@paloaltohi.com)
INSPECTION #: 189836
REQUEST: Pressure/flow Data

SUMMARY OF FINDINGS:

Based on a hydraulic analysis of the water distribution system, the available pressure and flow at Tap C21503 at 6001 Dimm Way is as follows:

Connection point is off of the 6-inch main (6CM55) in Dimm Way, on the north side of Dimm Way, approximately 200 feet east of Bernhard Avenue.

Address of Interest: 6001 Dimm Way, Richmond
Service or Hydrant No.: C21503
Elevation at Connection Point: 305 feet
Static Pressure: 84 psi
Residual Pressure at 100 gpm: 84 psi
Pressure Zone: A2A, Berryman
Pipe Designation: 6CM55

The pressure and flow information stated is available at the street main connection in Dimm Way. Pressure exceeds 80 psi; therefore, a pressure regulator is required for the subject property.

Note: This information is provided as a courtesy and is modeled based on a specific set of distribution system conditions. These conditions are subject to continuous change and may not be conservative enough for your system design. Please use this information as a guideline of the approximate availability of flow; and make allowance for possible reductions in pressure and flow.

East Bay Municipal Utility District
1-866-403-2683

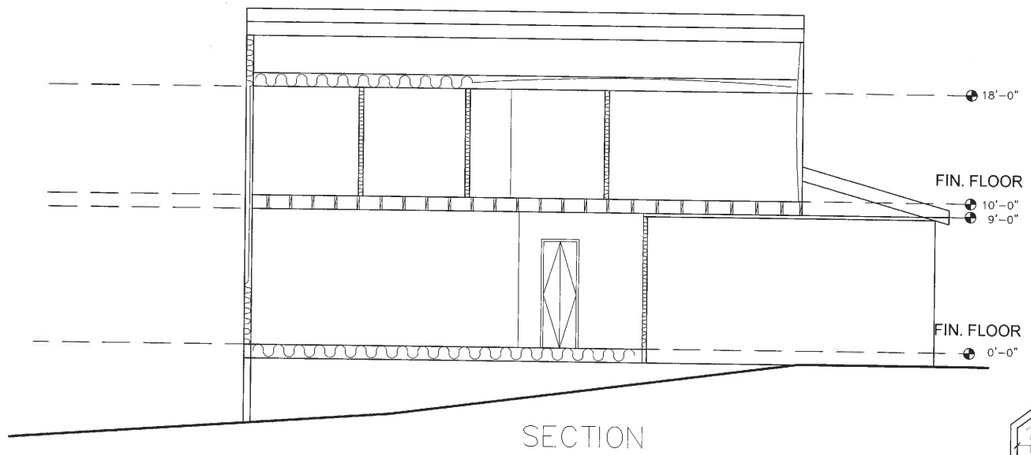
REVISIONS	BY
01/14/19	SU
03/12/19	SU

NEATLY INC
PO BOX 2327
Pleasant Hill, CA 94523
Email: neatly360@gmail.com
PH: (415) 937-8494

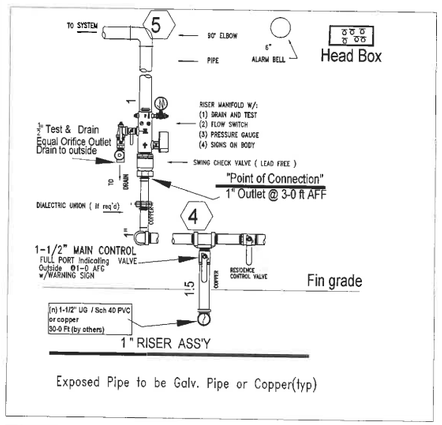
PROPOSED RESIDENCE FOR APN 418-132-026

FIRE PROTECTION

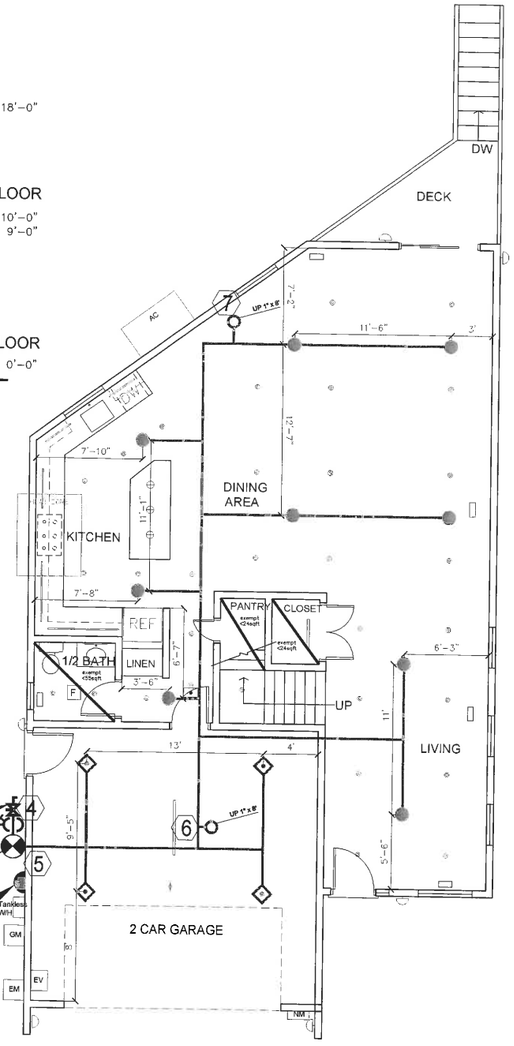
DRAWN: SU
CHECKED: SU
DATE: 12-12-18
SCALE: NTS
JOB NO.: DIMMWAY
SHEET: F-1



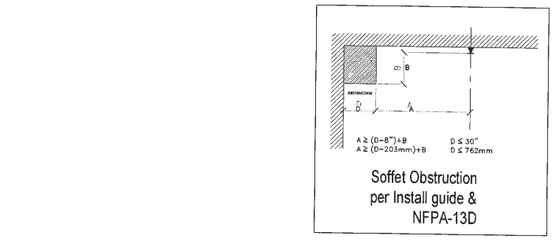
SECTION



Exposed Pipe to be Galv. Pipe or Copper(typ)

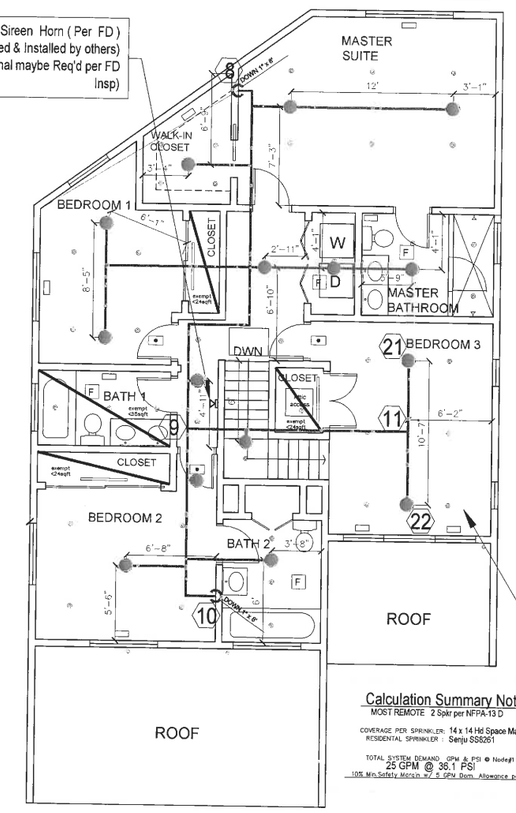


FIRST FLOOR PLAN

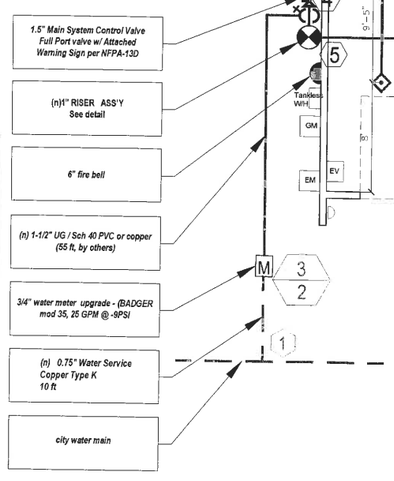


Soffet Obstruction
per Install guide &
NFPA-13D

Sireen Horn (Per FD)
(Provided & Installed by others)
(Additional maybe Req'd per FD
Insp)



SECOND FLOOR PLAN



Calculation Summary Note

MOST REMOTE 2 Sprkr per NFPA-13 D

COVERAGE PER SPRINKLER: 14 x 14 Hd Space Max.
RESIDENTIAL SPRINKLER : Sanju SS8261

TOTAL SYSTEM DEMAND : GPM @ PSI @ Node#1 (SOURCE)
25 GPM @ 38.1 PSI
10% Min.Safety Margin w/ 5 GPM Dom. Allowance per FD

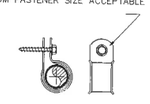
RESIDENTIAL FIRE SPRINKLER GENERAL NOTES

THIS FIRE SPRINKLER SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN ACCODANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET 13D-2010 AND THE REQUIREMENTS OF THE Richmond Fire Department

1) SYSTEM DESIGN IS 2 SPRINKLER HYDRAULIC CALCULATION, INCLUDING A 10% SAFETY MARGIN. w/ 5 GPM Allowance for Domestic use. *****SEE CALC SUMMARY NOTE****
2) QUICK RESPONSE RESIDENTIAL FIRE SPRINKLERS TO BE USED THROUGHOUT THE ENTIRE RESIDENCE. MAXIMUM SPRINKLER SPACING TO BE; 14 X 14 (196 Sq.ft. / Hd Max.)
3) THE MAXIMUM DISTANCE BETWEEN ANY TWO SPRINKLERS TO BE 14'-0".
4) THE MINIMUM DISTANCE BETWEEN ANY TWO SPRINKLERS TO BE 8'-0".
5) THE MAXIMUM DISTANCE FROM ANY WALL TO BE 7'-0".
6) 1" CPVC PIPE TO BE USED THROUGHOUT THE RESIDENCE.(UNO)
7) THE RISER ASSEMBLY TO BE SCHEDULE 40 PIPE OR ACCEPTED EQUAL. SEE RISER DETAIL.
8) UNDERGROUND PIPING TO BE MINIMUM: AS-SHOWN.
9) THE ACTUAL SPRINKLER LOCATION AND PIPING LACATION MAY VERY DUE TO EXISTING CONDITIONS. INSTALLATION NOT TO EXCEED MANUFACTURERS INSTALLATION SPECIFICATIONS.
10) THE FIRE SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER HEAD BOX, INCLUDING EXTRA SPRINKLERS

Figure #22 - CPVC Strap

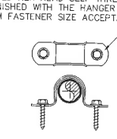
HARDENED HEX HEAD SELF THREADING SCREW IS FURNISHED WITH THE HANGER AND IS THE MINIMUM FASTENER SIZE ACCEPTABLE



CPVC SINGLE FASTENER STRAP

Figure #23 - CPVC Strap

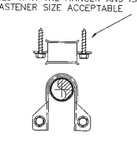
HARDENED HEX HEAD SELF THREADING SCREW IS FURNISHED WITH THE HANGER AND IS THE MINIMUM FASTENER SIZE ACCEPTABLE



CPVC DOUBLE FASTENER STRAP

Figure #24 - CPVC Strap

HARDENED HEX HEAD SELF THREADING SCREW IS FURNISHED WITH THE HANGER AND IS THE MINIMUM FASTENER SIZE ACCEPTABLE



CPVC DOUBLE FASTENER STRAP

NO.	DATE	ISSUES AND REVISIONS:

SCALED RULER

0 4 8 12

(IN FEET)
1 inch = 4 ft.
GRAPHIC SCALE

General Hanger Notes

All hangers will be in accordance with NFPA-13D (2016 edition) and the requirements put forth by the

1. A Tolco "Double Fastener" Figure #23 Pipe Strap, attached to the wood member, using the Hex Head Screws supplied by the manufacturer (refer to detail).
2. A Tolco "Single Fastener" Figure #22 Pipe Strap, attached to the wood member, using the Hex Head Screws supplied by the manufacturer (refer to detail).
3. A Tolco "Side Mount Double Fastener" Figure #24 Pipe Strap, attached to the wood member, using the Hex Head Screws supplied by the manufacturer (no detail available).

BUILDING CONSTRUCTION NOTES

Building Occupancy:SINGLE FAMILY DWELLING
System Hazard: NFPA-13D LIGHT HAZARD
Fire Deport:
Phone:
Pipe Type: CPVC
Ceiling Type: GYP -BD
Ceiling Height: 9-0 FT.
Contractor: _____

FLOW TEST INFO.

Static Pressure 84 PSI
Residiual Pressure 84 PSI
GPM Flowing ; 100 GPM
Test Dt; 1/14/2019

PLAN SYMBOLS

- Upright (on line)
- Pendent (on line)
- Upright (aprig)
- Pendent (with drop)
- Horizontal Sidewall
- Upright and Pendent
- Special Head (see notes)
- Hydraulic Calculation Node Point
- CUT ON JOB
- Riser Location
- Hanger Location
- Standard Coupling Location
- Zero-Flex Coupling Location
- Line # (stack tating)

SPRINKLERS

SYMBOL	BRAND	MODEL	TYPE	Orifice	S/N #	K-Factor	TEMP	FINISH	Esc.	Qty
	SCSju	RC-REx	Conc	1/2"	SS8464	4.9	200	White	White	0
	Sanju	Rc-Flex	Conc	1/2"	SS8261	3.7	160	n/a	White	22
	RELIABLE	F1FR56	Pendent	1/2"	BA1414	4.2	155	TYE-White	White	0
	RELIABLE	F1FR56	Upright	1/2"	BA1425	5.6	200	Brass		0
	RELIABLE	F1Rex37	Pendent	1/2"	R35516	3.7	155	White	White	4
	TYCO	UH-rSW	Rec'd Sidewall	1/2"	TY1334	4.2	155	White	White	0
TOTAL FOR THIS PROJECT										26

MIKE
FIRE PROTECTION, INC.

3600 Haven Ave # 9
Redwood City,Ca. 94063
ph.408-368-1168,fax 650-364-2702
email:mikefireprotection@yahoo.com
State Contr. Lic # C16-837570

NFPA-13D (2016 EDITION)
FIRE PROTECTION PLAN

PROJECT ADDRESS
6001 Dimm Way, Richmond, CA 94805

DRAWN BY:	DATE	SHEET NO
Mike	January 22, 2018	1 of 1